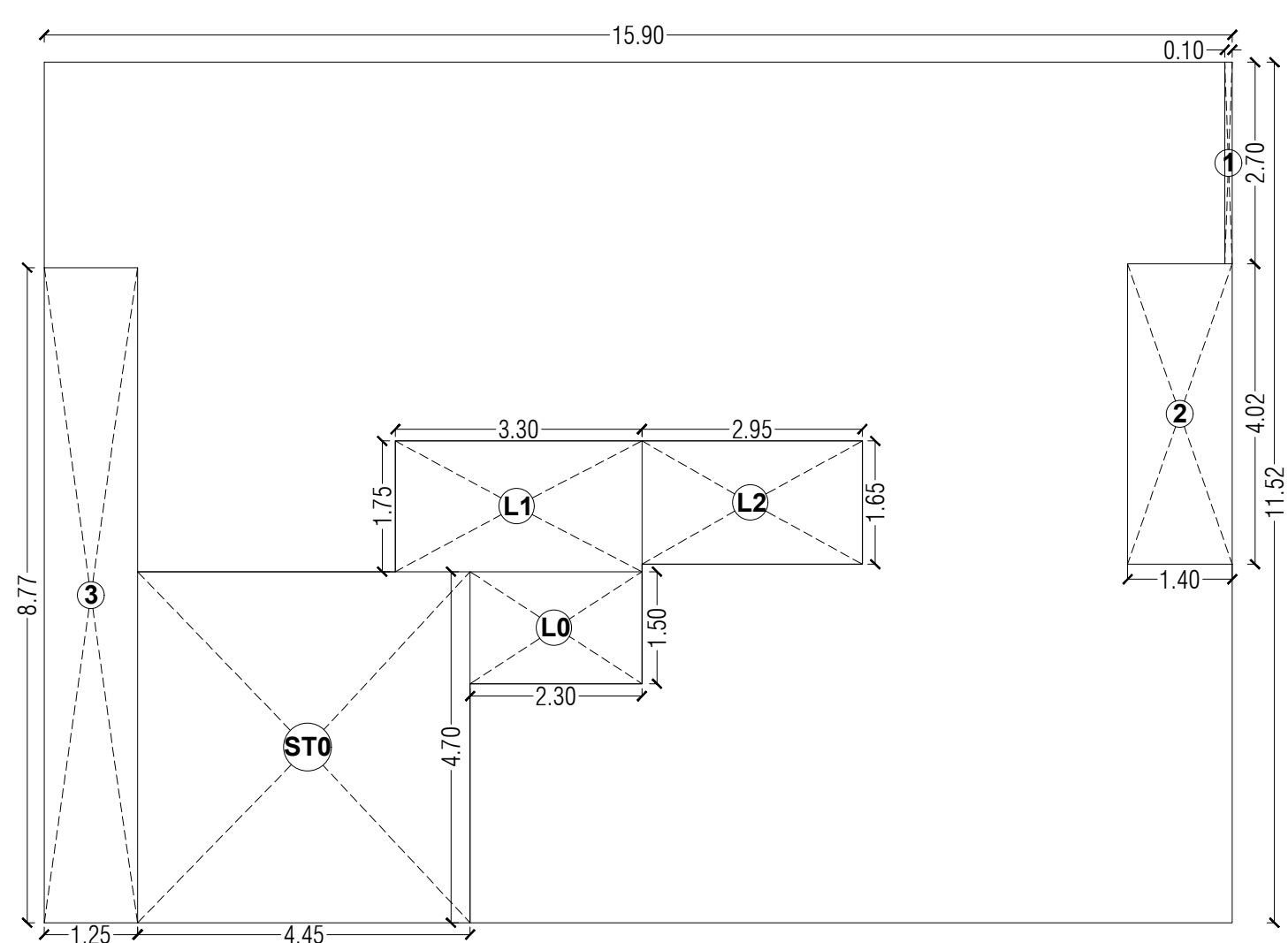
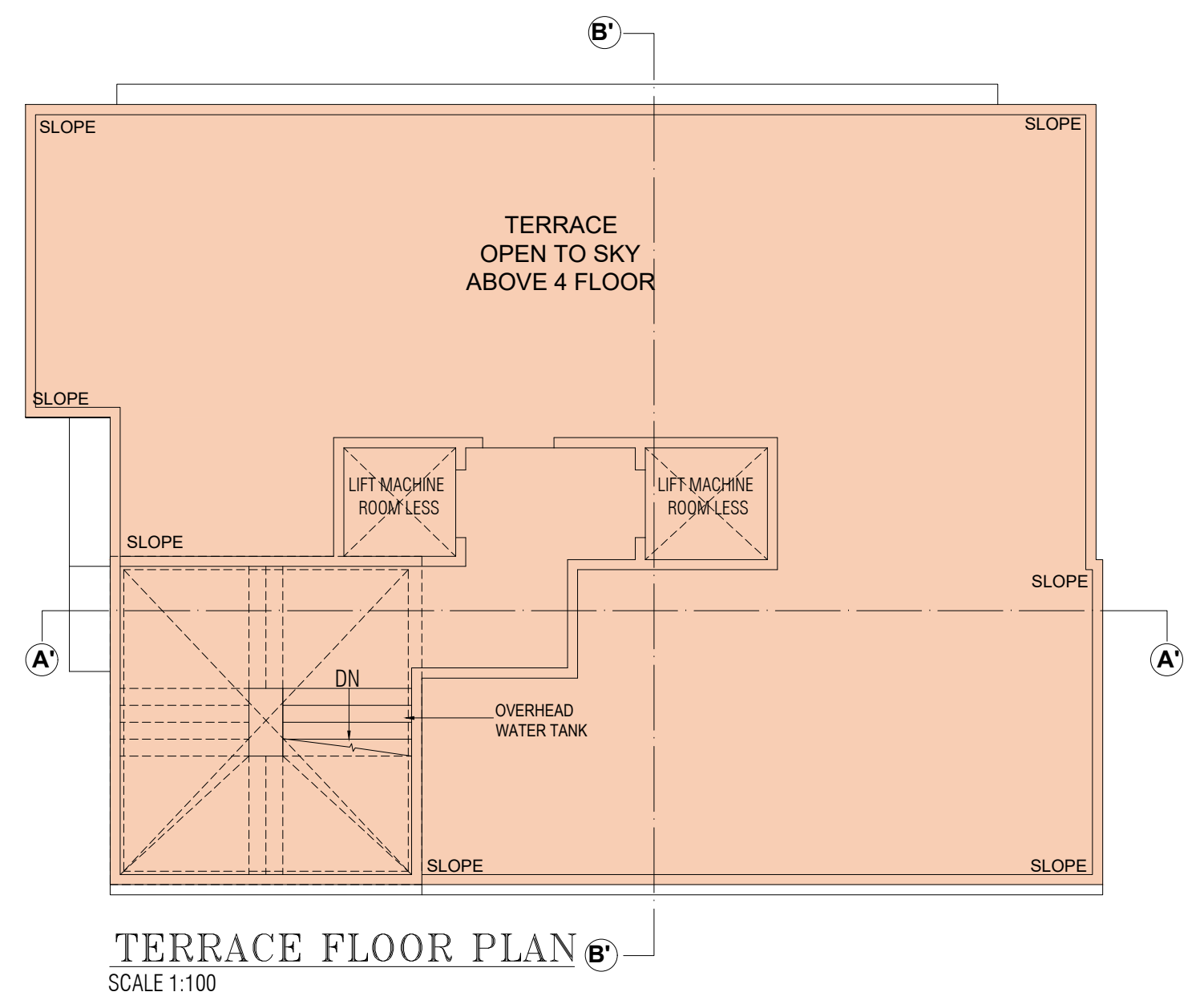
