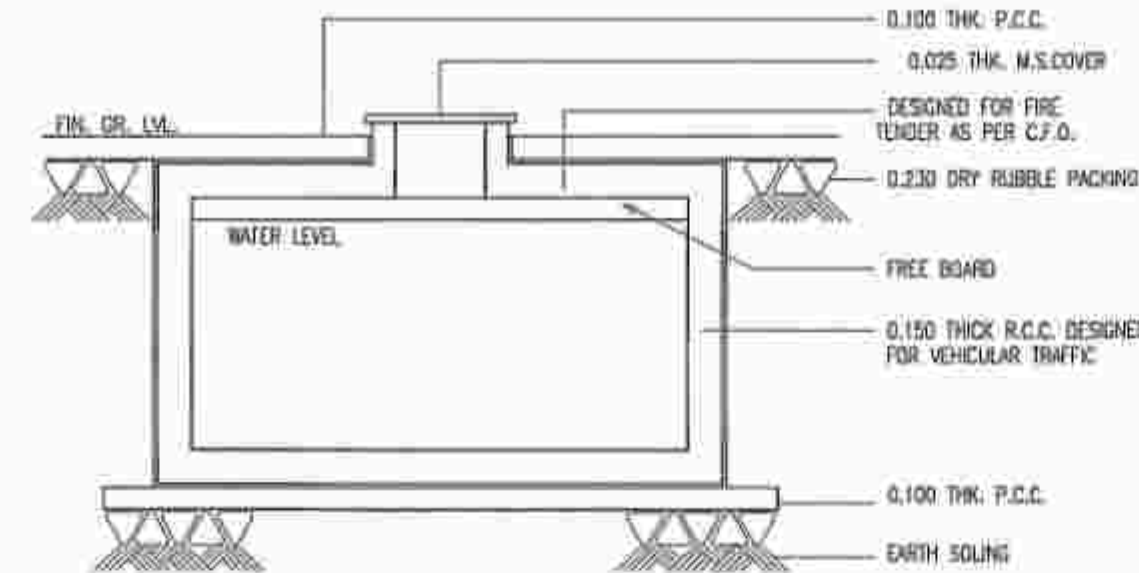


SECTION THROUGH COMPOUND WALL  
SCALE 1:50



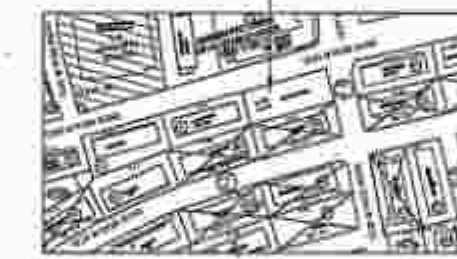
SECTION THROUGH SUCTION TANK  
SCALE 1:50

FLOOR	RESIDENTIAL B.U.A	SUMMARY			GROSS BUILT UP AREA	NO OF FLATS
		AMENITIES AREA	REFUGE AREA	STAIRCASE AREA		
GROUND	---	---	---	---	---	---
1ST FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
2ND FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
3RD FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
4TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
5TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
6TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
7TH FLR.	255.29 sq.mt.	21.52 sq.mt.	51.81 sq.mt.	116.72 sq.mt.	54.03 sq.mt.	3 NOS
Excess S. Office	1.52 sq.mt.	---	---	---	1.52 sq.mt.	---
8TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
9TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
10TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
11TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
12TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
13TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
14TH FLR.	386.99 sq.mt.	---	54.42 sq.mt.	54.03 sq.mt.	495.44 sq.mt.	6 NOS
Excess Refuge	0.45 sq.mt.	---	---	---	0.45 sq.mt.	---
15TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
16TH FLR.	441.43 sq.mt.	---	---	54.03 sq.mt.	495.46 sq.mt.	7 NOS
TOTAL	6824.27 sq.mt.	21.52 sq.mt.	51.81 sq.mt.	171.14 sq.mt.	864.48 sq.mt.	7933.22 sq.mt.

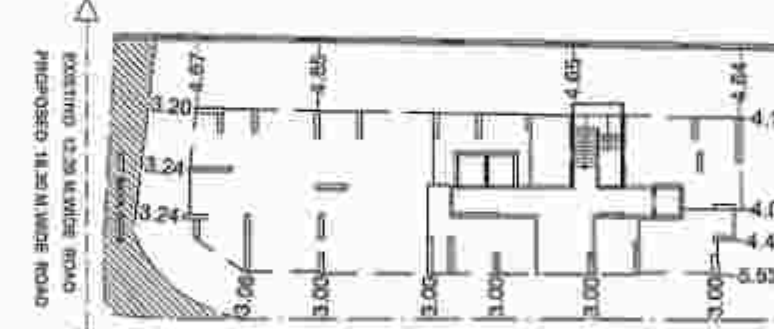
PARKING AREA STATEMENT (AS PER REGULAR)

CARPET AREA	NO OF PARK REQ. BY RULE	NO. OF FLAT PROPO.	NO. OF PARK REQ.
BELOW 45.00 SQ.MT.	1 PARKING FOR 8 FLATS	45	5.63
45.00 SQ.MT. TO 60.00 SQ.MT.	1 PARKING FOR 4 FLATS	46	11.50
60.00 SQ.MT. TO 90.00 SQ.MT.	1 PARKING FOR 2 FLATS	---	---
ABOVE 90.00 SQ.MT.	2 PARKING FOR 1 FLATS	16	16.00
TOTAL	---	107	33.13
	SAY		25.00
25% VISITORS 33.13 X 25% = 8.28 (MIN. 1 NOS.)		SAY	08.00
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL			33.00 NOS.
ADDITIONAL 50% PARKING (33.00 X 50%) AS PER DCRP 31 (1) (VI)			16.50 NOS.
TOTAL REQUIRED (1 + 2)			49.50 NOS.
ADDITIONAL 10% PARKING REQUIRED AS PER DCRP 44(6) (B)			04.95 NOS.
TOTAL REQUIRED (3 + 4)			54.45 NOS.
		SAY	54.00 NOS.
TOTAL SMALL CAR PROPOSED			56.00 NOS.
TOTAL BIG CAR PROPOSED			03.00 NOS.
TOTAL PROPOSED CAR PARKING (5 + 7)			62.00 NOS.

