

PROFORMA-B

SHEET 4/5

SECTION AA, BB.

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED UNDER NO. P-2635/2019(1065)/M/W WARD/CHEMBUR-W/337/5/Amend DT. 10.11.2021.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTTER NO. P-2635/2019(1065)/M/W WARD/CHEMBUR-W/337/7/Amend

Bajirao Lahu Patil

Digitally signed by Bajirao Lahu Patil
DN: cn=Bajirao Lahu Patil, o=PROFORMA-B, email=bajirao.lahu.patil@gmail.com, c=IN

E.E.-I (B.P.) E.S.

PRASAD CHAND RAKANT GOSAVI

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S.E. (B.P.) 'M'-I

Nanasaheb Ramsing Kenjale

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A.E. (B.P.) 'M' WARD

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STILT+ 12 FLOORS RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.

NAME & SIGNATURE OF OWNER

FOR M/ s. GeeCee Ventures Ltd.

SURESHKUMAR R VASUDEVAN VAZHATHARA

Digitally signed by Sureshkumar R Vasudevan Vazhathara
DN: cn=Sureshkumar R Vasudevan Vazhathara, o=PROFORMA-B, email=sureshkumar.r.vasudevan.vazhathara@gmail.com, c=IN

Date: 2022.10.12 10:21:47 +05'30'

Nandkumar Jagannath Shringarpure

Digitally signed by Nandkumar Jagannath Shringarpure
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Mr. N.J.SHRINGARPURE

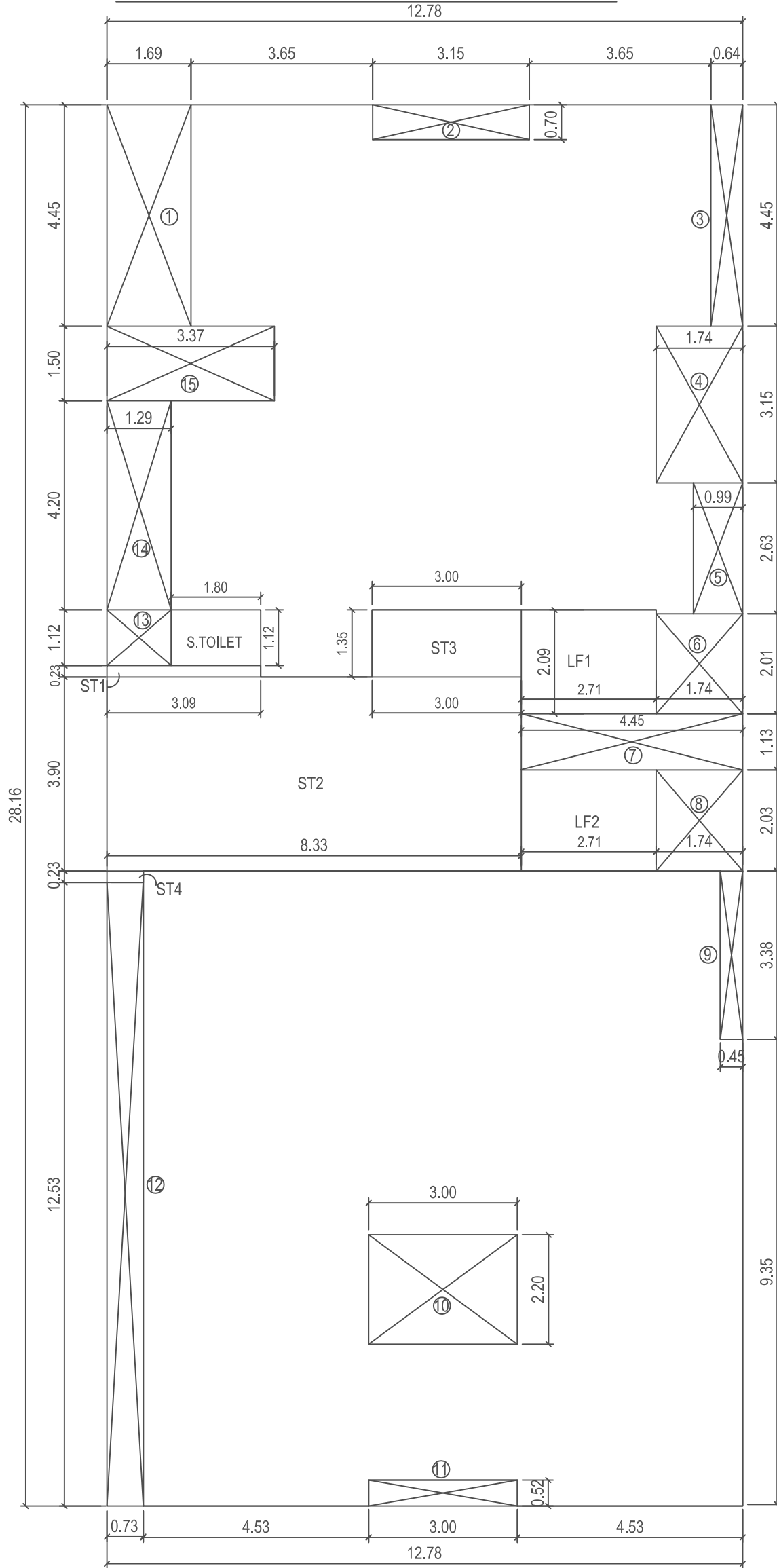
NAMBARCH D/371, 10th ROAD, CHEMBUR, MUMBAI- 400 071.

tel: 022 2528 08 98.

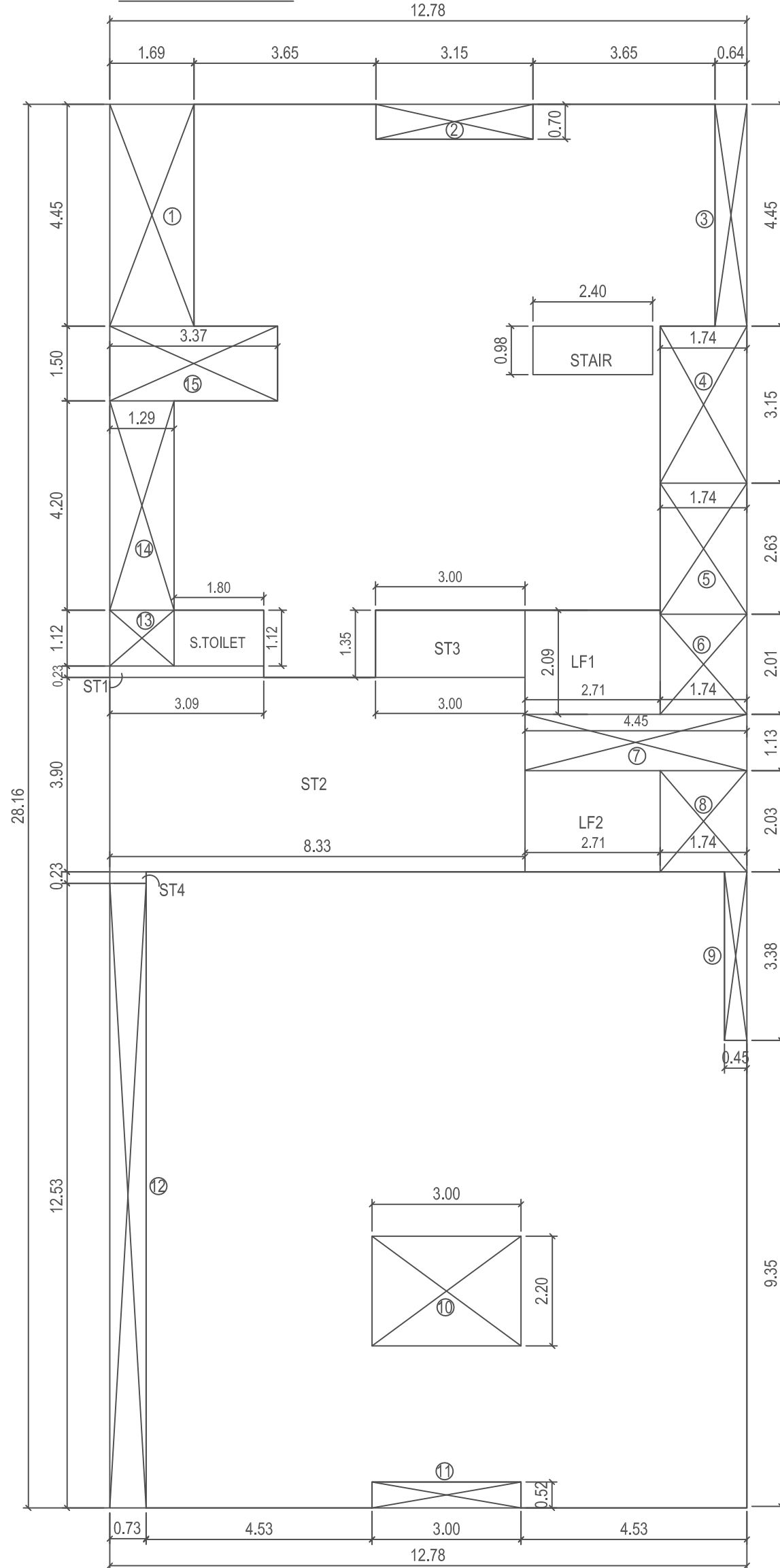
SECTION A-A

SECTION B-B

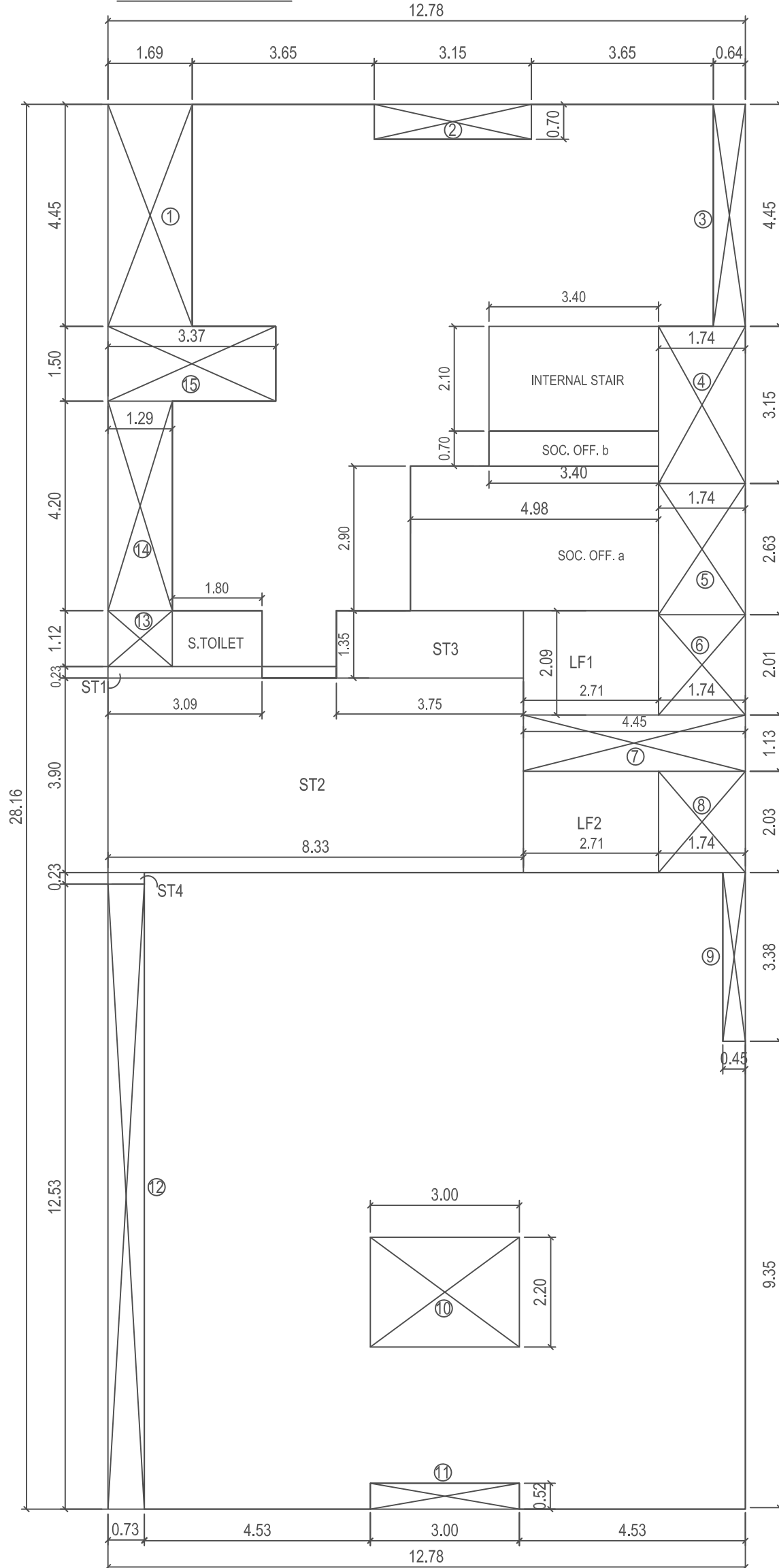
AREA DAIGRAM
(1ST TO 6TH FLOORS, 8TH TO 11TH FLOORS)



