

FULL OCCUPATION FOR BUILDING COMPRISING OF GR. + 1ST TO 11TH(PT) UPPER FLOORS OF RESIDENTIAL BUILDING IS HERE BY GRANTED SUBJECT TO CONDITIONED MENTIONED IN THIS OFFICE LETTER NO. P-14400/2023(1085AN DOTHERS)/MWARDICHEMBUR-W337/11NEW

NARENDRA
MADHUKAR
KOTKAR

Executive Engineer Building Proposal (E.S.) I

RANIT
SABHERA
O
BONGANE

NANASHE
BRAMISING
KENIALE

S.E.(BP) T/W

A.E.(BP) M-WARD

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.

1. AREA STATEMENT	PLAN AS PER 2024
a. Area of plot as per P. R. Card	864.50
b. Area of Reservation in plot	816.10
c. Area of Road Set back	---
d. Area of D P Road	---
e. Encroachment Area	---

2. DEDUCTION FOR (A) For Reservation/Road Area	66.06
a. Road set back area to be handed over (100%) Regulation No.16	---
b. Proposed D P road to be handed over (100%) Regulation No.16	---
c. (i) Reservation area to be handed over Regulation No.17	---
d. (ii) Reservation area to be handed over as per AR Regulation No.17	---

(B) For Amenity area	---
a. Area of amenity plots to be handed over as per DCR 14(A)	---
b. Area of amenity plots to be handed over as per DCR 14(B)	---
c. Area of amenity plots to be handed over as per DCR 35(a)(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)+(2b)+(C)) as and when applicable.	---
4. Balance area of plot (L minus 3)	750.04

5. Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. above	---
(a) DEDUCTION FOR RECREATIONAL GROUND (deductible) 15%	---
Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE

6. Built up Area as per Zonal (basic) FSI (5 + 6) (in case of Hill land permissible BUA kept in abeyance)	750.04
7. Built up equal to land handed over as per Regulation No.30(A)	---
(i) As per (a) and (b) except 2(A) (c) (i) above cap of Admissible TDR as column 6 of Table 1.2 on remaining balance plot	---

(ii) in case of 2(A)(c) (i) 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
11a. Incentive FSI as per as per DCR 33(7)(B) No. of Members 24 X 50 sq.mt. (Perm. 240.00) Proposed	238.98
12. Permissible Built up Area as the case may be without BUA as per 2(c)	1632.20

13. a) Existing floor area (phase I)	1632.19
b) Proposed BUA (as the case may be without BUA as per 2(c))	1632.19
c) Fully residential built up area.	NIL
d) Remaining non residential built up area.	---

14. TDR generated if any as per regulation 30(A) and 32	571.26
15. Fungible Compensatory area as per regulation No. 31(3) (1632.19 x 35%)	279.72
a) i) Permissible Fungible Compensatory area for Rehab component without charging premium for Residential User.	291.54
ii) Fungible Compensatory area available on payment of premium	291.54

16. Total Built up Area proposed including Fungible Compensatory Area (13 + 1550.00 + 1550.00)	2203.45
17. FSI consumed on Net plot = (13+4)	2.176
(i) 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 Area to be handed over as per Regulation No. 14(A)	---
(c) 14(B)	---
(d) 15	---

(C) Requirement of Recreational Open Space in layout/plot per Regulation No.27	---
(i) Proposed Built up area (13 above)	2203.45
(ii) Less deduction of Non residential area (Shop, etc.)	NIL

(iii) Area available for tenement (i) minus (ii)	2203.45
(iv) Tenements permissible (density of tenements/tenement)	99
(v) Total number of tenements proposed on the plot	41
(vi) Tenements For existing tenants	---

(vii) Total Tenement on the plot	41
(C) Parking provision	---
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	45
(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 UTILIZATION 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.	---

