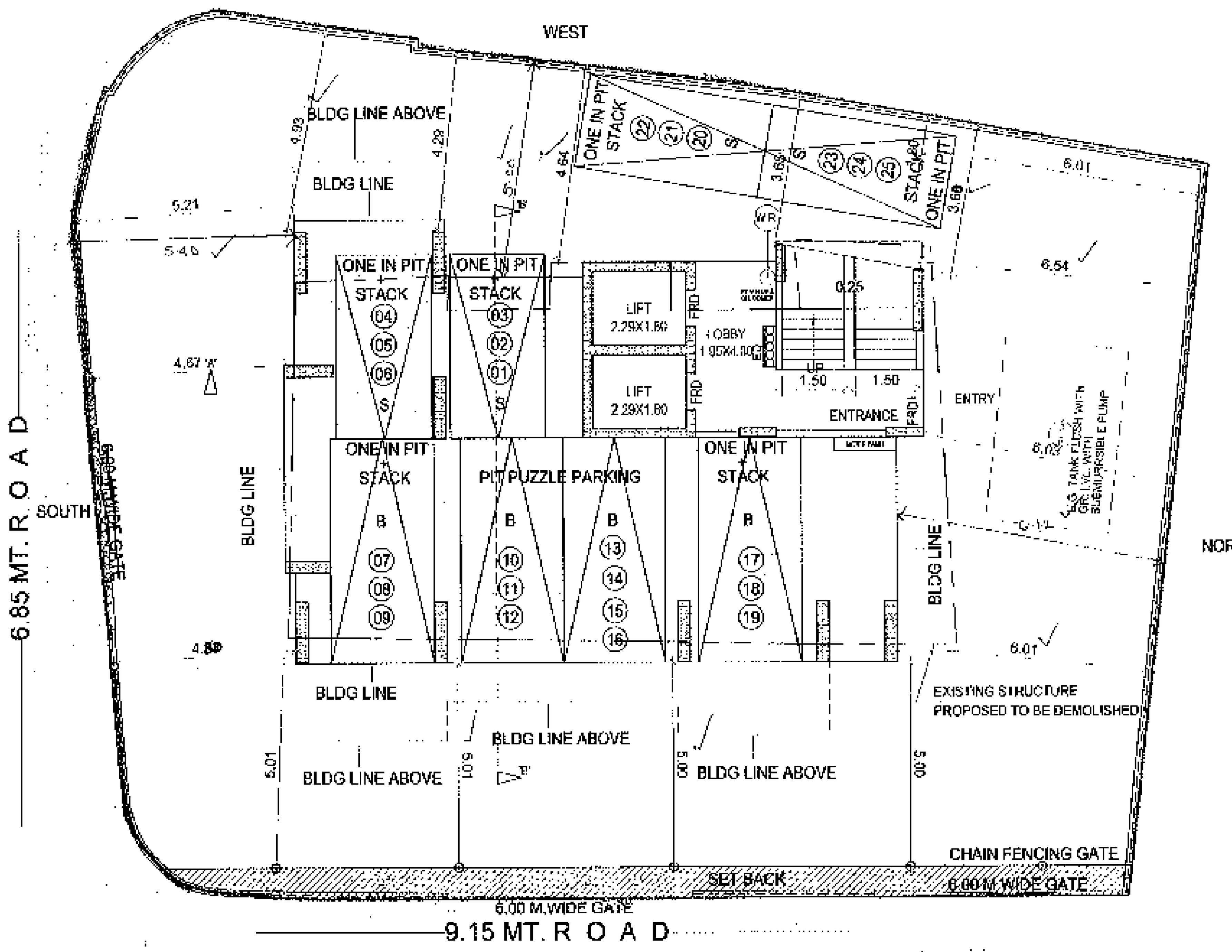
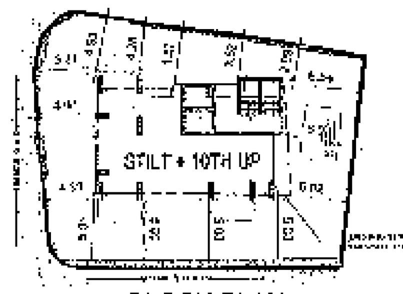
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

F.S.I. 200

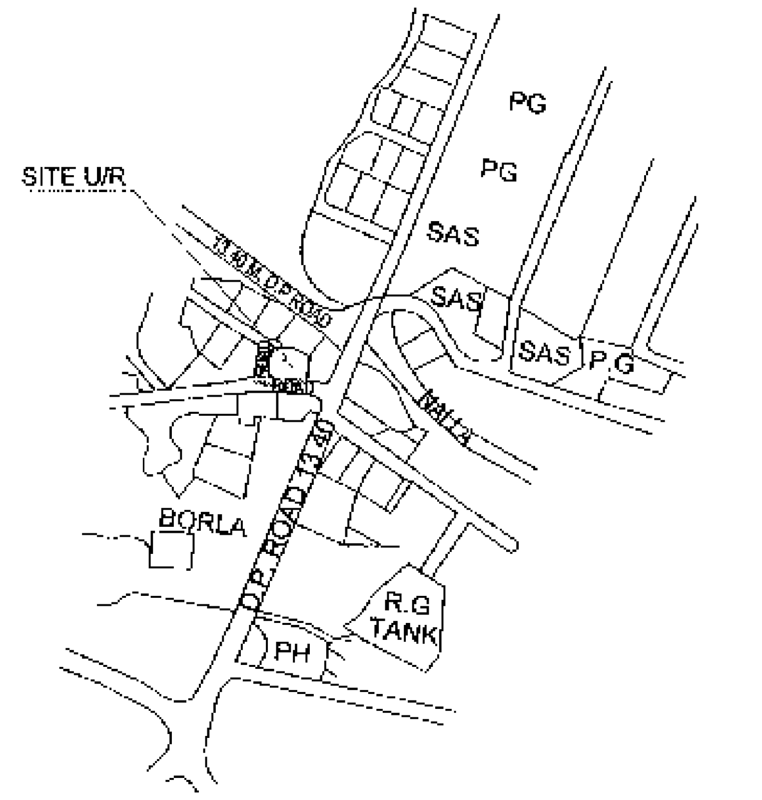
C-211



GROUND FLOOR PLAN
SCALE - 1: 100



BLOCK PLAN
SCALE - 1: 500



LOCATION PLAN.
SCALE :- 1:4000
'M' WARD

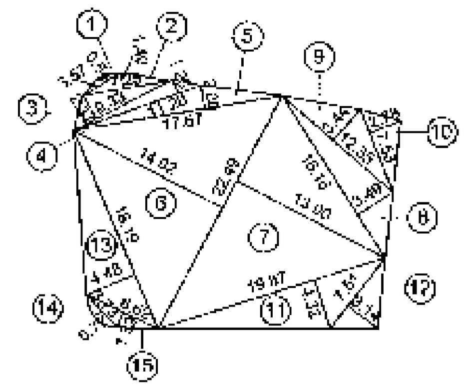
PLOT AREA CALCULATION

I ADDITIONS_

1	=	0.67	X	3.57	X	0.54	=	1.29	SQ.MT
2	=	7.25	X	1.40	X	0.50	=	5.08	SQ.MT
3	=	9.33	X	2.34	X	0.50	=	10.92	SQ.MT
4	=	11.28	X	1.26	X	0.50	=	7.11	SQ.MT
5	=	17.67	X	2.00	X	0.50	=	17.67	SQ.MT
6	=	22.49	X	14.02	X	0.50	=	157.65	SQ.MT
7	=	22.49	X	13.90	X	0.50	=	156.31	SQ.MT
8	=	16.16	X	3.49	X	0.50	=	28.20	SQ.MT
9	=	12.35	X	3.44	X	0.50	=	21.24	SQ.MT
10	=	7.53	X	2.78	X	0.50	=	10.47	SQ.MT
11	=	19.87	X	4.32	X	0.50	=	42.92	SQ.MT
12	=	7.51	X	3.14	X	0.50	=	11.79	SQ.MT
13	=	18.19	X	4.48	X	0.50	=	40.75	SQ.MT
14	=	6.62	X	1.39	X	0.50	=	4.60	SQ.MT
15	=	0.67	X	3.73	X	0.77	=	1.92	SQ.MT

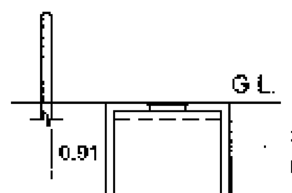
TOTAL ADDITIONS = **517.91 SQ.MT**

i.e. = 517.90 SQ. MT.



PLOT AREA DIAGRAM
SCALE :- 1:500

SET BACKAREA DIAGRAM



U.G. TANK FLUSH WITH GR. LVL. WITH SUBMURRSIBLE PUMP

SECTION THROUGH U. G. TANK.
SCALE : 1 = 100.

SET BACK AREA CALCULATION

I ADDITIONS_

1	=	20.00	X	0.75	X	0.50	=	7.50	SQ.MT
2	=	20.00	X	0.53	X	0.50	=	5.30	SQ.MT
3	=	1.51	X	0.15	X	0.50	=	0.11	SQ.MT

TOTAL ADDITIONS = **12.91 SQ.MT**

i.e. = 12.90 SQ. MT.

In case of plots / layout where earlier B.U.A. approved as per I.O.D. issued is proposed to be AMENDED and balance potential in the plot / layout is proposed as per the D.C. Regulations amended on 06.01.2012

Proforma A

Sr. No.		DESCRIPTION	Sq.Mtr.
1		Area of Plot	517.90
1A		Area not in Agreement / Possession Area	-
1B		Plot Area as per PR Card	-
1C		Plot available for Development [1 - (1A + 1B)]	-
2		Deductions for	
	a)	Road set-back area	12.90
	b)	Proposed road	
	c)	Any reservation (sub-plot__)	
	d)	__ % amenity space as per DCR 56/57 (sub-plot_) other	-
3		Balance area of plot (1 - 2)	505.00
4		Deduction for 15% Recreational Ground	0.00
5		Net area of plot (3 - 4)	505.00
6		Additions for Floor Space Index	
	2 a)	100% for D.P.Road (restricted to 40% or 80% of "3" above	
	2 b)	100% for Set-back (restricted to 40% or 80% of "3" above	
7		Total Area (5 + 6)	505
8		Floor Space Index permissible	1.00
9	9 a)	Floor Space Index credit available by Development Rights	-
		Additions for Floor Space Index	
	9 b)	0.33 FSI as per DCR 32	166.65
	9 c)	67% as per DCR 33 (1)	338.35
	9 d)	other (T.D.R. NOW PURCHESES	-
10		Permissible Floor Area (7 + 9b + 9c)	1010.00
11		Total proposed built up area (C4 - C3)	1010.00
12		FSI consumed on net holding = 11/3	2.00
B		**Details of Residential / Non Residential Areas**	
1		Purely Residential Built up area	1010.00
2		Remaining Non-Residential Built up area	
C		**Details of FSI availed as per DCR 35 (4)**	
1		Fungible Built Up Area component proposed vide DCR 35(4) for purely Residential = or <(B1 x 0.35) (1010.00 X 0.35)	353.50
2		Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential = or <(B2 x 0.20)	
3		Total Fungible Built Up Area vide DCR 35(4) = (B1+B2+C1 + C2)	1363.50
4		Total Gross BUILT UP AREA proposed	1362.71
D		**Tenement Statement**	
(i)		Proposed area (Item A, 11 above)	
(ii)		Less deduction of Non Residential area (Shop etc.)	NIL
(iii)		Area available for tenements [(i) - (ii)]	0
(iv)		Tenements permissible (Density of tenements/hectare)	
(v)		Tenements proposed	
(vi)		Tenements existing	NIL
		Total tenements on the plot	0
E		**Parking Statement**	
(i)		Parking required by Regulations for -	
		Car	25
		Scooter/Motor Cycle	-
		Outsiders (visitors)	0
		Total parking	25
		Additions 25% parking	0
		Total parking required	
(ii)		Covered garage permissible	-
(iii)		Covered garages proposed for -	
		Car	
		Scooter/Motor Cycle	-
		Outsider (Visitors)	-
		Total parking provided	25
F		**Transport Vehicles Parking**	
(i)		Spaces for transport vehicles parking required by Regulations	N.A
(ii)		Total no. of transport vehicles parking spaces provided	-

CONTENTS OF THE SHEET

GROUND FLR PLAN, 1ST FLR PLAN,
BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM,
PLOT AREA CALCULATION
BUILT UP AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE

26/4/16 S.E.(B.P.) (J.S.) M-II   A.E.(B.P.)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG, BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

TRIVARNA C.H.S. LTD.
OWNER

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
759-10	1	1 = 4000 1 = 500 1 = 100	FEB-2015	NILAM

NORTH

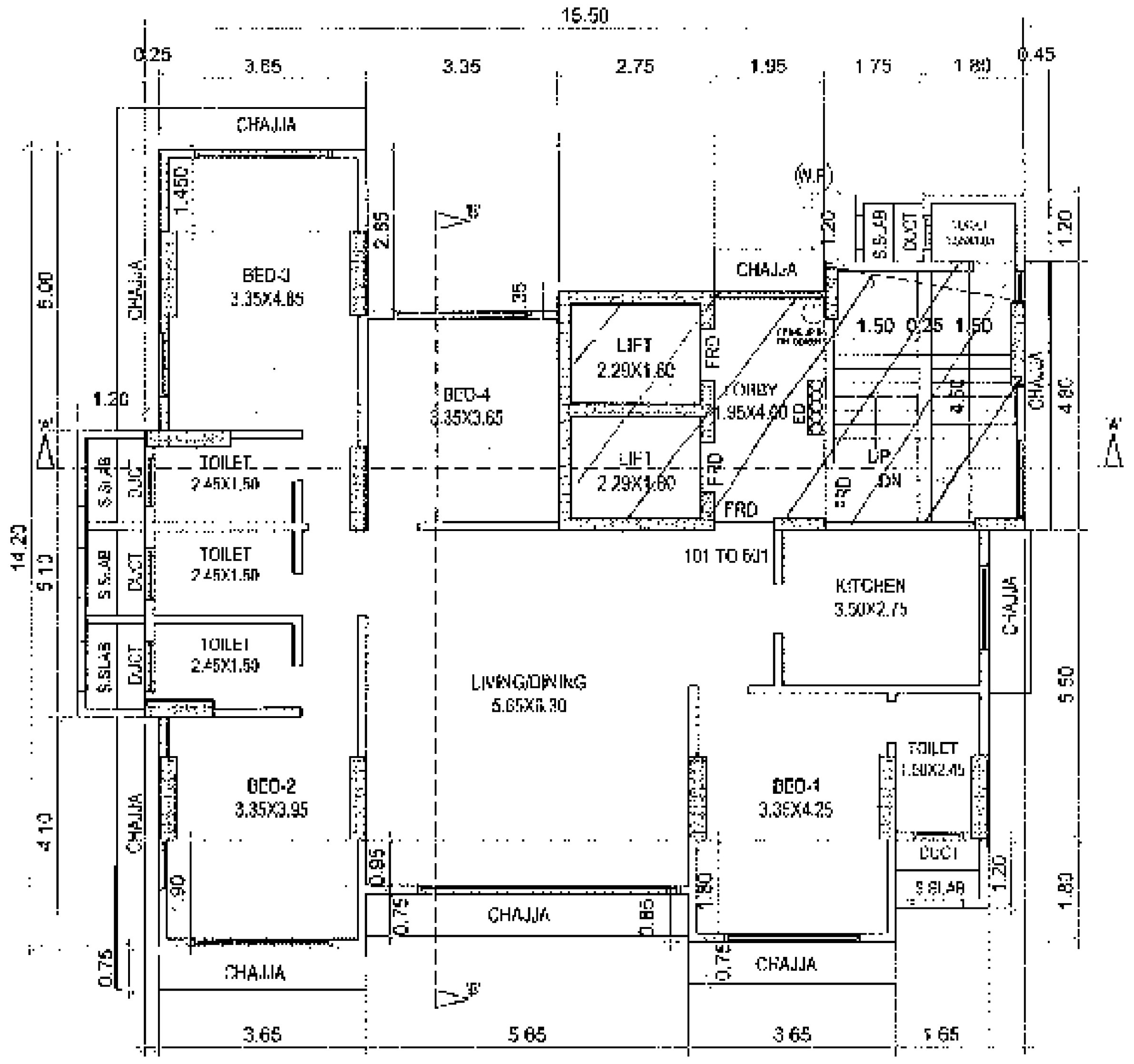
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

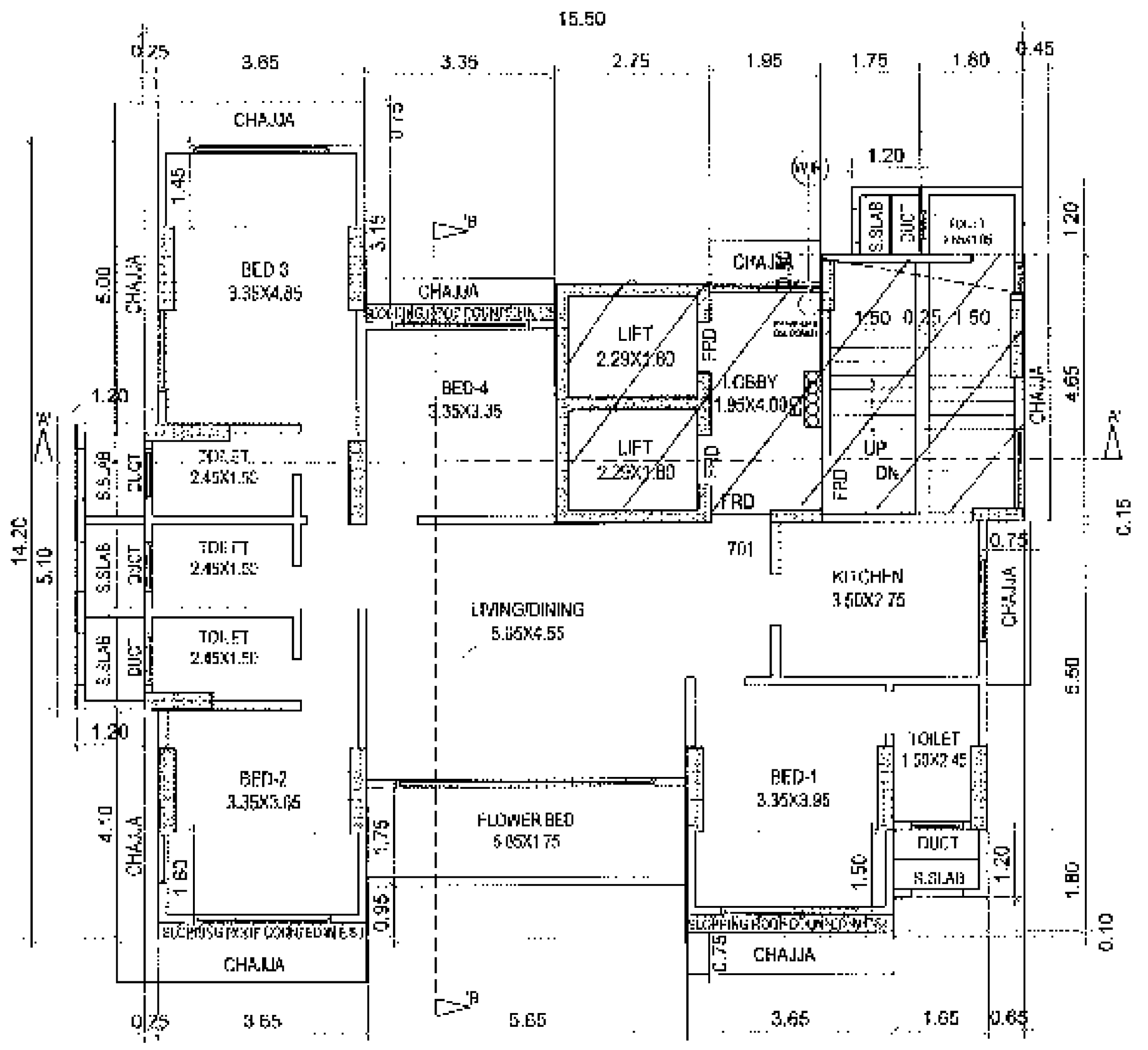
SIGNATURE OF ARCHITECT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

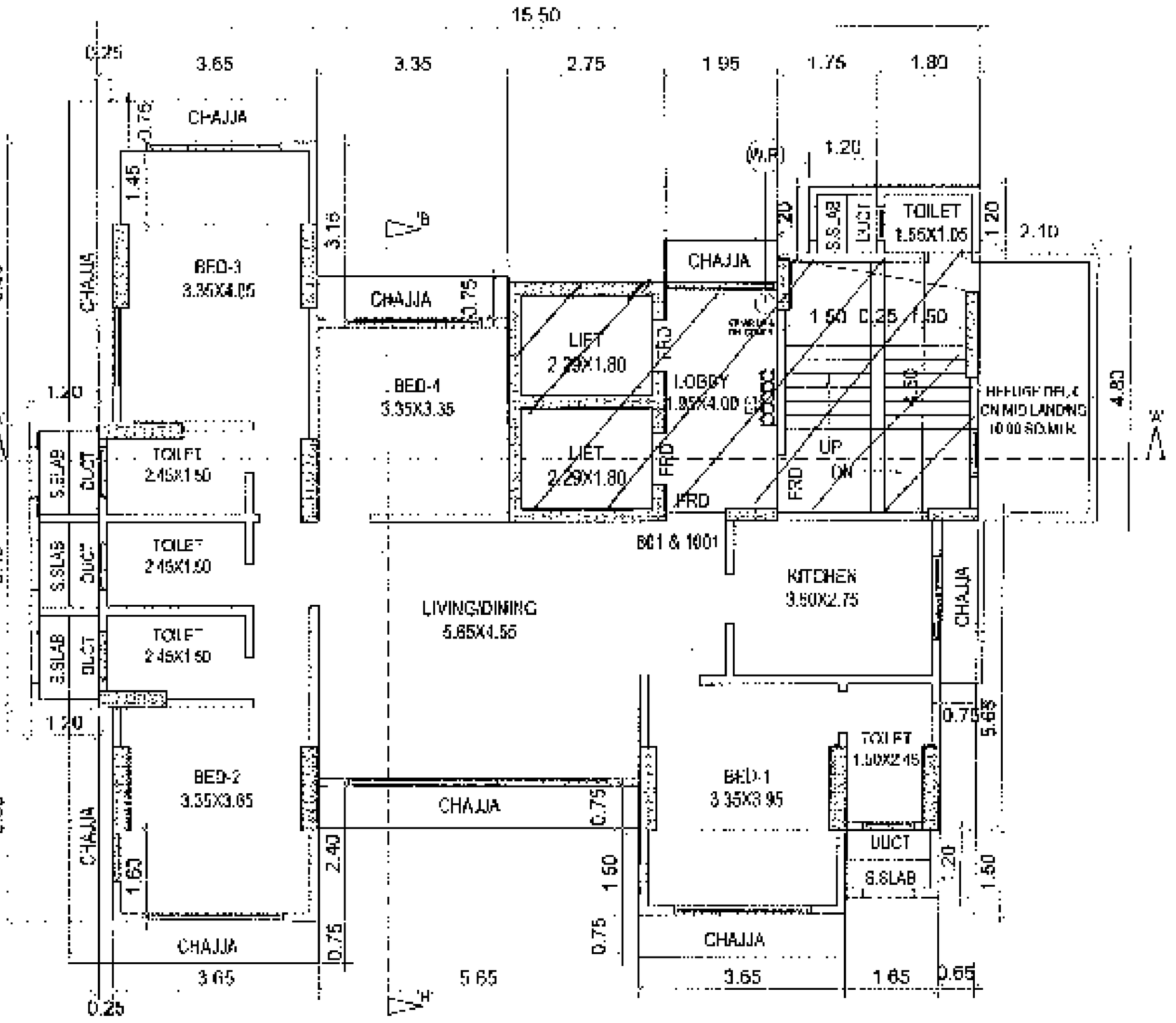
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



1ST TO 6TH TYPICAL FLOOR PLAN
SCALE - 1: 100.



7TH FLOOR PLAN
SCALE - 1: 100.



8TH TO 10TH FLOOR PLAN (REFUGE AREA CANTILEVRE IN 8 &10 FLR)
SCALE - 1: 100.

TOTAL PROPOSED BUILT UP AREA STATEMENT.		
FLOORS	TOTAL PROP. B.U. AREA	TOTAL ST.CASE LESS AREA
GROUND	–	–
FIRST	140.21 SQ.MTS.	35.52 S.M.
SECOND	140.21 SQ.MTS.	35.52 S.M.
THIRD	140.21 SQ.MTS.	35.57 S.M.
FOURTH	140.21 SQ.MTS.	35.52 S.M.
FIFTH	140.21 SQ.MTS.	35.52 S.M.
SIXTH	140.21 SQ.MTS.	35.52 S.M.
SEVENTH	140.21 SQ.MTS.	35.52 S.M.
EIGHTH	127.08 SQ.MTS.	35.52 S.M.
NINTH	127.08 SQ.MTS.	35.52 S.M.
TENTH	127.08 SQ.MTS.	35.52 S.M.
TOTAL	1362.71 SQ.MTS.	355.20 S.M.

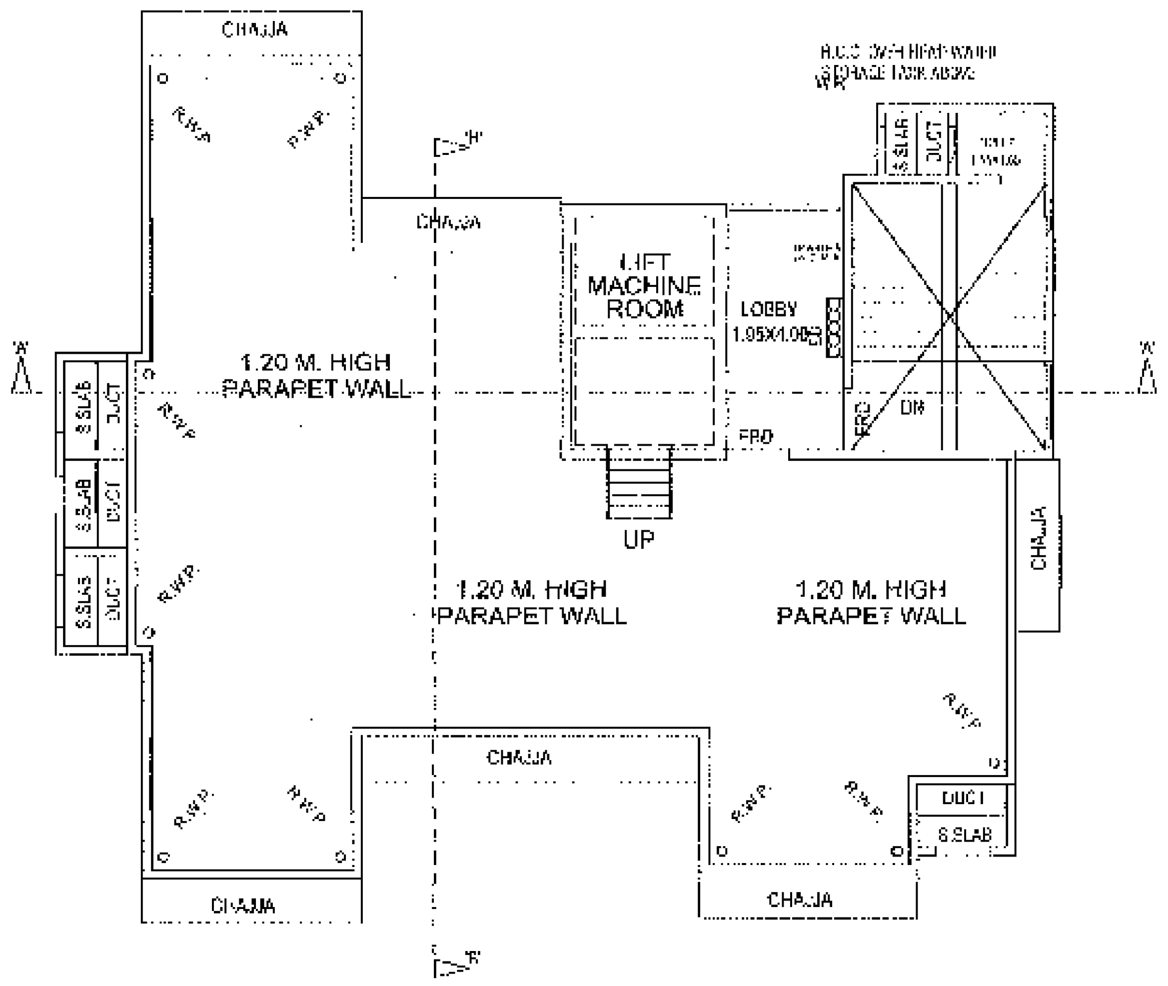
PERMISSIBLE AREA = 505.00 X 2FSI = 1010.00 SQ.MTS.

FUNGIBLE AREA = 1010.00 X 35% = 353.50 SQ.MT.

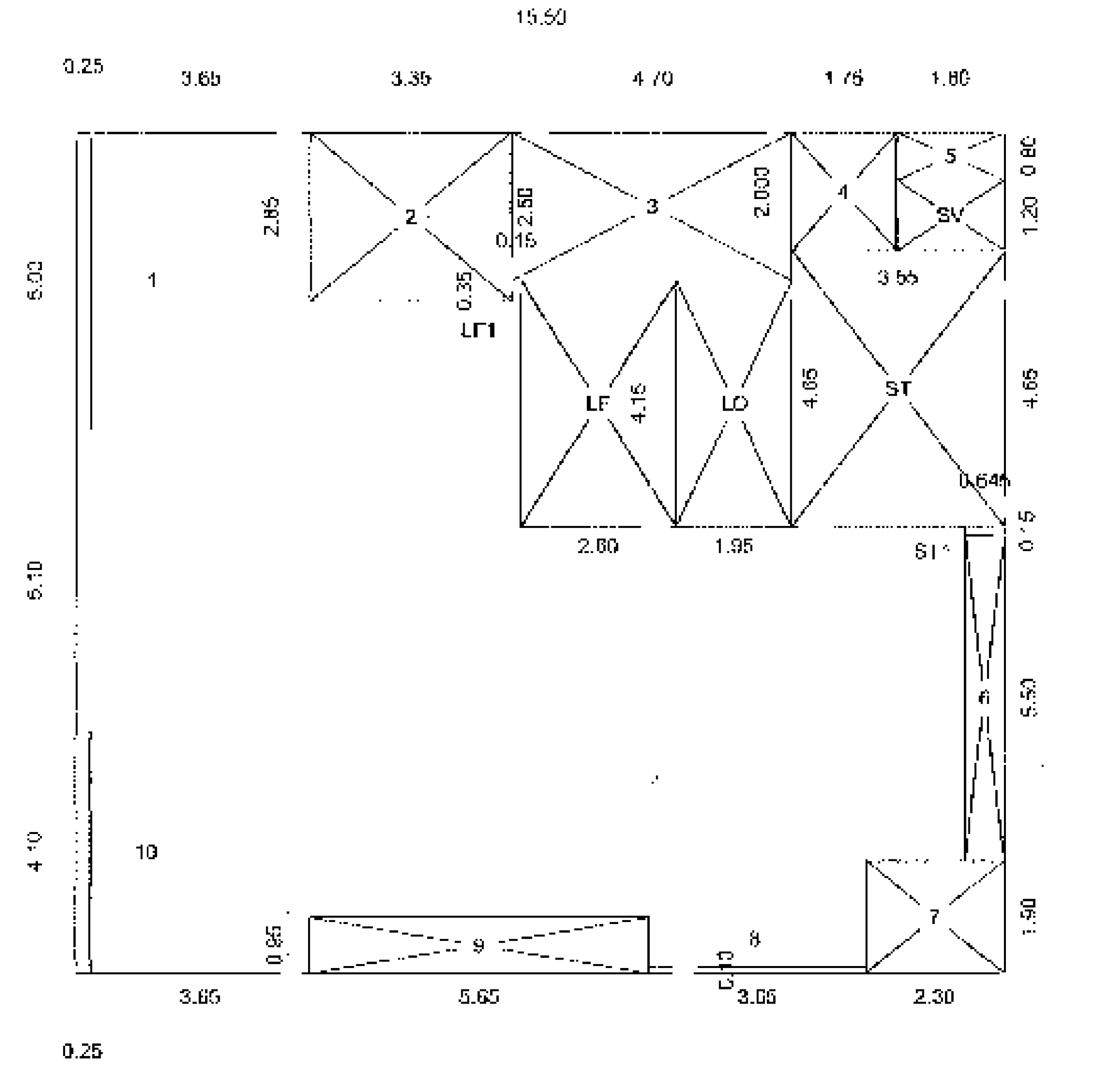
PERMISSIBLE + FUNGIBLE = 1010.00 + 353.50 = 1363.50SQ.MT.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

F.S.I. 2.00



TERRACE FLOOR PLAN
SCALE :1:100



1ST TO 6TH TYPICAL FLOOR AREA DIAGRAM
SCALE:-1:100

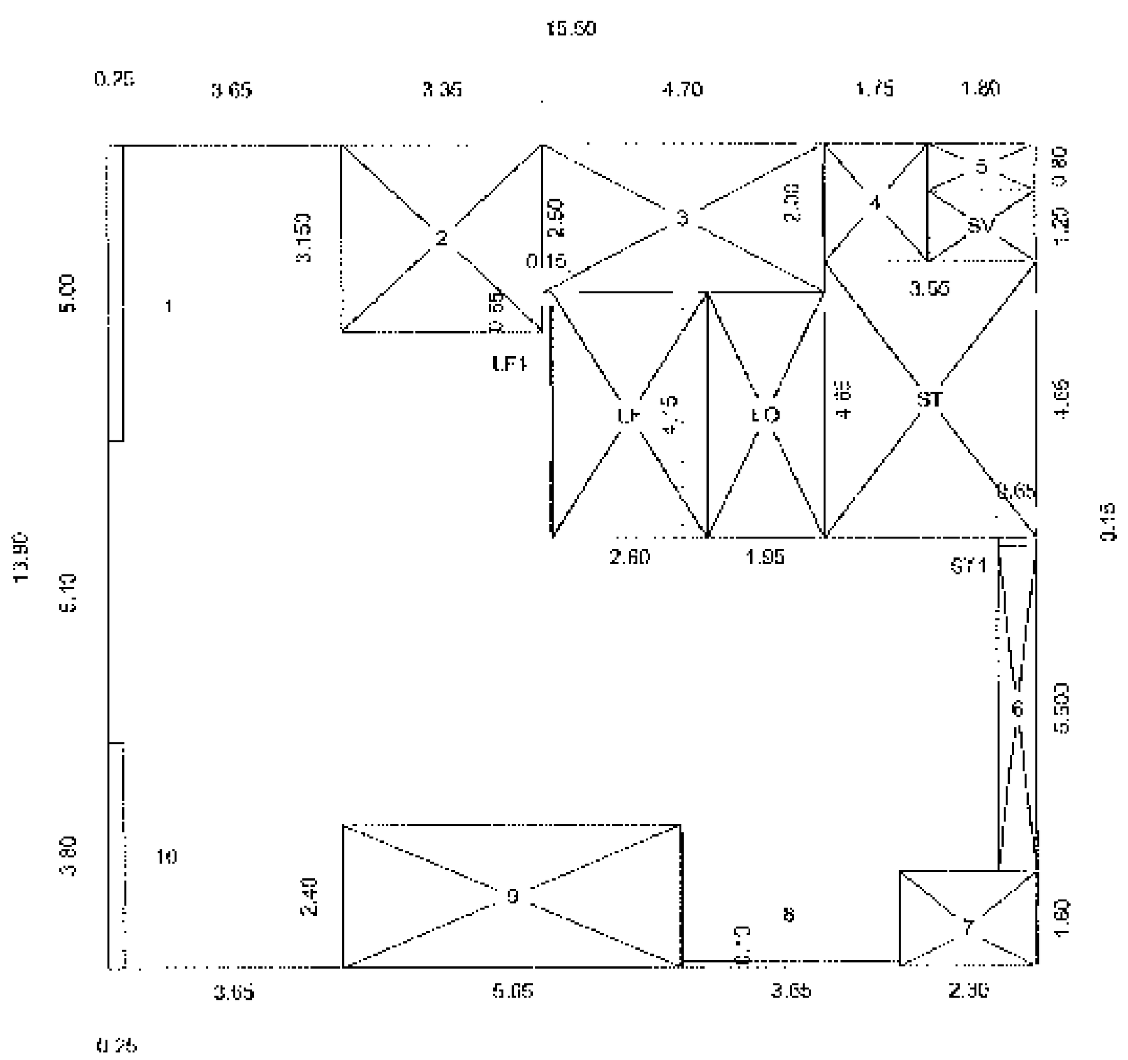
PROPOSED BUILT UP AREA CALCULATION.
1ST TO 6TH FLOOR.

PROPOSED									
A	=	15.50	X	14.20	X	1	=	220.03	SQ.MT
		TOTAL	ADDITIONS				=	220.03	SQ.MT

II Deductions									
1	=	0.250	X	5.000	X	1	=	1.25	SQ.MT
2	=	3.350	X	2.850	X	1	=	9.55	SQ.MT
3	=	4.695	X	2.500	X	1	=	11.74	SQ.MT
4	=	1.750	X	2.000	X	1	=	3.50	SQ.MT
5	=	1.800	X	0.800	X	1	=	1.44	SQ.MT
6	=	0.645	X	5.500	X	1	=	3.55	SQ.MT
7	=	2.295	X	1.900	X	1	=	4.36	SQ.MT
8	=	3.650	X	0.100	X	1	=	0.37	SQ.MT
9	=	5.650	X	0.950	X	1	=	5.37	SQ.MT
10	=	0.250	X	4.100	X	1	=	1.03	SQ.MT
SER.T	=	1.800	X	1.200	X	1	=	2.16	SQ.MT
ST	=	3.550	X	4.650	X	1	=	16.51	SQ.MT
ST1	=	0.649	X	0.150	X	1	=	0.10	SQ.MT
LF	=	2.595	X	4.150	X	1	=	10.77	SQ.MT
LF1	=	0.150	X	0.350	X	1	=	0.05	SQ.MT
LO	=	1.950	X	4.150	X	1	=	8.09	SQ.MT
		TOTAL DEDUCTIONS					=	79.82	SQ.MT

ST.CASE 35.52 S.M.

TOTAL PROP. BUILT UP AREA ON FLR.
220.03 79.82 140.21 SQ.MT.



