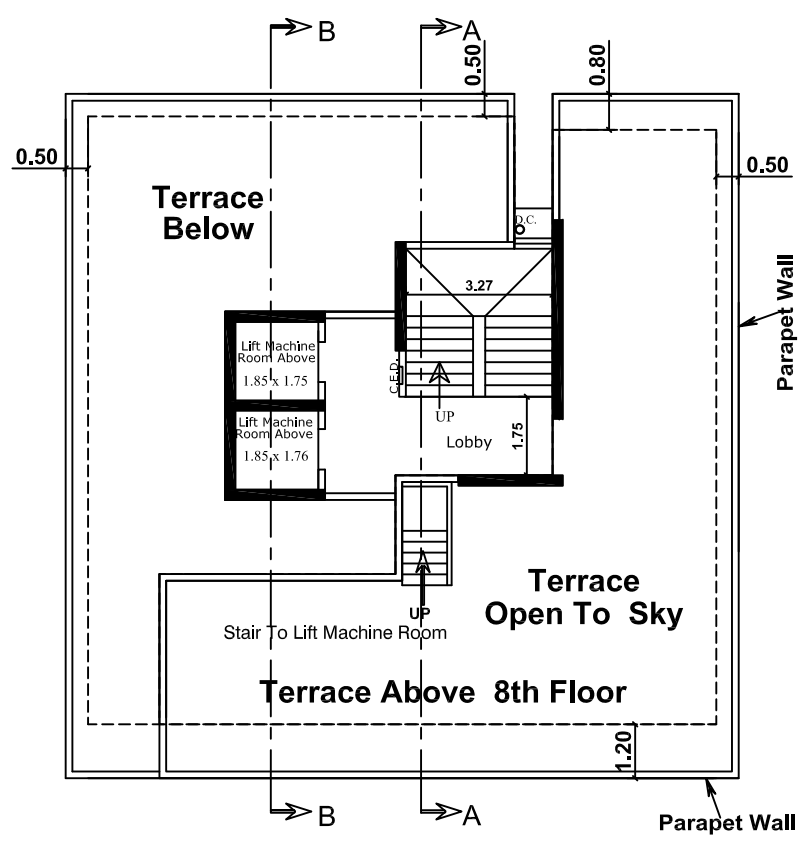


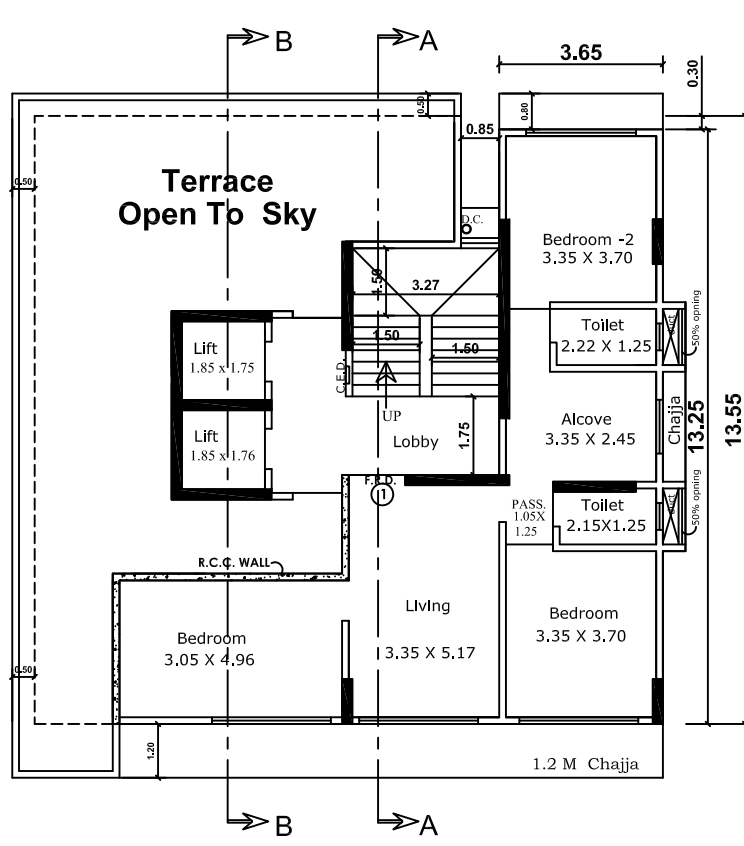
Terrace Floor Plan

Scale = 1 : 100



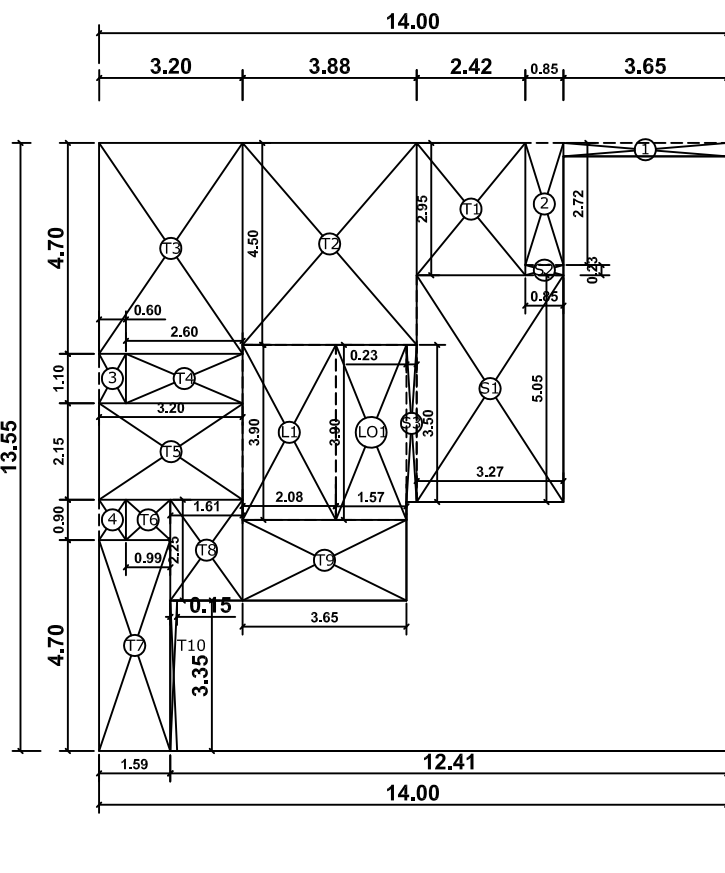
8th Floor Plan

Scale = 1 : 100



8th Floor Area Diagram

Scale = 1 : 100



Built-Up Area Calculations :-

A	14.00	X	13.55	=	189.70	Sq.M
Deductions :-						Area In Sq.Mts.
1	3.65	X	0.30	=	1.095	
2	0.85	X	2.72	=	2.312	
3	0.60	X	1.10	=	0.660	
4	0.60	X	0.90	=	0.540	
T1	2.42	X	2.95	=	7.139	
T2	3.88	X	4.50	=	17.460	
T3	3.20	X	4.70	=	15.040	
T4	2.60	X	1.10	=	2.860	
T5	3.20	X	2.15	=	6.880	
T6	0.99	X	0.90	=	0.891	
T7	1.59	X	4.70	=	7.473	
T8	1.61	X	2.25	=	3.622	
T9	3.65	X	1.80	=	6.570	
T10	3.35	X	0.15	=	0.500	
S1	3.27	X	5.05	=	16.514	
S2	0.85	X	0.23	=	0.196	
S3	0.23	X	3.50	=	0.805	
L1	2.08	X	3.90	=	8.112	
L01	1.57	X	3.90	=	6.123	
Total Deduction					=	104.792
TOTAL BUILT UP AREA [X-Y]					=	84.908

Proposed Residential

Built-Up Area Statement

FLOOR	AREA IN SQ.M.
1ST	153.343
2ND	153.343
3RD	153.343
4TH	153.343
5TH	153.343
6TH	153.343
7TH	153.343
8TH	84.908
TOTAL	1158.309
say	1158.31

