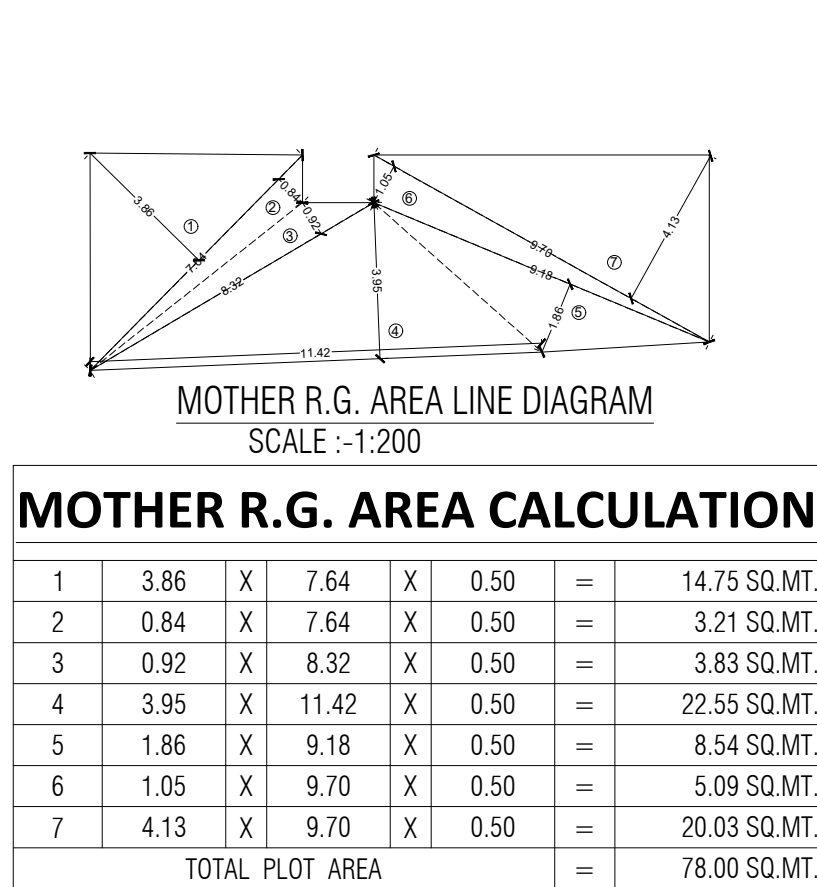




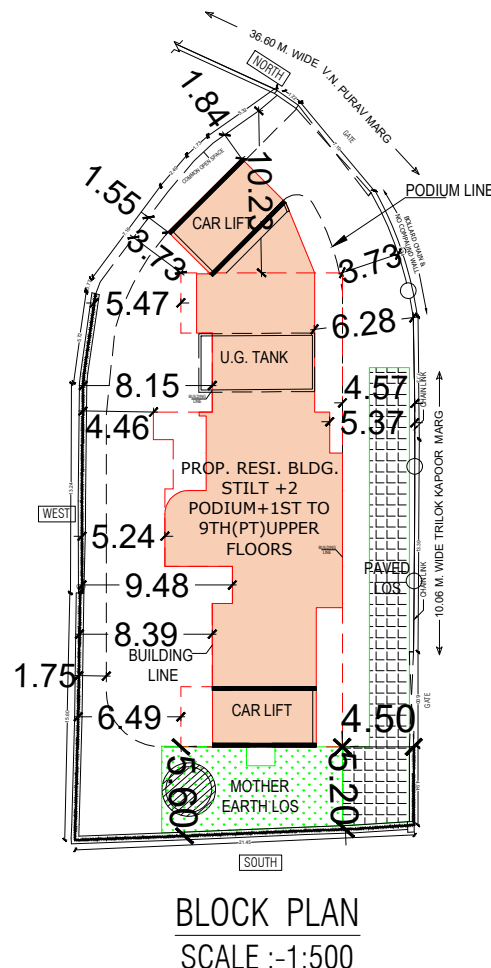
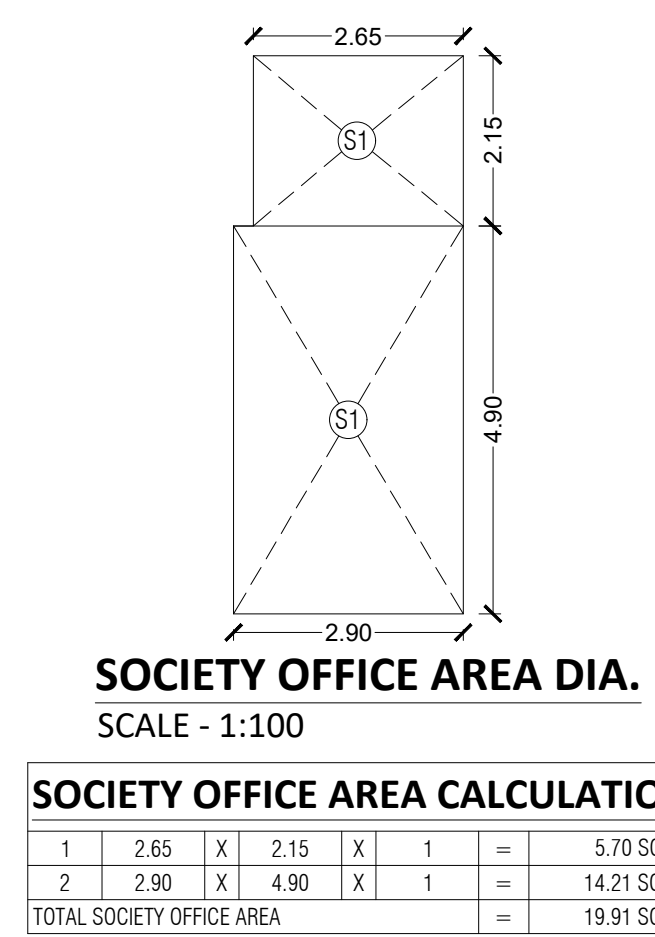
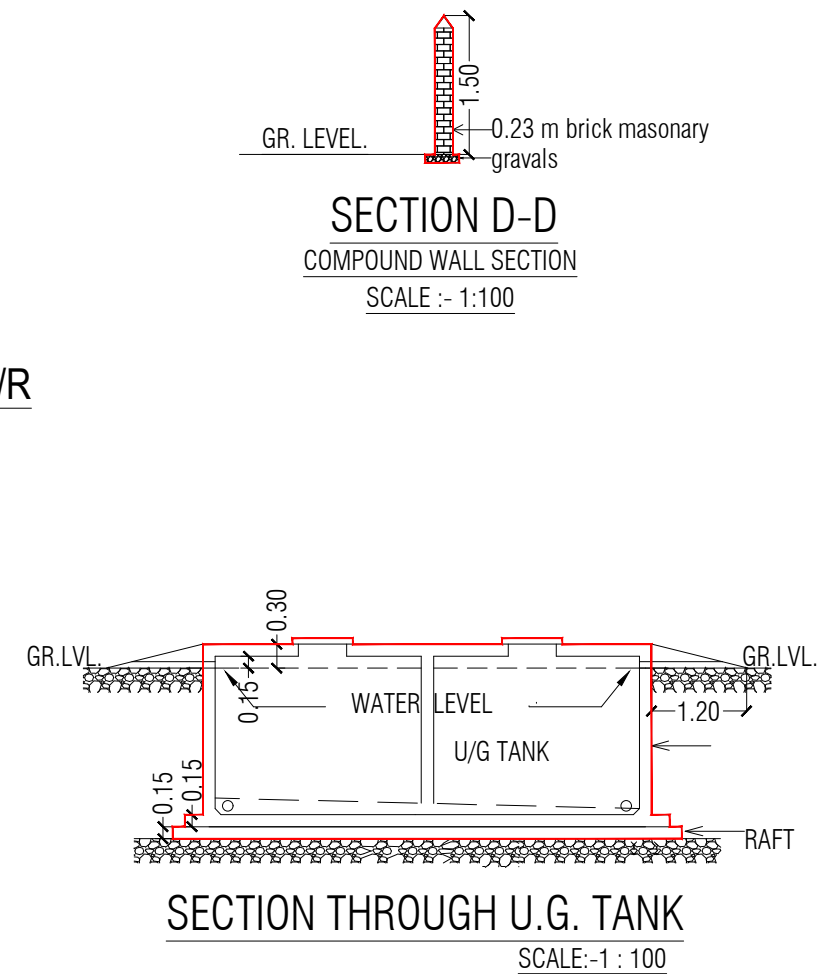
R.G AREA CALCULATION
BY Δ METHOD

1.	MOTHER R.G.	78.00
2.	PAVED R.G.	60.54
	TOTAL R.G PROPOSED	138.54
	TOTAL 15% R.G REQUIRED	11.78
	PLOT AREA 919.40 X 0.15 =	137.91

