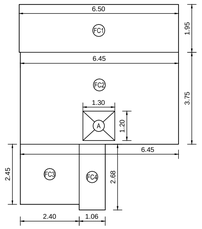


SOCIETY OFFICE AREA CALCULATION							
SO1	2.40	X	1.35	X	1 NO	=	3.24 SQ.MT.
SO2	3.05	X	5.25	X	1 NO	=	16.01 SQ.MT.
TOTAL ADDITION						=	19.25 SQ.MT.

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.)

$$= \frac{2 \times 2203.45}{100}$$

44.06 sq.mts.

PERMISSIBLE FITNESS CENTER AREA = 44.06 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.	273.09 - 50.66 = 222.43	62.39	2.64	162.68
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	2.64	2203.45

NET BUA (2203.45/1.35) = 1632.19 SQ.MT.
FUNGIBLE AREA (2203.45 - 1632.19) = 571.26 SQ.MT.

SUMMARY OF STAIRCASE, LIFT, LIFT LOBBY AREA FOR BY CHARGING PREMIUM AS PER NOTIFICATION ISSUED UNDER NO. TPB-4320/215/108/2020/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

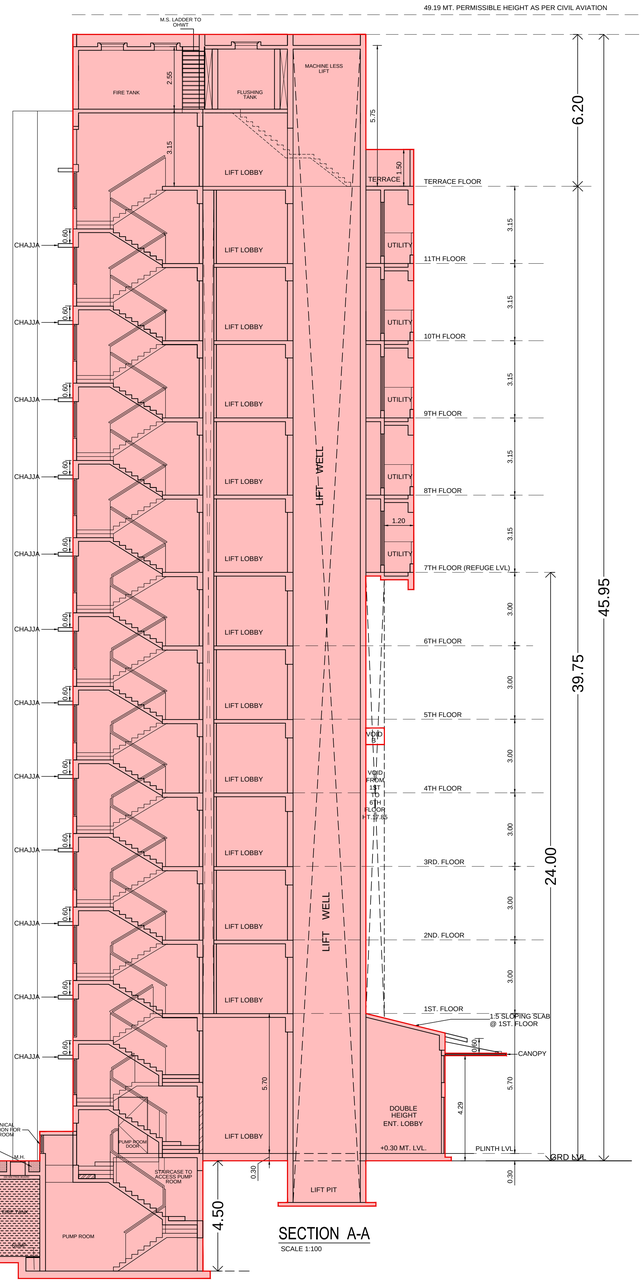
FLOOR NOS.	FLAT NOS.				NOS. OF FLAT
	1	2	3	4	
GR	-	-	-		-
1st	40.00	39.96	39.96	39.96	4
2nd	40.00	39.96	39.96	39.96	4
3rd	40.00	39.96	39.96	39.96	4
4th	40.00	39.96	39.96	39.96	4
5th	40.00	39.96	39.96	39.96	4
6th	40.00	39.96	39.96	39.96	4
7th	-	60.12+(DECK=3.06)	39.96	39.96	3
8th	59.34+(DECK=3.06)	60.12+(DECK=3.06)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

