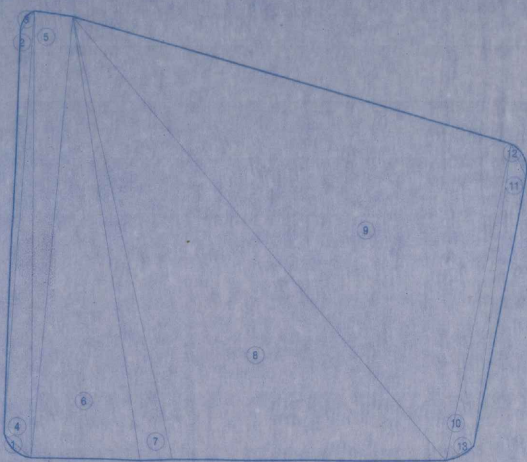
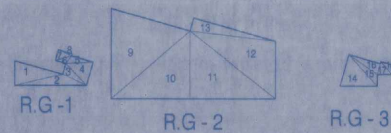


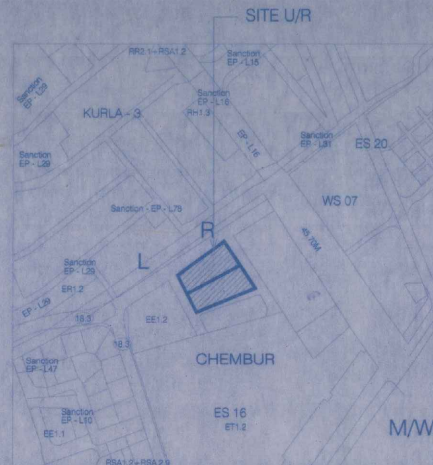


PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION									
1	20	X	5.79	X	0.87	X	1	NO	= 3.96 SQ.MT.
2	12	X	6.85	X	2.06	X	1	NO	= 70.95 SQ.MT.
3	20	X	4.14	X	0.86	X	1	NO	= 1.82 SQ.MT.
4	12	X	72.80	X	4.33	X	1	NO	= 157.18 SQ.MT.
5	12	X	72.80	X	8.28	X	1	NO	= 227.86 SQ.MT.
6	12	X	71.98	X	17.67	X	1	NO	= 636.94 SQ.MT.
7	12	X	73.77	X	5.20	X	1	NO	= 191.90 SQ.MT.
8	12	X	94.34	X	33.96	X	1	NO	= 1596.69 SQ.MT.
9	12	X	94.34	X	41.03	X	1	NO	= 1935.39 SQ.MT.
10	12	X	92.65	X	3.95	X	1	NO	= 103.79 SQ.MT.
11	12	X	49.46	X	3.11	X	1	NO	= 78.91 SQ.MT.
12	20	X	5.94	X	1.10	X	1	NO	= 4.36 SQ.MT.
13	20	X	5.18	X	0.31	X	1	NO	= 1.05 SQ.MT.
TOTAL ADDITION									= 4999.20 SQ.MT.



PHYSICAL RG AREA DIAGRAM
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000

R.G. AREA									
1	12	X	7.96	X	3.91	X	1	NO	= 15.56 SQ.MT.
2	12	X	11.63	X	1.83	X	1	NO	= 10.68 SQ.MT.
3	12	X	4.36	X	1.56	X	1	NO	= 3.94 SQ.MT.
4	12	X	3.94	X	4.25	X	1	NO	= 8.37 SQ.MT.
5	12	X	4.47	X	1.15	X	1	NO	= 2.53 SQ.MT.
6	12	X	2.73	X	0.90	X	1	NO	= 1.21 SQ.MT.
7	12	X	2.73	X	1.51	X	1	NO	= 2.06 SQ.MT.
8	12	X	2.36	X	0.36	X	1	NO	= 0.49 SQ.MT.
9	12	X	16.97	X	11.29	X	1	NO	= 95.78 SQ.MT.
10	12	X	16.97	X	8.52	X	1	NO	= 72.27 SQ.MT.
11	12	X	17.83	X	8.67	X	1	NO	= 77.29 SQ.MT.
12	12	X	17.83	X	7.35	X	1	NO	= 65.53 SQ.MT.
13	12	X	14.10	X	2.17	X	1	NO	= 15.30 SQ.MT.
14	12	X	6.96	X	4.50	X	1	NO	= 15.48 SQ.MT.
15	12	X	5.96	X	1.31	X	1	NO	= 4.51 SQ.MT.
16	12	X	5.96	X	1.70	X	1	NO	= 4.74 SQ.MT.
17	12	X	2.78	X	1.62	X	1	NO	= 2.53 SQ.MT.
18	12	X	2.78	X	1.26	X	1	NO	= 1.76 SQ.MT.
TOTAL PROPOSED RG									= 396.94 SQ.MT.
8% RG REQUIRED									= 396.94 SQ.MT.

