

FORM II (PROFORMA B)

CONTENTS OF SHEET :
TYPICAL 1ST TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN, REFUGE 8TH FLOOR PLAN, REFUGE 15TH FLOOR PLAN, REFUGE AREA DIAGRAM & REFUGE AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED DEVELOPMENT OF BLDG NO.38 KNOWN AS PANT NAGAR RAJANI CHS LTD. ON PLOT BEARING C.T.S.NO.566.1 (PT), S.236-A (PT), AT VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075.

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 DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME.
4. GUIDELINES ISSUED IN EODB FOLLOWED.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LICENSED SURVEYOR
Sachin Rakshe
SACHIN RAKSHE
LS. R/179/LS/2009

Qarcho CONSULTANTS

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

NAME AND SIGN. OF OWNER :
M/S. CHOICE DEVELOPER. C.A. TO OWNER
PANT NAGAR RAJANI CHS LTD.

STAMP OF APPROVAL OF PLANS: IN TOKEN OF APPROVAL SUBJECT TO REGULATION 2034 OF DCR 2034
21/12/2021

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS: IN TOKEN OF APPROVAL SUBJECT TO REGULATION 2034 OF DCR 2034
21/12/2021

DRAWING TITLE: C.F.O. APPROVAL PLAN
DATE: 2/3

SCALE: AS STATED
DATE: 15-12-2021

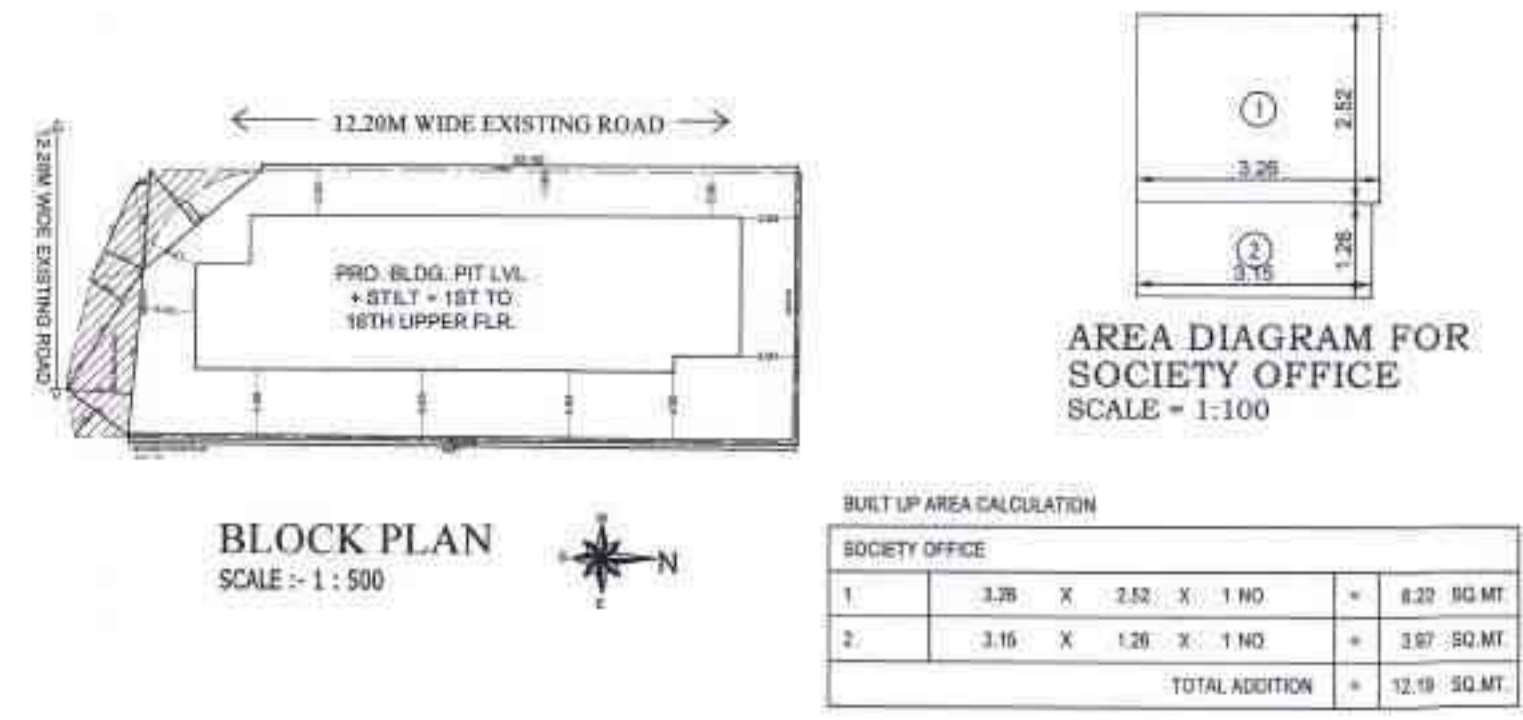
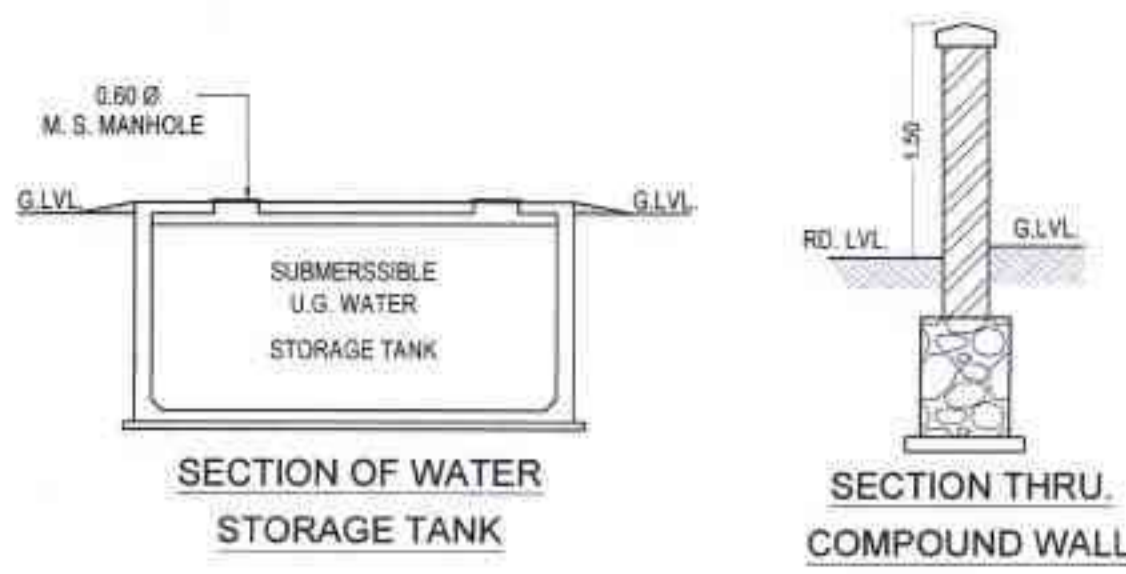
DRAWN: PRAMOD
CHECKED: SACHIN

