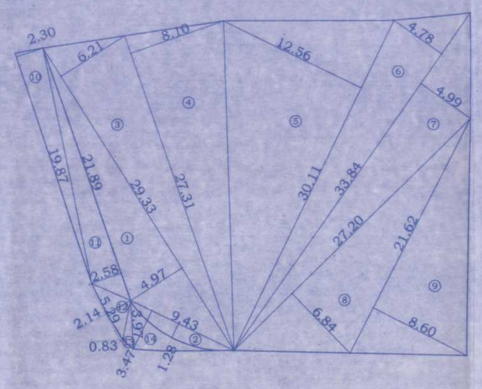
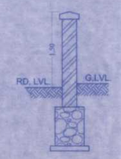


PLOT AREA DIAGRAM
Scale - 1 : 200

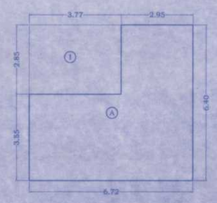
PLOT AREA CALCULATION						
1	1/2 X 29.33 X 4.97 X 1 NO	=	72.89 SQ.MT.			
2	2/3 X 9.43 X 1.28 X 1 NO	=	8.05 SQ.MT.			
3	1/2 X 29.31 X 6.21 X 1 NO	=	91.07 SQ.MT.			
4	1/2 X 27.31 X 8.69 X 1 NO	=	118.61 SQ.MT.			
5	1/2 X 30.11 X 12.56 X 1 NO	=	189.09 SQ.MT.			
6	1/2 X 33.84 X 4.78 X 1 NO	=	80.88 SQ.MT.			
7	1/2 X 33.84 X 4.99 X 1 NO	=	84.43 SQ.MT.			
8	1/2 X 27.20 X 6.84 X 1 NO	=	93.02 SQ.MT.			
9	1/2 X 21.62 X 8.60 X 1 NO	=	92.97 SQ.MT.			
	TOTAL ADDITION	=	823.01 SQ.MT.	X		
SET BACK AREA CALCULATION						
10.	1/2 X 19.87 X 2.30 X 1 NO	=	22.85 SQ.MT.			
11	1/2 X 21.89 X 2.58 X 1 NO	=	28.24 SQ.MT.			
12	1/2 X 5.29 X 2.14 X 1 NO	=	5.66 SQ.MT.			
13	1/2 X 3.97 X 0.83 X 1 NO	=	1.65 SQ.MT.			
14	1/2 X 9.43 X 3.47 X 1 NO	=	16.36 SQ.MT.			
	TOTAL ADDITION	=	74.76 SQ.MT.	X		
DEDUCTIONS						
2	2/3 X 9.43 X 1.28 X 1 NO	=	8.05 SQ.MT.			
	TOTAL ADDITION	=	8.05 SQ.MT.	Y1		
TOTAL SET BACK AREA (X- Y1)		=	66.71 SQ.MT.	X1		
TOTAL PLOT AREA (X + X1)		=	889.72 SQ.MT.			

BUILT UP AREA STATEMENT

FLOOR	BUILT UP AREA COMM.	BUILT UP AREA RESI.	AREA STAIRCASE	NOS OF TENEMENT
GR.FLR.	32.27	----	----	
1 ST		309.91	67.21	05
2 ND		351.24	67.21	06
3 RD		351.24	67.21	06
4 TH		351.24	67.21	06
5 TH		351.24	67.21	06
6 TH		351.24	67.21	06
7 TH		351.24	67.21	06
8 TH		240.27	67.21	04
9 TH		351.24	67.21	06
10 TH		351.24	67.21	06
11 TH		351.24	67.21	06
12 TH		351.24	67.21	06
13 TH		339.07	67.21	06
14 TH		339.07	67.21	06
15 TH		339.07	67.21	06
EXE. FITNESS CENTER		00.22		
TOTAL	32.27	5080.01	1008.15	87
TOTAL BUILT UP AREA = 5112.28 SQ.MTS.				



SECTION THRU. COMPOUND WALL



AREA DIAGRAM GR. FLOOR PLAN.
SCALE - 1 : 100

BUILT UP AREA CALCULATION						
GR. FLOOR (COMM.)						
A	6.72 X 6.40 X 1 NO	=	43.01 SQ.MT.			
	TOTAL ADDITION	=	43.01 SQ.MT.	X		
DEDUCTIONS						
1	3.77 X 2.85 X 1 NO	=	10.74 SQ.MT.			
	TOTAL DEDUCTION	=	10.74 SQ.MT.	Y1		
NET BUILT UP AREA (X - Y1)		=	32.27 SQ.MT.			

