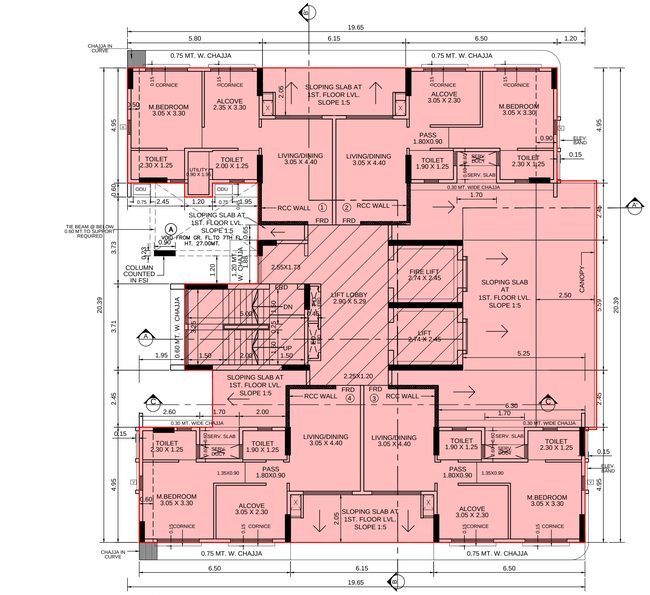
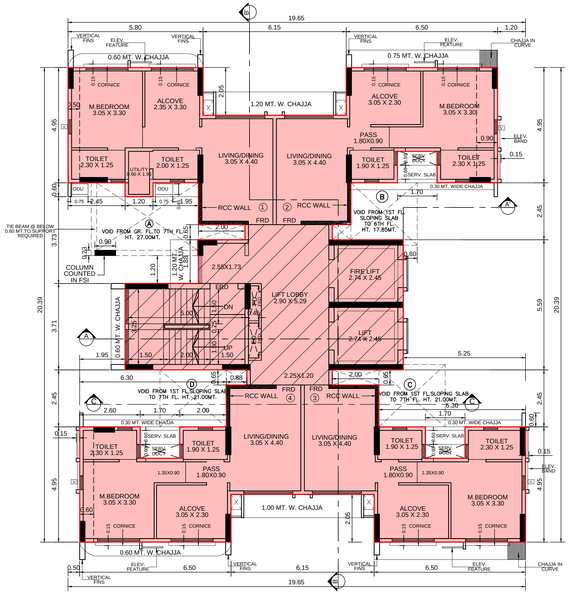


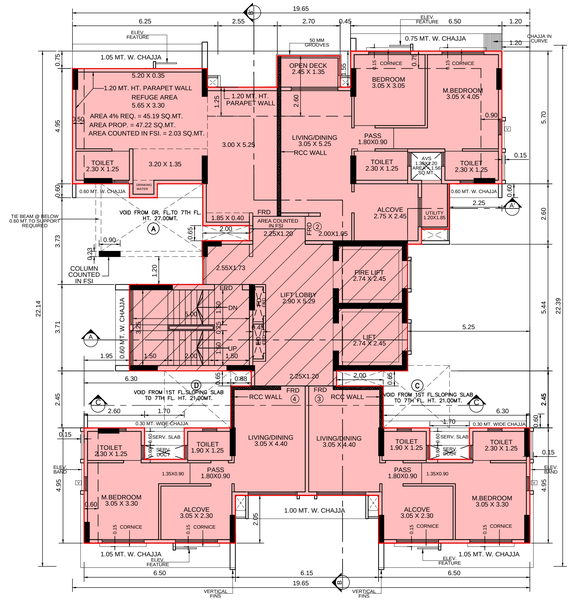
1ST. FLOOR PLAN

SCALE 1:100



2ND TO 6TH FLOOR PLAN

SCALE 1:100



7TH REFUGE FLOOR PLAN

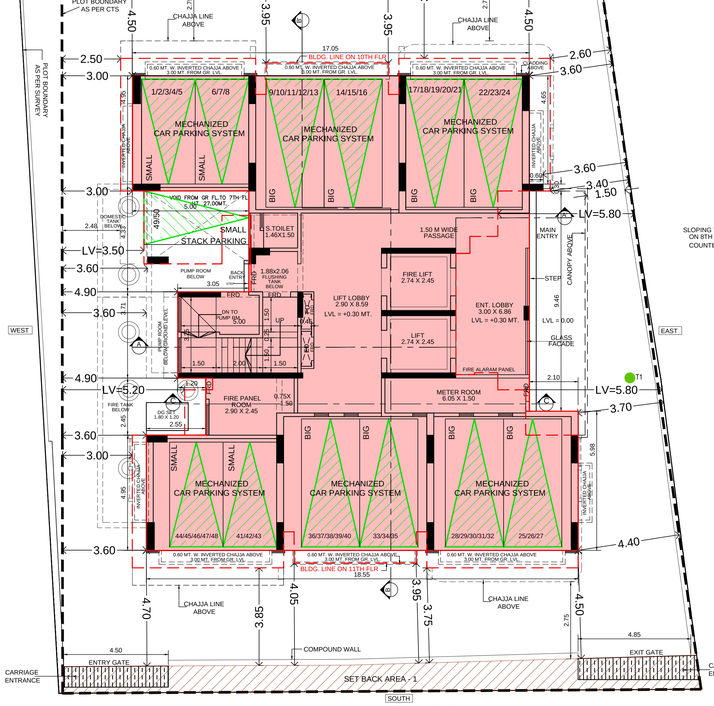
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CONSTRUCTION AREA STATEMENT

FLOOR	CONSTRUCTION AREA
GR. FL.	320.42
1ST.FL.	232.65
2ND.FL.	232.65
3RD.FL.	232.65
4TH.FL.	232.65
5TH.FL.	232.65
6TH.FL.	232.65
7TH.FL.	257.68
8TH.FL.	323.90
9TH.FL.	323.90
10TH.FL.	323.90
11TH(PT).FL.	253.53
TOTAL	3199.23

