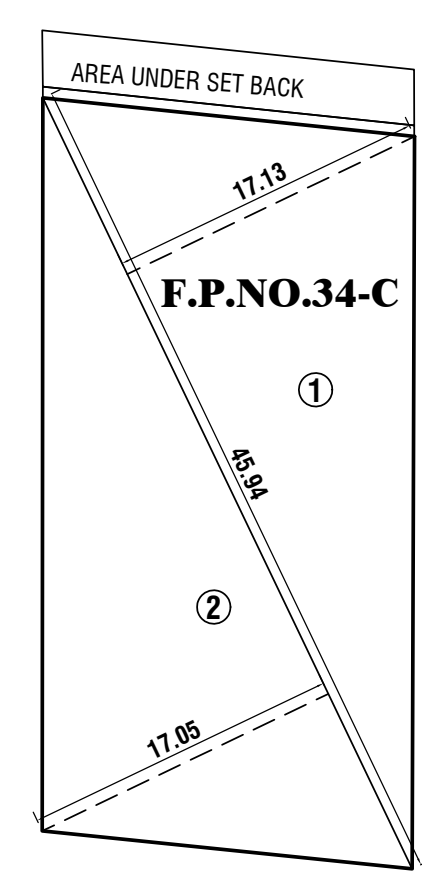
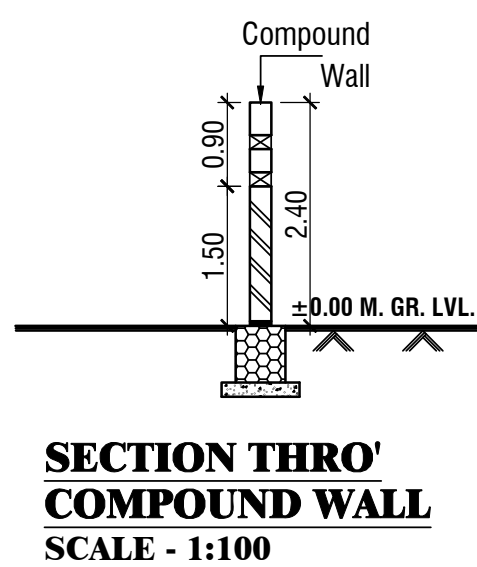
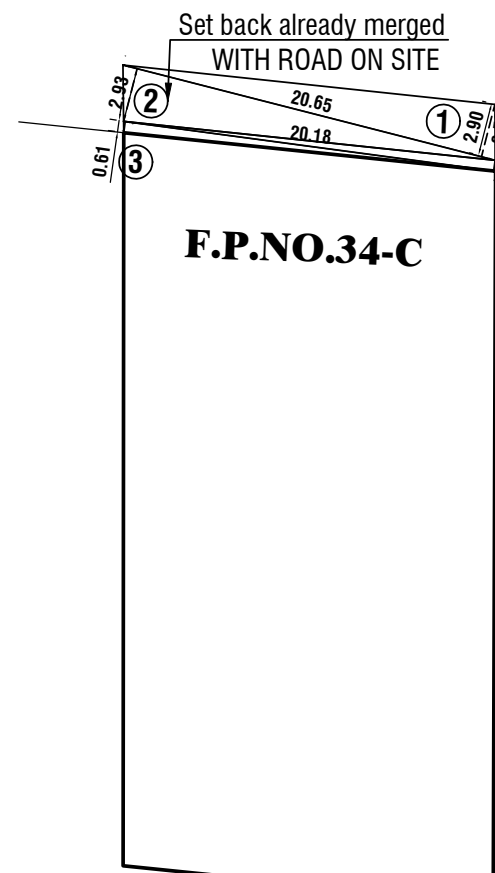