Rera Area Calculations :-

Flat No. 801 8th Floor

a	3.35	X	7.70	=	25.795
b	6.85	X	5.25	=	35.962
c	5.26	X	3.05	=	16.043
d	1.25	X	0.15	=	0.187
TOTAL BUILT UP				=	77.987

Rera Area Calculations :-

Flat No. 3

a	9.20	X	2.65	=	24.380
b	0.60	X	1.75	=	1.050
c	2.30	X	3.00	=	6.900
d	2.70	X	1.55	=	4.185
e	1.18	X	1.70	=	2.006
TOTAL BUILT UP				=	38.521

Rera Area Calculations :-

Flat No. 2

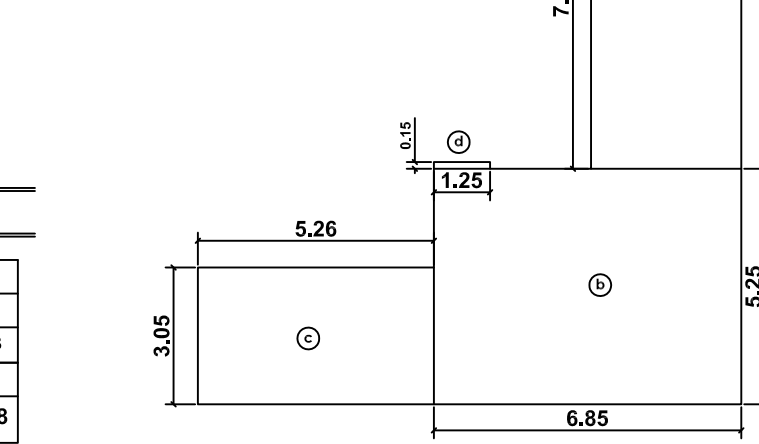
a	2.90	X	1.85	=	5.365
b	2.30	X	0.75	=	1.725
c	6.10	X	4.85	=	29.585
d	0.60	X	4.40	=	2.640
e	1.10	X	0.15	=	0.165
TOTAL BUILT UP				=	39.480

Staircase, Lift & Lift Lobby

Area Statement

Deductions :-	Area In Sq.Mts.
S1 3.27 X 5.05	= 16.514
S2 0.85 X 0.23	= 0.196
S3 0.23 X 3.50	= 0.805
L1 2.08 X 3.90	= 8.112
L3 1.57 X 3.90	= 6.123
Total Deduction	= 31.750

31.75 x 8 Floors = 254 Sq.Mts.



Rera Area Calculations :-

Flat No. 3

a	9.20	X	2.65	=	24.380
b	0.60	X	1.75	=	1.050
c	2.30	X	3.00	=	6.900
d	2.70	X	1.55	=	4.185
e	1.18	X	1.70	=	2.006
TOTAL BUILT UP				=	38.521

Rera Area Calculations :-

Flat No. 2

a	2.90	X	1.85	=	5.365
b	2.30	X	0.75	=	1.725
c	6.10	X	4.85	=	29.585
d	0.60	X	4.40	=	2.640
e	1.10	X	0.15	=	0.165
TOTAL BUILT UP				=	39.480