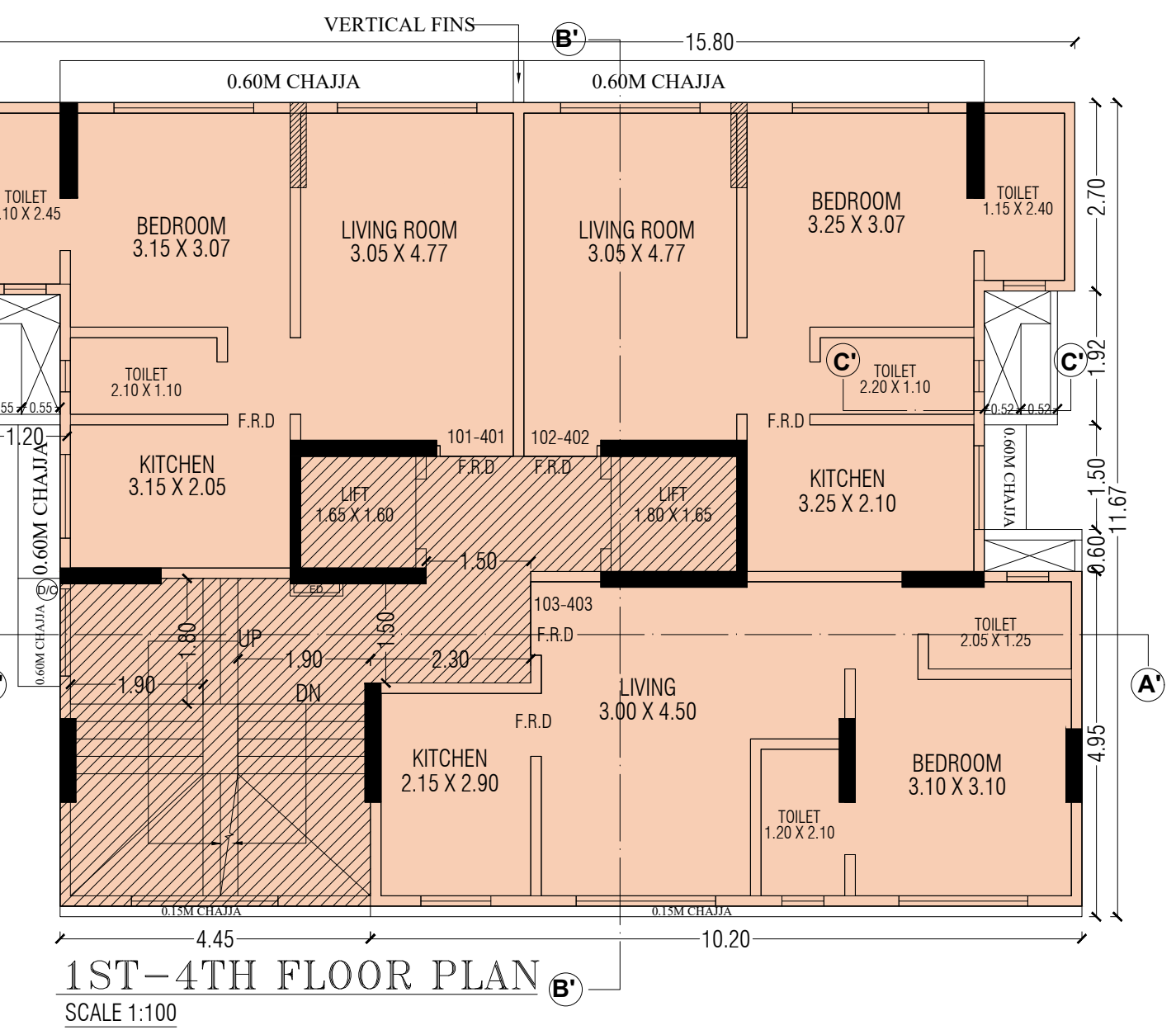
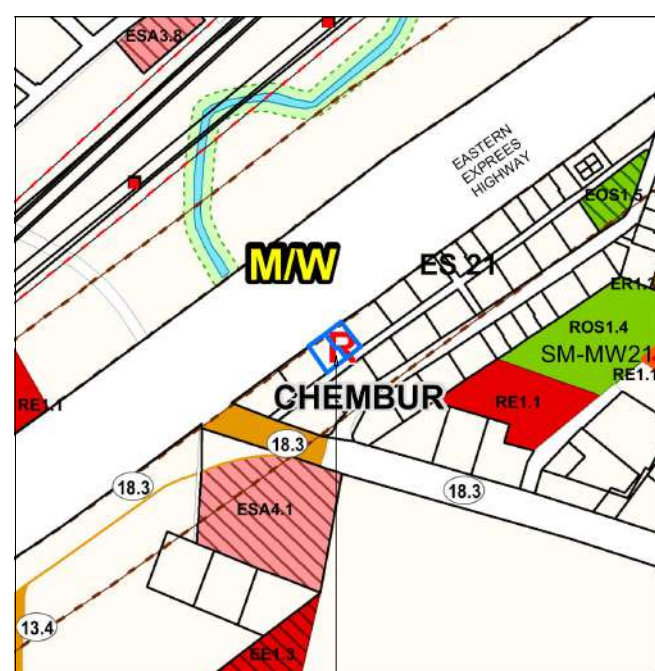