8TH TO 10TH FLOOR AREA DIAGRAM
SCALE: 1:100

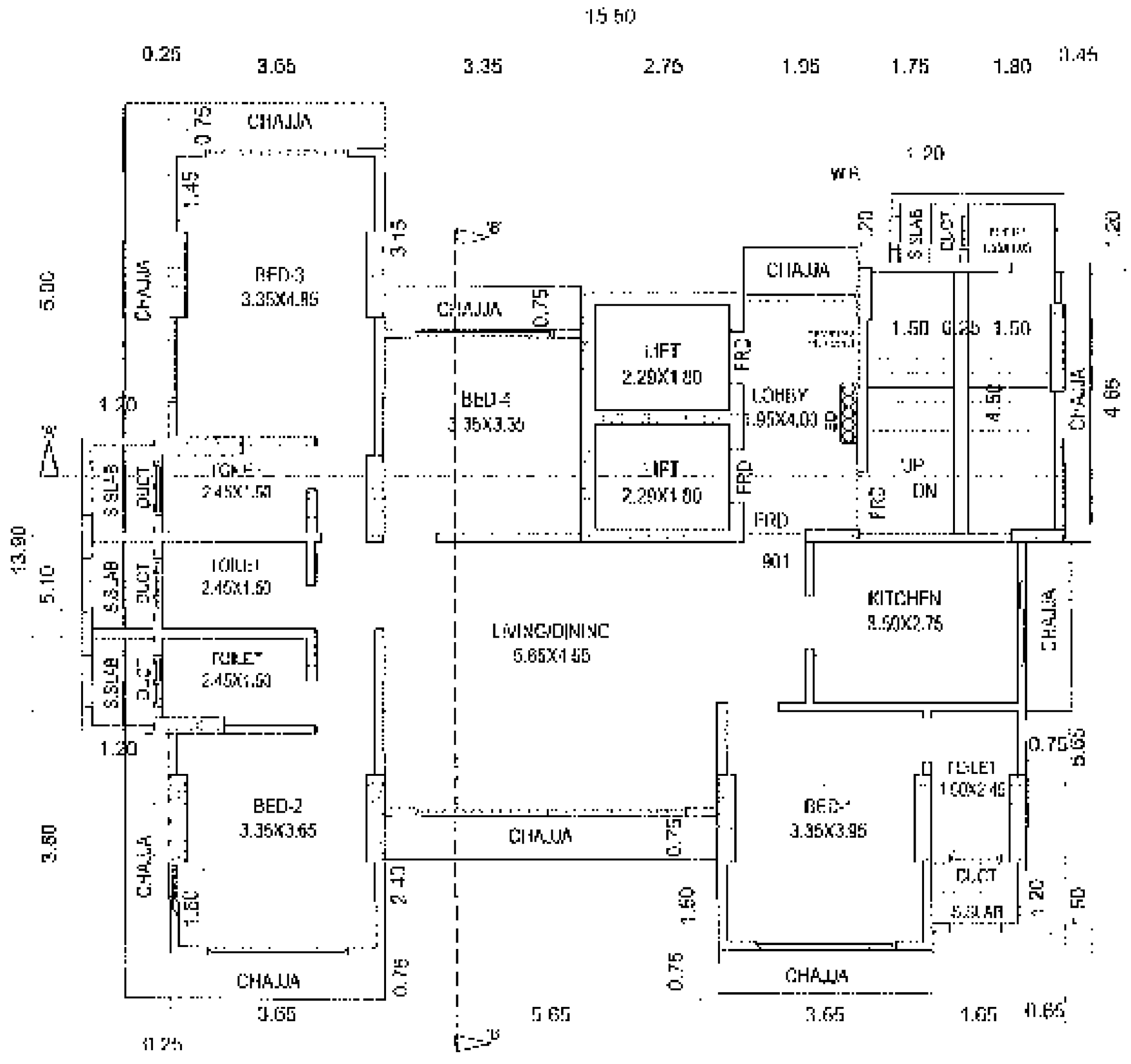
PROPOSED BUILT UP AREA CALCULATION.
8TH TO 10TH FLOOR.

PROPOSED.									
A	=	15.495	X	13.90	X	1	=	215.38	SQ.MT
		TOTAL	ADDITIONS				=	215.38	SQ.MT

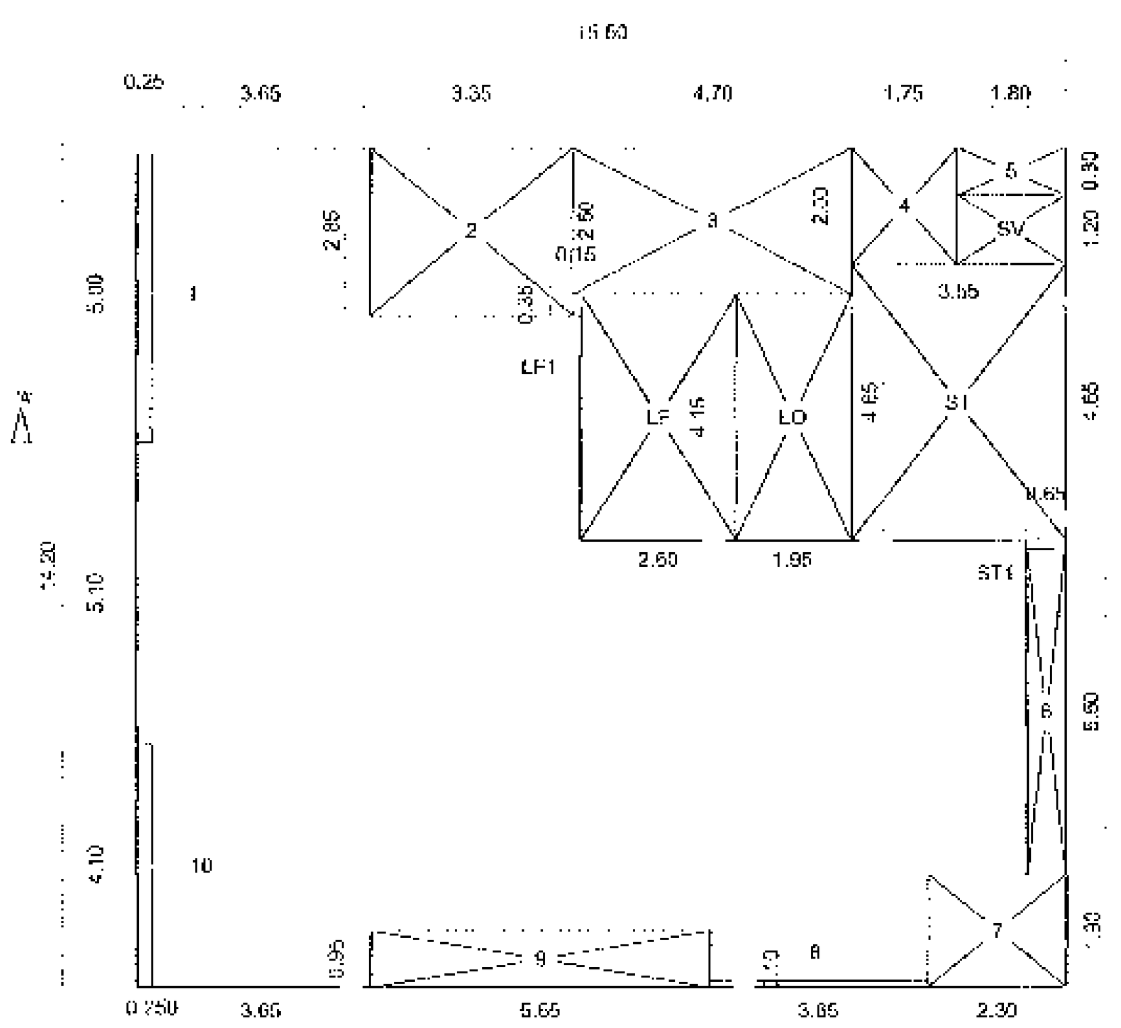
II Deductions									
1	=	0.250	X	5.000	X	1	=	1.25	SQ.MT
2	=	3.350	X	3.150	X	1	=	10.55	SQ.MT
3	=	4.695	X	2.500	X	1	=	11.74	SQ.MT
4	=	1.750	X	2.000	X	1	=	3.50	SQ.MT
5	=	1.800	X	0.800	X	1	=	1.44	SQ.MT
6	=	0.645	X	5.500	X	1	=	3.55	SQ.MT
7	=	2.295	X	1.600	X	1	=	3.67	SQ.MT
8	=	3.650	X	0.100	X	1	=	0.37	SQ.MT
9	=	5.650	X	2.400	X	1	=	13.56	SQ.MT
10	=	0.250	X	3.800	X	1	=	0.95	SQ.MT
SER.T	=	1.800	X	1.200	X	1	=	2.16	SQ.MT
ST	=	3.550	X	4.650	X	1	=	16.51	SQ.MT
ST1	=	0.645	X	0.150	X	1	=	0.10	SQ.MT
LF	=	2.595	X	4.150	X	1	=	10.77	SQ.MT
LF1	=	0.150	X	0.650	X	1	=	0.10	SQ.MT
LO	=	1.950	X	4.150	X	1	=	8.09	SQ.MT
		TOTAL DEDUCTIONS					=	88.30	SQ.MT

ST.CASE 35.52 S.M.

TOTAL PROP. BUILT UP AREA ON FLR.
215.38 88.30 127.08 SQ.MT.



9TH FLOOR PLAN
SCALE 1:100



7TH FLOOR AREA DIAGRAM
SCALE:-1:100

PROPOSED BUILT UP AREA CALCULATION.
1ST TO 6TH FLOOR.

PROPOSED.									
A	=	15.50	X	14.20	X	1	=	220.03	SQ.MT
		TOTAL	ADDITIONS				=	220.03	SQ.MT

II Deductions:									
1	=	0.250	X	5.000	X	1	=	1.25	SQ.MT
2	=	3.350	X	2.850	X	1	=	9.55	SQ.MT
3	=	4.695	X	2.500	X	1	=	11.74	SQ.MT
4	=	1.750	X	2.000	X	1	=	3.50	SQ.MT
5	=	1.800	X	0.800	X	1	=	1.44	SQ.MT
6	=	0.645	X	5.500	X	1	=	3.55	SQ.MT
7	=	2.295	X	1.900	X	1	=	4.36	SQ.MT
8	=	3.650	X	0.100	X	1	=	0.37	SQ.MT
9	=	5.650	X	0.950	X	1	=	5.37	SQ.MT
10	=	0.250	X	4.100	X	1	=	1.03	SQ.MT
SER.T	=	1.800	X	1.200	X	1	=	2.16	SQ.MT
ST	=	3.550	X	4.650	X	1	=	16.51	SQ.MT
ST1	=	0.649	X	0.150	X	1	=	0.10	SQ.MT
LF	=	2.595	X	4.150	X	1	=	10.77	SQ.MT
LF1	=	0.150	X	0.350	X	1	=	0.05	SQ.MT
LO	=	1.950	X	4.150	X	1	=	8.09	SQ.MT
		TOTAL DEDUCTIONS					=	79.82	SQ.MT

ST.CASE 35.52 S.M.

TOTAL PROP. BUILT UP AREA ON FLR.
220.03 79.82 140.21 SQ.MT.

CONTENTS OF THE SHEET

PARKING AREA STATEMENT.
TERRACE FLR & 9TH FLR PLAN
AREA DIAGAM ,AREA CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE
S.E. (B.P.) (M-II) A.E. (B.P.)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG. BEARING C.T S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71

NAME OF OWNER AND SIGNATURE

TRIVARNA C.H.S. LTD.
OWNER

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086
PHONE 2513 8399 , 2512 9656, FAX- 2513 65 65

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
759-10	2	1 = 100	FEB-2015	NILAM

PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60	--	--			--	--	--	--	--	--	--	--
1.00/FLAT	60 TO 90	--	--	--	--				--	--	--	--	--
2.00/FLAT	ABOVE 90	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	10 NOS	20.00 NOS
										TOTAL			20.00 NOS
										25% VISITORS			5.00 NOS
										TOTAL PARKING REQD.			25.00 NOS
												i.e.	25.00 NOS
										TOTAL PARKING PROVIDED			25.00 NOS

PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 35	--	--	--		--	--	--	--	--	--	--	--
0.50/FLAT	35 TO 45	--	--	--	--	--	--	--	--	--	--	--	--
1.00/FLAT	45 TO 70		--	--	--	--	--	--	--	--	--	--	--
2.00/FLAT	ABOVE 70	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	10 NOS	20.00 NOS
										TOTAL			20.00 NOS
										25% VISITORS			5.00 NOS
										TOTAL PARKING REQD.			25.00 NOS
												i.e.	25.00 NOS
										TOTAL PARKING PROVIDED			25.00 NOS

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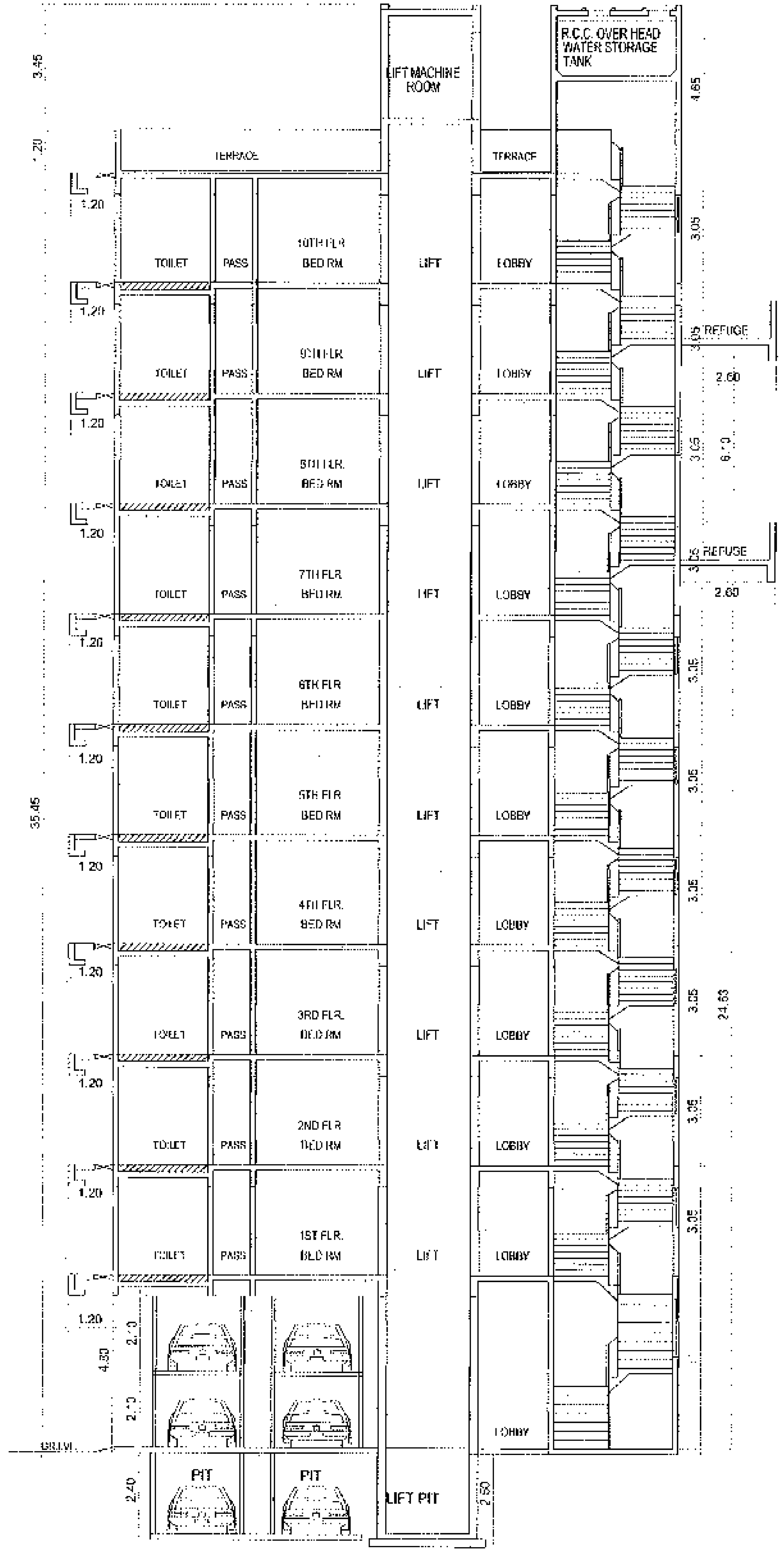
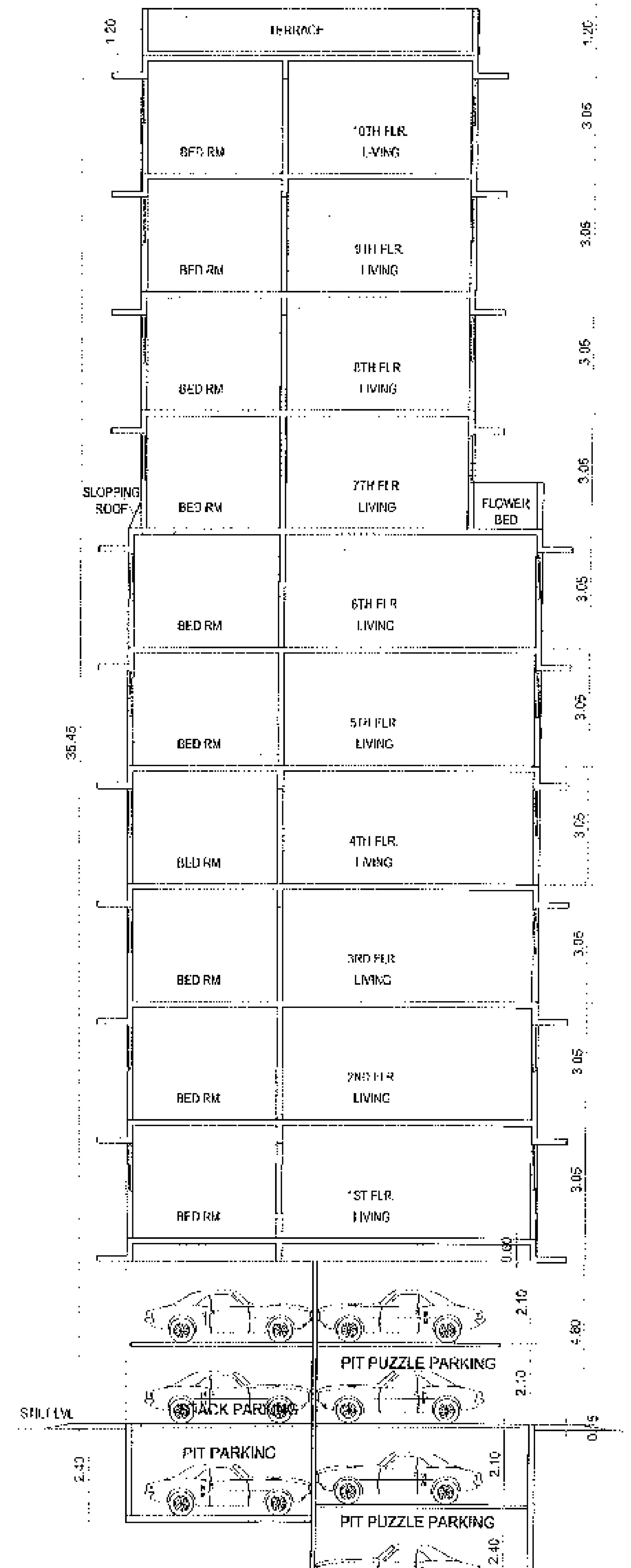
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

F.S.I. 2.00

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECTION :- 'A - A'
SCALE : 1:100



SECTION :- 'B - B'
SCALE : 1:100

TYPICAL FLR 1ST. TO 6TH., (FLAT. NO. 101-601)									
LIVING	=	5.65	X	6.30	X	1	=	35.60	SQ.MT
	=	2.75	X	1.50	X	1	=	4.13	SQ.MT
KITCHEN	=	3.65	X	2.75	X	1	=	10.04	SQ.MT
BED RM 1	=	3.35	X	4.25	X	1	=	14.24	SQ.MT
BED RM-2	=	3.35	X	3.95	X	1	=	13.23	SQ.MT
BED RM-3	=	3.35	X	4.85	X	1	=	16.25	SQ.MT
BED RM-4	=	3.35	X	3.65	X	1	=	12.23	SQ.MT
PASS	=	1.00	X	3.15	X	1	=	3.15	SQ.MT
	=	1.00	X	1.65	X	1	=	1.65	SQ.MT
TOILET	=	2.45	X	1.50	X	3	=	11.03	SQ.MT
TOILET	=	1.50	X	2.45	X	1	=	3.68	SQ.MT
DOOR	=	1.20	X	0.15	X	1	=	0.18	SQ.MT
DOOR	=	0.90	X	0.15	X	4	=	0.54	SQ.MT
DOOR	=	0.75	X	0.15	X	4	=	0.45	SQ.MT
DOOR	=	1.00	X	0.15	X	1	=	0.15	SQ.MT
DOOR	=	1.50	X	0.15	X	1	=	0.23	SQ.MT
		TOTAL	ADDITIONS				=	126.76	SQ.MT

7TH TO 10TH FLR (FLAT NO. 701 - 1001)									
LIVING	=	5.65	X	4.55	X	1	=	25.71	SQ.MT
	=	1.35	X	2.75	X	1	=	3.71	SQ.MT
KITCHEN	=	3.65	X	2.75	X	1	=	10.04	SQ.MT
BED RM	=	3.35	X	3.95	X	1	=	13.23	SQ.MT
TOILET	=	1.50	X	2.45	X	1	=	3.68	SQ.MT
BED RM	=	3.35	X	3.65	X	1	=	12.23	SQ.MT
TOILET	=	2.45	X	1.50	X	3	=	11.03	SQ.MT
BED RM	=	3.35	X	4.85	X	1	=	16.25	SQ.MT
BED RM	=	3.35	X	3.35	X	1	=	11.22	SQ.MT
PASS	=	1.00	X	3.15	X	1	=	3.15	SQ.MT
PASS	=	1.00	X	1.65	X	1	=	1.65	SQ.MT
DOOR	=	1.20	X	0.15	X	1	=	0.18	SQ.MT
DOOR	=	0.90	X	0.15	X	3	=	0.41	SQ.MT
DOOR	=	0.75	X	0.15	X	4	=	0.45	SQ.MT
DOOR	=	1.00	X	0.15	X	2	=	0.30	SQ.MT
DOOR	=	1.50	X	0.15	X	1	=	0.23	SQ.MT
		TOTAL	ADDITIONS				=	113.45	SQ.MT

CONTENTS OF THE SHEET

SECTION 'A'-'A', 'B'-'B'

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE

S.E.(B.P.) (M-प) A.E.(B.P.)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG. BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

TRIVARNA C.H.S. LTD.
OWNER

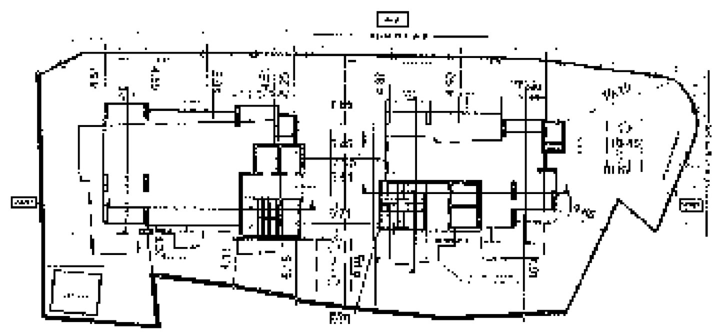
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX 2513 65 65

JOB NO	DRG. NO.	SCALE	DATE	DRAWN BY
759-10	3	1 = 100	FEB-2015	NILAM

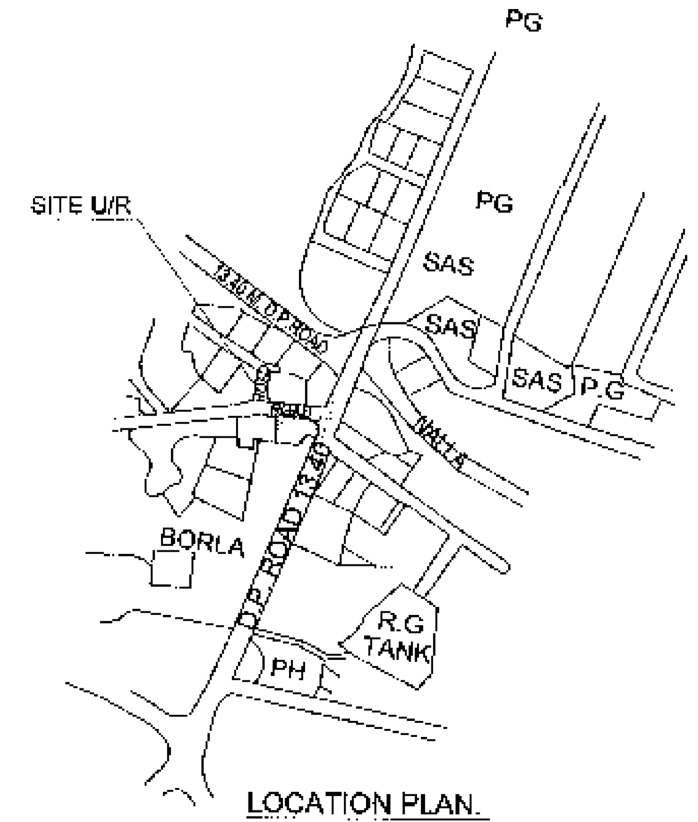
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Two FSI

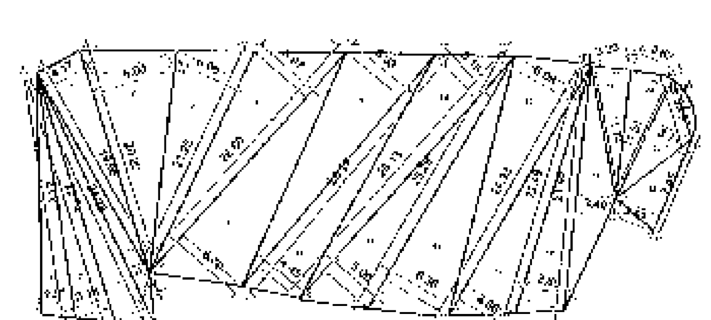
C-551



BLOCK PLAN
SCALE - 1:500



LOCATION PLAN.
SCALE :- 1:4000
'M' WARD.

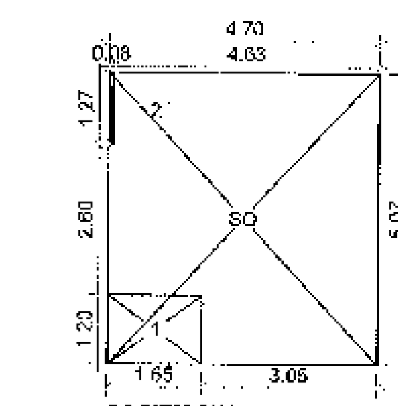


PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION.

1	=	21.67	X	2.91	X	0.50	=	31.53 SQ.MT
2	=	22.74	X	3.16	X	0.50	=	35.93 SQ.MT
3	=	24.28	X	2.97	X	0.50	=	36.05 SQ.MT
4	=	24.28	X	1.49	X	0.50	=	18.09 SQ.MT
5	=	19.99	X	4.17	X	0.50	=	41.68 SQ.MT
6	=	20.20	X	8.00	X	0.50	=	80.80 SQ.MT
7	=	21.25	X	6.06	X	0.50	=	64.39 SQ.MT
8	=	26.60	X	5.97	X	0.50	=	79.40 SQ.MT
9	=	26.60	X	6.79	X	0.50	=	90.31 SQ.MT
10	=	26.18	X	6.03	X	0.50	=	78.93 SQ.MT
11	=	26.18	X	4.45	X	0.50	=	58.25 SQ.MT
12	=	28.14	X	5.18	X	0.50	=	72.88 SQ.MT
13	=	26.14	X	5.00	X	0.50	=	70.35 SQ.MT
14	=	25.29	X	6.36	X	0.50	=	80.42 SQ.MT
15	=	24.93	X	6.09	X	0.50	=	75.91 SQ.MT
16	=	24.93	X	4.86	X	0.50	=	60.58 SQ.MT
17	=	22.49	X	3.89	X	0.50	=	43.74 SQ.MT
18	=	21.48	X	3.40	X	0.50	=	36.52 SQ.MT
19	=	11.75	X	3.30	X	0.50	=	19.39 SQ.MT
20	=	11.51	X	3.62	X	0.50	=	20.83 SQ.MT
21	=	11.51	X	3.71	X	0.50	=	21.35 SQ.MT
22	=	7.45	X	3.52	X	0.50	=	13.11 SQ.MT
23	=	0.94	X	5.49	X	0.67	=	3.46 SQ.MT

TOTAL ADDITIONS = 1133.91 SQ.MT
i.e. = 1133.90 SQ. MT.



SOCITY OFFICE AREA DIAGRAM
IST FLOOR (BUILDING -2)
SCALE:- 1:100

PROPOSED BUILT UP AREA CALCULATION
SOCITY OFFICE

A = 4.70 X 5.07 X 1 = 23.83 SQ.MT

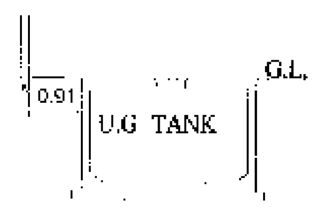
TOTAL ADDITIONS = 23.83 SQ.MT

II Deductions:

1	=	1.65	X	1.20	X	1	=	1.98 SQ.MT
2	=	0.08	X	1.27	X	1	=	0.10 SQ.MT

TOTAL DEDUCTIONS = 2.08 SQ.MT

TOTAL PROP. BUILT UP AREA.
23.83 - 2.08 21.75 SQ.MT.



SECTION THROUGH U. G. TANK.
SCALE:- 1:100

TOTAL PROPOSED BUILT UP AREA STATEMENT. (AREA BUILDING -1) & (AREA BUILDING -2)

FLOORS	TOTAL PROP. B.U. AREA. BUILD-1	TOTAL ST.CASE LESS AREA	TOTAL PROP. B.U. AREA. BUILD-2	TOTAL ST.CASE LESS AREA
GROUND	— —	—	—	—
FIRST	83.56 SQ.MTS.	38.49 SQ.MTS.	—	—
SECOND	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
THIRD	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
FOURTH	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
FIFTH	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
SIXTH	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
SEVENTH	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.79 SQ.MTS.
EIGHTH	121.81 SQ.MTS.	37.98 SQ.MTS.	151.96 SQ.MTS.	38.84 SQ.MTS.
NINTH	121.81 SQ.MTS.	37.98 SQ.MTS.	105.50 SQ.MTS.	38.84 SQ.MTS.
TENTH	98.62 SQ.MTS.	37.95 SQ.MTS.	105.50 SQ.MTS.	38.84 SQ.MTS.
ELEVENTH	98.62 SQ.MTS.	37.95 SQ.MTS.	105.50 SQ.MTS.	38.84 SQ.MTS.
TWELFTH	98.62 SQ.MTS.	37.95 SQ.MTS.	105.50 SQ.MTS.	38.84 SQ.MTS.
THIRTEENTH	98.62 SQ.MTS.	37.95 SQ.MTS.	105.50 SQ.MTS.	38.84 SQ.MTS.
TOTAL	1452.52 SQ.MTS.	494.13 SQ.MTS.	1591.22 SQ.MTS.	465.78 SQ.MTS.

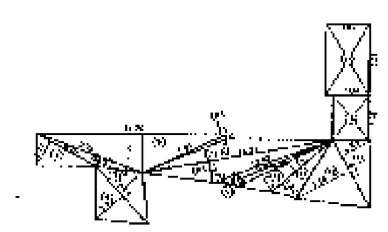
TOTAL PROPOSED BUILT UP AREA (AREA BUILD-1 AREA BUILD-2) 1452.52 + 1591.22 = 3043.74

PERMISSIBLE AREA = 1133.90 X 2FSI = 2267.80 SQ.MTS.

FUNGIBLE AREA = 2267.80 X 35% = 793.73 SQ.MTS.

PERMISSIBLE + FUNGIBLE = 2267.80 + 793.73 = 3061.53 SQ.MT.

BAL AREA = 17.79 SQ.MT



R.G AREA DIAGRAM
SCALE :- 1:500

R.G AREA CALCULATION.

1	=	5.92	X	2.47	X	0.50	=	7.31 SQ.MT
2	=	9.75	X	0.90	X	0.50	=	4.39 SQ.MT
3	=	6.78	X	2.64	X	0.50	=	8.95 SQ.MT
4	=	6.78	X	3.12	X	0.50	=	10.58 SQ.MT
5	=	16.20	X	3.35	X	0.50	=	27.14 SQ.MT
6	=	7.81	X	0.34	X	0.50	=	1.33 SQ.MT
7	=	16.39	X	1.65	X	0.50	=	13.52 SQ.MT
8	=	16.39	X	1.87	X	0.50	=	15.32 SQ.MT
9	=	10.83	X	0.61	X	0.50	=	3.30 SQ.MT
10	=	9.60	X	0.54	X	0.50	=	2.59 SQ.MT
11	=	8.95	X	1.70	X	0.50	=	7.61 SQ.MT
12	=	6.76	X	1.82	X	0.50	=	6.15 SQ.MT
13	=	6.78	X	5.18	X	0.50	=	17.56 SQ.MT
14	=	6.78	X	2.85	X	0.50	=	9.66 SQ.MT
15	=	3.04	X	3.90	X	1	=	11.86 SQ.MT
16	=	3.67	X	6.25	X	1	=	22.94 SQ.MT

TOTAL ADDITIONS = 170.20 SQ.MT

PROFORMA A

Sr. No.		DESCRIPTION	Sq.Mtr.
1		Area of Plot	1133.90
2		Deductions for	
	a	Road set-back area	–
	b	Proposed road	–
	c	Any reservation (sub-plot ______)	–
		Total (a + b + c)	
3		Balance area of plot (1 - 2)	1133.90
4		Deduction for 15% Recreational Ground	NIL
5		Net area of plot (3 - 4)	1133.90
6		Additions for floor space index	
	2 a)	100% for D.P. Road (restricted to 40% or 80% of "3" above	–
	2 b)	100% for Set-back (restricted to 40% or 80% of "3" above	–
7		Total Area (5 + 6)	1133.90
8		Floor Space Index Permissible	1.00
9	9 a)	Floor Space Index credit available by Development Rights	
		Additions for floor space index	
	9 b)	0.33 FSI as per DCR 32	374.19
	9 c)	67% as per DCR	759.71
	9 d)	Other F.S.I CRDIT AVILABLE BY DRC.	
10		Permissible floor Area (7 + 9b + 9c + 9d)	2267.80
	10 a)	Existing floor area	–
11		Total proposed built up area (C4 - C3)	2267.80
12		FSI consumed on net holding = 11/3	2.00
B		**Details of Residentail / Non Residentail Areas**	–
1		Purely Residential Built up area	2267.80
2		Remaining Non- Residential Built up area	
C		**Details of FSI availed as per DCR 35 (4)**	
1		Fungible built Up Area component proposed vide DCR 35(4) for	
		purely Residential = or < (B1 x 0.35)	793.73
2		Fungible Built Up Area component proposed vide DCR 35(4) for	
		Non-residential = or < (B2 x 0.20)	
3		Total Fungible Built up area vide DCR 35(4) = (C1 + C2)	793.73
4		Total Gross BUILT UP AREA permissible	3061.53
5		Total Gross BUILT UP AREA proposed (11 + C3)	
D		**Tenement Statement**	
(i)		Proposed area	
(ii)		Less deduction of Non Residential area (Shop etc.)	–
(iii)		Area available for tenements [(i) - (ii)]	
(iv)		Tenements permissible (Density of tenements / hectare)	
(v)		Tenements proposed	
		Total tenements on the plot	
E		**Parking Statement**	
(i)		Parking required by Regulations for -	
		Car	
		Scooter / Motor Cycle	
		Outsiders (Visitors)	
		Total parking required	AS PER STATEMENT
(ii)		Covered garage permissible	
(iii)		Covered garages proposed for -	
		Car	
		Scooter / Motor Cycle	
		Outsiders (Visitors)	
F		**Transport Vehicles Parking** Total parking provided	AS PER STATEMENT
(i)		Space for transport vehicles parking required by Regulations	
(ii)		Total no. of transport vehicles parking spaces provided	

CONTENTS OF THE SHEET

LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, & CALCULATIONS, GROUND FLOOR PLAN, SOCTTY OFFICE & GYM AREA DIAGRAM&CALCULATIONS M TERRACE FLOOR (AREA BULDING-1)

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE
Fernandes 03/05/16 [signature]
96.BP(M)-II AT.CP(M)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING
C.T.S. NO.1526,1526,1&2,1527 ,1527,1TO 4
OF VILLAGE CHEMBUR,
CHEMBUR MUMBAI.

NAME OF OWNER AND SIGNATURE

TRIVANA CHS LTD.
SHUBHAM HOMES C. A. TO OWNER.