PAVED R.G AREA LINE DIAGRAM
SCALE :-1:200

PAVED R.G AREA CALCULATION

1	2.51	X	24.12	X	0.50	=	30.27	SQ.MT.
2	2.51	X	24.12	X	0.50	=	30.27	SQ.MT.
							TOTAL PLOT AREA	60.54
							SAY	126.34



BUILT UP AREA STATEMENT

FLOOR	PROPOSED BUILT UP AREA	BUILT UP AREA FREE OF FSI BY CHARGING PROPOSED	NON - F.S.I. AREA
GROUND	----	----	294.50
1ST PODIUM	----	----	491.83
1ST PODIUM	----	----	491.83
1ST	130.36	38.77	2.19
2ND	246.06	38.77	2.19
3RD	246.06	38.77	2.19
4TH	246.06	38.77	2.19
5TH (REF)	125.49	40.04	87.85
6TH	246.06	38.77	2.19
7TH	246.06	38.77	2.19
8TH	246.06	38.77	2.19
9TH(PT)	229.02	38.77	2.19
TERRACE	----	----	40.43
EXCESS FITNESS CENTER AREA COUNTED IN FSI	12.00	----	----
EXCESS REFUGE AREA COUNTED IN FSI	21.64	----	----
TOTAL AREA	1994.87	350.20	1423.96
GROSS TOTAL AREA			3769.03 SQ.MT.

PARKING STATEMENT
AS PER DCPR 2034

CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSED FLATS	PARKING REQUIRED
BELOW 45.00	1 FOR 4 FLATS	0.00	0.00
45.00 TO 60.00	1 FOR 2 FLATS	2.00	1.00
60.00 TO 90.00	1 FOR 1 FLATS	0.00	0.00
90.00 & ABOVE	2 FOR 1 FLATS	15.00	30.00
TOTAL		17.00	31.00
10% VISITOR PARKING SUBJECT TO MIN. 1			3.10
MAXIMUM 50% ADDITIONAL PARKING AS PER REG.31(i)(vi)			17.05
TOTAL PARKING REQUIRED			51.15
SAY			51.00
TOTAL PARKING PROPOSED			51.00

PARKING PROPOSED

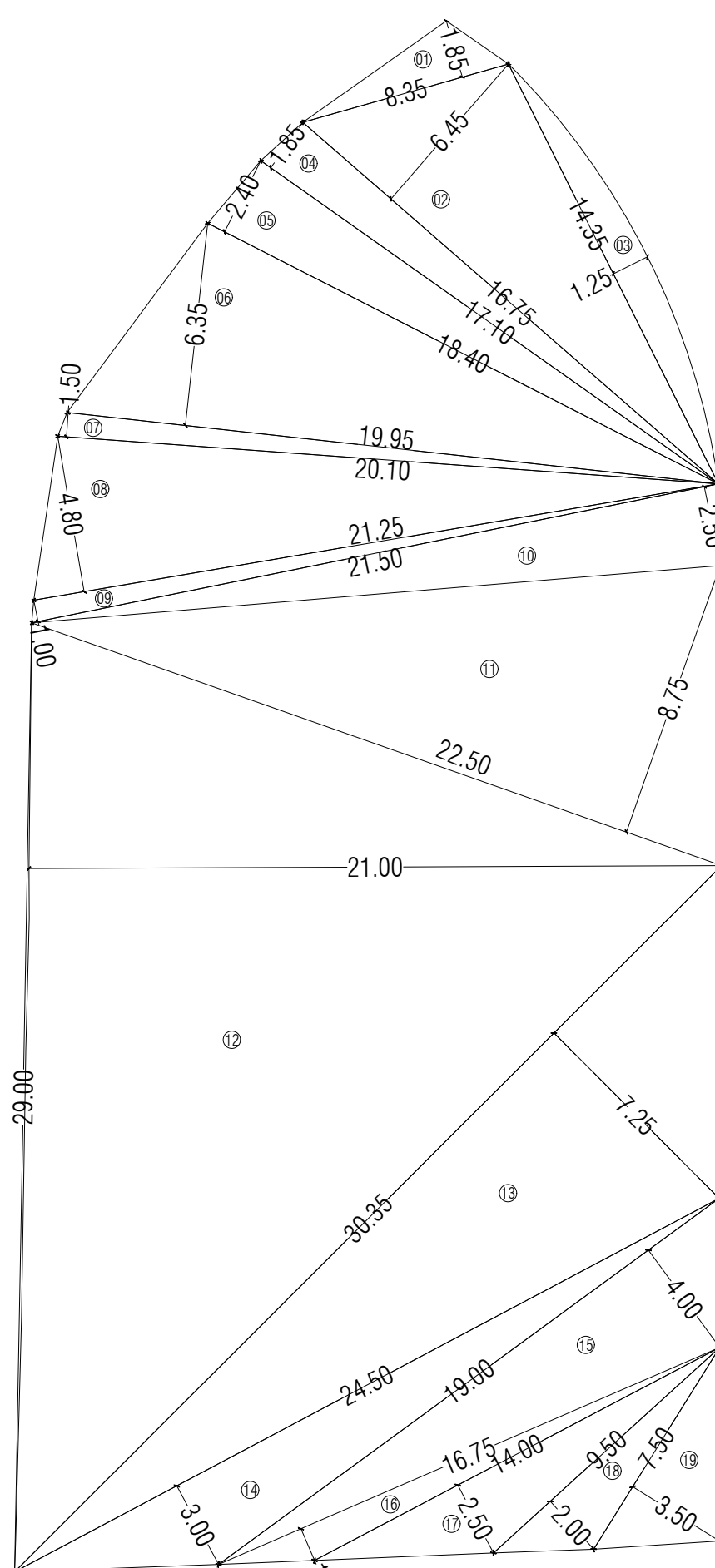
	BIG STACK	SMALL STACK	BIG SURFACE	SMALL SURFACE	TOTAL CARS
GROUND	02	18	02	01	23
1ST PODIUM	08	08	00	00	16
2ND PODIUM	06	04	01	01	12
TOTAL	22	26	02	01	51

