

DATE AND STAMP OF RECEIPT OF PLANS DATE AND STAMP OF APPROVAL OF PLANS

PLAN FOR REFERENCE
 S. B. P. (M) - II AE, B. P. (M)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
 C.T.S. NO. 1612, 1612/1 TO 4 AT VILLAGE - CHEMBUR,
 CHEMBUR, MUMBAI - 400071.

AREA STATEMENT	SQ. MT.
1. AREA OF PLOT (AS PER P.R. CARD)	903.10
2. DEDUCTION FOR	
a. ROAD SET BACK AREA	
b. PROPOSED ROAD	NIL
c. ANY RESERVATION. (sub-plot)	NIL
d. % amenity space as per DCR 56/57 (sub plot)	
e. ENCROACHMENT AREA	
TOTAL (a+b+c)	
3. BALANCE AREA OF PLOT (1-minus 2)	903.10
4. DEDUCTION FOR RECREATIONAL GROUND(15% deductible)	
5. NET AREA OF PLOT (3minus4)	903.10
6. ADDITION FOR F.S.I.	
(a) 100%	
(b) 100%	
7. TOTAL AREA (5+6)	903.10
8. F.S.I. PERMISSIBLE	ONE
9. FLOOR SPACE INDEX CREDIT	903.10
9(a) 50 % AS PER DCR 32 (903.10 X 0.50)	451.55
9(b) Floor Space Index credit available by Development Rights.	
9(c) (Restricted to % of the balance area vide 3 above)	451.55
DRC No.T.D.R.	
10. PERMISSIBLE FLOOR AREA (7 x 8) plus 9 above	1806.20
11. EXISTING FLOOR AREA	
12. PROPOSED BUILT-UP AREA	1805.33
13. EXCESS BALCONY AREA TAKEN IN F.S.I.	
14A. PURELY RESIDENTIAL BUILT UP AREA	1805.33
14B. REMAINING NON-RESIDENTIAL BUILT UP AREA	
15. TOTAL PROPOSED BUILT UP AREA, (12+13+14)	1805.33

B. DETAILS OF FSI AVAILED AS PER DCR 35(4)

1. FUNGIBLE B.U.A. PERMISSIBLE (1806.13 X 0.35)	
2. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (14AX0.35)	631.86
3. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (14BX0.20)	
4. TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1+B2)	631.86
5. TOTAL GROSS BUILT UP AREA PROPOSED (14 + B3)	2437.19

C. TENEMENT STATEMENT.

PROPOSED AREA	2437.19
LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP, ETC.	NIL
AVAILABLE AREA FOR TENEMENTS (I-II)	2437.19
TENEMENT PERMISSIBLE (@ 450/H A)	110 NOS
TENEMENTS FOR EXISTING TENANTS	19 NOS
TOTAL TENEMENT ON THE PLOT	---

D. PARKING STATEMENT.

a). PARKING REQUIREMENTS BY RULE	46 NOS
b). GARAGE PERMISSIBLE	
c). VISITOR'S PARKING	
d). TOTAL PARKING PROVIDED	46 NOS

E. TRANSPORT VEHICLES PARKING

i). SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii). TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CONTENTS OF SHEET.

GR. FLR. PLAN, 1ST., 2ND. FLOOR PLAN, & 1ST. & 2ND. PODIUM PLAN,
 BLOCK PLAN, LOCATION PLAN.

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 13.07.2015 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 903.10 SQ. MT. AND SAME TALLIES WITH AREA ATATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Signature of Architect (L.S.)

NAME & SIGN. OF OWNER

M/S. SABARI ENTERPRISES.
 C.A. TO OWNER M/S. CHEMBUR SHOBHA CHS LTD.