TDR UTILIZATION TABLE

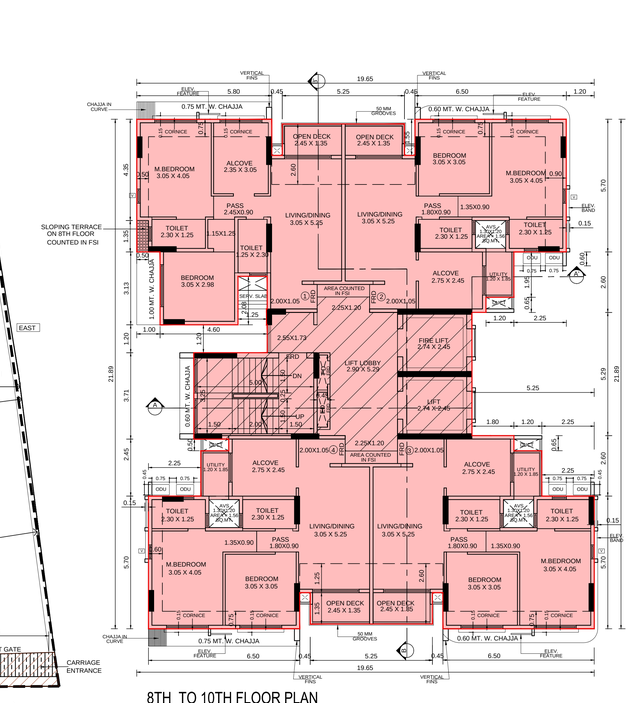
SR. NO.	DCR NO.	DCR TYPE	QTY DEBITED FROM DRC sq.mts.	LOADING FACTOR	AREA PROPOSED TO BE UTILIZED sq.mts.
1	ROAD/0037/2022	ROAD	76.40	0.7984	61.00
2	SRA/1509/Const.	SLUM	61.80	1.2142	75.04
				TOTAL	136.04



STILT FLOOR PLAN

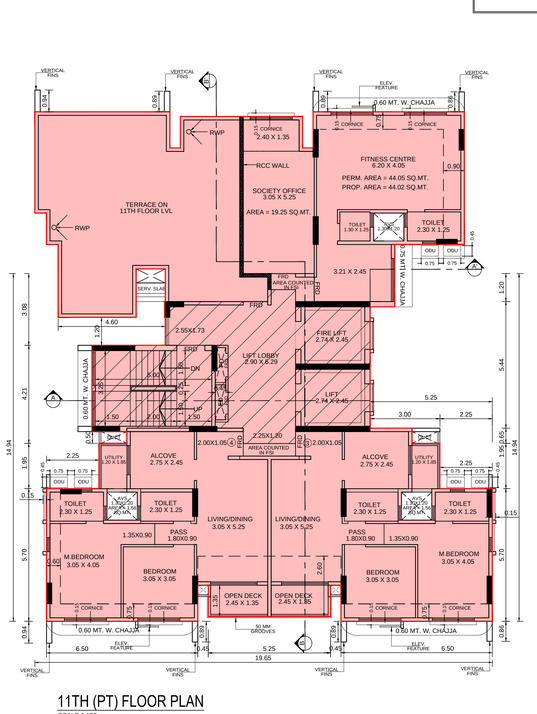
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6.00 MT. WIDE EXITING GAOTHAN ROAD NO.2 WITH R. L. OF 9.15 MT.



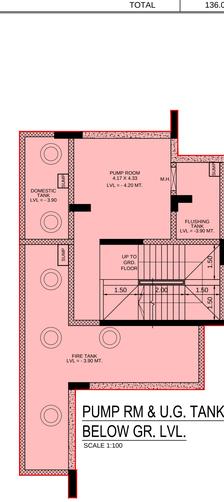
8TH TO 10TH FLOOR PLAN

SCALE 1:100



11TH (PT) FLOOR PLAN

SCALE 1:100



PUMP RM & U.G. TANK PLAN BELOW GR. LVL.

SCALE 1:100



SECTION THRU COMPOUND WALL

SCALE = 1:100

DATE AND STAMP OF APPROVAL OF PLANS

Sheet No. 1/3

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-14400/2023/1085AN DOTHERS/M/WWARD/CHEMBUR-W/337/1/NEW DATED = 25-05-2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-14400/2023/1085AN DOTHERS/M/WWARD/CHEMBUR-W/337/1/NEW

NARENDRA MADHUKA R KOTKAR

Executive Engineer Building Proposal (E.S.)-I

Hemant Shreeram Madhavi

S.E. (BP) T/W

NANASAHE B RAMSING KENJALE

A.E.(BP) M- WARD

DESCRIPTION OFPROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1085/1085(1 TO 8) OF VILLAGE CHEMBUR, AT GAONTHAN ROAD NO. 3, CHEMBUR, MUMBAI - 71.

		PLAN AS PER 2034
I.	AREA STATEMENT	
1.	Area of plot as per P. R. Card	864.50
1a	Area of plot as per CTS PLAN	816.10
	a. Area of Reservation in plot	–
	b. Area of Road Set back	–
	c. Area of D P Road	–
	d. Encroachment Area	–
2.	Deduction for	–
(A)	For Reservation/Road Area	–
	a. Road set back area to be handed over (100%) Regulation No.16)	66.06
	b. Proposed D P road to be handed over (100%) Regulation No.16)	–
	c. (i) Reservation area to be handed over per Regulation No.17)	–
	(ii) Reservation area 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)	–
	b. area of amenity plot/plots to be handed over as per DCR 14(B)	–
	c. area of amenity plot/plots to be handed over as per DCR 35(abeyance)	–
(C)	Deduction for Existing BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	–
3.	Total deduction : [2(a)+2(B)+(C) as and when applicable.	–
4.	Balance area of plot (1-minus 3)	750.04
5.	a) Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. 4above	–
	(b) DEDUCTION FOR RECREATIONAL GROUND(if deductible) 15%	–
6.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7.	Built up Area as per Zonal (basic) FSI (5 * 6) (in case of Mill land permissible BUA kept in abeyance)	750.04
8.	Built up equal to area of land handed over as per Regulation No.30(A)	–
	(i) As per 2(A) and (B) except 2(A) (c) (ii) above cap of ' Admissible TDR" as column 6 of Table -12 on remaining/balance plot	–
	(ii) in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	132.12
9.	Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	–
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	375.02
11.	Built up area due to admissible "TDR" as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.	1. ROAD/0037/2022 (Road) = 61.00 2. SRA/1509/Const. (Slum) = 75.04 136.04
11a	Incentive FSI as per as per DCPR 33(7)(B) No. of Members 24 X 10 sq.mt. (Perm. 240.00) Proposed	238.98
12	Permissible Built up Area as the case may be with/without BUA as per 2(c)	1632.20
13.	a) Existing floor area. (phase i)	
	b) Proposed BUA (as the case may be with/without BUA as per 2(c))	1631.74
	b1) Purely residential built-up area.	1631.74
	b2) Remaning non residential built-up area.	NIL
14.	TDR generated if any as per regulation 30(A) and 32	–
15.	Fungible Compensatory area as per regulation No. 31(3) (1631.74 X 35%)	571.10
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium.	279.72
	ii) Fungible Compensatory area availed for Rehab component without charging premium for Residential User.	279.72
b)	i) Permissible Fungible Compensatory area by charging premium.	291.38
	ii) Fungible Compensatory area availed on payment of premium.	291.38
16.	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(i)+15(b)(ii)]	2202.84
17.	FSI consumed on Net plot = [13/4]	2.17
	(iii) Other Requirements	–
	(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	–
	e) 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 per Regulation No.27	–
(D)	Tenement Statement	–
	(i) Proposed Built up area (13 above)	2202.84
	(ii) Less deduction of Non residential area (Shop, etc.)	NIL
	(iii) Area available for tenement [(i) minus (ii).]	2202.84
	(iv) Tenements permissible (density of tenements/hectare)	99
	(v) Total number of tenements proposed on the plot	41
	(vi) Tenements For existing tenants	–
	(vii) Total Tenement on the plot	41
(E)	Parking Statement	–
	i) Parking required by Regulations for :-	41
	Car	–
	Scooter/Motor cycle	–
	Outsiders (visitors)	04
	ii) Covered garage permissible	–
	iii) Covered garage proposed	–
	Car	–
	Scooter/Motor cycle	–
	Outsiders (visitors)	–
	iv) Total parking provided (With Permi. +10 %)	50
(D)	Transport Vehicles parking	–
	i) Spaces for transport vehicles parking required by Regulations	–
	ii) Total No. of transport vehicles parking spaces provided	–

