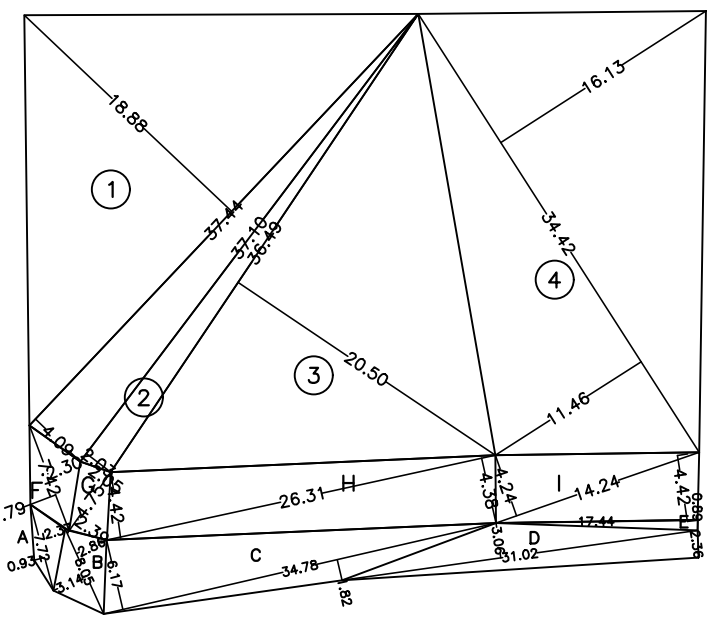


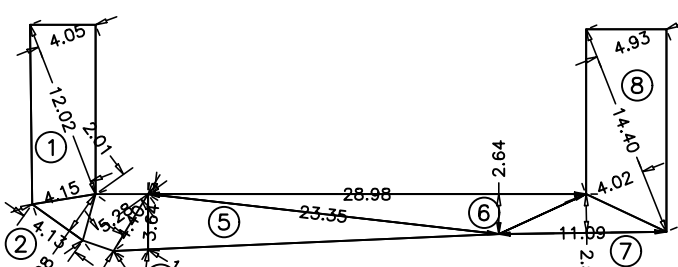


PLOT AREA DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATION		AREA sq.mts.
1	37.44 x 18.88 + 4.09 x 0.50	= 430.00
2	37.10 x 2.03 x 0.50	= 37.66
3	36.49 x 20.50 x 0.50	= 374.02
4	34.42 x 16.13 + 11.46 x 0.50	= 474.82
TOTAL		1316.50

SETBACK AREA CALCULATION-1		AREA sq.mts.
A	7.72 x 0.93 + 2.37 x 0.50	= 12.74
B	8.05 x 3.14 + 2.86 x 0.50	= 24.15
C	34.78 x 6.17 + 1.82 x 0.50	= 138.95
D	31.02 x 3.06 + 2.36 x 0.50	= 84.06
E	17.44 x 0.89 x 0.50	= 7.75
TOTAL		267.64

