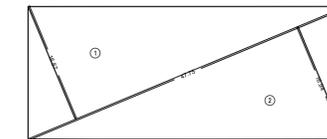
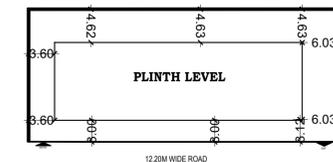


LOCATION PLAN SCALE: 1:4000



PLOT AREA CALCULATION SCALE: 1:500

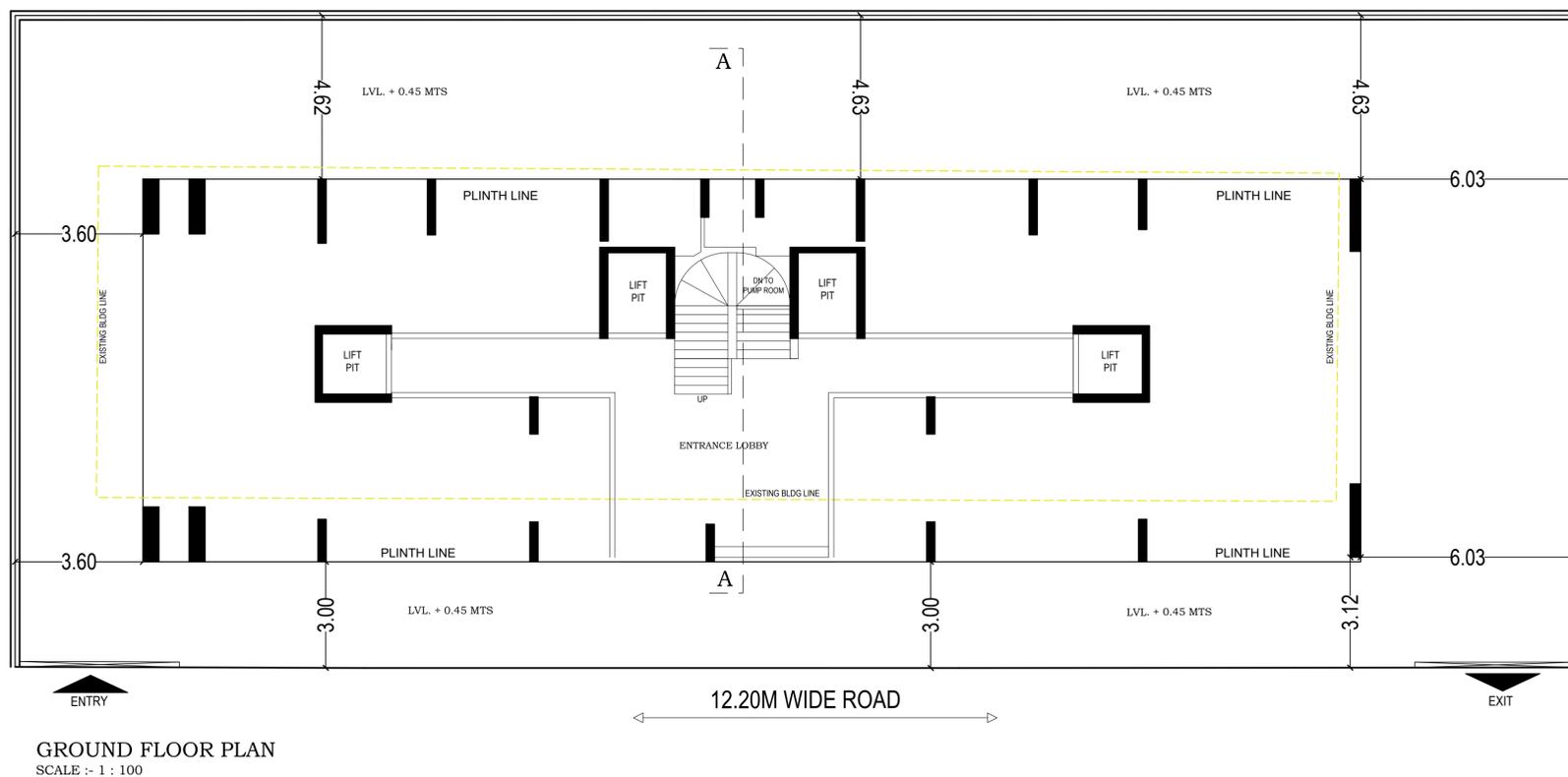
PLOT AREA CALCULATION			
1	1/2	X47.75	X16.87 X1 NO = 402.77 SQ.MT.
2	1/2	X47.75	X16.94 X1 NO = 404.59 SQ.MT.
		TOTAL ADDITION	= 807.36 SQ.MT.



