

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 0.59	=	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	=	799.47 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		=	2034.87 SQ.MT

SUMMARY OF BUILT-UP AREA

Floor	Net Built-up area (A)	Staircase, H.R. Pass. (B)	Society Office Area (C)	Fitness Center Area (D)	Refuge Area (E)	Gross Built Up area (A + B + C + D + E)	Nos of Flats
GROUND FLOOR	---	---	---	---	---	---	---
1ST PODIUM	---	---	---	---	---	---	---
2ND PODIUM	---	---	---	---	---	---	---
3rd PODIUM	---	---	---	---	---	---	---
4th PODIUM	---	---	---	---	---	---	---
5th PODIUM	---	---	---	---	---	---	---
E-STILT FLOOR	---	---	18.39	316.33	---	334.72	Sq.mt.
1ST FLOOR	364.43	191.08	---	---	175.71	731.22	Sq.mt. 4
2ND FLOOR	649.27	195.27	---	---	---	844.54	Sq.mt. 8
3RD FLOOR	649.27	195.27	---	---	---	844.54	Sq.mt. 8
4TH FLOOR	649.27	195.27	---	---	---	844.54	Sq.mt. 8
5th FLOOR	649.27	195.27	---	---	---	844.60	Sq.mt. 8
6th FLOOR	661.11	194.50	---	---	---	855.61	Sq.mt. 8
7th FLOOR	660.82	194.77	---	---	---	855.59	Sq.mt. 8
8th FLOOR	660.82	194.77	---	---	185.94	894.45	Sq.mt. 6
9th FLOOR	660.82	194.77	---	---	---	855.59	Sq.mt. 8
10th FLOOR	660.82	194.77	---	---	---	855.59	Sq.mt. 8
11th FLOOR	660.82	194.77	---	---	---	855.59	Sq.mt. 8
12th FLOOR	660.82	194.77	---	---	---	855.59	Sq.mt. 8
13th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
14th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
15th FLOOR	662.40	194.77	---	---	185.94	895.92	Sq.mt. 6
16th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
17th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
18th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
19th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
20th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
21st FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
22nd FLOOR	662.40	194.77	---	---	144.50	857.26	Sq.mt. 6
Ex. Refuge	9.92	0.00	---	---	---	0	---
23rd FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
24th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
25th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
26th FLOOR	662.40	194.77	---	---	---	857.17	Sq.mt. 8
Total	16434.85	5059.65	18.39	316.33	692.09	22511.39	Sq.mt. 198