CONTENTS OF SHEET

GRD FLOOR PLAN, 1ST. FLOOR, 2ND TO 6TH, 7TH, 8TH TO 10TH & 11TH FLOOR PLAN, TDR UTILIZTION TABLE SECTION THROUGH COMPOUND WALL

GENERAL NOTES	CERTIFICATE OF AREA.
PLOT BOUNDARY SHOWN IN BLACK PROPOSED WORK SHOWN IN RED EXISITING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW EXTERNAL WALLS ARE 0.15m. THK. INTERNAL WALLS ARE 0.15m. THK.	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10-11-2022 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 864.50 sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS. Sunil Ramchandra Deole SIGN. OF / L.S.
NAME & SIGNATURE OF OWNER	NAME & SIGNATURE OF / L.S.
HARISH LAXMANDAS VASWANI M/S. LAXMINA ARGENTUM REALTIES INDIA PVT. LTD.	Sunil Ramchandra Deole SUNIL R. DEOLE Lic no. D/248/L.S.

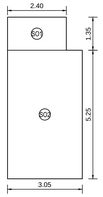
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SHEET NO. 1/3	JOB NO. 1546

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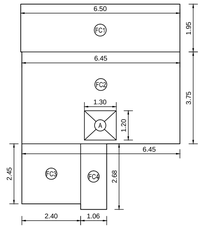
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS

701,702,'A' WING, JAY-VIJAY BUILDING, CINEMA ROAD, GHATKOPAR (W). MUMBAI - 400 086. PHONE: 25148396 / 25149102



SOCIETY OFFICE AREA CALCULATION								
SO1	2.40	X	1.35	X	1 NO	=	3.24	SQ.MT.
SO2	3.05	X	5.25	X	1 NO	=	16.01	SQ.MT.
					TOTAL ADDITION	=	19.25	SQ.MT.

SOCIETY OFFICE AREA DIAGRAM
(SCALE - 1:100)



FITNESS CENTRE AREA CALCULATION									
FC1	6.50	X	1.95	X	1 NO	=	12.67	SQ.MT.	
FC2	6.45	X	3.75	X	1 NO	=	24.19	SQ.MT.	
FC3	2.40	X	2.45	X	1 NO	=	5.88	SQ.MT.	
FC4	1.06	X	2.68	X	1 NO	=	2.84	SQ.MT.	
					TOTAL ADDITION	=	45.58	SQ.MT.	X
A	1.30	X	1.20	X	1 NO	=	1.56	SQ.MT.	
					TOTAL DEDUCTION	=	1.56	SQ.MT.	Y1
TOTAL FITNESS CENTRE AREA [X - Y1]						=	44.02	SQ.MT.	

FITNESS CENTRE AREA DIAGRAM
(SCALE - 1:100)

STATEMENT OF PERMISSIBLE FITNESS CENTER AREA

PERMISSIBLE FITNESS CENTER AREA = 2 % OF TOTAL BUILT-UP AREA (F.S.I.)

$= \frac{2 \times 2202.84}{100}$

44.05 sq.mts.

PERMISSIBLE FITNESS CENTER AREA = 44.05 SQ.MTS.

PROPOSED AREA OF FITNESS CENTER = 44.02 SQ.MTS.

TOTAL BUILT UP AREA FOR SUMMARY

FLOOR	GROSS AREA B.U.AREA	STAIRCASE LIFT & LOBBY AREA (-)	ADD. EXCESS REFUGE AREA (+)	TOTAL AREA
GR. FL.	--	--	--	--
1ST.FL.	242.76	64.26	--	178.50
2ND.FL.	242.76	64.26	--	178.50
3RD.FL.	242.76	64.26	--	178.50
4TH.FL.	242.76	64.26	--	178.50
5TH.FL.	242.76	64.26	--	178.50
6TH.FL.	242.76	64.26	--	178.50
7TH.FL.	269.65 - 47.22 = 222.43	62.39	2.03	162.07
8TH.FL.	336.42	59.53	--	276.89
9TH.FL.	335.74	59.53	--	276.21
10TH.FL.	335.74	59.53	--	276.21
11TH(PT) FL.	200.39	59.93	--	140.46
TOTAL	2887.28	686.47	2.03	2202.84

NET BUA (2202.84/1.35) = 1631.74 SQ.MT.
FUNGIBLE AREA (2202.84 - 1631.74) = 571.10 SQ.MT.

SUMMARY OF STAIRCASE, LIFT, LIFT LOBBY AREA FOR BY CHARGING PREMIUM AS PER NOTIFICATION ISSUED UNDER NO. TPB-432012/15108/2020/UD-11 DT. 29-02-2024 & CIRCULAR NO.CHE/DP/29001/GEN DT.19-03-2024			
FLOOR	STAIRCASE, LIFT & LIFT LOBBY AREA IN SQ.MT. (A)	LESS LIFT WELL FREE OF FSI WITHOUT CHARGING IN SQ.MT. (B)	NET AREA OF BY CHARGING PREMIUM IN SQ.MT. (C = A-B)
GROUND	--	--	--
1ST.	64.26	--	64.26
2ND.	64.26	--	64.26
3RD.	64.26	--	64.26
4TH.	64.26	--	64.26
5TH.	64.26	--	64.26
6TH.	64.26	--	64.26
7TH.	62.39	--	62.39
8TH.	59.53	--	59.53
9TH.	59.53	13.43	46.10
10TH.	59.53	13.43	46.10
11TH.	59.93	13.43	46.50
TOTAL	686.47	40.29	646.18

