**RERA AREA STATEMENT**

(FOR PARKING PURPOSE ONLY)

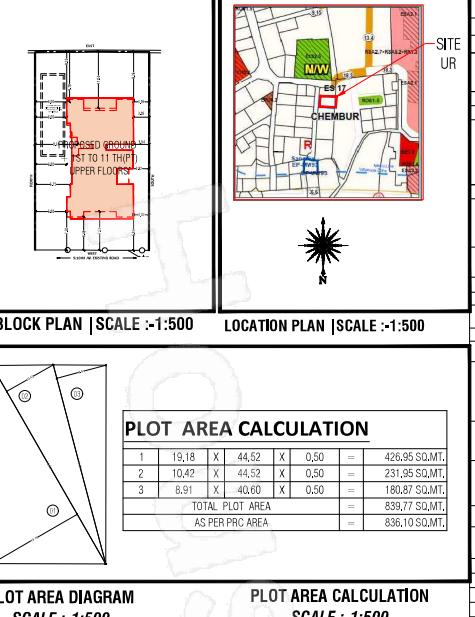
FLOOR	RERA AREA			
	FLAT-1	FLAT-2	FLAT-3	FLAT-4
1ST	100.75	77.82	---	---
2ND	100.75	77.82	---	---
3RD	100.75	77.82	---	---
4TH	100.75	77.82	---	---
5TH	100.75	77.82	---	---
6TH	100.75	77.82	---	---
7TH	---	---	39.90	40.41
8TH	41.83	58.32	39.90	40.41
9TH	41.83	58.32	39.90	40.41
10TH	41.83	58.32	39.90	40.41
11TH	39.90	---	---	---

**PARKING STATEMENT**

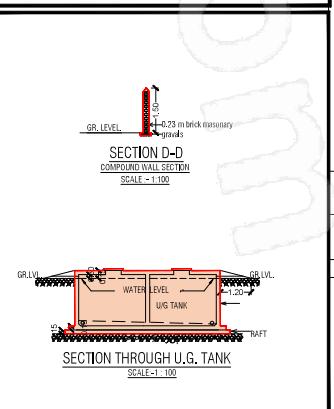
AS PER DCPR 2034

CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSE FLATS	PARKING REQUIRED
BELLOW 45.00	1 FOR 4 FLATS	12.00	3.00
45.00 TO 60.00	1 FOR 2 FLATS	3.00	1.50
60.00 TO 90.00	1 FOR 1 FLATS	6.00	6.00
90.00 & ABOVE	2 FOR 1 FLATS	6.00	12.00
	TOTAL	27.00	22.50
	10% VISITOR PARKING SUBJECT TO MIN. 1		2.25
	TOTAL PARKING REQUIRED		24.75
	TOTAL PARKING PROPOSED		36.00
	BIG	SMALL	TOTAL
PUZZLE PARKING	36	--	36
	TOTAL	36	0.00
			36

BUILT UP AREA STATEMENT, RERA AREA STATEMENT &amp; PARKING STATEMENT

**BUILT UP AREA STATEMENT**

FLOOR	PROPOSED BUILT UP AREA	STAIRCASE LIFT LOBBY & LIFT SHAFT AREA FREE OF FSI BY CHARGING PREMIUM	STAIRCASE & LIFT LOBBY AREA FREE OF FSI BY CHARGING PREMIUM	NON - F.S.I. AREA
GROUND	0.00	----	0.00	391.66
1ST	195.69	53.19	----	----
2ND	195.69	----	44.15	----
3RD	195.69	----	44.15	----
4TH	195.69	----	44.15	----
5TH	195.69	----	44.15	----
6TH	195.69	----	44.15	----
7TH (REF)	88.91	----	44.15	67.47
EXCESS REFUGE AREA COUNTED IN FSI	15.46	----	----	----
8TH	198.55	----	44.15	----
9TH	198.55	----	44.15	----
10TH	198.55	----	44.15	----
11TH(PT)	44.89	----	44.15	----
EXCESS FITNESS CENTER AREA COUNTED IN FSI	6.71	----	----	----
TERRACE	----	----	----	60.81
TOTAL AREA	1925.76	53.19	441.50	519.94
TOTAL GROSS AREA				2940.39



