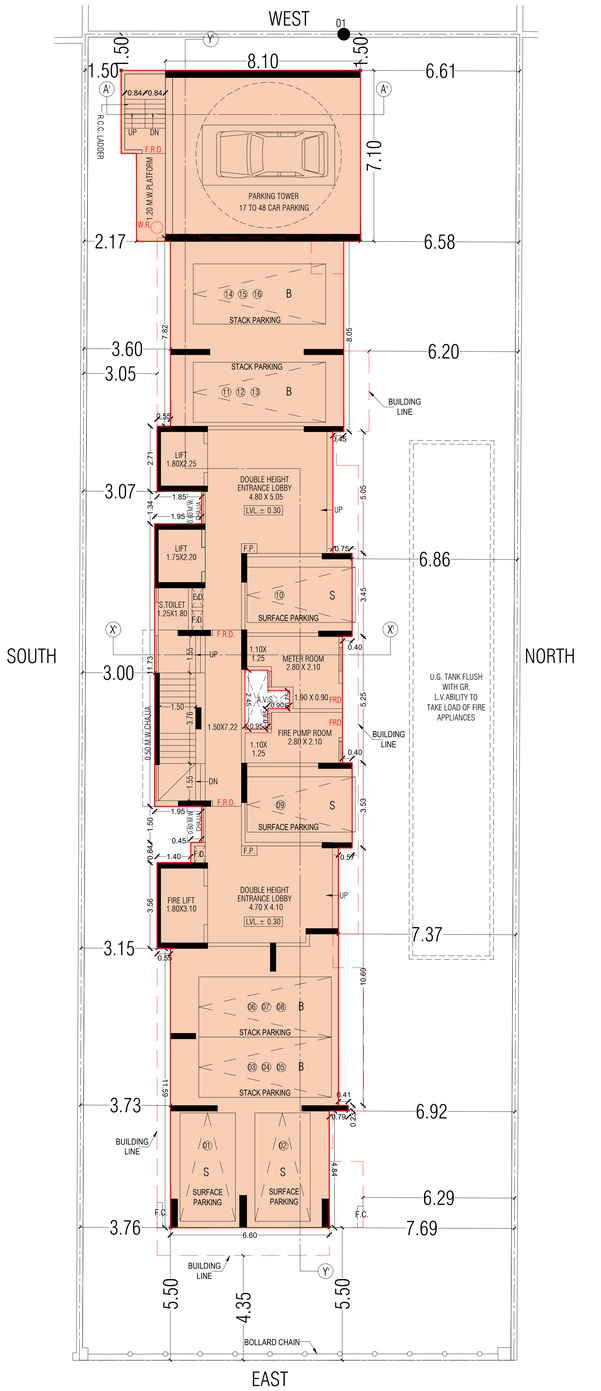
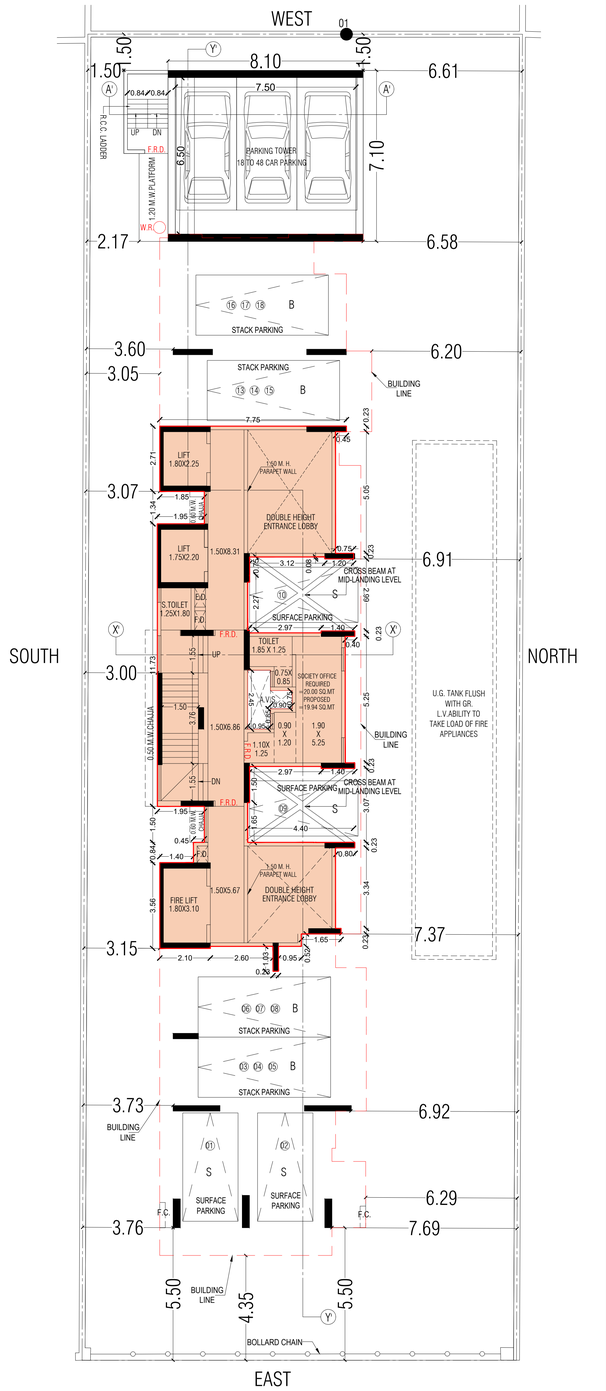
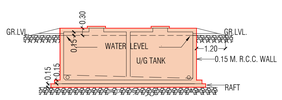


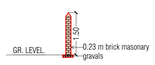

GROUND FLOOR PLAN
SCALE - 1:100




MEZZANINE FLOOR PLAN
SCALE - 1:100




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




SECTION D-D
COMPOUND WALL SECTION
SCALE - 1:100

COMPOUND WALL SECTION
SCALE - 1:100

## RERA AREA STATEMENT

**FOR PARKING PURPOSE ONLY**

| FLOOR | RERA AREA | | | |
|---|---|---|---|---|
| | FLAT -1 | FLAT -2 | FLAT -3 | FLAT -4 |
| 1ST | 83.33 | 38.36 | 38.00 | 55.87 |
| 2ND | 96.84 | 40.73 | 40.46 | 59.53 |
| 3RD | 96.84 | 40.73 | 40.46 | 59.53 |
| 4TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 5TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 6TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 7TH(REF) | --- | 40.73 | 40.46 | 59.53 |
| 8TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 9TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 10TH | 96.84 | 40.73 | 40.46 | 59.53 |
| 11TH | 96.84 | 40.73 | 40.46 | 59.53 |