SANITARY STATEMENT FOR SALE SHOP GROUND FLOOR

CARPET AREA SALE COMM	MALE (0.70%)	FEMALE (0.30%)	REQUIRED MALE	REQUIRED FEMALE	PROPOSED MALE	PROPOSED FEMALE
531.39 SQ.MT.	1 W.C FOR 25 PERSON	1 W.C FOR 15 PERSON	5 NOS	4 NOS	5 NOS	4 NOS
MALE - 123 NOS.	1 URINAL FOR 25 PERSON	---	5 NOS	---	5 NOS	---
FEMALE - 54 NOS.	1 WASH BASIN FOR 25 PERSON	1 WASH BASIN FOR 25 PERSON	5 NOS	3 NOS	5 NOS	4 NOS

SANITARY STATEMENT FOR SALE COMMERCIAL (DEPARTMENTAL STORE) GROUND + 1ST FLOOR

BUILT-UP AREA SALE COMM	MALE (0.60%)	FEMALE (0.40%)	REQUIRED MALE	REQUIRED FEMALE	PROPOSED MALE	PROPOSED FEMALE
2097.72 SQ.MT.	1 W.C FOR 25 PERSON	1 W.C FOR 15 PERSON	17 NOS	19 NOS	17 NOS	19 NOS
MALE - 419 NOS.	1 URINAL FOR 25 PERSON	---	17 NOS	---	17 NOS	---
FEMALE - 280 NOS.	1 WASH BASIN FOR 25 PERSON	1 WASH BASIN FOR 25 PERSON	17 NOS	12 NOS	17 NOS	12 NOS

TENEMENTS STATEMENT BLDG. 1

FLOOR & WING	COMM.	SALE RESI.	EXISTING TENANT	FITNESS CENTER	SOCIETY OFFICE	TOTAL
GROUND + 1ST FLOOR	19	---	---	---	01	20
WING - A	---	---	66	---	---	66
WING - B	---	01	65	---	---	66
WING - C	---	67	---	01	---	68
WING - D	---	80	---	01	---	81
WING - E	---	70	---	---	---	70
WING - F	---	82	---	---	---	82
WING - G	---	70	---	---	---	70
TOTAL	19	340	181	02	01	493

TENEMENTS STATEMENT SALE BLDG. 1 (COMM.)

FLOORS	SALE COMM.	SALE RESI.	EXISTING TENANT	SOCIETY OFFICE	FITNESS CENTER	TOTAL
GR. FLOOR	18	---	---	---	---	18
1ST FLOOR	---	---	---	---	---	---
TOTAL	18	---	---	---	---	18

METER ROOM (WING-D)
50 FLAT / 10 SQ.M. = 493X10/50 = 98.60 SQ.M.
493 FLAT
REQUIRED METER ROOM AREA = 98.60 SQ.MT.
PROPOSED METER ROOM AREA = 93.93 SQ.MT.
METER ROOM AREA IN FSI = NIL

PARKING STATEMENT WING - A TO G

TOWER	PROPOSED
TOWER 1	114
TOWER 2	114
TOWER 3	115
TOWER 4	115
TOTAL	458 NOS

PARKING STATEMENT WING - A TO G

FLOORS	REQUIRED PARKINGS
COMM. WING - A TO G	49
WING - A	18
WING - B	18
WING - C	74
WING - D	88
WING - E	77
WING - F	57
WING - G	77
TOTAL	458 NOS

PARKING AREA STATEMENT (SALE COMMERCIAL BLDG. 1)

TOTAL BUILT UP AREA = 2097.72 SQ.MT.
TOTAL BUILT UP AREA OF COMM. DEPARTMENTAL STORES
1 CAR PARK PER 40.00 SQ. MTRS
800.00/40 = 20 SAY 20 NOS
1297.72/80 = 16.22 SAY 16 NOS
10% CAR PARKING REQUIRED FOR VISITORS = 36 X 10% = 3.60 SAY 1.00 NOS
TOTAL PARKING REQUIRED = 29.60 SAY 40 NOS

COMMERCIAL PARKING REQ. FOR WING A, B, C

TOTAL FLOOR AREA UP TO 20.00 SQ.MT. EACH SHOP	132.26 SQ.MT.	1 PARKING / 150 SQ.MT.	0.89
TOTAL FLOOR AREA ABOVE 20.00 SQ.MT. EACH SHOP	318.57 SQ.MT.	1 PARKING / 300 SQ.MT.	8.37
FOR RESTAURANT	1 CAR PARK PER 40 SQ.MT.	1 PARKING / 40 SQ.MT.	---
TOTAL	---	---	7.25
ADDITIONAL PARKING 10% FOR VISITORS = 0.73 NOS MINIMUM 2.00 NOS REQ.	---	---	---
TOTAL NOS. OF PARKINGS REQUIRED FOR COMMERCIAL = 9.25, SAY 9.00 NOS	---	---	---
TOTAL NOS. OF PARKINGS REQUIRED FOR COMM. + COMM. = (9 + 40) = 49 NOS.	---	---	---
TOTAL NOS. OF PARKINGS PROPOSED FOR COMMERCIAL = 49 NOS.	---	---	---

PROFORMA 'A' (33(11))									
1	AREA STATEMENT	TOTAL							
2	(a) TOTAL AREA OF PLOT	4999.20							
3	(b) LAND AREA APPARENT TO EXISTING BUILDING	---							
4	(c) PLOT AREA IN POSSESSION	---							
5	DEDUCTION FOR SET-BACK OF ROAD	---							
6	TOTAL DEDUCTION	---							
7	BALANCE AREA OF PLOT (1 MINUS 2)	4999.20							
8	DEDUCTION FOR RECREATION GROUND (IF ANY)	---							
9	(a) ACIS (BALA PLOT AREA - 1000) X 10% + 5000 35%	---							
10	(b) DEDUCTION FOR F.S.I. (15%)	---							
11	NET AREA OF PLOT (MINUS 4)	4999.20							
12	ADDITIONS FOR FLOOR SPACE INDEX (A)	---							
13	TOTAL AREA (5 + 6)	4999.20							
14	FLOOR SPACE INDEX PERMISSIBLE	4.00							
15	PERMISSIBLE AREA	2097.72	4.00	PTC	150	150	150	150	150
16	PERMISSIBLE SALE AREA AGAINST SWAPPING OF PTC WITH SCHEME I	4999.20	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80
17	PERMISSIBLE SALE AREA	4999.20	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80
18	TOTAL PERMISSIBLE BUILT UP AREA (11 (a) + 11 (b))	12497.58	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80	7499.80
19	TRIMMABLE CHS EXISTING BUA TO BE RETAINED	---	---	---	---	---	---	---	---
20	PROPOSED BUILT UP AREA	19396.80	---	---	---	---	---	---	---
21	F.S.I. CONSUMED (12/1)	4.00	---	---	---	---	---	---	---
22	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	---							
23	1. PURELY SALE RESIDENTIAL B. UP AREA	15006.61							
24	2. TEMPLE B. UP AREA	---							
25	3. REMAINING SALE NON RESIDENTIAL B. UP AREA	---							
26	4. EXISTING TENANTS B. UP AREA	4469.20							
27	5. FUNGIBLE AREA OF EXISTING TENEMENTS AS PER INSPECTION EXTRACT (4469.20 X 0.35%) SQ.MT.	1571.50							
28	6. DETAILS OF F.S.I. ANNULLED AS PER 31 (3)	---							
29	7. FUNGIBLE B. UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3)	---							
30	8. FOR PURELY SALE RESIDENTIAL = OR < (15996.80 X 0.35)	6069.88							
31	9. FUNGIBLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL	---							
32	10. FUNGIBLE B. UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR	---							
33	11. PURELY SALE COMMERCIAL = OR < (82 X 0.20)	---							
34	12. TOTAL FUNGIBLE B. UP AREA PROPOSED	6964.80							
35	13. TOTAL BUA OF SALE PERMISSIBLE IN SITU UNDER 33(1) (AM + C)	20996.80							
36	14. TOTAL PROPOSED SALE BUA INCLUDING FUNGIBLE	20996.80							
37	15. BALANCE SALE BUA	32.80							

PROFORMA - B

CONTENT OF SHEET LAYOUT PLAN	SIGNATURE
DESCRIPTION OF PROPOSAL PROP. S. R. SCHEME I/SEC. 33(1) FOR NAIK NAGAR CHS ON PLOT BEARING C.T.S. NO. 112 & 113 OF VILLAGE CHEMBUR, 1 ST WARD, MUMBAI 400 024	SIGNATURE
NAME & ADDRESS OF DEVELOPER M/s. R. R. BUILDERS	SIGNATURE
NAME & ADDRESS OF THE SOCIETY NAIK NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.	SIGNATURE
NAME & ADDRESS OF ARCHITECT / L.S. SATISH YASHWANT THATTE	SIGNATURE
LICENCED SURVEYOR 601, PUSHKARJI CHS NAIKHAR ROAD, NEAR CAMPA HOTEL MUMBAI - 400 021	SIGNATURE
STAMP OF DATE OF RECEIPT	STAMP OF DATE OF APPROVAL
Approved Subject to the condition mentioned in this office permission letter no. L/P/1005/1224/0426/MPL 2 AUG 2024 Executive Engineer Municipal Corporation Authority	
NORTH	DRAWN BY
JOB NO.	PATH

FITNESS CENTRE AREA PERMISSIBLE 2% OF 26962.85 SQ.MT. = 539.26 SQ.MT.
PROP. FITNESS CENTRE AREA IN 1ST WING - D & E = 529.86 SQ.MT.
EXCESS FITNESS CENTRE AREA IN F.S.I. = NIL