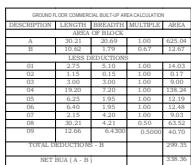
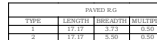


DETAILS	COMMERCIAL	RESIDENTIAL	TOTAL AREA
PROPOSED BUILT UP AREA *	557.67 SQ.MTS	2714.32 SQ.MTS	3271.99 SQ.MTS
35% PERMISSIBLE FUNGIBLE FSI *	195.18 SQ.MTS	947.58 SQ.MTS	1142.76 SQ.MTS
PROPOSED FUNGIBLE FSI *	195.18 SQ.MTS	947.58 SQ.MTS	1142.76 SQ.MTS
TOTAL PROP. BUILT UP AREA *	557.67 SQ.MTS	2714.32 SQ.MTS	3271.99 SQ.MTS
PROPOSED BUILT UP AREA (EXCLUDING FUNGIBLE FSI)	362.49 SQ.MTS	1966.74 SQ.MTS	2329.23 SQ.MTS
TOTAL PROP. BUILT UP AREA *	557.67 SQ.MTS	2714.32 SQ.MTS	3271.99 SQ.MTS

BUILT-UP CALCULATION

TOTAL GROUND FLOOR AREA =	338.38 SQ.MT.
EXCESS WATER ROOM AREA =	3.43 SQ.MT.
NET 1ST FLOOR AREA =	341.79 SQ.MT.

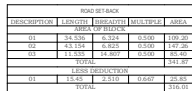


CAR PARKING STATEMENT

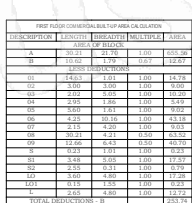
AREAS	NO. OF FLATS	TOTAL	REQD PARK
BELOW 45.00 SQ MT 17 UNIT / 1 PARKING	1.00 NOS		0.25 NOS
BET 45.00 SQ MT 17 UNIT / 1 PARKING	1.00 NOS		5.00 NOS
BET 60.00 SQ MT 17 UNIT / 1 PARKING	37.00 NOS		37.00 NOS
ABOVE 90 SQ MT 17 UNIT / 2 PARKING	0.00 NOS		0.00 NOS
TOTAL	48.00 NOS		42.25 NOS
COMMERCIAL AREA	502.56 SQ MT	1 FOR 25 SQ MT	12.56 NOS
RESTAURANT	230.82 SQ MT	1 FOR 25 SQ MT	9.23 NOS
45.00% VISITORS (RESIDENTIAL)			64.04 NOS
45.00% VISITORS (COMMERCIAL + RESTAURANT)			4.22 NOS
TOTAL 10% VISITORS			2.16 NOS
TOTAL 10% VISITORS			6.40 NOS
TOTAL PARKING OF REQUIRED (64.04 + 4.22) / 2.16			70.04 NOS
TOTAL PARKING PROVIDED =			71.00 NOS
BIG PARKING =			36.00 NOS
SMALL PARKING =			35.00 NOS

[illegible]

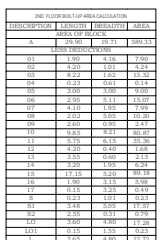
PARKING AREA STATEMENT



ROAD SET-BACK				
DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
AREA OF BLOCK				
01	34.536	8.324	0.500	109.20
02	4.3.154	8.825	0.500	187.26
03	11.535	14.869	0.500	85.40
TOTAL				341.87
LESS DEDUCTION				
01	13.45	2.510	0.667	25.85
TOTAL				316.01



FIRST FLOOR COMMERCIAL BUILDUP AREA CALCULATION				
NO.	DESCRIPTION	LENGTH	BREADTH	AREA
1	AREA OF TERRACE	30.21	21.70	1.00
2	AREA OF PORCH	11.94	1.77	0.02
LESS: OVERLAP WORKS				
3		14.83	1.01	1.00
4		3.30	3.00	1.00
5		2.94	0.05	14.78
6		4.95	1.86	1.00
7		1.15	0.61	0.02
8		4.25	1.50	1.00
9		1.15	0.61	4.35
10		30.21	4.21	0.56
11		12.66	0.43	63.32
12		0.43	0.01	0.01
13		3.58	0.31	17.57
14		3.40	0.86	1.00
15		0.15	1.55	0.03
16		2.65	4.00	12.72
TOTAL FLOOR AREA				