## PARKING STATEMENT

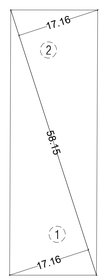
**AS PER DCPR 2034**

| CARPET AREA OF FLAT IN SQ.MT. | AS PER RULE PARKING REQ. | PROPOSE FLATS | PARKING REQUIRED |
|---|---|---|---|
| BELOW 45.00 | 1 FOR 4 FLATS | 22.00 | 5.50 |
| 45.00 TO 60.00 | 1 FOR 2 FLATS | 11.00 | 5.50 |
| 60.00 TO 90.00 | 1 FOR 1 FLATS | 1.00 | 1.00 |
| 90.00 & ABOVE | 2 FOR 1 FLATS | 9.00 | 18.00 |
| TOTAL | | 43.00 | 30.00 |
| MAXIMUM 50% ADDITIONAL PARKING AS PER REG.31(I)(IV) | | | 15.00 |
| 10% VISITOR PARKING SUBJECT TO MIN. 1 | | | 3.00 |
| TOTAL PARKING REQUIRED | | | 48.00 |
| SAY | | | 48.00 |
| TOTAL PARKING PROPOSED | | | 48.00 |

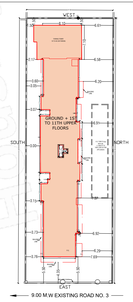
| | BIG | SMALL | TOTAL |
|---|---|---|---|
| PUZZLE | 32 | 0 | 32 |
| STACK | 12 | 0 | 12 |
| SURFACE | 0 | 4 | 4 |
| TOTAL | 44 | 4 | 48 |

## BUILT UP AREA STATEMENT

| FLOOR | PROPOSED BUILT UP AREA | STAIRCASE,LIFT & LIFT LOBBY AREA BY CHARGING PREMIUM | NON - F.S.I. AREA |
|---|---|---|---|
| GROUND | --- | --- | 363.90 |
| MEZZANINE | --- | --- | 132.47 |
| 1ST | 234.17 | 77.27 | ---- |
| 2ND | 255.57 | 77.27 | ---- |
| 3RD | 255.57 | 77.27 | ---- |
| 4TH | 255.57 | 77.27 | ---- |
| 5TH | 255.57 | 77.27 | ---- |
| 6TH | 255.57 | 77.27 | ---- |
| 7TH(REF) | 153.43 | 77.27 | 102.13 |
| 8TH | 255.57 | 77.27 | ---- |
| 9TH | 255.57 | 77.27 | ---- |
| 10TH | 255.57 | 77.27 | ---- |
| 11TH | 255.57 | 77.27 | ---- |
| TERRACE | ---- | ---- | 166.60 |
| TOTAL AREA | 2687.73 | 849.97 | 765.10 |
| GROSS TOTAL AREA | | 4302.80 SQ.MT. | |



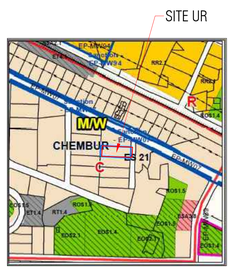

PLOT AREA DIAGRAM
SCALE 1:500




BLOCK PLAN
SCALE 1:500

## PLOT AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 17.16 | X | 58.15 | X | 0.50 | = | 498.93 SQ.MT. |
| 2 | 17.16 | X | 58.15 | X | 0.50 | = | 498.93 SQ.MT. |
| TOTAL PLOT AREA | | | | | | = | 997.85 SQ.MT. |




LOCATION PLAN
SCALE - 1:4000

| I | FROM-I | |
|---|---|---|
| 1 | | SQ.MTS. |
| | AREA OF PLOT | 997.50 |
| | a) AREA OF RESERVATION IN PLOT | - |
| | b) AREA OF ROAD SET BACK | - |
| | c) AREA OF D.P.ROAD | - |
| 2 | DEDUCTION FOR | |
| A | FOR RESERVATION/ROAD AREA | |
| | a) ROAD SET-BACK AREA TO BE HANDED OVER(100%)(REGULATION NO.16) | - |
| | b) PROPOSED D.P.ROAD TO BE HANDED OVER(100%)(REGULATION NO.16) | - |
| | c) (i)RESERVATION AREA TO BE HANDED OVER(100%)(REGULATION NO.17) | - |
| | (ii)RESERVATION AREA TO BE HANDED OVER AS PER AR(100%)(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 35(ABEYANCE) | - |
| 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 | - |
| 3 | TOTAL DEDUCTION: [ (2(A)+2(B)) + 2(C) AS AND WHEN APPLICABLE.] | - |
| 4 | BALANCE AREA OF PLOT ( 1 - 3 ) | 997.50 |
| 5 | PLOT AREA UNDER DEVELOPMENT 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 1.00 OR 1.33) | 1.00 |
| 7 | BUILT UP AREA AS PER ZONAL (BASIC) FSI (5^6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE) | 997.50 |
| 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 | |
| | ii) IN CASE OF 2(A)(C) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT | - |
| 9 | BUILT UP AREA IN LIEU COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT) | - |
| 10 | INCENTIVE FSI AS PER REG. 33(7)(B) 10.00 SQMT. PER TENEMENT 26 X 10.00 = 260.00 SQ.MT.(RESTRICTED = 259.14 SQ.MT.) | 259.14 |
| 11 | 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 | 498.75 |
| 12 | BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO12 OF REGULATION NO 30(A) AND 32 ON REMAINING/ BALANCE PLOT (997.50 X 0.50 = 498.75) (997.50 X 0.50 = 498.75-259.14 = 239.61 SQ.MT.) SLUM TDR = 239.61 SQ.MT. | 239.61 |
| 13 | PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c) | 1995.00 |
| 14 | PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c) | 1995.00 |
| 15 | TDR GENERATED IF ANY AS PER REG. 30(A) and 32 | - |
| 16 | FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3) | 698.25 |
| a) | i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (846.55 X 0.35 = 296.29 SQ.MT.) | 296.29 |
| | ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM | 296.29 |
| b) | i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM | 401.96 |
| | ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM | 396.44 |
| 17 | TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [14+16(a)(ii)+16(b)(ii)] | 2687.73 |
| 18 | FSI CONSUMED ON NET PLOT [13/4] | 2.00 |
| II) | OTHER REQUIREMENTS | |
| 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 | - |
| | e) AREA / BUILT UP AREA OF DESIGNATION | - |
| B) | PLOT AREA /BUILT UP AMENITY 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 | - |
| D) | TENEMENT STATEMENT | - |
| | i) PROPOSED BUILT UP AREA | 2687.73 |
| | ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ECT.) | - |
| | iii)AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)] | 2687.73 |
| | iv)TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARS) | 120.95 |
| | v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT | 43.00 |
| E) | PARKING STATEMENT | |
| | i) PARKING REQUIRED BY | 48NOS |
| | REGULATION FOR : CAR | |
| | SCOOTER | |
| | MOTOR | |
| | CYCLE | |
| | OUTSIDERS | |
| | (VISITORS) | |
| | ii) COVERED GARAGE PERMISSIBLE | |
| | iii)COVERED | |
| | GARAGES | |
| | PROPOSED | |
| | CAR | 48NOS |
| | SCOOTER | |
| | MOTOR | |
| | CYCLE | |
| | OUTSIDERS | |
| | (VISITORS) | |
| | iv)TOTAL PARKING PROVIDED | 48NOS |
| D) | TRANSPORT VEHICLES PARKING | |
| | i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS | - |
| | ii) TOTAL NO.OF TRANSPORT VEHICLES PARKING SPACES PROVIDED | - |