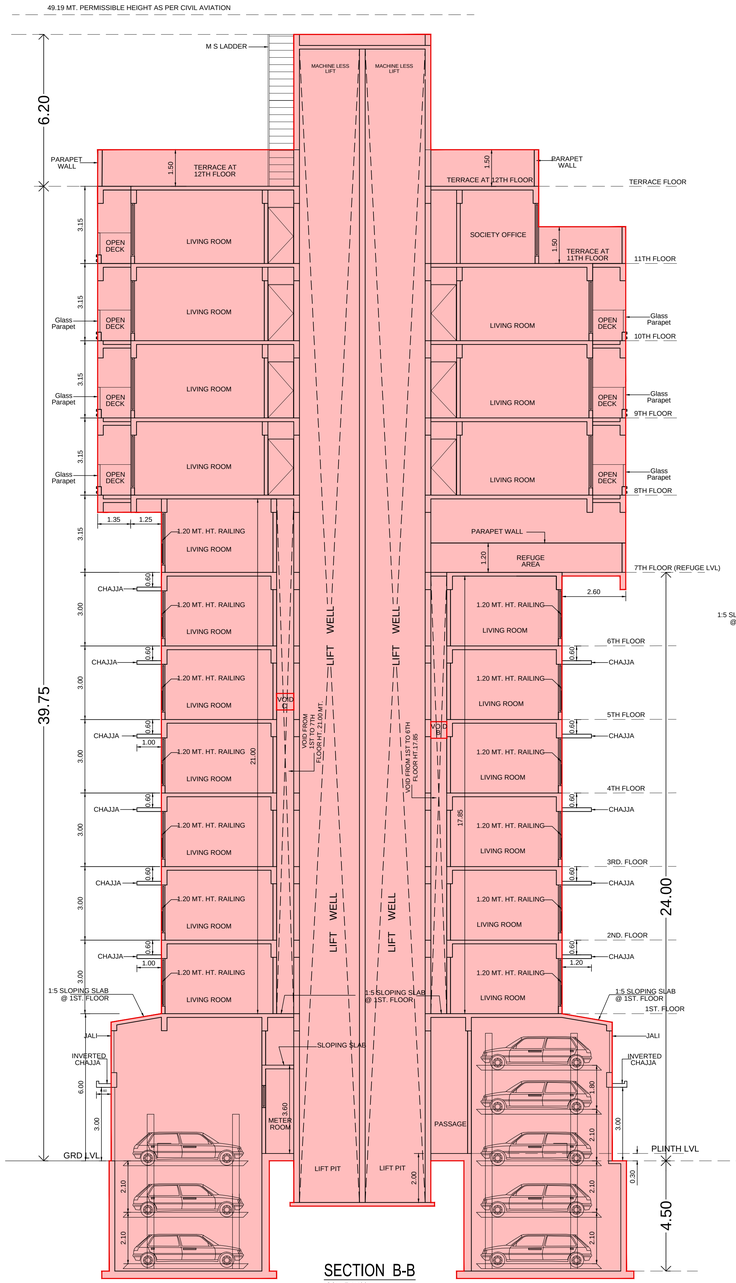
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	26.00	1 PARKING FOR 1 TENEMENTS	26.00
45.00 TO 60.00	3.00	1 PARKING FOR 1 TENEMENTS	3.00
60.00 TO 90.00	12.00	1 PARKING FOR 1 TENEMENTS	12.00
ABOVE 90.00	NIL	2 PARKING FOR 1 TENEMENTS	NIL
TOTAL	41 NOS.		41.00 NOS.
10% ADDITIONAL PARKING FOR VISITORS			04.10 NOS.
TOTAL PARKING REQUIRED			45.10 NOS.
ADDITIONAL 10% PARKING FOR MECHANICAL/ AUTOMATED AS PER NOTIFIED FREE OF FSI			NIL
TOTAL 45.10 SAY			45.00 NOS.
TOTAL PARKING REQUIRED = 45 NOS.			
TOTAL PARKING PROPOSED = 45 NOS.			