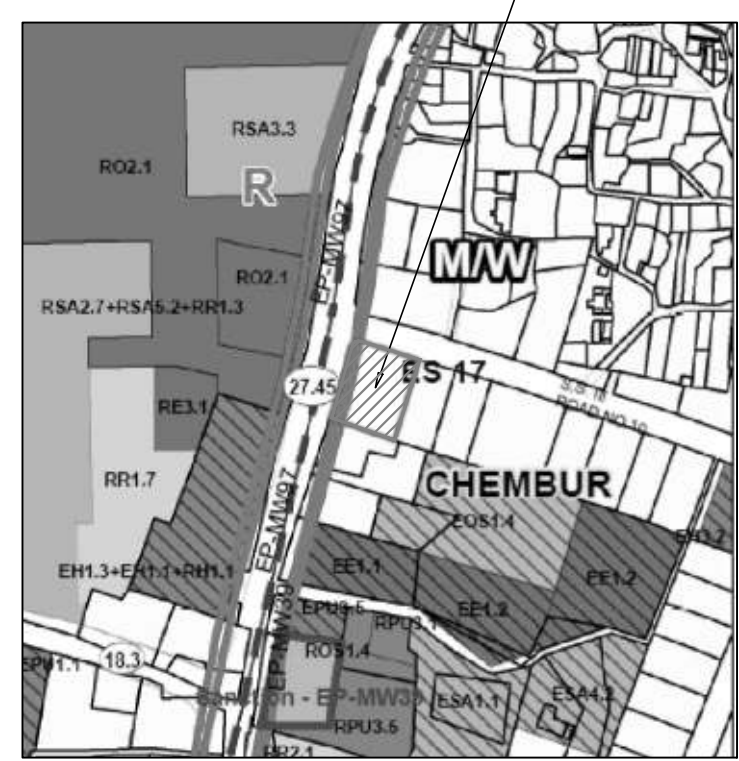
SETBACK AREA CALCULATION-2		AREA sq.mts.
F	7.30 x 1.79 + 2.30 x 0.50	= 14.53
G	4.56 x 2.39 + 2.05 x 0.50	= 10.11
H	26.04 x 4.42 + 4.38 x 0.50	= 114.58
I	14.14 x 4.24 + 4.42 x 0.50	= 61.23
TOTAL		200.84



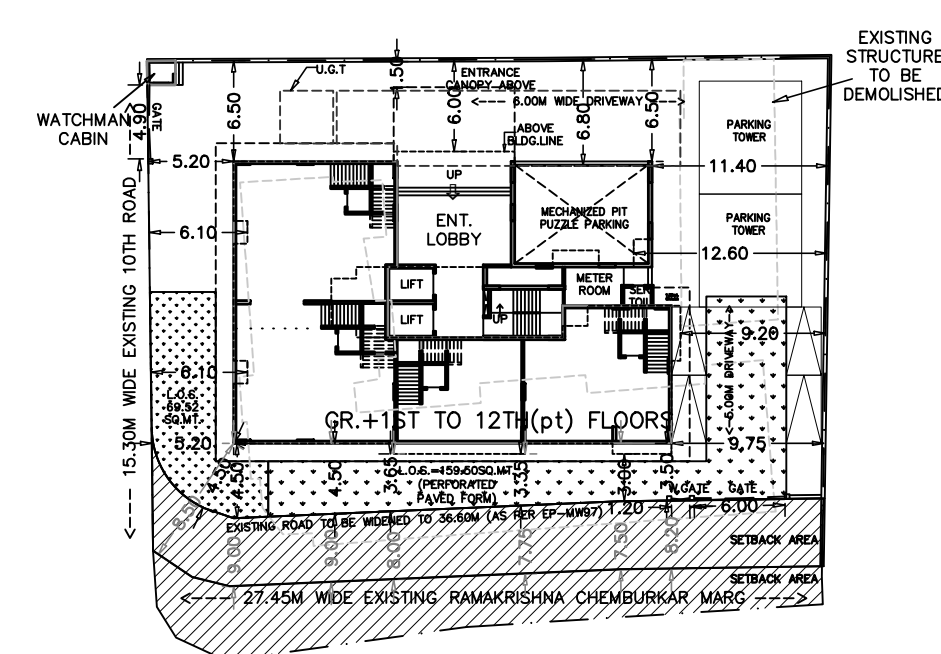
L.O.S. AREA DIAGRAM
SCALE 1:500

REQUIRED L.O.S. AREA
(AS PER STRINGENT LOT BOUNDARY)
1517.34 X 15% = 227.60 sq.mts.