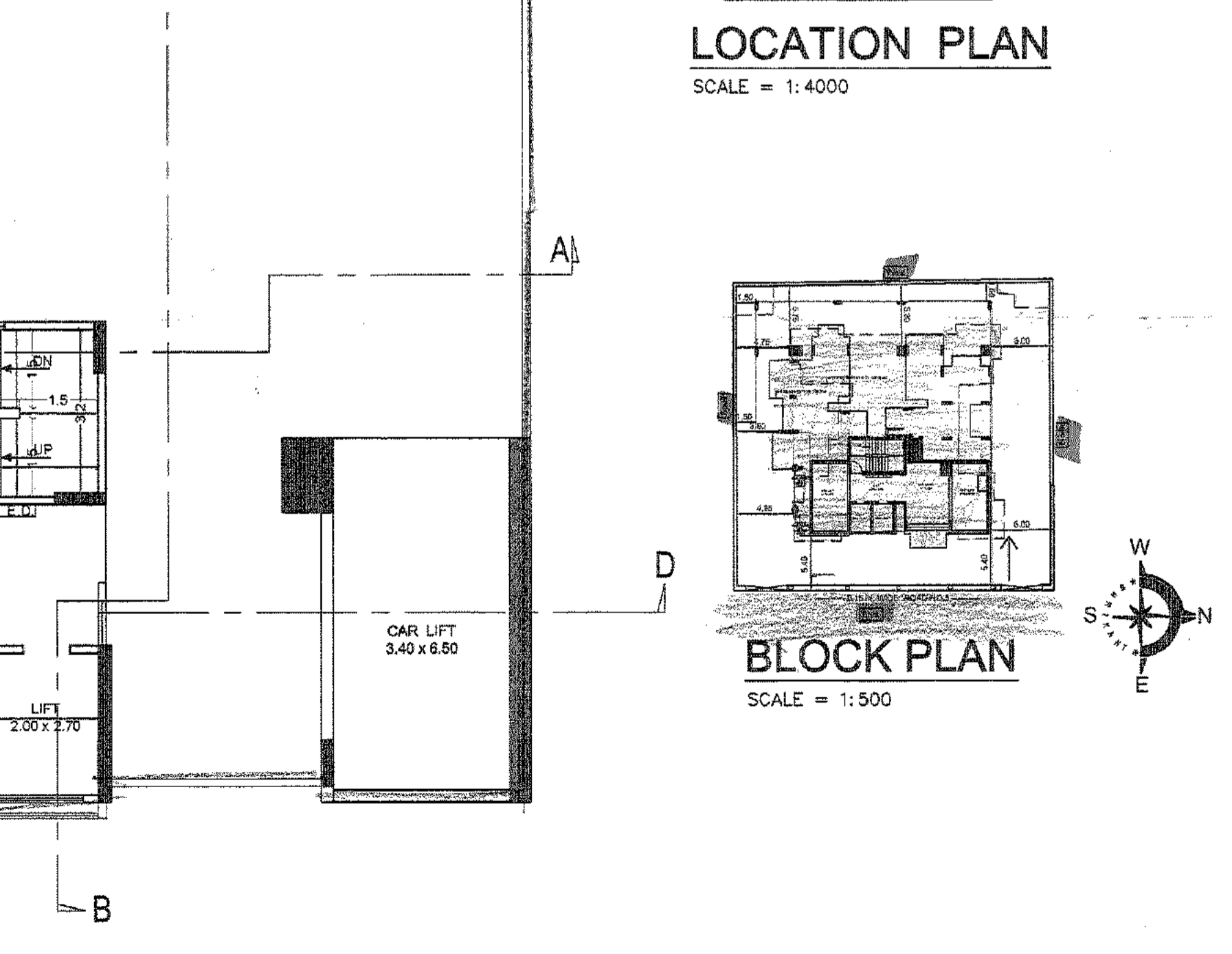
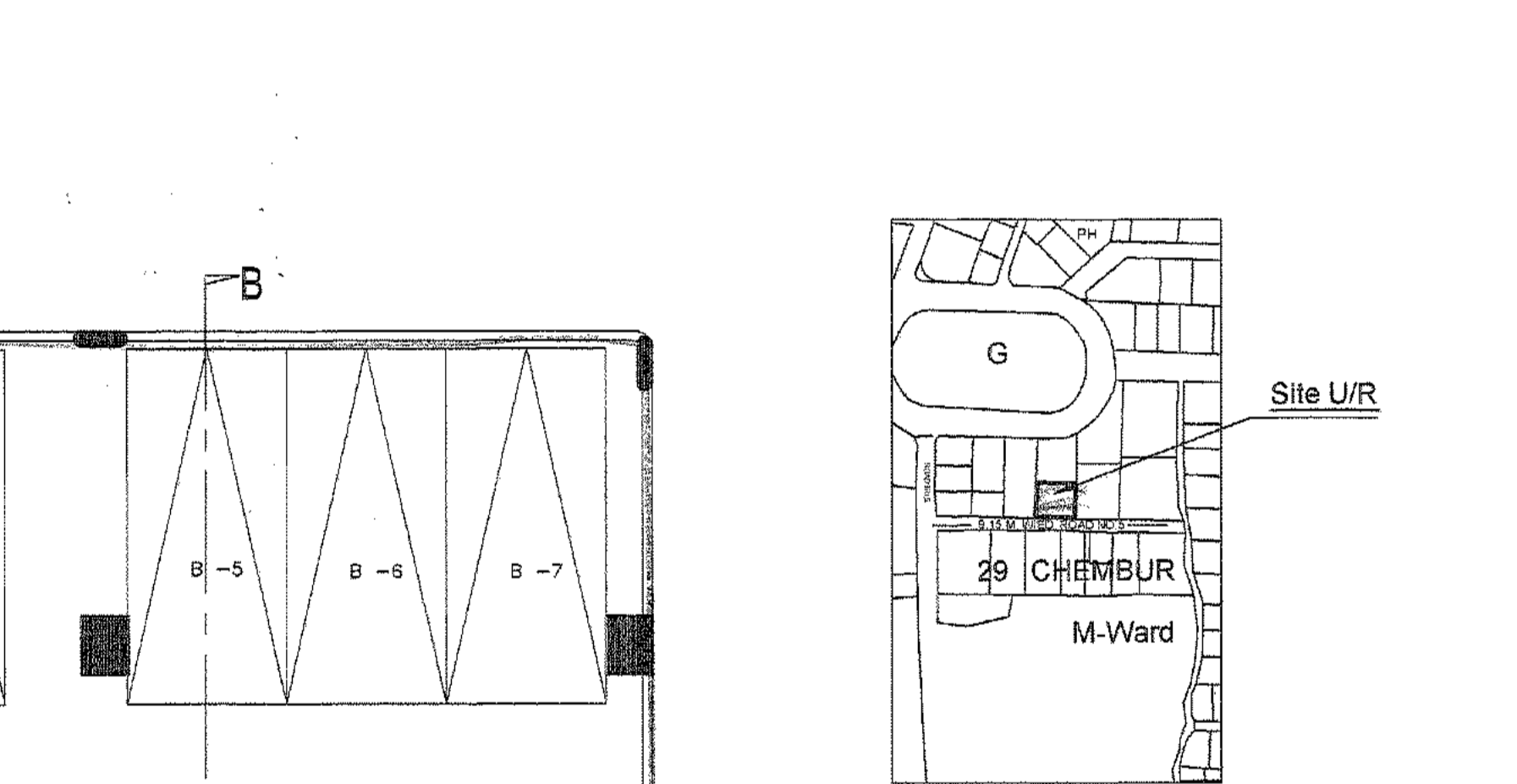
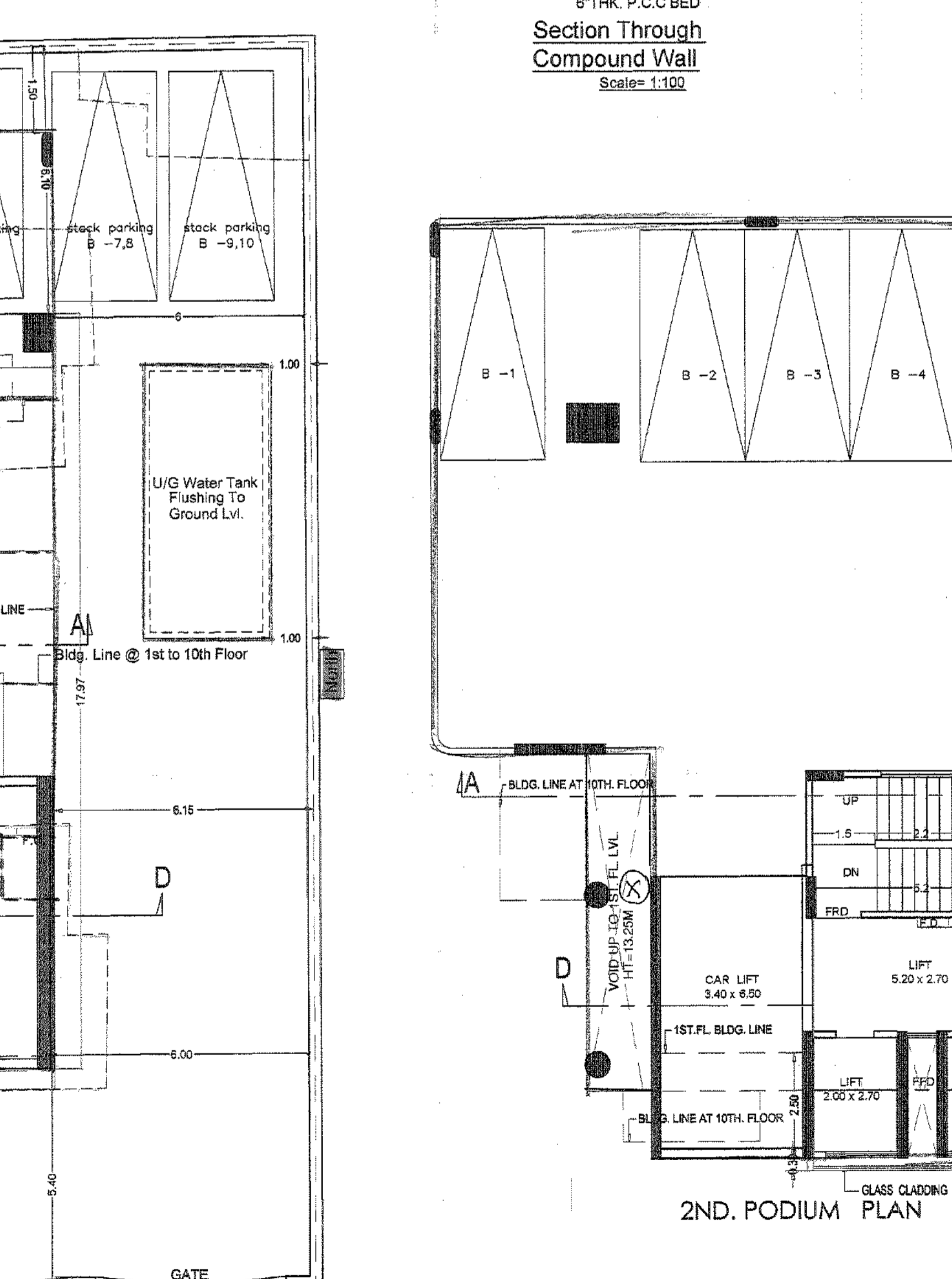
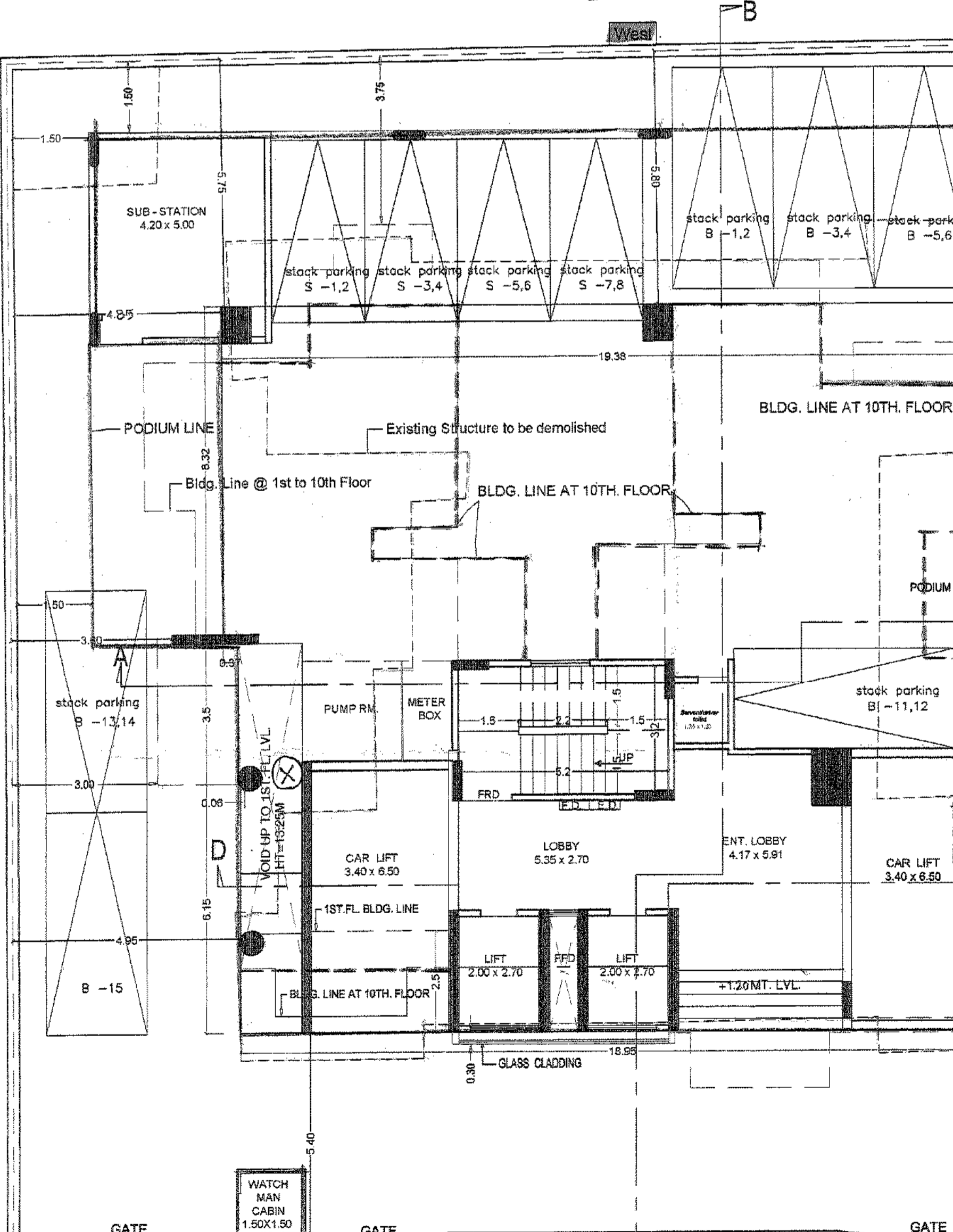
