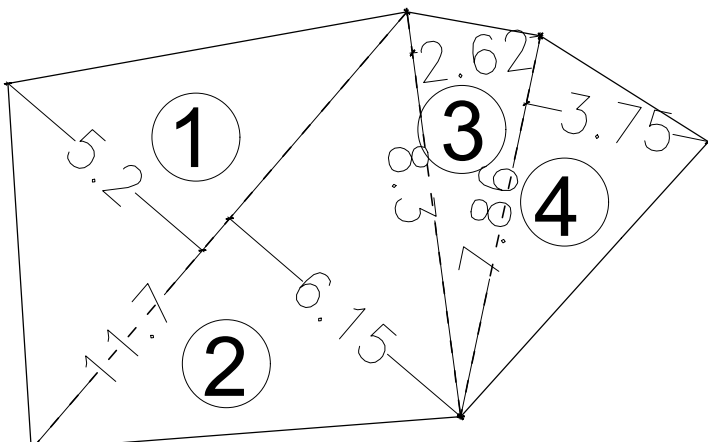


C.T.S. No: 1677

Plot Area Calculation						Area In Sq.Mts.
1	5.20	X	11.70	X	1/2	= 30.42
2	6.15	X	11.70	X	1/2	= 35.97
3	2.62	X	8.30	X	1/2	= 10.87
4	3.75	X	7.86	X	1/2	= 14.74
Total						= 92.00

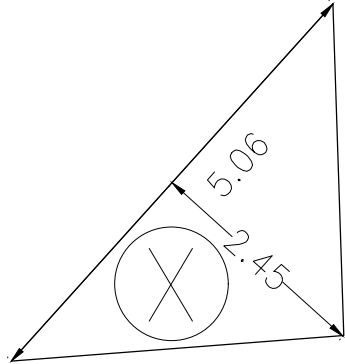


Plot Area Diagram:-  
Scale:-1:500

Area As Per Property Card = 83.60 Sq.Mts.

C.T.S. No: 1676

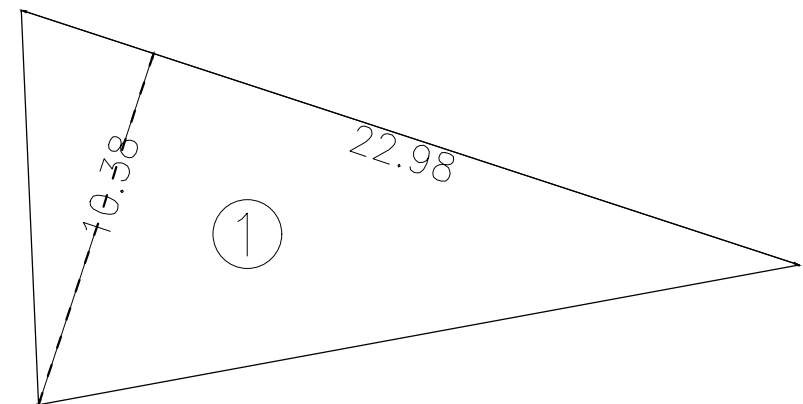
Plot Area Calculation						Area In Sq.Mts.
X	5.06	X	2.45	X	1/2	= 6.20
Total						= 6.20



Area As Per Property Card = 6.10 Sq.Mts.

C.T.S. No: 1674

Plot Area Calculation						Area In Sq.Mts.
1	10.38	X	22.98	X	1/2	= 119.27
Total						= 119.27



