

PLOT AREA CALCULATION			
1	1/2 X 73.68 X 35.21 X 1 NO	=	1297.50 SQ.MT.
2	1/2 X 73.68 X 36.08 X 1 NO	=	1329.19 SQ.MT.
TOTAL ADDITION		=	2626.69 SQ.MT.

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQM.	
1	a Area of plot as per Demarcation	2626.40	
	i As per Lease deed - 1751.12 sq.mts.		
	ii Tit Bit land - 875.28 sq.mts.		
	b Plot area considered for F.S.I. as per Demarcation	2626.4	
2	Deductions for		
	a Road setback		
	b Proposed D.P. road		
	c Any reservation		
	Total (a+b+c)	0.00	
3	Balance area of plot (1-2)	2626.40	
4	Additions for F.S.I Propose		
5	Road Setback	0.00	
6	Net Area of plot	2626.40	
7	Permissible F.S.I	3.00	
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	7879.20	
	b Additional built-up in from of Prorata fsi of layout	9908.00	
	c Total Permissible built-up area (8a + 8b)	8385.37	
9	Proposed B.U.A		
	a Residential built-up area	0.00	
	b Non residential built-up area	0.00	
	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 Details of FSI available as per DCR 31(3)			
	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	PERMISSIBLE	PROPOSED
	i Residential built-up area (9a+B1)	0.00	0.00
	ii Non-Residential built-up area (9b + Bii)	0.00	0.00
	iii Total gross built-up area proposed (B3(i) + B3 (ii))	0.00	
4	FSI consumed (B2/6)	0.00	
C Tenements Statement			
	i Proposed Res.built up area	0.00	
	ii Less non residential tenements (Shops)	0.00	
	iii Tenement density permissible per hector for FSI one	0.00	
	iv Tenement permissible on the plot	0.00	
	v Tenement proposed	0.00	
	vi Total Tenements on the plot (iv+v-vi)	0.00	
D Parking Statement			
	a Parking required by rule as Reg. 44 (2) of DCR 2034	0.00	
	b Total parking provided	0.00	

FORM II (PROFORMA B)

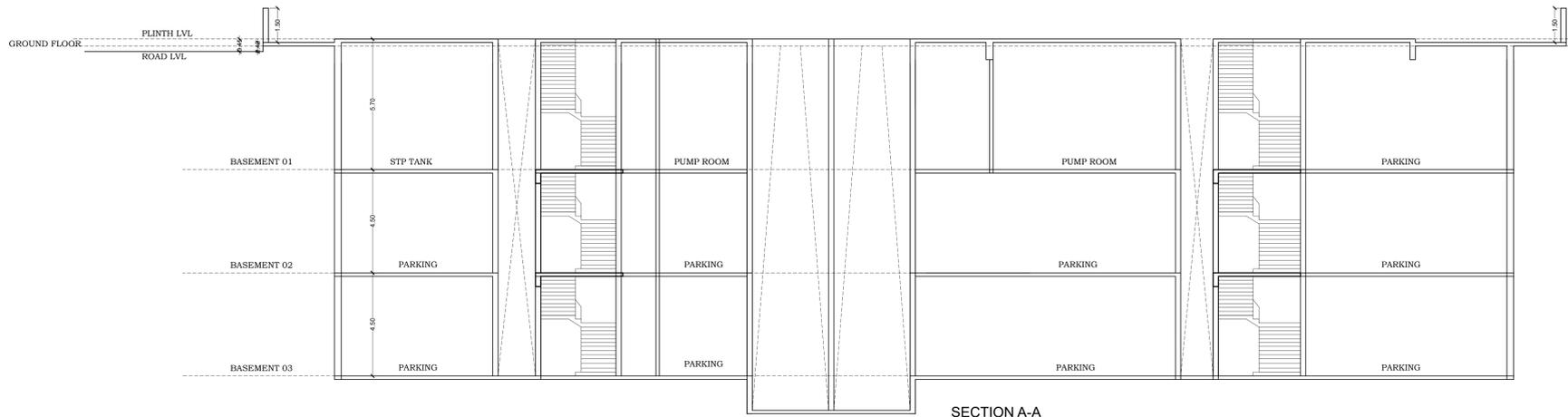
CONTENTS OF SHEET :
GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF THE EXISTING BUILDING NO.322 TO 327, SOCIETY KNOWN AS " PANT NAGAR TRIMURTI CHS LTD." ON PLOT BEARING C.T.S. NO.5682 (PT), OF VILLAGE PANTNAGAR, F.P. NO. 323A, T.P.S, GHATKOPAR NO. III, AT PANTNAGAR MHADA LAYOUT, GHATKOPAR (EAST), MUMBAI - 400075, 'N' WARD.