REFUGE AREA CALCULATION FOR 8TH FLOOR

REFUGE AREA CALCULATION	AREA	AREA
R1	4.69 X 0.30 X 1 NO	= 1.23 SQ.MT
R2	4.92 X 3.77 X 1 NO	= 16.19 SQ.MT
R3	3.34 X 0.76 X 1 NO	= 2.54 SQ.MT
R4	5.34 X 3.31 X 1 NO	= 17.68 SQ.MT
R5	0.30 X 3.04 X 1 NO	= 0.91 SQ.MT
R6	10.11 X 0.88 X 1 NO	= 8.87 SQ.MT
R7	2.99 X 1.49 X 1 NO	= 4.46 SQ.MT
R8	7.19 X 1.41 X 1 NO	= 10.14 SQ.MT
R9	0.30 X 1.16 X 1 NO	= 0.35 SQ.MT
R10	5.27 X 1.96 X 1 NO	= 10.33 SQ.MT
R11	1.27 X 0.15 X 1 NO	= 0.19 SQ.MT
R12	3.30 X 3.00 X 1 NO	= 8.90 SQ.MT
R13	3.36 X 1.34 X 1 NO	= 4.51 SQ.MT
R14	1.27 X 1.20 X 1 NO	= 1.52 SQ.MT
R15	3.40 X 1.05 X 1 NO	= 3.57 SQ.MT
R16	5.53 X 3.09 X 1 NO	= 17.09 SQ.MT
R17	3.04 X 0.29 X 1 NO	= 0.88 SQ.MT
R18	1.40 X 0.29 X 1 NO	= 0.41 SQ.MT
R19	2.88 X 0.29 X 1 NO	= 0.84 SQ.MT
R20	1.36 X 5.38 X 1 NO	= 10.51 SQ.MT
R21	1.35 X 5.46 X 1 NO	= 7.37 SQ.MT
TOTAL REFUGE AREA		= 117.89 SQ.MT

