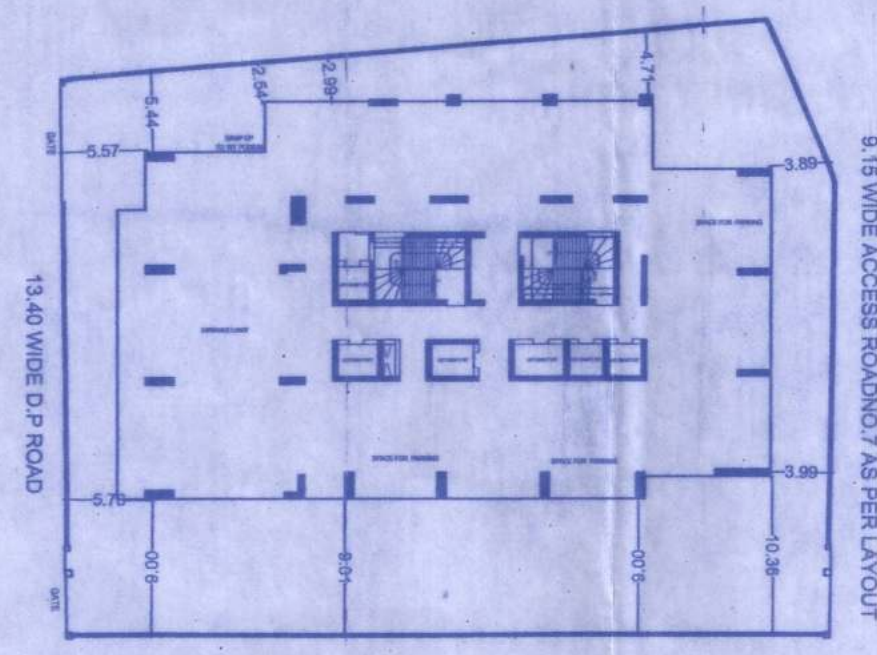
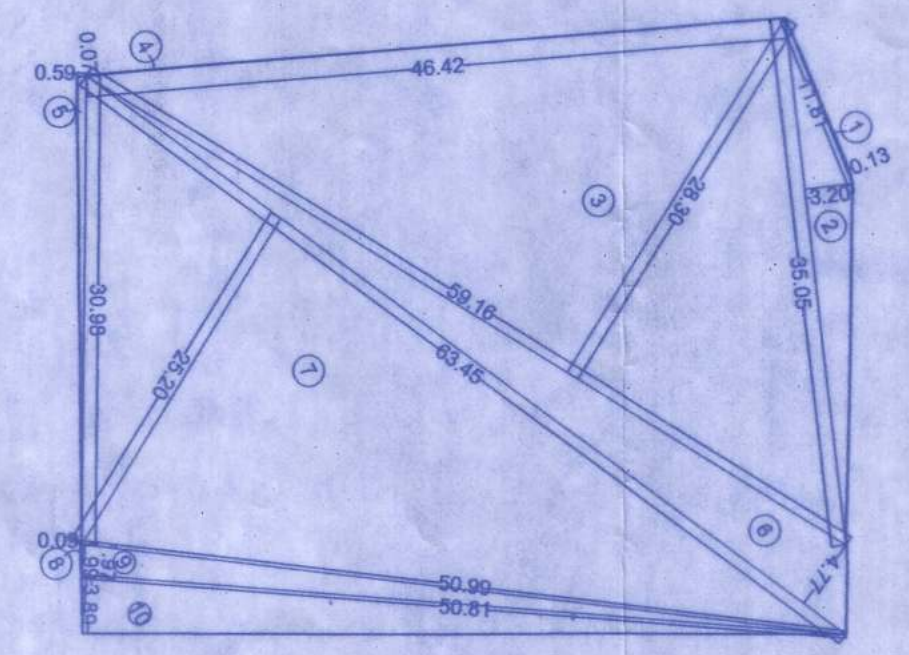


