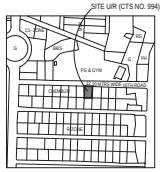


LOCATION PLAN
SCALE : 1:1000

RERA CARPET AREA SUMMARY

FLOOR	FLAT NO. 1	FLAT NO. 2
FIRST	70.25 SQ.M.	67.50 SQ.M.
SECOND	70.25 SQ.M.	71.40 SQ.M.
THIRD	70.25 SQ.M.	71.40 SQ.M.
FOURTH	70.25 SQ.M.	71.40 SQ.M.
FIFTH	70.25 SQ.M.	71.40 SQ.M.

BUILT UP AREA SUMMARY

FLOOR	STILT CARS & LIFT LOBBY	TOTAL BUILT-UP AREA
GROUND	– SQ.M.	0.22 SQ.M.
P1	– SQ.M.	0.22 SQ.M.
FIRST	37.79 SQ.M.	153.87 SQ.M.
SECOND	37.66 SQ.M.	157.56 SQ.M.
THIRD	37.66 SQ.M.	157.56 SQ.M.
FOURTH	37.66 SQ.M.	157.56 SQ.M.
FIFTH	37.66 SQ.M.	157.56 SQ.M.
(TERRACE)	– SQ.M.	0.22 SQ.M.
TOTAL	188.43 SQ.M.	782.77 SQ.M.

PROPOSED PARKING STATEMENT

CARPET AREA IN SQ.MT	PARKING REQD. BY RULE	NOS. OF TENANTS	NOS. OF PARKING REQD.
RESIDENTIAL			
BETWEEN 45 TO 60	1 PARK PER 2 TENANTS	-	-
BETWEEN 60 TO 90	1 PARK PER 1 TENANTS	10.00 NOS.	10.00 NOS.
ABOVE 90	2 PARK PER 1 TENANTS	-	-
TOTAL		10.00 NOS.	10.00 NOS.
ADD. 20% VISITORS PARKING			2.50 NOS.
SAY			3.00 NOS.
TOTAL PARKING REQD.			13.00 NOS.
TOTAL PARKING PROVIDED			13.00 NOS.

PARKING PROPOSED FOR RESIDENTIAL

PARKING FLOOR	3 LVL STACK PARKING		2 LVL STACK PARKING		SURFACE PARKING		TOTAL
	SMALL	BIG	SMALL	BIG	SMALL	BIG	
STILT/GROUND LEVEL 0.0 = (@0.15 M LEVEL)	-	09	06	-	-	-	13
TOTAL SMALL CARS							06
TOTAL BIG CARS							09

BUILT UP AREA CALCULATION
P1 FLOOR

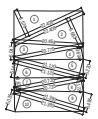
A	9.39	X	8.01	X	1 NO	=	75.21 SQ.MT.
I			TOTAL ADDITION			=	75.21 SQ.MT.
DEDUCTIONS							
1	0.72	X	1.13	X	1 NO	=	0.79 SQ.MT.
2	0.72	X	0.45	X	1 NO	=	0.33 SQ.MT.
3	1.75	X	0.21	X	1 NO	=	0.37 SQ.MT.
4	3.60	X	3.41	X	1 NO	=	12.31 SQ.MT.
II			TOTAL DEDUCTION			=	14.80 SQ.MT.
STAIRCASE AREA							
ST1	4.31	X	4.24	X	1 NO	=	18.28 SQ.MT.
ST2	0.72	X	0.30	X	1 NO	=	0.22 SQ.MT.
ST3	0.72	X	2.09	X	1 NO	=	1.50 SQ.MT.
ST4	1.27	X	0.21	X	1 NO	=	0.27 SQ.MT.
ST5	2.01	X	0.21	X	1 NO	=	0.42 SQ.MT.
ST6	5.03	X	3.56	X	1 NO	=	17.91 SQ.MT.
ST7	0.46	X	3.41	X	1 NO	=	1.58 SQ.MT.
III	TOTAL STAIRCASE AREA					=	40.19 SQ.MT.
SOCIETY OFFICE AREA							
SO1	4.36	X	4.60	X	1 NO	=	20.00 SQ.MT.
IV	TOTAL SOCIETY OFFICE AREA					=	20.00 SQ.MT.
TOTAL BUILT UP AREA (I - II -III -IV)						=	0.22 SQ.MT.