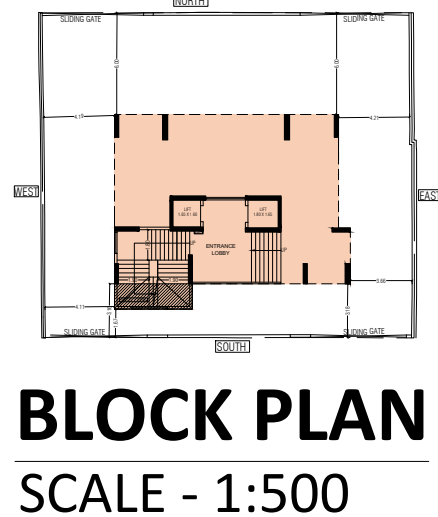
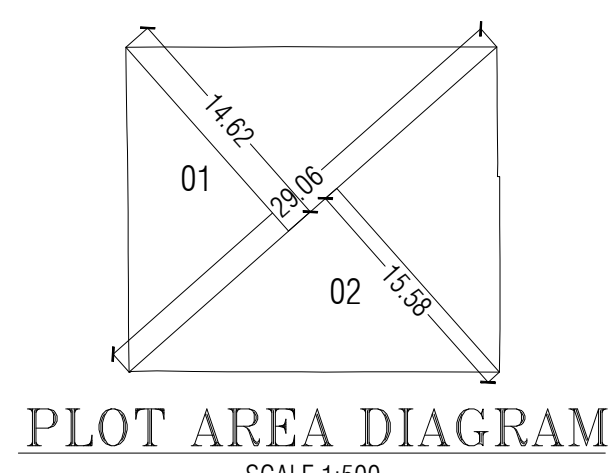


