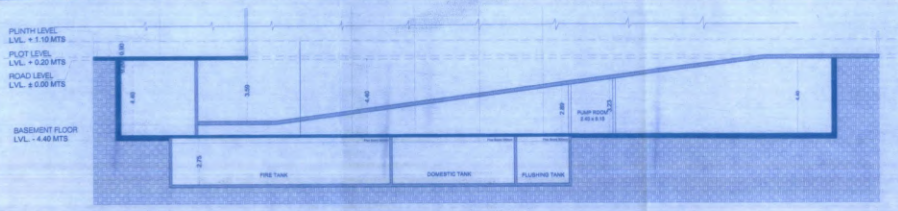
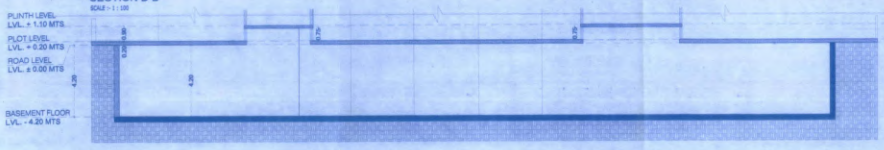
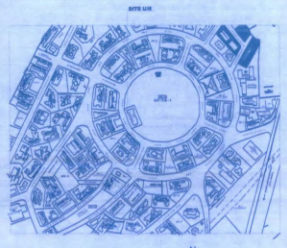


SECTION B-B
SCALE :- 1 : 100

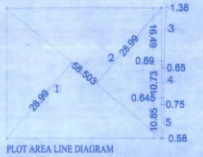


SECTION A-A'
SCALE :- 1 : 100



LOCATION PLAN
SCLE :-1:400

BLOCK PLAN
SCALE :- 1 : 500



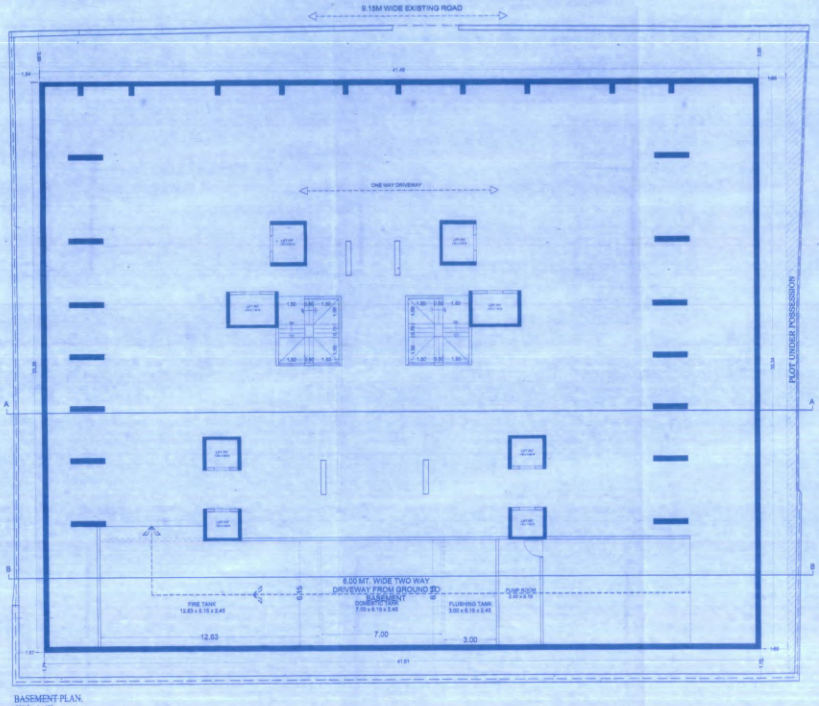
PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

PLOT AREA CALCULATION

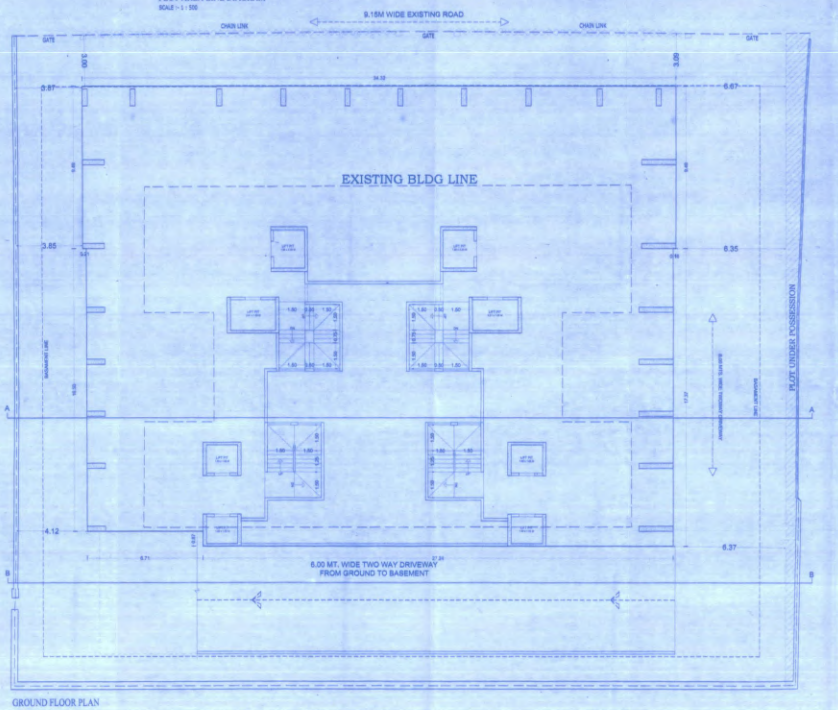
1	1/2 X 59.503	X 28.99	X 1 NO	=	846.00	SQ.MT.
2	1/2 X 59.503	X 28.99	X 1 NO	=	846.00	SQ.MT.
	TOTAL ADDITION			=	1692.00	SQ.MT.

