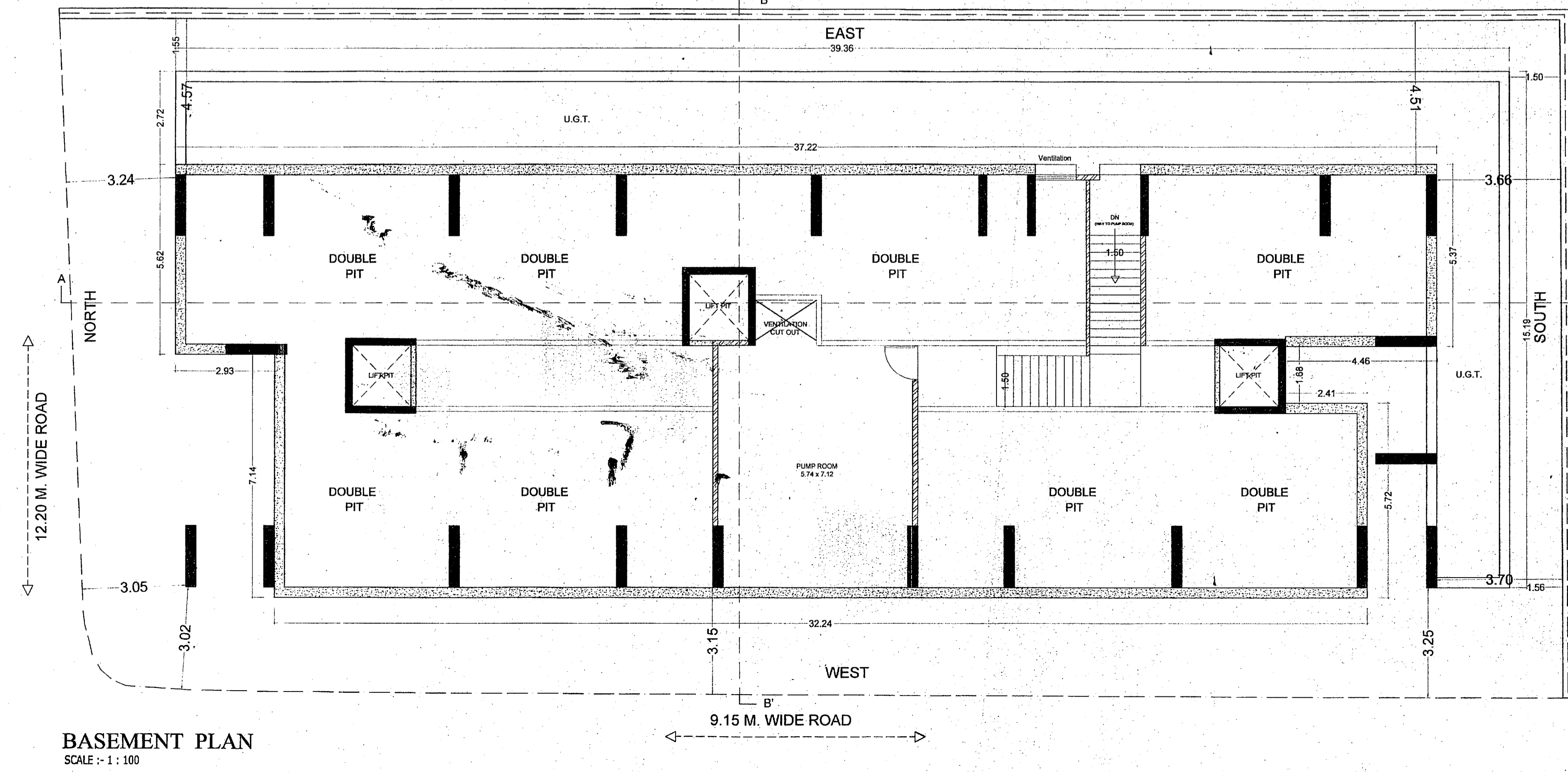
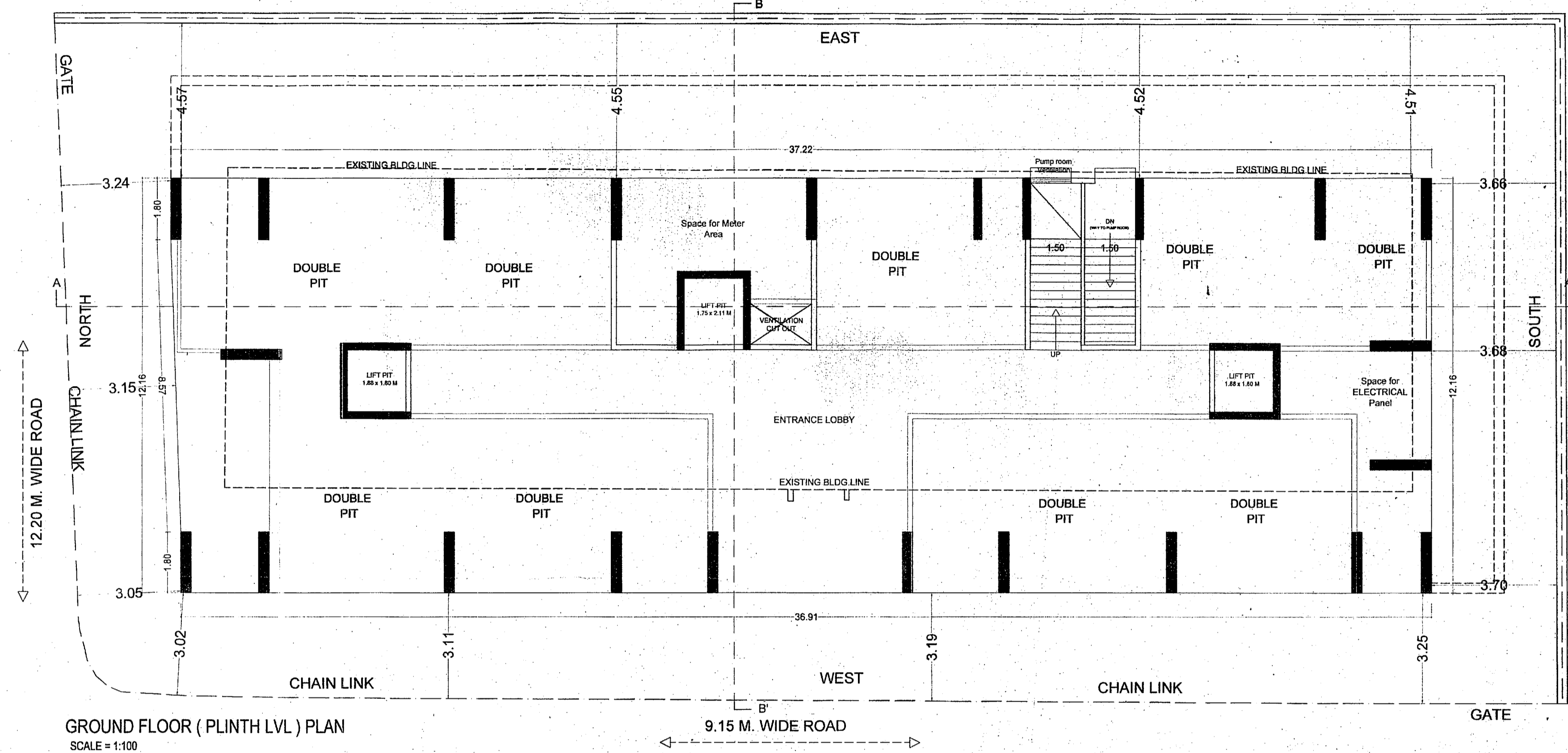
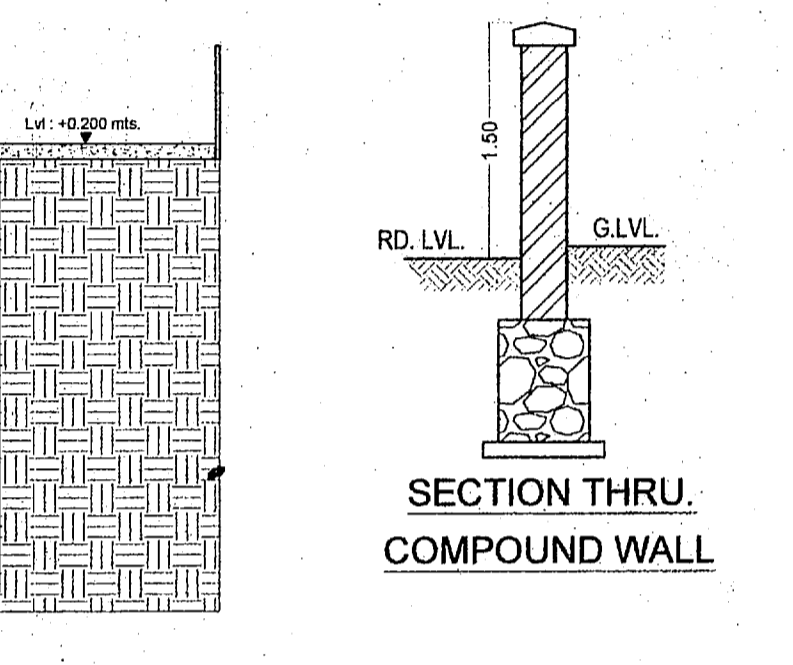
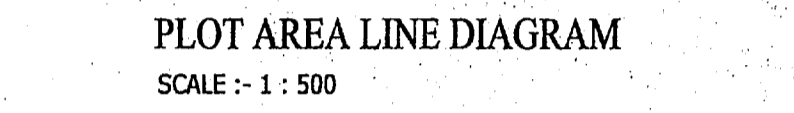