PROFORMA - A

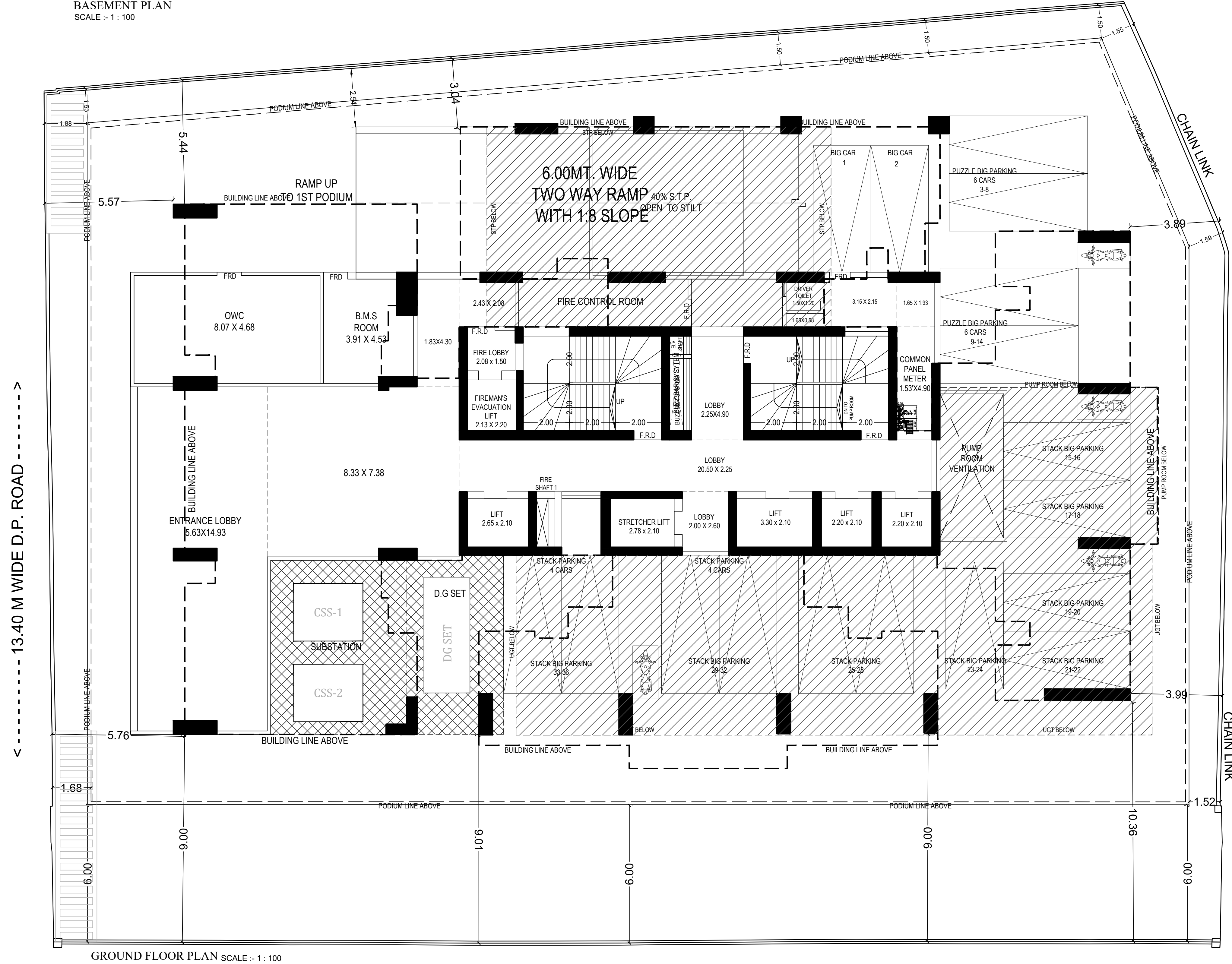
Sr.No.	DESCRIPTION	AREA IN SQ.M.
1	a Area of plot, as per offer letter	1963.96
	b As per Lease deed	2005.83
	c As per Layout	2009.20
2	Deductions for	
	a Road setback	
	b Proposed D.P. road	
	c Any reservation	
	Total (a+b+c)	
3	Balance area of plot (1-2)	1963.96
4	Deductions for 15% R.G. (if deductible) 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 (1st X 7)	5891.88
	b Additional built-up area as per layout (54.76 x 60 TN)	3285.60
	c Additional fsi (2000 + 1000)	3000.00
	d Total Permissible built-up area (3a + 8b)	12177.48
9	Proposed B.U.A	
	a Residential built-up area	12177.48
	b Non residential built-up area	
	c Whada share	
	d Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)	12177.48
11	FSI consumed (10/6)	6.20
B	Details of FSI available as per DCR 31(3)	PERMISSIBLE / PROPOSED
	i Fungible built-up area component permissible wide residential (12177.48 x 35%)	DCR 31(3) on 4262.12 4257.37
	ii Fungible built-up area component permissible wide residential (12177.48 x 35%)	DCR 31(3) on non residential (12177.48 x 35%) 16489.60
2	Total gross built-up area permissible (8c + 4b + i + ii)	16484.85
3	Total gross built-up area proposed (10+9d)	16484.85
4	FSI consumed (82/6)	8.37
C	Tenements Statement	
	i Proposed Res. built-up area	16484.85
	ii Less non residential tenements (Shops)	
	iii Tenement density permissible per hectare for FSI one	740
	iv Tenement permissible on the plot	198
	v Tenement proposed	198
	vi Total Tenement on the plot (iv+v-vi)	198
D	Parking Statement	
	a Parking required by rule as per Reg. 44 (2) of DCR 2014	267
	b Total parking provided	267

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY
PARKING REQUIRED AS PER DCR 44(2) Note (ii)

CARPET AREA	NO. OF PARK. REQ. BY RULE	NO. OF FLAT PROPOSED	NO. OF PARK REQ.
BELOW 45.00 SQMT.	1 PARKING FOR 4 FLATS	0	0.00 NOS.
45.00 SQMT. TO 60.00 SQMT.	1 PARKING FOR 2 FLATS	14	7.00 NOS.
60.00 SQMT. TO 90.00 SQMT.	1 PARKING FOR 1 FLAT	132	132.00 NOS.
ABOVE 90.00 SQMT.	2 PARKING FOR 1 FLATS	52	104.00 NOS.
TOTAL		198	243.00 NOS.
10% VISITORS			24.30 NOS.
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL			267.30 NOS.
ADDITIONAL 50% PARKING DCR 31(1) VI			0.00 NOS.
TOTAL REQUIRED NOS. OF PARKING			267.30 NOS.
TOTAL SMALL CAR PROPOSED			191.00 NOS.
TOTAL BIG CAR PROPOSED			76.00 NOS.
TOTAL PROPOSED NOS. OF PARKING			267.00 NOS.

PERMISSIBLE BUA	PERMISSIBLE FUNGIBLE 35%	TOTAL
RESIDENTIAL	12177.48	4262.12
PROPOSED BUA		16439.60
RESIDENTIAL	12177.48	4257.37
		16434.85

	PERMISSIBLE	PROPOSED
FITNESS CENTER 2%		
16434.85 X 2%	328.70	316.33



FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BASEMENT PLAN, BLOCK LOCATION PLAN, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT & PLOT AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF (PLOT No. 1320B/4) MULLUND RAVI DARSHAN C.H.S.L. S.NO 386(PT), C.T.S.NO 1320B/4, AT VIDYALAYA MAG, MULLUND I (E) MUMBAI - 41.

