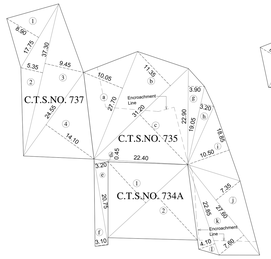
BLDG.NO.1

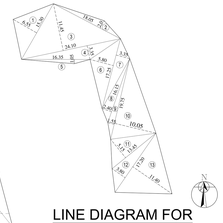
FILE No. :- P-14651/2023/(7734A And Other)/R/N Ward/DAHISAR R/N/337/1/New

CONTENTS OF SHEET :- GR.FLOOR PLAN, BLOCK PLAN, LOCATION PLAN PLOT AREA DIAG & PLOT AREA CALC.



LINE DIAGRAM FOR PLOT AREA CALCULATIONS

SCALE - 1 : 500



LINE DIAGRAM FOR ENCROACHMENT AREA CALC.

SCALE - 1 : 500

LINE DIAGRAM FOR SET BACK AREA CALCULATIONS IN CTS NO.735

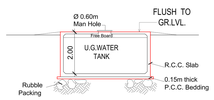
SCALE - 1 : 500

PLOT AREA STATEMENT				
	TOTAL AREA	SET BACK AREA	ENCROACHMENT AREA	NET PLOT AREA
C.T.S. NO. 734A	356.10	--------	------	356.10
C.T.S. NO. 735	1056.30	50.19	638.09	368.02
C.T.S. NO. 737	474.30	------	------	474.30
TOTAL AREA	1886.70	50.19	638.09	1198.42

PLOT AREA CALCULATIONS (In sq.mts.)							
C.T.S.NO. 734							
1	1/2	X	25.80	X	13.11	X 1 NO	= 169.12
2	1/2	X	25.80	X	14.50	X 1 NO	= 187.05
						TOTAL AREA =	356.17 sq.mts
						say =	356.10 sq.mts
C.T.S.NO. 735							
a	1/2	X	27.70	X	10.05	X 1 NO	= 139.19
b	1/2	X	31.20	X	11.35	X 1 NO	= 177.06
c	1/2	X	31.20	X	16.40	X 1 NO	= 255.84
d	1/2	X	22.40	X	0.45	X 1 NO	= 5.04
e	1/2	X	20.75	X	3.20	X 1 NO	= 33.20
f	1/2	X	20.75	X	3.10	X 1 NO	= 32.16
g	1/2	X	22.90	X	3.90	X 1 NO	= 44.66
h	1/2	X	19.05	X	3.20	X 1 NO	= 30.48
i	1/2	X	18.85	X	10.50	X 1 NO	= 98.96
j	1/2	X	27.60	X	7.35	X 1 NO	= 101.43
k	1/2	X	27.60	X	7.60	X 1 NO	= 104.88
l	1/2	X	22.85	X	4.10	X 1 NO	= 46.84
						TOTAL AREA =	1069.74 sq.mts
						say =	1056.30 sq.mts
C.T.S.NO. 737							
1	1/2	X	16.80	X	8.45	X 1 NO	= 70.98
2	1/2	X	35.35	X	5.05	X 1 NO	= 89.26
3	1/2	X	35.35	X	8.95	X 1 NO	= 158.19
4	1/2	X	23.25	X	13.41	X 1 NO	= 155.89
						TOTAL AREA =	474.32 sq.mts
						say =	474.30 sq.mts

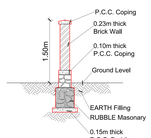
SET BACK AREA CALCULATIONS IN CTS NO.735							
1	1/2	X	15.25	X	2.90	X 1 NO	= 22.11
2	1/2	X	15.25	X	2.25	X 1 NO	= 17.16
3	1/2	X	6.25	X	1.60	X 1 NO	= 5.00
4	1/2	X	3.70	X	1.40	X 1 NO	= 2.59
5	1/2	X	3.70	X	1.80	X 1 NO	= 3.33
TOTAL SET BACK AREA =							50.19 sq.mts.

