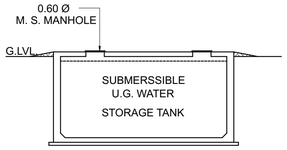
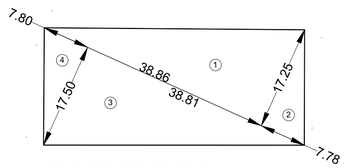


SECTION THRU.
COMPOUND WALL



SECTION OF WATER
STORAGE TANK

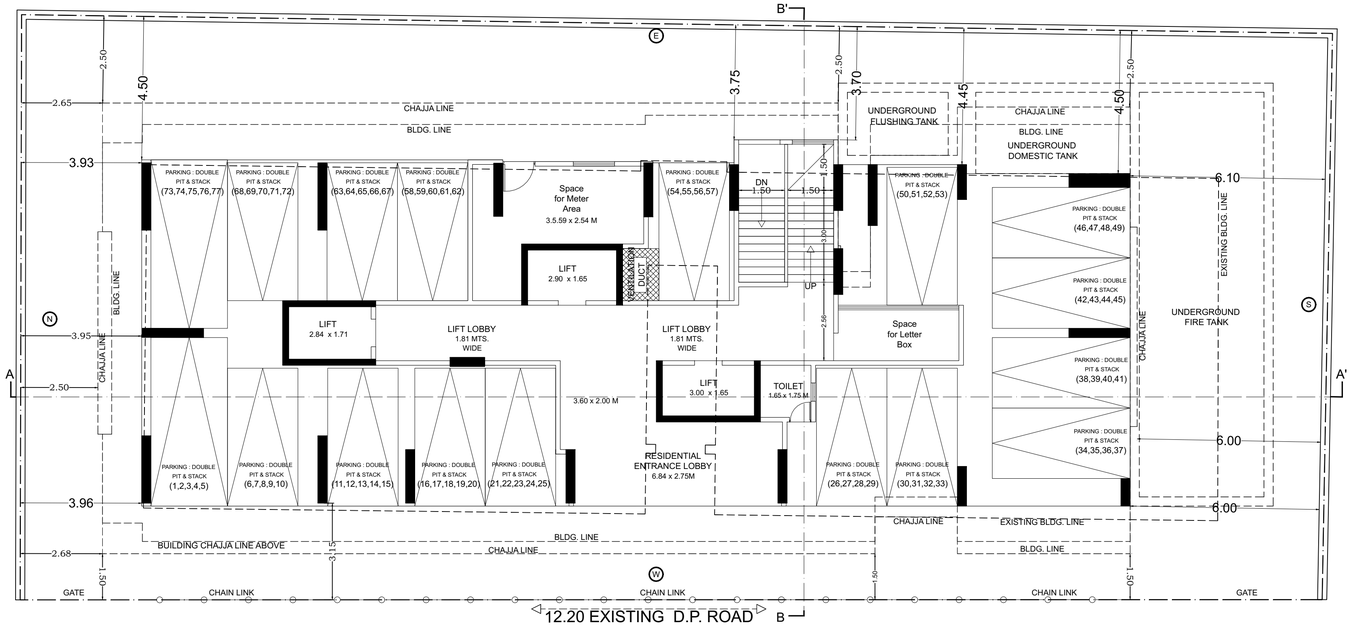


PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

PLOT AREA CALCULATION										
1	1/2	X	38.86	X	17.25	X	1 NO	=	335.17	SQ.MT.
2	1/2	X	17.25	X	7.78	X	1 NO	=	67.10	SQ.MT.
3	1/2	X	38.81	X	17.50	X	1 NO	=	339.58	SQ.MT.
4	1/2	X	17.50	X	7.80	X	1 NO	=	68.25	SQ.MT.
					TOTAL ADDITION			=	810.10	SQ.MT. X

