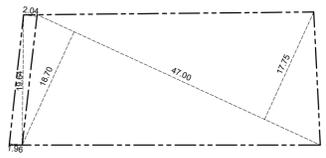
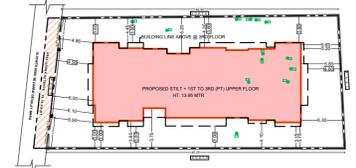


LOCATION PLAN  
SCALE 1:4000

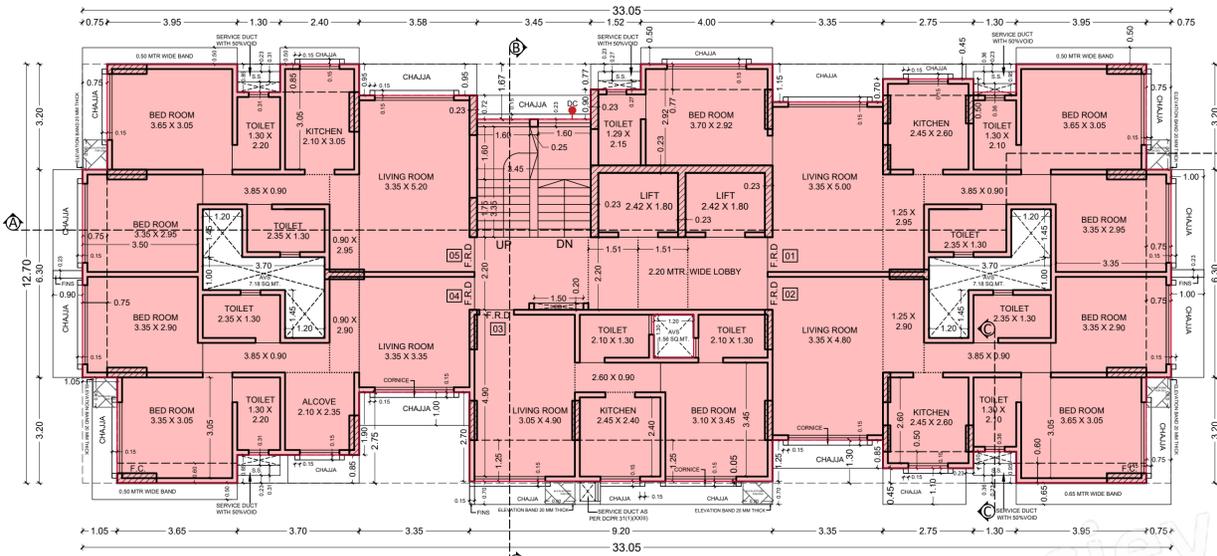


PLOT AREA CALCULATION  
SCALE 1:500

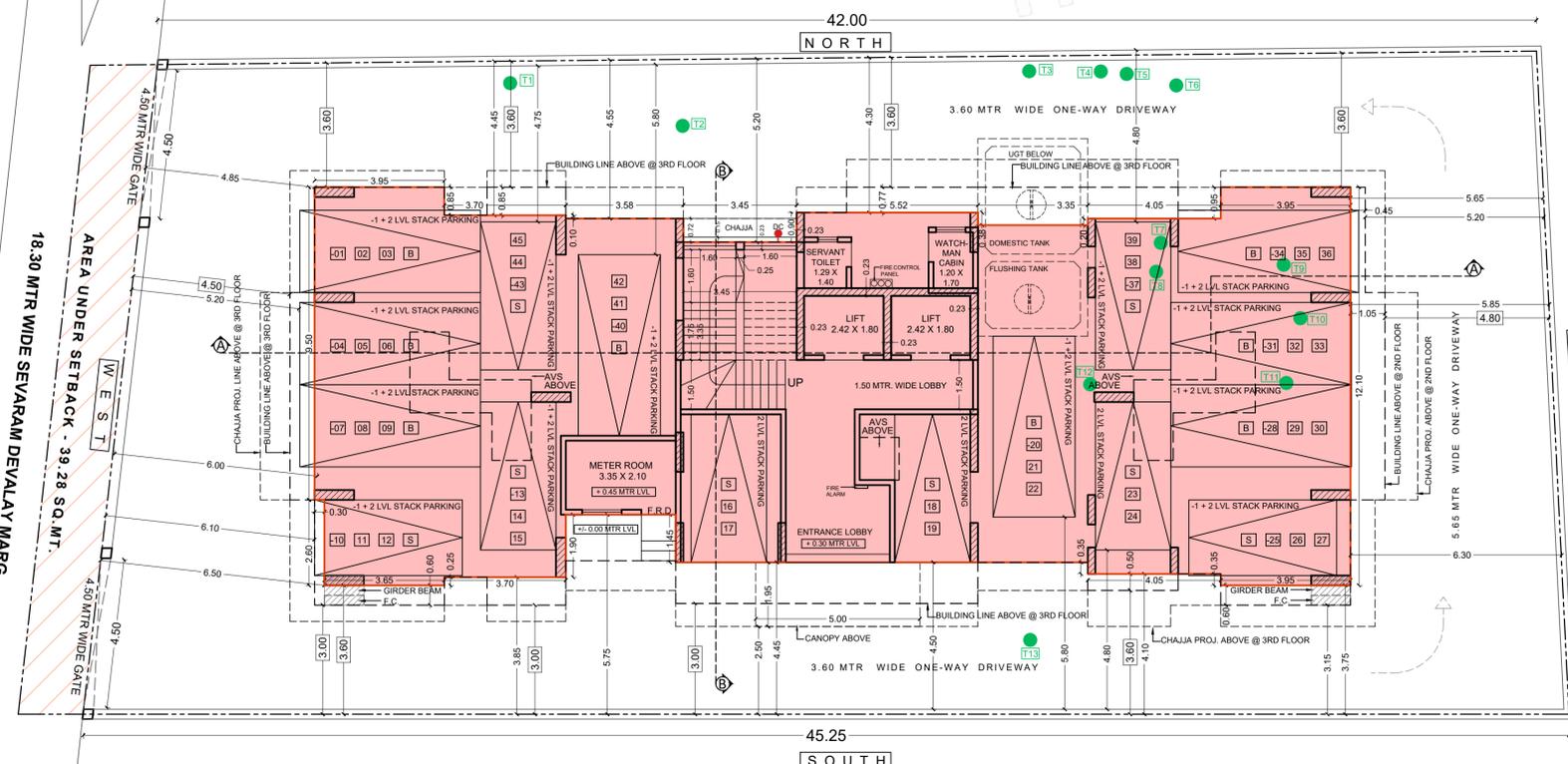
PLOT AREA CALCULATION		
<b>A - I.E. AREA OF TRIANGLE</b>		
1	47.00 X 18.70 X 0.50	= 439.45 SQ.MT.
2	47.00 X 17.75 X 0.50	= 417.13 SQ.MT.
<b>TOTAL AREA</b>		<b>= 856.58 SQ.MT.</b>
<b>B - AREA UNDER SETBACK</b>		
3	19.64 X 2.04 X 0.50	= 20.03 SQ.MT.
4	19.64 X 1.96 X 0.50	= 19.25 SQ.MT.
<b>TOTAL AREA</b>		<b>= 39.28 SQ.MT.</b>
<b>TOTAL PLOT AREA (A+B)</b>		
		<b>= 895.86 SQ.MT.</b>
<b>AREA OF PLOT AS PER TRIANGULATION</b>		
		<b>= 895.86 SQ.MT.</b>
<b>AREA OF PLOT AS PER P.R. CARD</b>		
		<b>= 894.20 SQ.MT.</b>
<b>AREA CONSIDERED FOR FSI CALCULATION</b>		
		<b>= 894.20 SQ.MT.</b>



BLOCK PLAN  
SCALE 1:500



1ST FLOOR PLAN  
SCALE 1:100



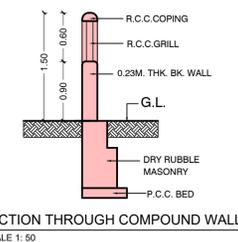
STILT FLOOR PLAN  
SCALE 1:100

DETAIL OF FUNGIBLE COMPENSATORY AREA					
S.No.	DESCRIPTION	SQ.MT.	LAND SDR	RECEIPT NO.	AMOUNT Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	403.76	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURE/S	-	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (A+B)	403.76	-	-	-
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A x 0.35 + B x 0.35)	141.31	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	29.86	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	-	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	29.86	-	-	-
H)	ADMISSIBLE BUILT UP AREA	933.48	-	-	-
I)	COMM AREA PROPOSED SALE (NET AREA)	-	-	-	-
J)	RESI AREA PROPOSED SALE (NET AREA)	903.47	-	-	-
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT	-	-	-	-
L)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT	-	-	-	-
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.35xSDR RATE ON DATE OF PAYMENT X K	-	-	-	-
N)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA = 0.40 xSDR RATE ON DATE OF PAYMENT X I	-	-	-	-
O)	GROSS BUILT UP AREA CONSUMED	933.33	-	-	-
P)	NET BUILT UP AREA CONSUMED	903.47	-	-	-