ENCROACHMENT AREA CALC							
1	1/2	X	15.30	X	6.50	=	49.73
2	1/2	X	18.05	X	2.00	=	18.05
3	1/2	X	24.10	X	11.45	=	137.97
4	1/2	X	24.10	X	3.35	=	40.37
5	1/2	X	16.35	X	1.05	=	8.58
6	1/2	X	17.25	X	5.80	=	50.03
7	1/2	X	17.25	X	3.35	=	28.89
8	1/2	X	16.15	X	2.40	=	19.38
9	1/2	X	19.75	X	1.55	=	15.31
10	1/2	X	19.75	X	10.20	=	100.73
11	1/2	X	13.45	X	5.70	=	38.33
12	1/2	X	17.20	X	3.80	=	32.68
13	1/2	X	17.20	X	11.40	=	98.04
TOTAL AREA = 638.09 sq.mts.							



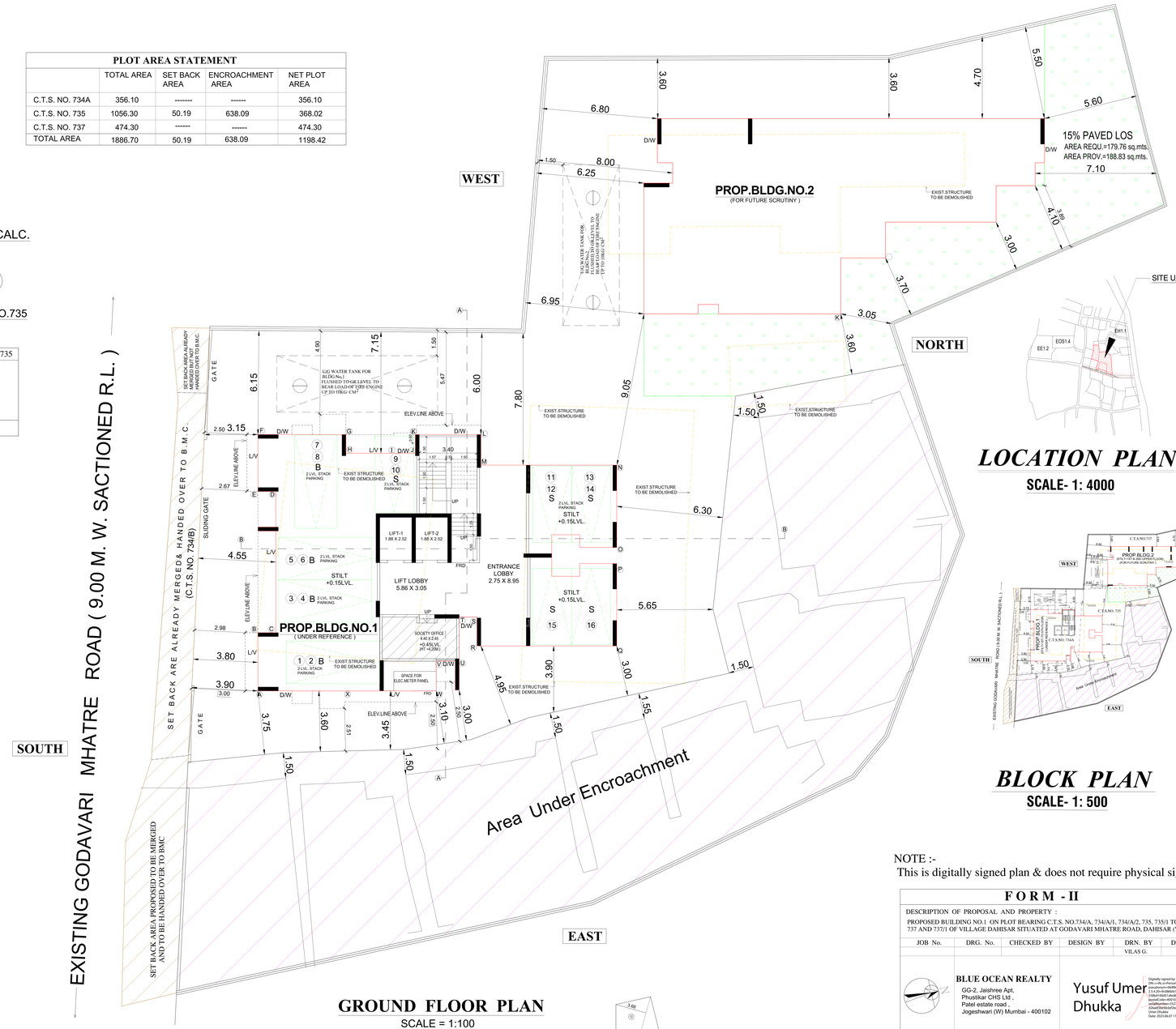
SECTION THROUGH SUCTION TANK WITH SUBMERSSIBLEPUMP

SCALE 1:100



Section Through Compound Wall

SCALE 1:50

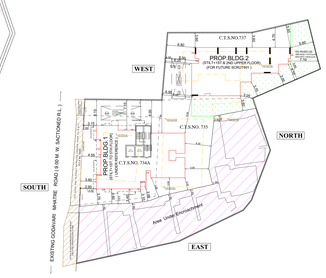


GROUND FLOOR PLAN

SCALE = 1:100

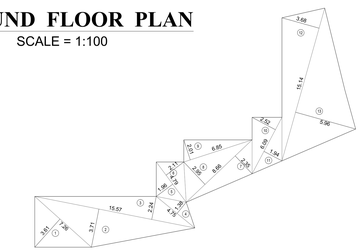
LOCATION PLAN

SCALE- 1: 4000



BLOCK PLAN

SCALE- 1: 500



LINE DIAG. FOR 15% LOS AREA CALC.

SCALE :- 1:200

15 % PAVED LOS CALCULATIONS (in sq.mts.)							
1	1/2	X	7.26	X	3.61	=	13.10
2	1/2	X	15.57	X	3.71	=	28.88
3	1/2	X	15.57	X	2.24	=	17.44
4	1/2	X	4.75	X	1.38	=	3.28
5	1/2	X	4.79	X	1.96	=	4.69
6	1/2	X	4.79	X	2.11	=	5.05
7	1/2	X	8.66	X	2.35	=	10.18
8	1/2	X	8.66	X	2.95	=	12.77
9	1/2	X	6.85	X	2.01	=	6.88
10	1/2	X	6.09	X	2.52	=	7.67
11	1/2	X	6.09	X	1.94	=	5.91
12	1/2	X	15.14	X	3.68	=	27.86
13	1/2	X	15.14	X	5.96	=	45.12
TOTAL AREA PROVIDED						=	188.83 sq.mts.
TOTAL AREA REQUIRED						=	179.76 sq.mts.

NOTE :-
This is digitally signed plan & does not require physical signatures.

