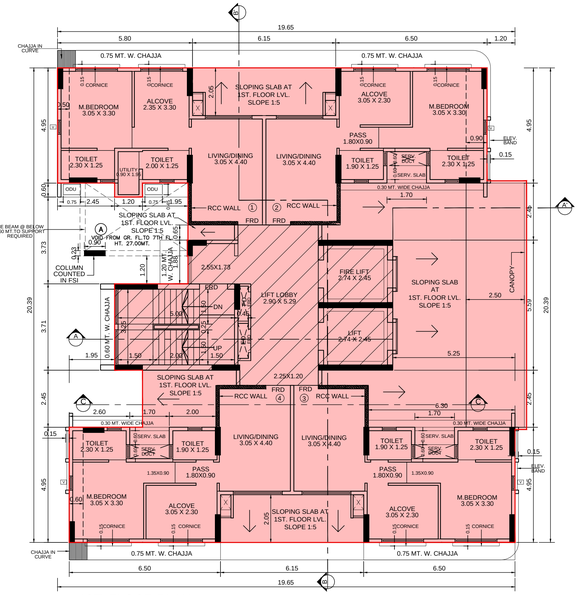
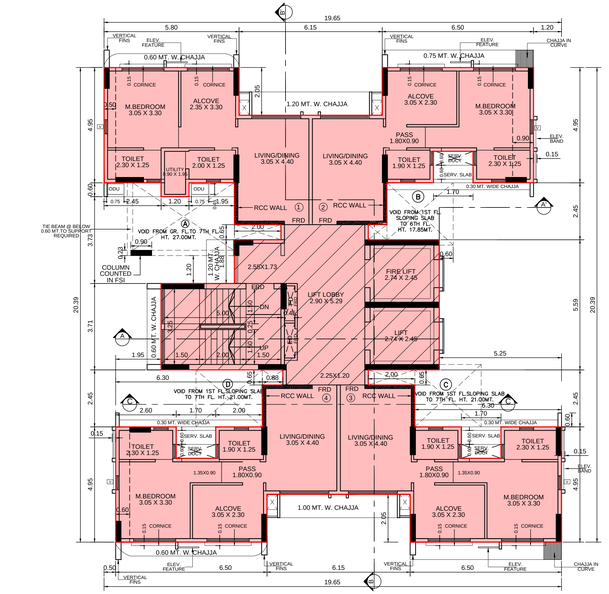