NOTES:-
THE PERFORMA IS FOR AN ILLUSTRATIVE GUIDE LINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED

### CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 997.50 SQ.MT. ( NINE HUNDRED NINETY SEVEN POINT FIFTY SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

Tejas Arun Chhadva

SIGNATURE OF ARCHITECT

# P R O F O R M A 'B'

1/4

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, GROUND FLOOR,UPPER GROUND FLOOR PLAN,COMPOUND WALL SECTION , U.G TANK SECTION,RERA AREA STATEMENT , BUA AREA STATEMENT, & PARKING STATEMENT.

STAMP & DATE OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED U.NO.CHE/ES/1991/M/W/337/(NEW) DTD 10.04.2023

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO.CHE/ES/1991/M/W/337/(NEW)

NARENDRA MADHUKAR KOTKAR

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

ANAND RAO VASANT PAWAR

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

NANASAHEB RAMSING KENJALE

A.E.(B.P.)M

DESCRIPTIONS OF PROPOSAL & PROPERTY

**PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO.93 BEARING CTS NO 844 & 844(1 TO 4) OF VILLAGE CHEMBUR, MUMBAI 400071.**

| NAME OF OWNER | SIGNATURE OF OWNER |
|---|---|
| M/S AAYUSH DEVELOPERS C.A. TO M/S ARUN NIWAS CO-OP HOUSING SOCIETY LTD. | ARUN GOVIND JADHWANI |

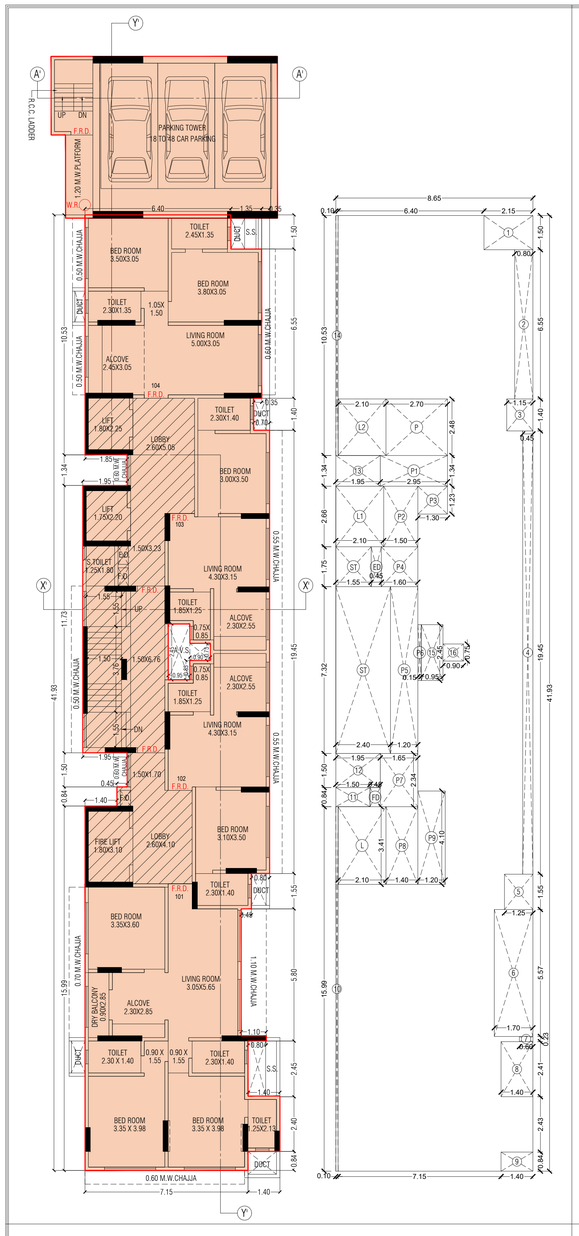
| DRG NO. | DATE | SCRUTINY BY | CHECKED BY | DRAWN BY |
|---|---|---|---|---|
| | 14/09/2023 | TEJAS | RUSHABH | RUSHABH |

