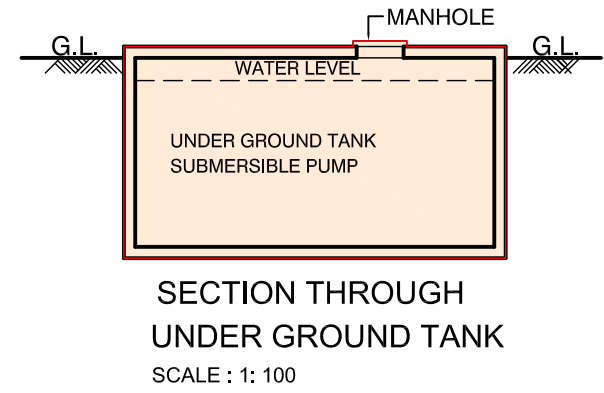
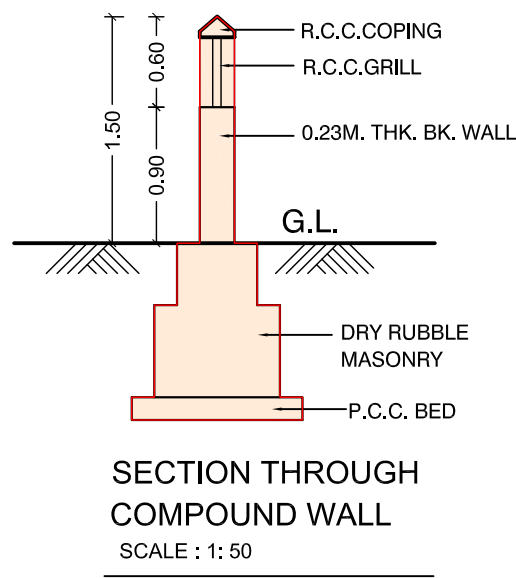
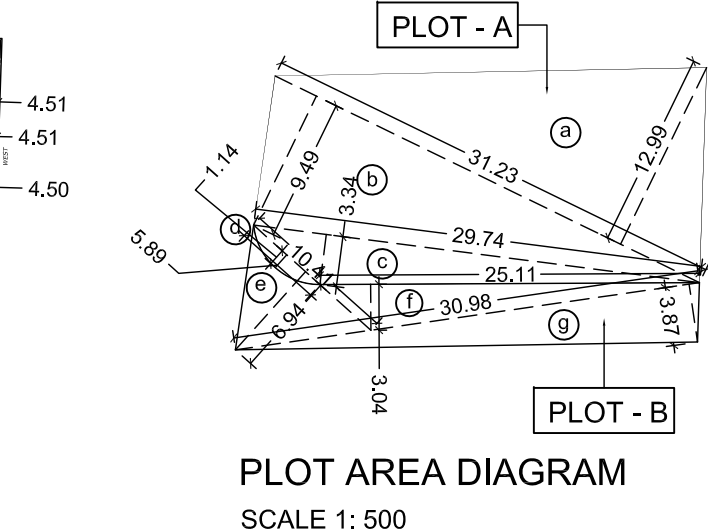
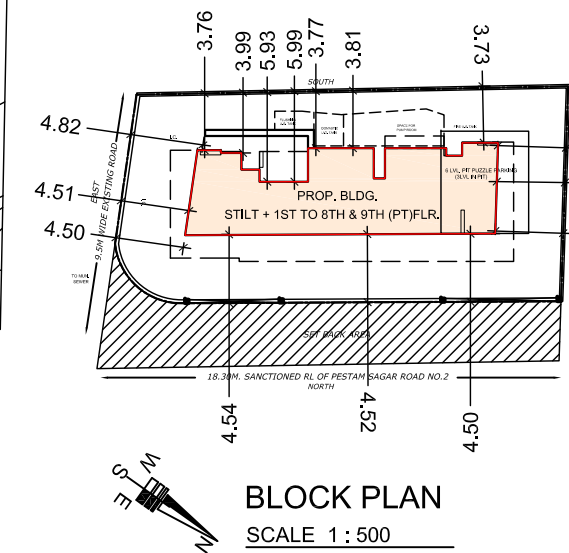
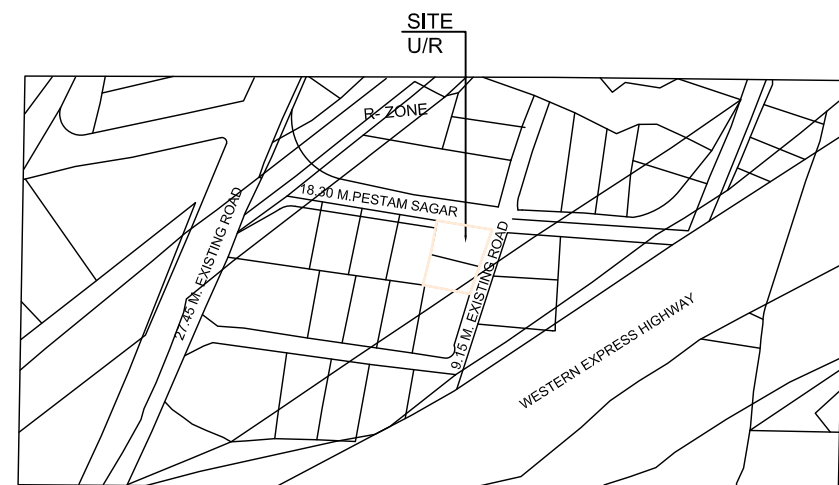




CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY		
FLOOR	FLAT NO.1	FLAT NO.2
STILT	----	----
1ST	67.36	48.09
2ND	67.36	51.32
3RD	67.36	51.32
4TH	67.36	51.32
5TH	67.36	51.32
6TH	67.36	51.32
7TH	67.36	----
8TH	67.36	51.32
9TH	67.36	51.32

BUILT UP AREA STATEMENT				
FLOOR	GROSS BUILT UP AREA SQ.MT.	STAIRCASE, LIFT & LOBBY AREA SQ.MT.	NET BUILT UP AREA SQ.MT. (A+B)	TENEMENT P ROPOSED NOS.
STILT	09.31	-----	9.31	-----
1	188.88	32.05	156.83	2
2	168.41	32.29	136.12	2
3	168.41	32.29	136.12	2
4	168.41	32.29	136.12	2
5	168.41	32.29	136.12	2
6	168.41	32.29	136.12	2
7	111.50	33.64	77.86	1
8	168.41	32.29	136.12	2
9	93.28	33.01	60.27	1
EXCESS REFUGE AREA COUNTED IN F.S.I	23.32		23.32	
EXCESS SOCIETY OFFICE AREA COUNTED IN F.S.I	07.70		07.70	
TOTAL	1444.45	292.44	1152.01	16

NET B.U.A = 1152.01 / 1.35 = 853.34
PROPOSED COMPENSATORY F.S.I (1152.01- 853.34 = 298.67)



SOUTH

LOCATION PLAN
SCALE 1:4000
D.P. SHEET NO. E / 26

BLOCK PLAN
SCALE 1:500

PLOT AREA DIAGRAM
SCALE 1:500

SOUTH

SET BACK AREA

18.30M. SANCTIONED RL OF PESTAM SAGAR ROAD NO.2
NORTH

BASEMENT FOR 1ST LVL. PIT PARKING
SCALE: 1:100

PARKING STATEMENT AS PER MODIFICATION PROPOSED

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	NIL	NIL
45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	08NOS.	04.00NOS.
60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	08NOS.	08.00 NOS.
ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	NIL	NIL
TOTAL	16 NOS.	12.00NOS.
VISITORS PARKING 25 % OF REQD. PARKING FOR RESI		03.00 NOS.
TOTAL PARKING REQUIRED		15.00NOS.
TOTAL PARKING PROVIDED	TOTAL	24 NOS.

PARKING STATEMENT AS PER RULES

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
LESS THAN 35 SMT. 1 PARKING / 4 TENEMENTS.	NIL	NIL
35 TO 45 SMT. 1 PARKING / 2 TENEMENTS.	NIL	NIL
45 TO 70 SMT. 1 PARKING / 1 TENEMENTS.	16 NOS	16 NOS
ABOVE 70 SMT. 2 PARKING / 1 TENEMENTS.	NIL	NIL
TOTAL	16 NOS.	16.00 NOS.
VISITORS PARKING 25 % OF REQD. PARKING		04.00 NOS
TOTAL PARKING REQUIRED		20.00 NOS.
TOTAL PARKING PROVIDED	TOTAL	24 NOS.