NAME & SIGNATURE OF OWNER	---
NAME & SIGNATURE OF / I.S.	---

HARISH LAXMANDAS VASWANI	Digitally signed by HARISH LAXMANDAS VASWANI Date: 2025.09.29 16:27:44 +05'30'
M/S. LAXMINA ARGENTUM REALTIES INDIA PVT. LTD.	---

SUNIL Ramchandra Deole	CERTIFICATE OF AREA. CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09.10.2024 AND THAT THE DIMENSIONS OF THE SITES, 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 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: 25145596 / 25149102
SCALE 1:100	DATE 29.09.2025

SHEET NO. 1/3	DRAWN BY NADIM
JOB NO. 1546	---

NORTH	---
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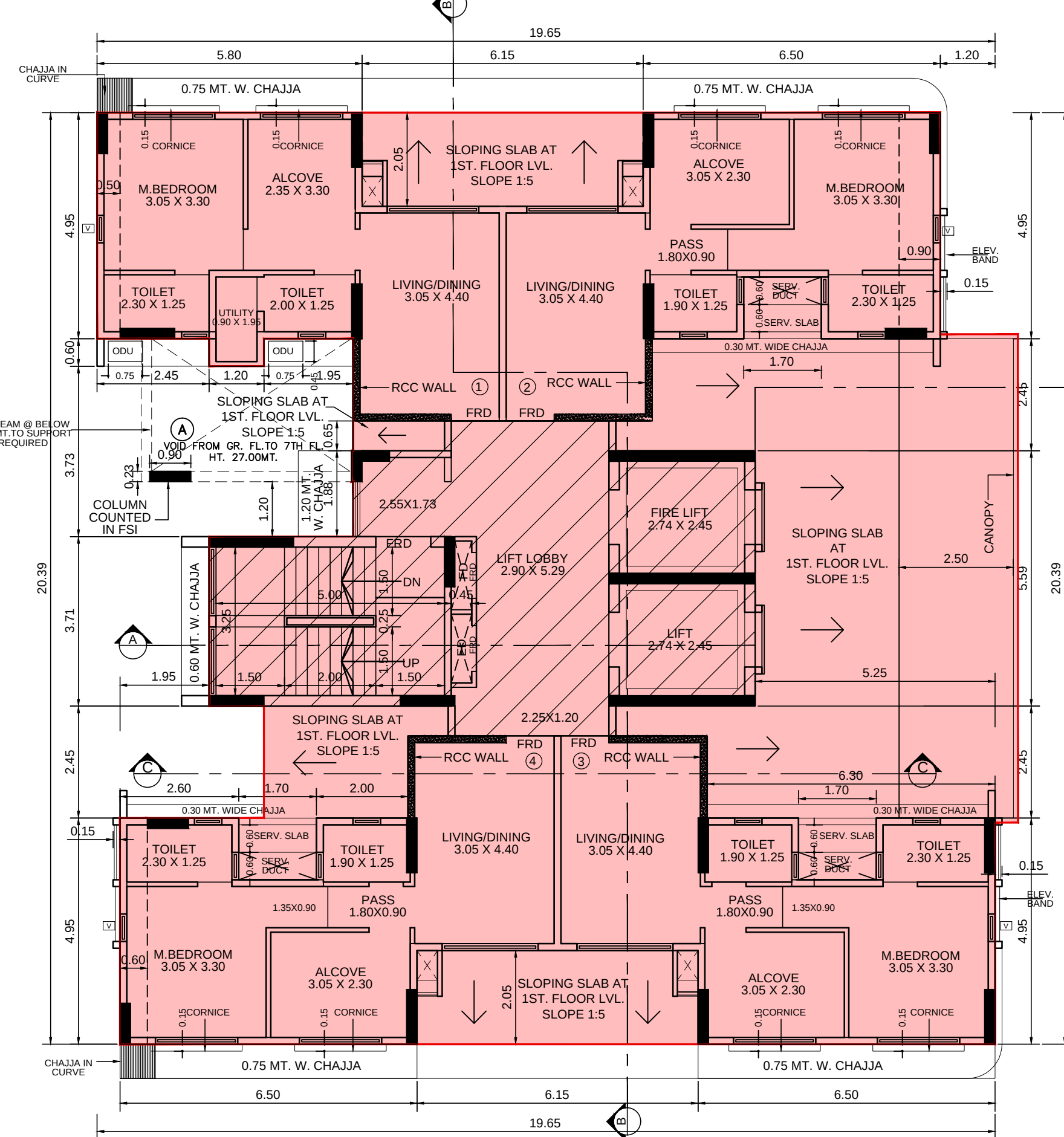
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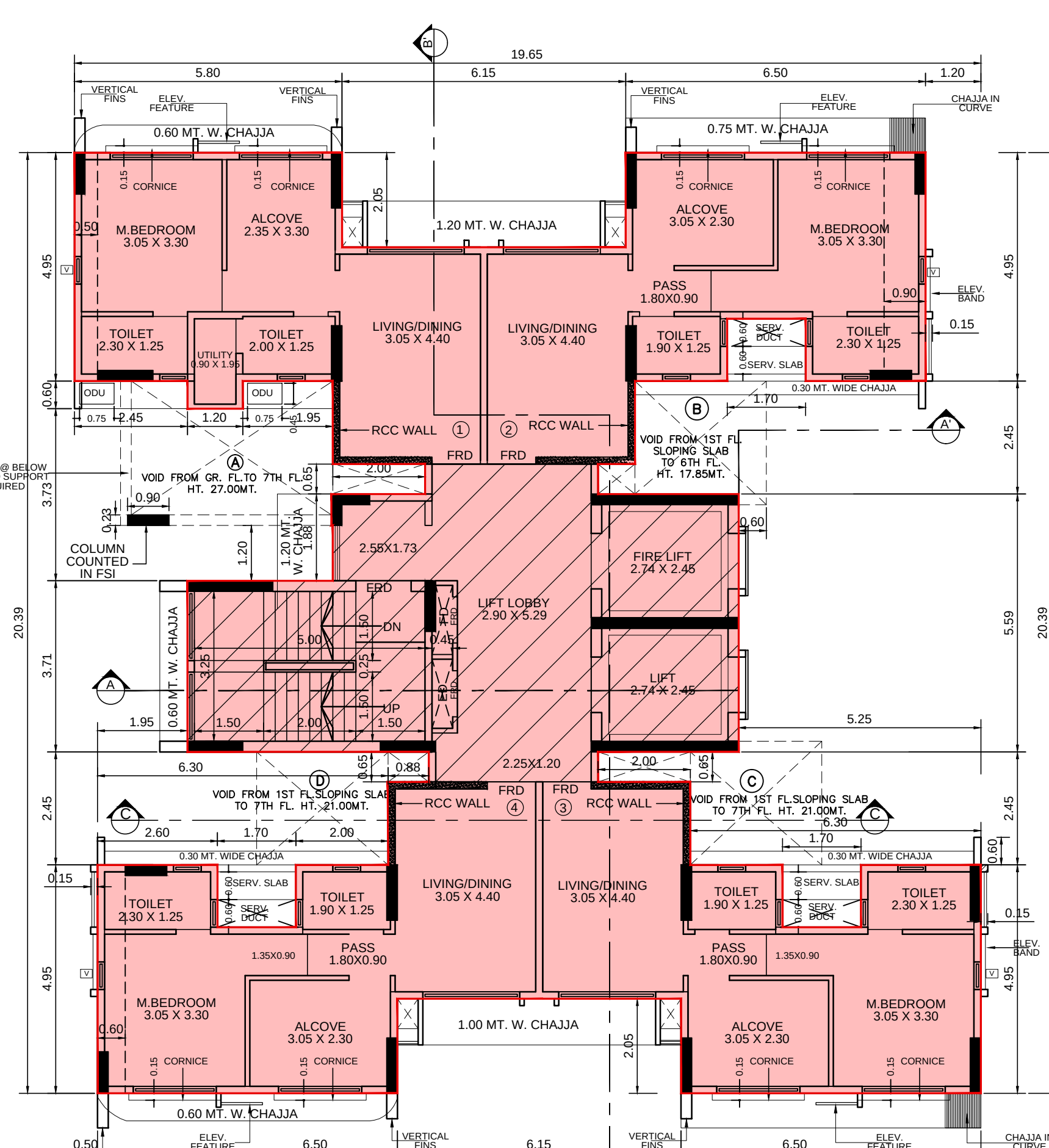
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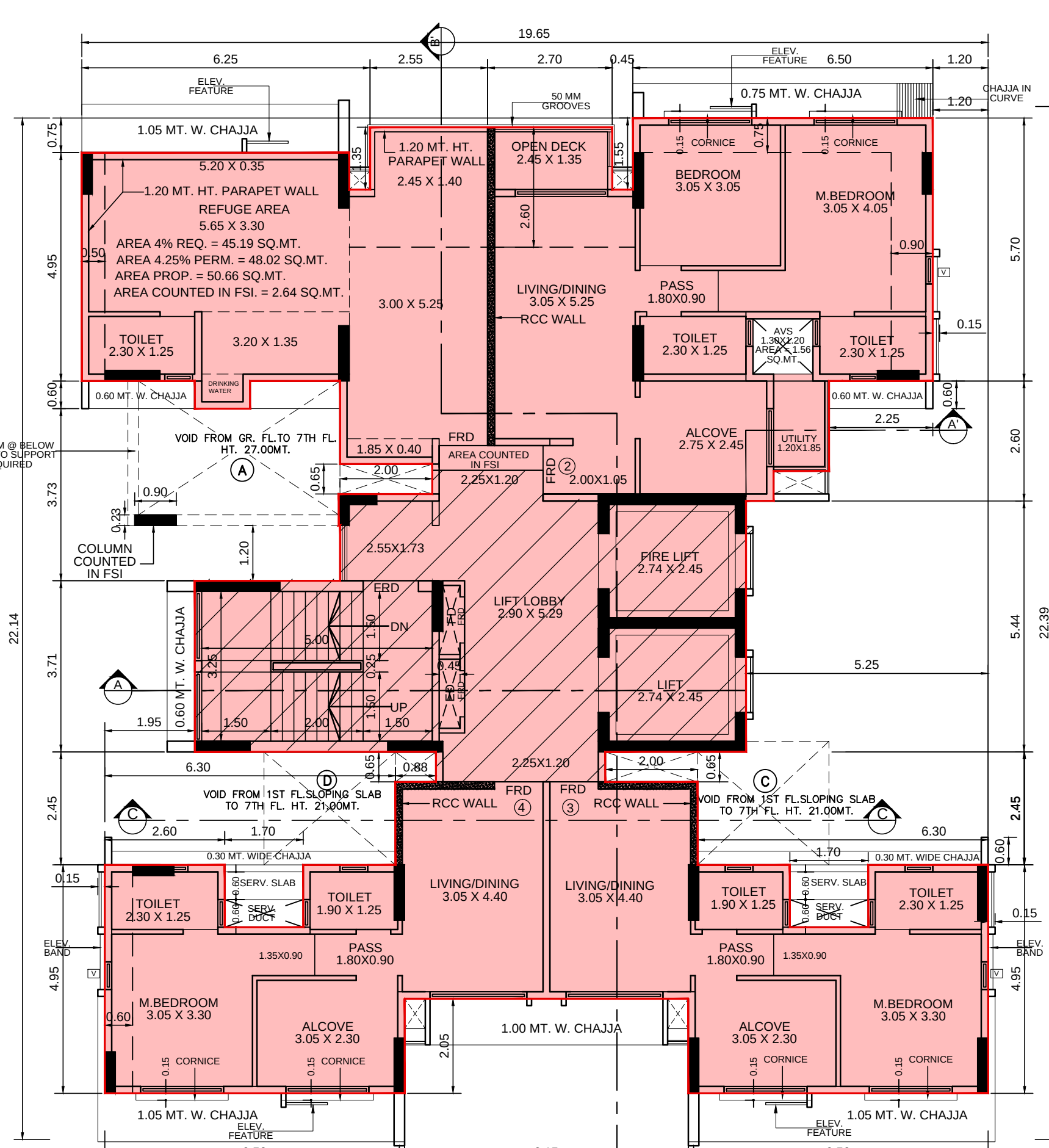
1ST. FLOOR PLAN