NOTE :- ALL DIMENSIONS ARE IN METER



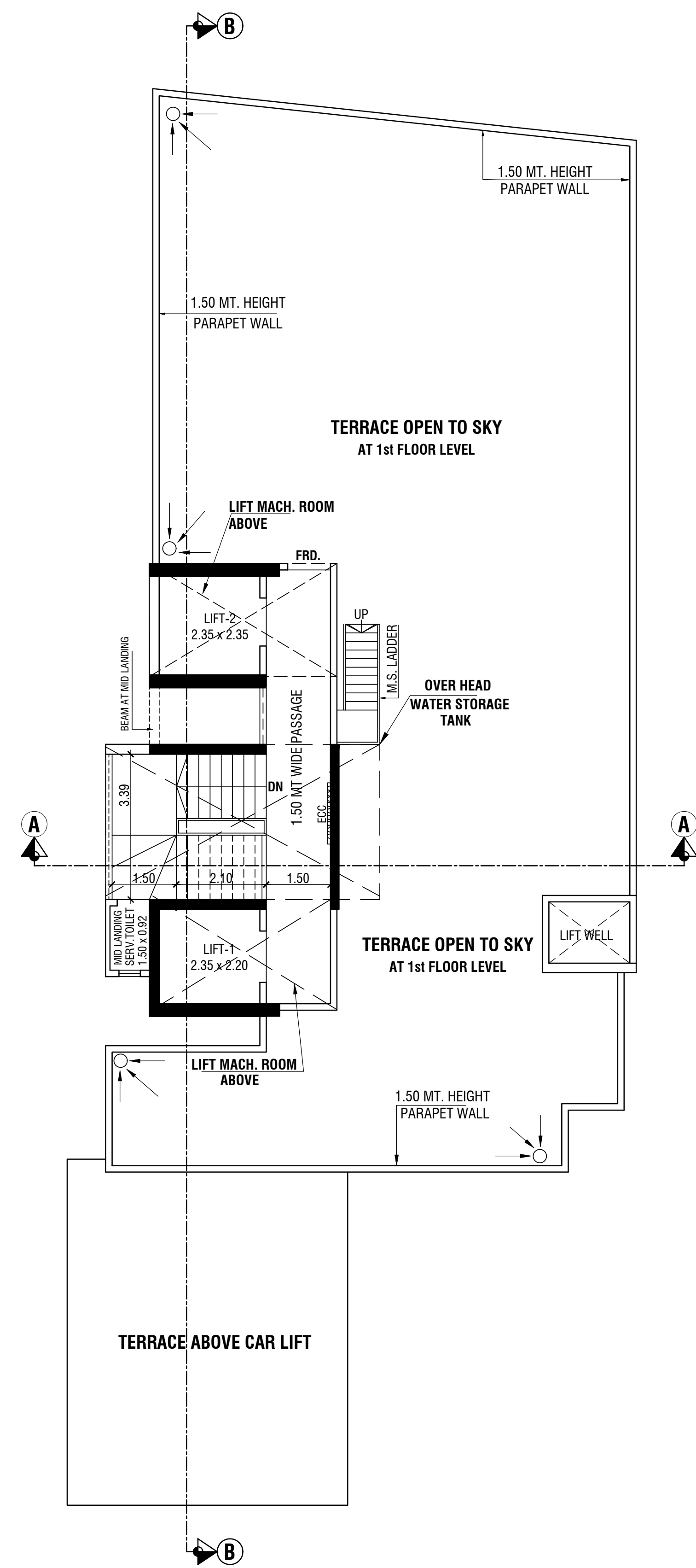
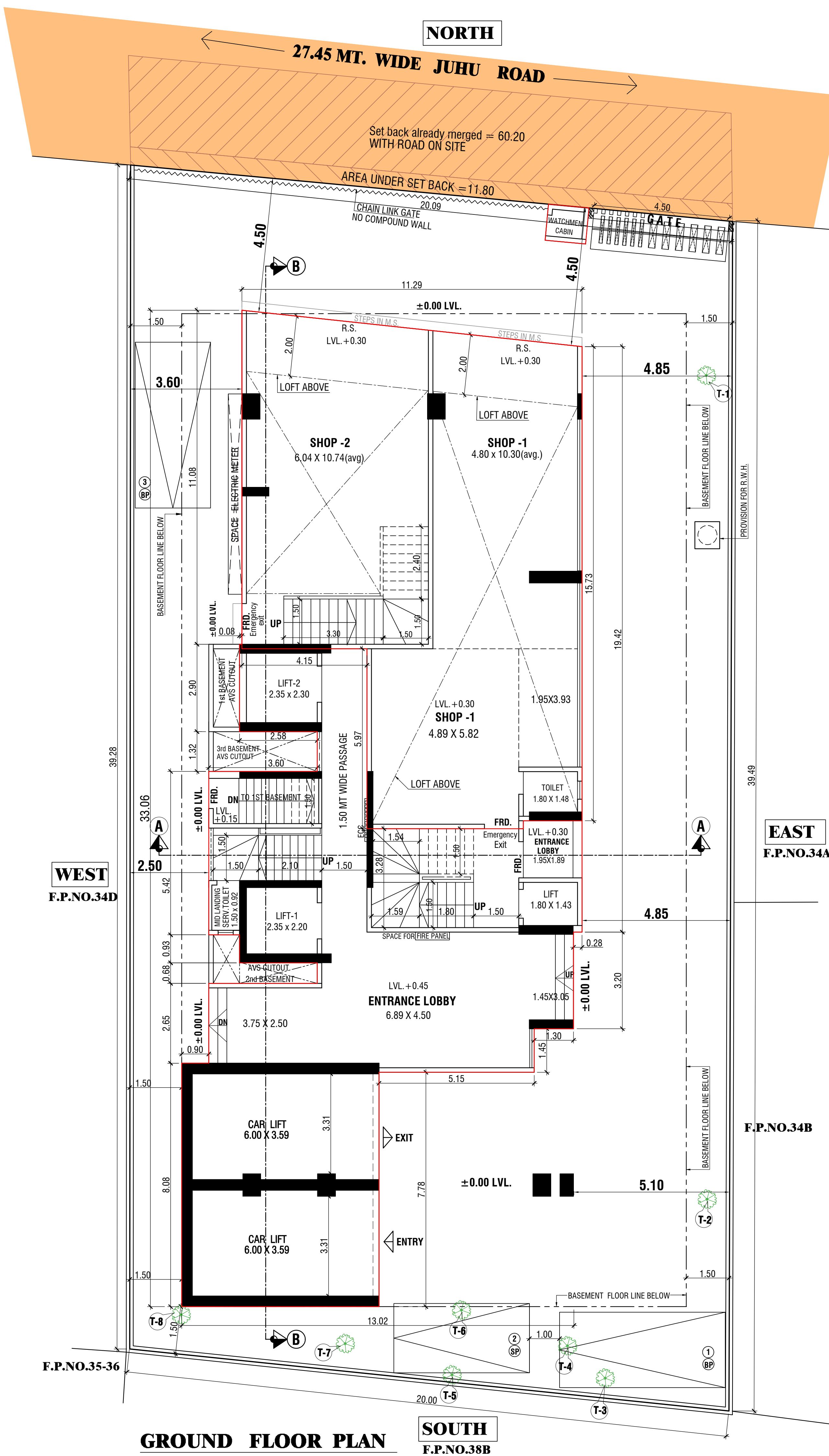
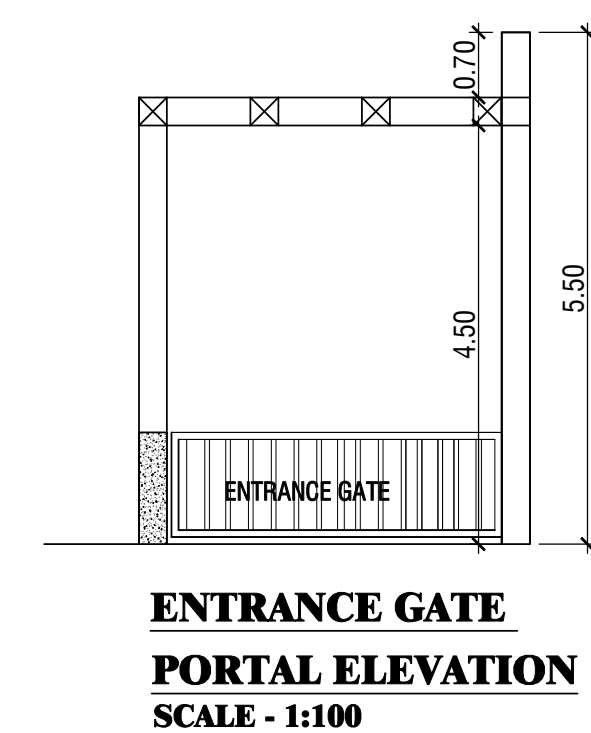
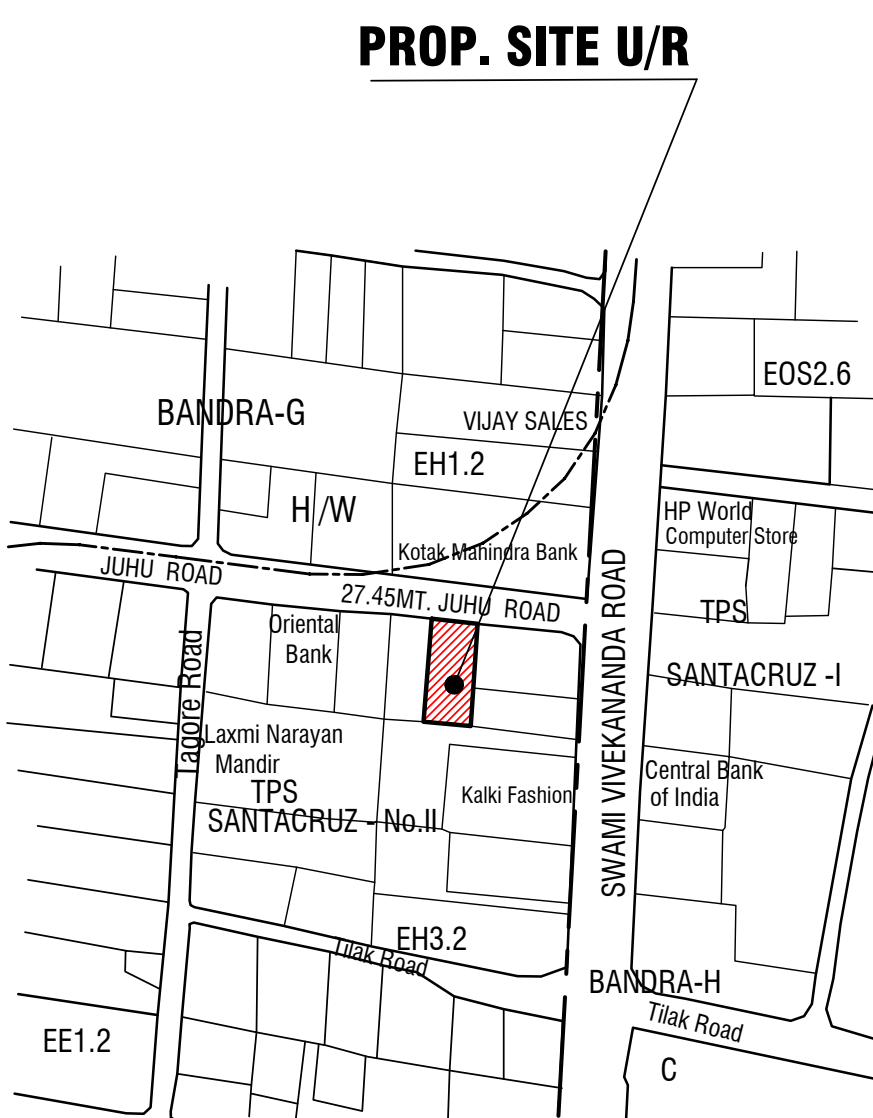
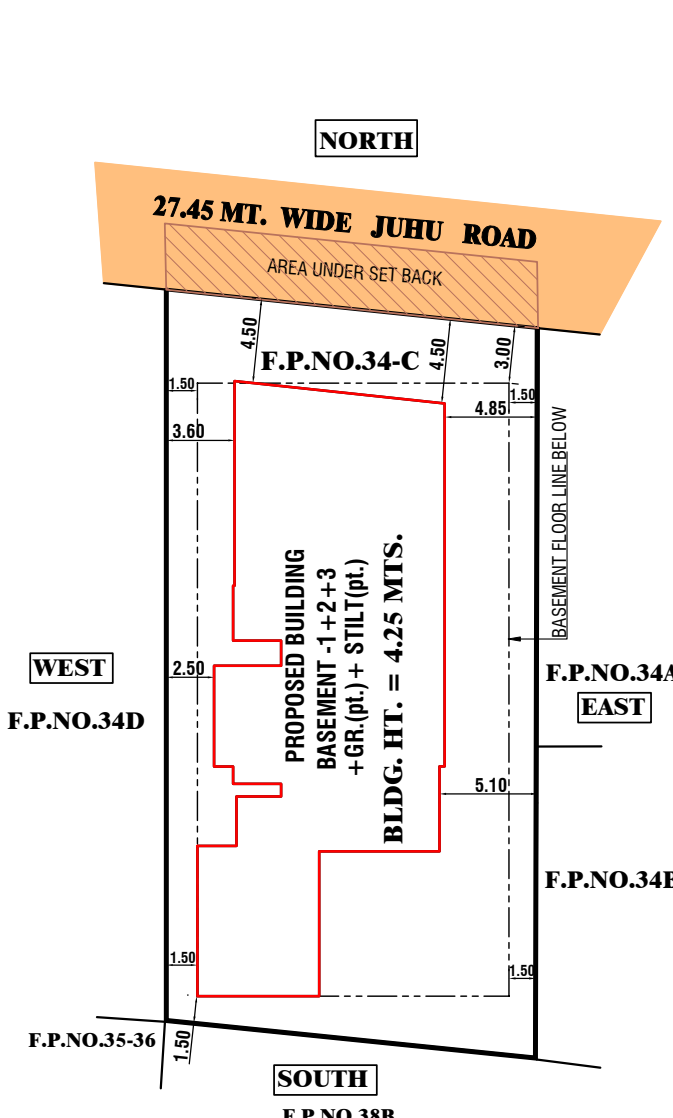
NET PLOT AREA CALCULATION