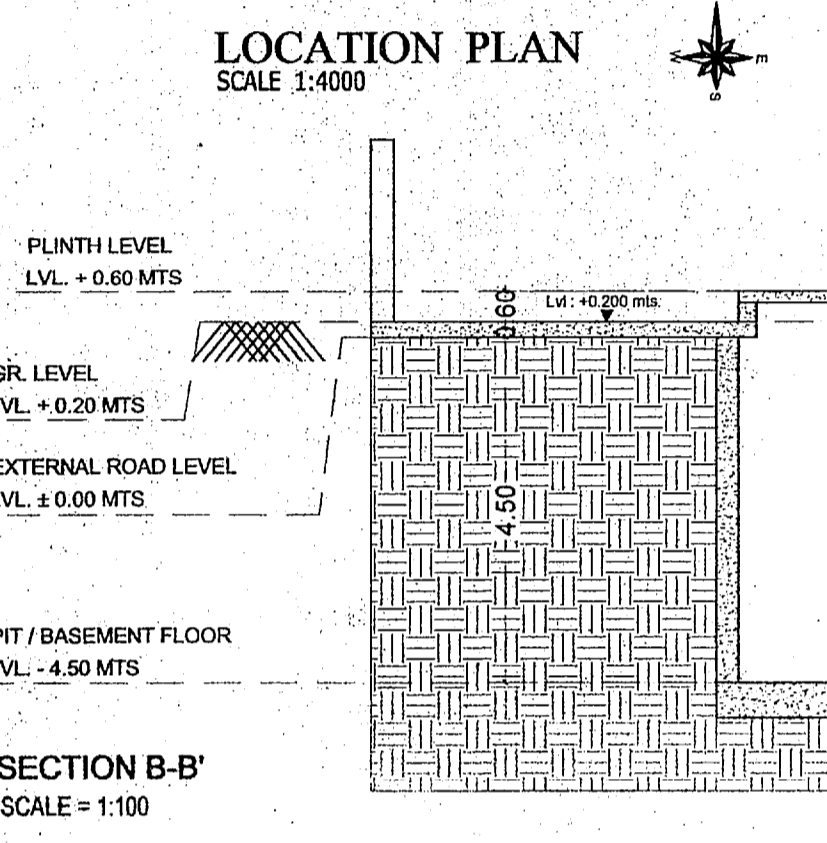


PLOT AREA CALCULATION BY TRIANGULATION METHOD

1	12 X 44.14 X 23.05 X 1 NO	=	443.16 SQ.MT.
2	12 X 42.11 X 15.70 X 1 NO	=	395.62 SQ.MT.
3	12 X 2.38 X 15.20 X 1 NO	=	18.22 SQ.MT.
4	12 X 15.33 X 1.71 X 1 NO	=	13.10 SQ.MT.
5	12 X 1.71 X 3.45 X 1 NO	=	2.84 SQ.MT.
