

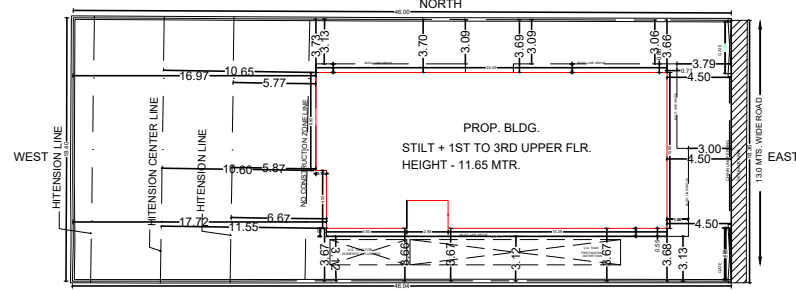
PLOT AREA DIAGRAM
SCALE 1: 500

A-BALANCE PLOT AREA						
i.e. area of triangles						
a	49.57	X	17.16	X	0.50	= 425.31
b	49.57	X	17.16	X	0.50	= 425.31
TOTAL AREA						= 850.62 SQ.MT
B-AREA UNDER ROAD SETBACK						
i.e. area of triangles						
c	18.24	X	1.12	X	0.50	= 10.21
d	18.24	X	1.12	X	0.50	= 10.21
TOTAL AREA						= 20.43 SQ.MT
TOTAL AREA (850.62 + 20.43)						871.05 SQ.MT

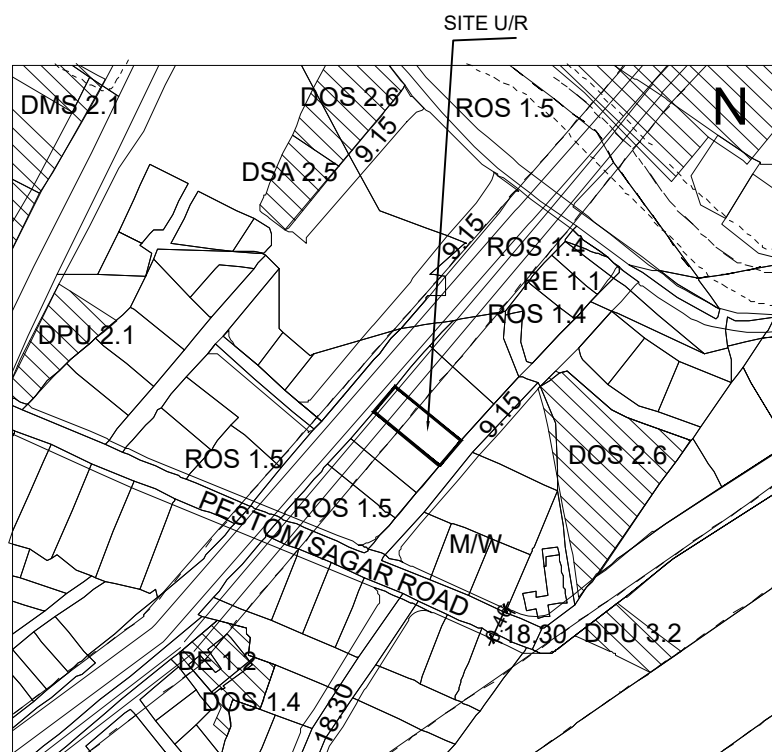
TOTAL AREA OF PLOT (A + B) = 871.05 Sq. Mts.

AREA OF PLOT AS PER TRIANGULATION = 871.05 Sq. Mts.

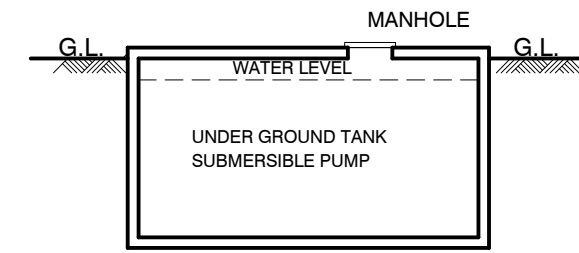
AREA OF PLOT AS PER P.R CARD = 871.00 Sq. Mts.



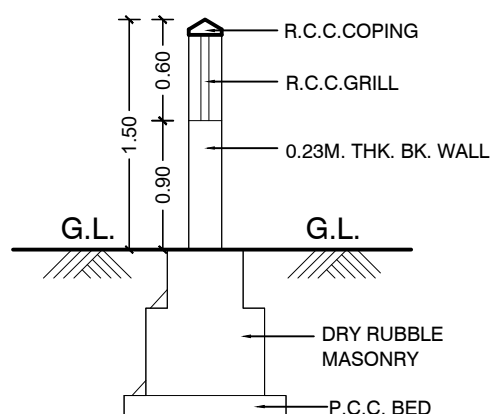
BLOCK PLAN
SCALE 1: 500



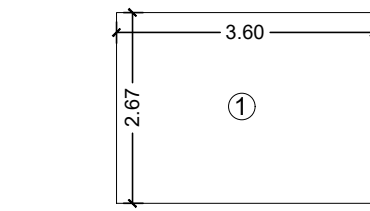
LOCATION PLAN
SCALE 1: 4000



SECTION THROUGH
UNDER GROUND TANK
SCALE : 1: 100



SECTION THROUGH
COMPOUND WALL
SCALE : 1: 50



LINE DIA. ELECTRIC METER ROOM
SCALE : 1:100

AREA CALCULATION OF ELECTRIC METER ROOM				
1	3.60	X	2.67	X 1 = 9.61 SQ.MT
TOTAL AREA				= 9.61 SQ.MT

CARPET AREA STATEMENT IN SQ.MTS.FOR PARKING PURPOSED				
FLOOR	FLAT NO.1	FLAT NO.2	FLAT.NO.3	FLAT.NO.4
1ST FLR.	58.80	78.11	38.03	---
2ND FLR.	58.80	78.11	38.03	55.85
3RD FLR.	58.80	78.11	38.03	55.85