GROUND FLOOR PLAN  
SCALE 1:100



BUILT UP AREA DIA.FOR 1ST-4TH FLOOR  
SCALE - 1:100

PLOT AREA CALCULATION BY Δ METHOD					SQ.MT.
01	1/2	X	29.06	X	14.62 = 212.40
02	1/2	X	29.06	X	15.58 = 226.35
TOTAL PLOT AREA					= 438.75



RERA AREA STATEMENT			
FLOOR	RERA AREA FLAT NO. WISE		
	001	002	003
GROUND	---	---	---
1ST	39.02	39.89	41.03
2ND	39.02	39.89	41.03
3RD	39.02	39.89	41.03
4TH	39.02	39.89	41.03

BUILT UP AREA STATEMENT			
FLOOR	BUILT UP AREA	BUILT UP AREA FREE OF FSI BY CHARGING PREMIUM	NON- F.S.I. AREA
STILT	---	---	142.06
FIRST	131.30	35.01	---
SECOND	131.30	35.01	---
THIRD	131.30	35.01	---
FOURTH	131.30	35.01	---
TERRACE	---	---	38.50
TOTAL AREA	525.20	140.04	180.56
GROSS TOTAL AREA			845.80

BUILT UP AREA CALCULATION 1ST-4TH FLOOR AREA CALCULATION						SQ.MT.
ADDITIONS						
A.	15.90	X	11.52	X	01 NOS.	= 183.17
TOTAL						= 183.17
DEDUCTIONS :						
1.	0.10	X	2.70	X	01 NOS.	= 0.27
2.	1.40	X	4.02	X	01 NOS.	= 5.63
3.	1.25	X	8.77	X	01 NOS.	= 10.96
* TOTAL DEDUCTIONS						= 16.86
BALANCE AREA						= 166.31
STAIRCASE, LIFT & LIFT LOBBY AREAS						
DEDUCTIONS :						
STO	4.45	X	4.70	X	01 NOS.	= 20.92
LO	2.30	X	1.50	X	01 NOS.	= 3.45
L1	3.30	X	1.75	X	01 NOS.	= 5.78
L2	2.95	X	1.65	X	01 NOS.	= 4.87
* TOTAL STAIRCASE & LIFT						= 35.01
NET BUILT UP AREA PER FLR.						
166.31 - 35.01						= 131.30

CARPARKING STATEMENT as per present D.C.Regulation - 44 FOR RESIDENTIAL AREA					OPTIONAL ONE CAR PARKING PER TENE. AS PER REGULATION 44 TABLE 21(1b)
CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE PARKING REQ.	PROPOSED FLATS	12	03	12.00
BELOW 45.00	1 FOR 4 FLATS	NIL	NIL	NIL	NIL
45.00 TO 60.00	1 FOR 2 FLATS	NIL	NIL	NIL	NIL
60.00 TO 90.00	1 FOR 1 FLATS	NIL	NIL	NIL	NIL
90.00 & ABOVE	2 FOR 1 FLATS	NIL	NIL	NIL	NIL
TOTAL		12	03.00		12.00
TOTAL PARKING					12.00
5% VISITOR PARKING (MIN. SUBJECT TO 1) (AS PER SR.NO 3 OF POLICY T2 )					01.00
TOTAL PARKING REQUIRED					13.00
SAY					13NOS.
TOTAL PARKING PROPOSED					13NOS.