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 1153.49 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 RAKSHI
LS.R/172LS/2009

NOTE:

- ALL DIMENSIONS ARE IN METRES.
- SCALE: SEE
- PROFORMA PLAN 1:500
- GROUND FLOOR PLAN 1:500
- BASEMENT PLAN 1:500
- THE PLANS ARE PROPOSED AS PER PROVISIONS OF DCR, 2014 AND AS PER THE PREVALING REGULATION AND CIRCULARS ISSUED BY MCOA AND SHALL BE TRUE TO THE GUIDELINES ISSUED IN EODS FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE SOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS :

NAME AND ADDRESS OF LICENSED SURVEYOR

SACHIN KASHINATH RAKSHI
Digitally signed by SACHIN KASHINATH RAKSHI
Date: 2024.04.16 17:52:43 +05'30'

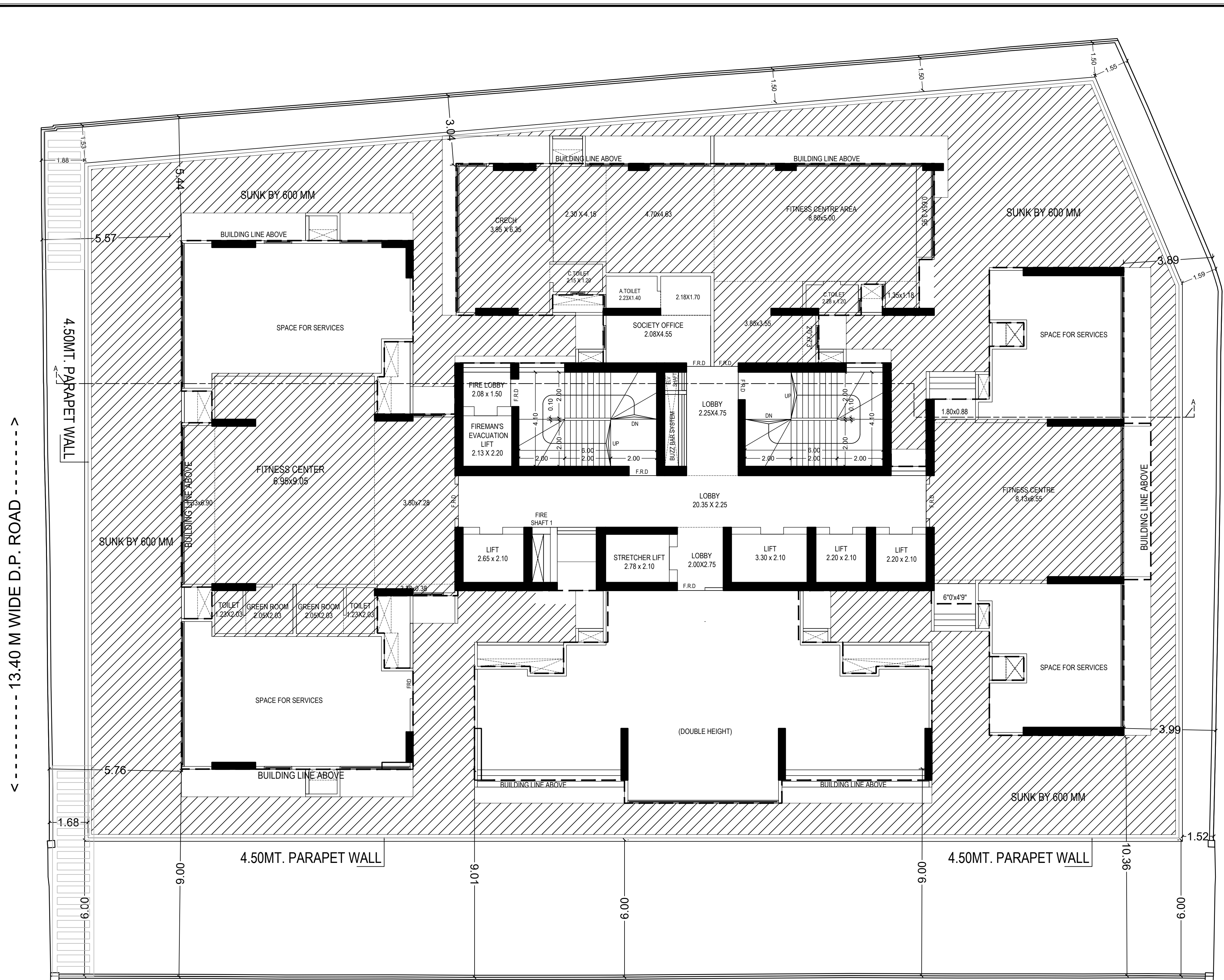
SACHIN RAKSHI
LS.R/172LS/2009

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

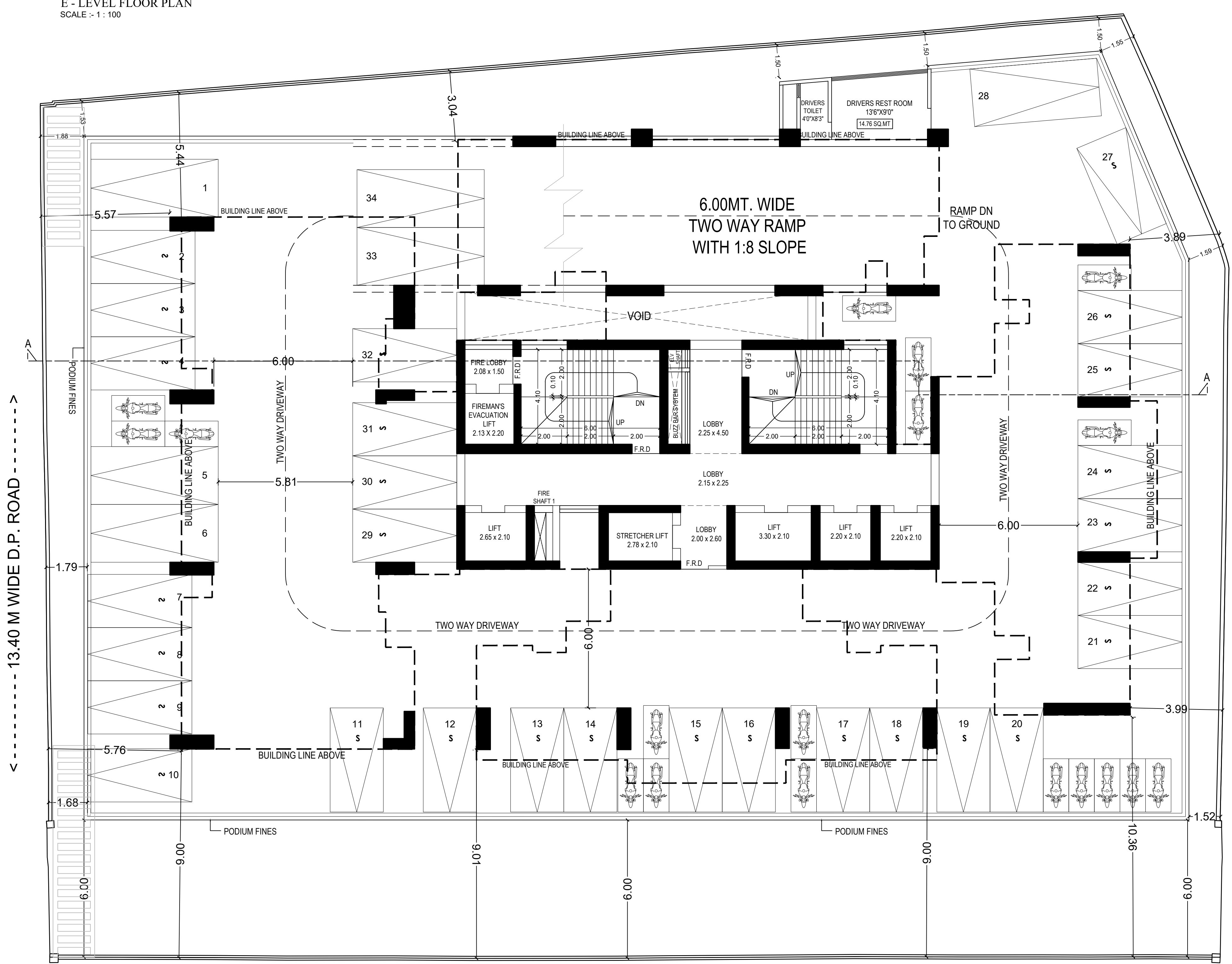
NAME AND SIGN. OF OWNER :

MS. JAYDEEP RELAPSPACE LLP. C.A. TO OWNER
RAVI DARSHAN CHIL.

