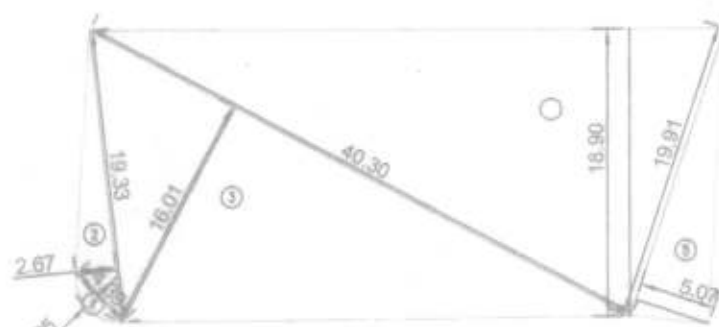




PLOT AREA DIAGRAM
SCALE 1:1:500

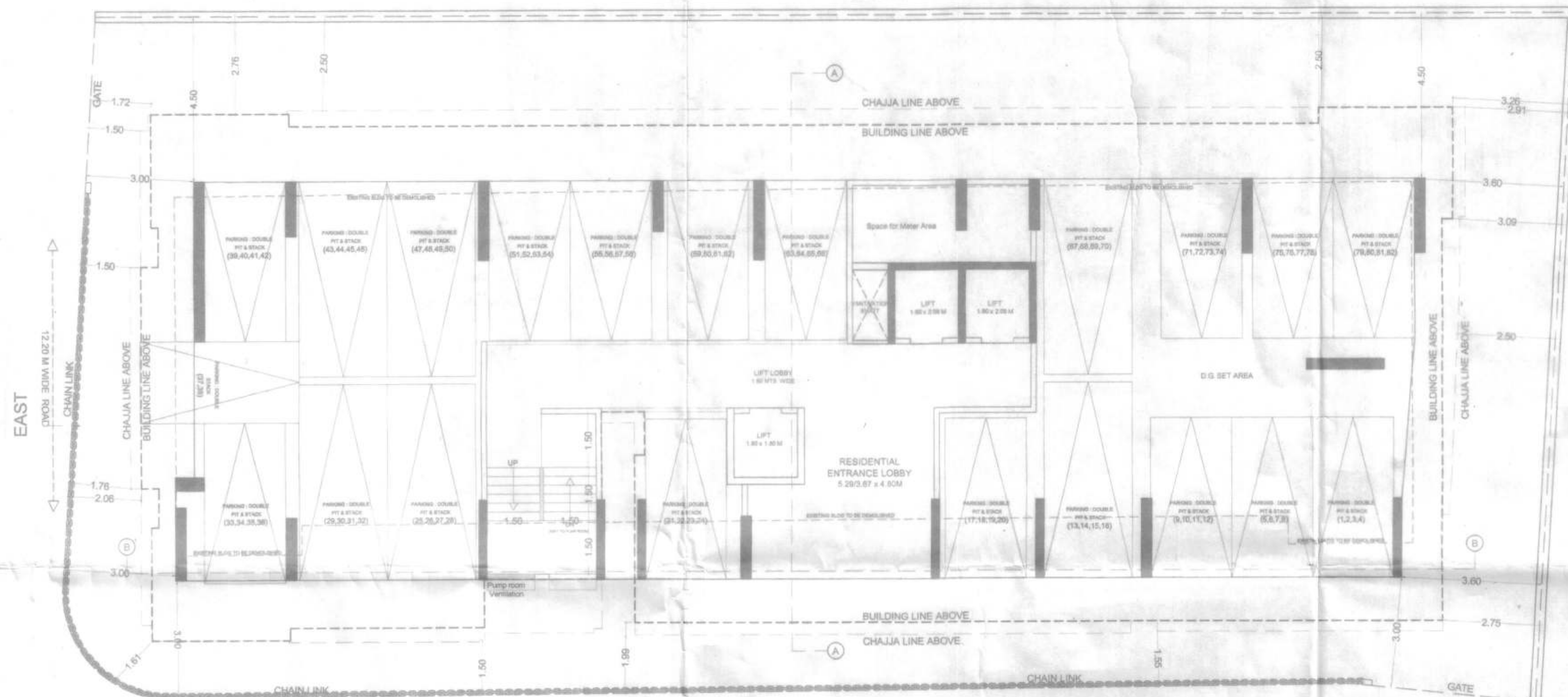
PLOT AREA CALCULATION

1	2/3 X 4.40 X 0.96 X 1 NO	=	2.82 SQ.MT
2	1/2 X 19.38 X 2.67 X 1 NO	=	25.87 SQ.MT
3	1/2 X 40.39 X 16.04 X 1 NO	=	323.93 SQ.MT
4	1/2 X 41.79 X 18.94 X 1 NO	=	395.75 SQ.MT
5	1/2 X 19.95 X 5.09 X 1 NO	=	50.81 SQ.MT
TOTAL ADDITION		=	799.18 SQ.MT