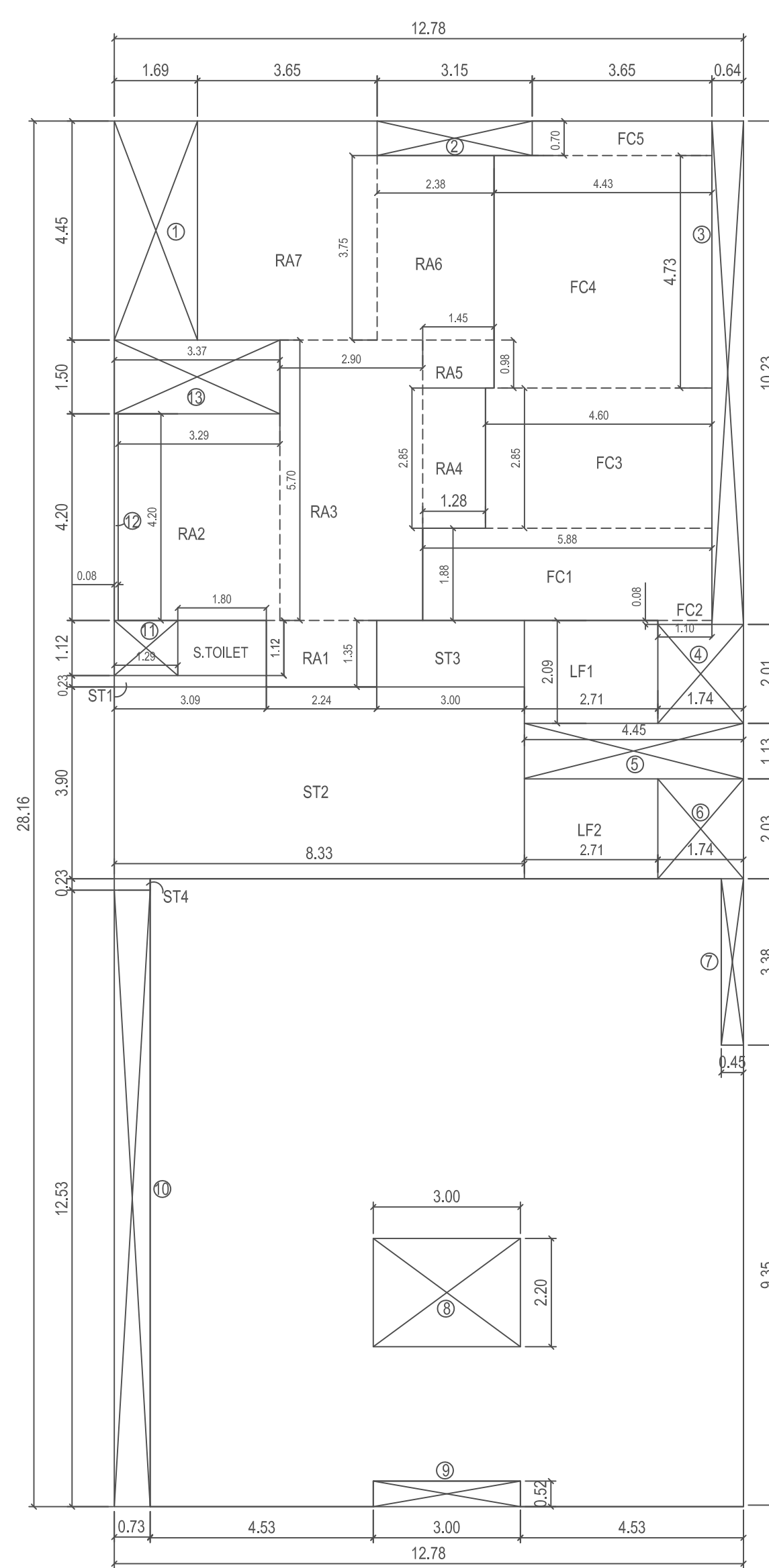
AREA DAIGRAM
(12TH FLOORS)



AREA DAIGRAM
(13TH FLOORS)



AREA DAIGRAM
(7TH FLOOR)



AREA CALCULATIONS
(7TH FLOOR)

A:	12.70 X 28.16 X 1	= 359.88 SQM.
TOTAL ADDITIONS = 359.88 SQM.		
DEDUCTIONS-		
1	1.69 X 4.45 X 1	= 7.52 SQM.
2	3.15 X 0.70 X 1	= 2.21 SQM.
3	0.64 X 10.23 X 1	= 6.55 SQM.
4	1.74 X 2.01 X 1	= 3.50 SQM.
5	4.45 X 1.13 X 1	= 5.03 SQM.
6	1.74 X 2.03 X 1	= 3.53 SQM.
7	0.45 X 3.38 X 1	= 1.52 SQM.
8	3.00 X 2.20 X 1	= 6.60 SQM.
9	3.00 X 0.52 X 1	= 1.56 SQM.
10	0.73 X 12.53 X 1	= 9.15 SQM.
11	1.29 X 1.12 X 1	= 1.44 SQM.
12	0.08 X 4.20 X 1	= 0.34 SQM.
13	3.37 X 1.50 X 1	= 5.06 SQM.
TOTAL = 54.01 SQM.		
SERVANT TOILET		
S. TOILET	1.80 X 1.12 X 1	= 2.02 SQM.
TOTAL S. TOILET = 2.02 SQM.		
STAIRCASE AND LIFT AREA		
ST1	3.09 X 0.23 X 1	= 0.71 SQM.
ST2	8.33 X 3.90 X 1	= 32.49 SQM.
ST3	3.00 X 1.35 X 1	= 4.05 SQM.
ST4	0.73 X 0.23 X 1	= 0.17 SQM.
LF1	2.71 X 2.09 X 1	= 5.66 SQM.
LF2	2.71 X 2.03 X 1	= 5.50 SQM.
TOTAL STAIR AREA = 48.58 SQM.		
REFUGE AREA		
RA1	2.24 X 1.35 X 1	= 3.02 SQM.
RA2	3.29 X 4.20 X 1	= 13.82 SQM.
RA3	2.90 X 5.70 X 1	= 16.53 SQM.
RA4	1.28 X 2.85 X 1	= 3.65 SQM.
RA5	1.45 X 0.98 X 1	= 1.42 SQM.
RA6	2.38 X 3.75 X 1	= 8.93 SQM.
RA7	3.65 X 4.45 X 1	= 16.24 SQM.
TOTAL REFUGE AREA = 63.61 SQM.		
FITNESS CENTER AREA		
FC1	5.88 X 1.88 X 1	= 11.05 SQM.
FC2	1.10 X 0.08 X 1	= 0.09 SQM.
FC3	4.60 X 2.85 X 1	= 13.11 SQM.
FC4	4.43 X 4.73 X 1	= 20.95 SQM.
FC5	3.65 X 0.70 X 1	= 2.56 SQM.
TOTAL FITNESS CEN. AREA = 47.76 SQM.		
TOTAL DEDUCTIONS (2 TO 6) = 215.98 SQM.		
NET FLOOR AREA = 143.90 SQM.		

AREA CALCULATIONS
(1ST TO 6TH FLOORS, 8TH TO 11TH FLOORS)

A:	12.78 X 28.16 X 1	= 359.88 SQM.
TOTAL ADDITIONS = 359.88 SQM.		
DEDUCTIONS-		
1	1.69 X 4.45 X 1	= 7.52 SQM.
2	3.15 X 0.70 X 1	= 2.21 SQM.
3	0.64 X 4.45 X 1	= 2.85 SQM.
4	1.74 X 3.15 X 1	= 5.48 SQM.
5	0.99 X 2.63 X 1	= 2.60 SQM.
6	1.74 X 2.01 X 1	= 3.50 SQM.
7	4.45 X 1.13 X 1	= 5.03 SQM.
8	1.74 X 2.03 X 1	= 3.53 SQM.
9	0.45 X 3.38 X 1	= 1.52 SQM.
10	3.00 X 2.20 X 1	= 6.60 SQM.
11	3.00 X 0.52 X 1	= 1.56 SQM.
12	0.73 X 12.53 X 1	= 9.15 SQM.
13	1.29 X 1.12 X 1	= 1.44 SQM.
14	1.29 X 4.20 X 1	= 5.42 SQM.
15	3.37 X 1.50 X 1	= 5.06 SQM.
TOTAL = 63.38 SQM.		
SERVANT TOILET		
S. TOILET	1.80 X 1.12 X 1	= 2.02 SQM.
TOTAL S. TOILET = 2.02 SQM.		
STAIRCASE AND LIFT AREA		
ST1	3.09 X 0.23 X 1	= 0.71 SQM.
ST2	8.33 X 3.90 X 1	= 32.49 SQM.
ST3	3.00 X 1.35 X 1	= 4.05 SQM.
ST4	0.73 X 0.23 X 1	= 0.17 SQM.
LF1	2.71 X 2.09 X 1	= 5.66 SQM.
LF2	2.71 X 2.03 X 1	= 5.50 SQM.
TOTAL STAIR AREA = 48.58 SQM.		
TOTAL DEDUCTIONS (2+3+4) = 113.98 SQM.		
NET FLOOR AREA = 245.90 SQM.		