LOCATION PLAN
SCALE 1:4000

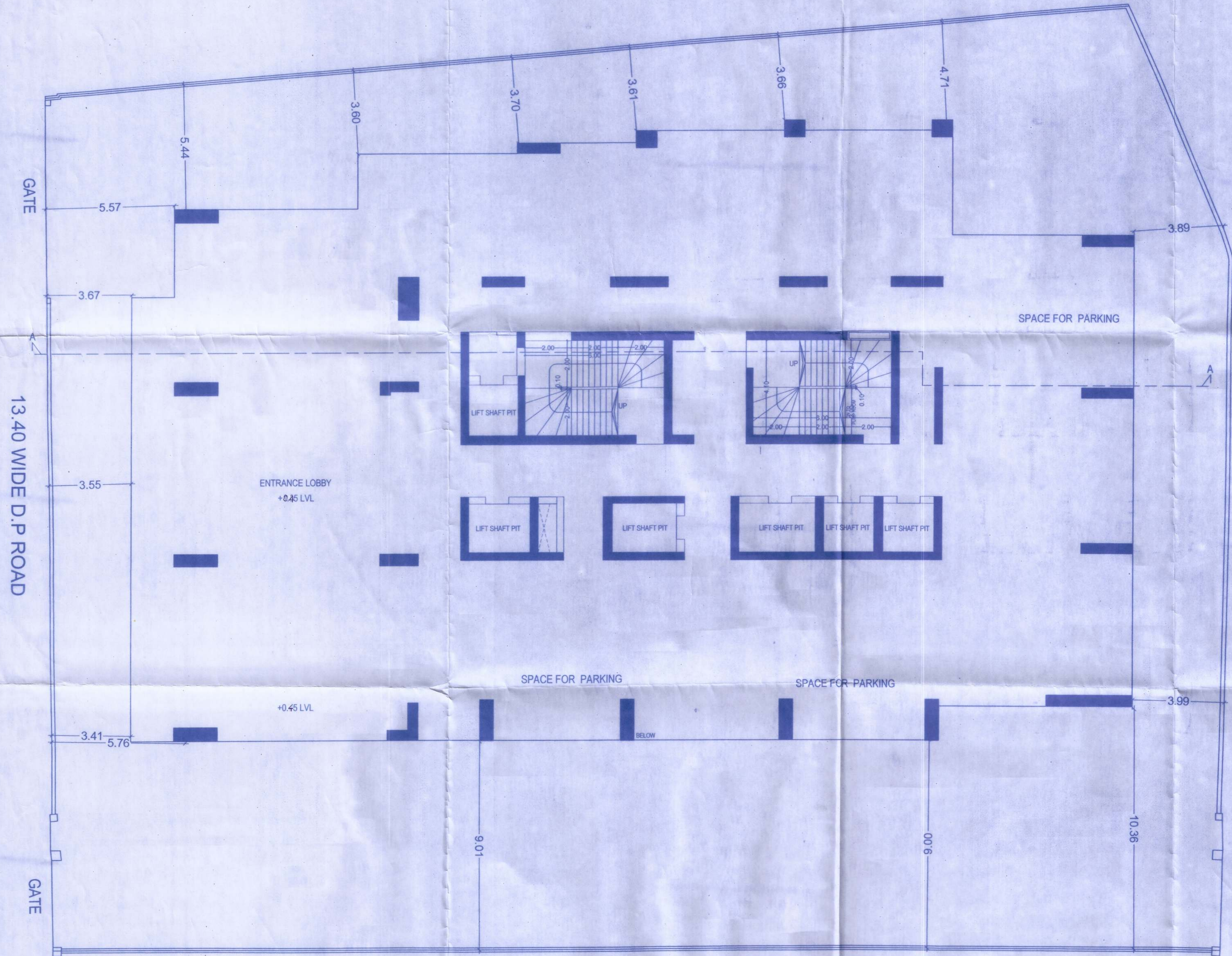


BLOCK PLAN
SCALE 1:100



PLOT AREA LINE DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION			
1	1/2 X 11.81 X 0.13	=	0.77 SQ.MT
2	1/2 X 35.05 X 3.20	=	56.08 SQ.MT
3	1/2 X 59.16 X 28.30	=	837.11 SQ.MT
4	1/2 X 46.42 X 0.07	=	1.62 SQ.MT
5	1/2 X 30.98 X 0.69	=	9.14 SQ.MT
6	1/2 X 63.45 X 4.77	=	151.33 SQ.MT
7	1/2 X 63.45 X 25.20	=	798.47 SQ.MT
8	1/2 X 1.99 X 0.09	=	0.09 SQ.MT
9	1/2 X 50.99 X 1.97	=	50.23 SQ.MT
10	1/2 X 50.81 X 3.89	=	98.83 SQ.MT
TOTAL ADDITION		=	2004.67 SQ.MT



