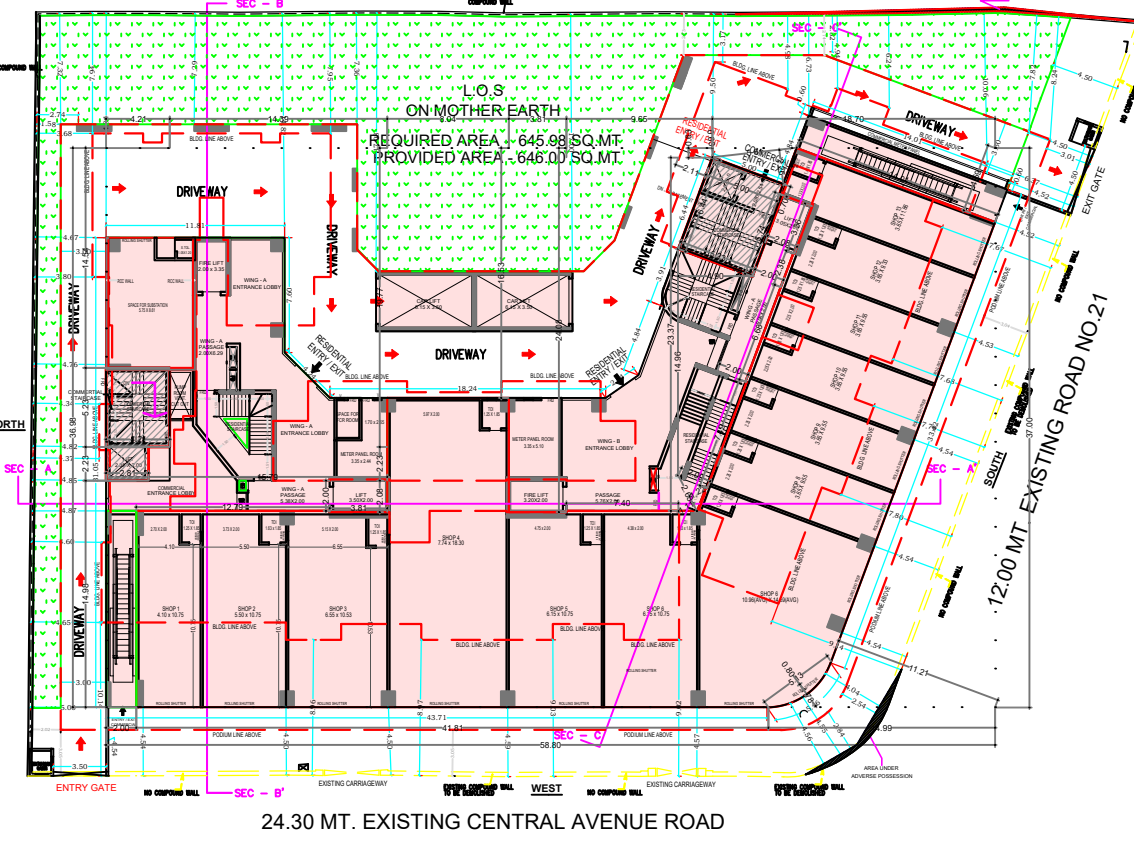
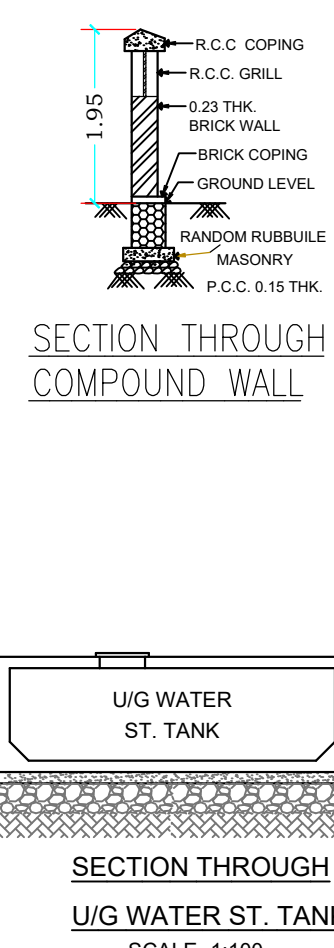