SCALE 1:100



2ND TO 6TH FLOOR PLAN

SCALE 1:100



7TH REFUGE FLOOR PLAN

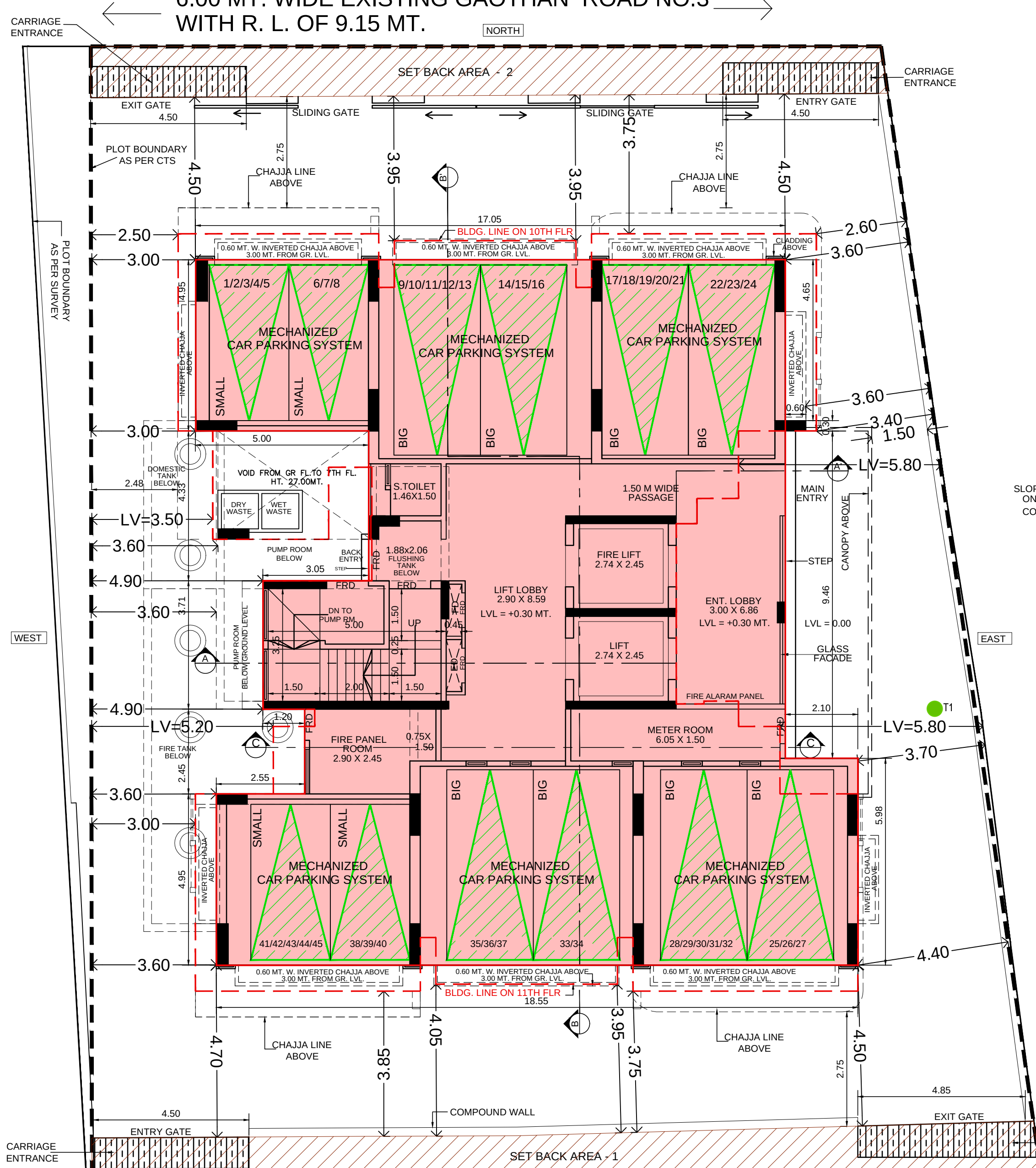
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CONSTRUCTION AREA STATEMENT

