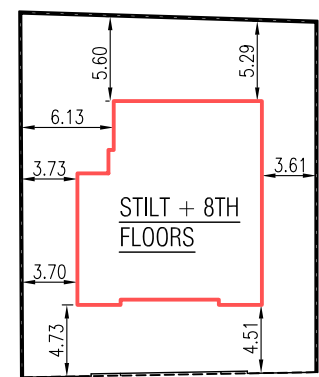


ST-CASE & LIFT, LOBBY AREA STATEMENT	
FLOOR	BUILT UP AREA FREE OF FSI BY CHARGING PREMIUM
STILT	-
1ST	25.82
2ND	25.82
3RD	25.82
4TH	25.82
5TH	25.82
6TH	25.82
7TH	25.82
8TH	25.82
TERRACE	-
TOTAL	206.46

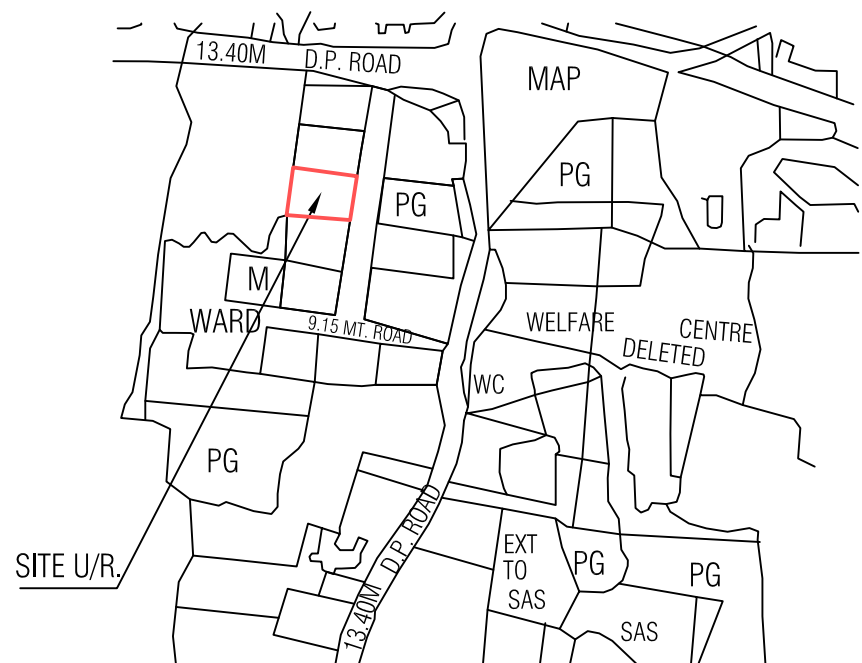