UNDER POSSESSION PLOT AREA CALCULATION

3	11.05 + 0.65	1/2 X 28.99	X 1 NO	=	18.73	SQ.MT.
4	0.665 + 0.65	1/2 X 15.73	X 1 NO	=	0.99	SQ.MT.
5	0.75 + 0.58	1/2 X 11.04	X 1 NO	=	7.21	SQ.MT.
	TOTAL ADDITION			=	26.91	SQ.MT.



BASEMENT PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Area of plot , as per demarcation by Eng./Kutta Mission	1696.00
	b	As per Lease deed	1696.00
	c	As per Layout	1701.36
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)	1696.00
4		Additions for F.S.I Proposed	
5		Road Setback	
6		Net Area of plot	1696.00
7		Permissible F.S.I	0.00
8	a	Permissible built-up area as per TDR 3.00 (12 X 7)	5088.00
	b	Additional built-up Proposed for ref layout	5025.40
	c	Total Permissible built-up area (8a + 8b)	10062.40
9		Proposed B.U.A	
	a	Residential built-up area	
	b	Non residential built-up area	
	c	Mhada share	
	d	Excess balcony area taken into FSI	
10		Total built-up area proposed (9a+9b)	
11		FSI consumed (10/6)	
C		Details of FSI available as per DCR 33(9)	PERMISSIBLE PROPOSED
1	a	Tenantable built-up area component permissible wide DCR 33(7) as residential (1616.40 x 300%)	3993.74
	b	Tenantable built-up area component permissible wide DCR 33(7) as non residential (nnn x 100%)	
2		Total gross built-up area permissible (8c +b(1+a)+c)	14062.14
3		Total gross built-up area proposed (10+b)	
4		FSI consumed (12/6)	0.00
C		Tenements Statement	
	i	Proposed Res.built up area	0
	ii	Less non residential tenements (Shops)	
	iii	Tenement density permissible per hector for FSI one	
	iv	Tenement permissible on the plot	0
	v	Tenements proposed	0
	vi	Total Tenements on the plot (xxv-vi)	0
D		Parking Statement	
	a	Parking required by rule vi Reg. 44 (3) of DCR 2034	0
	b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BASEMENT PLAN
BLOCK & LOCATION PLAN , PARKING & BUILT UP AREA STATEMENT
SECTION A - A , B - B .

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG NO.123, KNOW AS CHEMBUR MAYUR CHS LTD. ON PLOT BEARING CTS NO-24 (PT) AT VILLAGE CHEMBUR , TILAK NAGAR, MUMBAI - 400 089 UNDER DCPR 2034.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE BOUNDARIES OF THE PLOT STATED ON THIS PLAN ARE AS MEASURED ON SITE AND AREA AS WORKED OUT IS 1696.00 SQ.MT. (ONE THOUSAND SIX HUNDRED NINETY SIX POINT ZERO ONLY) AND AGREES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Sachin Rakshe
SACHIN RAKSHE
LICENCE NUMBER
LS-R/172/16/2009

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE 1:100
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:4000
6. 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.
7. GUIDELINES ISSUED IS DULY FOLLOWED.
8. THIS ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LIBCENSED SURVEYOR

Sachin Rakshe
SACHIN RAKSHE
LICENCE NUMBER
LS-R/172/16/2009

archo CONSULTANTS

GROUND FLOOR, ROOM NO 3, A-WING, SUVIDHA CHS LTD., OPP BARDAR THEATRE, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND SIGN. OF OWNER :

M/S. ARCHIDA BUILDERS & DEVELOPERS C.S. TO CHEMBUR MAYUR CHS LTD.

Partner/Proprietor

STAMP OF APPROVAL OF PLANS :

Approved subject to conditions mentioned in this office Letter No. BNadk - 05 / 10923 / 2022
Date 12 APR 2022
Ex. Eng. Bldg. Permission Cell, Mumbai (E.S.)
Mr. Slum Housing & Area Development Authority

DRAWING TITLE	I.O.A. PLAN
DWG NO.	1/1
NORTH	SCALE : AS STATED
	DATE : 03-10-2022
	DRAWN : RAHUL
	CHECKED : SACHIN