RERA CARPET AREA FOR PARKING PURPOSE ONLY

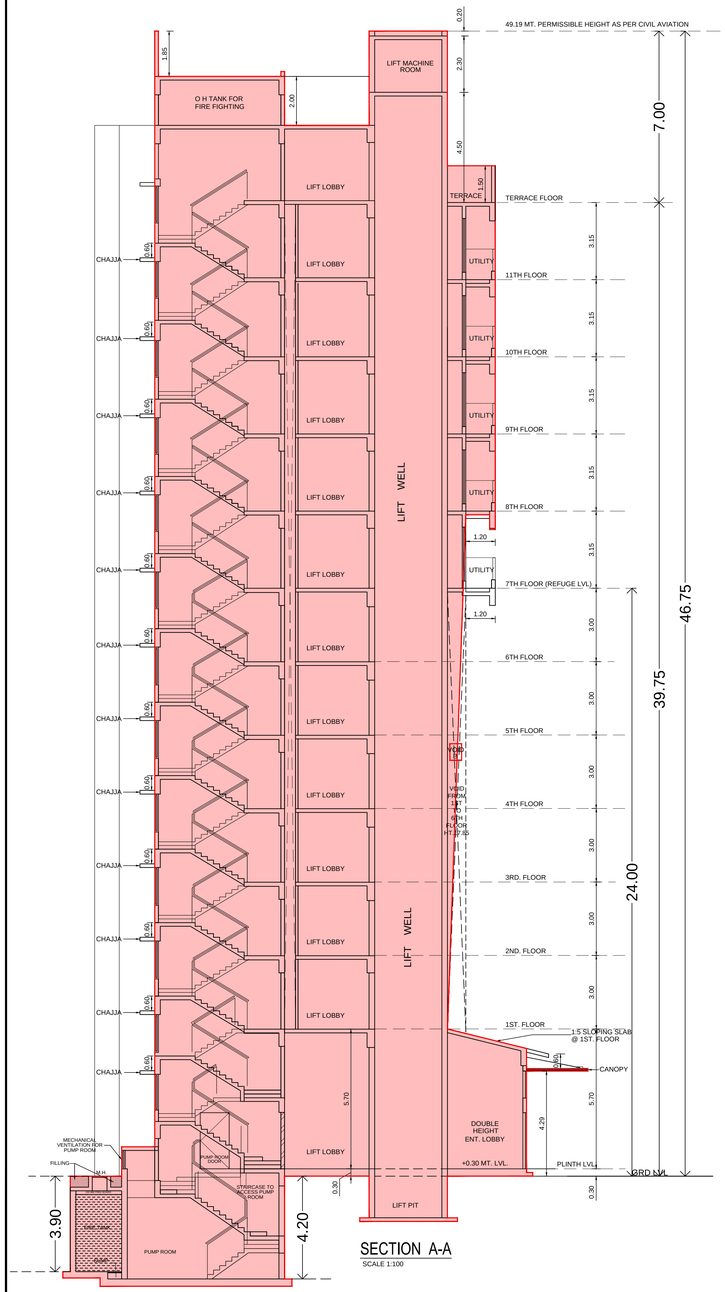
FLOOR NOS.	FLAT NOS.				NOS. OF FLAT
	1	2	3	4	
GR	-	-	-		-
1st	40.00	39.96	39.96	39.96	4
2nd	40.00	39.96	39.96	39.96	4
3rd	40.00	39.96	39.96	39.96	4
4th	40.00	39.96	39.96	39.96	4
5th	40.00	39.96	39.96	39.96	4
6th	40.00	39.96	39.96	39.96	4
7th	-	60.12+(DECK=3.06)	39.96	39.96	3
8th	59.34+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	4
9th	59.34+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	4
10th	59.34+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	60.12+(DECK=3.06)	4
11th	-	-	60.12+(DECK=3.06)	60.12+(DECK=3.06)	2
TOTAL FLAT NOS.					41

CAR PARKING STATEMENT

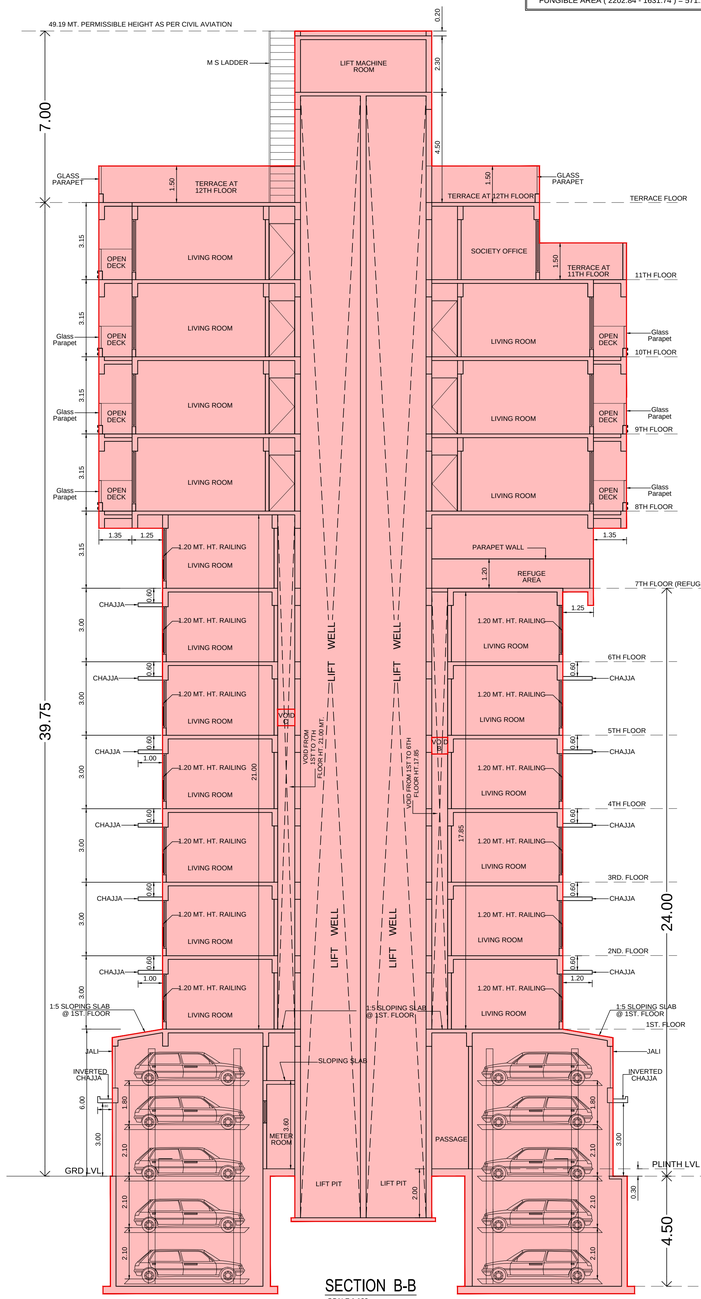
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	26.00	1 PARKING FOR 1 TENEMENTS	26.00
45.00 TO 60.00	3.00	1 PARKING FOR 1 TENEMENTS	3.00
60.00 TO 90.00	12.00	1 PARKING FOR 1 TENEMENTS	12.00
ABOVE 90.00	NIL	2 PARKING FOR 1 TENEMENTS	NIL
TOTAL	41 NOS.		41.00 NOS.
10% ADDITIONAL PARKING FOR VISITORS			04.10 NOS.
TOTAL PARKING REQUIRED			45.10 NOS.
ADDITIONAL 10% PARKING FOR MECHANICAL/ AUTOMATIC AS PER NOTE(III) FREE OF FSI/(5.10/10%)			4.51 NOS.
TOTAL 49.61 SAY			50.00 NOS.
TOTAL PARKING REQUIRED = 50 NOS.			
TOTAL PARKING PROPOSED = 50 NOS.			

