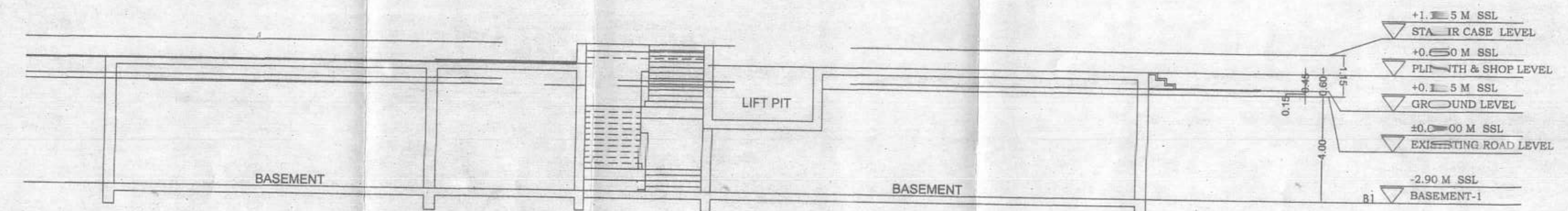
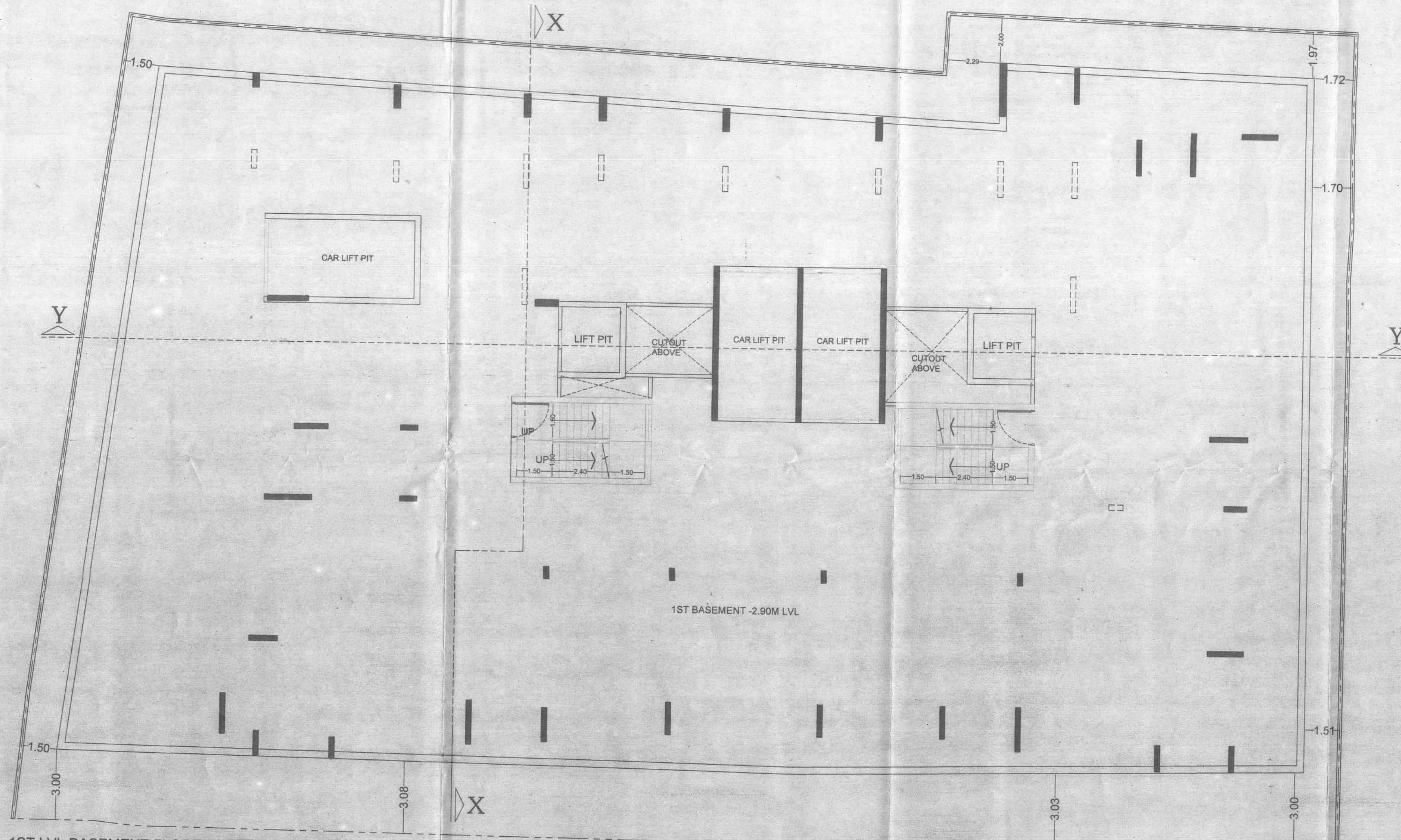


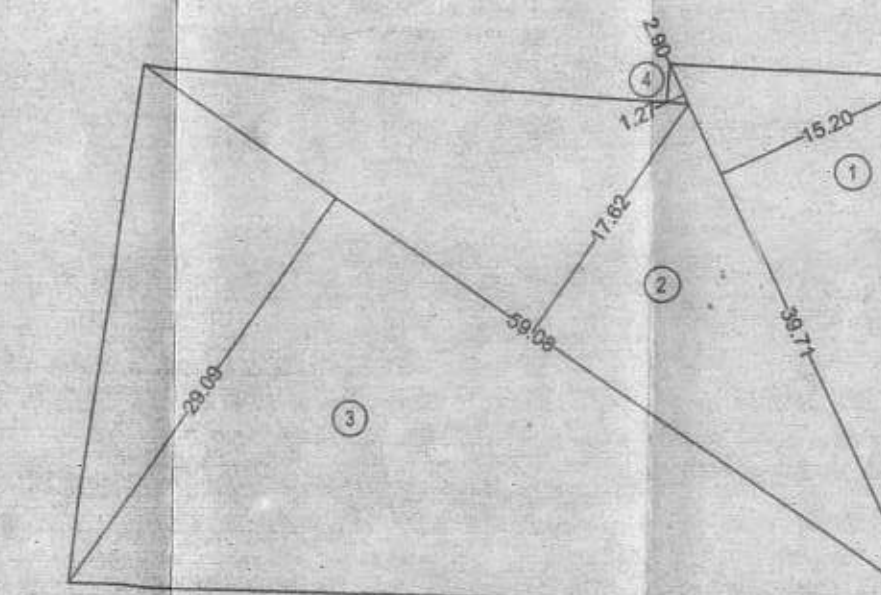
SECTION -Y-Y
SCALE 1:100



SECTION -X-X
SCALE 1:100

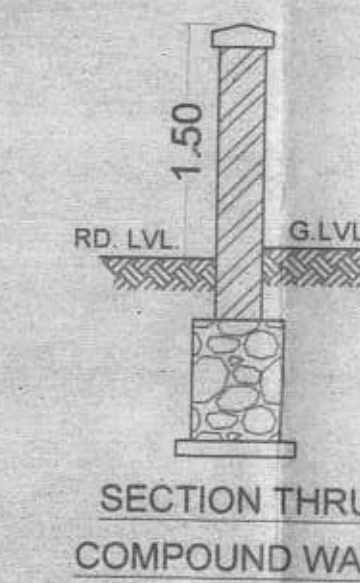


1ST LVL BASEMENT FLOOR PLAN
SCALE 1:100



PLOT AREA LINE DIAGRAM
SCALE 1:500

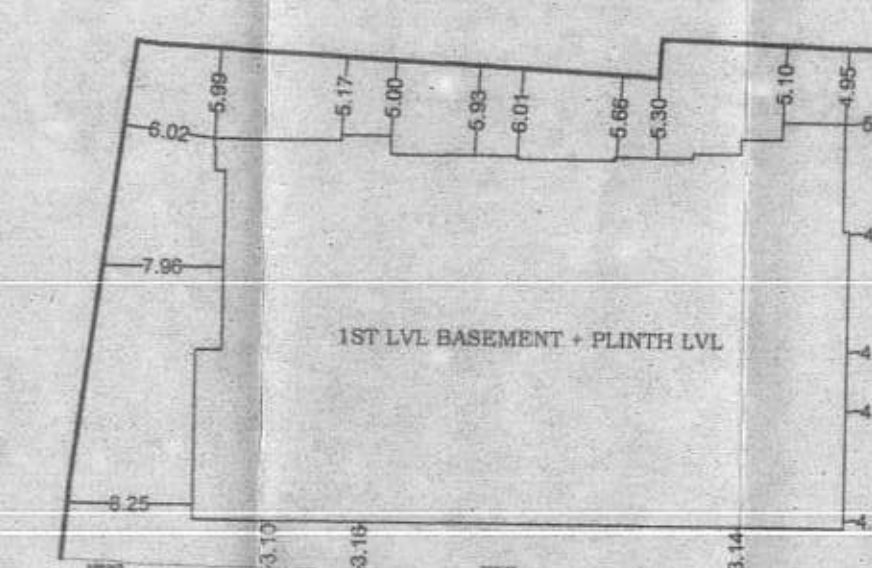
PLOT AREA CALCULATION				
1	38.71	X	15.29	X 1/2 = 291.80 SQ.MT.
2	59.09	X	17.62	X 1/2 = 520.50 SQ.MT.
3	59.09	X	38.09	X 1/2 = 899.32 SQ.MT.
4	2.80	X	1.27	X 1/2 = 1.84 SQ.MT.
TOTAL AREA				= 1683.46 SQ.MT.