2ND FLOOR BUILD UP AREA CALCULATION				
AREA TYPE	AREA	PERCENTAGE	AREA	PERCENTAGE
AREA OF BLOCK				
A	250.00	50.0%	500.0%	
LESS: REDUCED AREA				
01	180.00	4.16	7.50	
02	4.20	0.01	0.24	
03	8.22	0.62	1.33	
04	0.23	0.01	0.14	
05	7.00	3.00	7.00	
06	2.95	5.11	13.07	
07	0.10	0.02	0.20	
08	0.92	3.03	10.26	
09	2.60	0.95	2.47	
10	0.21	0.01	0.05	
11	0.75	0.15	35.36	
12	0.40	0.40	1.68	
13	3.55	0.66	2.12	
14	0.20	0.90	0.20	
15	17.15	0.32	89.18	
16	1.90	3.15	5.08	
17	0.15	3.27	0.20	
18	0.23	0.01	0.23	
81	3.48	5.03	17.83	
82	0.38	0.31	0.77	
83	7.80	7.80	17.25	
LO1	0.15	1.35	0.23	



3D FLOW-BUILT-UP AREA CALCULATION				
SECTION	AREA OF SLAB	AREA OF WALL	AREA OF COLUMN	AREA OF BEAM
1	250.00	17.71	3.00	389.33
TOTAL				
01	1.50	1.16	7.00	
02	4.20	1.01	4.94	
03	8.22	1.62	13.30	
04	9.23	1.61	13.30	
05	3.00	2.00	7.00	
06	2.95	1.11	13.26	
07	4.50	1.09	13.26	
08	2.02	1.01	10.07	
09	2.60	0.95	2.47	
10	6.15	1.21	13.26	
11	5.75	0.15	33.36	
12	9.20	0.80	2.13	
13	3.25	0.80	1.68	
14	3.20	1.00	3.24	
15	17.15	5.20	89.18	
16	19.00	3.15	9.96	
17	0.15	2.20	0.00	
18	0.23	1.01	0.23	
91	3.48	5.05	17.87	
92	2.55	5.31	17.87	
93	9.90	7.80	17.25	
101	1.55	1.55	0.00	
102	0.00	0.00	0.00	



6376/2021\1157\MW WaterCHEMBUR-W-CFO\NEW-0 JOB NO. 642 F.S. = 3.375 SHEET NO. 13

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	PROFORMA - I	
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CERTIFICATE OF AREA

CERTIFYING THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/01/21 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED-OUT IS 1372.00 SQ.M TALLYING WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP; TOWN PLANNING SCHEME RECORDS.

Paula K. Kavanagh

DATE: _____
SIGNED BY: _____
SIGNAL OF ARCHITECT

CONTENTS OF SHEET

Plot area diagram and calculations, block plan, location plan, setback area diagram and calculations,
Bulk statement, Ground Floor plan, First floor plan, 2nd to 4th and 5 to 11th Floor and Refuge floor
plan, R.G area diagram and calculations, Built-up area statement & Parking area statement

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT NO.188 BEARING C.T.S. NO. 1187, 112311 TO 8, OF VILLAGE CHEMBUR, ADJUTING TO R.C. CHEMBURKAR MARG AND 15TH ROAD, CHEMBUR, MUMBAI.