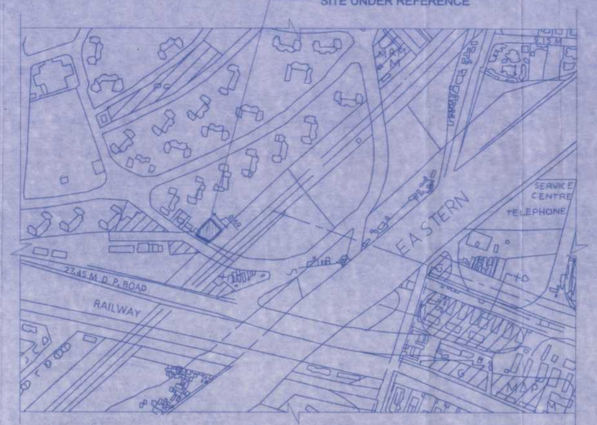
PARKING AREA STATEMENT (AS PER REGULAR)

CARPET AREA	NO.OF PARK. REQ. BY RULE	NO.OF FLAT PROPO.	NO.OF PARK. REQ.	
BELOW 45.00 SQMT.	1PARKING FOR 4 FLATS	43	10.75	
45.00 SQMT. TO 60.00 SQMT.	1PARKING FOR 2 FLATS	—	—	
60.00 SQMT. TO 90.00 SQMT.	1PARKING FOR 1 FLATS	44	44.00	
ABOVE 90.00 SQMT.	2PARKING FOR 1 FLATS	—	—	
TOTAL	—	87.00	54.75	
	say		55.00	
10% VISITORS 55.00 X 10% = 5.50 NOS. SAY (MIN. 1 NOS.)			5.50	
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			60.50 nos.	1
SHOP = 32.27 SQMT.	(AS PER REG. 34.TABLE 21 (3) -1 PARKING FOR EVERY 40 SQ.MT. OF .FLOOR AREA UPTO 800 SQ.MT. 1 PARKING SPACE FOR EVERY 80 SQ.MT. EXCEEDING 800 SQ.MTR. 32.27 /40 = 0.81) SAY		01.00	
	10% VISITORS PARKING (01 X 10% = 0.10 BUT MIN 2 NOS.)		02.00	
		TOTAL	03.00	
		SAY	03.00 nos.	2
TOTAL PARKING (RESIDENTIAL + NON RESIDENTIAL) (1 + 2)			63.50 nos.	
TOTAL REQUIRED RESIDENTIAL + COMMERCIAL (SHOP) (1 + 2)			63.00 nos.	
TOTAL PROPOSED RESIDENTIAL + COMMERCIAL (SHOP)			63.00 nos.	
SMALL CAR PARKING 24.00 nos.	BIG CAR PARKING 39.00 nos.			

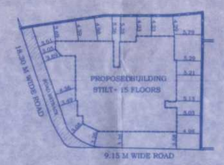
PERMISSIBLE BUA		PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	3763.41	1317.19	5080.60
COMMERCIAL	24.00	8.40	32.40
PROPOSED BUA		PROPOSED FUNGIBLE	TOTAL
RESIDENTIAL	3763.41	1316.60	5080.01
COMMERCIAL	24.00	8.27	32.27