REFUGE AREA CALCULATION FOR 8TH FLOOR

REFUGE AREA CALCULATION	AREA	AREA
AREA OF 8TH FLOOR		= 324.08 SQ.MTS.
AREA OF 9TH TO 14TH FLOOR		= 2616.28 SQ.MTS.
436.38 X 6		= 2616.28 SQ.MTS.
TOTAL		= 2942.36 SQ.MTS.
REFUGE AREA REQ. ON 8TH FLOOR 4.00%		= 117.69 SQ.MTS.
REFUGE AREA REQ. ON 8TH FLOOR 4.25%		= 125.05 SQ.MTS.
REFUGE AREA PROPOSED ON 8TH FLOOR		= 117.89 SQ.MTS.
EXCESS REFUGE AREA PRO. ON 8TH FLOOR		= 0.90 SQ.MTS.




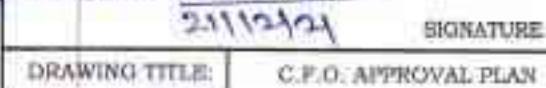
1	3.28 X 2.52 X 1 NO	=	8.27 SQ.MT
2	3.16 X 1.28 X 1 NO	=	4.04 SQ.MT
TOTAL ADDITION		=	12.31 SQ.MT

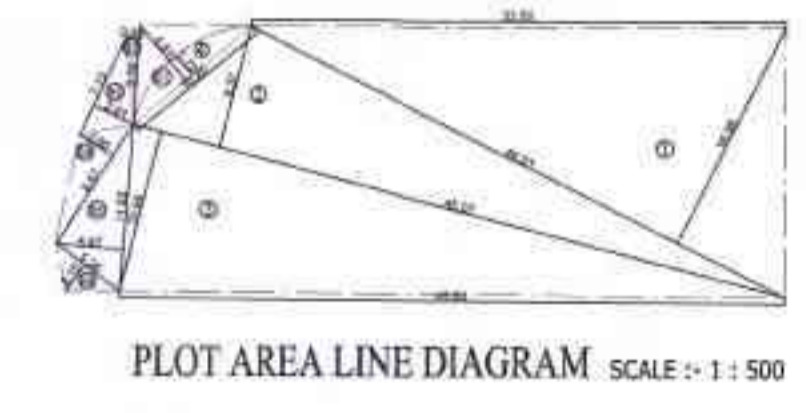
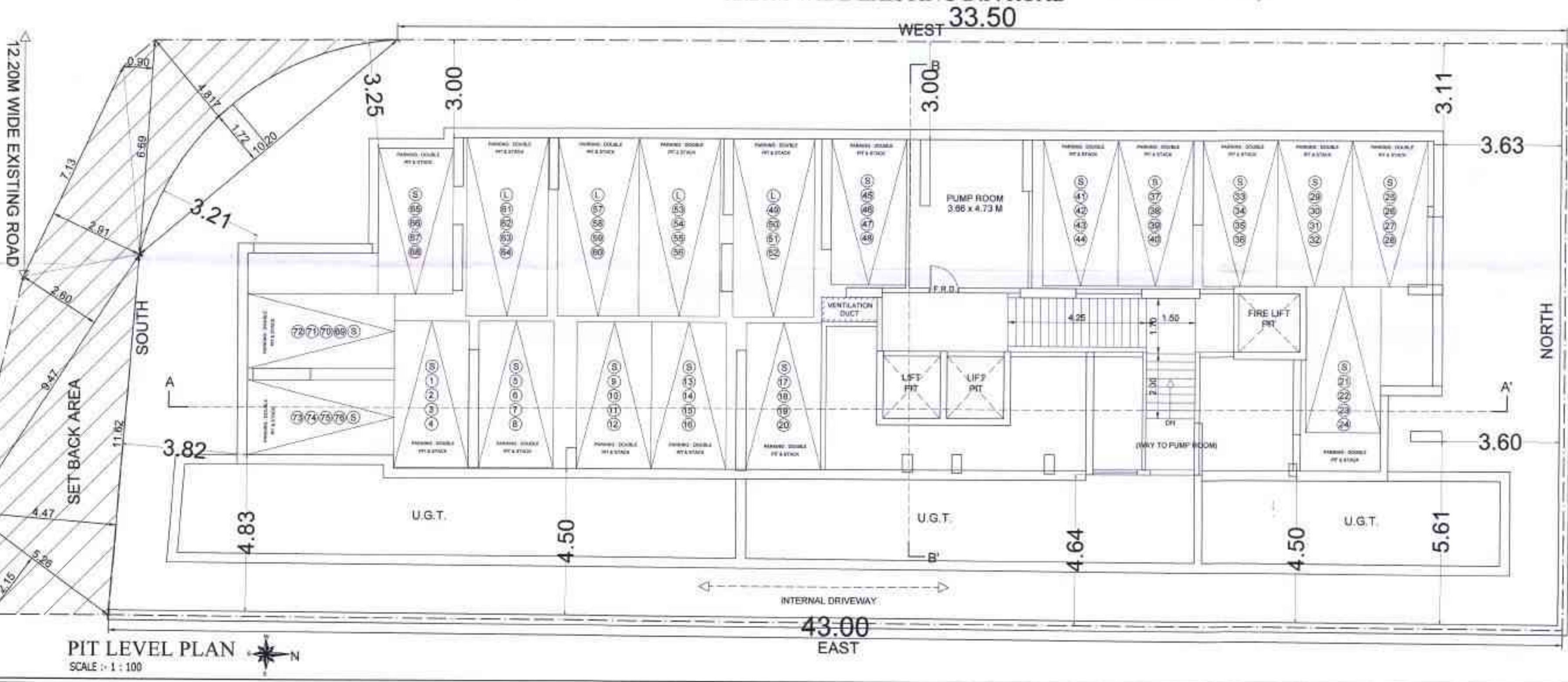
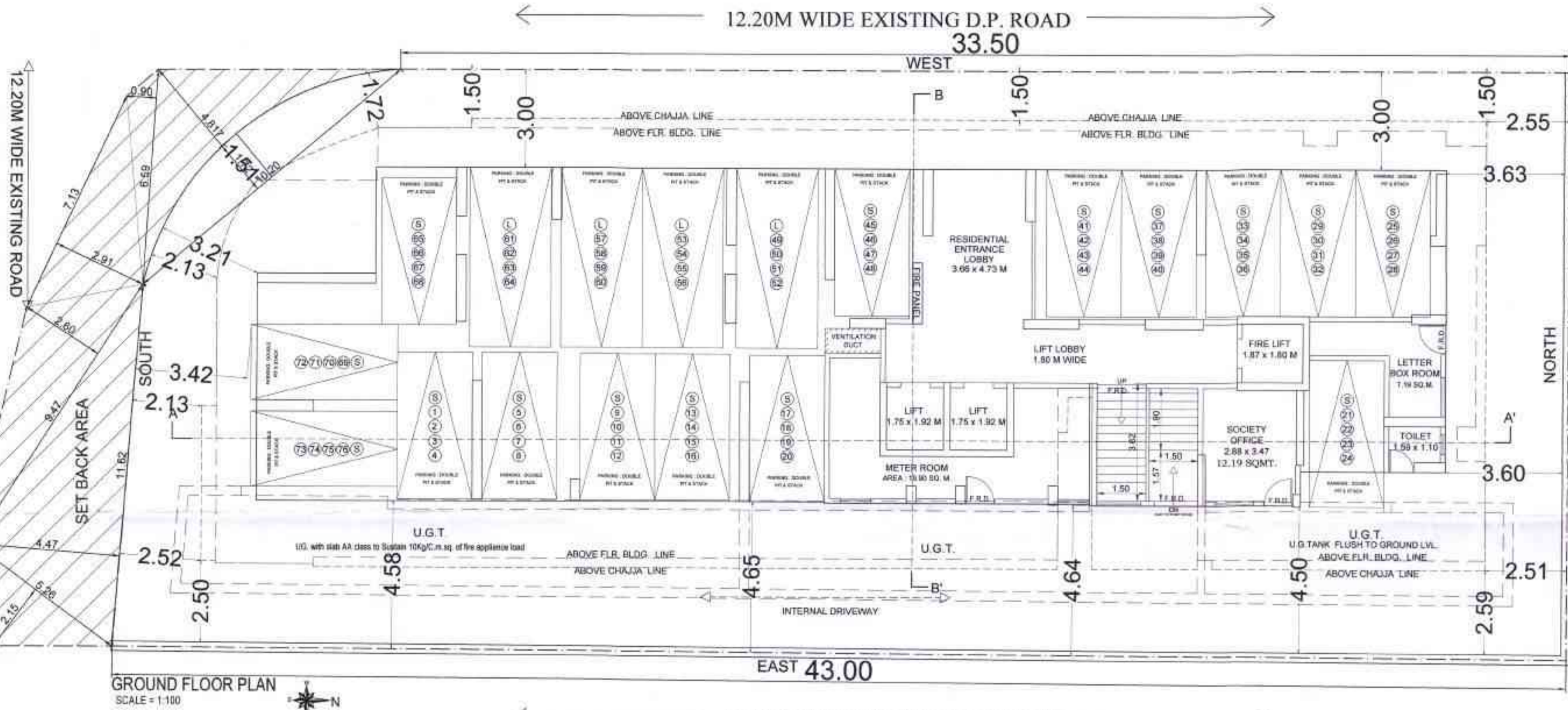
CARPET AREA	NO.OF PARK. REQ.BY RULE	NO.OF FLAT PROPOSED	NO.OF PARK.REQ.
PARKING FOR RESIDENCE			
BELOW 45.00 SQMT.	1 PARKING FOR 2 FLATS	49	24.50 NOS.
45.00 SQMT. TO 60.00 SQMT.	1 PARKING FOR 4 FLATS	1	0.25 NOS.
60.00 SQMT. TO 90.00 SQMT.	1 PARKING FOR 2 FLATS	44	22.00 NOS.
ABOVE 90.00 SQMT.	1 PARKING FOR 1 FLATS	16	16.00 NOS.
TOTAL		110	44.38 NOS.
5% VISITORS	44.38 X 5%		2.22 NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			46.60 NOS.
ADDITIONAL 50% PARKING DCR 31(1) VI		47 X 50%	23.50 NOS.
TOTAL REQUIRED NOS. OF PARKING			70.10 NOS.
ADDITIONAL 10% PARKING DCR 44 (B)		71 X 10%	7.10 NOS.
TOTAL SMALL CAR PROPOSED			77.20 NOS.
TOTAL BIG CAR PROPOSED			16 NOS.