[signature]

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9858, FAX- 2513 65 65

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
759	1	1 = 4000 1 = 500 1 = 100	MAR.2016	PRADIP

NORTH

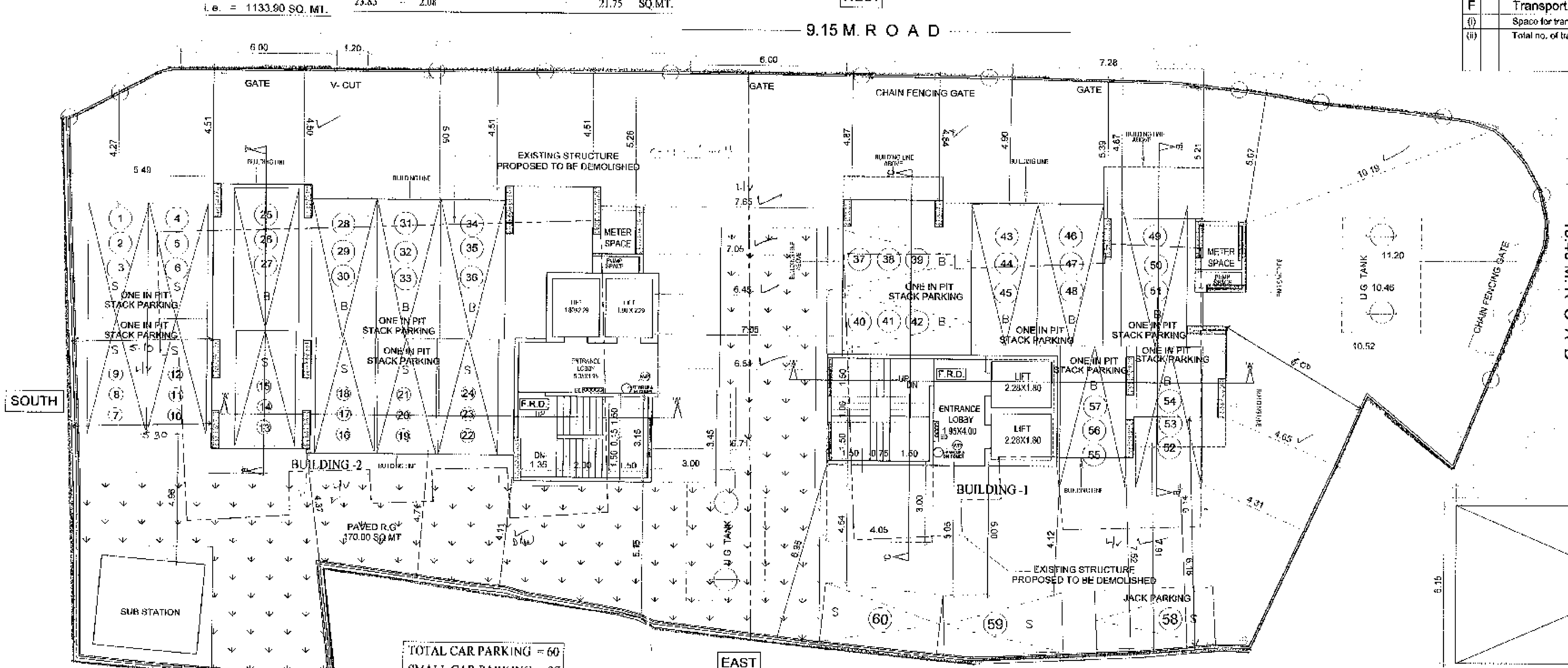
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

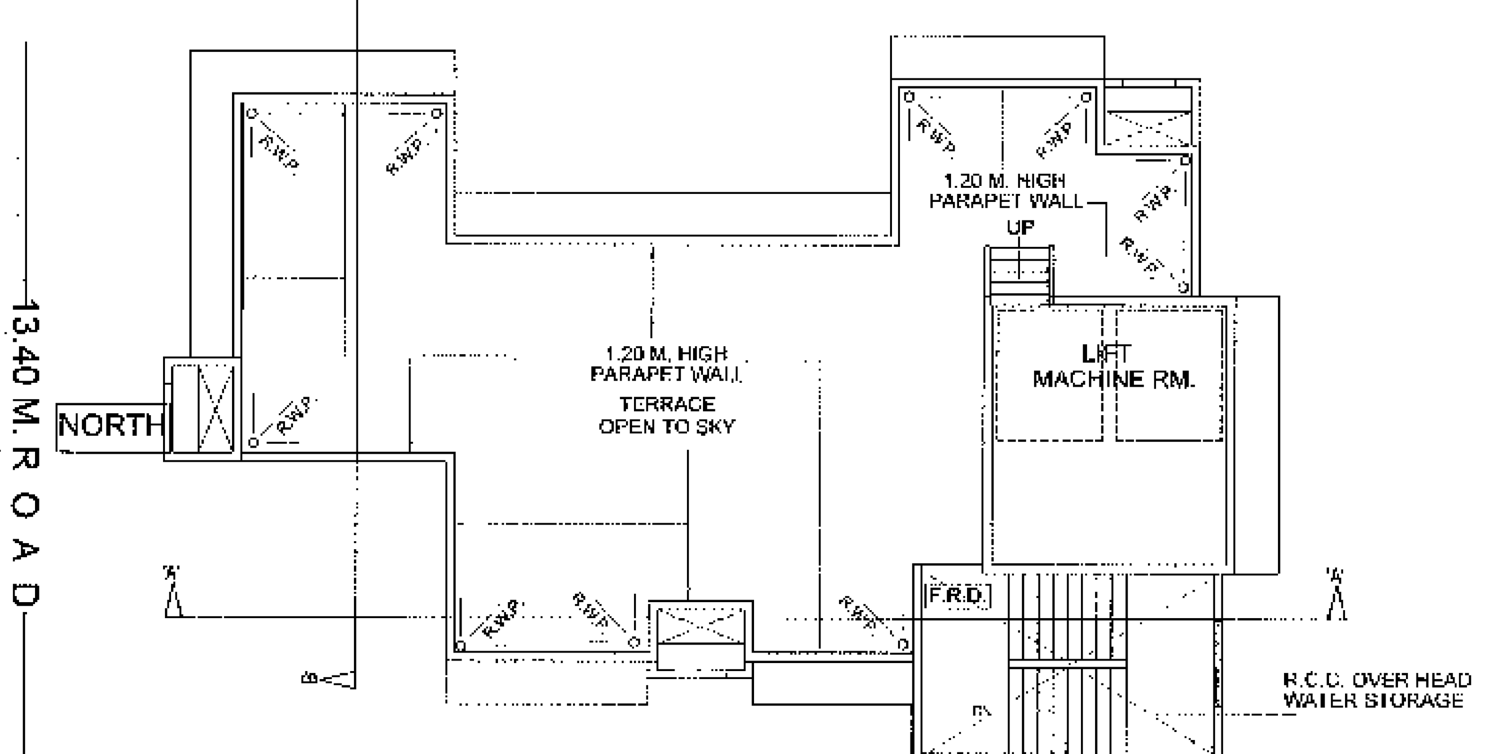
[signature] SIGNATURE OF ARCHITECT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

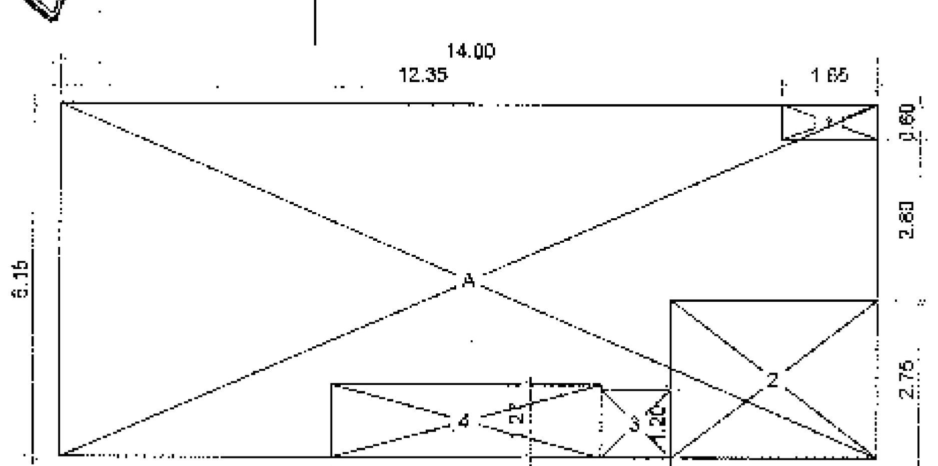
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN.
SCALE :- 1 : 100.



TERRACE FLOOR PLAN (BULDING-2)
SCALE :- 1 : 100.



GYM AREA DIAGRAM
IST FLOOR (BUILDING -2)
SCALE:- 1:100

PROPOSED BUILT UP AREA CALCULATION
GYM

PROPOSED.

A = 14.00 X 6.15 X 1 = 86.10 SQ.MT

TOTAL ADDITIONS = 86.10 SQ.MT

II Deductions:

1	=	1.65	X	0.60	X	1	=	0.99 SQ.MT
2	=	3.55	X	2.75	X	1	=	9.76 SQ.MT
3	=	1.20	X	1.20	X	1	=	1.44 SQ.MT
4	=	4.63	X	1.27	X	1	=	5.88 SQ.MT

TOTAL DEDUCTIONS = 18.07 SQ.MT

TOTAL PROP. BUILT UP AREA.
86.10 - 18.07 68.03 SQ.MT.

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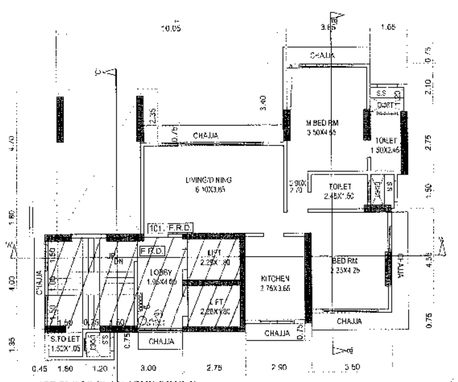
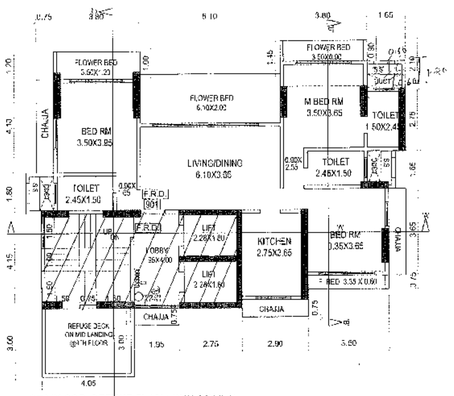
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Fwd FSL (-553)



1ST FLOOR PLAN (BUILDING-1)
SCALE :- 1 : 100.



9TH FLOOR REFUGE PLAN (BUILDING-1)
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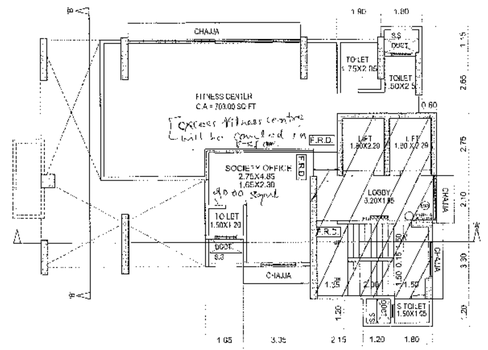

1ST FLOOR PLAN (BUILDING-2)
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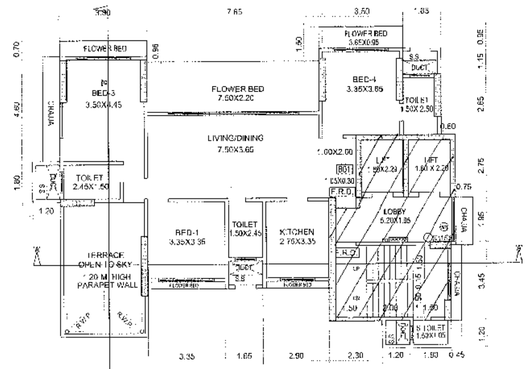

8TH FLOOR PLAN (BUILDING-2)
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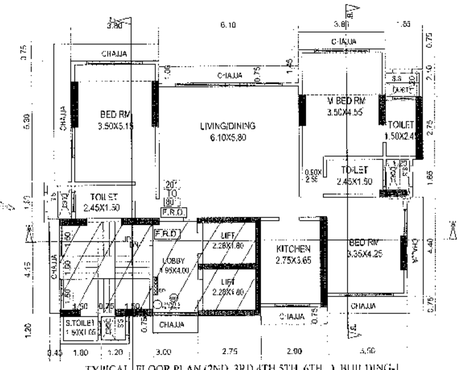
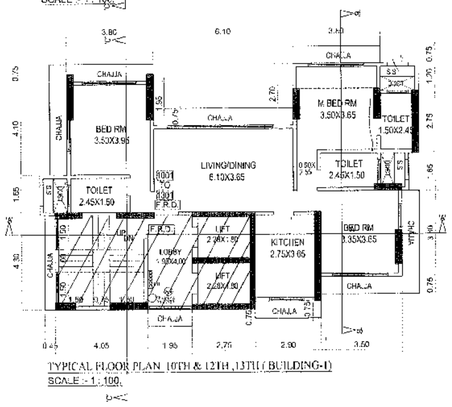
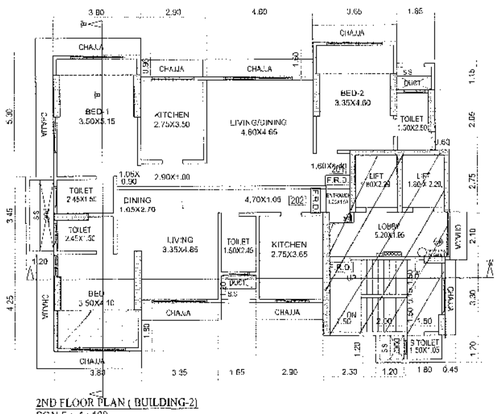


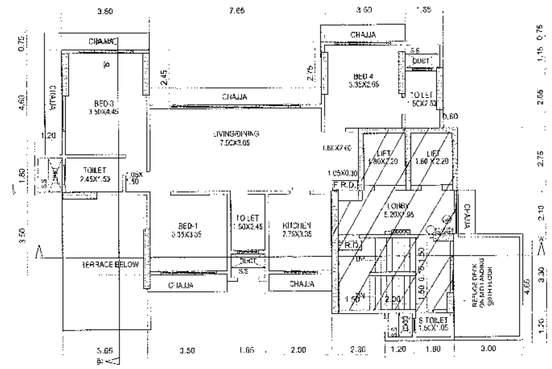
TYPICAL FLOOR PLAN (2ND,3RD,4TH,5TH ,6TH,) BUILDING-1
SCALE :- 1 : 100.



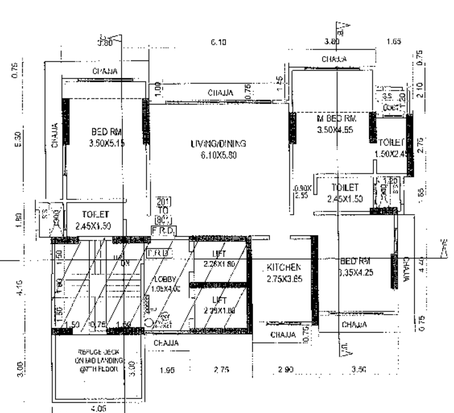
TYPICAL FLOOR PLAN 10TH & 12TH ,13TH (BUILDING-1)
SCALE :- 1 : 100.



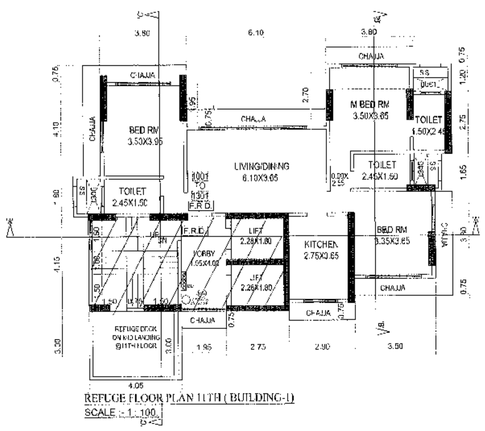
2ND FLOOR PLAN (BUILDING-2)
SCALE :- 1 : 100.



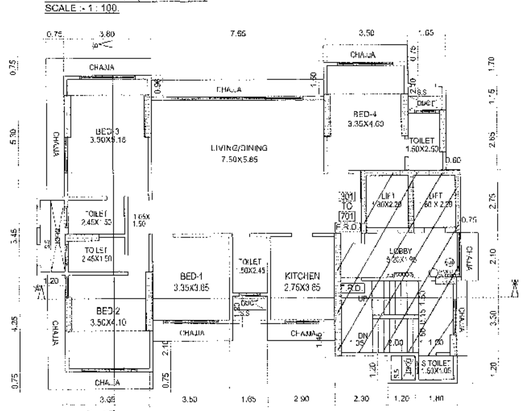
9TH FLOOR REFUGE PLAN (BUILDING-2)
SCALE :- 1 : 100.



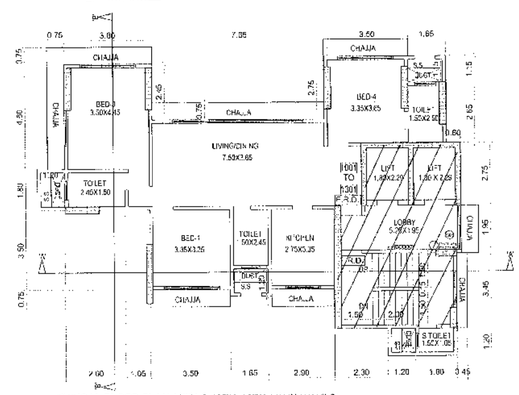
REFUGE FLOOR PLAN (7TH) BUILDING-1
SCALE :- 1 : 100.



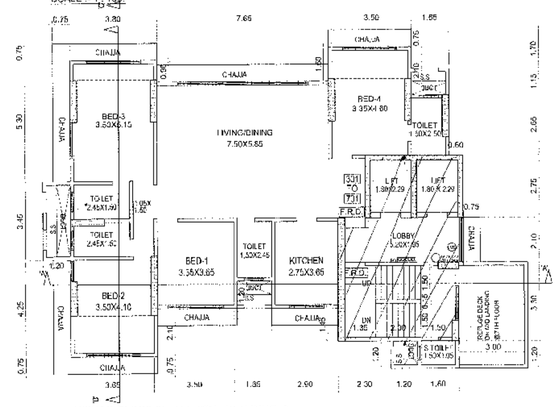
REFUGE FLOOR PLAN 11TH (BUILDING-1)
SCALE :- 1 : 100.



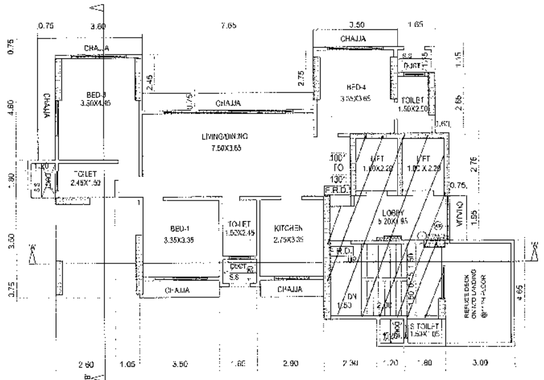
TYPICAL FLOOR PLAN (3RD,4TH,5TH ,6TH,)BUILDING -2
SCALE :- 1 : 100.



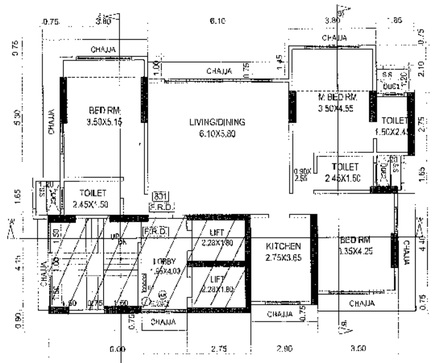
TYPICAL FLOOR PLAN 10TH & 12TH ,13TH (BUILDING-2)
SCALE :- 1 : 100.



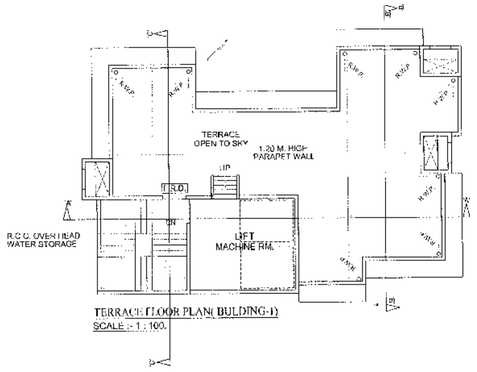
REFUGE FLOOR PLAN (7TH) BUILDING -2
SCALE :- 1 : 100.



REFUGE FLOOR PLAN (11TH BUILDING -2)
SCALE :- 1 : 100.



8TH FLOOR PLAN(BUILDING-1)
SCALE :- 1 : 100.



TERRACE FLOOR PLAN(BUILDING-1)
SCALE :- 1 : 100.

CONTENTS OF THE SHEET

TYPICAL FLOOR PLAN 1,BUIL 2NDTO 8TH, 7TH FLOOR (REFUGE), 8TH,9TH & 10TH, 11TH,12TH FLOOR TERRACE FLOOR.
TYPICAL FLOOR PLAN 2,BUIL 2NDTO 6TH & 8TH FLOOR 7TH FLOOR (REFUGE), 9TH & 10TH,11TH,12TH ,13TH FLOOR TERRACE FLOOR.

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE
03/05/16
SE.BP(M)-II AE.BP(M)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING
C.T.S. NO 1526,1576,1&2,1527 ,1527,1TO 4
OF VILLAGE CHEMBUR,
CHEMBUR MUMBAI.

NAME OF OWNER AND SIGNATURE

TRIVANA CHS LTD.
SHUBHAM HOMES C. A. TO OWNER.

KARANI & SANGHOI DESIGNERS.

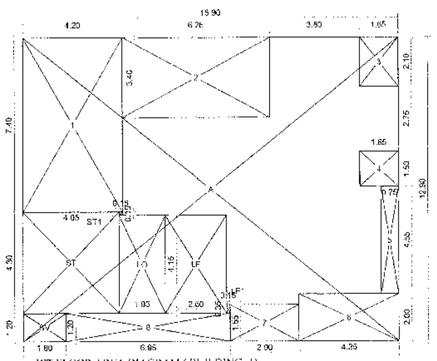
KOTHARI NIWAS, 2ND FLOOR, SANTORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE :- 2510 8590 , 2512 9856, FAX- 2513 0565

JOB NO	DRG. NO	SCALE	DATE	DRAWN BY
759	2	1 = 100	MAY.2014	PRADIP

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TWO FSI



1ST FLOOR AREA DIAGRAM (BUILDING -1)
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
1ST FLOOR(BUILDING -1)

PROPOSED.
A = 15.89 X 12.90 X 1 = 204.98 SQ.MT

TOTAL ADDITIONS = 204.98 SQ.MT

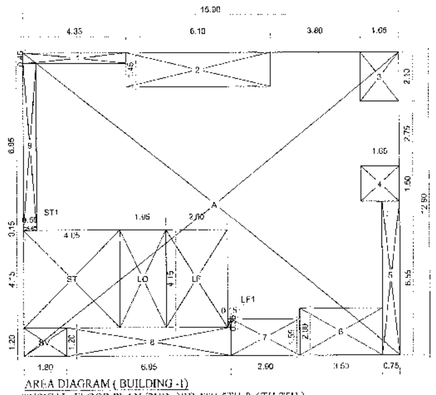
II Deductions:_

1	=	4.19	X	7.40	X	1	=	31.01 SQ.MT
2	=	6.25	X	3.40	X	1	=	21.25 SQ.MT
3	=	1.65	X	2.10	X	1	=	3.47 SQ.MT
4	=	1.65	X	1.50	X	1	=	2.48 SQ.MT
5	=	0.75	X	4.55	X	1	=	3.41 SQ.MT
6	=	4.25	X	2.00	X	1	=	8.50 SQ.MT
7	=	2.90	X	1.55	X	1	=	4.50 SQ.MT
8	=	6.94	X	1.20	X	1	=	8.33 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	4.05	X	4.30	X	1	=	17.42 SQ.MT
ST1	=	0.15	X	0.15	X	1	=	0.02 SQ.MT
LF	=	2.59	X	4.15	X	1	=	10.75 SQ.MT
LF1	=	0.15	X	0.35	X	1	=	0.05 SQ.MT
LO	=	1.95	X	4.15	X	1	=	8.09 SQ.MT

ST.CASE 38.49 SQ.MT.

TOTAL DEDUCTIONS = 121.42 SQ.MT

TOTAL PROP. BUILT UP AREA .
204.98 - 121.42 = 83.56 SQ.MT.



AREA DIAGRAM (BUILDING -1)
TYPICAL FLOOR PLAN (2ND ,3RD,4TH,5TH & 6TH,7TH)
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS (BUILDING -1)
TYPICAL FLOOR PLAN (2ND ,3RD,4TH,5TH ,6TH,7TH)

PROPOSED
A = 15.90 X 12.90 X 1 = 205.11 SQ.MT

TOTAL ADDITIONS = 205.11 SQ.MT

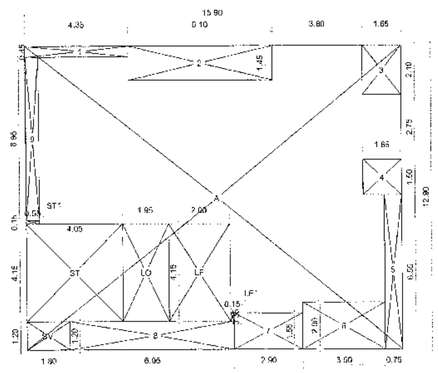
II Deductions:_

1	=	4.34	X	0.45	X	1	=	1.95 SQ.MT
2	=	6.10	X	1.45	X	1	=	8.85 SQ.MT
3	=	1.65	X	2.10	X	1	=	3.47 SQ.MT
4	=	1.65	X	1.50	X	1	=	2.48 SQ.MT
5	=	6.55	X	0.75	X	1	=	4.91 SQ.MT
6	=	3.50	X	2.00	X	1	=	7.00 SQ.MT
7	=	2.90	X	1.55	X	1	=	4.50 SQ.MT
8	=	6.94	X	1.20	X	1	=	8.33 SQ.MT
9	=	0.55	X	6.95	X	1	=	3.82 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	4.05	X	4.15	X	1	=	16.81 SQ.MT
ST1	=	0.55	X	0.15	X	1	=	0.08 SQ.MT
LF	=	2.60	X	4.15	X	1	=	10.79 SQ.MT
LF1	=	0.15	X	0.35	X	1	=	0.05 SQ.MT
LO	=	1.95	X	4.15	X	1	=	8.09 SQ.MT

ST.CASE 37.98 SQ.MT.

TOTAL DEDUCTIONS = 83.30 SQ.MT

TOTAL PROP. BUILT UP AREA .
205.11 - 83.30 = 121.81 SQ.MT.



AREA DIAGRAM (BUILDING -1)
8TH FLOOR PLAN
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
8TH FLOOR PLAN (BUILDING -1)

PROPOSED.
A = 15.90 X 12.90 X 1 = 205.11 SQ.MT

TOTAL ADDITIONS = 205.11 SQ.MT

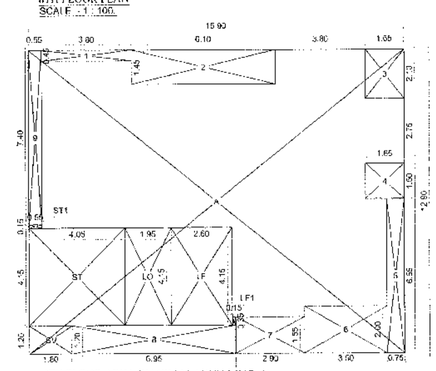
II Deductions:_

1	=	4.34	X	0.45	X	1	=	1.95 SQ.MT
2	=	6.10	X	1.45	X	1	=	8.85 SQ.MT
3	=	1.65	X	2.10	X	1	=	3.47 SQ.MT
4	=	1.65	X	1.50	X	1	=	2.48 SQ.MT
5	=	6.55	X	0.75	X	1	=	4.91 SQ.MT
6	=	3.50	X	2.00	X	1	=	7.00 SQ.MT
7	=	2.90	X	1.55	X	1	=	4.50 SQ.MT
8	=	6.94	X	1.20	X	1	=	8.33 SQ.MT
9	=	0.55	X	6.95	X	1	=	3.82 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	4.05	X	4.15	X	1	=	16.81 SQ.MT
ST1	=	0.55	X	0.15	X	1	=	0.08 SQ.MT
LF	=	2.60	X	4.15	X	1	=	10.79 SQ.MT
LF1	=	0.15	X	0.35	X	1	=	0.05 SQ.MT
LO	=	1.95	X	4.15	X	1	=	8.09 SQ.MT

ST.CASE 37.98 SQ.MT.

TOTAL DEDUCTIONS = 83.30 SQ.MT

TOTAL PROP. BUILT UP AREA .
205.11 - 83.30 = 121.81 SQ.MT.



9TH FLOOR AREA DIAGRAM (BUILDING -1)
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
9TH FLOOR(BUILDING -1)

PROPOSED.
A = 15.90 X 12.90 X 1 = 205.11 SQ.MT

TOTAL ADDITIONS = 205.11 SQ.MT

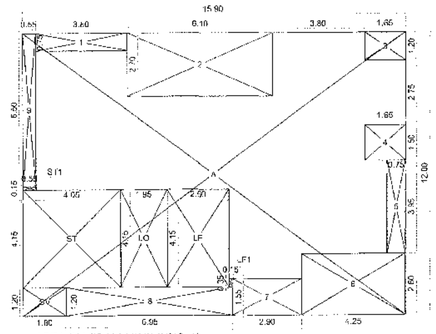
II Deductions:_

1	=	3.80	X	0.45	X	1	=	1.71 SQ.MT
2	=	6.10	X	1.45	X	1	=	8.85 SQ.MT
3	=	1.65	X	2.10	X	1	=	3.47 SQ.MT
4	=	1.65	X	1.50	X	1	=	2.48 SQ.MT
5	=	6.55	X	0.75	X	1	=	4.91 SQ.MT
6	=	3.50	X	2.00	X	1	=	7.00 SQ.MT
7	=	2.90	X	1.55	X	1	=	4.50 SQ.MT
8	=	6.94	X	1.20	X	1	=	8.33 SQ.MT
9	=	0.55	X	7.40	X	1	=	4.07 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	4.05	X	4.15	X	1	=	16.81 SQ.MT
ST1	=	0.54	X	0.15	X	1	=	0.08 SQ.MT
LF	=	2.60	X	4.15	X	1	=	10.79 SQ.MT
LF1	=	0.15	X	0.35	X	1	=	0.05 SQ.MT
LO	=	1.95	X	4.15	X	1	=	8.09 SQ.MT

ST.CASE 37.98 SQ.MT.

TOTAL DEDUCTIONS = 83.30 SQ.MT

TOTAL PROP. BUILT UP AREA .
205.11 - 83.30 = 121.81 SQ.MT.



AREA DIAGRAM (BUILDING -)
TYPICAL FLOOR PLAN (10TH TO 13TH)
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
10TH TO 13TH FLOOR(BUILDING -1)

PROPOSED.
A = 15.89 X 12.00 X 1 = 190.68 SQ.MT

TOTAL ADDITIONS = 190.68 SQ.MT

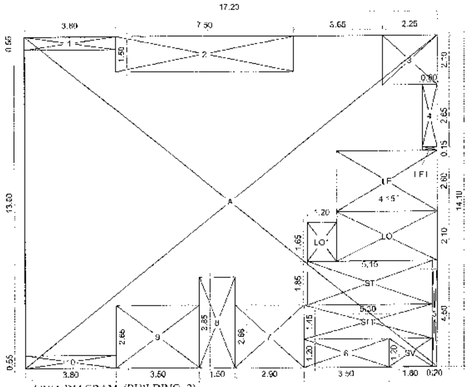
II Deductions:_

1	=	3.50	X	0.75	X	1	=	2.85 SQ.MT
2	=	6.10	X	2.70	X	1	=	16.47 SQ.MT
3	=	1.65	X	1.20	X	1	=	1.98 SQ.MT
4	=	1.65	X	1.50	X	1	=	2.48 SQ.MT
5	=	0.75	X	3.95	X	1	=	2.96 SQ.MT
6	=	4.25	X	2.60	X	1	=	11.05 SQ.MT
7	=	2.90	X	1.55	X	1	=	4.50 SQ.MT
8	=	6.95	X	1.20	X	1	=	8.34 SQ.MT
9	=	0.55	X	6.50	X	1	=	3.54 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	4.05	X	4.15	X	1	=	16.81 SQ.MT
ST1	=	0.55	X	0.15	X	1	=	0.08 SQ.MT
LF	=	2.60	X	4.15	X	1	=	10.76 SQ.MT
LF1	=	0.15	X	0.35	X	1	=	0.05 SQ.MT
LO	=	1.95	X	4.15	X	1	=	8.09 SQ.MT

ST.CASE 37.95 SQ.MT.

TOTAL DEDUCTIONS = 92.06 SQ.MT

TOTAL PROP. BUILT UP AREA
190.68 - 92.06 = 98.62 SQ.MT.



AREA DIAGRAM (BUILDING -2)
TYPICAL FLOOR PLAN (2ND ,3RD,4TH,5TH ,6TH,7TH 8TH).
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
TYPICAL FLOOR PLAN (2ND ,3RD,4TH,5TH ,6TH,7TH 8TH)
BUILDING -2

PROPOSED.
A = 17.20 X 14.10 X 1 = 242.52 SQ.MT

TOTAL ADDITIONS = 242.52 SQ.MT

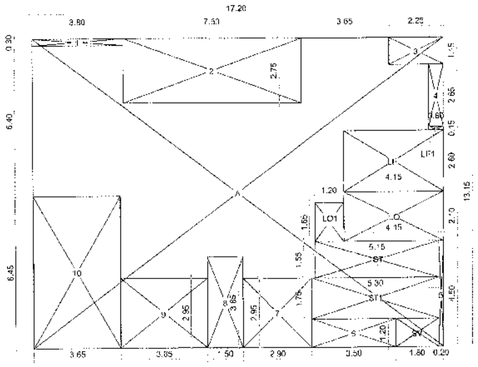
II Deductions:_

1	=	3.80	X	0.55	X	1	=	2.09 SQ.MT
2	=	7.50	X	1.50	X	1	=	11.25 SQ.MT
3	=	2.25	X	2.10	X	1	=	4.73 SQ.MT
4	=	0.60	X	2.65	X	1	=	1.59 SQ.MT
5	=	0.20	X	4.50	X	1	=	0.90 SQ.MT
6	=	3.50	X	1.20	X	1	=	4.20 SQ.MT
7	=	2.90	X	2.66	X	1	=	7.71 SQ.MT
8	=	1.50	X	3.85	X	1	=	5.78 SQ.MT
9	=	3.50	X	2.65	X	1	=	9.28 SQ.MT
10	=	3.80	X	0.55	X	1	=	2.09 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	5.15	X	1.85	X	1	=	9.53 SQ.MT
ST1	=	5.30	X	1.45	X	1	=	7.69 SQ.MT
LF	=	4.15	X	2.60	X	1	=	10.79 SQ.MT
LF1	=	0.60	X	0.15	X	1	=	0.09 SQ.MT
LO	=	4.15	X	2.10	X	1	=	8.72 SQ.MT
LO1	=	1.20	X	1.65	X	1	=	1.98 SQ.MT

ST.CASE 38.79 SQ.MT.

TOTAL DEDUCTIONS = 90.56 SQ.MT

TOTAL PROP. BUILT UP AREA
242.52 - 90.56 = 151.96 SQ.MT.



AREA DIAGRAM (BUILDING -2)
9TH FLOOR PLAN
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
FLOOR PLAN (9TH BUILDING-2)

PROPOSED.
A = 17.20 X 13.15 X 1 = 226.18 SQ.MT

TOTAL ADDITIONS = 226.18 SQ.MT

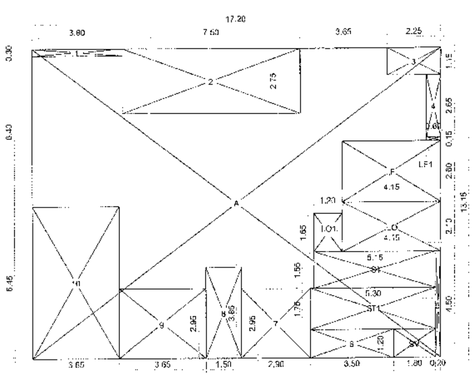
II Deductions:_

1	=	3.80	X	0.30	X	1	=	1.14 SQ.MT
2	=	7.50	X	2.75	X	1	=	20.63 SQ.MT
3	=	2.25	X	1.15	X	1	=	2.59 SQ.MT
4	=	0.60	X	2.85	X	1	=	1.59 SQ.MT
5	=	0.20	X	4.50	X	1	=	0.90 SQ.MT
6	=	3.50	X	1.20	X	1	=	4.20 SQ.MT
7	=	2.90	X	2.95	X	1	=	8.56 SQ.MT
8	=	1.50	X	3.85	X	1	=	5.78 SQ.MT
9	=	3.65	X	2.95	X	1	=	10.77 SQ.MT
10	=	3.65	X	6.45	X	1	=	23.54 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	5.15	X	1.55	X	1	=	7.98 SQ.MT
ST1	=	5.30	X	1.75	X	1	=	9.28 SQ.MT
LF	=	4.15	X	2.60	X	1	=	10.79 SQ.MT
LF1	=	0.60	X	0.15	X	1	=	0.09 SQ.MT
LO	=	4.15	X	2.10	X	1	=	8.72 SQ.MT
LO1	=	1.20	X	1.65	X	1	=	1.98 SQ.MT

ST.CASE 38.84 SQ.MT.

TOTAL DEDUCTIONS = 120.68 SQ.MT

TOTAL PROP. BUILT UP AREA .
226.18 - 120.68 = 105.50 SQ.MT.



AREA DIAGRAM (BUILDING -2)
FLOOR PLAN (10TH , 11TH,,12TH,13TH,)
SCALE :- 1 : 100.

PROPOSED BUILT UP AREA & INCLUDING
FUNGIBLE AREA CALCULATIONS.
FLOOR PLAN (10TH,11TH,,12TH,13TH BUILDING-2)

PROPOSED.
A = 17.20 X 13.15 X 1 = 226.18 SQ.MT

TOTAL ADDITIONS = 226.18 SQ.MT

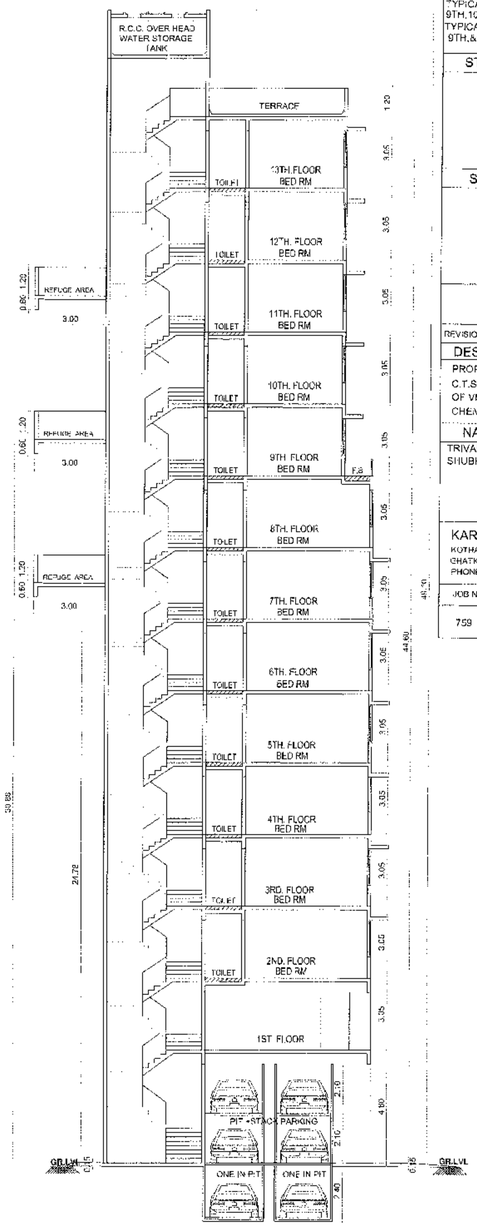
II Deductions:_

1	=	3.80	X	0.30	X	1	=	1.14 SQ.MT
2	=	7.50	X	2.75	X	1	=	20.63 SQ.MT
3	=	2.25	X	1.15	X	1	=	2.59 SQ.MT
4	=	0.60	X	2.65	X	1	=	1.59 SQ.MT
5	=	0.20	X	4.50	X	1	=	0.90 SQ.MT
6	=	3.50	X	1.20	X	1	=	4.20 SQ.MT
7	=	2.90	X	2.95	X	1	=	8.56 SQ.MT
8	=	1.50	X	3.85	X	1	=	5.78 SQ.MT
9	=	3.65	X	2.95	X	1	=	10.77 SQ.MT
10	=	3.65	X	6.45	X	1	=	23.54 SQ.MT
SV	=	1.80	X	1.20	X	1	=	2.16 SQ.MT
ST	=	5.15	X	1.55	X	1	=	7.98 SQ.MT
ST1	=	5.30	X	1.75	X	1	=	9.28 SQ.MT
LF	=	4.15	X	2.60	X	1	=	10.79 SQ.MT
LF1	=	0.60	X	0.15	X	1	=	0.09 SQ.MT
LO	=	4.15	X	2.10	X	1	=	8.72 SQ.MT
LO1	=	1.20	X	1.65	X	1	=	1.98 SQ.MT

ST.CASE 38.84 SQ.MT.