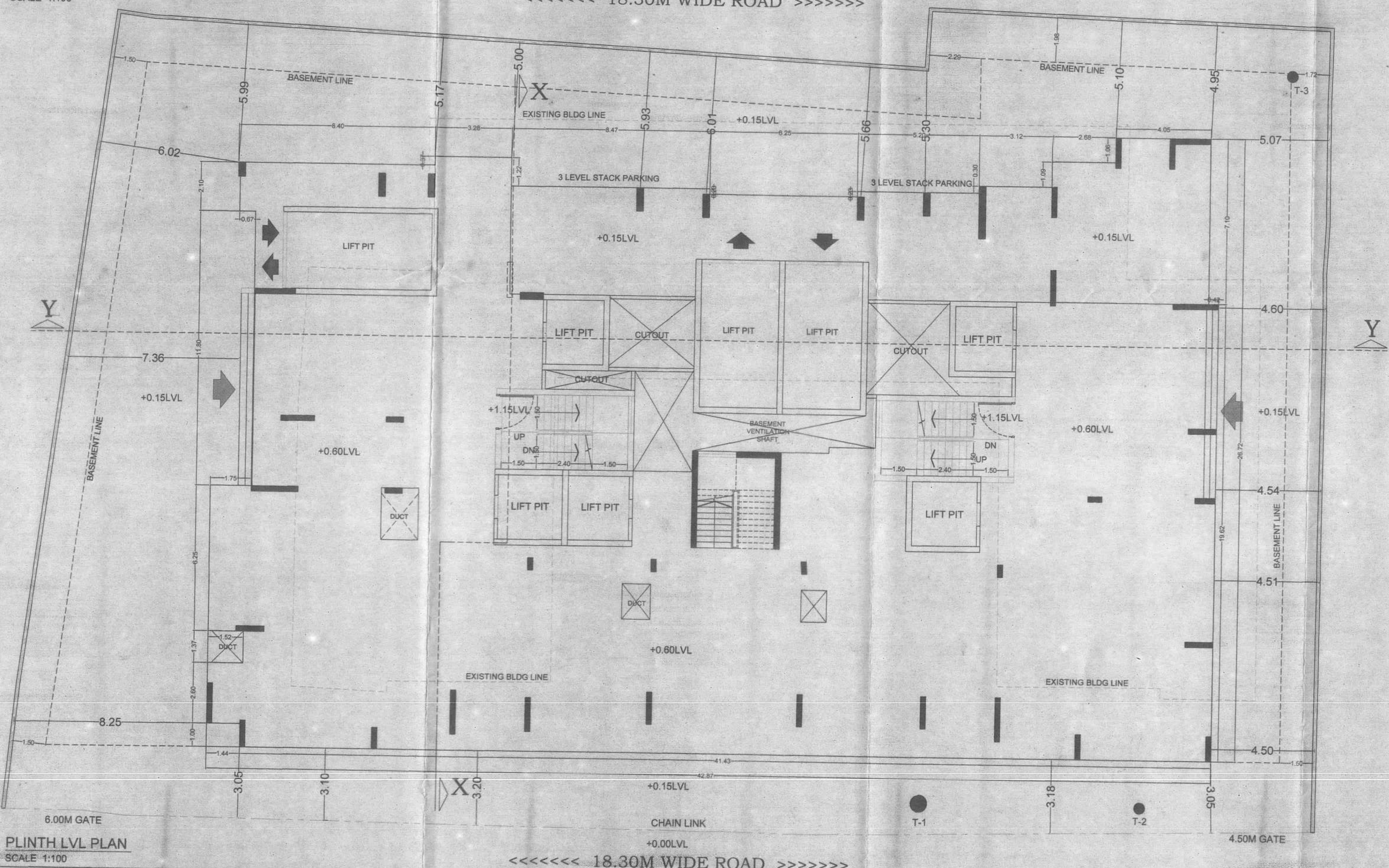
SECTION THRU
COMPOUND WALL



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500



PLINTH LVL PLAN
SCALE 1:100

PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQ.M.
1	a Area of plot, as per demarcation	1683.46
	b As per Lease deed	
	c As per Layout	
	d Area of plot as per Mumbai board offer letter	
	e Area of plot as per consideration for F.S.I.	1683.46
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)	1683.46
4	Additions for F.S.I. Proposed	
5	Road Setback	
6	Net Area of plot	1683.46
7	Permissible F.S.I.	3.00
8	a Permissible built-up area as per FSI 3.00 (54 X 7)	9093.38
	b Additional built-up area Permissible for layout (48.00 X 48.71) + 600	2504.00
	c Total Permissible built-up area (8a + 8b)	7594.38
9	Proposed B.U.A.	
	a Residential built-up area	0.00
	b Non residential built-up area	0.00
	c Mixed 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
Details of FSI available as per DCR 31(3)		PERMISSIBLE PROPOSED
1	Fungible built-up area component permissible wide DCR 31(3) on residential 7344.38 x 35%	0.00 0.00
2	Fungible built-up area component permissible wide DCR 31(3) on non residential (60.00 x 35%)	0.00 0.00
3	Total gross built-up area permissible (8c+8d) (1+2)	0.00 0.00
4	FSI consumed (10/6)	0.00 0.00
Tenements Statement		
i	Proposed Res. built up area	0
ii	Less non residential tenements (9a+9b)	
iii	Tenement density permissible per factor for FSI one	
iv	Tenement permissible on the plot	0