F O R M - I

A.	AREA STATEMENT		
1)	AREA OF THE PLOT		1886.70
	a) Area of Reservation in plot		------
	b) Area of Road set back		------
	c) Area of D P Road		------
2)	DeductionS FOR :		------
	A) For Reservation/Road area		------
	a) Road set back area to be handed over (100%) (Regulation No 16)		50.19
	b) Proposed D P road to be handed over (100%) Regulation No 16)		------
	c) Area Under Encroachment		638.09
	d) TOTAL AREA UNDER ROAD/RESERVATION / ENCROACHMENT		688.28
	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 15		------
	d) Area of amenity plot/plots to be handed over as per DCR 35		------
	e) TOTAL AMENITY AREA		------
	C) Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which the development was allowed		------
3)	Total Deduction :1(b)+2(A)+2(B)+2(C)		688.28
4)	Balance area of the plot(1)-(3)		1198.42
5)	Plot under development (1-2(A)+2(B)		1198.42
6)	Zonal (basic) FSI(0.50 or 0.75 or 1 or 1:33) .		1.00
7)	a)Permissible built up area as per Zonal(Basic) FSI (5X6)		1198.42
	b) Permissible Built up area as per DCR 30(C) protected for development (Area of CTS No. 734/B i.e. set back area already handed over to BMC & benefit claimed in approved plans of existing building under file no. CHE/8971/BP(WS)/AR)		45.70
	Permissible built up area (7a or 7a above,whichever is more)		------
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)		------
	a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot		------
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize within the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%) (50.19 x 200%) = 100.38		100.38
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)		------
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot		------
	a) in lieu cost of construction of amenity building as per regulation 30(A)30(b)		------
	b) 50% of rehab component as per reg 33(7)(A)		------
	c) 15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)		------
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%) (1198.42 x 50 %) =599.21 sq.mts.		------
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A) &30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above (5B X 100%)-(7b-9c) -(8b) (1198.42 x 50 %) = 599.21- 45.70=553.51 sq.mts.		------
	a) general TDR 50% or 80%		------
	b) slum TDR 50% or 20%		------
12)	Permissible Built up area (7+8+9+10+11)		1344.50
13)	TOTAL BUILT UP AREA 13(a)+13(b)+13(c)		1245.48
	a) PROPOSED BUILT UP AREA OF BLDG.NO.1 (UNDER REFERENCE)		825.26
	b) PROPOSED BUILT UP AREA OF BLDG.NO.2 (FOR FUTURE SCRUTINY)		420.22
	c) EXISTING BUILT UP AREA		------
14)	TDR generated if any as per 30(A)		------
15)	FSI consumed on net plot(13/4)		1.04
B)	**DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS**		
	a) RESIDENTIAL BUILT-UP AREA PERMISSIBLE BLD.NO.1 (825.26) + BLD.NO.2 (420.22) =		1245.48
	b) REMAINING NON RESIDENTIAL BUILT-UP AREA		---------
C)	**DETAILS OF F.C. AREA AVAILED AS PER DCPR 2034 31 (3)**		
	1) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential(bldg.No.1) (U/R)		62.34
	2) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential (bldg.No.1) (U/R)		62.34
	3) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential (bldg.No.2)		---------
	4) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential (bldg.No.2)		---------
	5) Permissible Fungible Compensatory area by charging premium for residential (bldg.No.1) (U/R)		---------
	6) Fungible compensatory area availed on payment of premium for residential (bldg.No.1) (U/R)		---------
	7) Permissible Fungible Compensatory area by charging premium for residential (bldg.No.2)		---------
	8) Fungible compensatory area availed on payment of premium for residential (bldg.No.2)		---------
	9) TOTAL GROSS BUILT-UP AREA PERMISSIBLE (A12 + C1 +C3+C5+C7)		1406.84
	10) TOTAL GROSS BUILT-UP AREA PROPSED (13 + C2+C4+C6+C8)		1307.82
II	OTHET REQUIREMENTS		
A	Reservation/ Designation		------
	a) Name of reservation		------
	b) Area of reservation land handed over as per Regulation No.17		------
	c) Built up area of amenity to be handed over as per Regulation No.17		------
	d) Area/Built up area of Designation		------
B	Plot area/built up amenity to be handed over as per regulation No		------
	a) 14(A)		------
	b) 14(B)		------
	c) 15		------
C	Requirement of PAVED LOS as per Regulation No.27		179.76
D	TENEMENTS STATEMENT		
	a) Total Proposed built up area (C10)		1307.82
	b) Less Deduction of Non-Residential area(shop etc)		------
	c) Area available for Tenements (a) minus(b)		1307.82
	d) Tenements Permissible (450/hectare) 58.85 SAY		59 Nos.
	e) Total Number of Tenements Proposed on Plot BLDG.NO.1 = 10 Nos BLDG.NO.2 = 08 Nos		18 Nos.
E	PARKING STATEMENT		
	(i)PARKING REQUIRED FOR REGULATION FOR BLDG.NO.1 = 06 Nos BLDG.NO.2 = 03 Nos		09 Nos.
	(ii)TOTAL PARKING PROVIDED BLDG.NO.1 = 16 Nos BLDG.NO.2 = 14 Nos		30 Nos.
F	TRANSPORT VEHICLE PARKING		
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		------
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		------

F O R M - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING NO.1 ON PLOT BEARING C.T.S. NO.734/A, 734/A/1, 734/A/2, 735, 735/1 TO 735/18, 737 AND 737/1 OF VILLAGE DAHISAR SITUATED AT GODAVARI MHATRE ROAD, DAHISAR (W), MUMBAI

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				VILAS G.		