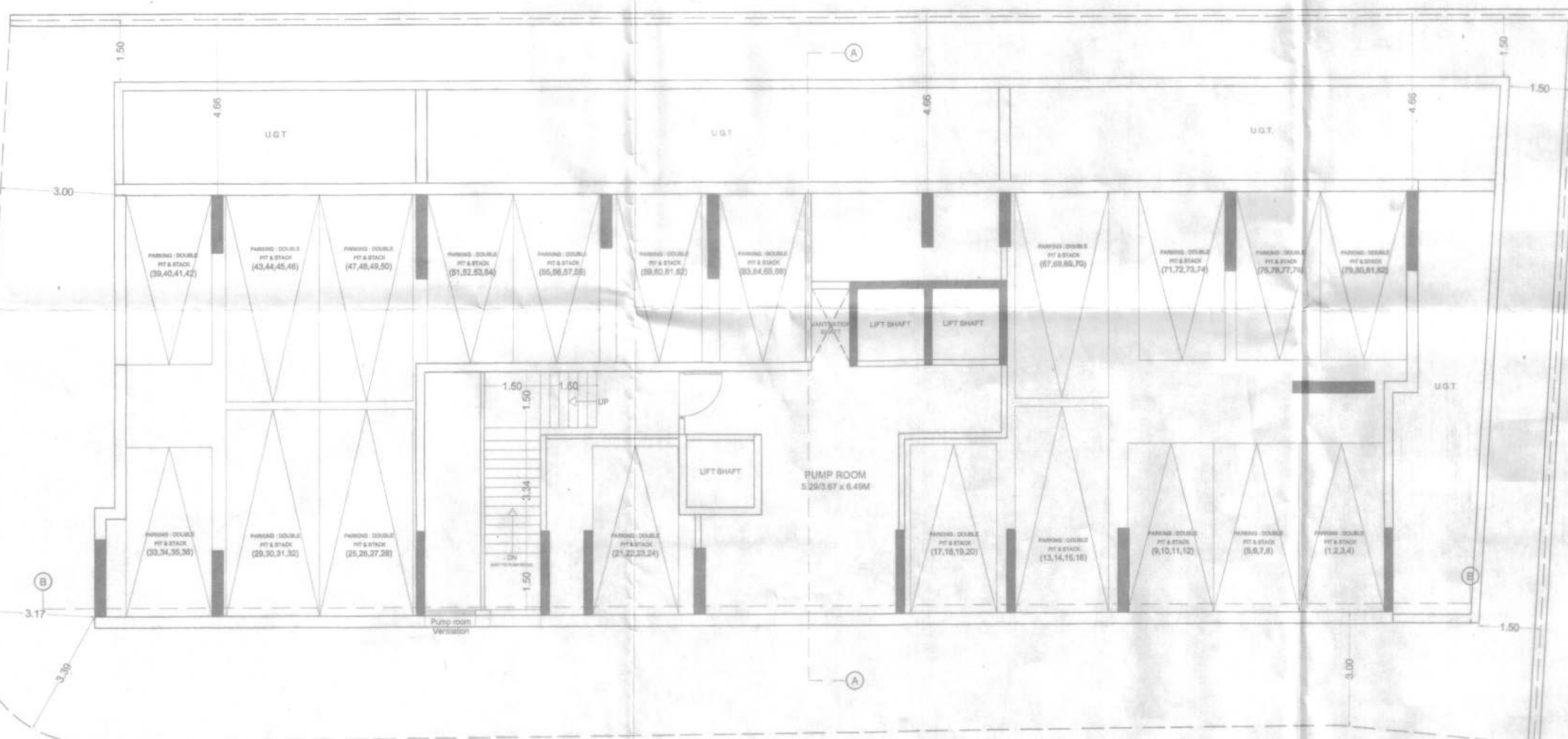
LOCATION PLAN
SCALE 1:4000

BLOCK PLAN
SCALE 1:1:500



STILT FLOOR PLAN
SCALE 1:100

12.20 M WIDE ROAD
NORTH



BASMENT PLAN
SCALE 1:100

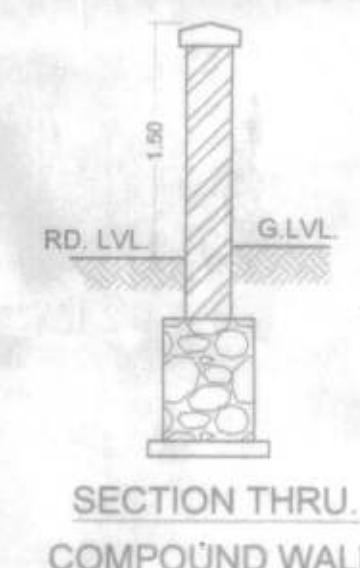
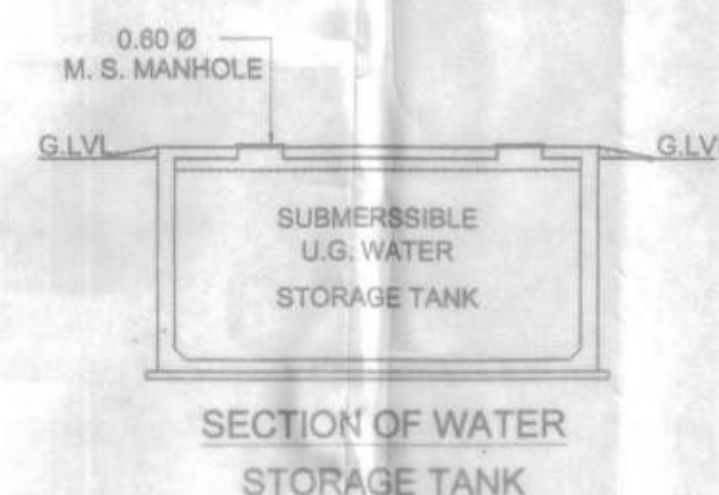
12.20 M WIDE ROAD

FLOOR	RESIDENTIAL (IN SQ.MTS.)	AMENITIES AREA S.OFFICE (IN SQ.MTS.)	FITNESS CENTER (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	STAIR CASE AREA (IN SQ.MTS.)	GROSS BUILT AREA (IN SQ.MTS.)	NOS OF FLATS
GROUND							
1ST FLOOR	451.29				52.74	504.03	7
2nd FLOOR	451.29				52.74	504.03	7
3rd FLOOR	451.29				52.74	504.03	7
4th FLOOR	451.29				52.74	504.03	7
5th FLOOR	451.29				52.74	504.03	7
6th FLOOR	451.29				52.74	504.03	7
7th FLOOR	451.29				52.74	504.03	7
8th FLOOR	331.30			122.65	52.25	506.20	5
9th FLOOR	451.29				52.74	504.03	7
10th FLOOR	451.29				52.74	504.03	7
11th FLOOR	451.29				52.74	504.03	7
12th FLOOR	451.29				52.74	504.03	7
13th FLOOR	451.29				52.74	504.03	7
14th FLOOR	451.29				52.74	504.03	7
15th FLOOR	421.03			32.78	52.74	506.55	7
16th FLOOR	395.47	18.78	23.15		52.74	490.14	6
TOTAL	7014.57	18.78	23.15	155.43	843.35	8055.28	109

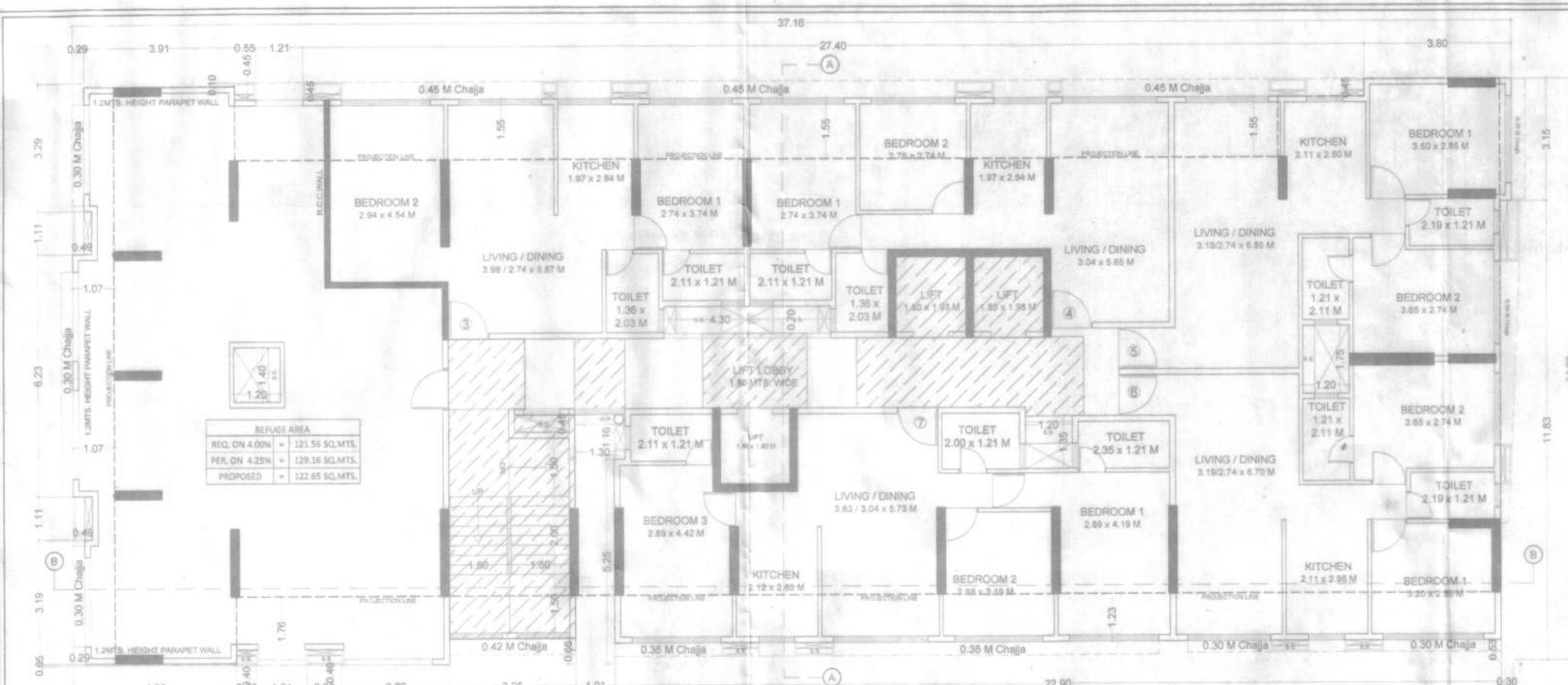
PERMISSIBLE BUA		PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	5202.54	1820.89	7023.43
PROPOSED BUA		PROPOSED FUNGIBLE	TOTAL
RESIDENTIAL	5202.54	1812.03	7014.57