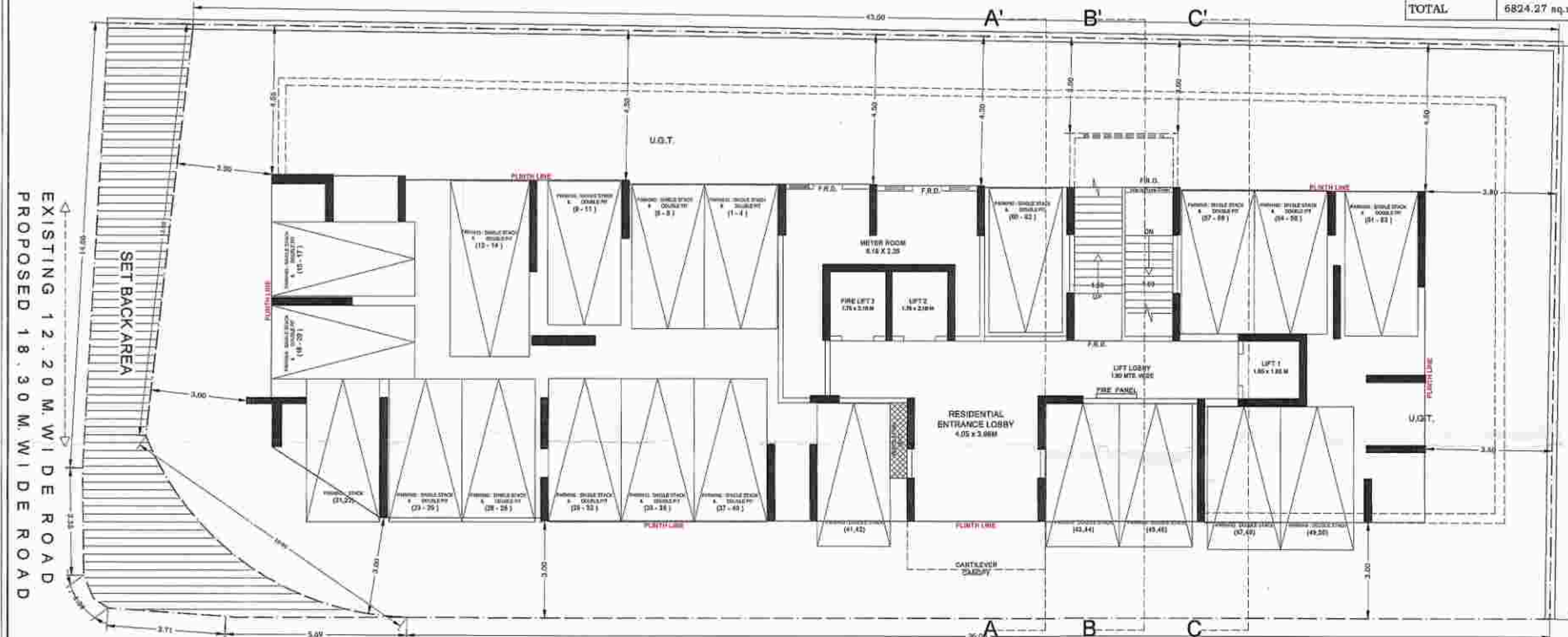
SITE U/R



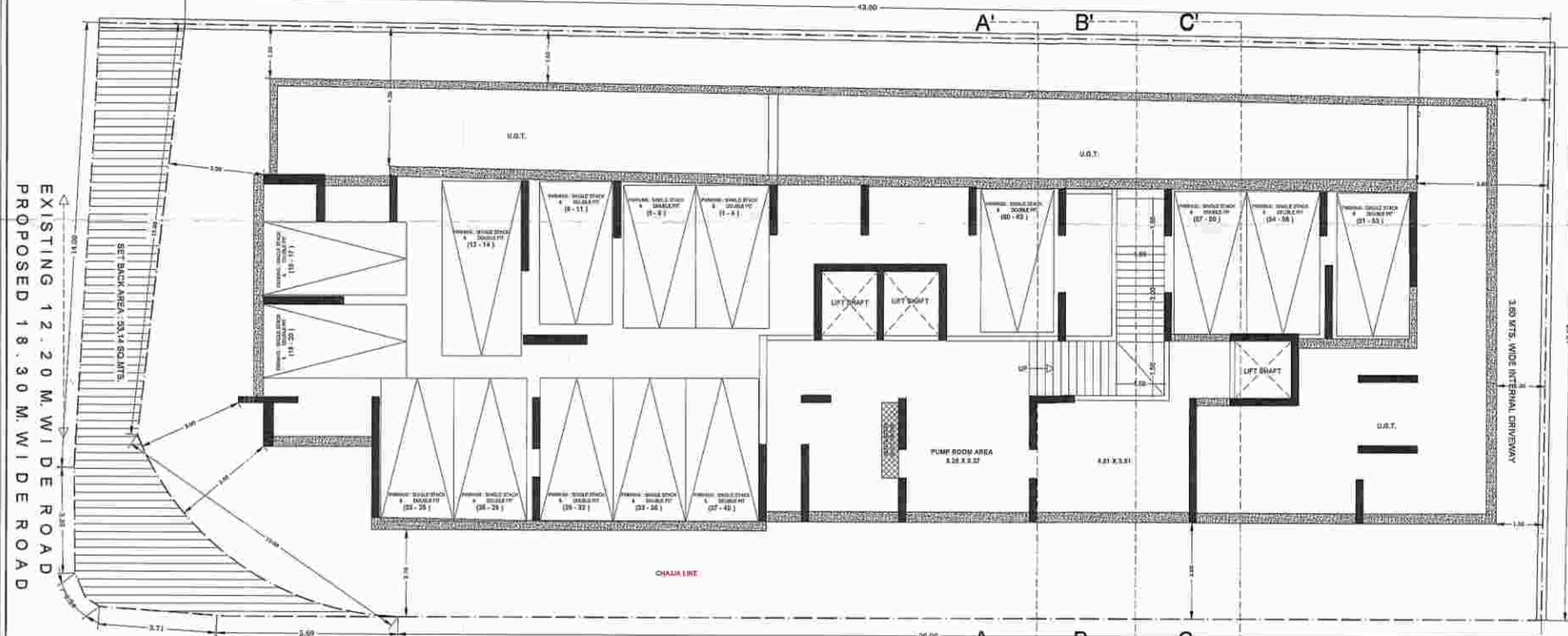
LOCATION PLAN  
SCALE 1:4000



BLOCK PLAN  
SCALE 1:500



GROUND FLOOR PLAN  
SCALE - 1:100



BASEMENT PLAN  
SCALE - 1:100

PROFORMA-A

S.No.	DESCRIPTION	AREA IN SQ.M.
1.	a. Area of plot, as per demarcation Ex.Eng./Ghatkopar division (Including set back area)	835.73
	b. As per layout (Excluding set back area)	836.84
	c. As per Survey (Including set back area)	842.11
2.	Deductions for	
	a. Road setback	53.44
	b. Proposed D.P. road	---
	c. Any reservation	---
	Total (a+b+c)	---
3.	Balance area of plot (1-2)	782.29
4.	Additions for F.S.I. Proposed	
	a. Road Setback	53.44
	b. Net Area of plot (3 + 4)	835.73
	c. Permissible F.S.I.	3.00
	a. Permissible built-up area as per FSI 3.00 (1d X 7)	2507.19
	b. Prorata fall of layout	2507.00
	c. Total permissible BUA as per offer letter NO.COMB/REG/NOCF-1184/759/2021 DATED 05 APR 2021	5057.19
9.	Proposed B.U.A	5057.19
	a. Residential built-up area	5057.19
	b. Non residential built-up area	---
	c. Mhada share	---
	d. Excess balcony area taken into FSI	---
10.	Total built-up area proposed (9a+9b)	5057.19
11.	FSI consumed (10/8)	6.05
<b>B. Details of FSI available as per DCR 31(3)</b>		
1.		PERMISSIBLE
	i. Fungible built-up area component permissible wide DCR 31(3) on residential (5057.19 x 35%)	1770.02
	ii. Fungible built-up area component permissible wide DCR 31(3) on non residential (--- x 35%)	---
2.	Total gross built-up area permissible (8c + 8i + 8 ii)	6827.21
2.	Total gross built-up area proposed (10+9b)	6824.27
3.	FSI consumed (8/2/5)	---
<b>C. Tenements Statement</b>		
i)	Total proposed area	6824.27
ii)	Less non residential Area	---
iii)	Residential Area	6824.27
iv)	Tenement density permissible per bed for FSI one	---
v)	Tenement permissible on the plot	305.84
vi)	Tenement proposed	107.00
<b>D. Parking Statement</b>		
a.	Parking required by rule as per Reg. 44 (2) of DCR 2034	54.00
b.	Total parking provided	62.00

FORM II (PROFORMA B)

CONTENTS OF SHEET :

BASEMENT PLAN, STILT FLOOR PLAN.  
BLOCK & LOCATION PLAN.  
ALL SECTION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG NO.39 KNOWN AS PANT NAGAR  
PEARL CHS LTD. ON PLOT BEARING C.T.S.NO.5661 (PT), S.236-A (PT),  
AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075.

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 835.73 SQUARE METERS ( EIGHT HUNDRED THIRTY FIVE POINT SEVENTY THREE 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 METRE.  
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 MIADA TIME TO TIME.  
4) GUIDELINES ISSUED IN 800B FOLLOWED.  
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND ADDRESS OF LICENSED SURVEYOR

*Sachin Rakshe*  
SACHIN RAKSHE  
LS.R/172/LS/2009  
MUMBAI

NAME AND SIGN. OF OWNER

M/S. CHOICE DEVELOPERS & A TO OWNER  
PEARL CHS LTD.