NORTH	**BLUE OCEAN REALTY** GG-2, Jaishree Apt, Phustikar CHS Ltd , Patel estate road , Jogeshwari (W) Mumbai - 400102	Yusuf Umer Dhukka Digitally signed by Yusuf Umer Dhukka DN: c=IN, o=Personal, title=5282, pseudonym=04ffbc89e0943282278846bb8b7ffb, 2.5.4.20=b30b0e242bc4dfb77a1e4c5f8b0d9f8e, 1.3.6.1.4.1.311.60.2.1.3=IN, 2.5.4.65=MH, 2.5.4.9=Shop No 1 Ground Floor Sai Krupa Building Dahisar West Mumbai Maharashtra, postalAddress=400068, st=Maharashtra, postalNumber=2cd4cdf330a30f0427cb764f04f8b9de2503b79683361099d9ada6d7695c4975, cn=Priyank Abhay Bhatt Date: 2023.06.07 17:27:05 +05'30'
	DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE	
Priyank Abhay Bhatt Digitally signed by Priyank Abhay Bhatt DN: c=IN, o=Personal, 2.5.4.20=1269152d63d059aaa7135af72 9ea2b4a22ee3e641c95531f4c96d68cc8d e4a3021, postalCode=400049, st=Maharashtra, serialNumber=2cd4cdf330a30f0427cb764f04f8b9de2503b79683361099d9ada6d7695c4975, cn=Priyank Abhay Bhatt Date: 2023.06.07 17:27:05 +05'30'	**PRIYANK BHATT** **A R C H I T E C T** 202/A- Shiv Prisha CHSL, Juction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049 :- phd1014164@gmail.com :- 022 - 2 6 2 5 5 4 0 0	
DIGITAL SIGNATURE OF ARCHITECT	**NAME, ADDRESS OF ARCHITECT**	

This plan is approved subject to conditions mentioned in approval letter of this office U/No. P-14651/2023/(7734A And Other)/R/N Ward/DAHISAR R/N/337/1/New signed on even date

DIGITAL SIGNATURE OF AUTHORITIES

Rahul Babusha Pandit Digitally signed by Rahul Babusha Pandit Date: 2023.06.09 18:03:30 +05'30'	Swapnil Bhagawat Patil 2023.06.09 19:45:19 +05'30'	Mahesh Sambhu Revadekar Digitally signed by Mahesh Sambhu Revadekar Date: 2023.06.09 20:45:31 +05'30'
S.E.B.P. (R4)	**A.E.B.P. (R-II)**	**E.E.B.P. (R-2)**

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 23-01-2023 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 IS 1886.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

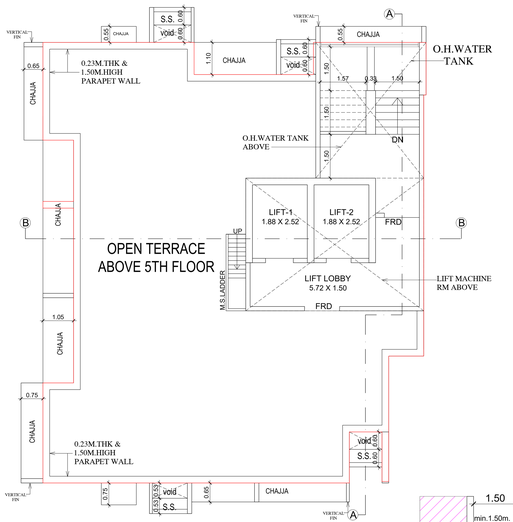
Priyank Abhay Bhatt
Digitally signed by Priyank Abhay Bhatt
DN: c=IN, o=Personal, title=5282, pseudonym=04ffbc89e0943282278846bb8b7ffb, 2.5.4.20=b30b0e242bc4dfb77a1e4c5f8b0d9f8e, 1.3.6.1.4.1.311.60.2.1.3=IN, 2.5.4.65=MH, 2.5.4.9=Shop No 1 Ground Floor Sai Krupa Building Dahisar West Mumbai Maharashtra, postalAddress=400068, st=Maharashtra, postalNumber=2cd4cdf330a30f0427cb764f04f8b9de2503b79683361099d9ada6d7695c4975, cn=Priyank Abhay Bhatt
Date: 2023.06.07 17:14:46 +05'30'
SIGNATURE OF ARCHITECT

NOTES :-
1) PLOT BOUNDARY SHOWN IN THICK BLACK COLOR.
2) LOS SHOWN IN GREEN HATCH COLOR.
3) SET BACK SHOWN IN BURNT SIENNA COLOR.
4) PROPOSED WORK SHOWN IN RED BOUNDARY COLOR.
5) EXISTING STRUCTURE TO BE DEMOLISHED DEMOLISHED SHOWN IN YELLOW COLOR.
6) AREA OF ENCROACHMENT SHOWN IN MAGENTA COLOR.

BLDG.NO.1

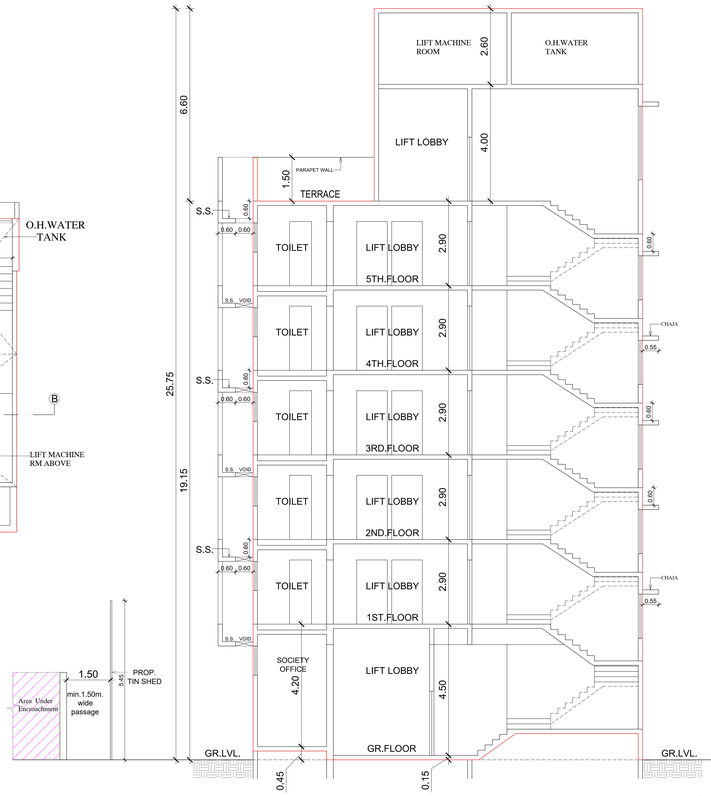
FILE No.:- P-14651/2023/(734A And Other)/R/N Ward/DAHISAR R/N/337/1/New 2/2

CONTENTS OF SHEET :- FLOOR PLAN, SECTIONS & AREA CALC.