L.O.S. AREA CALCULATION		AREA sq.mts.
1	12.02 x 4.05 + 4.15 x 0.50	= 49.28
2	4.13 x 2.98 x 0.50	= 6.15
3	5.28 x 2.01 + 1.74 x 0.50	= 9.90
4	4.40 x 1.90 x 0.50	= 4.18
5	23.35 x 3.64 x 0.50	= 42.50
6	28.98 x 2.64 x 0.50	= 38.25
7	11.09 x 2.58 x 0.50	= 14.31
8	14.40 x 4.93 + 4.02 x 0.50	= 64.44
TOTAL		229.01



LOCATION PLAN SCALE : 1:4000



BLOCK PLAN
SCALE 1:500

F.S.I. STATEMENT FOR NON-RESIDENTIAL (IN SQ. MTS.)						
FLOOR	GROSS AREA B.U.A./FLOOR	INTERNAL STAIRCASE LIFT & LOBBY AREA	PROPOSED NET GROSS AREA (+)	B.U.A.	EXCESS AREA (+)	TOTAL NET GROSS B.U.A.
GROUND	340.80	28.96	311.84	311.84	311.84	311.84
1ST	340.80	58.33	282.47	282.47	282.47	282.47
TOTAL	681.60	87.29	0.00	594.31	0.00	594.31
NET F.S.I. :			594.31	-	440.23	440.23
PROPOSED COMPENSATORY F.S.I. :			594.31	-	440.23	154.08

F.S.I. STATEMENT FOR RESIDENTIAL (IN SQ. MTS.)						
FLOOR	GROSS AREA B.U.A./FLOOR	INTERNAL STAIRCASE LIFT & LOBBY AREA	PROPOSED NET GROSS AREA (+)	B.U.A.	EXCESS AREA (+)	TOTAL NET GROSS B.U.A.
2nd	421.25	47.97	18.80	354.48	354.48	354.48
3rd	468.83	47.97	420.86	420.86	420.86	420.86
4th	468.83	47.97	420.86	420.86	420.86	420.86
5th	484.42	47.98	436.44	436.44	436.44	436.44
6th	484.42	47.98	436.44	436.44	436.44	436.44
7th	489.43	47.97	193.82	247.64	247.64	247.64
8th	484.42	47.98	436.44	436.44	436.44	436.44
9th	484.42	47.98	436.44	436.44	436.44	436.44
10th	494.85	47.98	446.87	446.87	446.87	446.87
11th	494.85	47.98	446.87	446.87	446.87	446.87
12th	358.49	48.97	309.52	309.52	309.52	309.52
TOTAL	5134.21	528.71	212.61	4392.89	0.00	4392.89
NET F.S.I. :			4392.89	-	1.35	3253.99
PROPOSED COMPENSATORY F.S.I. :			4392.89	-	3253.99	1138.90

RERA CARPET AREA STATEMENT				
Floor No.	1	2	3	4
2nd	106.98	133.97	82.12	SOC. OFF.
3rd	106.98	110.59	105.67	60.82
4th	106.98	110.59	105.67	60.82
5th	106.98	110.59	109.87	72.68
6th	106.98	110.59	109.87	72.68
7th	106.98	110.59	REFUGE	FITNESS
8th	106.98	110.59	109.87	72.68
9th	106.98	110.59	109.87	72.68
10th	106.98	110.59	110.59	73.25
11th	106.98	110.59	110.59	73.25
12th	106.98	174.65		
TOTAL FLAT NOS.				39

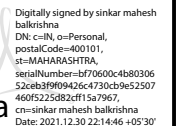
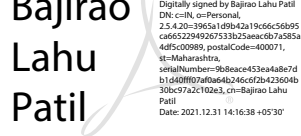
PARKING STATEMENT (SHOP)			
PARKING AS PER RULE	FLOOR	BUILT-UP AREA	REQUIRED
ONE PARKING SPACES FOR EVERY 40 SQ.MT. OF FLOOR AREA UP TO 800 SQ.MT.	GROUND + 1ST FLOOR	594.31	14.86
TOTAL		594.31	14.86
10% VISITORS		2.00	
TOTAL		16.86	
SAY		17.00	

