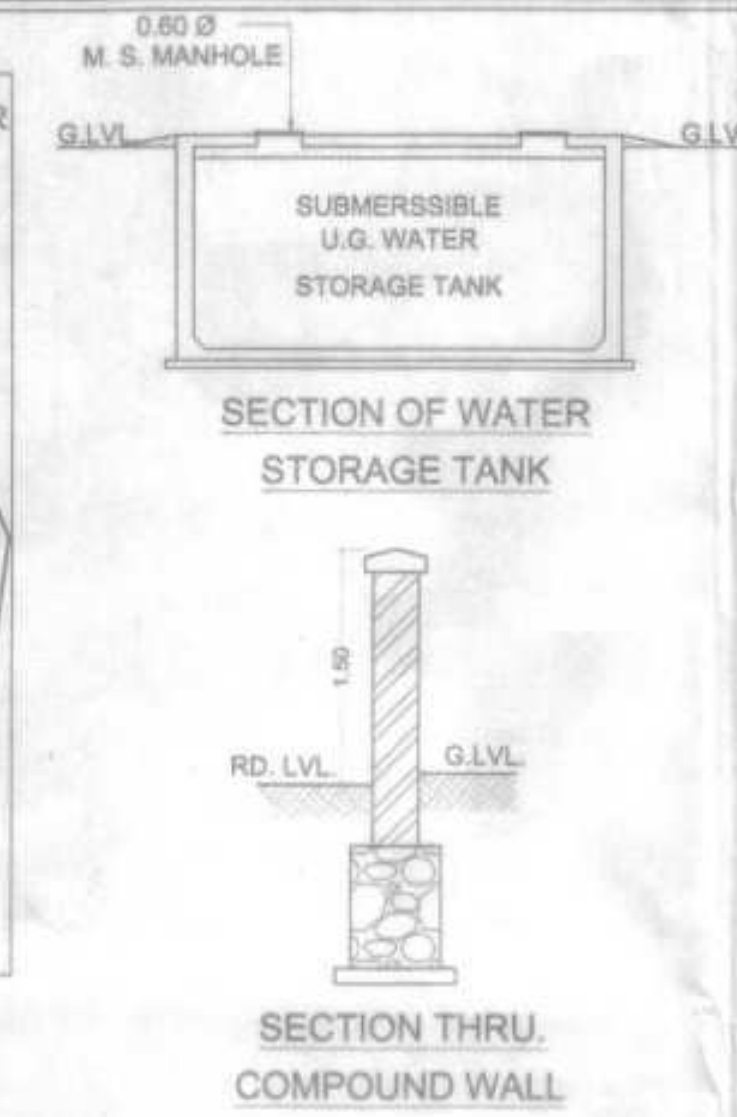


PLOT AREA CALCULATION BY TRIANGULATION METHOD									
1	12	X	20.62	X	6.93	X	1	NO	= 71.45 SQ.MT.
2	12	X	23.95	X	17.40	X	1	NO	= 208.37 SQ.MT.
3	12	X	25.10	X	2.06	X	1	NO	= 25.85 SQ.MT.
4	12	X	22.42	X	23.04	X	1	NO	= 258.28 SQ.MT.
5	12	X	27.84	X	5.35	X	1	NO	= 87.79 SQ.MT.
6	12	X	27.84	X	7.21	X	1	NO	= 100.38 SQ.MT.
7	12	X	21.99	X	7.49	X	1	NO	= 82.35 SQ.MT.
TOTAL ADDITION									= 634.38 SQ.MT.

PLOT AREA LINE DIAGRAM
SCALE :- 1 : 200



LOCATION PLAN
SCALE :- 1 : 4000



BLOCK PLAN
SCALE :- 1 : 500

BUILT UP AREA SUMMARY							
FLOOR	BUILT UP AREA (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
STILT FLOOR							
1ST FLOOR	355.30	18.32			54.32	427.94	6
2nd FLOOR	401.62				53.84	455.46	7
3rd FLOOR	401.62				53.84	455.46	7
4th FLOOR	401.62				53.84	455.46	7
5th FLOOR	401.62				53.84	455.46	7
6th FLOOR	401.62				53.84	455.46	7
7th FLOOR	401.62				53.84	455.46	7
8th FLOOR	297.34			109.93	53.84	461.11	5
9th FLOOR	401.62				53.84	455.46	7
10th FLOOR	401.62				53.84	455.46	7
11th FLOOR	401.62				53.84	455.46	7
12th FLOOR	401.62				53.84	455.46	7
13th FLOOR	401.62				53.84	455.46	7
14th FLOOR	401.62				53.84	455.46	7
15th FLOOR	354.48		18.64	31.35	53.84	458.31	6
16th FLOOR	401.62				53.84	455.46	7
TOTAL	6228.18	18.32	18.64	141.28	861.92	7268.34	108

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	NO.OF FLAT PROPOSED	NO.OF PARK.REQ.	
PARKING FOR RESIDENCE				
BELOW 45.00 SQMT.	1PARKING FOR 4 FLATS	29	7.25	NOS.
45.00 SQMT. TO 60.00 SQMT.	1PARKING FOR 2 FLATS	79	39.50	NOS.
60.00 SQMT. TO 90.00 SQMT.	1PARKING FOR 1 FLATS	0	0.00	NOS.
ABOVE 90.00 SQMT.	2PARKING FOR 1 FLATS	0	0.00	NOS.
TOTAL		108	46.75	NOS.
10% VISITORS	46.75 X 10%		4.68	NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			51.43	NOS.
			SAY	51.00 NOS.
ADDITIONAL 50% PARKING (51.00 X 50 % = 25.50) DCPR 31(i) VI			10.00	NOS.
TOTAL PERMISSIBLE NOS. OF PARKING			61.00	NOS.
TOTAL SMALL CAR PROPOSED			55	NOS.
TOTAL BIG CAR PROPOSED			6	NOS.
TOTAL PROPOSED NOS. OF PARKING			61	NOS.

PERMISSIBLE BUA		PERMISSIBLE FUNDIBLE BUA	TOTAL
RESIDENTIAL	4659.60	1630.86	6290.46
PROPOSED BUA		PROPOSED FUNDIBLE	TOTAL
RESIDENTIAL	4659.60	1568.58	6228.18

SOCIETY OFFICE AREA	PERMISSIBLE	PROPOSED
20.00 SQ.MT.	20.00 SQ.MT.	18.32 SQ.MT.
FITNESS CENTER 2%	124.55 SQ.MT.	18.64 SQ.MT.

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot	782.20
	b As per lease deed	
	c As per layout	
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)	782.20
4	Additions for F.S.I. Proposed	
5	Road Setback	
6	Net Area of plot	782.20
7	Permissible F.S.I.	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	2346.60
	b Additional built-up area proposed (1d X 7)	2313.00
	c Total Permissible built-up area (8a + 8b)	4659.60
9	Proposed B.U.A	
	a Residential built-up area	4659.60
	b Non residential built-up area	
	c Mhada share	
	d Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)	4659.60
11	FSI consumed (10/6)	5.96
	PERMISSIBLE PROPOSED	
1	i Fungible built-up area component permissible wide residential (4659.60 X 35%)	1630.86 1568.58
	ii Fungible built-up area component permissible wide residential (--- X 35%)	
2	Total gross built-up area permissible (8c + 8d) (i + ii)	6290.46
3	Total gross built-up area proposed (10+11)	6228.18
4	FSI consumed (10/11)	7.96
C Tenement Statement		
	i Proposed Res. built up area	6228.18
	ii Less non residential tenements (Shops)	
	iii Tenement density permissible per hectare for FSI one	
	iv Tenement permissible on the plot	280
	v Tenement proposed	108
	vi Total Tenement on the plot (iv-vi)	108
D Parking Statement		
	a Parking required by rule as Reg. 44 (2) of DCPR 2034	61
	b Total parking provided	61

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND FLOOR PLAN, PIT LVL. PLAN, PLOT AREA DIAGRAM & CALCULATION BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG. NO. 73, KNOW AS HEMANT CHS. LTD. ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER, PANT NAGAR, GHATKOPAR EAST MUMBAI - 75

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 782.20 SQUARE METERS (SEVEN HUNDRED EIGHTY TWO POINT TWENTY 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 1:800
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 BY BROTHER 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-1/954/2021 dated 17.10.2021

STAMP OF APPROVAL OF PLANS:

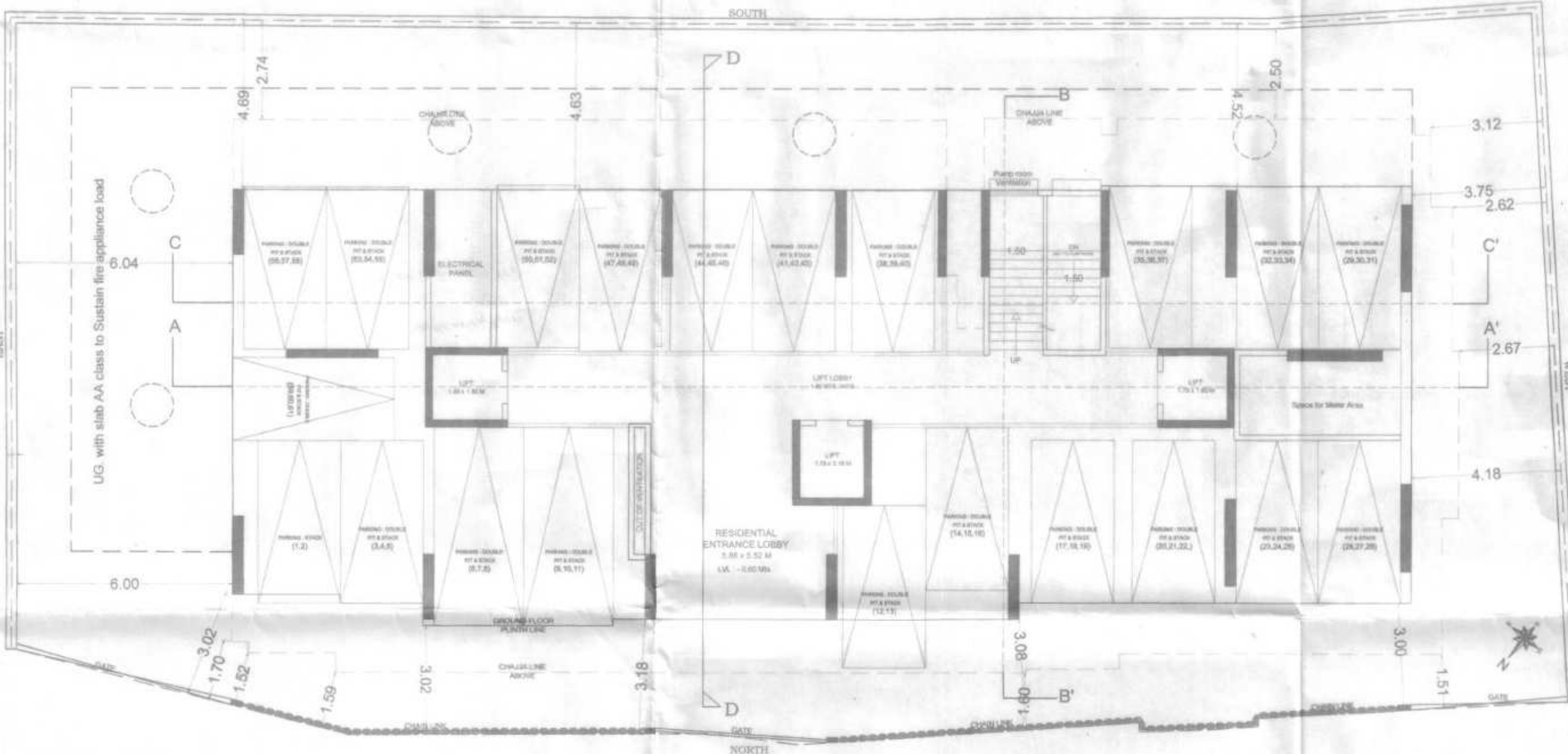
Approved subject to conditions mentioned in this office Letter No. Mhda-1/354/2022 dated 03 OCT 2022