**NAME ADDRESS AND SIGNATURE OF ARCHITECT**

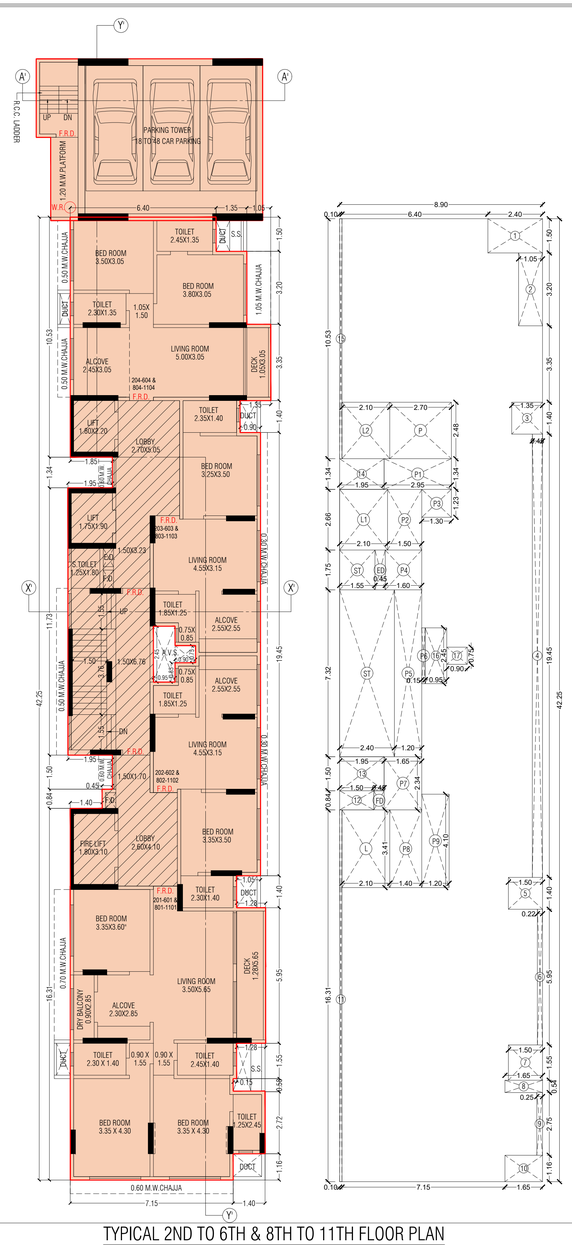
B. H. WADHWA & CHHADVA ASSOCIATES
ARCHITECT I ENGINEERS I PLANNERS
A-1, WADHWA BUNGALOW,
C.T.S. NO. 1210, OFF 10TH ROAD
BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-71
(LIC.NO.:- CA/2013/61590)

Tejas Arun Chhadva

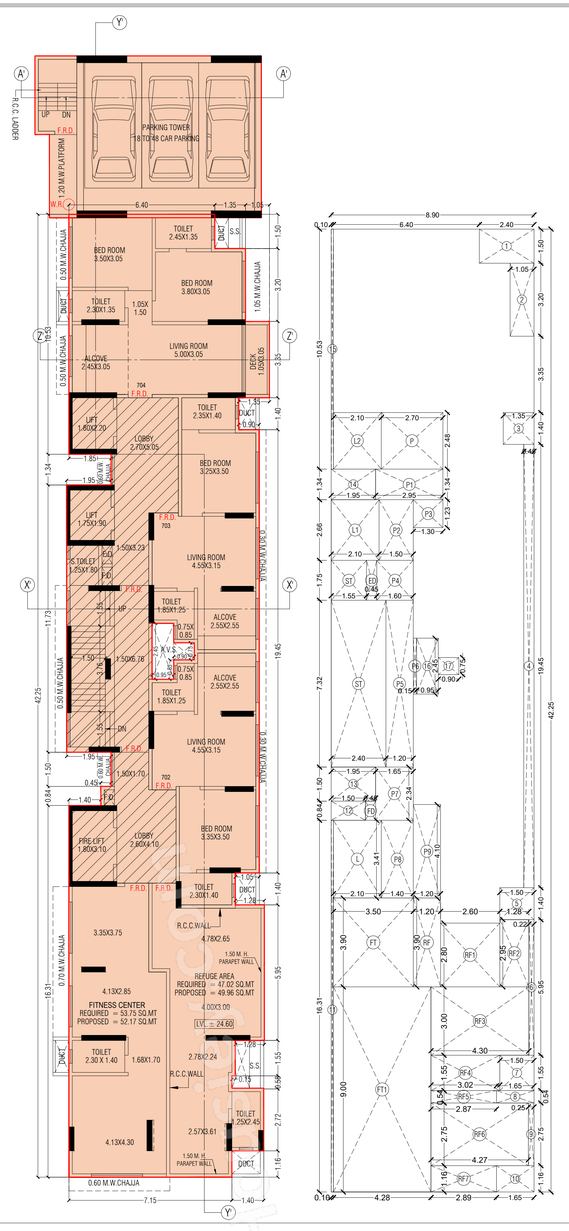
( TEJAS CHHADVA )