SIGNED IN TOKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NO. 118/18/17

DR. RAHUL CHANDRA  
DY. CHIEF FIRE OFFICER (S/V)  
MUMBAI FIRE BRIGADE

STAMP OF APPROVAL

DR. RAHUL CHANDRA  
C.F.O. APPROVAL PLAN

DRWO NO. 1/4

NORTH

SCALE DATE  
AS STATED 09.07.2021

DRAWN CHECKED  
RAHUL SACHIN

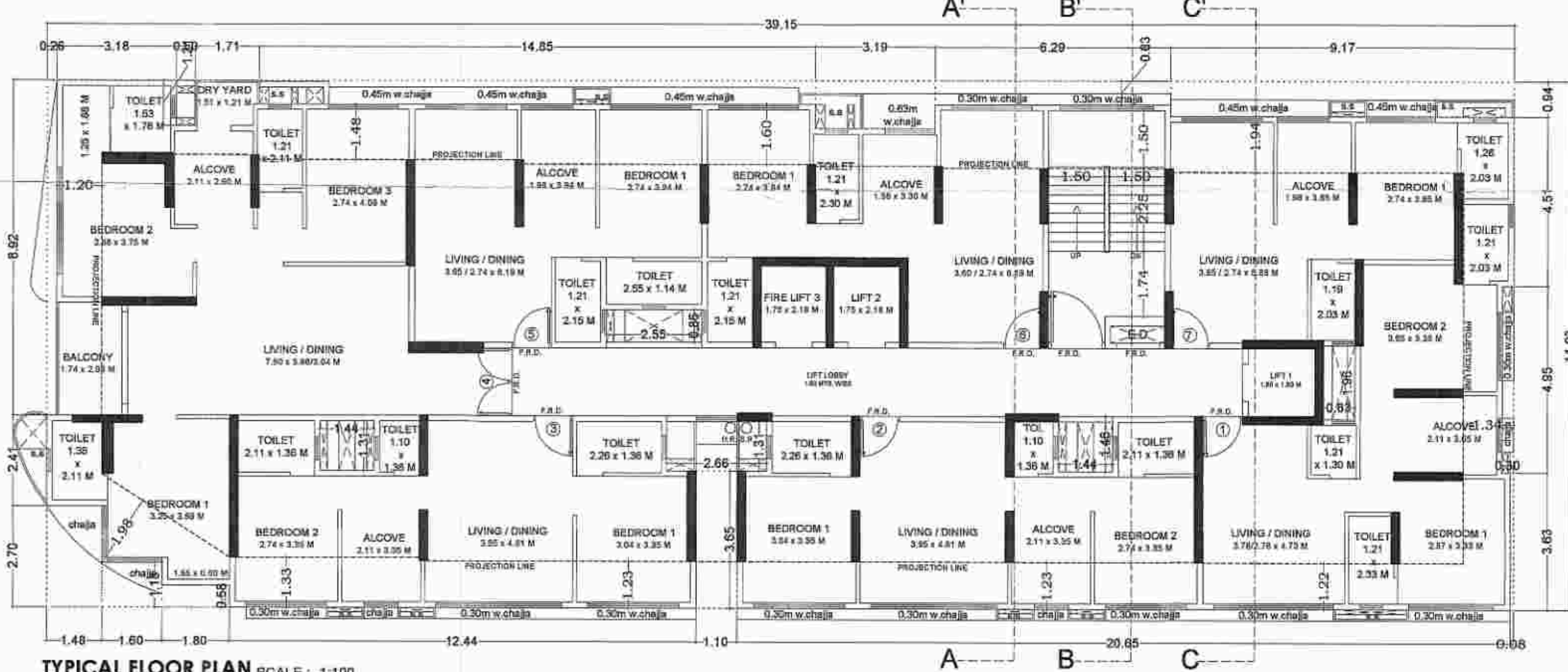




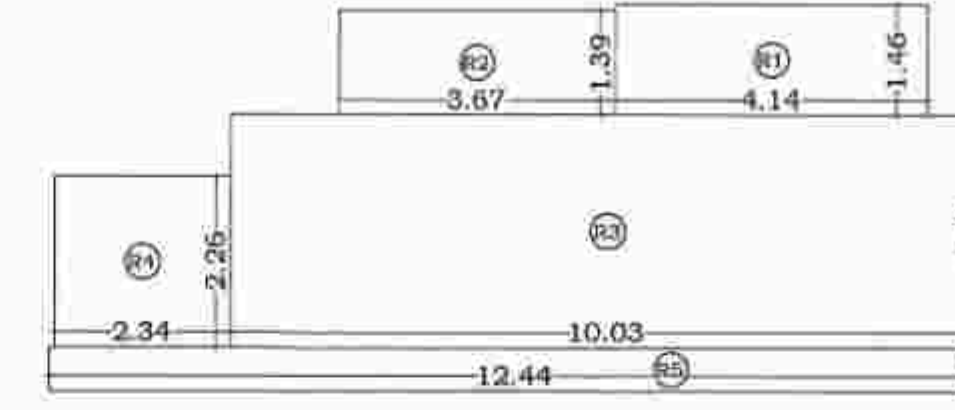
**14TH FLOOR PLAN**  
SCALE :- 1:100



**TYPICAL FLOOR PLAN**  
(7TH FLOOR) SCALE :- 1:100



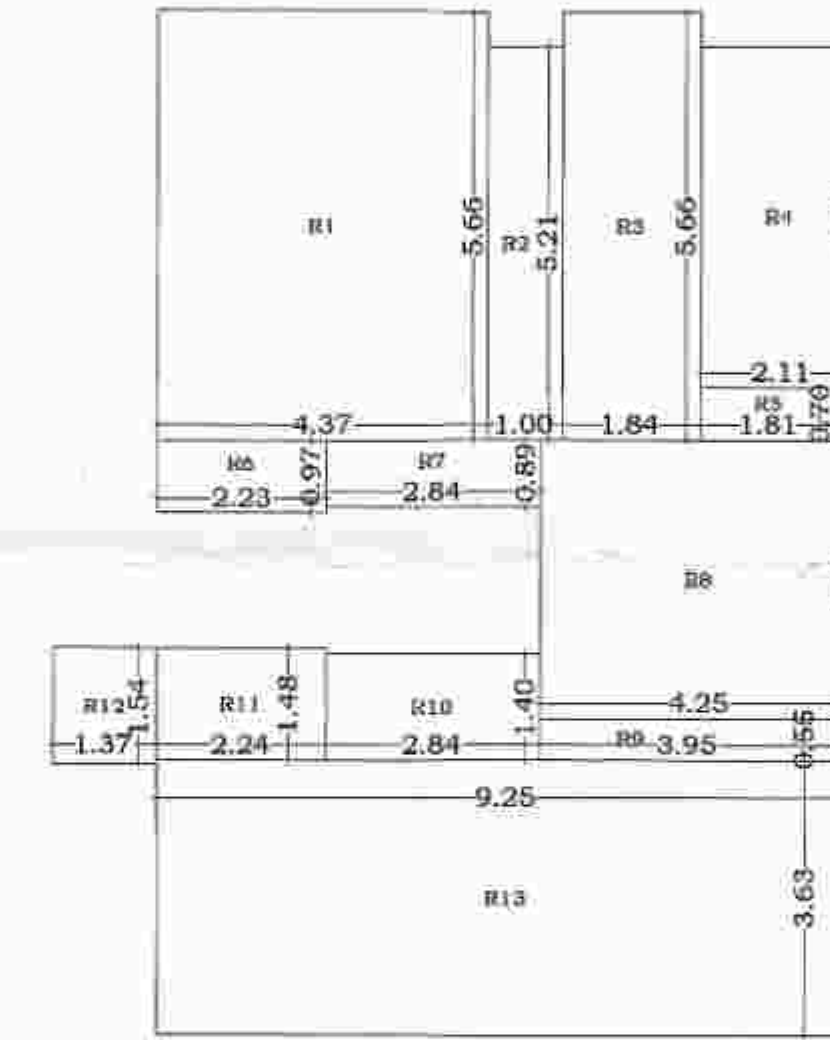
**TYPICAL FLOOR PLAN** SCALE :- 1:100  
(1ST TO 6TH & 8TH TO 13TH & 16TH TO 16TH FLOOR)