Ex. Eng. Bldg. Permisison Co. *Sachin Rakshe* (E.3.)
Bhikarappa Housing & Area Development Authority

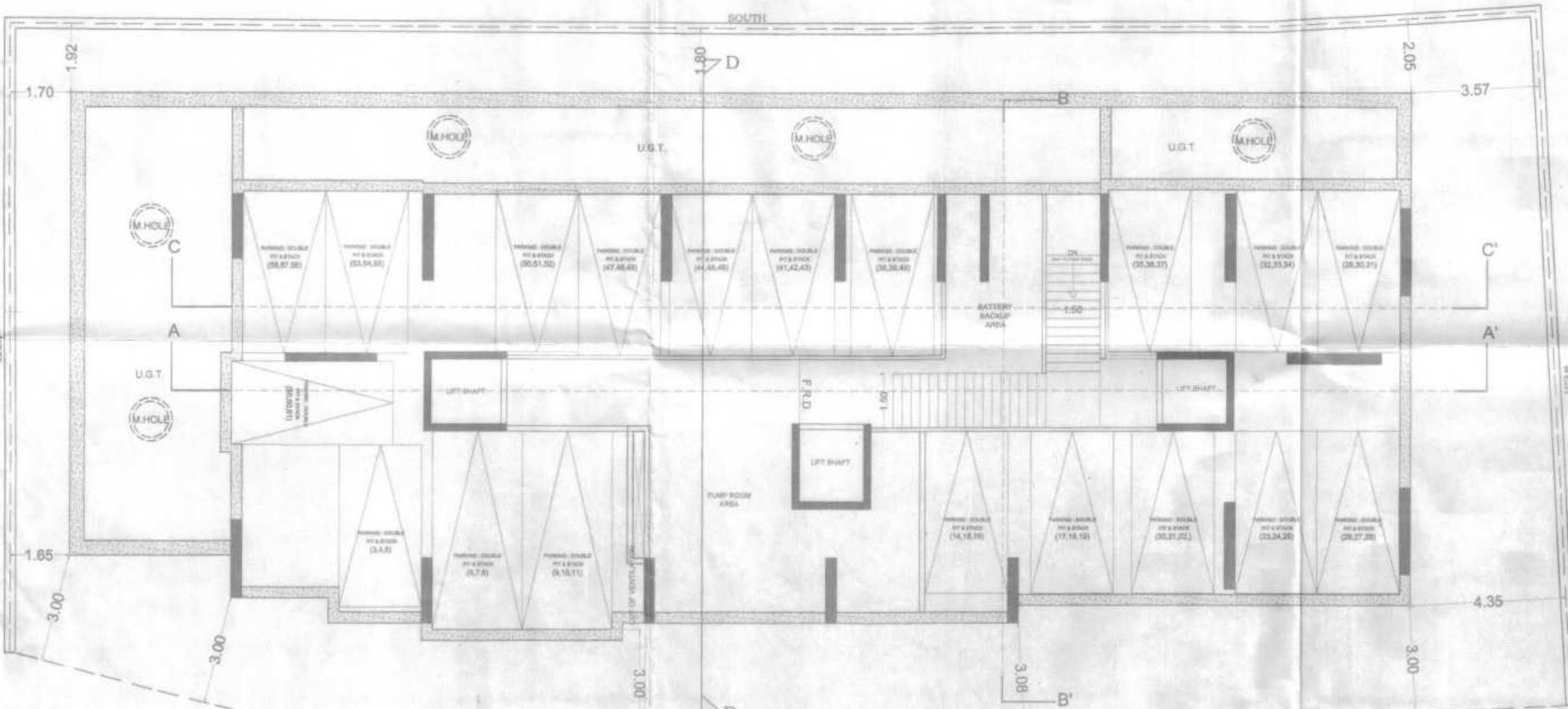
NAME AND SIGN. OF OWNER :

M/S. ALAG LIFESPACE LLP, C.A. TO- OWNER
HEMANT CHS. LTD.
For ALAG LIFESPACE LLP
Archo
Designated Partner

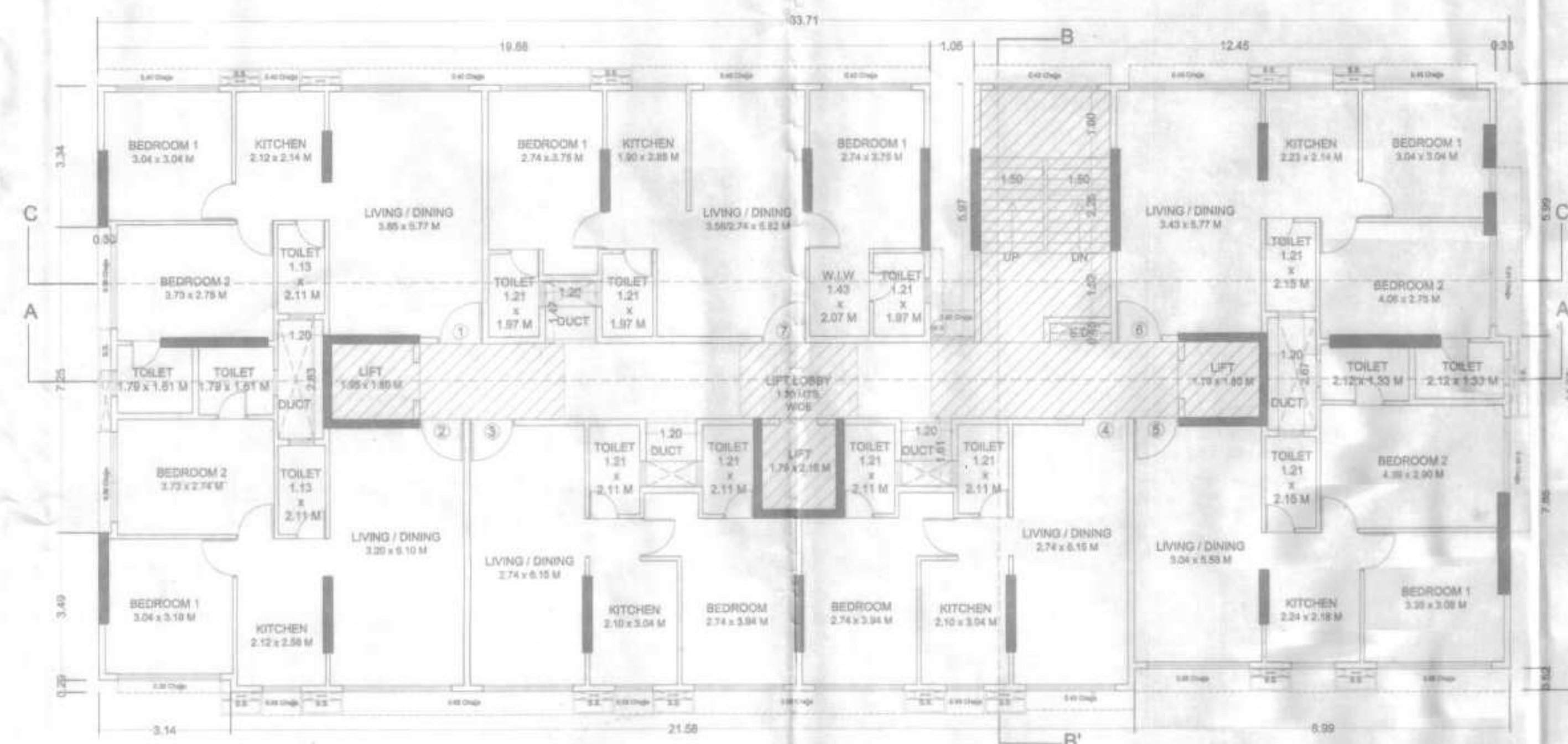
DRAWING TITLE: AMENDED PLAN
DRWG NO: 1/6
NORTH
SCALE: AS STATED
DATE: 23-09-2022
DRAWN: RAHUL
CHECKED: SACHIN