FROM-I	TO-I	SO.LMTS.
1	AREA OF PLOT	936.10
	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 100% (REGULATION NO.17)	-
B	FOR AMENITY AREA	-
	a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 1(A)	-
	b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 1(B)	-
	c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLIED	-
C	DEDUCTION FOR EXISTING BUA TO BE RETAINED IN ANY/LAND COMPONENT OF EXISTING BUILDING AS PER REGULATION NO.10 (REGULATION NO.10)	-
3	TOTAL DEDUCTION   (2(A) + 2(B)) - 2(C) AS AND WHEN APPLICABLE,	-
4	BALANCE AREA OF PLOT   (1 - 3)	836.10
5	PILOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SO, NO. 1 ABOVE	-
6	ZONE   (BASIC) FSI (0.50, 0.75 OR 1.00 OR 1.33)	1.00
7	IN CASE OF MULTIPLE BUA AS PER REGULATION NO.10 (REGULATION NO.10)	-
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	-
	a) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) (i) ABOVE WITHIN CAP OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE 12 ON REMAINING BALANCE PLOT	-
	b) IN CASE OF MULTIPLE BUA AS PER REGULATION NO.10 (REGULATION NO.10)	-
	c) PROTECTED DEVELOPMENT AS PER REG. 30(C)	-
	(B,C) BY THIS OFFICE LETTER UNDER NO. ~CE2956/PES/AM (EXISTING BUILDING AS PER APPROVED DATE ~01.07.1986)	817.82
9	PROTECTED DEVELOPMENT AS PER REG. 30(C)	-
10	INCENTIVE FSI AS PER REG. 337(7)(B)	-
	EXISTING BUA AS PER O.C.C. PLAN DTD 01.07.1986 - 87.82 SQ.MT INCENTIVE FSI (87.82 X 1.5% = 131.67 SQ.MT)	131.67
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 (836.10,100.50)	418.05
12	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO.12 OF REGULATION NO.30 (A) AND 32 ON REMAINING BALANCE PLOT	-
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C))	147.34
14	PROPOSED BUA AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C)	147.34
15	PROPOSED BUA FOR RESIDENTIAL	-
16	PROPOSED BUA FOR COMMERCIAL	-
17	TDR GENERATED IF ANY AS PER REG. 30(A) and 32	-
18	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3) (142.54 X 0.35)	499.64
19	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RH448 COMPONENT (WITHOUT CHARGING PREMIUM) (87.18 X 35% = 30.52 SQ.MT)	30.26
20	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT (WITHOUT CHARGING PREMIUM)	305.26
21	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL	194.38
22	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR RESIDENTIAL	192.96
23	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR COMMERCIAL	-
24	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR COMMERCIAL	-
25	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA   (144.16 BUA + 161.60 FSI)	1925.6
26	FSI CONSUMED ON NET PLOT (134)	1.50
27	OTHER REQUIREMENTS	-
A	RESERVATION / DESIGNATION	-
	a) NAME OF RESERVATION	-
	b) AREA OF RESERVATION AFFECTING THE PLOT	-
B	PLOT AREA / BUILT UP AREA OF DESIGNATION	-
	a) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	-
	b) AREA / BUILT UP AREA OF DESIGNATION	-
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/LOT AS PER REGULATION NO.27	-
D	EMENT STATEMENT	-
	i) PROPOSED BUILT UP AREA	1925.6
	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	-
	iii) AREA AVAILABLE FOR TENEMENTS (O) MINUS (ii)	1925.6
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARES)	86.66
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	27 HOMS.
E	PARKING STATEMENT	-
	i) PARKING REQUIRED BY REGULATION FOR CAR	26 NOS.
	ii) MOTOR CYCLE	-
	iii) OUTSIDERS (VISITORS)	-
	iv) COVERED GARAGE PERMISSIBLE	-
	v) COVERED GARAGES PROPOSED	-
	vi) SCOOTER	36 NOS.
	vi) MOTOR CYCLE	-
	vii) OUTSIDERS (VISITORS)	-
	viii) TOTAL PARKING PROVIDED	36 NOS.
D	TRANSPORT VEHICLES PARKING	-
	i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
	ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-
NOTES:-		
		THE PERFORMANCE 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 836.10 SQ.MT, ( EIGHT HUNDRED AND THIRTY SIX POINT TEN SQ.MT), WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.
		SIGNATURE OF ARCHITECT

**CONTENTS OF SHEET**  
 BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, RERA AREA STATEMENT, BUA AREA STATEMENT & PARKING STATEMENT

**STAMP & DATE OF APPROVAL OF PLANS**  
 THIS CANCELS APPROVAL TO PREVIOUS PLANS SANCTIONED U.N. NO. P-2243/2024/(366/22)/M/W Ward/Chembur-W DTD 13.11.2024 APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.N. NO. P-2243/2024/(366/22)/M/W Ward/Chembur-W

**NARENDRA MADHUKAR KOTKAR**  
 E.E.(B.P)ES-I

**BADAL KISHAN KODWAN**  
 S.E. (B.P.)M-I A.E.(B.P.)

**NANASAHEB B RAMSINGH KENJALE**

**DESCRIPTIONS OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO - 45, EXISTING ON LAND BEARING C.T.S.NO.36522 OF CHEMBUR VILLAGE, TAL-KURLA MUMBAI SUBURBAN DISTRICT, SITUATED AT SWASTIK PARK, BESIDES EMERALD CLUB, CHEMBUR, MUMBAI-400 071.

**NAME OF OWNER** **SIGNATURE OF OWNER**

**B. H. WADHWA & CHHADVA ASSOCIATES ARCHITECT | ENGINEERS | PLANNERS**  
 A-1, WADHWA BUNGALOW, C.T.S. NO. 1210, OFF 10TH ROAD, BEHIND JAIN TEMPLE, CHEMBUR, MUMBAI-71 (J.C.NO. -A/2013/61590)  
**Tejas Arun Chhada** **Signature**