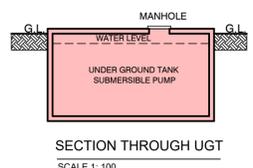
BUILT-UP AREA SUMMARY FOR RESIDENTIAL		
FLOOR	GROSS BUA IN SQ.MT	TENANMENT PROPOSE
1	355.98	5.00
2	358.49	5.00
3	218.86	3.00
<b>TOTAL</b>	<b>933.33</b>	<b>13.00</b>
LESS REHAB FUNGIBLE AREA	29.86	
<b>NET BUA</b>	<b>903.47</b>	

RERA CARPET AREA STATEMENT FOR PARKING PURPOSE					
FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
1	74.19	59.97	41.49	50.40	59.84
2	74.19	59.97	41.49	53.03	59.84
3	-	-	41.49	53.03	59.84

PARKING STATEMENT AS PER DCPR 2034		
CARPET AREA	FLATS	REQUIRED
LESS THAN 45 SQ.MT.		
1PARKING/4 TENEMENTS	3.00	0.75
45 TO 60 SQ.MT.		
1PARKING/2 TENEMENTS	8.00	4.00
60 TO 90 SQ.MT.		
1PARKING/1 TENEMENTS	2.00	2.00
ABOVE 90 SQ.MT.		
2PARKING/1 TENEMENTS	0.00	0.00
<b>TOTAL</b>	<b>13.00</b>	<b>6.75</b>
VISITOR PARKING	SAY	<b>7.00</b>
10% OF REQUIRED PARKING		0.68
SAY		<b>1.00</b>
<b>TOTAL PARKING REQUIRED</b>		<b>8.00</b>
<b>TOTAL PARKING PROVIDED</b>		<b>45.00</b>
<b>BIG CARS</b>	<b>24</b>	
<b>SMALL CARS</b>	<b>21</b>	