AREA CALCULATIONS
(12TH FLOORS)

A:	12.78 X 28.16 X 1	= 359.88 SQM.
TOTAL ADDITIONS = 359.88 SQM.		
DEDUCTIONS-		
1	1.69 X 4.45 X 1	= 7.52 SQM.
2	3.15 X 0.70 X 1	= 2.21 SQM.
3	0.64 X 4.45 X 1	= 2.85 SQM.
4	1.74 X 3.15 X 1	= 5.48 SQM.
5	1.74 X 2.63 X 1	= 4.58 SQM.
6	1.74 X 2.01 X 1	= 3.50 SQM.
7	4.45 X 1.13 X 1	= 5.03 SQM.
8	1.74 X 2.03 X 1	= 3.53 SQM.
9	0.45 X 3.38 X 1	= 1.52 SQM.
10	3.00 X 2.20 X 1	= 6.60 SQM.
11	3.00 X 0.52 X 1	= 1.56 SQM.
12	0.73 X 12.53 X 1	= 9.15 SQM.
13	1.29 X 1.12 X 1	= 1.44 SQM.
14	1.29 X 4.20 X 1	= 5.42 SQM.
15	3.37 X 1.50 X 1	= 5.06 SQM.
TOTAL = 67.80 SQM.		
SERVANT TOILET		
S. TOILET	1.80 X 1.12 X 1	= 2.02 SQM.
TOTAL S. TOILET = 2.02 SQM.		
STAIRCASE AND LIFT AREA		
ST1	3.09 X 0.23 X 1	= 0.71 SQM.
ST2	8.33 X 3.90 X 1	= 32.49 SQM.
ST3	3.00 X 1.35 X 1	= 4.05 SQM.
ST4	0.73 X 0.23 X 1	= 0.17 SQM.
LF1	2.71 X 2.09 X 1	= 5.66 SQM.
LF2	2.71 X 2.03 X 1	= 5.50 SQM.
TOTAL STAIR AREA = 48.58 SQM.		
TOTAL DEDUCTIONS (2+3+4) = 118.40 SQM.		
NET FLOOR AREA = 241.48 SQM.		

AREA CALCULATIONS
(13TH FLOORS)

A:	12.78 X 28.16 X 1	= 359.88 SQM.
TOTAL ADDITIONS = 359.88 SQM.		
DEDUCTIONS-		
1	1.69 X 4.45 X 1	= 7.52 SQM.
2	3.15 X 0.70 X 1	= 2.21 SQM.
3	0.64 X 4.45 X 1	= 2.85 SQM.
4	1.74 X 3.15 X 1	= 5.48 SQM.
5	1.74 X 2.63 X 1	= 4.58 SQM.
6	1.74 X 2.01 X 1	= 3.50 SQM.
7	4.45 X 1.13 X 1	= 5.03 SQM.
8	1.74 X 2.03 X 1	= 3.53 SQM.
9	0.45 X 3.38 X 1	= 1.52 SQM.
10	3.00 X 2.20 X 1	= 6.60 SQM.
11	3.00 X 0.52 X 1	= 1.56 SQM.
12	0.73 X 12.53 X 1	= 9.15 SQM.
13	1.29 X 1.12 X 1	= 1.44 SQM.
14	1.29 X 4.20 X 1	= 5.42 SQM.
15	3.37 X 1.50 X 1	= 5.06 SQM.
TOTAL = 65.45 SQM.		
SERVANT TOILET		
S. TOILET	1.80 X 1.12 X 1	= 2.02 SQM.
TOTAL S. TOILET = 2.02 SQM.		
STAIRCASE AND LIFT AREA		
ST1	3.09 X 0.23 X 1	= 0.71 SQM.
ST2	8.33 X 3.90 X 1	= 32.49 SQM.
ST3	3.75 X 1.35 X 1	= 5.06 SQM.
ST4	0.73 X 0.23 X 1	= 0.17 SQM.
LF1	2.71 X 2.09 X 1	= 5.66 SQM.
LF2	2.71 X 2.03 X 1	= 5.50 SQM.
TOTAL STAIR AREA = 49.59 SQM.		
INT. ST. 3.40 X 2.10 X 1 = 7.14 SQM.		
SOCIETY OFFICE		
SOC. OFF. a	4.98 X 2.90 X 1	= 14.44 SQM.
SOC. OFF. b	3.45 X 0.70 X 1	= 2.42 SQM.
TOTAL SOC. OFF. = 16.86 SQM.		
TOTAL DEDUCTIONS (2+3+4+5) = 141.03 SQM.		
NET FLOOR AREA = 218.85 SQM.		

REFUGE AREA CALCULATIONS

PERMISSIBLE REFUGE AREA @ 4%
= 63.51 S.MTS.
PROPOSED REFUGE AREA
= 63.61 S.MTS.
i.e. 4.01 % AS PER HON. M.C.'S APPROVAL

FITNESS CENTER AREA CALCULATIONS

PERMISSIBLE AREA FOR FITNESS CENTER @ 2%
i.e. 2% OF 3063.23 = 61.26 S.MTS.
PROPOSED AREA FOR FITNESS CENTER 47.76 S.MTS.

B.U.A STATEMENT

FLOOR	B.U.A. SQ.MTS.	STAIR AREA SQ.MTS.
1 ST FL.	245.90	48.58
2 ND FL.	245.90	48.58
3 RD FL.	245.90	48.58
4 TH FL.	245.90	48.58
5 TH FL.	245.90	48.58
6 TH FL.	245.90	48.58
7 TH FL.	143.90	48.58
8 TH FL.	245.90	48.58
9 TH FL.	245.90	48.58
10 TH FL.	245.90	48.58
11 TH FL.	245.90	48.58
12 TH FL.	241.48	48.58
13 TH FL.	218.85	49.59
TOTAL	3063.23	632.55

TOTAL B.U.A.
FROM 7TH TO
12 TH FLOORS
1587.83 SQ.MTS.

9.49 SMTS. INT. STAIRCASE

PROFORMA - B

FLOOR PLANS, AREA DAIGRAM AREA CALCULATIONS, B.U.A. STATEMENT.

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED UNDER NO. P-2635/2019(1065)/M/W WARD/CHEMBUR -W/3375/Amend DT: 10.11.2021.
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTTER NO. P-2635/2019(1065)/M/W WARD /CHEMBUR-W/3377/Amend

PRASAD CHANDRA KANT GOSAWI
S.E. (B.P.) 'M'-I

Nanasashe b Ramsing Kenjale
A.E. (B.P.) 'M' WARD

Bajirao Lahu Patil
E.E.-I (B.P.) E.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STILT+ 12 FLOORS' RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.

NAME & SIGNATURE OF OWNER

FOR M/ s. GeeCee Ventures Ltd.

SURESHKUMAR R VASUDEVAN VAZHATHARA
Digitally signed by SURESHKUMAR VASUDEVAN VAZHATHARA
Date: 2022.10.12 10:20:00 +05'30'

Nandkumar Jagannath Shringarpure
Digitally signed by Nandkumar Jagannath Shringarpure
Date: 2022.10.12 10:20:00 +05'30'

NAMBARCH D/371, 10th ROAD, CHEMBUR, MUMBAI- 400 071.
tel: 022 2528 08 98.

PROFORMA - 'A'

A	AREA STATEMENT	SQMT
1.	AREA OF PLOT (AS PER P.A. CARD)	959.00
2.	Area of Reservation in plot	
3.	Area of Road Set back	77.80
4.	Area of D.P. Road	NIL
5.	DEDUCTIONS FOR	
6.	For Reservation/Road Area	NIL
7.	a) Road setback Area to be handed over (100%) Reg. No. 16	
8.	b) Proposed D.P. Road to be handed over (100%) Reg. No. 16	NIL
9.	c) Reservation Area to be handed over (100%) Reg. No. 17	NIL
10.	d) Reservation Area to be handed over as per AR(100%) Reg. No.17	NIL
11.	For Amenity Area	
12.	a) Area of amenity plot (to be handed over as per Reg. No. 14A)	NIL
13.	b) Area of amenity plot (to be handed over as per Reg. No. 14B)	NIL
14.	c) Area of amenity plot (to be handed over as per Reg. No. 35)	NIL
15.	DEDUCTION FOR R.O. AREA AS PER LAST APPROVED LAYOUT	
16.	TOTAL DEDUCTIONS (2+3+4+5+11+12+13+14+15)	77.80
17.	BALANCE AREA OF PLOT (1-16)	881.20
18.	Plot area under Development after areas to be handed over to MCOA/ Appropriate Authority as per Sr. No. 4. above	NIL
19.	Zone (check FSI 1.00)	1.00
20.	Built up Area as per Zone (check FSI 0.95)	-
21.	Built up Area equal to area of land handed over as per Reg. 30(A)	
22.	Built up Area in lieu of cost of construction to be handed over as per Reg. 30(A)	NIL
23.	Built up Area due to Non-residential Plot as proposed in permit (as per Table No. 12 of Reg. No. 30(A) on remaining balance plot)	NIL
24.	Built up Area due to residential Plot as per Table No. 12 of Reg. 30(A) and 30.35 on remaining balance plot	NIL
25.	Permissible Built up Area (in the case may be with/without BUA as per 2(i))	881.20
26.	Proposed BUA (as the case may be with/without BUA as per 2(i))	NIL
27.	TOR generated if any as per Reg. 30(A) and 32	NIL
28.	Fungible Compensatory Area as per Reg. No. 31(i)	NIL
29.	a) Permissible Fungible Compensatory Area for Rehab component without charging premium	
30.	b) Fungible Compensatory Area for Rehab component without charging premium	NIL
31.	c) Permissible Fungible Compensatory Area by charging premium	
32.	d) Fungible Compensatory Area availed on payment of premium	NIL
33.	Total Built up Area proposed including Fungible Compensatory Area (19 + 15a+b+c+d)	NIL
34.	FSI consumed on Net Plot (19/4)	NIL
35.	OTHER REQUIREMENTS	
36.	A) Reservation Designation	
37.	a) Name of Reservation	N.A.
38.	b) Area of Reservation affecting the plot	N.A.
39.	c) Area of Reservation land to be handed over as per Reg. 17.	N.A.
40.	d) Built up Area of Amenity to be handed over as per Reg. 17.	N.A.
41.	e) Area/ Built up Area of Designation	N.A.
42.	B) Plot area/ Built up Area to be Handed over as per Reg. No.	
43.	a) 14 (A)	N.A.
44.	b) 14 (B)	N.A.
45.	c) 15	N.A.
46.	C) Requirement of Recreational Open Space in Layout Plot as per Reg. No. 27	
47.	D) Tenement Statement	
48.	a) Proposed Built up Area (13 above)	NIL
49.	b) Less deduction of Non-residential Area (30p etc.)	NIL
50.	c) Area available for tenements (b) minus (a)	NIL
51.	d) Tenements permissible (c) divided by tenement/flat/bedroom	NIL
52.	e) Total number of Tenements proposed on the plot	NIL

PROFORMA - B

FLOOR PLANS, LOCATION & BLOCK PLANS, PLOT AREA CALCULATIONS, SET BACK AREA CALCULATIONS.

STAMP OF APPROVAL OF PLANS

Approved subject to the conditions mentioned in this office letter No. P-2635/2019/1065/M/W Ward/CHEMBUR/W337/1New.

Patil Deepak
Parasharam

Executive Engineer Bldg. Prop. (EIS) - I

PRASAD
CHAND
RAKANT
GOSAVI
S.E. (B.P.) M-4sinker
mahesh
balkrishna
A.E. (B.P.) M' WARD

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/05/2019 AND DIMENSIONS OF THE SITE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT IS 959.30 SQ.MTS. TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF CONVEYANCE/RE-DEVELOPMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

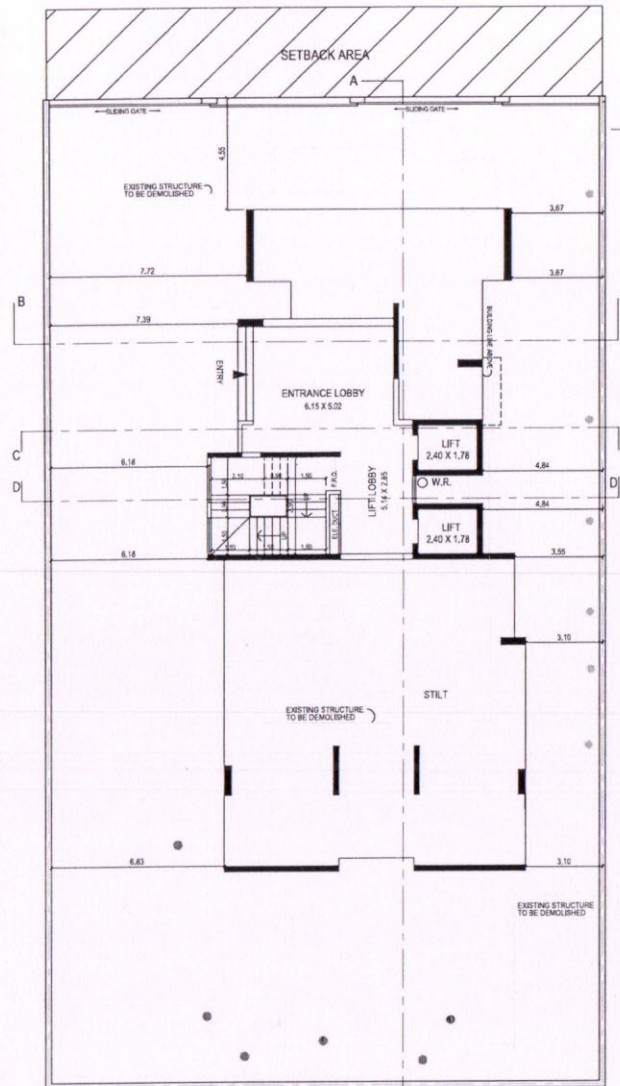
PROPOSED REDEVELOPMENT ON PLOT BEARING CTS. NO. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.