	NAME OF OWNER	SIGNATURE OF PDA HOLDER
	M/s MAJESTIC ROYALE DEVELOPERS CA TO M/s SHANKAR DARSHAN CO.OP HSG.SOC.LTD.	Asifan Ayaz Mulani

642		ARVIND MHATRE (CA-01-4370)	Prattis of India
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AS SHOWN		NAME AND SIGNATURE OF ARCHITECT
NORTH	SHEET NO.	 American Institute of Architects
	01	

3 Plan: Research: Speech/Text no.21, Creative Writing: P1
Phone: 02 2500553 Email: armanah319@gmail.com

PLAN FOR REFERENCE

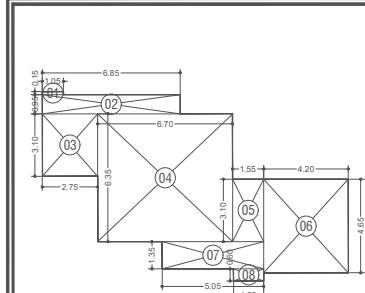
This Carries Approval to the Previous Plans Sanctioned under
no. P-6376/2021/1107/MW-WARD/CHEMBUR-W337/1/NEW
Dated 16/04/2024

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS
OFFICE LETTER AUTO
DCR-6376/2021/1107/MW-WARD/CHEMBUR-W337/1/NEW

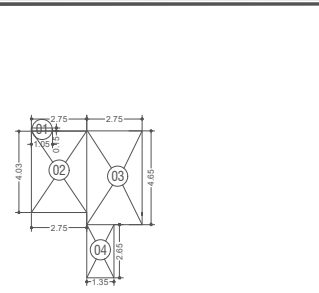
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f P gPrntg
ch of m
EXECUTIVE ENGINEER, BUILDING PROPOSAL (E.S.H)

SE (B.P) (M-H)

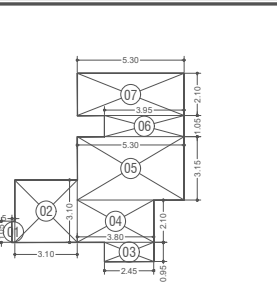
gPrntg Trf
f P gPrntg
ch of m
A/E (B.P) (M)



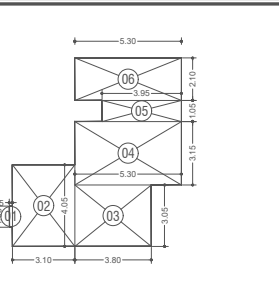
DESCRIPTION	LENGTH	BREADTH	AREA
01	6.85	3.10	21.24
02	6.70	2.75	18.43
03	4.20	1.55	6.51
04	4.05	1.05	4.25
05	3.10	1.05	3.26
06	2.75	1.05	2.89
TOTAL			89.79



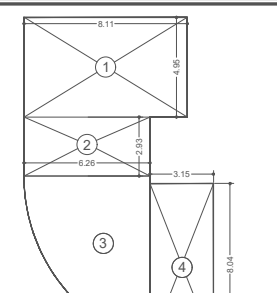
DESCRIPTION	LENGTH	BREADTH	AREA
01	4.05	2.75	11.08
02	2.75	1.35	3.71
03	2.75	1.35	3.71
TOTAL			27.61



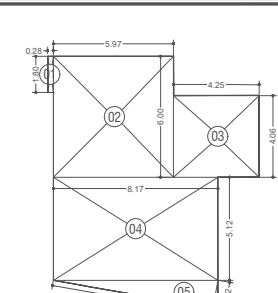
DESCRIPTION	LENGTH	BREADTH	AREA
01	5.30	3.15	16.61
02	3.15	2.10	6.62
03	3.15	2.10	6.62
04	3.15	2.10	6.62
TOTAL			62.05



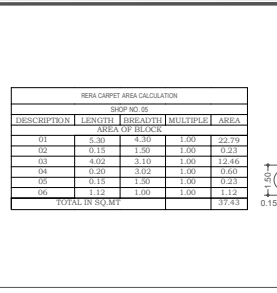
DESCRIPTION	LENGTH	BREADTH	AREA
01	5.30	3.15	16.61
02	3.15	2.10	6.62
03	3.15	2.10	6.62
04	3.15	2.10	6.62
TOTAL			56.27



DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	5.30	3.15	1.00	16.61
02	3.15	2.10	1.00	6.62
03	3.15	2.10	1.00	6.62
04	3.15	2.10	1.00	6.62
TOTAL				123.45

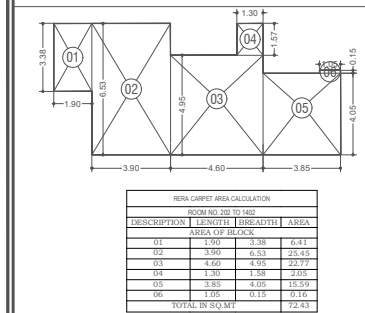


DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	5.30	3.15	1.00	16.61
02	3.15	2.10	1.00	6.62
03	3.15	2.10	1.00	6.62
04	3.15	2.10	1.00	6.62
TOTAL				101.39

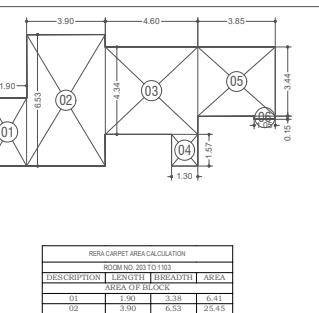


DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	5.30	3.15	1.00	16.61
02	3.15	2.10	1.00	6.62
03	3.15	2.10	1.00	6.62
04	3.15	2.10	1.00	6.62
TOTAL				131.99

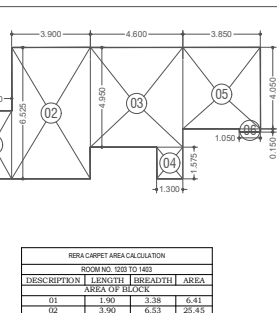
DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	5.30	3.15	1.00	16.61
02	3.15	2.10	1.00	6.62
03	3.15	2.10	1.00	6.62
04	3.15	2.10	1.00	6.62
TOTAL				131.99



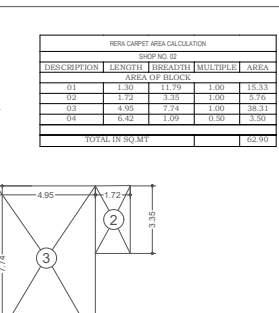
DESCRIPTION	LENGTH	BREADTH	AREA
01	6.85	3.10	21.24
02	6.70	2.75	18.43
03	4.20	1.55	6.51
04	4.05	1.05	4.25
05	3.10	1.05	3.26
06	2.75	1.05	2.89
TOTAL			72.43



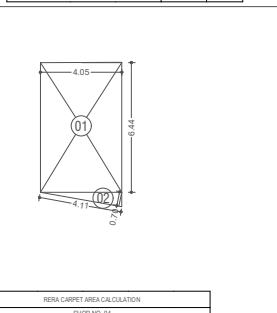
DESCRIPTION	LENGTH	BREADTH	AREA
01	6.85	3.10	21.24
02	6.70	2.75	18.43
03	4.20	1.55	6.51
04	4.05	1.05	4.25
05	3.10	1.05	3.26
06	2.75	1.05	2.89
TOTAL			67.27



DESCRIPTION	LENGTH	BREADTH	AREA
01	6.85	3.10	21.24
02	6.70	2.75	18.43
03	4.20	1.55	6.51
04	4.05	1.05	4.25
05	3.10	1.05	3.26
06	2.75	1.05	2.89
TOTAL			72.43



DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	6.85	3.10	1.00	21.24
02	6.70	2.75	1.00	18.43
03	4.20	1.55	1.00	6.51
04	4.05	1.05	1.00	4.25
05	3.10	1.05	1.00	3.26
06	2.75	1.05	1.00	2.89
TOTAL				62.99