FLOOR	CONSTRUCTION AREA
BASEMENT	46.50
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.	281.12
8TH FL.	323.90
9TH FL.	323.90
10TH FL.	323.90
11TH(PT) FL.	253.53
TOTAL	3249.17 SMT.

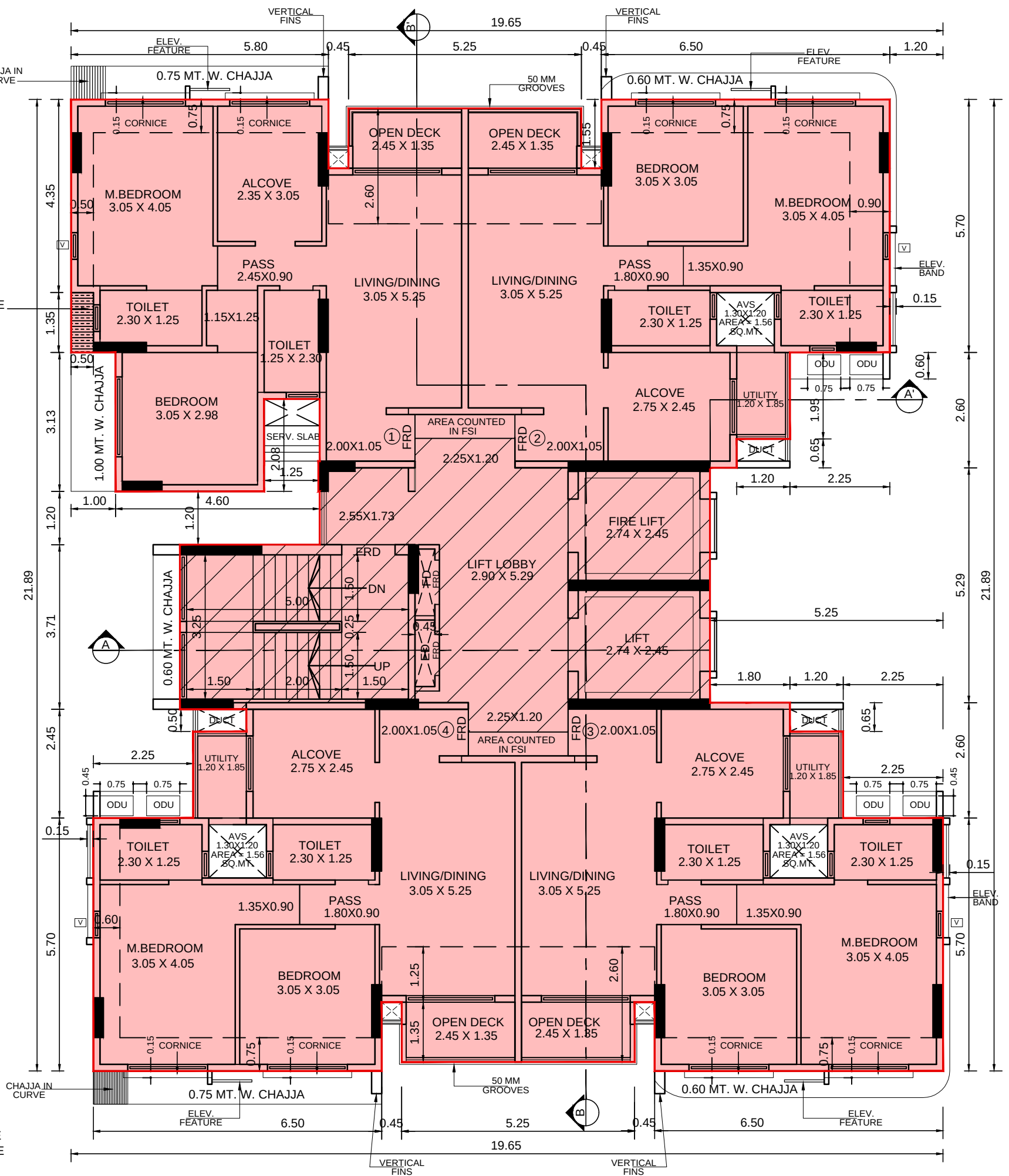
TDR UTILIZATION TABLE

S.R. NO.	DCR NO.	DCR TYPE	QTY DEBITED FROM DCR 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