BLOCK PLAN
SCALE - 1:100



SECTION THROUGH
COMPOUND WALL
SCALE - 1:100

WING - A CARPET AREA SUMMARY FOR CALCULATING PARKING REQUIREMENT ONLY					
FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
5TH FLOOR	51.48 SQ.MT.	72.49 SQ.MT.	72.49 SQ.MT.	59.14 SQ.MT.	88.99 SQ.MT.
6TH FLOOR	51.48 SQ.MT.	72.49 SQ.MT.	72.49 SQ.MT.	60.55 SQ.MT.	88.99 SQ.MT.
7TH FLOOR	52.42 SQ.MT.	72.49 SQ.MT.	72.49 SQ.MT.	60.55 SQ.MT.	88.99 SQ.MT.
8TH FLOOR	52.42 SQ.MT.	72.49 SQ.MT.	72.49 SQ.MT.	60.55 SQ.MT.	88.99 SQ.MT.
9TH FLOOR	52.42 SQ.MT.	72.49 SQ.MT.	72.49 SQ.MT.	60.55 SQ.MT.	88.99 SQ.MT.

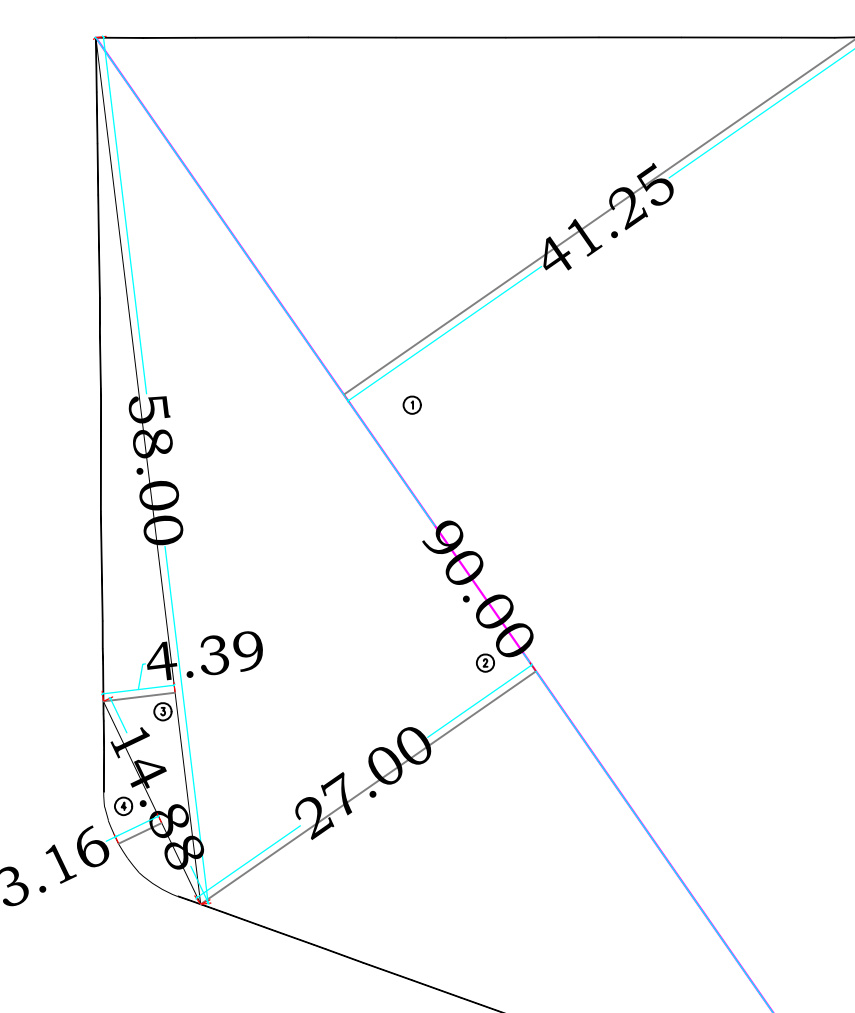
WING - B CARPET AREA SUMMARY FOR CALCULATING PARKING REQUIREMENT ONLY					
FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05
5TH FLOOR	59.07 SQ.MT.	149.63 SQ.MT.	82.21 SQ.MT.	94.63 SQ.MT.	117.26 SQ.MT.
6TH FLOOR	60.49 SQ.MT.	149.63 SQ.MT.	82.21 SQ.MT.	94.63 SQ.MT.	117.26 SQ.MT.
7TH FLOOR	60.49 SQ.MT.	149.63 SQ.MT.	82.21 SQ.MT.	94.63 SQ.MT.	117.26 SQ.MT.
8TH FLOOR	60.49 SQ.MT.	149.63 SQ.MT.	82.21 SQ.MT.	94.63 SQ.MT.	117.26 SQ.MT.
9TH FLOOR	60.49 SQ.MT.	149.63 SQ.MT.	82.21 SQ.MT.	94.63 SQ.MT.	117.26 SQ.MT.

