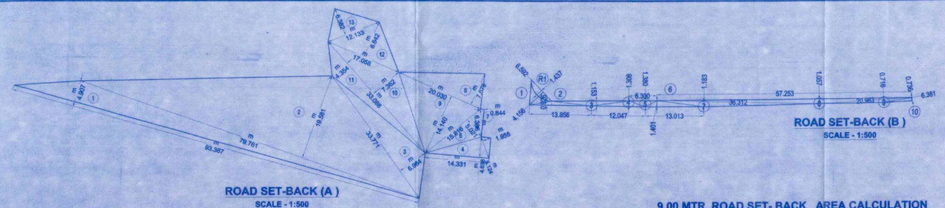


ROAD SET-BACK (A)
SCALE - 1:500

ROAD SET-BACK (B)
SCALE - 1:500

PLOT AREA CALCULATION

ADDITION									
1	1/2	X	33.985	X	14.787	X 1 NO	=	251.27	SQ.MT.
2	1/2	X	49.044	X	30.196	X 1 NO	=	740.47	SQ.MT.
3	1/2	X	45.063	X	23.200	X 1 NO	=	522.73	SQ.MT.
4	1/2	X	42.673	X	20.066	X 1 NO	=	428.14	SQ.MT.
5	1/2	X	42.673	X	27.390	X 1 NO	=	584.41	SQ.MT.
6	1/2	X	47.137	X	27.342	X 1 NO	=	644.41	SQ.MT.
7	1/2	X	47.137	X	23.161	X 1 NO	=	545.87	SQ.MT.
8	1/2	X	56.099	X	33.792	X 1 NO	=	947.85	SQ.MT.
9	1/2	X	56.909	X	1.719	X 1 NO	=	48.91	SQ.MT.
10	1/2	X	56.909	X	16.700	X 1 NO	=	475.19	SQ.MT.
11	1/2	X	53.791	X	10.249	X 1 NO	=	275.65	SQ.MT.
12	1/2	X	27.305	X	10.262	X 1 NO	=	140.10	SQ.MT.
13	1/2	X	17.108	X	6.681	X 1 NO	=	57.15	SQ.MT.
14	1/2	X	19.947	X	9.605	X 1 NO	=	95.80	SQ.MT.
15	1/2	X	19.947	X	4.562	X 1 NO	=	45.50	SQ.MT.
16	1/2	X	17.108	X	8.808	X 1 NO	=	75.34	SQ.MT.
17	1/2	X	20.294	X	7.153	X 1 NO	=	72.58	SQ.MT.
18	1/2	X	19.460	X	14.909	X 1 NO	=	145.06	SQ.MT.
19	1/2	X	15.959	X	5.066	X 1 NO	=	40.42	SQ.MT.
20	1/2	X	6.363	X	0.850	X 1 NO	=	2.70	SQ.MT.
21	1/2	X	14.460	X	4.680	X 1 NO	=	33.85	SQ.MT.
22	1/2	X	5.170	X	1.972	X 1 NO	=	5.10	SQ.MT.
TOTAL							=	6178.50	SQ.MT. (A1)

36.60 MTR. ROAD SET- BACK AREA CALCULATION

ADDITION									
1	1/2	X	93.387	X	4.907	X 1 NO		229.125	SQ.MT.
2	1/2	X	79.761	X	19.582	X 1 NO		780.940	SQ.MT.
3	1/2	X	33.771	X	6.984	X 1 NO		117.927	SQ.MT.
4	1/2	X	14.331	X	4.638	X 1 NO		33.234	SQ.MT.
5	1/2	X	5.124	X	1.955	X 1 NO		5.009	SQ.MT.
6	1/2	X	15.817	X	5.021	X 1 NO		39.709	SQ.MT.
7	1/2	X	6.306	X	0.844	X 1 NO		2.661	SQ.MT.
8	1/2	X	20.031	X	7.679	X 1 NO		76.906	SQ.MT.
9	1/2	X	20.031	X	14.140	X 1 NO		141.819	SQ.MT.
10	1/2	X	33.088	X	7.362	X 1 NO		121.797	SQ.MT.
11	1/2	X	33.088	X	4.355	X 1 NO		72.049	SQ.MT.
12	1/2	X	17.058	X	8.642	X 1 NO		73.708	SQ.MT.
13	1/2	X	12.133	X	6.362	X 1 NO		38.717	SQ.MT.
TOTAL ROAD SET- BACK AREA								1733.405	SQ.MT. (A)