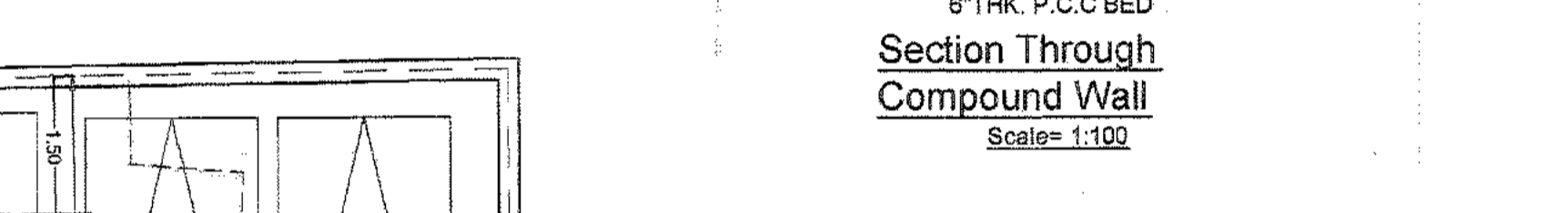
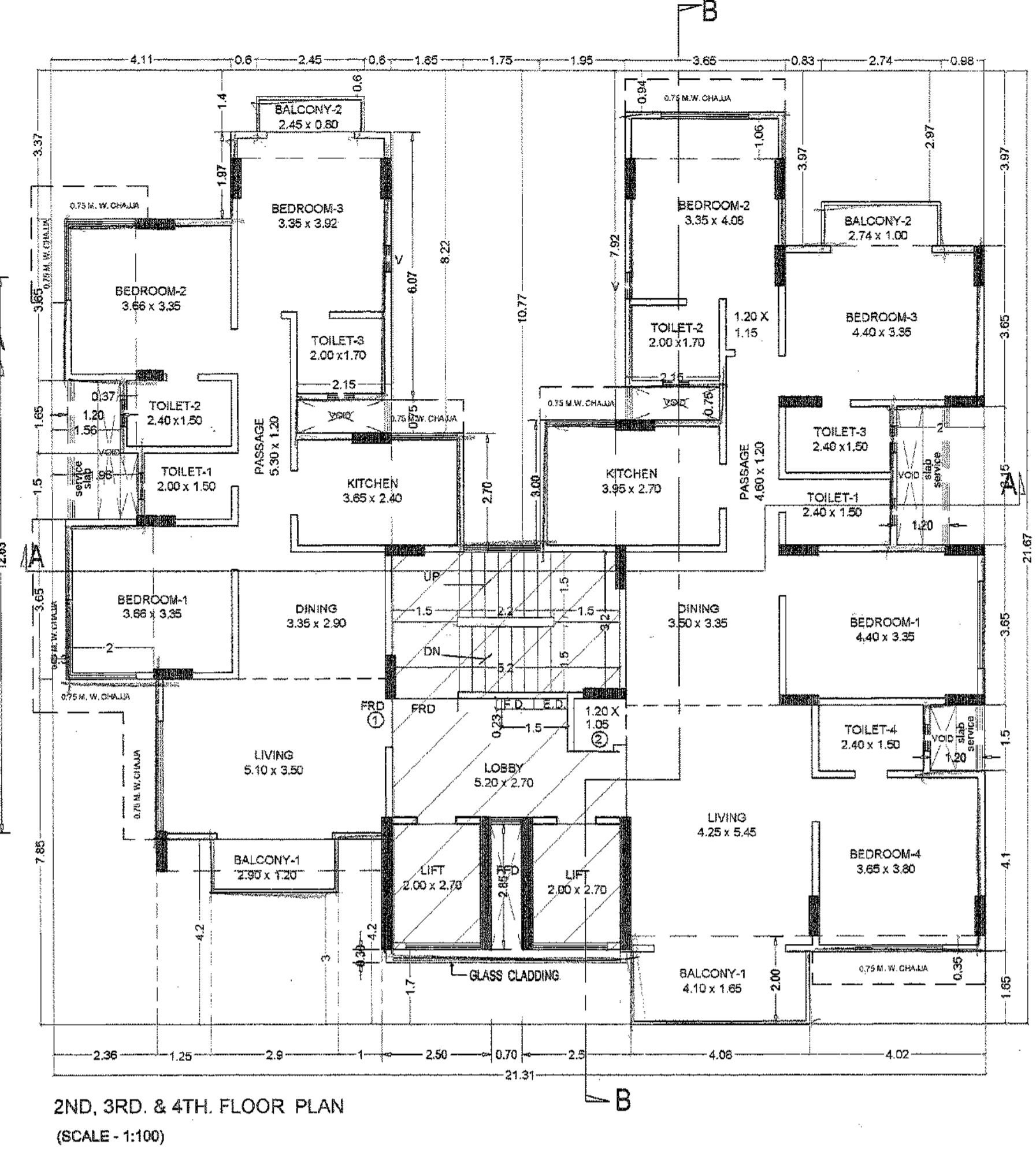
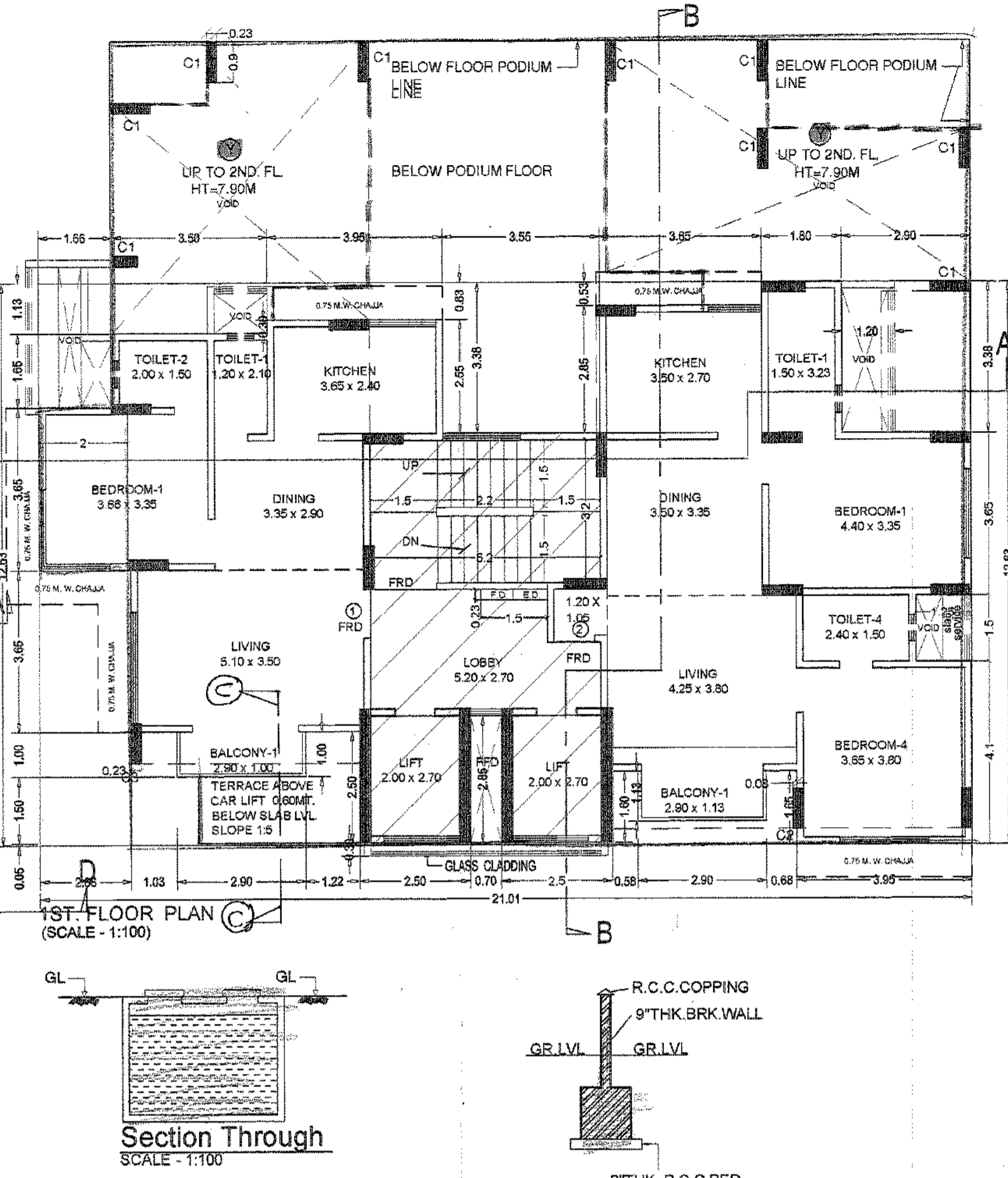
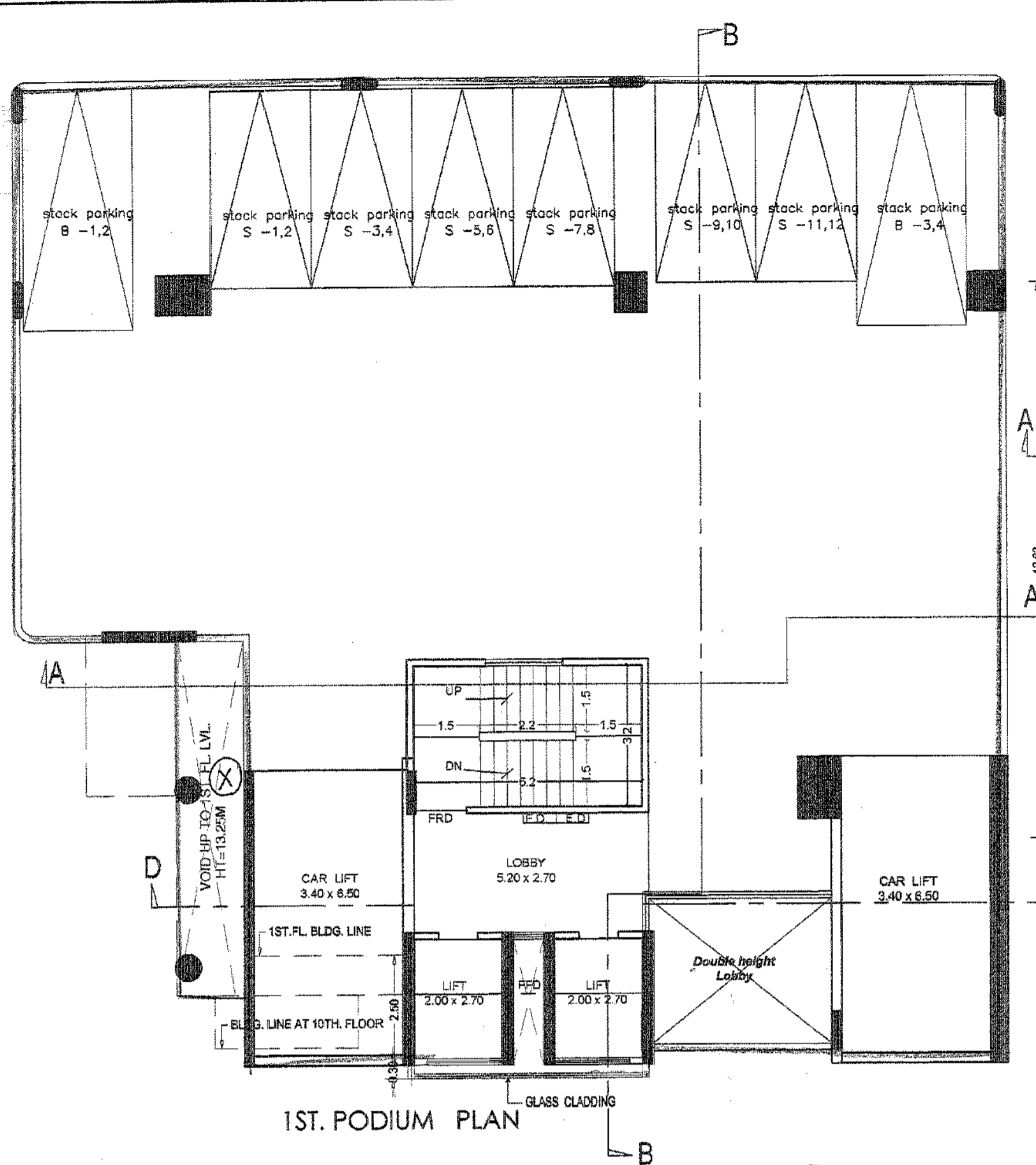
NAME AND SIGNATURE OF ARCHITECT:

