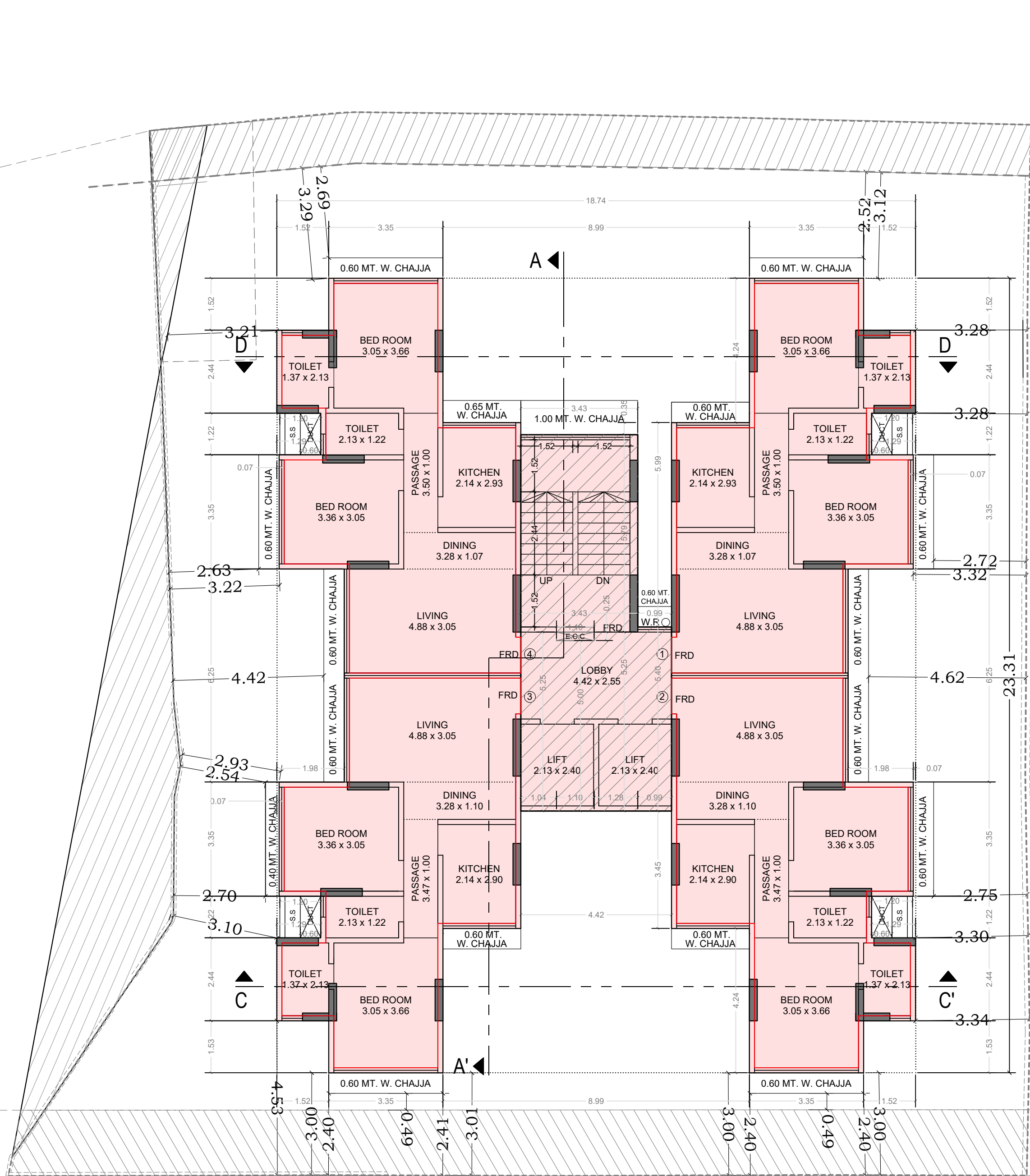
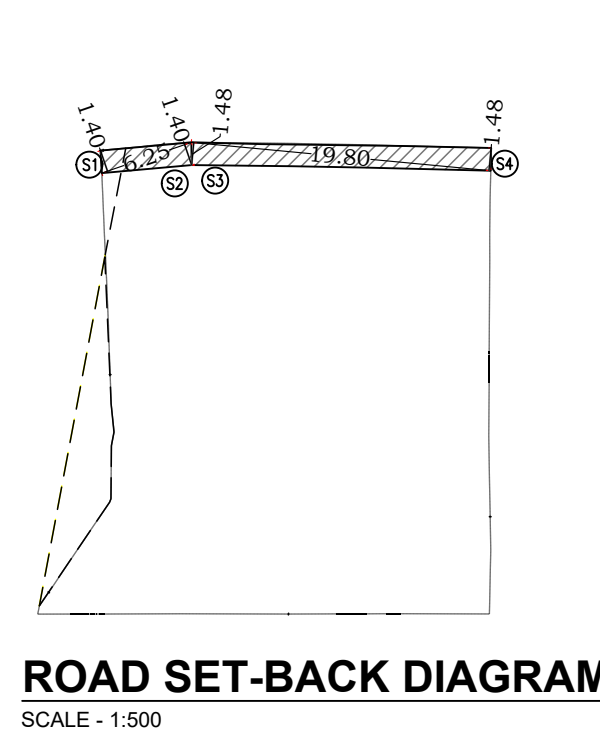


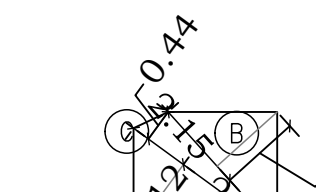


ROAD SETBACK AS PER A.E SURVEY DEMARCATION
(9.15 MT. WIDE SANCTIONED R.L. OF
CHEMBUR GAOTHAN VILLAGE ROAD NO.2)

2ND GAOTHAN ROAD
6.30 MT. WIDE EXISTING ROAD
(9.15MT. WIDE PROPOSED ROAD)
NORTH

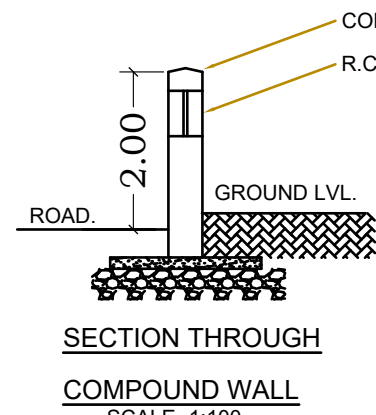
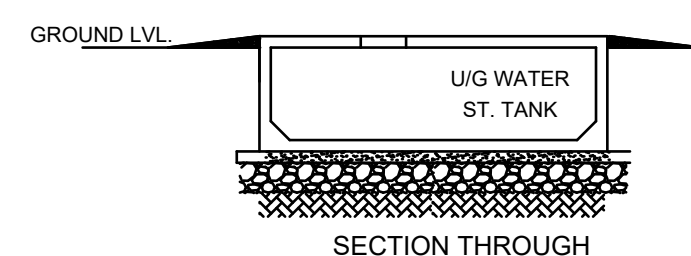


ROAD SET BACK AREA			
ST1	0.50 X 6.25 X 1.40 X 1 NO	=	4.38 SQ.MT.
ST2	0.50 X 6.25 X 1.40 X 1 NO	=	4.38 SQ.MT.
ST3	0.50 X 19.80 X 1.48 X 1 NO	=	14.65 SQ.MT.
ST4	0.50 X 19.80 X 1.48 X 1 NO	=	14.65 SQ.MT.
TOTAL ADDITION			38.06 SQ.MT.