TOTAL PARKING PROPOSED

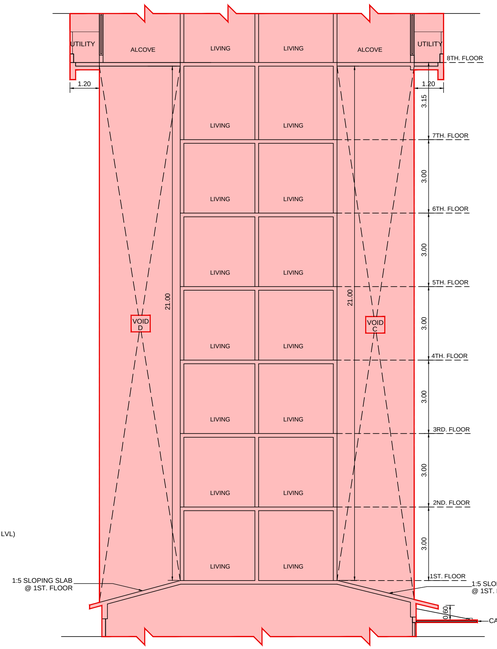
FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	32	18	50



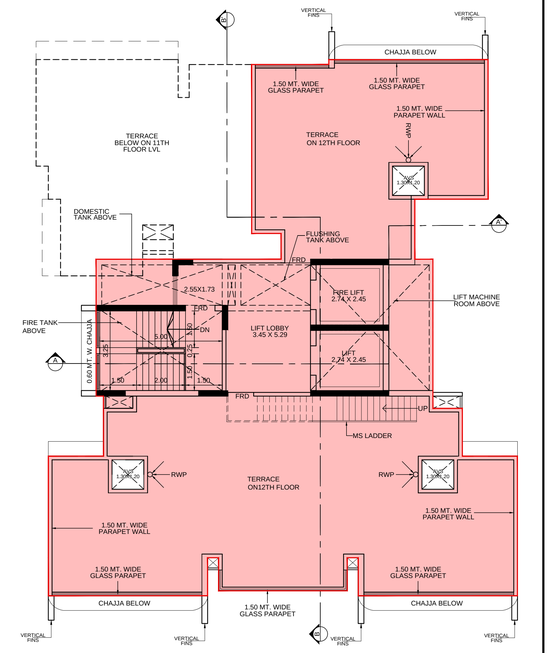
SECTION A-A
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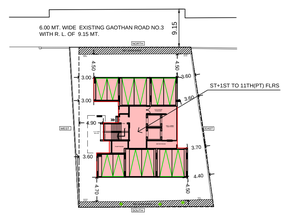
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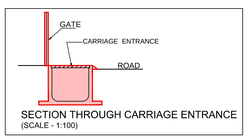
SECTION C-C
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



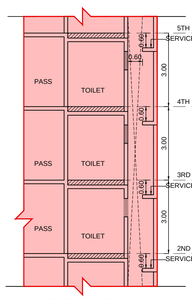
BLOCK PLAN
SCALE 1:500



SECTION THROUGH CARRIAGE ENTRANCE
(SCALE - 1:100)



LOCATION PLAN
SCALE 1:4000



SECTION THROUGH TOILET DUCT
SCALE 1:100

DATE AND STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-14400/2023/(1085AN DOTHERS)/M/WWARD/CHEMBUR-W/337/(NEW DATED = 25-05-2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-14400/2023/(1085AN DOTHERS)/M/WWARD/CHEMBUR-W/337/(NEW

NARENDRA MADHUKA R KOTKAR
Executive Engineer Building Proposal (E.S.)-I

Hemant Shreeram Madhavi
S.E. (BP) T/W

NANASAHE B RAMSING KENJALE
A.E.(BP) M- WARD

CONTENTS OF SHEET.

SECTION A-A, SECTION B-B, SECTION C-C, SECTION THROU TOILET DUCT
TERRACE FLOOR PLAN
BUILT UP AREA STATEMENT, PARKING STATEMENT, RERA CARPET AREA STATEMENT
BLOCK & LOCATION PLAN
SOCIETY OFFICE & FITNESS CENTRE AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1085/1085(1 TO 8) OF VILLAGE CHEMBUR, AT GAONTHAN ROAD NO. 3, CHEMBUR, MUMBAI - 71.

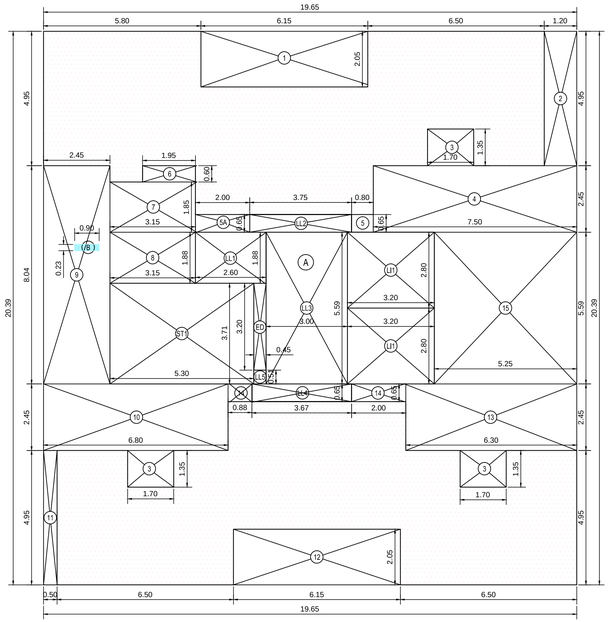
NAME & SIGN. OF OWNER	NAME & SIGN. OF / L.S.
HARISH LAXMANDAS VASWANI M/S. LAXMINA ARGENTUM REALTIES INDIA PVT. LTD.	Sunil Ramchandra Deole

