

CARPET AREA STATEMENT
1ST. TO 12TH. FLOOR

FLAT No. 2	SQ.MT
LOBBY	2.85 X 1.70 X 1.00 = 4.84
DINING	3.20 X 3.10 X 1.00 = 9.92
LIVING	3.85 X 8.22 X 1.00 = 30.03
KITCHEN	3.05 X 3.65 X 1.00 = 11.13
PASS	1.65 X 1.05 X 1.00 = 1.73
BEDROOM 1	3.50 X 4.30 X 1.00 = 15.05
TOILET 1	1.50 X 2.50 X 1.00 = 3.75
BEDROOM 2	1.65 X 1.10 X 1.00 = 1.81
BEDROOM 2	3.20 X 4.42 X 1.00 = 14.14
TOILET 2	1.50 X 2.45 X 1.00 = 3.67
BEDROOM 3	3.20 X 3.65 X 1.00 = 11.68
TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 4.00 = 0.54
D2	0.75 X 0.15 X 3.00 = 0.34
TOTAL	= 112.46

CARPET AREA STATEMENT
7TH. FLOOR

FLAT No. 1	SQ.MT
LOBBY	2.45 X 1.70 X 1.00 = 4.16
LIVING	3.80 X 7.75 X 1.00 = 29.45
DECK	4.10 X 2.00 X 1.00 = 8.20
DINING	4.85 X 3.40 X 1.00 = 16.49
KITCHEN	3.05 X 3.65 X 1.00 = 11.13
BEDROOM 1	1.03 X 1.53 X 1.00 = 1.57
BEDROOM 1	3.65 X 5.35 X 1.00 = 19.53
TOILET 1	1.50 X 3.05 X 1.00 = 4.57
BEDROOM 2	4.87 X 3.35 X 1.00 = 16.31
TOILET 2	2.45 X 1.50 X 1.00 = 3.67
BEDROOM 3	1.65 X 1.05 X 1.00 = 1.73
BEDROOM 3	3.42 X 5.17 X 1.00 = 17.68
TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 5.00 = 0.67
D2	0.75 X 0.15 X 4.00 = 0.45
TOTAL	= 162.44

CARPET AREA STATEMENT
2ND. TO 5TH. FLOOR

FLAT No. 1	SQ.MT
LOBBY	2.45 X 1.70 X 1.00 = 4.16
LIVING	3.80 X 7.75 X 1.00 = 29.45
DINING	4.85 X 3.40 X 1.00 = 16.49
KITCHEN	3.05 X 3.65 X 1.00 = 11.13
BEDROOM 1	1.03 X 1.53 X 1.00 = 1.57
BEDROOM 1	3.65 X 5.35 X 1.00 = 19.53
TOILET 1	1.50 X 3.05 X 1.00 = 4.57
BEDROOM 2	4.87 X 3.35 X 1.00 = 16.31
TOILET 2	2.45 X 1.50 X 1.00 = 3.67
BEDROOM 3	1.65 X 1.05 X 1.00 = 1.73
BEDROOM 3	3.42 X 5.17 X 1.00 = 17.68
TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 4.00 = 0.54
D2	0.75 X 0.15 X 3.00 = 0.34
TOTAL	= 112.18

CARPET AREA STATEMENT
6TH. FLOOR

FLAT No. 1	SQ.MT
LOBBY	2.45 X 1.70 X 1.00 = 4.16
LIVING	3.80 X 7.75 X 1.00 = 29.45
DECK	4.10 X 2.00 X 1.00 = 8.20
DINING	4.85 X 3.40 X 1.00 = 16.49
KITCHEN	3.05 X 3.65 X 1.00 = 11.13
BEDROOM 1	1.03 X 1.53 X 1.00 = 1.57
BEDROOM 1	3.65 X 5.35 X 1.00 = 19.53
TOILET 1	1.50 X 3.05 X 1.00 = 4.57
BEDROOM 2	4.87 X 3.35 X 1.00 = 16.31
TOILET 2	2.45 X 1.50 X 1.00 = 3.67
BEDROOM 3	1.65 X 1.05 X 1.00 = 1.73
BEDROOM 3	3.42 X 5.17 X 1.00 = 17.68
TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 4.00 = 0.54
D2	0.75 X 0.15 X 3.00 = 0.34
TOTAL	= 112.18

CARPET AREA STATEMENT
12TH. FLOOR

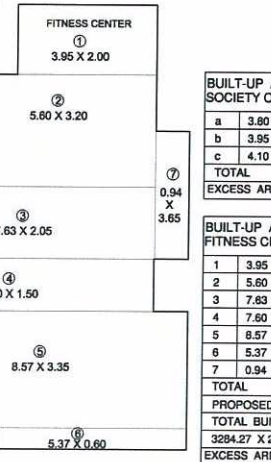
FLAT No. 1	SQ.MT
LOBBY	2.45 X 1.70 X 1.00 = 4.16
LIVING	3.80 X 7.75 X 1.00 = 29.45
DECK	4.10 X 2.00 X 1.00 = 8.20
DINING	4.85 X 3.40 X 1.00 = 16.49
KITCHEN	3.05 X 3.65 X 1.00 = 11.13
BEDROOM 1	1.03 X 1.53 X 1.00 = 1.57
BEDROOM 1	3.65 X 5.35 X 1.00 = 19.53
TOILET 1	1.50 X 3.05 X 1.00 = 4.57
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TOILET 2	2.45 X 1.50 X 1.00 = 3.67
BEDROOM 3	1.65 X 1.05 X 1.00 = 1.73
BEDROOM 3	3.42 X 5.17 X 1.00 = 17.68
TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 4.00 = 0.54
D2	0.75 X 0.15 X 3.00 = 0.34
TOTAL	= 139.64

Parking Statement (As per Regulation)

1/2 Tenements Having Carpet Area Above 70 Sq.mts.	23 nos.	46.00 nos.
1 nos. Parking For Each		46.00 nos
Total Parking		46.00 nos
25 % Visitor Parking		11.50 nos.
Total Parking Required		57.50 nos.
	Say.	58.00 nos.
Total Parking Proposed		74.00 nos.

CARPET AREA STATEMENT
6TH. FLOOR

FLAT No. 1	SQ.MT
LOBBY	2.45 X 1.70 X 1.00 = 4.16
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TOILET 3	1.50 X 2.45 X 1.00 = 3.67
D	1.05 X 0.15 X 1.00 = 0.16
D1	0.90 X 0.15 X 4.00 = 0.54
D2	0.75 X 0.15 X 3.00 = 0.34
TOTAL	= 153.52

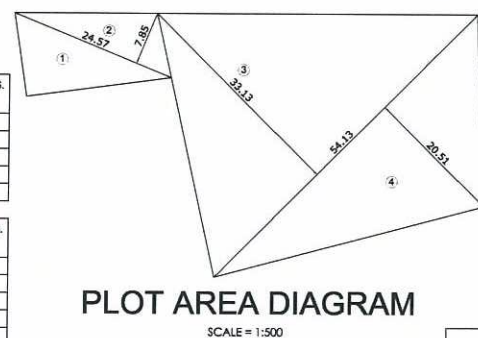


BUILT-UP AREA CALCULATION FOR SOCIETY OFFICE ON 1ST.FLOOR.

NO.	AREA	SQ.MTS.
a	3.80 X 2.80 X 1 =	10.64
b	3.95 X 2.25 X 1 =	8.89
c	4.10 X 0.48 X 1 =	1.97
TOTAL		21.50
EXCESS AREA (SOCIETY OFFICE)		= 1.50

BUILT-UP AREA CALCULATION FOR FITNESS CENTRE

NO.	AREA	SQ.MTS.
1	3.95 X 2.00 X 1 =	7.90
2	5.60 X 3.20 X 1 =	17.92
3	7.83 X 2.05 X 1 =	15.84
4	7.80 X 1.50 X 1 =	11.40
5	8.57 X 3.35 X 1 =	28.71
6	5.37 X 0.80 X 1 =	3.22
7	0.94 X 3.85 X 1 =	3.43
TOTAL		= 88.22
PROPOSED FITNESS CENTRE		= 88.22
TOTAL BUILT-UP AREA X 2%		= 65.65
EXCESS AREA (FITNESS CENTRE)		= 22.57



PLOT AREA CALCULATION

AREA OF	SQ.MTS.
1 - 0.50 X 24.57 X 10.55	129.61
2 - 0.50 X 24.57 X 7.85	96.44
3 - 0.50 X 54.13 X 33.13	896.66
4 - 0.50 X 54.13 X 20.51	555.10
TOTAL	1677.81

15% R.G. AREA CALCULATION (GROUND FL.)

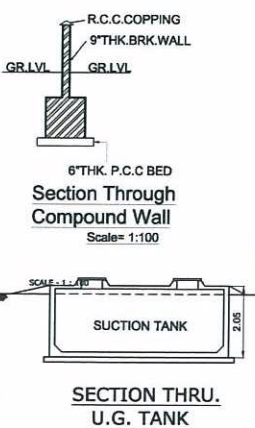
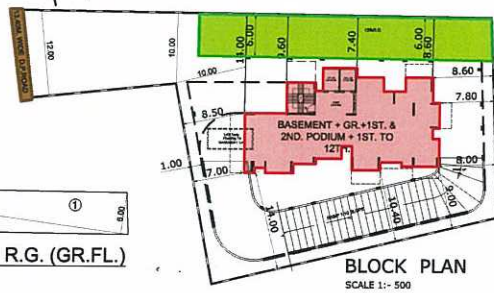
AREA OF	1	2	TOTAL
0.50 X 42.00 X 6.00	126.00		126.00
0.50 X 42.00 X 6.00		126.00	126.00
TOTAL			252.00

15% R.G. AREA CALCULATION (1ST. FLOOR)

AREA OF	3	4	5	6	7	8	TOTAL
6.74 X 2.21	14.90						14.90
4.44 X 18.09		80.32					80.32
0.50 X 20.30 X 0.86			6.70				6.70
0.50 X 4.70 X 1.65				3.88			3.88
13.65 X 5.59					76.30		76.30
0.50 X 14.03 X 3.15						22.10	22.10
TOTAL							204.20

PARKING STATEMENT

PARKING LEVEL	SURFACE PARKING		MECHANICAL STACKED PARKING		TOTAL
	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	
STILT FLOOR	-	-	2X2 = 04	2X6 = 12	16
BASEMENT FLOOR	04	06	2X4 = 08	2X4 = 08	26
1ST. PODIUM FLOOR	-	02	2X3 = 06	2X5 = 10	18
2ND. PODIUM FLOOR	03	07	-	2X2 = 04	14
TOTAL	07	15	18	34	74



DATE AND STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. DE/338/RES/AM DATED 17/12/2014 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1417/MW337(NEW)

EXECUTIVE ENGINEER (B.P.) E.S.-I

S.E.(B.P.) M-II A.E.(B.P.) M

PROFORMA A

NO.	DESCRIPTION	SQ. MTS.
1.	AREA OF PLOT	1677.70
2.	DEDUCTION FOR	
a.	ROAD SET BACK AREA	-NIL-
b.	PROPOSED ROAD.	-NIL-
c.	ANY RESERVATION (sub-plot)	-NIL-
d.	% AMENITY SPACE AS PER DCR 56/57 (sub-plot)	
e.	OTHER	
3.	BALANCE AREA OF PLOT (1-minus 2)	1677.70
4.	DEDUCTION FOR 15% RECREATIONAL GROUND/10%AMENITY SPACE (if deductible for ind)	NIL
5.	NET AREA OF PLOT (3minus 4).	1677.70
6.	ADDITION FOR F.S.I.	
2(a)	100 % FOR D.P. ROAD /SET-BACK	
2(b)	33 % AS PER DCR 32	
7.	TOTAL AREA (5+6)	1677.70
8.	F.S.I. PERMISSIBLE.	ONE
9.	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT (restricted to % of the balance area vide 3 above)	-NIL-
DRC NO.		-NIL-
DRC NO.		-NIL-
ADDITIONS FOR FLOOR SPACE INDEX		-NIL-
9(b)	50 % AS PER DCR 32	838.85
9(c)	X 67 % AS PER DCR 33 ()	
9(d)	OTHER	-NIL-
10.	PERMISSIBLE FLOOR AREA (7 X 8) + 9(a+b+c) ABOVE	2516.55
11.	EXISTING FLOOR AREA	-NIL-
12.	PROPOSED BUILT-UP AREA.	2432.79
13.	EXCESS BALCONY AREA TAKEN IN F.S.I.	-NIL-
14A	PURELY RESIDENTIAL BUILT-UP AREA.	2432.79
14B	REMAINING NON RESIDENTIAL BUILT-UP AREA.	-NIL-
14.	TOTAL BUILT-UP PROPOSED (11+12)	2432.79
15.	F.S.I. CONSUMED ON NET HOLDING = 14/3	1.450

B. DETAILS OF F.S.I. AVAILD AS PER DRC 35 (4)

NO.	DESCRIPTION	SQ. MTS.
1	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = <(2432.79 X 0.35)	851.48
2	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY NON- RESIDENTIAL = <(14 B X 0.20)	-NIL-
3	TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35 (4) = (B.1 + B.2)	851.48
4	TOTAL GROSS BUILT-UP AREA PROPOSED = (14A + B.3)	3284.27

C. TENEMENT STATEMENT

(i)	DESCRIPTION	SQ. MTS.
(i)	PROPOSED AREA (ITEM B. 4 ABOVE)	3284.27
(ii)	LESS DEDUCTION OF NON- RESIDENTIAL AREA (shop etc.)	-NIL-
(iii)	AREA AVAILABLE FOR TENEMENTS [(1) minus (ii)]	3284.27
(iv)	TENEMENTS PERMISSIBLE @ 450 / H.A)	148 NOS
(v)	TENEMENTS PROPOSED	23 NOS
(vi)	TENEMENTS EXISTING	
TOTAL TENEMENTS ON THE PLOT		

D. PARKING STATEMENT

(a)	DESCRIPTION	NOS.
(a)	PARKING REQUIRED BY REGULATIONS FOR-	58.00 NOS
(b)	GARAGE PERMISSIBLE	
(c)	VISITOR'S PARKING	
(d)	TOTAL PARKING PROVIDED	74.00 NOS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO.422,422A/1 OF VILLAGE DEONAR AT CHEMBUR IN 'M' WARD. MUMBAI-

CONTENTS OF SHEET.

STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUILT-UP AREA STATEMENT, PLOT AREA CALCULATION

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE
DEMOLISHED SHOWN IN YELLOW

CERTIFICATE OF AREA

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/09/2012 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 1677.81 SQ.MT. AND SAME TALLIES WITH AREA ATATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

NAME & SIGN. OF OWNER

NAME & SIGN. OF ARCH

SHRI. HIRAN BHARANI OF M/S. SAGRI DEVELOPERS P.L.P. FORMERLY AS SAGRI ENTERPRISE (C.A.T.O OWNER)

SUNIL R. DEOLE ARCHITECTS & ENGINEERS JAY BUILDING UDAY CINEMA ROAD GHATKOPAR (W) MUMBAI 400086 PHONE: 25148396 / 25149102

SCALE AS SHOWN 1:100 DATE 18-11-2016 SHEET NO. 1/4 JOB NO. 1473