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot, as per offer letter	1963.96
	b As per Lease deed	2005.83
	c As per Layout	2009.20
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)	1963.96
4	Deductions for 15% R.G. (if deductible) PROPORTIONATE R.G.)	
5	Road Setback	
6	Net Area of plot	1963.96
7	Permissible F.S.I.	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	5891.88
	b Additional built-up Prorata fsi of layout (54.76 x 60 TN)	5285.60
	c Additional fsi	
	d Total Permissible built-up area (8a + 8b)	11177.48
9	Proposed B.U.A	
	a Residential built-up area	0.00
	b Non residential built-up area	
	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 residential 11764.01 x 35%	DCR 31(3) on residential 0.00 0.00
	ii Fungible built-up area component permissible wide residential (--- x 35%)	DCR 31(3) on non residential 0.00 0.00
2	Total gross built-up area permissible (8c + b1 (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 Tenementson the plot (iv+ v- 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 :
GROUND FLOOR PLAN, BASEMENT PLAN, BLOCK LOCATION PLAN,
PLOT AREA CALCULATION, BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.T.S. NO. 1320B-4 OF VILLAGE MULUND KNOWN AS RAJYASARATHI RAVI DARSHAN CO. OP. HSG. SOC. LTD. AT ARUNODAYA NAGAR, MULUND (EAST), MUMBAI.

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 1193.49 SQUARE METERS (ELEVEN HUNDRED NINETY THREE POINT FORTY NINE 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 DCRP 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME
4. ALL BELIEVES ISSUES IN EODS FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LICENSED SUVEYOR
Sachin Rakshe
SACHIN RAKSHE
LS/R/172/LS/2009

STAMP OF DATE OF RECEIPT OF PLANS :
archo CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUNVEIW CHS LTD, OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

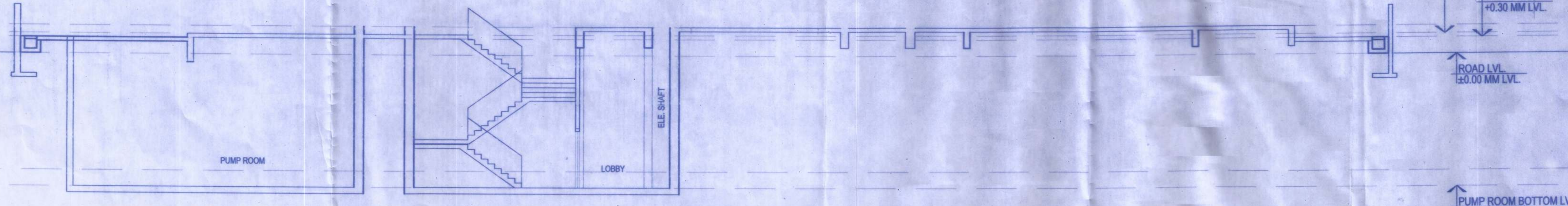
NAME AND SIGN. OF OWNER :
MRS. JAYDEEP RELASPACE LLP. C.A. TO OWNER
RAVI DARSHAN CO. OP. HSG. SOC. LTD.
JAYDEEP REALSPACE LLP

STAMP OF APPROVAL OF PLANS :
Partner SIGNATURE
DRWG NO. 1/2
DATE 15 FEB 2024
SCALE AS STATED 07-02-2024
DRAWN RAHUL CHECKED SACHIN

Approved subject to conditions mentioned in this office letter No. Mhada-31/3518/2024
Date 15 FEB 2024
DRAWING TITLE ZERO F.S.I. PLAN
NORTH: AS STATED
SCALE: AS STATED
DATE: 07-02-2024
DRAWN: RAHUL
CHECKED: SACHIN