**AREA LINE DIAGRAM.** SCALE :- 1:100  
(14TH FLOOR)

REFUGE AREA CALCULATION 14TH FLOOR			
R1	4.14 X 1.46 X 1 NO	=	6.04 SQ.MT.
R2	3.67 X 1.39 X 1 NO	=	5.10 SQ.MT.
R3	10.03 X 3.07 X 1 NO	=	30.79 SQ.MT.
R4	2.94 X 2.26 X 1 NO	=	6.65 SQ.MT.
R5	13.44 X 0.58 X 1 NO	=	7.78 SQ.MT.
<b>TOTAL REFUGE AREA</b>		=	<b>54.44 SQ.MT.</b>

REFUGE AREA CALCULATION FOR 14TH FLOOR			
Habitable area of 14th floor	=	386.99 sq.mt.	
Habitable area of 15th to 16th floor (441.43 sq.m. x 2 floors)	=	882.86 sq.mt.	
<b>Total habitable area</b>	=	<b>1269.85 sq.mt.</b>	
Refuge area required on 14th floor 4%	=	50.79 sq.mt.	
Refuge area required on 14th floor 4.25%	=	53.97 sq.mt.	
Refuge area propose on 14th floor	=	54.42 sq.mt.	
Excess Refuge Area Counted in Fa.I.	=	0.45 sq.mt.	



**AREA LINE DIAGRAM.** SCALE :- 1:100  
(7TH FLOOR)

REFUGE AREA CALCULATION 7TH FLOOR			
R1	4.37 X 5.66 X 1 NO	=	24.73 SQ.MT.
R2	1.00 X 3.21 X 1 NO	=	3.21 SQ.MT.
R3	1.84 X 5.66 X 1 NO	=	10.41 SQ.MT.
R4	2.11 X 4.51 X 1 NO	=	9.52 SQ.MT.
R5	1.81 X 0.70 X 1 NO	=	1.27 SQ.MT.
R6	2.23 X 0.97 X 1 NO	=	2.16 SQ.MT.
R7	2.84 X 0.89 X 1 NO	=	2.53 SQ.MT.
R8	4.25 X 3.70 X 1 NO	=	15.73 SQ.MT.
R9	3.95 X 0.55 X 1 NO	=	2.17 SQ.MT.
R10	2.84 X 1.40 X 1 NO	=	3.98 SQ.MT.
R11	2.24 X 1.48 X 1 NO	=	3.32 SQ.MT.
R12	1.37 X 1.54 X 1 NO	=	2.11 SQ.MT.
R13	9.25 X 3.63 X 1 NO	=	33.58 SQ.MT.
<b>TOTAL REFUGE AREA</b>		=	<b>116.72 SQ.MT.</b>

REFUGE AREA CALCULATION FOR 7TH FLOOR			
Habitable area of 7th floor	=	255.29 sq.mt.	
Habitable area of 8th to 13th floor (441.43 sq.m. x 6 floors)	=	2648.58 sq.mt.	
<b>Total habitable area</b>	=	<b>2903.87 sq.mt.</b>	
Refuge area required on 7th floor 4%	=	116.15 sq.mt.	
Refuge area required on 7th floor 4.25%	=	123.41 sq.mt.	
Refuge area propose on 7th floor	=	116.72 sq.mt.	

### FORM II (PROFORMA B)

CONTENTS OF SHEET :