TOTAL PARKING PROPOSED

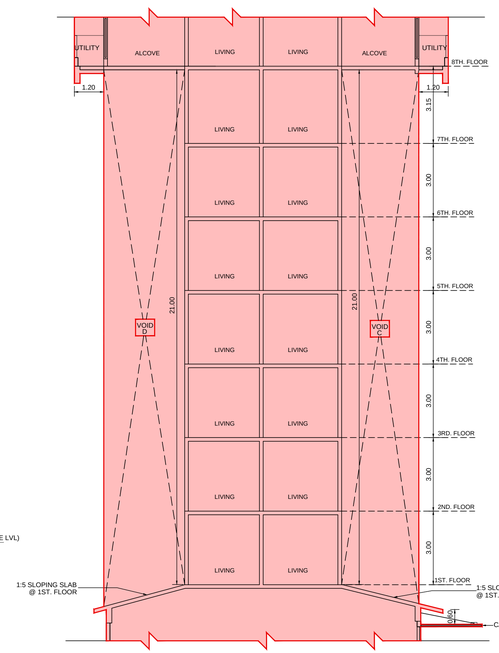
FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	29	16	45



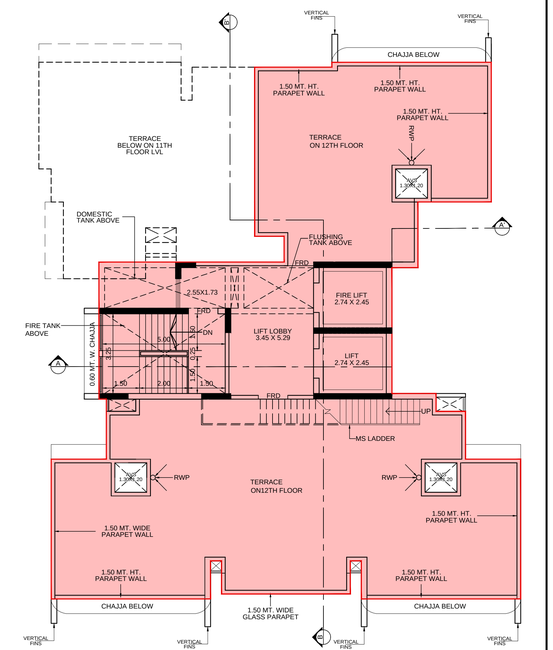
SECTION A-A
SCALE 1:100



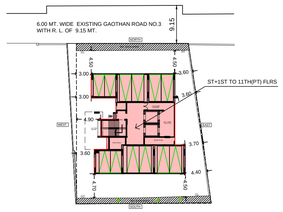
SECTION B-B
SCALE 1:100



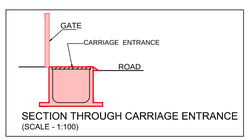
SECTION C-C
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



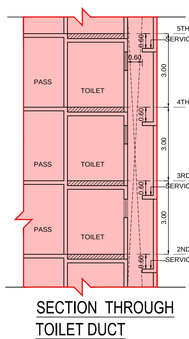
BLOCK PLAN
SCALE 1:500



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

FULL OCCUPATION FOR BUILDING COMPRISING OF GR. + 1ST TO 11TH(PT) UPPER FLOORS OF RESIDENTAIL BUILDING IS HERE BY GRANTED SUBJECT TO CONDITIONED MENTIONED IN THIS OFFICE LETTER NO. P-14400/2023/(1085AN DOTHERS)/M/WWARD/CHEMBUR-W/337/1/NEW

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

RANJIT SAHEBRAO BONGANE
S.E. (BP) T/W

NANASAHEB 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 Digitally signed by HARISH LAXMANDAS VASWANI Date: 2025.09.29 16:29:17 +05'30' M/S. LAXMINA ARGENTUM REALTIES INDIA PVT. LTD.	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 29.09.2025
Drawn by NADIM	
SHEET NO. 2/3	JOB NO. 1546