PLOT AREA DIAGRAM

SCALE 1:500

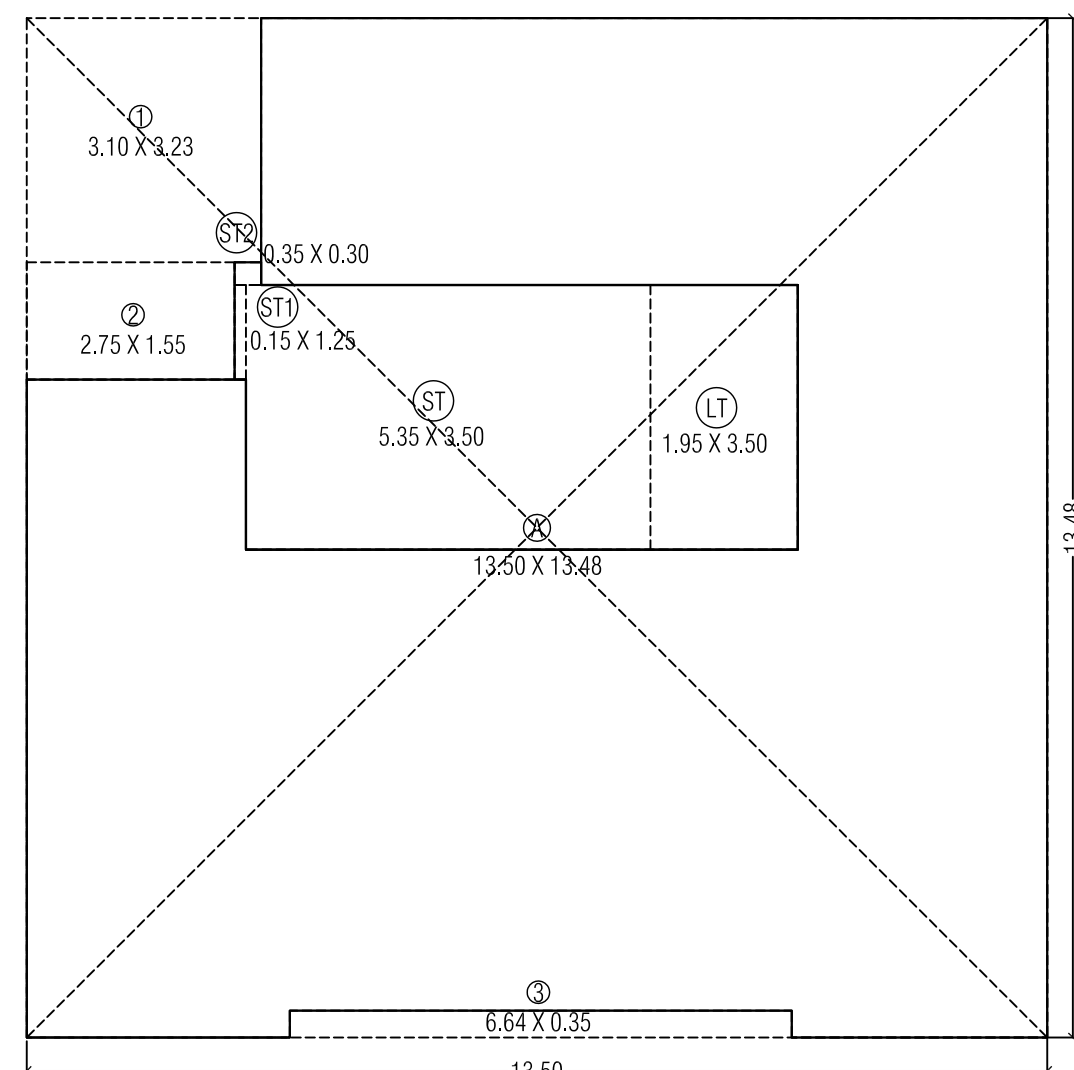
PLOT AREA CALCULATION							
BY $\triangle$ METHOD							SQ.MT.
01	1/2	X	30.52	X	15.50	=	236.53
02	1/2	X	30.52	X	15.02	=	229.20
TOTAL PLOT AREA							= 465.73
SAY							= 465.70