TOTAL DEDUCTIONS = 120.68 SQ.MT

TOTAL PROP. BUILT UP AREA .
226.18 - 120.68 = 105.50 SQ.MT.



SECTION 'C - C' / BUILDING -1
SCALE :- 1 : 100.

CONTENTS OF THE SHEET

TYPICAL FLOOR BUIL-1 2ND,3RD,4TH,5TH,6TH,7TH & 8TH
9TH,10TH,11TH,,12TH FLR PLAN DIAGRAM&CALCULATIONS
TYPICAL FLOOR BUIL-2 2ND,3RD,4TH,5TH,6TH,7TH & 8TH
9TH,&10TH,11TH,12TH,13TH FLR PLAN

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE
03/05/15
SE.BP(M)-II AE.BP(M)

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING
C.T.S. NO.1525,1526,1&2,1527 ,1527,1TO 4
OF VILLAGE CHEMBUR,
CHEMBUR MUMBAI.

NAME OF OWNER AND SIGNATURE

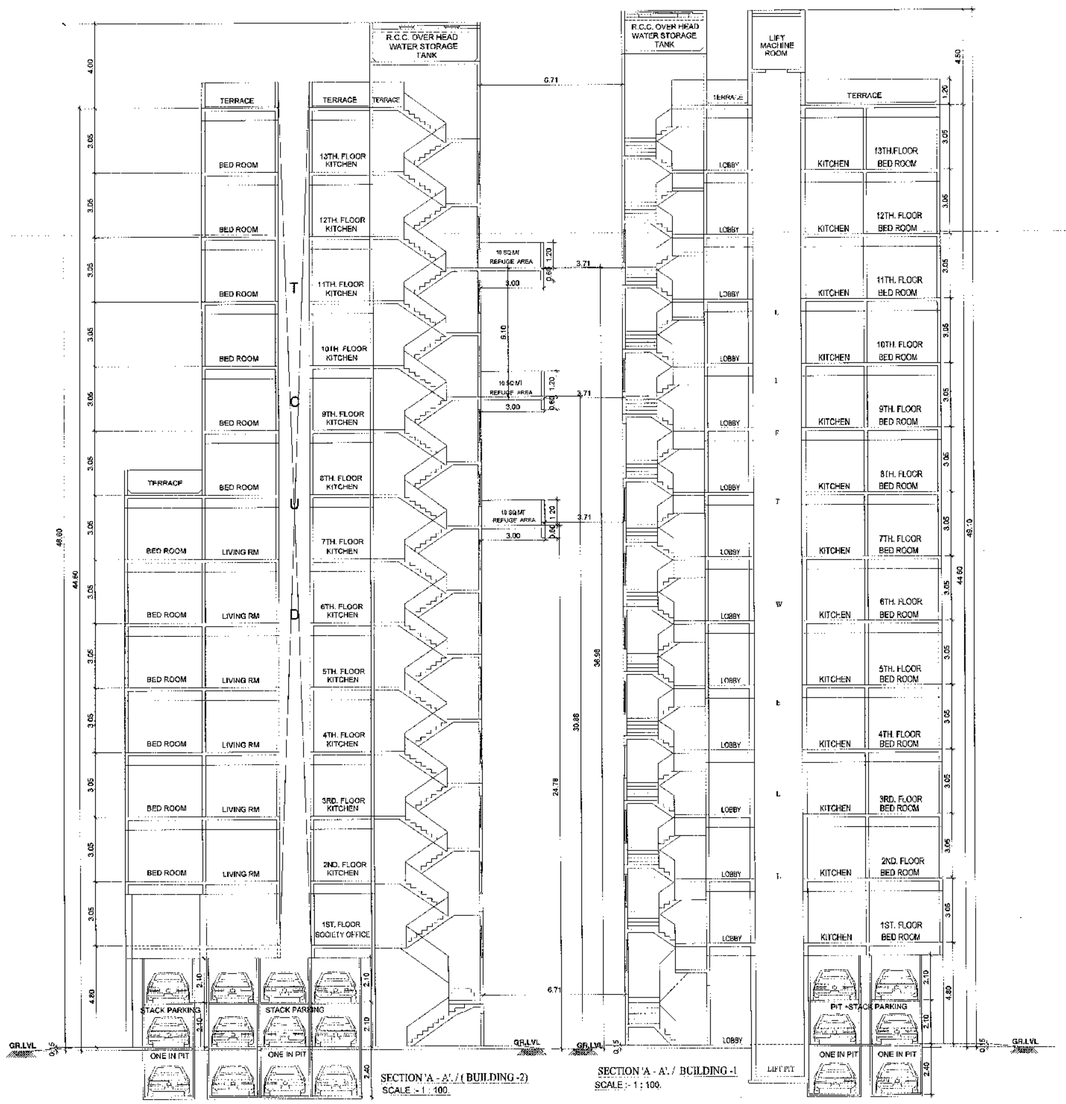
TRIVANA CHS LTD.
SHUBHAM HOMES C. A. TO OWNER.

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
CHATKOPAR (WEST) MUMBAI - 400 086.
PHONE 2513 8399 , 2512 9558, FAX- 2512 65 85

JOB NO.	DWG. NO.	SCALE	DATE	DRAWN BY
759	3	1 = 100	MAY 2014	PRADIP

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECTION 'A - A'. / (BUILDING -2)
SCALE :- 1 : 100.

SECTION 'A - A'. / BUILDING -1
SCALE :- 1 : 100.

SECTION 'B - B'. / (BUILDING -1)
SCALE :- 1 : 100.

SECTION 'B - B'. / (BUILDING -2)
SCALE :- 1 : 100.

CONTENTS OF THE SHEET

SEC. SH'A-A'/BUIL-1 , SECTION 'A-A'/B WING
SECTION 'B-B'/A. WING , SECTION 'B B'/B WING
CARPET AREA CALCULATION A.WING, B.WING

STAMP OF DATE OF RECEIPT OF PLANS

PLAN FOR REFERENCE

STAMP OF APPROVAL OF PLANS

DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING
C.T.S. NO.1526,1526,1&2,1527 ,1527,1TO 4
OF VILLAGE CHEMBUR,
CHEMBUR MUMBAI..

NAME OF OWNER AND SIGNATURE

TRIVANA CHS LTD.
SHUBHAM HOMES C. A. TO OWNER.

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SAN FORUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 4399 , 2512 9868. FAX- 2513 65 65

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY
759	4	1 = 100	MAR.2016	PRADIP

8TH FLOOR	FLAT NO. 801							
LIV/DIN	=	7.50	X	3.65	X	1	=	27.38 SQ.MT
	=	1.60	X	2.60	X	1	=	4.16 SQ.MT
	=	1.05	X	0.30	X	1	=	0.32 SQ.MT
F.B.	=	7.50	X	2.20	X	1	=	16.50 SQ.MT
KITCHEN	=	2.75	X	3.35	X	1	=	9.21 SQ.MT
F.B.	=	2.75	X	0.30	X	1	=	0.83 SQ.MT
BED RM.	=	3.35	X	3.35	X	1	=	11.22 SQ.MT
F.B.	=	3.35	X	0.30	X	1	=	1.01 SQ.MT
BED RM.	=	3.50	X	4.45	X	1	=	15.58 SQ.MT
F.B.	=	3.50	X	0.70	X	1	=	2.45 SQ.MT
BED RM.	=	3.35	X	3.65	X	1	=	12.23 SQ.MT
F.B.	=	3.35	X	0.95	X	1	=	3.18 SQ.MT
TOILET	=	2.45	X	1.50	X	2	=	7.35 SQ.MT
TOILET	=	1.50	X	2.50	X	1	=	3.75 SQ.MT
PASS	=	0.90	X	1.50	X	1	=	1.35 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	5	=	0.68 SQ.MT
DOOR	=	0.75	X	0.15	X	3	=	0.34 SQ.MT
		TOTAL ADDITIONS					=	117.67 SQ.MT

9TH TO 13TH FLOOR	FLAT NO. 901 TO 1301							
LIV/DIN	=	7.50	X	3.65	X	1	=	27.38 SQ.MT
	=	1.60	X	2.60	X	1	=	4.16 SQ.MT
	=	1.05	X	0.30	X	1	=	0.32 SQ.MT
KITCHEN	=	2.75	X	3.35	X	1	=	9.21 SQ.MT
BED RM.	=	3.35	X	3.65	X	1	=	12.23 SQ.MT
BED RM.	=	3.35	X	3.35	X	1	=	11.22 SQ.MT
BED RM.	=	3.50	X	4.45	X	1	=	15.58 SQ.MT
TOILET	=	2.45	X	1.50	X	2	=	7.35 SQ.MT
TOILET	=	1.50	X	2.50	X	1	=	3.75 SQ.MT
PASS	=	0.90	X	1.50	X	1	=	1.35 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	5	=	0.68 SQ.MT
DOOR	=	0.75	X	0.15	X	3	=	0.34 SQ.MT
		TOTAL ADDITIONS					=	93.71 SQ.MT

3RD TO 7TH FLOOR	FLAT NO. 301 TO 701							
LIV/DIN	=	7.50	X	3.85	X	1	=	28.88 SQ.MT
	=	1.60	X	2.60	X	1	=	4.16 SQ.MT
	=	1.05	X	0.30	X	1	=	0.32 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.04 SQ.MT
BED RM	=	3.35	X	4.60	X	1	=	15.41 SQ.MT
BED RM.	=	3.35	X	3.65	X	1	=	12.23 SQ.MT
BED RM.	=	3.50	X	4.10	X	1	=	14.35 SQ.MT
BED RM.	=	3.50	X	5.15	X	1	=	18.03 SQ.MT
TOILET	=	1.50	X	2.50	X	1	=	3.75 SQ.MT
TOILET	=	2.45	X	1.50	X	3	=	11.03 SQ.MT
PASS	=	0.90	X	3.15	X	1	=	2.84 SQ.MT
DOOR	=	1.05	X	0.15	X	2	=	0.32 SQ.MT
DOOR	=	0.90	X	0.15	X	5	=	0.68 SQ.MT
DOOR	=	0.75	X	0.15	X	4	=	0.45 SQ.MT
		TOTAL ADDITIONS					=	137.46 SQ.MT

CARPET AREA CALCULATION.
(AREA BUILDING -1)

1ST FLOOR - FLAT NO. 101								
LIV/DIN	=	6.10	X	3.85	X	1	=	23.49 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.04 SQ.MT
BED RM.	=	3.35	X	4.25	X	1	=	14.24 SQ.MT
BED RM.	=	3.50	X	4.35	X	1	=	15.23 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
TOILET	=	1.50	X	2.45	X	2	=	7.35 SQ.MT
PASS.	=	1.05	X	0.90	X	1	=	0.95 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	3	=	0.41 SQ.MT
DOOR	=	0.75	X	0.15	X	2	=	0.23 SQ.MT
		TOTAL ADDITIONS					=	74.28 SQ.MT

TYPICAL FLR (2ND TO 8TH FLOOR) FLAT NO. 201 TO 801								
LIV/DIN	=	6.10	X	5.50	X	1	=	33.38 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.04 SQ.MT
BED RM.	=	3.50	X	5.15	X	1	=	18.03 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
BED RM.	=	3.50	X	4.35	X	1	=	15.23 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
BED RM.	=	3.35	X	4.25	X	1	=	14.24 SQ.MT
	=	1.05	X	0.90	X	1	=	0.95 SQ.MT
TOILET	=	1.50	X	2.45	X	3	=	11.03 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	4	=	0.54 SQ.MT
DOOR	=	0.75	X	0.15	X	3	=	0.34 SQ.MT
		TOTAL ADDITIONS					=	105.58 SQ.MT

(9TH FLOOR) FLAT NO. 901								
LIV/DIN	=	6.10	X	3.65	X	1	=	22.27 SQ.MT
LIVING F B	=	6.10	X	2.00	X	1	=	12.20 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.04 SQ.MT
BED RM.	=	3.50	X	3.65	X	1	=	12.78 SQ.MT
BED F B	=	3.50	X	0.75	X	1	=	2.63 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
BED RM.	=	3.50	X	3.95	X	1	=	13.83 SQ.MT
BED F B	=	3.50	X	1.05	X	1	=	3.68 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
BED RM	=	3.35	X	3.65	X	1	=	12.23 SQ.MT
BED F B	=	3.35	X	0.45	X	1	=	1.51 SQ.MT
	=	1.05	X	0.90	X	1	=	0.95 SQ.MT
TOILET	=	1.50	X	2.45	X	3	=	11.03 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	4	=	0.54 SQ.MT
DOOR	=	0.75	X	0.15	X	3	=	0.34 SQ.MT
DOOR	=	2.40	X	0.15	X	3	=	1.08 SQ.MT
DOOR	=	4.65	X	0.15	X	1	=	0.70 SQ.MT
		TOTAL ADDITIONS					=	108.89 SQ.MT

10TH FLOOR TO 13 TH FLOOR FLAT NO. 1001 TO 1301								
LIV/DIN	=	6.10	X	3.65	X	1	=	22.27 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.04 SQ.MT
BED RM.	=	3.50	X	3.65	X	1	=	12.78 SQ.MT
	=	1.65	X	0.90	X	1	=	1.49 SQ.MT
BED RM.	=	3.50	X	3.65	X	1	=	12.78 SQ.MT
	=	0.90	X	1.65	X	1	=	1.49 SQ.MT
BED RM.	=	3.35	X	3.65	X	1	=	12.23 SQ.MT
	=	1.05	X	0.90	X	1	=	0.95 SQ.MT
TOILET	=	1.50	X	2.45	X	3	=	11.03 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	4	=	0.54 SQ.MT
DOOR	=	0.75	X	0.15	X	3	=	0.34 SQ.MT
		TOTAL ADDITIONS					=	87.11 SQ.MT

CARPET AREA CALCULATION.
(AREA BUILDING -2)

2ND FLOOR	FLAT NO. 201							
LIV/DIN	=	4.60	X	4.65	X	1	=	21.39 SQ.MT
	=	1.60	X	1.40	X	1	=	2.24 SQ.MT
KITCHEN	=	2.75	X	3.50	X	1	=	9.63 SQ.MT
BED RM.	=	3.50	X	5.15	X	1	=	18.03 SQ.MT
	=	0.90	X	0.46	X	1	=	0.41 SQ.MT
BED RM.	=	3.35	X	4.53	X	1	=	15.17 SQ.MT
TOILET	=	1.50	X	2.50	X	1	=	3.75 SQ.MT
TOILET	=	2.45	X	1.50	X	1	=	3.68 SQ.MT
PASS.	=	2.90	X	1.00	X	1	=	2.90 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	3	=	0.41 SQ.MT
DOOR	=	0.75	X	0.15	X	2	=	0.23 SQ.MT
		TOTAL ADDITIONS					=	78.22 SQ.MT

2ND FLOOR	FLAT NO. 202							
LIV/DIN	=	3.35	X	4.85	X	1	=	16.23 SQ.MT
DINING	=	1.05	X	2.70	X	1	=	2.84 SQ.MT
KITCHEN	=	2.75	X	3.65	X	1	=	10.03 SQ.MT
BED RM.	=	3.50	X	4.10	X	1	=	14.34 SQ.MT
TOILET	=	2.45	X	1.50	X	2	=	7.35 SQ.MT
PASS.	=	1.05	X	4.55	X	1	=	4.78 SQ.MT
DOOR	=	1.05	X	0.15	X	1	=	0.16 SQ.MT
DOOR	=	0.90	X	0.15	X	2	=	0.27 SQ.MT
DOOR	=	0.75	X	0.15	X	2	=	0.23 SQ.MT
		TOTAL ADDITIONS					=	56.20 SQ.MT

PARKING STATEMENT - (AREA BUILDING -1)

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	35 TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.00/FLAT	45 TO 70	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2.00/FLAT	ABOVE 70	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	13 NOS	26.00 NOS
													TOTAL			26.00 NOS
													25% VISITORS			6.50 NOS
													TOTAL PARKING REQD.			32.50 NOS
															i.e.	33.00 NOS
													TOTAL PARKING PROVIDED			31.00 NOS

PARKING STATEMENT - (AREA BUILDING -2)

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	35 TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.00/FLAT	45 TO 70	--	1 NO	--	--	--	--	--	--	--	--	--	--	--	01 NOS	01.00 NOS
2.00/FLAT	ABOVE 70	--	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	12 NOS	24.00 NOS
													TOTAL			25.00 NOS
													25% VISITORS			6.25 NOS
													TOTAL PARKING REQD.			31.25 NOS
															i.e.	31.00 NOS
													TOTAL PARKING PROVIDED			29.00 NOS

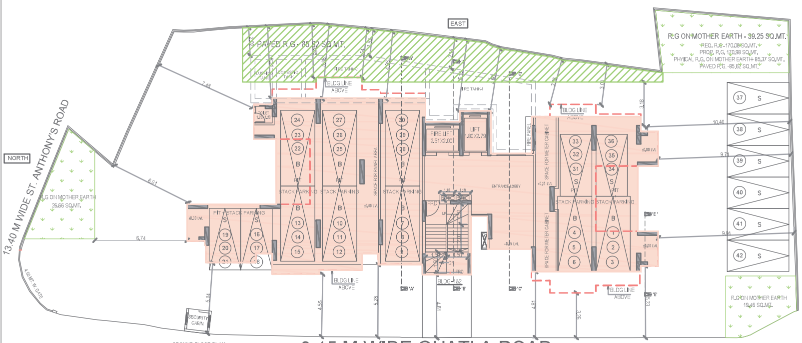
PARKING STATEMENT - (AREA BUILDING -1)

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.00/FLAT	60 TO 90	1 NO	--	--	--	--	--	--	--	--	1 NO	1 NO	1 NO	1 NO	05 NOS	05.00 NOS
2.00/FLAT	ABOVE 90	--	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	--	--	--	--	08 NOS	16.00 NOS
													TOTAL			21.00 NOS
													25% VISITORS			5.25 NOS
													TOTAL PARKING REQD.			26.25 NOS
															i.e.	26.00 NOS
													TOTAL PARKING PROVIDED			31.00 NOS

PARKING STATEMENT - (AREA BUILDING -2)

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60	--	1 NO	--	--	--	--	--	--	--	--	--	--	--	[illegible]	00.50 NOS
1.00/FLAT	60 TO 90	--	1 NO	--	--	--	--	--	--	--	--	--	--	--	01 NOS	01.00 NOS
2.00/FLAT	ABOVE 90	--	--	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	1 NO	11 NOS	22.00 NOS
													TOTAL			23.50 NOS
													25% VISITORS			5.88 NOS
													TOTAL PARKING REQD.			29.38 NOS
															i.e.	29.00 NOS
													TOTAL PARKING PROVIDED			29.00 NOS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN
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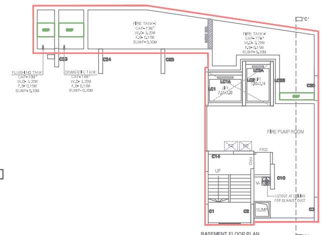

BASEMENT FLOOR PLAN
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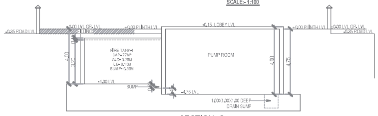
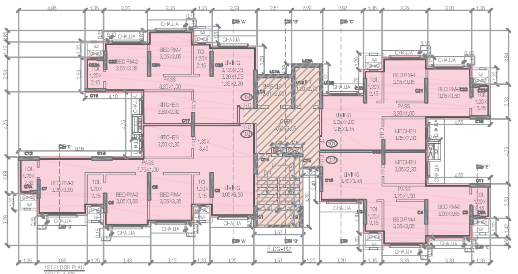
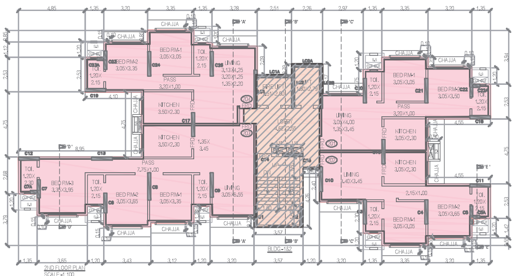


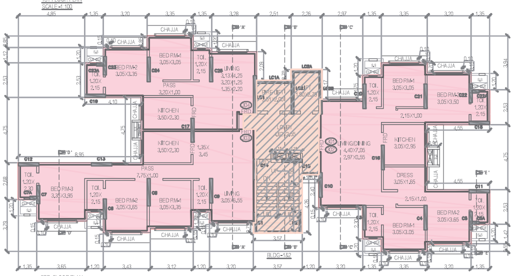
SECTION- C



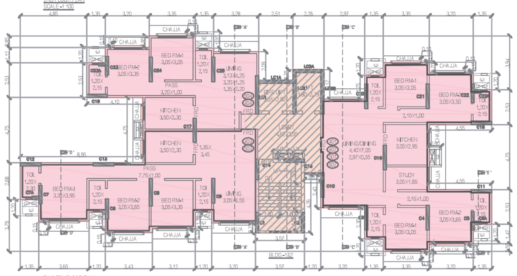
1ST FLOOR PLAN
SCALE:-1:100



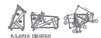
2ND FLOOR PLAN
SCALE:-1:100



3RD FLOOR PLAN
SCALE:-1:100

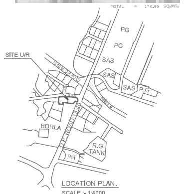


4TH & 5TH FLOOR PLAN
SCALE:-1:100



R.G.AREA DIAGRAM
SCALE:-1:500

PAVED R.G.AREA DIAGRAM
SCALE:-1:500



LOCATION PLAN.
SCALE:- 1:4000
'M' WARD.

CONTENTS OF THE SHEET

BASEMENT FLR, GROUND FLR , 1ST TO 4TH FLR PLAN ,
BLOCK PLAN ,LOCATION PLAN
PLOT AREA DIAGRAM

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 17.12.2021

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0942/M/337(NEW)

Bajirao Lahu Patil

Excutive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit — S.E.(B.P) M.II

sinkar mahesh balkrishna — A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT
BEARING C.T.S.NO.1526,1526/1 TO 2, AND 1527,1527/1 TO 4
OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

Dinesh Vinodchandra Shah — NIMESH SUBODH DALAL
SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
Hemant Pranlal Karani

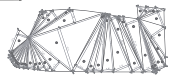
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-1/2	DRG NO.	1
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH		DATE	21.01.2022
		SCALE	1:100 1:500 1:4000

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 19/05/2010 AND THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1617.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

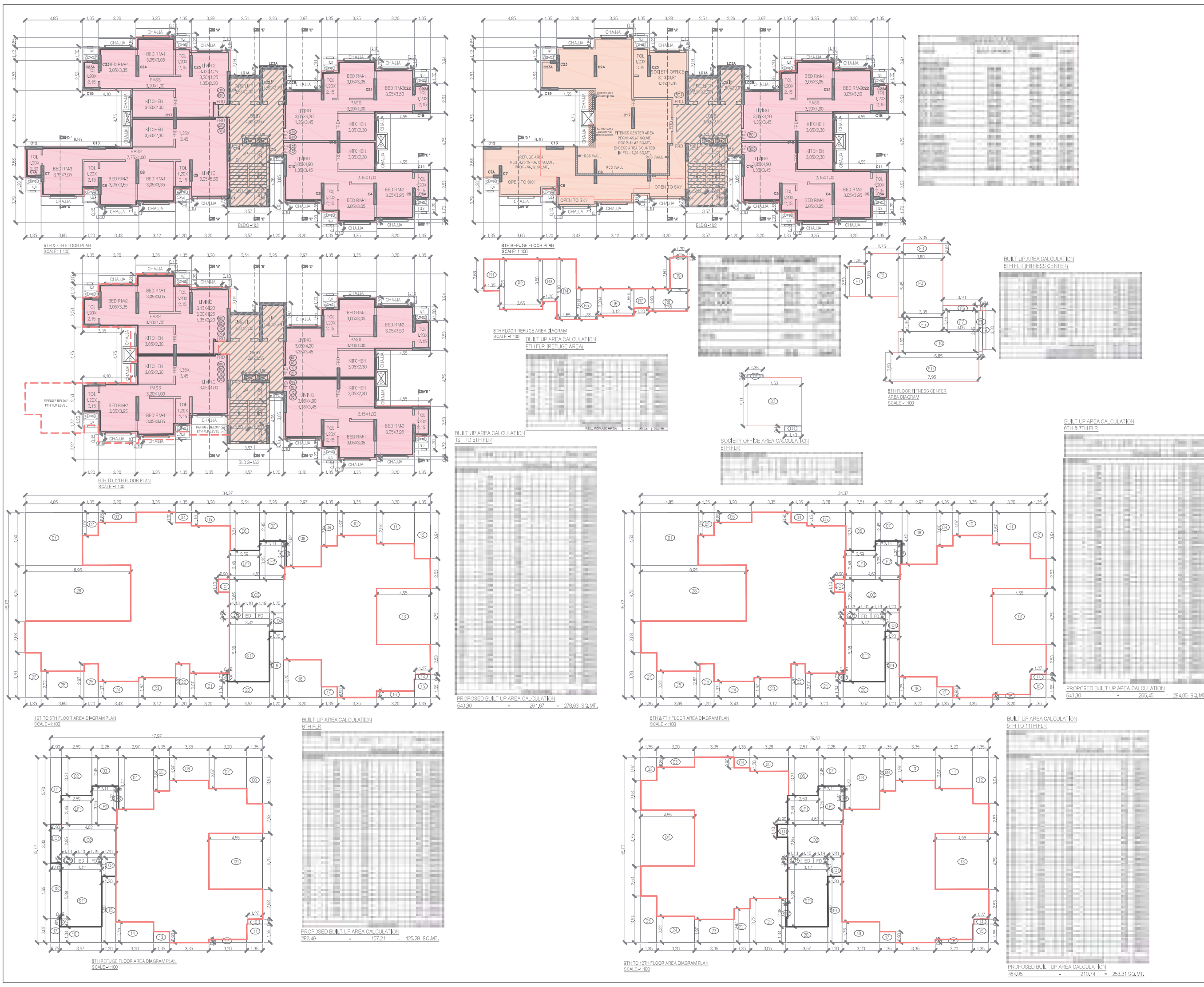
SIGNATURE OF ARCHITECT



PLOT AREA DIAGRAM
SCALE:-1:500

PLOT AREA CALCULATION

BLOCK PLAN
SCALE:-1:500



CONTENTS OF THE SHEET

6TH TO 13TH FLOOR PLAN & AREA DIAGRAM &CALCULATION,REFUGE AREA DIAGRAM & CALCULATION BUILT UP AREA STATMENT

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 17.12.2021

Approved Subject to the conditions mentioned in this office Letter No. CHE/ES/0942/M/337(NEW)

Bajirao Lahu Patil

Excutive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit — S.E.(B.P) M.II

sinkar mahesh balkrishna — A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4 OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

Dinesh Vinodchandra Shah

NIMESH SUBODH DALAL

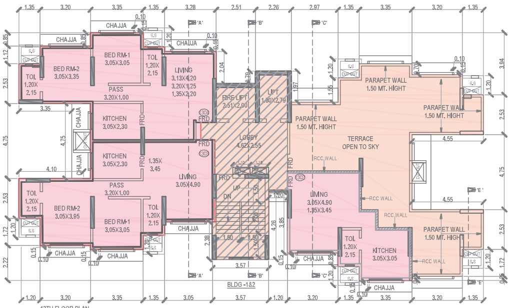
SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)

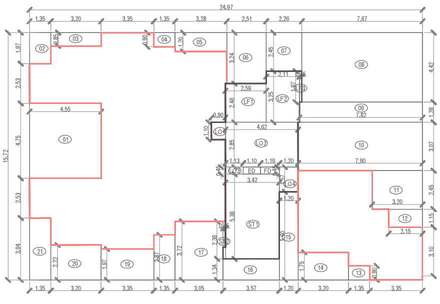
Hemant Pranlal Karani

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-1/2	DRG NO.	2
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	21.01.2022
		SCALE	1:100 1:500 1:4000



13TH FLOOR PLAN
SCALE:-1:100



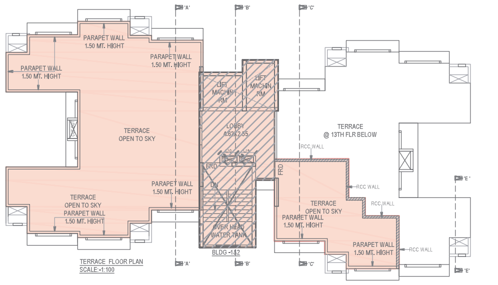
13TH FLOOR AREA DIAGRAM PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
13TH FLR

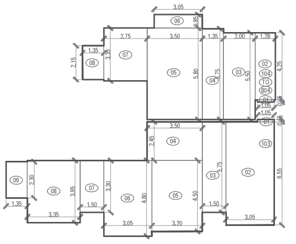
I ADDITION									
1	=	24.97	X	15.72	X	1	=	392.53	SQ.MT.
						PROPOSED AREA	=	392.53	SQ.MT.

II DEDUCTION									
1	=	4.55	X	4.75	X	1	=	21.61	SQ.MT.
2	=	1.35	X	1.97	X	1	=	2.66	SQ.MT.
3	=	3.20	X	0.85	X	1	=	2.72	SQ.MT.
4	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
5	=	3.28	X	1.20	X	1	=	3.94	SQ.MT.
6	=	2.51	X	3.24	X	1	=	8.13	SQ.MT.
7	=	2.26	X	2.45	X	1	=	5.54	SQ.MT.
8	=	7.67	X	4.42	X	1	=	33.90	SQ.MT.
9	=	7.82	X	1.28	X	1	=	10.01	SQ.MT.
10	=	7.90	X	3.07	X	1	=	24.25	SQ.MT.
11	=	3.20	X	2.45	X	1	=	7.84	SQ.MT.
12	=	2.15	X	1.15	X	1	=	2.47	SQ.MT.
13	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
14	=	3.20	X	1.75	X	1	=	5.60	SQ.MT.
15	=	1.20	X	5.60	X	1	=	6.72	SQ.MT.
16	=	3.57	X	1.34	X	1	=	4.78	SQ.MT.
17	=	3.05	X	3.72	X	1	=	11.35	SQ.MT.
18	=	1.35	X	2.87	X	1	=	3.87	SQ.MT.
19	=	3.35	X	1.97	X	1	=	6.60	SQ.MT.
20	=	3.20	X	2.22	X	1	=	7.10	SQ.MT.
21	=	1.35	X	3.94	X	1	=	5.32	SQ.MT.
ST1	=	3.42	X	5.38	X	1	=	18.40	SQ.MT.
ST2	=	0.15	X	2.38	X	1	=	0.36	SQ.MT.
LO1	=	0.90	X	1.10	X	1	=	0.99	SQ.MT.
LO2	=	4.62	X	2.85	X	1	=	13.17	SQ.MT.
LO3	=	1.13	X	0.45	X	1	=	0.51	SQ.MT.
LO4	=	1.20	X	1.57	X	1	=	1.88	SQ.MT.
LF1	=	2.59	X	2.46	X	1	=	6.37	SQ.MT.
LF2	=	2.11	X	3.25	X	1	=	6.86	SQ.MT.
LF3	=	0.15	X	1.97	X	1	=	0.30	SQ.MT.
ED	=	1.10	X	0.45	X	1	=	0.50	SQ.MT.
FD	=	1.19	X	0.45	X	1	=	0.54	SQ.MT.
						DEDUCTION AREA	=	226.71	SQ.MT.

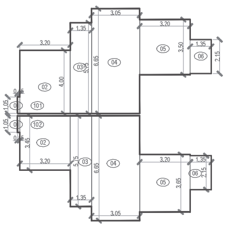
PROPOSED BUILT UP AREA CALCULATION
392.53 - 226.71 = 165.82 SQ.MT.



TERRACE FLOOR PLAN
SCALE:-1:100



1ST TO 7TH FLOOR
RERA CARPET AREA
SCALE:-1:100



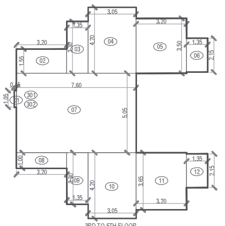
1ST TO 2ND FLOOR
RERA CARPET AREA
SCALE:-1:100

1ST FLR TO 2ND FLR (FLAT NO - 101TO 201)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.00	X	1	=	12.80	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	55.11	SQ.MT.

1ST FLR TO 2ND FLR (FLAT NO - 102TO 202)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	3.45	X	1	=	11.04	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.65	X	1	=	11.68	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	53.83	SQ.MT.

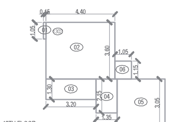
1ST FLR TO 7TH FLR (FLAT NO - 103TO 703)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.05	X	6.55	X	1	=	19.98	SQ.MT.
3	=	1.50	X	5.75	X	1	=	8.63	SQ.MT.
4	=	3.50	X	2.45	X	1	=	8.58	SQ.MT.
5	=	3.20	X	4.50	X	1	=	14.40	SQ.MT.
6	=	3.05	X	4.80	X	1	=	14.64	SQ.MT.
7	=	1.50	X	3.30	X	1	=	4.95	SQ.MT.
8	=	3.35	X	3.95	X	1	=	13.23	SQ.MT.
9	=	1.35	X	2.30	X	1	=	3.11	SQ.MT.
						RERA CARPET AREA	=	87.66	SQ.MT.

1ST FLR TO 8TH FLR (FLAT NO -104TO 804)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	1.28	X	4.25	X	1	=	5.44	SQ.MT.
3	=	2.00	X	5.50	X	1	=	11.00	SQ.MT.
4	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
5	=	3.50	X	5.80	X	1	=	20.30	SQ.MT.
6	=	3.05	X	0.85	X	1	=	2.59	SQ.MT.
7	=	2.75	X	3.35	X	1	=	9.21	SQ.MT.
8	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	59.37	SQ.MT.



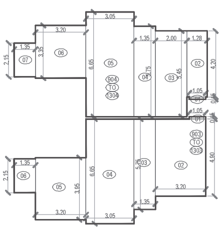
3RD TO 5TH FLOOR
RERA CARPET AREA
SCALE:-1:100

3RD FLR TO 5TH FLR (FLAT NO - 301,302 TO 501,502)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	1.55	X	1	=	4.96	SQ.MT.
3	=	1.35	X	3.30	X	1	=	4.46	SQ.MT.
4	=	3.05	X	4.20	X	1	=	12.81	SQ.MT.
5	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
7	=	7.60	X	5.05	X	1	=	38.38	SQ.MT.
8	=	3.20	X	1.00	X	1	=	3.20	SQ.MT.
9	=	1.35	X	3.30	X	1	=	4.46	SQ.MT.
10	=	3.05	X	4.20	X	1	=	12.81	SQ.MT.
11	=	3.20	X	3.65	X	1	=	11.68	SQ.MT.
12	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	109.91	SQ.MT.

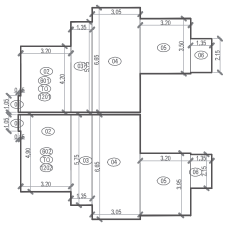


13TH FLOOR
RERA CARPET AREA
SCALE:-1:100

13TH FLR (FLAT NO - 1302)									
1	=	0.15	X	1.05	X	1	=	0.16	SQ.MT.
2	=	4.40	X	3.60	X	1	=	15.84	SQ.MT.
3	=	3.20	X	1.30	X	1	=	4.16	SQ.MT.
4	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
5	=	3.05	X	3.05	X	1	=	9.30	SQ.MT.
6	=	1.05	X	1.15	X	1	=	1.21	SQ.MT.
						RERA CARPET AREA	=	33.57	SQ.MT.



9TH TO 13TH FLOOR
RERA CARPET AREA
SCALE:-1:100



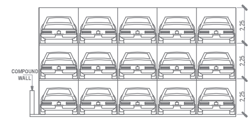
6TH TO 12TH FLOOR
RERA CARPET AREA
SCALE:-1:100

9TH FLR TO 13TH FLR (FLAT NO -903TO 1303)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.90	X	1	=	15.68	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.95	X	1	=	12.64	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	59.43	SQ.MT.

9TH FLR TO 13TH FLR (FLAT NO - 904TO 1304)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	1.28	X	4.20	X	1	=	5.38	SQ.MT.
3	=	2.00	X	5.45	X	1	=	10.90	SQ.MT.
4	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
5	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
6	=	3.20	X	3.35	X	1	=	10.72	SQ.MT.
7	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	58.10	SQ.MT.

6TH FLR TO 12TH FLR (FLAT NO - 601 TO 1201)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.20	X	1	=	13.44	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	55.75	SQ.MT.

6TH FLR TO 12TH FLR (FLAT NO - 602TO 1202)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.90	X	1	=	15.68	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.95	X	1	=	12.64	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
						RERA CARPET AREA	=	59.43	SQ.MT.



SECTION PLAN :- 'F' - 'F'
SCALE:- 1:100

PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	1 NOS	01 NOS	0.25 NOS
0.50/FLAT	45 TO 60	3 NOS	3 NOS	1 NOS	1 NOS	1 NOS	3 NOS	3 NOS	2 NOS	4 NOS	4 NOS	4 NOS	4 NOS	2 NOS	35 NOS	17.50 NOS
1.00/FLAT	60 TO 90	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	--	--	--	--	--	--	07 NOS	07.00 NOS
2.00/FLAT	ABOVE 90	--	--	1 NOS	1 NOS	1 NOS	--	--	--	--	--	--	--	--	03 NOS	06.00 NOS
													TOTAL			30.75 NOS
													10% VISITORS			3.07 NOS
													TOTAL PARKING REQD.			33.82 NOS
													25% ADDITION PARKING			8.21 NOS
													TOTAL PARKING REQ.			42.03 NOS
													TOTAL PARKING PROVIDED			42.00 NOS

CONTENTS OF THE SHEET

6TH TO 13TH FLOOR PLAN & AREA DIAGRAM &CALCULATION,REFUGE AREA DIAGRAM & CALCULATION BUILT UP AREA STATMENT

STAMP OF DATE OF RECEIPT OF PLANS

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Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0942/M/337(NEW)

Bajirao Lahu Patil

Excutive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit — S.E.(B.P) M.II

sinkar mahesh balkrishna — A.E.(B.P) M.