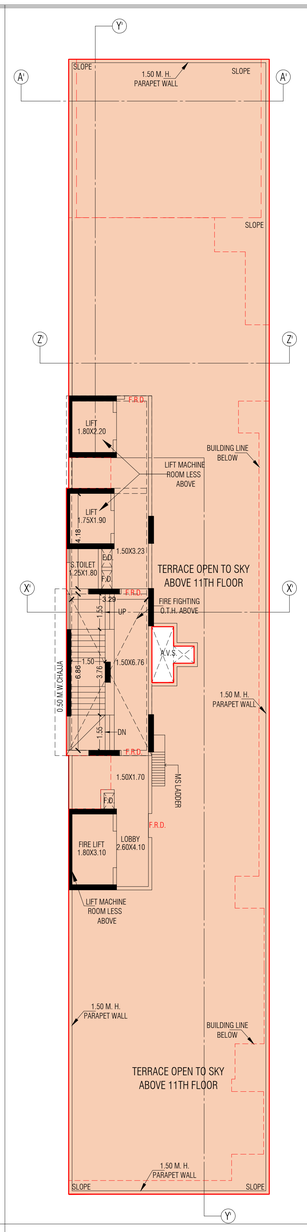

1ST FLOOR PLAN & BUILT UP AREA DIA .
SCALE - 1:100




TYPICAL 2ND TO 6TH & 8TH TO 11TH FLOOR PLAN
& BUILT UP AREA DIA.
SCALE - 1:100




7TH(REFUGE)FLOOR PLAN & BUILT UP AREA DIA.
SCALE - 1:100




TERRACE FLOOR PLAN
SCALE - 1:100

## BUILT UP AREA CALCULATION
### 1ST FLOOR

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | | |
| A | 8.65 | X | 41.93 | X | 1 | = | 362.69 SQ.MT. | |
| TOTAL ADDITIONS | | | (A) | | | = | 362.69 SQ.MT. | |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.15 | X | 1.50 | X | 1 | = | 3.22 SQ.MT. | |
| 2 | 0.80 | X | 6.55 | X | 1 | = | 5.24 SQ.MT. | |
| 3 | 1.15 | X | 1.40 | X | 1 | = | 1.61 SQ.MT. | |
| 4 | 0.45 | X | 19.45 | X | 1 | = | 8.75 SQ.MT. | |
| 5 | 1.25 | X | 1.55 | X | 1 | = | 1.94 SQ.MT. | |
| 6 | 1.70 | X | 5.57 | X | 1 | = | 9.47 SQ.MT. | |
| 7 | 0.60 | X | 0.23 | X | 1 | = | 0.14 SQ.MT. | |
| 8 | 1.40 | X | 2.41 | X | 1 | = | 3.37 SQ.MT. | |
| 9 | 1.40 | X | 0.84 | X | 1 | = | 1.18 SQ.MT. | |
| 10 | 0.10 | X | 15.99 | X | 1 | = | 1.60 SQ.MT. | |
| 11 | 1.50 | X | 0.84 | X | 1 | = | 1.26 SQ.MT. | |
| 12 | 1.95 | X | 1.50 | X | 1 | = | 2.93 SQ.MT. | |
| 13 | 1.95 | X | 1.34 | X | 1 | = | 2.61 SQ.MT. | |
| 14 | 0.10 | X | 10.53 | X | 1 | = | 1.05 SQ.MT. | |
| 15 | 0.95 | X | 2.45 | X | 1 | = | 2.33 SQ.MT. | |
| 16 | 0.90 | X | 0.75 | X | 1 | = | 0.68 SQ.MT. | |
| FD | 0.45 | X | 0.84 | X | 1 | = | 0.38 SQ.MT. | |
| ED | 0.45 | X | 1.75 | X | 1 | = | 0.79 SQ.MT. | |
| ST | 1.55 | X | 1.75 | X | 1 | = | 2.71 SQ.MT. | |
| TOTAL DEDUCTIONS | | | (B) | | | = | 51.25 SQ.MT. | |
| STAIRCASE,LIFT & LIFT LOBBY AREAS | | | | | | | | |
| ST | 2.40 | X | 7.32 | X | 1 | = | 17.57 SQ.MT. | |
| L | 2.10 | X | 3.41 | X | 1 | = | 7.16 SQ.MT. | |
| L1 | 2.10 | X | 2.66 | X | 1 | = | 5.59 SQ.MT. | |
| L2 | 2.10 | X | 2.48 | X | 1 | = | 5.21 SQ.MT. | |
| P | 2.70 | X | 2.48 | X | 1 | = | 6.70 SQ.MT. | |
| P1 | 2.95 | X | 1.34 | X | 1 | = | 3.95 SQ.MT. | |
| P2 | 1.50 | X | 2.66 | X | 1 | = | 3.99 SQ.MT. | |
| P3 | 1.30 | X | 1.23 | X | 1 | = | 1.60 SQ.MT. | |
| P4 | 1.60 | X | 1.75 | X | 1 | = | 2.80 SQ.MT. | |
| P5 | 1.20 | X | 7.32 | X | 1 | = | 8.78 SQ.MT. | |
| P6 | 0.15 | X | 2.45 | X | 1 | = | 0.37 SQ.MT. | |
| P7 | 1.65 | X | 2.34 | X | 1 | = | 3.86 SQ.MT. | |
| P8 | 1.40 | X | 3.41 | X | 1 | = | 4.77 SQ.MT. | |
| P9 | 1.20 | X | 4.10 | X | 1 | = | 4.92 SQ.MT. | |
| TOTAL STAIRCASE,LIFT & LIFT LOBBY AREAS (C) | | | | | | = | 77.27 SQ.MT. | |
| TOTAL BUILT UP AREA (A- B - C) | | | | | | = | 234.17 SQ.MT. | |

BUILT UP AREA CALCULATION FOR 1ST FLOOR

## BUILT UP AREA CALCULATION
### 2ND TO 6TH & 8TH TO 11TH FLOOR

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | | |
| A | 8.90 | X | 42.25 | X | 1 | = | 376.03 SQ.MT. | |
| TOTAL ADDITIONS | | | (A) | | | = | 376.03 SQ.MT. | |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.40 | X | 1.50 | X | 1 | = | 3.60 SQ.MT. | |
| 2 | 1.05 | X | 3.20 | X | 1 | = | 3.36 SQ.MT. | |
| 3 | 1.35 | X | 1.40 | X | 1 | = | 1.89 SQ.MT. | |
| 4 | 0.45 | X | 19.45 | X | 1 | = | 8.75 SQ.MT. | |
| 5 | 1.50 | X | 1.40 | X | 1 | = | 2.10 SQ.MT. | |
| 6 | 0.22 | X | 5.95 | X | 1 | = | 1.31 SQ.MT. | |
| 7 | 1.50 | X | 1.55 | X | 1 | = | 2.33 SQ.MT. | |
| 8 | 1.65 | X | 0.54 | X | 1 | = | 0.89 SQ.MT. | |
| 9 | 0.25 | X | 2.75 | X | 1 | = | 0.69 SQ.MT. | |
| 10 | 1.65 | X | 1.16 | X | 1 | = | 1.91 SQ.MT. | |
| 11 | 0.10 | X | 16.31 | X | 1 | = | 1.63 SQ.MT. | |
| 12 | 1.50 | X | 0.84 | X | 1 | = | 1.26 SQ.MT. | |
| 13 | 1.95 | X | 1.50 | X | 1 | = | 2.93 SQ.MT. | |
| 14 | 1.95 | X | 1.34 | X | 1 | = | 2.61 SQ.MT. | |
| 15 | 0.10 | X | 10.53 | X | 1 | = | 1.05 SQ.MT. | |
| 16 | 0.95 | X | 2.45 | X | 1 | = | 2.33 SQ.MT. | |
| 17 | 0.90 | X | 0.75 | X | 1 | = | 0.68 SQ.MT. | |
| FD | 0.45 | X | 0.84 | X | 1 | = | 0.38 SQ.MT. | |
| ED | 0.45 | X | 1.75 | X | 1 | = | 0.79 SQ.MT. | |
| ST | 1.55 | X | 1.75 | X | 1 | = | 2.71 SQ.MT. | |
| TOTAL DEDUCTIONS | | | (B) | | | = | 43.19 SQ.MT. | |
| STAIRCASE,LIFT & LIFT LOBBY AREAS | | | | | | | | |
| ST | 2.40 | X | 7.32 | X | 1 | = | 17.57 SQ.MT. | |
| L | 2.10 | X | 3.41 | X | 1 | = | 7.16 SQ.MT. | |
| L1 | 2.10 | X | 2.66 | X | 1 | = | 5.59 SQ.MT. | |
| L2 | 2.10 | X | 2.48 | X | 1 | = | 5.21 SQ.MT. | |
| P | 2.70 | X | 2.48 | X | 1 | = | 6.70 SQ.MT. | |
| P1 | 2.95 | X | 1.34 | X | 1 | = | 3.95 SQ.MT. | |
| P2 | 1.50 | X | 2.66 | X | 1 | = | 3.99 SQ.MT. | |
| P3 | 1.30 | X | 1.23 | X | 1 | = | 1.60 SQ.MT. | |
| P4 | 1.60 | X | 1.75 | X | 1 | = | 2.80 SQ.MT. | |
| P5 | 1.20 | X | 7.32 | X | 1 | = | 8.78 SQ.MT. | |
| P6 | 0.15 | X | 2.45 | X | 1 | = | 0.37 SQ.MT. | |
| P7 | 1.65 | X | 2.34 | X | 1 | = | 3.86 SQ.MT. | |
| P8 | 1.40 | X | 3.41 | X | 1 | = | 4.77 SQ.MT. | |
| P9 | 1.20 | X | 4.10 | X | 1 | = | 4.92 SQ.MT. | |
| TOTAL STAIRCASE,LIFT & LIFT LOBBY AREAS (C) | | | | | | = | 77.27 SQ.MT. | |
| TOTAL BUILT UP AREA (A- B - C) | | | | | | = | 255.57 SQ.MT. | |