DRAWING TITLE: C.F.O. PLAN
DRWG NO: 1/8
SCALE: AS STATED
DATE: 28-03-2024
DRAWN: RAHUL
CHECKED: SACHIN



E - LEVEL FLOOR PLAN
SCALE - 1 : 100

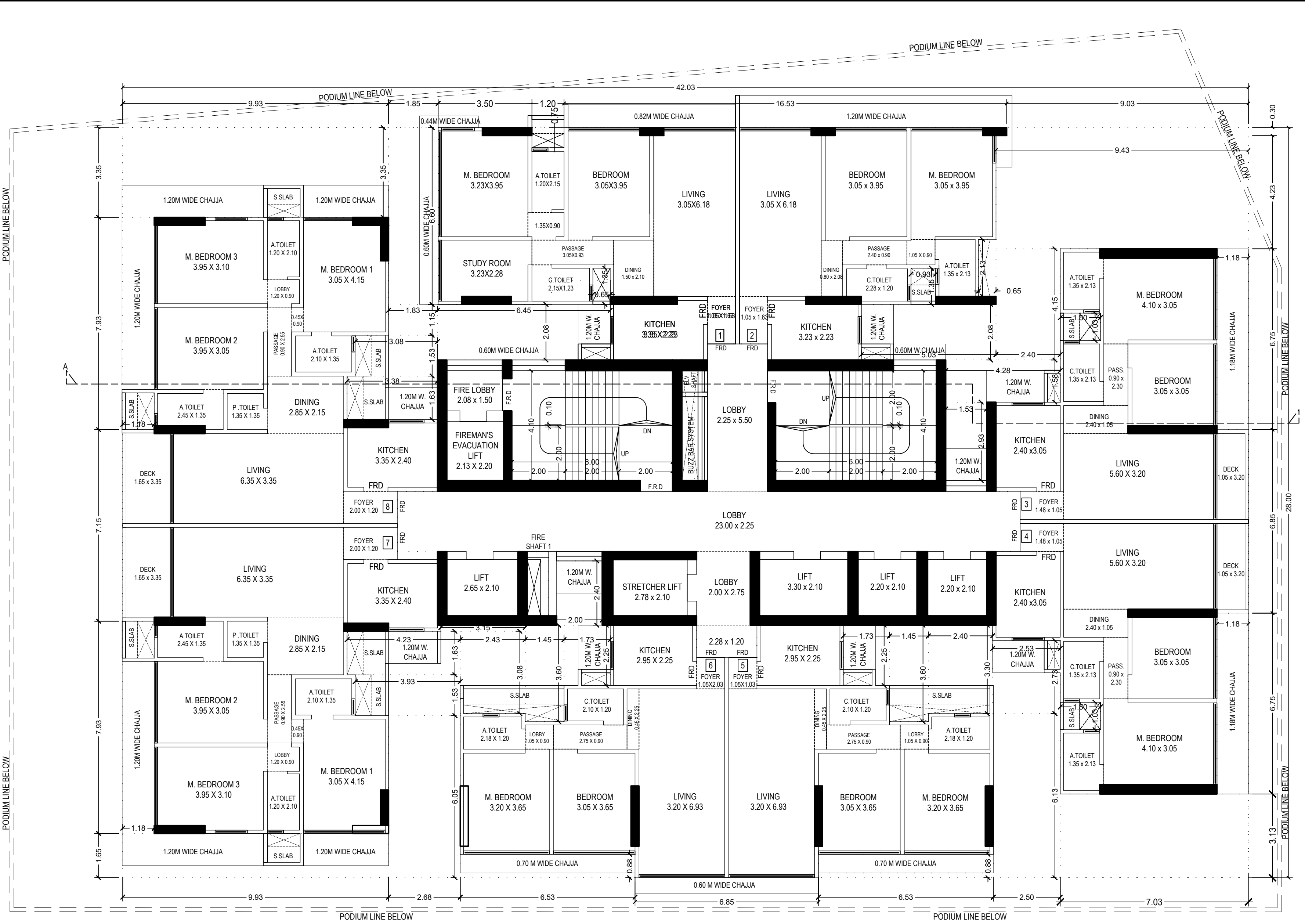


5TH PODIUM FLOOR PLAN
SCALE - 1 : 100

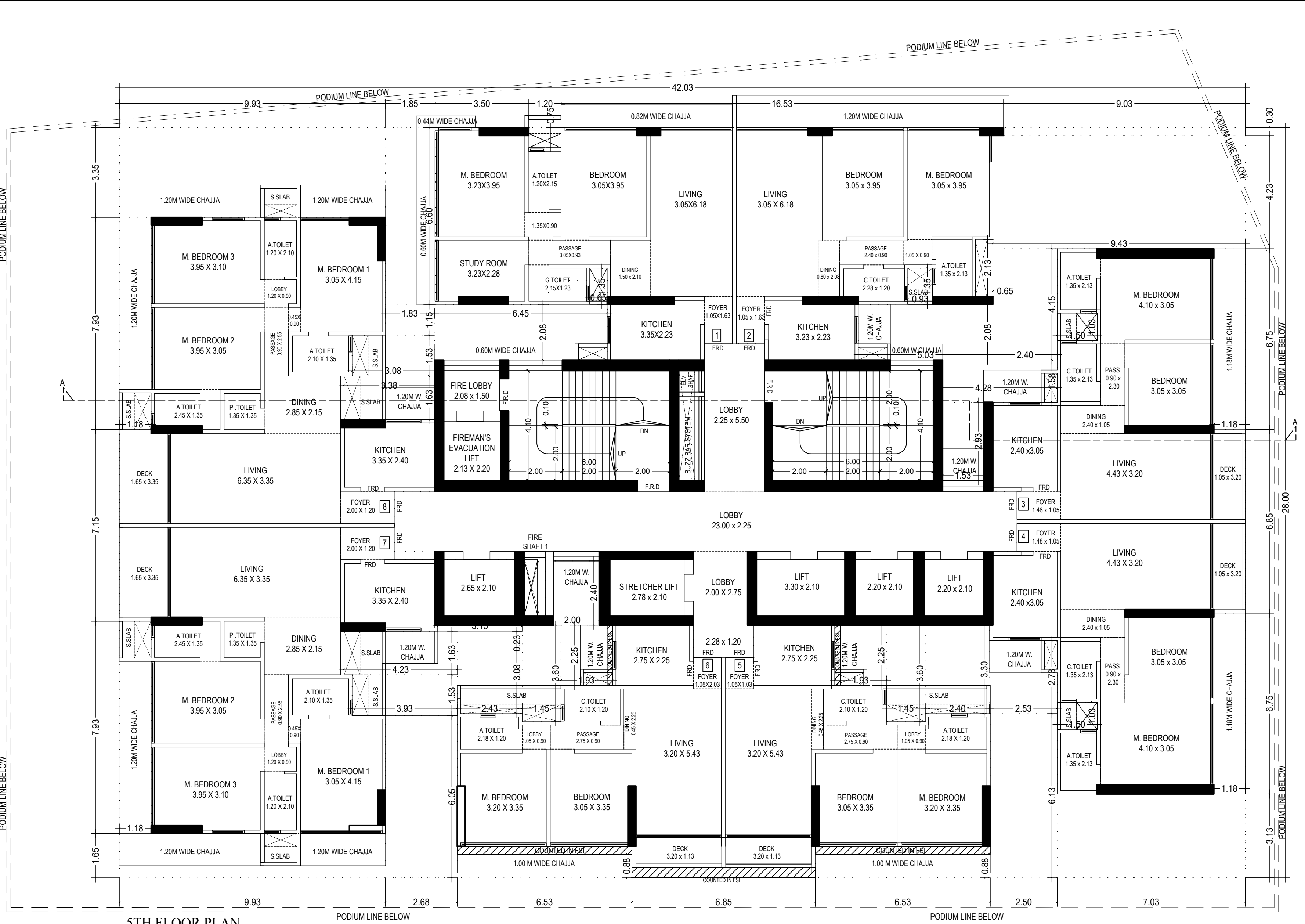
13.40 M WIDE D.P. ROAD

9.15M WIDE ACCESS ROAD

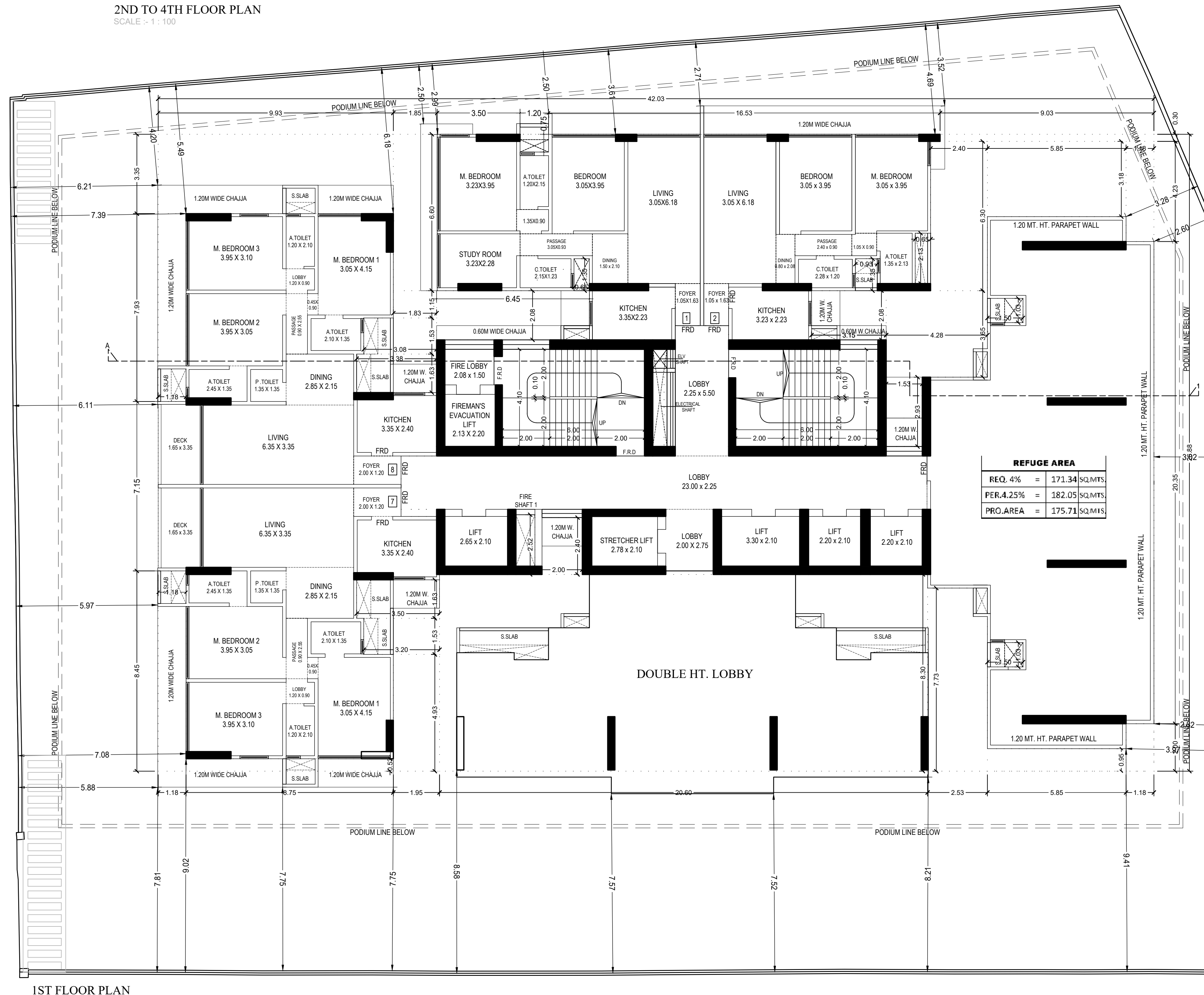
FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
5TH PODIUM FLOOR PLAN E - LEVEL FLOOR PLAN WITH FITNESS CENTER & SOCIETY OFFICE AREA CALCULATION	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF (PLOT No. 1320B/4) MULUND RAVI DARSHAN C.H.S.L. S.NO 386(PT.) , C.T.S.NO 1320B/4 , AT VIDYALAYA MAG, MULUND I (E) MUMBAI - 81.	
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 MCGM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN EODB FOLLOWED. 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	SACHIN RAKSHE Digitally signed by SACHIN RAKSHINATH RAKSHE Date: 2024.04.16 17:53:14 +05'30'
STAMP OF DATE OF RECEIPT OF PLANS :	SACHIN RAKSHE I.S. R/172LS/2009
STAMP OF APPROVAL OF PLANS:	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. JAYDEEP RELAPACE LLP. CA. TO OWNER RAVI DARSHAN CHSL.
	SIGNATURE
DRAWING TITLE	DRWG NO
C.F.O. PLAN	3/8
NORTH:	SCALE DATE
	AS STATED 28-03-2024
	DRAWN CHECKED
	RAHUL SACHIN



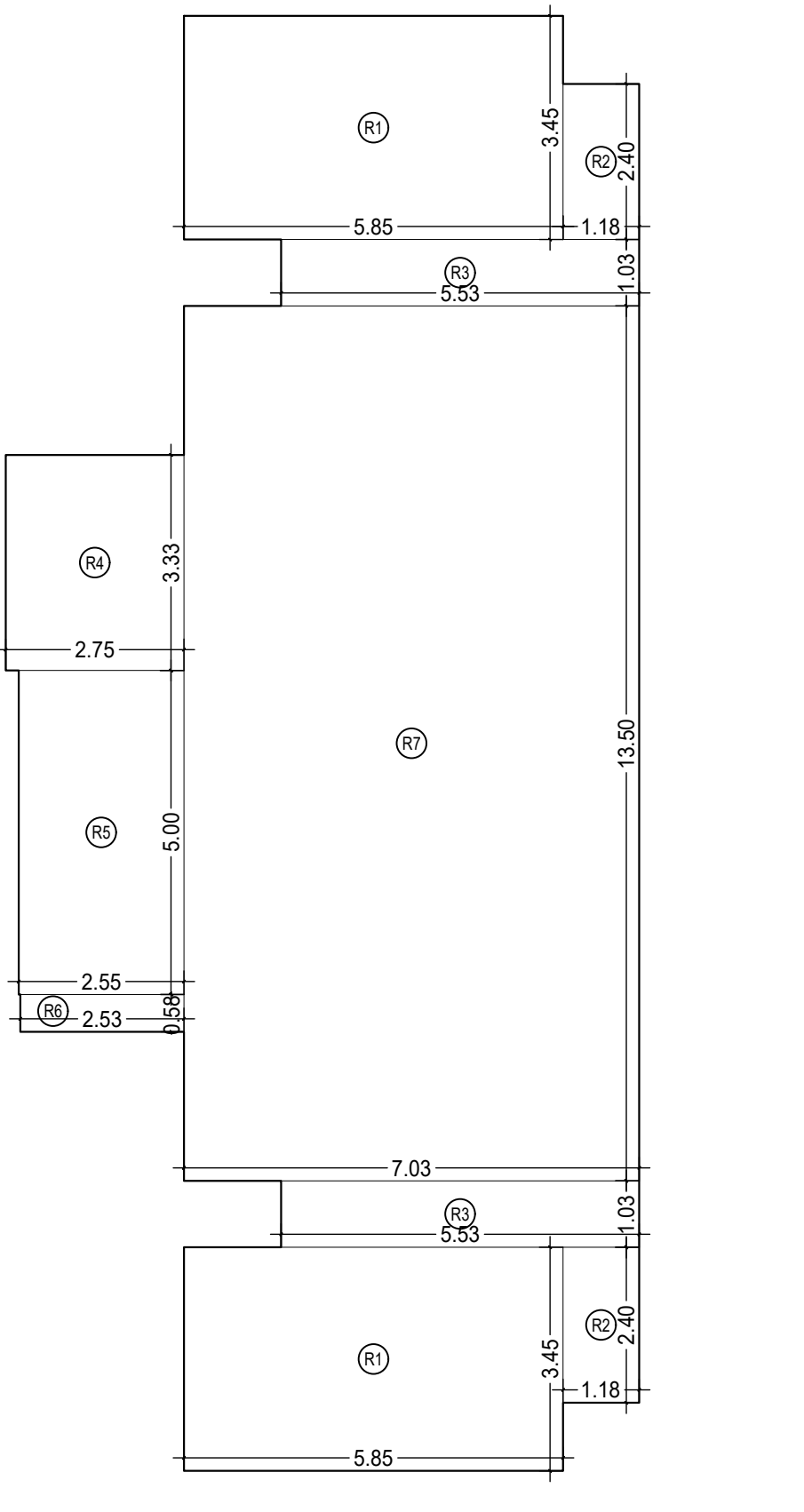
2ND TO 4TH FLOOR PLAN
SCALE - 1:100



5TH FLOOR PLAN
SCALE - 1:100



1ST FLOOR PLAN
SCALE - 1:100



AREA DIAGRAM FOR 1ST FLOOR PLAN
SCALE 1:100

1ST FLOOR REFUGE AREA CALCULATION	
R1	5.85 X 3.45 X 2 NOS = 40.37 SQ.MT
R2	1.18 X 2.40 X 2 NOS = 5.66 SQ.MT
R3	5.50 X 1.00 X 2 NOS = 11.00 SQ.MT
R4	2.75 X 3.30 X 1 NO = 9.18 SQ.MT
R5	2.55 X 4.00 X 1 NO = 10.20 SQ.MT
R6	2.13 X 3.58 X 1 NO = 7.62 SQ.MT
R7	7.03 X 13.50 X 1 NO = 94.91 SQ.MT
TOTAL REFUGE AREA = 175.71 SQ.MT	

REFUGE AREA CALCULATION FOR 1ST FLOOR	
AREA OF 1ST FLOOR	= 364.43 SQ.MTS.
AREA OF 2ND TO 4TH FLOOR	= 1947.81 SQ.MTS.
649.27 X 3	= 1947.81 SQ.MTS.
AREA OF 5TH FLOOR	= 649.27 SQ.MTS.
AREA OF 6TH FLOOR	= 661.11 SQ.MTS.
AREA OF 7TH FLOOR	= 660.82 SQ.MTS.
TOTAL	= 4283.44 SQ.MTS.
REFUGE AREA REQ. ON 1ST FLOOR 4.00%	= 171.34 SQ.MTS.
REFUGE AREA PER. ON 1ST FLOOR 4.25%	= 182.05 SQ.MTS.
REFUGE AREA PROPOSED ON 1ST FLOOR	= 175.71 SQ.MTS.
EXCESS REFUGE AREA PRO. ON 1ST FLOOR	= 0.00 SQ.MTS.

FORM II (PROFORMA B)																	
CONTENTS OF SHEET :																	
1ST FLOOR PLAN WITH REFUGE AREA DIAGRAM & CALCULATION.																	
2ND TO 4TH FLOOR PLAN.																	
5TH FLOOR PLAN.																	
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NAME AND ADDRESS OF LICENSED SURVEYOR																	
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STAMP OF DATE OF RECEIPT OF PLANS :																	
<table border="0"> <tr> <td>VINAYAK</td> <td>Digitally signed by VINAYAK</td> <td>RAVINDRA</td> <td>Digitally signed by RAVINDRA</td> </tr> <tr> <td>MOTIRAM</td> <td>Digitally signed by MOTIRAM</td> <td>AD</td> <td>Digitally signed by AD</td> </tr> <tr> <td>MANIKAR</td> <td>Digitally signed by MANIKAR</td> <td>AMBULGUR</td> <td>Digitally signed by AMBULGUR</td> </tr> <tr> <td></td> <td></td> <td>AR</td> <td></td> </tr> </table>		VINAYAK	Digitally signed by VINAYAK	RAVINDRA	Digitally signed by RAVINDRA	MOTIRAM	Digitally signed by MOTIRAM	AD	Digitally signed by AD	MANIKAR	Digitally signed by MANIKAR	AMBULGUR	Digitally signed by AMBULGUR			AR	
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