6	12 X 2.38 X 1.07 X 1 NO	=	1.28 SQ.MT.
TOTAL ADDITION		=	875.30 SQ.MT.



PROFORMA - A			FORM II (PROFORMA B)	
S.No.	DESCRIPTION	Area in sqm.	CONTENTS OF SHEET :	
1.	Area of plot as per conveyance deed with Mhada	875.30	GROUND FLOOR (PLINTH LVL) PLAN, BASEMENT PLAN	
2.	Deductions for	-	BLOCK & LOCATION PLAN , PLOT AREA DIAGRAM & CALCULATION	
a.	Road setback	-	SECTION A - A, & B - B .	
b.	Proposed d.p. road	-	DESCRIPTION OF PROPOSAL AND PROPERTY	
c.	Any reservation	-	PROPOSED DEVELOPMENT OF BLDG.NO.80, KNOW AS TRUPTI CHS.LTD.	
	Total (a+b+c)	-	ON PLOT BEARING CTS NO-185 (PT) AT VILLAGE GHATKOPER , PANT NAGAR,	
3.	Balance area of plot (1-2)	875.30	GHATKOPAR EAST MUMBAI - 75	
4.	Additions for F.S.I Propose	-	CERTIFICATE OF AREA	
5.	Road Setback	-	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF	
6.	Net Area of plot	875.30	THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED	
7.	Permissible F.S.I	3.00	OUT IS 875.30 SQUARE METERS (EIGHT HUNDRED SEVENTY FIVE POINT THIRTY FIVE ONLY) AND	
8.	a. Permissible built-up area as per FSI 3.00	2625.90	ALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A. FILE NO. 18.R/172/LS/2009	
	b. Prorata FSI	3053.00	SACHIN RAKSHE	
	c. Total Permissible b.u.a	5678.90	18.R/172/LS/2009	
9.	Proposed b.u.a	-	NOTE:	
a.	Residential built-up area	-	1. ALL DIMENSIONS ARE IN METRES.	
b.	Non residential built-up area	-	2. SCALE USE	
c.	Mhada share	-	a) FLOOR PLAN 1:100	
d.	Excess balcony area taken into FSI	-	b) BLOCK PLAN 1:500	
10.	Total built-up area proposed (9a+9b)	-	c) LOCATION PLAN 1:4000	
11.	FSI consumed (10/6)	-	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.	
B.	Details of FSI available as per DCR 31(3)	-	4) GUIDELINES ISSUED IN EODS FOLLOWED.	
i.	Fungible built-up area component permissible wide DCR 31(3) on residential (8x35%)	-	5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.	
ii.	Fungible built-up area component permissible wide DCR 31(3) on non residential (9x20%)	-	STAMP OF DATE OF RECEIPT OF PLANS :	
iii.	Total gross built-up area permissible (8c + b1(i + ii))	-	Approved subject to conditions mentioned in this office letter No. Mhada -1/909/2021	
iv.	Total gross built-up area proposed (10+B1)	-	Date: 08 SEP 2021 08 OCT 2021	
v.	FSI consumed (B2/6)	-	Ex. Eng. Bldg. Permission Cell Greater Mumbai Maharashtra Housing & Area Development Authority	
C.	Tenements Statement	-	NAME AND ADDRESS OF LICENSED SUVEYOUER	
i)	Proposed built up area	-	Sachin Rakshe	
ii)	Tenement density permissible per hector for FSI one	-	SACHIN RAKSHE	
iii)	Tenement permissible on the plot	-	18.R/172/LS/2009	
iv)	Tenement proposed	-	ARCH CONSULTANTS	
v)	Less non residential tenements (Shops)	-	GROUND FLOOR, ROOM NO 2, A-WING, SUNVEIW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.	
vi)	Total Tenementson the plot (iv+v-vi)	-	NAME AND SIGN. OF OWNER :	
D.	Parking Statement	-	M/S. ALAG AARCHIE LLP. C.A. TO OWNER TRUPTI CHS.LTD. CHS.LTD. ALAG AARCHIE LLP	
a.	Parking required by rule as Reg. 44 (2) of DCR 2034	-	Stamp of Approval of Plans:	
b.	Total parking provided	-	Designated Partner SIGNATURE	