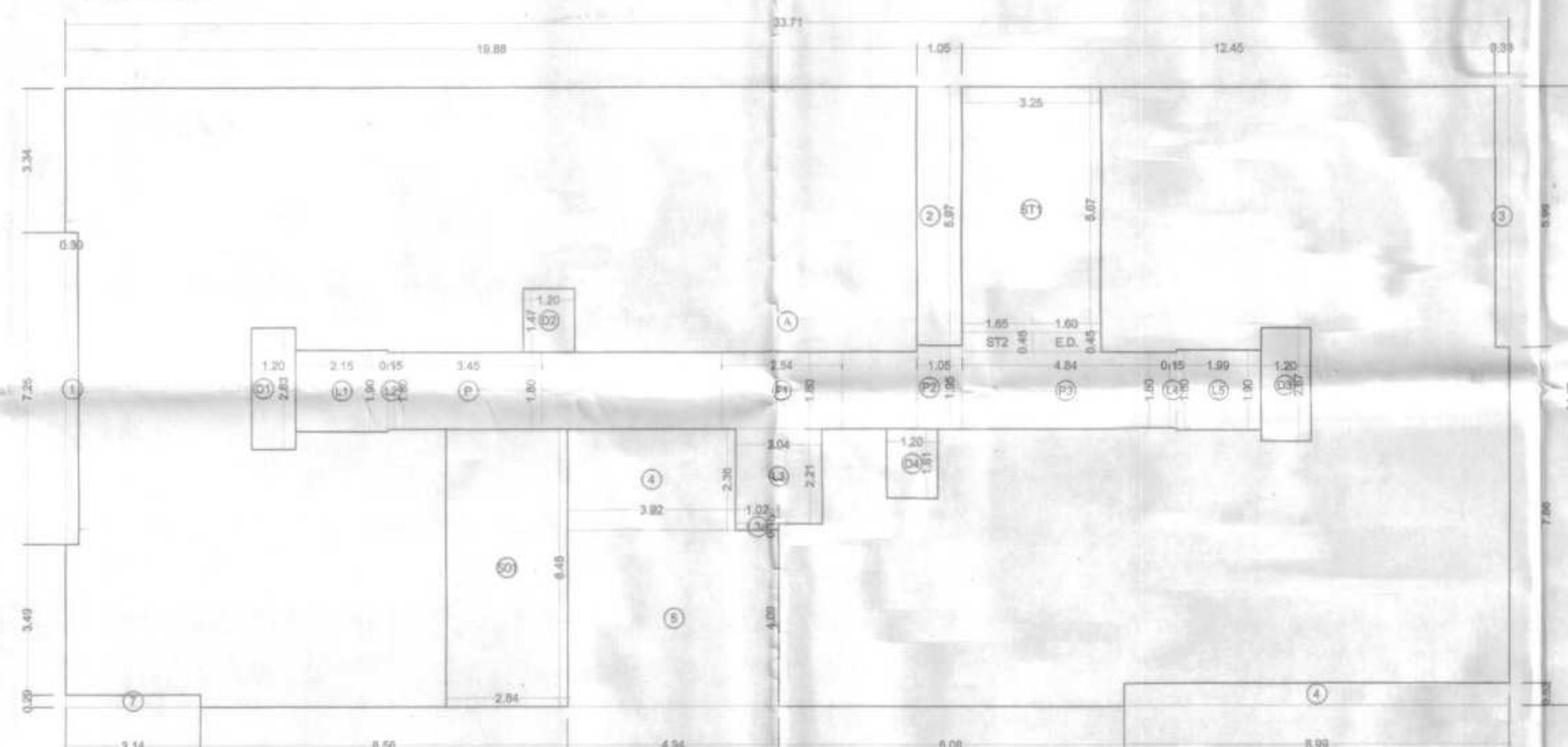
STILT FLOOR PLAN
SCALE :- 1 : 100



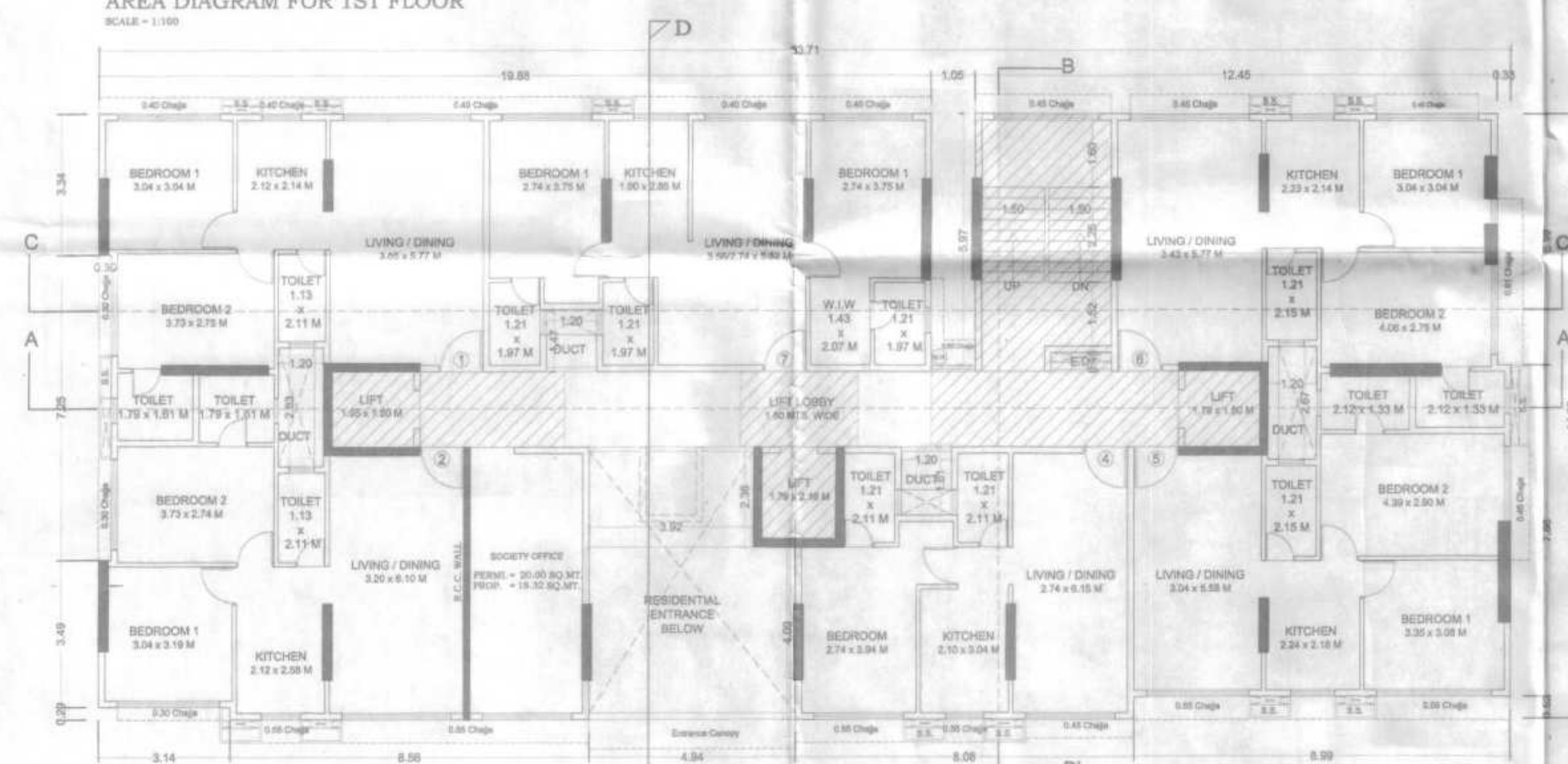
PIT LEVEL PLAN
SCALE :- 1 : 100



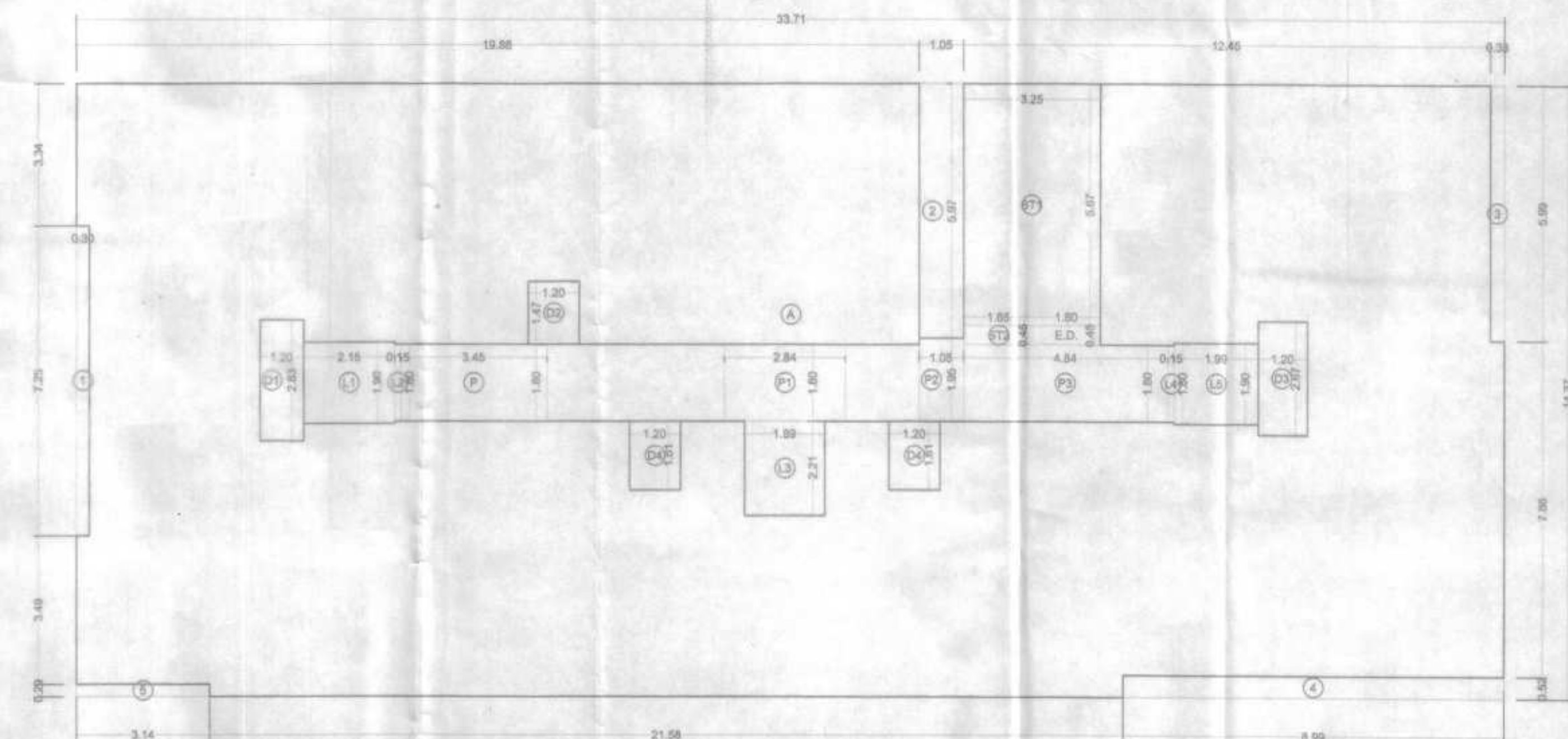
TYPICAL 2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN
SCALE :- 1 : 100



AREA DIAGRAM FOR 1ST FLOOR
SCALE :- 1:100



1ST FLOOR PLAN
SCALE :- 1 : 100



AREA DIAGRAM FOR TYPICAL 2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN
SCALE :- 1:100

BUILT UP AREA CALCULATION				
1ST FLOOR				
A	33.71	X	14.37	X 1 NO = 484.41 SQ.MT.
TOTAL ADDITION				= 484.41 SQ.MTX
DEDUCTIONS				
1	0.30	X	7.25	X 1 NO = 2.18 SQ.MT.
2	1.05	X	5.97	X 1 NO = 6.27 SQ.MT.
3	0.33	X	5.99	X 1 NO = 1.98 SQ.MT.
4	3.93	X	2.36	X 1 NO = 9.25 SQ.MT.
5	8.99	X	0.52	X 1 NO = 4.67 SQ.MT.
6	4.94	X	4.09	X 1 NO = 20.20 SQ.MT.
7	3.14	X	0.29	X 1 NO = 0.91 SQ.MT.
D1	1.20	X	2.83	X 1 NO = 3.40 SQ.MT.
D2	1.20	X	1.47	X 1 NO = 1.76 SQ.MT.
D3	1.20	X	1.61	X 1 NO = 1.93 SQ.MT.
D4	1.20	X	1.61	X 1 NO = 1.93 SQ.MT.
E.D.	1.60	X	0.45	X 1 NO = 0.72 SQ.MT.
TOTAL DEDUCTION				= 56.47 SQ.MTX
TOTAL BUILT UP AREA [X - Y1]				= 427.94 SQ.MTX

STAIRCASE AREA CALCULATION				
L1	2.15	X	1.90	X 1 NO = 4.09 SQ.MT.
L2	0.15	X	1.80	X 1 NO = 0.27 SQ.MT.
L3	2.04	X	2.21	X 1 NO = 4.51 SQ.MT.
L4	1.02	X	0.15	X 1 NO = 0.15 SQ.MT.
L5	0.15	X	1.80	X 1 NO = 0.27 SQ.MT.
L6	1.99	X	1.90	X 1 NO = 3.78 SQ.MT.
P	3.45	X	1.80	X 1 NO = 6.21 SQ.MT.
P1	2.84	X	1.80	X 1 NO = 5.11 SQ.MT.
P2	1.05	X	1.95	X 1 NO = 2.05 SQ.MT.
P3	4.84	X	1.80	X 1 NO = 8.71 SQ.MT.
ST1	3.25	X	5.67	X 1 NO = 18.43 SQ.MT.
ST2	1.65	X	0.45	X 1 NO = 0.74 SQ.MT.
TOTAL STAIRCASE AREA				= 54.32 SQ.MTX

SOCIETY OFFICE AREA CALCULATION				
SO1	2.84	X	6.45	X 1 NO = 18.32 SQ.MT.
TOTAL SOCIETY OFFICE AREA				= 18.32 SQ.MTX

NET BUILT UP AREA [X1 - (Y2+Y3)]	= 355.30 SQ.MT.
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SOCIETY OFFICE AREA		
PERMISSIBLE AREA	=	20.00 SQ.MT.
PROPOSED AREA	=	18.32 SQ.MT.
EXCESS AREA PROPOSED	=	00.00 SQ.MT.

