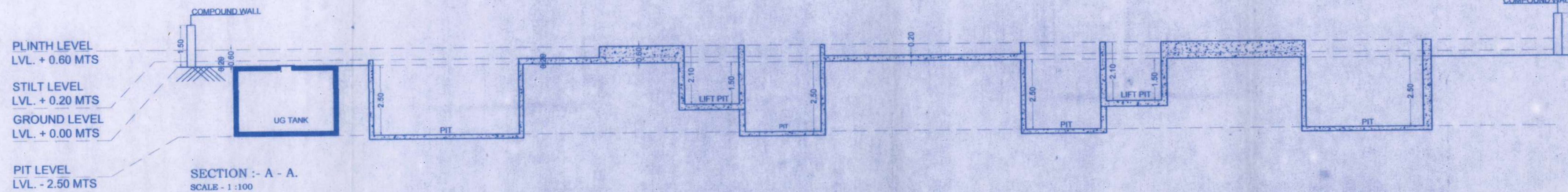


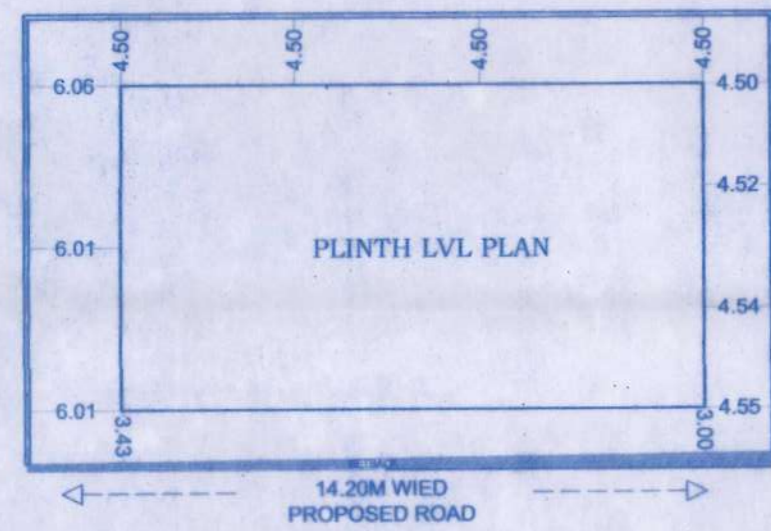
LOCATION PLAN
SCALE 1:4000



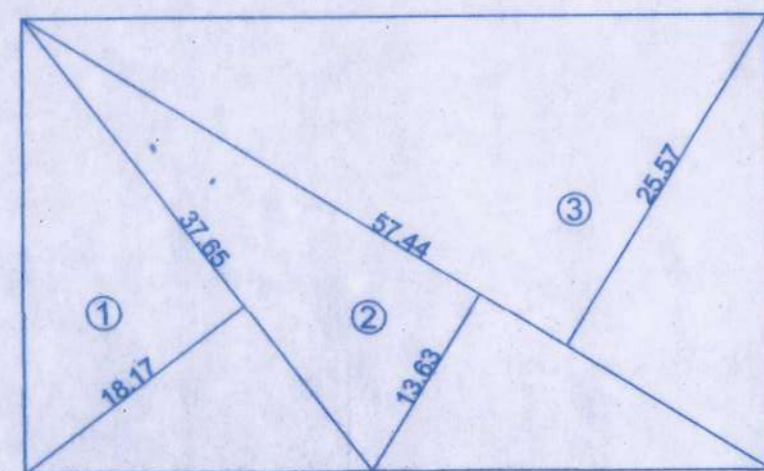
SECTION - B - B.
SCALE - 1:100



SECTION - A - A.
SCALE - 1:100



BLOCK PLAN
SCALE 1:500



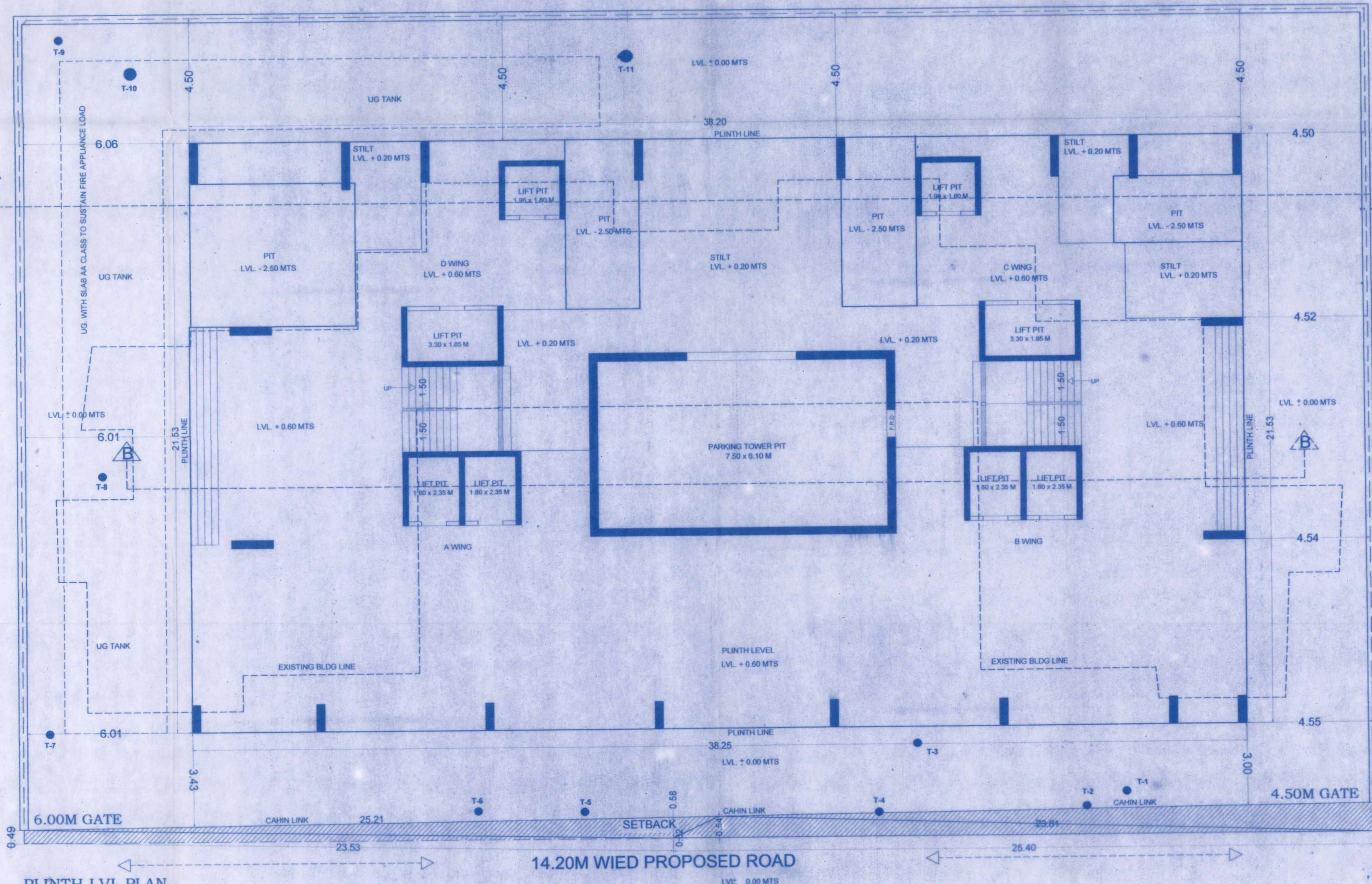
PLOT AREA DIAGRAM
SCALE 1:500

| PLOT AREA CALCULATION | | |
|-----------------------|----------------------------|------------------|
| 1 | 1/2 X 37.65 X 18.17 X 1 NO | = 342.85 SQ.MT. |
| 2 | 1/2 X 57.44 X 13.63 X 1 NO | = 391.45 SQ.MT. |
| 3 | 1/2 X 57.44 X 25.97 X 1 NO | = 734.37 SQ.MT. |
| TOTAL ADDITION | | = 1467.67 SQ.MT. |