SECTION THROUGH COMPOUND WALL  
SCALE 1:50



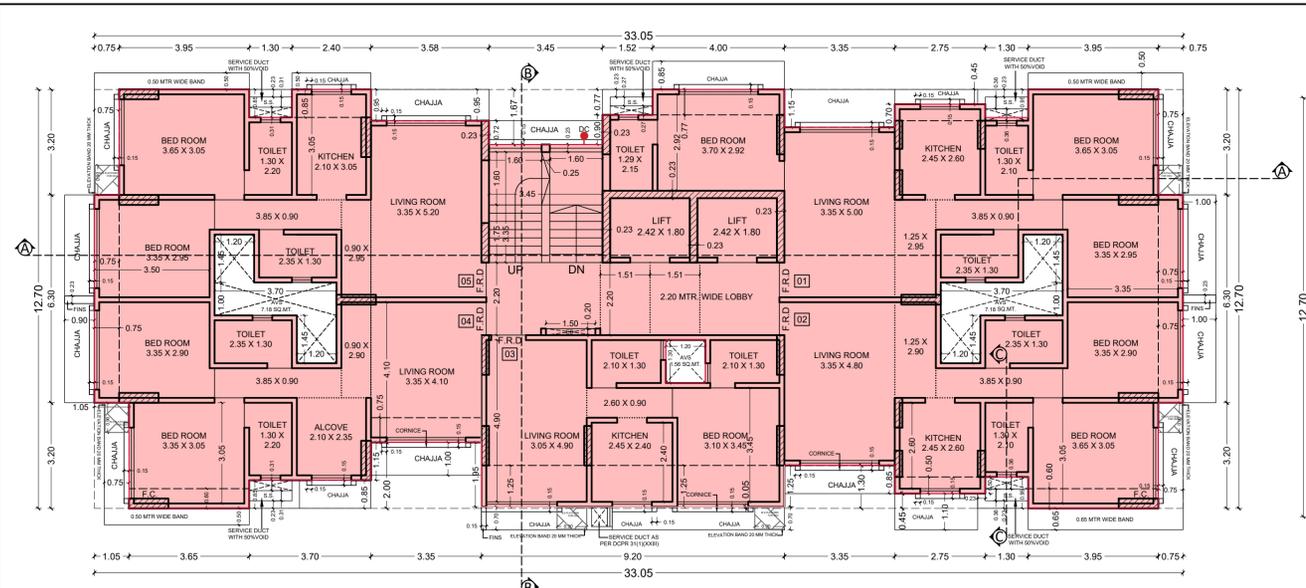
SECTION THROUGH UGT  
SCALE 1:100

STAMP & DATE OF APPROVAL OF PLAN

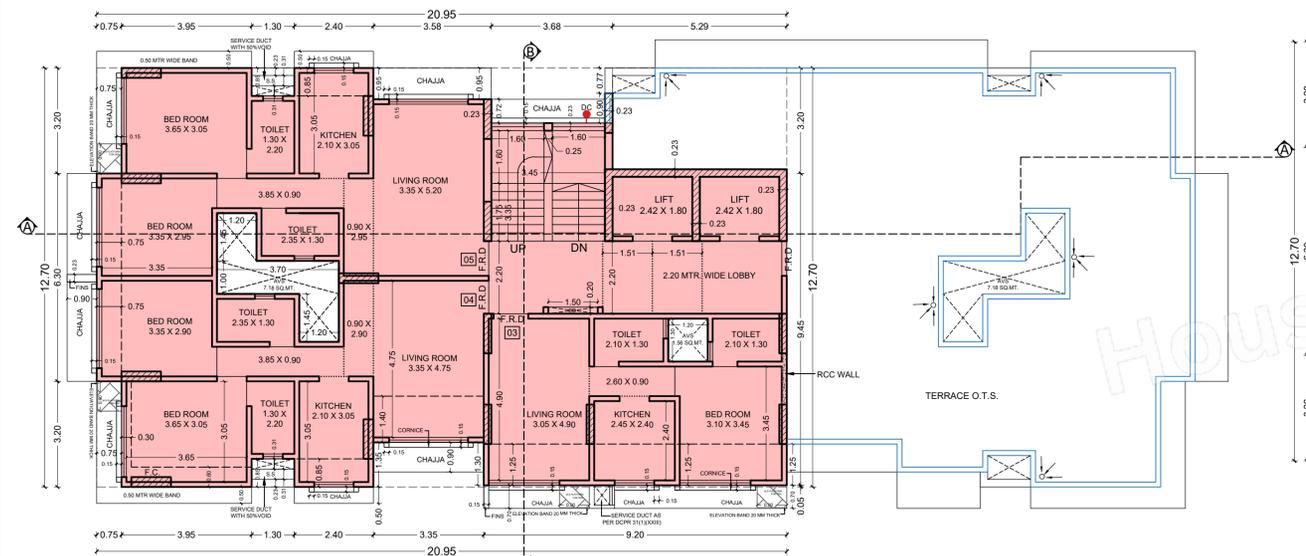
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-13845/2022/(300)/MW WARD/CHEMBUR-W