FLOOR	BUILT UP AREA (IN SQ.MTS.)	AMENITIES AREA (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	STAIR CASE AREA (IN SQ.MTS.)	GROSS BUILT AREA (IN SQ.MTS.)	ROS OF FLATS
STILT FLR	436.38	12.19		49.51	498.08	7
1ST FLOOR	436.38			49.51	485.89	7
2nd FLOOR	436.38			49.51	485.89	7
3rd FLOOR	436.38			49.51	485.89	7
4th FLOOR	436.38			49.51	485.89	7
5th FLOOR	436.38			49.51	485.89	7
6th FLOOR	436.38			49.51	485.89	7
7th FLOOR	436.38			49.51	485.89	7
8th FLOOR	324.08		117.89	49.51	491.48	5
9th FLOOR	436.38			49.51	485.89	7
10th FLOOR	436.38			49.51	485.89	7
11th FLOOR	436.38			49.51	485.89	7
12th FLOOR	436.38			49.51	485.89	7
13th FLOOR	436.38			49.51	485.89	7
14th FLOOR	436.38			49.51	485.89	7
15th FLOOR	359.01	44.46	32.91	49.51	485.89	7
16th FLOOR	436.38			49.51	485.89	7
TOTAL	6792.41	12.19	44.46	150.8	7792.02	110