NAME & SIGNATURE OF OWNER

M/S. Geetee Ventures Ltd.

Suresh Kumar Vazhathara
Vasudevan Pillai

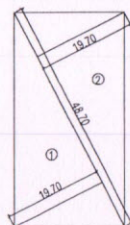
Director

NANDKUMAR
JAGANNATH
SHRINGERUPUR
E
Mr. N.J. SHRINGERUPURNAMBARCH
D/371, 10th ROAD,
CHEMBUR, MUMBAI-400 071.
tel-022 2528 95 96.18.30 MTS. WIDE D.P. ROAD
11TH ROAD OF S.S. III SCHEME

SETBACK AREA CALCULATIONS

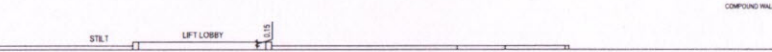
$$\begin{aligned} \text{a. } -1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\ \text{b. } -1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\ \text{TOTAL} &= 77.80 \text{ SQ.MTS.} \end{aligned}$$

PLOT AREA CALCULATIONS

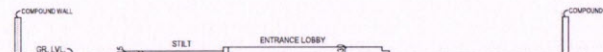


$$\begin{aligned} 1. -1/2 \times 48.70 \times 19.70 &= 479.70 \text{ SQ.MTS.} \\ 2. -1/2 \times 48.70 \times 19.70 &= 479.70 \text{ SQ.MTS.} \\ \text{TOTAL} &= 959.40 \text{ SQ.MTS.} \\ \text{SAY} &= 959.00 \text{ SQ.MTS.} \end{aligned}$$

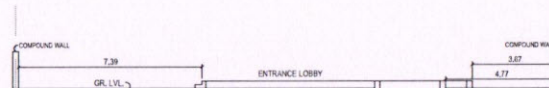
SECTION A-A



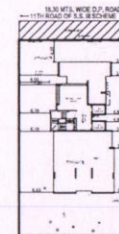
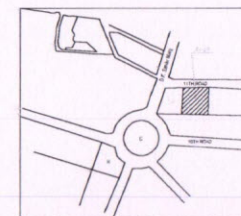
SECTION B-B

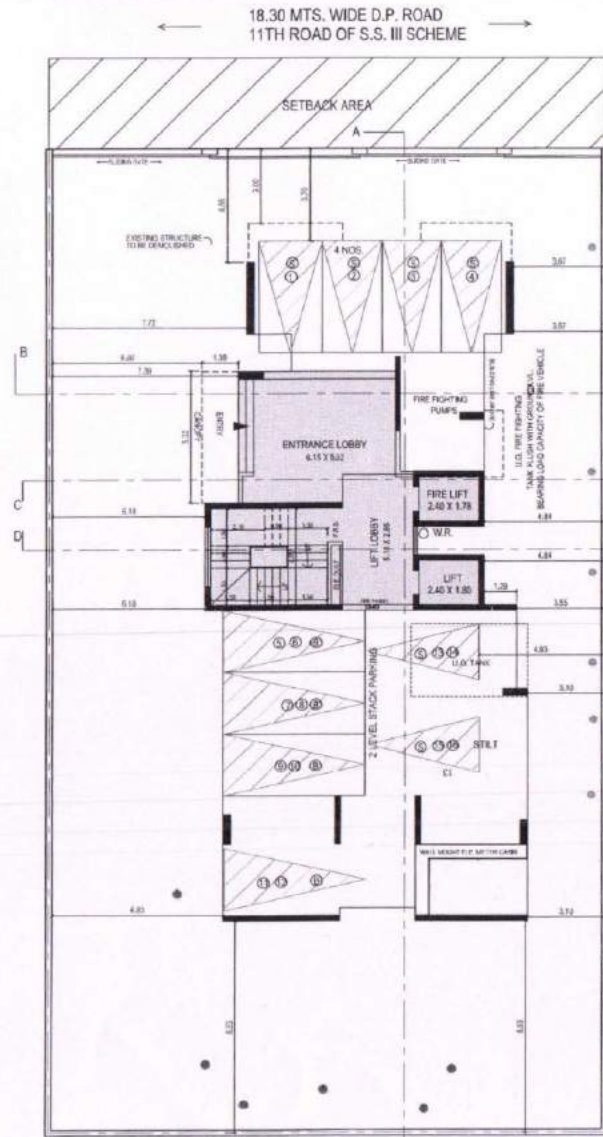


SECTION C-C



SECTION D-D

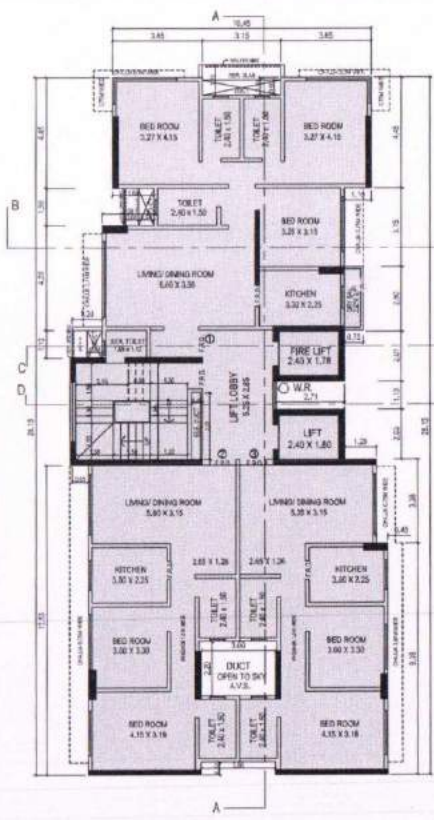
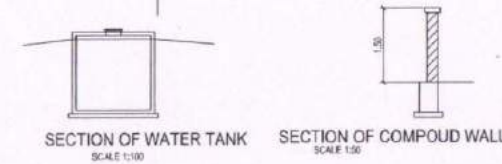
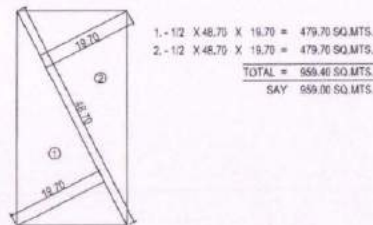
BLOCK PLAN
scale - 1:500LOCATION PLAN
scale - 1:4000



SETBACK AREA CALCULATIONS

$$\begin{aligned}
 A - 1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\
 B - 1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\
 \text{TOTAL} &= 77.80 \text{ SQ.MTS.}
 \end{aligned}$$

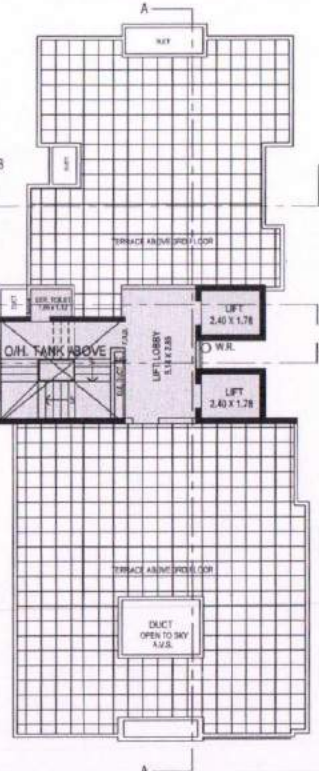
PLOT AREA CALCULATIONS



B.U.A. STATEMENT

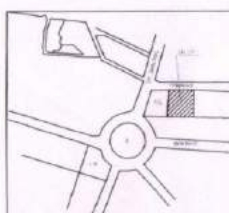
FLOOR	B.U.A. SQ.MTS.
STILT	294.48
1 ST FL.	294.48
2 ND FL.	294.48
3 RD FL.	294.48
TOTAL	883.44