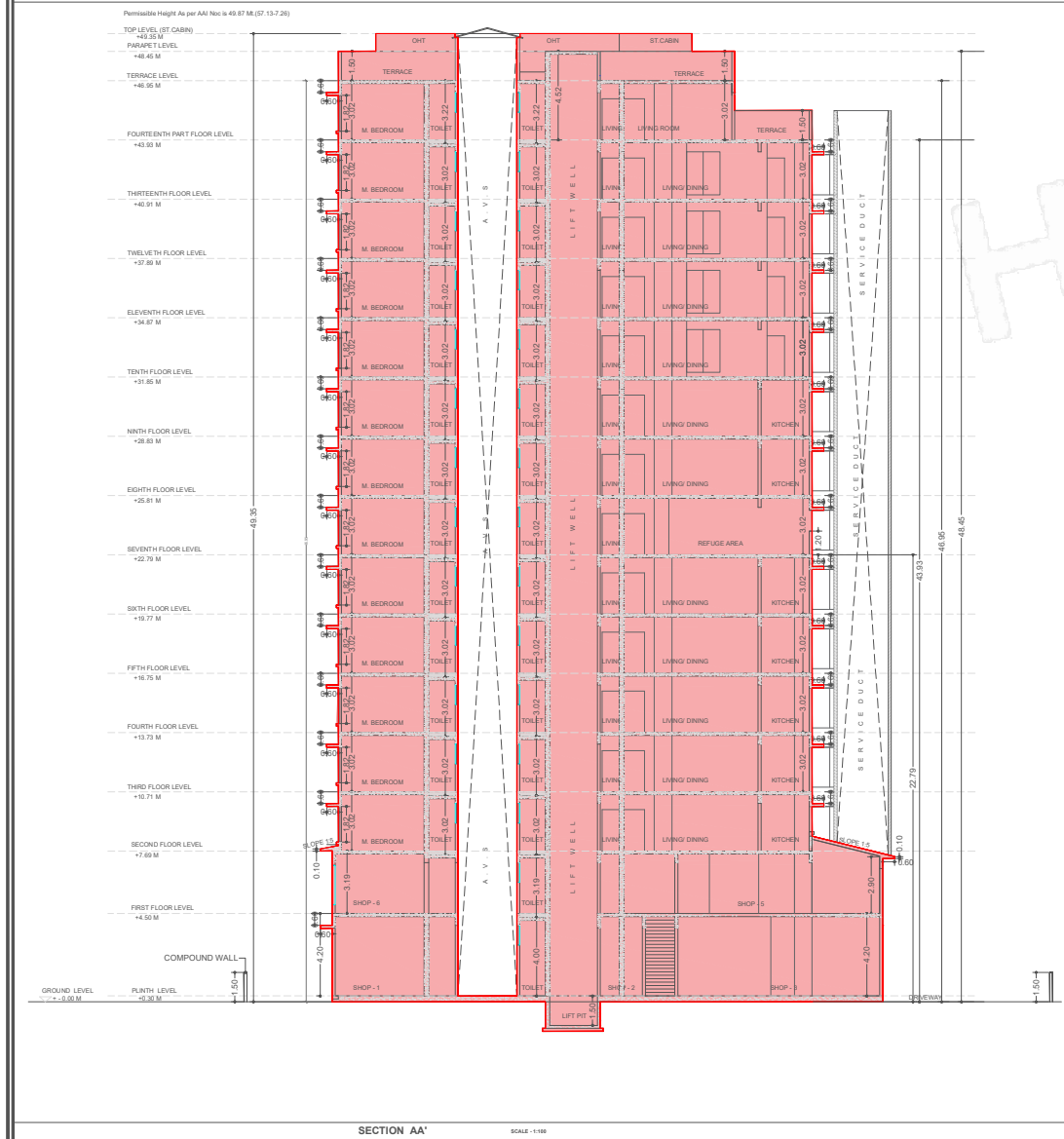


DESCRIPTION	LENGTH	BREADTH	MULTIPLE	AREA
01	6.85	3.10	1.00	21.24
02	6.70	2.75	1.00	18.43
03	4.20	1.55	1.00	6.51
04	4.05	1.05	1.00	4.25
05	3.10	1.05	1.00	3.26
06	2.75	1.05	1.00	2.89
TOTAL				27.52