1. 45.94 x 17.13 x 0.50 = 393.48	SQ.MT.
2. 45.94 x 17.05 x 0.50 = 391.64	SQ.MT.
TOTAL NET PLOT AREA	= 785.12
SAY = 785.00	SQ.MT.
TOTAL PLOT AREA AS PER TITLE CERTIFICATE	= 857.00
NET PLOT AREA + SET-BACK AREA = (785.00+72.00)	



SET-BACK ALREADY MERGED AREA CALCULATION WITH ROAD ON SITE

1. 20.65 x 2.90 x 0.50 = 29.95	SQ.MT.
2. 20.65 x 2.93 x 0.50 = 30.25	SQ.MT.
SET BACK AREA ALREADY MERGED WITH ROAD ON SITE	= 60.20
SET-BACK AREA CALCULATION	
3. 20.18 x 0.61 x 0.50 = 6.15	SQ.MT.
4. 20.18 x 0.56 x 0.50 = 5.65	SQ.MT.
TOTAL AREA	= 11.80



PROPOSED BUILT UP AREA STATEMENT

Sr. No.	FLOOR No.	PROPOSED BUILTUP AREA IN SQ.MT.		TOTAL (IN sq.mt)	STAIRCASE / LIFT / LIFT LOBBY AREA IN SQ.MT.	
		COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL
(1)	(2)	(3)	(4)	3+4= (5)		
	1st. BASEMENT	---	---	---	---	---
	2nd. BASEMENT	---	---	---	---	---
	3rd. BASEMENT	---	---	---	---	---
	GROUND FLOOR	162.08	NIL	162.08	---	---
(2)	TOTAL BUA PROPOSED	162.08	NIL	162.08		
(3)	FUNGIBLE COMPENSATORY PROPOSED (Sr NO 2 / 1.35 OR AS PROPOSED)	NIL	NIL	NIL	STAIRCASE AREA CLAIMED WITHOUT CHARGING PREMIUM AS PER REG.NO 33(7B) = 32.33 sq.mt	
(4)	NET BUA PROPOSED	162.08	NIL	162.08	(AS PER APPROVED PLAN U.NO. CE/4678/BSII/A.H. DT.21/02/1975)	

RERA CARPET AREA OF TENEMENT IN sq.mt.

(A) COMMERCIAL:-		
FLOOR	SHOP NO.1	SHOP NO.2
GROUND	87.54	64.39
TOTAL SHOPS	2.00 NOS	

PARKING STATEMENT

CARPET AREA IN SQ. MT.	NO. OF FLATS	PARKING REQUIRED BY RULE.	TOTAL PARKING
FOR RESIDENTIAL			
UP TO 45.0	NIL	1 PARKING FOR / 4 TENEMENTS	NIL
45.0 TO 60.0	NIL	1 PARKING FOR / 2 TENEMENTS	NIL
60.0 TO 90.0	NIL	1 PARKING FOR / 1 TENEMENTS	NIL
ABOVE 90.0	NIL	2 PARKING FOR / 1 TENEMENTS	NIL
TOTAL	NIL		NIL
add.10% VISITOR PARKING SPACE FOR (1 MIN.)			
TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS			
FOR SHOPS			
i) 1 PARKING FOR EVERY 40 sq.mt = 153.54 / 40			
OF TOTAL AREA			
10% VISITORS (MIN. 2 NOS.)			
3.84 X 10% = 0.38			
TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL TENEMENTS			
TOTAL PARKING REQUIRED BY RULE = 3.84 + 2.00 = 5.84 say			
TOTAL PARKING PROVIDED			
53.00 NOS.			

FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND FLOOR	SURFACE PARKING	2.00	1.00	3.0 NOS
1ST BASEMENT	SURFACE PARKING	6.00	10.00	16.0 NOS
2ND BASEMENT	SURFACE PARKING	7.00	10.00	17.0 NOS
3RD BASEMENT	SURFACE PARKING	7.00	10.00	17.0 NOS
TOTAL PARKING		22.00	31.00	53.0 NOS

FORM - I

AREA STATEMENT		Proposed Plan As Per DCPR 2034
Area in sq.mt.		
1	AREA OF PLOT AS PER TITLE CERTIFICATE	857.00
(a)	Area of Reservation in Plot	NIL
(b)	Area of Road Set-back	60.20 (Set back already merged WITH ROAD ON SITE) + 11.80 =
(c)	Area of D P Road	72.00
(d)	Other	NIL
2	DEDUCTIONS FOR	
(A) FOR RESERVATION / ROAD AREA		
(a)	Road Set-back Area to be Handled Over (100%) (Regulation No 16)	72.00
(b)	Proposed D P Road to be Handled Over (100%) (Regulation No 16)	NIL
(c)	Reservation Area to be Handled Over (100%) (Regulation No 17)	NIL
(d)	Reservation Area to be Handled Over As Per AR (Regulation No 17)	NIL
(B) FOR AMENITY AREA		
(a)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 (A)	N.A.
(b)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 14 (B)	N.A.
(c)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 35 (A)	N.A.
(d)	Area of Amenity Plot / Plots to be Handled Over As Per DCR 35 (B)	N.A.
(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 DEDUCTIONS : [2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE.]	72.00
4	BALANCE AREA OF PLOT [1 Minus 3]	785.00
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	785.00
6	ZONAL (Basic) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7	a) BUILT UP AREA AS PER ZONAL (Basic) FSI (5 x 6) (In Case of Mill Land Permissible BUA Kept In Abeyance)	785.00
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 TOR" as column 6 of Table -12 on remaining / balance plot.	SET BACK AREA = 72.00 X 2 = 144.00
(ii)	In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	NIL
(a)	PROTECTED DEVELOPMENT FSI AS PER REG. 30(C) (AS PER APPROVED PLAN U.NO. CE/4678/BSII/A.H. DT.21/02/1975) = 929.60 - 857.00 = 72.60	NIL
(b)	15% OF SR NO. 7b above OR 10sq.mt PER REHAB TENEMENTS AS PER REG.33(7B) PERMISSIBLE 10 SQ.MT EACH FOR 14 NOS OF RESI. TENEMENTS= 140.00 SQ.MT.) OR (EXISTING B.U.P AREA 929.60 X 15% = 139.44 SQ.MT) WHICHEVER IS HIGHER	NIL
10	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.	PERMISSIBLE ADDITIONAL FSI. 0.50% (785.00 x 0.50) = 392.50 Sq.mt.
11	BUILT UP AREA DUE TO ADMISSIBLE "TOR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	100% DUE TO AVAILABLE ROAD WIDTH 27.45 MT. = 785.00 X 1.00 = 785.00 = 785.00 - 140.00 (SR NO. 7b) SET BACK= 72.00 X 2 = 144.00 = 641.00 (20% SLIM TOR COMPULSARY APP. 157.00 SQ.MT.)
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11 + 12a)	929.00
13	PROPOSED BUILT UP AREA	Purely Resi. Built Up Area = NIL Sq.mt. Remaining Non - Resi. Built Up Area = 162.08 Sq.mt.
14	TOR GENERATED IF ANY AS PER REGULATION 30(A)	---
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	RESI. = NIL = NIL COMM. = [162.08 x 0.35%] = 56.73
(a)	(i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium (Resi. + Comm.)	Residential = Commercial =
(ii)	Fungible Compensatory Area Available For Rehab Component Without Charging Premium	Residential = Commercial =
(b)	(i) Permissible Fungible Compensatory Area by Charging Premium (Resi. 0.35%) + (Comm. 0.35%)	Permi. Resi. = Permi. Comm. =
(ii)	Fungible Compensatory Area Availd On Payment Of Premium (Resi.)	Prop. Resi. = Prop. Comm. =
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a) (ii) + 15(b) (ii)]	162.08
17	FSI CONSUMED ON NET PLOT [13/4]	0.20