TERRACE FLOOR PLAN



CONSTRUCTION AREA STATEMENT

FLOOR	B.U.A. SQ.MTS.
STILT	294.48
1 ST FL.	294.48
2 ND FL.	294.48
3 RD FL.	294.48
TOTAL	1225.70



PROFORMA - 'A' SHEET 1/3

AREA STATEMENT	SQMT
1. AREA OF PLOT (AS PER P.R. CARDS)	959.00
2. Area of Reservation in plot	77.80
3. Area of Road Set back	NIL
4. Area of S.P. Road	NIL
5. DEDUCTIONS FOR	NIL
A. For Reservation Road Area	NIL
B. For Road set back Area to be handed over (100% Reg. No. 15)	NIL
C. For Proposed D.P. Road to be handed over (100% Reg. No. 15)	NIL
D. For Reservation Area to be handed over (100% Reg. No. 15)	NIL
E. For Reservation Area to be handed over as per A.P.C. (100% Reg. No. 15)	NIL
F. For Assembly Area	NIL
G. Area of assembly plot (to be handed over as per Reg. No. 180)	NIL
H. Area of assembly plot (to be handed over as per Reg. No. 180)	NIL
I. Area of assembly plot (to be handed over as per Reg. No. 35)	NIL
J. DEDUCTION FOR B.U. AREA AS PER LAST APPROVED LAYOUT	NIL
K. TOTAL DEDUCTIONS (200+200+100) as area when applicable	77.80
L. BALANCE AREA OF PLOT (A-K)	881.20
M. For any other Development after which to be handed over to UCMR	NIL
N. For any other Development after which to be handed over to UCMR	1.00
O. Total Area (L+N)	883.20
P. Built up Area (as per last approved layout)	NIL
Q. Built up Area (as per last approved layout)	NIL
R. Built up Area (as per last approved layout)	NIL
S. Built up Area (as per last approved layout)	NIL
T. Built up Area (as per last approved layout)	NIL
U. Built up Area (as per last approved layout)	NIL
V. Built up Area (as per last approved layout)	NIL
W. Built up Area (as per last approved layout)	NIL
X. Built up Area (as per last approved layout)	NIL
Y. Built up Area (as per last approved layout)	NIL
Z. Built up Area (as per last approved layout)	NIL
AA. Built up Area (as per last approved layout)	NIL
AB. Built up Area (as per last approved layout)	NIL
AC. Built up Area (as per last approved layout)	NIL
AD. Built up Area (as per last approved layout)	NIL
AE. Built up Area (as per last approved layout)	NIL
AF. Built up Area (as per last approved layout)	NIL
AG. Built up Area (as per last approved layout)	NIL
AH. Built up Area (as per last approved layout)	NIL
AI. Built up Area (as per last approved layout)	NIL
AJ. Built up Area (as per last approved layout)	NIL
AK. Built up Area (as per last approved layout)	NIL
AL. Built up Area (as per last approved layout)	NIL
AM. Built up Area (as per last approved layout)	NIL
AN. Built up Area (as per last approved layout)	NIL
AO. Built up Area (as per last approved layout)	NIL
AP. Built up Area (as per last approved layout)	NIL
AQ. Built up Area (as per last approved layout)	NIL
AR. Built up Area (as per last approved layout)	NIL
AS. Built up Area (as per last approved layout)	NIL
AT. Built up Area (as per last approved layout)	NIL
AU. Built up Area (as per last approved layout)	NIL
AV. Built up Area (as per last approved layout)	NIL
AW. Built up Area (as per last approved layout)	NIL
AX. Built up Area (as per last approved layout)	NIL
AY. Built up Area (as per last approved layout)	NIL
AZ. Built up Area (as per last approved layout)	NIL
BA. Built up Area (as per last approved layout)	NIL
BB. Built up Area (as per last approved layout)	NIL
BC. Built up Area (as per last approved layout)	NIL
BD. Built up Area (as per last approved layout)	NIL
BE. Built up Area (as per last approved layout)	NIL
BF. Built up Area (as per last approved layout)	NIL
BG. Built up Area (as per last approved layout)	NIL
BH. Built up Area (as per last approved layout)	NIL
BI. Built up Area (as per last approved layout)	NIL
BJ. Built up Area (as per last approved layout)	NIL
BK. Built up Area (as per last approved layout)	NIL
BL. Built up Area (as per last approved layout)	NIL
BM. Built up Area (as per last approved layout)	NIL
BN. Built up Area (as per last approved layout)	NIL
BO. Built up Area (as per last approved layout)	NIL
BP. Built up Area (as per last approved layout)	NIL
BQ. Built up Area (as per last approved layout)	NIL
BR. Built up Area (as per last approved layout)	NIL
BS. Built up Area (as per last approved layout)	NIL
BT. Built up Area (as per last approved layout)	NIL
BU. Built up Area (as per last approved layout)	NIL
BV. Built up Area (as per last approved layout)	NIL
BW. Built up Area (as per last approved layout)	NIL
BX. Built up Area (as per last approved layout)	NIL
BY. Built up Area (as per last approved layout)	NIL
BZ. Built up Area (as per last approved layout)	NIL
CA. Built up Area (as per last approved layout)	NIL
CB. Built up Area (as per last approved layout)	NIL
CC. Built up Area (as per last approved layout)	NIL
CD. Built up Area (as per last approved layout)	NIL
CE. Built up Area (as per last approved layout)	NIL
CF. Built up Area (as per last approved layout)	NIL
CG. Built up Area (as per last approved layout)	NIL
CH. Built up Area (as per last approved layout)	NIL
CI. Built up Area (as per last approved layout)	NIL
CJ. Built up Area (as per last approved layout)	NIL
CK. Built up Area (as per last approved layout)	NIL
CL. Built up Area (as per last approved layout)	NIL
CM. Built up Area (as per last approved layout)	NIL
CN. Built up Area (as per last approved layout)	NIL
CO. Built up Area (as per last approved layout)	NIL
CP. Built up Area (as per last approved layout)	NIL
CQ. Built up Area (as per last approved layout)	NIL
CR. Built up Area (as per last approved layout)	NIL
CS. Built up Area (as per last approved layout)	NIL
CT. Built up Area (as per last approved layout)	NIL
CU. Built up Area (as per last approved layout)	NIL
CV. Built up Area (as per last approved layout)	NIL
CW. Built up Area (as per last approved layout)	NIL
CX. Built up Area (as per last approved layout)	NIL
CY. Built up Area (as per last approved layout)	NIL
CA. Built up Area (as per last approved layout)	NIL

PROFORMA - B

FLOOR PLAN LOCATION & BLOCK PLAN, PLOT AREA CALCULATIONS, SETBACK AREA CALCULATIONS

STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-2635/2019/1065/MW WARD CHEMBUR-4/3371/NEW.

Bajirao Lahu Patil

E.E.-I (B.P.) E.S.

Sinkar mahesh bharishna A.E. (B.P.) M-1

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE AND SURVEYED BY ME ON 19.03.2019 AND DIMENSIONS OF THE SUBSISTENCE OF THE PLOT STATED ON THE PLANS ARE AS NOTED ON THE SP. & P. AREA CALCULATIONS LISTED IN SOBBAN NUMBER. TALKED WITH THE AREA RETURNED IN THE OCCUPANCY CERTIFICATE. RECORD.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STILT+3 FLOORS RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NO. 1065, 1066, 1067 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI

NAME & SIGNATURE OF OWNER

M/S. GoeCoe Ventures Ltd.

Suresh Kumar / Lakshmi / Suresh Kumar (Signature)

Vasudevan Pillai Director

NAME & SIGNATURE OF ARCHITECT

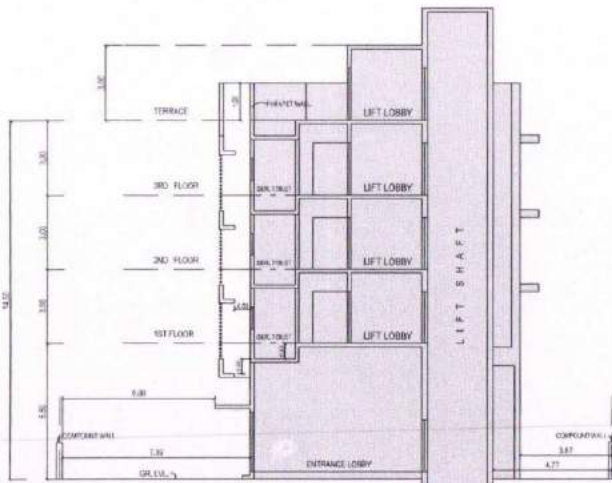
HANDEKAR JAGANNATH SHIRANGAPUR

NAMBARCH D371, 10th ROAD, CHEMBUR, MUMBAI - 400 071.

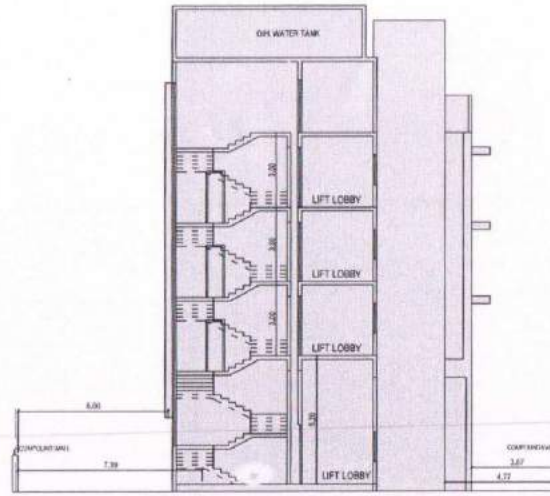
Mr. N.J. SHIRANGAPUR

022 2528 08 94

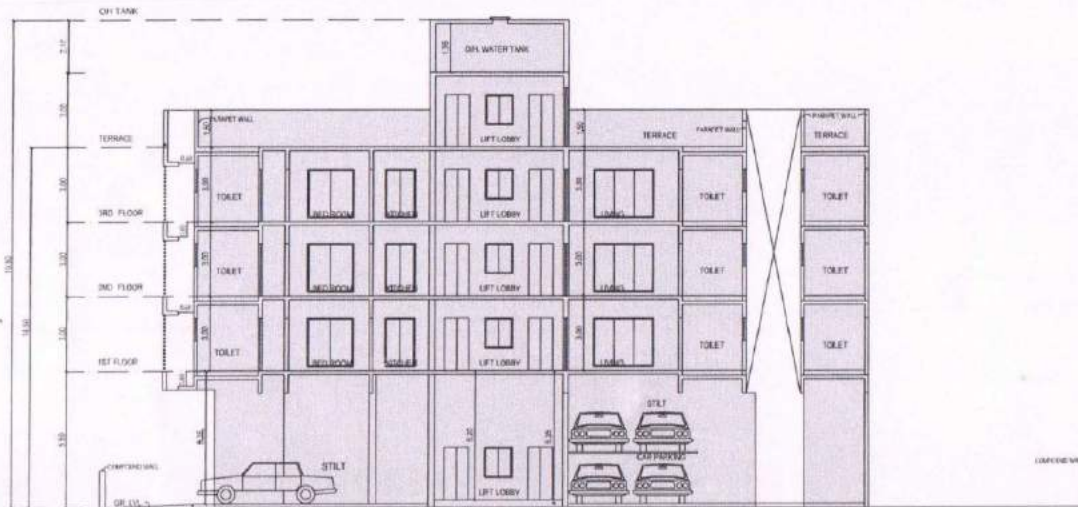
PROFORMA - B		SHEET 3/3
SECTION A-B		
STAMP OF APPROVAL OF PLANS		
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER. NO. P-2635/2019/1065/MW WARD: CHEMBUR-W/37/1/NEW		
Bajirao Lahu Pati		Digitally signed by Bajirao Lahu Pati Date: 2021.04.22 16:51:12 +05'30'
PROJECT CONSULTANT ARCHITECT S.E. (B.P.) M-4	E.E.-1 (B.P.) E-6 SINKAR MAHESH BALKRISHNA A.E. (B.P.) M-4 WARD	Digitally signed by Mahesh Balkrishna Date: 2021.04.22 16:51:12 +05'30'
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED 3/4+3 FLOORS RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 106, 106/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD-04 11TH ROAD IN S.S. B SCHEME, CHEMBUR, MUMBAI		
NAME & SIGNATURE OF OWNER		
M/S. GeoCee Ventures Ltd. Suresh Kumar Varthathara Validated by:		
NAMBARCH D071, 106 ROAD, CHEMBUR, MUMBAI-400 071. Mr. N.J. SHRINAGAPURE tel: 022 2528 48 96.		



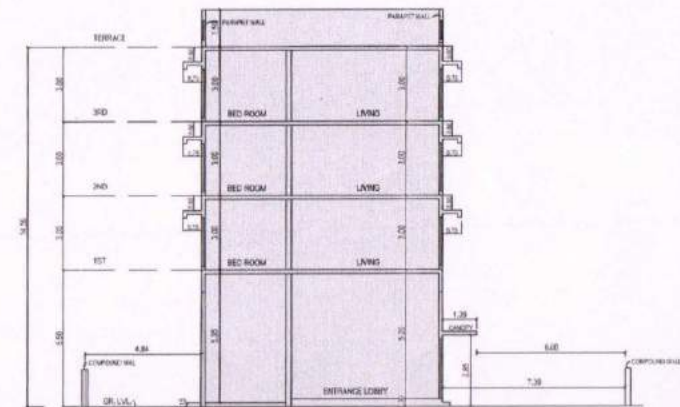
SECTION C-C



SECTION D-D



SECTION A-A



SECTION B-B

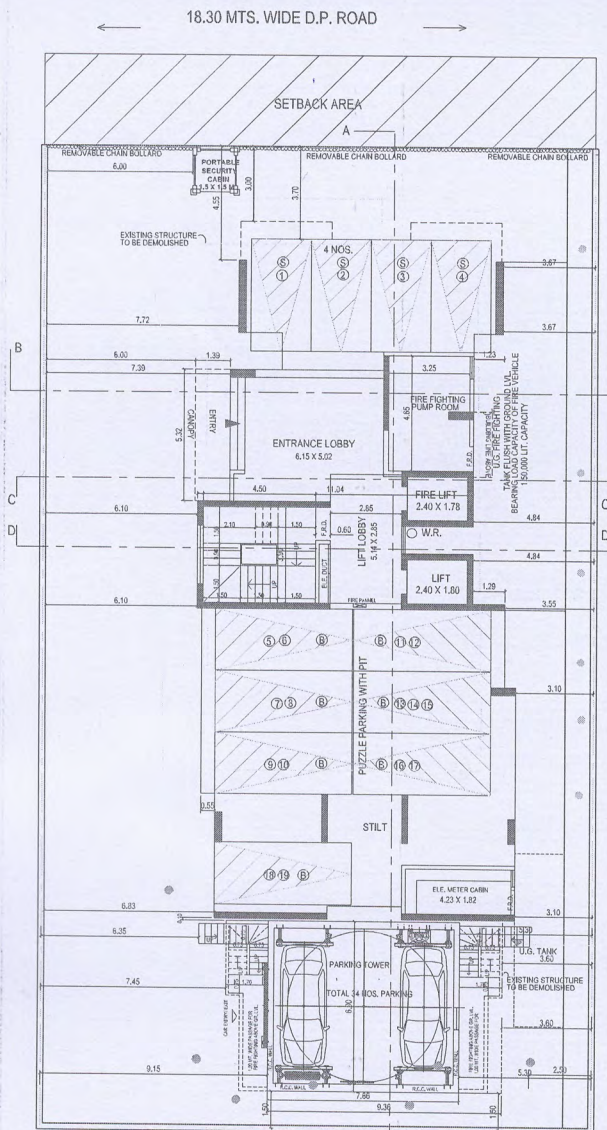
FLOOR	FLAT NOS.	CARPET AREA	NOS.
1st TO 10th FLOOR	FLAT NO. 1	52.05 SQ.MTS.	3
	FLAT NO. 2	66.84 SQ.MTS.	3
1st TO 2nd FLOOR	FLAT NO. 3	62.35 SQ.MTS.	3