	PERMISSIBLE	PROPOSED
SOCIETY OFFICE	20.00	19.97
FITNESS CENTER	102.24	102.46

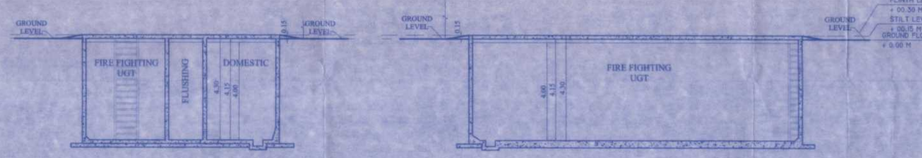
SITE UNDER REFERENCE



LOCATION PLAN.
SCALE - 1 : 4000

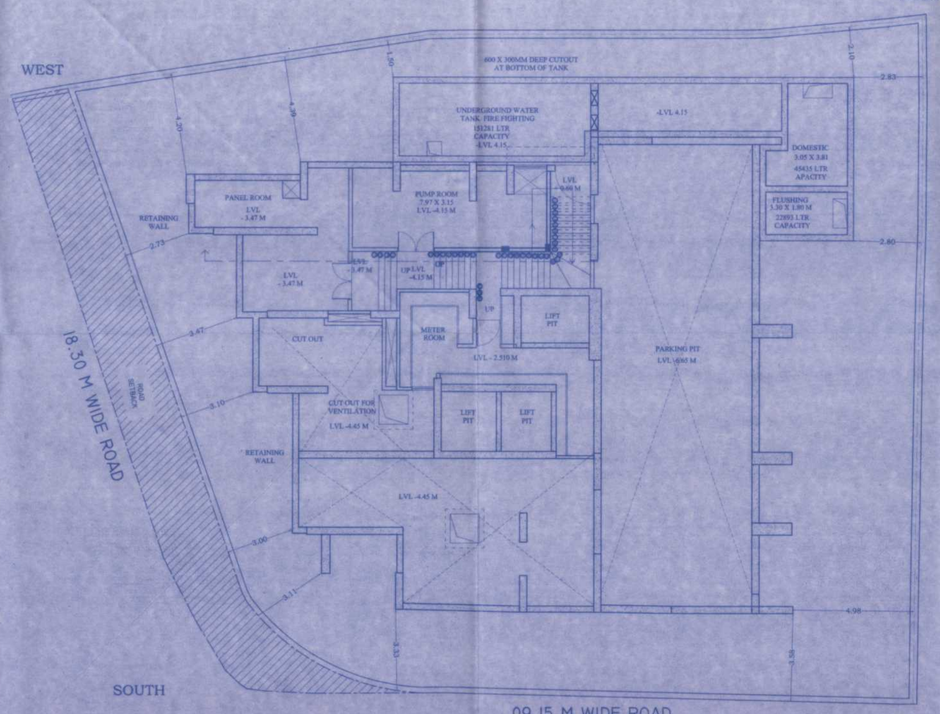


BLOCK PLAN.
SCALE - 1 : 200

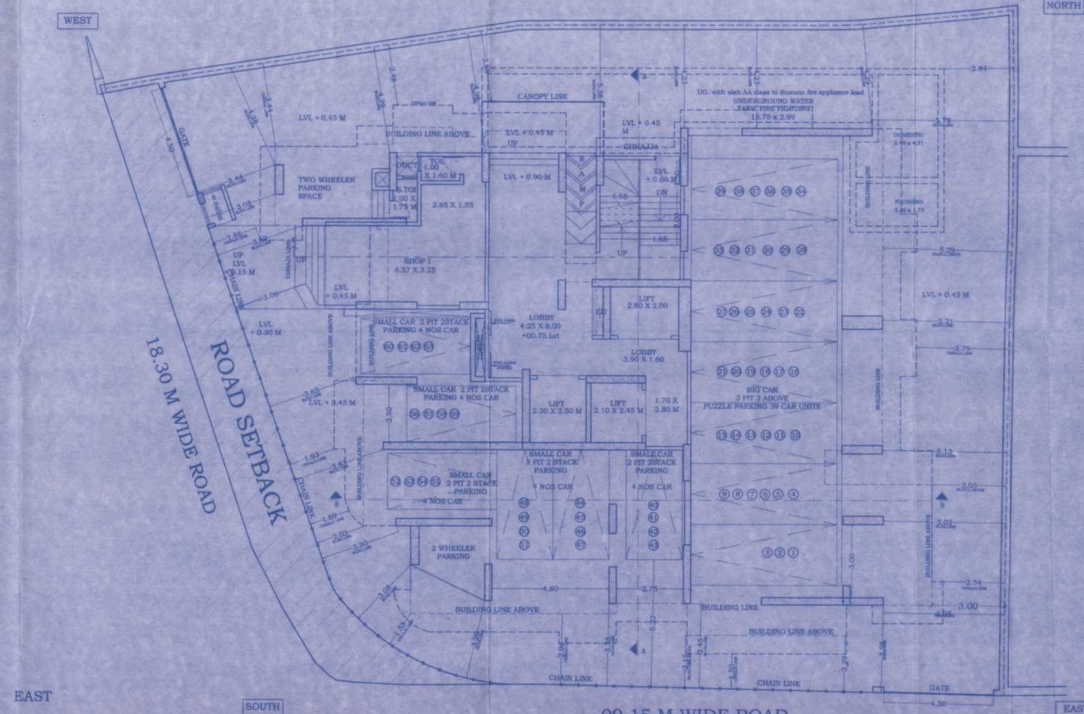


SECTION OF WATER STORAGE TANK

NORTH



BASEMENT FLOOR PLAN
SCALE - 1 :100



GROUND FLOOR PLAN
SCALE - 1 :100

PROFORMA-A

Sr.No.		DESCRIPTION	Area in sqm.
1.		Area of plot as per layout	890.38
	a.	Area of plot as per demarcation NO./EE/KD/MB/4860/2018 dated 27.09.18	889.27
2.		Deductions for	
	a.	Road setback	66.71
	b.	Proposed d.p. road	-
	c.	Any reservation	-
		Total (a+b+c)	-
3.		Balance area of plot (1a-2)	822.56
4.		Additions for F.S.I Propose	-
5.		Road Setback	66.71
6.		Net Area of plot for f.s.i propose (3 + 5)	889.27
7.		Permissible F.S.I	3.00
8.	a.	Permissible built-up area as per FSI 3.00 (6 x 7)	2667.81
	b.	Premium FSI of layout [(0.75 x 0.35)Rule 9 1(iii)(a)] including 10% U.P Quota [1.15 Scale]	1119.60
	c.	Total Permissible b.u.a	3787.41
9.		Proposed b.u.a	
	a.	Residential built-up area	3763.41
	b.	Non residential built-up area	24.00
	c.	Mhada share	-
	d.	Excess balcony area taken into FSI	-
10.		Total built-up area proposed (9a+9b)	3787.41
11.		FSI consumed (10/6)	4.60

B. Details of FSI available as per DCR 31(3)

1		permissible	proposed
	i. fungible built-up area component permissible wide DCR 31(3) on residential (9a x35%)	1317.19	1316.60
	ii. fungible built-up area component permissible wide DCR 31(3) on non residential (9b x35%)	8.40	8.27
2.	total gross built-up area permissible (6c +b1(i + ii))		5113.00
2.	total gross built-up area proposed (10+B1)		5112.28