NORTH

SCALE 1:100	DATE 26.07.2024
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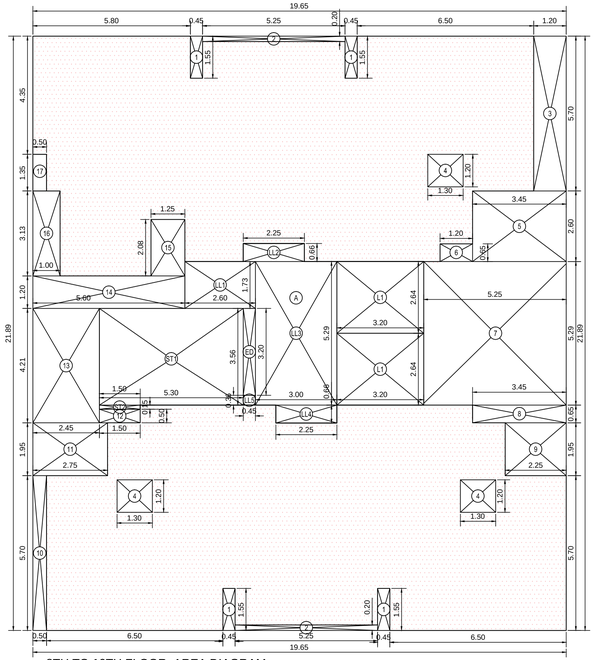
SUNIL R. DEOLE
Lic no. D/248/L.S.

deole bros
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701,702,'A' WING, JAY-VIJAY BUILDING, CINEMA ROAD, GHATKOPAR (W), MUMBAI - 400 086.
PHONE: 25148396 / 25149102



FIRST TO SIXTH FLOOR AREA DIAGRAM
(SCALE - 1:100)

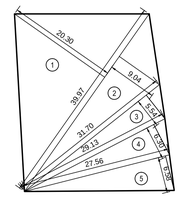
BUILT UP AREA CALCULATION FOR 1ST TO 6TH								
A	19.65	X	20.39	X	1 NO	=	400.66	SQ.MT.
B	0.90	X	0.23	X	1 NO	=	0.21	SQ.MT.
TOTAL ADDITION						=	400.87	SQ.MT. X
DEDUCTIONS								
1	6.15	X	2.05	X	1 NO	=	12.61	SQ.MT.
2	1.20	X	4.95	X	1 NO	=	5.94	SQ.MT.
3	1.70	X	1.35	X	3 NOS	=	6.89	SQ.MT.
4	7.50	X	2.45	X	1 NO	=	18.38	SQ.MT.
5	0.80	X	0.65	X	1 NO	=	0.52	SQ.MT.
5A	2.00	X	0.65	X	1 NO	=	1.30	SQ.MT.
6	1.95	X	0.60	X	1 NO	=	1.17	SQ.MT.
7	3.15	X	1.85	X	1 NO	=	5.83	SQ.MT.
8	3.15	X	1.88	X	1 NO	=	5.92	SQ.MT.
9	2.45	X	8.04	X	1 NO	=	19.70	SQ.MT.
10	6.80	X	2.45	X	1 NO	=	16.66	SQ.MT.
11	0.50	X	4.95	X	1 NO	=	2.48	SQ.MT.
12	6.15	X	2.05	X	1 NO	=	12.61	SQ.MT.
13	6.30	X	2.45	X	1 NO	=	15.44	SQ.MT.
14	2.00	X	0.65	X	1 NO	=	1.30	SQ.MT.
14A	0.88	X	0.65	X	1 NO	=	0.57	SQ.MT.
15	5.25	X	5.59	X	1 NO	=	29.35	SQ.MT.
ED	0.45	X	3.20	X	1 NO	=	1.44	SQ.MT.
TOTAL DEDUCTION						=	158.11	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	242.76	SQ.MT. X1
ST., LIFT, LOBBY AREA CALCULATION								
LI1	3.20	X	2.80	X	2 NOS	=	17.92	SQ.MT.
LL1	2.60	X	1.88	X	1 NO	=	4.88	SQ.MT.
LL2	3.75	X	0.65	X	1 NO	=	2.43	SQ.MT.
LL3	3.00	X	5.59	X	1 NO	=	16.77	SQ.MT.
LL4	3.67	X	0.65	X	1 NO	=	2.38	SQ.MT.
LL5	0.45	X	0.51	X	1 NO	=	0.22	SQ.MT.
ST1	5.30	X	3.71	X	1 NO	=	19.66	SQ.MT.
TOTAL ST., LIFT LOBBY AREA						=	64.26	SQ.MT. Y2
NET BUILT UP AREA [X1 - (Y2+Y3)]						=	178.50	SQ.MT.



8TH TO 10TH FLOOR AREA DIAGRAM
(SCALE - 1:100)

BUILT UP AREA CALCULATION FOR 9TH & 10TH FLOOR								
A	19.65	X	21.89	X	1 NO	=	430.14	SQ.MT.
TOTAL ADDITION						=	430.14	SQ.MT. X
DEDUCTIONS								
1	0.45	X	1.55	X	4 NOS	=	2.79	SQ.MT.
2	5.25	X	0.20	X	2 NOS	=	2.10	SQ.MT.
3	1.20	X	5.70	X	1 NO	=	6.84	SQ.MT.
4	1.30	X	1.20	X	3 NOS	=	4.68	SQ.MT.
5	3.45	X	2.60	X	1 NO	=	8.97	SQ.MT.
6	1.20	X	0.65	X	1 NO	=	0.78	SQ.MT.
7	5.25	X	5.29	X	1 NO	=	27.77	SQ.MT.
8	3.45	X	0.65	X	1 NO	=	2.24	SQ.MT.
9	2.25	X	1.95	X	1 NO	=	4.39	SQ.MT.
10	0.50	X	5.70	X	1 NO	=	2.85	SQ.MT.
11	2.75	X	1.95	X	1 NO	=	5.36	SQ.MT.
12	1.50	X	0.50	X	1 NO	=	0.75	SQ.MT.
13	2.45	X	4.21	X	1 NO	=	10.31	SQ.MT.
14	5.60	X	1.20	X	1 NO	=	6.72	SQ.MT.
15	1.25	X	2.08	X	1 NO	=	2.60	SQ.MT.
16	1.00	X	3.13	X	1 NO	=	3.13	SQ.MT.
17	0.50	X	1.35	X	1 NO	=	0.68	SQ.MT.
ED	0.45	X	3.20	X	1 NO	=	1.44	SQ.MT.
TOTAL DEDUCTION						=	94.40	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	335.74	SQ.MT. X1
ST., LIFT, LOBBY AREA CALCULATION								
L1	3.20	X	2.65	X	2 NOS	=	16.96	SQ.MT.
ST1	5.30	X	3.56	X	1 NO	=	18.86	SQ.MT.
ST2	1.50	X	0.15	X	1 NO	=	0.23	SQ.MT.
LL1	2.60	X	1.73	X	1 NO	=	4.49	SQ.MT.
LL2	2.25	X	0.66	X	1 NO	=	1.48	SQ.MT.
LL3	3.00	X	5.29	X	1 NO	=	15.87	SQ.MT.
LL4	2.25	X	0.66	X	1 NO	=	1.48	SQ.MT.
LL5	0.45	X	0.36	X	1 NO	=	0.16	SQ.MT.
TOTAL ST., LIFT LOBBY AREA						=	59.53	SQ.MT.
TOTAL BUILT UP AREA						=	276.21	SQ.MT.

