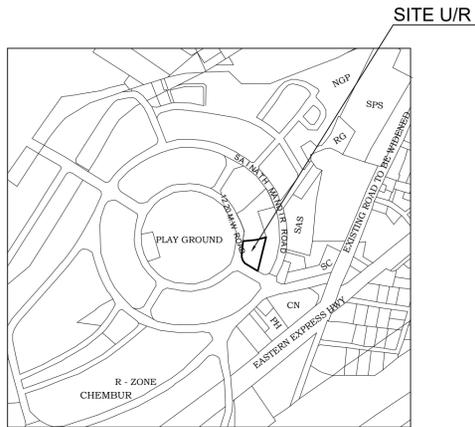
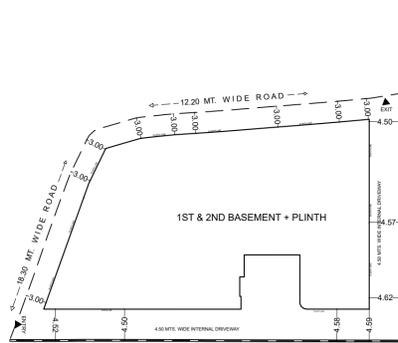


PLOT AREA DAIGRAM
SCALE :- 1 : 500

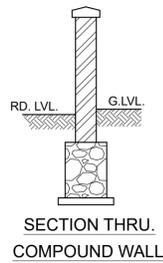
PLOT AREA OF BLDG. NO. 03										
1	1/2	X	35.24	X	4.18	X	1	NO	=	73.65 SQ.MT.
2	1/2	X	53.05	X	29.12	X	1	NO	=	772.41 SQ.MT.
3	1/2	X	62.78	X	6.79	X	1	NO	=	213.14 SQ.MT.
4	1/2	X	62.78	X	16.32	X	1	NO	=	512.28 SQ.MT.
5	1/2	X	37.11	X	4.91	X	1	NO	=	91.11 SQ.MT.
6	1/2	X	7.63	X	0.43	X	1	NO	=	1.64 SQ.MT.
7	1/2	X	31.67	X	0.58	X	1	NO	=	9.18 SQ.MT.
TOTAL = 1673.41 SQ.MT.										



