

PROFORMA-A

S.No.	DESCRIPTION	Area in sqm.
1.	Area of plot	805.00
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)	805.00
4.	Additions for F.S.I. Proposed	
5.	Road Setback	
6.	Net Area of plot	805.00
7.	Permissible F.S.I.	3.00
8.	a. Permissible built-up area as per FSI 3.00	2415.00
	b. Pro rata FSI of layout (72.75 x 32 TS)	2323.00
	c. Total Permissible b.u.s	4741.00
9.	Proposed b.u.s	
a.	Residential built-up area	
b.	Non residential built-up area	
c.	Mhade share	
d.	Excess balcony area taken into FSI	
10.	Total built-up area proposed (9a+9b)	
11.	FSI consumed (10/8)	
B.	Details of FSI available as per DCR 31(3)	
1.		permissible proposed
i.	Funclible built-up area component permissible wide DCR 31(3) on residential (9a x 35%)	
ii.	Funclible built-up area component permissible wide DCR 31(3) on non residential (9b x 20%)	
2.	i. Total gross built-up area permissible (6c + b1 (1 + 1))	
	ii. Total gross built-up area proposed (10 + B1)	
3.	FSI consumed (B2/6)	
C.	Tenements Statement	
i.	Plot area	
ii.	Tenement density permissible per hectare for FSI one	
iii.	Tenement permissible on the plot	
iv.	Tenement proposed	
v.	Less non residential tenements (Shops)	
vi.	Total Tenements on the plot (iv-vi)	
D.	Parking Statement	
a.	Parking required by rule as Reg. 44 (2) of DCR 2034	
b.	Total parking provided	

FORM II (PROFORMA B)

CONTENTS OF SHEET:

STILT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION
BLOCK & LOCATION PLAN
SECTION B-B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG. NO. 16, KNOWN AS TAGORE NAGER AMBIKA CHS. LTD. ON PLOT BEARING C.T.S. NO. 352 (PT) AT VILLAGE HARIYALI, TAGORE NAGER, VIKROLI (EAST) MUMBAI - 400083.

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 805.00 SQUARE METERS (EIGHT HUNDRED SIX ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Sachin Rakshe
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 DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOA AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN EODS FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

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, CHENBUR (W), MUMBAI - 400 089

NAME AND SIGN. OF OWNER:

M/S M/S. SHRADHA EQUINOX LLP. C.A. TO: OWNER

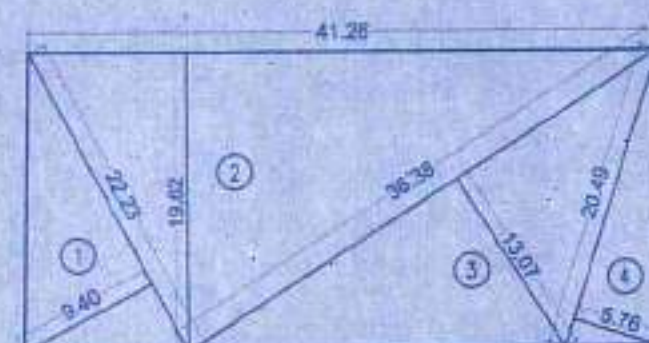
For Shradha Equinox LLP

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office letter No. Mhade-201599/2021
Date: 25 FEB 2021

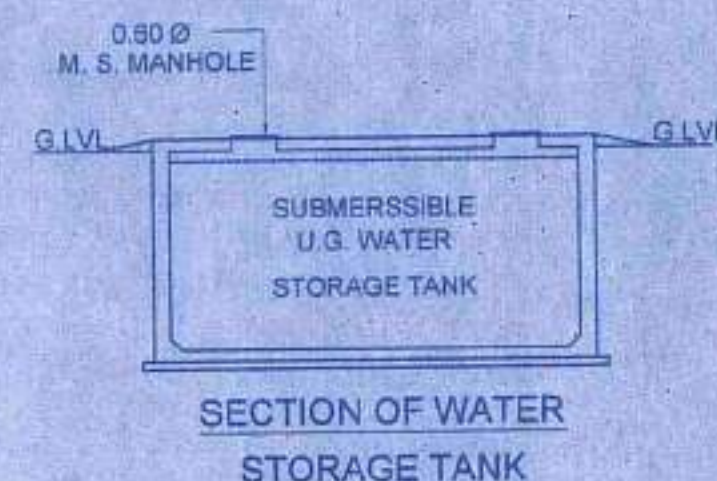
Ex. Eng. Bldg. Permission Cell Greater Mumbai
Maharashtra Housing & Area Development Authority