9.15 MT WIDE
BHANU DARSHAN GALI

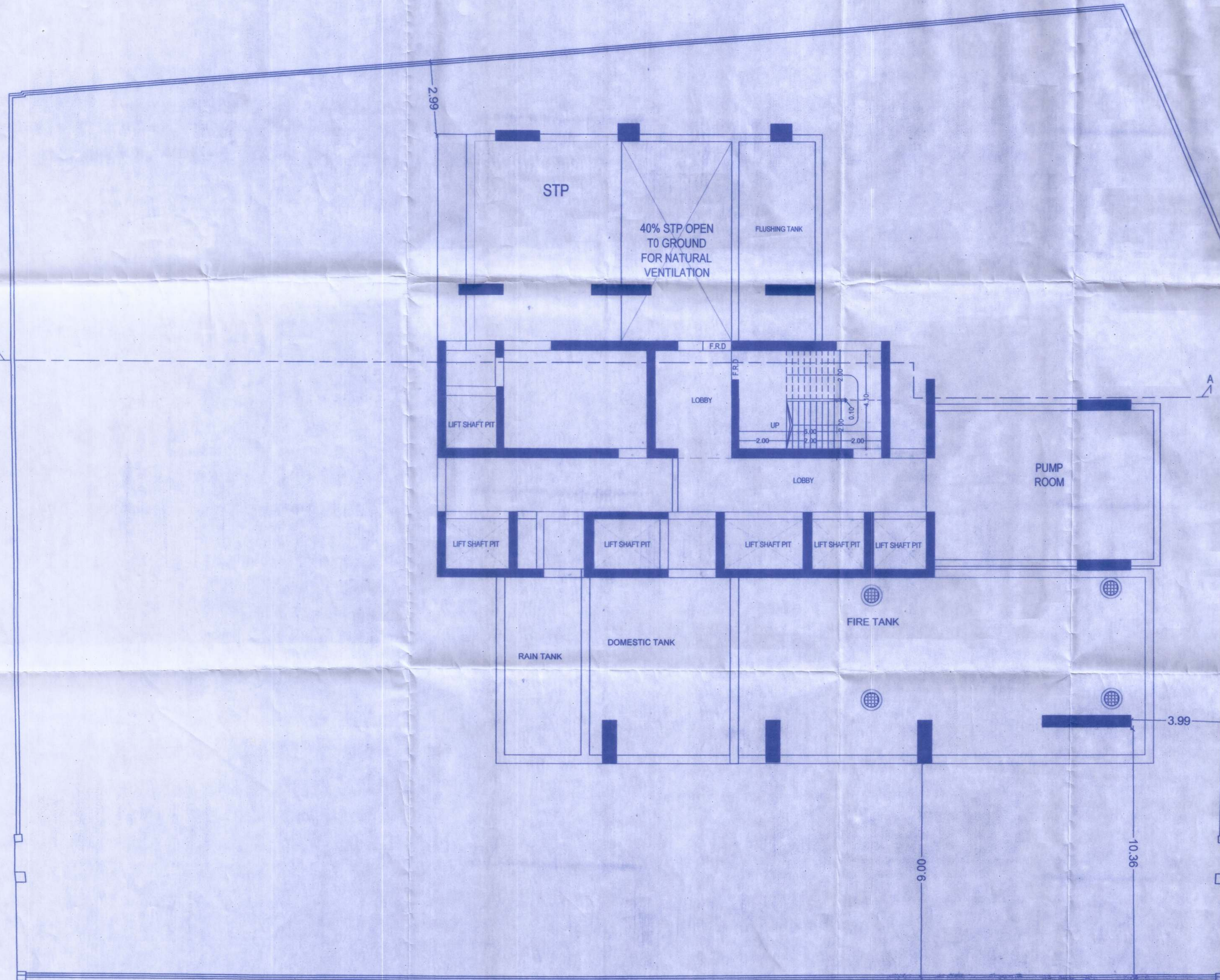
13.40 MT WIDE
VIDHYALAYA MARG



SECTION A-A
SCALE - 1:100

13.40 WIDE D.P. ROAD

9.15 WIDE ACCESS ROADNO.7 AS PER LAYOUT



BASEMENT PLAN
SCALE - 1:100

FORM II (PROFORMA B)

CONTENTS OF SHEET :

5TH PODIUM FLOOR PLAN & SECTION A-A

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF PROPERTY ON PLOT BEARING C.T.S. NO. 1320/B-4 OF VILLAGE MULUND KNOWN AS RAJYASARATHI RAVI DARSHAN CO. OP. HSG. SOC. LTD. AT ARUNODAYA NAGAR, MULUND (EAST), MUMBAI.

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
- 3) FLOOR PLAN 1:100
- 4) BLOCK PLAN 1:500
- 5) EDUCATION PLAN 1:4000
- 6) 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
- 7) GUIDELINES ISSUED IN EOOB FOLLOWED.
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND ADDRESS OF LISCENSED SUVEYOUR

Sachin Rakshe
SACHIN RAKSHE
L.S. R/172A/S/2009



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

NAME AND SIGN. OF OWNER :

MS. JAYDEEP REASPACE LLP, C.A. TO OWNER
RAVI DARSHAN CHSL.

JAYDEEP REASPACE LLP

Partner SIGNATURE

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada - 11/1518/2024

Date 15 FEB 2024

Ex. Eng. Blg; Permission Co-ordinator Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE	DRWG NO
ZERO F.S.I. PLAN	2/2
NORTH:	SCALE DATE
AS STATED	07-02-2024
DRAWN	CHECKED
RAHUL	SACHIN