FLOOR PLANS RERA AREA DIAGRAM & CALCULATION

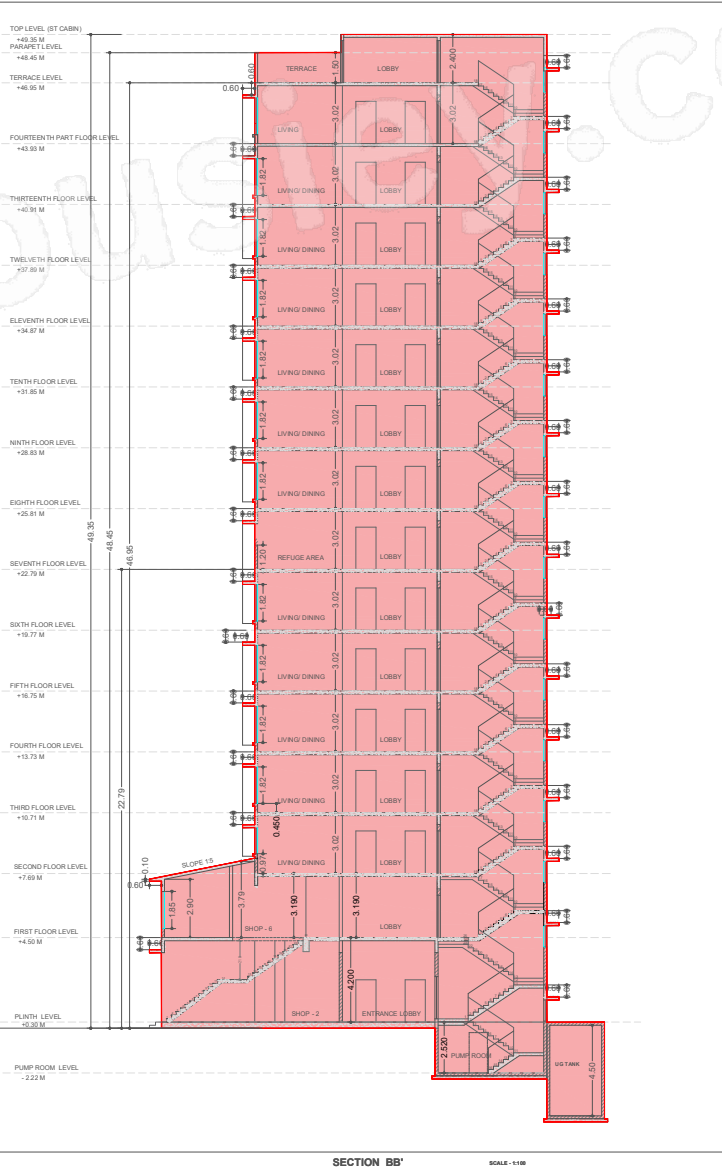
FLOOR PLANS RERA AREA DIAGRAM & CALCULATION