Plot Area Diagram :-  
Scale:-1:500

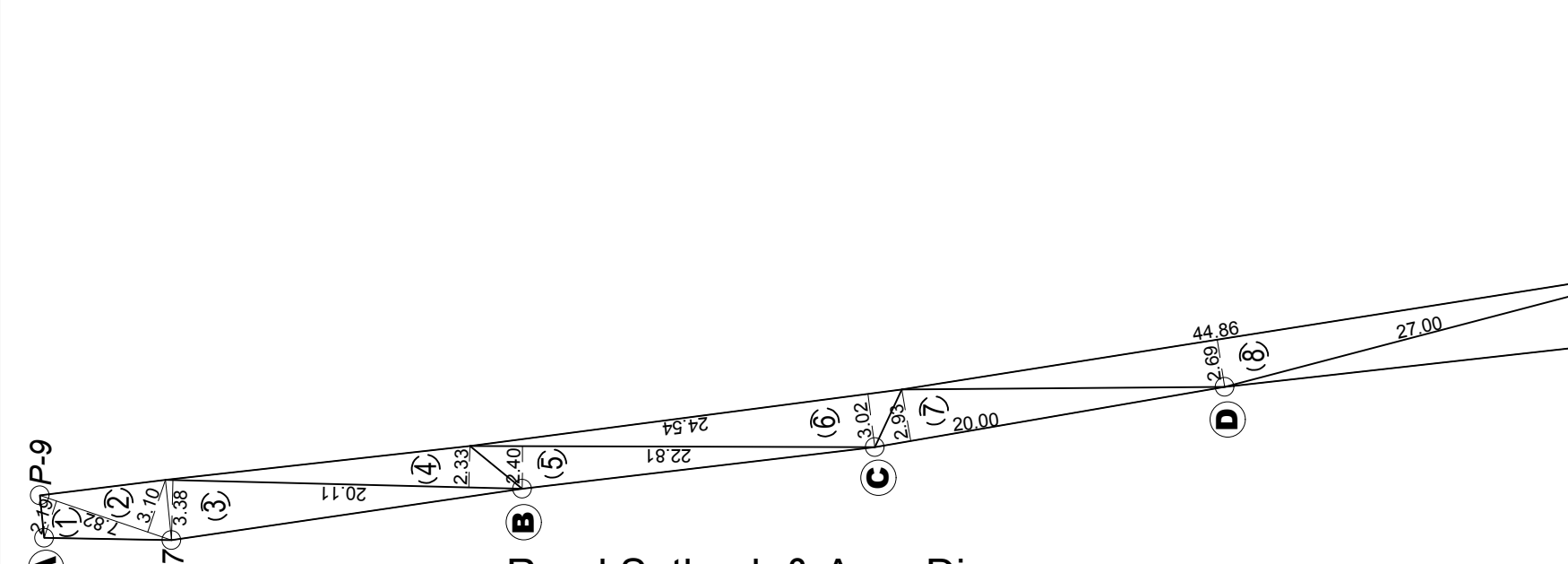
Area As Per Property Card = 96.60 Sq.Mts.

GROSS BUILT UP AREA STATEMENT				
	WING-A	WING-B	WING-C	TOTAL
BASEMENT FLOOR STAIRCASE + CAR LIFT	794.05			794.05
1ST FLOOR	131.21	162.78	--	293.99
2ND FLOOR	131.21	162.78	--	293.99
3RD FLOOR	131.21	162.78	--	293.99
4TH FLOOR	131.21	162.78	--	293.99
5TH FLOOR	139.43	--	--	139.43
6TH FLOOR	139.43	--	--	139.43
7TH FLOOR	139.43	--	--	139.43
8TH FLOOR	139.43	--	--	139.43
9TH FLOOR	139.43	--	--	139.43
10TH FLOOR	139.43	--	--	139.43
11TH FLOOR	139.43	--	--	139.43
12TH FLOOR	139.43	--	--	139.43
13TH FLOOR	139.43	--	--	139.43
STAIRCASE CABIN AT TERRACE	17.58	17.04	--	34.62
OH TANK	40.01	42.36	--	82.37
				3341.87

Plot Area Diagram  
SCALE - 1:500

Plot Area Calculation						Area In Sq.Mts.
1	5.00	X	1.00	X	1/2	= 2.50
2	10.00	X	3.00	X	1/2	= 15.00
3	10.00	X	4.00	X	1/2	= 20.00
4	40.86	X	5.00	X	1/2	= 102.15
5	42.00	X	2.00	X	1/2	= 42.00
6	42.00	X	11.00	X	1/2	= 231.00
7	24.07	X	2.66	X	1/2	= 32.01
8	8.37	X	1.14	X	1/2	= 4.77
9	20.20	X	5.26	X	1/2	= 53.13
10	14.60	X	2.60	X	1/2	= 18.98
11	15.50	X	3.40	X	1/2	= 26.35
12	50.00	X	11.00	X	1/2	= 275.00
13	50.95	X	1.10	X	1/2	= 28.02
14	53.00	X	3.50	X	1/2	= 92.75
15	9.50	X	1.60	X	1/2	= 7.60
16	58.00	X	3.00	X	1/2	= 87.00
17	53.00	X	11.00	X	1/2	= 291.50
18	58.00	X	14.00	X	1/2	= 406.00
19	33.63	X	11.35	X	1/2	= 190.85
20	37.00	X	1.50	X	1/2	= 27.75
21	37.00	X	15.00	X	1/2	= 277.50
Total						= 2,231.86