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PROPOSED BLDG ON OF ON PLOT BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4 OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

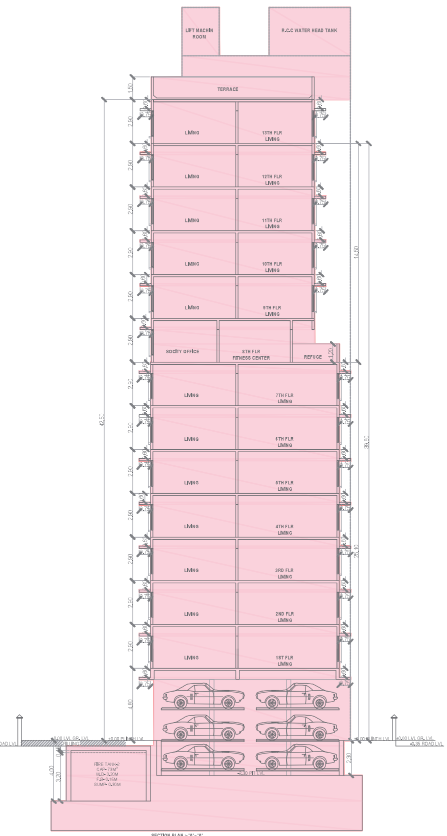
Dinesh Vinodchandra Shah — NIMESH SUBODH DALAL

SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

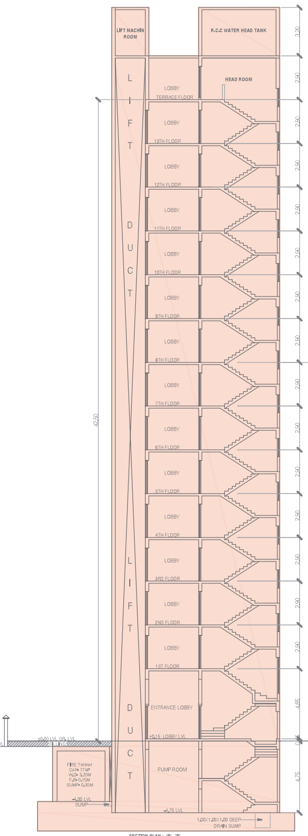
Ar. H. P. KARANI (CA / 83 / 7506) — Hemant Pranlal Karani

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 85 65

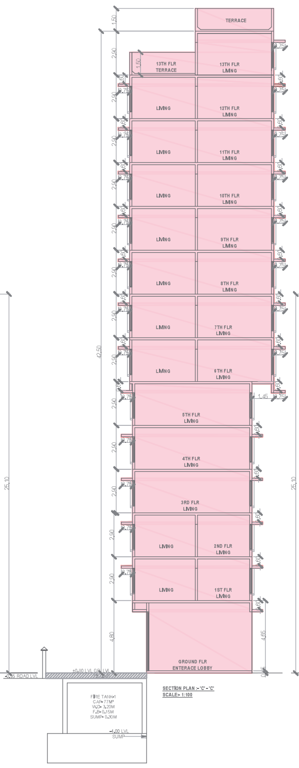
JOB NO.	759-1/2	DRG NO.	3
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	21.01.2022
		SCALE	1:100 1:500 1:4000



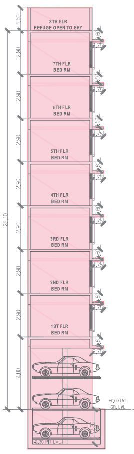
SECTION PLAN :- 'A' - 'A'
SCALE:- 1:100



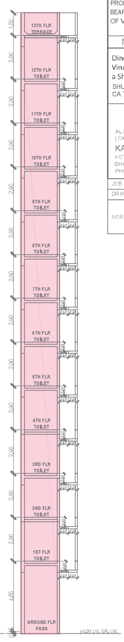
SECTION PLAN :- 'B' - 'B'
SCALE:- 1:100



SECTION PLAN :- 'C' - 'C'
SCALE:- 1:100



SECTION PLAN :- 'D' - 'D'
SCALE:- 1:100



SECTION PLAN :- 'E' - 'E'
SCALE:- 1:100

CONTENTS OF THE SHEET

SECTION - 'A'-'A' ,'B'-'B' ,'C'-'C','D'-'D'

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Under no CHE/ES/0942/M/337(NEW) Dated 17.12.2021

Approved Subject to the conditions mentioned In this office
Letter No. CHE/ES/0942 M/337(NEW)

Bajirao Lahu Patil
Excutive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit
S.E.(B.P) M.II

sinkar mahesh balkrishna
A.E.(B.P) M.

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BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4
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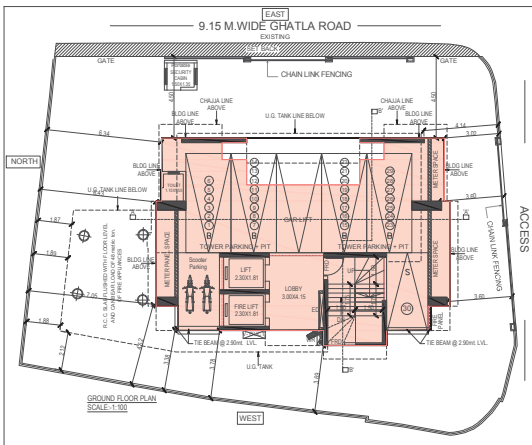
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-1/2	DRG NO.	4
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	21.01.2022
		SCALE	1:100

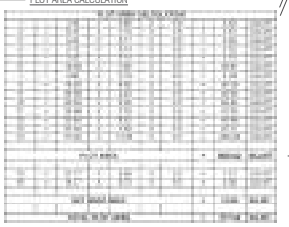


GROUND FLOOR PLAN
SCALE - 1:100

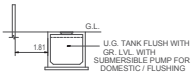
BLOCK PLAN
SCALE:-1:500

PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION



LOCATION PLAN.
SCALE - 1:4000
'M' WARD.



SECTION THROUGH U. G. TANK.
SCALE = 1 : 100.

CONTENTS OF THE SHEET

GROUND FLOOR PLAN ,1ST TO 4TH &6TH TYPICAL FLR PLAN
5TH REFUGE FLR PLAN,7TH TO 12TH & 13TH FLR PLAN
BUILT UP AREA STATMENT BLOCK PLAN,LOCATION PLAN
PLOT AREA DIAGRAM & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Privious Plans Sanctioned Under no CHE/ES/0941/M/337(NEW) Dated 18.12.2021

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0941/M/337(NEW)

Bajirao Lahu Patil

Executive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit — S.E.(B.P) M.II

sinkar mahesh balkrishna — A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG. BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

Dinesh Vinodchandra Shah — NIMESH SUBODH DALAL

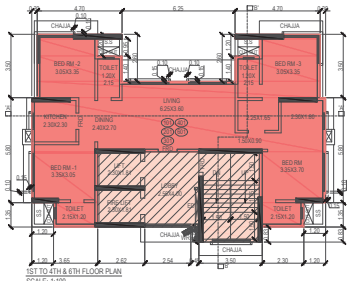
SHUBHAM HOMES & CONTACTORS PVT LTD.
CA TO OWNER-TRIVARNA CHSL

Hemant Pranlal Karani

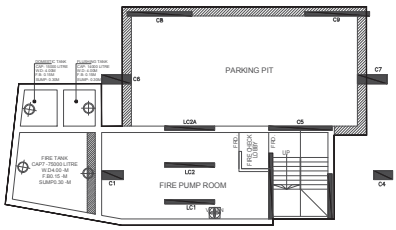
Ar. H. P. KARANI
(CA / 83 / 759)

KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 8369 , 2512 9658, FAX: 2513 65 65

JOB NO.	759-10	DRG NO.	1
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.01.2022
		SCALE	1:100 1:500 1:4000

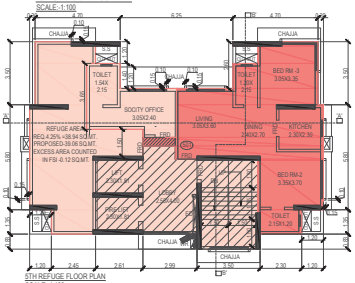


1ST TO 4TH & 6TH FLOOR PLAN
SCALE - 1:100

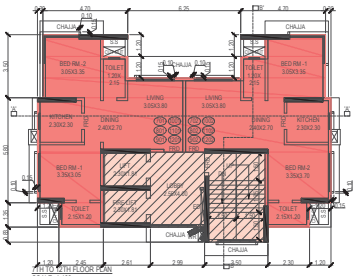


BASEMENT FLOOR PLAN
SCALE- 1:100

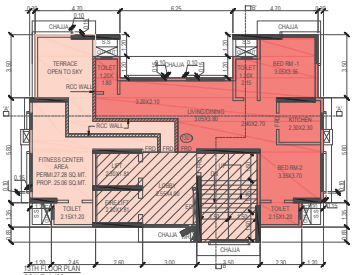
PLOT AREA	=	505 X 2.00 FSI	= 1010.00 SQ.MTS.
FUNGIBLE AREA (35%)		1010.00 X 35% FSI	= 353.50 SQ.MTS.
PERMESSIBLE AREA			= 1363.50 SQ.MTS.



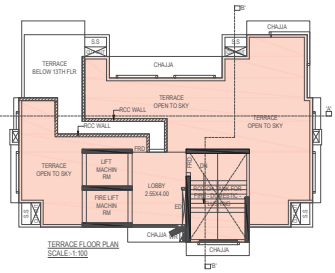
5TH REFUGE FLOOR PLAN
SCALE:-1:100



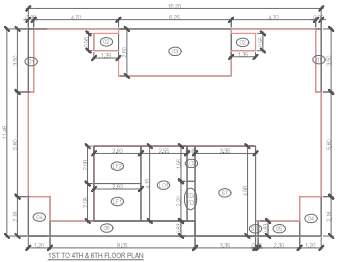
7TH TO 12 TH FLOOR PLAN
SCALE:-1:100



13TH FLOOR PLAN
SCALE:-1:100



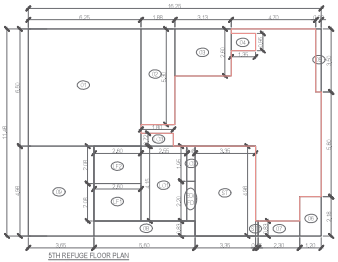
TERRACE FLOOR PLAN
SCALE:-1:100



1ST TO 4TH & 6TH FLOOR PLAN
SCALE -1:100

BUILT UP AREA CALCULATION
1ST TO 4TH & 6TH FLR

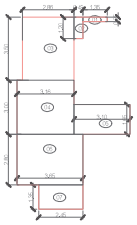
PROPOSED BUILT UP AREA CALCULATION				
186.55	-	74.79	=	111.76 SQ.MT.



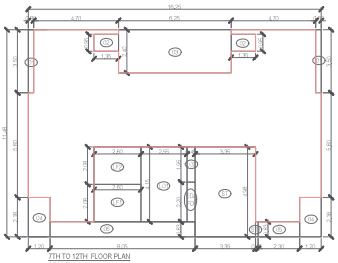
5TH REFUGE FLOOR PLAN
SCALE -1:100

BUILT UP AREA CALCULATION
5TH REFUGE FLR

PROPOSED BUILT UP AREA CALCULATION				
186.55	-	129.70	=	56.85 SQ.MT.



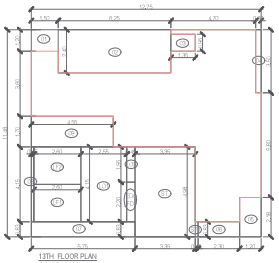
5TH REFUGE FLOOR AREA DIAGRAM
SCALE -1:100



7TH TO 12TH FLOOR PLAN
SCALE -1:100

BUILT UP AREA CALCULATION
7TH TO 12TH FLR

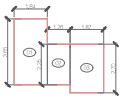
PROPOSED BUILT UP AREA CALCULATION				
186.55	-	73.54	=	113.01 SQ.MT.



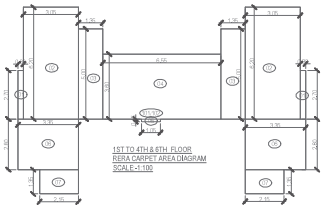
13TH FLOOR PLAN
SCALE -1:100

BUILT UP AREA CALCULATION
13TH FLR

PROPOSED BUILT UP AREA CALCULATION				
146.37	-	76.83	=	69.54 SQ.MT.

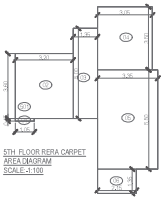


5TH FLOOR SOCITY OFFICE AREA DIAGRAM
SCALE -1:100



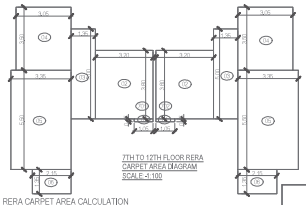
1ST TO 4TH & 6TH FLOOR
RERA CARPET AREA DIAGRAM
SCALE -1:100

RERA CARPET AREA CALCULATION
1ST TO 4TH & 6TH FLR



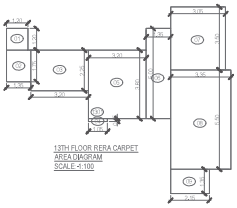
5TH FLOOR RERA CARPET
AREA DIAGRAM
SCALE -1:100

RERA CARPET AREA CALCULATION
5TH FLR



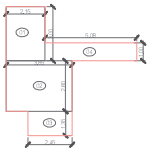
7TH TO 12TH FLOOR RERA
CARPET AREA DIAGRAM
SCALE -1:100

RERA CARPET AREA CALCULATION
7TH TO 12TH FLR



13TH FLOOR RERA CARPET
AREA DIAGRAM
SCALE -1:100

RERA CARPET AREA CALCULATION
13TH FLR



13TH FITNESS CENTER FLOOR
AREA DIAGRAM
SCALE -1:100

CONTENTS OF THE SHEET

1ST TO 4TH & 6TH ,5TH , 7TH TO 12TH FLOOR & 13TH FLOOR PLAN AREA DIAGRAM & CALCULATION, PARKING STATMENT RERA CARPET AREA DIAGRAM & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0941/M/037(NEW) Dated 18.12.2021

Approved Subject to the conditions mentioned in this office Letter No. CHE/ES/0941/M/037(NEW).

Bajirao Lahu Patil

Executive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit
S.E.(B.P) M.M

sinkar mahesh balkrishna
A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG, BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

Dinesh Vinodchandra Shah

NIMESH SUBODH DALAL

SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Hemant Pranlal Karani

Ar. H. P. KARANI
(CA / BS / 7509)

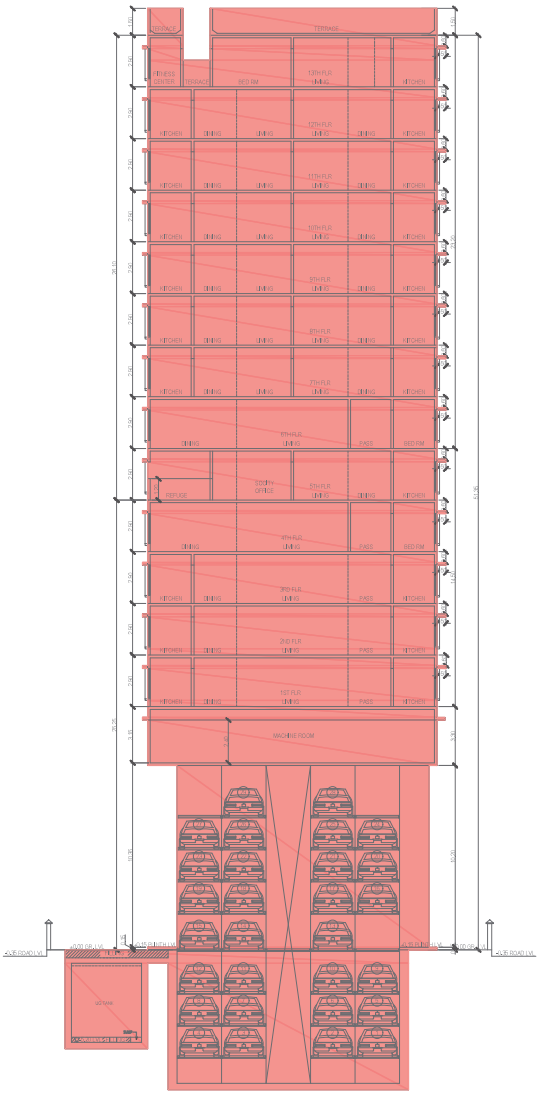
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-10	DRG NO.	2
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.01.2022
		SCALE	1:100 1:500 1:4000

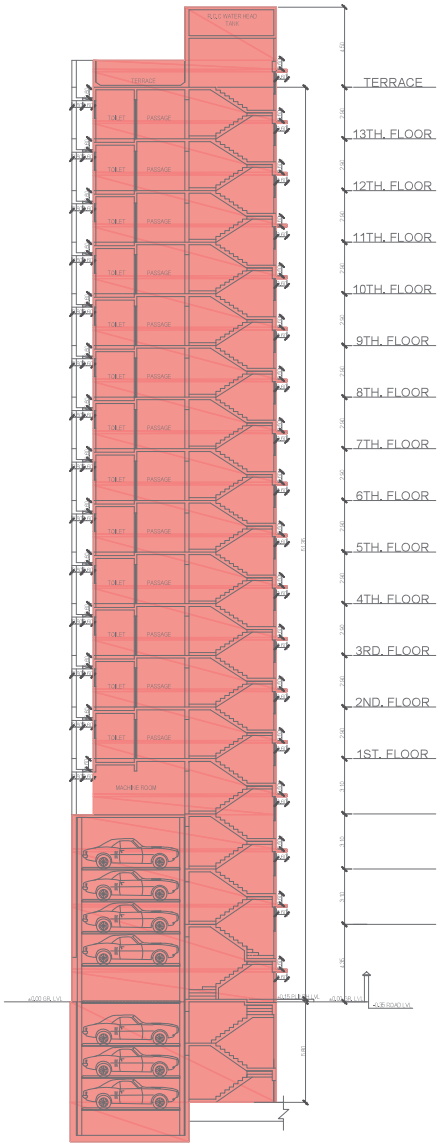
PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60					1 NOS	--	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	--	13 NOS	06.50 NOS
1.00/FLAT	60 TO 90					--	--	--	--	--	--	--	--	1 NOS	01 NOS	01.00 NOS
2.00/FLAT	ABOVE 90	1 NOS	1 NOS	1 NOS	1 NOS	--	1 NOS	--	--	--	--	--	--	--	05 NOS	10.00 NOS

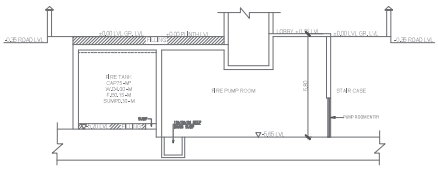
TOTAL	17.50 NOS
10% VISITORS	1.75 NOS
TOTAL PARKING REQD.	19.25 NOS
i.e.	20.00 NOS
50% ADDITION PARKING	10.00 NOS
TOTAL PARKING PROVIDED	30.00 NOS



SECTION - 'A-A'
SCALE - 1:100



SECTION - 'B-B'
SCALE - 1:100



SECTION A-A

CONTENTS OF THE SHEET

SECTION.

STAMP OF DATE OF RECEIPT OF PLANS

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Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0941/M/337/(NEW)

Bajirao Lahu Patil

Executive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit
S.E.(B.P) M.B

sinkar mahesh balkrishna
A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

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NAME OF OWNER AND SIGNATURE

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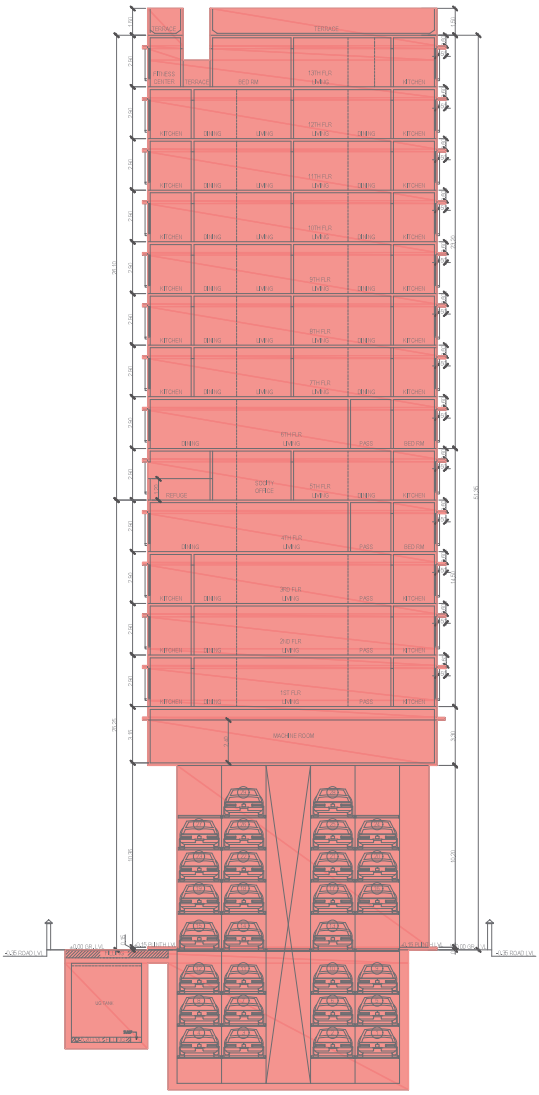
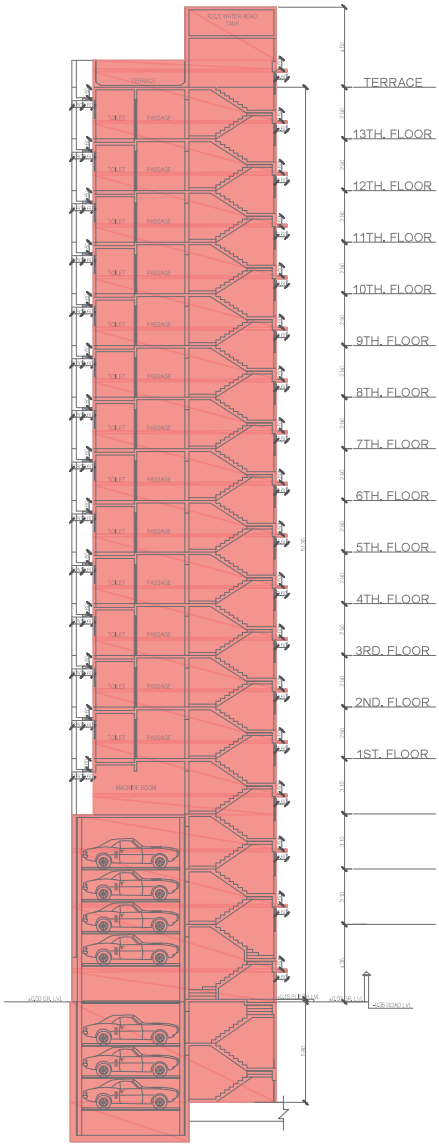
KOTHARI NIWAS, 2ND FLOOR, SAMITI FORUM LANE
GHATKOPAR (WEST) MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX:- 2513 65 65

JOB NO.	759-10	DRG NO.	3
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.01.2022
		SCALE	1:100 1:500 1:4000



SECTION - 'A-A'
SCALE - 1:100



SECTION - 'B-B'
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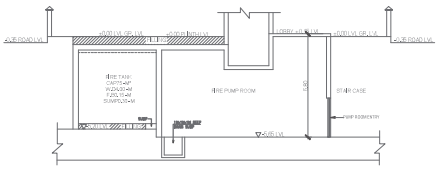

SECTION A-A

CONTENTS OF THE SHEET

SECTION.

STAMP OF DATE OF RECEIPT OF PLANS

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Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0941/M/337/(NEW)

Bajirao Lahu Patil

Executive Engineer Bldg.Prop.(E/S.)-I

Vinod Laxman Dixit
S.E.(B.P) M.B

sinkar mahesh balkrishna
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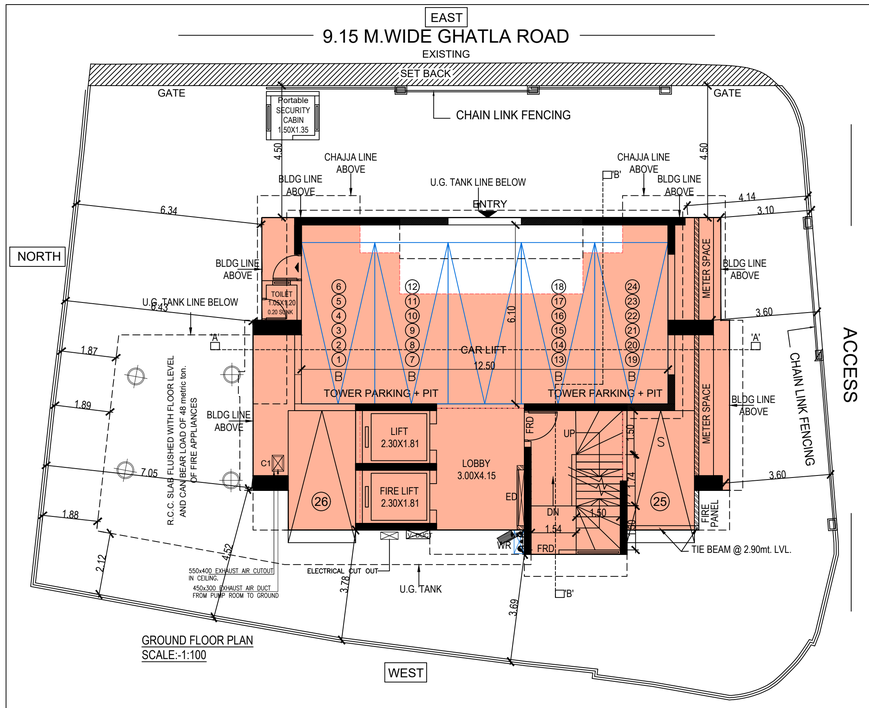
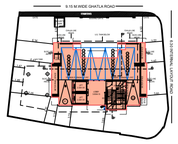
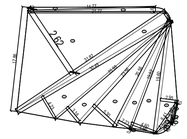


GROUND FLOOR PLAN
SCALE:-1:100



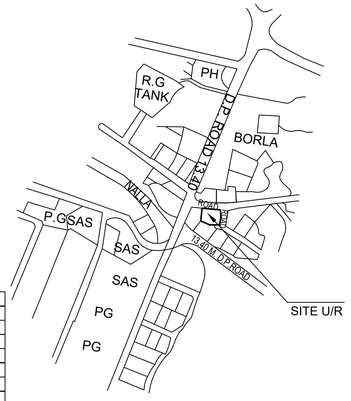
BLOCK PLAN
SCALE:-1:500



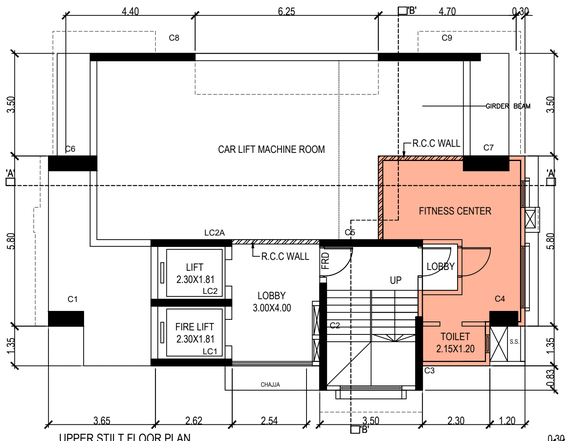
PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION

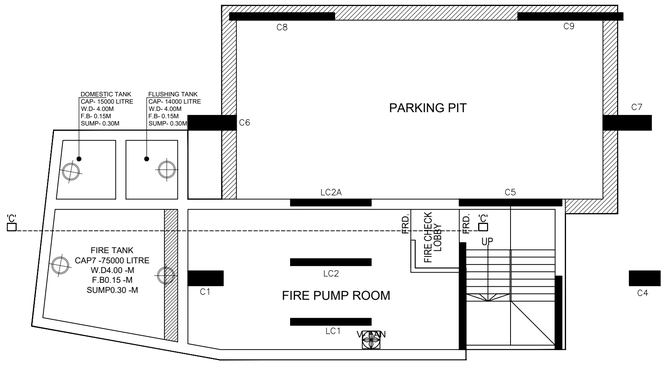
PLOT AREA CALCULATION									
1	=	3.34	X	0.46	X	0.6	=	0.92	SQ.MT
2	=	6.41	X	1.19	X	0.5	=	3.81	SQ.MT
3	=	0.41	X	0.11	X	0.5	=	0.02	SQ.MT
4	=	3.12	X	0.14	X	0.5	=	0.22	SQ.MT
5	=	3.50	X	0.10	X	0.5	=	0.18	SQ.MT
6	=	19.60	X	2.95	X	0.5	=	28.91	SQ.MT
7	=	4.66	X	0.19	X	0.5	=	0.44	SQ.MT
8	=	19.82	X	4.60	X	0.5	=	45.59	SQ.MT
9	=	20.56	X	2.23	X	0.5	=	22.92	SQ.MT
10	=	23.56	X	5.30	X	0.5	=	62.43	SQ.MT
11	=	25.98	X	3.16	X	0.5	=	41.05	SQ.MT
12	=	30.49	X	4.23	X	0.5	=	64.49	SQ.MT
13	=	31.82	X	1.62	X	0.5	=	25.77	SQ.MT
14	=	31.82	X	13.09	X	0.5	=	208.26	SQ.MT
PLOT AREA							=	**505.02**	**SQ.MT**
15	=	21.77	X	0.69	X	0.5	=	7.51	SQ.MT
16	=	14.77	X	0.73	X	0.5	=	5.39	SQ.MT
SET BACK AREA							=	**12.90**	**SQ.MT.**
TOTAL PLOT AREA							=	**517.92**	**SQ.MT.**



LOCATION PLAN.
SCALE :- 1:4000
'M' WARD.



UPPER STILT FLOOR PLAN
SCALE:-1:100



BASEMENT FLOOR PLAN
SCALE:- 1:100

TOTAL PROPOSED BUILT UP AREA STATEMENT

FLOOR	NET B.U.A. INCLUDING FUNGIBLE (SQ.MT.)	TOTAL STAIRCASE LESS AREA (SQ.MT.)	SQ.MT.
GROUND FLOOR		--	SQ.MT.
1ST FLOOR	111.76	39.06	SQ.MT.
2ND FLOOR	111.76	39.06	SQ.MT.
3RD FLOOR	111.76	39.06	SQ.MT.
4TH FLOOR	111.76	39.06	SQ.MT.
5TH FLOOR	56.85	39.06	SQ.MT.
6TH FLOOR	111.76	39.06	SQ.MT.
7TH FLOOR	111.76	39.06	SQ.MT.
8TH FLOOR	111.76	39.06	SQ.MT.
9TH FLOOR	111.76	39.06	SQ.MT.
10TH FLOOR	111.76	39.06	SQ.MT.
11TH FLOOR	111.76	39.06	SQ.MT.
12TH FLOOR	111.76	39.06	SQ.MT.
13TH FLOOR	111.76	39.06	SQ.MT.
TOTAL AREA	**1397.97**	**507.78**	SQ.MT.

PLOT AREA= 505 X 2.00 FSI+25.80 SET BACK AREA	=	1035.80 SQ.MTS.
FUNGIBLE AREA (35%)	=	362.53 SQ.MTS.
PERMISSIBLE AREA	=	1398.33 SQ.MTS.

PROFORMA - A

A		**AREA STATEMENT FOR PLOT**	**Sq.Mtr.**
1		**Area of Plot**	517.90
	a)	Area of Reservation in Plot	NIL
	b)	Area of Road Set-back	12.90
	c)	Area of D.P.Road	NIL
2		**Deductions for**	
	A)	For Reservation / Road area	
	a)	Road Set-back area to be handed over (100%) (Reg. No.16)	
	b)	Proposed D.P.Road to be handed over (100%) (Reg. No.16)	NIL
	c)	Reservation area (Plot) to be handed over (100%) (Reg. No.17)	NIL
	B)	For Amenity area	
	a)	Area of Amenity plot/plots to be handed over as per DCR 14(A)	NIL
	b)	Area of Amenity plot	
	c)	Area of Amenity plot/plots to be handed over as per DCR 14(B)	NIL
	d)	Area of Amenity plot/plots to be handed over as per DCR 35	NIL
	C)	Deduction for existing built up area to be retained if any land component of existing built up area as per reg. under which the development was allowed	
3		**Total deductions : [2(A) + 2(B) +2(C)]**	0.00
4		**Balance area of plot (1 minus 3)**	505.00
5		Plot area under development areas to be handed over to MCGM/Appropriate Authority as per sr. no. 4 above	
6		Zonal (Basic) FSI (1 or 1.33)	505.00
7		Built up area as per Zonal (Basic) FSI (5*6)	505.00
8		Built up area of land handed over as per 3(a) of Reg.30(A)	
	i)	As per 2(A) and 2(B) except 2(A)(c)	
	ii)	Above with in CAP of "Admissible TDR" as column 6 of table-12 on remaing/balance plot	
	iii)	In case of 2(A)(c)(ii) permissible over and above permissible BUA on remaing/balance plot	
9		Built up area in lieu of cost of construction of built up anenity to be handed over (within the limit of permissible BUA on remaining plot)	
10		Built up area due to "additional FSI on payment of premium" as per table no.12 of Reg. no. 30(A)505.00X50%=252.50	252.50
11	a)	Built up area due to admissible "TDR" as per table no.12 of Reg. no. 30(A) on remaing/balance plot 505.00X50%=252.50 a) 50.00 sqmt. as per 33(7)(B) b) 76.25 sq.mt. Reservation TDR U/No. RES/0006/2021 C) 126.25 sq.mt. Slum TDR U/No. SRA/1442/Const Total 252.50 sq.mt	252.50
	b)	set back AREA 12.90 x 2 = 25.80 sq.mt as per notification dated.24/11/2021	25.80
	c)	Additional 10% benefit of set back AREA	NIL
12		**Permissible Built up Area**	1035.80
13		**Proposed Built up Area**	1035.80
14		**TDR generated if any as per Reg. no.30(A) and 32**	
15		Fungible compensatory area as per Reg. no.31(3)	362.53
	a) i)	Permissible fungible compensatory area for rehab component without charging premium	121.25
	ii)	Fungible compensatory area availed for rehab component without charging premium	121.25
	b) i)	Permissible fungible compensatory area by charging premium	241.28
	ii)	Proposed Fungible compensatory area on payment of premium	241.28
16		Total built up area Permissible including fungible compensatory area [13+15(a)(ii)+15(b)(i)]	1398.33
		Total built up area proposed including fungible compensatory	1397.97
		Balance BUA	0.36
17		FSI consumed on net plot [13/4]	2.05
II)		**OTHER REQUIREMENT**	
	A)	**Reservation / Designation (RR 2.1)**	
	a)	Name of Reservation	
	b)	Area of Reservation affecting the plot	
	c)	Area of Reservation land to be handed over as per Reg. no.17	
	d)	Built up area of amenity to be handed over as per Reg. no.17	
	e)	Area / Built up area of designation	
	B)	**Plot area / Built up area amenity to be handed over as per**	
	i)	14 (A)	
	i)	14 (B)	
	i)	15	
	C)	**REQUIREMENT OF RECREATION OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 17**	
	D)	**TENEMENT STATEMENT**	
	i)	Proposed built up area (13 above)	1397.97
	ii)	Less deduction of Non-Residential area (Shop etc.)	
	iii)	Area available for tenements [(i) minus (ii)]	62.91
	iv)	Tenements permissible (Density of tenements/hectare)	62.91
	v)	Total number of tenements proposed on the plot	26.00
	E)	**PARKING STATEMENT**	
	i)	Parking required by Regulations for –	
		CAR	17.50
		SCOOTER / MOTOR CYCLE	
		OUTSIDERS (visitors)	1.75
	ii)	COVERED GARAGE PERMISSIBLE	
	iii)	COVERED GARAGE PROPOSED	
		CAR	20.00
		SCOOTER / MOTOR CYCLE	2.00
		Total parking proposed	26.00
	F)	**TRANSPORT VEHICLES PARKING**	
	ii)	Spaces for transport vehicles parking required by regulations	

CONTENTS OF THE SHEET

GROUND FLOOR PLAN ,1ST TO 4TH &6TH TYPICAL FLR PLAN
5TH REFUGE FLR PLAN,7TH TO 12TH & 13TH FLR PLAN.
BUILT UP AREA STATMENT.BLOCK PLAN.LOCATION PLAN
PLOT AREA DIAGRAM & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned
Under no CHE/ES/0941/M/337(NEW) Dated 13.01.2022

Approved Subject to the conditions mentioned In this office
Letter No. CHE/ES/0941/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

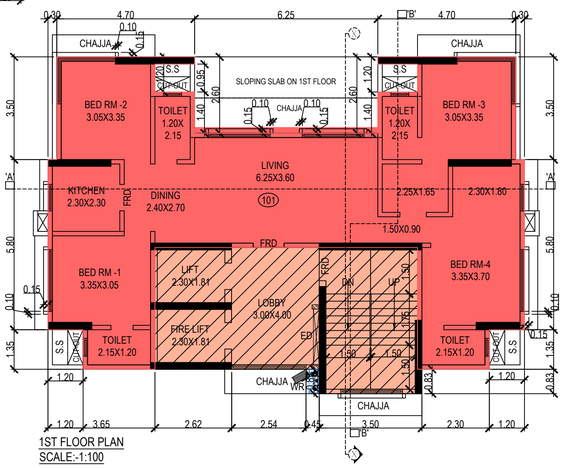
PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG. BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

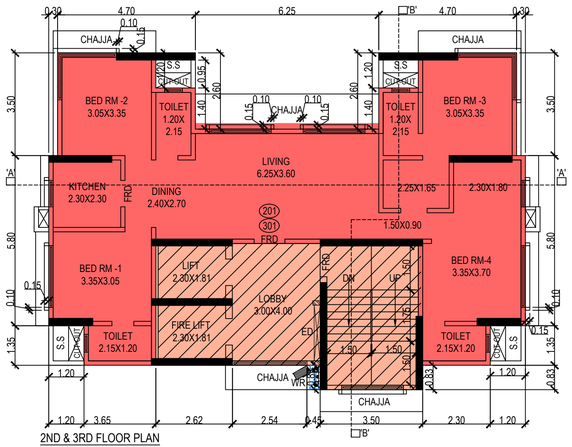
SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-10	DRG NO.	1
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH		DATE	10.06.2023
		SCALE	1:100 1:500 1:4000