FLOOR PLANS RERA AREA DIAGRAM & CALCULATION



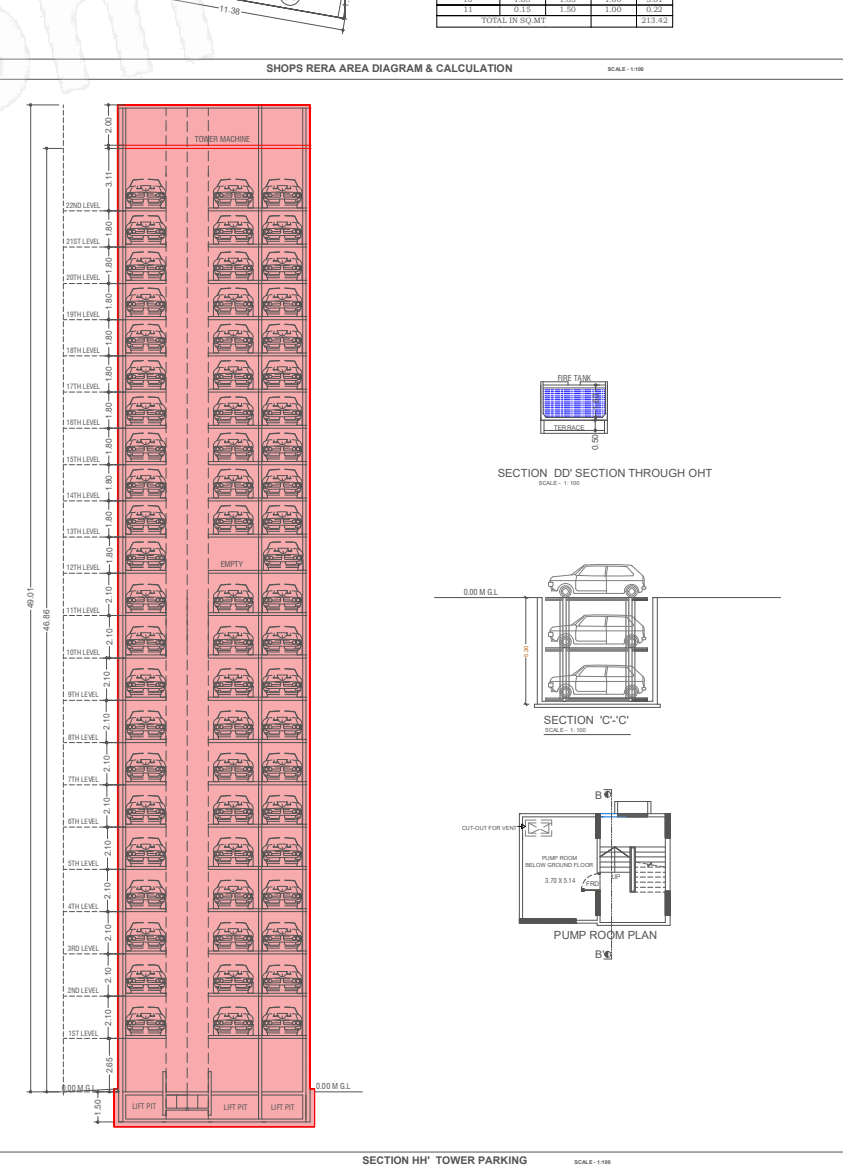
SECTION AA'

SCALE: 1:100



SECTION BB'

SCALE: 1:100



SECTION HH' TOWER PARKING

SCALE: 1:100

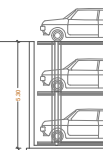
SHOPS RERA AREA DIAGRAM & CALCULATION

SCALE: 1:100



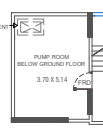
SECTION DD' SECTION THROUGH OHT

SCALE: 1:100



SECTION 'C-C'

SCALE: 1:100



PUMP ROOM PLAN

SCALE: 1:100

SHOPS RERA AREA DIAGRAM & CALCULATION

CONTENTS OF SHEET

Section A-A', Section B-B', Section of parking tower, Rera carpet area statements

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT NO. 109 BEARING C.T. NO. 1107/1 TO S. OF VILLAGE CHEMBUR, ADJUTING TO K. C. CHEMBUR MARG AND 10TH ROAD, CHEMBUR, MUMBAI.

NAME OF OWNER

MH MAJESTIC ROYAL DEVELOPERS

CA TO MH SHANKAR DASHAN CO. OP. HSG. SOC. LTD.

SIGNATURE OF POA HOLDER

Ashtan

Mulani

15.04.2025

15.04.2025

15.04.2025

15.04.2025

15.04.2025

15.04.2025

15.04.2025

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15.04.2025

15.04.2025