	PERMISSIBLE	PROPOSED
FITNESS CENTER 2%	140.41	23.15
SOCIETY OFFICE	20.00	18.78

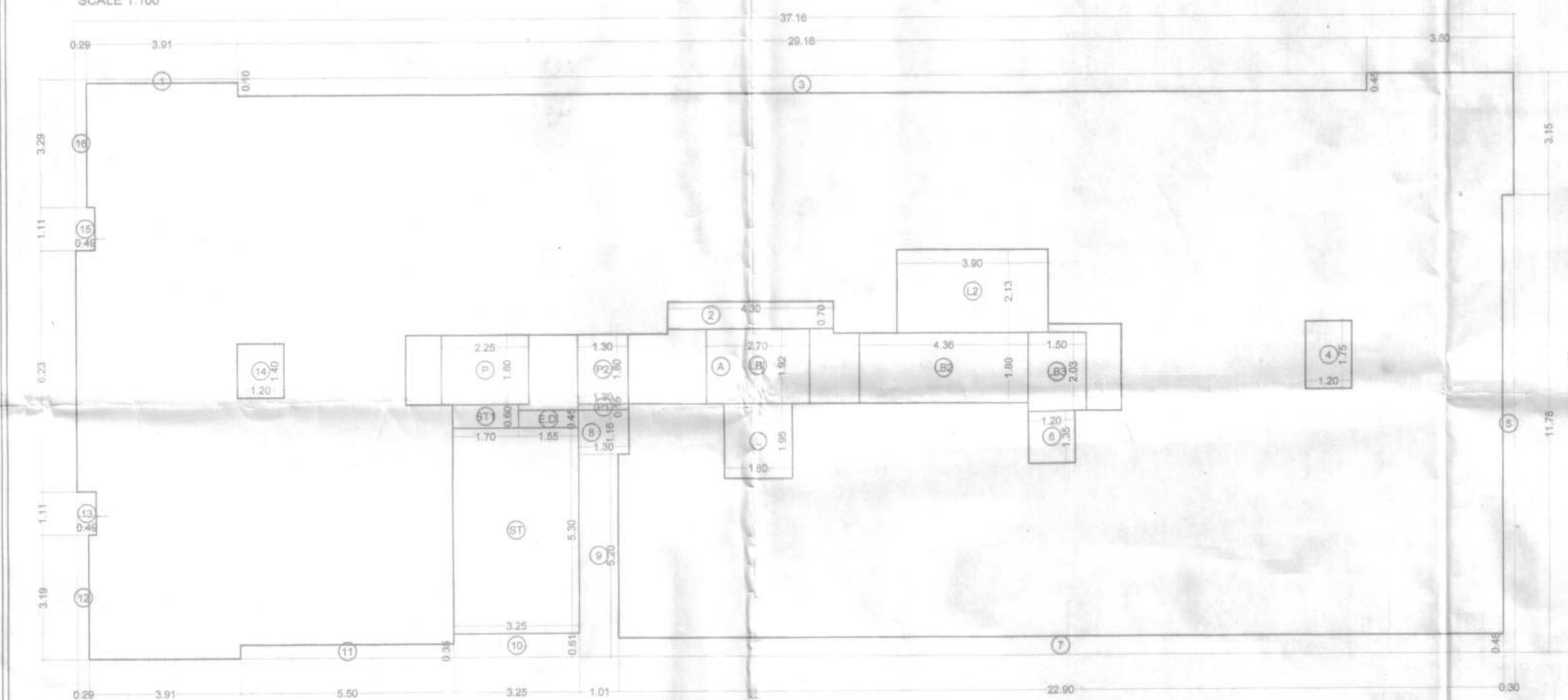
FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY PARKING REQUIRED AS PER DCPR 44(2) Note (ii)				
CARPET AREA	NO.OF PARK. REQ.BY RULE	O.OF FLAT PROPOSE	NO.OF PARK.REG.	
PARKING FOR RESIDENCE				
BELOW 45.00 SQMT.	1PARKING FOR 4 FLATS	15	3.75	NOS.
45.00 SQMT. TO 60.00 SQMT.	1PARKING FOR 2 FLATS	49	24.50	NOS.
60.00 SQMT. TO 90.00 SQMT.	1PARKING FOR 1 FLATS	45	45.00	NOS.
ABOVE 90.00 SQMT.	2PARKING FOR 1 FLATS	0	0.00	NOS.
TOTAL		109	73.25	NOS.
10% VISITORS	73.00 X 10%		7.30	NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			80.55	NOS.
ADDITIONAL 50% PARKING (50.00 X 50 %) DCPR 31(1) VI			2.00	NOS.
TOTAL PERMISSIBLE NOS. OF PARKING			82.00	NOS.
TOTAL SMALL CAR PROPOSED			56	NOS.
TOTAL BIG CAR PROPOSED			24	NOS.
TOTAL PROPOSED NOS. OF PARKING			82	NOS.



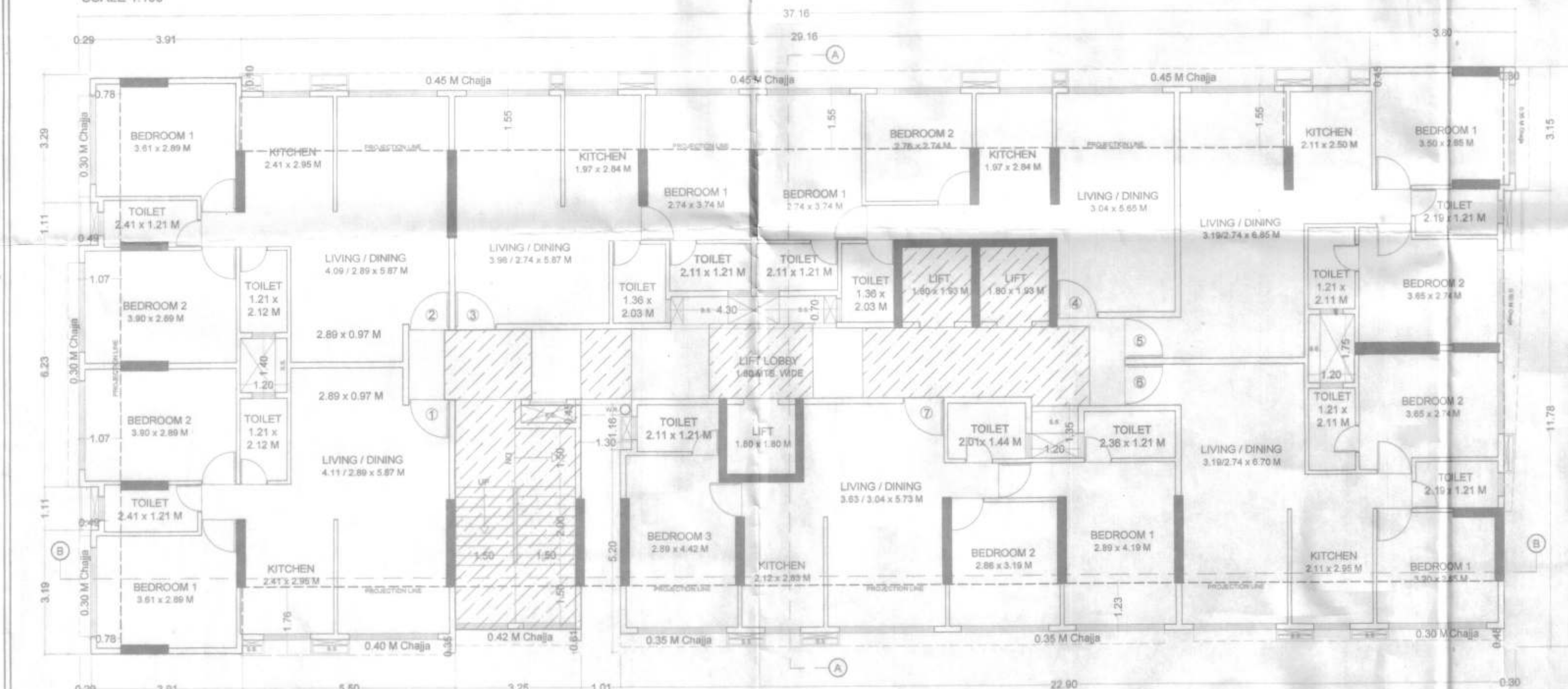
PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot	799.18
	b As per Lease deed	
	c As per Layout	
2	Deductions for	
	a Road setback	
	b Proposed D.R. road	
	c Any reservation	
	Total (a+b+c)	
3	Balance area of plot (1-2)	799.18
4	Additions for F.S.I. Proposed	
5	Road Setback	
6	Net Area of plot	799.18
7	Permissible F.S.I.	3.00
8	a Permissible built-up area as per FSI 3.00 (1d x 7)	2397.54
	b Additional built-up Permissible fsl of layout	2805.00
	c Total Permissible built-up area (8a + 8b)	5202.54
9	Proposed B.U.A.	
	a Residential built-up area	5202.54
	b Non residential built-up area	
	c Wharve share	
	d Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)	5202.54
11	FSI consumed (10/6)	6.51
B	Details of FSI available as per DCPR 31(3)	PERMISSIBLE PROPOSED
1	i Fungible built-up area component permissible wide residential 5202.54 x 35%	DCR 31(3) on 1820.89 1812.03
ii	Fungible built-up area component permissible wide residential (100% x 35%)	DCR 31(3) on non 7023.43
2	Total gross built-up area permissible (8c + b1 (i + ii))	7014.57
3	Total gross built-up area proposed (10+81)	5202.54
4	FSI consumed (82/6)	6.78
C	Tenement Statement	
i	Proposed Res.built up area	7014.57
ii	Less non residential tenements (Shops)	
iii	Tenement density permissible per hecter for FSI one	
iv	Tenement permissible on the plot	316
v	Tenement proposed	109
vi	Total Tenement on the plot (iv+vi-v)	109
D	Parking Statement	
a	Parking required by rule as Reg. 44 (2) of DCPR 2034	82
b	Total parking provided	82
FORM - II (PROFORMA B)		
CONTENTS OF SHEET :		
BASEMENT FLOOR PLAN, STILT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED DEVELOPMENT OF BLDG.NO.44, KNOWN AS PANT NAGER AMRUTWEL CHS.LTD. ON PLOT BEARING C.T.S.No.5661(P)AT PANT NAGER, GHATKOPER (EAST) MUMBAI- 400075.		
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 1379.34 SQUARE METERS. ONE THOUSAND THREE HUNDRED SEVENTY NINE POINT THIRTY FOUR ONLY. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.B.A.D. RECORDS.		
NOTE:		
1. ALL DIMENSIONS ARE IN METRES		
2. SCALE USE		
a) PLOT PLAN 1:100		
b) BLOCK PLAN 1:500		
c) LOCATION PLAN 1:4000		
3. THE PLANS ARE PREPARED 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 1998 FOLLOWED.		
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.		
STAMP OF DATE OF RECEIPT OF PLANS :		
This cancels Approval to the previous Plans Sanctioned under no. 1412/2021 dated 08.10.2021		
Approved subject to conditions mentioned in the office Letter No. Minada-11908/2022		
Date 04 OCT 2022		
'x. Eng. Bldg. Permission Officer/ Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority		
NAME AND ADDRESS OF LICENSED SURVEYOR		
SACHIN RAKSHE LS.R/172/LS/2009		
NAME AND SIGN. OF OWNER :		
M/s HS ALAG REALTY LLP PANT NAGER AMRUTWEL CHS.LTD. For HSALAG REALTY LLP		
STAMP OF APPROVAL OF PLANS :		
Drawing Title: AMENDED PLAN		
Drawing No: 1/5		
North		
Scale		
Date		
AS STATED 23-09-2022		
Drawn		
Checked		
RAHUL SACHIN		