9.00 MTR. ROAD SET- BACK AREA CALCULATION

ADDITION									
1	1/2	X	6.593	X	4.156		=	13.700	
2	1/2	X	13.857	X	0.926		=	6.416	
3	1/2	X	17.180	X	1.153		=	9.904	
4	1/2	X	12.047	X	1.308		=	7.879	
5	1/2	X	6.300	X	1.380		=	4.347	
6	1/2	X	13.013	X	1.401		=	9.116	
7	1/2	X	36.312	X	1.183		=	21.479	
8	1/2	X	57.253	X	1.057		=	30.258	
9	1/2	X	20.983	X	0.716		=	7.512	
10	1/2	X	6.381	X	0.736		=	2.348	
TOTAL ADDITION							=	112.959	c
R	2/3	X	6.593	X	1.448		=	6.384	d
TOTAL ROAD SET- BACK AREA [c - d]							=	106.595	(B)

TOTAL ROAD SET- BACK AREA CALCULATION

ADDITION [A + B] , 1733.405 + 106.595	=	1840.000	(B1)

RG. AREA CALCULATION

RG. 1 AREA CALCULATION								
1	42.748	X	1.489		=	63.652	SQ.MT.	
2	(1.489 + 1.609) / 2	X	8.702		=	13.479	SQ.MT.	
TOTAL						77.131	SQ.MT.	A
RG. 2 AREA CALCULATION								
3	5.547	X	9.912	X	=	54.982	SQ.MT.	
TOTAL						54.982	SQ.MT.	B
RG. 3 AREA CALCULATION			0.50					
5	1/2	X	37.735	X	2.247	=	42.395	SQ.MT.
5a	1/2	X	37.735	X	4.010	=	75.658	SQ.MT.
TOTAL						118.053	SQ.MT.	C
RG. 4 AREA CALCULATION								
9	1/2	X	41.092	X	1.592	=	32.709	SQ.MT.
10	1/2	X	41.092	X	1.578	=	32.422	SQ.MT.
TOTAL						65.131	SQ.MT.	D
RG. 5 AREA CALCULATION								
11	1/2	X	8.698	X	4.275	=	18.592	SQ.MT.
12	1/2	X	8.698	X	3.457	=	15.034	SQ.MT.
TOTAL						33.626	SQ.MT.	E
TOTAL (A+B+C+D+E)					=	348.923	SQ.MT.	

PLOT AREA & R.G.AREA STATEMENT

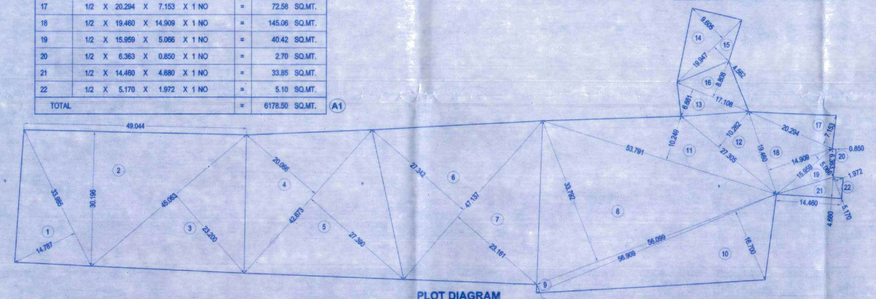
SR.	SUB-DIVISION	PLOT AREA (IN SQ.MT.)	8% REQ. R.G. (IN SQ.MT.)	PROP. R.G. (IN SQ.MT.)
01	PLOT AREA	4338.500	347.08	348.923
02	SET-BACK	1840.000	—	—
TOTAL		6,178.500	347.080	348.923

BUILT-UP AREA STATEMENT OF SALE BLDG.