TOTAL PARKING REQUIRED AS PER DCPR 2034			08.00 NOS.
TOTAL PARKING PROVIDED			24.00 NOS.
FLOOR.	BIG CARS	SMALL CARS	TOTAL
STILT FLR. + 0.15 MTS. LVL.	00	24	24
TOTAL	00	24	24

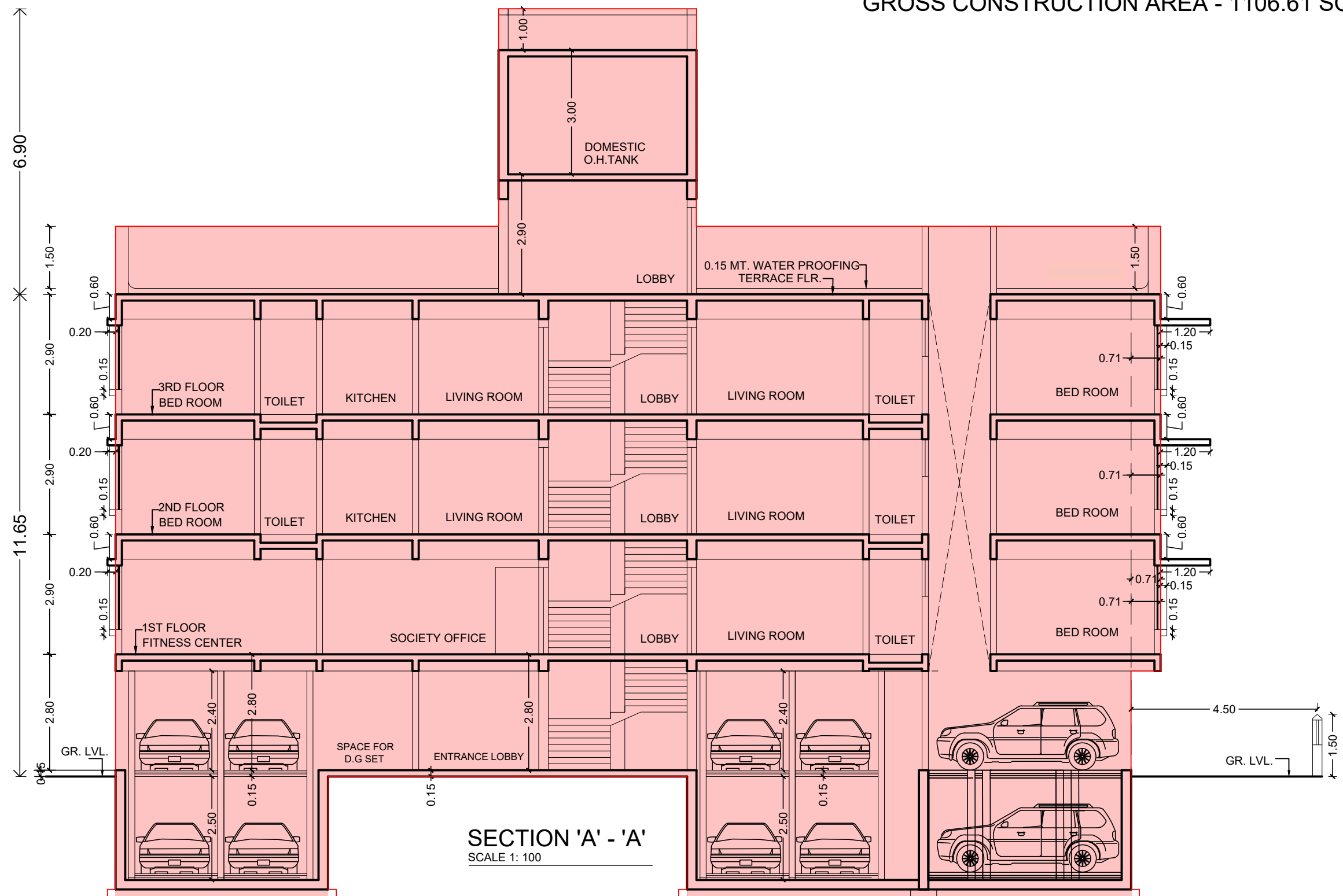
PARKING STATEMENT AS PER DCPR 2034

CARPET AREA		FLATS	REQUIRED
A	LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	03.00	00.75
	45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	05.00	02.50
	60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	03.00	03.00
	ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	00.00	00.00
	TOTAL	11 NOS.	06.25 NOS.
VISITORS PARKING			0.63 NOS.
10% OF REQD. PARKING FOR RESI			6.88 NOS. SAY 07.00 NOS.
TOTAL PARKING REQUIRED			24.00 NOS.
TOTAL PARKING PROVIDED		TOTAL	24.00 NOS.