RERA AREA STATEMENT

FLOOR	FLAT -1	FLAT -2
GROUND	0.00	0.00
1ST	58.00	58.00
2ND	116.16	116.16
3RD	116.16	116.16
4TH	116.16	116.16
5TH	0.00	115.55
6TH	116.16	116.16
7TH	116.16	116.16
8TH	116.16	116.16
9TH(PT)	97.32	116.16

PLOT AREA CALCULATION

	SQ.MT.
01	8.35 X 1.85 X 0.50 = 7.72
02	16.75 X 6.45 X 0.50 = 54.02
03	14.35 X 1.25 X 2/3 = 11.96
04	17.10 X 1.85 X 0.50 = 15.82
05	18.40 X 2.40 X 0.50 = 22.08
06	19.95 X 6.35 X 0.50 = 63.34
07	20.10 X 1.50 X 0.50 = 15.08
08	21.25 X 4.80 X 0.50 = 51.00
09	21.50 X 1.00 X 0.50 = 10.75
10	21.50 X 2.50 X 0.50 = 26.88
11	22.50 X 8.75 X 0.50 = 98.44
12	29.00 X 21.00 X 0.50 = 304.50
13	30.50 X 7.25 X 0.50 = 110.56
14	24.50 X 3.00 X 0.50 = 36.75
15	19.00 X 4.00 X 0.50 = 38.00
16	16.75 X 1.50 X 0.50 = 12.56
17	14.00 X 2.50 X 0.50 = 17.50
18	9.50 X 2.00 X 0.50 = 9.50
19	7.50 X 3.50 X 0.50 = 13.13
TOTAL PLOT AREA	= 919.58
SAY	= 919.40