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 2626.40 SQUARE METERS (TWO THOUSAND SIX HUNDRED TWENTY SIX AND POINT FOURTY ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN KASHINATH RAKSHE
Signature
(NAME OF LICENSED SURVEYOR)

NOTE:	NAME AND ADDRESS OF LICENSED SURVEYOR
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 KASHINATH RAKSHE Digitally signed by SACHIN KASHINATH RAKSHE Date: 2024.12.04 16:06:04 +05'30'
STAMP OF DATE OF RECEIPT OF PLANS :	SACHIN RAKSHE LICENCED NO./LS : 840003482
STAMP OF APPROVAL OF PLANS:	archo CONSULTANTS GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD, OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.
This Cancels Approval to this previous Plans Sanctioned Under No. MHADA-1/1523/2024 Dated 29.02.2024. Dated 29.02.2024.	NAME AND SIGN. OF OWNER : M/S. TRIUMPH REALTY C.A TO OWNER PANT NAGAR TRIMURTI CHS LTD.
Approved Subject to the condition mentioned in this office Letter No. MH/EE/(BP)/GM/MHADA-1/1523/2024/IOA/1/Amend	Dhiren Mulji Patel Digitally signed by Dhiren Mulji Patel DN: cn=Dhiren Mulji Patel, o=INDEPENDENT ARCHITECTS, Location: Mumbai, Date: 2024.12.03 17:33:06:00
Jitesh Ashok Patole Digitally signed by Jitesh Ashok Patole Date: 2024.12.04 16:08:17 +05'30'	DRAWING TITLE: AMENDED/IOA PLAN DRWG NO: 1/2
Milind Triyamba k Borade Digitally signed by Milind Triyamba k Borade Date: 2024.12.04 16:08:17 +05'30'	NORTH SCALE DATE AS STATED 28-11-2024
Prashant Damoda Dhatarak Digitally signed by Prashant Damoda Dhatarak Date: 2024.12.04 16:08:17 +05'30'	DRAWN CHECKED RAHUL SACHIN
S.E. B.P Cell MHADA	Executive Engineer BP Cell GMMHADA



SECTION A-A
SCALE 1:100



1ST BASEMENT FLOOR PLAN
SCALE:1:100



2ND & 3RD BASEMENT FLOOR PLAN
SCALE:1:100

FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
1ST, 2ND & 3RD BASEMENT FLOOR PLAN SECTION A-A	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF THE EXISTING BUILDING NO.322 TO 327, SOCIETY KNOWN AS "PANT NAGAR TRIMURTI CHS LTD." ON PLOT BEARING C.T.S. NO 5682 (PT) OF VILLAGE PANTNAGAR, F.P. NO. 323A , T.P.S. GHATKOPAR NO. III, AT PANTNAGAR MHADA LAYOUT, GHATKOPAR (EAST), MUMBAI - 400075, 'N' WARD.	
NOTE:	NAME AND ADDRESS OF LICENSED SURVEYOR
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 MCOM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN FORCE FOLLOWED. 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	SACHIN RAKSHI Digitally signed by SACHIN RAKSHI Date: 2024.12.04 16:06:18 +05'30'
STAMP OF DATE OF RECEIPT OF PLANS :	SACHIN RAKSHI LICENCED NO./S. : 840003482
STAMP OF APPROVAL OF PLANS:	NAME AND SIGN. OF OWNER :
This Cancels Approval to this previous Plans Sanctioned Under No. MHADA-11523/2024 Dated 29.02.2024. Dated 29.02.2024.	M/S. TROPHEE REALTY C.A. TO OWNER PANT NAGAR TRIMURTI CHS LTD. Dhiren Mujji Patel Digitally signed by Dhiren Mujji Patel Date: 2024.12.04 12:01:13 +05:30
Approved Subject to the condition mentioned in this office Letter No. MH/EE/(BP)/GM/MHADA-1/1523/2024/OA/1/Amend	DRAWING TITLE: AMENDED/OA PLAN
Jitesh Ashok Patole Digitally signed by Jitesh Ashok Patole Date: 2024.12.04 14:08:53 +05:30	DRWG NO: 2/2
Milind Tryambak Borode Digitally signed by Milind Tryambak Borode Date: 2024.12.04 14:08:53 +05:30	NORTH
Prashant Damodar Dhatrak Digitally signed by Prashant Damodar Dhatrak Date: 2024.12.04 14:08:53 +05:30	SCALE AS STATED
S.E. B.P. Cell MHADA	DRAWN RAHUL
D.E. B.P. Cell MHADA	CHECKED SACHIN
Executive Engineer BP Cell GMMHADA	DATE 28-11-2024