S.E. (B.P.)-M      A.E. (B.P.)-M      E.E. (B.P.)-ES.-1

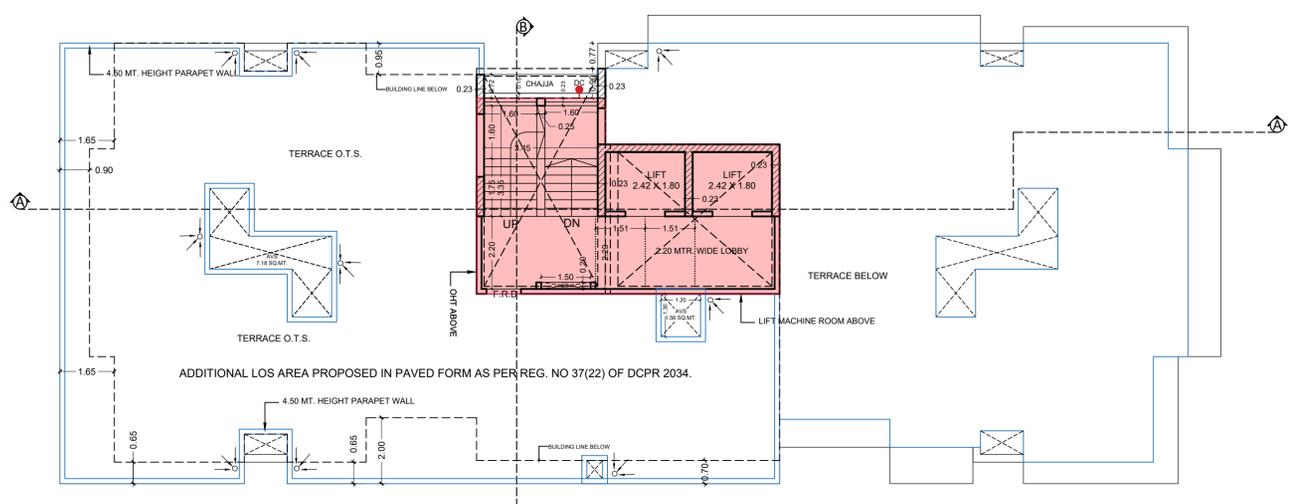
PERFORMA - A		AREA IN SQMT
1. AREA OF PLOT (AS PER PRC)		894.20
a)	Area of Reservation in plot	N I L
b)	Area of Road Set back	39.28
c)	Area not in Possession	N I L
2. DEDUCTIONS		
(A) FOR RESERVATION/ROAD AREA		
a)	Road set-back area to be handed over (100%) (Regulation No.16)	-
b)	Proposed D.P. road to be handed over (100%) (Regulation No.16)	-
c)	Reservation area (plot) to be handed over (Regulation No.17)	-
d)	Reservation area (plot) to be handed over as per AR (Regulation No.17)	-
(B) FOR AMENITY AREA		
a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
c)	Area of amenity plot/plots to be handed over as per DCR 35	N I L
(C) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY		
Land component of Existing BUA/Existing BUA as per regulation under which the development was allowed.		N I L
3.	TOTAL DEDUCTIONS: (2(A)+(B)+(C)+(D)+(E)+(F)+(G)+(H)+(I)+(J)+(K)+(L)+(M)+(N)+(O)+(P))	39.28
4.	BALANCE AREA OF PLOT (1 minus 3)	854.92
5.	PLOT AREA UNDER DEVELOPMENT	854.92
6.	ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (In case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A))	854.92
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	N I L
I) AS PER 2(A) AND 2(B) EXCEPT 2(A)(I) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF REGULATION 30 (A) SUBJECT TO REGULATION NO. 30(A)3		
ii)	ROAD SETBACK AREA TO BE HANDED OVER (200%) 39.28 X 2 = 78.56 SQ.MT.	78.56
9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	N I L
10.	BUILT UP AREA DUE TO "50% ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION 30 (A) SUBJECT TO REGULATION NO. 30(A)3	N I L
11. BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION 30 (A) SUBJECT TO REGULATION NO. 30(A)3		
a)	INCENTIVE F.S.I AS PER REG. 33(7)(B) - 15% OF EXISTING B.U.A OR 10 SQ.MT. PER TENEMENT	N I L
b)	0.90 TDR	N I L
12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	933.48
13.	PROPOSED BUILT UP AREA	903.47
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	N I L
15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)		
a)	i) Permissible Fungible Compensatory area for rehab component without charging premium (RES)	29.86
	ii) Fungible Compensatory area for rehab component without charging premium (RES)	29.86
b)	i) Permissible Fungible Compensatory area by charging premium (RES)	N I L
	ii) Fungible Compensatory area available on payment of premium (RES)	N I L
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+14+(a)+(b)+(i)+(ii))	933.47
17.	FSI CONSUMED ON NET PLOT [13/4]	1.09
OTHER REQUIREMENTS		
(A) RESERVATION/DESIGNATION		
a)	Name of Reservation	N I L
b)	Area of Reservation affecting the plot	N I L
c)	Area of Reservation land to be handed/handed over as per regulation No.17	N I L
d)	Built up area of Amenity to be handed over as per regulation No.17	N I L
e)	Area/Built up Area of Designation	N I L
(B) PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO		
i)	14(A)	N I L
ii)	14(B)	N I L
iii)	15	N I L
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		
(D) TENEMENT STATEMENT		
i)	Proposed Built up Area (13above)	933.47
ii)	Less deduction of Non-residential area (Shop etc)	-
iii)	Area available for tenements (i) (ii)	933.47
iv)	Tenement permissible (Density of tenement/hectare)	96.00
v)	Total No of Tenement Proposed on the plot	13.00
(E) PARKING STATEMENT		
i)	Parking Required by regulations for:-	
	Car	08.00
	Scooter/Motor cycle	-
	Outsider (visitors)	-
ii)	Covered garage permissible	-
iii)	Covered garage proposed	-
iv)	50% Additional car parking as per DCPR 2034 ( REG. 31 (1)(vi) ) Scooter/Motor cycle	00.00
v)	Total parking required	08.00
vi)	Total parking provided	45.00
(F) TRANSPORT VEHICLES PARKING		
i)	Space for transport vehicles parking required by Regulations	-
ii)	Total No. of transport vehicles parking spaces provided	-
CONTENTS OF SHEET		CERTIFICATE OF AREA
<ul style="list-style-type: none"> <li>BLOCK PLAN</li> <li>LOCATION PLAN</li> <li>PLOT AREA DIAGRAM</li> <li>SECTION THROUGH UGT &amp; COMPOUND WALL</li> <li>STILT FLOOR PLAN</li> <li>BUA STATEMENT</li> <li>PARKING STATEMENT</li> <li>RERA AREA STATEMENT</li> <li>COMPENSATORY FSI STATEMENT</li> </ul>		<p>CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 2022/2022 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 895.86 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.</p> <p>NAME &amp; SIGNATURE OF OWNER</p> <p>NAME &amp; SIGNATURE OF ARCHITECT</p>
DESCRIPTION OF PROPOSAL AND PROPERTY		AR. ADITI DILIP YADAV REG NO. CA201893472
<p>PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "HARIOM CHS LTD." ON PROPERTY BEARING PLOT NO. 37 OF SINDHI SOCIETY, CTS NO. 300 OF VILLAGE CHEMBUR, AT SEVARAM DEVALAY MARG, SITUATED IN MW WARD AT CHEMBUR, MUMBAI-71</p>		M/S. SINDHI IMMIGRANTS CHS. LTD.
GENERAL NOTES:		<p>• PLOT AREA BOUNDARY SHOWN IN BLACK</p> <p>• PROPOSED WORK SHOWN IN RED</p> <p>• EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW</p> <p>• EXTERNAL WALL ARE 0.15MTR THICK UNLESS SPECIFIED</p> <p>• INTERNAL WALL ARE 0.15MTR THICK UNLESS SPECIFIED</p>