DRAWING TITLE:		ZERO F.S.I. PLAN	
DRWG NO:		1/1	
	NORTH	SCALE	DATE
		AS STATED	10.02.2021
		DRAWN	CHECKED
		RAHUL	SACHIN

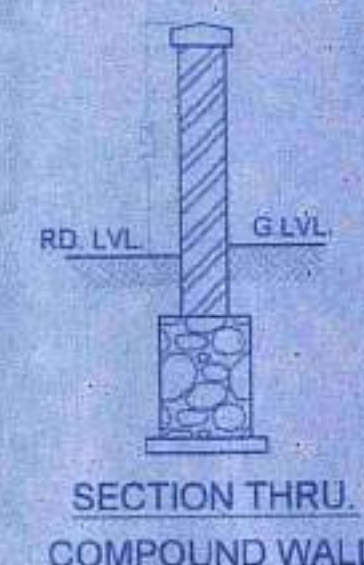


PLOT AREA LINE DIAGRAM
SCALE 1:500

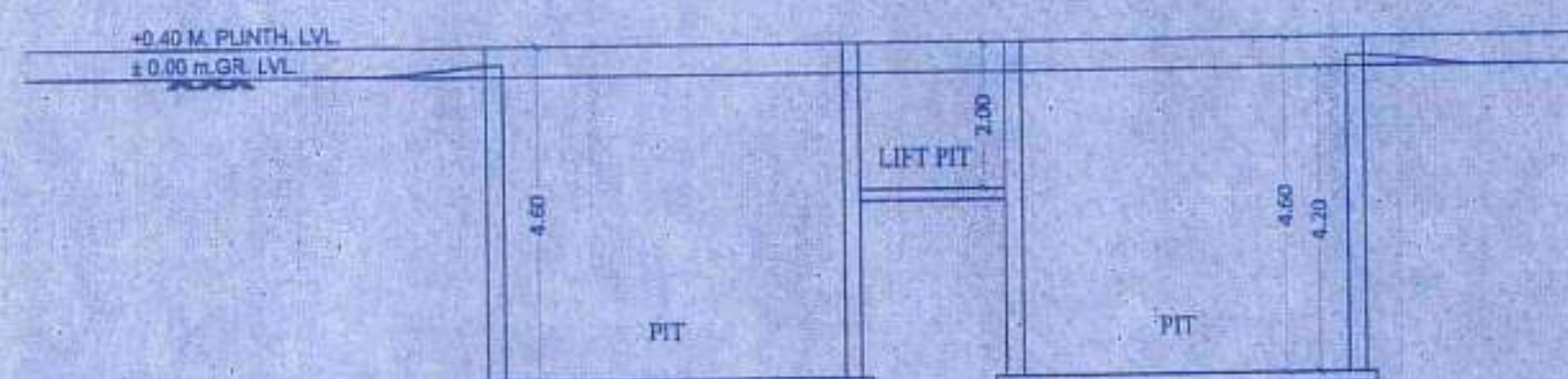
PLOT AREA CALCULATION					
1	1/2 X	22.23 X	9.40	=	104.48 SQ.MT.
2	1/2 X	41.26 X	19.62	=	404.76 SQ.MT.
3	1/2 X	36.38 X	13.07	=	237.74 SQ.MT.
4	1/2 X	20.49 X	5.76	=	59.02 SQ.MT.
TOTAL PLOT AREA					= 805.00 SQ.MT. X