SUMMARY OF THE SCHEME / BUA SUMMARY							
FLOOR	BUA PER FLOOR COMM.	BUA PER FLOOR RESL. WING - A	BUA PER FLOOR RESL. WING - B	TOTAL BUA WING - A+B	BY CHARGING PREMIUM STAIRCASE / LIFT LOBBY AREA - A	BY CHARGING PREMIUM STAIRCASE / LIFT LOBBY AREA - A	BY CHARGING PREMIUM STAIRCASE / LIFT LOBBY AREA - B
GR FLOOR COMM.	943.25 SQ.MT.	NIL	NIL	943.25 SQ.MT.	119.85 SQ.MT.	NIL	NIL
1ST FLOOR COMM.	1151.05 SQ.MT.	NIL	NIL	1151.05 SQ.MT.	131.84 SQ.MT.	NIL	NIL
2ND PODIUM	NIL	NIL	NIL	NIL	NIL	NIL	NIL
3RD PODIUM	NIL	NIL	NIL	NIL	NIL	NIL	NIL
4TH PODIUM	NIL	NIL	NIL	NIL	NIL	NIL	NIL
5TH FLOOR	NIL	370.43 SQ.MT.	532.57 SQ.MT.	903.00 SQ.MT.	NIL	68.25 SQ.MT.	104.39 SQ.MT.
6TH FLOOR	NIL	371.89 SQ.MT.	534.01 SQ.MT.	905.90 SQ.MT.	NIL	54.55 SQ.MT.	91.29 SQ.MT.
7TH FLOOR	NIL	372.88 SQ.MT.	534.01 SQ.MT.	906.89 SQ.MT.	NIL	54.55 SQ.MT.	91.29 SQ.MT.
8TH FLOOR	NIL	372.88 SQ.MT.	534.01 SQ.MT.	906.89 SQ.MT.	NIL	54.55 SQ.MT.	91.29 SQ.MT.
9TH FLOOR	NIL	372.88 SQ.MT.	534.01 SQ.MT.	906.89 SQ.MT.	NIL	54.55 SQ.MT.	91.29 SQ.MT.
TOTAL B.U.A	2094.30 SQ.MT.	1860.96 SQ.MT.	2530.59 SQ.MT.	6485.85 SQ.MT.	251.69 SQ.MT.	286.45 SQ.MT.	467.93 SQ.MT.
EXCESS REFUGE				165.90 SQ.MT.			
EXCESS FITNESS				78.58 SQ.MT.			
GROSS B.U.A	6730.33 SQ.MT.						