OTHER REQUIREMENTS

A	RESERVATION / DESIGNATION	
(a)	Name of Reservation	---
(b)	Area of Reservation Affecting Entire Plot	---
(c)	Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17	---
(d)	Build up Area of Amenity to be Handled Over As Per Regulation No. 17	---
(e)	Area / Built up Area of Designation	---
B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	
(i)	14 (A)	NIL
(ii)	14 (B)	NIL
(iii)	15	NIL
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN PLOT - 'B' AS REGULATION NO. 27	---
D	TENEMENT STATEMENT	
(i)	Proposed Built up Area (16 Above)	160.32
(ii)	Less Deduction of Non-Residential Area (Shop Etc.)	160.32
(iii)	Area Available For Tenements [(i) Minus (ii)]	0.00
(iv)	Tenements Permissible (Density of Tenements 450 / Hectare)	NIL
(v)	Total Number of Tenements Proposed on The Plot	RESI. = 23.00 NOS.
E	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR Car Scooter / Motor Cycle Outsiders (Visitors)	6.0 NOS.
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGE PROPOSED	
(iv)	Car Scooter / Motor Cycle Outsiders (Visitors)	
F	TRANSPORT VEHICLES PARKING	
(a)	Space For Transport Vehicles Parking Required by Regulations	N.A.
(b)	Total No. of Transport Vehicles Parking Spaces Provided	N.A.

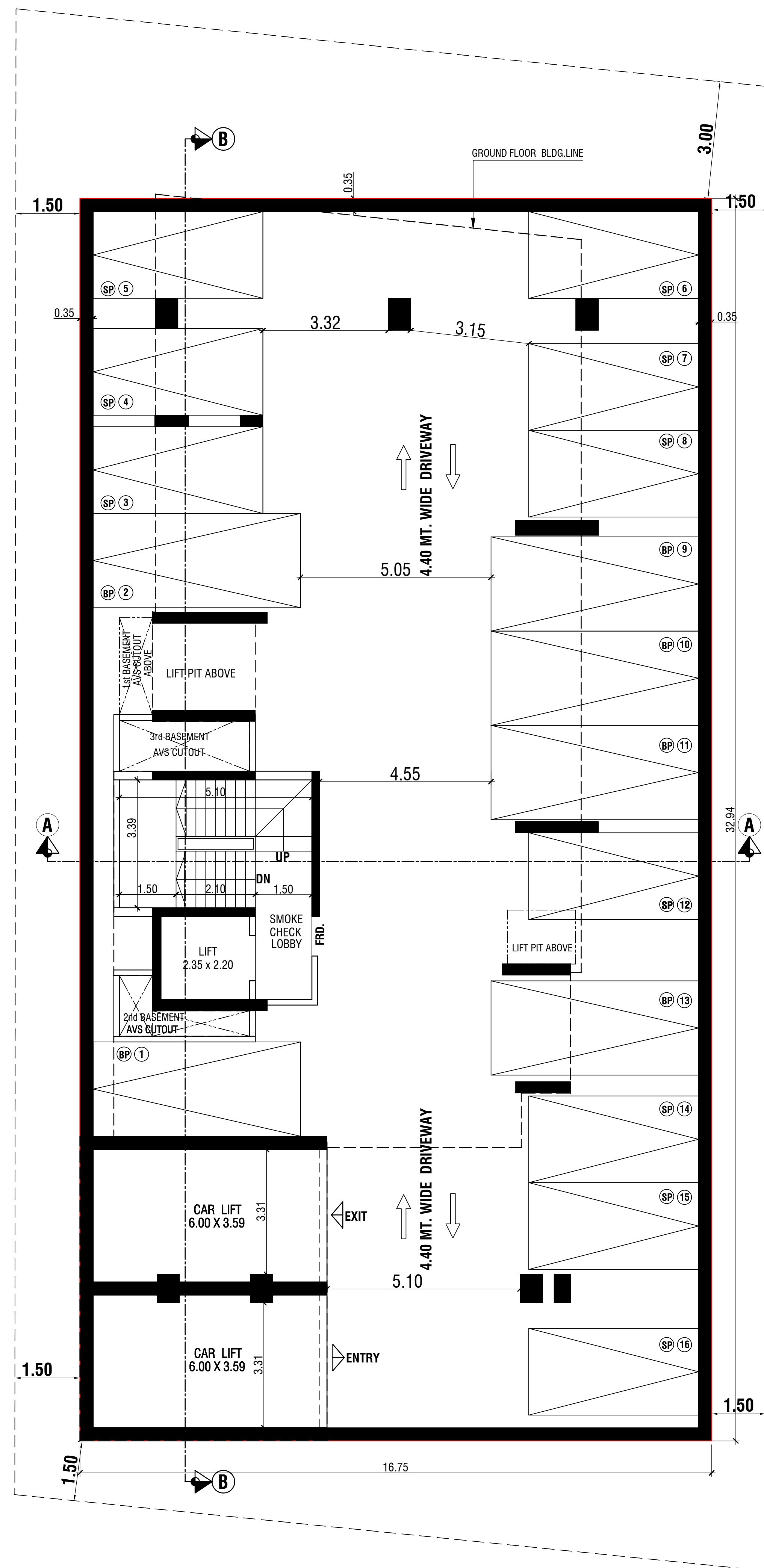
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT.02.06.2021 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 IS 785.12 SQ.MT. AS PER TRIANGULATION METHOD.	Signature of Architect
---	------------------------

FORM - II

CONTENTS OF SHEET :				
GROUND FLOOR PLAN, 1st. FLOOR PLAN, BUILT UP AREA STATEMENT				
PARKING STATEMENT BLOCK PLAN, LOCATION PLAN, PLOT AREA, SETBACK AREA CALCULATION				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT ON PLOT BEARING F.P.NO.34-C, OF TPS SANTACRUZ NO.II (2nd VARIATION) FINAL JUHU ROAD, SANTACRUZ (WEST) MUMBAI -				
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER				
NAV CHETNA CHS. Ltd. JUHU ROAD, SANTACRUZ (WEST) MUMBAI -				
CHAIRMAN SECRETARY TREASURER				
Job no.	Drawing No.	Scale No.	Dawn By	Checked By
		1:100	Vg.	Swali
Date No. 08-04-2022				
NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT				
NORTH				
MANISH SHAH ARCHITECT & PROJECT CONSULTANT				
OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivli (East), Mumbai - 400066, Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com				
APPROVAL OF PLANS				
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED				
2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-9257/2021/(34C)/H /W Ward/ F.P ON EVEN DATE 13. 04. 2022.				
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED / UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.P-9257/2021/(34C)/H /W Ward/ F.P ON EVEN DATE				
S.E.B.P.HWC	A.E.(BP) H	E.E.(BP) H WARD		