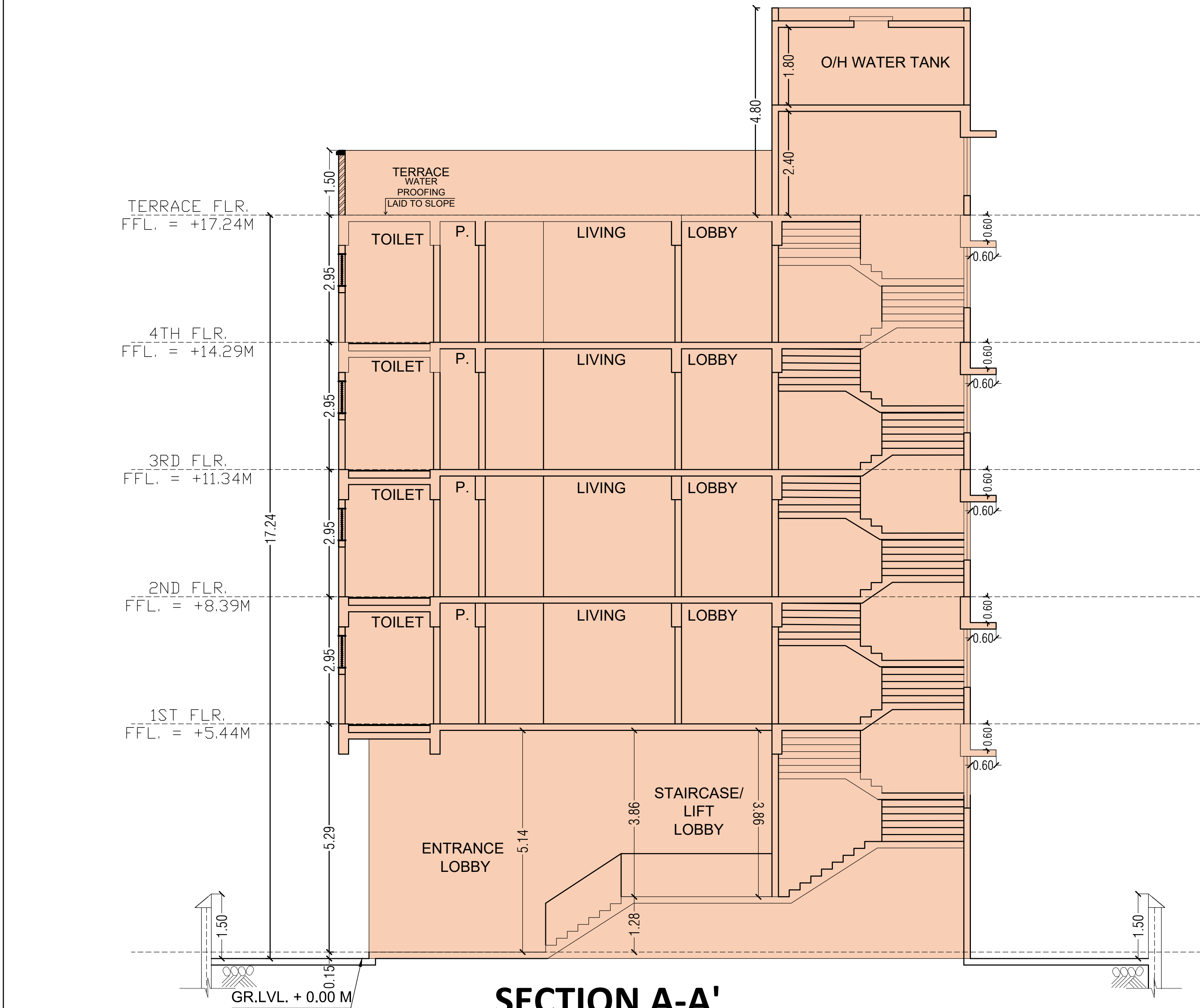
FROM-I		SQ.MTS.
1	AREA OF PLOT	438.70
	a) AREA OF RESERVATION IN PLOT	-
	b) AREA OF ROAD SET BACK	-
	c) AREA OF D.P. ROAD	-
2	DEDUCTION FOR	
A	FOR RESERVATION/ROAD AREA	
	a) ROAD SET-BACK AREA TO BE HANDED OVER(100%)(REGULATION NO.16)	-
	b) PROPOSED D.P.ROAD TO BE HANDED OVER(100%)(REGULATION NO.16)	-
	c) (I)RESERVATION AREA TO BE HANDED OVER(100%)(REGULATION NO.17)	-
	(II)RESERVATION AREA TO BE HANDED OVER AS PER AR(100%)(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)	-
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-
3	TOTAL DEDUCTION: [ (2(A)+2(B)) + 2(C) AS AND WHEN APPLICABLE ]	-
4	BALANCE AREA OF PLOT ( 1 - 3 )	438.70
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	438.70
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	438.70
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	-
	i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) (ii) 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 COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	-
10	INCENTIVE FSI AS PER REG. 33(7)(B) 10.00 SQMT. PER TENEMENT (12 TEN. x 10.00)	00.00
11	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	00.00
12	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO12 OF REGULATION NO 30(A) AND 32 ON REMAINING/ BALANCE PLOT	00.00
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c))	438.70
14	PROPOSED BUA (AS THE CASE MAY BE WITH /WITHOUT BUA AS PER 2(c))	438.70
15	TDR GENERATED IF ANY AS PER REG. 30(A) and 32	-
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 31(3)	153.54
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	114.81
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	86.50
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	38.73
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	-
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15(a)(i)+15(b)(ii))	525.20
17	FSI CONSUMED ON NET PLOT [13/4]	1.00
18	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)	525.20
	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ECT.)	-
	iii) AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	525.20
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARS)	24.00
	v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	12.00
E)	PARKING STATEMENT	
	i) PARKING REQUIRED BY REGULATION FOR : CAR	13
	SCOOTER	
	MOTOR	
	CYCLE	
	OUTSIDERS (VISITORS)	
	ii) COVERED GARAGE PERMISSIBLE	
	iii) COVERED GARAGES	
	PROPOSED	
	CAR	13
	SCOOTER	
	MOTOR	
	CYCLE	
	OUTSIDERS (VISITORS)	
	iv) TOTAL PARKING PROVIDED	13
D)	TRANSPORT VEHICLES PARKING	
	i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
	ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-
NOTES:- THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDE LINE ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 438.80 SQ.MT. (FOUR HUNDRED THIRTY EIGHT POINT SIXTY SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.		