v	Tenement proposed	0
vi	Total Tenement on the plot (10+vi)	0
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 :

PLINTH LVL PLAN, 1ST LVL BASEMENT PLAN,
LOCATION PLAN, BLOCK & LOCATION PLAN, SECTION A-A & B-B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BUILDING NO. 31, SUBHASH NAGAR SHEETAL CHSL ON PLOT BEARING C.T. 826 (PT) OF VILLAGE CHEMBUR, AT SUBHASH NAGAR MHADA LAYOUT, CHEMBUR (EAST), MUMBAI - 400 071

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE 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 1683.46 SQUARE METERS (ONE THOUSAND SIX HUNDRED EIGHTY THREE POINT FOURTY SIX SQ. M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A. RECORDS.

Sachin K. Kesh
SACHIN K. KESH
I.S. R/112/4/5/2009

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 PREPARED AS PER PROVISION OF DCR 2034 AND AS PER THE REGULATING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED BY BOBIS FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office letter No. Mhada-20/1330/2022
Date 14 JUL 2023

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

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin K. Kesh
SACHIN K. KESH
I.S. R/112/4/5/2009

NAME AND SIGN. OF OWNER :

M/S. REAL INFRASTRUCTURE CO.
CA TO SUBHASH NAGAR SHEETAL CHSL

For M/s. Real Infrastructure Co.

STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office letter No. Mhada-20/1330/2022
Date 14 JUL 2023

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