DETAIL OF FUNGIBLE COMPENSATORY F.S.I.

S.No	DESCRIPTION	Sq.Mt.	Land SDRRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	403.76	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILATION COMPONENT FOR NON- RESIDENTIAL IN EXISTING STRUCTURE/S	-	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (A+B)	403.76	-	-	-
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILATION BUILT UP AREA COMPONENT = (A x 0.35 + B x 0.20)	141.32	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT OF PURELY RESIDENTIAL USE	141.32	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT OF PURELY NON-RESIDENTIAL USE	-	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT (E + F)	141.32	-	-	-
H)	ADMISSIBLE BUILTUP AREA	865.58	-	-	-
I)	NET PROPOSED BUILT UP AREA	853.34	-	-	-
J)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT.	-	-	-	-
K)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT (I-C-J) x 0.35	157.35	-	-	-
L)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.60xSDR RATE ON DATE OF PAYMENT x K	ALREADY PAID 88.00 PAID 69.35 SAY 70.00	Rs. 43,700 PER SQ. MTS. Rs. 69,100 PER SQ. MTS.	RECEIPT / SAP DOC. NO. 1001037519 Dt. 27-10-2014 RECEIPT / SAP DOC. NO. 1003275425 Dt. 20-04-2018	88.00x43,700x0.60 = 23,07,400/- 69.35x69,100x0.60 = 28,75,251.00/- PAID 27% = 19,16,900.00/-
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA = 1.00 xSDR RATE ON DATE OF PAYMENT x I	-	-	-	-
N)	GROSS BUILTUP AREA CONSUMED	1152.01	-	-	-
O)	NET BUILTUP AREA CONSUMED = (N - G - K)	853.34	-	-	-

PLOT AREA CALCULATION (PLOT - A)

i.e. area of triangles
a - $31.23 \times 12.99 \times 0.50 = 202.84$ Sq. Mts.
b - $31.23 \times 09.49 \times 0.50 = 148.19$ "
c - $29.74 \times 03.34 \times 0.50 = 49.66$ "
d - $2/3 \times 05.89 \times 0.14 = 0.48$ "

SET BACK AREA CAL. (PLOT - B)

e - $10.41 \times 06.94 \times 0.50 = 36.12$ Sq. Mts.
f - $2/3 \times 05.89 \times 0.14 = 0.48$ "
g - $30.98 \times 03.87 \times 0.50 = 59.95$ "

TOTAL (A+B) TOTAL = 129.76
= 534.93

AREA OF PLOT AS PER P.R. CARD = 533.80 Sq. Mts.

LINE DIA. OF METER RM.