1ST FLOOR PLAN
SCALE:-1:100



2ND & 3RD FLOOR PLAN
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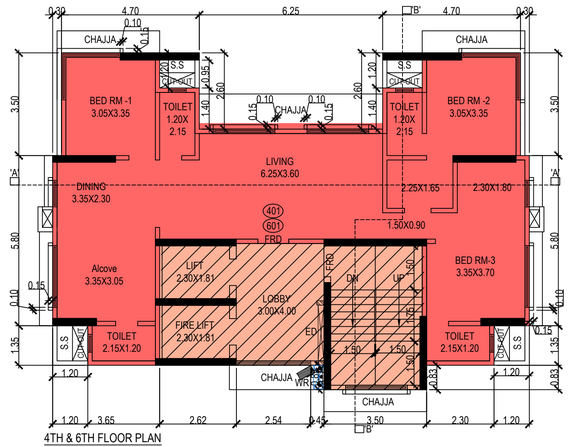

4TH & 6TH FLOOR PLAN
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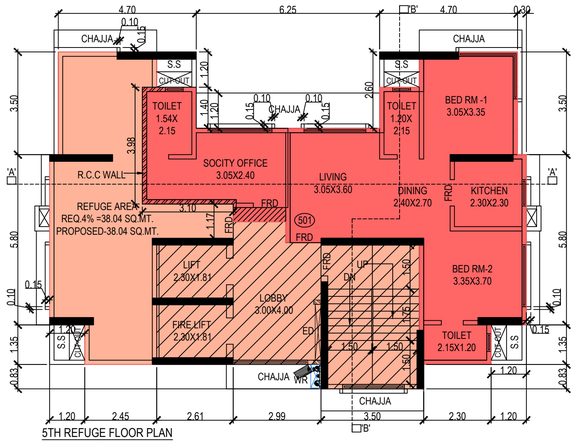

5TH REFUGE FLOOR PLAN
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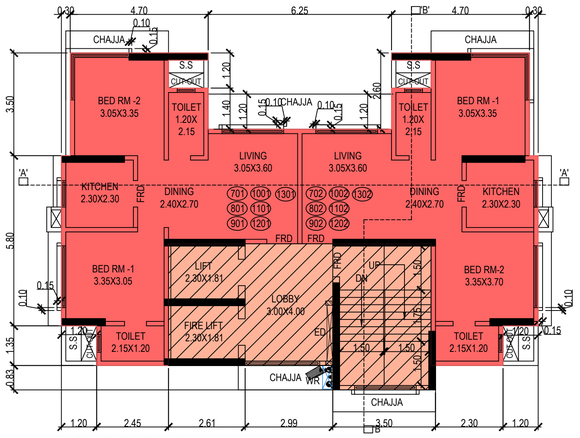
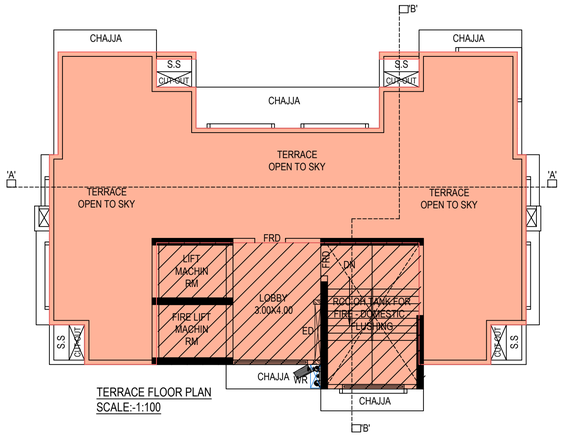
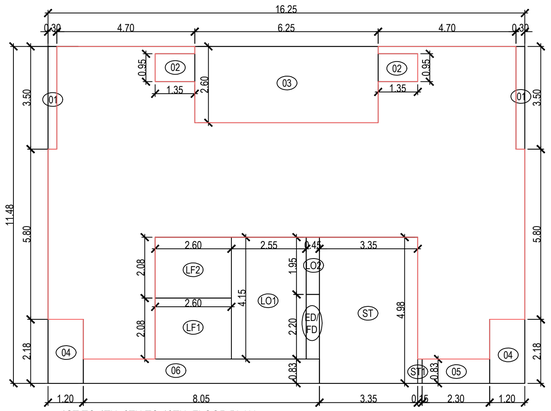


7TH TO 13TH FLOOR PLAN
SCALE:-1:100



TERRACE FLOOR PLAN
SCALE:-1:100



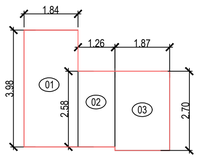
1ST TO 4TH, 6TH TO 13TH FLOOR PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
7TH TO 13TH FLR

ADDITION									
1	-	16.25	X	11.48	X	1	-	186.55	SQ.MT
					PROPOSED AREA		=	186.55	SQ.MT

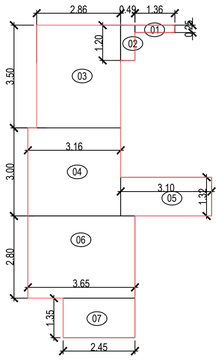
DEDUCTION									
1	-	0.90	X	3.50	X	2	-	2.10	SQ.MT
2	-	1.35	X	0.95	X	2	-	2.57	SQ.MT.
3	=	6.55	X	2.60	X	1	=	17.03	SQ.MT
4	=	1.20	X	2.18	X	2	-	5.23	SQ.MT
5	=	2.30	X	0.83	X	1	=	1.91	SQ.MT
6	=	8.05	X	0.84	X	1	-	6.88	SQ.MT
ST1	-	0.15	X	0.83	X	1	-	0.12	SQ.MT.
ST2	=	4.15	X	4.98	X	1	=	20.68	SQ.MT
LO1	-	2.55	X	4.15	X	1	-	10.58	SQ.MT
LO2	=	0.45	X	1.95	X	1	=	0.88	SQ.MT
LF1	-	2.60	X	2.08	X	1	-	5.40	SQ.MT
LF2	=	2.60	X	2.08	X	1	=	5.40	SQ.MT.
FD/FT	=	0.45	X	2.20	X	1	=	0.99	SQ.MT
					DEDUCTION AREA		=	74.79	SQ.MT

PROPOSED BUILT UP AREA CALCULATION
186.55 - 74.79 = 111.76 SQ.MT.



5TH FLOOR SOCITY OFFICE AREA DIAGRAM
SCALE:-1:100

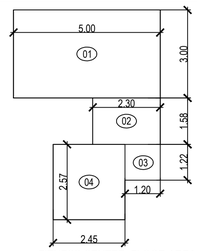
PROPOSED SOCITY OFFICE AREA CALCULATION									
1	-	1.84	X	3.98	X	1	-	7.32	SQ.MT.
2	-	1.26	X	2.58	X	1	=	3.25	SQ.MT
3	=	1.87	X	2.70	X	1	=	5.05	SQ.MT
					PROPOSED AREA		=	15.62	SQ.MT.



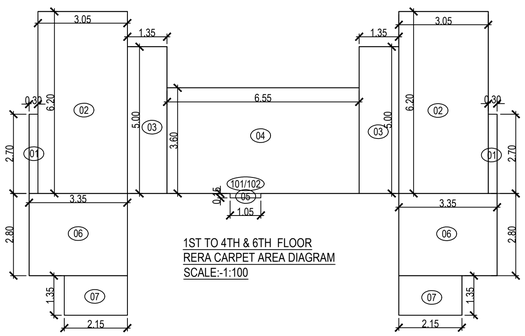
5TH REFUGE FLOOR AREA DIAGRAM
SCALE:-1:100

PROPOSED REFUGE AREA CALCULATION									
1	-	1.36	X	0.25	X	1	-	0.34	SQ.MT.
2	=	0.49	X	1.20	X	1	=	0.59	SQ.MT
3	-	2.86	X	3.50	X	1	-	10.01	SQ.MT.
4	=	3.16	X	3.00	X	1	=	9.48	SQ.MT
5	-	3.10	X	1.32	X	1	-	4.09	SQ.MT
6	-	3.65	X	2.80	X	1	-	10.22	SQ.MT
7	-	2.45	X	1.35	X	1	-	3.31	SQ.MT
					PROPOSED AREA		-	38.05	SQ.MT
					REFUGE AREA REQ. 4%		=	38.04	

PROPOSED FITNESS CENTER AREA CALCULATION									
1	-	5.00	X	3.00	X	1	-	15.00	SQ.MT
2	=	2.30	X	1.58	X	1	=	3.63	SQ.MT.
3	=	1.20	X	1.22	X	1	=	1.46	SQ.MT.
4	-	2.45	X	2.57	X	1	-	6.30	SQ.MT
					PROPOSED AREA		=	26.39	SQ.MT



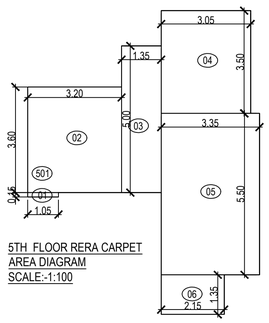
FITNESS CENTER FLOOR AREA DIAGRAM
SCALE:-1:100



1ST TO 4TH & 6TH FLOOR
RERA CARPET AREA DIAGRAM
SCALE:-1:100

RERA CARPET AREA CALCULATION
1ST TO 4TH & 6TH FLR

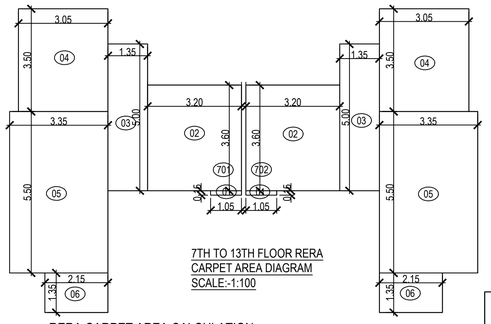
RERA CARPET AREA (FLAT NO 101/102TO 401/402 & 601/602)									
1	-	0.90	X	2.00	X	2	-	3.62	SQ.MT
2	=	3.05	X	6.20	X	2	=	37.82	SQ.MT.
3	=	1.35	X	5.00	X	2	=	13.50	SQ.MT
4	-	6.55	X	3.60	X	1	-	23.58	SQ.MT
5	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
6	=	3.35	X	2.80	X	2	=	18.76	SQ.MT
7	-	2.15	X	1.35	X	2	-	5.81	SQ.MT
					PROPOSED RERA CARPET AREA		=	101.24	SQ.MT



5TH FLOOR RERA CARPET
AREA DIAGRAM
SCALE:-1:100

RERA CARPET AREA CALCULATION
5TH FLR

RERA CARPET AREA (FLAT NO 501)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	3.60	X	1	=	11.52	SQ.MT.
3	=	1.35	X	5.00	X	1	=	6.75	SQ.MT.
4	=	3.05	X	3.50	X	1	=	10.68	SQ.MT.
5	=	3.35	X	5.50	X	1	=	18.43	SQ.MT.
6	=	2.15	X	1.35	X	1	=	2.90	SQ.MT.
					PROPOSED RERA CARPET AREA		=	50.43	SQ.MT.



7TH TO 13TH FLOOR RERA
CARPET AREA DIAGRAM
SCALE:-1:100

RERA CARPET AREA CALCULATION
7TH TO 13TH FLR

RERA CARPET AREA (FLAT NO 701 TO 1301)									
1	-	1.05	X	0.15	X	1	-	0.16	SQ.MT
2	-	3.20	X	3.60	X	1	-	11.52	SQ.MT
3	=	1.35	X	5.00	X	1	=	6.75	SQ.MT.
4	=	3.05	X	3.50	X	1	=	10.68	SQ.MT.
5	-	3.35	X	5.50	X	1	-	18.43	SQ.MT
6	-	2.15	X	1.35	X	1	-	2.90	SQ.MT
					PROPOSED RERA CARPET AREA		=	50.43	SQ.MT

RERA CARPET AREA (FLAT NO 702 TO 1302)									
1	-	1.05	X	0.15	X	1	-	0.16	SQ.MT
2	-	3.20	X	3.60	X	1	-	11.52	SQ.MT
3	=	1.35	X	5.00	X	1	=	6.75	SQ.MT.
4	=	3.05	X	3.50	X	1	=	10.68	SQ.MT.
5	-	3.35	X	5.50	X	1	-	18.43	SQ.MT
6	-	2.15	X	1.35	X	1	-	2.90	SQ.MT
					PROPOSED RERA CARPET AREA		=	50.43	SQ.MT

CONTENTS OF THE SHEET

1ST TO 4TH & 6TH ,5TH , 7TH TO 12TH FLOOR & 13TH FLOOR PLAN AREA DIAGRAM & CALCULATION. PARKING STATMENT RERA CARPET AREA DIAGRAM & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0941/M/337(NEW) Dated 13.01.2022

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0941/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG. BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR, GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

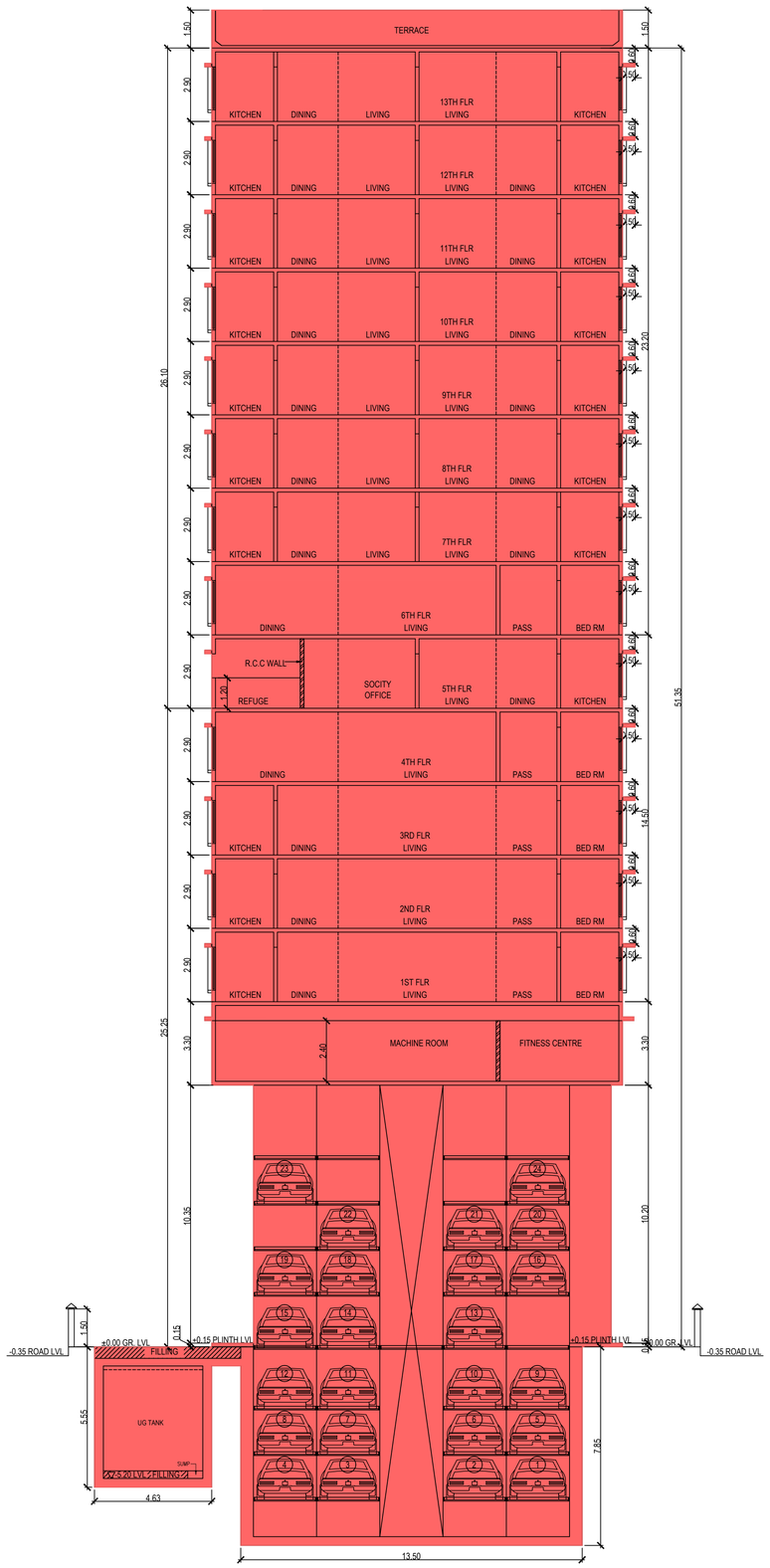
Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-10	DRG NO.	2
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	10.06.2023
		SCALE	1:100 1:500 1:4000

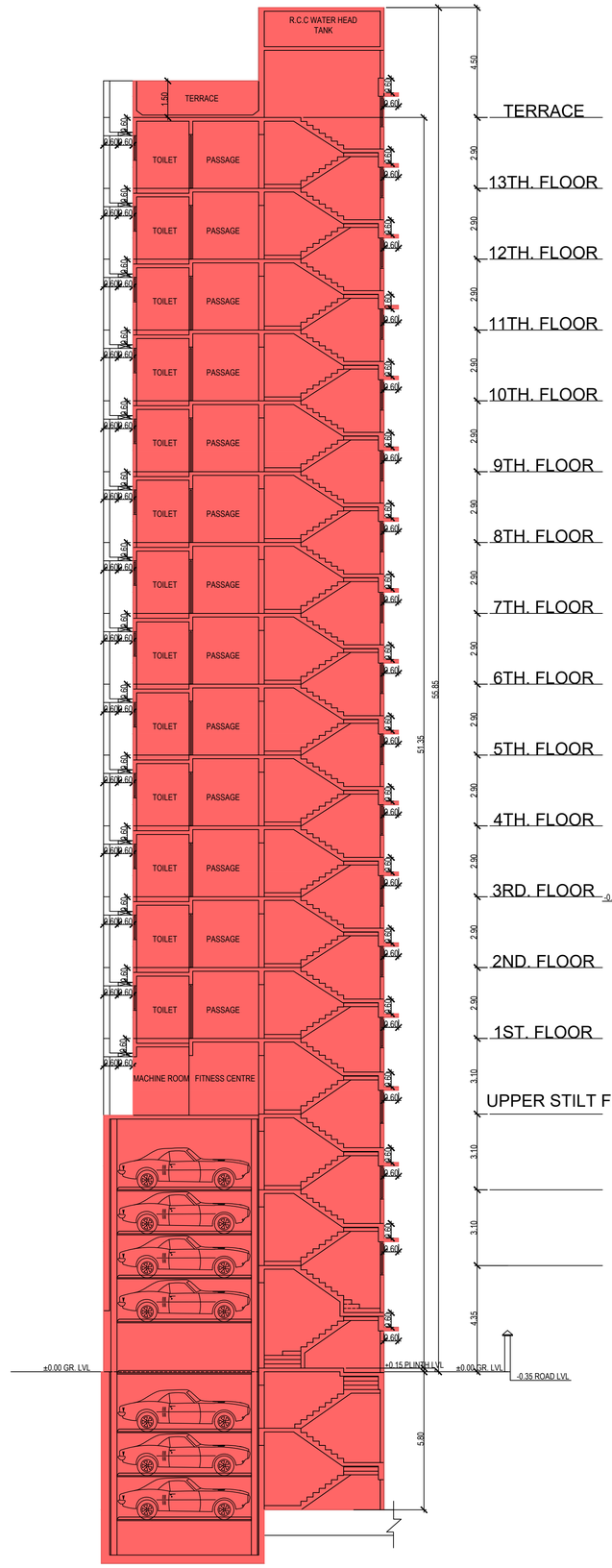
PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60					1 NOS	--	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	15 NOS	07.50 NOS
1.00/FLAT	60 TO 90					--	--	--	--	--	--	--	--	--	--	--
2.00/FLAT	ABOVE 90	1 NOS	1 NOS	1 NOS	1 NOS	--	1 NOS	--	--	--	--	--	--	--	05 NOS	10.00 NOS

TOTAL	17.50 NOS
10% VISITORS	1.75 NOS
TOTAL PARKING REQD.	19.25 NOS
i.e.	20.00 NOS
25% ADDITION PARKING	5.00 NOS
TOTAL PARKING PROVIDED	26.00 NOS



SECTION:- 'A'-'A'
SCALE:- 1:100



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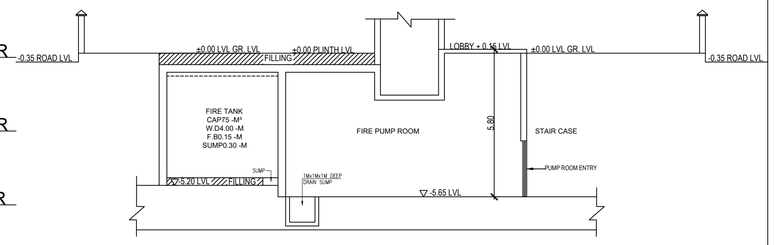
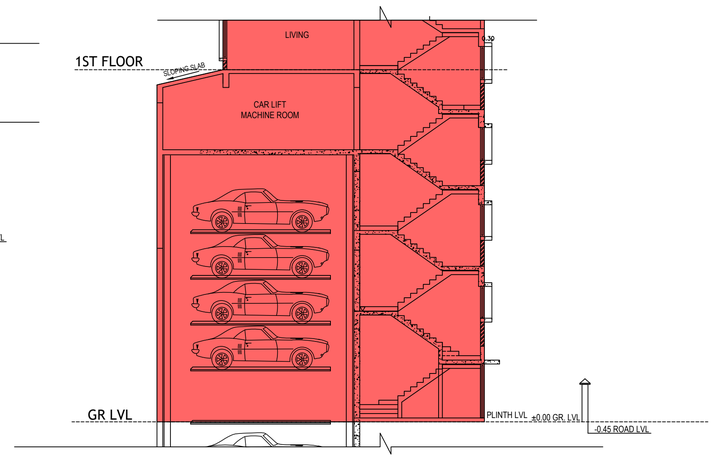


SECTION C-C



SECTION:- 'X'-'X'
SCALE:- 1:100

CONTENTS OF THE SHEET

SECTION.

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned
Under no CHE/ES/0941/M/337(NEW) Dated 13.01.2022

Approved Subject to the conditions mentioned In this office
Letter No. CHE/ES/0941/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

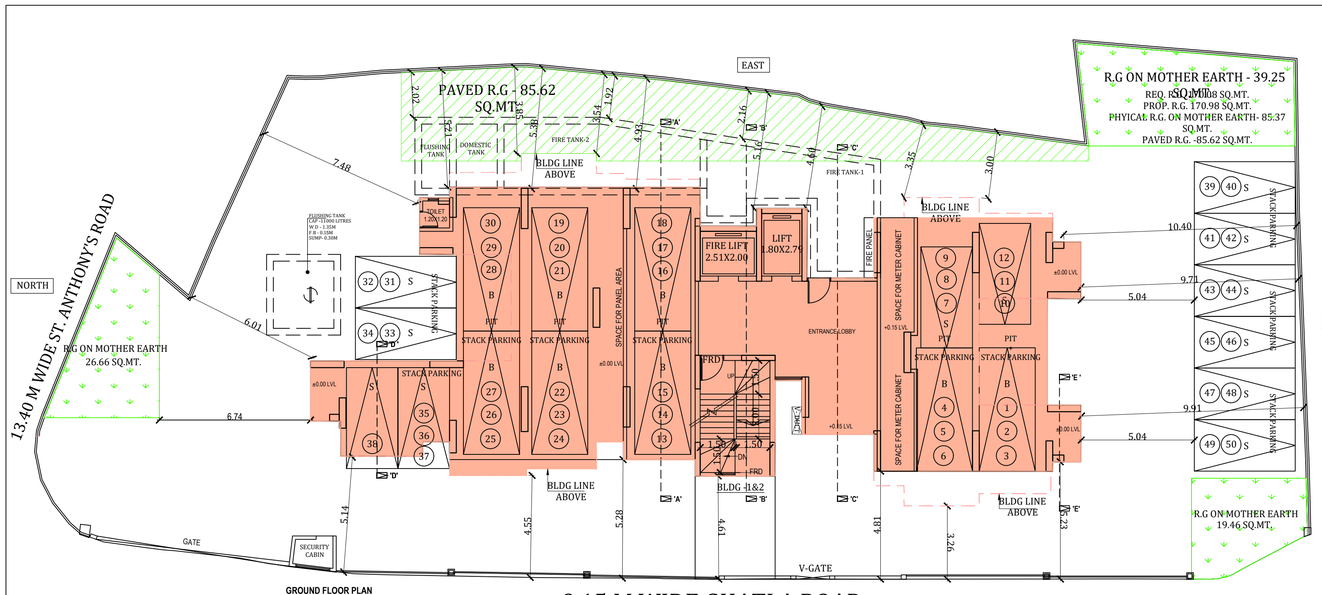
PROPOSED BLDG ON OF ON PLOT NO. 10, GREEN FIELD BLDG.
BEARING C.T.S.NO.1564,1564-1 TO 4, OF VILLAGE CHEMBUR,
GHATLA ROAD, CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

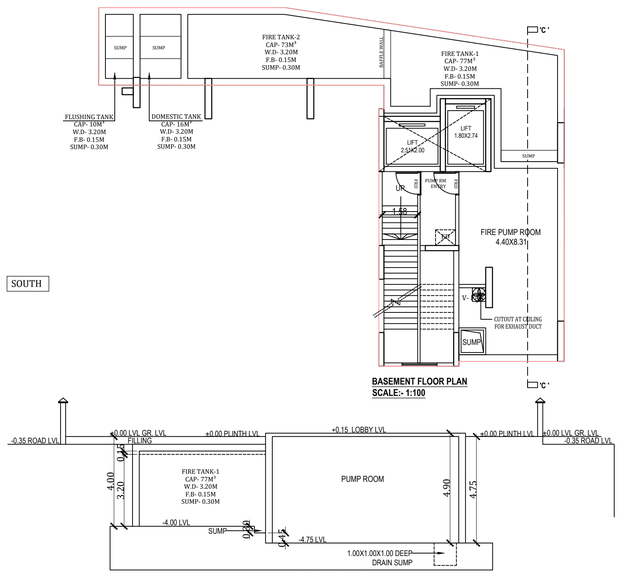
SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-10	DRG NO.	3
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	10.06.2023
		SCALE	1:100 1:500 1:4000

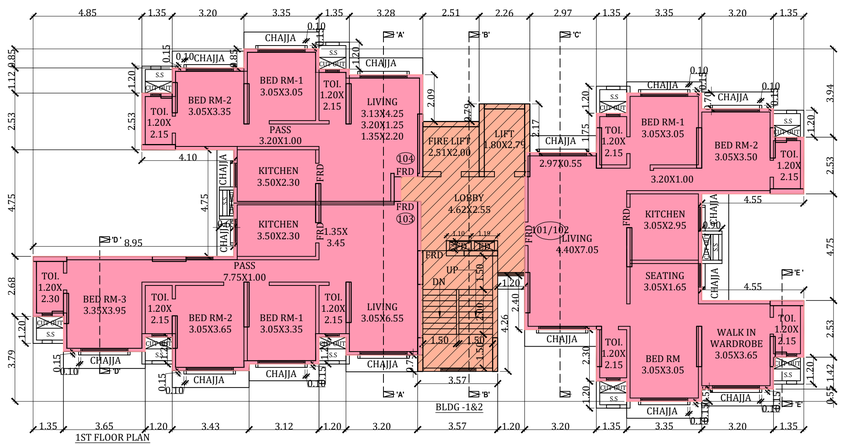


GROUND FLOOR PLAN
SCALE:- 1:100

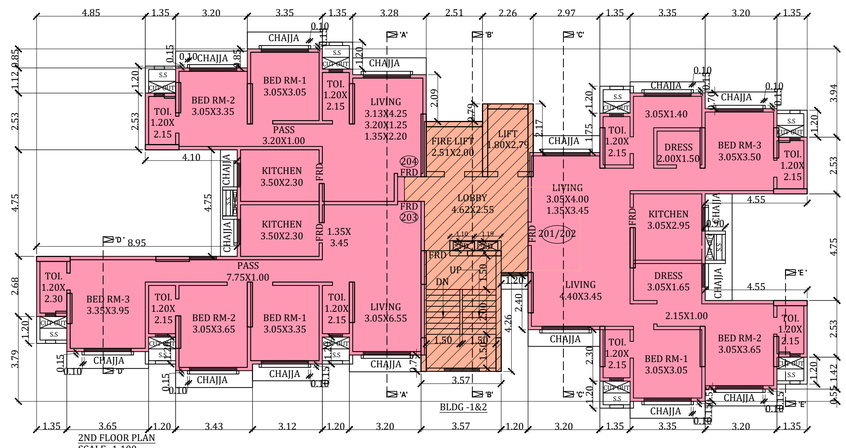


BASEMENT FLOOR PLAN
SCALE:- 1:100

SECTION- C



1ST FLOOR PLAN
SCALE:-1:100



2ND FLOOR PLAN
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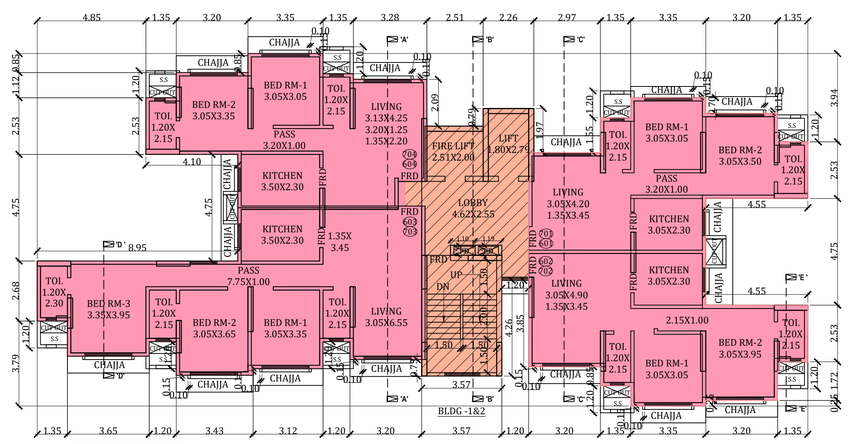
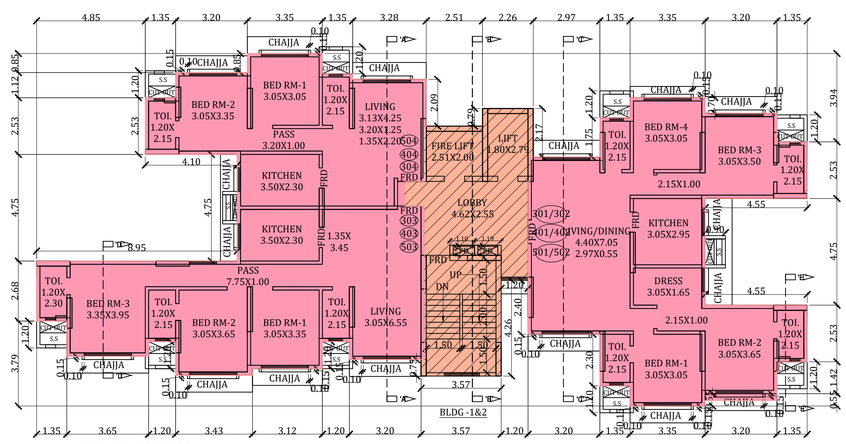


6TH & 7TH FLOOR PLAN
SCALE:-1:100



3RD TO 5TH FLOOR PLAN
SCALE:-1:100

			PROFORMA - A	
A			**AREA STATEMENT FOR PLOT**	**Sq.Mtr.**
1			**Area of Plot**	1133.90
		a]	Area of Reservation in Plot	NIL
		b]	Area of Road Set-back	
		c]	Area of D.P.Road	NIL
2			**Deductions for**	
	A]		For Reservation / Road area	
		a]	Road Set-back area to be handed over [100%] [Reg. No.16]	
		b]	Proposed D.P.Road to be handed over [100%] [Reg. No.16]	NIL
		c]	Reservation area [Bal] to be handed over [100%] [Reg. No.17]	NIL
	B]		For Amenity area	
		a]	Area of Amenity plot/plots to be handed over as per DCR 14(A)	NIL
		b]	Area of Amenity plot	
		c]	Area of Amenity plot/plots to be handed over as per DCR 14(B)	NIL
		d]	Area of Amenity plot/plots to be handed over as per DCR 35	NIL
		C]	Deduction for existing built up area to be retained if any land component of existing built up area as per reg. under which the development was allowed	
3			**Total deductions : [2(A) + 2(B) +2(C)]**	0.00
4			**Balance area of plot [1 minus 3]**	1133.90
5			Plot area under development areas to be handed over to MCGM/Appropriate Authority as per sr. no. 4 above	
6			Zonal [Basic] FSI (1 or 1.33)	1133.90
7			Built up area as per Zonal [Basic] FSI [5*6]	1133.90
8			Built up area of Land handed over as per 3(a) of Reg.30(A)	
		i]	As per 2[A] and 2[B] except 2[A][c]	
		ii]	Above with in CAP of "Admissible TDR" as column 6 of table-12 on remaing/balance plot	
		iii]	In case of 3[A][c][iii] permissible over and above permissible BUA on remaing/balance plot	
9			Built up area in lieu of cost of construction of built up amenity to be handed over [within the limit of permissible BUA on remaining plot]	
10			Built up area due to "additional FSI on payment of premium" as per table no.12 of Reg. no. 30(A)1133.90X50%=566.95	566.95
11	a]		Built up area due to admissible "TDR" as per table no.12 of Reg. no. 30(A) on remaing/balance plot 1133.90X70%=793.73 sq.mt.	793.73
			a] 1110.00 SQ.MT.as per 33(7)(B) (565qmts.already utilized)	
			b]286.87 sq.mt. reservation TDR U/No. HSG/0006/Bd	
			c]396.86 sq.mt. slum TDR U/No. SRA/1442/const total 793.73 sqmt.	
	b]		other set back AREA	
	c]		Additional 10% benefit of set back AREA	NIL
12			**Permissible Built up Area**	2494.58
13			**Proposed Built up Area**	2494.58
14			**TDR generated if any as per Reg. nos.30(A) and 32**	
15			Fungible compensatory area as per Reg. no.31(3)	873.10
	a]		Permissible fungible compensatory area for rehab component without charging premium 131.96 SQ.MT. ALREADY CLAIMED 21.00 Sqmt. NOW Claimed	152.96
	b]		Permissible fungible compensatory area by charging premium 720.14 premium already paid	720.14
16			Total built up area Permissible including fungible compensatory area [13+15(a)+15(b)]	3367.68
			Total built up area proposed including fungible compensatory	3367.68
17			FSI consumed on net plot [13/8]	2.20
II]			**OTHER REQUIREMENT**	
	A]		**Reservation / Designation (RR 2.1)**	
		a]	Name of Reservation	
		b]	Area of Reservation affecting the plot	
		c]	Area of Reservation land to be handed over as per Reg. no.17	
		d]	Built up area of amenity to be handed over as per Reg. no.17	
		e]	Area / Built up area of designation	
	B]		**Plot area / Built up area amenity to be handed over as per Reg.**	
		i]	14 (A)	
		ii]	14 (B)	
		i]	15	
		C]	**REQUIREMENT OF RECREATION OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 17**	
	D]		**TENEMENT STATEMENT**	
		i]	Proposed built up area [13 above]	3367.68
		ii]	Less deduction of Non-Residential area (Shop etc.)	
		iii]	Area available for tenements [(i) minus (ii)]	151.52
		iv]	Tenements permissible [Density of tenements/hectare]	151.52
		v]	Total number of tenements proposed on the plot	35.00
	E]		**PARKING STATEMENT**	
		i]	Parking required by Regulations for :	
			CAR	AS PER STATEMENT
			SCOOTER / MOTOR CYCLE	
			OUTSIDERS (visitors)	
		ii]	COVERED GARAGE PERMISSIBLE	
		iii]	COVERED GARAGE PROPOSED	
			CAR	
			SCOOTER / MOTOR CYCLE	
			Total parking proposed	
	F]		**TRANSPORT VEHICLES PARKING**	
		ii]	Spaces for transport vehicles parking required by regulations	
		iii]	Total no. of transport vehicles parking spaces provided	

CONTENTS OF THE SHEET

BASEMENT FLR, GROUND FLR , 1ST TO 4TH FLR PLAN ,
BLOCK PLAN ,LOCATION PLAN
PLOT AREA DIAGRAM

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 30.01.2022

Approved Subject to the conditions mentioned In this office
Letter No. CHE/ES/0942/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II

A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT
BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4
OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

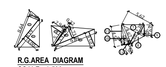
Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-1/2	DRG NO.	1
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.02.2024
		SCALE	1:100 1:500 1:4000

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON 19/05/2010 AND THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1817.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT



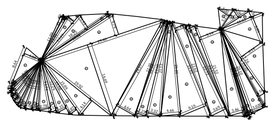
R.G.AREA DIAGRAM
SCALE:- 1:500

50% PROPOSED R.G AREA CALCULATION								
1	=	5.13	X	2.94	X	0.5	=	7.54 SQ.MT.
2	=	5.32	X	0.32	X	0.5	=	0.85 SQ.MT.
3	=	9.89	X	2.73	X	0.5	=	13.50 SQ.MT.
4	=	9.89	X	3.51	X	0.5	=	17.36 SQ.MT.
5	=	8.64	X	2.38	X	0.5	=	10.28 SQ.MT.
6	=	8.19	X	4.00	X	0.5	=	16.38 SQ.MT.
7	=	5.62	X	2.38	X	0.5	=	6.69 SQ.MT.
8	=	5.62	X	2.96	X	0.5	=	8.32 SQ.MT.
9	=	2.63	X	0.20	X	0.5	=	0.26 SQ.MT.
10	=	4.67	X	0.97	X	0.5	=	2.26 SQ.MT.
11	=	4.58	X	0.83	X	0.5	=	1.90 SQ.MT.
12	=	0.99	X	0.04	X	0.67	=	0.03 SQ.MT.
PROPOSED R.G.							=	85.37 SQ.MT.