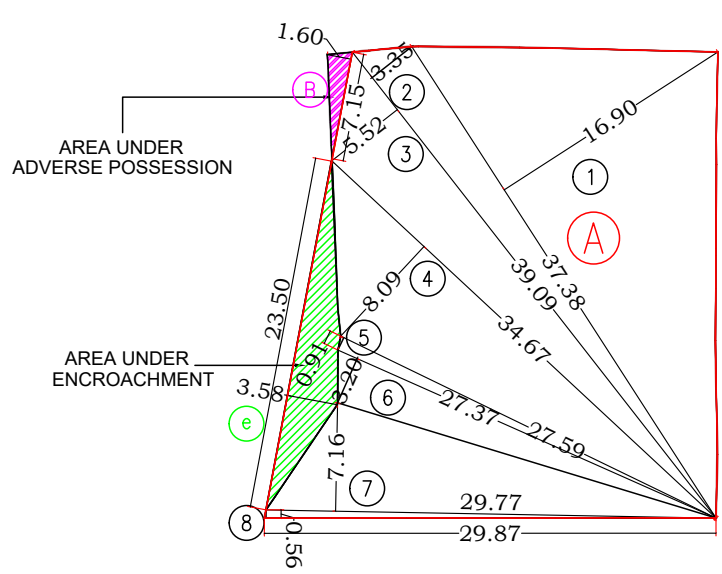


B.U.A. DIAGRAM FOR (GR MANDIR)
SCALE 1:100

BUILT UP AREA CALCULATION			
GR FLOOR (MANDIR COUNTED IN FSI)			
B	0.50 X 2.15 X 1.07 X 1 NO	=	1.15 SQ.MT.
C	0.50 X 2.35 X 0.44 X 1 NO	=	0.52 SQ.MT.
D	0.50 X 2.35 X 1.12 X 1 NO	=	1.32 SQ.MT.
TOTAL ADDITION			2.99 SQ.MT. X



BLOCK PLAN
SCALE - 1:500



PLOT AREA CALCULATION			
1	0.50 X 37.38 X 16.90 X 1 NO	=	315.86 SQ.MT.
2	0.50 X 39.09 X 3.35 X 1 NO	=	65.48 SQ.MT.
3	0.50 X 39.09 X 5.52 X 1 NO	=	107.89 SQ.MT.
4	0.50 X 34.67 X 8.09 X 1 NO	=	140.24 SQ.MT.
5	0.50 X 27.59 X 0.91 X 1 NO	=	12.55 SQ.MT.
6	0.50 X 27.37 X 3.20 X 1 NO	=	43.79 SQ.MT.
7	0.50 X 29.77 X 7.16 X 1 NO	=	106.57 SQ.MT.
8	0.50 X 29.87 X 0.56 X 1 NO	=	8.36 SQ.MT.
e	0.50 X 23.50 X 3.58 X 1 NO	=	42.06 SQ.MT.
AS PER P.R.C AREA			842.80 SQ.MT. A

DEDUCTIONS			
ENCROACHMENT AREA			
e	0.50 X 23.50 X 3.58 X 1 NO	=	42.06 SQ.MT. e
PLOT AREA CONSIDERED			800.74 SQ.MT.

ADVERSE POSSESSION AREA			
B	0.50 X 7.15 X 1.60 X 1 NO	=	5.72 SQ.MT. B

SUMMARY OF BUILT UP AREA STAIRCASE / LIFT LOBBY AREA COUNTED IN FSI

FLOOR	BUA PER FLOOR	STAIRCASE / LIFT LOBBY AREA	TENEMENT
STILT FLOOR	2.99 SQ.MT.	NIL	NIL
1ST FLOOR	251.73 SQ.MT.	42.99 SQ.MT.	03 NOS.
2ND FLOOR	253.61 SQ.MT.	42.99 SQ.MT.	04 NOS.
3RD FLOOR	127.56 SQ.MT.	43.81 SQ.MT.	02 NOS.
TOTAL BUA	765.68 SQ.MT.		9 NOS.

GROSS B.U.A FOR SCRUTINY FEES = 1018.68 SQ.MT.

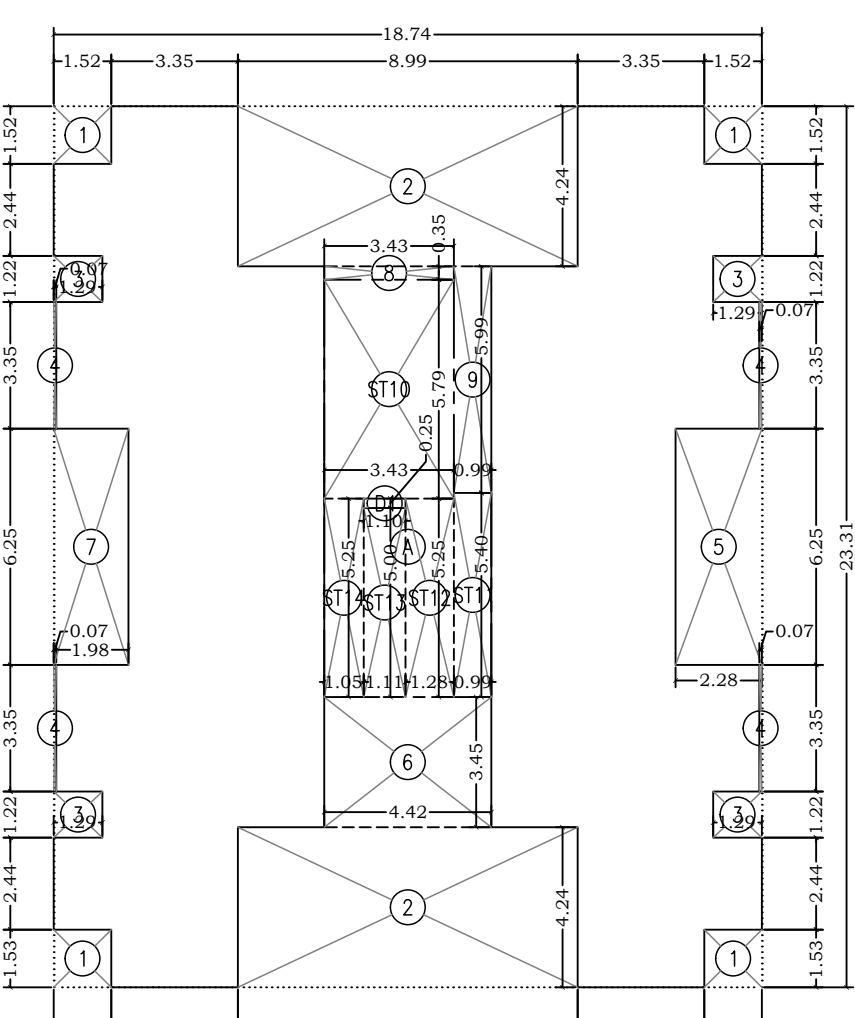
CAR PARKING STATEMENT (AS PER MODIFIED REGULATION)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
BELOW 45	NIL	1 PARKING / 1 TENANTS	NIL
BETWEEN 45 & 60	08 NOS.	1 PARKING / 1 TENANTS	08 NOS.
BETWEEN 60 & 90	0.00 NOS.	1 PARKING / 1 TENANTS	00 NOS.
90 & ABOVE	01 NOS.	1 PARKING / 0.50 TENANTS	02 NOS.
TOTAL	09 NOS.		10 NOS.
ADD 10% VISITORS PARKING 1.00 TO SAY			02 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			12 NOS.
TOTAL RESIDENTIAL PARKING PROVIDED			37 NOS.

BIG PARKING = 07 NOS.
SMALL PARKING = 30 NOS.

RERA CARPET AREA SUMMARY

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 03
STILT FLOOR	NIL	NIL	NIL	NIL
1ST FLOOR	114.65 SQ.MT.	NIL	58.01 SQ.MT.	58.01 SQ.MT.
2ND FLOOR	58.01 SQ.MT.	58.01 SQ.MT.	58.01 SQ.MT.	58.01 SQ.MT.
3RD FLOOR	58.01 SQ.MT.	NIL	NIL	58.01 SQ.MT.



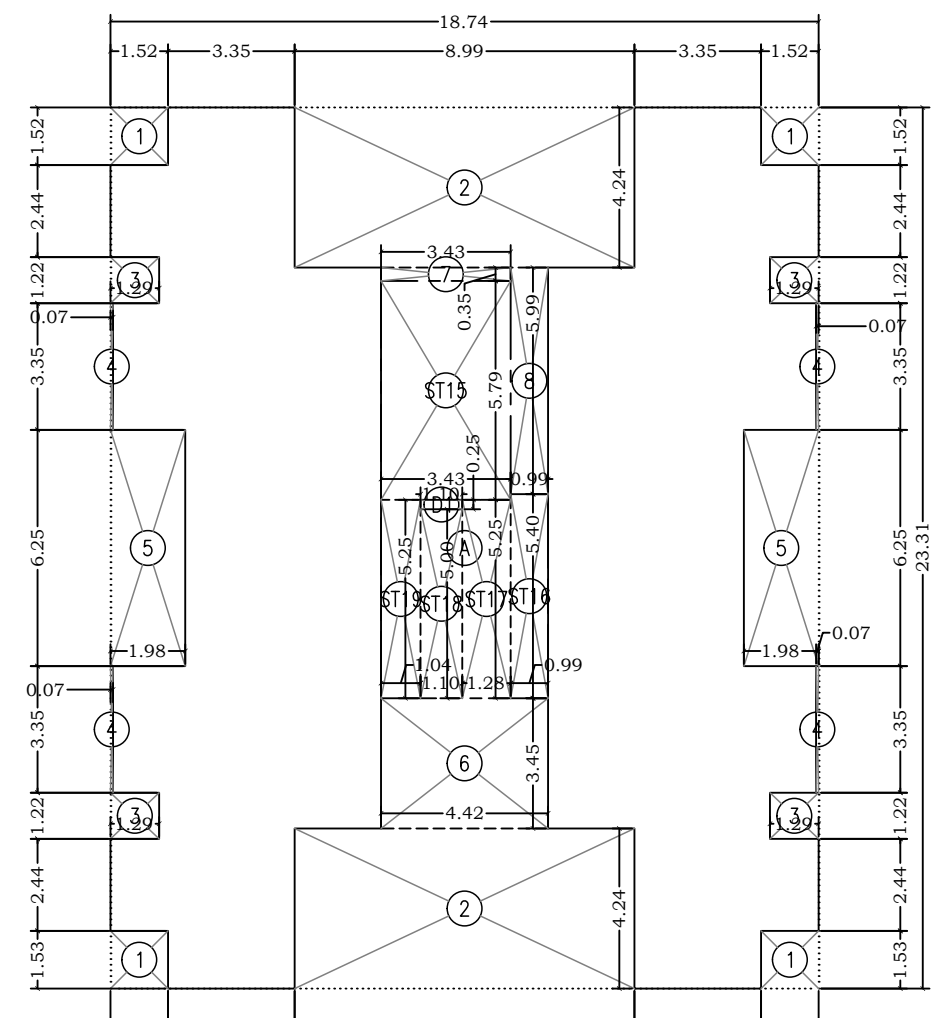
BUILT UP AREA CALCULATION			
1ST FLOOR			
A	18.74 X 23.31 X 1 NO	=	436.83 SQ.MT.
TOTAL ADDITION			436.83 SQ.MT. X

DEDUCTIONS			
1	1.52 X 1.53 X 4 NOS	=	9.30 SQ.MT.
2	8.99 X 4.24 X 2 NOS	=	76.24 SQ.MT.
3	1.29 X 1.22 X 4 NOS	=	6.30 SQ.MT.
4	0.07 X 3.35 X 4 NOS	=	0.94 SQ.MT.
5	2.28 X 6.25 X 1 NO	=	14.25 SQ.MT.
6	4.42 X 3.45 X 1 NO	=	15.25 SQ.MT.
7	1.98 X 6.25 X 1 NO	=	12.38 SQ.MT.
8	3.43 X 0.36 X 1 NO	=	1.23 SQ.MT.
9	0.99 X 6.00 X 1 NO	=	5.94 SQ.MT.
TOTAL DEDUCTION			141.83 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			295.00 SQ.MT. X1

STAIRCASE AREA CALCULATION			
1ST FLOOR (STAIRCASE / LIFT LOBBY AREA COUNTED IN FSI)			
ST10	3.43 X 5.79 X 1 NO	=	19.86 SQ.MT.
ST11	0.99 X 5.40 X 1 NO	=	5.35 SQ.MT.
ST12	1.28 X 5.25 X 1 NO	=	6.72 SQ.MT.
ST13	1.11 X 5.00 X 1 NO	=	5.55 SQ.MT.
ST14	1.05 X 5.25 X 1 NO	=	5.51 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)			42.99 SQ.MT. Y2

DUCT AREA CALCULATION			
1ST FLOOR			
D1	1.11 X 0.25 X 1 NO	=	0.28 SQ.MT.
TOTAL DUCT AREA PER FL. (1ST FLOOR)			0.28 SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	251.73 SQ.MT.
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BUILT UP AREA CALCULATION			
2ND FLOOR			
A	18.74 X 23.31 X 1 NO	=	436.83 SQ.MT.
TOTAL ADDITION			436.83 SQ.MT. X

DEDUCTIONS			
1	1.52 X 1.53 X 4 NOS	=	9.30 SQ.MT.
2	8.99 X 4.24 X 2 NOS	=	76.24 SQ.MT.
3	1.29 X 1.22 X 4 NOS	=	6.30 SQ.MT.
4	0.07 X 3.35 X 4 NOS	=	0.94 SQ.MT.
5	1.98 X 6.25 X 2 NOS	=	24.75 SQ.MT.
6	4.42 X 3.45 X 1 NO	=	15.25 SQ.MT.
7	3.43 X 0.36 X 1 NO	=	1.23 SQ.MT.
8	0.99 X 6.00 X 1 NO	=	5.94 SQ.MT.
TOTAL DEDUCTION			139.95 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			296.88 SQ.MT. X1

STAIRCASE AREA CALCULATION			
2ND FLOOR (STAIRCASE / LIFT LOBBY AREA COUNTED IN FSI)			
ST15	3.43 X 5.79 X 1 NO	=	19.86 SQ.MT.
ST16	0.99 X 5.40 X 1 NO	=	5.35 SQ.MT.
ST17	1.28 X 5.25 X 1 NO	=	6.72 SQ.MT.
ST18	1.11 X 5.00 X 1 NO	=	5.55 SQ.MT.
ST19	1.05 X 5.25 X 1 NO	=	5.51 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (2ND FLOOR)			42.99 SQ.MT. Y2

DUCT AREA CALCULATION			
2ND FLOOR			
D1	1.11 X 0.25 X 1 NO	=	0.28 SQ.MT.
TOTAL DUCT AREA PER FL. (2ND FLOOR)			0.28 SQ.MT. Y3

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	253.61 SQ.MT.
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PROFORMA 'A'		
1	Area of Plot	800.74 sqmt.
(a)	Area of Reservation in plot	NIL
(b)	Area of Road Set back	38.06 sqmt.
(c)	Area of D.P. Road	NIL
2	DEDUCTIONS FOR	38.06 sqmt.
(A)	For Reservation/Road Area	38.06 sqmt.
(a)	Road set-back area to be handed over (100%) (Regulation No 16)	NIL
(b)	Proposed D.P. road to be handed over (100%) (Regulation No 16)	NIL
(c)	Reservation area to be handed over (100%) (Regulation No 17)	NA
(d)	Reservation area to be handed over as per AR (Regulation No 17)	NA
(e)	For Amenity area	NIL
(a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	NIL
(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	NIL
(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)	NIL
3	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]	38.06 sqmt.
4	Balance area of plot (1 minus 3)	762.68 sqmt.
5	Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	762.68 sqmt.
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	762.68 sqmt.
7	a) Built up Area as per Zonal(basic) FSI (5 * 6)	762.68 sqmt.
b)	Permissible BUA as per Regulation 30(c)(Protected Development)	---
c)	Road setback benefit = 38.06 smt. x 2.00 = 76.12 smt	0.00 sqmt.
8	Built up area 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.)	NIL
(i)	in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	NIL
9	Additional/Incentive BUA within the cap of "ADMISSIBLE TDR" As per table 12 on Balance	---
(a)	in lieu of cost construction of amenity building as per regulation 30(A)(3)(b)	---
(b)	15% of SR.No. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B) (10 sq.mt x 10 T/S)	---
(c)	50% of rehab component as per regulation 33(7)(A)	---
Total Additional BUA / Incentive Area		---
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.	0.00 sqmt.
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	0.00 sqmt.
12	Permissible Built up Area as the case may be with /without BUA as per 2(c)	762.68 sqmt.
13	Proposed BUA (as the case may be with /without BUA as per 2(c))	762.68 sqmt.
14	TDR generated if any as per regulation 30 (A) and 32.	NIL
15	Fungible Compensatory Area as per Regulation No 31(3)	266.94 sqmt.
(i)	Permissible Fungible Compensatory area for purely residential	---
(b)	Proposed Fungible Compensatory area for Rehab purely residential component	---
(i)	Proposed Fungible Compensatory area for Rehab non - residential component	---
(c)	Proposed Fungible Compensatory area for Sale purely residential component (By Charging Premium)	3.00 sqmt.
(i)	Proposed Fungible Compensatory area for Sale non - residential component (By Charging Premium)	---
16	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(i) +15(b)(ii)]	765.68 sqmt.
17	FSI consumed on Net Plot [13/ 4]	---
(ii)	Other Requirements	NA
(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	NA
e)	Area/Built up Area of Designation	
(B)	Plot area/Built up Area 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	NA
(D)	Tenement Statement	
(i)	Proposed built up area (13 above)	765.68 sqmt.
(ii)	Less deduction of Non-residential area (Shop etc.)	---
(iii)	Area available for tenements (i) minus (ii).	765.68 sqmt.
(iv)	Tenements permissible (Density of tenements/hectare)	34.00 NOS.
(v)	Total number of Tenements proposed on the plot	09.00 NOS.
(E)	Parking Statement	
(i)	Parking required by Regulations for:-	12.00
Car		
Scooter/Motor cycle		
Outsiders (visitors)		
(ii)	Covered garage permissible	
(i)	Covered garages proposed	
Car		
Scooter/Motor cycle		
Outsider (Visitors)		
(iv)	Total parking provided	37.00
(D)	Transport Vehicles Parking	
(i)	Spaces for transport vehicles parking required by Regulations	
(ii)	Total No. of transport vehicles parking spaces provided	

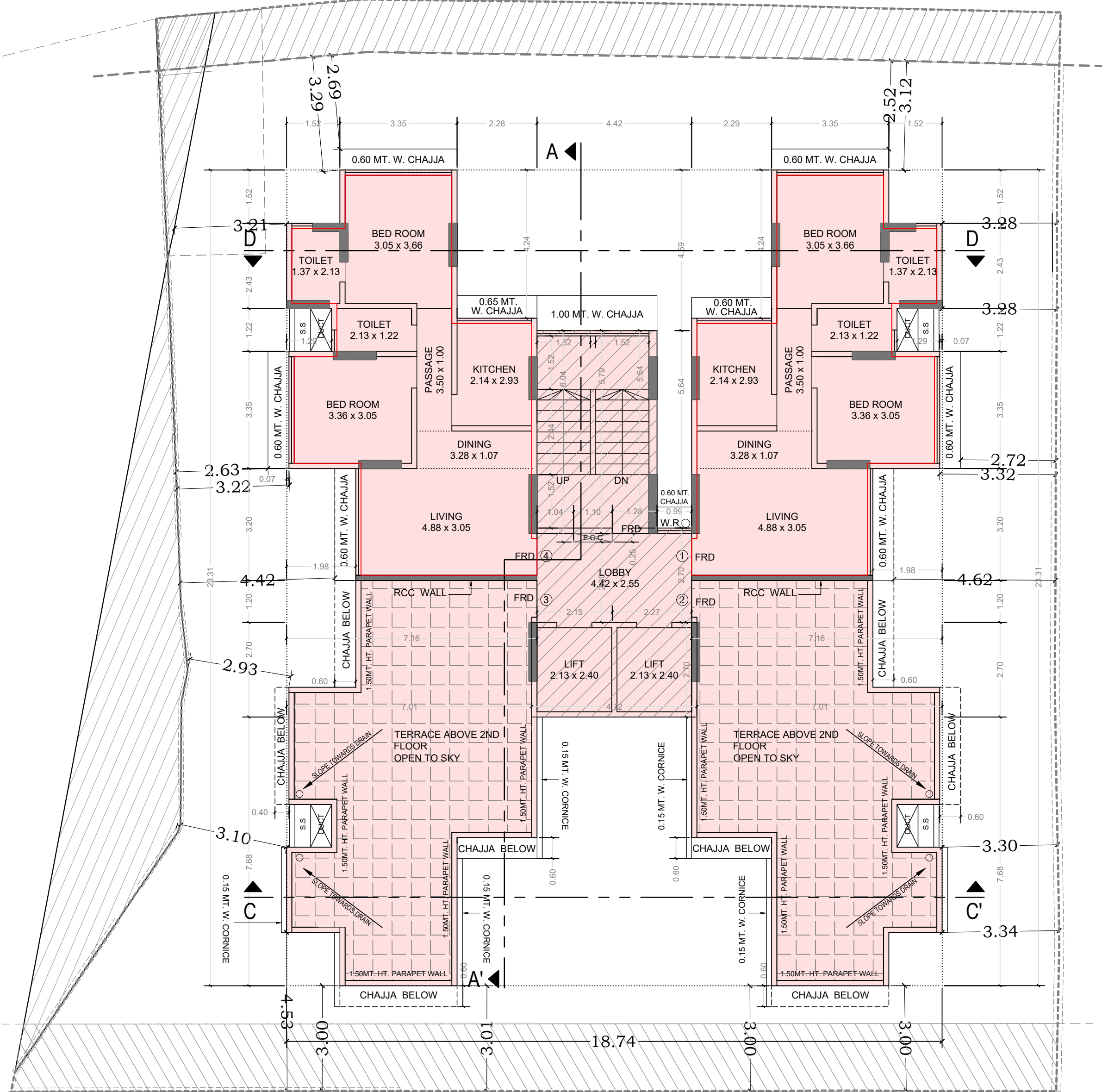
STAMP AND DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned
In this office letter No. P-12153/2022(1079)
/M/W Ward/CHEMBUR-W

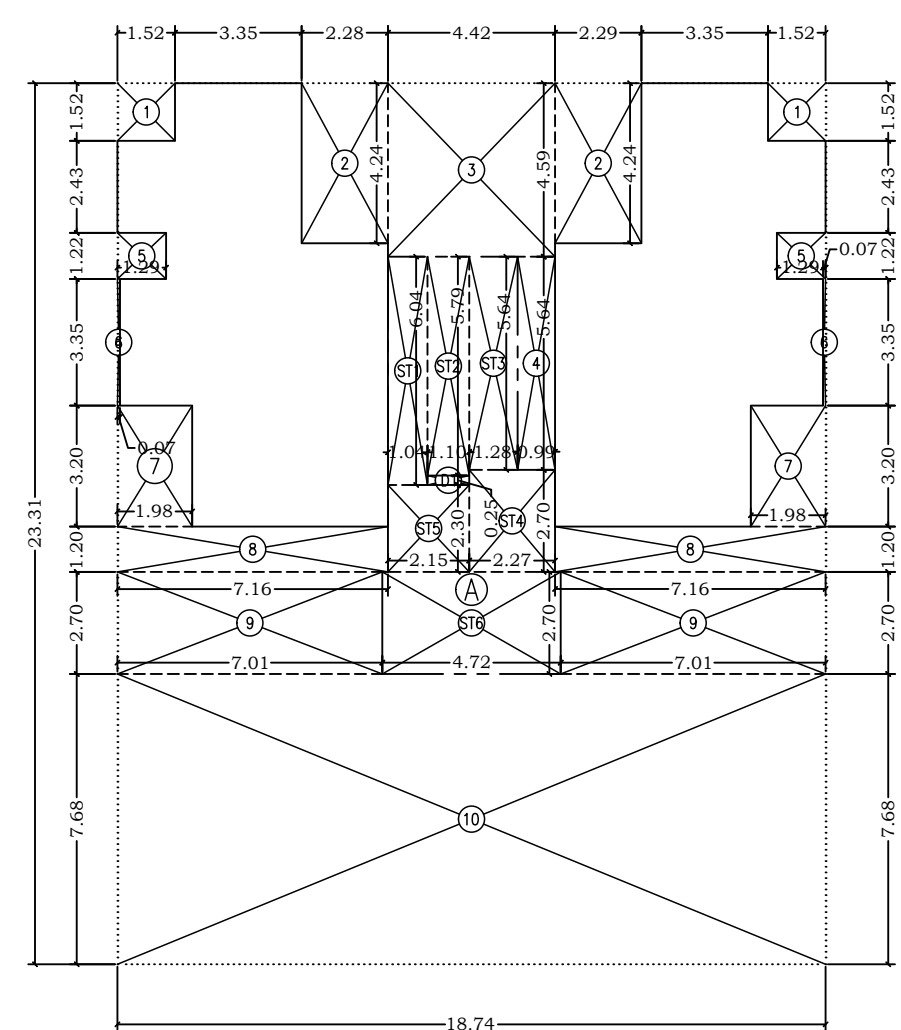
Executive Engineer BP ES-I

S.E. (B.P.) M-III A.E. (BP) M-Ward

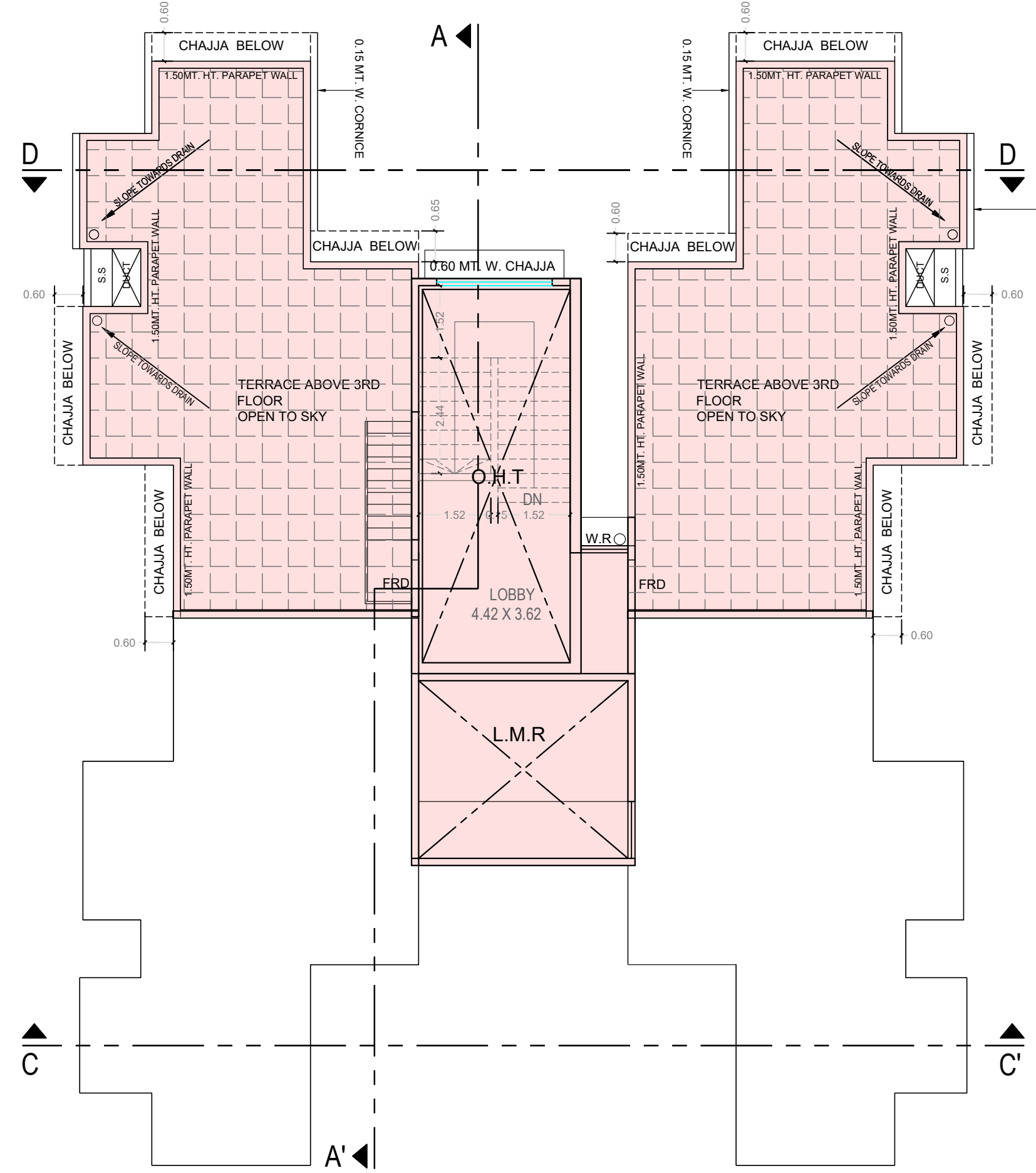
PROFORMA B		
CONTENTS OF SHEET		
STILT/FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT,		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18-07-2022 AND THAT THE DIMENSIONS OF THE SIDES, etc. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED IS 800.74 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.		
DESRIPTION OF PROPOSAL AND PROPERTY		NAME OF OWNER :
Proposed redevelopment on plot bearing C.T.S. No. 1079 & 1079/1 to 10 of village Chembur situated in 'M/W' ward, at Chembur Gaodhan, Chembur, Mumbai.		M/s. Pardis Shivansh LLP CA to Owner
DATE	JOB NO.	DRG. NO.
25-07-2022	01	AS SHOWN
NORTH LINE AS SHOWN		CHECKED BY SWAPNIL SAWANT
		NAME, ADDRESS AND SIGNATURE OF ARCHITECT
		SETSQUARES ARCHITECTS 202 VEENA EASTATE NEXT TO HOMETOWN, L.B.S.MARG, VIKHROLI (W) MUMBAI-400 083.
		SWAPNIL SAWANT (ARCHITECT)



3RD FLOOR PLAN
SCALE - 1:100



B.U.A. DIAGRAM FOR (3RD FLOOR)
SCALE 1:200



TERRACE FLOOR PLAN
SCALE - 1:100

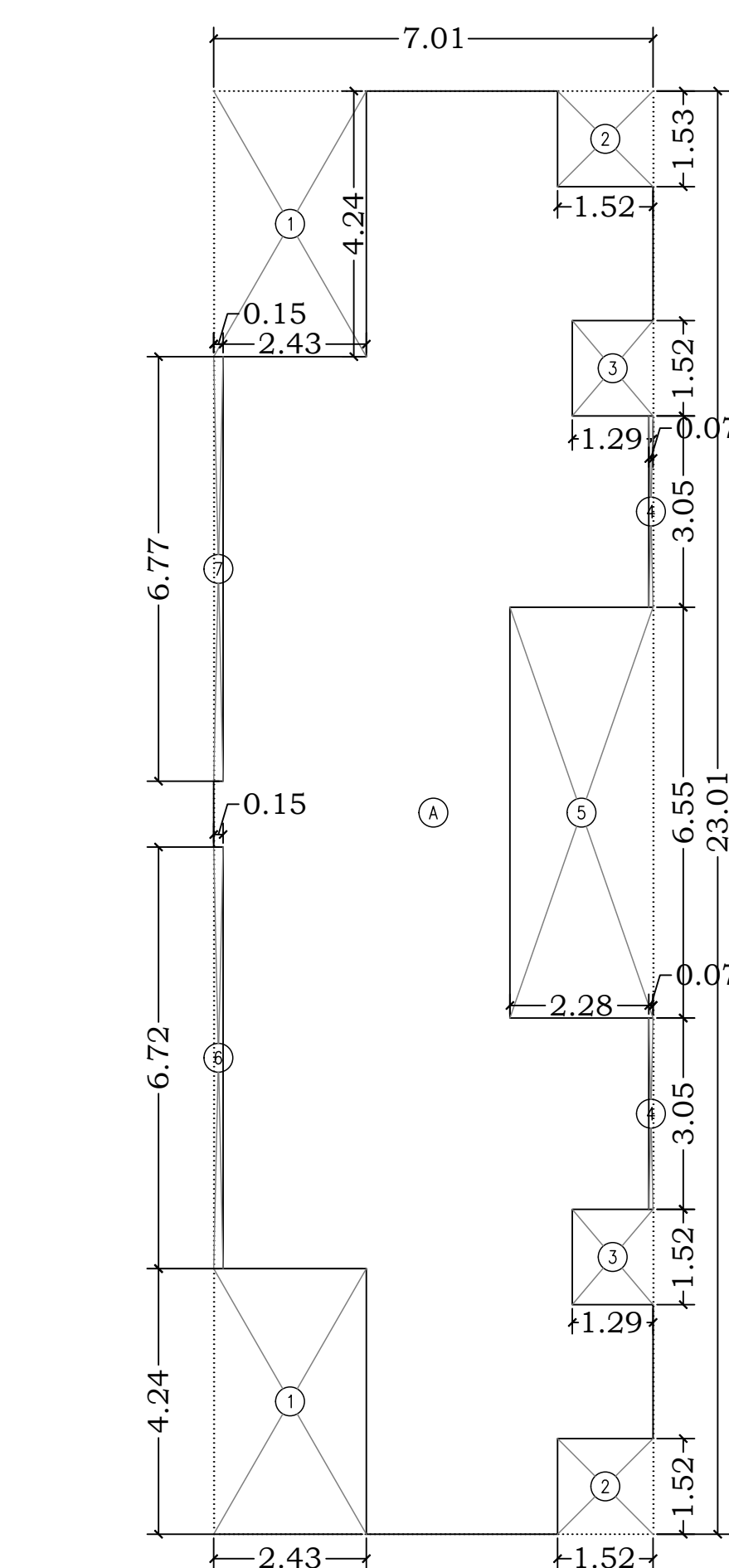
BUILT UP AREA CALCULATION					
3RD FLOOR					
1	18.74	X	23.31	X	1 NO
				=	436.83 SQ.MT
TOTAL ADDITION				=	436.83 SQ.MT

DEDUCTIONS					
1	1.52	X	1.53	X	2 NOS
				=	4.65 SQ.MT
2	2.29	X	4.24	X	2 NOS
				=	19.42 SQ.MT
3	4.42	X	4.59	X	1 NO
				=	20.29 SQ.MT
4	0.99	X	5.64	X	1 NO
				=	5.58 SQ.MT
5	1.29	X	1.22	X	2 NOS
				=	3.15 SQ.MT
6	0.07	X	3.35	X	2 NOS
				=	0.47 SQ.MT
7	1.98	X	3.20	X	2 NOS
				=	12.67 SQ.MT
8	7.16	X	1.20	X	2 NOS
				=	17.18 SQ.MT
9	7.01	X	2.70	X	2 NOS
				=	37.85 SQ.MT
10	18.74	X	7.68	X	1 NO
				=	143.92 SQ.MT
TOTAL DEDUCTION				=	265.18 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				=	171.65 SQ.MT

STAIRCASE AREA CALCULATION					
3RD FLOOR (STAIRCASE / LIFT LOBBY AREA COUNTED IN FSI)					
ST1	1.05	X	6.04	X	1 NO
				=	6.34 SQ.MT
ST2	1.11	X	5.79	X	1 NO
				=	6.43 SQ.MT
ST3	1.28	X	5.64	X	1 NO
				=	7.22 SQ.MT
ST4	2.27	X	2.70	X	1 NO
				=	6.13 SQ.MT
ST5	2.15	X	2.30	X	1 NO
				=	4.95 SQ.MT
ST6	4.72	X	2.70	X	1 NO
				=	12.74 SQ.MT
TOTAL STAIRCASE AREA PER FL. (3RD FLOOR)				=	43.81 SQ.MT

DUCT AREA CALCULATION					
3RD FLOOR					
D1	1.11	X	0.25	X	1 NO
				=	0.28 SQ.MT
TOTAL DUCT AREA PER FL. (3RD FLOOR)				=	0.28 SQ.MT

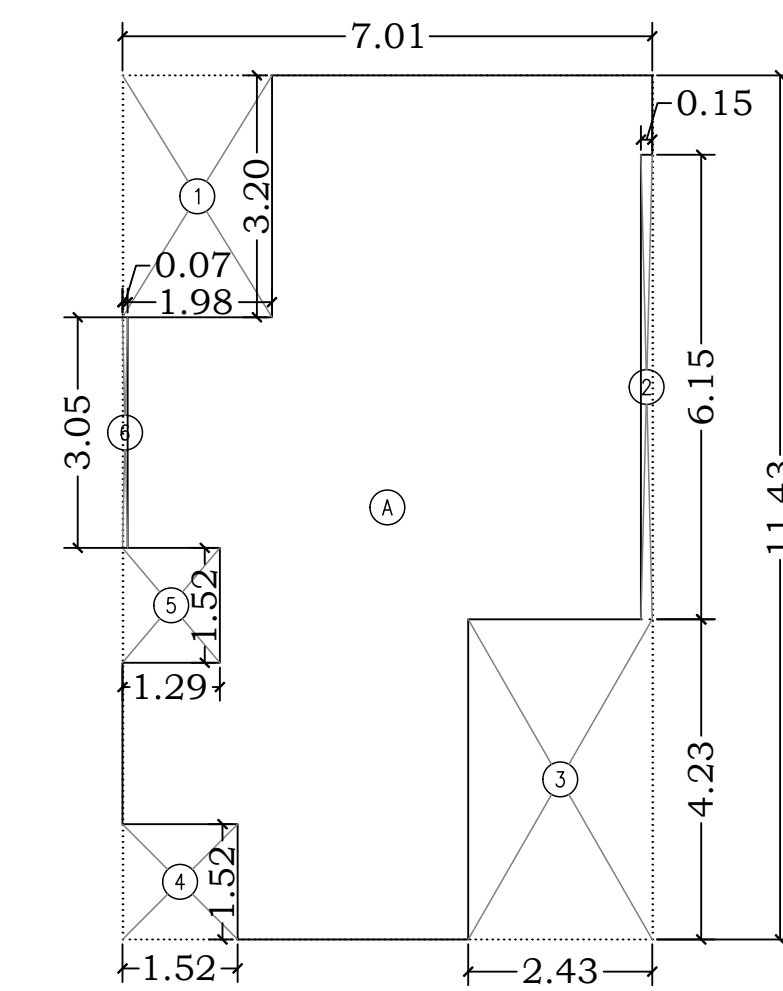
NET BUILT UP AREA [X1 - (Y2+Y3)]				=	127.56 SQ.MT
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RERA DIAGRAM 1ST FLOOR (FLAT NO 01)
SCALE 1:100