PERMISSIBLE BUA	5067.15	1773.50	6840.65
RESIDENTIAL			
PROPOSED BUA	5067.15	1768.82	6835.97
RESIDENTIAL			

Sr.No.	DESCRIPTION	AREA IN SQM
1	a Area of plot, as per demarcation Ex Eng/Ghatkopar division (Including set back area)	839.05
	b As per layout (Excluding set back area)	836.84
	c As per Survey (Including set back area)	832.05
2	Deductions for	
	a Road setback	70.47
	b Proposed D.P. road	—
	c Any reservation	—
	Total (a+b+c)	70.47
3	Balance area of plot (1-2)	768.58
4	Additions for F.S.I Proposed	—
5	Road Setback	70.47
6	Net Area of plot (3+5)	839.05
7	Permissible F.S.I	3.00
8	a. Permissible built-up area as per FSI 3.00 (1d X 7)	2517.15
	b. Prorata fnl of layout	2550.00
	c. Total permissible BUA as per offer letter	5067.15
9	Proposed B.U.A	5067.15
a	Residential built-up area	5067.15
b	Non residential built-up area	—
c	Mhads share	—
d	Excess balcony area taken into FSI	—
10	Total built-up area proposed (9a+9b)	5067.15
11	FSI consumed (10/6)	6.05
B. Details of FSI available as per DCR 31(3)		
		PERMISSIBLE
1	i. Fungible built-up area component permissible wide DCR 31(3) on residential (507.19 x 35%)	1773.50
	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))	6840.65
3	Total gross built-up area proposed (10+B1)	6835.97
	FSI consumed (B2/B)	8.15
C. Tenements Statement		
	i) Total proposed area	6835.97
	ii) Less non residential Area	—
	iii) Residential Area	6835.97
	iv) Tenement density permissible per hecter for FSI one	—
	v) Tenement permissible on the plot	307.82
	vi) Tenement proposed	110.00
D. Parking Statement		
	a. Parking required by rule as per Reg. 44 (2) of DCR 2034	78.00
	b. Total parking provided	78.00

CONTENTS OF SHEET :	
PIT LEVEL PLAN, STILT FLOOR PLAN, BLOCK & LOCATION PLAN, ALL SECTION.	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG NO.38 KNOWN AS PANT NAGAR RAJANI CHS LTD. ON PLOT BEARING C.T.S.NO.566 (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 839.05 SQUARE METERS (EIGHT HUNDRED THIRTY NINE POINT ZERO FIVE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.	
 SACHIN RAKSHIE 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 DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.	
4) GUIDELINES ISSUED IN EODS FOLLOWED.	
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	
STAMP OF DATE OF RECEIPT OF PLANS :	
 SACHIN RAKSHIE LS. R/172/LS/2009	
NAME AND ADDRESS OF LICENSING SURVEYOR	
 SACHIN RAKSHIE LS. R/172/LS/2009	
NAME AND SIGN. OF OWNER :	
M/S. CHOICE DEVELOPER C.A. TO OWNER	
PANT NAGAR RAJANI CHS LTD.	
GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.	
STAMP OF APPROVAL OF PLANS IN TAKEN UP APPROVED SUBJECT TO REQUIREMENT UNDER NO. 114/18/1107	
 SACHIN RAKSHIE LS. R/172/LS/2009	
DRAWING TITLE	
C.F.O. APPROVAL PLAN	
DRAWING NO. 1/3	
DIRECTION	
NORTH	
SCALE	
DATE	
AS STATED 15-12-2021	
DRAWN	
CHECKED	
PRAMOD SACHIN	



1	10 X 40.01 X 16.08 X 1 NO	=	321.68 SQ.MT
2	10 X 45.07 X 8.37 X 1 NO	=	188.62 SQ.MT
3	10 X 45.07 X 10.94 X 1 NO	=	246.33 SQ.MT
4	30 X 10.20 X 1.72 X 1 NO	=	117.6 SQ.MT
TOTAL ADDITION		=	774.23 SQ.MT

S1	10 X 10.25 X 4.811 X 1 NO	=	24.57 SQ.MT
S2	10 X 5.62 X 0.91 X 1 NO	=	3.01 SQ.MT
S3	10 X 7.16 X 3.92 X 1 NO	=	10.45 SQ.MT
S4	10 X 9.50 X 2.81 X 1 NO	=	12.40 SQ.MT
S5	10 X 11.82 X 4.48 X 1 NO	=	26.06 SQ.MT
S6	10 X 5.28 X 2.18 X 1 NO	=	5.70 SQ.MT
TOTAL ADDITION		=	82.22 SQ.MT
DEDUCTION			
4	20 X 10.20 X 1.72 X 1 NO	=	117.6 SQ.MT
NET SET-BACK AREA (A - B)		=	70.47 SQ.MT
TOTAL PLOT AREA (X - Y)		=	839.05 SQ.MT