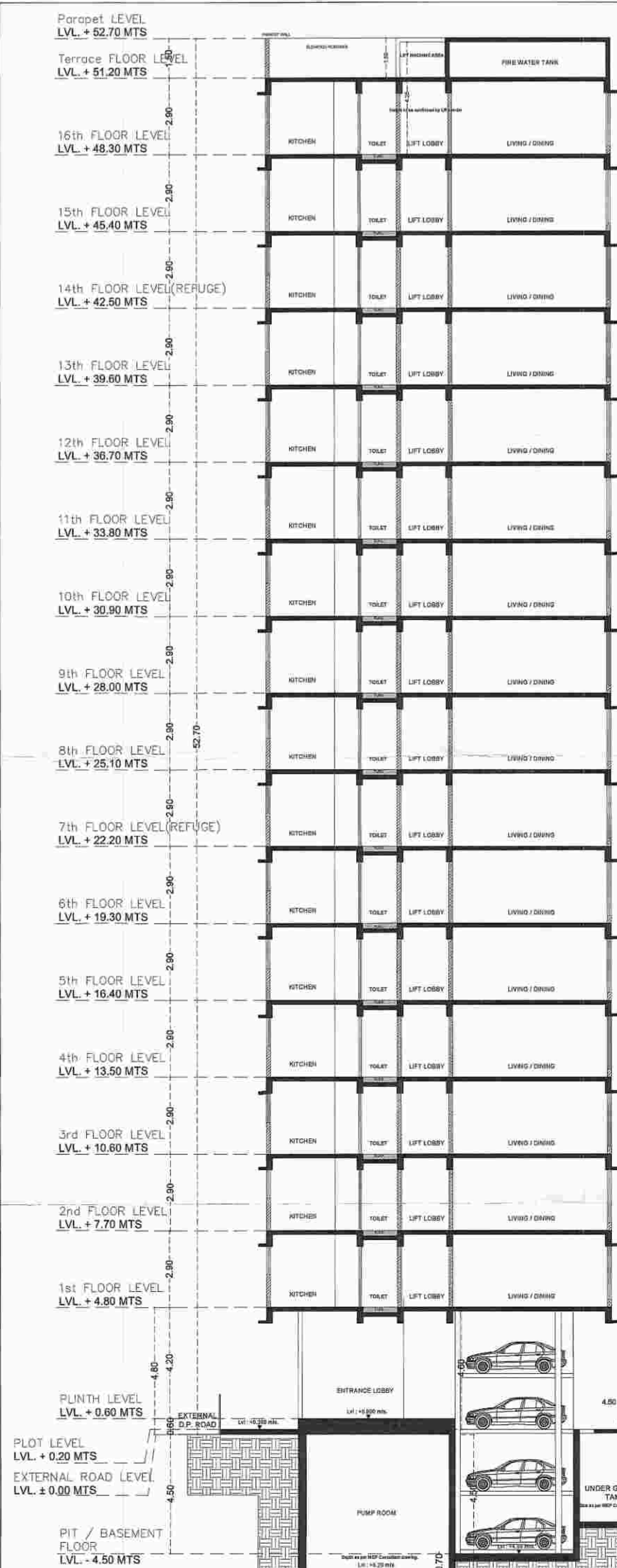
1ST TO 16TH FLOOR PLAN WITH REFUGE AREA DIAGRAM & AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

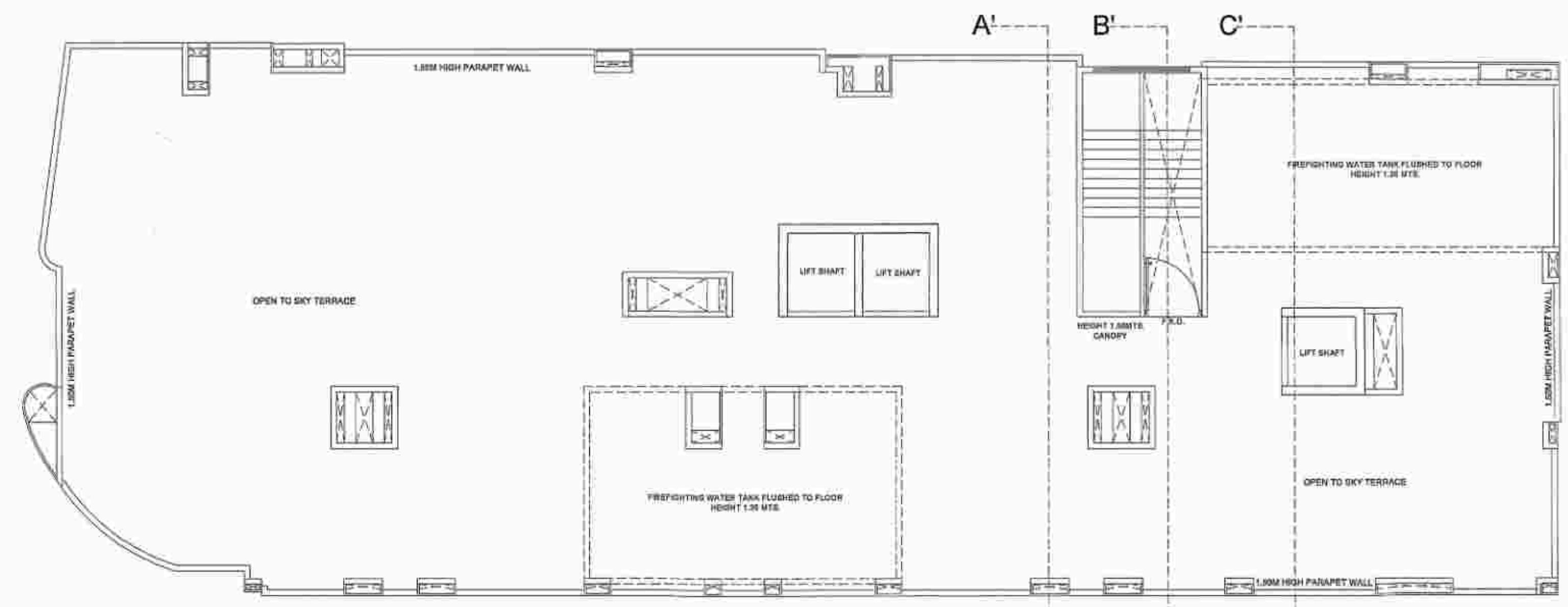
PROPOSED DEVELOPMENT OF BLDG NO.39 KNOWN AS PANT NAGAR PEARL CHS LTD. ON PLOT BEARING C.T.S.NO.5661 (PT), S.236-A (PT), AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075.