REVISION	DESCRIPTION	DATE

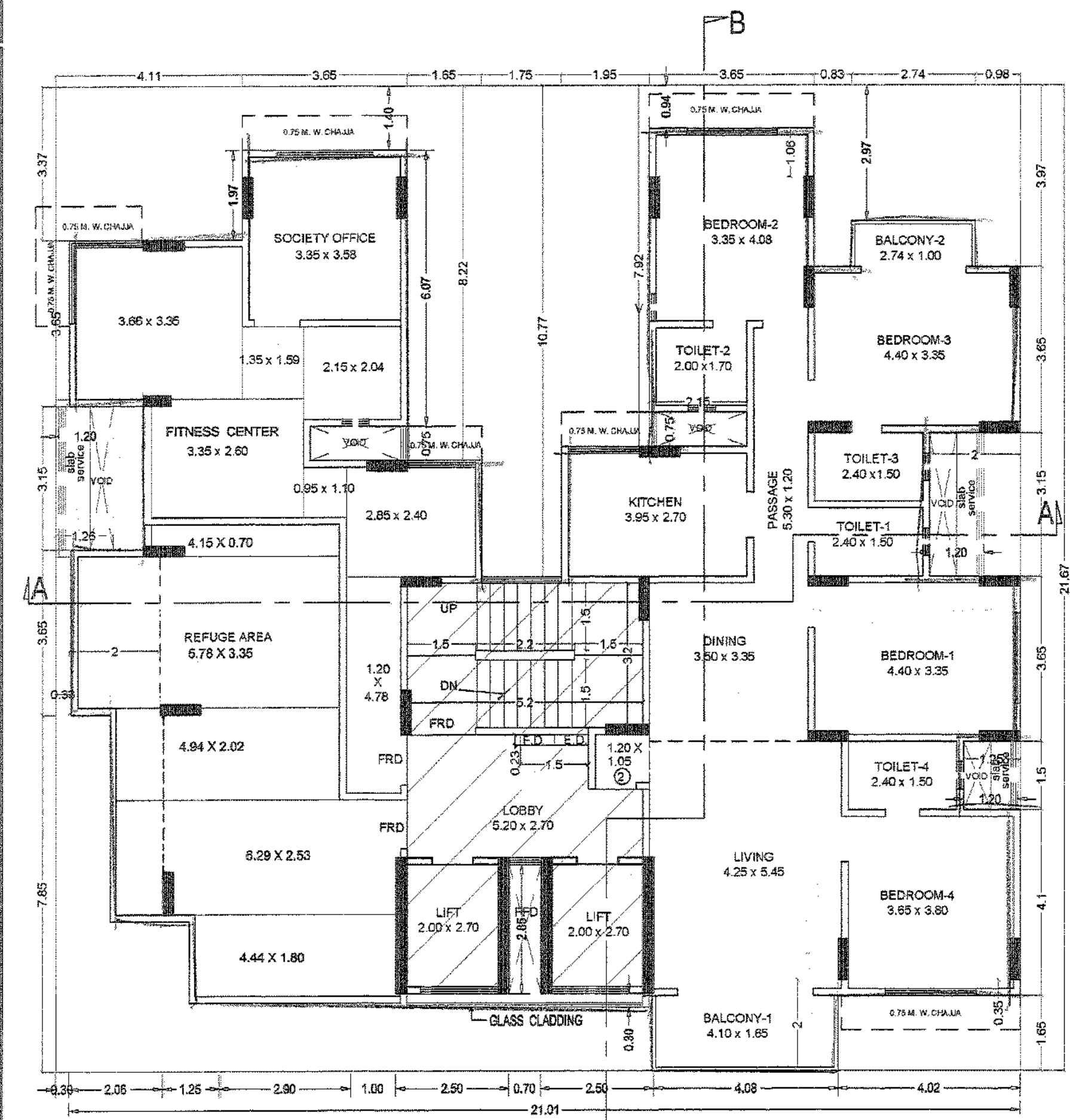
SUNIL R. DEOL
 Lic no. D/248/L.S.

deole bros
 ARCHITECTURAL CONSULTANTS,
 ENGINEERS & PROJECT
 MANAGEMENT CONSULTANTS
 701, 702 'A' WING, JAY-VIJAY BUILDING,
 CINEMA ROAD, GHATKOPAR (W),
 MUMBAI - 400 086.
 PHONE: 25148398 / 25148102

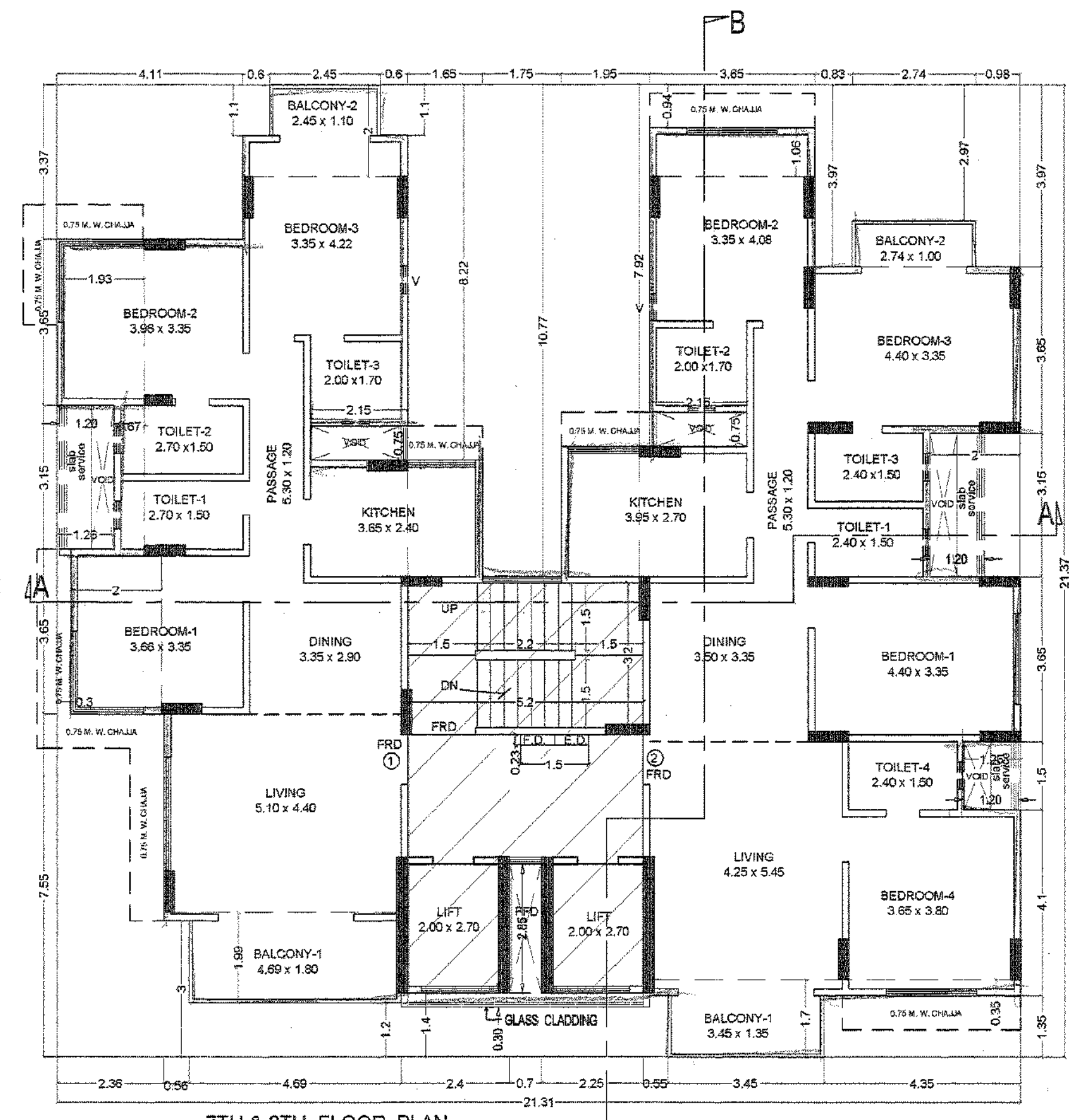
NORTH
 SCALE 1 : 100
 DATE 12/03/2016
 SHEET NO. 1/3
 JOB NO. 1477