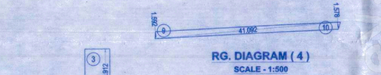
FLOORS	A GROSS BUA	B SALE STAIR/LIFT LIFT LOBBY AREA	C METER RM. AREA	D SOC. OFF. AREA	E ENTRANCE LOBBY AREA	F REFUGE AREA	G EXCESS REFUGE AREA	H = (A)-(B+C+D+E) SALE COMM. B.U.A.	I = [A)-(B+F)] SALE RESI. B.U.A.	(H+I) TOTAL SALE B.U.A.
GR. FLR.	260.39 SQ.MT	49.84 SQ.MT	----	----	45.39 SQ.MT	----	----	165.16 SQ.MT	----	165.16 SQ.MT
1ST FLR.	260.39 SQ.MT	56.42 SQ.MT	23.81 SQ.MT	21.58 SQ.MT	----	----	----	158.58 SQ.MT	----	158.58 SQ.MT
2ND FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
3RD FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
4TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
5TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
6TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
7TH FLR. (REFUGE)	336.24 SQ.MT	41.33 SQ.MT	----	----	----	78.04 SQ.MT	----	----	216.87 SQ.MT	216.87 SQ.MT
8TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
9TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
10TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
11TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
12TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
13TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
14TH FLR. (REFUGE)	336.24 SQ.MT	41.33 SQ.MT	----	----	----	78.04 SQ.MT	----	----	216.87 SQ.MT	216.87 SQ.MT
15TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
16TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
17TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
18TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
19TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
20TH FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
21ST FLR. (REFUGE)	334.56 SQ.MT	41.33 SQ.MT	----	----	----	22.56 SQ.MT	----	----	270.67 SQ.MT	270.67 SQ.MT
22ND FLR.	329.04 SQ.MT	41.33 SQ.MT	----	----	----	----	----	----	287.71 SQ.MT	287.71 SQ.MT
TOTAL	7450.54 SQ.MT	974.19 SQ.MT	23.81 SQ.MT	21.58 SQ.MT	45.39 SQ.MT	178.64 SQ.MT	----	323.74 SQ.MT	5883.19 SQ.MT	6206.93 SQ.MT

TENEMENT STATEMENT FOR SALE BLDG.

TYPE OF BLDG.	FLOOR	SALE T/S RESI.	SALE T/S COMM.	SALE T/S TOTAL
SALE BLDG.	GR. FLR	---	03	03
	1ST FLR.	---		
	2ND TO 4TH, 8TH TO 13TH, 15TH TO 20TH & 22ND FLOOR	04 X 18 FLR. 72	---	72
	7TH & 14TH (R) FLR.	03 X 02 FLR. 06	---	06
	21ST (R) FLR.	04	---	04
TOTAL		82	03	85

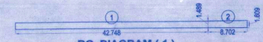


PLOT DIAGRAM
SCALE - 1:500



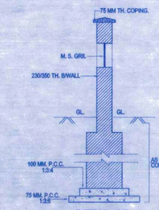
RG. DIAGRAM (4)
SCALE - 1:500

RG. DIAGRAM (2)
SCALE - 1:500

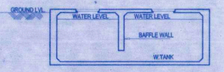


RG. DIAGRAM (1)
SCALE - 1:500

RG. DIAGRAM (5)
SCALE - 1:500

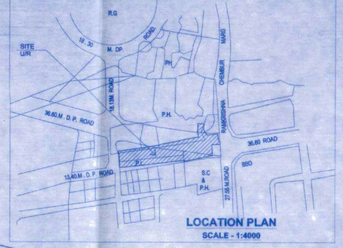


DETAIL OF COMPOUND WALL

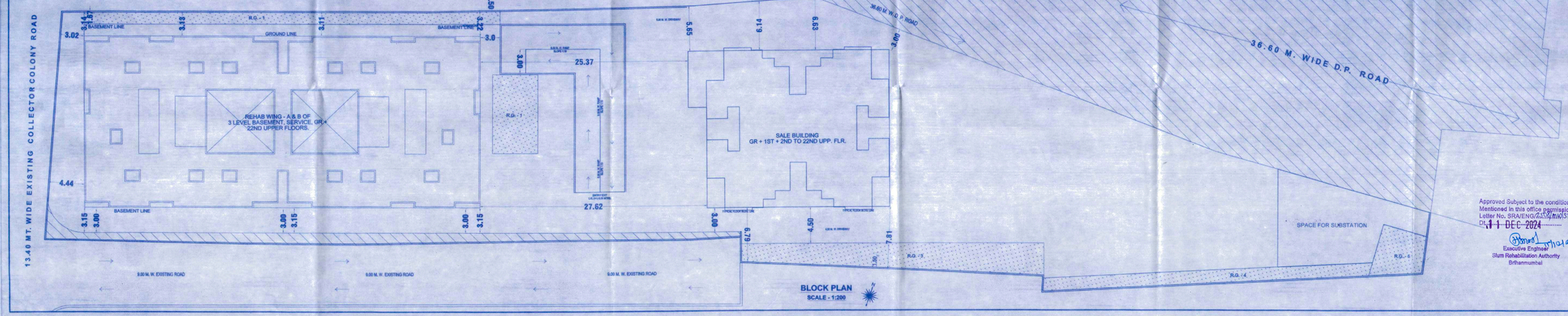


RG. DIAGRAM (3)
SCALE - 1:500

THROUGH U G TANK
SCALE - 1:100



LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:200

SALE BLDG. 1/5

PROFORMA 'A'