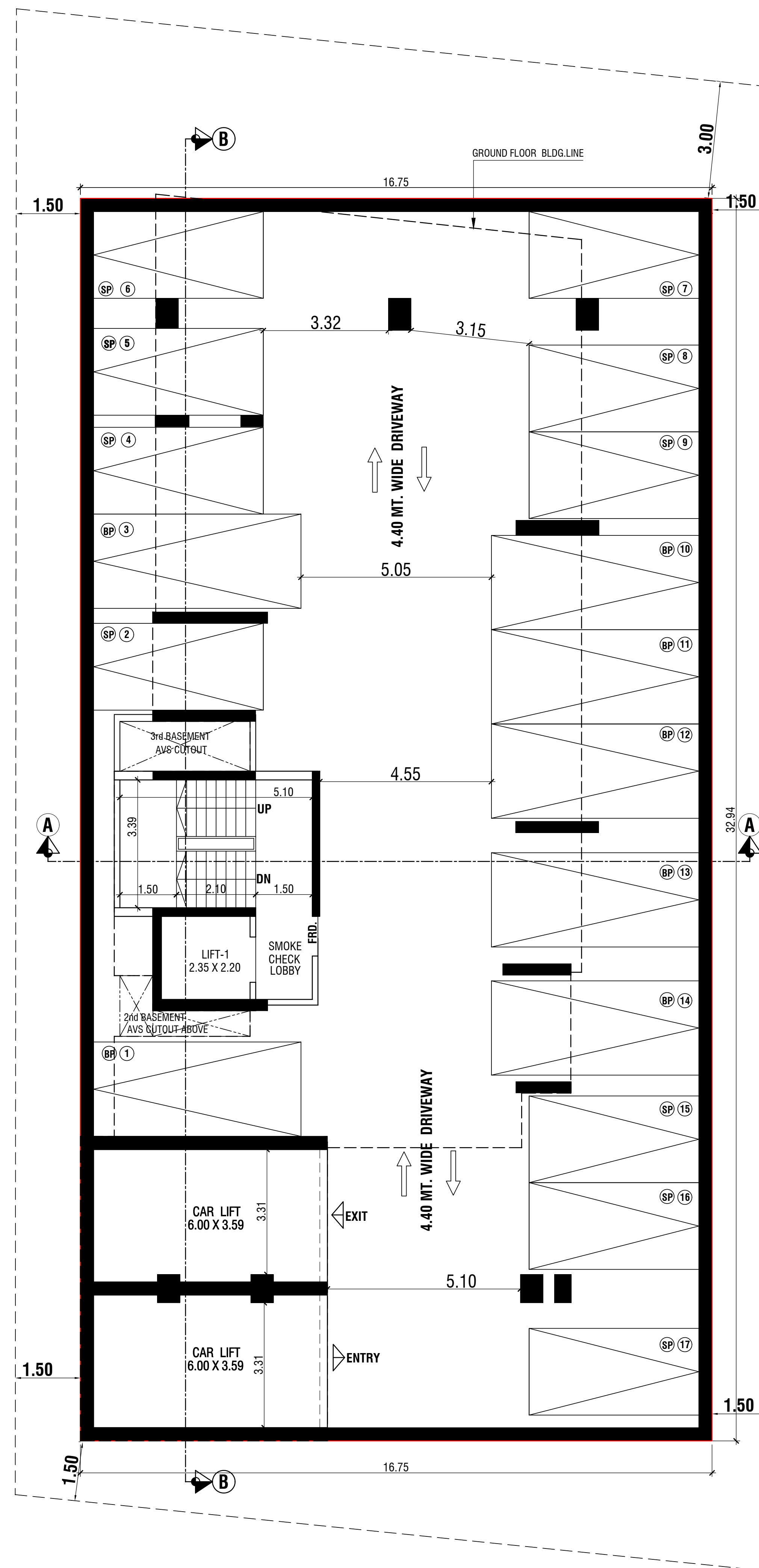
NOTE :- ALL DIMENSIONS ARE IN METER



1st.BASEMENT FLOOR PLAN (LVL. - 2.40MT)

SCALE - 1:100

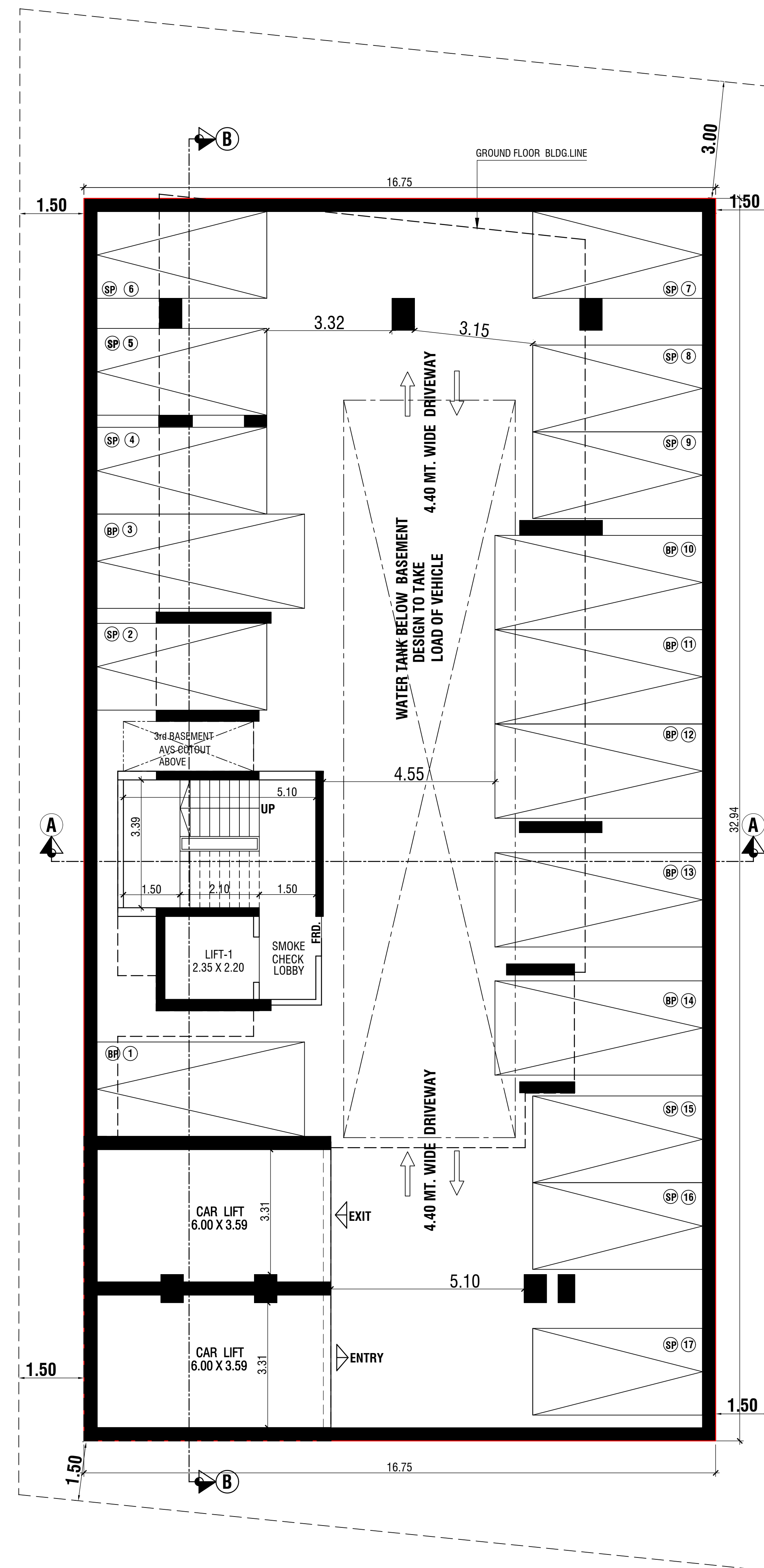
SURFACE PARKING BIG = 6.00
 SURFACE PARKING SMALL = 10.00
 TOTAL PARKING 1st BASEMENT = 16.00