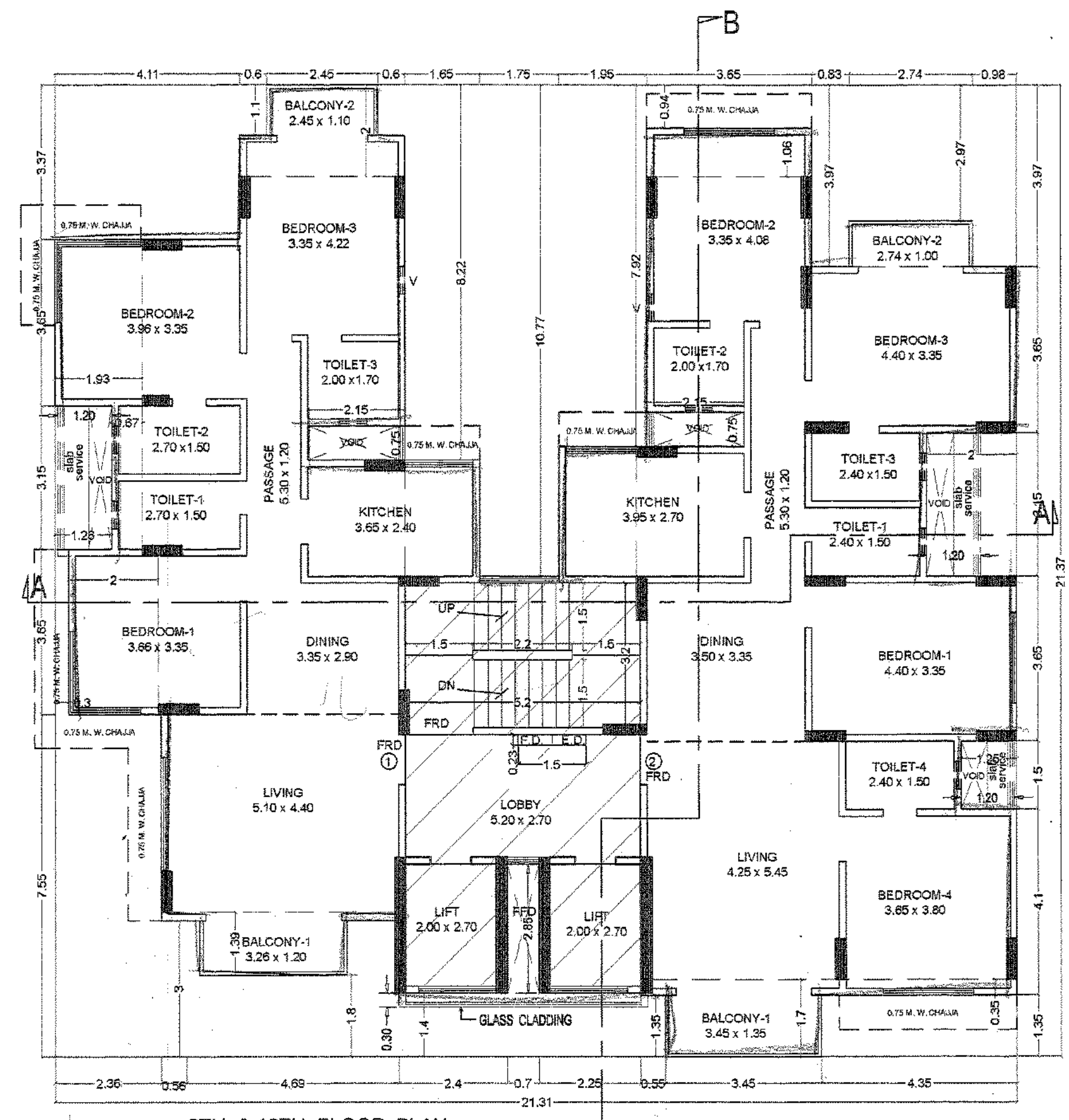
9.15 M. WIDE ROAD NO.5



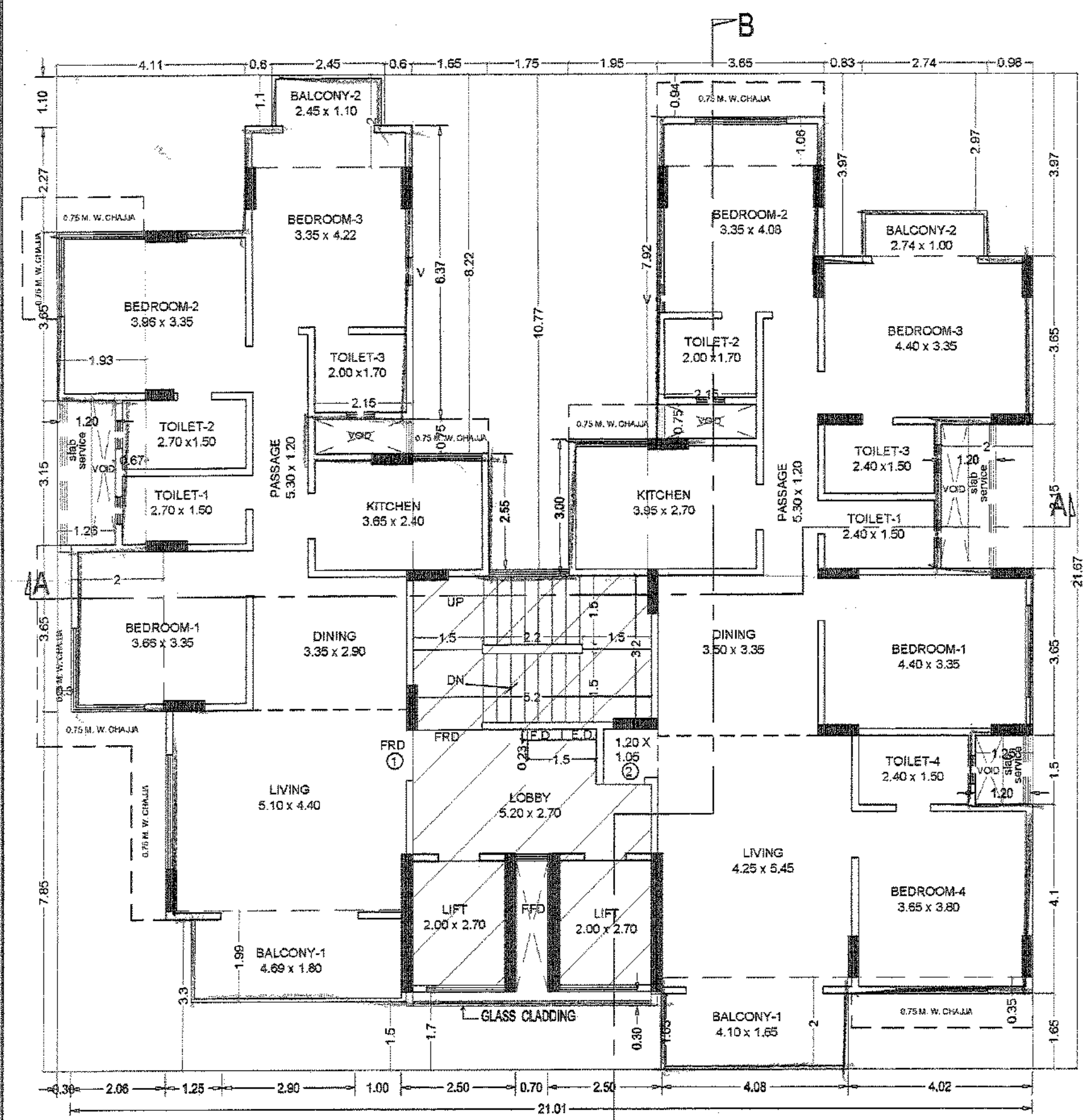
5TH. FLOOR PLAN (SCALE - 1:100)



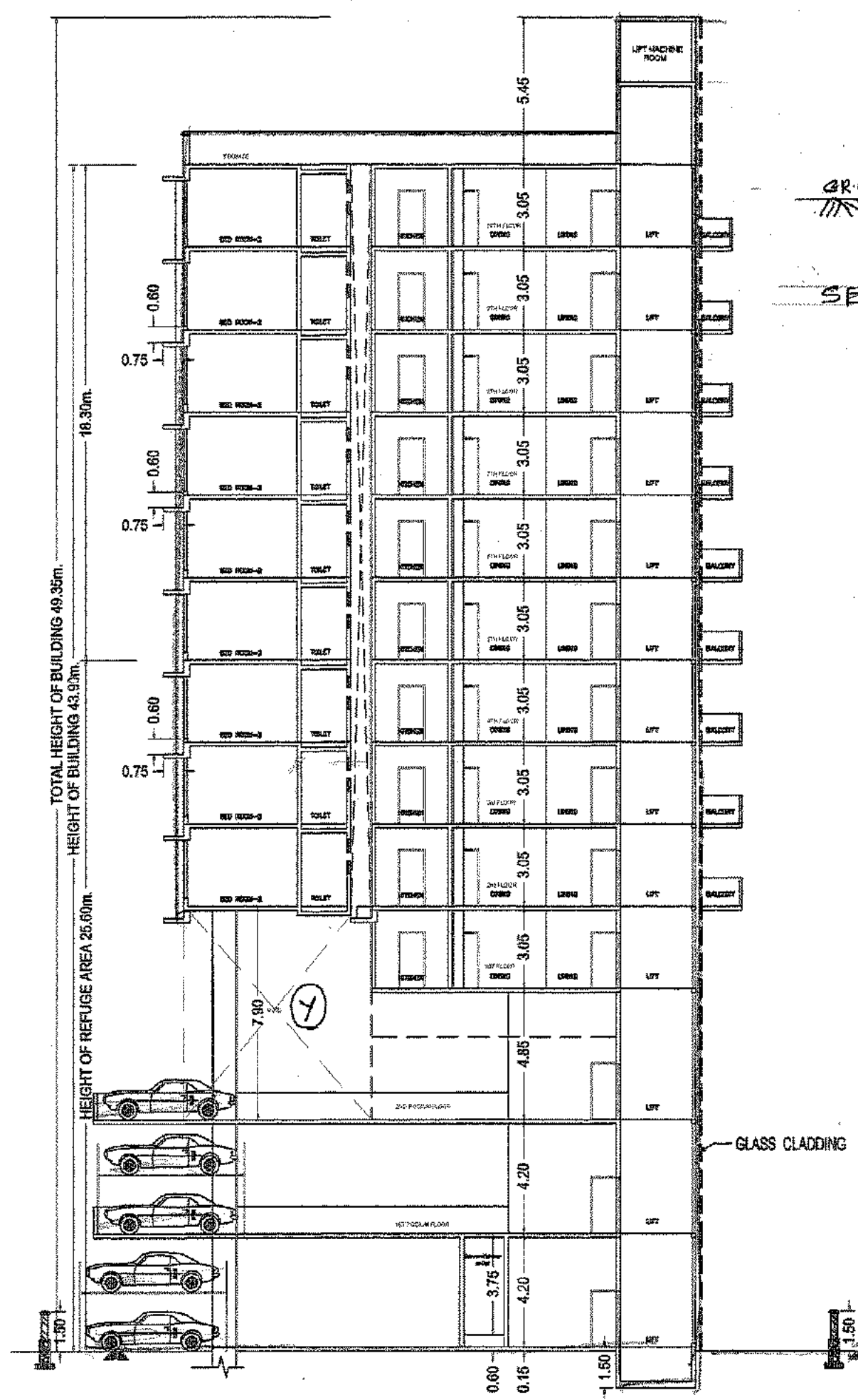
7TH & 8TH. FLOOR PLAN (SCALE - 1:100)