RERA AREA CALCULATION					
1ST FLOOR (FLAT NO 01)					
A	7.01	X	23.01	X	1 NO
				=	161.30 SQ.MT
TOTAL ADDITION				=	161.30 SQ.MT

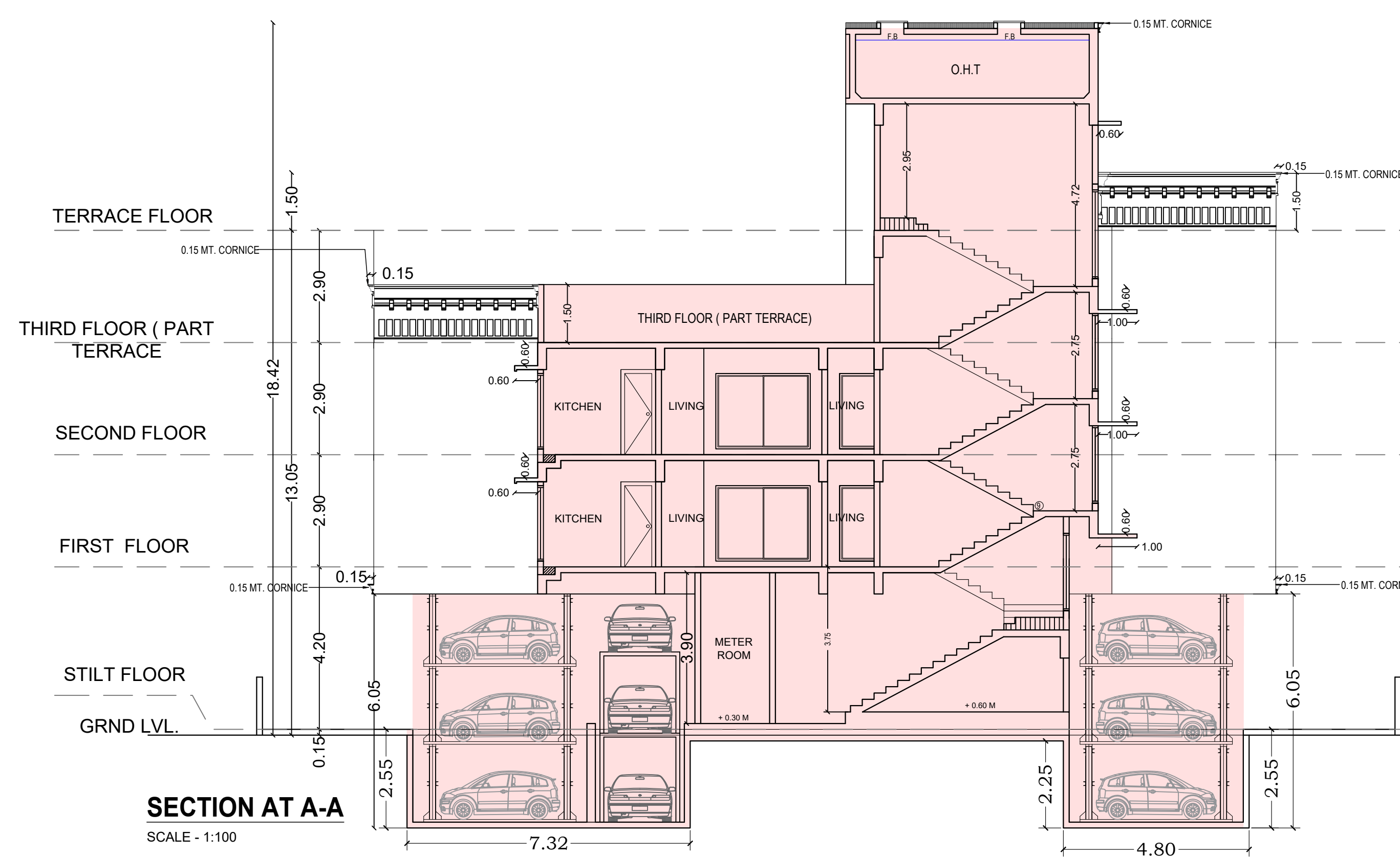
DEDUCTIONS					
1	2.44	X	4.24	X	2 NOS
				=	20.89 SQ.MT
2	1.52	X	1.53	X	2 NOS
				=	4.65 SQ.MT
3	1.29	X	1.52	X	2 NOS
				=	3.92 SQ.MT
4	0.07	X	3.05	X	2 NOS
				=	0.43 SQ.MT
5	2.28	X	6.55	X	1 NO
				=	14.93 SQ.MT
6	0.15	X	6.72	X	1 NO
				=	1.01 SQ.MT
7	0.15	X	6.77	X	1 NO
				=	1.02 SQ.MT
TOTAL DEDUCTION				=	46.66 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				=	114.65 SQ.MT



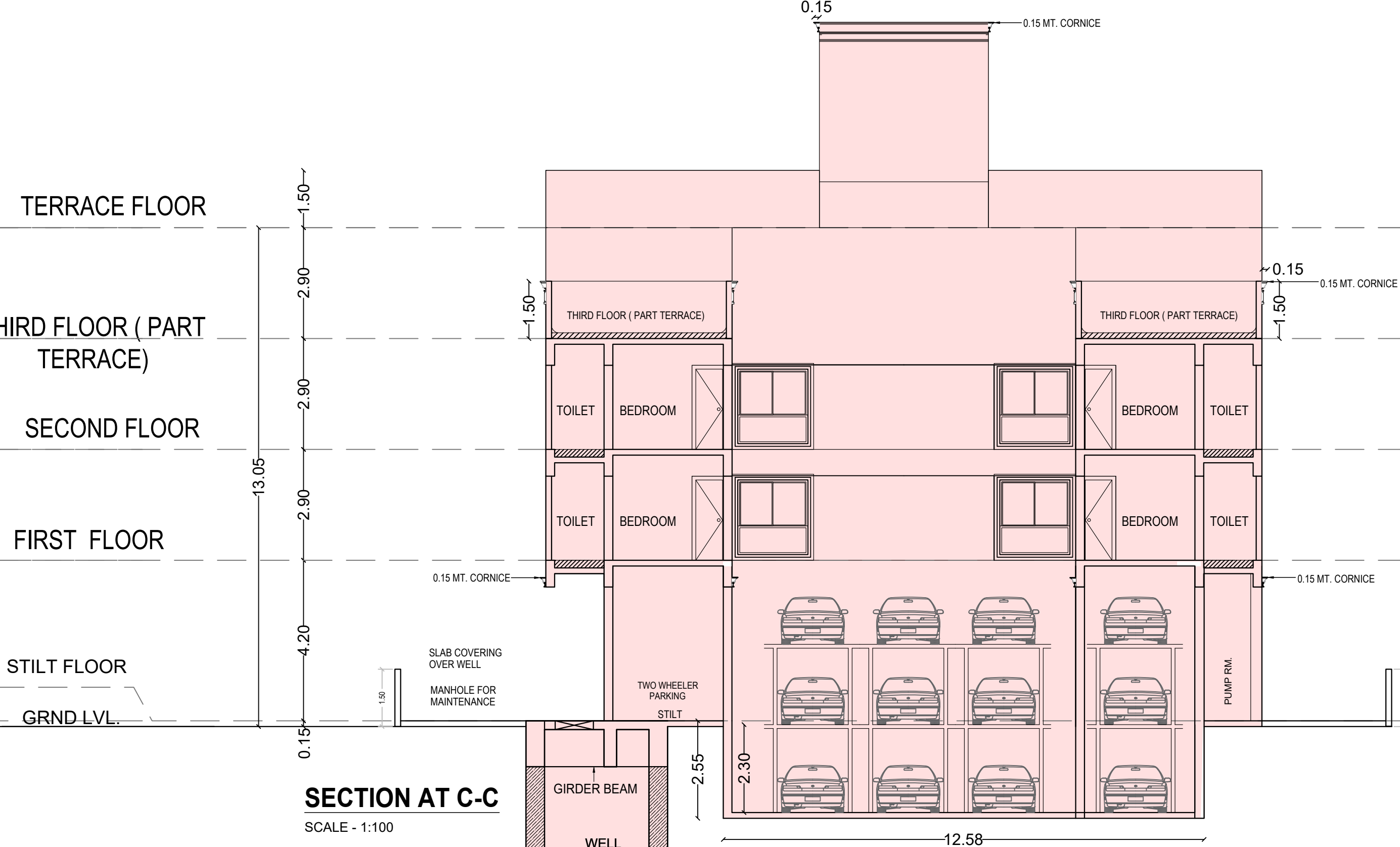
RERA AREA DIAGRAM
1ST FLOOR (FLAT NO 03 & 04)
2ND FLOOR (FLAT NO 01 TO 04)
3RD FLOOR (FLAT NO 01 & 04)
SCALE 1:100

RERA AREA CALCULATION					
1ST FLOOR (FLAT NO 03 & 04)					
A	7.01	X	11.43	X	1 NO
				=	80.12 SQ.MT
TOTAL ADDITION				=	80.12 SQ.MT

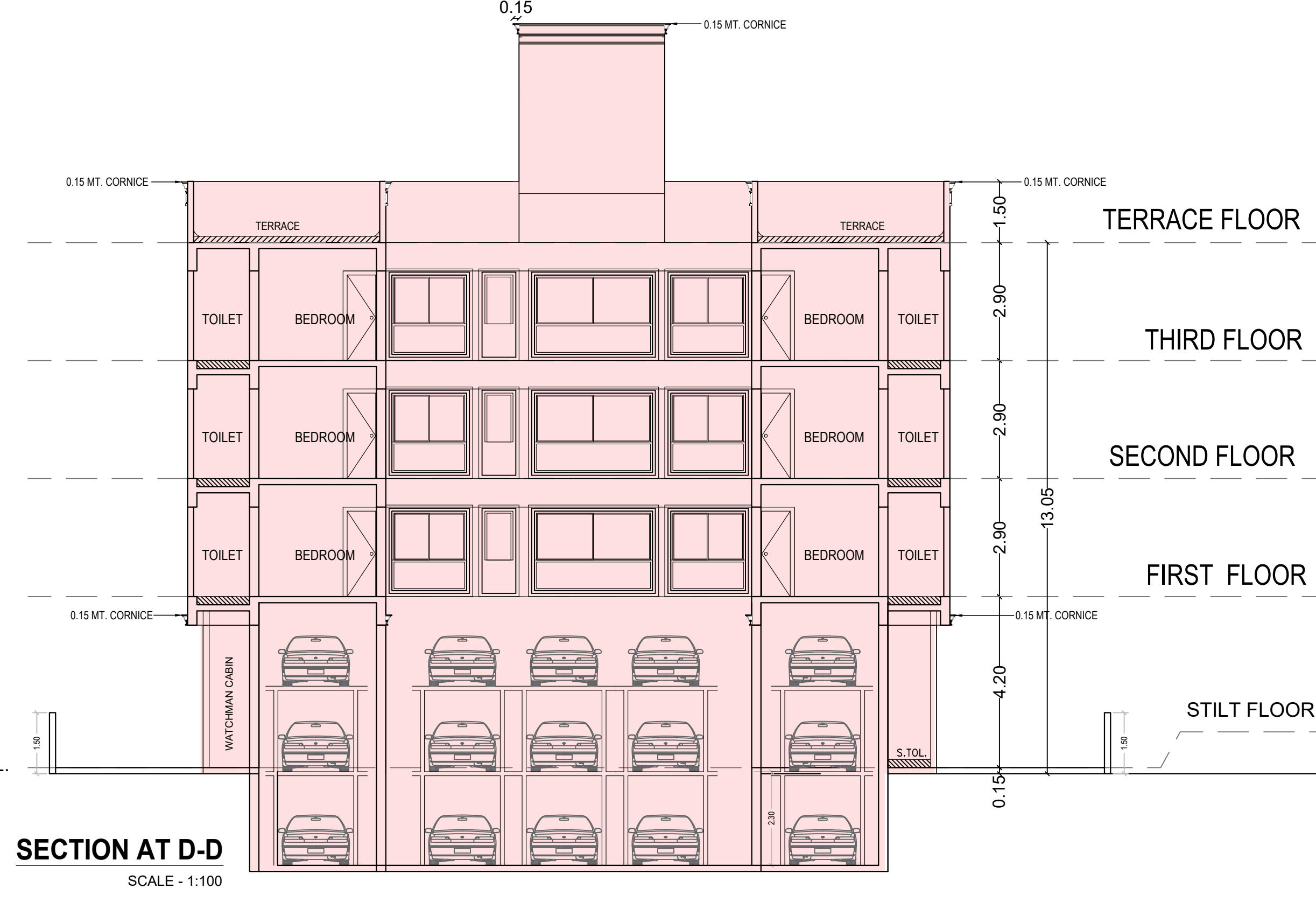
DEDUCTIONS					
1	1.98	X	3.20	X	1 NO
				=	6.34 SQ.MT
2	0.15	X	6.15	X	1 NO
				=	0.92 SQ.MT
3	2.44	X	4.24	X	1 NO
				=	10.35 SQ.MT
4	1.52	X	1.53	X	1 NO
				=	2.33 SQ.MT
5	1.29	X	1.52	X	1 NO
				=	1.96 SQ.MT
6	0.07	X	3.05	X	1 NO
				=	0.21 SQ.MT
TOTAL DEDUCTION				=	22.11 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				=	58.01 SQ.MT



SECTION AT A-A
SCALE - 1:100



SECTION AT C-C
SCALE - 1:100



SECTION AT D-D
SCALE - 1:100

STAMP AND DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned
In this office letter No. P-12153/2022(1079)
/M/W Ward/CHEMBUR-W

Executive Engineer BP ES-I

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

A.E. (BP) M- Ward

PROFORMA B

CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment on plot bearing C.T.S. No. 1079 & 1079/1
to 10 of village Chembur situated in 'M/W' ward, at Chembur Gaothan,
Chembur, Mumbai.

NAME OF OWNER :

M/s. Pardis Shivansh LLP CA to Owner

DATE 11-04-2019 JOB NO. 01 DRG. NO. AS SHOWN SCALE AS SHOWN DRAWN BY KRISHNA CHECKED BY SWAPNIL SAWANT
NORTH LINE AS SHOWN NAME, ADDRESS AND SIGNATURE OF ARCHITECT



SETSQUARES ARCHITECTS
202 VEENA ESTATE NEXT TO HOMETOWN,
L.B.S MARG, VIKHROLI (W) MUMBAI-400 083.

SWAPNIL SAWANT
(ARCHITECT)