Rera Area Calculations :-

Flat No. 1

a	3.35	X	7.70	=	25.795
b	6.85	X	5.25	=	35.962
c	1.25	X	0.15	=	0.187
TOTAL BUILT UP				=	61.945

PROFORMA - A		SQ.MTS.
1	Area of Plot	429.20
a)	Area of Reservation in plot	---
b)	Area of Road Set back	---
c)	Area of D. P. Road	---
2	Deductions for :-	---
a)	For Reservation / Road area	---
b)	Road set-back area to be handed over (100%) (Regulation No. 16)	---
c)	Proposed D P road to be handed over (100%) (Regulation No. 16)	---
d)	Reservation area to be handed over (100%) (Regulation No. 17)	---
e)	Reservation area to be handed over as per A.R. (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 36 (Amendment)	---
C)	Deduction For Existing built up area 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	429.20
4	Balance area of plot (1 minus 3)	429.20
5	Plot area under development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	299.91
6	Zonal (basic) F. S. I. (0.50 or 0.75 or 1 or 1.33)	1.00
7	Built up area as per Zonal (basic) F. S. I. (5 x 6) (In case of MII land permissible BUA kept in abeyance)	429.20
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 8 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 of Cost of construction of built up amenity to be handed over (within the limit permissible BUA on remaining plot)	---
10	Built up area due to "Additional F. S. I. on payment of Premium" as per Table No. 12 of Regu. No. 30 (A) on remaining / balance plot.	214.60
11	Built up area due to admissible TDR as per Table No. 12 of 1955 (D.C.R. NO. 30(A) & 32 on remaining / balance plot.	169.55
12	Permissible Built up Area (as the case may be with / without BUA as per 2(c))	858.40
13	Proposed Built up area (as the case may be with / without BUA as per 2(c))	858.40
14	TDR generated if any as per regulation 30 (A) and 32.	---
15	Fungible Compensatory Area as per Regulation No. 34(3)	---
a)	Permissible Fungible Compensatory area for Rehab component without charging premium	---
b)	Fungible Compensatory area available for Rehab component without charging premium	---
c)	Permissible Fungible Compensatory area by charging premium	300.44
d)	Fungible Compensatory area available on payment of premium	299.91
16	Total Built up area proposed including Fungible Compensatory Area (13 + 15 (a) + 15 (b) + 15 (c))	1158.31
17	FSI consumed on Net Plot (13 / 14)	2.00
B)	Other Requirements	---
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 as per Regulation No. 17	---
e)	Area / Built-up area of Designation	---
f)	Plot area / built up Amenity to be Handed Over as per Regulation No.	---
ii) 14 (A)	---	---
ii) 15	---	---
C)	Requirement of Recreational Open Space in Layout / Plot as per Regulation No. 27	---
D)	Tenement Statement	---
i)	Proposed Built up area (13 above)	1158.31
ii)	Less deduction of Non-residential area (Shop etc.)	---
iii)	Area available for tenements (i) - (ii)	1158.31
iv)	Tenements permissible (Density of tenements / hectare)	52 Nos.
v)	Total number of Tenements proposed on the plot	22 Nos.
E)	Parking Statement	---
i)	Parking required by Regulation for	19 Nos.
Car	---	---
Motor cycle	---	---
Outsiders (visitors)	---	---
ii)	Covered garage permissible	---
iii)	Covered garage proposed	---
Car	---	---
Motor cycle	---	---
Outsiders (visitors)	---	---
iv)	Total parking provided	19 Nos.
F)	Transport Vehicles Parking	---
i)	Space for transport vehicles parking required by Regulation	---
ii)	Total No. of transport vehicles parking spaces provided	---

PROFORMA-B

CONTENT OF SHEET

BASEMENT FLOOR PLAN, STILL FLOOR PLAN, 1ST TO 7TH + PART 8TH FLOOR PLAN, PLOT AREA CALCULATION, PARKING STATEMENT, BLOCK & LOCATION PLAN, SECTIONS, STAMP FOR APPROVAL OF PLAN

THIS CANCELS EARLIER APPROVAL UNDER NO P-9046/2021/359 AND OTHER/M/W WARD/WADHAWALI-M/W/11/NEW. dt 14/01/2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-9046/2021/359 And Other/M/W Ward/WADHAWALI-M/W/337/1/Amend.

CERTIFICATE OF AREA

CERTIFIED THAT THE HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDE OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 429.20 SQ MT AND IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP. TOWN PLANNING SCHEME RECORD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON LAND BEARING PLOT NO. 18A, 19A, OF C. T. S. No. 359 & 360 OF VILLAGE VADHAWALI, CHEMBUR, MUMBAI-74

NAME OF OWNER

D. J. HOMES

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
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1/1

NAME SIGN. & ADD. OF ARCHITECT

NAMBARCH

ARCHITECTS & ENGINEERS

PLOT NO. D/371, 10TH ROAD, CHEMBUR, MUMBAI-400071.

(N.J. SHRINGARPURE)

Car Parking Statement

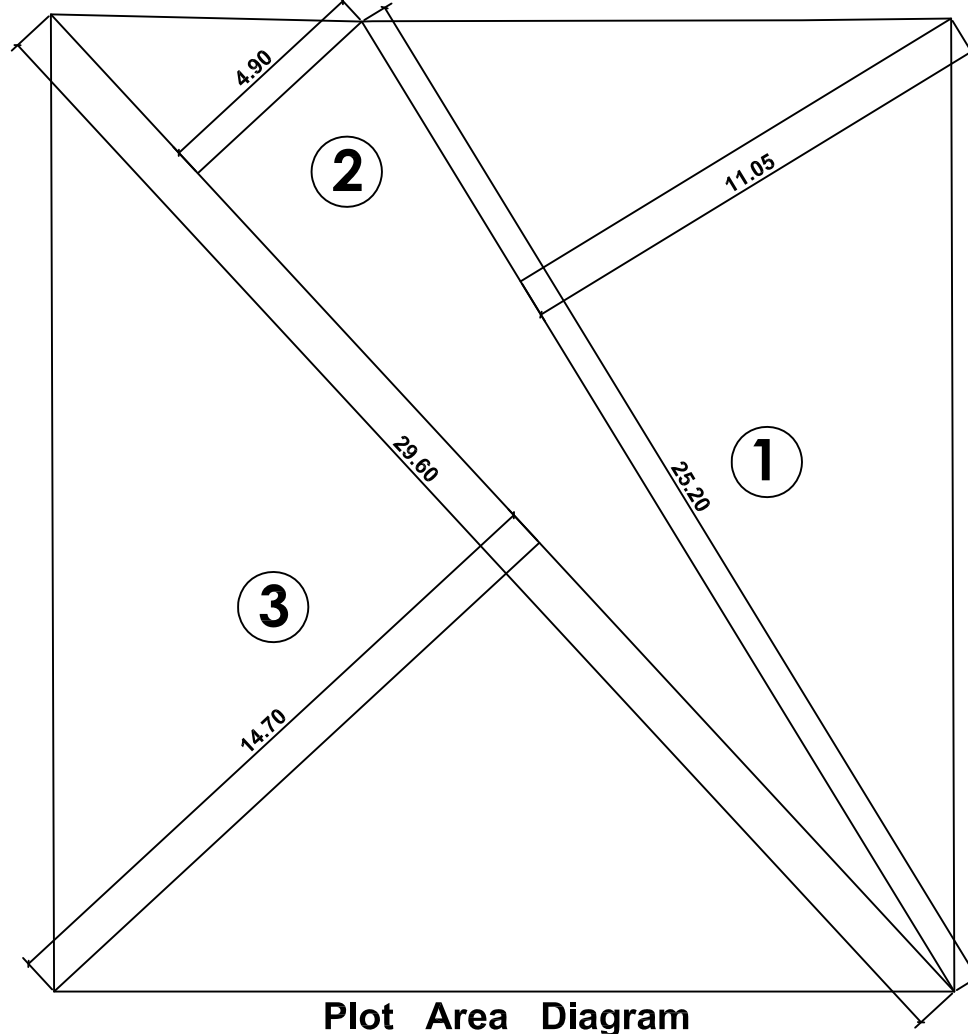
Sl. No.	Category Of Flat Area	Parking Required As Per Rules	No. Of Flats	Parking Provided
1	Carpet Area Below 45 Sq.M.	One Parking Per Four Flats	14	3.50
2	Carpet Area Between 45 To 60 Sq.M.	One Parking Per Two Flats	NII	NII
3	Carpet Area Above 60 To 90 Sq.M.	One Parking Per One Flat	8	8
4	Carpet Area Above 90 Sq.M.	Two Parkings Per One Flat	NII	NII
Total			22 Flats	11.50
Visitors parking	(10 % Of Total Parking)			1.15
Max. 50% add. parking as per reg. 310(i)(v)				6.33 nos.
Total Required Parking				18.98 nos.
Total Parking proposed				19.65 nos.

Parking Provided = 19 Parking Spaces

LOCATION OF SITE

LOCATION PLAN

SCALE : 1:2500



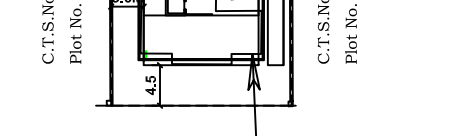
Plot Area Calculations :-

CTS No :-					
1	1/2	X	25.22	X	11.033
2	1/2	X	29.60	X	4.89
3	1/2	X	29.60	X	14.71
Total Addition					= 429.20 Sq.Mts.

Area As Per Property Card = 429.20 Sq.Mts.

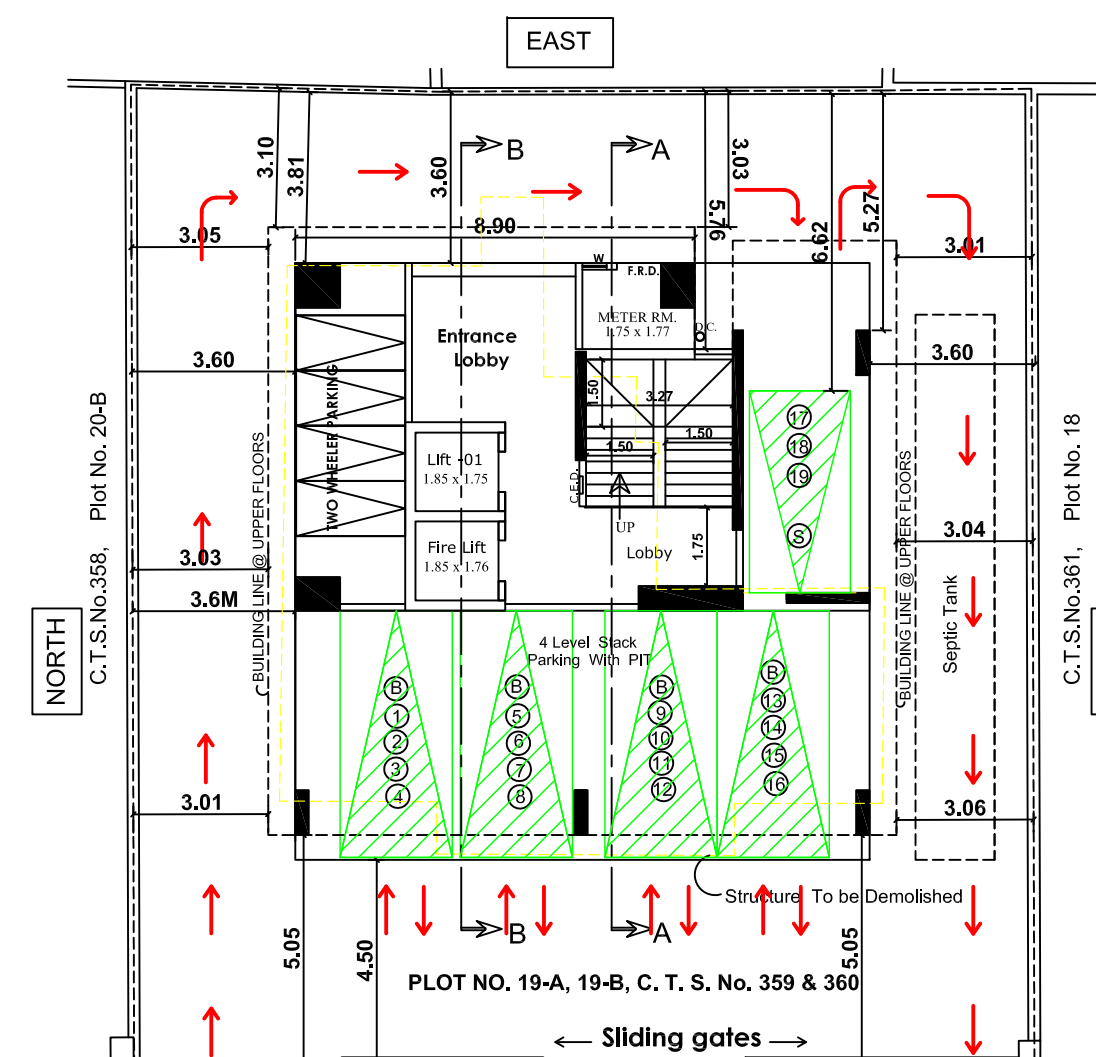
BLOCK PLAN

Scale :- 1 : 500



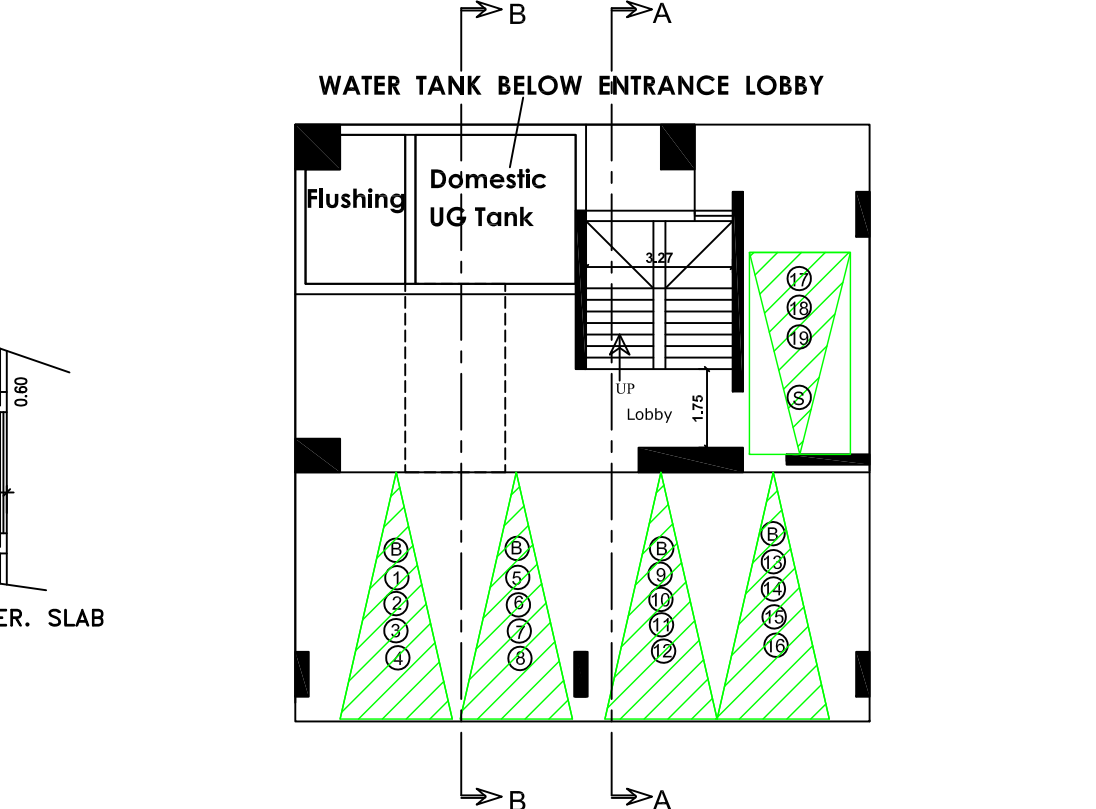
1st To 7th Floor Plan

Scale = 1 : 100



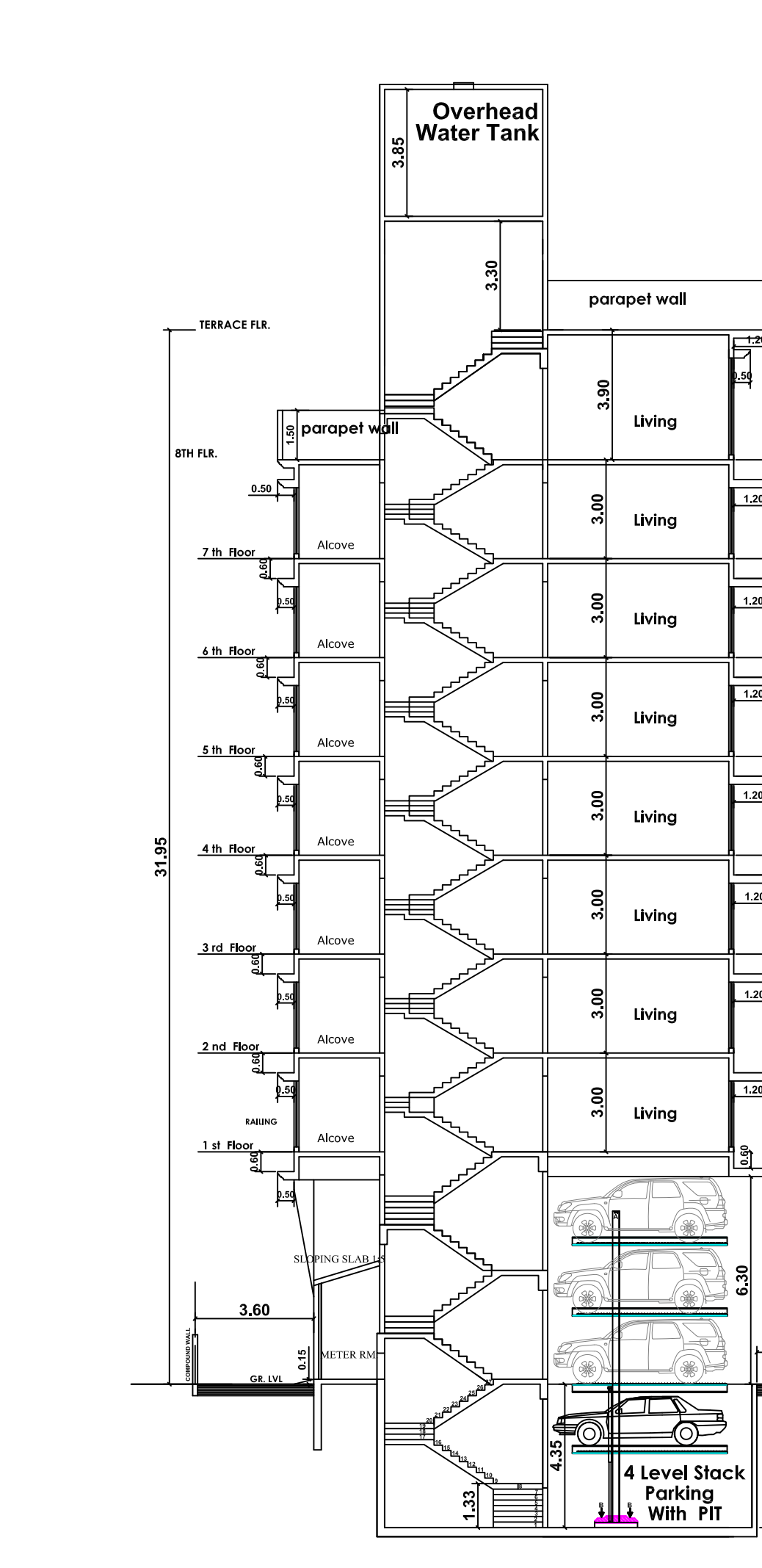
Ground Floor Plan

Scale = 1 : 100



1st To 7th Floor Area Diagram

Scale = 1 : 100



Section A-A

Scale:- 1:100

Section B-B

Scale:- 1:100