BLOCK PLAN
SCALE :-1:500

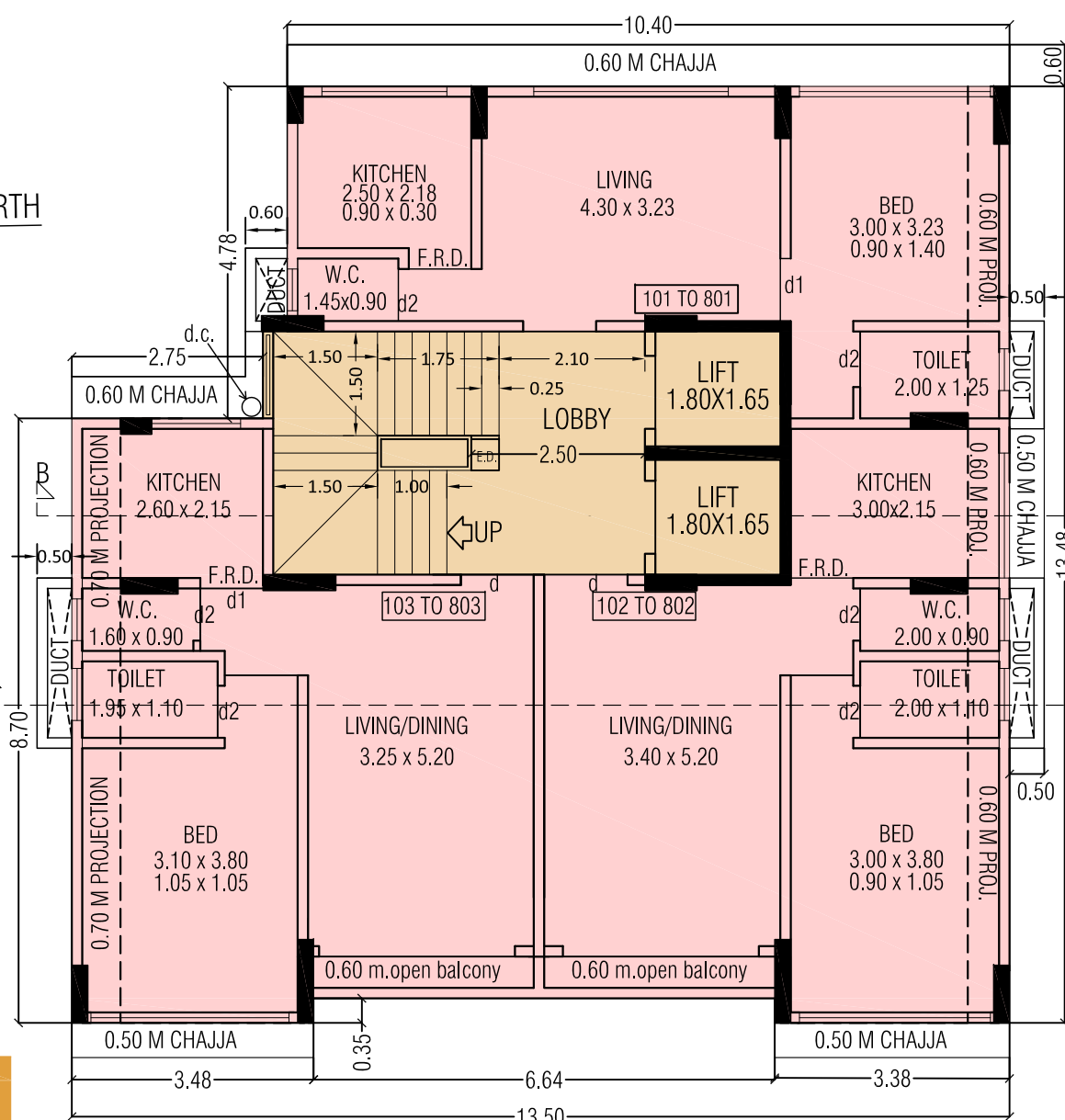


LOCATION PLAN
SCALE 1:4000
D.P. SHEET NO. E-29



LINE AREA DIAGRAM
TYPICAL (1ST TO 8TH) FLOOR PLAN
SCALE 1:100

BUA CALCULATION					
TYPICAL 1ST TO 8TH FLOOR					
ADDITION:-					SQ.MT.
A	13.50	X	13.48	X	1 NOS. = 181.98
DEDUCTIONS :-					
01	03.10	X	03.23	X	1 NOS. = 10.01
02	02.75	X	01.55	X	1 NOS. = 04.26
03	06.64	X	00.35	X	1 NOS. = 02.32
TOTAL DEDUCTION					= 16.59
BALANCE AREA					= 165.39
DEDUCTIONS :- ST-CASE,LIFT & LOBBY					
ST	05.35	X	05.50	X	1 NOS. = 18.72
ST1	00.15	X	01.25	X	1 NOS. = 00.18
ST2	00.35	X	00.30	X	1 NOS. = 00.10
LT	01.95	X	03.50	X	1 NOS. = 06.82
TOTAL ST-CASE & LIFT					= 25.82
NET BUA AREA					= 139.57

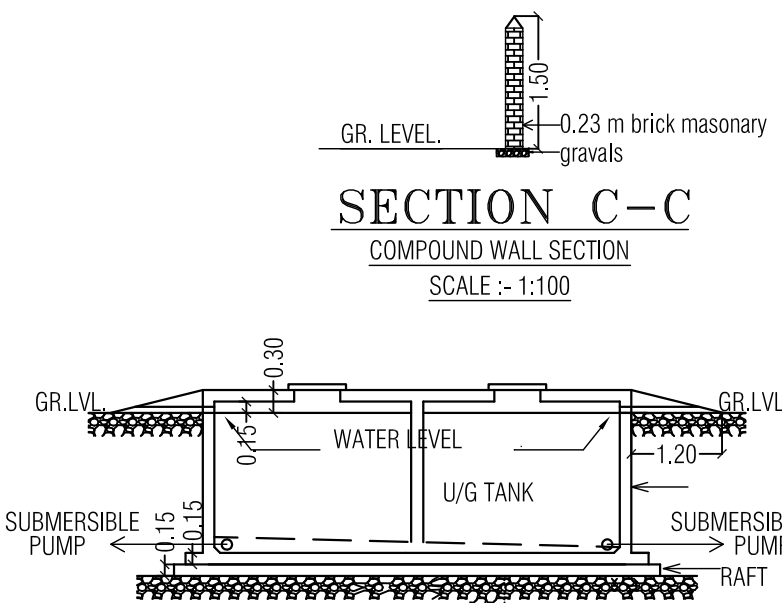


TYPICAL (1ST TO 8TH) FLOOR PLAN

CARPET AREA CALCULATION					
1ST TO 8TH FLOOR					
Flat No. 101 to 801					
1.	3.25	X	03.23	=	10.50 SQ.MT
2.	01.05	X	3.38	=	3.55 SQ.MT
3.	2.80	X	3.23	=	9.04 SQ.MT
4.	3.00	X	4.63	=	13.89 SQ.MT
TOTAL				=	36.98 SQ.MT

CARPET AREA CALCULATION					
1ST TO 8TH FLOOR					
Flat No. 102 to 802					
1.	1.20	X	0.15	=	0.18 SQ.MT
2.	3.55	X	5.35	=	18.99 SQ.MT
3.	3.00	X	8.40	=	25.20 SQ.MT
TOTAL				=	44.37 SQ.MT

CARPET AREA CALCULATION					
1ST TO 8TH FLOOR					
Flat No. 103 to 803					
1.	2.60	X	2.25	=	5.85 SQ.MT
2.	01.05	X	0.15	=	0.16 SQ.MT
3.	6.50	X	5.35	=	34.78 SQ.MT
4.	3.10	X	0.80	=	2.48 SQ.MT
TOTAL					= 43.27 SQ.MT