2nd.BASEMENT FLOOR PLAN (LVL.-5.00MT)

SCALE - 1:100

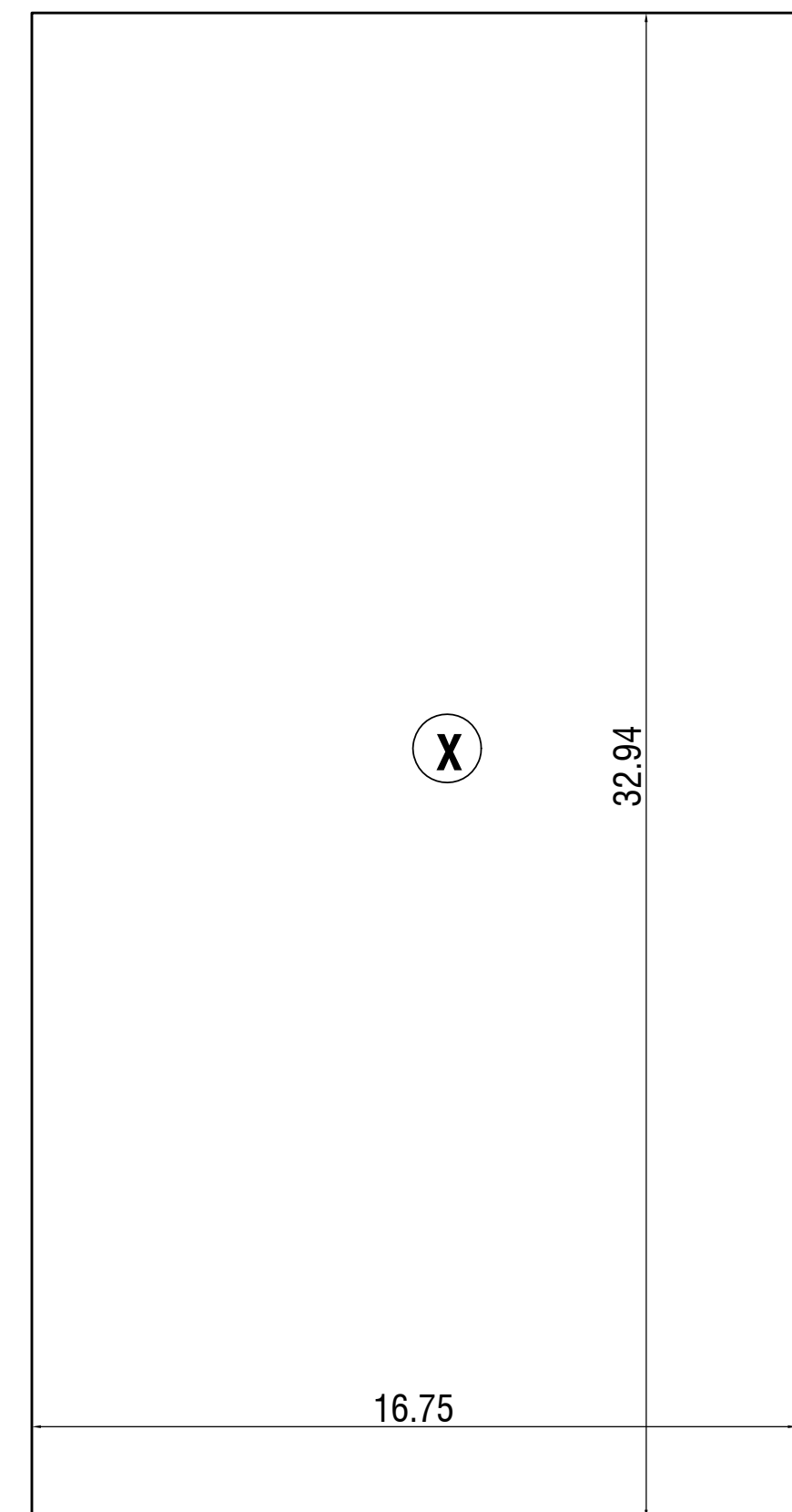
SURFACE PARKING BIG = 7.00
 SURFACE PARKING SMALL = 10.00
 TOTAL PARKING 2nd BASEMENT = 17.00



3rd.BASEMENT FLOOR PLAN (LVL.- 7.60MT)

SCALE - 1:100

SURFACE PARKING BIG = 7.00
 SURFACE PARKING SMALL = 10.00
 TOTAL PARKING 3rd BASEMENT = 17.00



BUILT UP AREA CALCULATIONS FOR 1ST, 2ND & 3RD BASEMENT FLOOR

ADDITION	IN SQ.MT.
X) 16.75 X 32.94 X 1 NO	= 551.75
TOTAL NET BUILT UP AREA PER FLOOR	= 551.75 sq.mt.

FORM - II

CONTENTS OF SHEET :

BASEMENT FLOOR PLANS, BASEMENT AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P.NO.34-C, OF TPS SANTACRUZ NO.II (2nd VARIATION) FINAL JUHU ROAD, SANTACRUZ (WEST) MUMBAI -

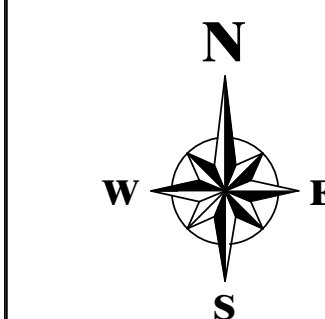
NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

NAV CHETNA CHS. Ltd.
JUHU ROAD, SANTACRUZ (WEST) MUMBAI -

Job no.	Drawing No.	Scale No.	Drawn By	Checked By	Date No.
		1:100	Vg.	Swati	08-04-2022

NORTH

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH
SHAH
B. ARCH
REG. NO. CA / 93/16466

OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066, Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com