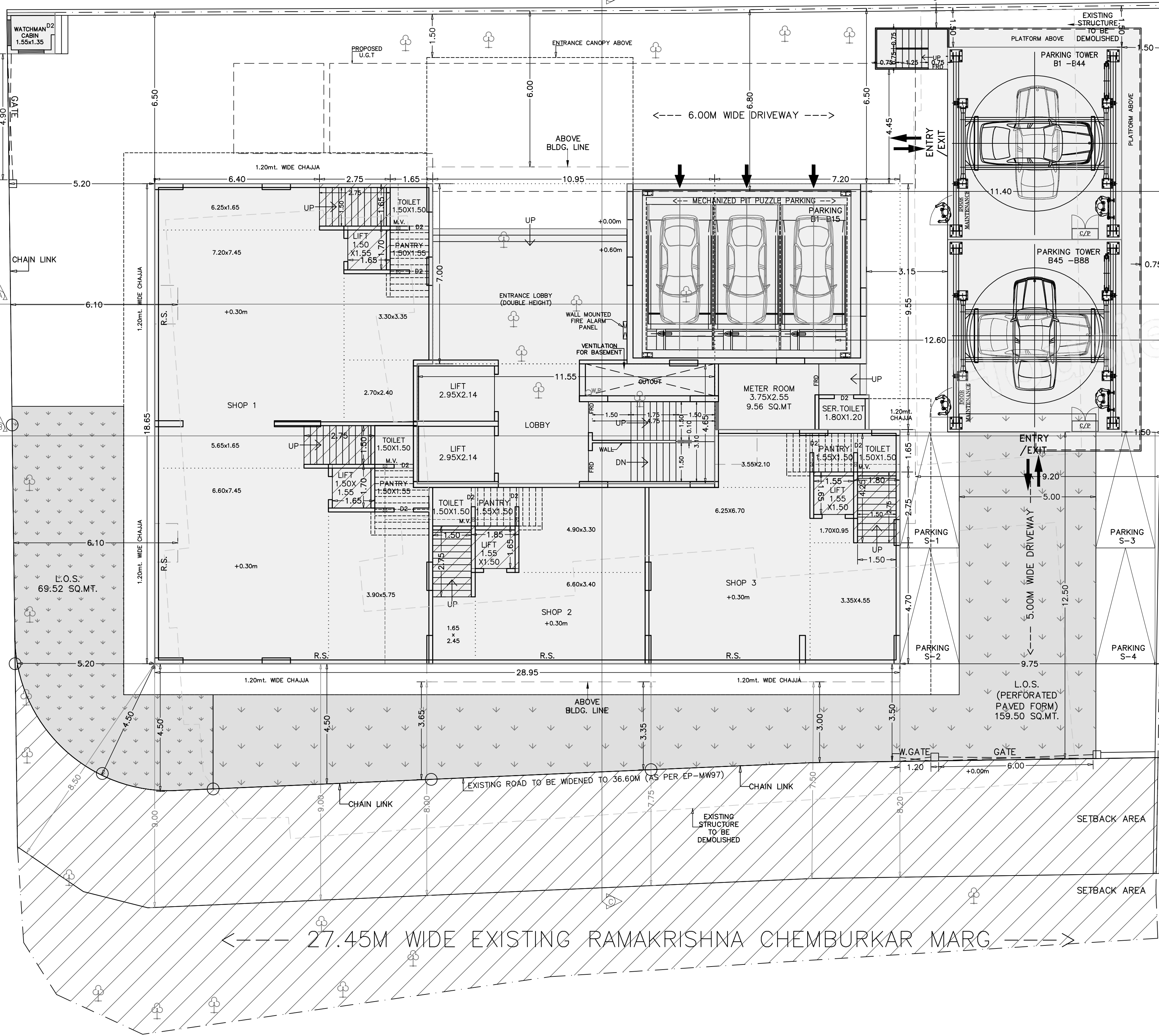
PARKING STATEMENT (RESIDENTIAL)			
PARKING AS PER RULE	CARPET AREA	NOS. OF FLAT	REQUIRED
below 45m ² REG-44 (2) 21(1)(i)a (1-0.25)	SHOWN IN TABLE	0	0.00
45 TO 60 REG-44 (2) 21(1)(i)b (1-0.50)	SHOWN IN TABLE	0	0.00
60 TO 90 REG-44 (2) 21(1)(i)c (1-1.1)	SHOWN IN TABLE	9	9.00
ABOVE 90 REG-44 (2) 21(1)(i)d (1-2)	SHOWN IN TABLE	30	60.00
TOTAL		39	69
10% VISITORS		6.90	
TOTAL		75.90	
SAY		76.00	
REQUIRED PARKING		SHOPS =	17.00
		RESIDENCE =	76.00
		TOTAL =	93.00