SCALE 1:100

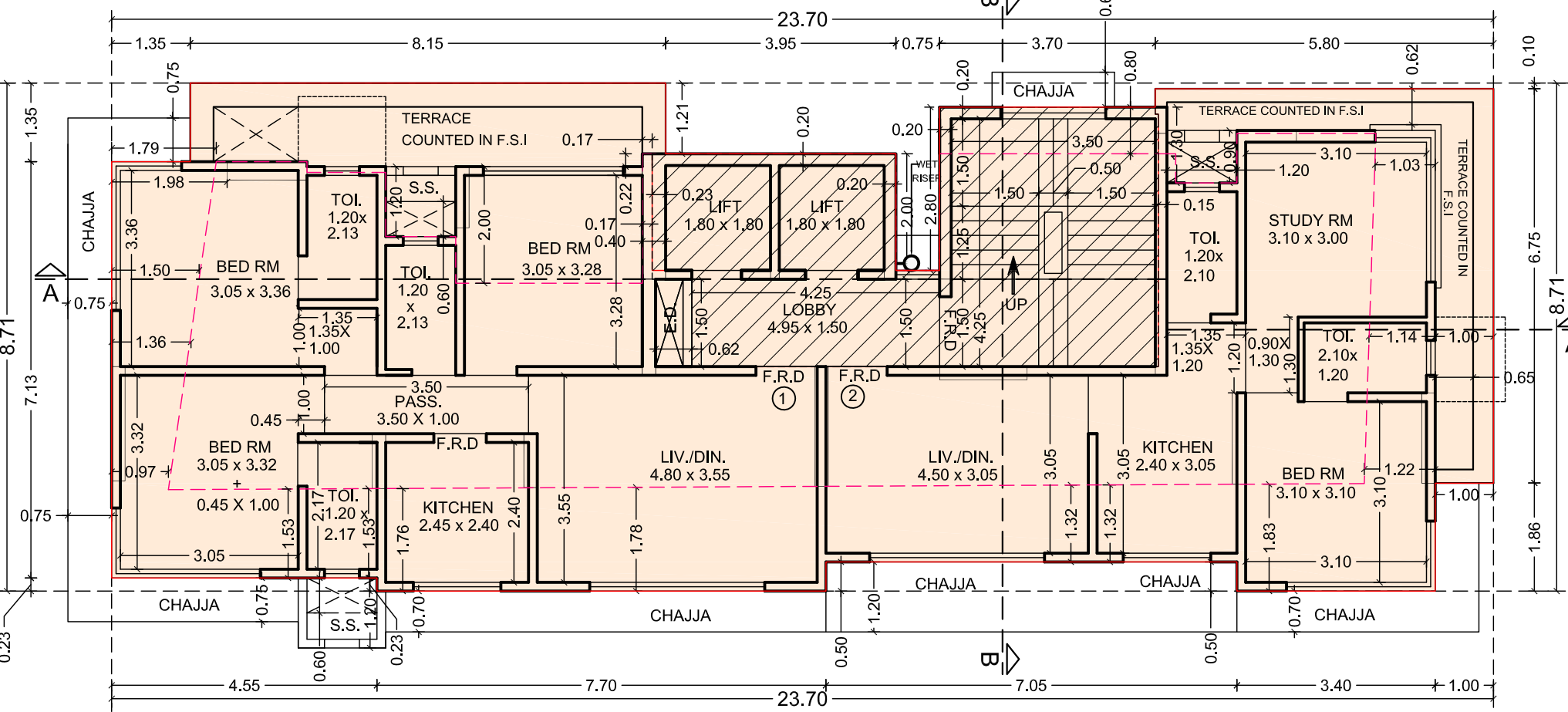
CARPET AREA CALCULATION METER RM.

i.e. area of rectangle

a	0.90	X	1.57	X	1	=	1.41
b	3.85	X	2.05	X	1	=	7.89
TOTAL AREA						=	9.31

DETAIL OF ADD. 0.50 FSI. UTILISED.

Sr. No.	AREA IN SQ. MTS.	PAYMENT TO GOVT.	PAYMENT TO MCGM.
1.	133.33	Rs. 6,46,700/- VIDE RECEIPT NO. 027181 DATED 15-06-2013	Rs. 6,46,700/- VIDE RECEIPT NO.1162919 SAP DOC. NO. 1001457390 DATED : 13-06-2013
2.	68.88	Rs.14,23,900/- VIDE RECEIPT NO. 123494 DATED 24-04-2018	Rs. 14,23,900/- VIDE RECEIPT NO.962830 SAP DOC. NO. 1003275425 DATED : 20-04-2018



1ST FLOOR PLAN
SCALE: 1:100

STAMP & DATE OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. AUTO DCR NO. CHE/ES/0231/M/337(NEW) DATED 05/08/2017

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. AUTO DCR NO. CHE/ES/0231/M/337(NEW)

DEEPIK PARASHA RAM PATIL
E.E.(B.P.) E.S. - I
Ramesh Nagbhusan Kulkarni
A.E.(B.P.) M