TERRACE FLOOR PLAN

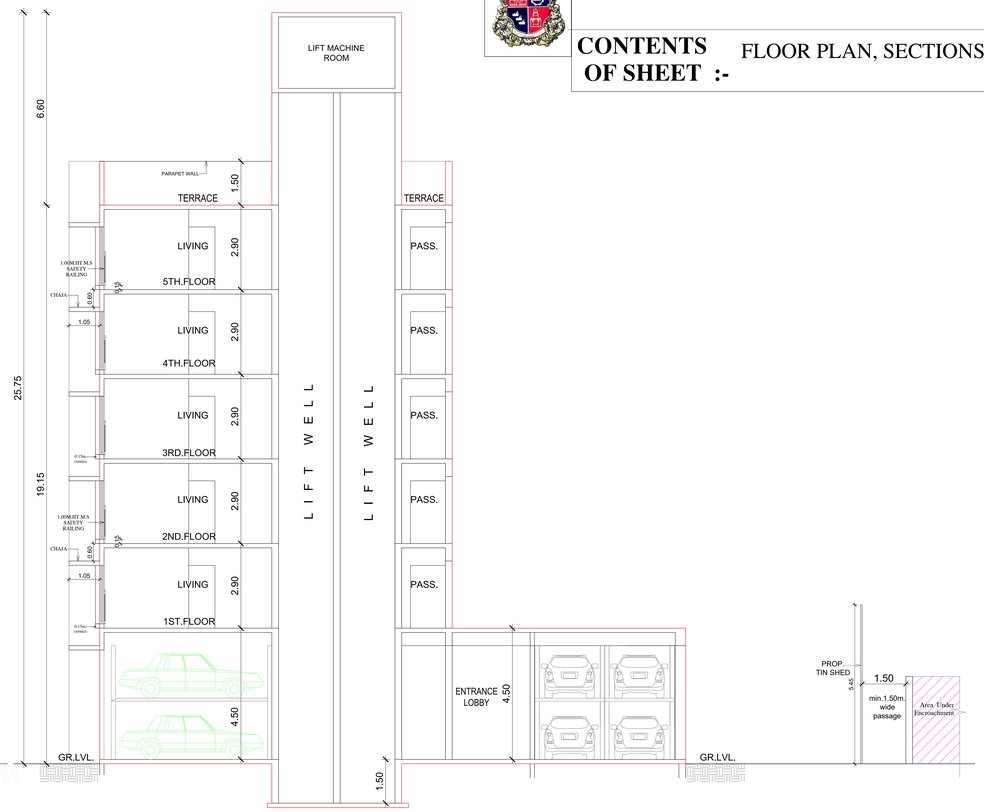
PROP.BLDG.NO.1 SCALE :- 1 : 100



SECTION A-A

PROP.BLDG.NO.1

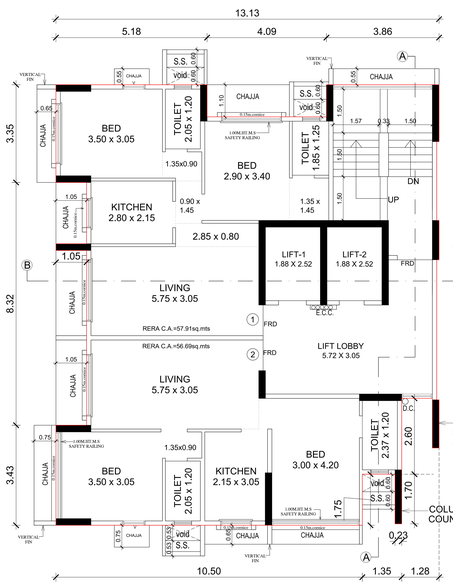
SCALE :- 1 : 100



SECTION B-B

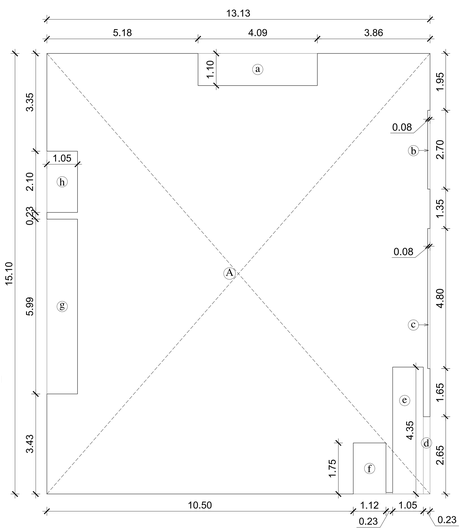
PROP.BLDG.NO.1

SCALE :- 1 : 100



TYPICAL FLOOR PLAN (1ST.TO 5TH.FLOOR)

PROP.BLDG.NO.1 SCALE :- 1 : 100



LINE DIAGRAM FOR TYPICAL FLOORS AREA CALC.

(1ST.TO 5TH FLOOR) **PROP.BLDG.NO.1**

SCALE :- 1 : 100

AREA STATEMENT (in sq.mts.)

1ST. TO 5TH FLOOR

A) 13.13 x 15.10 = 198.26 sq.mts.

DEDUCTIONS:-

a)	4.09	X	1.10	=	4.50	
b)	0.08	X	2.70	=	0.22	
c)	0.08	X	4.80	=	0.38	
d)	0.23	X	2.65	=	0.61	
e)	1.05	X	4.35	=	4.57	20.74 sq.mts.
f)	1.12	X	1.75	=	1.96	
g)	1.05	X	5.99	=	6.29	
h)	1.05	X	2.10	=	2.21	

TOTAL AREA PER FLOOR = 177.52 sq.mts.

RERA CARPET AREA STATEMENT

PROP.BLDG.NO.1

FLOOR	FLAT NOS.	CARPET AREA AS PER RERA (in sq. mts.)	TOTAL NO. OF FLATS
1ST.TO 5TH.	1	57.91	05 Nos.
1ST.TO 5TH.	2	56.69	05 Nos.
TOTAL NO. OF FLATS = 10 NOS.			