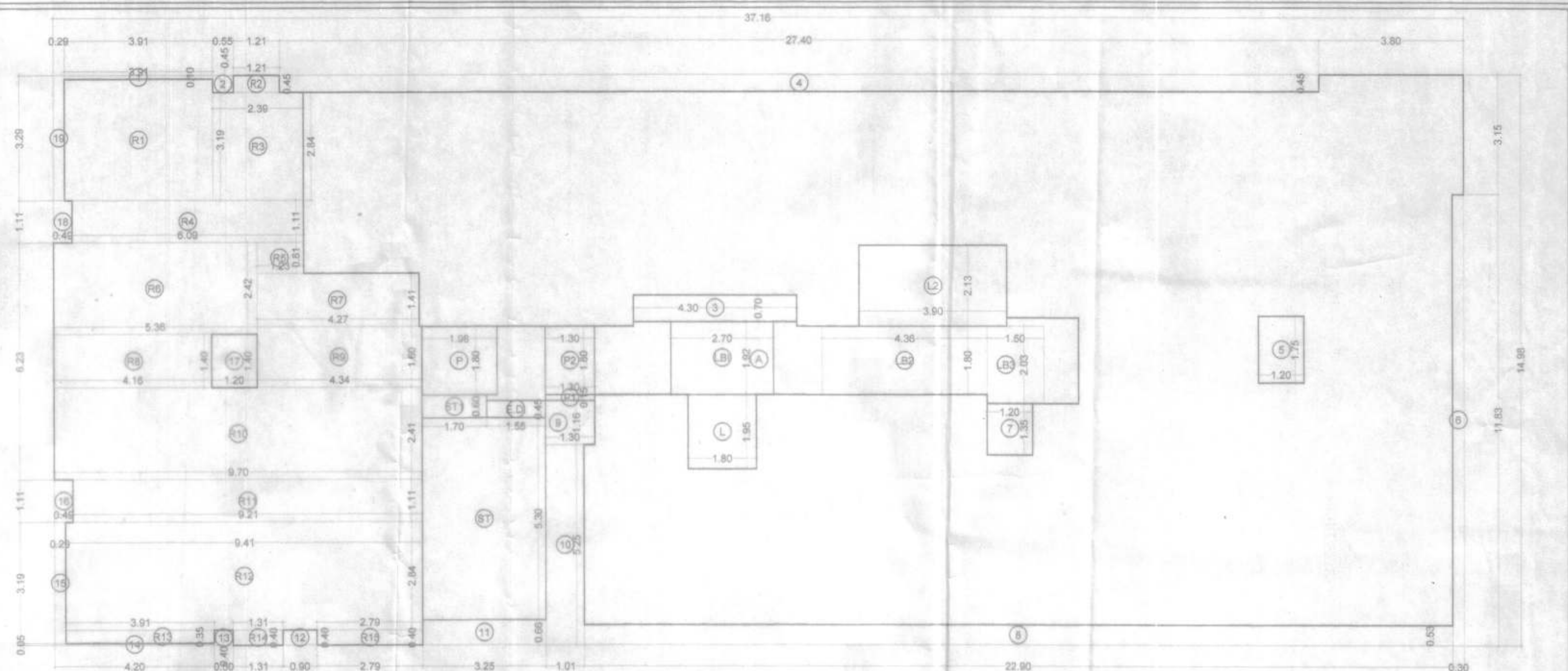
8TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 1ST TO 7TH, 9TH TO 14TH FLOOR PLAN
SCALE 1:100



1ST TO 7TH, 9TH TO 14TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF REFUGE 8TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION				
1ST TO 7TH & 9TH TO 14TH FLOOR				
A	37.16	X	14.93	X 1 NO = 554.80 SQ.MT
TOTAL ADDITION				= 554.80 SQ.MT X

DEDUCTIONS				
1	3.91	X	0.10	X 1 NO = 0.39 SQ.MT
2	4.30	X	0.70	X 1 NO = 3.01 SQ.MT
3	28.16	X	0.45	X 1 NO = 12.67 SQ.MT
4	1.20	X	1.78	X 1 NO = 2.14 SQ.MT
5	0.30	X	11.78	X 1 NO = 3.53 SQ.MT
6	1.20	X	1.38	X 1 NO = 1.66 SQ.MT
7	22.90	X	0.48	X 1 NO = 10.99 SQ.MT
8	1.30	X	1.18	X 1 NO = 1.54 SQ.MT
9	1.01	X	5.20	X 1 NO = 5.25 SQ.MT
10	3.25	X	0.61	X 1 NO = 1.98 SQ.MT
11	5.50	X	0.35	X 1 NO = 1.93 SQ.MT
12	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
13	0.49	X	1.11	X 1 NO = 0.54 SQ.MT
14	1.20	X	1.40	X 1 NO = 1.68 SQ.MT
15	0.49	X	1.11	X 1 NO = 0.54 SQ.MT
16	0.29	X	3.29	X 1 NO = 0.95 SQ.MT
ED	1.55	X	0.45	X 1 NO = 0.70 SQ.MT
TOTAL DEDUCTION				= 50.77 SQ.MT X
TOTAL BUILT UP AREA [X - Y1]				= 504.03 SQ.MT X1

STAIRCASE AREA CALCULATION				
L	1.80	X	1.95	X 1 NO = 3.51 SQ.MT
L2	3.90	X	2.13	X 1 NO = 8.31 SQ.MT
LB2	4.36	X	1.80	X 1 NO = 7.85 SQ.MT
LB3	1.50	X	2.03	X 1 NO = 3.05 SQ.MT
LB4	2.70	X	1.92	X 1 NO = 5.18 SQ.MT
P	2.25	X	1.80	X 1 NO = 4.05 SQ.MT
P1	1.30	X	0.15	X 1 NO = 0.20 SQ.MT
P2	1.30	X	1.80	X 1 NO = 2.34 SQ.MT
ST	3.25	X	5.30	X 1 NO = 17.23 SQ.MT
ST1	1.70	X	0.60	X 1 NO = 1.02 SQ.MT
TOTAL STAIRCASE AREA				= 52.74 SQ.MT Y2

NET BUILT UP AREA [X1 - Y2]	=	451.29 SQ.MT
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BUILT UP AREA CALCULATION				
8TH FLOOR PLAN				
A	37.16	X	14.93	X 1 NO = 554.80 SQ.MT
TOTAL ADDITION				= 554.80 SQ.MT X

DEDUCTIONS				
1	3.91	X	0.10	X 1 NO = 0.39 SQ.MT
2	0.55	X	0.45	X 1 NO = 0.25 SQ.MT
3	4.30	X	0.70	X 1 NO = 3.01 SQ.MT
4	27.40	X	0.45	X 1 NO = 12.33 SQ.MT
5	1.20	X	1.78	X 1 NO = 2.14 SQ.MT
6	0.30	X	11.83	X 1 NO = 3.55 SQ.MT
7	1.20	X	1.38	X 1 NO = 1.66 SQ.MT
8	22.90	X	0.53	X 1 NO = 12.14 SQ.MT
9	1.30	X	1.18	X 1 NO = 1.54 SQ.MT
10	1.01	X	5.25	X 1 NO = 5.30 SQ.MT
11	3.25	X	0.66	X 1 NO = 2.15 SQ.MT
12	0.90	X	0.40	X 1 NO = 0.36 SQ.MT
13	0.50	X	0.40	X 1 NO = 0.20 SQ.MT
14	4.20	X	0.05	X 1 NO = 0.21 SQ.MT
15	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
16	0.49	X	1.11	X 1 NO = 0.54 SQ.MT
17	1.20	X	1.40	X 1 NO = 1.68 SQ.MT
18	0.49	X	1.11	X 1 NO = 0.54 SQ.MT
19	0.29	X	3.29	X 1 NO = 0.95 SQ.MT
ED	1.55	X	0.45	X 1 NO = 0.70 SQ.MT
TOTAL DEDUCTION				= 50.45 SQ.MT Y1