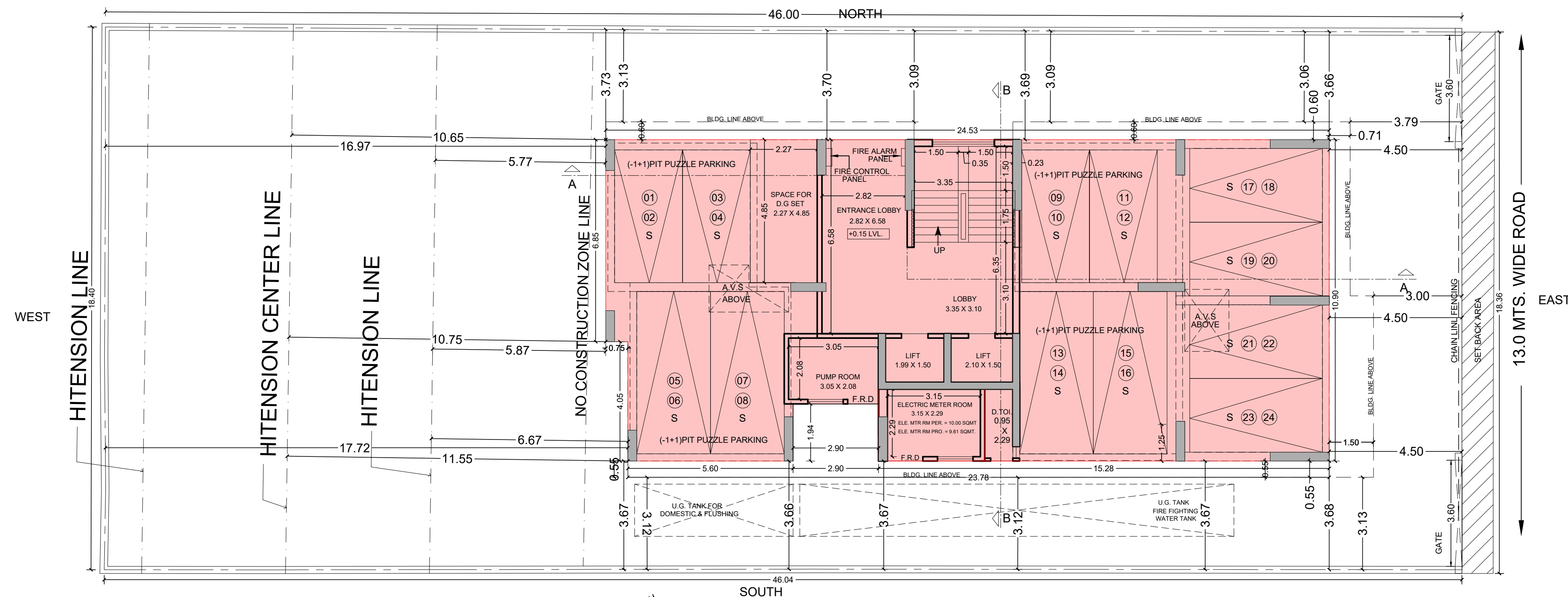
BUILT UP AREA SUMMARY FOR RESIDENTIAL			
FLOOR	GROSS B.U.AREA IN SQ.MT.(A) (CONSIDERED FOR ONE F.S.I.)	STAIR CASE, LIFT & LBLY IN SQ.MT.(B) (COUNTED IN F.S.I.)	TEN. PROP.
1ST FLR.	231.22	32.64	3.00
2ND FLR.	291.17	31.63	4.00
3RD FLR.	291.17	31.63	4.00
EXCESS FITNESS CENTER COUNTED IN F.S.I	23.25	0.00	0.00
TOTAL	836.81	95.90	11.00

SANCTION FSI

GROSS CONSTRUCTION AREA - 1106.61 SQ.M.