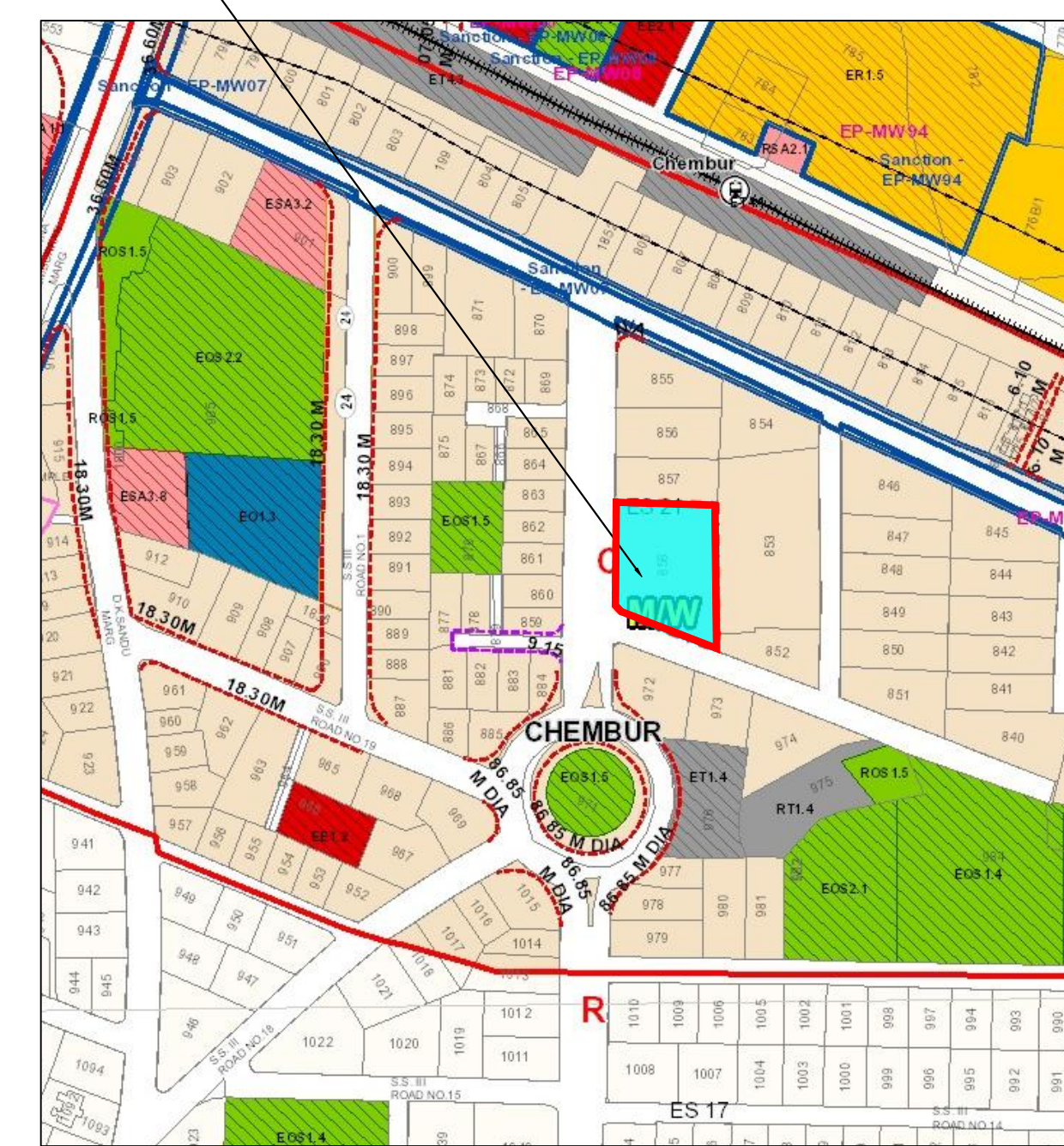
CONSTRUCTION AREA = 14800.00 SQ.MT.