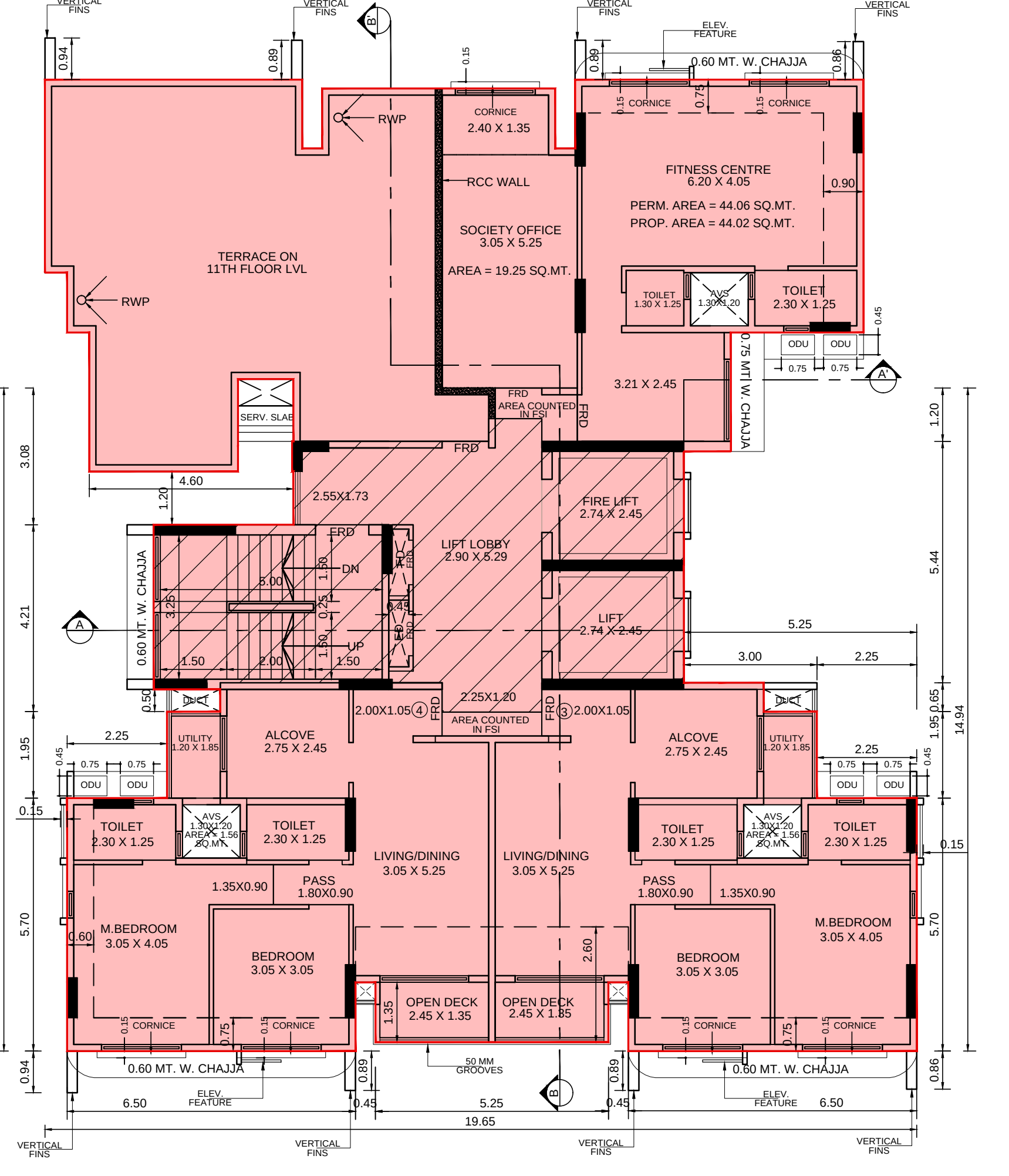
STILT FLOOR PLAN

SCALE 1:100



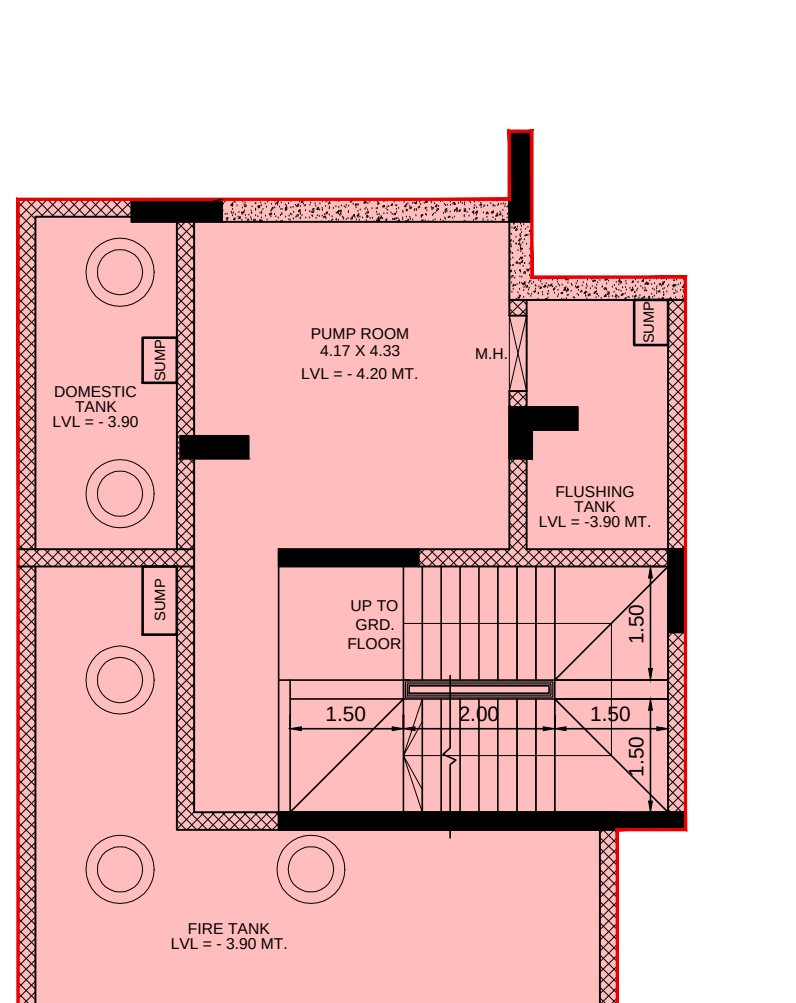
8TH TO 10TH FLOOR PLAN

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11TH (PT) FLOOR PLAN

SCALE 1:100



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

SCALE 1:100

SECTION THRU COMPOUND WALL

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