BUILT UP AREA CALCULATION FOR 2ND TO 6TH & 8TH TO 11TH FLOOR

## BUILT UP AREA CALCULATION
### 7TH (REFUGE) FLOOR

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ADDITIONS | | | | | | | | |
| A | 8.90 | X | 42.25 | X | 1 | = | 376.03 SQ.MT. | |
| TOTAL ADDITIONS | | | (A) | | | = | 376.03 SQ.MT. | |
| DEDUCTIONS | | | | | | | | |
| 1 | 2.40 | X | 1.50 | X | 1 | = | 3.60 SQ.MT. | |
| 2 | 1.05 | X | 3.20 | X | 1 | = | 3.36 SQ.MT. | |
| 3 | 1.35 | X | 1.40 | X | 1 | = | 1.89 SQ.MT. | |
| 4 | 0.45 | X | 19.45 | X | 1 | = | 8.75 SQ.MT. | |
| 5 | 1.50 | X | 1.40 | X | 1 | = | 2.10 SQ.MT. | |
| 6 | 0.22 | X | 5.95 | X | 1 | = | 1.31 SQ.MT. | |
| 7 | 1.50 | X | 1.55 | X | 1 | = | 2.33 SQ.MT. | |
| 8 | 1.65 | X | 0.54 | X | 1 | = | 0.89 SQ.MT. | |
| 9 | 0.25 | X | 2.75 | X | 1 | = | 0.69 SQ.MT. | |
| 10 | 1.65 | X | 1.16 | X | 1 | = | 1.91 SQ.MT. | |
| 11 | 0.10 | X | 16.31 | X | 1 | = | 1.63 SQ.MT. | |
| 12 | 1.50 | X | 0.84 | X | 1 | = | 1.26 SQ.MT. | |
| 13 | 1.95 | X | 1.50 | X | 1 | = | 2.93 SQ.MT. | |
| 14 | 1.95 | X | 1.34 | X | 1 | = | 2.61 SQ.MT. | |
| 15 | 0.10 | X | 10.53 | X | 1 | = | 1.05 SQ.MT. | |
| 16 | 0.95 | X | 2.45 | X | 1 | = | 2.33 SQ.MT. | |
| 17 | 0.90 | X | 0.75 | X | 1 | = | 0.68 SQ.MT. | |
| FD | 0.45 | X | 0.84 | X | 1 | = | 0.38 SQ.MT. | |
| ED | 0.45 | X | 1.75 | X | 1 | = | 0.79 SQ.MT. | |
| ST | 1.55 | X | 1.75 | X | 1 | = | 2.71 SQ.MT. | |
| TOTAL DEDUCTIONS | | | (B) | | | = | 43.19 SQ.MT. | |
| STAIRCASE,LIFT & LIFT LOBBY AREAS | | | | | | | | |
| ST | 2.40 | X | 7.32 | X | 1 | = | 17.57 SQ.MT. | |
| L | 2.10 | X | 3.41 | X | 1 | = | 7.16 SQ.MT. | |
| L1 | 2.10 | X | 2.66 | X | 1 | = | 5.59 SQ.MT. | |
| L2 | 2.10 | X | 2.48 | X | 1 | = | 5.21 SQ.MT. | |
| P | 2.70 | X | 2.48 | X | 1 | = | 6.70 SQ.MT. | |
| P1 | 2.95 | X | 1.34 | X | 1 | = | 3.95 SQ.MT. | |
| P2 | 1.50 | X | 2.66 | X | 1 | = | 3.99 SQ.MT. | |
| P3 | 1.30 | X | 1.23 | X | 1 | = | 1.60 SQ.MT. | |
| P4 | 1.60 | X | 1.75 | X | 1 | = | 2.80 SQ.MT. | |
| P5 | 1.20 | X | 7.32 | X | 1 | = | 8.78 SQ.MT. | |
| P6 | 0.15 | X | 2.45 | X | 1 | = | 0.37 SQ.MT. | |
| P7 | 1.65 | X | 2.34 | X | 1 | = | 3.86 SQ.MT. | |
| P8 | 1.40 | X | 3.41 | X | 1 | = | 4.77 SQ.MT. | |
| P9 | 1.20 | X | 4.10 | X | 1 | = | 4.92 SQ.MT. | |
| TOTAL STAIRCASE,LIFT & LIFT LOBBY AREAS (C) | | | | | | = | 77.27 SQ.MT. | |
| REFUGE AREAS | | | | | | | | |
| RF | 1.20 | X | 3.90 | X | 1 | = | 4.68 SQ.MT. | |
| RF1 | 2.60 | X | 2.80 | X | 1 | = | 7.28 SQ.MT. | |
| RF2 | 1.28 | X | 2.95 | X | 1 | = | 3.78 SQ.MT. | |
| RF3 | 4.30 | X | 3.00 | X | 1 | = | 12.90 SQ.MT. | |
| RF4 | 3.02 | X | 1.55 | X | 1 | = | 4.68 SQ.MT. | |
| RF5 | 2.87 | X | 0.54 | X | 1 | = | 1.55 SQ.MT. | |
| RF6 | 4.27 | X | 2.75 | X | 1 | = | 11.74 SQ.MT. | |
| RF7 | 2.89 | X | 1.16 | X | 1 | = | 3.35 SQ.MT. | |
| TOTAL REFUGE AREA PROPOSED (D) | | | | | | = | 49.96 SQ.MT. | |
| FITNESS CENTER AREAS | | | | | | | | |
| FT | 3.50 | X | 3.90 | X | 1 | = | 13.65 SQ.MT. | |
| FT1 | 4.28 | X | 9.00 | X | 1 | = | 38.52 SQ.MT. | |
| TOTAL FITNESS CENTER AREA PROPOSED (E) | | | | | | = | 52.17 SQ.MT. | |
| TOTAL BUILT UP AREA (A-B-C-D-E) | | | | | | = | 153.43 SQ.MT. | |