<p><b>NOTE:</b></p> <ol style="list-style-type: none"> <li>ALL DIMENSIONS ARE IN METRES.</li> <li>SCALE USE</li> <li>FLOOR PLAN 1:100</li> <li>BLOCK PLAN 1:500</li> <li>LOCATION PLAN 1:4000</li> <li>THE PLANS ARE PROPOSED AS PER PROVISION OF DCRP 2004 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME.</li> <li>GUIDELINES ISSUED IN RGDH FOLLOWED.</li> <li>THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.</li> </ol> <p>STAMP OF DATE OF RECEIPT OF PLANS :</p>	<p>NAME AND ADDRESS OF LICENSED SURVEYOR</p> <div style="text-align: center;"> <p><b>SACHIN RAKSHE</b> LS. R/172/LS/2009</p> </div> <p>NAME AND SIGN. OF OWNER :</p> <p>M/S. CHOCS DEVELOPER C.A. TO OWNER PANT PEARL CHS LTD.</p> <p>SIGNED IN TOKEN OF APPROVED SUBJECT TO REQUIREMENT UNDER NOTIFICATION 15/2001</p> <p>STAMP OF MUMBAI FIRE BRIGADE</p> <p>DATE: 09.07.2021</p>															
<table border="1" style="width: 100%;"> <tr> <td colspan="2">DRAWING TITLE</td> <td>DRWG NO</td> </tr> <tr> <td colspan="2">C.P.O. APPROVAL PLAN</td> <td>2/4</td> </tr> <tr> <td>NORTH:</td> <td>SCALE</td> <td>DAYS</td> </tr> <tr> <td></td> <td>AS DRAWN</td> <td>09.07.2021</td> </tr> <tr> <td></td> <td>RAHUL</td> <td>SACHIN</td> </tr> </table>		DRAWING TITLE		DRWG NO	C.P.O. APPROVAL PLAN		2/4	NORTH:	SCALE	DAYS		AS DRAWN	09.07.2021		RAHUL	SACHIN
DRAWING TITLE		DRWG NO														
C.P.O. APPROVAL PLAN		2/4														
NORTH:	SCALE	DAYS														
	AS DRAWN	09.07.2021														
	RAHUL	SACHIN														