BUILT UP AREA CALCULATION FOR 8TH FLOOR
AREA SAME AS 9TH FLOOR = 276.21 SQ.MT.
ADD. SLOPING TERRACE
17. 0.50 X 1.35 X 1 NO = 0.68 SQ.MT.
TOTAL 8TH FLOOR AREA
276.21 + 0.68 = 276.89 SQ.MT.

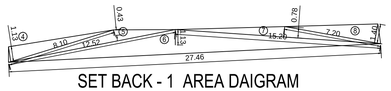


PLOT AREA DAIGRAM
SCALE 1:500

PLOT AREA CALCULATION								
1	0.50	X	39.97	X	20.30	X 1 NO	=	405.70 SQ.MT.
2	0.50	X	39.97	X	9.04	X 1 NO	=	180.66 SQ.MT.
3	0.50	X	31.70	X	5.54	X 1 NO	=	87.81 SQ.MT.
4	0.50	X	29.14	X	6.30	X 1 NO	=	91.79 SQ.MT.
5	0.50	X	27.56	X	6.57	X 1 NO	=	90.54 SQ.MT.
TOTAL ADDITION							=	856.50 SQ.MT. X
THIS AREA CERTIFIED BY L.S. & AS PER SITE CONDITION								

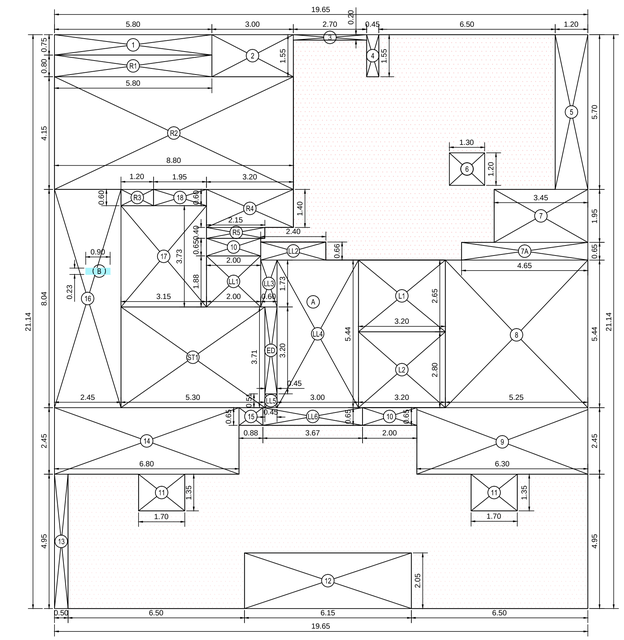


SET BACK - 2 AREA DIAGRAM
SCALE 1:100



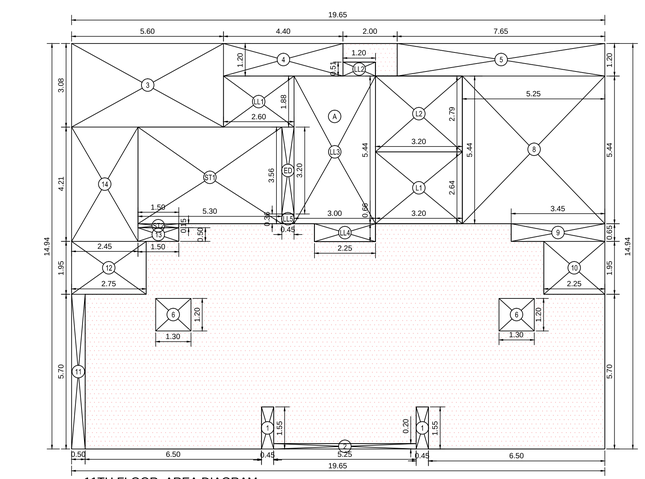
SET BACK - 1 AREA DAIGRAM
SCALE 1:100

SET BACK AREA CALCULATION								
1	1/2	X	2.62	X	1.23	X 1 NO	=	1.61 SQ.MT.
2	1/2	X	23.08	X	1.34	X 1 NO	=	15.46 SQ.MT.
3	1/2	X	23.08	X	1.34	X 1 NO	=	15.46 SQ.MT.
4	1/2	X	7.83	X	1.13	X 1 NO	=	4.42 SQ.MT.
5	1/2	X	12.34	X	0.43	X 1 NO	=	2.65 SQ.MT.
6	1/2	X	27.42	X	1.13	X 1 NO	=	15.49 SQ.MT.
7	1/2	X	15.20	X	0.78	X 1 NO	=	5.93 SQ.MT.
8	1/2	X	7.20	X	1.40	X 1 NO	=	5.04 SQ.MT.
TOTAL ADDITION							=	66.06 SQ.MT. X



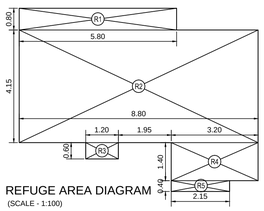
7TH FLOOR AREA DIAGRAM
(SCALE - 1:100)

BUILT UP AREA CALCULATION FOR 7TH FLOOR								
A	19.65	X	21.14	X	1 NO	=	415.40	SQ.MT.
B	0.90	X	0.23	X	1 NO	=	0.21	SQ.MT.
TOTAL ADDITION						=	415.61	SQ.MT. X
DEDUCTIONS								
1	5.80	X	0.75	X	1 NO	=	4.35	SQ.MT.
2	3.00	X	1.55	X	1 NO	=	4.65	SQ.MT.
3	2.70	X	0.20	X	1 NO	=	0.54	SQ.MT.
4	0.45	X	1.55	X	1 NO	=	0.70	SQ.MT.
5	1.20	X	5.70	X	1 NO	=	6.84	SQ.MT.
6	1.30	X	1.20	X	1 NO	=	1.56	SQ.MT.
7	3.45	X	1.95	X	1 NO	=	6.73	SQ.MT.
7A	4.65	X	0.65	X	1 NO	=	3.02	SQ.MT.
8	5.25	X	5.44	X	1 NO	=	28.56	SQ.MT.
9	6.30	X	2.45	X	1 NO	=	15.44	SQ.MT.
10	2.00	X	0.65	X	2 NOS	=	2.60	SQ.MT.
11	1.70	X	1.35	X	2 NOS	=	4.59	SQ.MT.
12	6.15	X	2.05	X	1 NO	=	12.61	SQ.MT.
13	0.50	X	4.95	X	1 NO	=	2.48	SQ.MT.
14	6.80	X	2.45	X	1 NO	=	16.66	SQ.MT.
15	0.88	X	0.65	X	1 NO	=	0.57	SQ.MT.
16	2.45	X	8.04	X	1 NO	=	19.70	SQ.MT.
17	3.15	X	3.73	X	1 NO	=	11.75	SQ.MT.
18	1.95	X	0.60	X	1 NO	=	1.17	SQ.MT.
ED	0.45	X	3.20	X	1 NO	=	1.44	SQ.MT.
TOTAL DEDUCTION						=	145.96	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	269.65	SQ.MT. X1
REFUGE AREA CALCULATION								
R1	5.80	X	0.80	X	1 NO	=	4.64	SQ.MT.
R2	8.80	X	4.15	X	1 NO	=	36.52	SQ.MT.
R3	1.20	X	0.60	X	1 NO	=	0.72	SQ.MT.
R4	3.20	X	1.40	X	1 NO	=	4.48	SQ.MT.
R5	2.15	X	0.40	X	1 NO	=	0.86	SQ.MT.
TOTAL REFUGE AREA						=	47.22	SQ.MT. Y2
ST., LIFT, LOBBY AREA CALCULATION								
L1	3.20	X	2.65	X	1 NO	=	8.48	SQ.MT.
L2	3.20	X	2.80	X	1 NO	=	8.96	SQ.MT.
ST1	5.30	X	3.71	X	1 NO	=	19.66	SQ.MT.
LL1	2.00	X	1.88	X	1 NO	=	3.76	SQ.MT.
LL2	2.40	X	0.66	X	1 NO	=	1.58	SQ.MT.
LL3	0.60	X	1.73	X	1 NO	=	1.03	SQ.MT.
LL4	3.00	X	5.44	X	1 NO	=	16.32	SQ.MT.
LL5	0.45	X	0.51	X	1 NO	=	0.22	SQ.MT.
LL6	3.67	X	0.65	X	1 NO	=	2.38	SQ.MT.
TOTAL ST., LIFT LOBBY AREA						=	62.39	SQ.MT. Y3
TOTAL BUILT UP AREA [X1 - (Y2+Y3)]						=	160.04	SQ.MT.