PARKING AREA STATEMENT (AS PER DCPR 2034)			
AREA OF FLATS	REQ.	NO. OF FLATS	PARKING REQD.
00-45	4-1	0.00	0.00
45-60	2-1	07.00	3.50
60-90	1-1	28.00	28.00
ABOVE 90	1-2	13.00	26.00
		48.00	57.50
UPTO 800 SQ.MT.	1/FOR 40 SQ.MT.	800.00 sq. m	20.00
ABOVE 800 SQ.MT.	1/FOR 80 SQ.MT.	1294.20 sq. m	16.18
10 % VISITORS			5.75
10 % VISITORS (COMM)			3.62
TOTAL			103.05 (SAY 103)

NOTE:
TOTAL NOS. PARKING PROVIDED = 171.00 NOS
BIG PARKING PROVIDED = 87.00 NOS
SMALL PARKING PROVIDED = 84.00 NOS



PLOT AREA CALCULATION			
1	0.50 X 90.00 X 41.25 X 1 NO	=	1856.25 SQ.MT.
2	0.50 X 90.00 X 27.00 X 1 NO	=	1215.00 SQ.MT.
3	0.50 X 58.00 X 4.39 X 1 NO	=	127.32 SQ.MT.
4	2/3 X 14.88 X 3.16 X 1 NO	=	31.36 SQ.MT.
TOTAL ADDITION		=	3229.93 SQ.MT.
AREA UNDER ADVERSE POSSESSION		=	3.13 SQ.MT.
BAL. PLOT AREA		=	3226.80 SQ.MT.