REFUGE AREA CALCULATION				
R1	3.91	X	3.19	X 1 NO = 12.47 SQ.MT
R2	1.21	X	0.45	X 1 NO = 0.54 SQ.MT
R3	2.39	X	2.84	X 1 NO = 6.79 SQ.MT
R4	6.10	X	1.11	X 1 NO = 6.77 SQ.MT
R5	1.23	X	0.81	X 1 NO = 1.00 SQ.MT
R6	5.36	X	2.42	X 1 NO = 12.97 SQ.MT
R7	4.27	X	1.41	X 1 NO = 6.02 SQ.MT
R8	4.18	X	1.40	X 1 NO = 5.85 SQ.MT
R9	4.34	X	1.60	X 1 NO = 6.94 SQ.MT
R10	9.70	X	2.41	X 1 NO = 23.38 SQ.MT
R11	9.21	X	1.11	X 1 NO = 10.22 SQ.MT
R12	9.41	X	2.84	X 1 NO = 26.72 SQ.MT
R13	3.91	X	0.25	X 1 NO = 1.37 SQ.MT
R14	1.31	X	0.40	X 1 NO = 0.52 SQ.MT
R15	2.79	X	0.40	X 1 NO = 1.12 SQ.MT
TOTAL REFUGE AREA				= 122.65 SQ.MT Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]				= 331.30 SQ.MT X1

STAIRCASE AREA CALCULATION				
L	1.80	X	1.95	X 1 NO = 3.51 SQ.MT
L2	3.90	X	2.13	X 1 NO = 8.31 SQ.MT
LB2	4.36	X	1.80	X 1 NO = 7.85 SQ.MT
LB3	1.50	X	2.03	X 1 NO = 3.05 SQ.MT
LB4	2.70	X	1.92	X 1 NO = 5.18 SQ.MT
P	1.98	X	1.80	X 1 NO = 3.56 SQ.MT
P1	1.30	X	0.15	X 1 NO = 0.20 SQ.MT
P2	1.30	X	1.80	X 1 NO = 2.34 SQ.MT
ST	3.25	X	5.30	X 1 NO = 17.23 SQ.MT
ST1	1.70	X	0.60	X 1 NO = 1.02 SQ.MT
TOTAL STAIRCASE AREA				= 52.25 SQ.MT Y3

NET BUILT UP AREA [X1 - Y3]	=	331.30 SQ.MT
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REFUGE AREA CALCULATION FOR 8TH FLOOR				
AREA OF 8TH FLOOR	=	331.30	SQ.MTS.	
AREA OF 9TH & 14TH	=	2707.74	SQ.MTS.	
TOTAL	=	3039.04	SQ.MTS.	
REFUGE AREA REQ. ON 8TH FLOOR 4.00%	=	121.56	SQ.MTS.	
REFUGE AREA PER. ON 8TH FLOOR 4.25%	=	129.16	SQ.MTS.	
REFUGE AREA PROPOSED ON 8TH FLOOR	=	122.65	SQ.MTS.	
EXCESS REFUGE AREA PRO. ON 8TH FLOOR	=	NIL		

FORM II (PROFORMA B)

CONTENTS OF SHEET :

1ST TO 7TH, 9TH TO 14TH FLOOR PLAN WITH AREA DIAGRAM & CALCULATION
8TH FLOOR PLAN WITH AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.44, KNOW AS PANT NAGER AMRUTWEL
CHS.LTD. ON PLOT BEARING C.T.S. NO.5661(P)AT PANT NAGER, GHATKOPER (EAST)
MUMBAI- 400075.

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 CIRCULARS 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.

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval
to the previous Plans
Sanctioned under no.
MHADA-11928/2021
dated 03.10.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this
office Letter No. Mhada-11928/2022
Date 04 OCT 2022

Ex. Eng. Bldg. Permission Com/ Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Rakshe
SACHIN RAKSHE
LS-R/172/LS/2009

archo
CONSULTANTS

GROUND FLOOR, ROOM NO 2, A-WING,
SUNVIEW CHS LTD., OFF SAHAKAR THEATER,
TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 069.

NAME AND SIGN. OF OWNER :

M/s HS ALAG REALTY LLP
P/HS ALAG REALTY LLP

Designated Partner SIGNATURE

DRAWING TITLE: AMENDED PLAN

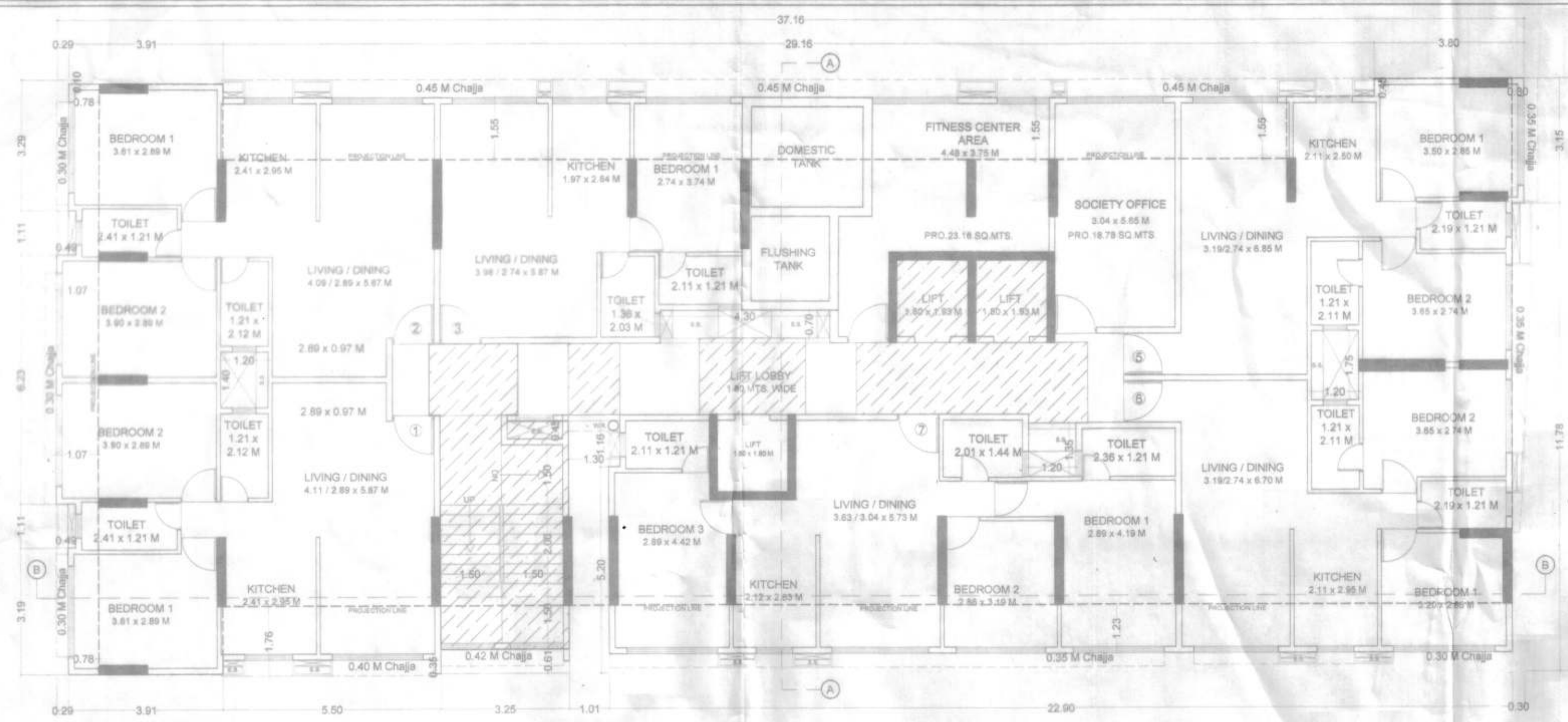
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NORTH SCALE DATE

