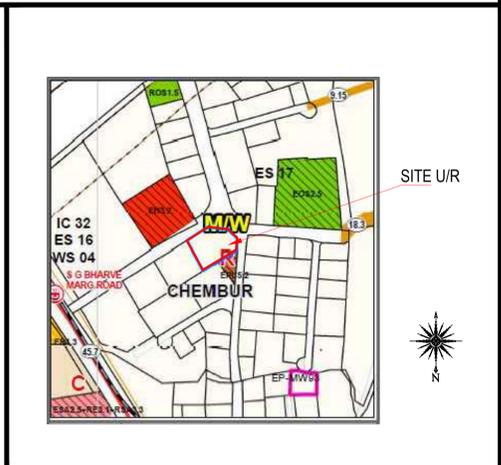
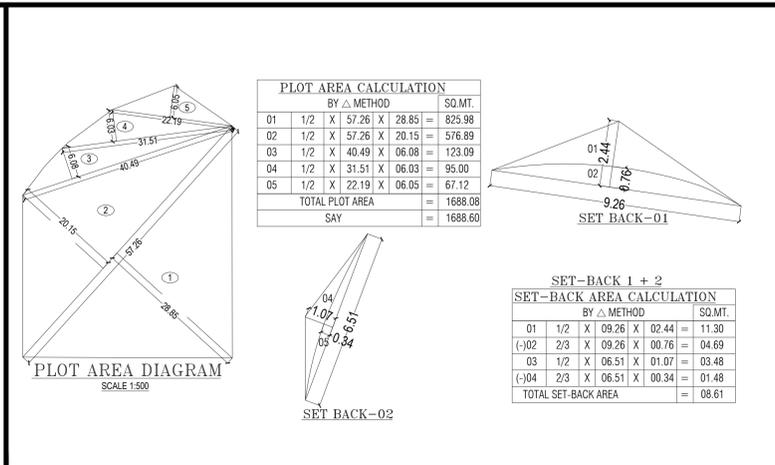
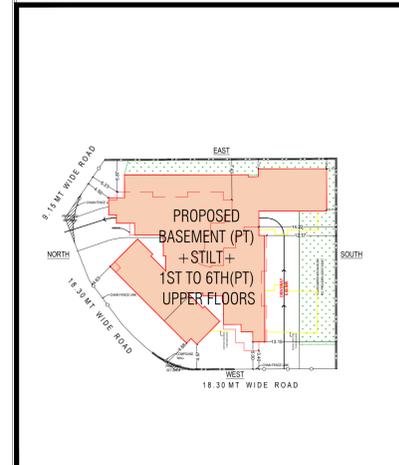


**GROUND FLOOR PLAN | SCALE - 1:100**



**R.G. AREA CALCULATION**

01	19.35	X	2.26	X	0.50	=	21.87 SQ.MT.
02	17.73	X	2.36	X	0.50	=	20.92 SQ.MT.
03	6.18	X	2.58	X	0.50	=	7.97 SQ.MT.
04	6.18	X	2.61	X	0.50	=	9.29 SQ.MT.
05	12.66	X	1.47	X	0.50	=	9.31 SQ.MT.
06	1.59	X	12.66	X	0.50	=	10.06 SQ.MT.
07	1.48	X	9.48	X	0.50	=	7.02 SQ.MT.
08	9.48	X	1.50	X	0.50	=	7.11 SQ.MT.
09	25.51	X	6.31	X	0.50	=	80.48 SQ.MT.
10	25.51	X	6.32	X	0.50	=	80.61 SQ.MT.
TOTAL STAIRCASE, LIFT & LIFT LOBBY AREAS (D)						=	254.64 SQ.MT.

**BUILT UP AREA STATEMENT**

FLOOR	PROPOSED BUILT UP AREA	TOTAL LIFT SHAFT COUNTED IN TO FSI	TOTAL STAIRCASE, LIFT LOBBY COUNTED IN TO FSI	TOTAL PROPOSED BUILT UP AREA	NON FSI AREA
	A	B	C	D=(A+B+C)	E
BASEMENT	0.00	----	----	0.00	149.80
GROUND	0.00	----	----	0.00	764.71
1ST	391.00	84.15	----	475.15	0.00
2ND	391.00	----	63.37	454.37	0.00
3RD	428.01	----	63.37	491.38	0.00
4TH	428.01	----	63.37	491.38	0.00
5TH	428.01	----	63.37	491.38	0.00
6TH(PT)	133.06	----	63.37	196.43	0.00
EXCESS FITNESS CENTER AREA COUNTED IN TO FSI	----	----	----	56.93	----
TERRACE	----	----	----	----	87.82
TOTAL AREA	2199.09	84.15	316.85	2657.02	1002.33
GROSS TOTAL AREA				3659.35	