BUILT UP AREA CALCULATION				
2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN				
A	33.71	X	14.37	X 1 NO = 484.41 SQ.MT.
TOTAL ADDITION				= 484.41 SQ.MTX
DEDUCTIONS				
1	0.30	X	7.25	X 1 NO = 2.18 SQ.MT.
2	1.05	X	5.97	X 1 NO = 6.27 SQ.MT.
3	0.33	X	5.99	X 1 NO = 1.98 SQ.MT.
4	8.99	X	0.52	X 1 NO = 4.67 SQ.MT.
5	3.14	X	0.29	X 1 NO = 0.91 SQ.MT.
D1	1.20	X	2.83	X 1 NO = 3.40 SQ.MT.
D2	1.20	X	1.47	X 1 NO = 1.76 SQ.MT.
D3	1.20	X	1.61	X 1 NO = 1.93 SQ.MT.
D4	1.20	X	1.61	X 1 NO = 1.93 SQ.MT.
E.D.	1.60	X	0.45	X 1 NO = 0.72 SQ.MT.
TOTAL DEDUCTION				= 28.95 SQ.MTX
TOTAL BUILT UP AREA [X - Y1]				= 455.46 SQ.MTX

STAIRCASE AREA CALCULATION				
L1	2.15	X	1.90	X 1 NO = 4.09 SQ.MT.
L2	0.15	X	1.80	X 1 NO = 0.27 SQ.MT.
L3	1.89	X	2.21	X 1 NO = 4.18 SQ.MT.
L4	0.15	X	1.80	X 1 NO = 0.27 SQ.MT.
L5	1.99	X	1.90	X 1 NO = 3.78 SQ.MT.
P	3.45	X	1.80	X 1 NO = 6.21 SQ.MT.
P1	2.84	X	1.80	X 1 NO = 5.11 SQ.MT.
P2	1.05	X	1.95	X 1 NO = 2.05 SQ.MT.
P3	4.84	X	1.80	X 1 NO = 8.71 SQ.MT.
ST1	3.25	X	5.67	X 1 NO = 18.43 SQ.MT.
ST2	1.65	X	0.45	X 1 NO = 0.74 SQ.MT.
TOTAL STAIRCASE AREA PER FL.				= 53.84 SQ.MTX

NET BUILT UP AREA [X1 - Y2]	= 401.62 SQ.MT.
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FORM II (PROFORMA B)

CONTENTS OF SHEET :

1ST, 2ND - 7TH, 9TH - 14TH & 16TH FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.73, KNOW AS HEMANT CHS.LTD.
ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER, PANT NAGAR,
GHATKOPAR EAST MUMBAI - 75

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 CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN BOTH FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

This certificate Approval
is given under no.
M/APP-1/054/2021
dated 17.10.2021

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this
office letter No. Maada-1/054/2021
Date 03 OCT 2022

Ex. Eng. Eldg. Permission Officer (Mumbai) (E.C.)
Maharashtra Housing & Area Development Authority

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Rakshe
SACHIN RAKSHE
LS R/179/LS/2009

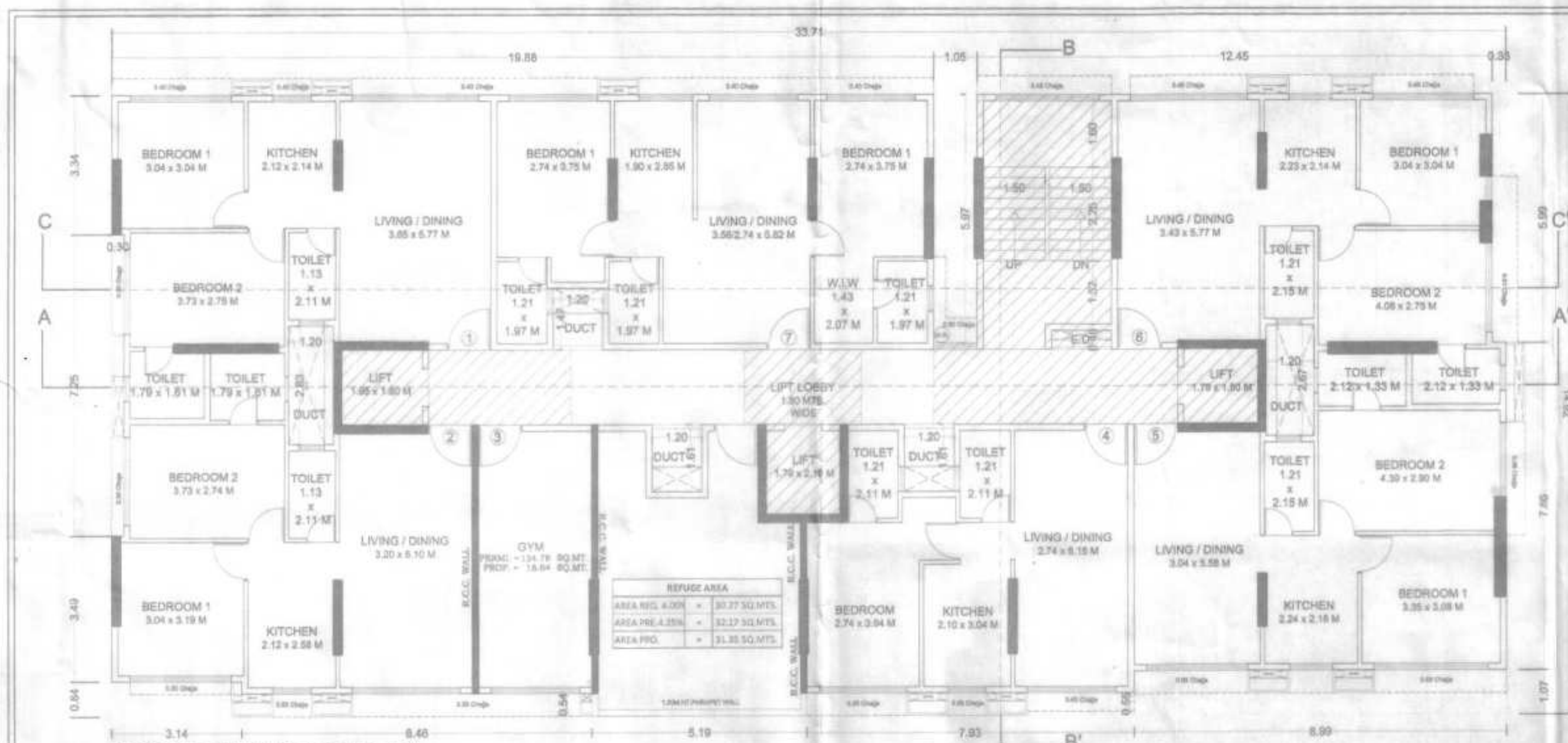
archo
CONSULTANTS

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

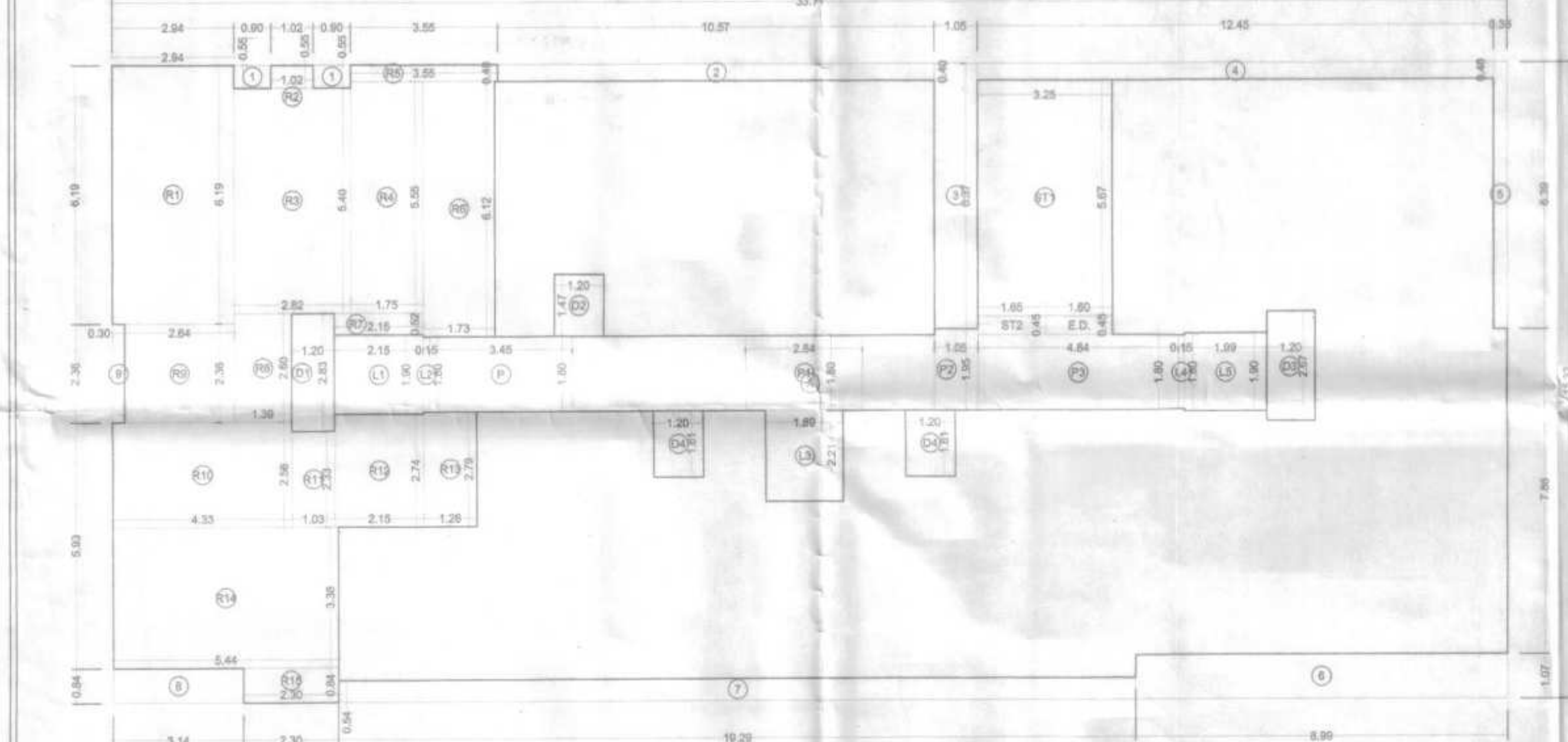
NAME AND SIGN. OF OWNER:
M/S. ALAO LIFESPACE LLP, C.A. TO OWNER
HEMANT CHS.LTD.