3.	FSI consumed (B2/6)		5.748

C. Tenements Statement

i)	Proposed built up area	5112.28
ii)	Tenement density permissible per hector for FSI one	
iii)	Tenement permissible on the plot	230.00
iv)	Tenement proposed	87.00
v)	Less non residential tenements (Shops)	
vi)	Total Tenementson the plot (iv+v-vi)	87.00

D. Parking Statement

a.	Parking required by rule as Reg. 44 (2) of DCR 2034	63.00
b.	Total parking provided	63.00

FORM II (PROFORMA B)

CONTENTS OF SHEET :

BASEMENT FLOOR PLAN GROUND FLOOR PLAN ,
AREA DIAG.-CALC, PARKING AREA STATEMENT ,
BUILT UP AREA SUMMARY & BLOCK LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.118, KNOW AS MANISHA-VISHNU CHS.LTD. BEARING C.T.S. NO. 1832 (Pt) AT VILLAGE CHEMBUR,TILAK NAGAR, CHEMBUR, 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 889.72 SQUARE METERS (EIGHT HUNDRED EIGHTY NINE POINT SEVENTY TWO 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 Used
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.

NAME AND ADDRESS OF LISCENSED SURVEYOUR

SACHIN RAKSHE
LS.R/172/LS/2009

archo CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUVEER CHS LTD.,OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval to the previous Plans
Sanctioned under no. MHADA-25/266/2021
dated 11-08-2021

NAME AND SIGN. OF OWNER :

M/S. SS FORMREE REALTORS LLP C.A. TO MANISHA VISHNU

SIGNATURES

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this Office Letter No. Mhada- 25/266/2022
Date 16 MAR 2022
Dy. Chief Engg. Mbd. Permission Cell Greater Mumbai (E.S.)
Slum Rehabilitation Housing & Area Development Authority

DRAWING TITLE	STAMP OF APPROVAL	
DWG NO.	1/4	
NORTH	SCALE	DATE
	AS STATED	21-01-2022
	DRAWN	CHECKED
	RAHUL	SACHIN