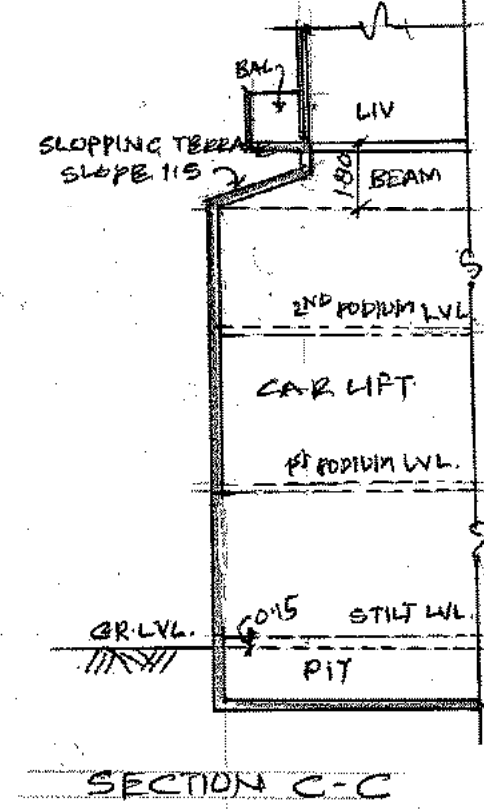
9TH & 10TH. FLOOR PLAN (SCALE - 1:100)



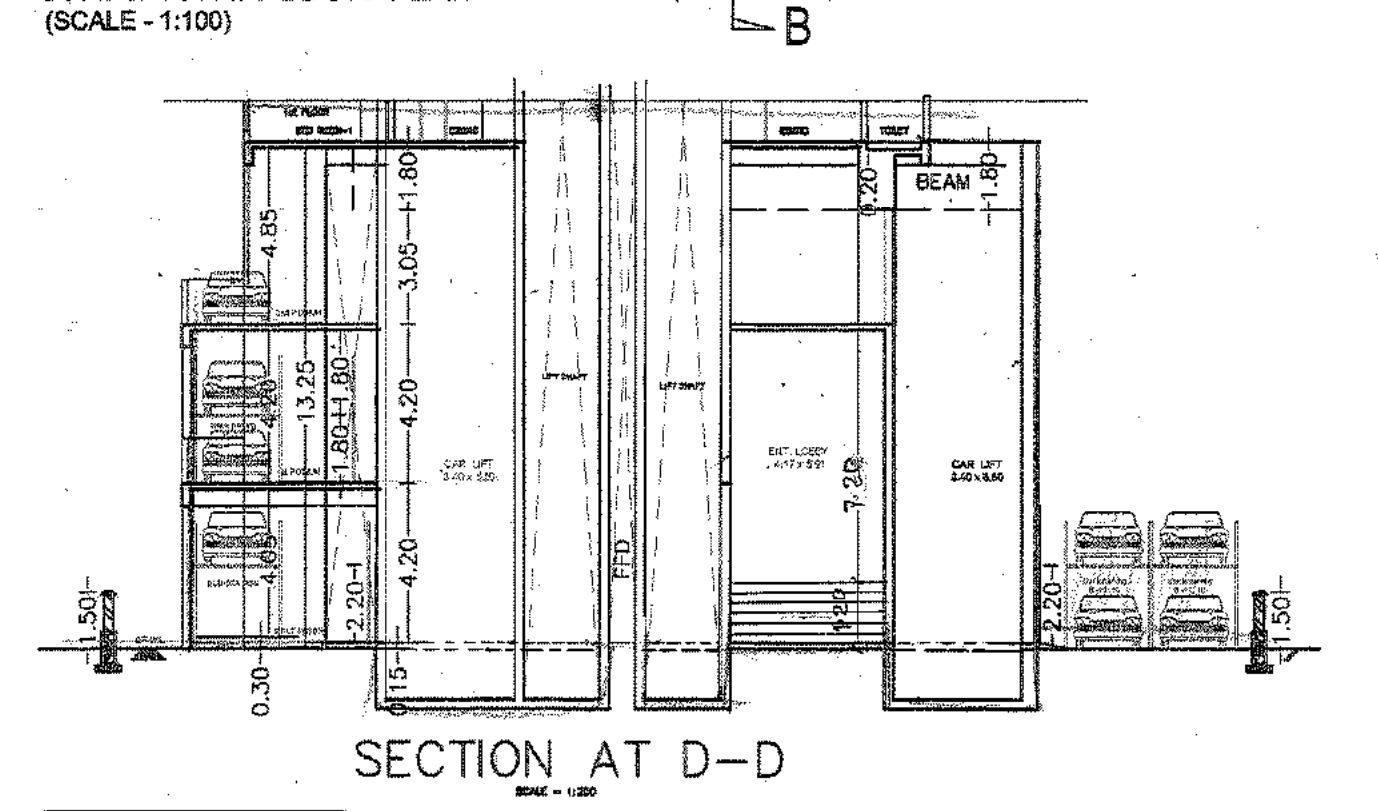
6TH. FLOOR PLAN (SCALE - 1:100)



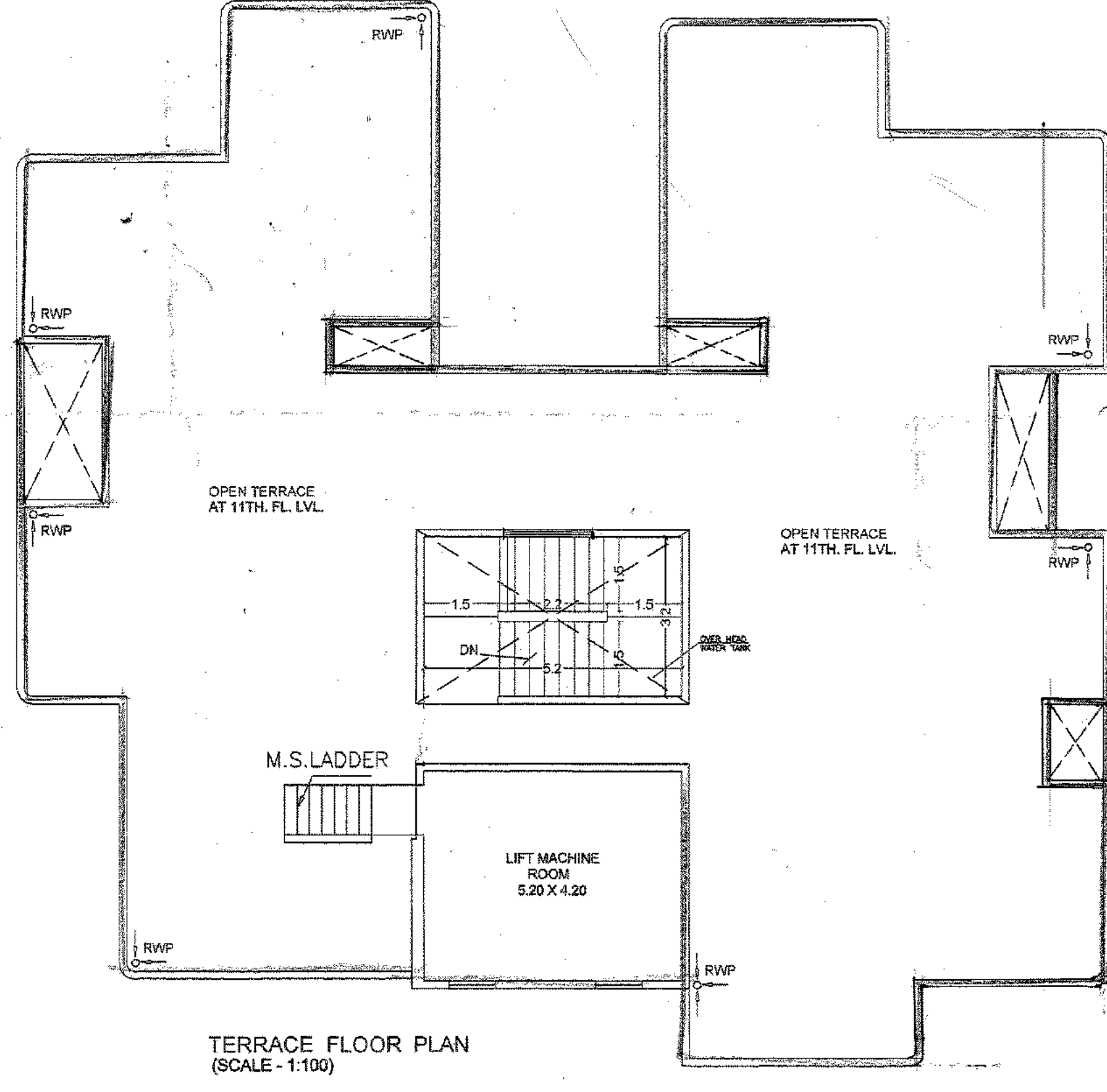
SECTION AT A-A SCALE = 1:200



SECTION C-C



SECTION AT D-D



TERRACE FLOOR PLAN (SCALE - 1:100)

Parking Statement (As per Regulation)

Description	No. of Tenements	No. of Parking
4 Tenements Having Carpet Area Below 35 Sq. mts. 1 nos. Parking For Each	Nil	Nil
2 Tenements Having Carpet Area Above 35 Sq. mts. to 45 Sq.mts. 1 nos. Parking For Each	Nil	Nil
1 Tenements Having Carpet Area Above 45 Sq. mts. to 70 Sq.mts. 1 nos. Parking For Each	01 nos.	01.00 nos.
1/2 Tenements Having Carpet Area Above 70 Sq.mts. 1 nos. Parking For Each	18 nos.	36.00 nos.
Total Parking		37.00 nos
25 % Visitor Parking		09.25 nos.
Total Parking Required		46.25 nos
Total Parking Proposed	Say,	46.00 nos.
		Parking Deficiency = 00.00 nos.