Parapet LEVEL
LVL. + 52.70 MTS

Terrace FLOOR LEVEL
LVL. + 51.20 MTS

16th FLOOR LEVEL
LVL. + 48.30 MTS

15th FLOOR LEVEL
LVL. + 45.40 MTS

14th FLOOR LEVEL
LVL. + 42.50 MTS

13th FLOOR LEVEL
LVL. + 39.60 MTS

12th FLOOR LEVEL
LVL. + 36.70 MTS

11th FLOOR LEVEL
LVL. + 33.80 MTS

10th FLOOR LEVEL
LVL. + 30.90 MTS

9th FLOOR LEVEL
LVL. + 28.00 MTS

8th FLOOR LEVEL
LVL. + 25.10 MTS

7th FLOOR LEVEL
LVL. + 22.20 MTS

6th FLOOR LEVEL
LVL. + 19.30 MTS

5th FLOOR LEVEL
LVL. + 16.40 MTS

4th FLOOR LEVEL
LVL. + 13.50 MTS

3rd FLOOR LEVEL
LVL. + 10.60 MTS

2nd FLOOR LEVEL
LVL. + 7.70 MTS

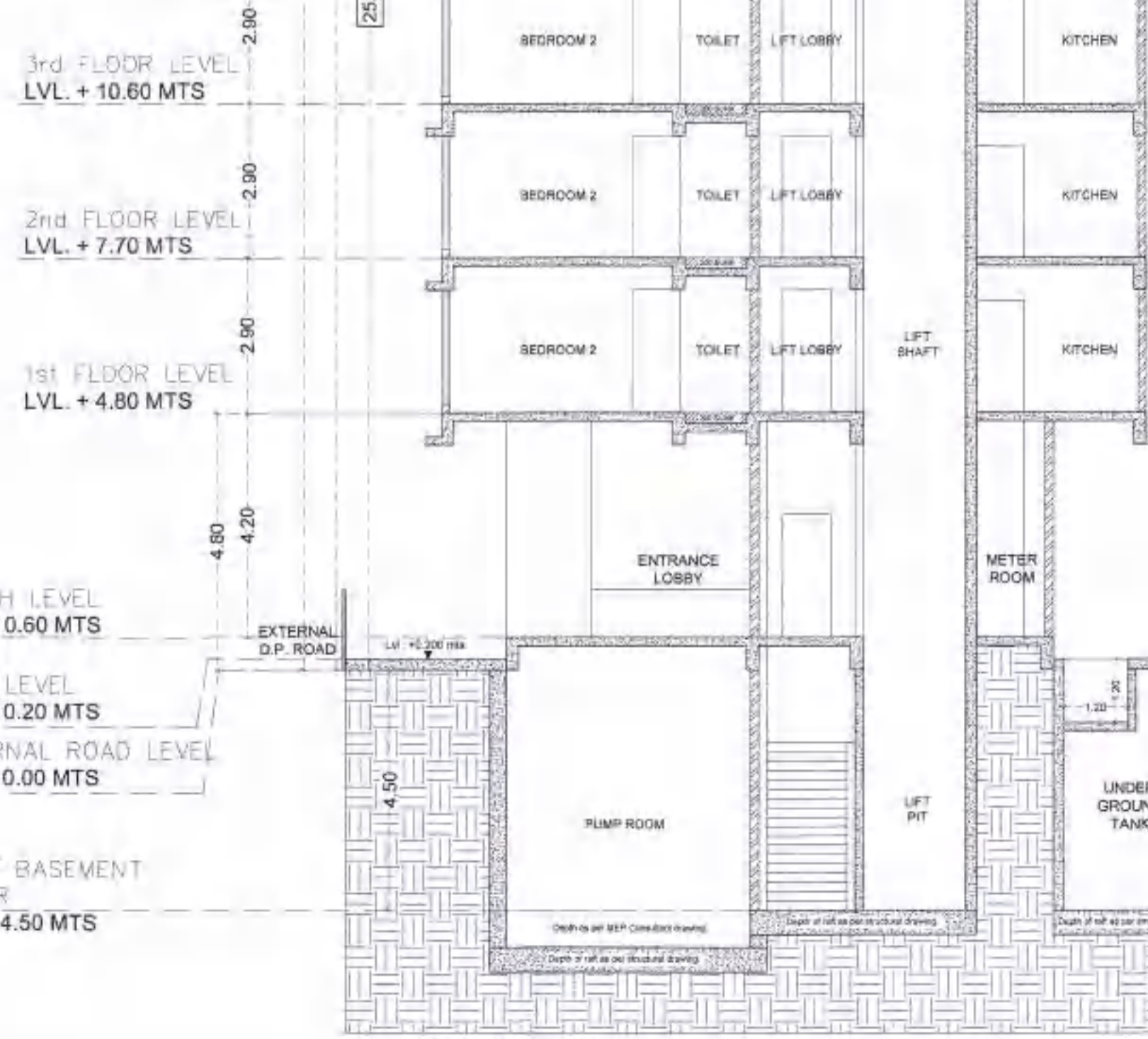
1st FLOOR LEVEL
LVL. + 4.80 MTS

PLINTH LEVEL
LVL. + 0.60 MTS

PLOT LEVEL
LVL. + 0.20 MTS

EXTERNAL ROAD LEVEL
LVL. ± 0.00 MTS

PIT / BASEMENT FLOOR
LVL. - 4.50 MTS



SECTION B-B'

Parapet LEVEL
LVL. + 52.70 MTS

Terrace FLOOR LEVEL
LVL. + 51.20 MTS

16th FLOOR LEVEL
LVL. + 48.30 MTS

15th FLOOR LEVEL
LVL. + 45.40 MTS

14th FLOOR LEVEL
LVL. + 42.50 MTS

13th FLOOR LEVEL
LVL. + 39.60 MTS

12th FLOOR LEVEL
LVL. + 36.70 MTS

11th FLOOR LEVEL
LVL. + 33.80 MTS

10th FLOOR LEVEL
LVL. + 30.90 MTS

9th FLOOR LEVEL
LVL. + 28.00 MTS

8th FLOOR LEVEL
LVL. + 25.10 MTS

7th FLOOR LEVEL
LVL. + 22.20 MTS

6th FLOOR LEVEL
LVL. + 19.30 MTS

5th FLOOR LEVEL
LVL. + 16.40 MTS

4th FLOOR LEVEL