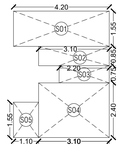
BUILT UP AREA CALCULATION FOR 7TH (REFUGE) FLOOR

## 2% FITNESS CENTER AREA

| | | |
|---|---|---|
| 2% FITNESS CENTER REQUIRED | | |
| TOTAL BUILT UP AREA PROPOSED | = | 2687.73 SQ.MT. |
| 2% FITNESS CENTER REQUIRED (2687.73 X 2%) | = | 53.75 SQ.MT. |
| TOTAL PROPOSED FITNESS CENTER AREA | = | 52.17 SQ.MT. |

## 7TH REFUGE AREA CALCULATION

| | | |
|---|---|---|
| REFUGE AREA REQUIRED 4.00% | | |
| BUILT UP AREA 7TH FL. 153.46X 1 FLRS. | = | 153.46 SQ.MT. |
| TYP. BUILT UP AREA 8TH TO 11TH FL. 255.54 X 4 FLRS. | = | 1022.16 SQ.MT. |
| TOTAL | = | 1175.62 SQ.MT. |
| REQUIRED 4.00% OF 1175.62 SQ.MT. | = | 47.02 SQ.MT. |
| PROPOSED REFUGE AREA (4.25%) | = | 49.96 SQ.MT. |




SOCIETY OFFICE DIA.FOR
SCALE - 1:100

## SOCIETY OFFICE AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| S01 | 4.20 | X | 1.55 | X | 1 | = | 6.51 SQ.MT. |
| S02 | 3.10 | X | 0.85 | X | 1 | = | 2.64 SQ.MT. |
| S03 | 2.20 | X | 0.75 | X | 1 | = | 1.65 SQ.MT. |
| S04 | 3.10 | X | 2.40 | X | 1 | = | 7.44 SQ.MT. |
| S05 | 1.10 | X | 1.55 | X | 1 | = | 1.71 SQ.MT. |
| TOTAL SOCIETY OFFICE AREA PROPOSED | | | | | | = | 19.94 SQ.MT. |
| 2% SOCIETY OFFICE REQUIRED | | | | | | = | 20.00 SQ.MT. |

SOCIETY OFFICE DIA. & CALCULATION
SCALE - 1:100

PROFORMA 'B'

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CONTENTS OF SHEET

1ST FLLOR PLAN,2ND TO 6TH & 8TH TO 11TH FLOOR PLAN,7TH (REFUGE) FLOOR PLAN & TERRACE FLOOR PLAN ,BUILT UP REA DIAGRAM & CALCULATIONS SOCIETY OFFICE DIA. & CALCULATION.

STAMP & DATE OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED U.NO.CHE/ES/1991/M/W/337/(NEW) DTD 10.04.2023

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO.CHE/ES/1991/M/W/337/(NEW)

NARENDRA MADHUKAR KOTKAR

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

ANAND RAO VASANT PAWAR

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

NANASAHEB RAMSING KENJALE

A.E.(B.P.)M

DESCRIPTIONS OF PROPOSAL & PROPERTY

**PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO.93 BEARING CTS NO 844 & 844(1 TO 4) OF VILLAGE CHEMBUR, MUMBAI 400071.**

| NAME OF OWNER | SIGNATURE OF OWNER |
|---|---|
| M/S AAYUSH DEVELOPERS C.A. TO M/S ARUN NIWAS CO-OP HOUSING SOCIETY LTD. | ARUN GOVIND JADHWANI |

| DRG NO. | DATE | SCRUTINY BY | CHECKED BY | DRAWN BY |
|---|---|---|---|---|
| | 14/09/2023 | TEJAS | RUSHABH | RUSHABH |

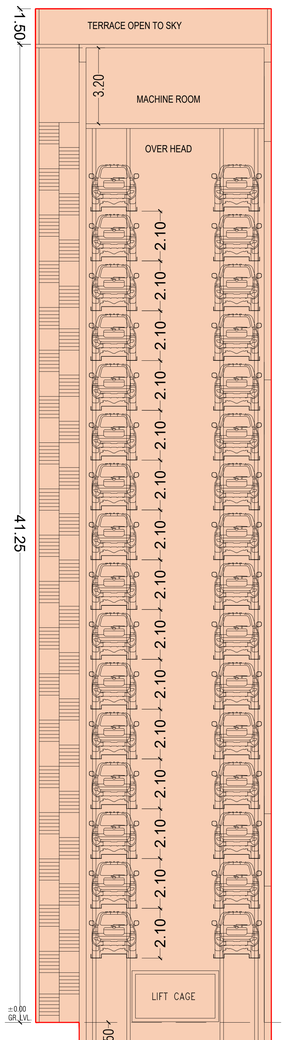
NAME ADDRESS AND SIGNATURE OF ARCHITECT

B. H. WADHWA & CHHADVA ASSOCIATES
ARCHITECT I ENGINEERS I PLANNERS
A-1, WADHWA BUNGALOW,
C.T.S. NO. 1210, OFF 10TH ROAD
BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-71
(LIC.NO.:- CA/2013/61590)