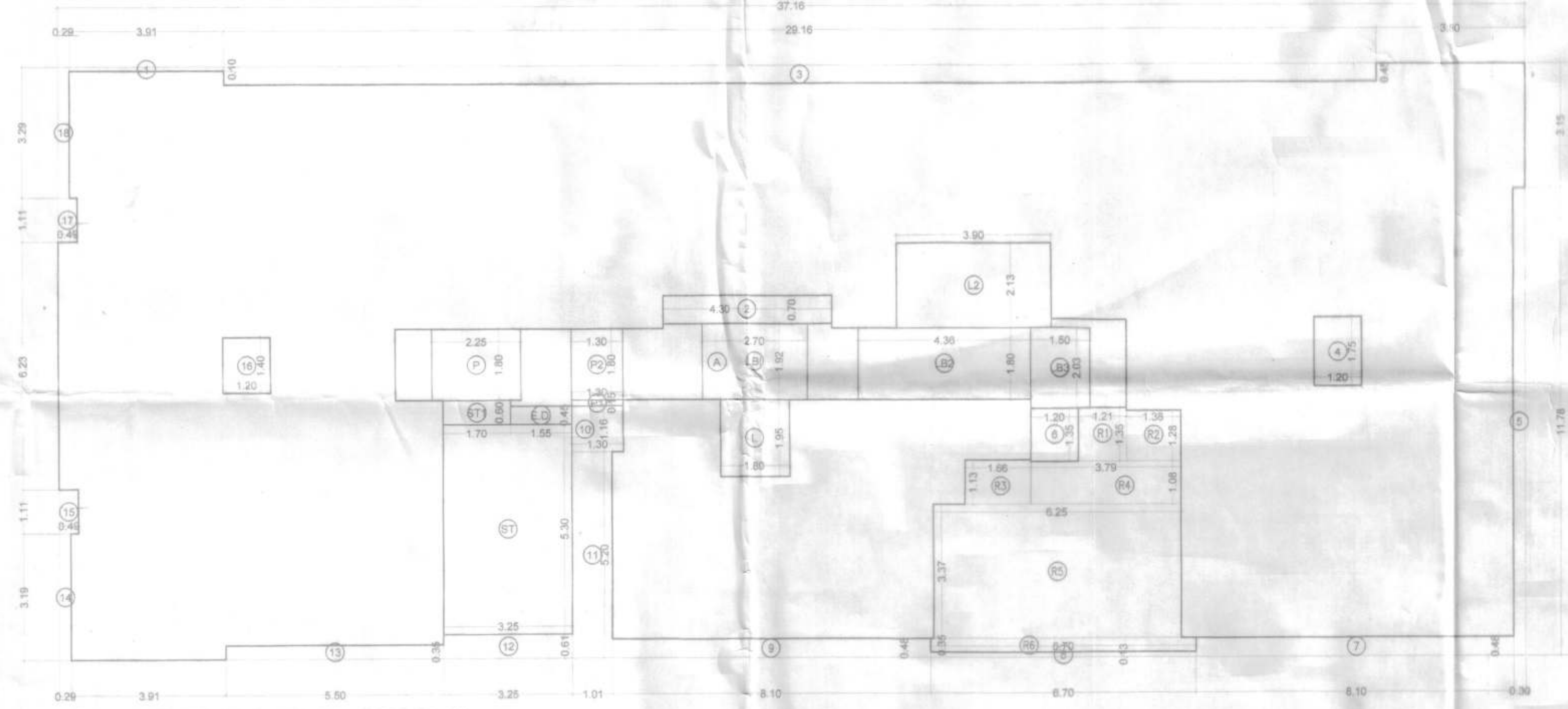
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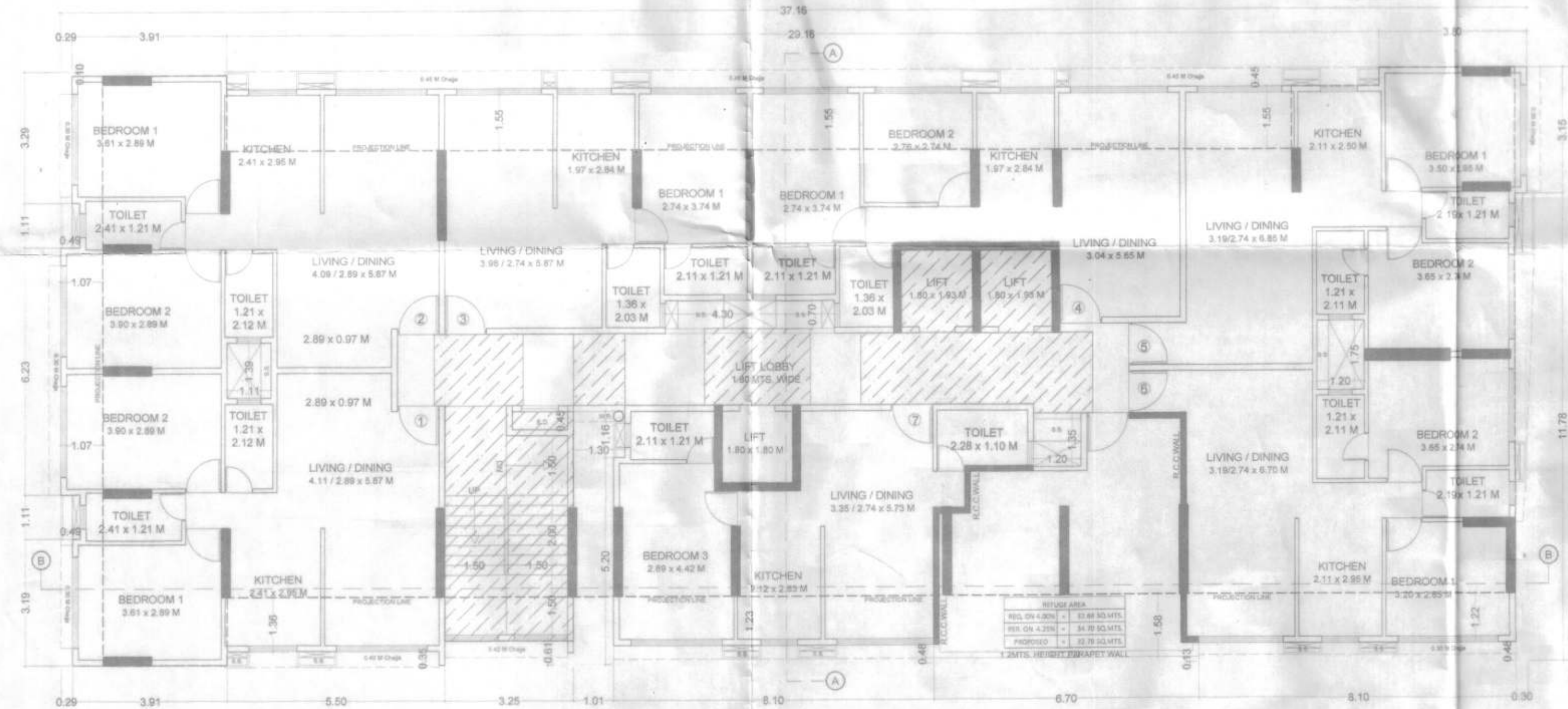
RAHUL SACHIN



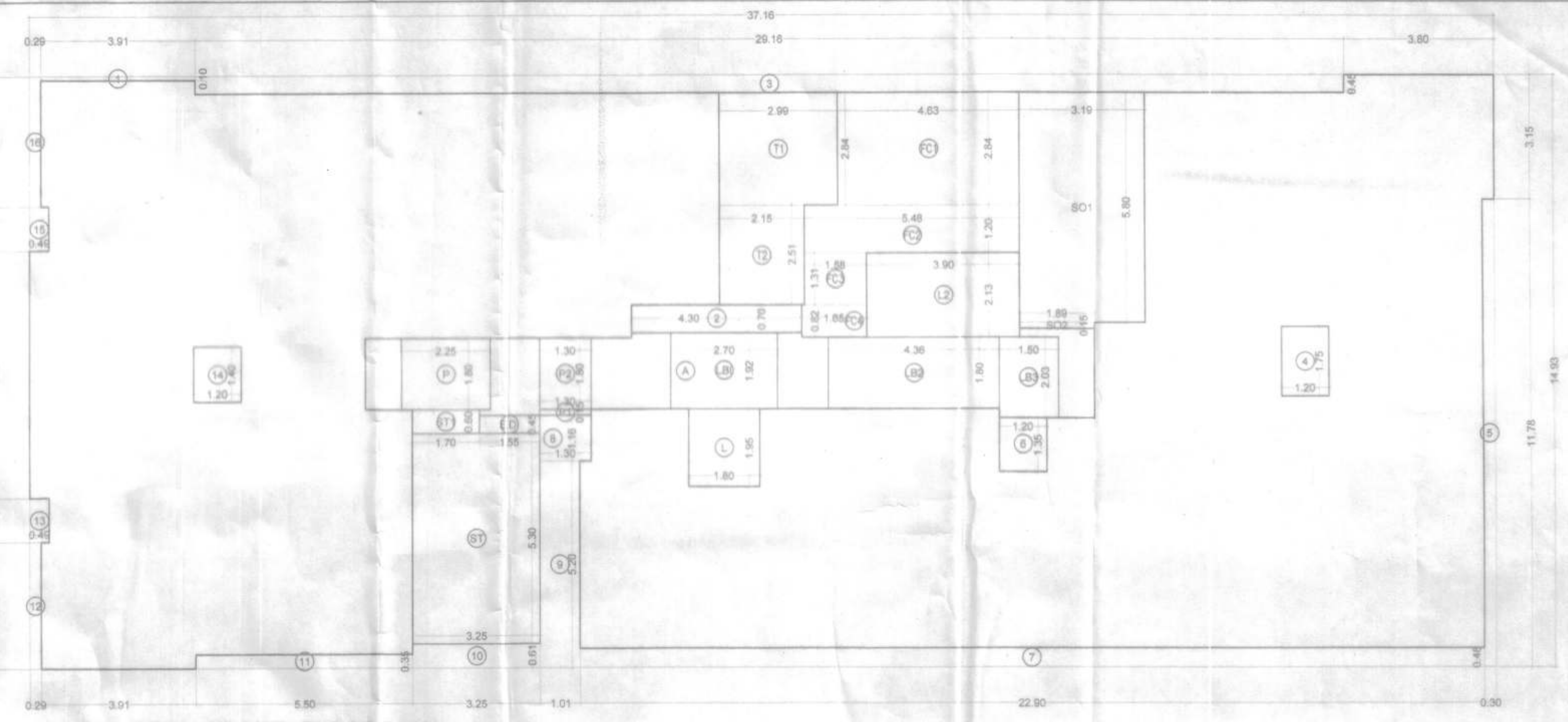
16TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 16TH FLOOR PLAN
SCALE 1:100



15TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 16TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION				
16TH FLOOR				
A	37.16	X	14.93	X 1 NO = 554.80 SQ.MT
TOTAL ADDITION				= 554.80 SQ.MT

DEDUCTIONS				
1	3.91	X	0.10	X 1 NO = 0.39 SQ.MT
2	4.30	X	0.70	X 1 NO = 3.01 SQ.MT
3	29.16	X	0.45	X 1 NO = 13.12 SQ.MT
4	1.20	X	1.75	X 1 NO = 2.10 SQ.MT
5	0.30	X	11.78	X 1 NO = 3.53 SQ.MT
6	1.20	X	1.35	X 1 NO = 1.62 SQ.MT
7	8.10	X	0.45	X 1 NO = 3.65 SQ.MT
8	6.70	X	0.15	X 1 NO = 1.01 SQ.MT
9	8.10	X	0.45	X 1 NO = 3.65 SQ.MT
10	1.30	X	1.15	X 1 NO = 1.49 SQ.MT
11	1.01	X	5.20	X 1 NO = 5.25 SQ.MT
12	3.25	X	0.81	X 1 NO = 2.63 SQ.MT
13	5.50	X	0.35	X 1 NO = 1.93 SQ.MT
14	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
15	0.45	X	1.11	X 1 NO = 0.50 SQ.MT
16	1.20	X	1.40	X 1 NO = 1.68 SQ.MT
17	0.45	X	1.11	X 1 NO = 0.50 SQ.MT
18	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
E.D.	1.55	X	0.45	X 1 NO = 0.70 SQ.MT
TOTAL DEDUCTION				= 48.25 SQ.MT

REFUGE AREA CALCULATION				
R1	1.21	X	1.35	X 1 NO = 1.63 SQ.MT
R2	1.35	X	1.29	X 1 NO = 1.74 SQ.MT
R3	1.68	X	1.13	X 1 NO = 1.90 SQ.MT
R4	3.79	X	1.08	X 1 NO = 4.09 SQ.MT
R5	6.25	X	3.37	X 1 NO = 21.06 SQ.MT
R6	6.70	X	0.35	X 1 NO = 2.35 SQ.MT
TOTAL REFUGE AREA				= 32.78 SQ.MT
TOTAL BUILT UP AREA [X - Y1+Y2]				= 473.77 SQ.MT

STAIRCASE AREA CALCULATION				
L	1.80	X	1.95	X 1 NO = 3.51 SQ.MT
L2	3.90	X	2.15	X 1 NO = 8.31 SQ.MT
L3	4.35	X	1.80	X 1 NO = 7.83 SQ.MT
L4	1.50	X	2.03	X 1 NO = 3.05 SQ.MT
L5	2.70	X	1.92	X 1 NO = 5.18 SQ.MT
P	2.25	X	1.80	X 1 NO = 4.05 SQ.MT
P1	1.30	X	0.15	X 1 NO = 0.20 SQ.MT
P2	1.30	X	1.80	X 1 NO = 2.34 SQ.MT
ST	3.25	X	5.30	X 1 NO = 17.23 SQ.MT
ST1	1.70	X	0.80	X 1 NO = 1.36 SQ.MT
TOTAL STAIRCASE AREA				= 52.74 SQ.MT

NET BUILT UP AREA [X1 - Y3]	=	421.03 SQ.MT
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BUILT UP AREA CALCULATION				
16TH FLOOR				
A	37.16	X	14.93	X 1 NO = 554.80 SQ.MT
TOTAL ADDITION				= 554.80 SQ.MT

DEDUCTIONS				
1	3.91	X	0.10	X 1 NO = 0.39 SQ.MT
2	4.30	X	0.70	X 1 NO = 3.01 SQ.MT
3	29.16	X	0.45	X 1 NO = 13.12 SQ.MT
4	1.20	X	1.75	X 1 NO = 2.10 SQ.MT
5	0.30	X	11.78	X 1 NO = 3.53 SQ.MT
6	1.20	X	1.35	X 1 NO = 1.62 SQ.MT
7	8.10	X	0.45	X 1 NO = 3.65 SQ.MT
8	1.30	X	1.15	X 1 NO = 1.49 SQ.MT
9	1.01	X	5.20	X 1 NO = 5.25 SQ.MT
10	3.25	X	0.81	X 1 NO = 2.63 SQ.MT
11	5.50	X	0.35	X 1 NO = 1.93 SQ.MT
12	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
13	0.45	X	1.11	X 1 NO = 0.50 SQ.MT
14	1.20	X	1.40	X 1 NO = 1.68 SQ.MT
15	0.45	X	1.11	X 1 NO = 0.50 SQ.MT
16	0.29	X	3.19	X 1 NO = 0.93 SQ.MT
E.D.	1.55	X	0.45	X 1 NO = 0.70 SQ.MT
TOTAL DEDUCTION				= 50.77 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				= 504.03 SQ.MT

STAIRCASE AREA CALCULATION				
L	1.80	X	1.95	X 1 NO = 3.51 SQ.MT
L2	3.90	X	2.15	X 1 NO = 8.31 SQ.MT
L3	4.35	X	1.80	X 1 NO = 7.83 SQ.MT
L4	1.50	X	2.03	X 1 NO = 3.05 SQ.MT
L5	2.70	X	1.92	X 1 NO = 5.18 SQ.MT
P	2.25	X	1.80	X 1 NO = 4.05 SQ.MT
P1	1.30	X	0.15	X 1 NO = 0.20 SQ.MT
P2	1.30	X	1.80	X 1 NO = 2.34 SQ.MT
ST	3.25	X	5.30	X 1 NO = 17.23 SQ.MT
ST1	1.70	X	0.80	X 1 NO = 1.36 SQ.MT
TOTAL STAIRCASE AREA				= 52.74 SQ.MT

SOCIETY OFFICE AREA CALCULATION				
SO1	3.15	X	5.80	X 1 NO = 18.27 SQ.MT
SO2	1.80	X	0.15	X 1 NO = 0.27 SQ.MT
TOTAL SOCIETY OFFICE AREA				= 18.54 SQ.MT

FITNESS CENTER AREA CALCULATION				
FC1	4.83	X	2.84	X 1 NO = 13.71 SQ.MT
FC2	5.48	X	1.20	X 1 NO = 6.58 SQ.MT
FC3	1.55	X	1.31	X 1 NO = 2.03 SQ.MT
FC4	1.65	X	0.82	X 1 NO = 1.35 SQ.MT
TOTAL FITNESS CENTER AREA				= 23.67 SQ.MT

TERRACE AREA CALCULATION				
T1	2.99	X	2.84	X 1 NO = 8.49 SQ.MT
T2	2.15	X	2.51	X 1 NO = 5.40 SQ.MT
TOTAL TERRACE AREA				= 13.89 SQ.MT

NET BUILT UP AREA [X1 - Y2+Y3+Y4+Y5]	=	395.47 SQ.MT
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REFUGE AREA CALCULATION FOR 15TH FLOOR				
AREA OF 15TH FLOOR				= 421.03 SQ.MTS.
AREA OF 16TH FLOOR				= 395.47 SQ.MTS.
TOTAL				= 816.50 SQ.MTS.
REFUGE AREA REQ. ON 15TH FLOOR 4.00%				= 32.66 SQ.MTS.
REFUGE AREA PER. ON 15TH FLOOR 4.25%				= 34.70 SQ.MTS.
REFUGE AREA PROPOSED ON 15TH FLOOR				= 32.78 SQ.MTS.
EXCESS REFUGE AREA				= NIL