**SECTION A-A**  
SCALE :- 1:100

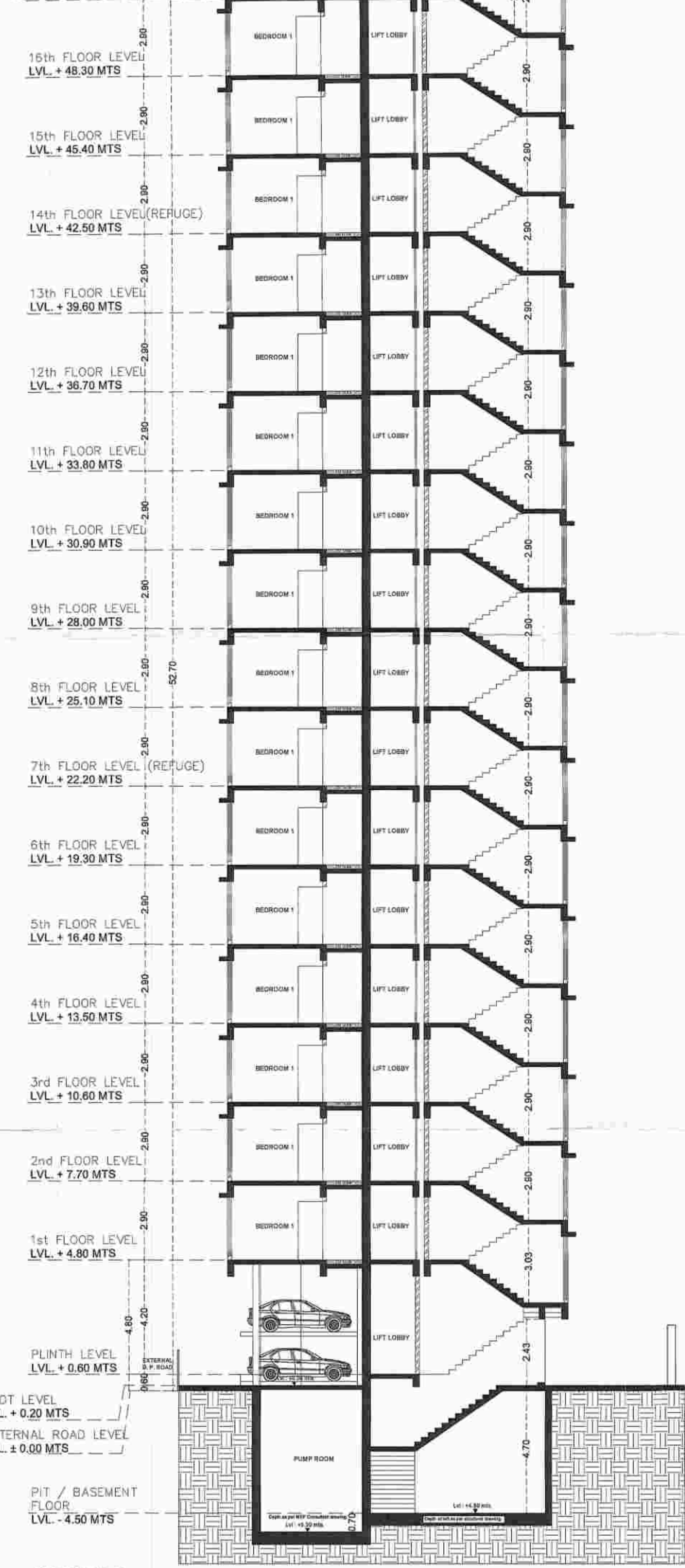


**TERRACE FLOOR PLAN**  
SCALE :- 1:100

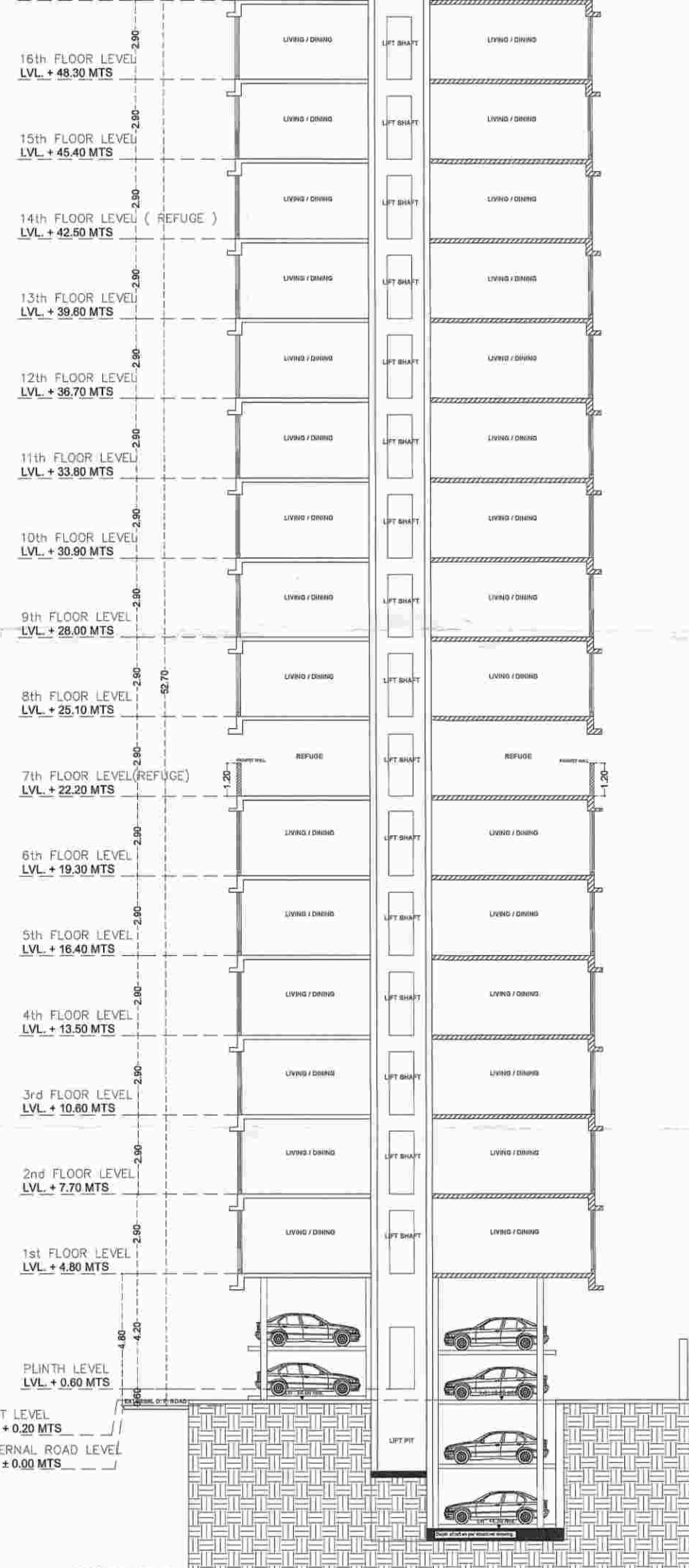
FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
SECTION A - A TERRACE FLOOR PLAN	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG NO.39 KNOWN AS PANT NAGAR PEARL CHS LTD. ON PLOT BEARING C.T.S.NO.5661 (PT), S.236-A (PT), AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075.	
NOTE:	NAME AND ADDRESS OF LICENCED SUVEYOUR
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 DCPM 2034 AND AS PER THE PREVAILING REGULATION AND CHCU LAP ISSUED BY MCOM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN 2008 FOLLOWED. 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	Sachin Rakhsh SACHIN RAKSH LS. R/172/LS/2009 
STAMP OF DATE OF RECEIPT OF PLANS :	 GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.
STATIONED IN OPEN OR APPROVED SUBJECT TO REQUIREMENT UNDER NOTIFICATION  DY. CHIEF FIRE OFFICER (E.S./VI) MUMBAI FIRE BRIGADE	
NAME AND SIGN. OF OWNER :	
M/S. CHOICE DEVELOPER.S.A. TO OWNER PANT PEARL CHS LTD.	
DRAWING TITLE	
C.P.O. APPROVAL PLAN	3/4
NORTH:	
AS STATED	09.07.2021
DRAWN	CHECKED
RAHUL	SACHIN



PARAPET LEVEL  
LVL + 52.70 MTS  
TERRACE FLOOR LEVEL  