**RERA AREA STATEMENT (FOR PARKING PURPOSE ONLY)**

FLOOR	FLAT -1	FLAT -2	FLAT -3	FLAT -4	FLAT -5	FLAT -6
1ST	59.49	59.49	59.54	59.54	59.49	59.49
2ND	59.49	59.49	59.54	59.54	59.49	59.49
3RD	62.84	62.84	59.54	59.54	62.84	62.84
4TH	62.84	62.84	59.54	59.54	62.84	62.84
5TH	62.84	62.84	59.54	59.54	62.84	62.84
6TH(PT)	---	---	59.54	59.54	---	---

**PARKING STATEMENT AS PER DCPR 2034**

CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSE FLATS	PARKING REQUIRED
BELOW 45.00	1 FOR 4 FLATS	00	0.00
45.00 TO 60.00	1 FOR 2 FLATS	20.00	10.00
60.00 TO 90.00	1 FOR 1 FLATS	12.00	12.00
90.00 & ABOVE	2 FOR 1 FLATS	0.00	0.00
TOTAL		32.00	22.00
MAXIMUM 50% ADDITIONAL PARKING AS PER REG. 31(i)(iv)			11.00
10% VISITOR PARKING SUBJECT TO MIN. 1			2.20
TOTAL PARKING REQUIRED			35.20
TOTAL PARKING PROPOSED			44.00

**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 1688.60 SQ.MT. (ONE THOUSAND SIX HUNDRED EIGHTY EIGHT SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

**SECTION D-D**  
COMPOUND WALL SECTION  
SCALE :- 1:100

**SECTION THROUGH U.G. TANK**  
SCALE :- 1:100

**PROFORMA 'B'**

CONTENTS OF SHEET

AREA OF PLOT	1688.60
AREA OF RESERVATION IN PLOT	---
AREA OF ROAD SET BACK	8.61
AREA OF D.P. ROAD	---

GROUND FLOOR, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, RERA AREA STATEMENT, BUA AREA STATEMENT & PARKING STATEMENT

**STAMP & DATE OF APPROVAL OF PLANS**

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO. P-4992/2020/(366/49)/M/W WARD/CHEMBUR-W

**E.E.(B.P.)E.S.-I**

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

**BUILT UP AREA STATEMENT**

FLOOR	PROPOSED BUILT UP AREA	TOTAL LIFT SHAFT COUNTED IN TO FSI	TOTAL STAIRCASE, LIFT LOBBY COUNTED IN TO FSI	TOTAL PROPOSED BUILT UP AREA	NON FSI AREA
BASEMENT	0.00	----	----	0.00	149.80
GROUND	0.00	----	----	0.00	764.71
1ST	391.00	84.15	----	475.15	0.00
2ND	391.00	----	63.37	454.37	0.00
3RD	428.01	----	63.37	491.38	0.00
4TH	428.01	----	63.37	491.38	0.00
5TH	428.01	----	63.37	491.38	0.00
6TH(PT)	133.06	----	63.37	196.43	0.00
EXCESS FITNESS CENTER AREA COUNTED IN TO FSI	----	----	----	56.93	----
TERRACE	----	----	----	----	87.82
TOTAL AREA	2199.09	84.15	316.85	2657.02	1002.33
GROSS TOTAL AREA				3659.35	

**DESCRIPTORS OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO.8 & 9, BEARING CTS NO.366/49, OF VILLAGE CHEMBUR, SWASTIK PARK, MUMBAI, FOR M/S. SEENA NIWAS CO.OP.H.S.LTD

**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 1688.60 SQ.MT. (ONE THOUSAND SIX HUNDRED EIGHTY EIGHT SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

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

SHRI ARUN JADHWANI PARTNER OF M/S AAYUSH BUILDERS & DEVELOPERS LLP CA TO OWNER

**DRG NO.**      **DATE**      **SCRUTINY BY**      **CHECKED BY**      **DRAWN BY**

IOD/01      13.05.2025      TEJAS      ARTI.G      ARTI.G

**NAME ADDRESS AND SIGNATURE OF ARCHITECT**

**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  
(LIC.NO.-CA/82/288)

(B.H.WADHWA)