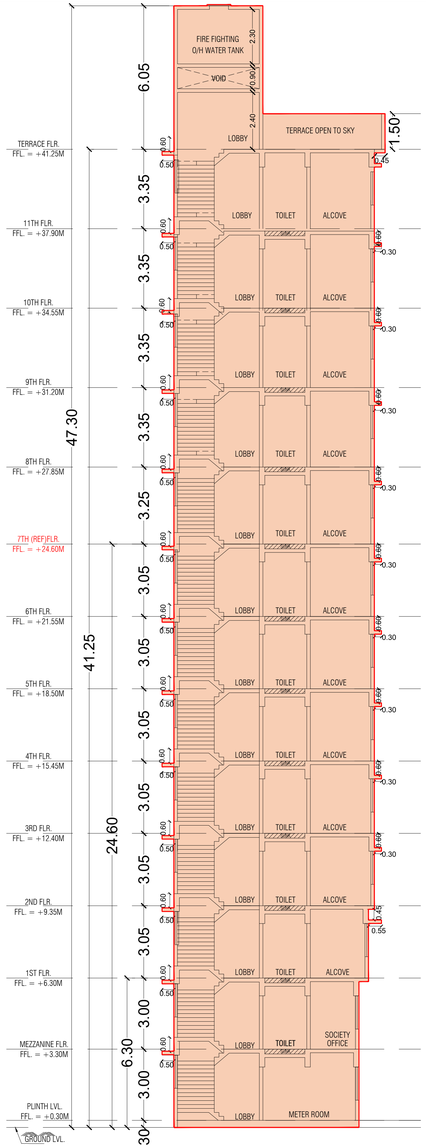
Tejas Arun Chhadva

( TEJAS CHHADVA )

N




SECTION A'-A'
SCALE - 1:100




SECTION X'-X'
SCALE - 1:100

SECTION Y'-Y'
SCALE - 1:100

PROFORMA 'B'

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CONTENTS OF SHEET

SECTION A'-A',SECTION X'-X',SECTION Y'-Y'

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

ANANDRAO VASANT PAWAR
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ARCHITECT I ENGINEERS I PLANNERS
A-1, WADHWA BUNGALOW,
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BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI-71
(LIC.NO.:- CA/2013/61590)

Tejas Arun Chhadva

( TEJAS CHHADVA )

# TABLE NO - II

REHAB TENEMENT STATEMENT

| Sr No. | Name of the Tenant | Existing Carpet Area | Existing Carpet Area | Existing BUA | Minimum 35% Fungible Area | Permissible New BUA For Existing Flats Including Fungible BUA | Wing | Floor | Flat No. | Proposed BUA | Deficit Area |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (1) | (2) | (4) | (5) | (6) | (7= 6 x 0.35) | (8= 6+7) | (9) | (10) | (11) | (12) | (12-8) |
| | | ( SQ.FT.) | ( SQ.MT.) | ( SQ.MT.) | ( SQ.MT.) | ( SQ.MT.) | | | | ( SQ.MT.) | ( SQ.MT.) |
| 1 | Bank of Baroda | 590.00 | 54.81 | 65.77 | 23.02 | 88.80 | Single | 1st Floor | 101 | 89.24 | 0.00 |
| 2 | Smt. Deepali Nitin Parte | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 1st Floor | 102 | 42.39 | 0.00 |
| 3 | Mrs. Annam Seshan | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | 1st Floor | 103 | 42.80 | 0.00 |
| 4 | Mr. Kamlesh G. Galla & Mr. Rangan K Galla | 295.00 | 27.41 | 32.89 | 11.51 | 44.40 | Single | 1st Floor | 104 | 60.17 | 0.00 |
| 5 | Mr. Vinod Hastimal Parmar | 590.00 | 54.81 | 65.77 | 23.02 | 88.80 | Single | 2nd Floor | 201 | 102.35 | 0.00 |
| 6 | Mrs. Rukmini Kumar | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | 2nd Floor | 202 | 44.86 | 0.00 |
| 7 | Mrs. Rukmini Kumar | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 2nd Floor | 203 | 44.65 | 0.00 |
| 8 | Mr. Ganesh Narayanan | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 2nd Floor | 204 | 63.59 | 0.00 |
| 9 | Mr. Ganesh Narayanan | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | | | | 0.00 |
| 10 | Mr. vinod Hastimal Parmar & Mrs. Julie V.Parmar | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 3rd Floor | 301 | 102.35 | 0.00 |
| 11 | Smt. Rajalakshmi Sadasivan | 290.00 | 26.94 | 32.33 | 11.32 | 43.65 | Single | 3rd Floor | 302 | 44.86 | 0.00 |
| 12 | Smt. savithri Subramanian | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | 3rd Floor | 303 | 44.65 | 0.00 |
| 13 | Mr. Manish Kishor Deliwala | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 3rd Floor | 304 | 63.59 | 0.00 |
| 14 | Mr. Ramesh Virji Shah | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | 4th Floor | 401 | 102.35 | 0.00 |
| 15 | Mr. N. V. Harishran (Kumar) | 295.00 | 27.41 | 32.89 | 11.51 | 44.40 | Single | 4th Floor | 402 | 44.86 | 0.00 |
| 16 | Mrs. Lakshmi Krishnan (POAS Eswaran K.) | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 4th Floor | 403 | 44.65 | 0.00 |
| 17 | Smt. Suchita Harish Shah | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 4th Floor | 404 | 63.59 | 0.00 |
| 18 | Mr. Kevel Vipul Mamaniya | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 5th Floor | 501 | 102.35 | 0.00 |
| 19 | Mrs. Purbai Meghji Shah | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 5th Floor | 502 | 44.86 | 0.00 |
| 20 | Mr. babulal G. Jain & Mr. Himmat B. Jain | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 5th Floor | 503 | 44.65 | 0.00 |
| 21 | Mr. Manan Ramesh Shah | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 5th Floor | 504 | 63.59 | 0.00 |
| 22 | Smt. Pushpalata S. Iyengar | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | 6th Floor | 601 | 102.35 | 0.00 |
| 23 | Mr. Santhanam Rajagopalan & Smt. Pushpalata S. Iyengar | 284.00 | 26.38 | 31.66 | 11.08 | 42.74 | Single | | | | 0.00 |
| 24 | Mr. Sundar Ishwar | 295.40 | 27.44 | 32.93 | 11.53 | 44.46 | Single | 6th Floor | 602 | 44.86 | 0.00 |
| 25 | Aayush Developers | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 6th Floor | 603 | 44.65 | 0.00 |
| 26 | Mr. Navin Morarji Nagada | 250.00 | 23.23 | 27.87 | 9.75 | 37.63 | Single | 6th Floor | 604 | 63.59 | 0.00 |
| | | 7593.40 | 705.44 | 846.53 | 296.29 | 1142.82 | | | | 1511.85 | 0.00 |

REHAB TENEMENT STATEMENT

PROFORMA 'B'

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CONTENTS OF SHEET

REHAB TENEMENT STATEMENT

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

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

A.E.(B.P.)M

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