A. AREA STATEMENT

AREA OF THE PLOT AS PER P.R.C.			5	3	3	8	0
AREA OF THE PLOT AS CONVEYANCE			N	I	L		
AREA CONSIDERED FOR F.S.I.			N	I	L		
DEDUCTIONS FOR:			N	I	L		
a) Road set back area			1	2	9	7	7
b) Proposed road area			N	I	L		
c) Any reservations			N	I	L		
TOTAL (a+b+c)			N	I	L		
BALANCE AREA OF TE PLOT [1-2]			4	0	4	0	3
DEDUCTIONS FOR 15% R.G. (If deductible)			N	I	L		
NET AREA OF THE PLOT [3-4]			4	0	4	0	3
ADDITIONS FOR FLOOR SPACE INDEX							
2(a) 100% (129.77x 2) AS PER TDR NOTIFICATION 16/11/2016			2	5	9	5	4
2(b) 100%			N	I	L		
TOTAL AREAS (5 + 6)			6	6	3	5	7
FLOOR SPACE INDEX PERMISSIBLE			O	N	E		
FLOOR SPACE INDEX CREDIT AVAILABLE BY			N	I	L		
a) DEVELOPMENT RIGHTS			N	I	L		
b) 0.33 ADDITIONAL F.S.I. (ALREADY CLAIMED)			1	3	3	3	3
c) 0.17 ADDITIONAL F.S.I. (NOW CLAIMED)			6	8	6	8	
d) 0.90 SLUM T.D.R. (100%.)			N	I	L		
TOTAL			8	6	5	5	8
PERMISSIBLE FLOOR AREA (7 X 8) + 9			8	6	5	5	8
EXISTING FLOOR AREA			N	I	L		
(a)PROPOSED AREA COMMERCIAL AREA			N	I	L		
(b)PROPOSED AREA RESIDENTIAL AREA			8	5	3	3	4
EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX			N	I	L		
TOTAL BUILT-UP AREA PROPOSED (11 + 12 + 13)			8	5	3	3	4

B. FUNGIBLE AREA STATEMENT

1.	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR (12b x 0.35)	2	9	8	6	7
2.	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON- RESIDENTIAL = OR (12a x 0.20)	N	I	L		
3.	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) (B.1 + B.2)	2	9	8	6	7
4.	TOTAL GROSS BUILT UP AREA PROPOSED (A14 + B.3)	1	1	5	2	0
5.	TENEMENT STATEMENT					
6.	1. PROPOSED AREA (AS PER ITEM 12 ABOVE)	1	1	5	2	0
7.	2. LESS NON RESIDENTIAL AREA (Shops etc.)	N	I	L		
8.	3. AREA AVAILABLE FOR TENEMENT [1-2]	1	1	5	2	0
9.	4. TENEMENT PERMISSIBLE (MAX. 450 / HECTOR	5	2			
10.	5. EXISTING TENEMENT					
11.	6. TENEMENTS PROPOSED	1	6			
12.	D. PARKING STATEMENT					
13.	1. PARKING REQD. AS PER MODIFICATION (WITH 25% VISITS.)	15	Nos.			
14.	2. PARKING REQD. AS PER RULES (WITH 25% VISITS.)	20	Nos.			
15.	3. COVERED GARAGES PERMISSIBLE					
16.	4. COVERED GARAGES PROPOSED					
17.	5. TOTAL PARKING PROVIDED	24	Nos.			

CONTENTS OF SHEET

• STILT FLOOR PLAN • BASEMENT FOR 1ST LVL. PARKING • BASEMENT FOR 2ND LVL. PARKING • 1ST FLOOR PLAN • PLOT AREA DIA. AND CALCULATION • SECT. THRO COMP. WALL & U.G. TANK • BLOCK & LOCATION PLAN • BUILT UP AREA SUMMARY • PARKING STATEMENT • DETAIL OF FUNGIBLE COMPENSATORY F.S.I.	Certified that I have surveyed the plot under reference on 16-12-2009 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out and tallies with the area stated in the document of ownership / town planning scheme record. RAMJIBHAI POPATBHAI ASUNDARIA architect.
--	--

NAME & SIGN. OF THE OWNER DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT NO. 71 - A BEARING CTS NO. 369 - A OF VILLAGE CHEMBUR AT JUNCTION OF 18.30 M. WIDE PESTOM SAGAR ROAD NO. 2 & 9.15 M. WIDE EXISTING ROAD PESTOM SAGAR CHEMBUR, MUMBAI.

SCALE

AS SPECIFIED NORTH

NAME & SIGN OF ARCHITECT

RAMJIBHAI POPATBHAI ASUNDARIA
R. P. ASUNDARIA
ARCHITECT

236, 2ND FLOOR, AVIOR BLDG. NIRMAL GALAXY, NEAR DEEP HANDEI CINEMA, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080
Tel : 29679979