PAVED R.G.AREA DIAGRAM
SCALE:- 1:500

PAVED R.G. CALCULATION								
14	=	6.95	X	3.14	X	0.5	=	10.91 SQ.MT.
15	=	6.95	X	2.97	X	0.5	=	10.32 SQ.MT.
16	=	5.36	X	0.34	X	0.5	=	0.91 SQ.MT.
17	=	4.99	X	2.59	X	0.5	=	6.46 SQ.MT.
18	=	4.99	X	4.04	X	0.5	=	10.08 SQ.MT.
19	=	20.97	X	0.34	X	0.5	=	3.56 SQ.MT.
20	=	9.34	X	2.51	X	0.5	=	11.72 SQ.MT.
21	=	9.74	X	0.35	X	0.5	=	1.70 SQ.MT.
22	=	10.34	X	0.32	X	0.5	=	1.65 SQ.MT.
23	=	12.78	X	0.76	X	0.5	=	4.86 SQ.MT.
24	=	13.93	X	0.32	X	0.5	=	2.23 SQ.MT.
25	=	20.97	X	1.70	X	0.5	=	17.82 SQ.MT.
26	=	6.48	X	0.22	X	0.5	=	0.71 SQ.MT.
27	=	5.86	X	0.80	X	0.5	=	2.34 SQ.MT.
28	=	1.19	X	0.55	X	0.5	=	0.33 SQ.MT.
PAVED R.G.AREA							=	85.62 SQ.MT.

REQ.R.G. 1133.90 X 15 %	=	**170.08**	**SQ.MT.**
PROP. 50% PHYSICAL R.G. ON MOTHER EARTH	=	**85.62**	**SQ.MT.**
PROP. 50% PAVED R.G.	=	**85.37**	**SQ.MT.**
TOTAL	=	170.99	SQ.MT.



PLOT AREA DIAGRAM
SCALE:- 1:500

PLOT AREA CALCULATION

PLOT AREA CALCULATION								
1	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
2	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
3	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
4	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
5	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
6	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
7	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
8	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
9	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
10	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
11	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
12	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
13	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
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20	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
21	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
22	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
23	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
24	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
25	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
26	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
27	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
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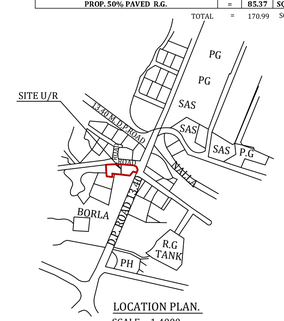
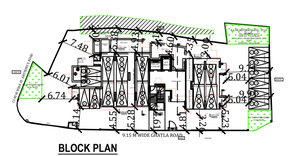
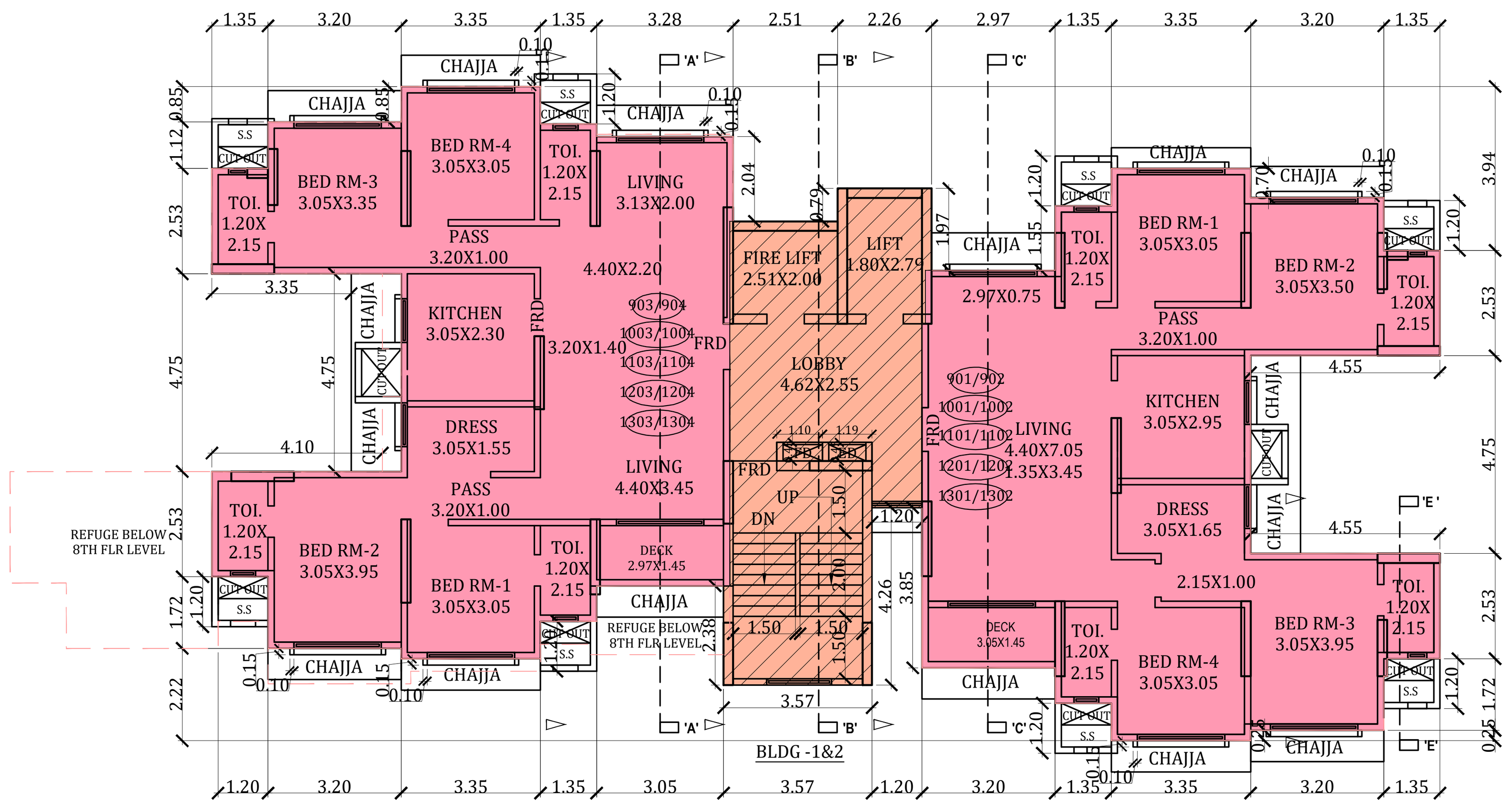
29	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
30	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
31	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
32	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
33	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
34	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
35	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
36	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
37	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
38	-	[illegible]	X	[illegible]	X	[illegible]	-	[illegible] SQ.MT.
PLOT AREA								[illegible] SQ.MT.



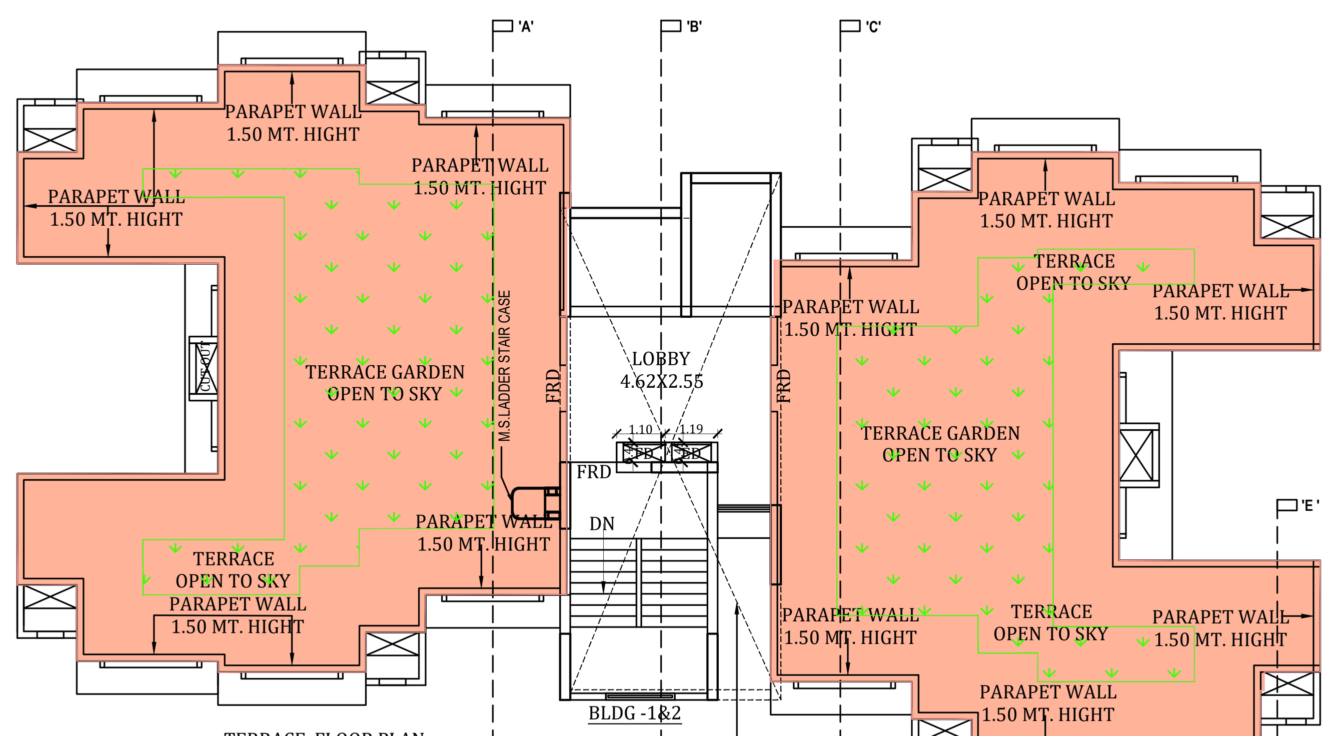
LOCATION PLAN.
SCALE :- 1:4000
'M' WARD.



BLOCK PLAN
SCALE:- 1:500

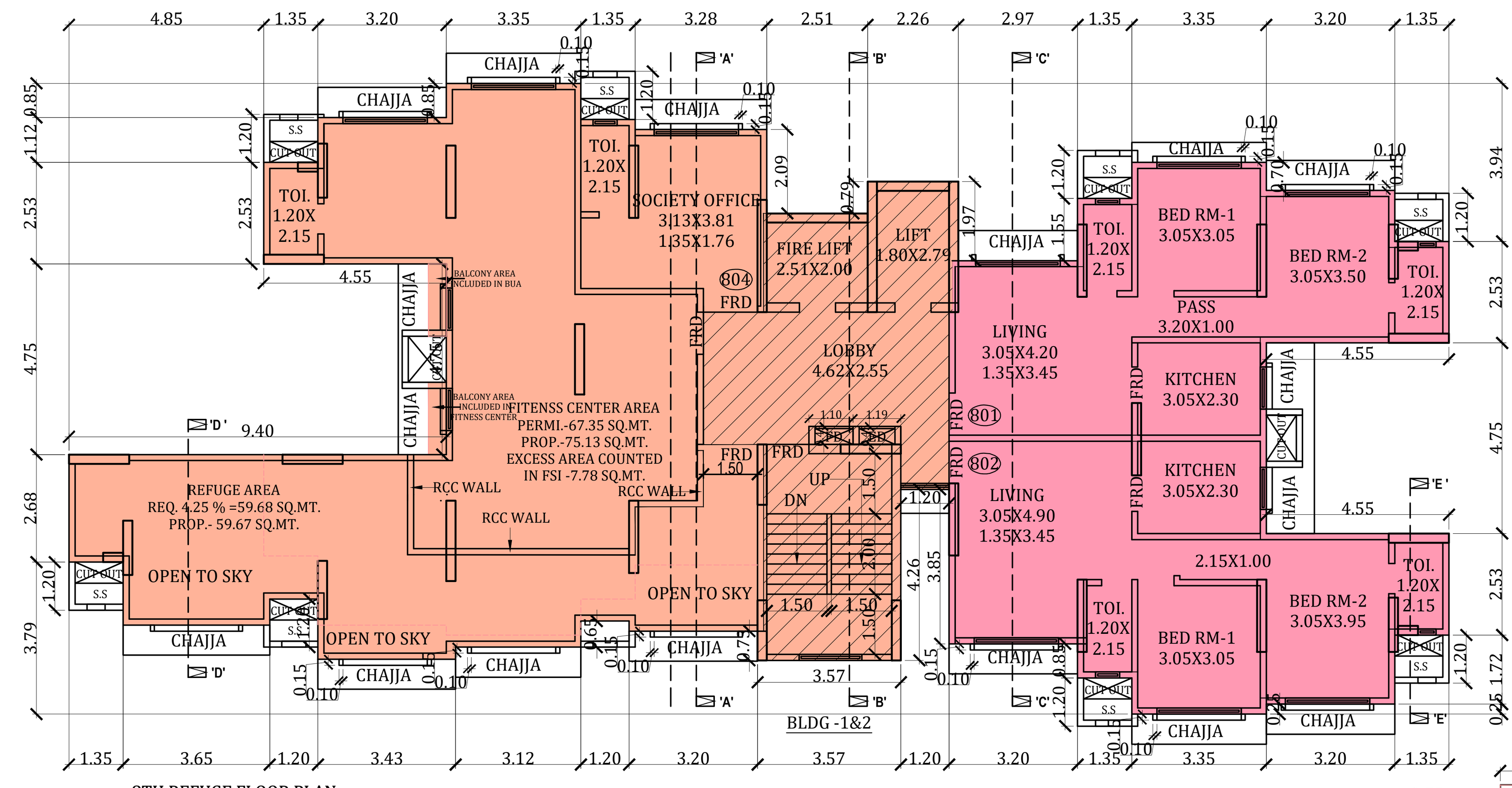


9TH TO 13TH FLOOR PLAN
SCALE:-1:100

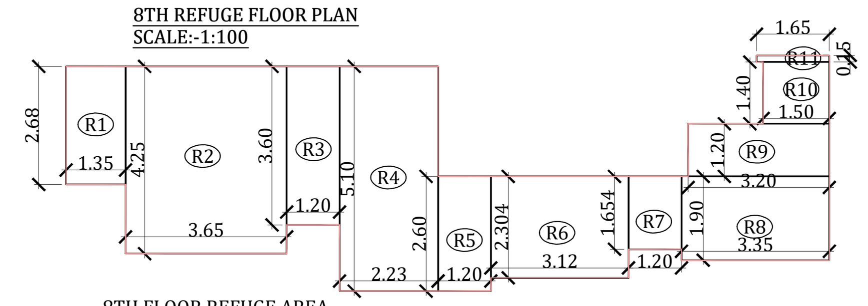


TERRACE FLOOR PLAN
SCALE:-1:100

OVER HEAD WATER TANK



8TH REFUGE FLOOR PLAN
SCALE:-1:100

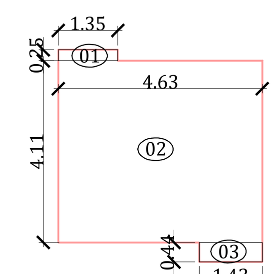


8TH FLOOR REFUGE AREA
DIAGRAM
SCALE:-1:100

BUILT UP AREA CALCULATION
8TH FLR (REFUGE AREA)

PROPOSED REFUGE AREA									
R1	=	1.350	X	2.680	X	1	=	3.62	SQ.MT.
R2	=	3.650	X	4.250	X	1	=	15.51	SQ.MT.
R3	=	1.200	X	3.600	X	1	=	4.32	SQ.MT.
R4	=	2.230	X	5.100	X	1	=	11.37	SQ.MT.
R5	=	1.200	X	2.600	X	1	=	3.12	SQ.MT.
R6	=	3.120	X	2.304	X	1	=	7.19	SQ.MT.
R7	=	1.200	X	1.654	X	1	=	1.98	SQ.MT.
R8	=	3.350	X	1.900	X	1	=	6.37	SQ.MT.
R9	=	3.200	X	1.200	X	1	=	3.84	SQ.MT.
R10	=	1.500	X	1.400	X	1	=	2.10	SQ.MT.
R11	=	1.650	X	0.150	X	1	=	0.25	SQ.MT.
PROPOSED REFUGE AREA							=	59.67	SQ.MT.

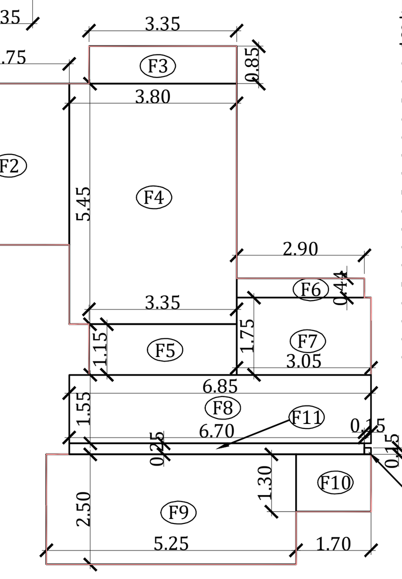
PROPOSED REFUGE AREA STATMENT		
8TH FLOOR	125.28	SQ.MT.
FITNESS EXCESS AREA	12.33	
9TH FLOOR	253.31	SQ.MT.
10TH FLOOR	253.31	SQ.MT.
11TH FLOOR	253.31	SQ.MT.
12TH FLOOR	253.31	SQ.MT.
13th FLOOR	253.31	SQ.MT.
TOTAL	1404.16	SQ.MT.
REFUGE AREA REQ.4.25%	59.68	SQ.MT.



SOCIETY OFFICE AREA CALCULATION
8TH FLR

PROPOSED SOCIETY OFFICE									
1	=	1.35	X	0.25	X	1	=	0.34	SQ.MT.
2	=	4.63	X	4.11	X	1	=	19.03	SQ.MT.
3	=	1.43	X	0.44	X	1	=	0.63	SQ.MT.
PROPOSED AREA							=	20.00	SQ.MT.

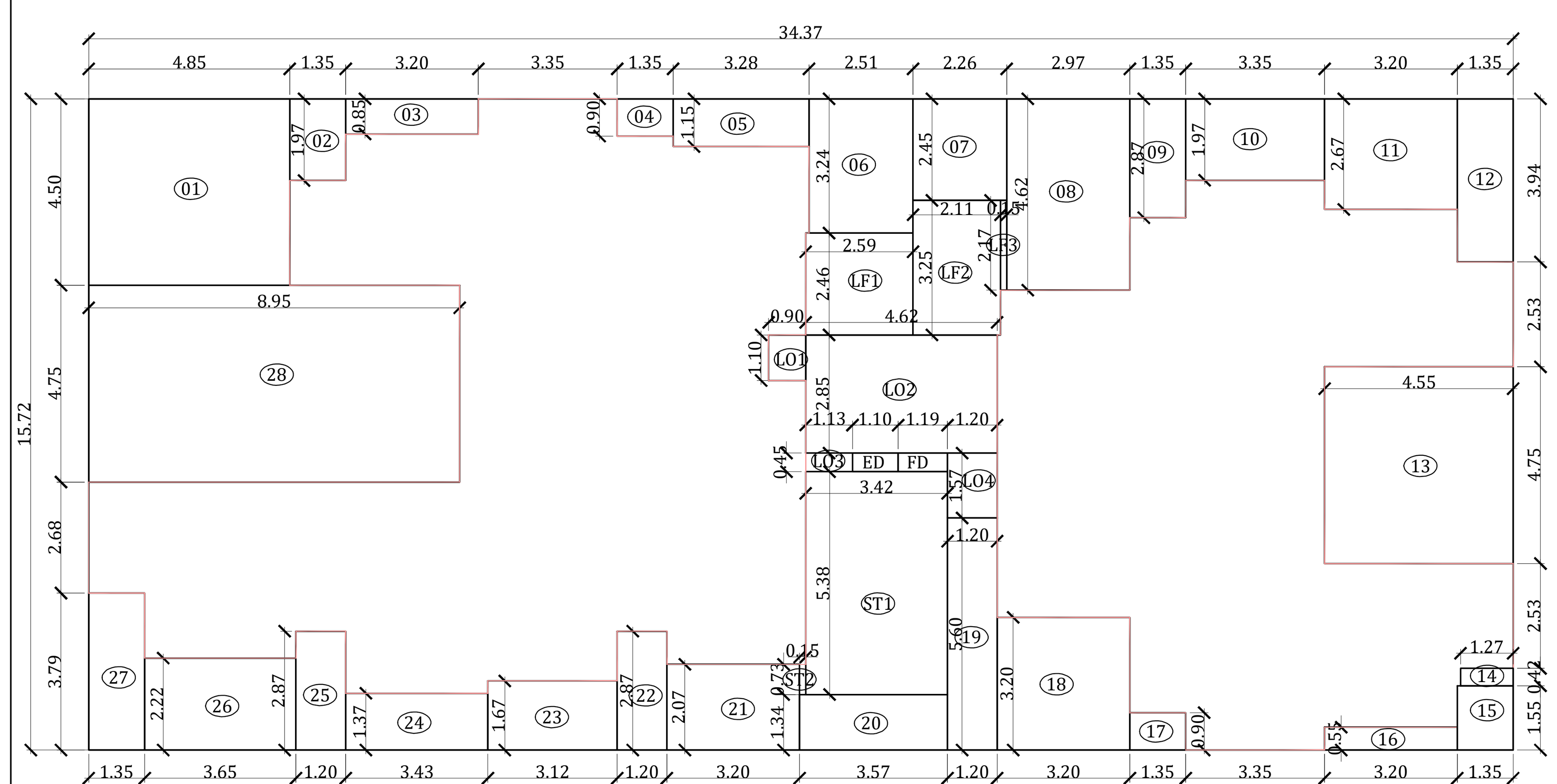
PROPOSED BUILT UP AREA STAMENT			
FLOOR	BUILT UP AREA	LESS STAIR CASE AREA	SQ.MT.
GROUND FLR			SQ.MT.
1ST FLOOR	278.63	48.61	SQ.MT.
2ND FLOOR	278.63	48.61	SQ.MT.
3RD FLOOR	278.63	48.61	SQ.MT.
4TH FLOOR	278.63	48.61	SQ.MT.
5TH FLOOR	278.63	48.61	SQ.MT.
6TH FLOOR	284.85	48.58	SQ.MT.
7TH FLOOR	284.85	48.58	SQ.MT.
8TH FLOOR	125.28	50.37	SQ.MT.
excess fitness centre area	7.78		
9TH FLOOR	254.30	47.84	SQ.MT.
10TH FLOOR	254.30	47.84	SQ.MT.
11TH FLOOR	254.30	47.84	SQ.MT.
12TH FLOOR	254.30	47.84	SQ.MT.
13th FLOOR	254.30	47.84	SQ.MT.
TOTAL	3367.41	629.78	SQ.MT.



8TH FLOOR FITNESS CENTER
AREA DIAGRAM
SCALE:-1:100

BUILT UP AREA CALCULATION
8TH FLR (FITNESS CENTER)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



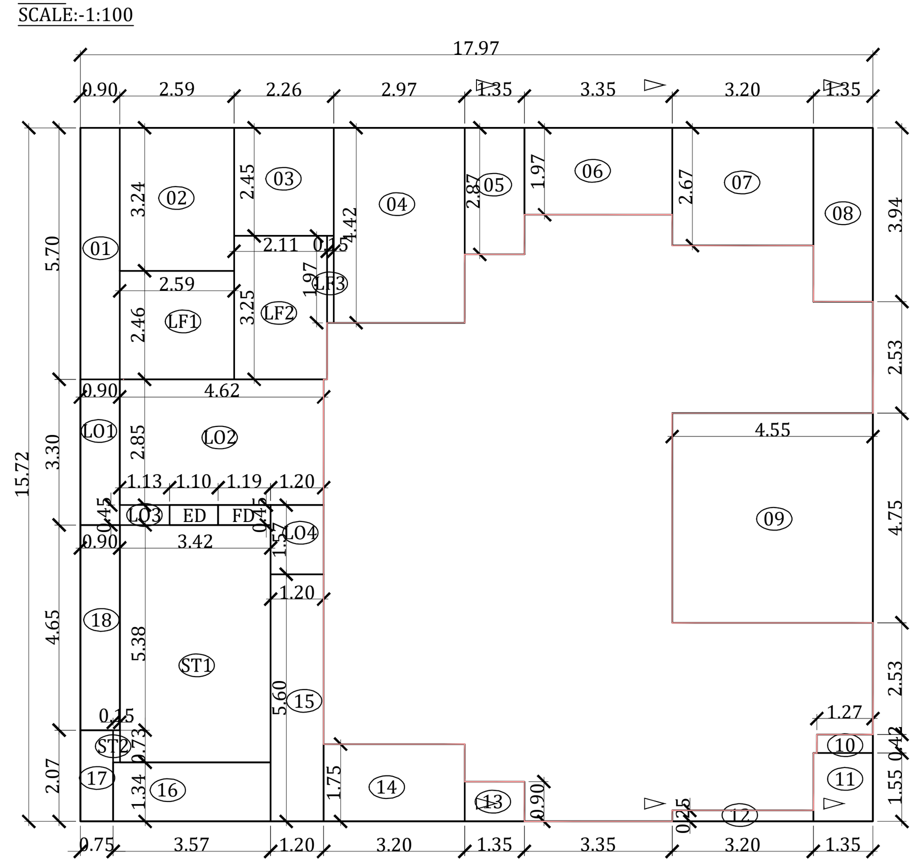
1ST TO 5TH FLOOR AREA DIAGRAM
PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
1ST TO 5TH FLR

I ADDITION									
1	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
PROPOSED AREA							=	[illegible]	SQ.MT.

II DEDUCTION									
1	=	4.85	X	4.50	X	1	=	21.83	SQ.MT.
2	=	1.35	X	1.97	X	1	=	2.66	SQ.MT.
3	=	3.20	X	0.85	X	1	=	2.72	SQ.MT.
4	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
5	=	3.28	X	1.15	X	1	=	3.77	SQ.MT.
6	=	2.51	X	3.24	X	1	=	8.13	SQ.MT.
7	=	2.26	X	2.45	X	1	=	5.54	SQ.MT.
8	=	2.97	X	4.62	X	1	=	13.72	SQ.MT.
9	=	1.35	X	2.87	X	1	=	3.87	SQ.MT.
10	=	3.35	X	1.97	X	1	=	6.60	SQ.MT.
11	=	3.20	X	2.67	X	1	=	8.54	SQ.MT.
12	=	1.35	X	3.94	X	1	=	5.32	SQ.MT.
13	=	4.55	X	4.75	X	1	=	21.61	SQ.MT.
14	=	1.27	X	0.42	X	1	=	0.53	SQ.MT.
15	=	1.35	X	1.55	X	1	=	2.09	SQ.MT.
16	=	3.20	X	0.55	X	1	=	1.76	SQ.MT.
17	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
18	=	3.20	X	3.20	X	1	=	10.24	SQ.MT.
19	=	1.20	X	5.60	X	1	=	6.72	SQ.MT.
20	=	3.57	X	1.34	X	1	=	4.78	SQ.MT.
21	=	3.20	X	2.07	X	1	=	6.62	SQ.MT.
22	=	1.20	X	2.87	X	1	=	3.44	SQ.MT.
23	=	3.12	X	1.67	X	1	=	5.21	SQ.MT.
24	=	3.43	X	1.37	X	1	=	4.70	SQ.MT.
25	=	1.20	X	2.87	X	1	=	3.44	SQ.MT.
26	=	3.65	X	2.22	X	1	=	8.10	SQ.MT.
27	=	1.35	X	3.79	X	1	=	5.12	SQ.MT.
28	=	8.95	X	4.75	X	1	=	42.51	SQ.MT.
ST1	=	3.42	X	5.38	X	1	=	18.40	SQ.MT.
ST2	=	0.15	X	0.73	X	1	=	0.11	SQ.MT.
LO1	=	0.90	X	1.10	X	1	=	0.99	SQ.MT.
LO2	=	4.62	X	2.85	X	1	=	13.17	SQ.MT.
LO3	=	1.13	X	0.45	X	1	=	0.51	SQ.MT.
LO4	=	1.20	X	1.57	X	1	=	1.88	SQ.MT.
LF1	=	2.59	X	2.46	X	1	=	6.37	SQ.MT.
LF2	=	2.11	X	3.25	X	1	=	6.86	SQ.MT.
LF3	=	0.15	X	2.17	X	1	=	0.33	SQ.MT.
ED	=	1.10	X	0.45	X	1	=	0.50	SQ.MT.
FD	=	1.19	X	0.45	X	1	=	0.54	SQ.MT.
DEDUCTION AREA							=	261.67	SQ.MT.

PROPOSED BUILT UP AREA CALCULATION
540.30 - 261.67 = 278.63 SQ.MT.



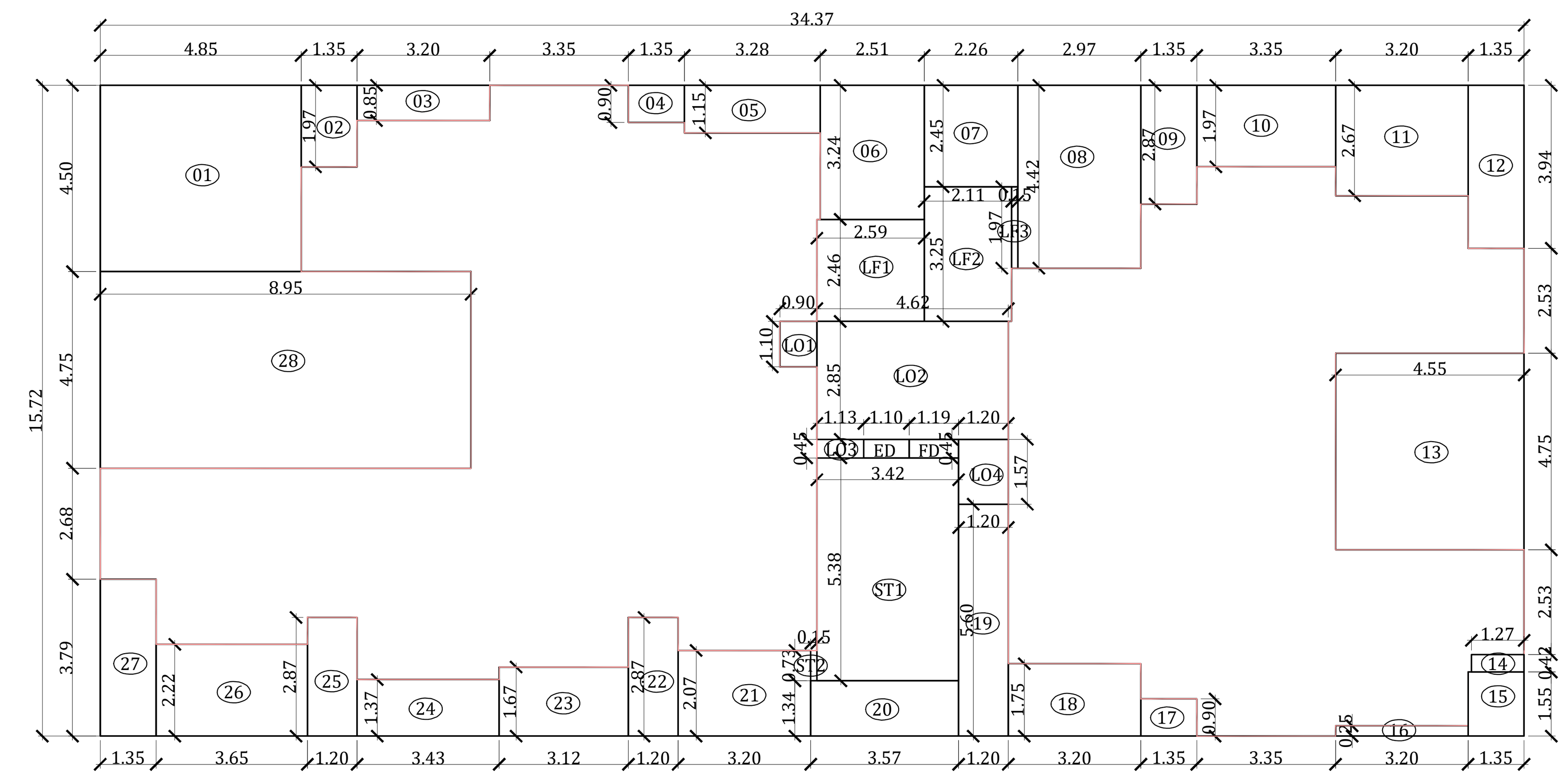
8TH REFUGE FLOOR AREA DIAGRAM
PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
8TH FLR

I ADDITION									
1	=	17.97	X	15.72	X	1	=	282.49	SQ.MT.
PROPOSED AREA							=	282.49	SQ.MT.

II DEDUCTION									
1	=	0.90	X	5.70	X	1	=	5.13	SQ.MT.
2	=	2.59	X	3.24	X	1	=	8.39	SQ.MT.
3	=	2.26	X	2.45	X	1	=	5.54	SQ.MT.
4	=	2.97	X	4.42	X	1	=	13.13	SQ.MT.
5	=	1.35	X	2.87	X	1	=	3.87	SQ.MT.
6	=	3.35	X	1.97	X	1	=	6.60	SQ.MT.
7	=	3.20	X	2.67	X	1	=	8.54	SQ.MT.
8	=	1.35	X	3.94	X	1	=	5.32	SQ.MT.
9	=	4.55	X	4.75	X	1	=	21.61	SQ.MT.
10	=	1.27	X	0.42	X	1	=	0.53	SQ.MT.
11	=	1.35	X	1.55	X	1	=	2.09	SQ.MT.
12	=	3.20	X	0.25	X	1	=	0.80	SQ.MT.
13	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
14	=	3.20	X	1.75	X	1	=	5.60	SQ.MT.
15	=	1.20	X	5.60	X	1	=	6.72	SQ.MT.
16	=	3.57	X	1.34	X	1	=	4.78	SQ.MT.
17	=	0.75	X	2.07	X	1	=	1.55	SQ.MT.
18	=	0.90	X	4.65	X	1	=	4.19	SQ.MT.
ST1	=	3.42	X	5.38	X	1	=	18.40	SQ.MT.
ST2	=	0.15	X	0.73	X	1	=	0.11	SQ.MT.
LO1	=	0.90	X	3.30	X	1	=	2.97	SQ.MT.
LO2	=	4.62	X	2.85	X	1	=	13.17	SQ.MT.
LO3	=	1.13	X	0.45	X	1	=	0.51	SQ.MT.
LO4	=	1.20	X	1.57	X	1	=	1.88	SQ.MT.
LF1	=	2.59	X	2.46	X	1	=	6.37	SQ.MT.
LF2	=	2.11	X	3.25	X	1	=	6.86	SQ.MT.
LF3	=	0.15	X	1.97	X	1	=	0.30	SQ.MT.
ED	=	1.10	X	0.45	X	1	=	0.50	SQ.MT.
FD	=	1.19	X	0.45	X	1	=	0.54	SQ.MT.
DEDUCTION AREA							=	157.21	SQ.MT.

PROPOSED BUILT UP AREA CALCULATION
282.49 - 157.21 = 125.28 SQ.MT.



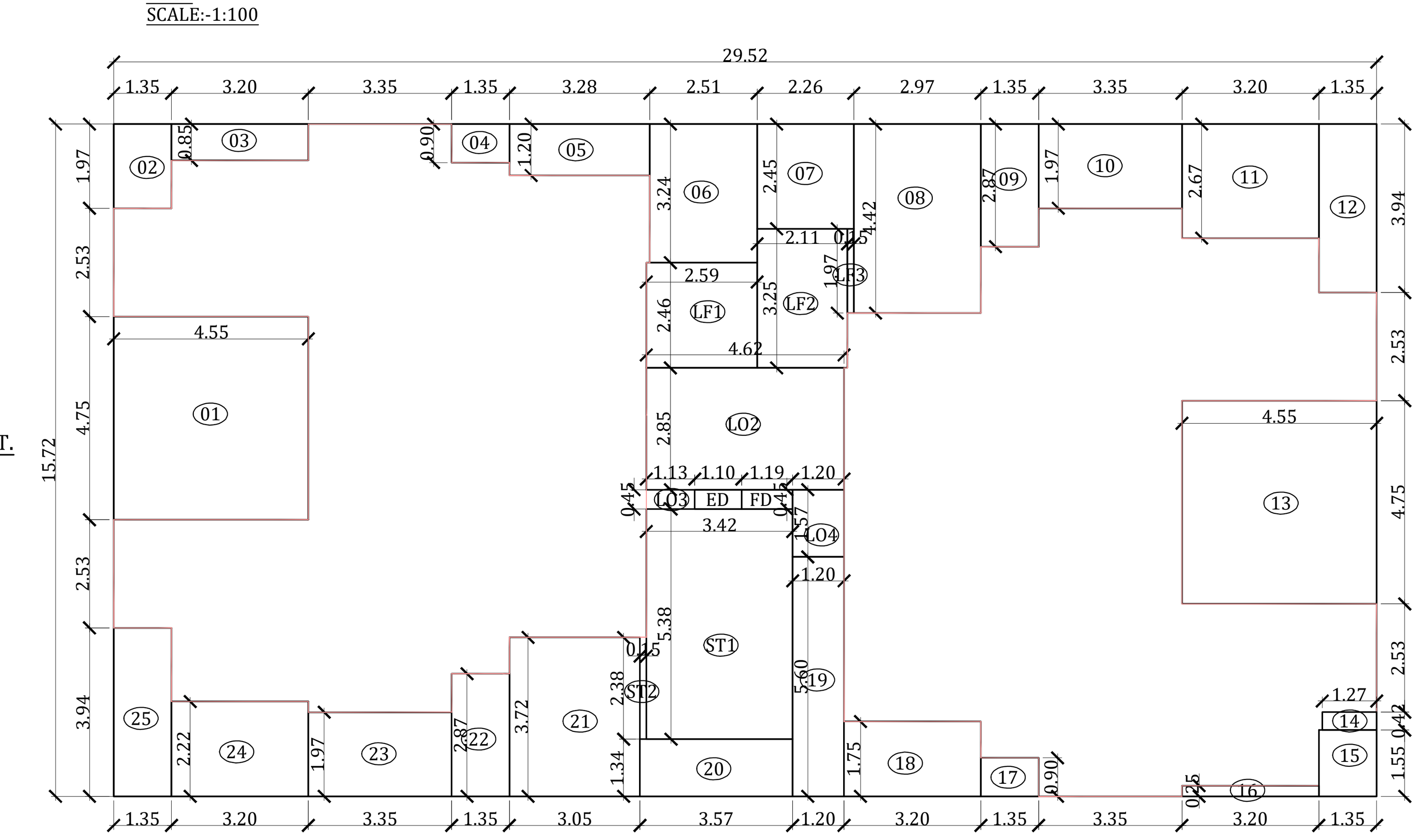
6TH & 7TH FLOOR AREA DIAGRAM
PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
6TH & 7TH FLR

I ADDITION									
1	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
PROPOSED AREA							=	[illegible]	SQ.MT.