BLOCK PLAN SCALE: 1:500

Approved Subject to the Condition Mentioned in this office MH/EE/(BP)/GM/MHADA-1/2128/2025/IOA/1		
S.E. B.P. Cell MHADA	D.E. B.P. Cell MHADA	Executive Engineer BP Cell GM/MHADA

BASEMENT FLOOR PLAN SCALE: 1:100



GROUND FLOOR PLAN SCALE: 1:100

**PROFORMA - A**

Sr.No.	DESCRIPTION	AREA IN SQM.	
1	a Area of plot as per demarcation	810.24	
	b As per Lease deed	810.24	
	c As per Layout plan	807.36	
	d plot area consider for F.S.I. (least area of a,b,c)		
2	Deductions for		
	a Road setback	0.00	
	b Proposed D.P. road		
	c Any reservation	807.36	
	Total (a+b+c)	807.36	
3	Balance area of plot (1-2)	0.00	
4	Additions for F.S.I. Propose		
5	Road Setback	807.36	
6	Net Area of plot	807.36	
7	Permissible F.S.I	3.00	
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	2422.08	
	b Additional built-up in from of Prorata fsi of layout		
	c Total Permissible built-up area ( 8a + 8b )		
9	Proposed B.U.A		
	a Residential built-up area	0.00	
	b Non residential built-up area		
	c Mhada share		
	d Excess balcony area taken into FSI		
10	Total built-up area proposed (9a+9b)	0.00	
11	FSI consumed (10/6)	0.00	
<b>B Details of FSI available as per DCR 31(3)</b>			
		PERMISSIBLE	PROPOSED
1	i Fungible built-up area component permissible wide DCR 31(3) on Residential (9a x 35%)	0.00	0.00
	ii Fungible built-up area component permissible wide DCR 31(3) on non commercial ( 9b x 35%)	0.00	0.00
2	Total gross built-up area permissible (8c + b1( i + ii ) )	0.00	
3	Total gross built-up area proposed (10+B1)	0.00	
4	FSI consumed (B2/6)	0.00	
<b>C Tenements Statement</b>			
i	Proposed Res.built up area	0	
ii	Less non residential tenements (Shops)		
iii	Tenement density permissible per hecter for FSI one		
iv	Tenement permissible on the plot	0	
v	Tenement proposed	0	
vi	Total Tenementson the plot (iv+v-vi)	0	
<b>D Parking Statement</b>			
a	Parking required by rule as Reg. 44 ( 2 ) of DCR 2034	0	
b	Total parking provided	0	

**FORM II (PROFORMA B)**

CONTENTS OF SHEET :  
GROUND & BASEMENT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION  
BLOCK & LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED REDEVELOPMENT OF EXISTING BUILDING. NO. 84, KNOWN AS PANT NAGAR SHRADDHA CHS LTD. ON PLOT BEARING C.T.S. NO. 185 (PT.), OF VILLAGE GHATKOPAR, MHADA LAYOUT, AT PANT NAGAR GHATKOPAR (E), MUMBAI - 400 075.

CERTIFICATE OF AREA  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 807.36 SQUARE METERS ( EIGHT HUNDRED SEVEN AND THIRTY SIX POINT ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAKSHE  
LS.R/172/LS/2009

NOTE:  
1. ALL DIMENSIONS ARE IN METRES.  
2. SCALE USE:  
a) FLOOR PLAN 1:100  
b) BLOCK PLAN 1:500  
c) LOCATION PLAN 1:4000  
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.  
4) GUIDELINES ISSUED IN EODB FOLLOWED.  
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

SACHIN RAKSHE  
LS.R/172/LS/2009



NAME AND SIGN. OF OWNER :  
M/S. SHREEJI REALTECH C.A. TO PANT NAGAR SHRADDHA CHS LTD.

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS:

DRAWING TITLE		DRWG NO	
ZERO FSI PLAN		1/1	
NORTH:		SCALE	DATE
AS STATED		28-08-2024	
DRAWN		CHECKED	
POOJA		RAHUL	

SIGNATURE