ADDITIONAL 50% PARKING CALCULATION		REQUIRED
TOTAL	93.00	
PERMISSIBLE 50% PARKING	46.50	
TOTAL PARKING PERMISSIBLE	139.50	
SAY		140.00

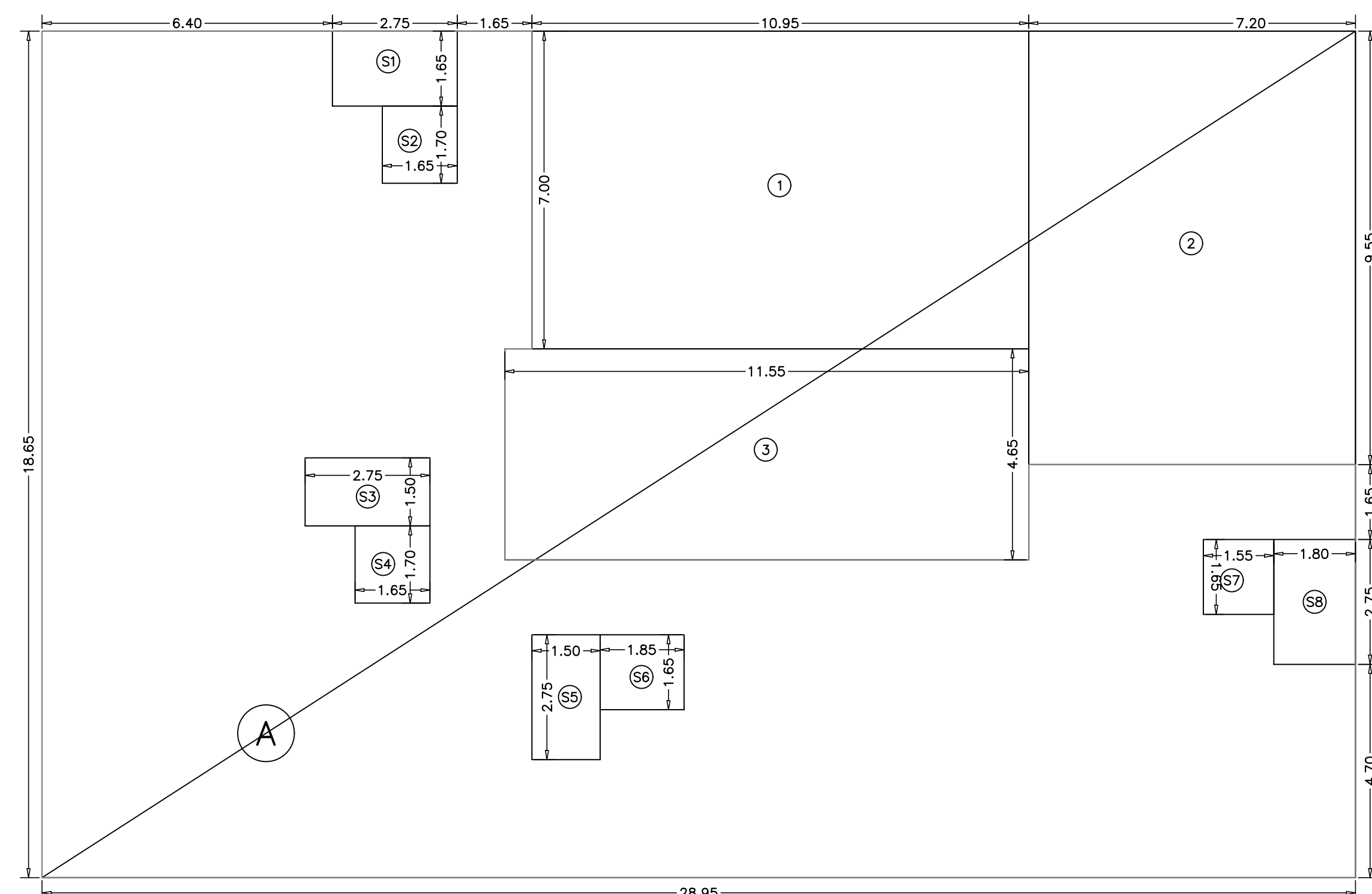
PARKING STATEMENT					
PARKING LEVEL	SURFACE	MECHANIZED PIT PUZZLE	PARKING TOWER	TOTAL	
GROUND FL.	SMALL	BIG	SMALL	BIG	TOTAL
	4	0	0	15	88
TOTAL	4	0	0	15	88
		SMALL=	BIG=	103	107

SR. NO.	PROFORMA A	AREA IN SQ.MT
1	AREA OF PLOT AS PER P.R.CARD.	1,785.00
2	DEDUCTIONS FOR	
	(a) ROAD SET-BACK AREA OF 27.45M WIDE RAMAKRISHNA CHEMBURKAR MARG	267.66
	(b) ROAD SET-BACK AREA OF 15.00M WIDE 10TH ROAD	-
	(c) ANY RESERVATION	-
	(d) AMENITY SPACE AS PER DCPR 27	-
	(e) ADDITIONAL ROAD SET-BACK AREA OF 36.60M WIDE RAMAKRISHNA CHEMBURKAR MARG (UNDER EP-MW97)	200.84
	TOTAL	468.50
3	BALANCE AREA OF THE PLOT (1-2)	1,316.50
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-
5	NET AREA OF THE PLOT.	1,316.50
6	ZONAL BASIC FSI (1.00)	1,316.50
7	ADDITIONS FOR FLOOR SPACE FSI. 0.50 F.S.I. AS PER DCPR 32 (I.E. 1.316.50 X 0.50	658.25
8	A) PROTECTED FSI PROPOSED AS PER REG. 30C OF DCPR-2034 B) FSI CREDIT AVAILABLE BY DRC PERMISSIBLE TDR = 1,316.50 X 1.00 = 1,316.50 SQ.MT. SLUM TDR - SR-A/1382 LAND = 304.26 SQ.MT. RES/0006/2021 = 25.14 SQ.MT. ROAD/0006/2021 = 454.34 SQ.MT. TOTAL TDR AVAILABLE = 983.74 SQ.MT.	983.74
9	ADDITION FOR ROAD SET-BACK AREA A) ROAD SET-BACK AREA OF 27.45M WIDE R.C. MARG (267.66 x 2) B) ROAD SET-BACK AREA OF 36.60 M WIDE R.C. MARG (200.84 x 1)	535.32 200.84
	TOTAL	736.16
10	PERMISSIBLE FLOOR AREA (6+7+8+9)	3,694.65
11	TOTAL PROPOSED BUILT UP AREA (3,253.99 RESIDENCE + 440.23 NON RESIDENCE)	3,694.22
12	FSI CONSUMED ON NET HOLDING (10/6)	2.81
13	DETAILS OF RESIDENTIAL / NON - RESIDENTIAL AREAS	
	A) PURELY RESIDENTIAL BUILT UP AREA	3,253.99
	B) REMAINING NON - RESIDENTIAL BUILT UP AREA	440.23
15	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	-
16	FUNIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3) A) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (AREA OF EXISTING TOLERATED STRUCTURE = 748.29X0.90= 673.46 X 33% = 223.71 SQ. MTS. FOR RESIDENCE) B) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (RESI. = 1,138.90- 235.71 = 903.19 SQ.MT. & NON RESI. = 154.08 0.00 = 154.08 SQ.MT.) 903.19 + 154.08 = 1057.27 sq.mt C) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR AVAILED FOR PAYMENT OF PREMIUM.	235.71 1,057.27 1,057.27
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [10+14(A)](11)+14(B)](11)]	4,987.20
18	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 N.17 E. AREA/BUILT UP AREA OF DESIGNATION	
19	PLOT AREA / BUILT UP AMENITY TO HANDED OVER AS PER REG NO A. 14(A) B. 14(B) C. 15	
20	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	
21	TENEMENT STATEMENT A. PROPOSED BUILT UP AREA (15ABOVE) B. LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.) C. AREA AVAILABLE FOR TENEMENTS (I) (MINUS (II)) D. TENEMENT PERMISSIBLE (DENSITY OF TENEMENT/HECTARE) E. TOTAL NO OF TENEMENT PROPOSED ON THE PLOT	4,987.20 594.31 4,392.89 198 39
22	PARKING STATEMENT PARKING REQUIRED BY REGULATION FOR A. CAR B. SCOOTER/MOTOR CYCLE C. OUTSIDER (VISITORS) D. COVERED GARAGE PERMISSIBLE E. COVERED GARAGE PROPOSED	93.00
23	TOTAL PARKING PROVIDED	107.00
24	TRANSPORT VEHICLES PARKING A. SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS B. TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	

GENERAL NOTES		CERTIFICATE OF AREA.	
PLOT BOUNDARY SHOWN IN BLACK PROPOSED WORK SHOWN IN RED EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW EXTERNAL WALLS ARE 0.15m./0.10m. THK. INTERNAL WALLS ARE 0.10m. THK.		CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, etc. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS _____ sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS. Yash Rajesh Agarwal SIGNED BY ARCHITECT	
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-8352/2021/(1278)/M/W WARD/CHEMBUR-W/337/1/NEW			
 S.E.(B.P.) M-I		 sankar mahesh balkrishna A.E.(B.P.)M	 Bajirao Lahu Patil E.E.(B.P.) E.S.-I
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT ON PLOT NO. 432, BEARING C.T.S. NO. 1278, 1278 (1 TO 6) AT VILLAGE CHEMBUR, AT RAMAKRISHNA CHEMBURKAR MARG & 10TH ROAD, CHEMBUR (E), MUMBAI -400 071.			
CONTENTS OF SHEET GROUND FLOOR PLAN, & AREA DIAGRAM & AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, F.S.I. STATEMENT, PARKING STATEMENT.			
NAME & SIGNATURE OF OWNER PRASHANT BHADRA M/s. YUG DEVELOPERS		NAME & SIGNATURE OF ARCHITECT Yash Rajesh Agarwal (CA/13/01572)	
REVISION	DESCRIPTION		
NORTH 	SCALE 1:100	DATE 29.12.2021	DRAWN BY SWATI CHECKED BY YASH
SHEET NO. 1/7	JOB NO. 59	ARCHITECT YASH AGARWAL CONSULTING ARCHITECT & PROJECT MANAGER/PROJECT CONSULTANT 105 Rajshree Plaza, Opp. Shreyas Cinema, L.B.S. Marg, Ghatkopar (W), Mumbai-400 086. Email - arc.yash@gmail.com Mob. - 9892109022	



GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR AREA DIAGRAM
SCALE 1:100