BANSI  
HASSANAN  
D WADHWA

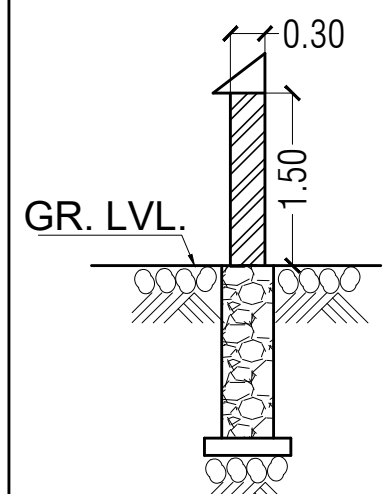
SIGNATURE OF ARCHITECT

PROFORMA 'B'		1/2
CONTENTS OF SHEET		
GROUND FLOOR PLAN, FLOOR PLAN. PLOT AREA DIAGRAM , PLOT AREA CALCULATION CARPET AREA STATEMENT , BLOCK PLAN.		
STAMP & DATE OF APPROVAL OF PLANS		
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO. P-5072/2020/(475)/M/W Ward/CHEMBUR-W		
Bajirao Lahu Patil		Digitally signed by Bajirao Lahu Patil Date: 2021.03.31 20:51:07 +05'30'
E.E.(B.P.)E.S.-I		
PRASAD CHANDR AKANT GOSAVI		Digitally signed by sinkar mahesh balkrishna Date: 2021.03.31 19:25:44 +05'30'
S.E.(B.P.)M-I		
sinkar mahesh balkrishna		A.E.(B.P.)M
DESCRIPTIONS OF PROPOSAL & PROPERTY		
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 475,476,476/1 PLOT NO. 37, VILLAGE CHEMBUR, MUMBAI.		
NAME OF APPLICANT	SIGNATURE OF OWNER	
SHRI ARUN JADHWANI PARTNER OF M/s.AAYUSH BUILDERS & DEVELOPERS L.L.P. C.A TO OWNER	ARUN GOVIND JADHWANI	
NAME ADDRESS AND SIGNATURE OF ARCHITECT		
B. H. WADHWA & CHHADVA ASSOCIATES ARCHITECT   ENGINEERS   PLANNERS A-1, WADHWA BUNGALOW, C.T.S. NO. 1210, OFF 10TH ROAD BEHIND JAIN TEMPLE, CHEMBUR, MUMBAI-71		BANSI HASSANAN D WADHWA
(B.H.WADHWA)		