APPROVAL OF PLANS

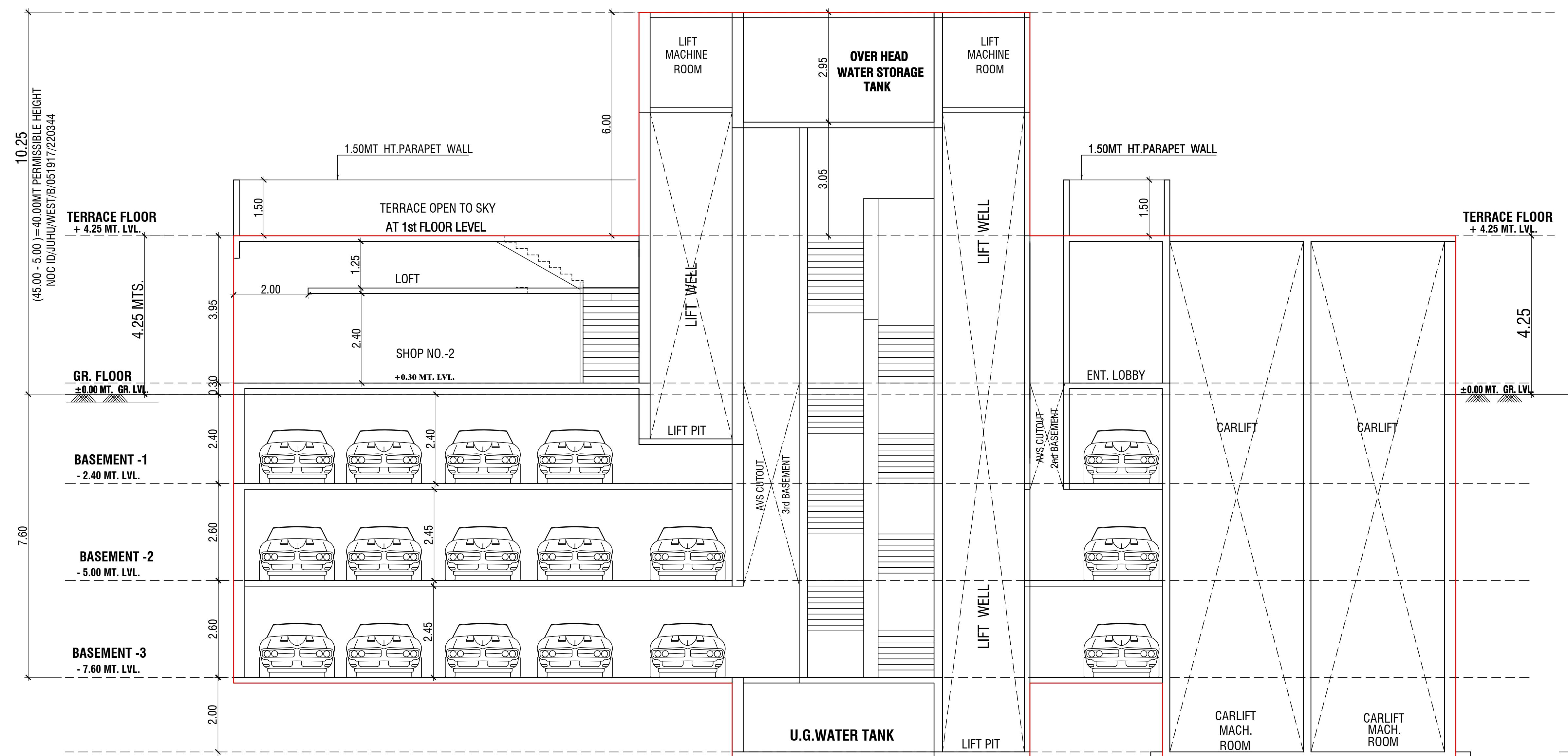
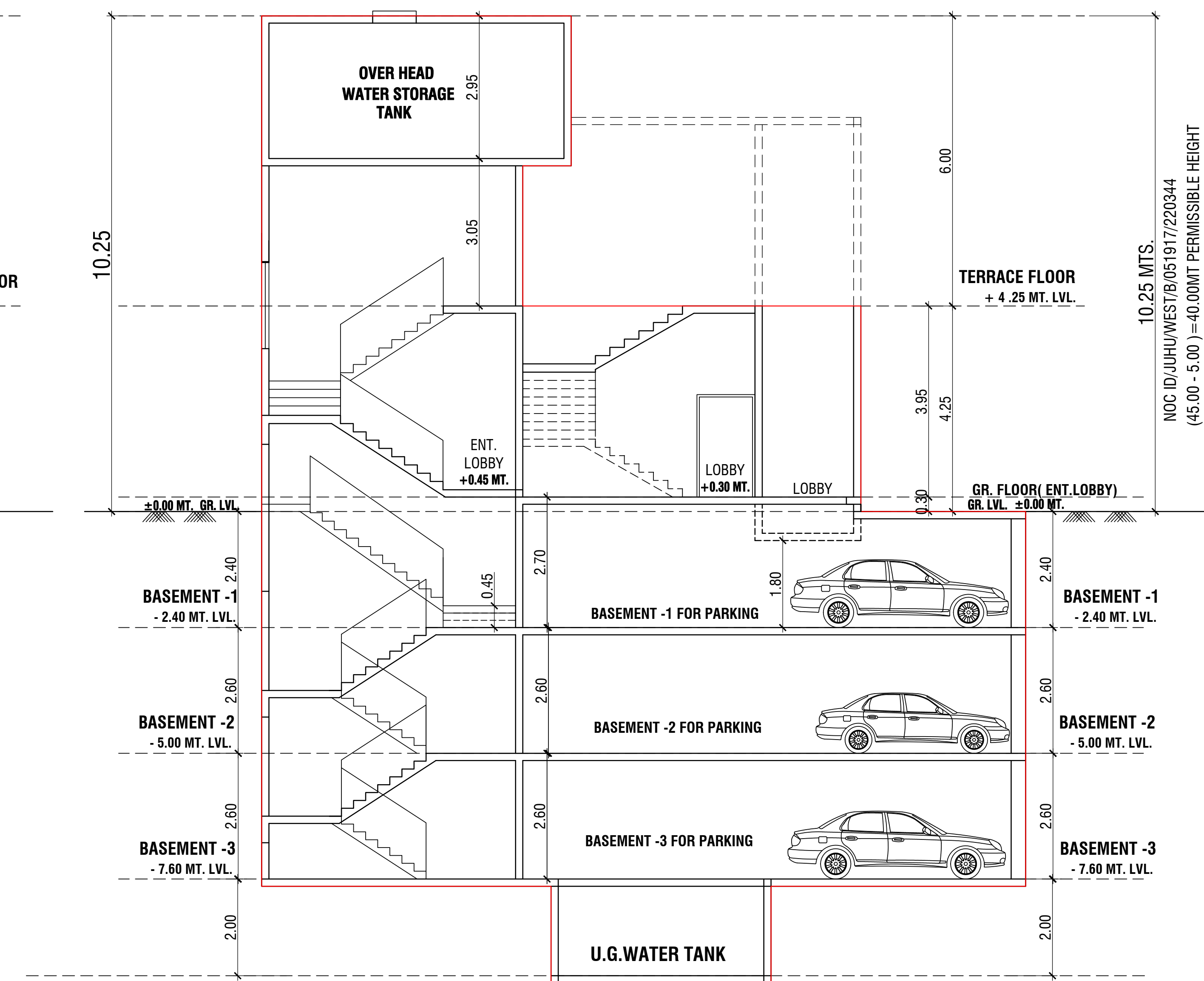
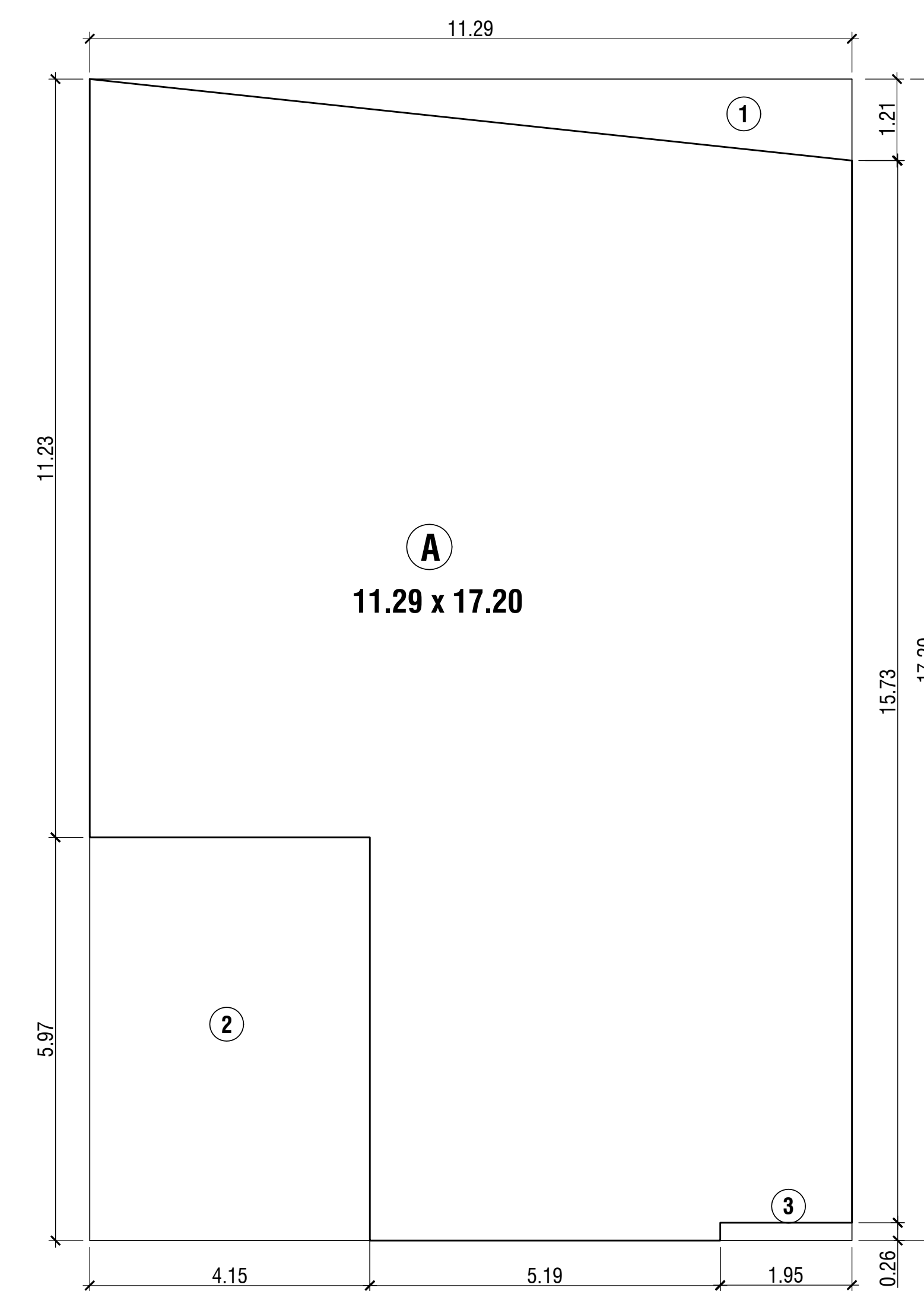
- 1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
 2) THIS PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE 10D ISSUED UNDER EVEN NO.
 P-9257/2021/(34C)/H/W Ward/ F.P ON EVEN DATE 13.04.2022.
 3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED / UNDER SECTION 346, OF MMC ACT 1988 UNDER NO.P-9257/2021/(34C)/H/W Ward/ F.P ON EVEN DATE