FORM-I		SQ.MTS.
1	AREA OF PLOT	2419.40
i)	AREA OF PLOT 'A' CTS NO.151 (WHITE CASTLE CHS)	1500.00
ii)	AREA OF PLOT 'B' CTS NO.151 (CHEMBUR GEETANJALI CHS LTD.)	919.40
	a) AREA OF RESERVATION IN PLOT	-
	b) AREA OF ROAD SET BACK	-
	c) AREA OF D.P.ROAD	-
2	DEDUCTION FOR	
A	FOR RESERVATION/ROAD AREA	
	a) ROAD SET-BACK AREA TO BE HANDED OVER(100%)(REGULATION NO.16)	-
	b) PROPOSED D.P.ROAD TO BE HANDED OVER(100%)(REGULATION NO.16)	-
	c) (i)RESERVATION AREA TO BE HANDED OVER(100%)(REGULATION NO.17)	-
	(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR(100%)(REGULATION NO.17)	-
B	FOR AMENITY AREA	
	a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	-
	b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	-
	c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(ABEYANCE)	-
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	
3	TOTAL DEDUCTION: [2(A)+2(B) } + 2(C) AS AND WHEN APPLICABLE.]	-
4	BALANCE AREA OF PLOT (1 - 3)	919.40
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	-
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	919.40
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 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 REMAINING / BALANCE PLOT ii) IN CASE OF 2(A)(C) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	-
9	BUILT UP AREA IN LIEU COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	-
10	INCENTIVE FSI AS PER REG. 33(7)(B) 10.00 SQMT. PER TENEMENT (10 X 10.00 = 100.00 SQ.MT)	100.00
11	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO 30 (A) ON REMAINING/ BALANCE PLOT	459.70
12	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO12 OF REGULATION NO 30(A) AND 32 ON REMAINING/ BALANCE PLOT TDR PERMISSIBLE	-
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c)	1479.10
14	PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c)	1479.10
15	TDR GENERATED IF ANY AS PER REG. 30(A) and 32	-
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3)	517.69
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (892.09 X 0.35)	26.07
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	24.15
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	491.62
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	491.62
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [14 + 16(a)(ii) + 16(b)(ii)]	1994.87
18	FSI CONSUMED ON NET PLOT [13/4]	1.50
II)	OTHER REQUIREMENTS	
A)	RESERVATION / DESIGNATION	-
a)	NAME OF RESERVATION	-
	b) AREA OF RESERVATION AFFECTING THE PLOT	-
	c) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO 17	-
	d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO 17	-
B)	AREA / BUILT UP AREA OF DESIGNATION	-
B)	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	-
i)	14(A)	-
ii)	14(B)	-
iii)	15	-
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO 27	-
D)	TENEMENT STATEMENT	
i)	PROPOSED BUILT UP AREA [14 ABOVE]	1994.87
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ECT.)	-
iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	1994.87
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARS)	89.77
v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	17
E)	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATION FOR : CAR	51
	SCOOTER	
	MOTOR	
	CYCLE	
	OUTSIDERS (VISITORS)	
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED	
	GARAGES PROPOSED	51
	CAR	
	SCOOTER	
	MOTOR	
	CYCLE	
	OUTSIDERS (VISITORS)	
iv)	TOTAL PARKING PROVIDED	51
D)	TRANSPORT VEHICLES PARKING	
i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
ii)	TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-
NOTES:-		
THE PERFORMA IS FOR AN ILLUSTRATIVE GUIDE LINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 919.40 SQ.MT. (NINE HUNDRED NINETEEN POINT FORTY SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.		
BANSI HASSANAND D WADHWA		
SIGNATURE OF ARCHITECT		

P R O F O R M A 'B'				
CONTENTS OF SHEET				
BLCOK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, GROUND FLOOR, RERA AREA STATEMENT , BUA AREA STATEMENT , & PARKING STATEMENT				
STAMP & DATE OF APPROVAL OF PLANS				
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO. P-9076/2021/(151)/M/ W Ward/WADHAVALI-M/W				
Bajirao Lahu Patil				
E.E.(B.P.) E.S.-I				
Tushar Vitthal rao Ugale				
S.E.(B.P.)M-III				
sinker mahesh balkrishna				
A.E.(B.P.)M				
DESCRIPTIONS OF PROPOSAL & PROPERTY				
PROPOSED RESIDENTIAL OF EXISTING BUILDING ON PLOT NO. 34 & 35, OF UNION PARK BEARING OF C.T.S. NO.151 OF VILLAGE WADHAVLI,V.N.PURAV MARG & UNION PARK ROAD, CHEMBUR, MUMBAI-71.				
NAME OF OWNER		SIGNATURE OF OWNER		
M/S. CHEMBUR GITANJALI C.H.S.LTD		KARAN MALHOT RA		
DRG NO.	DATE	SCRUTINY BY	CHECKED BY	DRAWN BY
IOD/01	10/01/2022	TEJAS	AJIT	MAYANK
NAME ADDRESS AND SIGNATURE OF ARCHITECT				
B. H. WADHWA & CHHADVA ASSOCIATES		ARCHITECT I ENGINEERS I PLANNERS		
A-1, WADHWA BUNGALOW, C.T.S. NO. 1210, OFF 10TH ROAD BEHIND JAIN TEMPLE, CHEMBUR, MUMBAI-71 (LIC.NO.-CA/82/7288)		BANSI HASSANAND WADHWA		
(B.H.WADHWA)				