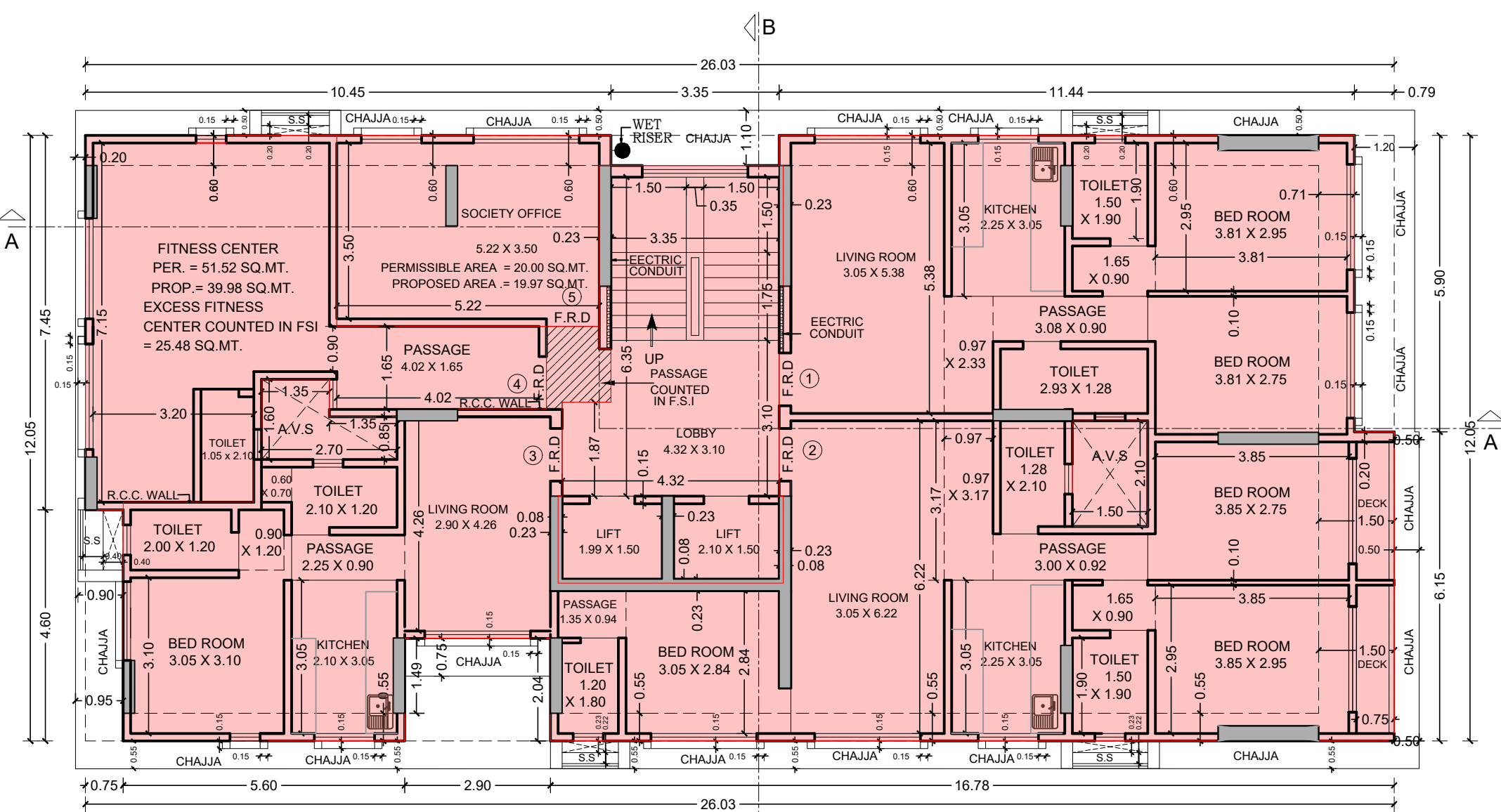
SECTION 'A' - 'A'
SCALE 1: 100



STILT FLOOR PLAN
SCALE 1: 100

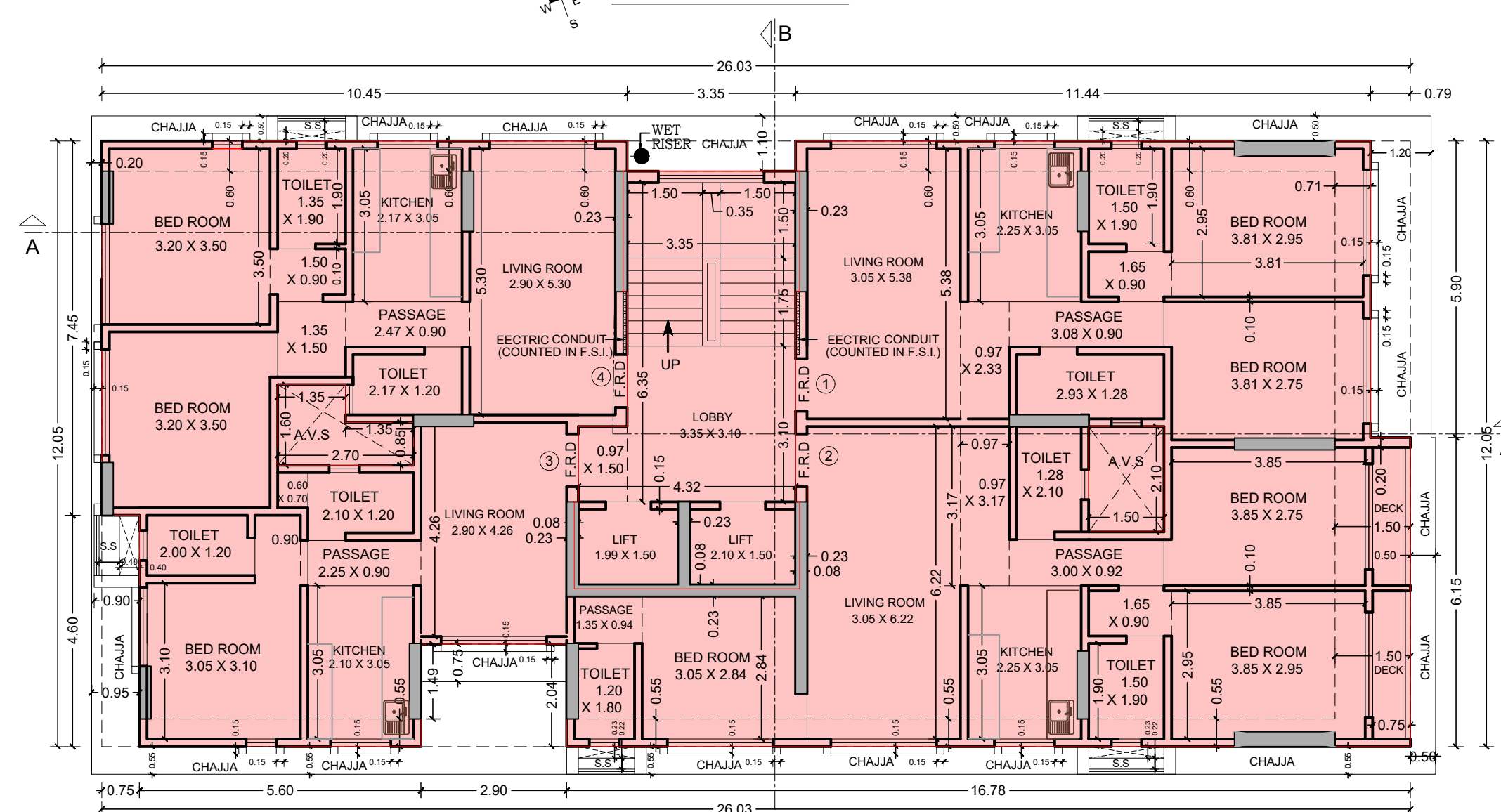
STAMP & DATE OF APPROVAL OF PLAN	
APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER ISSUED U.NO.P14506/2023/(626)/M/W Ward/CHEMBUR-W	
NARENDRA MADHUKA R KOTKAR	
E.E.(B.P.) E.S.-I	
ANANDRA O VASANT PAWAR	NANASA HEB RAMSING KENJALE
S.E. (B.P) MII	A.E. (B.P) M
CONTENTS OF SHEET	CERTIFICATE OF AREA
- GR. FLOOR PLAN - PLOT AREA DIA AND CALCULATION - SECT. THRO COMP. WALL & U.G. TANK - BLOCK & LOCATION PLAN - BUILT UP AREA SUMMARY - PARKING STATEMENT - CARPET AREA STATEMENT - F.C. FSI DETAILS	Certified that I have surveyed the plot under reference on 03-01-2023 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 and tallies with the area stated in the document of ownership / town planning scheme record. Abhishek Umesh Gupta architect.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
GURUDAS RAJARAM SAWANT	PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 626, 626/1 TO 5 OF VILLAGE CHEMBUR, CHEMBUR (W), SITUATED AT PESTOM SAGAR SCHEME ROAD NO.-4, MUMBAI-400 069, 'M/W' WARD
(AUTHORISED SIGNATORY) MR. GURUDAS SAWANT OF M/S AMPLETECH PROJECTS PVT. LTD. C.A. TO OWNER	