CARPET AREA SQ.M.	NO.OF FLATS	PARKING REQ. AS PER D.C. RULE & REGULATION	TOTAL PARKING REQ.
UP TO 45.00	0	1 CAR FOR EVERY 4 FLAT	0
ABOVE 45 TO 60	1	1 CAR FOR EVERY 2 FLAT	—
ABOVE 60 TO 90	8	1 CAR FOR EVERY 1 FLAT	8
ABOVE 90	3	2 CARS FOR EVERY FLAT	6
TOTAL (RES.)	9		12.00
VISITOR'S PARKING		@ 20%	3.00
TOTAL			15.00
TOTAL PARKING PROPOSED			18.00

A:	$5.90 \times 12.33 \text{ Y} =$	71.51 SQM.
B:	$1.95 \times 6.23 \text{ Y} =$	0.24 SQM.
TOTAL		71.75 SQM.
DEDUCT		
1:	$1.85 \times 2.50 \text{ Y} =$	4.13 SQM.
2:	$1.85 \times 6.47 \text{ Y} =$	0.78 SQM.
TOTAL		4.91 SQM.
TOTAL CARPET AREA =		66.84 SQM.

A:	$5.80 \times 12.33 \times 1 =$	71.51 SQM.
B:	$1.05 \times 8.23 \times 1 =$	8.24 SQM.
TOTAL		79.75 SQM.
DEDUCT		
1:	$1.65 \times 2.50 \times 1 =$	4.13 SQM.
2:	$1.65 \times 0.47 \times 1 =$	0.78 SQM.
3:	$0.45 \times 1.45 \times 1 =$	1.55 SQM.
TOTAL		6.46 SQM.
TOTAL CARPET AREA		86.29 SQM.

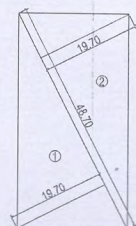
RE: Mr. N. J. SHREVE



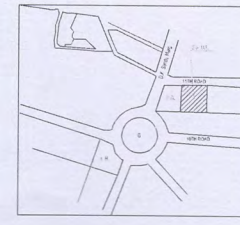
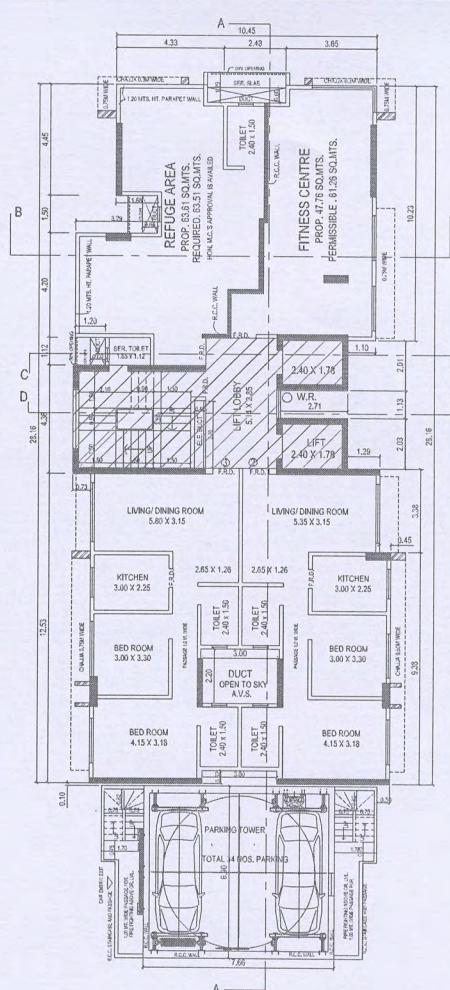
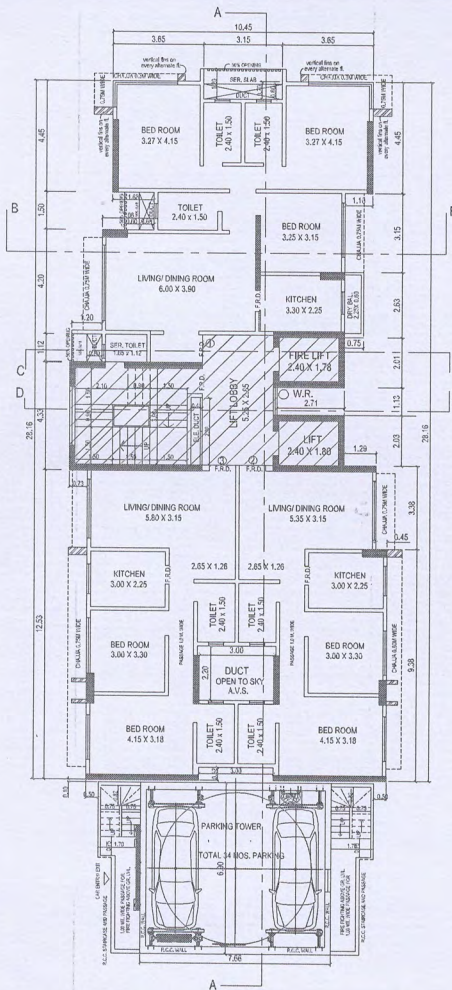
SETBACK AREA CALCULATIONS

$$\begin{aligned} \text{a. } -1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\ \text{b. } -1/2 \times 21.61 \times 3.60 &= 38.90 \text{ SQ.MTS.} \\ \text{TOTAL} &= 77.80 \text{ SQ.MTS.} \end{aligned}$$