S.E.B.P.HWC

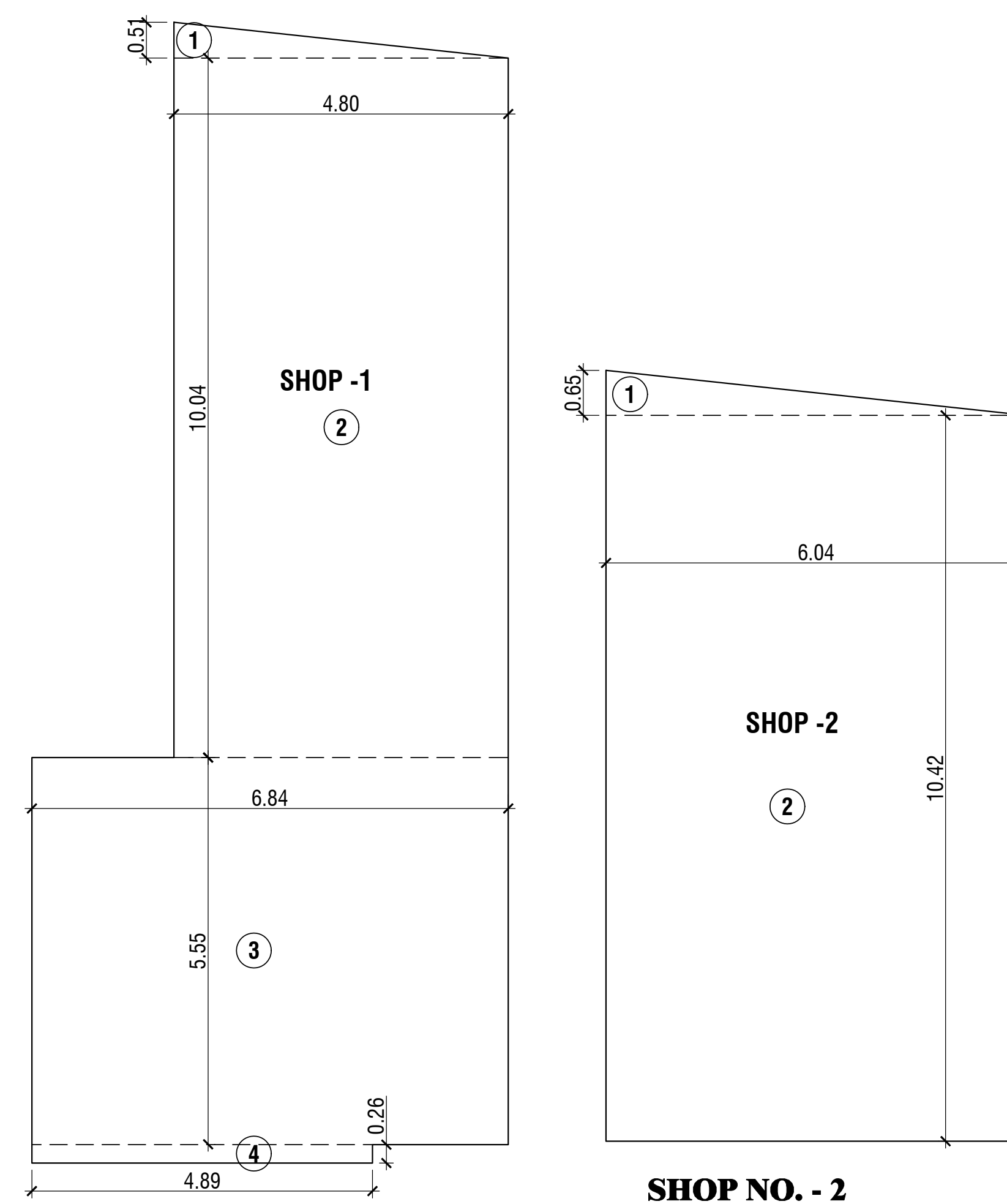
A.E.(BP) H

E.E.(BP) H WARD

NOTE :- ALL DIMENSIONS ARE IN METER

SECTION:- B - B
SCALE - 1:100SECTION:- A - A
SCALE - 1:100GROUND FLOOR BUILT UP AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR GROUND FLOOR (COMMERCIAL)					
ADDITION	IN SQ.MT.				
A) 11.29 X 17.20 X 1 NO	=	194.19			
TOTAL ADDITION		= 194.19			
DEDUCTIONS					
1) 11.29 X 1.21 X 0.50	=	6.83			
2) 4.15 X 5.97 X 1 NO	=	24.77			
3) 1.95 X 0.26 X 1 NO	=	0.51			
TOTAL DEDUCTIONS		= 32.11			
TOTAL NET BUILT UP AREA GROUND FLOOR	=	162.08			
[194.19 - 32.11]		sq.mt.			

SHOP NO. - 1
GROUND FLOOR (COMMERCIAL)
RERA CARPET LINE AREA DIAGRAMGROUND FLOOR (COMMERCIAL)
RERA CARPET AREA STATEMENT

(CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY),

FLOOR	GR. FLOOR		GR. FLOOR	
	SHOP NO.- 1		SHOP NO.- 2	
	NO.	In Sq. mt.	NO.	In Sq. mt.
	1	4.80 x 0.51 x 0.50 = 1.22	1	6.04 x 0.65 x 0.50 = 1.96
	2	4.80 x 10.04 x 1 NO = 48.19	2	6.04 x 10.42 x 1 NO = 62.94
	3	6.84 x 5.55 x 1 NO = 37.96		
	4	4.89 x 0.26 x 1 NO = 1.27		
TOTAL RERA CARPET AREA		88.64 Sq.mt.		64.90 Sq.mt.
TOTAL		01 NOS.		01 NOS.

FORM - II

CONTENTS OF SHEET :

SECTION - A-A & B-B, PART. SECTION-CC & SECTION-D

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P.NO.34-C, OF TPS SANTACRUZ NO.II (2nd VARIATION) FINAL
JUHU ROAD, SANTACRUZ (WEST) MUMBAI -

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

NAV CHETNA CHS. Ltd.
JUHU ROAD, SANTACRUZ (WEST) MUMBAI -

CHAIRMAN	SECRETARY	TREASURER
Job no.	Drawing No.	Scale No.
1:100	Vg.	Swati

NORTH

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

MANISH
SHAH
ARCHITECT & PROJECT CONSULTANT
REG. NO. CA / 93/16466OFFICE ADDRESS :- 1101, Wing - B, Western Edge - II, Western Express Highway, Borivali (East), Mumbai - 400066,
Tel : 28705599 / 28706699, E-mail: arshahmanish@gmail.com

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OF MMC ACT 1888 UNDER NO.P-9257/2021/(34C)/H /W Ward/ F.P ON EVEN DATE

S.E.B.P.HWC

A.E.(BP) H

E.E.(BP) H WARD