For ALAO LIFESPACE LLP
Sachin Rakshe
Designated Partner

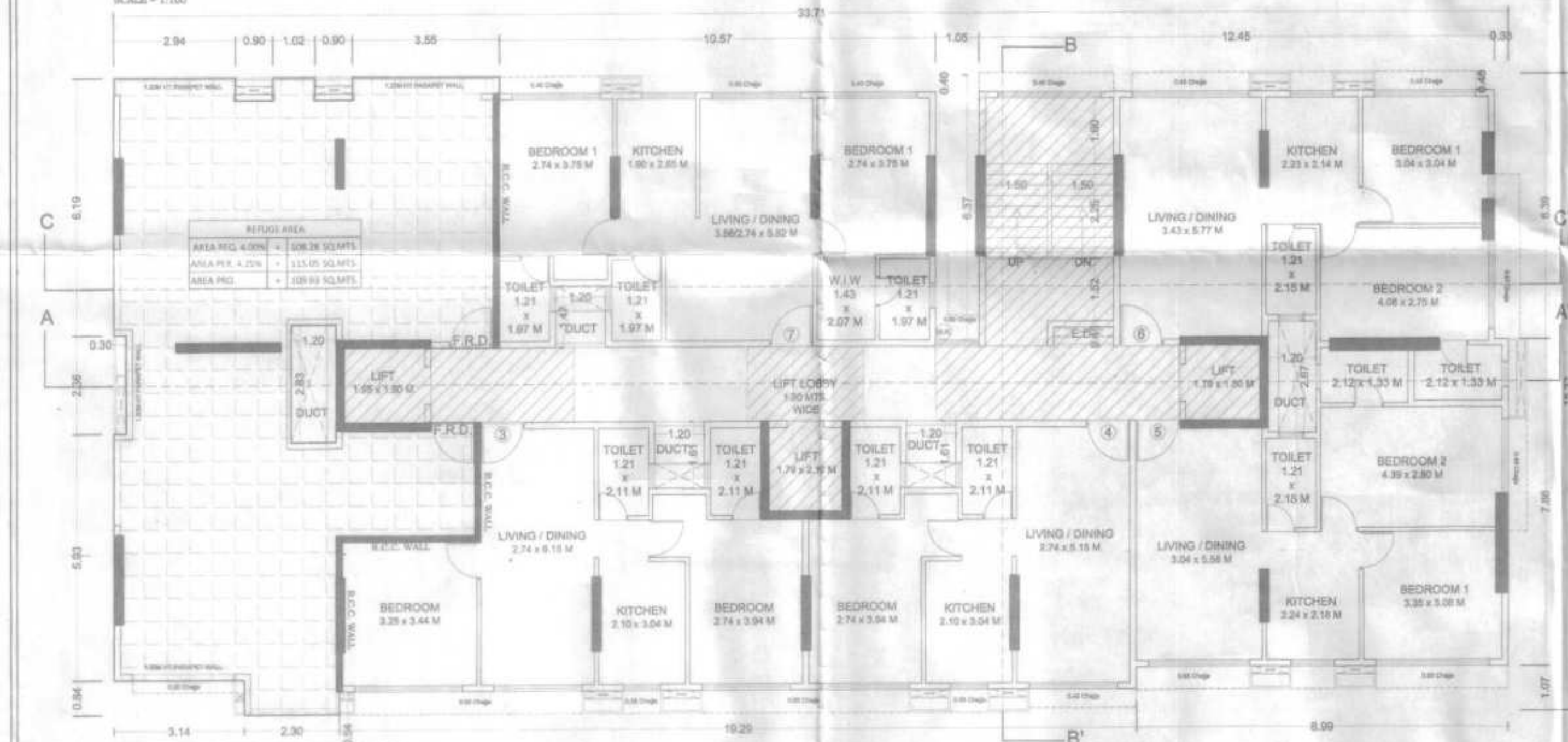
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NORTH:	SCALE
DATE	DATE
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DRAWN	CHECKED
RAHUL	SACHIN



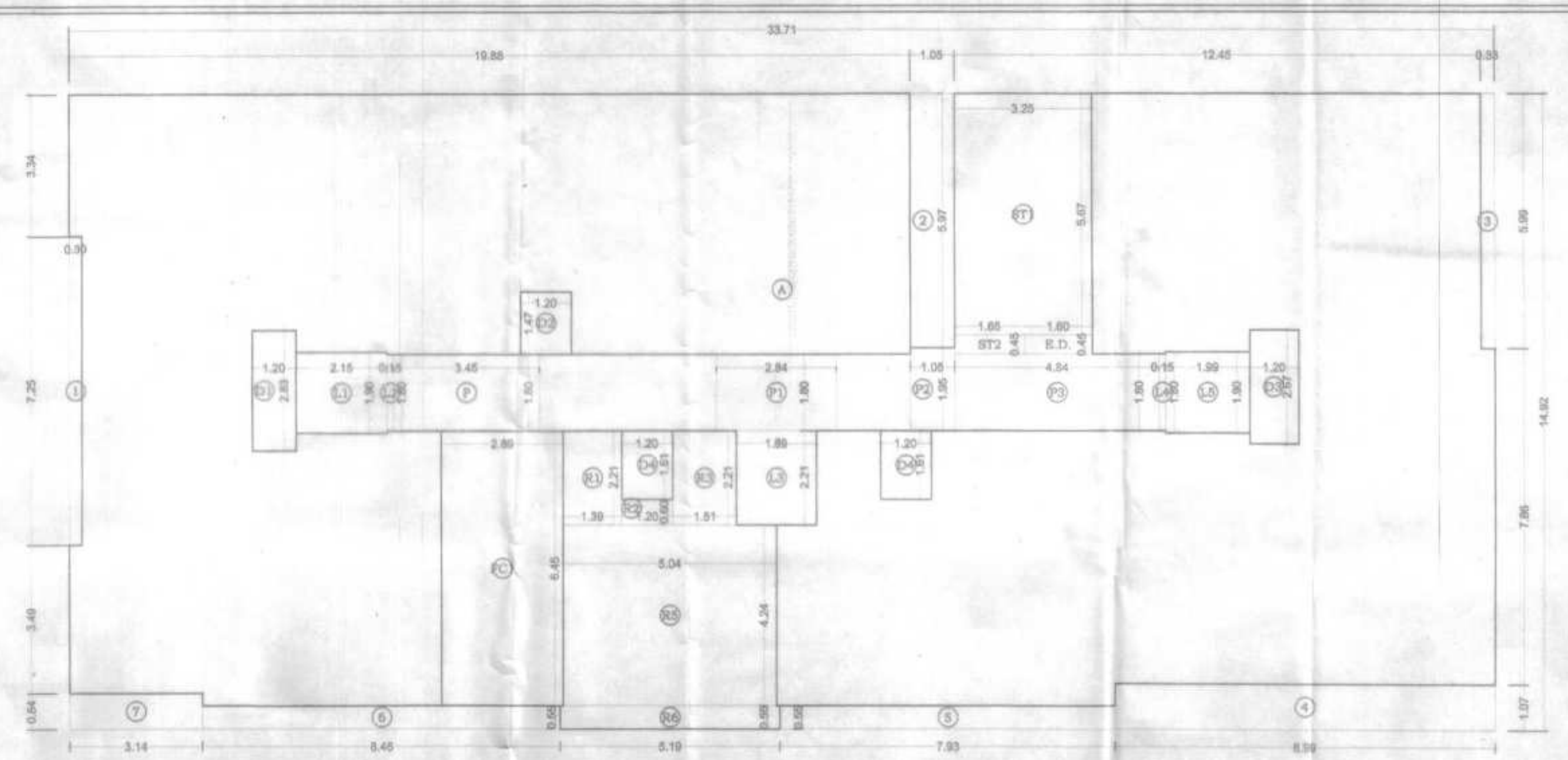
REFUGE 15TH FLOOR PLAN
SCALE :- 1 : 100



AREA DIAGRAM FOR REFUGE 8TH FLOOR
SCALE :- 1 : 100



REFUGE 8TH FLOOR PLAN
SCALE :- 1 : 100



AREA DIAGRAM FOR 15TH FLOOR PLAN
SCALE :- 1 : 100

BUILT UP AREA CALCULATION			
8TH FLOOR			
A	33.71	X 15.32	X 1 NO = 516.44 SQ.MT
TOTAL ADDITION			= 516.44 SQ.MT

DEDUCTIONS			
1	0.90	X 0.85	X 2 NOS = 0.99 SQ.MT
2	10.57	X 0.40	X 1 NO = 4.23 SQ.MT
3	1.05	X 6.37	X 1 NO = 6.69 SQ.MT
4	12.45	X 0.40	X 1 NO = 4.98 SQ.MT
5	0.33	X 6.39	X 1 NO = 2.11 SQ.MT
6	8.99	X 1.07	X 1 NO = 9.63 SQ.MT
7	19.29	X 0.84	X 1 NO = 16.22 SQ.MT
8	3.14	X 0.84	X 1 NO = 2.64 SQ.MT
9	0.30	X 2.36	X 1 NO = 0.71 SQ.MT
D1	1.20	X 2.83	X 1 NO = 3.40 SQ.MT
D2	1.20	X 1.47	X 1 NO = 1.76 SQ.MT
D3	1.20	X 2.67	X 1 NO = 3.20 SQ.MT
D4	1.20	X 1.61	X 1 NO = 1.93 SQ.MT
D4	1.20	X 1.61	X 1 NO = 1.93 SQ.MT
E.D.	1.60	X 0.45	X 1 NO = 0.72 SQ.MT
TOTAL DEDUCTION			= 55.33 SQ.MT

REFUGE AREA CALCULATION			
R1	2.94	X 6.19	X 1 NO = 18.20 SQ.MT
R2	1.02	X 0.55	X 1 NO = 0.56 SQ.MT
R3	2.82	X 5.40	X 1 NO = 15.23 SQ.MT
R4	1.75	X 5.55	X 1 NO = 9.71 SQ.MT
R5	3.55	X 0.40	X 1 NO = 1.42 SQ.MT
R6	1.73	X 6.12	X 1 NO = 10.59 SQ.MT
R7	2.15	X 0.52	X 1 NO = 1.12 SQ.MT
R8	1.39	X 2.60	X 1 NO = 3.61 SQ.MT
R9	2.64	X 3.36	X 1 NO = 8.89 SQ.MT
R10	4.33	X 2.56	X 1 NO = 11.08 SQ.MT
R11	1.03	X 2.33	X 1 NO = 2.40 SQ.MT
R12	2.15	X 2.74	X 1 NO = 5.89 SQ.MT
R13	1.28	X 2.79	X 1 NO = 3.57 SQ.MT
R14	5.44	X 3.36	X 1 NO = 18.39 SQ.MT
R15	2.30	X 0.84	X 1 NO = 1.93 SQ.MT
TOTAL REFUGE AREA			= 109.93 SQ.MT
TOTAL BUILT UP AREA [X - (Y1+Y2)]			= 351.18 SQ.MT

STAIRCASE AREA CALCULATION			
L1	2.15	X 1.90	X 1 NO = 4.09 SQ.MT
L2	0.15	X 1.80	X 1 NO = 0.27 SQ.MT
L3	1.89	X 2.21	X 1 NO = 4.18 SQ.MT
L4	0.15	X 1.80	X 1 NO = 0.27 SQ.MT
L5	1.99	X 1.90	X 1 NO = 3.78 SQ.MT
P	2.45	X 1.80	X 1 NO = 4.41 SQ.MT
P1	2.84	X 1.80	X 1 NO = 5.11 SQ.MT
P2	1.05	X 1.95	X 1 NO = 2.05 SQ.MT
P3	4.84	X 1.80	X 1 NO = 8.71 SQ.MT
ST1	3.25	X 5.67	X 1 NO = 18.43 SQ.MT
ST2	1.65	X 0.45	X 1 NO = 0.74 SQ.MT
TOTAL STAIRCASE AREA			= 53.84 SQ.MT