II DEDUCTION									
1	=	4.85	X	4.50	X	1	=	21.83	SQ.MT.
2	=	1.35	X	1.97	X	1	=	2.66	SQ.MT.
3	=	3.20	X	0.85	X	1	=	2.72	SQ.MT.
4	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
5	=	3.28	X	1.15	X	1	=	3.77	SQ.MT.
6	=	2.51	X	3.24	X	1	=	8.13	SQ.MT.
7	=	2.26	X	2.45	X	1	=	5.54	SQ.MT.
8	=	2.97	X	4.42	X	1	=	13.13	SQ.MT.
9	=	1.35	X	2.87	X	1	=	3.87	SQ.MT.
10	=	3.35	X	1.97	X	1	=	6.60	SQ.MT.
11	=	3.20	X	2.67	X	1	=	8.54	SQ.MT.
12	=	1.35	X	3.94	X	1	=	5.32	SQ.MT.
13	=	4.55	X	4.75	X	1	=	21.61	SQ.MT.
14	=	1.27	X	0.42	X	1	=	0.53	SQ.MT.
15	=	1.35	X	1.55	X	1	=	2.09	SQ.MT.
16	=	3.20	X	0.25	X	1	=	0.80	SQ.MT.
17	=	1.35	X	0.90	X	1	=	1.22	SQ.MT.
18	=	3.20	X	1.75	X	1	=	5.60	SQ.MT.
19	=	1.20	X	5.60	X	1	=	6.72	SQ.MT.
20	=	3.57	X	1.34	X	1	=	4.78	SQ.MT.
21	=	3.20	X	2.07	X	1	=	6.62	SQ.MT.
22	=	1.20	X	2.87	X	1	=	3.44	SQ.MT.
23	=	3.12	X	1.67	X	1	=	5.21	SQ.MT.
24	=	3.43	X	1.37	X	1	=	4.70	SQ.MT.
25	=	1.20	X	2.87	X	1	=	3.44	SQ.MT.
26	=	3.65	X	2.22	X	1	=	8.10	SQ.MT.
27	=	1.35	X	3.79	X	1	=	5.12	SQ.MT.
28	=	8.95	X	4.75	X	1	=	42.51	SQ.MT.
ST1	=	3.42	X	5.38	X	1	=	18.40	SQ.MT.
ST2	=	0.15	X	0.73	X	1	=	0.11	SQ.MT.
LO1	=	0.90	X	1.10	X	1	=	0.99	SQ.MT.
LO2	=	4.62	X	2.85	X	1	=	13.17	SQ.MT.
LO3	=	1.13	X	0.45	X	1	=	0.51	SQ.MT.
LO4	=	1.20	X	1.57	X	1	=	1.88	SQ.MT.
LF1	=	2.59	X	2.46	X	1	=	6.37	SQ.MT.
LF2	=	2.11	X	3.25	X	1	=	6.86	SQ.MT.
LF3	=	0.15	X	1.97	X	1	=	0.30	SQ.MT.
ED	=	1.10	X	0.45	X	1	=	0.50	SQ.MT.
FD	=	1.19	X	0.45	X	1	=	0.54	SQ.MT.
DEDUCTION AREA							=	255.45	SQ.MT.

PROPOSED BUILT UP AREA CALCULATION
540.30 - 255.45 = 284.85 SQ.MT.



9TH TO 13TH FLOOR AREA DIAGRAM
PLAN
SCALE:-1:100

BUILT UP AREA CALCULATION
9TH TO 13TH FLR

I ADDITION									
1	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
PROPOSED AREA							=	[illegible]	SQ.MT.

II DEDUCTION									
[illegible]	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
DEDUCTION AREA							=	[illegible]	SQ.MT.

PROPOSED BUILT UP AREA CALCULATION
464.05 - 209.75 = 254.30 SQ.MT.

CONTENTS OF THE SHEET

6TH TO 13TH FLOOR PLAN & AREA DIAGRAM &CALCULATION,REFUGE AREA DIAGRAM & CALCULATION BUILT UP AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 30.01.2022

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0942/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

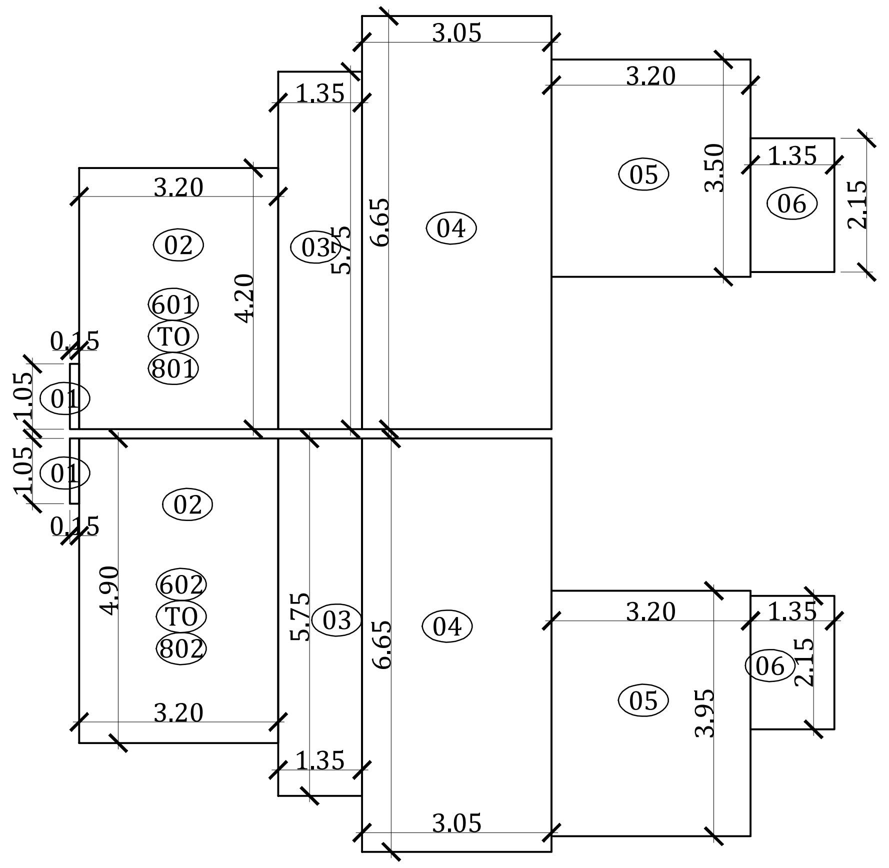
PROPOSED BLDG ON OF ON PLOT BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4 OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

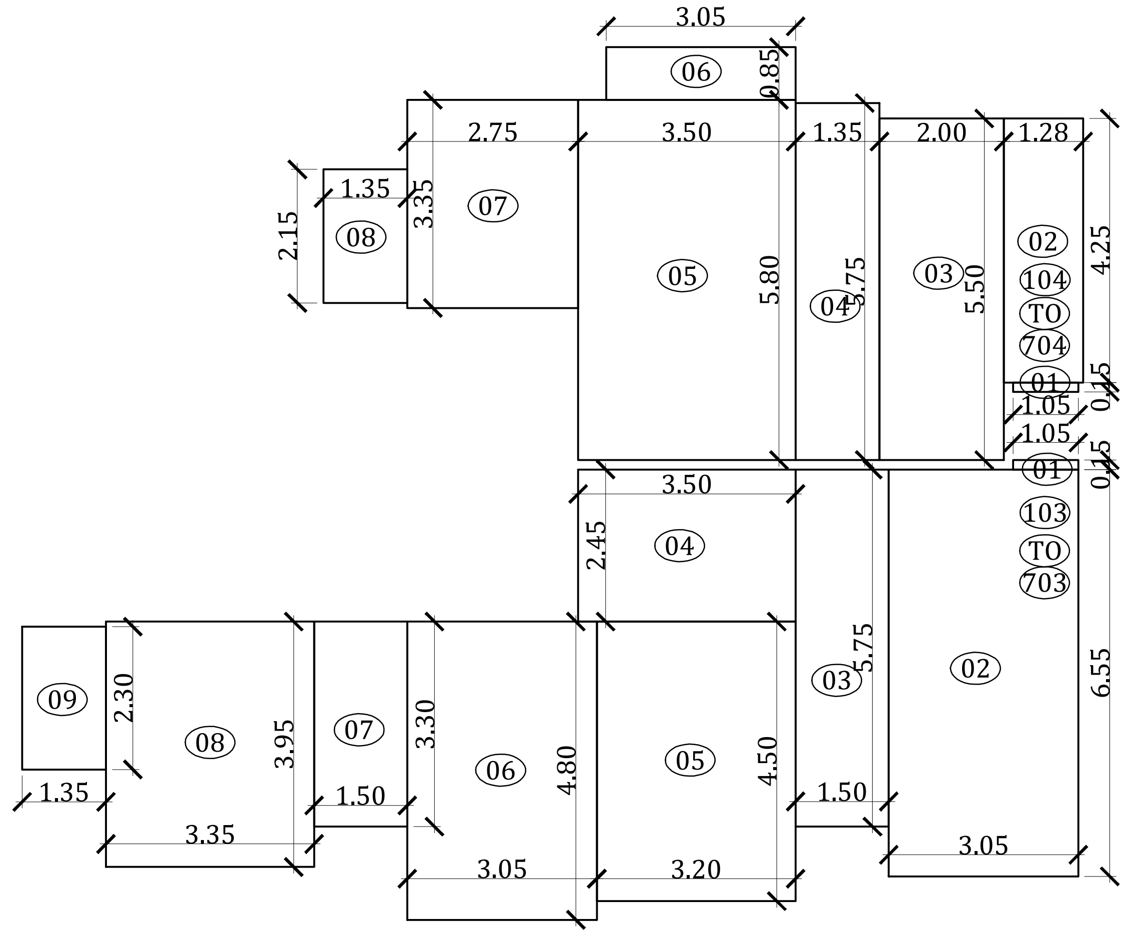
JOB NO.	759-1/2	DRG NO.	2
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.02.2024
		SCALE	1:100 1:500 1:4000



6TH TO 8TH FLOOR
RERA CARPET AREA
SCALE:-1:100

6TH TO 8TH FLR (FLAT NO - 601 TO 801)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.20	X	1	=	13.44	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
RERA CARPET AREA							=	55.75	SQ.MT.

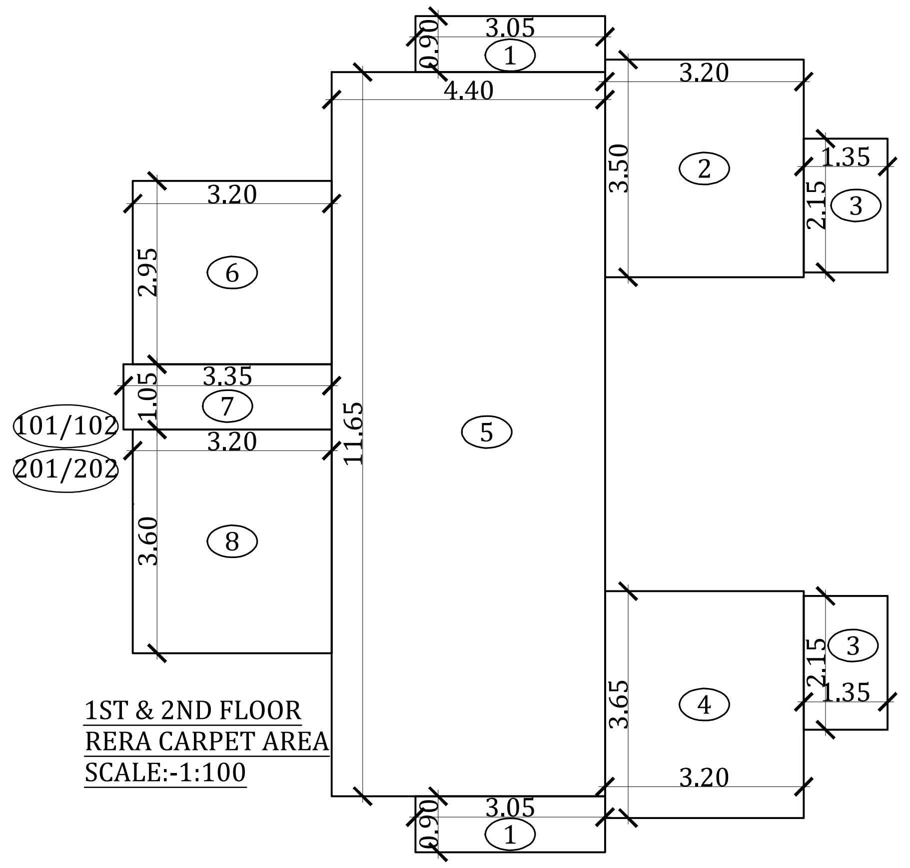
6TH TO 8TH FLR (FLAT NO - 602 TO 802)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	3.20	X	4.90	X	1	=	15.68	SQ.MT.
3	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
4	=	3.05	X	6.65	X	1	=	20.28	SQ.MT.
5	=	3.20	X	3.95	X	1	=	12.64	SQ.MT.
6	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
RERA CARPET AREA							=	59.43	SQ.MT.



1ST TO 7TH FLOOR
RERA CARPET AREA
SCALE:-1:100

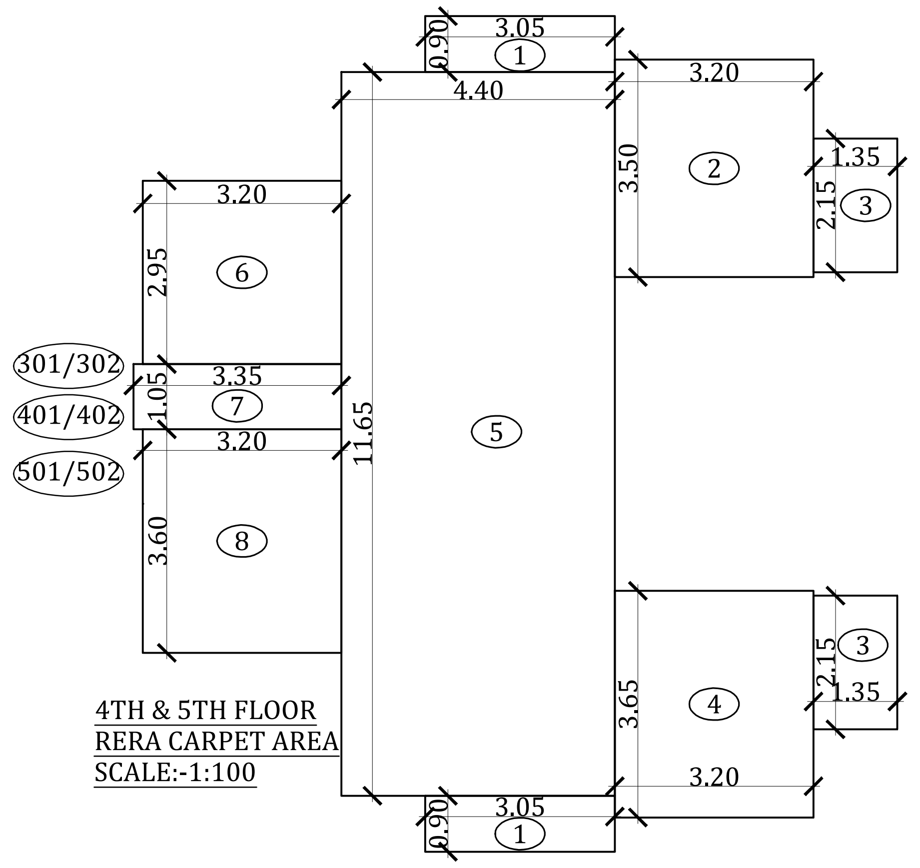
1ST FLR TO 7TH FLR (FLAT NO [illegible])									
1	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
2	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
3	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
4	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
5	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
6	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
7	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
8	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
9	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
RERA CARPET AREA							=	[illegible]	SQ.MT.

1ST FLR TO 7TH FLR (FLAT NO -104TO 704)									
1	=	1.05	X	0.15	X	1	=	0.16	SQ.MT.
2	=	1.28	X	4.25	X	1	=	5.44	SQ.MT.
3	=	2.00	X	5.50	X	1	=	11.00	SQ.MT.
4	=	1.35	X	5.75	X	1	=	7.76	SQ.MT.
5	=	3.50	X	5.80	X	1	=	20.30	SQ.MT.
6	=	3.05	X	0.85	X	1	=	2.59	SQ.MT.
7	=	2.75	X	3.35	X	1	=	9.21	SQ.MT.
8	=	1.35	X	2.15	X	1	=	2.90	SQ.MT.
RERA CARPET AREA							=	59.37	SQ.MT.



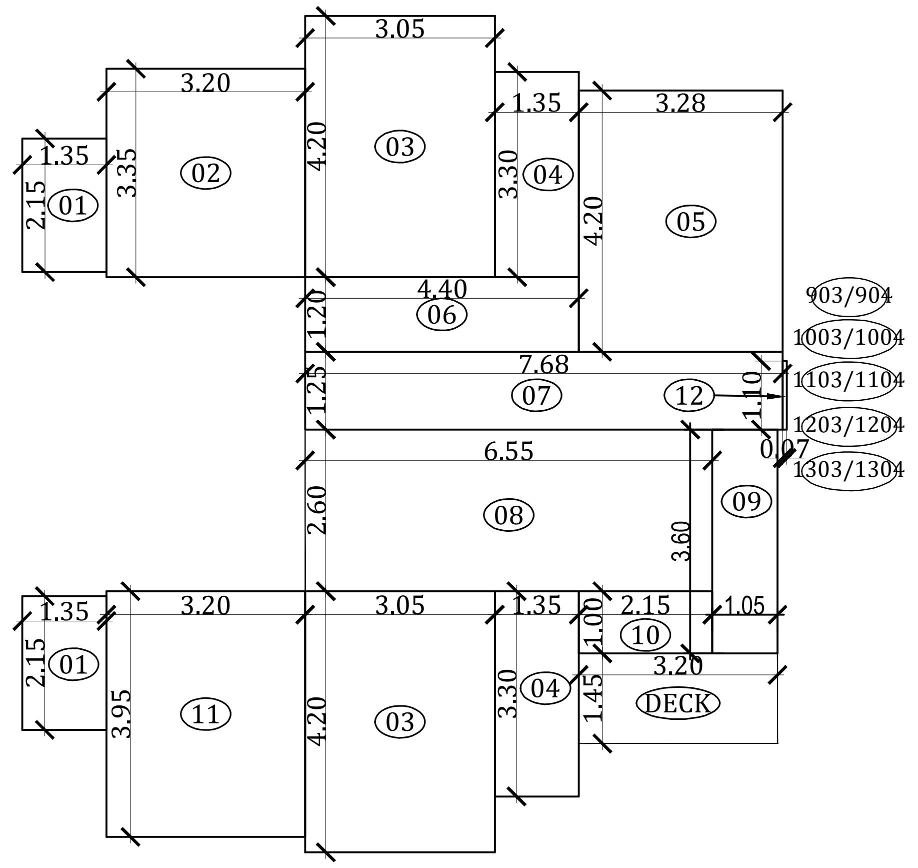
1ST & 2ND FLOOR
RERA CARPET AREA
SCALE:-1:100

1ST TO 2ND FLR (FLAT NO - 101/102 , 201/202,)									
1	=	3.05	X	0.90	X	2	=	5.49	SQ.MT.
2	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
3	=	1.35	X	2.15	X	2	=	5.81	SQ.MT.
4	=	3.20	X	3.65	X	1	=	11.68	SQ.MT.
5	=	4.40	X	11.65	X	1	=	51.26	SQ.MT.
6	=	3.20	X	2.95	X	1	=	9.44	SQ.MT.
7	=	3.35	X	1.05	X	1	=	3.52	SQ.MT.
8	=	3.20	X	3.60	X	1	=	11.52	SQ.MT.
RERA CARPET AREA							=	109.91	SQ.MT.



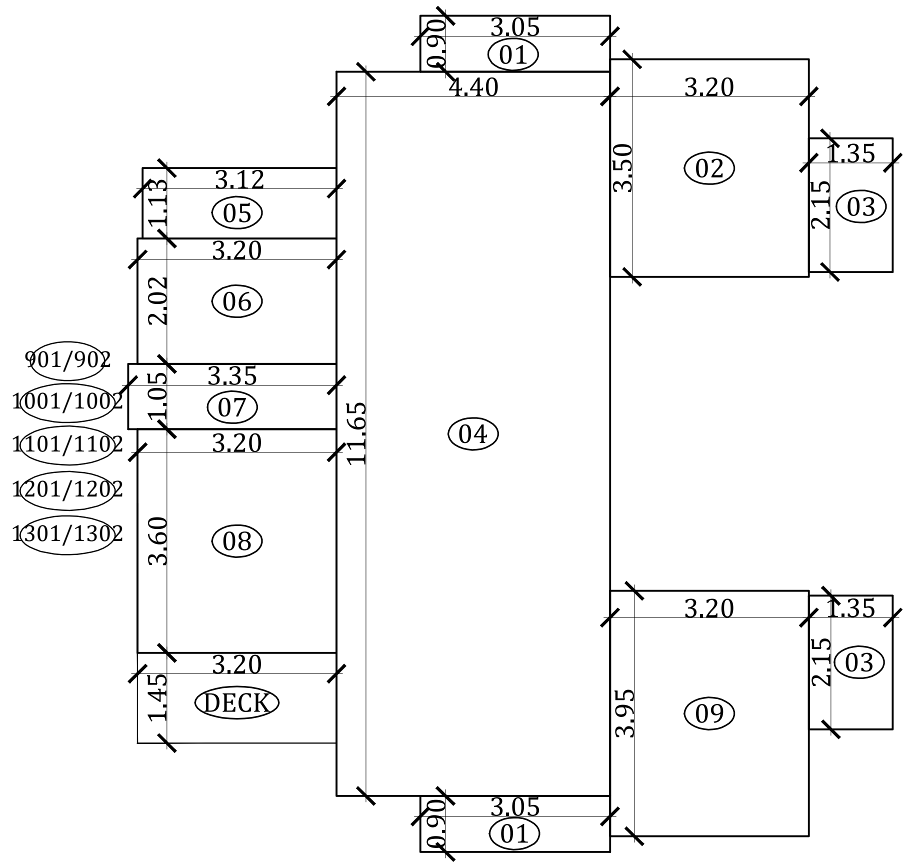
4TH & 5TH FLOOR
RERA CARPET AREA
SCALE:-1:100

3RD TO 5TH FLR (FLAT NO -301/302, 401/402 & 501/502)									
1	=	3.05	X	0.90	X	2	=	5.49	SQ.MT.
2	=	3.20	X	3.50	X	1	=	11.20	SQ.MT.
3	=	1.35	X	2.15	X	2	=	5.81	SQ.MT.
4	=	3.20	X	3.65	X	1	=	11.68	SQ.MT.
5	=	4.40	X	11.65	X	1	=	51.26	SQ.MT.
6	=	3.20	X	2.95	X	1	=	9.44	SQ.MT.
7	=	3.35	X	1.05	X	1	=	3.52	SQ.MT.
8	=	3.20	X	3.60	X	1	=	11.52	SQ.MT.
RERA CARPET AREA							=	109.91	SQ.MT.



9TH,11TH TO 13TH FLOOR
RERA CARPET AREA
SCALE:-1:100

[illegible]									
(FLAT NO-[illegible])									
1	=	[illegible]	X	[illegible]	X	2	=	[illegible]	SQ.MT.
2	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
3	=	[illegible]	X	[illegible]	X	2	=	[illegible]	SQ.MT.
4	=	[illegible]	X	[illegible]	X	2	=	[illegible]	SQ.MT.
5	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
6	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
7	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
8	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
9	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
10	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
11	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
12	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
RERA CARPET AREA							=	[illegible]	SQ.MT.
DECK	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.



[illegible]									
(FLAT NO-[illegible])									
1	=	[illegible]	X	[illegible]	X	2	=	[illegible]	SQ.MT.
2	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
3	=	[illegible]	X	[illegible]	X	2	=	[illegible]	SQ.MT.
4	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
5	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
6	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
7	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
8	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
9	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.
RERA CARPET AREA							=	[illegible]	SQ.MT.
DECK	=	[illegible]	X	[illegible]	X	1	=	[illegible]	SQ.MT.

PARKING STATEMENT

AS/D.C.R.	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	11TH FLR	12TH FLR	13TH FLR	TOTAL NOS. OF FLATS	PARKING REQD.
0.25/FLAT	UP TO 45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
0.50/FLAT	45 TO 60	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	3 NOS	3 NOS	2 NOS	--	--	--	--	--	13 NOS	6.50 NOS
1.00/FLAT	60 TO 90	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	--	--	--	--	--	--	07 NOS	07.00 NOS
2.00/FLAT	ABOVE 90	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	--	--	--	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	15 NOS	30.00 NOS
														TOTAL	35 NOS	43.50 NOS
														10% VISITORS		4.35 NOS
														TOTAL PARKING REQD.		47.85 NOS
															i.e	48.00 NOS
														5% ADDITION PARKING		2.40 NOS
														TOTAL PARKING REQ.		50.40 NOS
														TOTAL PARKING PROVIDED		50.00 NOS

CONTENTS OF THE SHEET

RERA CARPET AREA DIAGRAM & CALCULATION
PARKING STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 30.01.2022

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0942/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

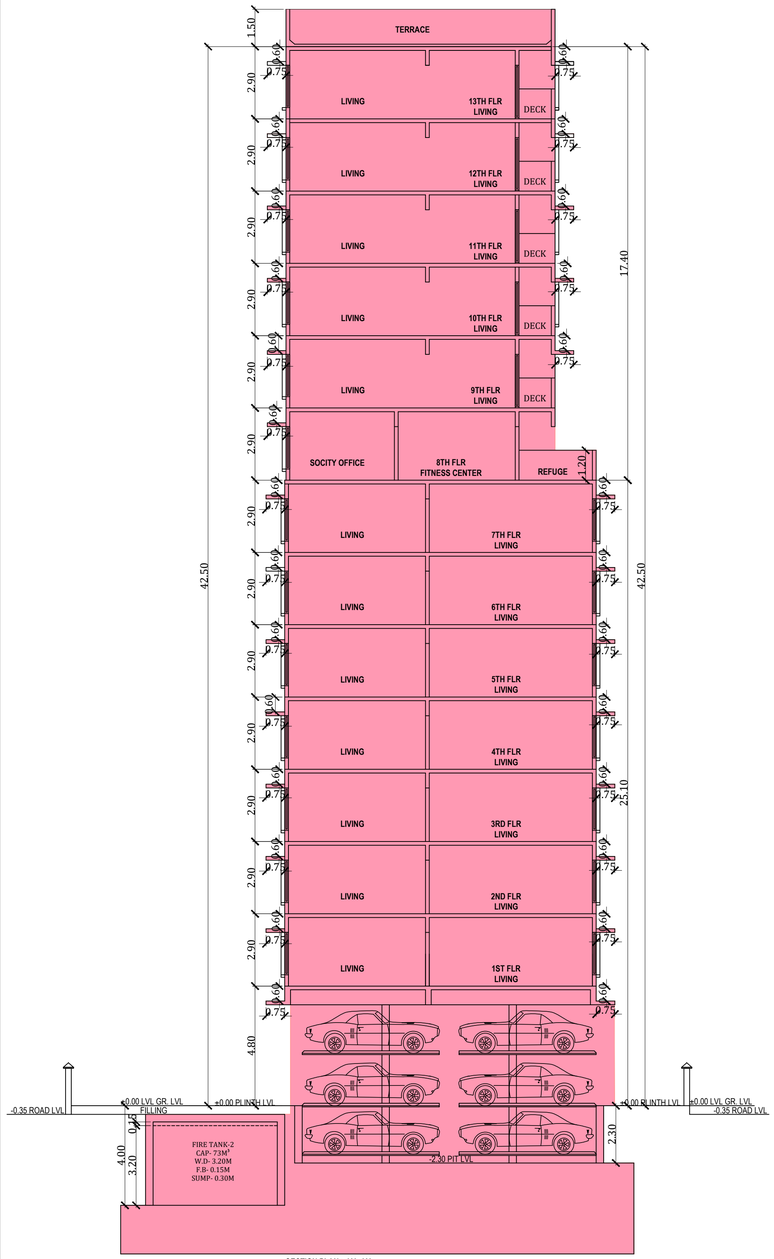
PROPOSED BLDG ON OF ON PLOT
BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4
OF VILLAGE CHEMBUR,CHEMBUR, MUMBAI - 71.

NAME OF OWNER AND SIGNATURE

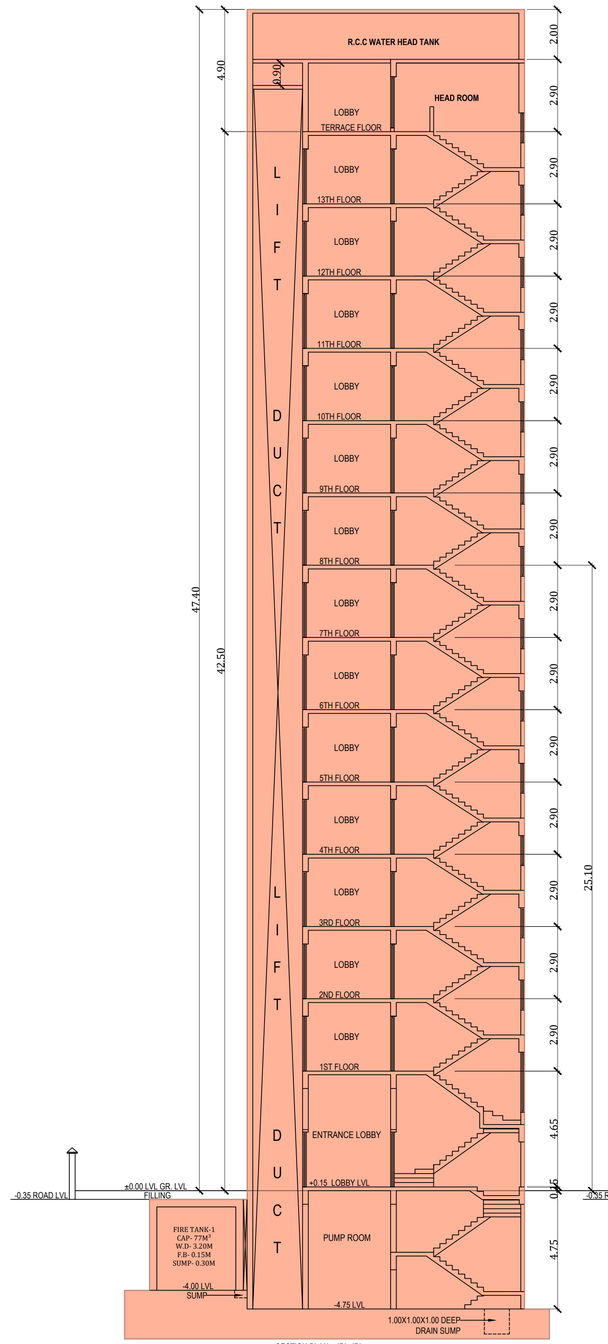
SHUBHAM HOMES & CONTACTORS PVT.LTD.
CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

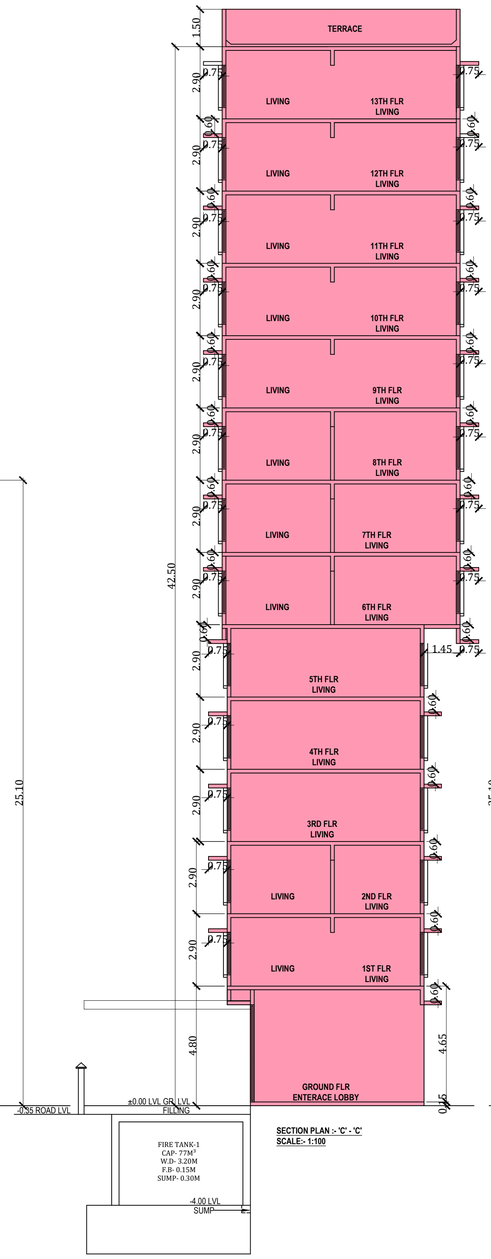
JOB NO.	759-1/2	DRG NO.	3
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.02.2024
		SCALE	1:100 1:500 1:4000



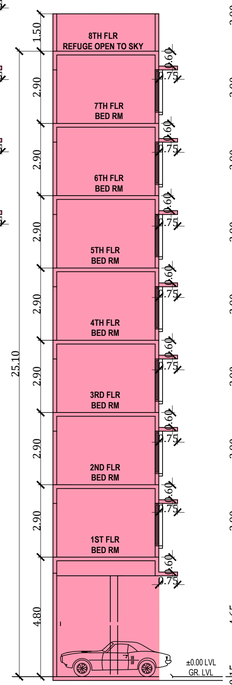
SECTION PLAN :- 'A' - 'A'
SCALE:- 1:100



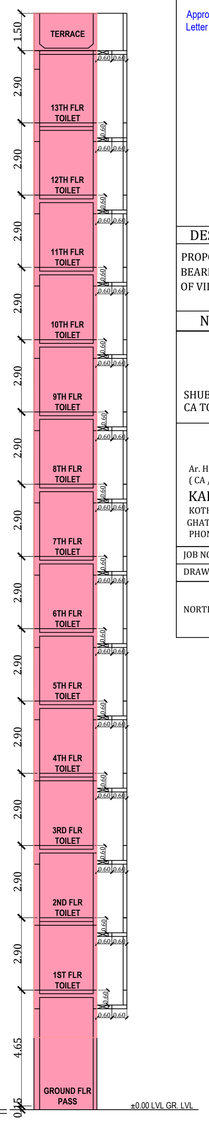
SECTION PLAN :- 'B' - 'B'
SCALE:- 1:100



SECTION PLAN :- 'C' - 'C'
SCALE:- 1:100



SECTION PLAN :- 'D' - 'D'
SCALE:- 1:100



SECTION PLAN :- 'E' - 'E'
SCALE:- 1:100

CONTENTS OF THE SHEET

SECTION - 'A'-'A' ,'B'-'B' ,'C'-'C','D'-'D'

STAMP OF DATE OF RECEIPT OF PLANS

This Cancel Approved To The Prvious Plans Sanctioned Under no CHE/ES/0942/M/337(NEW) Dated 30.01.2022

Approved Subject to the conditions mentioned In this office Letter No. CHE/ES/0942/M/337(NEW)

Excutive Engineer Bldg.Prop.(E/S.)-I

S.E.(B.P) M.II

A.E.(B.P) M.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG ON OF ON PLOT
BEARING C.T.S.NO.1526,1526 /1 TO 2, AND 1527,1527/1 TO 4
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CA TO OWNER-TRIVARNA CHSL

Ar. H. P. KARANI
(CA / 83 / 7506)
KARANI & SANGHOI DESIGNERS.
KOTHARI NIWAS, 2ND FLOOR, SANITORIUM LANE
GHATKOPAR [WEST] MUMBAI - 400 086.
PHONE : 2513 8399 , 2512 9658, FAX- 2513 65 65

JOB NO.	759-1/2	DRG NO.	4
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.02.2024
		SCALE	1:100

Sr. No.	Existing Tenements Occupants / Members of Society	Structure No.	Floor No.	Tenement No.	Res. or Non-Res.	Existing Built Up Area					Proposed			otal proposed built up area for Rehab as per pla				
						Existing Carpet Area as per Annexure-A certificate	**Existing Built up Area as per Annexure-A certificate**	**Existing Built up Area without balcony**	**Permissible Fungible Built up Area**	**Total REHAB Built up Area Permissible**	Proposed Wing	Proposed floor No.	Proposed Flat No.	Non-fungible	Fungible	Total Built up Area of Sq. Mt.	Excess	Deficit
						a	**b**	**c**	**d**	**e**				**a**	**b**	**c**	**a**	**b**
	Green Field Bldg 1,2 & 10					**7a**	**7b=7aX1.20**	**7c=7bX0.90**	**7d=7cX0.35**	**7e=7c+7d**				**9a=7c**	**9b=9c-9a**		**10a=9b-7d**	
BLDG NO.1 CTS NO. 1526																		
1	Mrs. Nalini satish Kurup		GR	1	R	50.00	60.00	54.00	18.90	72.90	NA	1st floor	103	54.00	40.90	94.90	22.00	
2	Mrs. Sangeetha Shankar		GR	2	R	50.00	60.00	54.00	18.90	72.90	NA	2nd floor	203	54.00	40.90	94.90	22.00	
3	Mr Gopinath Kutty		1ST	3	R	50.00	60.00	54.00	18.90	72.90	NA	3rd floor	303	54.00	40.90	94.90	22.00	
4	Mrs Jyoti Venkataram		1ST	4	R	50.00	60.00	54.00	18.90	72.90	NA	4th floor	403	54.00	40.90	94.90	22.00	
5	Mr Vishwas Gundu Shetty		2ND	5	R	50.00	60.00	54.00	18.90	72.90	NA	5th floor	503	54.00	40.90	94.90	22.00	
6	Mrs Anita Anthony		2ND	6	R	50.00	60.00	54.00	18.90	72.90	NA	6th floor	603	54.00	40.90	94.90	22.00	
BLDG NO. 2 CTS NO. 1527																		
1	Mr Suresh Sathy		GR	1	R	69.35	83.22	74.90	26.21	101.11	NA	1st floor	101-102	74.90	44.15	119.05	17.94	
2	Mr B Damodar		GR	2	R	69.35	83.22	74.90	26.21	101.11	NA	3rd floor	301-302	74.90	44.15	119.05	17.94	
3	Mrs Vindini Gopala Krishnan		1ST	3	R	69.35	83.22	74.90	26.21	101.11	NA	2nd floor	201-202	74.90	44.15	119.05	17.94	
4	Mr S Ramachandra Iyer		1ST	4	R	69.35	83.22	74.90	26.21	101.11	NA	4th floor	401-402	74.90	44.15	119.05	17.94	
5	Mrs Jayshree Subramaniam &		2ND	5	R	94.30	113.16	101.84	35.65	137.49	NA	5th floor	501-502 & 504	101.84	81.55	183.39	45.90	
	Mr. Raju Subramaniam										NA							
	TOTAL					**671.70**	**806.04**	**725.44**	**253.90**	**979.34**				**725.44**	**503.55**	**1228.99**	**249.65**	

CONTENTS OF THE SHEET

REHAB FUNGIBLE STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

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JOB NO.	759-1/2	DRG NO.	5
DRAWN BY	NILAM	CHK. BY	RUPESH
NORTH	N	DATE	13.02.2024
		SCALE	1:100