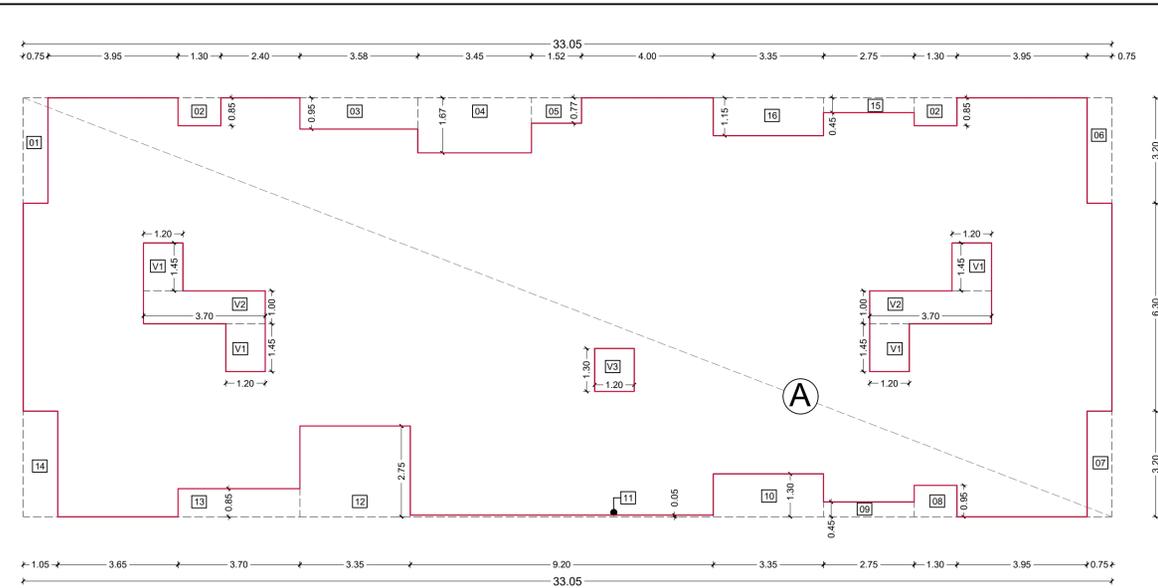
2ND FLOOR PLAN  
SCALE 1: 100



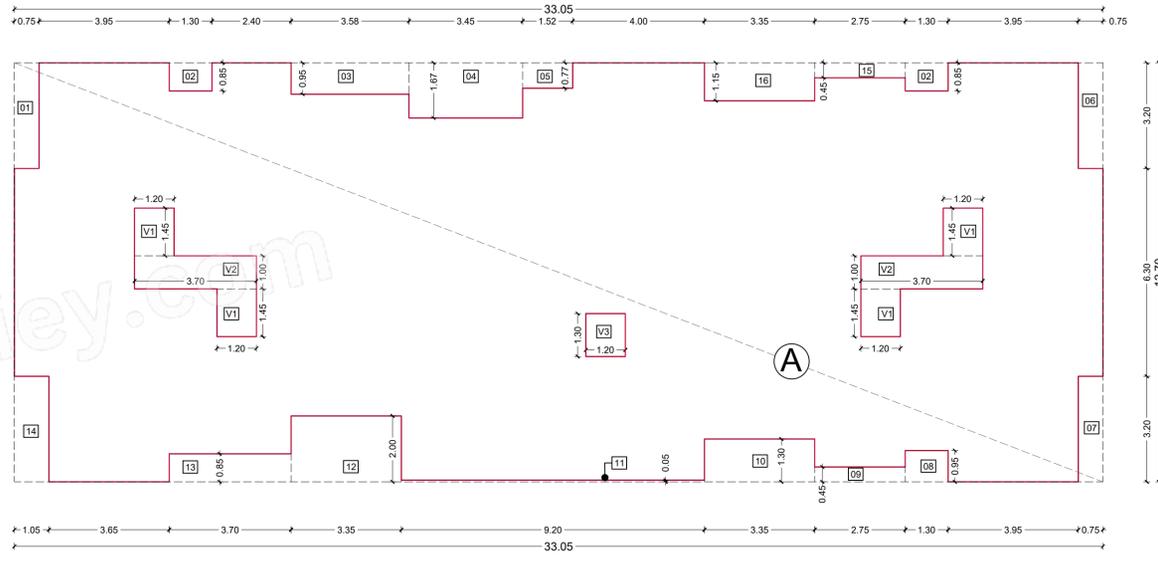
3RD FLOOR PLAN  
SCALE 1: 100



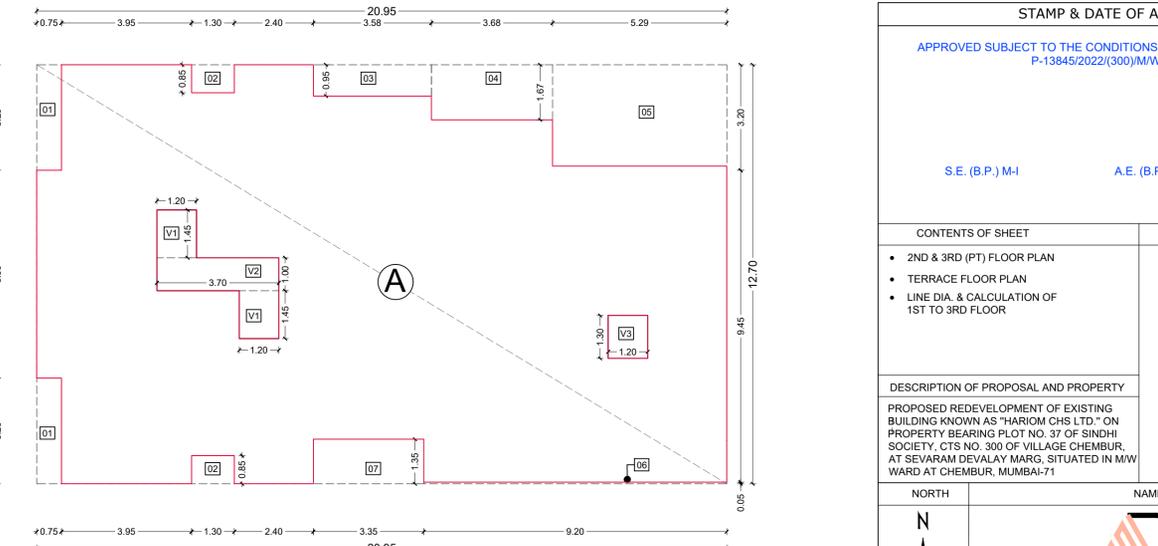
TERRACE FLOOR PLAN  
SCALE 1: 100



LINE DIA OF 1ST FLOOR PLAN  
SCALE 1: 100



LINE DIA OF 2ND FLOOR PLAN  
SCALE 1: 100



LINE DIA OF 3RD FLOOR PLAN  
SCALE 1: 100

**BUILT-UP AREA CALCULATION FOR 1ST FLOOR**  
I.E. AREA OF TRIANGLE

A	33.05	X	12.70	X	1.00	=	419.74	SQ.MT.	
<b>TOTAL(A)</b> = 419.74 SQ.MT.									
<b>LESS</b>									
1	0.75	X	3.20	X	1.00	=	2.40		
2	1.30	X	0.85	X	2.00	=	2.21		
3	3.58	X	0.95	X	1.00	=	3.40		
4	3.45	X	1.67	X	1.00	=	5.76		
5	1.52	X	0.77	X	1.00	=	1.17		
6	0.75	X	3.20	X	1.00	=	2.40		
7	0.75	X	3.20	X	1.00	=	2.40		
8	1.30	X	0.95	X	1.00	=	1.24		
9	2.75	X	0.45	X	1.00	=	1.24		
10	3.35	X	1.30	X	1.00	=	4.36		
11	9.20	X	0.05	X	1.00	=	0.46		
12	3.35	X	2.75	X	1.00	=	9.21		
13	3.70	X	0.85	X	1.00	=	3.15		
14	1.05	X	3.20	X	1.00	=	3.36		
15	2.75	X	0.45	X	1.00	=	1.24		
16	3.35	X	1.15	X	1.00	=	3.85		
V1	1.20	X	1.45	X	4.00	=	6.96		
V2	3.70	X	1.00	X	2.00	=	7.40		
V3	1.20	X	1.30	X	1.00	=	1.56		
<b>TOTAL AREA (B)</b>								63.76	SQ.MT.
<b>GROSS BUA(C) = (A-B)</b>								355.98	SQ.MT.