11TH FLOOR AREA DIAGRAM
(SCALE - 1:100)

BUILT UP AREA CALCULATION FOR 11TH FLOOR								
A	19.65	X	14.94	X	1 NO	=	293.57	SQ.MT.
TOTAL ADDITION						=	293.57	SQ.MT. X
DEDUCTIONS								
1	0.45	X	1.55	X	2 NOS	=	1.40	SQ.MT.
2	5.25	X	0.20	X	1 NO	=	1.05	SQ.MT.
3	5.60	X	3.08	X	1 NO	=	17.25	SQ.MT.
4	4.40	X	1.20	X	1 NO	=	5.28	SQ.MT.
5	7.65	X	1.20	X	1 NO	=	9.18	SQ.MT.
6	1.30	X	1.20	X	2 NO	=	3.12	SQ.MT.
8	5.25	X	5.44	X	1 NO	=	28.56	SQ.MT.
9	3.45	X	0.65	X	1 NO	=	2.24	SQ.MT.
10	2.25	X	1.95	X	1 NO	=	4.39	SQ.MT.
11	0.50	X	5.70	X	1 NO	=	2.85	SQ.MT.
12	2.75	X	1.95	X	1 NO	=	5.36	SQ.MT.
13	1.50	X	0.50	X	1 NO	=	0.75	SQ.MT.
14	2.45	X	4.21	X	1 NO	=	10.31	SQ.MT.
ED	0.45	X	3.20	X	1 NO	=	1.44	SQ.MT.
TOTAL DEDUCTION						=	93.18	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	200.39	SQ.MT. X1
ST., LIFT, LOBBY AREA CALCULATION								
L1	3.20	X	2.64	X	1 NO	=	8.45	SQ.MT.
L2	3.20	X	2.79	X	1 NO	=	8.93	SQ.MT.
ST1	5.30	X	3.56	X	1 NO	=	18.86	SQ.MT.
ST2	1.50	X	0.15	X	1 NO	=	0.23	SQ.MT.
LL1	2.60	X	1.88	X	1 NO	=	4.89	SQ.MT.
LL2	1.20	X	0.51	X	1 NO	=	0.61	SQ.MT.
LL3	3.00	X	5.44	X	1 NO	=	16.32	SQ.MT.
LL4	2.25	X	0.66	X	1 NO	=	1.48	SQ.MT.
LL5	0.45	X	0.36	X	1 NO	=	0.16	SQ.MT.
TOTAL ST., LIFT LOBBY AREA						=	59.93	SQ.MT.
TOTAL BUILT UP AREA						=	140.46	SQ.MT.



REFUGE AREA DIAGRAM
(SCALE - 1:100)

REFUGE AREA CALCULATION								
R1	5.80	X	0.80	X	1 NO	=	4.64	SQ.MT.
R2	8.80	X	4.15	X	1 NO	=	36.52	SQ.MT.
R3	1.20	X	0.60	X	1 NO	=	0.72	SQ.MT.
R4	3.20	X	1.40	X	1 NO	=	4.48	SQ.MT.
R5	2.15	X	0.40	X	1 NO	=	0.86	SQ.MT.
TOTAL REFUGE AREA						=	47.22	SQ.MT.

REFUGE AREA CALCULATION

FLOOR	AREA OF UPPER FLOOR	REQUIRED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.
7TH FLR	(160.04 SQ.MT.+ 276.89+276.21 X 2+140.46 = 1129.81 SQ.MT. (7TH TO 11TH FLOOR)	1129.81 X 4% = 45.19 SQ.MT.	47.22 SQ.MT. AREA COUNTED IN FSI 2.03 SQ.MT.

DATE AND STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-14400/2023/(1085AN DOTHERS)/M/WWARD/CHEMBUR-W/337/1/NEW DATED = 25-05-2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-14400/2023/(1085AN DOTHERS)/M/WWARD/CHEMBUR-W/337/1/NEW

NARENDRA MADHUKA R KOTKAR
Executive Engineer Building Proposal (E.S.)-1

Hemant Shreeram Madhavi
S.E. (BP) T/W

NANASAHEB RAMSING KENJALE
A.E.(BP) M. WARD

CONTENTS OF SHEET.

BUILT UP AREA CALCULATION FOR ALL FLOORS
REFUGE AREA CALCULATION,
PLOT AREA CALCULATION
SET BACK AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1085/1085(1 TO 8) OF VILLAGE CHEMBUR, AT GAONTHAN ROAD NO. 3, CHEMBUR, MUMBAI - 71.

NAME & SIGN. OF OWNER

HARISH LAXMANDAS VASWANI

M/S. LAXMINA ARGENTUM REALTIES INDIA PVT. LTD.

NAME & SIGN. OF / L.S.

Sunil Ramchandra Deole

SUNIL R. DEOLE
Lic no. D/248/L.S.

deole bros
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701,702,'A' WING, JAY-VIJAY BUILDING, CINEMA ROAD, GHATKOPAR (W). MUMBAI - 400 086.
PHONE: 25148396 / 25149102

NORTH

SCALE 1:100	DATE 26.07.2024
Drawn by NADIM	
SHEET NO. 3/3	JOB NO. 1546