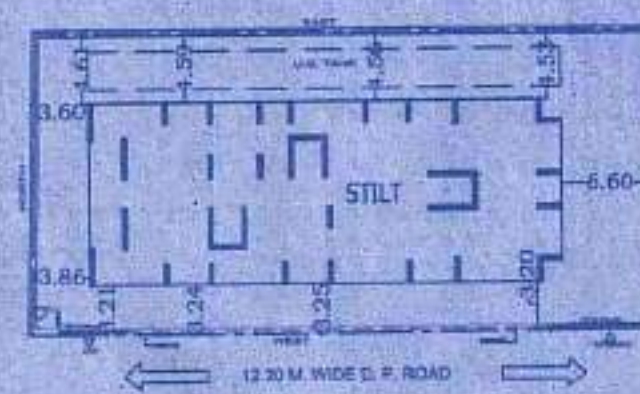
SECTION OF WATER
STORAGE TANK



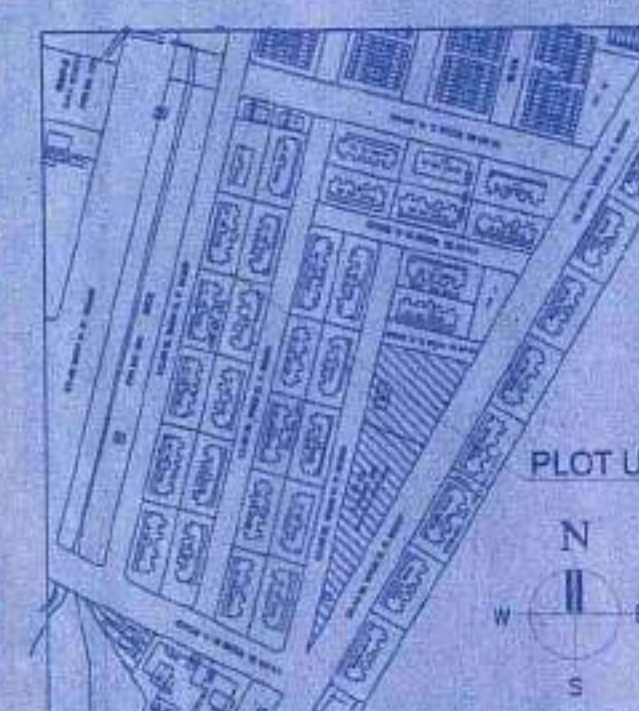
SECTION THRU
COMPOUND WALL



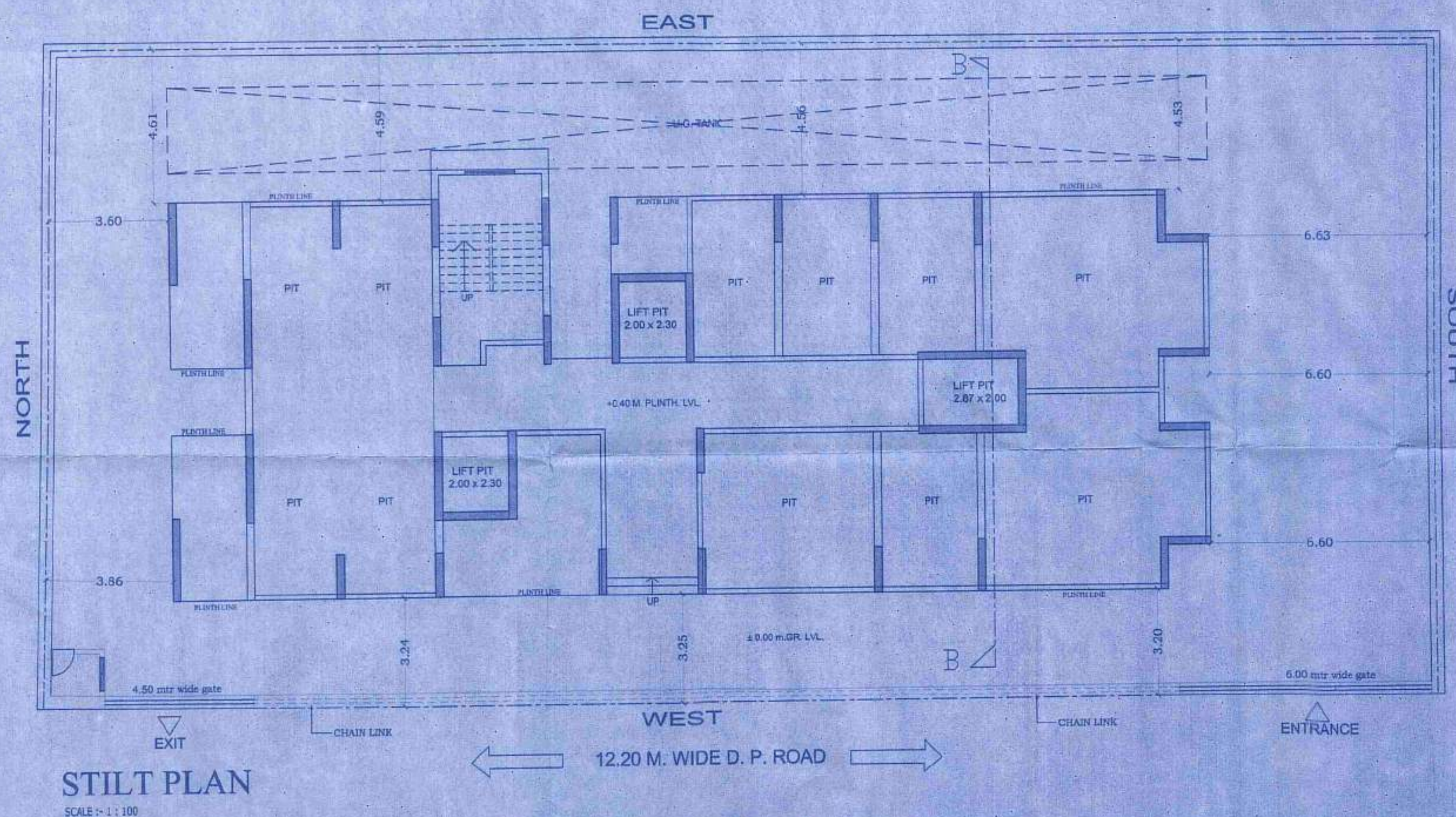
SECTION AT B-B
SCALE 1:100



BLOCK PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:4000



STILT PLAN
SCALE 1:100