NET BUILT UP AREA [X1 - Y3]	= 297.34 SQ.MT
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BUILT UP AREA CALCULATION			
15TH FLOOR			
A	33.71	X 14.92	X 1 NO = 502.95 SQ.MT
TOTAL ADDITION			= 502.95 SQ.MT

DEDUCTIONS			
1	0.30	X 7.25	X 1 NO = 2.18 SQ.MT
2	1.05	X 5.97	X 1 NO = 6.27 SQ.MT
3	0.33	X 5.99	X 1 NO = 1.98 SQ.MT
4	8.99	X 1.07	X 1 NO = 9.63 SQ.MT
5	7.93	X 0.55	X 1 NO = 4.36 SQ.MT
6	8.46	X 0.55	X 1 NO = 4.65 SQ.MT
7	3.14	X 0.84	X 1 NO = 2.64 SQ.MT
D1	1.20	X 2.83	X 1 NO = 3.40 SQ.MT
D2	1.20	X 1.47	X 1 NO = 1.76 SQ.MT
D3	1.20	X 2.67	X 1 NO = 3.20 SQ.MT
D4	1.20	X 1.61	X 1 NO = 1.93 SQ.MT
D4	1.20	X 1.61	X 1 NO = 1.93 SQ.MT
E.D.	1.60	X 0.45	X 1 NO = 0.72 SQ.MT
TOTAL DEDUCTION			= 44.64 SQ.MT

REFUGE AREA CALCULATION			
R1	1.39	X 2.21	X 1 NO = 3.07 SQ.MT
R2	1.20	X 0.60	X 1 NO = 0.72 SQ.MT
R3	1.51	X 2.21	X 1 NO = 3.34 SQ.MT
R5	5.04	X 4.24	X 1 NO = 21.37 SQ.MT
R6	5.19	X 0.55	X 1 NO = 2.85 SQ.MT
TOTAL REFUGE AREA			= 31.35 SQ.MT
TOTAL BUILT UP AREA [X - (Y1+Y2)]			= 426.96 SQ.MT

STAIRCASE AREA CALCULATION			
L1	2.15	X 1.90	X 1 NO = 4.09 SQ.MT
L2	0.15	X 1.80	X 1 NO = 0.27 SQ.MT
L3	1.89	X 2.21	X 1 NO = 4.18 SQ.MT
L4	0.15	X 1.80	X 1 NO = 0.27 SQ.MT
L5	1.99	X 1.90	X 1 NO = 3.78 SQ.MT
P	2.45	X 1.80	X 1 NO = 4.41 SQ.MT
P1	2.84	X 1.80	X 1 NO = 5.11 SQ.MT
P2	1.05	X 1.95	X 1 NO = 2.05 SQ.MT
P3	4.84	X 1.80	X 1 NO = 8.71 SQ.MT
ST1	3.25	X 5.67	X 1 NO = 18.43 SQ.MT
ST2	1.65	X 0.45	X 1 NO = 0.74 SQ.MT
TOTAL STAIRCASE AREA			= 53.84 SQ.MT

FITNESS CENTER AREA CALCULATION			
FC1	2.89	X 6.45	X 1 NO = 18.64 SQ.MT
TOTAL FITNESS CENTER AREA			= 18.64 SQ.MT

NET BUILT UP AREA [X1 - (Y3+Y4)]	= 354.48 SQ.MT
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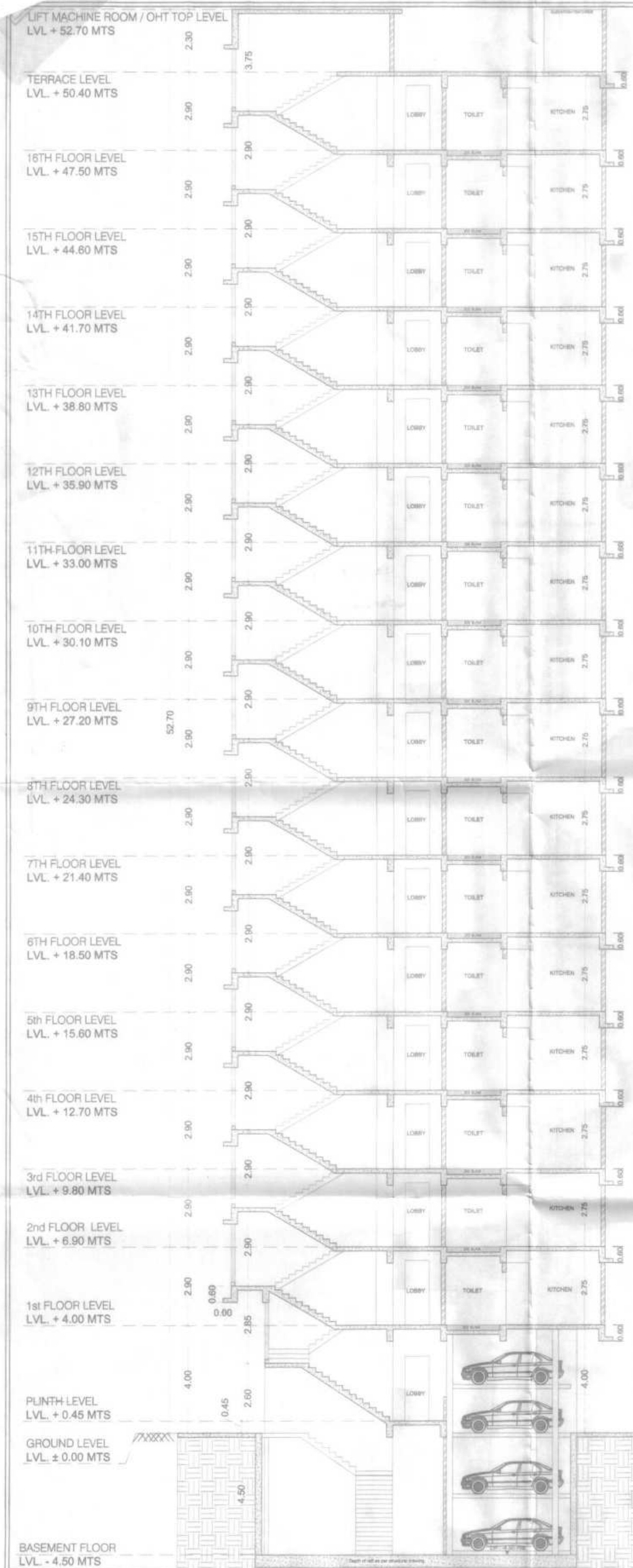
REFUGE AREA CALCULATION FOR 8TH FLOOR			
AREA OF 8TH FLOOR	=	297.34 SQ.MTS.	
AREA OF 8TH TO 14TH FLOOR	=	SQ.MTS.	
401.62 X 6	=	2409.72 SQ.MTS.	
TOTAL	=	2707.06 SQ.MTS.	
REFUGE AREA REQ. ON 8TH FLOOR 4.00%	=	108.28 SQ.MTS.	
REFUGE AREA PER. ON 8TH FLOOR 4.25%	=	115.05 SQ.MTS.	
REFUGE AREA PROPOSED ON 8TH FLOOR	=	109.93 SQ.MTS.	
EXCESS REFUGE AREA PRO. ON 8TH FLOOR	=	0 SQ.MTS.	

REFUGE AREA CALCULATION FOR 15TH FLOOR			
AREA OF 15TH FLOOR	=	354.48 SQ.MTS.	
AREA OF 16TH FLOOR	=	401.62 SQ.MTS.	
TOTAL	=	756.10 SQ.MTS.	
REFUGE AREA REQ. ON 15TH FLOOR 4.00%	=	30.24 SQ.MTS.	
REFUGE AREA PER. ON 15TH FLOOR 4.25%	=	32.33 SQ.MTS.	
REFUGE AREA PROPOSED ON 15TH FLOOR	=	31.35 SQ.MTS.	
EXCESS REFUGE AREA PRO. ON 15TH FLOOR	=	0 SQ.MTS.	

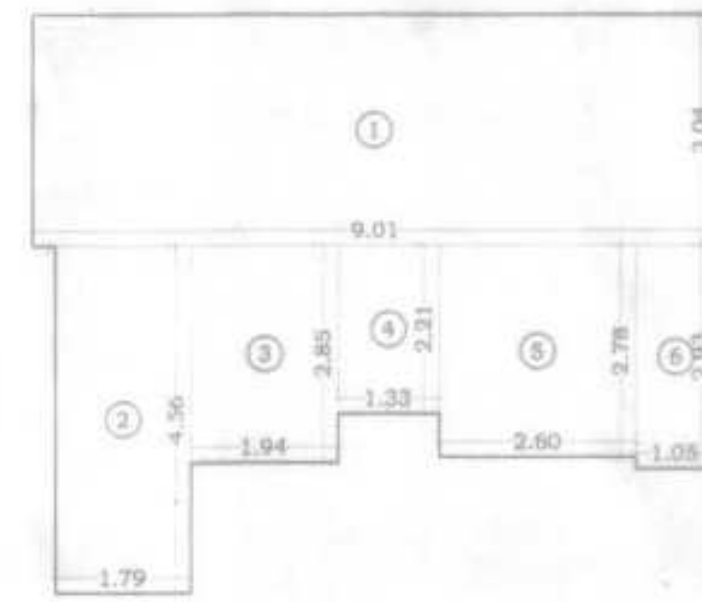
FITNESS CENTER AREA CALCULATION			
TOTAL BUILT UP AREA	=	6239.02 SQ.MT.	
PERMISSIBLE AREA (TOTAL B.U.A. X 2.00%)	=	124.78 SQ.MT.	
FITNESS CENTER AREA PROPOSED	=	18.64 SQ.MT.	
EXCESS FITNESS CENTER AREA PROPOSED	=	0.00 SQ.MT.	

FORM II (PROFORMA B)

CONTENTS OF SHEET :	
REFUGE 8TH FLOOR PLAN , AREA DIAGRAM & AREA CALCULATION REFUGE 15TH FLOOR PLAN , AREA DIAGRAM & AREA CALCULATION	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG.NO.73, KNOW AS HEMANT CHS.LTD. ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER , PANT NAGAR, GHATKOPAR EAST MUMBAI - 75	
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 2004 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN BOOK FOLLOWED. 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	 SACHIN RAKSHE LS. R/172/LS/2009
STAMP OF DATE OF RECEIPT OF PLANS :	
This cancels Approval to the previous Plans Sanctioned under no. MHADA-11954/2001 dated 17-10-2021	
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in this office Letter No. MHADA-11954/2001 Date 03 OCT 2022	
P. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority	
NAME AND SIGN. OF OWNER :	
M/S ALAG LIFESPACE LLP, CA TO OWNER HEMANT CHS.LTD.	
For ALAG LIFESPACE LLP Designated raider	
DRAWING TITLE	DRWO NO
AMENDED PLAN	3/6
NORTH:	SCALE DATE
	AS STATED 23-09-2022
DRAWN	CHECKED
RAHUL	SACHIN



RERA CARPET AREA STATEMENT



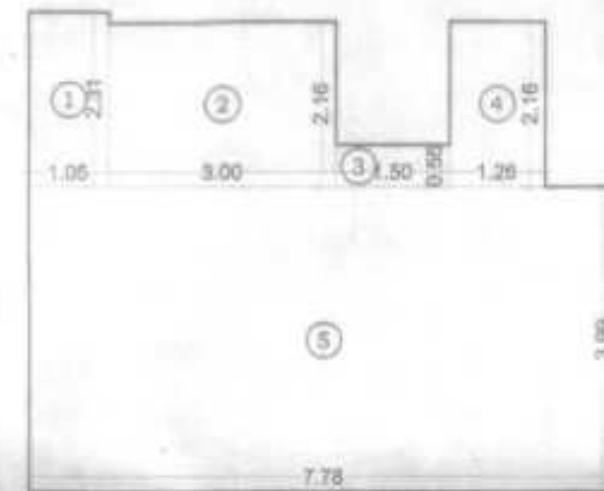
RERA CARPET AREA DIAGRAM OF FLAT NO.1
(1ST TO 7TH & 9TH TO 16TH FLOOR)
SCALE = 1:100

RERA CARPET AREA CALCULATION OF FLAT NO.1			
1ST TO 7TH & 9TH TO 16TH FLOOR		15 NOS.	
1	9.01 X 3.04 X 1 NO	=	27.39 SQ.MT.
2	1.79 X 4.35 X 1 NO	=	7.76 SQ.MT.
3	1.94 X 2.85 X 1 NO	=	5.53 SQ.MT.
4	1.33 X 2.21 X 1 NO	=	2.94 SQ.MT.
5	2.60 X 2.78 X 1 NO	=	7.33 SQ.MT.
6	1.05 X 2.93 X 1 NO	=	3.08 SQ.MT.
TOTAL AREA		= 54.33 SQ.MT.	