Road Set back Area Cal.						Area In Sq.Mts.
1	26.50	X	1.40	X	1/2	= 18.55
2	26.50	X	6.20	X	1/2	= 82.15
3	18.60	X	6.00	X	1/2	= 55.80
4	18.60	X	7.65	X	1/2	= 71.15
5	45.00	X	9.00	X	1/2	= 202.50
6	45.00	X	6.00	X	1/2	= 135.00
7	40.00	X	2.80	X	1/2	= 56.00
8	23.00	X	2.70	X	1/2	= 31.05
9	23.00	X	2.40	X	1/2	= 27.60
10	5.00	X	2.00	X	1/2	= 5.00
11	4.00	X	2.00	X	1/2	= 4.00
12	4.00	X	2.30	X	1/2	= 4.60
Total						= 693.40



Road Setback & Area Diagram  
SCALE 1:500

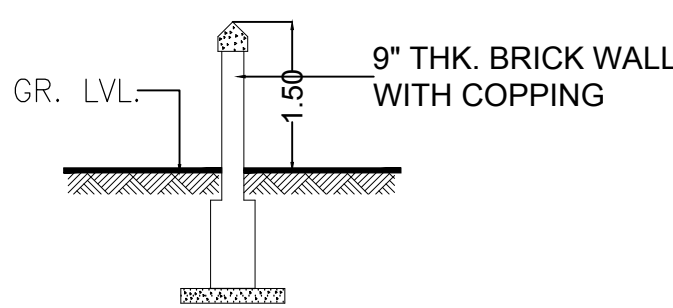
SR.NO.	CALCULATIONS	AREA IN SQ.MT.
1.	7.82 x 2.19 x 0.50	8.562
2.	7.82 x 3.10 x 0.50	12.121
3.	20.11 x 3.38 x 0.50	33.986
4.	20.11 x 2.33 x 0.50	23.428
5.	22.81 x 2.40 x 0.50	27.372
6.	24.54 x 3.02 x 0.50	37.055
7.	20.00 x 2.93 x 0.50	29.300
8.	44.86 x 2.69 x 0.50	60.337
9.	27.00 x 3.84 x 0.50	52.840

TOTAL AREA = 285.00 SQ. MT.

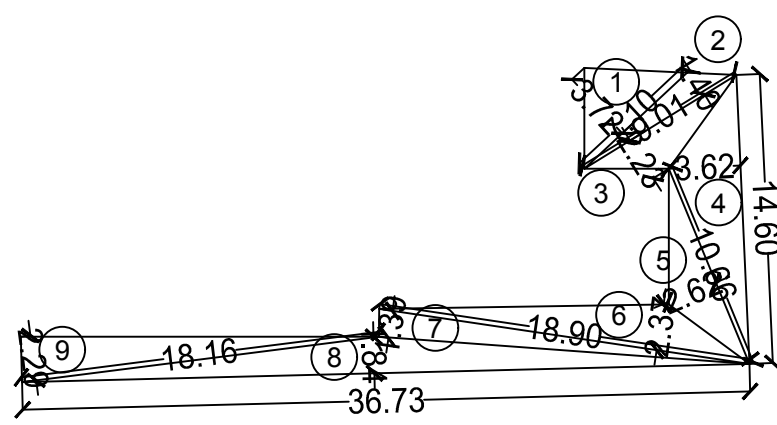
Area As Per Property Card = 2,405.80 Sq.Mts.

Road Setback Area = 285.00 Sq.Mts.

Balance Area Of Sub -Divided Plot- B = 2120.80 Sq.Mts.  
( 2405.80 - 285.00 = 2120.80 Sq.Mts. )

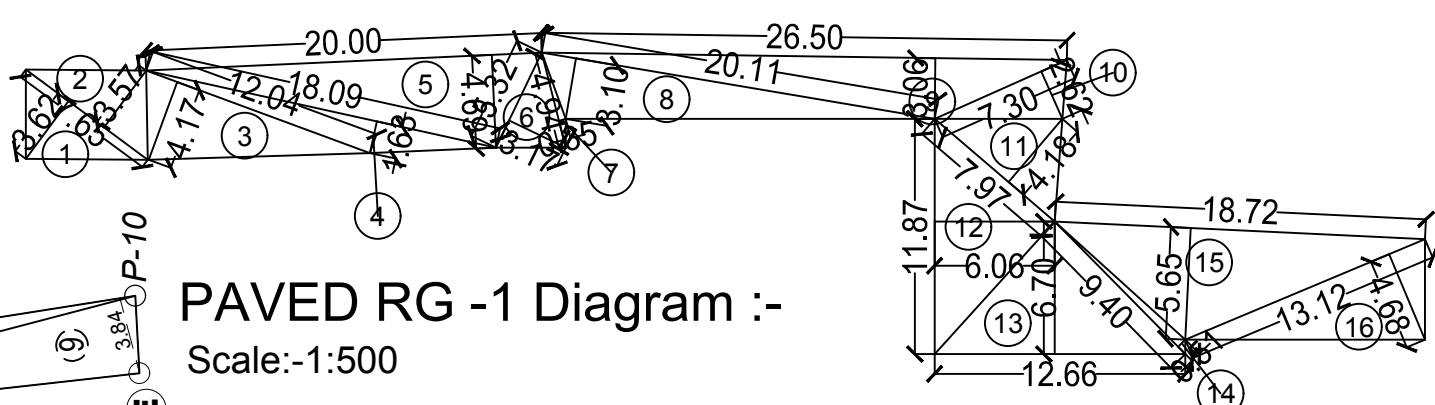


SECTION THRO. COMPOUND WALL  
SCALE-1:100



RG-2 Diagram :-  
Scale:-1:500

RG Area Calculation ( RG-2 )									
1	0.50	X	7.10	X	3.72	X	1	NO	= 13.21 SQ.MT.
2	0.50	X	9.01	X	1.40	X	1	NO	= 6.31 SQ.MT.
3	1/2	X	9.01	X	2.23	X	1	NO	= 10.05 SQ.MT.
a)	1/2	X	14.60	X	3.62	X	1	NO	= 26.43 SQ.MT.
5	1/2	X	10.66	X	2.62	X	1	NO	= 13.96 SQ.MT.
6	1/2	X	18.90	X	2.37	X	1	NO	= 22.40 SQ.MT.
7	1/2	X	18.90	X	1.39	X	1	NO	= 13.14 SQ.MT.
8	1/2	X	36.73	X	1.84	X	1	NO	= 33.89 SQ.MT.
9	1/2	X	18.16	X	2.29	X	1	NO	= 20.79 SQ.MT.
TOTAL ADDITION									= 180.18 SQ.MT. X



PAVED RG-1 Diagram :-  
Scale:-1:500

RG Area Calculation (PAVED RG-1)									
1	1/2	X	7.65	X	3.62	X	1	NO	= 13.85 SQ.MT.
2	1/2	X	7.65	X	3.57	X	1	NO	= 13.66 SQ.MT.
3	1/2	X	12.04	X	4.17	X	1	NO	= 25.10 SQ.MT.
4	1/2	X	18.09	X	1.63	X	1	NO	= 14.74 SQ.MT.
5	1/2	X	20.00	X	4.68	X	1	NO	= 46.80 SQ.MT.
6	1/2	X	5.32	X	3.17	X	1	NO	= 8.43 SQ.MT.
7	1/2	X	4.94	X	0.35	X	1	NO	= 0.86 SQ.MT.
8	1/2	X	20.11	X	3.10	X	1	NO	= 31.17 SQ.MT.
9	1/2	X	26.50	X	3.06	X	1	NO	= 40.55 SQ.MT.
10	1/2	X	7.30	X	2.62	X	1	NO	= 9.56 SQ.MT.
11	1/2	X	7.97	X	4.18	X	1	NO	= 16.66 SQ.MT.
12	1/2	X	11.87	X	6.06	X	1	NO	= 35.97 SQ.MT.
13	1/2	X	12.66	X	6.70	X	1	NO	= 42.41 SQ.MT.
14	1/2	X	9.40	X	0.51	X	1	NO	= 2.40 SQ.MT.
15	1/2	X	18.72	X	5.65	X	1	NO	= 52.88 SQ.MT.
16	1/2	X	13.12	X	4.88	X	1	NO	= 30.70 SQ.MT. X
TOTAL ADDITION									= 385.74 SQ.MT. X

TOTAL R.G. PROPOSED = 160.18 + 385.74 = 545.92 SQ.MT.  
TOTAL R.G. REQUIRED = 2120.80 X 15% = 318.12 SQ.MT.

P R O F O R M A - A as per DCPR 2034		SQ.MTS.
I	Area Statement	
1	Area of Plot	2405.80
a)	area of reservation not in possession	0.00
b)	Area of Road Set back	285.00
c)	Area of D P Road SET BACK	0.00
2	Deductions for	--
(A)	For reservation/road area	--
a)	Road set-back area to be handed over (100%) (Regulation no 16)	0.00
b)	Proposed d p road to be handed over (100%) (Regulation no 16)	0.00
c)	(i)Reservation area to be handed over (100%) (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)	--
	area of reservation not in possession	0.00
(C)	Deductions for existing built up area to be retained if any / Land component of existing BUA / Existing BUA as per regulation under which the development was allowed.	--
3	Total deductions: [ 2(A) +2(B)] +2(C) as and when applicable.]	285.00
4	Balance area of plot (1 minus 3)	2120.80
5	Plot area under development ( 4 + 2 A(a) }	2120.80
6	Zonal (basic) fsi (1.50) AS PER GOVTNAN PLOT 33(16)	1.50
7	Built up area as per zonal(basic) fsi (4 * 6) (in case of mill land permissible built up area kept in abeyance )	3181.20
8	Built up area equal to area of land handed over as per of regulation 30(A)2 (i) As per 2(A) and 2(B) except 2(A)(c)(i) above with in 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.)	--
9	Built up area in lieu of cost of construction of built up amenity to be handed over	--
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 (2120.80 *0.50 = 1060.40 SQ.MT.)	--
11	Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 remaining/balance plot	--
12	Permissible built up area { as the case may be with/without BUA as per 2 (c)}	3181.20
13	Proposed built up area { as the case may be with/without BUA as per 2 (c)}	1883.83
14	TDR generated if any as per regulation 30 (A) and 32	---
15	Fungible compensatory area as per regulation no 31(3)	
a)	i)Permissible Fungible Compensatory area for Rehab component without charging premium	
ii)	Fungible Compensatory area availed for Rehab component without charging premium	
b)	i) Permissible Fungible Compensatory area by charging premium.	547.00
ii)	Fungible Compensatory area availed on payment of premium	547.00
16	Total Built up Area proposed including Fungible Compensatory Area [13+15(a)(ii) +15(b)(ii)]	2430.83
17	FSI consumed on Net Plot [13/ 4]	0.89
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)	Area/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 as per Regulation No.27	--
(D)	Tenement Statement	
(i)	Proposed built up area (13 above)	2430.83
(ii)	Less deduction of Non-residential area (Shop etc.)	--
(iii)	Area available for tenements [(i) minus (ii).]	2430.83
(iv)	Tenements permissible (Density of tenements/hectare)	109.38 Nos.
(v)	Total number of Tenements proposed on the plot	25 Nos.
(E)	Parking Statement	--
(i)	_Parking required by Regulations for. -	--
Car		31 Nos.
Scooter/Motor cycle		--
Outsiders (visitors)		--
(iii)	Covered garage permissible	--
(iii)	Covered garages proposed	--
Car		--
Scooter/Motor cycle		--
Outsider (Visitors)		--
(iv)	Total parking provided	86 Nos.
(F)	Transport Vehicles Parking	
(i)	Spaces for transport vehicles parking required by Regulations	--
(ii)	Total No. of transport vehicles parking spaces provided	--

This cancels approval to the Previous Plans Sanctioned under no./ CHE/ES/1618/M/W/337 ( NEW) Dated 21 NOV 2019

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1618/M/W/337 ( NEW)

DEELIP  
PARASHA  
RAM PATIL

EXECUTIVE ENGINEER  
BUILDING PROPOSAL (E.S.)-I

UGALE  
TUSHAR  
VITTHALR  
AO

S.E. ( BF ) M III

sinkar  
mahesh  
balkrishna

AE ( B.P. ) M

BANSI  
HASSANAN  
D  
WADHW

ARCHITECT/LS  
B H WADHWA

Jaipal  
Haraklal  
Jain

OWNER/DEVELOPER

B.H. Wadhwa

Certificate of Area :-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON

THE DIMENSIONS OF THE PLOT STATED ARE AS PER MEASUREMENTS ON SITE & AREA SO WORKED OUT TALLIES WITH THE AREASTATED IN THE DOCUMENTS OF OWNERSHIP.

B.H.Wadhwa

Contents Of Sheet :-

- \* PLOT AREA CALCULATIONS
- \* DIAGRAM & CALCULATIONS
- \* BLOCK PLAN & LOCATION PLAN

SCALE	DATE	DRAWN BY
AS SHOWN	12.03.2020	

Description Of Proposal & Property :-

Proposed Residential Building On Plot

Bearing C.T.S. No:1674,1675,1676 ,1677,1677(1to4) of Village Chembur, Near Chembur Naka, Chembur , Mumbai - 400071

Name of Owner :-

Jaipal  
Haraklal  
Jain

Shri. Jaipal Jain  
Partner M/s RISHABH ENTERPRISES

Name,Address & Signature of Architect :-

M/s.B.H. Wadhwa & Co.  
ARCHITECTS & ENGINEERS  
A-1, SHUBHASHA BUNGALOW,  
C.T.S. NO. 1210,OFF 10 TH ROAD  
BEHIND JAIN TEMPLE  
CHEMBUR, MUMBAI - 71.

BANSI  
HASSANAN  
D WADHW