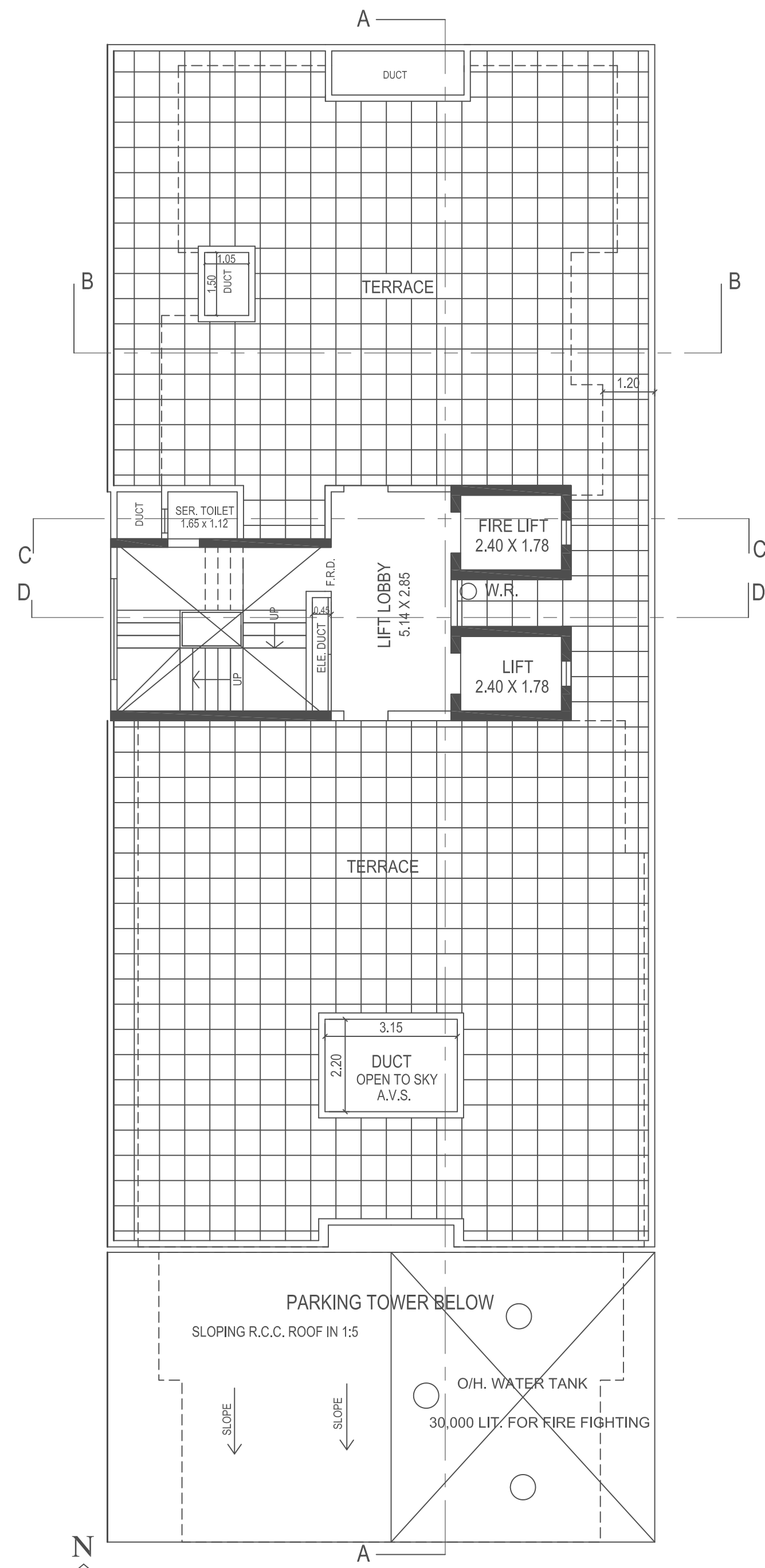
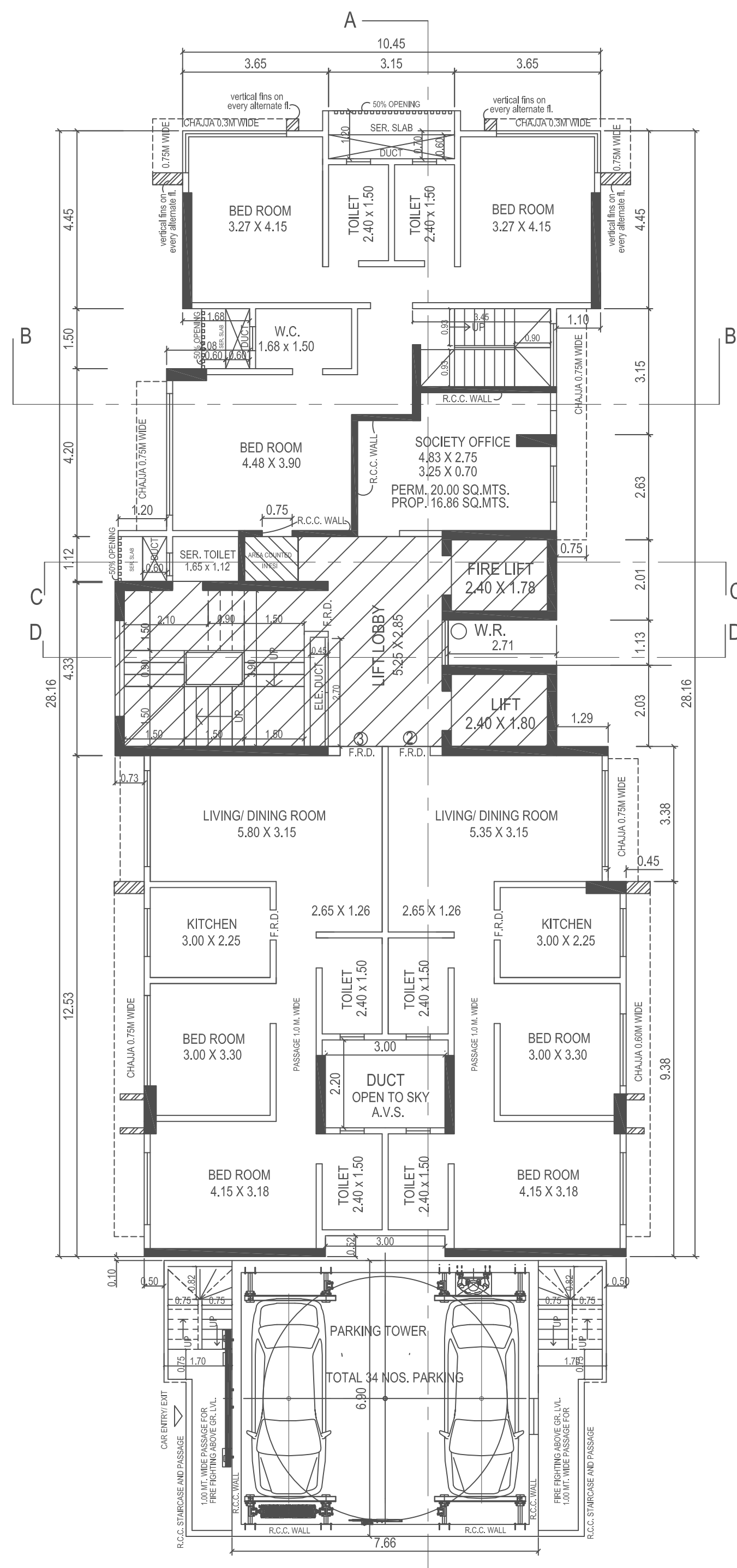
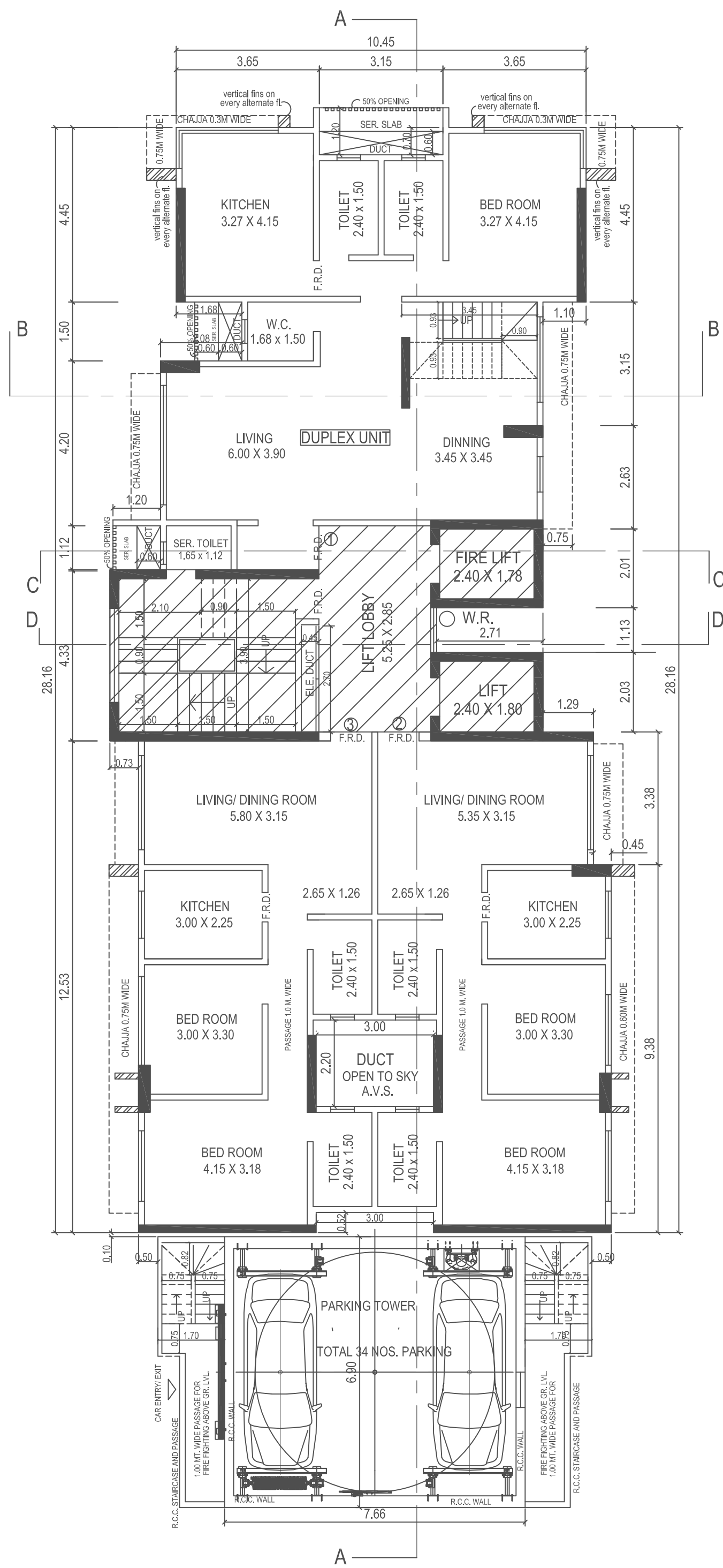
PLOT AREA CALCULATIONS



$$\begin{aligned} 1. -1/2 \times 48.70 \times 19.70 &= 479.70 \text{ SQ.MTS.} \\ 2. -1/2 \times 48.70 \times 19.70 &= 479.70 \text{ SQ.MTS.} \\ \text{TOTAL} &= 959.40 \text{ SQ.MTS.} \\ \text{SAY} &959.00 \text{ SQ.MTS.} \end{aligned}$$



PROFORMA - 'A'		SHEET 1/5
A	AREA STATEMENT	SQMT
1.	AREA OF PLOT (AS PER P.R. CARD)	959.00
2.	Area of Reservation in plot	
3.	Area of Road Set back	77.80
4.	Area of D.P. Road	NIL
5.	DEDUCTIONS FOR	NIL
6.	For Reservation/Road Area	NIL
7.	a) Road Setback Area to be handed over (100%) Reg. No. 16	NIL
8.	b) Proposed D.P. Road to be handed over (100%) Reg. No. 16	NIL
9.	c) Reservation Area to be handed over (100%) Reg. No. 17(B)	NIL
10.	d) Reservation Area to be handed over as per AR(100%) Reg. No. 17	NIL
11.	For Amenity Area	NIL
12.	a) Area of amenity plot plots to be handed over as per Reg. No. 14(A)	NIL
13.	b) Area of amenity plot plots to be handed over as per Reg. No. 14(B)	NIL
14.	c) Area of amenity plot plots to be handed over as per Reg. No. 35	NIL
15.	DEDUCTION FOR R.G. AREA AS PER LAST APPROVED LAYOUT	NIL
16.	TOTAL DEDUCTIONS (2(A)+(B)+(C)+(D) as and when applicable)	77.80
17.	BALANCE AREA OF PLOT (1-5)	881.20
18.	Plot area under Development after areas to be handed over to MCGM/Competent Authority as per Sec. 4 above	881.20
19.	Zonal (Basic) FSI 1.00	1.00
20.	Built up area as per Zonal (Basic) FSI (18)	881.20
21.	Built up Area equal to area of land handed over as per Reg. 30(A)	155.60
22.	Built up Area in lieu of cost of construction of built up amenity to be handed over to area of land handed over as per Reg. 30(A)	NIL
23.	Built up Area over 10% Additional FSI on payment of premium as per Table No. 12 of Reg. No. 30(A) on remaining balance plot	440.60
24.	Built up Area over 10% Additional FSI as per Table No. 12 of Reg. 30(A) on remaining balance plot	793.08
25.	Permissible Built up Area (as the case may be with/without BUA as per 2(c))	2270.40
26.	Proposed BUA (as the case may be with/without BUA as per 2(c))	2270.40
27.	TDR generated if any as per Reg. 30(A) and 32	NIL
28.	Fungible Compensatory Area as per Reg. No. 31(D)	
29.	a) Permissible Fungible Compensatory Area for Rehab component without charging premium	127.14
30.	b) Fungible Compensatory Area for Rehab component without charging premium	127.14
31.	c) Permissible Fungible Compensatory Area by charging premium	667.53
32.	d) Fungible Compensatory Area availed on payment of premium	665.01
33.	Total Built up Area proposed including Fungible Compensatory Area	3063.23
34.	FSI consumed on Net Plot (134)	2.58
OTHER REQUIREMENTS		
35.	a) Name of Reservation	N/A
36.	b) Area of Reservation affecting the plot	N/A
37.	c) Area of Reservation land to be handed over as per Reg. 17	N/A
38.	d) Built up Area of Amenity to be handed over as per Reg. 17	N/A
39.	e) Area/Built up Area of Designation	N/A
40.	f) Plot area/Built up Area to be handed over as per Reg. No.	
41.	g) 14 (A)	N/A
42.	h) 14 (B)	N/A
43.	i) 15	N/A
44.	j) Requirement of Recreational Open Space in Layout/Plot as per Reg. No. 27	
45.	k) Tenantment Statement	
46.	l) Proposed Built up Area (13 above)	3063.23
47.	m) Less deduction of Non-Residential Area (Shop etc.)	NIL
48.	n) Area available for tenements (l) minus (m)	3063.23
49.	o) Tenements permissible (Density of tenements/Hection)	136
50.	p) Total number of Tenements proposed on the plot	37
PROFORMA - B		
FLOOR PLANS, LOCATION & BLOCK PLAN, PLOT AREA CALCULATIONS, SET BACK AREA CALCULATIONS.		
STAMP OF APPROVAL OF PLANS		
THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED UNDER NO. P-2035/2019/1005/AM WARD/CHEMBUR 403377/Amend/ET-10.1.2021.		
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-2035/2019/1005/AM WARD/CHEMBUR/403377/Amend		
PRASAD CHANDAN AKANT GORAVI	Nanasaheb Ramkrishna Kerkale	Bajirao Lahu Patil
S.E. (B.P.) M-4	A.E. (B.P.) M WARD	E.E.-I (B.P.) E.S.
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 13/05/2015 AND DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT IS 959.00 SQ.MTS. TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF CHURNED P.L.R. RECORD.		
SIGNATURE OF ARCHITECT		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED STILT+12 FLOORS RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 1085, 1085/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.		
NAME & SIGNATURE OF OWNER		
FOR M/s. GeoCeo Ventures Ltd.		
SURESHKUMA R VASUDEVAN VAZHATHARA		
NAMBARCH D371, 10th ROAD, CHEMBUR, MUMBAI-400 071.		
Mr. N.J. SHRINGARPURE		
Nt. 022 2528 08 96.		