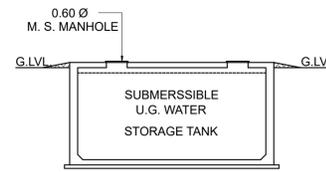
LOCATION PLAN
SCALE:1:4000



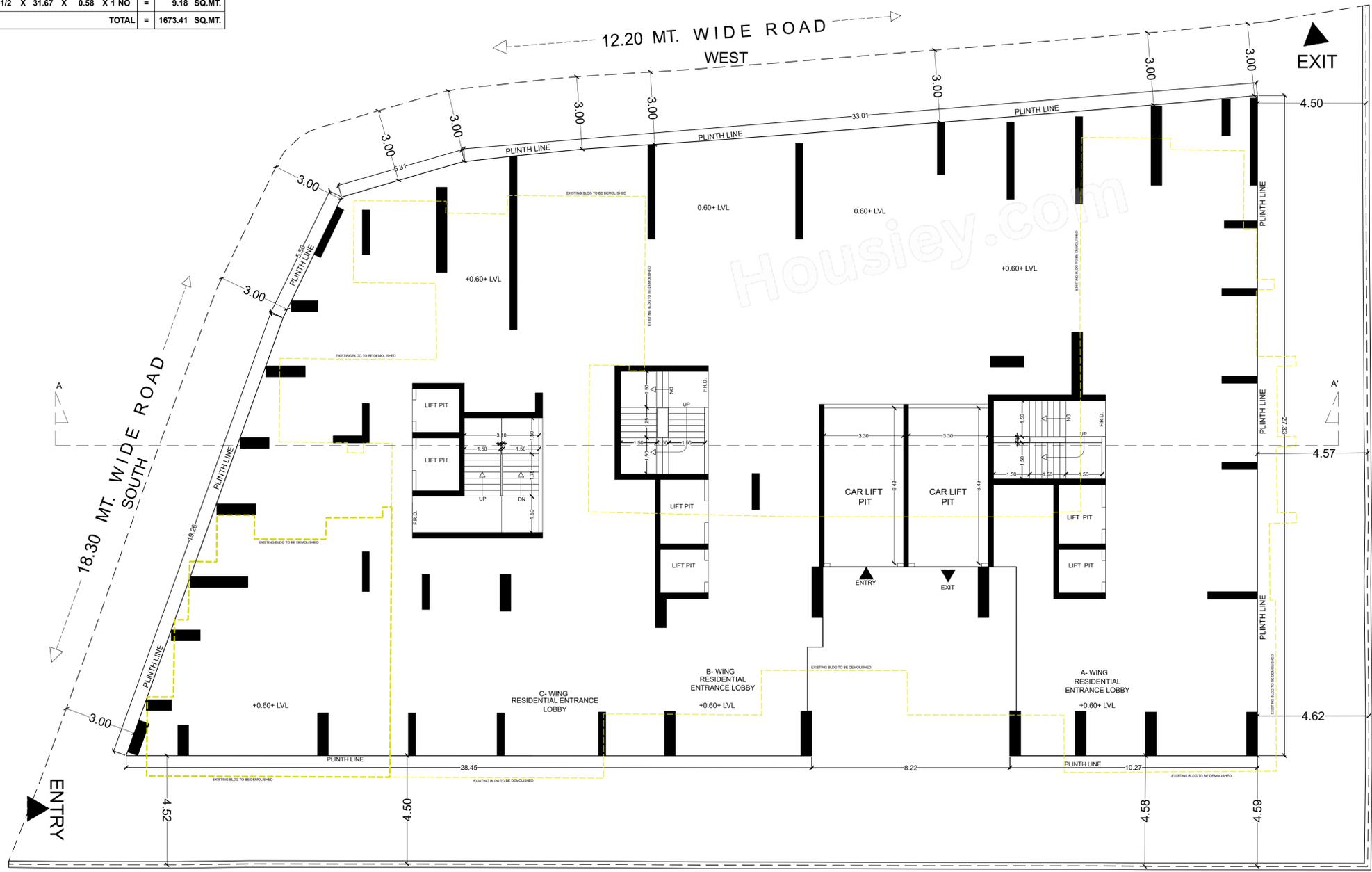
BLOCK PLAN
SCALE:1:500



SECTION THRU.
COMPOUND WALL



SECTION OF WATER
STORAGE TANK



GROUND FLOOR PLAN
SCALE - 1 : 100

EAST

NORTH

PROFORMA - A			
Sr.No.	DESCRIPTION	AREA IN SQM.	
1	a Area of plot, as per demarcation	1673.41	
	b As per Lease deed	1154.62	
	c As per Layout	1671.00	
2	Deductions for		
	a Road setback		
	b Proposed D.P. road		
	c Any reservation		
	Total (a+b+c)		
3	Balance area of plot (1-2)	1671.00	
4	Additions for F.S.I. Propose		
5	Road Setback		
6	Net Area of plot	1671.00	
7	Permissible F.S.I	3.00	
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	5013.00	
	b Additional built-up Prorata fsi of layout (50 X 36TN)	0.00	
	c Total Permissible built-up area (8a + 8b)	0.00	
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 residential (9a x 35%)	DCR 31(3) on residential (9a x 35%)	0.00 0.00
	ii Fungible built-up area component permissible wide residential (9b x 35%)	DCR 31(3) on non residential (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
C Tenements Statement			
	i Proposed Res.built up area		0.00
	ii Less non residential tenements (Shops)		0.00
	iii Tenement density permissible per hectore for FSI one		0
	iv Tenement permissible on the plot		0
	v Tenement proposed		0
	vi Total Tenement on the plot (iv+v-vi)		0
D Parking Statement			
	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 :			
BLOCK & LOCATION PLAN , PLOT AREA CALCULATION & GROUND FLOOR PLAN			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT OF EXISTING BUILDING. NO. 03, KNOWN AS TILAK NAGAR SAMRAT CHS LTD. ON PLOT BEARING C.T.S. NO. 16 (PT.), OF VILLAGE CHEMBUR, AT TILAK NAGAR,CHEMBUR (W), MUMBAI - 400 089.			
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 1671.00 SQUARE METERS (ONE THOUSAND SIX HUNDRED SEVENTY ONE POINT ZERO ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.			
		Digitally signed by SACHIN K RAKSHE Date: 2025.04.17 10:46:14 +05'30' SACHIN RAKSHE LS.R/172LS/2009	
NOTE:		NAME AND ADDRESS OF LICENSED SURVEYORS	
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 K RAKSHE Digitally signed by Sachin K Rakshe Date: 2025.04.17 10:46:14 +05'30' SACHIN RAKSHE LS.R/172LS/2009 archo CONSULTANTS	
STAMP OF DATE OF RECEIPT OF PLANS :		GROUND FLOOR, ROOM NO 2, A-WING, SUNVEW CHS LTD. OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.	
STAMP OF APPROVAL OF PLANS:		NAME AND SIGN. OF OWNER :	
Approved subject to conditions mentioned in this office Letter No. MH/EE/(BP)/GM/MHADA-25/ 2212/2025/OA/1		M/S. REAL INFRASTRUCTURE CO. C.A. TO TILAK NAGAR SAMRAT CHS LTD.	
Digitally signed by Akash Rajendra Akolkar Date: 2025.04.17 15:35:03 +05'30' Digitally signed by Amol Vinayak Chaudhari Date: 2025.04.17 14:25:13 +05'30' Digitally signed by Prashant Damodar Dhatrak Date: 2025.04.17 16:10:04 +05'30'		Keshavji Damji Minat SIGNATURE	
DRAWING TITLE:		ZERO FSI PLAN	
DRWG NO:		1/2	
NORTH		SCALE	
AS STATED		DATE	
DRAWN		CHECKED	
POOJA		SACHIN	
S.E.B.P. Cell MHADA		Executive Engineer: BPC Cell GM/MHADA	