LOCATION PLAN
SCALE - 1:4000

PROFORMA 'A'		3206.50 sqmt.
(a) Area of Reservation in plot		NIL
(b) Area of Road Set back		NIL
(c) Area of D P Road		NIL
2 DEVIATIONS FOR		
(A) For Reservation/Road Area		NIL
(a) Road set-back area to be handed over (100%) (Regulation No 16)		NIL
(b) Proposed D P road to be handed over (100%) (Regulation No 16)		NA
(c) Reservation area to be handed over (100%) (Regulation No 17)		NA
(i) Reservation area to be handed over as per AR (Regulation No 17)		NA
(b) For Amenity area		NIL
(a) Area of amenity plots to be handed over as per DCR 14(A)		NIL
(b) Area of amenity plots to be handed over as per DCR 14(B)		NIL
(c) DeViDiOns for Existing BUA to be retained if any/ Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.		NIL
3 Total DeViDiOns: [2(A) + 2(B) + 2(C) as and when applicable.]		NIL
4 Balance area of plot (1 minus 3)		3206.50 sqmt.
5 Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.		3206.50 sqmt.
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		3206.50 sqmt.
7 a) Built up Area as per Zonal(basic) FSI (5 * 6)		---
b) Permissible BUA as per Regulation 30(c)(Protected Development)		---
Permissible Built up Area(7a or 7b whichever is higher)		---
8 Built up area equal to area of land handed over as per Regulation 30(A)		---
(i)As per 2(A) and 2(B) except 2(A)(c)		---
(ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining balance plot.)		NIL
(i) in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.		NIL
9 Additional/Incentive BUA within the cap of "ADMISSIBLE TDR" As per table 12 on Balance Plot		---
(b) In lieu of cost construction of amenity building as per regulation 30(A)(3)(b)		---
(b) 15% of SR.No. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B) (10 sq.mt x 72 T/S)/PERMISSIBLE 7205SQ.MT NOW PROPOSED 357.31SQ.MT.		357.31 sqmt.
(c) 50% of rehab component as per regulation 33(7)(A)		---
Total Additional BUA / Incentive Area		---
10 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. (5208.50x0.50%) = 1604.25 SQMT		1604.25 sqmt.
11 Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.		NIL
12 Permissible Built up Area as the case may be with /without BUA as per 2(c) RESI.		3618.73 sqmt.
Permissible Built up Area as the case may be with /without BUA as per 2(c) COMM.		1551.33 sqmt.
13 Proposed BUA as the case may be with /without BUA as per 2(c)		5170.06 sqmt.
14 TDR generated if any as per regulation 30 (A) and 32.		NIL
15 Fungible Compensatory Area as per Regulation No 31(3)		1266.55 sqmt.
(a) (i) Permissible Fungible Compensatory area for purely residential 3618.73x0.35		542.97 sqmt.
(ii) Permissible Fungible Compensatory area for non - residential 1551.33 X 0.35		612.43 sqmt.
(b) (i) Proposed Fungible Compensatory area for Rehab purely residential component		---
(ii) Proposed Fungible Compensatory area for Rehab non - residential component		404.87 sqmt.
(c) (i) Proposed Fungible Compensatory area for Sale purely residential component		542.97 sqmt.
(ii) Proposed Fungible Compensatory area for Sale non - residential component		542.97 sqmt.
16 Total Built up Area proposed including Fungible Compensatory Area [13 + 15(a)(i) + 15(b)(ii)]		6730.33 sqmt.
17 FSI consumed on Net Plot [13/4]		1.611
(iii) Other Requirements		NA
(A) Reservation/Designation		
a) Name of Reservation		
b) Area of Reservation affecting the plot		
c) Area of Reservation land to be handed/handed over as per Regulation No.17		
d) Built up area of Amenity to be handed over as per Regulation No.17		NA
e) Area/Built up Area of Designation		
(B) Plot area/Built up Amenity to be Handed Over as per Regulation No		
(i) 14(A)		
(ii) 14(B)		
(iii) 15		
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27		NA
(D) Tenement Statement		
(i) Proposed built up area (13 above)		6730.33 sqmt.
(ii) Less DevDiOn of Non-residential area (Shop etc.)		2094.30 sqmt.
(iii) Area available for tenements [(i) minus (ii).]		4636.03 sqmt.
(iv) Tenements permissible (Density of tenements/hectare)		208 NOS.
(v) Total number of Tenements proposed on the plot		48.00 NOS.
(E) Parking Statement		
(i) Parking required by Regulations for -		103.00
Car		
Scooter/Motor cycle		
Outsiders (visitors)		
(ii) Covered garage permissible		
Car		
Scooter/Motor cycle		
Outsider (Visitors)		
(iv) Total parking provided		171.00
(D) Transport Vehicles Parking		
(i) Spaces for transport vehicles parking required by Regulations		
(ii) Total No. of transport vehicles parking spaces provided		
STAMP AND DATE OF APPROVAL OF PLAN		
Approved subject to the conditions mentioned in this office letter No. P-20434/2024/(858 and other)/M/W Ward/CHEMBUR-W		
NARENDRA MADHUKAR KOTKAR E.E.B.P.(E.S.)-I		
BADAL KISHAN KODWAN I S.E.B.P.-M-I		
NANASAHE B RAMSING KENJALE A.E.B.P.-M		
PROFORMA B		
CONTENTS OF SHEET		
STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT.		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24.01.2024 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 IS 3206.50 SQ. MTS.		RAHUL MUKUND VOKKALKAR (Licensed Surveyor)
DESCRIPTION OF PROPOSAL AND PROPERTY		NAME OF OWNER :
Proposed redevelopment of existing bldg on plot bearing C.T.S. No. 858, 858 (1 to 24) of village Chembur, situated at Jn. of Central Avenue Rd. & 21st Rd, Chembur, Mumbai 400071, in M-West Ward.		Arvind Chimanlal Shah Shri Arvind Shah Partner of M/s Swastik Realtors C/A to M/s Revati CHS Ltd.
DATE 03-09-2024 JOB NO. 01 DRG. NO. 01 SCALE AS SHOWN DRAWN BY KRISHNA CHECKED BY		
NORTH LINE AS SHOWN NAME, ADDRESS AND SIGNATURE OF LICENSED SURVEYOR		
Shri Rahul M Vokalkar of M/s Vokalkar Engineers & Consultants Office At: G-2, Sunder Building, Behind Indian bank, Opp. Vaishali Hotel, N G Acharya Marg, Chembur (East), Mumbai 400 071. Mob- 91 9830228051, Email - rahulmoffice@gmail.com		RAHUL MUKUND VOKKALKAR Shri Rahul M Vokalkar (Licensed Surveyor)