RERA CARPET AREA DIAGRAM OF FLAT NO.2
(1ST TO 7TH & 9TH TO 16TH FLOOR)
SCALE = 1:100

RERA CARPET AREA CALCULATION OF FLAT NO.2			
1ST TO 7TH & 9TH TO 16TH FLOOR		15 NOS.	
1	1.79 X 1.71 X 1 NO	=	3.06 SQ.MT.
2	3.73 X 2.84 X 1 NO	=	10.59 SQ.MT.
3	1.33 X 2.21 X 1 NO	=	2.94 SQ.MT.
4	2.00 X 2.67 X 1 NO	=	5.34 SQ.MT.
5	1.30 X 2.82 X 1 NO	=	3.68 SQ.MT.
6	3.14 X 3.19 X 1 NO	=	10.02 SQ.MT.
7	5.43 X 3.48 X 1 NO	=	18.86 SQ.MT.
TOTAL AREA		= 54.19 SQ.MT.	



RERA CARPET AREA DIAGRAM OF FLAT NO.3
(2ND TO 7TH, 9TH TO 14TH & 16TH)
SCALE = 1:100

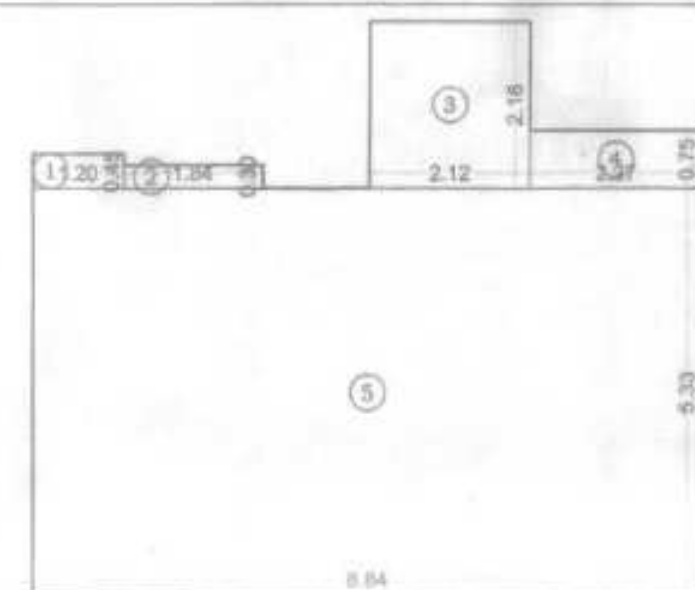
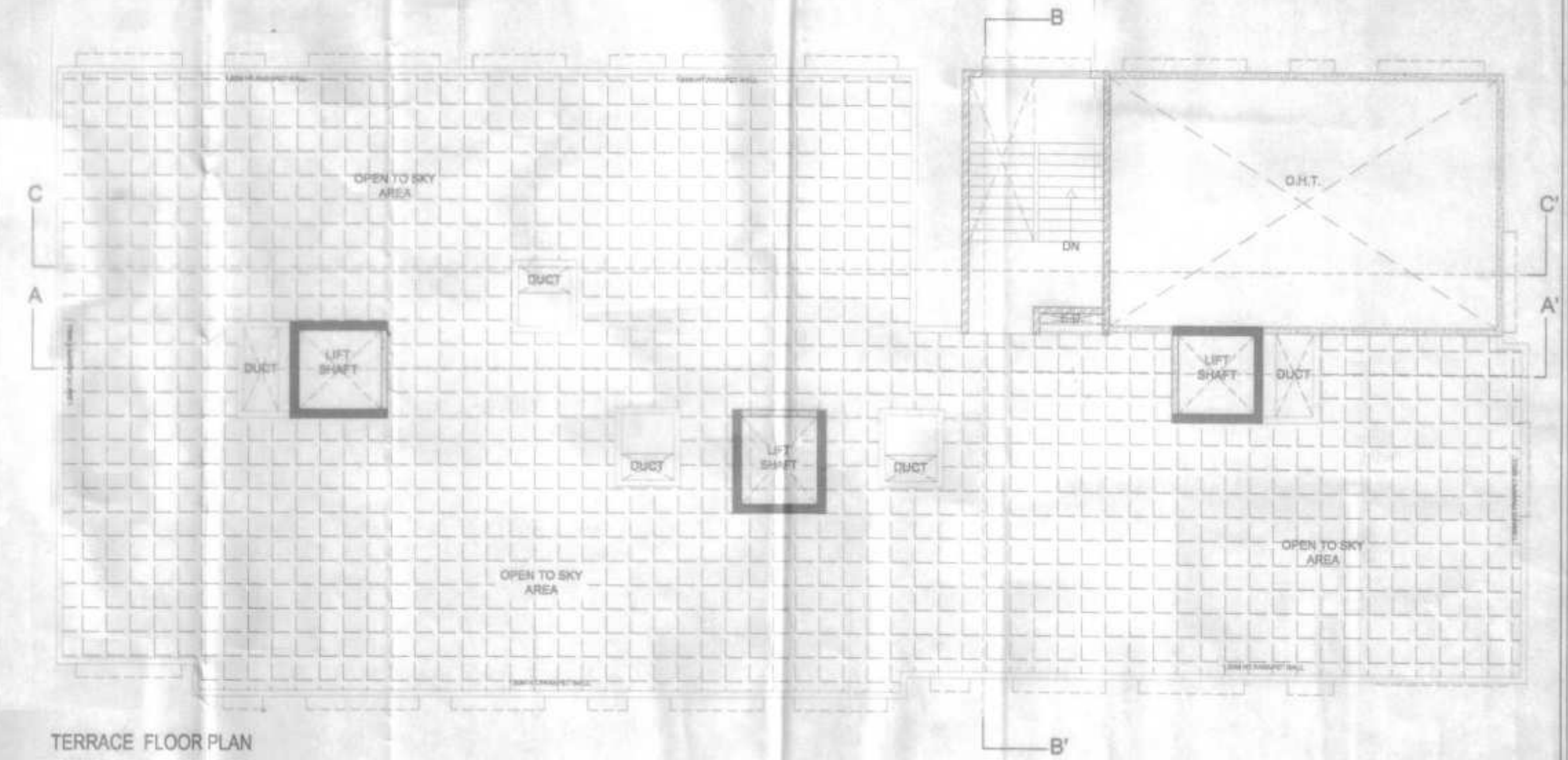
RERA CARPET AREA CALCULATION OF FLAT NO.3			
2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR		13 NOS.	
1	1.05 X 2.31 X 1 NO	=	2.43 SQ.MT.
2	3.00 X 2.16 X 1 NO	=	6.48 SQ.MT.
3	1.50 X 0.55 X 1 NO	=	0.83 SQ.MT.
4	1.26 X 2.16 X 1 NO	=	2.72 SQ.MT.
5	7.78 X 3.99 X 1 NO	=	31.04 SQ.MT.
TOTAL AREA		= 43.50 SQ.MT.	



RERA CARPET AREA DIAGRAM OF FLAT NO.3
(8TH FLOOR)
SCALE = 1:100

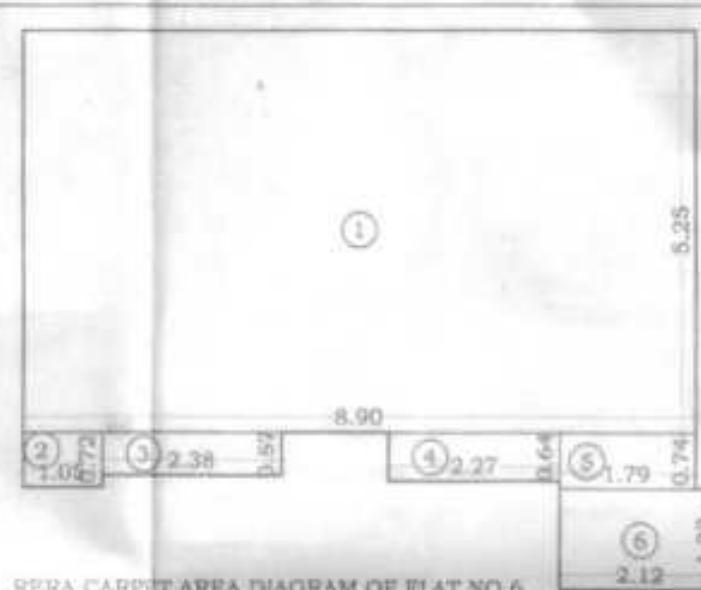
RERA CARPET AREA CALCULATION OF FLAT NO.3			
8TH FLOOR		1 NOS.	
1	1.05 X 2.31 X 1 NO	=	2.43 SQ.MT.
2	3.00 X 2.16 X 1 NO	=	6.48 SQ.MT.
3	1.50 X 0.55 X 1 NO	=	0.83 SQ.MT.
4	1.26 X 2.16 X 1 NO	=	2.72 SQ.MT.
5	7.78 X 3.99 X 1 NO	=	31.04 SQ.MT.
6	3.35 X 3.44 X 1 NO	=	11.52 SQ.MT.
TOTAL AREA		= 55.02 SQ.MT.	

TERRACE FLOOR PLAN
SCALE = 1:100



RERA CARPET AREA DIAGRAM OF FLAT NO.5
(1ST TO 16TH)
SCALE = 1:100

RERA CARPET AREA CALCULATION OF FLAT NO.5			
1ST TO 16TH FLOOR		16 NOS.	
1	1.20 X 0.45 X 1 NO	=	0.54 SQ.MT.
2	1.84 X 0.30 X 1 NO	=	0.55 SQ.MT.
3	2.12 X 2.18 X 1 NO	=	4.62 SQ.MT.
4	2.37 X 0.78 X 1 NO	=	1.70 SQ.MT.
5	8.84 X 5.33 X 1 NO	=	47.12 SQ.MT.
TOTAL AREA		= 54.53 SQ.MT.	



RERA CARPET AREA DIAGRAM OF FLAT NO.6
(1ST TO 16TH)
SCALE = 1:100

RERA CARPET AREA CALCULATION OF FLAT NO.6			
1ST TO 16TH FLOOR		16 NOS.	
1	8.90 X 5.25 X 1 NO	=	46.73 SQ.MT.
2	1.05 X 0.72 X 1 NO	=	0.76 SQ.MT.
3	2.38 X 0.57 X 1 NO	=	1.36 SQ.MT.
4	2.27 X 0.64 X 1 NO	=	1.45 SQ.MT.
5	1.79 X 0.74 X 1 NO	=	1.32 SQ.MT.
6	2.12 X 1.33 X 1 NO	=	2.82 SQ.MT.
TOTAL AREA		= 54.44 SQ.MT.	



RERA CARPET AREA DIAGRAM OF FLAT NO.7
(1ST TO 16TH)
SCALE = 1:100

RERA CARPET AREA CALCULATION OF FLAT NO.7			
1ST TO 16TH FLOOR		16 NOS.	
1	2.71 X 4.35 X 1 NO	=	11.79 SQ.MT.
2	1.21 X 1.47 X 1 NO	=	1.78 SQ.MT.
3	7.71 X 5.82 X 1 NO	=	44.87 SQ.MT.
4	1.05 X 0.15 X 1 NO	=	0.16 SQ.MT.
TOTAL DEDUCTION		= 58.60 SQ.MT.	

FORM II (PROFORMA B)

CONTENTS OF SHEET :

TERRACE FLOOR PLAN
RERA CARPET AREA DIAGRAM & AREA CALCULATION
SECTION B - B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.73, KNOW AS HEMANT CHS.LTD.
ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER, PANT NAGAR,
GHATKOPAR EAST MUMBAI - 75

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:4000
6. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOH AND MHADA TIME TO TIME.
7. GUIDELINES ISSUED IN EODD FOLLOWED.
8. 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-1/954/2012 dated 17.10.2021

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Rakshe
SACHIN RAKSHE
18.8/12/18/2009

archo CONSULTANTS

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

NAME AND SIGN. OF OWNER :

M/S. ALAG LIFESPACE LLP. C.A. TO OWNER HEMANT CHS.LTD.

For ALAG LIFESPACE LLP

Designated Partner

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. MHADA-1/954/2012.

Date 03 OCT 2022

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

SIGNATURE

DRAWING TITLE

AMENDED PLAN

NORTH:

SCALE

DATE

AS STATED

DRAWN

CHECKED

SECTION B-B'

SCALE = 1:100

LIFT MACHINE ROOM / OHT TOP LEVEL
LVL + 52.70 MTS

TERRACE LEVEL
LVL + 50.40 MTS

16TH FLOOR LEVEL
LVL + 47.50 MTS

15TH FLOOR LEVEL
LVL + 44.60 MTS

14TH FLOOR LEVEL
LVL + 41.70 MTS

13TH FLOOR LEVEL
LVL + 38.80 MTS

12TH FLOOR LEVEL
LVL + 35.90 MTS

11TH FLOOR LEVEL
LVL + 33.00 MTS

10TH FLOOR LEVEL
LVL + 30.10 MTS

9TH FLOOR LEVEL
LVL + 27.20 MTS

8TH FLOOR LEVEL
LVL + 24.30 MTS

7TH FLOOR LEVEL
LVL + 21.40 MTS

6TH FLOOR LEVEL
LVL + 18.50 MTS

5TH FLOOR LEVEL
LVL + 15.60 MTS

4TH FLOOR LEVEL
LVL + 12.70 MTS

3rd FLOOR LEVEL
LVL + 9.80 MTS

2nd FLOOR LEVEL
LVL + 6.90 MTS

1st FLOOR LEVEL
LVL + 4.00 MTS

PLINTH LEVEL
LVL + 0.45 MTS

GROUND LEVEL
LVL ± 0.00 MTS

SECTION A-A' BASEMENT FLOOR
LVL - 4.50 MTS

SCALE = 1:100

2nd FLOOR LEVEL
LVL + 6.90 MTS

1st FLOOR LEVEL
LVL + 4.00 MTS

PLINTH LEVEL
LVL + 0.45 MTS

GROUND LEVEL
LVL ± 0.00 MTS

PART SECTION D-D'
SCALE = 1:100

FORM II (PROFORMA B)

CONTENTS OF SHEET :

SECTION A - A, PART SECTION D - D.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.73, KNOW AS HEMANT CHS.LTD.
ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER, PANT NAGAR,
GHATKOPAR EAST MUMBAI - 75

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 2004 AND AS PER THE PREVALENT REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME
4. GUIDELINES ISSUED IN 2008 FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

This certificate Approval
to the previous Plans
Sanctioned under no.
MHADA-1/954/2022
dated 13.10.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this
office letter No. MHADA-1/954/2022
Date 03 OCT 2022

Ex. Eng. Bldg. Permission Cell (B-20) 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,
THAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

NAME AND SIGN. OF OWNER :

M/S. ALAG LIFESPACE LLP. C.A. TO OWNER
HEMANT CHS.LTD.

For ALAG LIFESPACE LLP

Rishabh
Designated Partner

DRAWING TITLE	DRWG NO	SIGNATURE
AMENDED PLAN	5/6	
NORTH:	SCALE	DATE
	AS STATED	23-09-2022
	DRAWN	CHECKED
	RAHUL	SACHIN

LIFT MACHINE ROOM / OHT TOP LEVEL
LVL + 52.70 MTS

TERRACE LEVEL
LVL + 50.40 MTS

16TH FLOOR LEVEL
LVL + 47.50 MTS

15TH FLOOR LEVEL
LVL + 44.60 MTS

14TH FLOOR LEVEL
LVL + 41.70 MTS

13TH FLOOR LEVEL
LVL + 38.80 MTS

12TH FLOOR LEVEL
LVL + 35.90 MTS

11TH FLOOR LEVEL
LVL + 33.00 MTS

10TH FLOOR LEVEL
LVL + 30.10 MTS

9TH FLOOR LEVEL
LVL + 27.20 MTS

8TH FLOOR LEVEL
LVL + 24.30 MTS

7TH FLOOR LEVEL
LVL + 21.40 MTS

6TH FLOOR LEVEL
LVL + 18.50 MTS

5th FLOOR LEVEL
LVL + 15.60 MTS

4th FLOOR LEVEL
LVL + 12.70 MTS

3rd FLOOR LEVEL
LVL + 9.80 MTS

2nd FLOOR LEVEL
LVL + 6.90 MTS

1st FLOOR LEVEL
LVL + 4.00 MTS

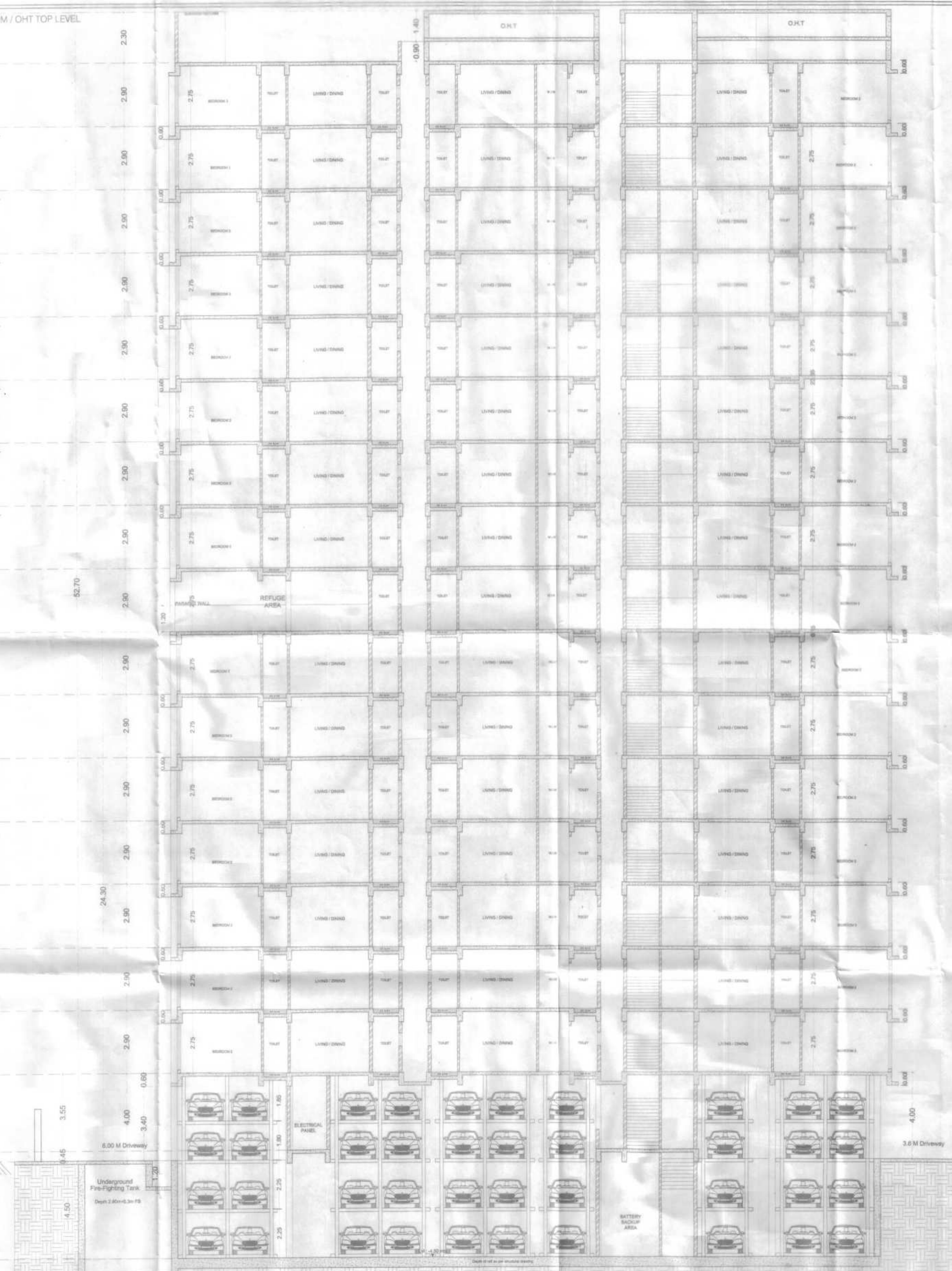
PLINTH LEVEL
LVL + 0.45 MTS

GROUND LEVEL
LVL ± 0.00 MTS

SECTION C-C'

SCALE = 1:100

BASEMENT FLOOR
LVL - 4.50 MTS



FORM II (PROFORMA B)

CONTENTS OF SHEET :

SECTION - C - C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.73, KNOWN AS HEMANT CHS.LTD.
ON PLOT BEARING C.T.S. NO-189 (PT) AT VILLAGE GHATKOPER, PANT NAGAR,
GHATKOPAR EAST MUMBAI - 75

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:1000
6. 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.
7. NO DIMENSIONS ISSUED IN GOOD FOLLOWED.
8. 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.
MUMBAI-1951/2021
dated 12.10.2021

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this

Office Letter No. MHADA-1951/2021

Date 03 OCT 2022

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

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Rakshe

SACHIN RAKSHE
18.8/172/18/2009



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

NAME AND SIGN. OF OWNER :
M/S. ALAG LIFESPACE LLP. CA. TO OWNER
HEMANT CHS.LTD.

For ALAG LIFESPACE LLP
Rahul
Designated Partner

DRAWING TITLE

AMENDED PLAN

NORTH:

SCALE

DATE

DRAWN

CHECKED

RAHUL SACHIN