LVL. + 13.50 MTS

3rd FLOOR LEVEL
LVL. + 10.60 MTS

2nd FLOOR LEVEL
LVL. + 7.70 MTS

1st FLOOR LEVEL
LVL. + 4.80 MTS

PLINTH LEVEL
LVL. + 0.60 MTS

PLOT LEVEL
LVL. + 0.20 MTS

EXTERNAL ROAD LEVEL
LVL. ± 0.00 MTS

PIT / BASEMENT FLOOR
LVL. - 4.50 MTS



SECTION A-A'

FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
SECTION AT A-A & SECTION AT B-B	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG NO.38 KNOWN AS PANT NAGAR RAJANI 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 SURVEYOR
1. ALL DIMENSIONS ARE IN METRES	<p>Sachin Rakshe</p> <p>SACHIN RAKSHE</p> <p>LS. R/172/LS/2009</p> <p>Archo</p> <p>CONSULTANTS</p> <p>GROUND FLOOR, ROOM NO 2, A-WING, SUNVIEW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.</p> <p>NAME AND SIGN. OF OWNER :</p> <p>M/S. CHOICE DEVELOPER C.A. TO OWNER</p> <p>PANT NAGAR RAJANI CHS LTD.</p>
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 MCOM AND MHADA TIME TO TIME.	
4) OUTLINES ISSUED IN BOOTH FOLLOWED.	
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	
STAMP OF DATE OF RECEIPT OF PLANS :	
STAMP OF APPROVAL OF PLANS :	
TO REQUIREMENT UNDER	TO REQUIREMENT UNDER
BY CHIEF FIRE OFFICER	BY CHIEF FIRE OFFICER
MUMBAI FIRE	MUMBAI FIRE
DRAWING TITLE	C.F.A.J APPROVAL PLAN
DRWG NO. VI	3/3
SCALE	DATE
AS STATED	15-12-2021
DRAWN	CHECKED
PRAMOD	SACHIN