SETBACK AREA DIAGRAM
SCALE - 1:500

| SETBACK AREA CALCULATION | | |
|--------------------------|---------------------------|----------------|
| 1 | 1/2 X 23.53 X 0.49 X 1 NO | = 5.76 SQ.MT. |
| 2 | 1/2 X 25.12 X 0.54 X 1 NO | = 6.78 SQ.MT. |
| 3 | 1/2 X 25.40 X 0.59 X 1 NO | = 7.37 SQ.MT. |
| 4 | 1/2 X 25.40 X 0.82 X 1 NO | = 0.25 SQ.MT. |
| 5 | 1/2 X 23.91 X 1.04 X 1 NO | = 12.38 SQ.MT. |
| TOTAL ADDITION | | = 32.54 SQ.MT. |



PLINTH LVL PLAN
SCALE - 1:100

PROFORMA - A

| Sr.No. | DESCRIPTION | AREA IN SQM. |
|---|--|----------------------|
| 1 | a Area of plot, as per demarcation | 1451.61 |
| | b As per Lease deed | |
| | c As per Layout | |
| | e Area of plot as per mumbai board offer letter | |
| | f Area of plot as per consider for f.s.i. | |
| 2 | Deductions for | |
| | a Road setback | 32.54 |
| | b Proposed D.P. road | |
| | c Any reservation | |
| | Total (a+b+c) | 32.54 |
| 3 | Balance area of plot (1-2) | 1419.07 |
| 4 | Additions for F.S.I Proposed | |
| 5 | Road Setback | 32.54 |
| 6 | Net Area of plot | 1451.61 |
| 7 | Permissible F.S.I | 3.00 |
| 8 | a Permissible built-up area as per FSI 3.00 (1d X 7) | 4354.83 |
| | b Additional built-up Prorata fsi of layout (48.00 X 36 TN) + 1400 | 2228.00 |
| | c Total Permissible built-up area (8a + 8b) | 6582.83 |
| 9 | Proposed B.U.A | |
| | a Residential built-up area | 0.00 |
| | b Non residential built-up area | 0.00 |
| | c Mhada 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 |
| B Details of FSI available as per DCR 31(3) | | PERMISSIBLE PROPOSED |
| 1 | i Fungible built-up area component permissible wide DCR 31(3) on residential (9a x 35%) | 0.00 0.00 |
| | ii Fungible built-up area component permissible wide DCR 31(3) on non residential (9b x 35%) | 0.00 0.00 |
| 2 | Total gross built-up area permissible (8c + 8d (i + ii)) | 0.00 |
| 3 | Total gross built-up area proposed (10+11) | 0.00 |
| 4 | FSI consumed (82/6) | 0.00 |
| C Tenements Statement | | |
| i | Proposed Res. built up area | 0.00 |
| ii | Less non residential tenements (Shops) | |
| iii | Tenement density permissible per hecter for FSI one | |
| iv | Tenement permissible on the plot | 0 |
| v | Tenement proposed | 0 |
| vi | Total Tenement on the plot (iv+vi) | 0 |
| D 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,
BLOCK & LOCATION PLAN , PLOT AREA DAIGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF BUILDING NO. 11, KNOWN AS
SUBHASH NAGAR VIRANDEVAN CHSL ON PLOT BEARING C.T.S. 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 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 1451.67 SQUARE METERS (ONE THOUSAND FOUR HUNDRED FIFTY ONE POINT SIXTY SEVEN ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Sachin Raksh
SACHIN RAKSH
L.S.R/172/LS/2009

NOTE:

- ALL DIMENSIONS ARE IN METRES.
- SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODB FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Raksh
SACHIN RAKSH
L.S.R/172/LS/2009

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

NAME AND SIGN. OF OWNER :

M/S. V LAXMI ESTATE & DEVELOPERS PVT.LTD.
CA TO SUBHASH NAGAR VIRANDEVAN CHSL

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office Letter No. Whartel - 29 / 1311 / 2023
Date 4 JUL 2023

Ex. Eng. Bldg. Permissi on Developer Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE: ZERO F.S.I. PLAN
DRWG NO: 1/1
NORTH SCALE DATE
AS STATED 20/07/2023
DRAWN CHECKED
RAHUL SACHIN