FORM II (PROFORMA B)

CONTENTS OF SHEET :	
15TH FLOOR PLAN WITH AREA DIAGRAM & CALCULATION	
16TH FLOOR PLAN WITH AREA DIAGRAM & CALCULATION	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF ELDG.NO.44, KNOWN AS PANT NAGER AMRUTWEL CHS.LTD. ON PLOT BEARING C.T.S. NO.5661(P/T)AT PANT NAGER, GHATKOPER (EAST) MUMBAI- 400075.	
NOTE:	NAME AND ADDRESS OF LICENSED SURVEYOR
1. ALL DIMENSIONS ARE IN METRES.	<i>Sachin Rakshe</i> SACHIN RAKSHE LS. R/172/LS/2009 archo CONSULTANTS GROUND FLOOR, ROOM NO.2, A-WING, SURVEY CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.
2. SCALE USE	
a) FLOOR PLAN 1:100	
b) BLOCK PLAN 1:500	
c) LOCATION PLAN 1:4000	
3. THE PLANS ARE PREPARED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHDA TIME TO TIME.	
4. GUIDELINES ISSUED IN EODS FOLLOWED.	
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	
STAMP OF DATE OF RECEIPT OF PLANS :	
This cancels Approval to the previous Plan Sanctioned under no. MHADA-1/908/2021 dated 08.10.2021	
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in the office Letter No. MHADA-1/1908/2022 Date 04 OCT 2022	
For HS ALAG REALTY LLP Designated Partner	
DRAWING TITLE	AMENDED PLAN
DRWG NO:	3/5
NORTH	SCALE DATE
	AS STATED 23-09-2022
	DRAWN CHECKED
	RAHUL SACHIN



RERA CARPET AREA CALCULATION						
1ST TO 7TH 6TH TO 16TH FLOOR FLAT NO. 1						15 NOS.
1	3.81	X	2.89	X	1 NO	= 10.43 SQ.MT
2	3.41	X	1.41	X	1 NO	= 4.81 SQ.MT
3	3.90	X	2.89	X	1 NO	= 11.27 SQ.MT
4	1.41	X	6.07	X	1 NO	= 8.56 SQ.MT
5	4.09	X	5.87	X	1 NO	= 24.01 SQ.MT
6	2.89	X	0.97	X	1 NO	= 2.80 SQ.MT
7	1.05	X	0.15	X	1 NO	= 0.16 SQ.MT
TOTAL ADDITION:						= 62.04 SQ.MT



HERA CARPET AREA CALCULATION						
1ST TO 7TH 9TH TO 16TH FLOOR FLAT NO. 2						15 NOS.
1	3.81	X	2.89	X	1 NO	= 10.43 SQ.MT
2	3.41	X	1.41	X	1 NO	= 4.81 SQ.MT
3	3.90	X	2.89	X	1 NO	= 11.27 SQ.MT
4	1.41	X	6.07	X	1 NO	= 8.58 SQ.MT
5	4.09	X	5.87	X	1 NO	= 24.01 SQ.MT
6	2.89	X	0.97	X	1 NO	= 2.80 SQ.MT
7	1.08	X	0.15	X	1 NO	= 0.16 SQ.MT
TOTAL ADDITION						= 62.04 SQ.MT



RERA CARPET AREA CALCULATION						
1ST TO 7TH 9TH TO 16TH FLOOR FLAT NO. 3						15 NOS.
1	7.86	X	5.06	X	1 NO	= 39.83 SQ.MT
2	1.06	X	0.97	X	1 NO	= 1.02 SQ.MT
3	4.39	X	0.82	X	1 NO	= 3.60 SQ.MT
TOTAL ADDITION						= 43.25 SQ.MT



RERA CARPET AREA CALCULATION						
8TH FLOOR FLAT NO. 3						01 NOS.
1	8.48	X	4.54	X	1 NO	= 38.50 SQ.MT
2	2.21	X	5.05	X	1 NO	= 11.16 SQ.MT
3	1.05	X	1.48	X	1 NO	= 1.55 SQ.MT
4	4.39	X	1.33	X	1 NO	= 5.84 SQ.MT
TOTAL ADDITION						= 57.05 SQ.MT



BUILT-UP AREA CALCULATION							
1ST TO 15TH FLOOR FLAT NO. 4							15 NOS.
1	3.57	X	5.05	X	1 NO	=	18.03 SQ.MT
2	1.38	X	0.82	X	1 NO	=	1.12 SQ.MT
3	7.24	X	3.74	X	1 NO	=	27.08 SQ.MT
4	1.05	X	2.06	X	1 NO	=	2.16 SQ.MT
5	1.99	X	1.91	X	1 NO	=	3.80 SQ.MT
TOTAL ADDITION							= 52.19 SQ.MT



RERA CARPET AREA CALCULATION						
1ST TO 16TH FLOOR FLAT NO. 5				16 N2M2		
1	1.45	X	1.05	X	1	= 1.52 SQ.MT
2	5.19	X	1.24	X	1	= 3.66 SQ.MT
3	5.05	X	5.81	X	1	= 28.33 SQ.MT
4	3.50	X	2.85	X	1	= 9.66 SQ.MT
5	3.28	X	3.21	X	1	= 10.27 SQ.MT
6	3.65	X	5.04	X	1	= 34.3 SQ.MT
TOTAL ADDITION						= 67.49 SQ.MT



RERA CARPET AREA CALCULATION						
1ST TO 16TH FLOOR FLAT NO. 6						16 NOS.
1	1.45	X	1.05	X	1 NO	= 1.52 SQ.MT
2	3.19	X	0.84	X	1 NO	= 2.04 SQ.MT
3	3.65	X	0.94	X	1 NO	= 3.43 SQ.MT
4	8.25	X	6.06	X	1 NO	= 50.00 SQ.MT
TOTAL ADDITION						= 56.99 SQ.MT



RERA CARPET AREA CALCULATION										
1ST TO 14TH & 16TH FLOOR								15 NOS.		
1	2.11	X	1.31	X	1	NO	=	2.76	SQ.MT	
2	2.40	X	4.42	X	1	NO	=	10.61	SQ.MT	
3	2.20	X	3.73	X	1	NO	=	8.21	SQ.MT	
4	2.58	X	5.73	X	1	NO	=	14.78	SQ.MT	
5	1.05	X	8.88	X	1	NO	=	6.17	SQ.MT	
6	2.11	X	5.73	X	1	NO	=	12.09	SQ.MT	
7	1.50	X	4.19	X	1	NO	=	6.23	SQ.MT	
8	2.36	X	5.50	X	1	NO	=	12.98	SQ.MT	
TOTAL ADDITION								=	73.89	SQ.MT



RERA CARPET AREA CALCULATION							01 NOS.
15TH FLOOR							
1	2.11	X	1.31	X	1 NO	=	2.78 SQ.MT
2	2.40	X	4.42	X	1 NO	=	10.81 SQ.MT
3	2.20	X	3.73	X	1 NO	=	8.21 SQ.MT
4	3.35	X	5.73	X	1 NO	=	19.20 SQ.MT
5	1.05	X	0.16	X	1 NO	=	0.16 SQ.MT
6	0.80	X	1.05	X	1 NO	=	0.84 SQ.MT
7	2.38	X	1.39	X	1 NO	=	3.31 SQ.MT
TOTAL ADDITION							= 45.09 SQ.MT

FORM II (PROFORMA B)

CONTENTS OF SHEET :

TERRACE PLAN
RERA CARPET AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.44, KNOW AS PANT NAGER AMRUTWEL
CHS.LTD. ON PLOT BEARING C.T.S. NO.5661(P.T)AT PANT NAGAR, GHATKOPER (EAST)
MUMBAI- 400075.

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 PREPARED AS PER PROVISION OF DCPR 2024 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND AHMADA TIME TO TIME.
4. DIMENSIONS ISSUED IN FOOT FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OR DATE OR SIGNATURE OF PLANNER

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval
to the previous Plans
Sanctioned under no.
MHADA-2/908/2021
dated 08.10.2021

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this
Office Letter No. Mhada - 1 / 908 / 2022
Date 04 OCT 2022

Ex. Eng. Bldg. Permission Cell Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

NAME AND ADDRESS OF LICENSED SURVEYOR

Bochim Lepzhe

SACHIN RAKSHE
LS. R/172/LS/2009



archo
CONSULTANTS

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

NAME AND SIGN. OF OWNER :
M/s HS ALAG REALTY LLP
PANT NAGER AMRUTWEL CHS.LTD.
For HS ALAG REALTY LLP

Designated Partner SIGNATURE

DRAWING TITLE:	AMMENDED PLA
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DRWG NO:	4/5
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NORTH	SCALE
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	AS STATED	25
	DRAWN	25

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	DATE	C