**BUILT-UP AREA CALCULATION FOR 2ND FLOOR**  
I.E. AREA OF TRIANGLE

A	33.05	X	12.70	X	1.00	=	419.74	SQ.MT.	
<b>TOTAL(A)</b> = 419.74 SQ.MT.									
<b>LESS</b>									
1	0.75	X	3.20	X	1.00	=	2.40		
2	1.30	X	0.85	X	2.00	=	2.21		
3	3.58	X	0.95	X	1.00	=	3.40		
4	3.45	X	1.67	X	1.00	=	5.76		
5	1.52	X	0.77	X	1.00	=	1.17		
6	0.75	X	3.20	X	1.00	=	2.40		
7	0.75	X	3.20	X	1.00	=	2.40		
8	1.30	X	0.95	X	1.00	=	1.24		
9	2.75	X	0.45	X	1.00	=	1.24		
10	3.35	X	1.30	X	1.00	=	4.36		
11	9.20	X	0.05	X	1.00	=	0.46		
12	3.35	X	2.00	X	1.00	=	6.70		
13	3.70	X	0.85	X	1.00	=	3.15		
14	1.05	X	3.20	X	1.00	=	3.36		
15	2.75	X	0.45	X	1.00	=	1.24		
16	3.35	X	1.15	X	1.00	=	3.85		
V1	1.20	X	1.45	X	4.00	=	6.96		
V2	3.70	X	1.00	X	2.00	=	7.40		
V3	1.20	X	1.30	X	1.00	=	1.56		
<b>TOTAL AREA (B)</b>								61.25	SQ.MT.
<b>GROSS BUA(C) = (A-B)</b>								358.49	SQ.MT.

**BUILT-UP AREA CALCULATION FOR 3RD FLOOR**  
I.E. AREA OF TRIANGLE

A	20.95	X	12.70	X	1.00	=	266.07	SQ.MT.	
<b>TOTAL(A)</b> = 266.07 SQ.MT.									
<b>LESS</b>									
1	0.75	X	3.20	X	2.00	=	4.80		
2	1.30	X	0.85	X	2.00	=	2.21		
3	3.58	X	0.95	X	1.00	=	3.40		
4	3.68	X	1.67	X	1.00	=	6.15		
5	5.29	X	3.20	X	1.00	=	16.93		
6	9.20	X	0.05	X	1.00	=	0.46		
7	3.35	X	1.35	X	1.00	=	4.52		
V1	1.20	X	1.45	X	2.00	=	3.48		
V2	3.70	X	1.00	X	1.00	=	3.70		
V3	1.20	X	1.30	X	1.00	=	1.56		
<b>TOTAL AREA (B)</b>								47.21	SQ.MT.
<b>GROSS BUA(C) = (A-B)</b>								218.86	SQ.MT.

**STAMP & DATE OF APPROVAL OF PLAN**

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-13845/2022(300)/M/W WARD/CHEMBUR-W

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

<p><b>CONTENTS OF SHEET</b></p> <ul style="list-style-type: none"> <li>2ND &amp; 3RD (PT) FLOOR PLAN</li> <li>TERRACE FLOOR PLAN</li> <li>LINE DIA. &amp; CALCULATION OF 1ST TO 3RD FLOOR</li> </ul>	<p><b>NAME &amp; SIGNATURE OF OWNER</b></p> <p>M/S. SINDHI IMMIGRANTS CHS. LTD.</p>
<p><b>DESCRIPTION OF PROPOSAL AND PROPERTY</b></p> <p>PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS "HARIOM CHS LTD" ON PROPERTY BEARING PLOT NO. 37 OF SINDHI SOCIETY, CTS NO. 300 OF VILLAGE CHEMBUR, AT SEVARAM DEVALAY MARG, SITUATED IN MW WARD AT CHEMBUR, MUMBAI-71</p>	<p><b>NAME &amp; SIGNATURE OF ARCHITECT</b></p> <p>AR. ADITI DILIP YADAV REG. NO. CA201893472</p>

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SHEET : 2 / 3