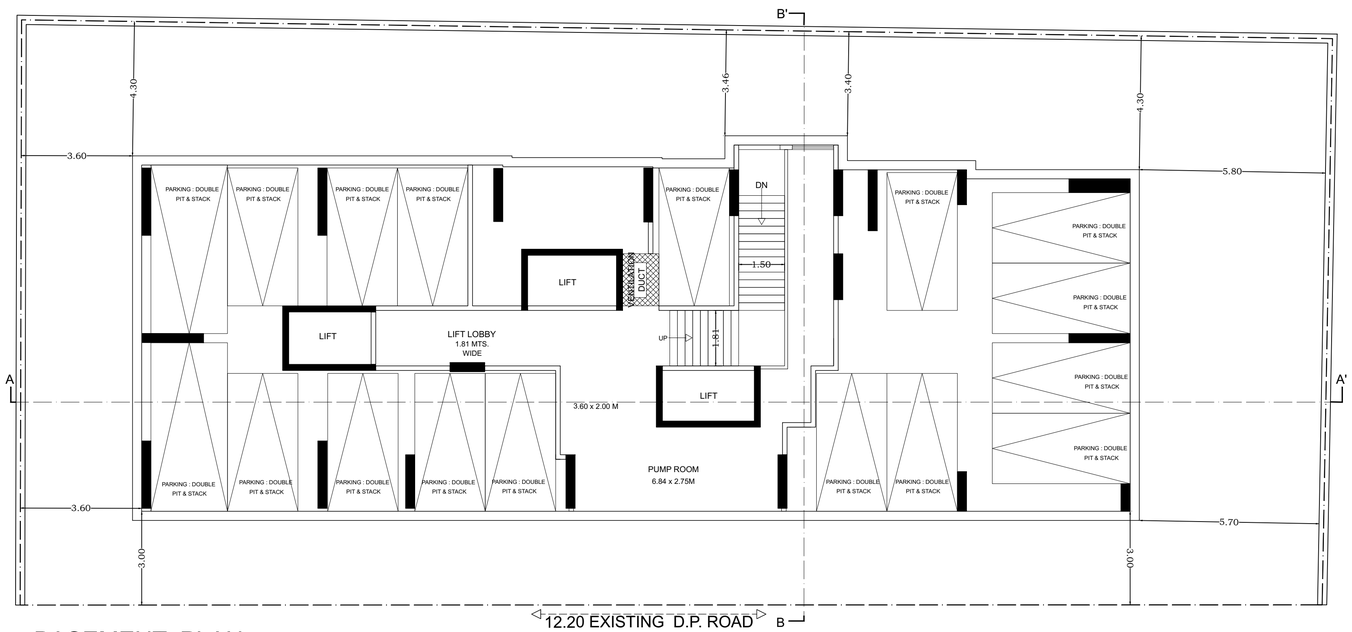


LOCATION PLAN
SCALE :- 1 : 4000



GROUND FLOOR PLAN

SCALE = 1:100



BASEMENT PLAN

SCALE 1:100

BUILT UP AREA SUMMARY

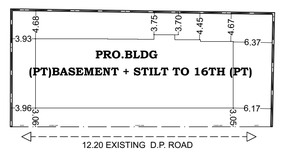
FLOOR	BUILT UP AREA (IN SQ.MTS.)	AMENITIES AREA S.OFFICE (IN SQ.MTS.)	AMENITIES AREA FITNESS CENTER (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	STAIR CASE AREA (IN SQ.MTS.)	GROSS BUILT AREA (IN SQ.MTS.)	NOS OF FLATS
STILT FLOOR							
1ST FLOOR	107.92	19.18	46.13		68.82	242.05	2
2nd FLOOR	363.02				69.13	432.15	6
3rd FLOOR	363.02				69.13	432.15	6
4th FLOOR	363.02				69.13	432.15	6
5th FLOOR	363.02				69.13	432.15	6
6th FLOOR	363.02				69.13	432.15	6
7th FLOOR	363.02				69.13	432.15	6
8th FLOOR	257.41			114.92	69.13	441.46	4
9th FLOOR	363.02				69.13	432.15	6
10th FLOOR	363.02				69.13	432.15	6
11th FLOOR	363.02				69.13	432.15	6
12th FLOOR	363.02				69.13	432.15	6
13th FLOOR	363.02				69.13	432.15	6
14th FLOOR	363.02				69.13	432.15	6
15th FLOOR	363.02				69.13	432.15	6
16th FLOOR	257.41				69.13	326.54	4
TOTAL	5342.00	19.18	46.13	114.92	1105.77	6628.00	88

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

CARPET AREA	NO.OF PARK. REQ.BY RULE	NO.OF FLAT PROPOSED	NO.OF PARK.REQ.	
PARKING FOR RESIDENCE				
BELOW 45.00 SQMT.	1PARKING FOR 4 FLATS	0	0.00	NOS.
45.00 SQMT. TO 60.00 SQMT.	1PARKING FOR 2 FLATS	73	36.50	NOS.
60.00 SQMT. TO 90.00 SQMT.	1PARKING FOR 1 FLATS	15	15.00	NOS.
ABOVE 90.00 SQMT.	2PARKING FOR 1 FLATS	0	0.00	NOS.
TOTAL		88	51.50	NOS.
10% VISITORS		51.50 x10%	5.15	NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			56.65	NOS.
		SAY	57	NOS.
ADDITIONAL 50% PARKING DCPR 31(1) VI		57 x50%	20.00	NOS.
TOTAL REQUIRED NOS. OF PARKING			77	NOS.
TOTAL SMALL CAR PROPOSED			67	NOS.
TOTAL BIG CAR PROPOSED			10	NOS.
TOTAL PROPOSED NOS. OF PARKING			77	NOS.