SECTION THROUGH U.G. TANK
SCALE:-1 : 100



SECTION A-A
SCALE 1:100

SECTION B-B
SCALE 1:100

SANCTIONING AUTHORITY

**This cancels approval to the Previous Plans sanctioned /
U/ No. CHE/ES/4972/M/E /337(NEW) Date : 28.01.2020**

**Approved subject to conditions mentioned in
this office letter U/ No. CHE/ES/4972/M/E/337(NEW)**

Dt. 23.10.2020

**Bajirao
Lahu Patil**

**Executive Engineer
(Building Proposal)E.S.-I**

**sinkar
mahesh
balkrishna**

**VINOD
LAXMA
N DIXIT**

S.E.(B.P.)M-II

A.E.(B.P.)M

PROFORMA - A		DCPR 2034
AREA STATEMENT		
A.	AREA STATEMENT	SQ.MTS.
1.	AREA OF THE PLOT (PLOT NO. 30-A + 30-B) AS PER P.R.C.	465.70
(a)	a) Area of reservation in plot	---
(b)	b) Area of road set back	---
(c)	c) Area of D/P road	---
2.	DEDUCTION FOR	---
a)	a) Road set back area to be handed over(100%) reg. no 16	---
b)	b) Proposed D/P road to be handed over(100%) reg. no 16	---
c)	c) (i) Reservation area to be handed over(100%) reg. no 17	---
	(ii) Reservation area to be handed over as per AR (reg. no 17) (P.G.)	---
(B)	FOR AMENITY AREA	---
a)	a) Area of amenity plot/plots to be handed over DCR 14(A)	---
b)	b) Area of amenity plot/plots to be handed over DCR 14(B)	---
	c) Total area amenity plot/plots to be handed over DCR 35 (abeyance)	---
3.	Total deduction : [(2(A)+2(B)+2(C) as when applicable]	---
4.	Balance area of plot (1 - 3)	465.70
5.	Plot area under Developments 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 or 1.33)	1.00
7.	Built up area as per zonal (basic) FSI (5x6)	465.70
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)	---
	(iii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot	---
9.	FLOOR SPACE INDEX CREDIT AVAILABLE By Development Rights (Respect to 50 % of the balance area vide (3 - 6c above)) 50.00 + 182.85 (slum TDR) + (Road TDR)	232.85
10.	Built up area due to "Additional FSI on payment of premium" as per table no 12 reg. no 30(A) on remaining plot.	232.85
11.	Permissible built up area (as the case may be with / without BUA as per 2(c))	931.40
12.	Propose built up area (as the case may be with/without BUA as per 2(c))	931.40
13.	Fungible Compensatory Area as per reg. no 31(3)	---
a)	i) permissible fungible compensatory area for rehab component without charging premium	81.29
b)	i) permissible fungible compensatory area availed on without payment of premium for purely residential (11 x 0.35) or - x 35% =	00.00
	ii) fungible compensatory area availed on payment of premium	190.00
14.a	Total built up area permissible including fungible compensatory area 1315 i) a) ii) - i) 15(b) (iii)	1121.40
14.b	Total built up area proposed including fungible compensatory area	1116.56
15.	FSI consumed on net plot 13/4	2.00
II.	Other Requirements	---
A.	Reservation / designation	---
a)	a) Name of reservation	---
b)	b) Area of reservation affecting the plot	---
c)	c) Area of reservation land to be handed/handed over as per regulation no.17	---
d)	d) Built up area of amenity to be handed over as per reg. no. 17	---
e)	e) Area/ built up area Designation	---
B.	Plot area / built up amenity to be handed over as per regulation no	---
i)	i) 14(A)	---
ii)	ii) 14(B)	---
iii)	iii) 15	---
C.	C. Requirement of recreational open space in layout as per reg.no 27	---
D.	Tenements Statement	---
i)	i) Proposed built up area (14 above)	1116.56
ii)	ii) Less deduction of non residential area (etc. shop)	---
iii)	iii) Area available for tenements (ii) - (iii)	1116.56
iv)	iv) Tenements permissible / density of tenements / hectore)	50
v)	v) Total number of tenements proposed on plot	24
E.	Parking Statement	---
i)	i) Parking required (Car/scooter Motar Outsiders Cycle Visitors)	08
ii)	ii) Covered gatage permissible	---
iii)	iii) Covered garages proposed (Car Scooter/motor Cycle Outsiders Visitors)	---
iv)	iv) Total parking provided	10
F.	Transport vehicles parking	---
i)	i) spaces for transport vehicle parking required by regulations	---
ii)	ii) Total no. of transport vehicles parking spaces provided	---

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 465.70 SQ.MT. Four Hundred Sixty Five Point Square Meter (SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

**RAJENDRAKUMAR
JASHWAL PATEL**

(Rajendra I. Patel)

PROFORMA - B

CONTENTS OF THE SHEET

FLOOR PLANS, LINE AREA DIAGRAMS & CALCULATIONS, SECTIONS, PROFORMA, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, CARPET & PARKING AREA STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 586/5 PLOT NO. 8, VILLAGE BORLA , CHEMBUR, MUMBAI.

NAME OF OWNER/APPLICANT	SIGNATURE
SHRI. HARISH L. VASWAN.	VASWAN I HARISH LAXMAN DAS
&	
MRS.ROMA K. VASWANI.	

NAME ADDRESS AND SIGNATURE OF ARCHITECT

akritarch

engineers & consultants

Unit No. 8/A, Ground floor, Veena Industrial Estate
L.B.S. Marg, Vikhroli (W), Mumbai - 400 083.
e-mail: akritarch@gmail.com
Mob. : 9769137517

**RAJENDR
AKUMAR
ISHWARI
AL PATEL**

**rajendra patel
Licensed Surveyor
(P/576/LS)**