LVL + 51.20 MTS



Parapet LEVEL  
LVL + 52.70 MTS  
Terrace FLOOR LEVEL  
LVL + 51.20 MTS



FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
SECTION B - B, SECTION C - C.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG NO.39 KNOWN AS PANT NAGAR PEARL CHS LTD. ON PLOT BEARING C.T.S.NO.5661 (PT), S.236-A (PT), AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075.	
NOTE:	NAME AND ADDRESS OF LICENSED SUVEYOR
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 PROVISIONS OF DCPR 2004 AND AS PER THE PREVAILING REGULATION AND CIRCULARS ISSUED BY MCOM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN 8008 FOLLOWED. 5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	Sachin Raksh SACHIN RAKSH LS. R/173/LS/2005 CONSULTANTS MUMBAI
STAMP OF DATE OF RECEIPT OF PLANS :	ARCHO CONSULTANTS GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD., OFF SAHAKAR THEATRE, THAKRAGAR, CHEMBUR (W), MUMBAI - 400 080.
STAMP OF APPROVED SUBJECT TO REQUIREMENT UNDER SECTION 111-A MUMBAI FIRE BRIGADE MUMBAI FIRE BRIGADE	NAME AND SIGN. OF OWNER : M/S. CHOICE DEVELOPERS P.C.A. TO OWNER PANT PEARL CHS LTD.
DRAWING TITLE C.F.O. APPROVAL PLAN	DRAWNG NO 4/4
NORTH:	SCALE DATE AS STATED 09.07.2021
DRAWN RAHUL	CHECKED SACHIN