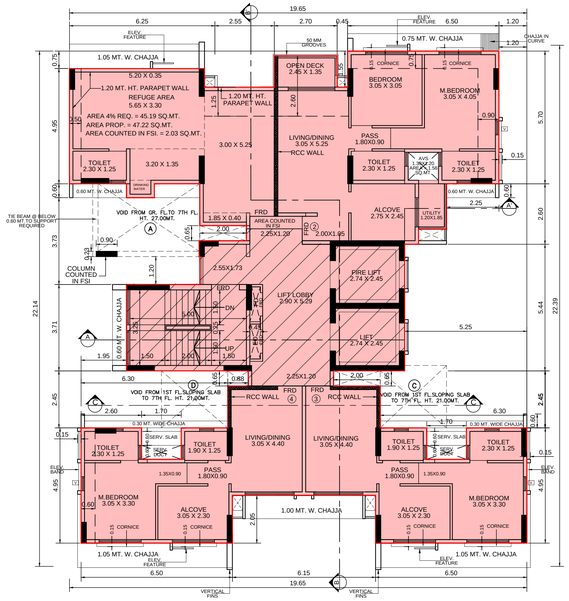
1ST. FLOOR PLAN

SCALE 1:100



2ND TO 6TH FLOOR PLAN

SCALE 1:100



7TH REFUGE FLOOR PLAN

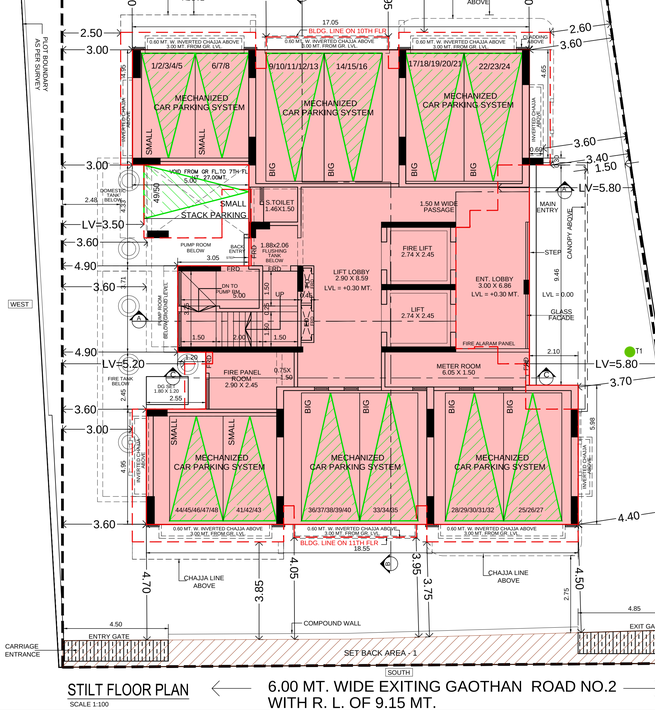
SCALE 1:100

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

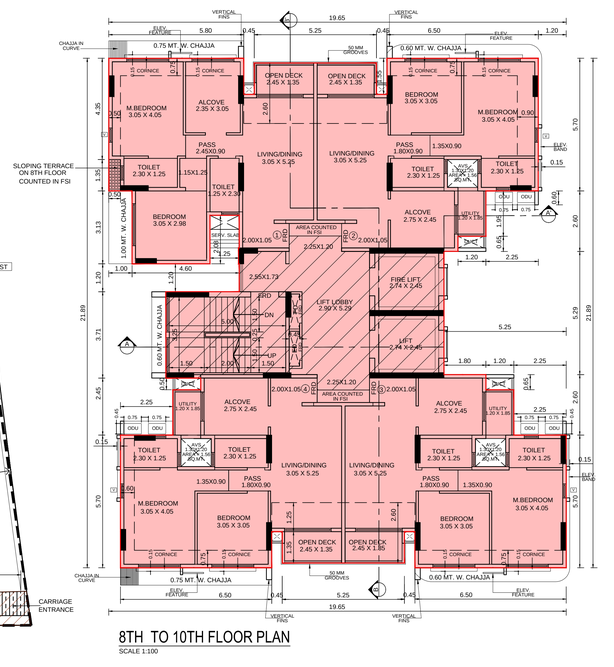
TDR UTILIZATION TABLE

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



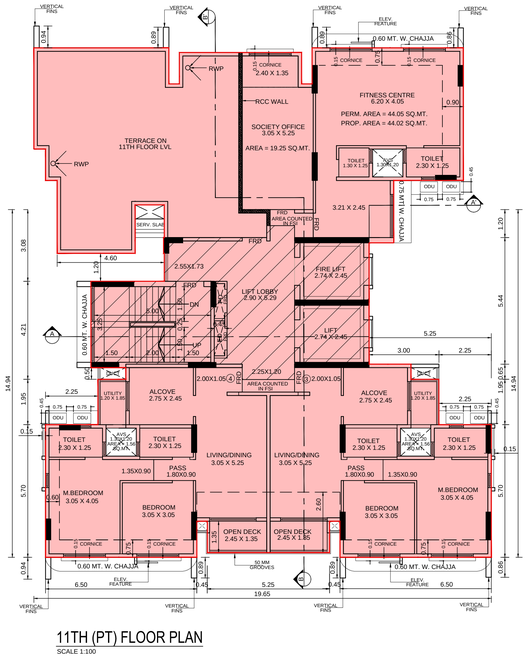
STILT FLOOR PLAN

SCALE 1:100



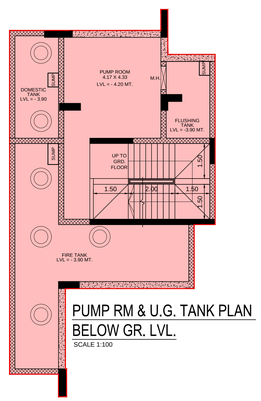
8TH TO 10TH FLOOR PLAN

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 NOM
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 as 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.	136.04
	1. ROAD/0037/2022 (Road) = 61.00 2. SRA/1509/Const. (Slum) = 75.04	
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)(i)]	2202.84
17.	FSI consumed on Net plot = [13/4]	2.17
	(ii). 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	--
	Ouisiders (visitors)	04
	ii) Covered garage permissible	--
	iii) Covered garage proposed	--
	Car	--
	Scooter/Motor cycle	--
	Ouisiders (visitors)	--
	iv) Total parking provided (With Permi. +10 %)	50
(F)	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

PLOT BOUNDARY SHOWN IN BLACK

PROPOSED WORK SHOWN IN RED

EXISTING STRUCTURE TO BE

DEMOLISHED SHOWN IN YELLOW

EXTERNAL WALLS ARE 0.15m. THK.

INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA.

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 856.50 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

HARISH LAXMANDAS VASWANI

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

NAME & SIGNATURE 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. 1/3

JOB NO. 1546