PARKING STATEMENT

PARKING LEVEL	SURFACE PARKING		MECHANICAL STACKED PARKING		TOTAL
	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	
STILT FLOOR	-	01	-	11X2 = 22	23
1ST. PODIUM	-	-	08X2 = 16	-	16
2ND. PODIUM	-	07	-	-	07
TOTAL		08	16	22	46

CARPET AREA CALCULATION FOR PARKING PURPOSE ONLY

SR. NO.	FLOOR	PROPOSED FLAT NO.	CARPET AREA IN SQ. MTS.
1	1ST. FLOOR	1	58.25
2		2	80.41
3	2ND. FLOOR	1	98.32
4		2	136.18
5	3RD. FLOOR	1	98.32
6		2	136.18
7	4TH. FLOOR	1	98.32
8		2	136.21
9	5TH. FLOOR	1	REFUGE
10		2	136.21
11	6TH. FLOOR	1	110.31
12		2	136.21
13	7TH. FLOOR	1	110.31
14		2	132.78
15	8TH. FLOOR	1	110.31
16		2	132.78
17	9TH. FLOOR	1	106.02
18		2	132.78
19	10TH. FLOOR	1	106.02
20		2	123.77

DATE AND STAMP OF APPROVAL OF PLANS DATE AND STAMP OF RECEIPT OF PLANS.

CONTENTS OF SHEET.

FLOOR PLAN, PARKING STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1612, 1612/1 TO 4 AT VILLAGE - CHEMBUR, CHEMBUR, MUMBAI - 400071.

NAME & SIGN. OF OWNER NAME & SIGN. OF ARCH.

M/S.SABARI ENTERPRISES. C.A. TO OWNER M/S.CHEMBUR SHOBHA CHS LTD.

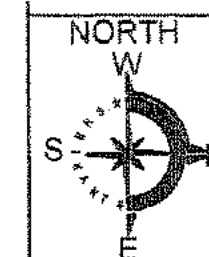
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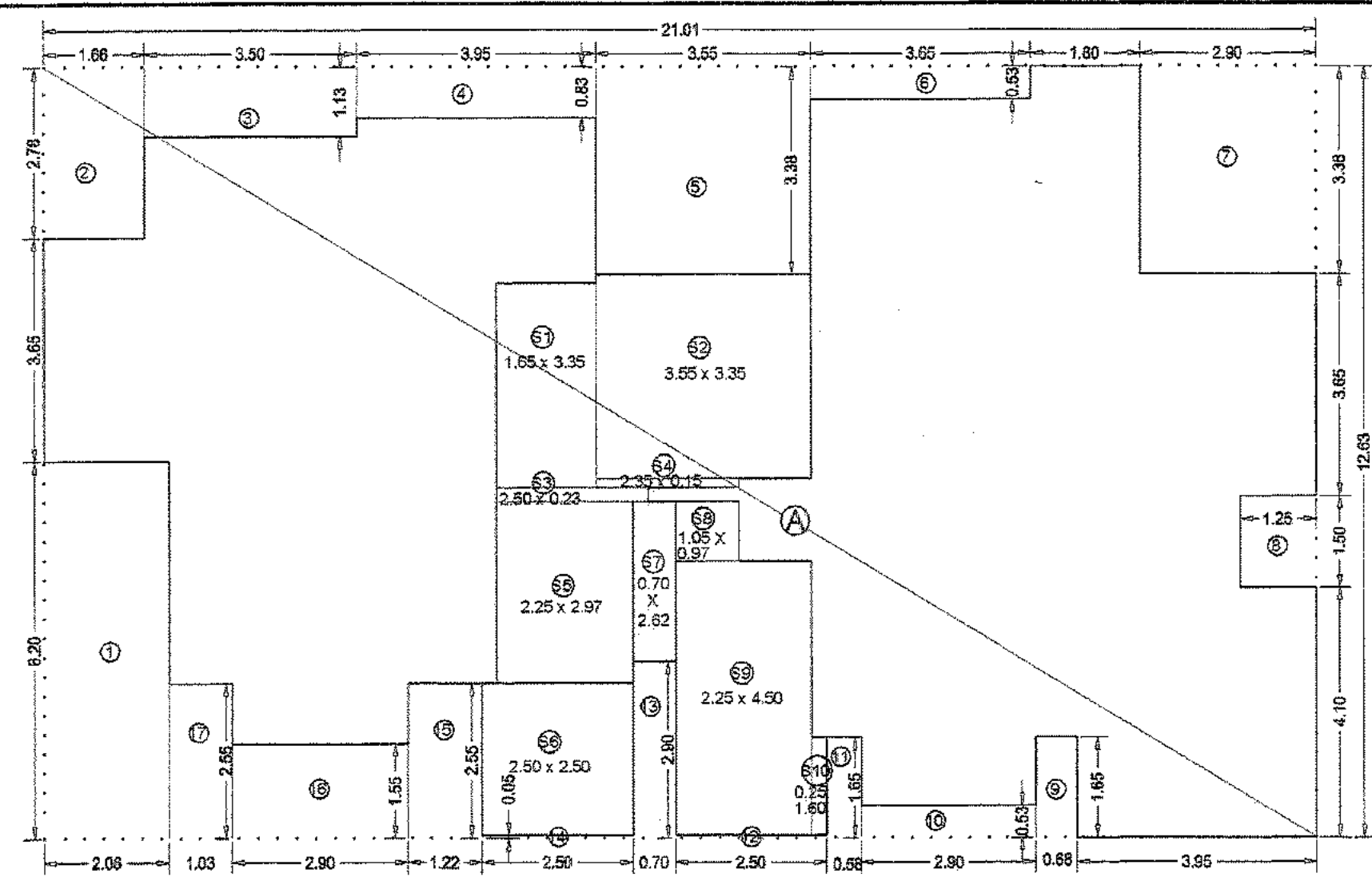
REVISION	DESCRIPTION
1	SCALE 1:100
2	DATE 12/03/2016
3	SHEET NO. 2/3
4	JOB NO. 1477

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

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





1ST. FL. AREA DIAGRAM
 (SCALE - 1:100)

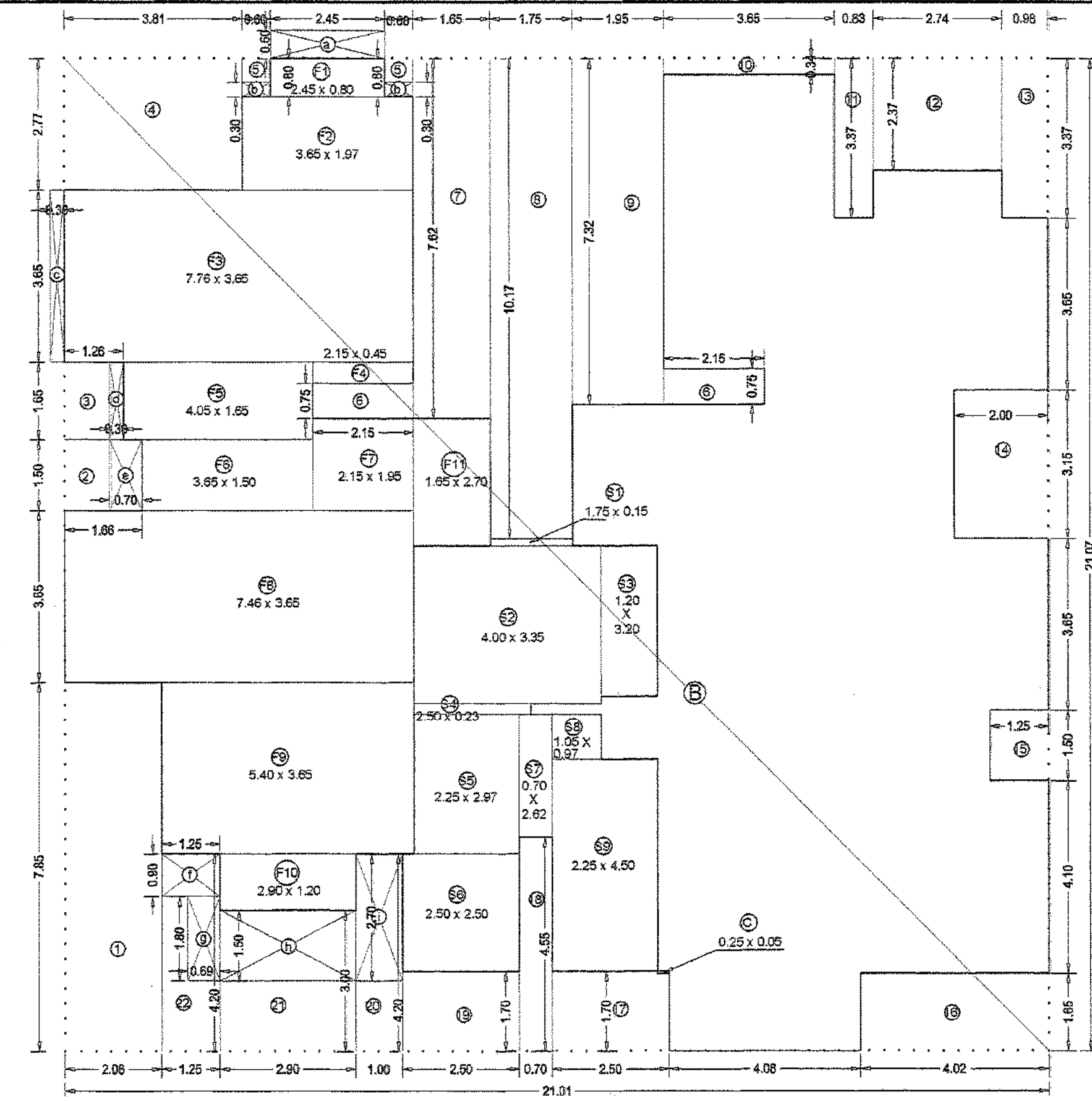
BUILT-UP AREA CALCULATION					SQ. MTS.
1ST. FLOOR AREA					
A	21.01	X	12.63	X 1	= 265.36
C1	0.23	X	0.90	X 8	= 1.68
C2	0.06	X	0.90	X 1	= 0.07
C3	0.23	X	0.71	X 1	= 0.18
DEDUCTION					
1	2.06	X	6.20	X 1	= 12.77
2	1.86	X	2.78	X 1	= 4.61
3	3.90	X	1.13	X 1	= 3.95
4	3.95	X	0.83	X 1	= 3.28
5	3.55	X	3.38	X 1	= 12.00
6	3.85	X	0.53	X 1	= 1.93
7	2.90	X	3.38	X 1	= 9.80
8	1.25	X	1.50	X 1	= 1.88
9	0.98	X	1.65	X 1	= 1.12
10	2.90	X	0.53	X 1	= 1.54
11	0.58	X	1.85	X 1	= 0.96
12	2.50	X	0.05	X 1	= 0.13
13	0.70	X	2.90	X 1	= 2.03
14	2.50	X	0.05	X 1	= 0.13
15	1.22	X	2.55	X 1	= 3.11
16	2.80	X	1.55	X 1	= 4.50
17	1.03	X	2.55	X 1	= 2.63
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.65	X	3.35	X 1	= 5.53
S2	3.55	X	3.55	X 1	= 11.89
S3	2.50	X	0.23	X 1	= 0.59
S4	2.35	X	0.15	X 1	= 0.35
S5	2.25	X	2.97	X 1	= 6.68
S6	2.50	X	2.50	X 1	= 6.25
S7	0.70	X	2.62	X 1	= 1.83
S8	1.05	X	0.97	X 1	= 1.02
S9	2.25	X	4.50	X 1	= 10.12
TOTAL					
NET BUILT UP AREA AT 1ST. FLOOR					
200.88					