SUMMARY (PROP.BLDG.NO.1)

FLOOR	FLOOR AREA	LESS ST.CASE LIFT & LIFT PASS. AREA	NET AREA
STILT	------	------	------
1ST.FLOOR	177.52	------	177.52
2ND.FLOOR	177.52	------	177.52
3RD.FLOOR	177.52	------	177.52
4TH. FLOOR	177.52	------	177.52
5TH. FLOOR	177.52	------	177.52
TOTAL	887.60	------	887.60

CAR PARKING STATEMENT (PROP.BLDG.NO.1)

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C.P.R 2034 No.44 TABLE 21	PARKING REQUIRED
BELOW 45.00	----	1 PARKING FOR 4 TENEMENTS	-------
45.00 TO 60.00	10	1 PARKING FOR 2 TENEMENTS	5.00 Nos.
60.00 TO 90.00	----	1 PARKING FOR 1 TENEMENTS	-------
ABOVE 90.00	----	1 PARKING FOR 1 /2 TENEMENTS	-------
10 % ADDITIONAL PARKING FOR VISITORS			1.00 Nos.
TOTAL PARKING REQUIRED			06Nos.
TOTAL PARKING PROVED			16 Nos.

Note :-

This is digitally signed plan & does not require physical signatures.

F O R M -II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING NO.1 ON PLOT BEARING C.T.S. NO.734/A, 734/A/1, 734/A/2, 735, 735/1 TO 735/18, 737 AND 737/1 OF VILLAGE DAHISAR SITUATED AT GODAVARI MHATRE ROAD, DAHISAR (W), MUMBAI

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				VILAS G.		

BLUE OCEAN REALTY
GG-2, Jaishree Apt,
Phustikar CHS Ltd ,
Patel estate road ,
Jogeshwari (W) Mumbai - 400102

Yusuf Umer Dhukka

Digitally signed by Yusuf Umer Dhukka
DN: c=IN, o=Personal, title=5282, pseudonym=-064f8c896e0943f2802708466d23ffc, 2.5.4.20=9c086b0c9d26c44ffe71d1e4c58b69d896558bd100d51afed69851 4ba9003618, postalCode=400102, st=Maharashtra, serialNumber=332793528019c0f34ed0c7b131870cd26a6f36e5b3ef2bc2f3e9a32347ca62 93, cn=Yusuf Umer Dhukka
Date: 2023.06.07 17:19:22 +05'30'

NORTH | NAME OF OWNER /C.A. TO OWNER | DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
DN: c=IN, o=Personal, 2.5.4.20=1209ff2563d59aaa713fa4729ea2b4a22ee3e641c953314c96d68c8de4a3021, postalCode=400049, st=Maharashtra, serialNumber=2cd4cdf330a309f427cb74f046ab3de250357968336109d9a6ab6f1f49c497b, cn=Priyank Abhay Bhatt
Date: 2023.06.07 17:27:54 +05'30'

PRIYANK BHATT
A R C H I T E C T
202/A- Shiv Prisha CHSL. Juction of Gulmohar Road & Juhu Lane, JVPD Scheme,
Vile Parle (West), Mumbai - 400049
:- pb0104016@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT | NAME, ADDRESS OF ARCHITECT

This plan is approved subject to conditions mentioned in approval letter of this office U/No. P-14651/2023/(734A And Other)/R/N Ward/DAHISAR R/N/337/1/New signed on even date

DIGITAL SIGNATURE OF AUTHORITIES

S.E.B.P. (R4)	A.E.B.P. (R-II)	E.E.B.P. (R-2)
Rahul Babushа Pandit — Digitally signed by Rahul Babusha Pandit Date: 2023.06.09 18:05:06 +05'30'	Swapnil Bhagawat Patil 2023.06.09 19:45:27 +05'30'	Mahesh Sambhu Revadekar — Digitally signed by Mahesh Sambhu Revadekar Date: 2023.06.09 20:45:51 +05'30'

Z:\BMC PROPOSALS\YUSUF DHUKKA\BLUE OCEAN REALTY - DAHISAR WEST\COMMON BLDG NO.1 & 2\OD PLAN\BLDG NO.1\OD PLAN BLDG NO.1 02-06-2023.dwg