PERMISSIBLE BUA		PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	3971.95	1390.18	5362.13
PROPOSED BUA		PROPOSED FUNGIBLE	TOTAL
RESIDENTIAL	3971.95	1370.05	5342.00

FITNESS CENTER	PERMISSIBLE	PROPOSED
PRO.BUA. AREA X 2%	106.84	46.13
SOCIETY OFFICE	20.00	19.18



BLOCK PLAN
SCALE :- 1 : 500

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.	
1	a	Area of plot , as per demarcation Ex.Eng./Bandra division	810.1	
	b	As per Lease deed	807.04	
	c	As per Revised Layout (Offer Letter No.CO/MB/REE/NOC/F-1233/1871/2021) Dated-14 AUG 2021)	758.01	
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)	758.01	
4		Additions for F.S.I Propose		
5		Road Setback		
6		Net Area of plot	758.01	
7		Permissible F.S.I	3.00	
8	a	Permissible built-up area as per FSI 3.00 (1d X 7)	2274.03	
	b	Additional built-up Prorata fsi of layout	1697.92	
	c	Total Permissible built-up area (8a + 8b)	3971.95	
9		Proposed B.U.A		
	a	Residential built-up area	3971.95	
	b	Non residential built-up area		
	c	Mhada share		
	d	Excess balcony area taken into FSI		
10		Total built-up area proposed (9a+9b)	3971.95	
11		FSI consumed (10/6)	5.24	
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 3971.95 x 35%)	1390.18	1370.05
	II	Fungible built-up area component permissible wide DCR 31(3) on non residential (------ x 35%)		
2		Total gross built-up area permissible (8c +b1(i + ii))	5362.13	
3		Total gross built-up area proposed (10+81)	5342.00	
4		FSI consumed (82/6)	7.05	
C		**Tenements Statement**		
	I	Proposed Res.built up area	5342.00	
	II	Less non residential tenements (Shops)		
	iii	Tenement density permissible per hector for FSI one		
	iv	Tenement permissible on the plot	240	
	v	Tenement proposed	88	
	vi	Total Tenementson the plot (iv+v-vi)	88	
D		**Parking Statement**		
	a	Parking required by rule as Reg. 44 (2) of DCR 2034	77	
	b	Total parking provided	77	

FORM II (PROFORMA B)

CONTENTS OF SHEET :

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.40,KNOW AS SUBHASH NAGAR JAI HIND CHSL. ON PLOT BEARING CTS NO - 830 (PT) AT VILLAGE SUBHASH NAGAR , CHEMBUR, MUMBAI - 400 071 UNDER DCPR 2034.

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 758.01 SQ.MT.(SEVEN THOUSAND FIFTY EIGHT POINT ZERO ONE ONLY.) AND ALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN KASHINATH RAKSHE — Digitally signed by SACHIN KASHINATH RAKSHE Date: 2024.12.16 11:30:25 +05'30'

SACHIN RAKSHE
LICENCED NO./LS : 840003482

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 DCPR 2034 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.

STAMP OF DATE OF RECEIPT OF PLANS :

This Cancels Approval to the previous Plans Sectioned Under No. MHADA-29/1175/2022 Dated 19.02.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office
Letter No. MH/EE/(BP)/GM/MHADA-29/ 1175/2024/IOA/1/Amend

Akash Rajendra Akolkar — Digitally signed by Akash Rajendra Akolkar Date: 2024.12.16 11:46:35 +05'30'
S.E.B.P. Cell MHADA

Amol Vinayak Chaudhari — Digitally signed by Amol Vinayak Chaudhari Date: 2024.12.16 16:40:42 +05'30'
D.E.B.P. Cell MHADA

Prashant Damodar Dhatrak — Digitally signed by Prashant Damodar Dhatrak Date: 2024.12.16 18:50:10 +05'30'
Executive Engineer BPCell GM/MHADA

NAME AND ADDRESS OF LICENSED SURVEYOR

SACHIN KASHINATH RAKSHE — Digitally signed by SACHIN KASHINATH RAKSHE Date: 2024.12.16 11:30:56 +05'30'

SACHIN RAKSHE
LICENCED NO./LS : 840003482

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 :

SUBHASH NAGAR JAI HIND CHSL.

RUPRAJ THANMAL JAIN — Digitally signed by RUPRAJ THANMAL JAIN

SIGNATURE

DRAWING TITLE:	AMENDED PLAN	
DRWG NO:	1/5	
NORTH	SCALE	DATE
	AS STATED	04-12-2024
	DRAWN	CHECKED
	RAHUL	SACHIN