FORM I	
I. AREA STATEMENT	AREA IN SQMT
1. GROSS AREA OF PLOT (AS PER PRC)	8 7 1 . 0 0 0
a) Area of Reservation in plot	N I L
b) Area of Road Set back	2 0 . 4 3
c) Area of D.P. Road	N I L
2. DEDUCTIONS FOR:	
(A) For Reservation/Road Area	
(a) Road set-back area to be handed over (100%) (Regulation No.16)	2 0 . 4 3
(b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	
(c) i) Reservation area (plot) to be handed over (Regulation No.17)	
ii) Reservation area (plot) to be handed over as per AR (Regulation No.17)	
(B) For Amenity Area	
(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
(c) Area of amenity plot/plots to be handed over as per DCR 35	N I L
(C) Deductions 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.	N I L
3. TOTAL DEDUCTIONS: [2(A)+2(B)+2(C)]	2 0 . 4 3
4. BALANCE AREA OF PLOT (1 minus 3)	8 5 0 . 5 7
5. PLOT AREA UNDER DEVELOPMENT	8 5 0 . 5 7
6. ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	0 N E
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	8 5 0 . 5 7
(In case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A) OF REGULATION 30(A))	
8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a)	
i) As per 2(A) and 2(B) except 2(A)(c)(i) above with in cap of "Admissible TDR" as column 6 of Table - 12 on remaining/balance plot.	N I L
9. BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	
10. BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO.12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO.30(A)3	
11. BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 (595.40 - 190.00) REGULATION NO 30 (A) SUBJECT TO REGULATION NO. 30(A)3	
a) SET-BACK (20.47 X 2 TIMES)	
b) INCENTIVE F.S.I AS PER REG. 33(7)(B) : 15% OF EXISTING B.U.A. OR 10 SQ.MT. PER TENEMENT (19 X 10.00 = 190.00 SQ.MT.)	
12. PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	8 5 0 . 5 7
13. PROPOSED BUILT UP AREA	8 3 6 . 8 1
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	N I L
15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
a) i) Permissible Fungible Compensatory area for rehab component without charging premium (RES) - 291.53 SQ.M.(NOW CLAIMED)	
ii) Fungible Compensatory area for rehab component without charging premium (RES)	
b) i) Permissible Fungible Compensatory area for rehab component without charging premium (comm)	
ii) Fungible Compensatory area for rehab component without charging premium (comm)	
c) i) Permissible Fungible Compensatory area by charging premium(comm)	
ii) Fungible Compensatory area availed on payment of premium(comm)	
d) i) Permissible Fungible Compensatory area by charging premium(RES)	
ii) Fungible Compensatory area availed on payment of premium(RES)	
16. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA[13+15(a)(ii)+15(b)(ii)]	8 3 6 . 8 1
17. FSI CONSUMED ON NET PLOT [13/4]	0 . 9 8
(II) OTHER REQUIREMENTS	
(A) RESERVATION/DESIGNATION	
a) Name of Reservation	N I L
b) Area of Reservation affecting the plot	N I L
c) Area of Reservation land to be handed/handed over as per regulation No.17	N I L
d) Built up area of Amenity to be handed over as per regulation No.17	
e) Area/Built up Area of Designation	N I L
(B) PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO (i) 14(A)	N I L
(ii) 14(B)	N I L
(iii) 15	N I L
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	
(D) Tenement Statement	
(i) Proposed Built up Area (13above)	8 3 6 . 8 1
(ii) Less deduction of Non-residential area (Shop etc)	
(iii) Area available for tenements[(i) minus (ii)]	8 3 6 . 8 1
(iv) Tenement permissible (Density of tenement/hectare)	3 7 . 6 5
(v) Total No of Tenement Proposed on the plot	1 1 . 0 0
(E) Parking Statement	
(i) Parking Required by regulations for:-	
Car	0 7 . 0 0
Scooter/Motor cycle	
Outsider (visitors)	
Covered garage permissible	
Covered garage proposed	
Car	
Scooter/Motor cycle	
Outsider (visitors)	
(iv) Total parking provided	2 4 . 0 0
(D) Transport Vehicles Parking	
(i) Space for transport vehicles parking required by Regulations	
(ii) Total No. of transport vehicles parking spaces provided	
SCALE	NAME & SIGN OF ARCHITECT
AS SPECIFIED	
NORTH	
	AR.ABHISHEK UMESH GUPTA
	Abhishek Umesh Gupta
	Digitally signed by Abhishek Umesh Gupta
	DN: cn=Abhishek Umesh Gupta, o=Personal
	Reason:
	Date: 2023-08-31
	16:27+05:30
ABHISHEK GUPTA	
ARCHITECT	
REG.NO. - CA/2014/62660	
	SHEET 1 / 2



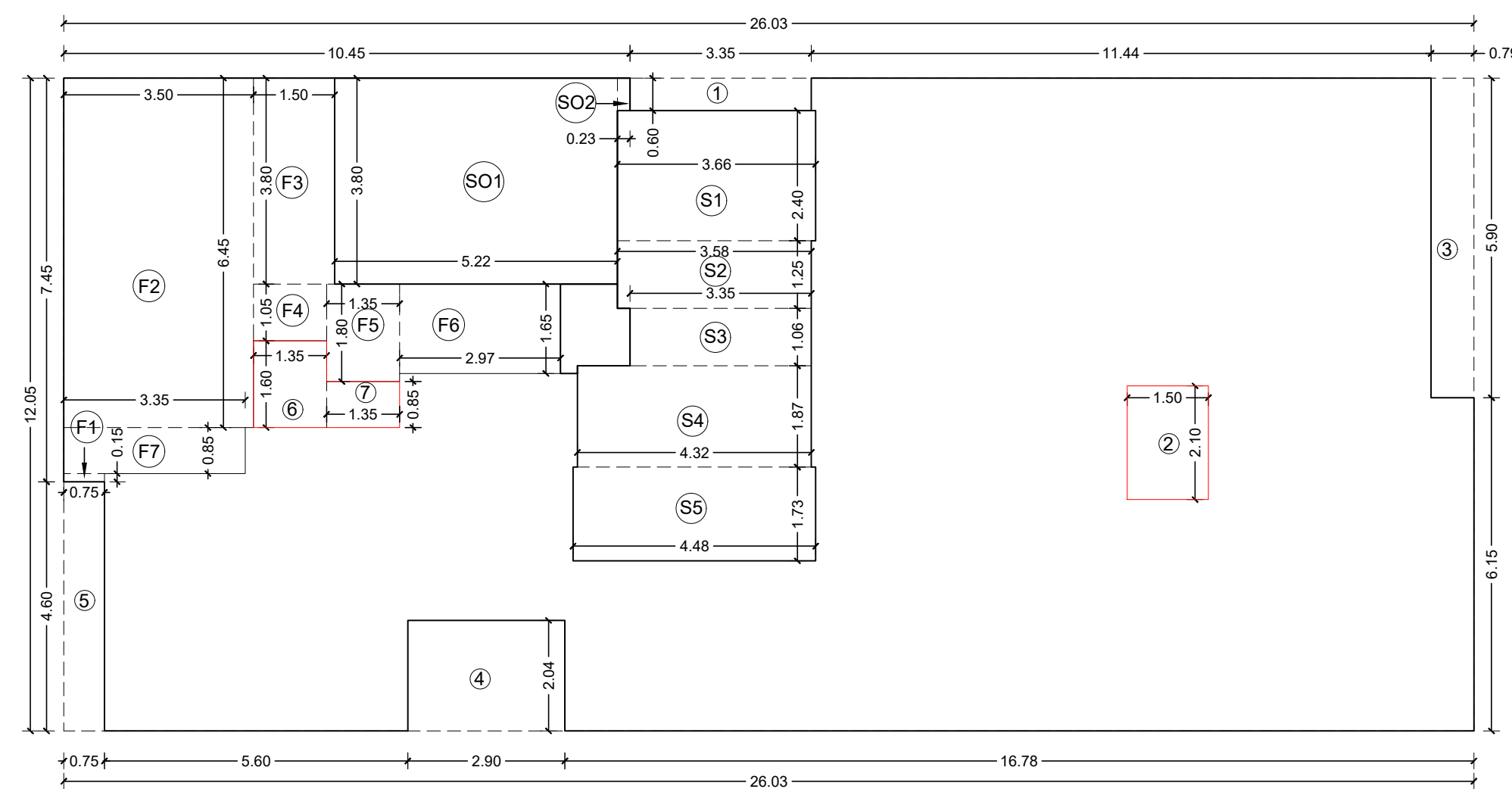
1ST FLOOR PLAN

SCALE 1: 100



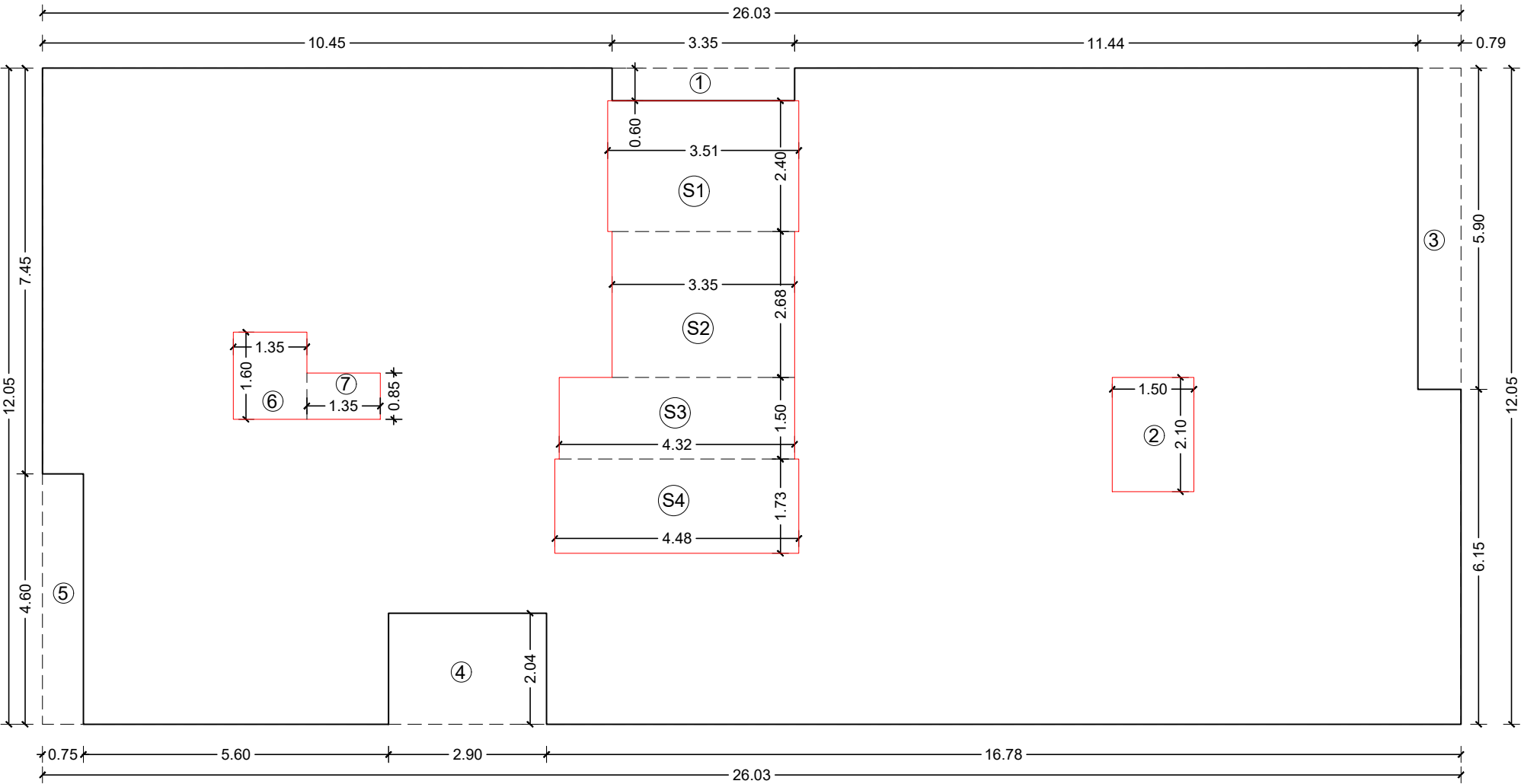