BUILT UP AREA CALCULATION
FIRST FLOOR

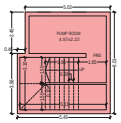
A	9.39	X	22.61	X	1 NO	=	215.13 SQ.MT.
I			TOTAL ADDITION			=	215.13 SQ.MT.
DEDUCTIONS							
1	0.58	X	1.58	X	1 NO	=	0.92 SQ.MT.
2	0.58	X	2.00	X	1 NO	=	1.16 SQ.MT.
3	0.30	X	0.78	X	1 NO	=	0.23 SQ.MT.
4	1.31	X	1.58	X	1 NO	=	2.07 SQ.MT.
5	2.19	X	6.03	X	1 NO	=	13.21 SQ.MT.
6	0.72	X	1.10	X	1 NO	=	0.79 SQ.MT.
7	0.72	X	0.45	X	1 NO	=	0.32 SQ.MT.
8	0.24	X	6.67	X	1 NO	=	1.60 SQ.MT.
9	1.59	X	1.44	X	1 NO	=	2.29 SQ.MT.
10	1.59	X	1.20	X	1 NO	=	1.91 SQ.MT.
11	1.75	X	0.21	X	1 NO	=	0.37 SQ.MT.
II			TOTAL DEDUCTION			=	25.47 SQ.MT.
STAIRCASE AREA CALCULATION							
ST1	4.16	X	4.09	X	1 NO	=	17.01 SQ.MT.
ST2	1.47	X	0.15	X	1 NO	=	0.22 SQ.MT.
ST3	0.72	X	0.30	X	1 NO	=	0.22 SQ.MT.
ST4	0.72	X	2.09	X	1 NO	=	1.50 SQ.MT.
ST5	1.12	X	0.21	X	1 NO	=	0.24 SQ.MT.
ST6	2.01	X	0.21	X	1 NO	=	0.42 SQ.MT.
ST7	4.88	X	0.15	X	1 NO	=	0.73 SQ.MT.
ST8	5.34	X	3.26	X	1 NO	=	17.41 SQ.MT.
ST9	0.24	X	0.15	X	1 NO	=	0.04 SQ.MT.
III.	TOTAL STAIRCASE AREA					=	37.79 SQ.MT.
TOTAL BUILT UP AREA (I - II -III)						=	151.87 SQ.MT.

BUILT UP AREA CALCULATION
2ND TO 5TH FLOOR

B	9.39	X	22.61	X	1 NO	=	215.13 SQ.MT.
I			TOTAL ADDITION			=	215.13 SQ.MT.
DEDUCTIONS							
1	0.60	X	1.58	X	1 NO	=	0.95 SQ.MT.
2	0.56	X	1.58	X	1 NO	=	0.88 SQ.MT.
3	0.30	X	0.78	X	1 NO	=	0.23 SQ.MT.
4	1.31	X	1.58	X	1 NO	=	2.07 SQ.MT.
5	1.31	X	6.45	X	1 NO	=	8.45 SQ.MT.
6	0.72	X	1.10	X	1 NO	=	0.79 SQ.MT.
7	0.72	X	0.45	X	1 NO	=	0.32 SQ.MT.
8	0.24	X	6.67	X	1 NO	=	1.60 SQ.MT.
9	1.59	X	1.44	X	1 NO	=	2.29 SQ.MT.
10	1.59	X	1.20	X	1 NO	=	1.91 SQ.MT.
11	1.75	X	0.21	X	1 NO	=	0.37 SQ.MT.
II			TOTAL DEDUCTION			=	19.91 SQ.MT.
STAIRCASE AREA CALCULATION							
ST1	4.16	X	4.09	X	1 NO	=	17.01 SQ.MT.
ST2	0.59	X	0.15	X	1 NO	=	0.09 SQ.MT.
ST3	0.72	X	0.30	X	1 NO	=	0.22 SQ.MT.
ST4	0.72	X	2.09	X	1 NO	=	1.50 SQ.MT.
ST5	1.12	X	0.21	X	1 NO	=	0.24 SQ.MT.
ST6	2.01	X	0.21	X	1 NO	=	0.42 SQ.MT.
ST7	4.88	X	0.15	X	1 NO	=	0.73 SQ.MT.
ST8	5.34	X	3.26	X	1 NO	=	17.41 SQ.MT.
ST9	0.24	X	0.15	X	1 NO	=	0.04 SQ.MT.
III.	TOTAL STAIRCASE AREA					=	37.66 SQ.MT.
TOTAL BUILT UP AREA (I - II -III)						=	157.56 SQ.MT.



PLOT AREA LINE DIAGRAM
SCALE : 1:500



SERVICE LEVEL FOR PUMP ROOM
SCALE : 1:100

BLOCK PLAN
SCALE : 1:500

AREA LINE DIAGRAM OF SERVANT TOILET
SCALE : 1:100

BUILT UP AREA CALCULATION

FOR SERVANT TOILET							
1	1.13	X	1.13	X	1 NO	=	1.82 SQ.MT.
			TOTAL ADDITION			=	1.82 SQ.MT.
TOTAL SERVANT TOILET						=	1.82 SQ.MT.

PLOT AREA CALCULATION

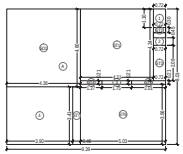
1	1/2	X22.466	X 8.574	X 1 NO	=	96.05 SQ.MT.
2	1/2	X22.466	X 9.683	X 1 NO	=	108.48 SQ.MT.
3	1/2	X20.464	X 5.047	X 1 NO	=	51.64 SQ.MT.
4	1/2	X20.775	X 3.604	X 1 NO	=	37.44 SQ.MT.
5	1/2	X21.120	X 5.200	X 1 NO	=	55.12 SQ.MT.
6	1/2	X21.120	X 5.148	X 1 NO	=	54.36 SQ.MT.
7	1/2	X20.735	X 3.631	X 1 NO	=	37.64 SQ.MT.
8	1/2	X20.735	X 4.172	X 1 NO	=	43.25 SQ.MT.
9	1/2	X21.390	X 5.466	X 1 NO	=	58.78 SQ.MT.
10	1/2	X21.390	X 6.026	X 1 NO	=	64.45 SQ.MT.
			TOTAL ADDITION		=	687.21 SQ.MT.

SECTION OF COMPOUND WALL
SCALE : 1:50

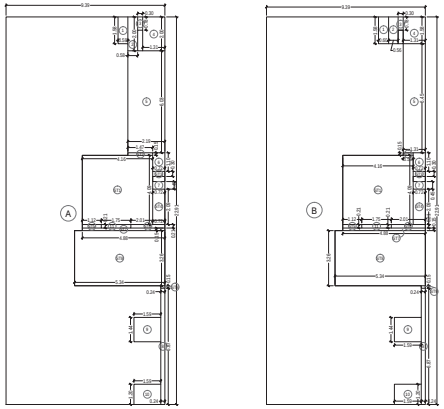
AREA LINE DIAGRAM OF METER ROOM
SCALE : 1:100

BUILT UP AREA CALCULATION
FOR METER ROOM

1	2.21	X	2.20	X	1 NO	=	6.90 SQ.MT.
			TOTAL ADDITION			=	6.90 SQ.MT.
TOTAL METER ROOM						=	6.90 SQ.MT.

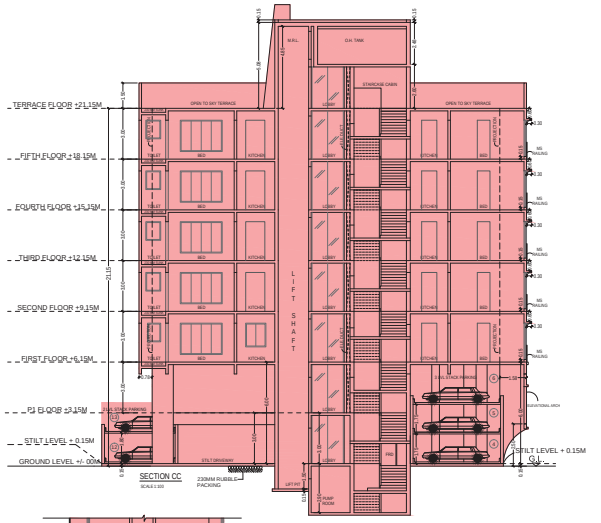


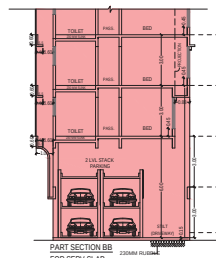
AREA LINE DIAGRAM OF (P1 FLOOR)
SCALE : 1:100



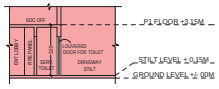
AREA LINE DIAGRAM OF (FIRST FLOOR)
SCALE : 1:100

AREA LINE DIAGRAM OF (2ND TO 5TH FLOOR)
SCALE : 1:100



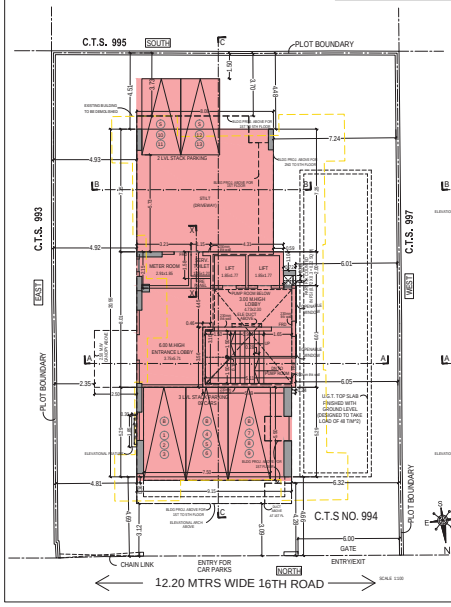


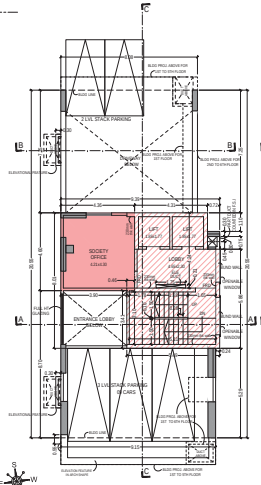
PART SECTION BB FOR SERV SLAB
SCALE : 1:100



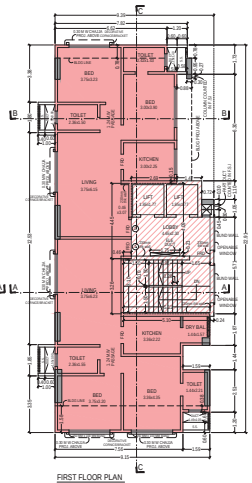
SECTION XX THROUGH SERV TOILET
SCALE : 1:100

CONSTRUCTION AREA FOR IOD = 1369.43 SQ.M.

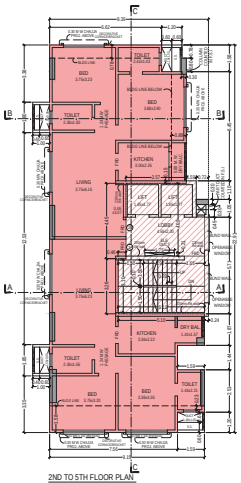




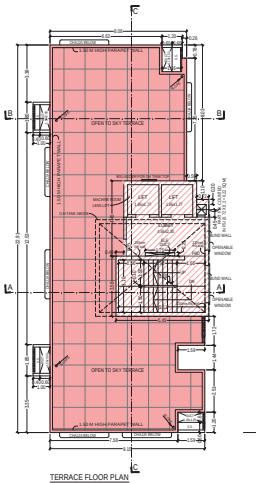
P1 FLOOR PLAN
SCALE : 1:100



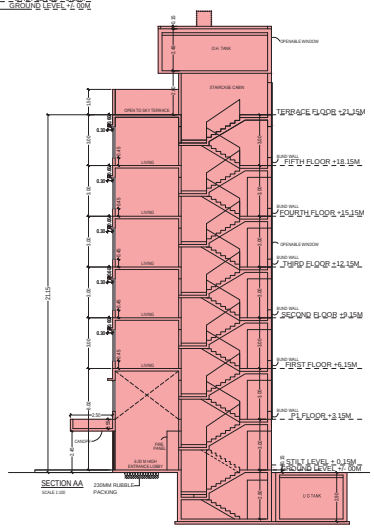
FIRST FLOOR PLAN
SCALE : 1:100



2ND TO 5TH FLOOR PLAN
SCALE : 1:100



TERRACE FLOOR PLAN
SCALE : 1:100



PROFORMA A — SHEET- 1/2

		PROFORMA - A	SQ.MTR
1		AREA OF PLOT	607.20
2	A	AREA OF RESERVATION IN PLOT	—
3	B	AREA OF ROAD SET BACK	—
4	C	AREA OF U.P. ROAD	—
5	D	DEDUCTION FOR PORTI RESERVATION ON ROAD AREA	—
6	E	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REG. NO. 18)	—
7	F	PROPOSED U.P. ROAD TO BE HANDED OVER (100%) (REG. NO. 18)	—
8	G	RESERVATION AREA TO BE HANDED OVER (100%) (REG. NO. 17)	—
9	H	RESERVATION AREA TO BE HANDED OVER AS PER JR (REG. NO. 17)	—
10	I	FOR AMENITY AREA	—
11	J	AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR 12(9)	—
12	K	AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR 12(9)	—
13	L	AREA OF AMENITY PLOTS TO BE HANDED OVER AS PER DCPR 38 (AMENITIES)	—
14	M	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—
15		TOTAL DEDUCTION (G+H + J+K + L+ M) AS ARISE WHEN APPLICABLE]	—
16		BALANCE AREA OF PLOT (1-14NOS) (I)	607.20
17		PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER JR. NO. 1 ABOVE.	—
18		ZONAL BASED FSI (I.E.A OR 1.5 OR 1.0 OR 1.33)	1.00
19		BUILT UP AREA AS PER ZONAL BASED FSI (17X 1.33=28.0 SQ.M.)	607.20
20		WELL AND PERMISSIBLE BUA (WITH IN ABE FRINGE)	—
21		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REG.20 (A)	—
22		PERMISSIBLE BUA OF PLOT AS PER DCPR 38 (AMENITIES) (17 X 1.33 = 22.61 SQ.M.) PERMISSIBLE BUA OF PLOTS 12.25 REMAINING - BALANCE PLOT	—
23		IN LIEU OF 27(A)(C)(I) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	—
24		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	—
25		BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A)(3) OF DCPR 2034 (REMAINING)	-
26		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REG 30(A) AND 20 (25 REMAINING) BALANCE PLOT.	—
27		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER REGULATION 33(7) & (10 SQ.MT. EACH FOR 12 EXISTING TENANT)	—
28		PERMISSIBLE BUILT UP AREA (AS THIS CASE MAYBE WITH OR WITHOUT BUA AS PER 3 (E)) [27 +(1a - 2E)]	607.20
29		PROPOSED BUA (AS THE CASE MAYBE WITH OR WITHOUT BUA AS PER 3 (E))	—
30	A	RESIDENTIAL	607.20
31	B	COMMERCIAL	—
32		TDR GENERATED IF ANY AS PER REGULATION 33 (A) AND 33	—
33	A	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 30 (9)(I)	—
34	B	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	213.52
35	C	FUNGIBLE COMPENSATORY AREA AS ALLOWED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	170.67
36	A	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	—
37	B	(1)+(2)+(3) = 30 (A) + (B) = (C)/(1.5)/ 30 SQ.MT.	RESIDENTIAL —
38			COMMERCIAL —
39	C	FUNGIBLE COMPENSATORY AREA AS ALLOWED ON PAYMENT OF PREMIUM	RESIDENTIAL —
40			COMMERCIAL —
41		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (31+ 34 + 35 (a)(b) + 35 (b)(c))	762.77
42		PROPOSED PLOT AS PER PLOT (37 / 5)	1.00
43		OTHER REQUIREMENTS	—
44	A	RESERVATION / DEDICATION	—
45		NAME OF RESERVATION	—
46		AREA OF RESERVATION AFFECTING THE PLOT	—
47		AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REG. NO. 17	—
48		BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO. 17	—
49		AREA / BUILT UP AREA OF DESIGNATION	—
50		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO	—
51		14 (A)	—
52		14 (B)	—
53		14 (C)	—
54		15	—
55		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT OR PLOT AS PER REG. NO. 27	—
56		SUBMISSION STAGE	—
57		PROPOSED BUILT UP AREA (1) ABOVE	607.20
58		LIVE SOLAR POLLOT AS PER REGULATION NO. 38(A)(B)(F)(4)	0
59		AREA AVAILABLE FOR TENEMENTS (1)(SHOP) (1)	607.20
60		TENEMENT PERMISSIBLE & CHARGE UP TENEMENTS (MAX TAR)	10 Nos.
61		TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	10 Nos.
62		PARKING STATEMENT	
		PARKING REQUIRED BY REGULATION/DCPR CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	13 Nos.
		COVERED GARAGE PERMISSIBLE	
		COVERED GARAGE PROPOSED CAR	
		CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
		TOTAL PARKING PROVIDED	13 Nos.

PROFORMA B

CONTENTS OF SHEET.

GROUND FLOOR PLAN, P1, 1ST-5TH, TERRACE FLOOR, BUILT UP AREA LINE DIAGRAM & CALCULATIONS OF P1, 1ST- 5TH, CARPET AREA SUMMARY, PLOT AREA DIAGRAM & PARKING STATEMENT, LOCATION PLAN, BLOCK PLAN, BUILT UP AREA SUMMARY, SECURITY CABIN, METER ROOM, SERVANT TOILET SECTION AA, BB

DATE AND STAMP OF RECEIPT OF PLANS.

DATE AND STAMP OF APPROVAL OF PLANS.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.
P-4294/2019/(994 AND OTHER)/M/W WARD/CHEMBUR-W/337/LNEW.

VINOD LAXMAN DIXIT	sinkar mahesh balkrishna	Patil Deelip Parashram
S.E. (B.P.) II	A.E. (B.P.) M	E.E. (B.P.) E.S. - I

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24.01.20 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 607.21 SQ.MT. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING

UJAS NARSHI PATEL
Signature of Licenced Surveyor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C. T. S. No.994 ,994/1 TO 5 OF VILLAGE CHEMBUR IN M-WEST WARD, PLOT NO.136 OF SS-III, 16TH ROAD, CHEMBUR,MUMBAI- 400071

SHREE KRISHNA PROPERTIES
C.A. TO AMBAL SHANMUKHA CHS.LTD
SUNDEEP ANAND JAGASIA

DATE	DRG.NO	SCALE	DRAWN BY	CHECKED BY
09-09-2020	MD-01	1:100	DHANASHREE	SURASHREE

NORTH

NAME AND SIGNATURE OF LICENCED SURVEYOR

UJAS NARSHI PATEL
MR. UJAS N. PATEL
202 NEELKANTH SADAN, HINGWALA LANE, GHATKOPAR (EAST), MUMBAI -400077
TEL : +91-9967043393