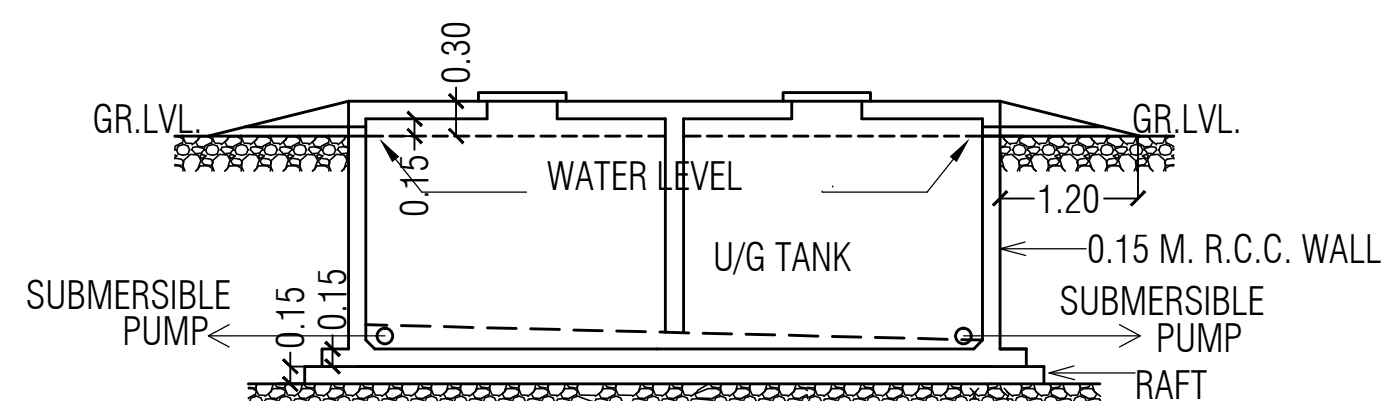




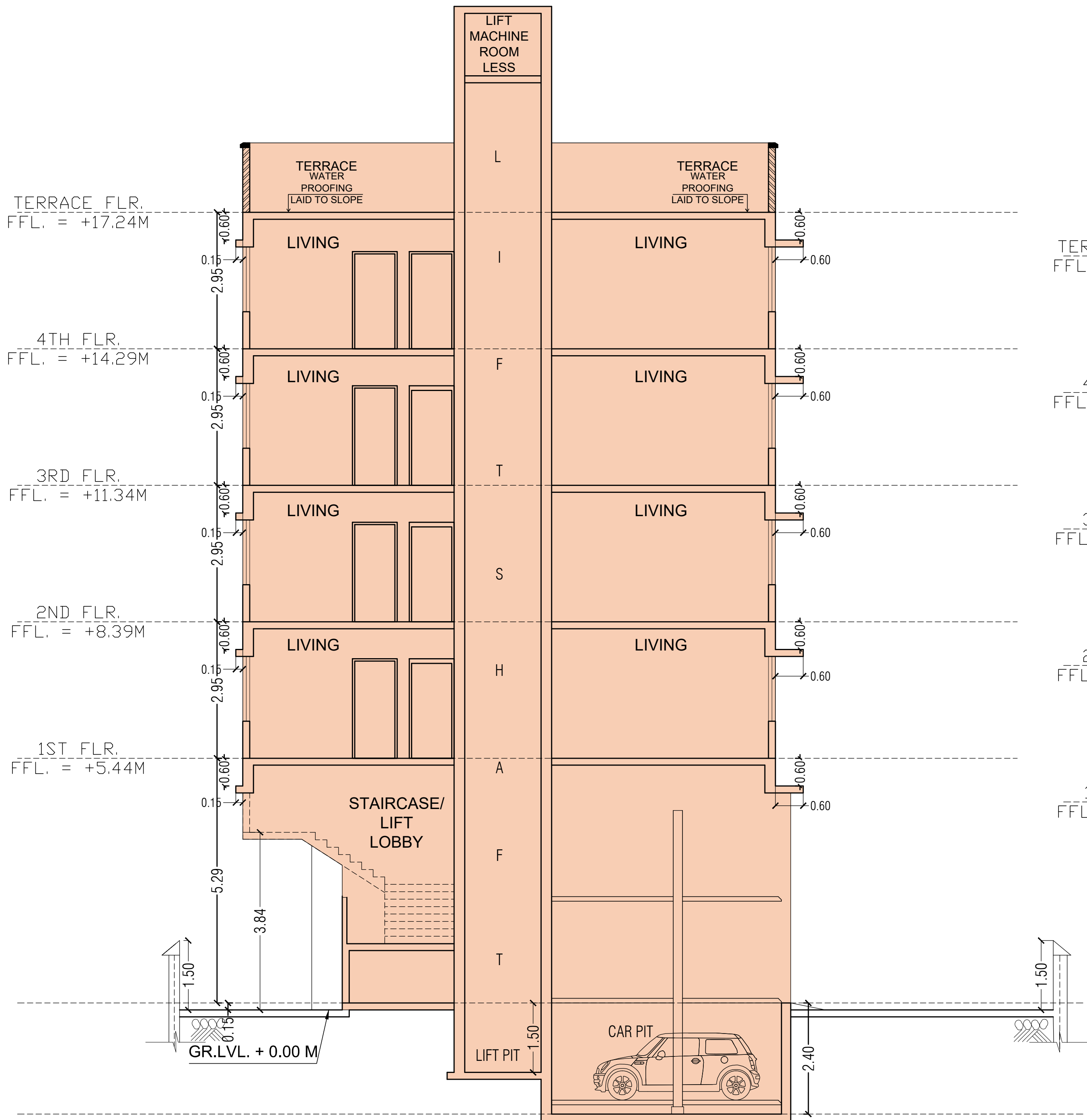
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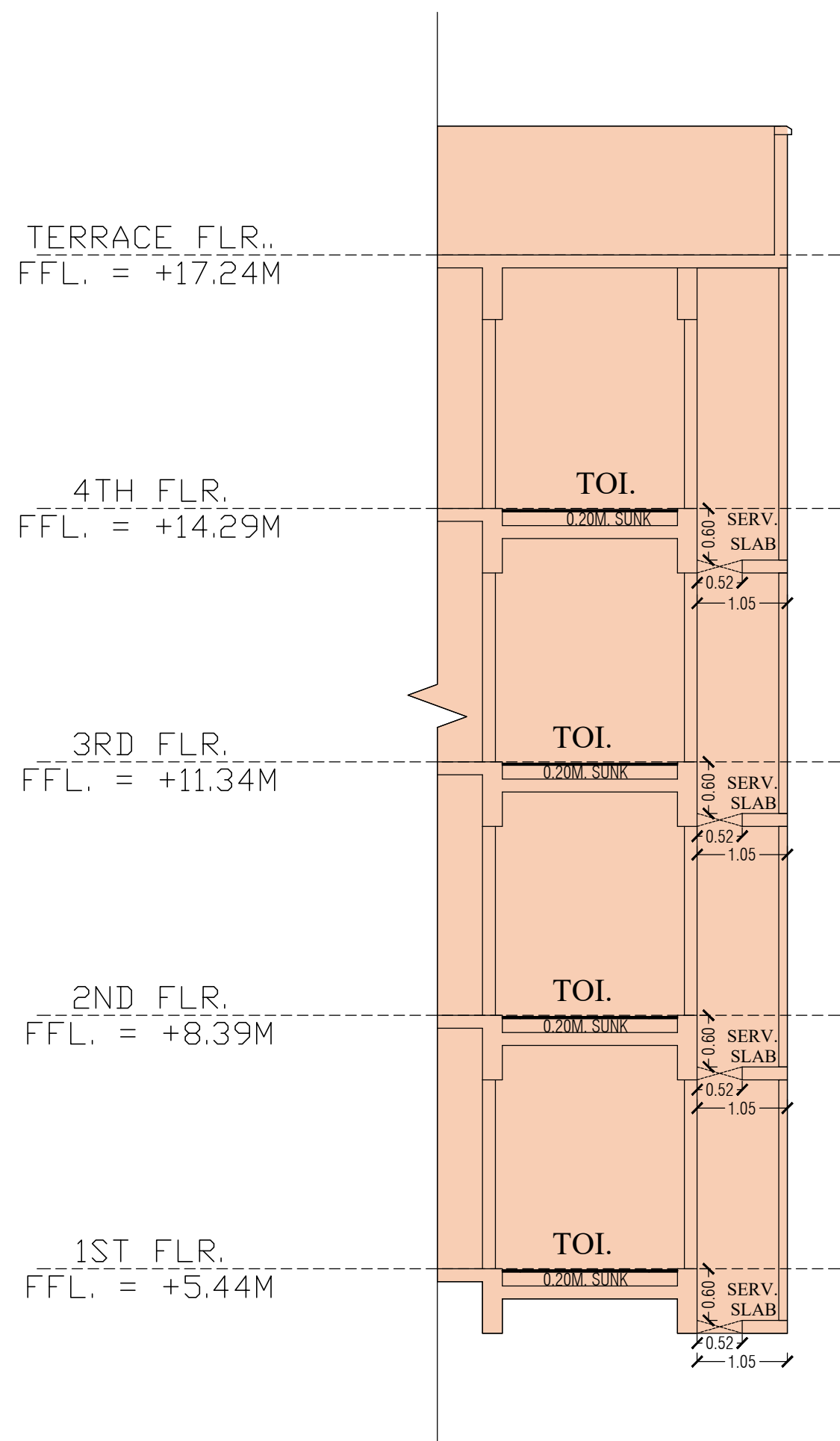
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SCALE - 1:100