2ND. TO 4TH. FLOOR AREA					SQ. MTS.
B					
21.01	X	21.07	X 1	=	442.68
0.25	X	00.05	X 1	=	0.01
DEDUCTION					
1	2.06	X	7.85	X 1	= 16.17
2	1.69	X	1.50	X 1	= 2.49
3	1.28	X	1.65	X 1	= 2.08
4	3.81	X	2.77	X 1	= 10.55
5	0.60	X	0.90	X 2	= 0.99
6	2.15	X	0.75	X 2	= 3.22
7	1.65	X	7.92	X 1	= 12.57
8	1.75	X	10.17	X 1	= 17.80
9	1.95	X	7.32	X 1	= 14.27
10	3.65	X	0.34	X 1	= 1.24
11	0.83	X	3.37	X 1	= 2.80
12	2.74	X	2.37	X 1	= 6.49
13	0.98	X	3.37	X 1	= 3.30
14	2.00	X	3.15	X 1	= 6.30
15	1.25	X	1.50	X 1	= 1.87
16	4.02	X	1.65	X 1	= 6.63
17	2.50	X	1.70	X 1	= 4.25
18	0.70	X	4.55	X 1	= 3.19
19	2.50	X	1.70	X 1	= 4.25
20	4.20	X	1.00	X 1	= 4.20
21	2.90	X	3.00	X 1	= 8.70
22	1.25	X	4.20	X 1	= 5.25
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.75	X	0.15	X 1	= 0.26
S2	4.00	X	3.35	X 1	= 13.40
S3	1.20	X	0.23	X 1	= 0.28
S4	2.50	X	0.23	X 1	= 0.58
S5	2.25	X	2.97	X 1	= 6.68
S6	2.50	X	2.50	X 1	= 6.25
S7	0.70	X	2.62	X 1	= 1.83
S8	1.05	X	0.97	X 1	= 1.02
S9	2.25	X	4.50	X 1	= 10.12
TOTAL					
NET BUILT UP AREA AT 2ND. TO 4TH. FLOOR					
260.13					

5TH. FLOOR AREA					SQ. MTS.
A					
21.01	X	21.07	X 1	=	304.11
DEDUCTION					
1	2.06	X	6.20	X 1	= 12.77
2	1.86	X	2.78	X 1	= 4.61
3	3.90	X	1.13	X 1	= 3.95
4	3.95	X	0.83	X 1	= 3.28
5	3.55	X	3.38	X 1	= 12.00
6	3.85	X	0.53	X 1	= 1.93
7	2.90	X	3.38	X 1	= 9.80
8	1.25	X	1.50	X 1	= 1.88
9	0.98	X	1.65	X 1	= 1.12
10	2.90	X	0.53	X 1	= 1.54
11	0.58	X	1.85	X 1	= 0.96
12	2.50	X	0.05	X 1	= 0.13
13	0.70	X	2.90	X 1	= 2.03
14	2.50	X	0.05	X 1	= 0.13
15	1.22	X	2.55	X 1	= 3.11
16	2.80	X	1.55	X 1	= 4.50
17	1.03	X	2.55	X 1	= 2.63
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.65	X	3.35	X 1	= 5.53
S2	3.55	X	3.55	X 1	= 11.89
S3	2.50	X	0.23	X 1	= 0.59
S4	2.35	X	0.15	X 1	= 0.35
S5	2.25	X	2.97	X 1	= 6.68
S6	2.50	X	2.50	X 1	= 6.25
S7	0.70	X	2.62	X 1	= 1.83
S8	1.05	X	0.97	X 1	= 1.02
S9	2.25	X	4.50	X 1	= 10.12
TOTAL					
NET BUILT UP AREA AT 5TH. FLOOR					
106.58					

6TH. FLOOR AREA					SQ. MTS.
A					
21.01	X	21.07	X 1	=	304.11
DEDUCTION					
1	2.06	X	7.85	X 1	= 16.17
2	1.69	X	1.50	X 1	= 2.49
3	1.28	X	1.65	X 1	= 2.08
4	3.81	X	2.77	X 1	= 10.55
5	0.60	X	0.90	X 2	= 0.99
6	2.15	X	0.75	X 2	= 3.22
7	1.65	X	7.92	X 1	= 12.57
8	1.75	X	10.17	X 1	= 17.80
9	1.95	X	7.32	X 1	= 14.27
10	3.65	X	0.34	X 1	= 1.24
11	0.83	X	3.37	X 1	= 2.80
12	2.74	X	2.37	X 1	= 6.49
13	0.98	X	3.37	X 1	= 3.30
14	2.00	X	3.15	X 1	= 6.30
15	1.25	X	1.50	X 1	= 1.87
16	4.02	X	1.65	X 1	= 6.63
17	2.50	X	1.70	X 1	= 4.25
18	0.70	X	4.55	X 1	= 3.19
19	2.50	X	1.70	X 1	= 4.25
20	4.20	X	1.00	X 1	= 4.20
21	2.90	X	3.00	X 1	= 8.70
22	1.25	X	4.20	X 1	= 5.25
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.75	X	0.15	X 1	= 0.26
S2	5.20	X	3.35	X 1	= 17.42
S3	2.50	X	0.23	X 1	= 0.58
S4	1.20	X	0.23	X 1	= 0.28
S5	2.25	X	2.97	X 1	= 6.68
S6	2.50	X	2.50	X 1	= 6.25
S7	0.70	X	2.62	X 1	= 1.83
S8	1.05	X	0.97	X 1	= 1.02
S9	2.25	X	4.50	X 1	= 10.12
TOTAL					
NET BUILT UP AREA AT 6TH. FLOOR					
274.03					

7TH. & 8TH. FLOOR AREA					SQ. MTS.
B					
21.31	X	21.37	X 1	=	455.39
DEDUCTION					
1	2.36	X	7.55	X 1	= 17.82
2	0.30	X	3.65	X 1	= 1.09
3	1.28	X	3.15	X 1	= 3.96
4	4.11	X	3.37	X 1	= 13.65
5	0.60	X	1.10	X 2	= 1.32
6	2.15	X	0.75	X 2	= 3.22
7	1.65	X	8.22	X 1	= 13.56
8	1.75	X	10.77	X 1	= 18.85
9	1.95	X	7.92	X 1	= 15.44
10	3.65	X	0.34	X 1	= 1.24
11	0.83	X	3.37	X 1	= 2.80
12	2.74	X	2.37	X 1	= 6.49
13	0.98	X	3.37	X 1	= 3.30
14	2.00	X	3.15	X 1	= 6.30
15	1.25	X	1.50	X 1	= 1.88
16	4.35	X	1.35	X 1	= 5.87
17	0.55	X	1.35	X 1	= 0.74
18	2.25	X	1.40	X 1	= 3.15
19	0.70	X	4.25	X 1	= 2.98
20	2.40	X	1.40	X 1	= 3.36
21	4.59	X	1.20	X 1	= 5.53
22	0.56	X	3.00	X 1	= 1.68
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.75	X	0.15	X 1	= 0.26
S2	5.20	X	3.35	X 1	= 17.42
S3	2.50	X	0.23	X 1	= 0.58
S4	1.20	X	0.23	X 1	= 0.28
S5	2.25	X	2.97	X 2	= 24.62
S6	0.70	X	2.62	X 1	= 1.83
TOTAL					
NET BUILT UP AREA AT 7TH. & 8TH. FLOOR					
270.94					



2ND. TO 6TH. FL. AREA DIAGRAM
 (SCALE - 1:100)

9TH. FLOOR AREA					SQ. MTS.
A					
21.01	X	21.07	X 1	=	315.93
DEDUCTION					
a	0.51	X	1.80	X 1	= 0.92
b	3.26	X	0.60	X 1	= 1.96
c	0.82	X	1.80	X 1	= 1.48
d	0.10	X	0.20	X 1	= 0.02
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.75	X	0.15	X 1	= 0.26
S2	5.20	X	3.35	X 1	= 17.42
S3	2.50	X	0.23	X 1	= 0.58
S4	1.20	X	0.23	X 1	= 0.28
S5	2.25	X	5.47	X 2	= 24.62
S6	0.70	X	2.62	X 1	= 1.83
TOTAL					
NET BUILT UP AREA AT 9TH. FLOOR					
266.56					

10TH. FLOOR AREA					SQ. MTS.
A					
21.01	X	21.07	X 1	=	311.55
DEDUCTION					
a	1.84	X	4.08	X 1	= 7.51
b	1.29	X	1.36	X 1	= 1.74
TOTAL DEDUCTION					
STAIR-CASE, LIFT & LOBBY BUILTUP AREA					
S1	1.75	X	0.15	X 1	= 0.26
S2	5.20	X	3.35	X 1	= 17.42
S3	2.50	X	0.23	X 1	= 0.58
S4	1.20	X	0.23	X 1	= 0.28
S5	2.25	X	5.47	X 2	= 24.62
S6	0.70	X	2.62	X 1	= 1.83
TOTAL					
NET BUILT UP AREA AT 10TH. FLOOR					
257.31					

COMPENSATORY F.S.I STATEMENT

FLOOR</