A	AREA STATEMENT	AREA IN SQ.MT
1	AREA OF THE PLOT	6178.50
2	DEDUCTION FOR	----
	a) ROAD SET BACK AREA	1840.00
	b) PROPOSED ACG	----
	c) ANY RESERVATION	----
	TOTAL (a+b+c)	1840.00
3	BALANCE AREA OF PLOT (1-2)	4338.50
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE)	----
5	NET AREA OF PLOT (3-4)	4338.50
6	ADDITION FOR FLOOR SPACE INDEX	----
	2 (a) 100 %	1840.00
	2 (b) 100 %	----
	2 (c) 100 %	----
7	TOTAL AREAS (5+6)	6178.50
8	FLOOR SPACE INDEX PERMISSIBLE	4.00 or sanctioned FSI whichever is more
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS (Restricted To 40% Of The Balance Area Vide Item 3 Above)	----
10	PROPOSED REHAB BUILT UP AREA (REHAB)	9750.661
11	PERMISSIBLE SALE BUA AS PER PROPOSED COMP.	15503.260
12	15% INCENTIVE FSI (11X 15%)	16255.740
13	ALLOWABLE TDR/BUA AS AGAINST CONSTRUCTION AMENITY	1301.52
14	TOTAL SALE PERMISSIBLE F.SI (12+13)	19557.259
15	PROP. SALE BUA IN REHAB BUILDING	1127.927
16	PROP. SALE BUA IN SALE BUILDING	8206.93
17	TOTAL PROPOSED CORE SALE BUA (15 + 16)	7334.667
18	TOTAL PROPOSED BUILT UP AREA (10 + 17)	17085.518
25	F.S.I. CONSUMED (24/7)	2.765
B	BALCONY AREA STATEMENT	
(i)	PERMISSIBLE BALCONY AREA PER FLOOR	
(ii)	PROPOSED BALCONY AREA PER FLOOR	AS PER PLANS
(iii)	EXCESS BALCONY AREA PER FLOOR	
(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C	TENEMENT STATEMENT	
(i)	PROPOSED AREA (Item A, 12 Above)	
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP etc.)	
(iii)	AREA AVAILABLE FOR TENAMENTS [(i)-(ii)]	
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	AS PER PLANS
(v)	TENEMENTS PROPOSED	
(vi)	TENEMENTS EXISTING	
	TOTAL TENEMENT ON THE PLOT	
D	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR :-	
	CAR	
(i)	SCOOTER / MOTOR CYCLE	
(ii)	OUT SIDERS (VISITORS)	AS PER PLANS
(iii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
(iv)	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING	
	SPACE FOR TRANSPORT VEHICLES PARKING REQD. BY REG.	
	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA 'B'

CONTENTS OF SHEET :

BLOCK PLAN, LOCATION PLAN, SALE BLDG. BUA STATEMENT, PARKING STATEMENT, TENEMENT STATEMENT. etc.

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON - - - - - - - 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 - - - - - - - - - AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

COMPOSITE BUILDING PROPOSED IN THE S. R. SCHEME
ON PLOT BEARING C.T.S.NO. 497 (PT.) & 22 (PT.) OF VILLAGE CHEMBUR,
NEAR R. C. MARG, CHEMBUR, MUMBAI - 400 074.

FOR JAI AMBE SRA CHS LTD.

NAME OF OWNER

M/S. F. A. BUILDERS & DEVELOPERS LLP

NORTH	JOB NO.	DWG. NO.	SCALE	CHK. BY	DRAWN BY

SIGNATURE, NAME AND ADDRESS OF ARCHITECT

RE-FORM CONSULTANTS
802-B, 8TH FLOOR, GRANDE PALLADIUM, 175, CST ROAD, KALINA,
NEXT TO SHAMAN MOTORS, SANTACRUZ (EAST), MUMBAI- 400 098.
TEL/FAX.- 022-6604 2300 MOBILE- 98211 96600
E-MAIL - reformconsultants.in@gmail.com

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/ 4030/ CHEMBUR/ MHADA/ LOI
Dt. 11 DEC 2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai