

PROFORMA-A

Sl.No.	DESCRIPTION	area in sq.m.
1.	a. Area of plot, as per demarcation Ex.Eng./Chalkour division is 880.12 sq.mts. and as per layout 817.29 sq.mts. Hence consider least i.e 817.29 sq.mts for FSI calculation. Deductions for a. Road setback b. Proposed g.p. road c. Any reservation Total (a+b+c) 3. Balance area of plot (1-2) 4. Additions for F.S.I Propose 5. Road Setback 6. Net Area of plot 7. Permissible F.S.I 8. a. Permissible built-up area as per FSI 3.00 b. Porosity FSI c. Total Permissible b.u.a 9. Proposed b.u.a a. Residential built-up area b. Non residential built-up area c. Mixude share d. Ecosai balcony area taken into FSI 10. Total built-up area proposed (Ra+Rb) 11. FSI consumed (10/8)	817.29 - - - 817.29 - 3.00 2461.87 4128.87 4128.87 4128.87 - - 4128.87 - 4128.87 4128.87 5105.05
B. Details of FSI available as per DCR 31(3)		
1.	i. Purgable built-up area component permissible wide DCR 31(3) on residential (30x35%) a. Purgable builtup area component permissible wide DCR 31(3) on non residential (30x35%) Total gross built-up area permissible (Rc +b1(1 + * 1)) a Total gross built-up area proposed (10+R1) FSI consumed (B2/3) 6.58	permissible 1446.10 ----- ----- 5573.87 5397.78 6.58
2.	a	5573.87
3.	a	5397.78
C. Tenements Statement		
i	Total gross built-up area proposed (R02a)	5387.78
ii	Tenement density permissible per factor for FSI one (ELECTOR4/400	242 Nos.
iii	Tenement proposed	97 Nos.
iv	Less non residential tenements (Shops)	
v	Total Tenementation this plot (b+v+v4)	97 Nos.
D. Parking Statement		
a	Parking required by rule as per 44 (2) of DCR 2004	70.00
b	Total parking provided	70.00
E. NOTES:		

PROFORMA-B

CONTENTS OF SHEET

STAMP OF APPROVAL OF PLANS

PLAN FOR REF.

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 860.12 SQUARE METERS AS PER DEMARCATION (EIGHT HUNDRED SIXTY POINT TWELVE ONLY), AND AS PER LAYOUT THE AREA IS 818.10 SQ. MTS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.34, KNOW AS PANT NAGER
PRASANNA C.H.S.L. ON PLOT BEARING C.T.S. NO.5662(PF) AT VILLAGE
CHATTAKOPAR, PANT NAGAR, CHATTAKOPAR TEASTIMIMBAL- 400075.

NAME OF OWNER

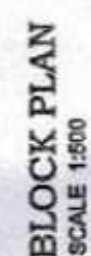
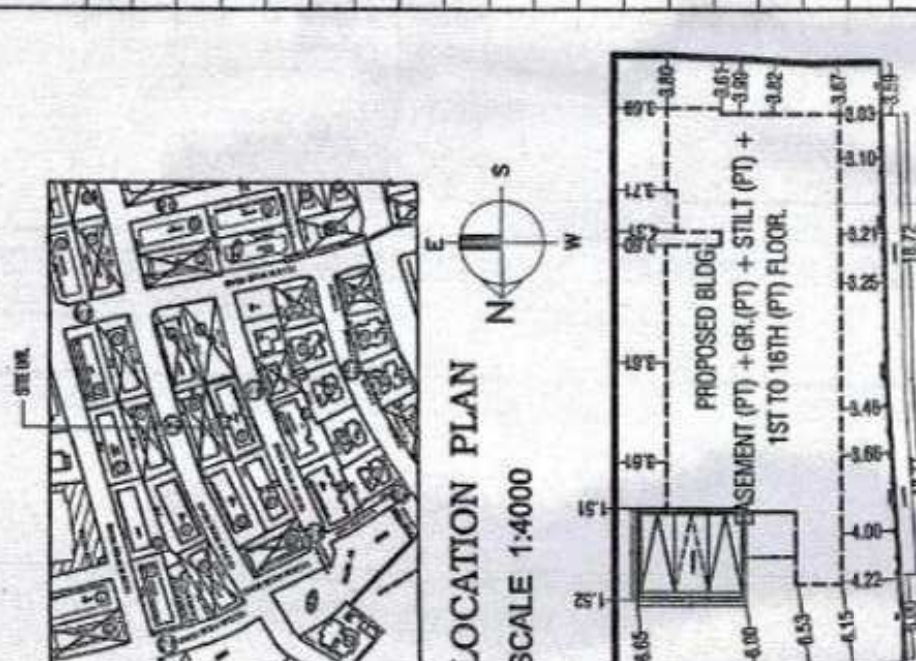
M/S. HS CHETANA ENTERPRISES NX LLP. C.A. TO OWNER
PANT NAGAR PRASADINA CHSL.

SCALE	DRG NO.	DRN BY	CHK BY	DATE	SIGNATURE OF OWNER
AS SHOWN	D-1	RAHUL	SACHIN	06/06/2019	
NAME AND ADDRESS OF LICENSED SURVEYOR					

archo
CONSULTANTS

SAGINI RAMSHE
LICENCED SURVEYOR
(B/1721 S2009)

**BLOG.4 GROUND FLOOR, ROOM NO 2, A-WING,
SUNVIEW CHS LTD., OFF SAHAKAR THEATER,
TILAKNAGAR, CHENBUR (V), MUMBAI - 400 059.**

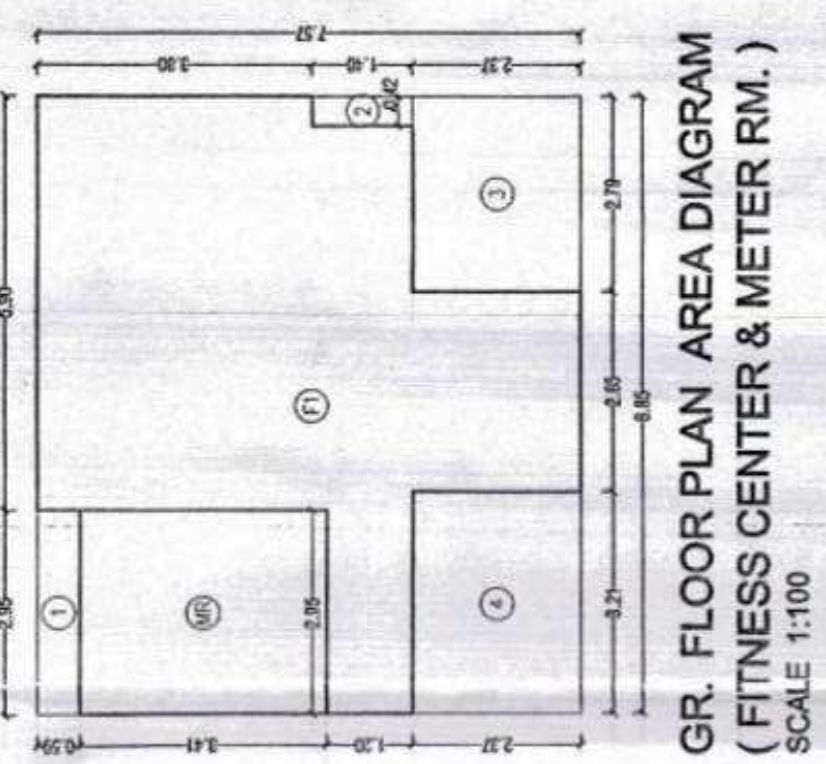
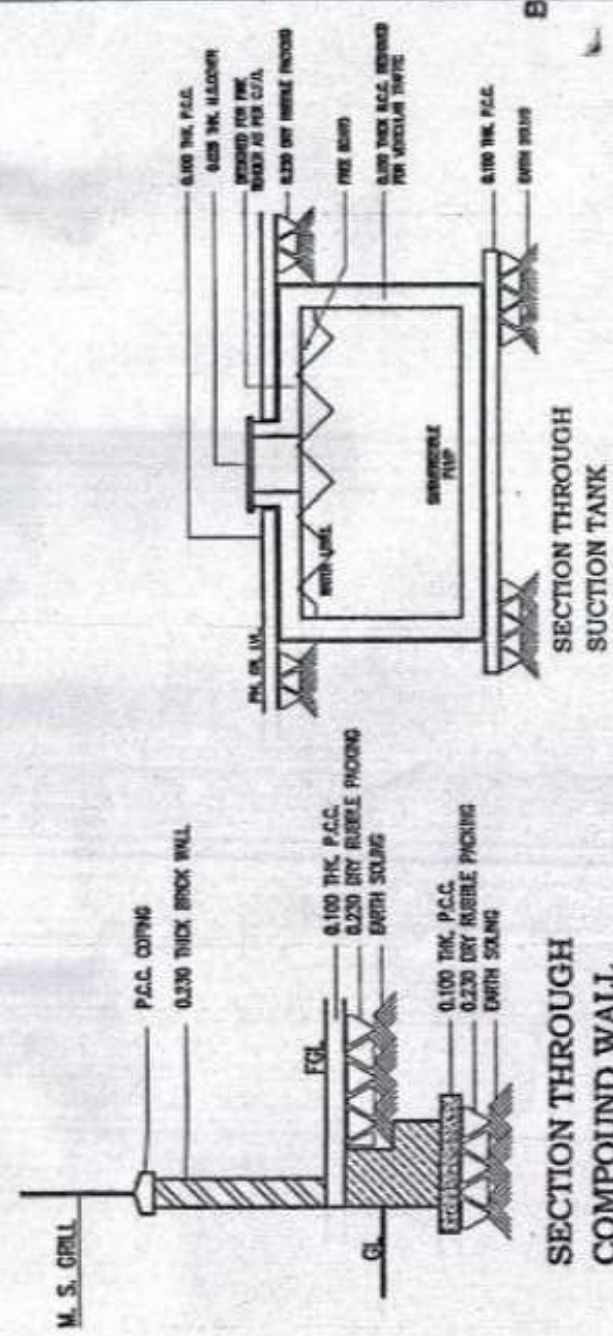


FLOOR	NETT BWA (1)	SUMMARY		SCOP PLAYS
		SPARECASE (2)	REPAIR AREA (3)	
GROUND	73.85	---	---	---
1ST	308.29	54.93	---	73.85
2ND	308.29	54.93	---	363.22
3RD	308.29	54.93	---	363.22
4TH	308.29	54.93	---	363.22
5TH	308.29	54.93	---	363.22
6TH	345.25	54.93	---	400.18
7TH	345.25	54.93	---	400.18
8TH	345.25	54.93	---	400.18
9TH	345.25	54.93	---	400.18
10TH	345.25	54.93	---	400.18
11TH	345.25	54.93	---	400.18
12TH	345.25	54.93	---	400.18
13TH	345.25	54.93	---	400.18
14TH	345.25	54.93	---	400.18
15TH	345.25	54.93	---	400.18
16TH	319.98	55.34	---	375.32
TOTAL	5387.78	879.29	---	6267.07
				97 NOS.

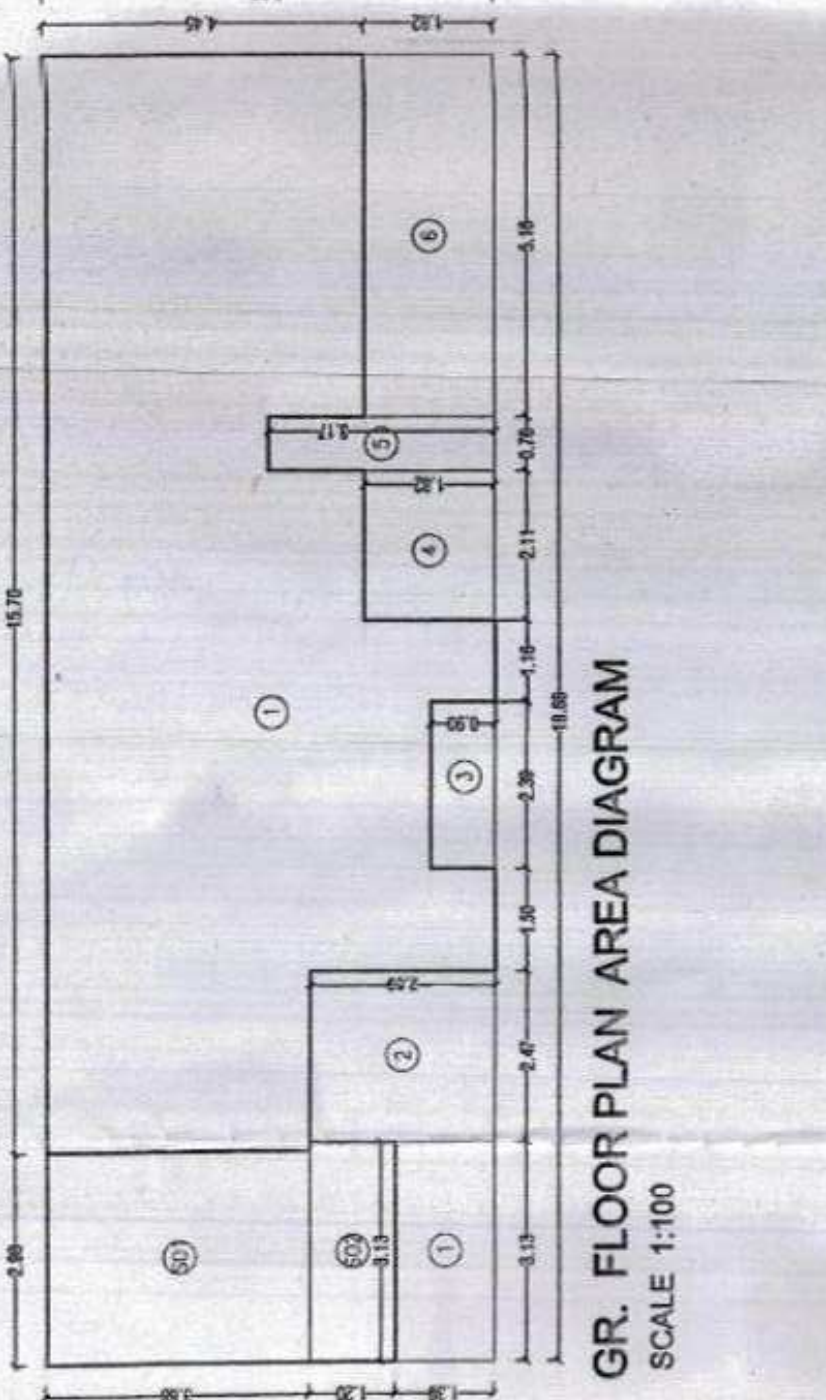


PLOT AREA DIAGRAM

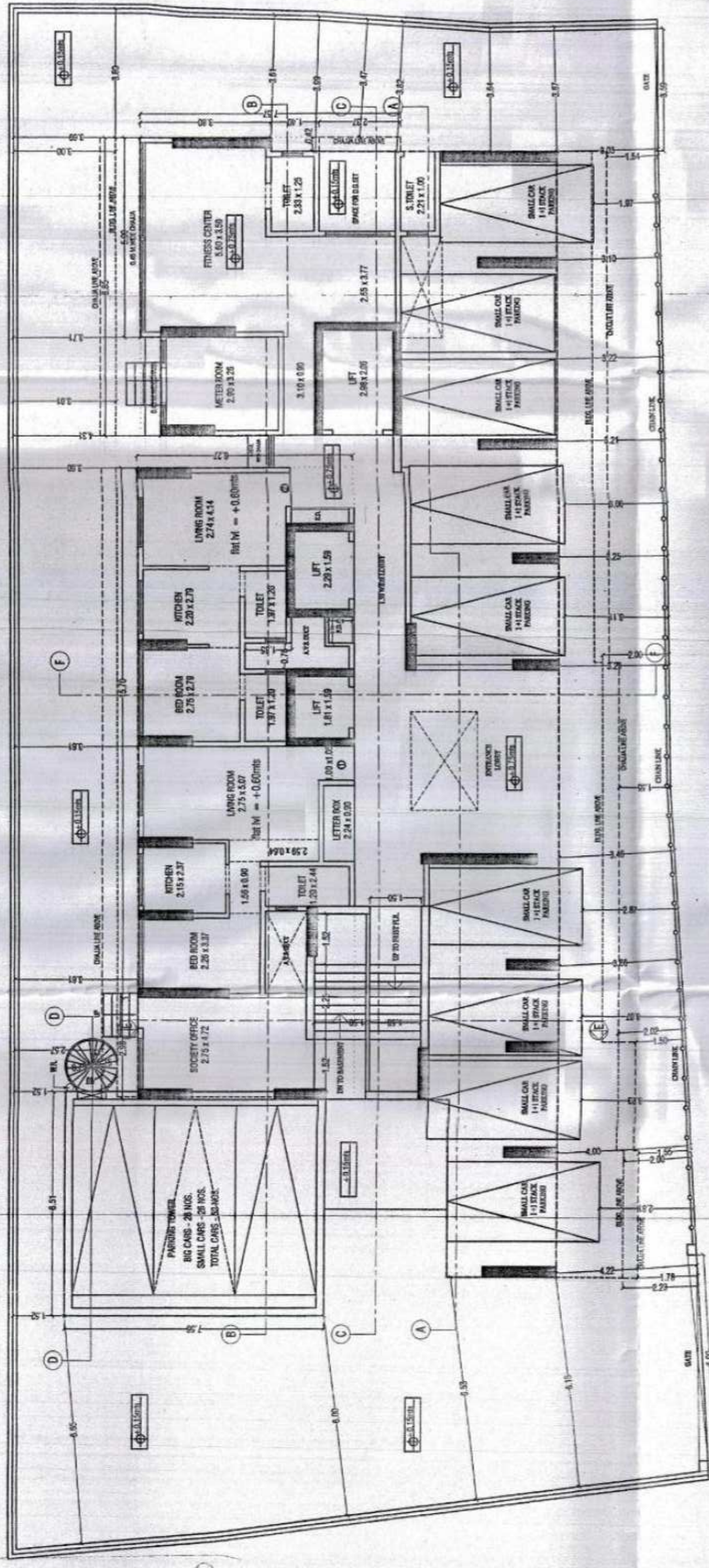
PARKING AREA STATEMENT (AS PER REGULAR)			NO OF PARK REQ. BY RULE	NO OF FLAT PROPO.	NO OF PARK REQ.
CARPET AREA	NO OF PARK REQ. BY RULE	NO OF FLAT PROPO.	NO OF PARK REQ.		
BELOW 46.00 SQMT.	1 PARKING FOR 4 FLATS	33			08.25 nos.
46.00 SQMT. TO 60.00 SQMT.	1 PARKING FOR 2 FLATS	52			26.00 nos.
60.00 SQMT. TO 92.00 SQMT.	1 PARKING FOR 1 FLATS	12			12.00 nos.
ABOVE 92.00 SQMT.	2 PARKING FOR 1 FLATS	—			—
TOTAL	—	97.00			46.25 nos.
6% VISITORS 46.00 X 6% = 2.76 NOS. (MIN. 1 NO.)			SAY		46.00 nos.
TOTAL NO OF PARKING REQUIRED RESIDENTIAL			SAY		2.00 nos.
TOTAL NO OF PARKING REQUIRED (1 + 2)					48.00 nos.
ADDITIONAL 5% PARKING (48.00 X 5% = 2.40)					22.00 nos.
TOTAL NO OF PARKING REQUIRED (1 + 2)					70.00 nos.
TOTAL NO OF PARKING PROPOSED					44.00 nos.
TOTAL SMALL CAR PROPOSED					26.00 nos.
TOTAL BIG CAR PROPOSED					26.00 nos.



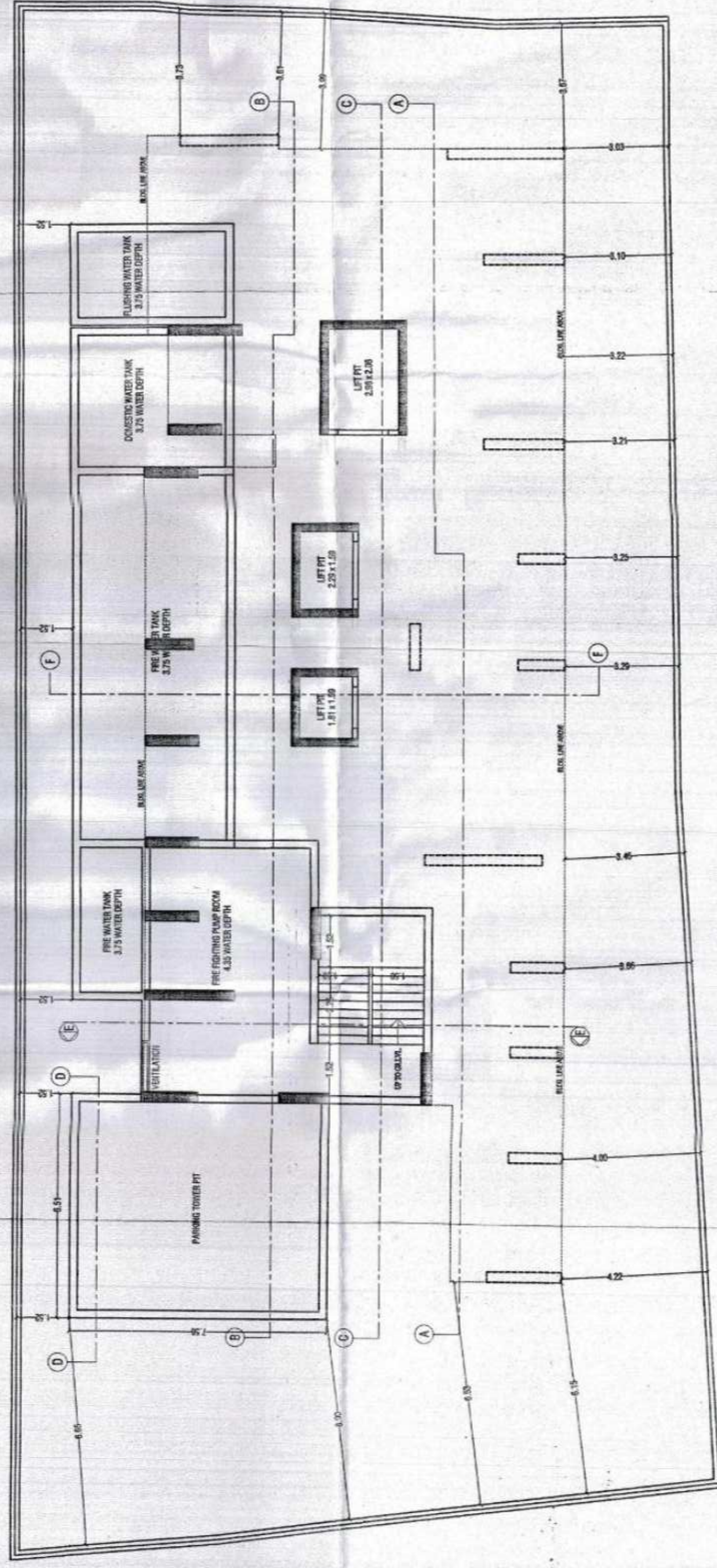
GR. FLOOR PLAN AREA DIAGRAM
(FITNESS CENTER & METER RM.)



GR. FLOOR PLAN AREA DIAGRAM
SCALE 1:100



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN