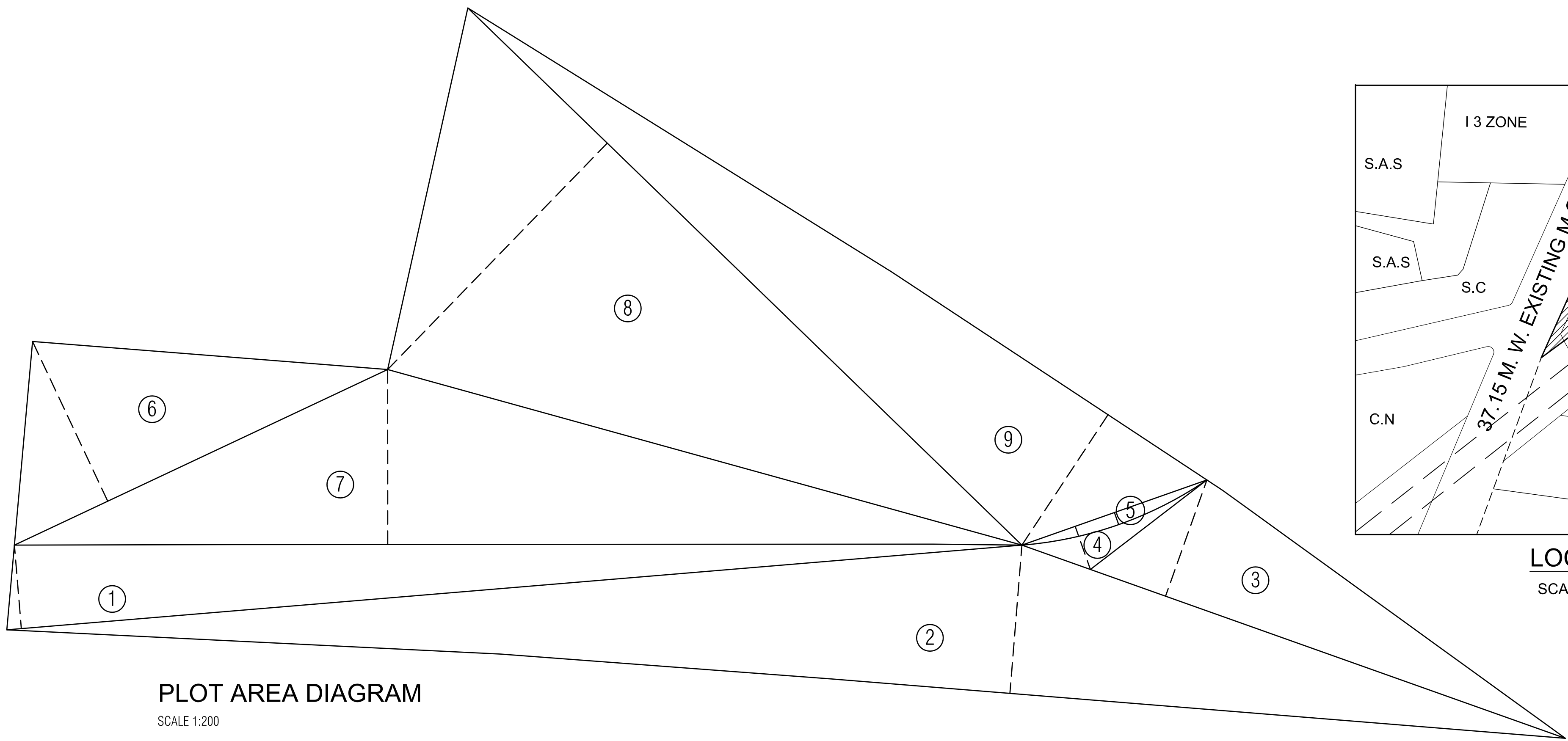
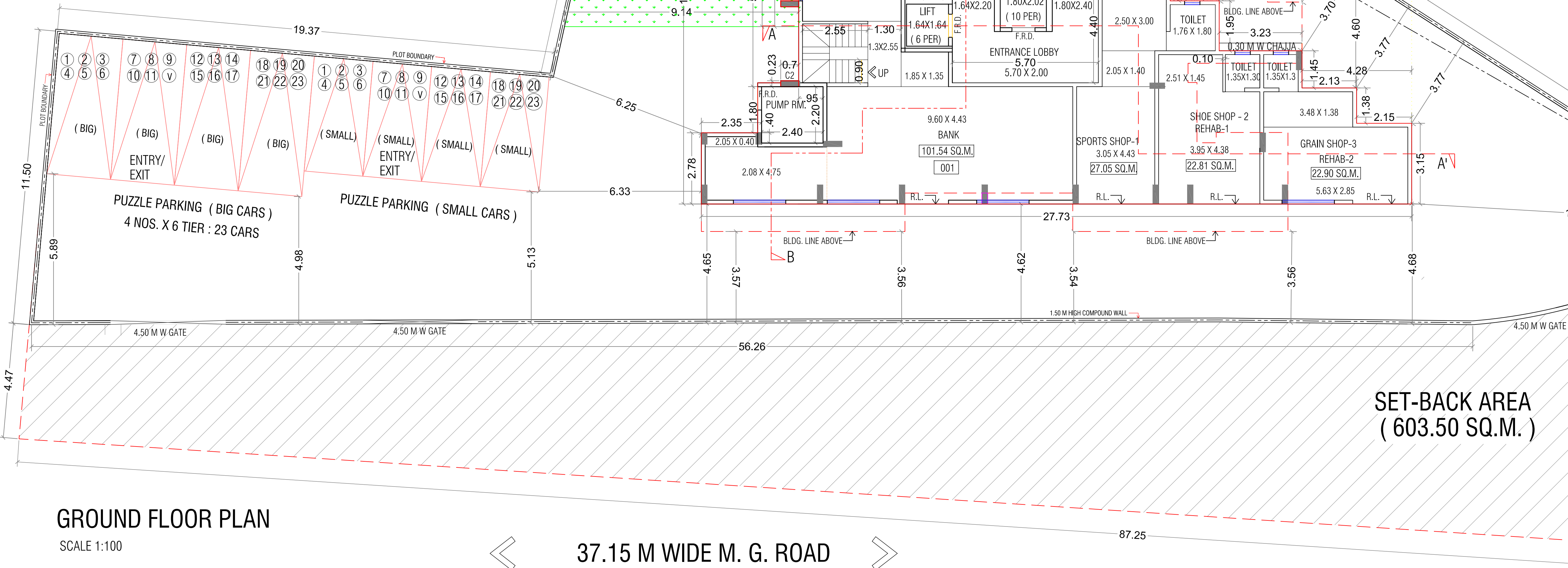


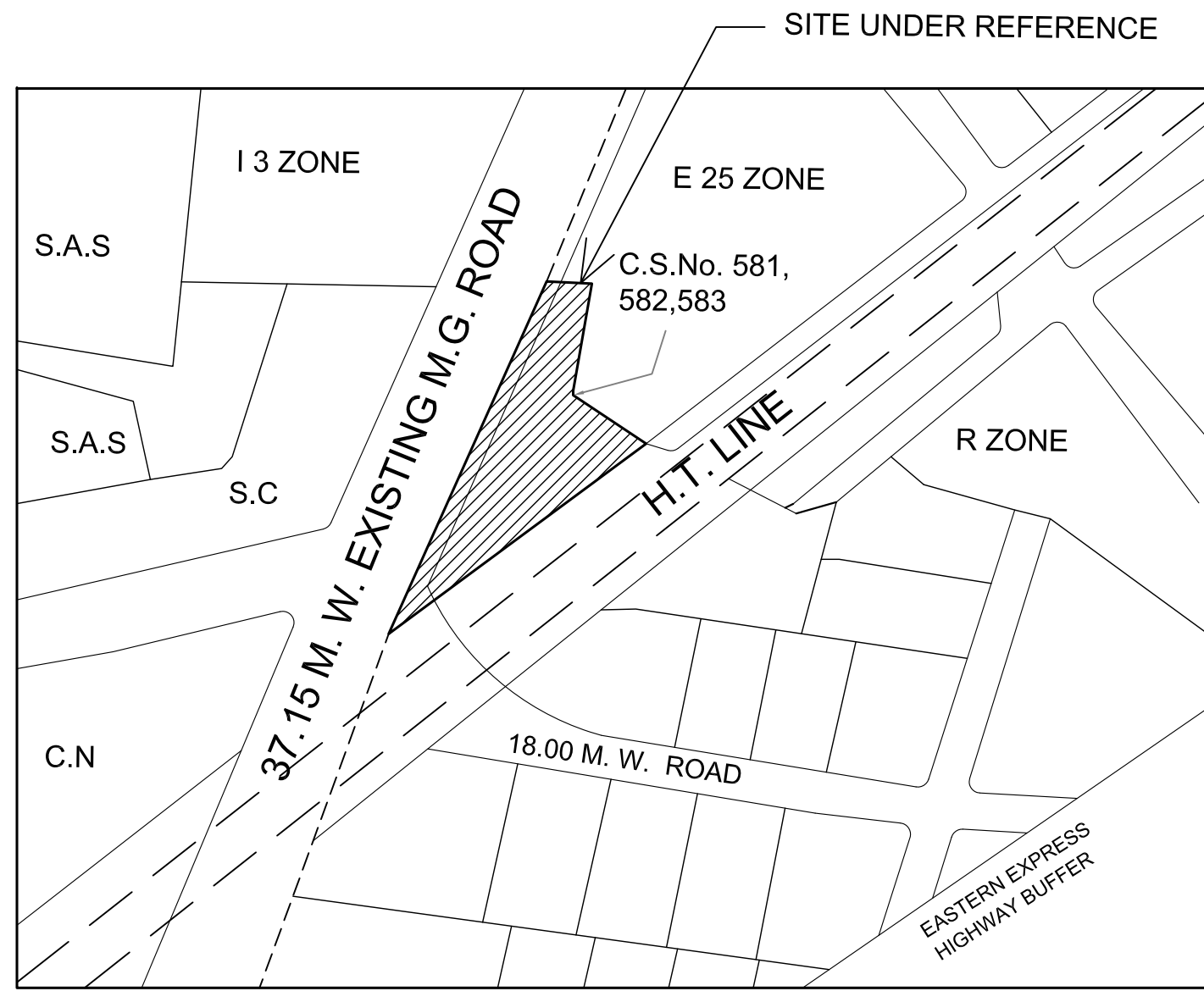


PLOT AREA DIAGRAM
SCALE 1:200

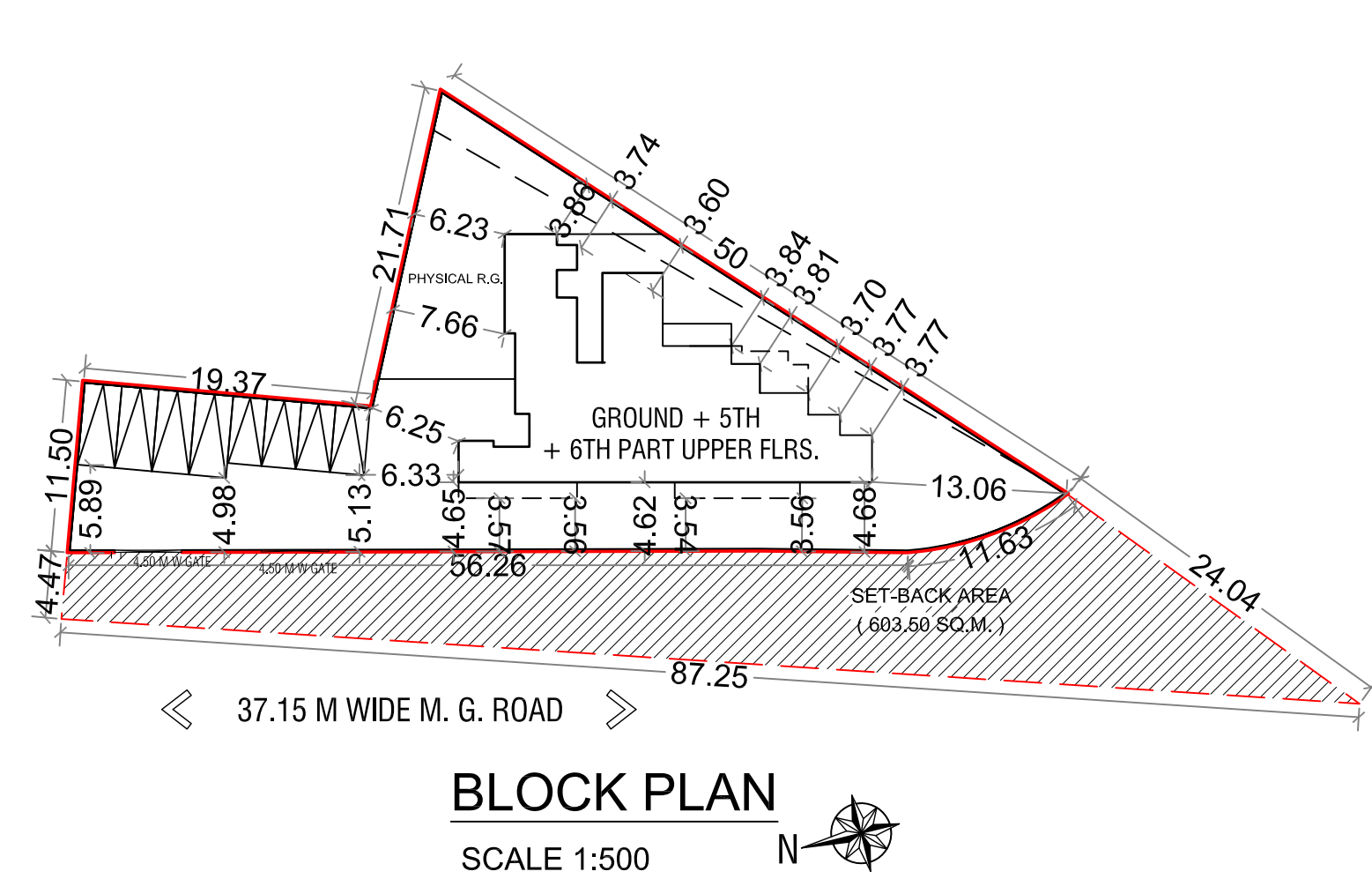
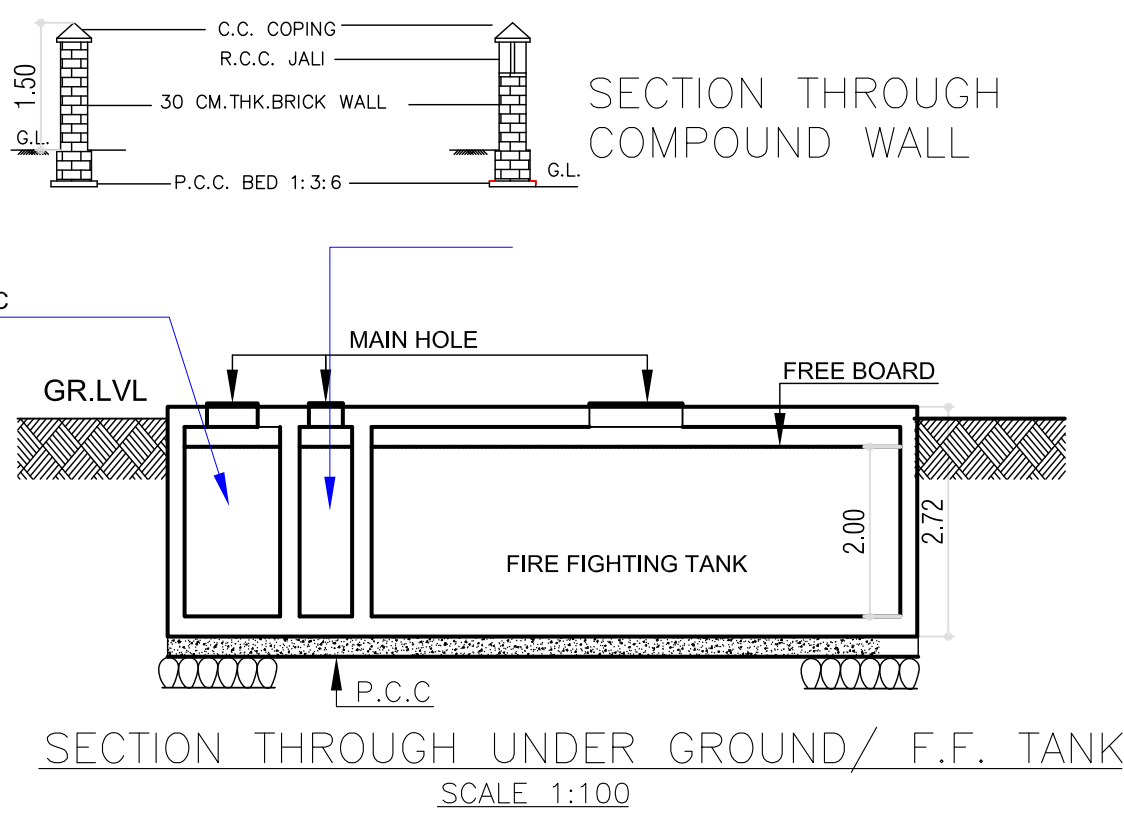
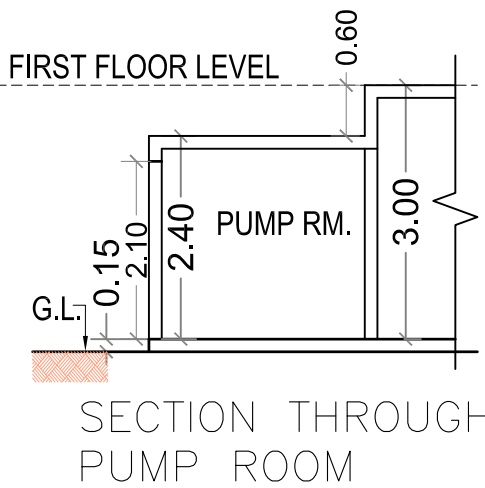
PLOT AREA CALCULATION				
NAME	LENGTH	BREADTH	NOS	AREA IN SQ.M.
1	51.86	4.67	0.5	121.09
2	88.22	8.30	0.5	366.11
3	31.24	6.89	0.5	107.62
4	10.95	2.55	0.5	13.96
5	10.95	0.71	0.68	5.29
6	25.47	9.86	0.5	125.57
7	58.82	9.77	0.5	287.34
8	43.43	17.61	0.5	382.44
9	49.10	8.72	0.5	214.08
TOTAL PLOT AREA (A)				1623.50
ROAD SET BACK AREA CALCULATION				
1	51.86	4.67	0.5	121.08
2	88.22	8.30	0.5	366.11
3	31.24	6.89	0.5	107.63
4	10.95	2.55	0.5	8.68
5 (less)	10.95	0.71	0.68	
TOTAL SET-BACK AREA (B)				603.50
NET PLOT TOTAL (A-B)				1020.00



GROUND FLOOR PLAN
SCALE 1:100

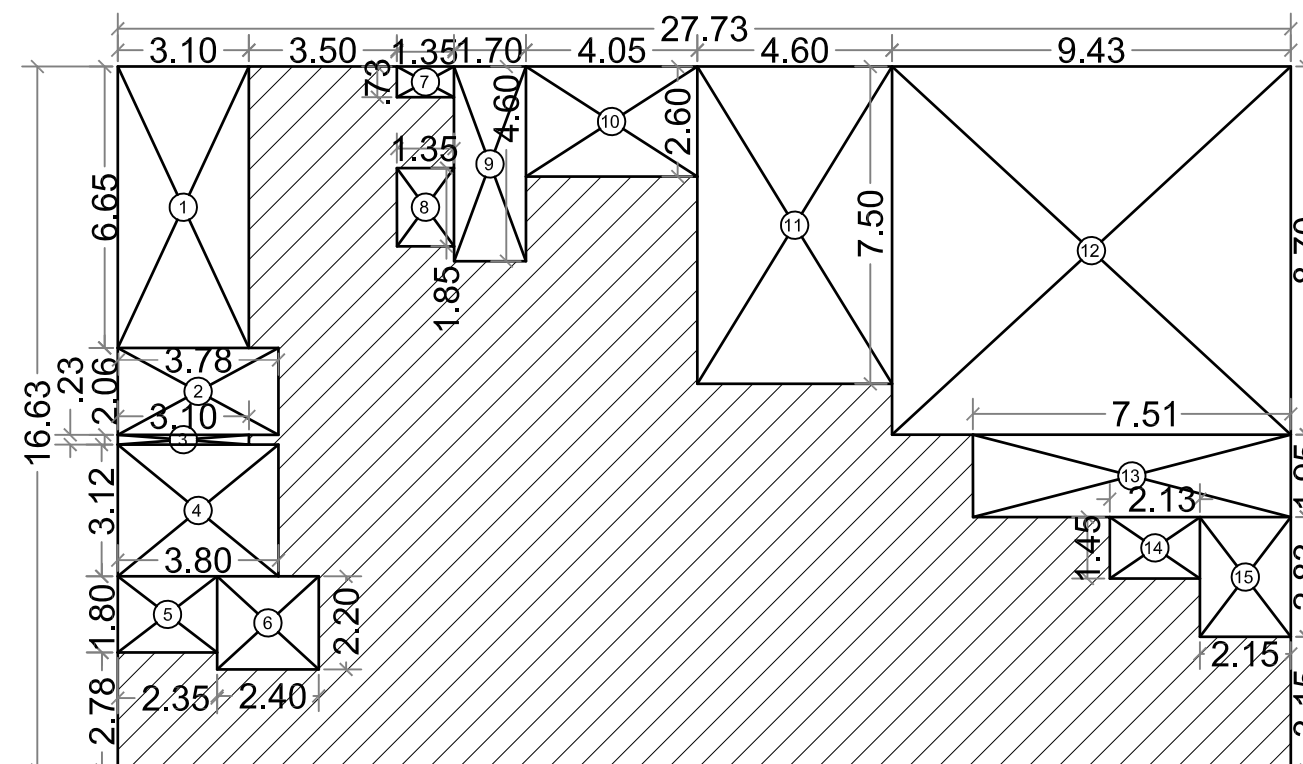


LOCATION PLAN
SCALE 1:2000



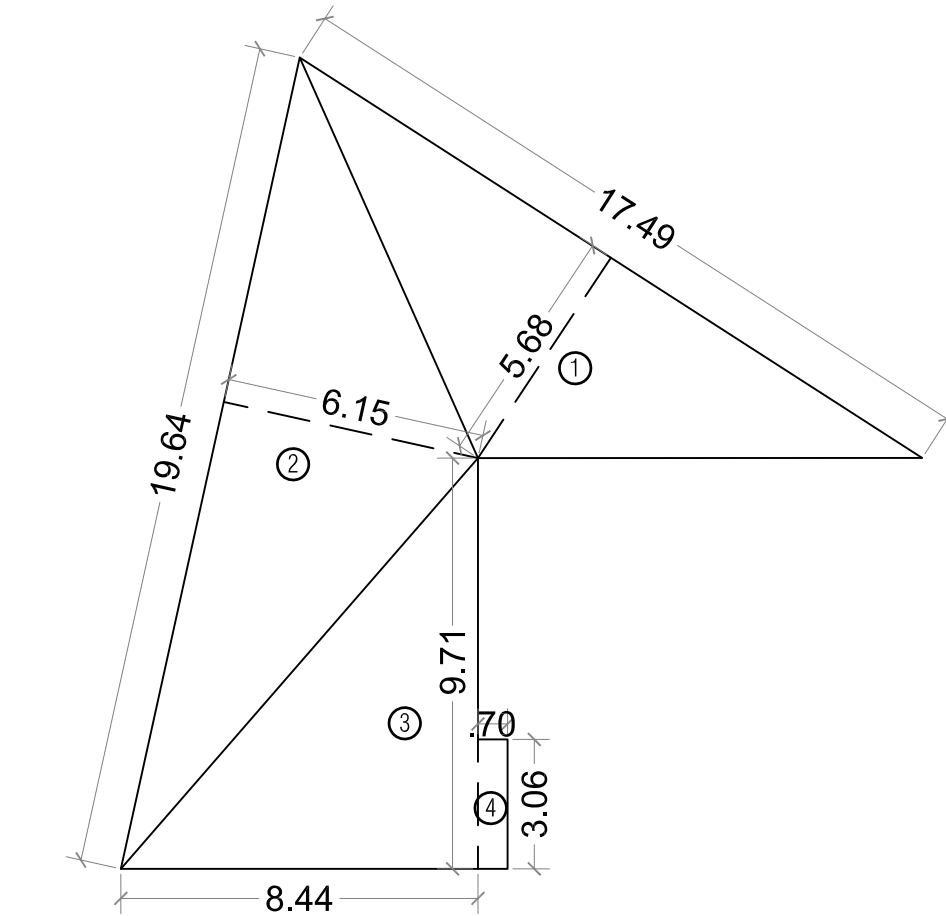
BLOCK PLAN
SCALE 1:500

PHYSICAL R.G. AREA CALCULATION				
NO	LENGTH	BREADTH	MULTIPLYER	AREA IN SQ.M.
1	17.49	5.68	0.5	49.67
2	19.64	6.15	0.5	60.39
3	8.44	9.71	0.5	40.98
4	0.70	3.06		2.14
Total				153.18



GROUND FLOOR BUILT-UP AREA DIAGRAM

BUILT UP AREA CALCULATION GROUND FLOOR PLAN			
NO	LENGTH	BREADTH	AREA IN SQ.M.
A	27.73	16.63	461.15
LESS DEDUCTION			
1	3.10	6.65	20.62
2	3.78	2.06	7.79
3	3.10	0.23	0.71
4	3.80	3.12	11.86
5	2.35	1.80	4.23
6	2.40	2.20	5.28
7	1.35	0.73	0.99
8	1.35	1.85	2.50
9	1.70	4.60	7.82
10	4.05	2.60	10.53
11	4.60	7.50	34.50
12	9.43	8.70	82.04
13	7.51	1.95	14.64
14	2.13	1.45	3.09
15	2.15	2.83	6.08
Total			212.67
NET BUA			248.48



R.G. AREA DIAGRAM

CARPET AREA STATEMENT

CARPET AREA CALCULATION BANK ON GROUND FLOOR			
NO	LENGTH	BREADTH	AREA IN SQ.M.
1	3.20	6.35	20.32
2	2.50	0.15	0.38
2	1.20	1.37	1.64
	0.15	0.75	0.11
3	1.20	2.10	2.52
	0.15	0.75	0.11
4	3.00	3.85	11.55
5	1.30	2.55	3.31
6	1.85	1.35	2.50
7	2.05	0.40	0.82
8	2.08	4.75	9.88
9	9.60	4.43	42.53
10	2.55	2.30	5.86
TOTAL			101.54

CARPET AREA CALCULATION FOR SPORTS SHOP - 1

NO	LENGTH	BREADTH	AREA IN SQ.M.
1	3.05	4.43	13.51
2	2.05	1.40	2.87
3	2.50	3.00	7.50
TOILET	1.76	1.80	3.17
TOTAL			27.05

CARPET AREA CALCULATION FOR SHOE SHOP - 2

NO	LENGTH	BREADTH	AREA IN SQ.M.
1	3.95	4.38	17.30
2	2.51	1.45	3.64
TOILET	1.35	1.30	1.76
DOOR J.	0.75	0.15	0.11
TOTAL			22.81

CARPET AREA CALCULATION FOR GRAIN SHOP - 3

NO	LENGTH	BREADTH	AREA IN SQ.M.
1	5.63	2.85	16.05
2	3.48	1.38	4.80
3	1.35	1.30	1.76
DOOR J.	2.00	0.15	0.3000
TOTAL			22.90

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED VIDE 100 U.N.O.CHE/ES/1896/ME/337(NEW) DT.27/01/2017

EXECUTIVE ENGINEER (B.P) E.S-1

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

PROFORMA 'A'		Total
1	AREA OF PLOT AS PER P.R. CARD	1623.50
2	DEDUCTIONS FOR	
(a)	ROAD SET - BACK AREA	603.50
(b)	PROPOSED ROAD	
(c)	Any reservation (sub-plot)	
(d)	5% amenity space as per DCR 56/57(sub-plot)	
3	Balance area of plot (1 minus 2)	1020.00
4	15% Recreational ground (NON- DEDUCTIBLE)(15%physical R.G admeasuring 153.00 sq.mt is required and 153.18 sq.m. is provided)	-
5	Net area of plot (3 minus 4)	1020.00
6	Total Area	1020.00
7	Floor Space Index Permissible(1020.00 sq.m)	1.00
8	Additions for floor space index	
(1)	0.33 F.S.I as per DCR 32	
(2)	Floor space index credit available by Development rights (Restricted to 67 % of the balance area vide 1 above)	
9	Additions for	
(a)	ROAD SETBACK AREA	603.50
(b)	PROPOSED ROAD	
10	Permissible floor area (6 x7) plus 9 above	603.50
11	Total proposed built up area	1623.50
12	F.S.I consumed on net holding=11/6	1.57

Details of Residential/Non-residential Areas	
1	Purely Residential Built up Area
2	Remaining non residential Built up Areas
Details of FSI availed as per DCR 35(4)	
1	Fungible Built up Area Component proposed vide DCR 35(4) for purely Residential
2	Fungible Built up Area Component proposed vide DCR 35(4) for Non- Residential
3	Total Fungible B.U.A. Component vide DCR 35(4) = (C.1+C.2)
4	Total Gross BUILT UP Area proposed (11 + C.3)
Tenement Statement	
(i)	Proposed area (Item C.4) above
(ii)	Less deduction of Non-Residential Area (shop etc.)
(iii)	Area available for tenements ((i) - (ii))
(iv)	Tenements permissible (450/ hectare)
(v)	Tenements proposed
(vi)	Tenements existing
Total tenements on the plot	
Parking Statement	
(i)	Parking required by Regulations for Car
(ii)	Scooter/Motor Cycle
(iii)	Outsider (visitors)
(iv)	Covered garages permissible
(v)	Covered garages proposed
(vi)	CAR
(vii)	Scooter/Motor Cycle
(viii)	Outsider (visitors)
Total parking provided	
NA	
Transport Vehicles Parking	
(i)	Spaces for transport vehicles parking required by regulations
(ii)	Total no.of transport vehicles parking spaces provided

GENERAL NOTES	
PLOT BOUNDARY SHOWN IN BLACK	
PROPOSED WORK SHOWN IN RED	
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW	
EXTERNAL WALLS ARE 0.230 M THK.	
INTERNAL WALLS ARE 0.150 M THK.	

CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18.09.2016 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, TALLING WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.	
SIGN. OF ARCHITECT	

CONTENTS OF SHEET	
Ground floor plan, plot and setback area calc., R.g area calc., location plan, block plan, section through compound wall and u/g water tank, Ground floor area diagram and calculations, staircase and lift area calculations and carpet area calculations	

DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT OF COMMERCIAL CUM RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S.NO. 581, 581/1 to 7, 582, 582/1 to 13,583, & 583/1 to 33 IN CHEMUR DIV.M WARD ABUTTING M.G. ROAD, CHEMBUR, MUMBAI FOR TAPASYA CO. OP. SOCIETY.	

NAME OF OWNER	SIGNATURE OF OWNER
Shri Satish Ostwal, Director of M/s. V. Oswal Realty Pvt. Ltd. C.A to Tapasya C.H.S. Ltd.	

JOB.NO	DATE	SCALE AS SHOWN	SHEET NO.	SHRI V. G. MUKADAM Pinnacle Consultants LICENSED SURVEYORS & ENGINEERS 119, 1st Floor, Veena Industrial Estate, Opp to Punjab & Sindh Bank, L.B.S. Marg,Vikhroli (W), Mumbai.400 083		
				DRAWN BY	CHECK BY	DATE