2ND & 3RD FLOOR PLAN

SCALE 1: 100



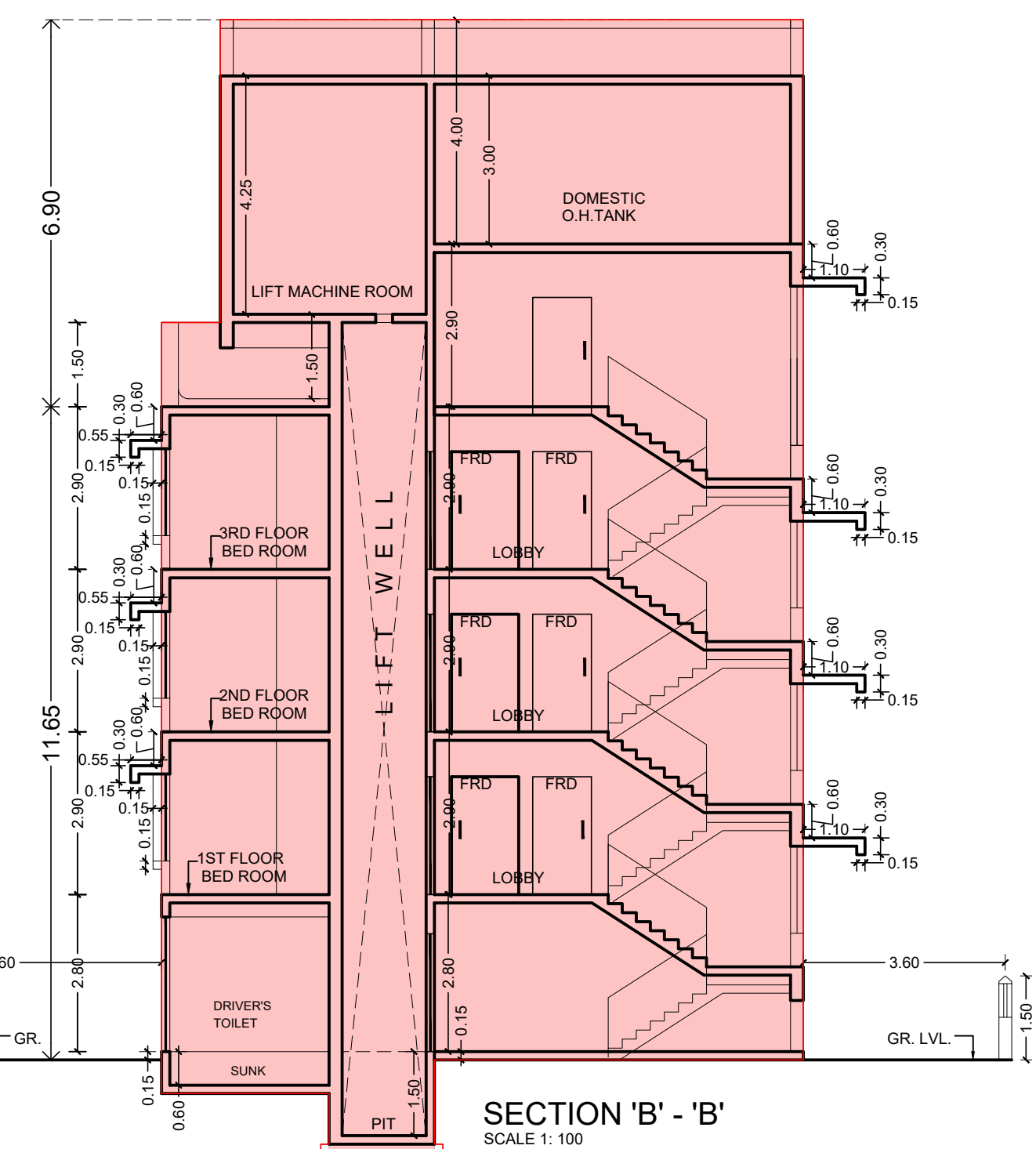
LINE DIA. OF 1ST FLOOR.

SCALE 1: 100



LINE DIA. OF 2ND & 3RD FLOOR.

SCALE 1: 100



SECTION 'B' - 'B'

SCALE 1: 100

BUILT-UP AREA CALCULATION FOR 1ST FLOOR PLAN									
i.e. area of rectangle									
A	26.03	X	12.05	X	1	=	313.66	SQ.MT	
TOTAL								=	313.66 SQ.MT
LESS									
1	3.35	X	0.60	X	1	=	2.01	SQ.MT	
2	1.50	X	2.10	X	1	=	3.15	"	
3	0.79	X	5.90	X	1	=	4.66	"	
4	2.90	X	2.04	X	1	=	5.92	"	
5	0.75	X	4.60	X	1	=	3.45	"	
6	1.35	X	1.60	X	1	=	2.16	"	
7	1.35	X	0.85	X	1	=	1.15	"	
TOTAL AREA								=	22.49 SQ.MT
GROSS B.U.A (313.66 - 22.49)								=	291.17 SQ.MT

LESS FITNESS CENTER AREA									
F1	0.75	X	0.15	X	1	=	0.11	SQ.MT	
F2	3.50	X	6.45	X	1	=	22.58	SQ.MT	
F3	1.50	X	3.80	X	1	=	5.70	SQ.MT	
F4	1.35	X	1.05	X	1	=	1.42	SQ.MT	
F5	1.35	X	1.80	X	1	=	2.43	SQ.MT	
F6	2.97	X	1.65	X	1	=	4.90	SQ.MT	
F7	3.35	X	0.85	X	1	=	2.85	SQ.MT	
TOTAL AREA								=	39.98 SQ.MT
TOTAL B.U.A = (291.17 - 39.98)								=	251.19 SQ.MT
FIT. CENTER PERMISSIBLE								=	16.73 SQ.MT
FIT. CENTER PROPOSED								=	39.98 SQ.MT
EXCESS AREA COUNTED IN F.S.I								=	23.25 SQ.MT

LESS SOCIETY OFFICE AREA									
SO1	5.22	X	3.80	X	1	=	19.84	SQ.MT	
SO2	0.23	X	0.60	X	1	=	0.14	SQ.MT	
TOTAL AREA								=	19.97 SQ.MT
TOTAL B.U.A = (251.19 - 19.97)								=	231.22 SQ.MT
SOC. OFFICE PERMISSIBLE								=	20.00 SQ.MT
SOC. OFFICE PROVIDED								=	19.97 SQ.MT

STAIRCASE, LIFT & LIFT LOBBY (COUNTED IN F.S.I.)									
S1	3.66	X	2.40	X	1	=	8.78	SQ.MT	
S2	3.58	X	1.25	X	1	=	4.48	"	
S3	3.35	X	1.06	X	1	=	3.55	"	
S4	4.32	X	1.87	X	1	=	8.08	"	
S5	4.48	X	1.73	X	1	=	7.75	"	
TOTAL AREA								=	32.64 SQ.MT

BUILT-UP AREA CALCULATION FOR 2ND & 3RD FLOOR PLAN									
i.e. area of rectangle									
A	26.03	X	12.05	X	1	=	313.66	SQ.MT	
TOTAL								=	313.66 SQ.MT
LESS									
1	3.35	X	0.60	X	1	=	2.01	SQ.MT	
2	1.50	X	2.10	X	1	=	3.15	"	
3	0.79	X	5.90	X	1	=	4.66	"	
4	2.90	X	2.04	X	1	=	5.92	"	
5	0.75	X	4.60	X	1	=	3.45	"	
6	1.35	X	1.60	X	1	=	2.16	"	
7	1.35	X	0.85	X	1	=	1.15	"	
TOTAL AREA								=	22.49 SQ.MT
GROSS B.U.A (313.66 - 22.49)								=	291.17 SQ.MT

STAIRCASE, LIFT & LIFT LOBBY (COUNTED IN F.S.I.)									
S1	3.51	X	2.40	X	1	=	8.42	SQ.MT	
S2	3.35	X	2.68	X	1	=	8.98	"	
S3	4.32	X	1.50	X	1	=	6.48	"	
S4	4.48	X	1.73	X	1	=	7.75	"	
TOTAL AREA								=	31.63 SQ.MT

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER ISSUED U.NO.P14506/2023(626)/M/W Ward/CHEMBUR-W

NARENDRA
A
MADHUKAR
R KOTKAR

E.E.(B.P.) E.S.-I

ANAND
RAO
VASANT
PAWAR

NANASA
HEB
RAMSING
G
KENJALE

S.E. (B.P) MII

A.E. (B.P) M

CONTENTS OF SHEET

- 1ST TO 3RD FLOOR PLAN
- TERRACE FLOOR PLAN
- LINE DIA. & AREA CAL. 1ST TO 3RD FLOOR
- LINE DIA. & AREA CAL. ELECTRIC METER ROOM

NAME OF THE OWNER

(AUTHORISED SIGNATORY)
MR. GURUDAS SAWANT
OF M/S AMPLETECH PROJECTS PVT. LTD.
C.A. TO OWNER

GURUDAS
RAJARAM
SAWANT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 626, 626/1 TO 5 OF VILLAGE CHEMBUR, CHEMBUR (W), SITUATED AT PESTOM SAGAR SCHEME ROAD NO. - 4, MUMBAI - 400 089, 'M/W' WARD

NAME & SIGN OF ARCHITECT

ABHISHEK GUPTA

ABHISHEK GUPTA
ARCHITECT
REG.NO. - CA/2014/62660

Abhishek
Umesh
Gupta

Digitally signed by
Abhishek Umesh Gupta
DN: cn=Abhishek Umesh Gupta, c=IN, o=Personal
Reason:
Date: 2023.08.31
16:29+05:30