TERRACE FLOOR PLAN

PROFORMA - B

FLOOR PLANS, AREA DIAGRAM AREA CALCULATIONS, B.U.A. STATEMENT.

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED UNDER NO. P-2635/2019(1065)/M/W WARD/CHEMBUR -W/37/5/Amend DT. 10.11.2021.
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-2635/2019(1065)/M/W WARD /CHEMBUR-W/37/7/Amend

PRASAD CHANDRA KANT GOSAWI S.E. (B.P.) 'M'-I
Nanasaheb Ramaling Kenjale A.E. (B.P.) 'M' WARD
Bajirao Lahu Patil E.E.-I (B.P.) E.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STILT+ 12 FLOORS' RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.

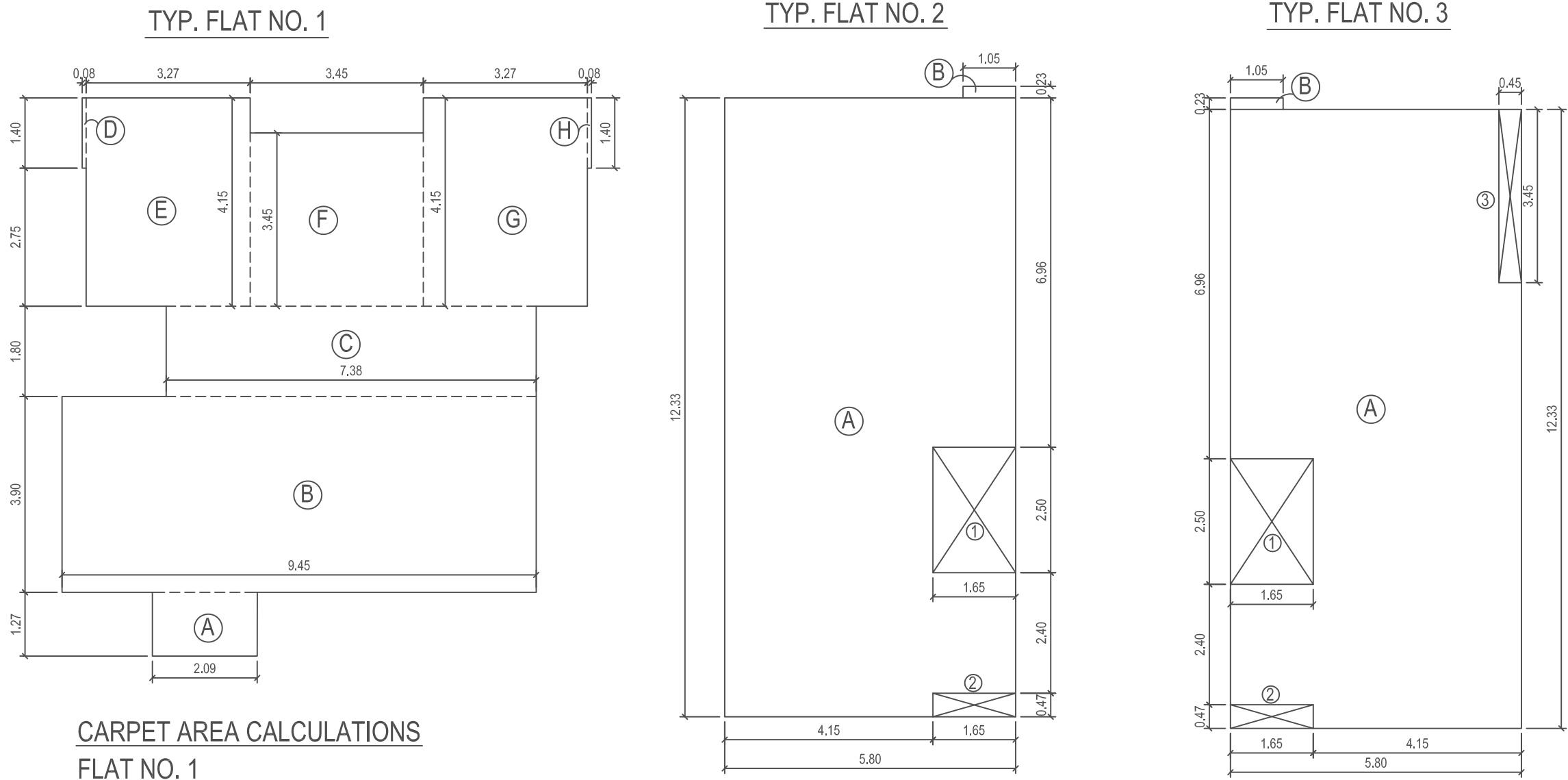
NAME & SIGNATURE OF OWNER

FOR M/ s. GeeCee Ventures Ltd.
SURESHKUMA R VASUDEVAN VASUDEVAN VAZHATHARA VAZHATHARA
Date: 2022.10.12 10:19:18 +05'30'

Nandkumar Jagannath Shringarpure
Mr. N.J.SHRINGARPURE

NAMBARCH D/371, 10th ROAD, CHEMBUR, MUMBAI- 400 071.
tel: 022 2528 08 98.

CARPET AREA CALCULATIONS
(ONLY FOR PARKING PURPOSE)



CARPET AREA CALCULATIONS
FLAT NO. 1

A:	2.09 X 1.27 X 1	=	2.65 SQM.
B:	9.45 X 3.90 X 1	=	36.86 SQM.
C:	7.38 X 1.80 X 1	=	13.28 SQM.
D:	0.08 X 1.40 X 1	=	0.11 SQM.
E:	3.27 X 4.15 X 1	=	13.57 SQM.
F:	3.45 X 3.45 X 1	=	11.90 SQM.
G:	3.27 X 4.15 X 1	=	13.57 SQM.
H:	0.08 X 1.40 X 1	=	0.11 SQM.
TOTAL CARPET AREA = 92.05 SQM.			

CARPET AREA CALCULATIONS
FLAT NO. 3

A:	5.80 X 12.33 X 1	=	71.51 SQM.
B:	1.05 X 0.23 X 1	=	0.24 SQM.
TOTAL 71.75 SQM.			
DEDUCT			
1:	1.65 X 2.50 X 1	=	4.13 SQM.
2:	1.65 X 0.47 X 1	=	0.78 SQM.
TOTAL 4.91 SQM.			
TOTAL CARPET AREA = 66.84 SQM.			

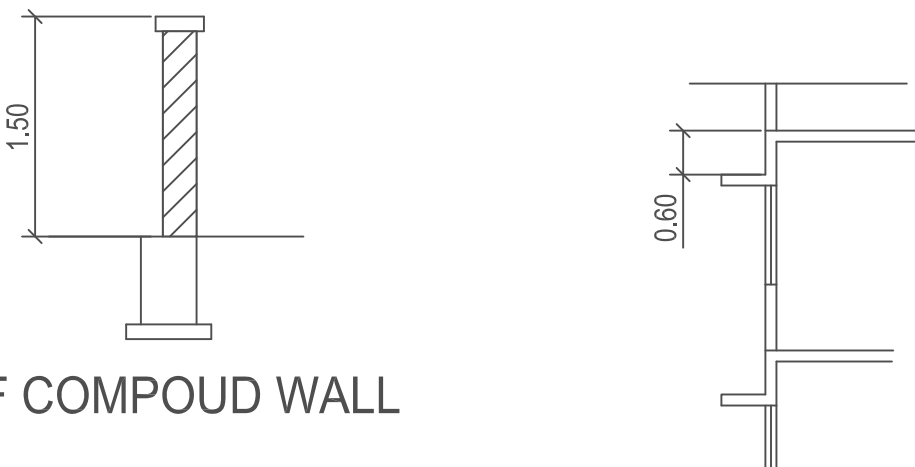
CARPET AREA CALCULATIONS
FLAT NO. 2

A:	5.80 X 12.33 X 1	=	71.51 SQM.
B:	1.05 X 0.23 X 1	=	0.24 SQM.
TOTAL 71.75 SQM.			
DEDUCT			
1:	1.65 X 2.50 X 1	=	4.13 SQM.
2:	1.65 X 0.47 X 1	=	0.78 SQM.
3:	0.45 X 3.45 X 1	=	1.55 SQM.
TOTAL 6.46 SQM.			
TOTAL CARPET AREA = 65.29 SQM.			

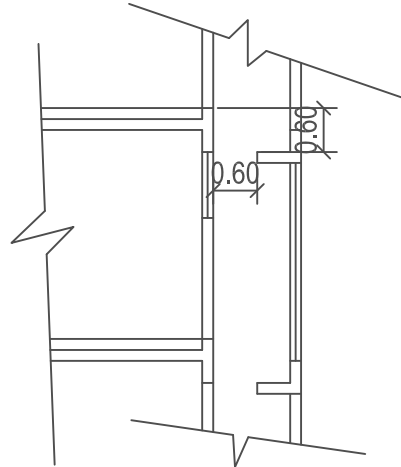
CARPET AREA STATEMENT
(ONLY FOR PARKING PURPOSE)

FLOOR	FLAT NOS.	CARPET AREA	NOS.
1st TO 12th FLOOR	FLAT NO. 2	66.84 SQ.MTS.	12
	FLAT NO. 3	65.29 SQ.MTS.	12
1st TO 6th FLOOR	FLAT NO. 1	92.05 SQ.MTS.	11

SECTION OF WATER TANK
SCALE 1:100



TYP. SECTION OF CHAJJA
SCALE 1:50



PARKING AREA STATEMENT

CARPET AREA SQ.MT.	NO.OF FLATS	PARKING REQD. AS PER D.C. RULE & REGULATION	TOTAL PARKING REQD.
UPTO 45.00	---	1 CAR FOR EVERY 4 FLAT	---
ABOVE 45 TO 60	---	1 CAR FOR EVERY 2 FLAT	---
ABOVE 60 TO 90	26	1 CAR FOR EVERY 1 FLAT	26
ABOVE 90	11	2 CARS FOR EVERY FLAT	22
TOTAL (RES.)	37		48
VISITORS PARKING	@ 10%		4.80
TOTAL			52.80
TOTAL PARKING PROPOSED			SAY 53.00

PROFORMA - B

CARPET AREA CALCULATIONS, PARKING STATEMENT, SECTIONCC.

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED UNDER NO. P-2635/2019(11065)/M/W WARD/CHEMBUR-W/337/6/Amend DT. 10.11.2021
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTTER NO. P-2635/2019(11065)/M/W WARD/CHEMBUR-W/337/7/Amend

PRASAD
CHANDR
AKANT
GOSAMI
S.E. (B.P.) 'M'-I

Nanasaheb
b Ramsing
Kenjale
A.E. (B.P.) 'M' WARD

Bajirao
Lahu
Patil
E.E.-I (B.P.) E.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED STILT+ 12 FLOORS RESIDENTIAL BUILDING ON PLOT BEARING C.T.S NOS. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.

NAME & SIGNATURE OF OWNER

FOR M/ s. GeeCee Ventures Ltd.

SURESHKUMAR
R VASUDEVAN
VAZHATHARA

Digitally signed by
SURESHKUMAR
VASUDEVAN VAZHATHARA
Date: 2022.10.12 10:22:55
+05'30'

Nandkumar
Jaganath
Shringarpure
Mr. N.J.SHRINGARPURE

NAMBARCH
D/371, 10th ROAD,
CHEMBUR, MUMBAI- 400 071.
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