SECTION THROUGH U.G. TANK  
SCALE - 1:100



SECTION B-B'  
SCALE - 1:100



SECTION C-C'  
SCALE - 1:100

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE  
LETTER ISSUED U.NO.P-5072/2020/(475)/M/W Ward/CHEMBUR-W

Bajirao Lahu Patil  
Digitally signed by Bajirao Lahu Patil  
Date: 2021.03.31 20:52:36 +05'30'

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

PRASAD CHANDR AKANT GOSAVI  
Digitally signed by PRASAD CHANDR AKANT GOSAVI  
Date: 2021.03.31 19:26:04 +05'30'

S.E.(B.P.)M-I

sinkar mahesh balkrishna  
Digitally signed by sinkar mahesh balkrishna  
Date: 2021.03.31 19:26:04 +05'30'

A.E.(B.P.)M

PROFORMA - C  
CONTENTS OF THE SHEET

SECTIONS.

DESCRIPTION OF PROPOSAL & PROPERTY

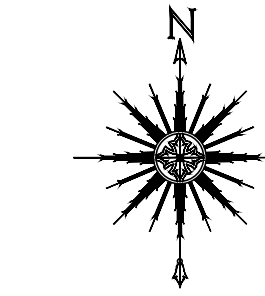
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 475,476,476/1 PLOT NO. 37, VILLAGE CHEMBUR, MUMBAI,

NAME OF OWNER/APPLICANT	SIGNATURE
SHRI ARUN JADHWANI PARTNER OF M/s.AAYUSH BUILDERS & DEVELOPERS L.L.P. C.A TO OWNER	ARUN GOVIND JADHWANI Digitally signed by ARUN GOVIND JADHWANI Date: 2021.03.30 21:11:29 +05'30'

NAME ADDRESS AND SIGNATURE OF ARCHITECT



B. H. WADHWA & CHHADVA ASSOCIATES  
ARCHITECT | ENGINEERS | PLANNERS  
A-1, WADHWA BUNGALOW,  
C.T.S. NO. 1210, OFF 10TH ROAD  
BEHIND JAIN TEMPLE,  
CHEMBUR, MUMBAI-71



BANSI HASSA NAND WADHWA  
Digitally signed by BANSI HASSA NAND WADHWA  
Date: 2021.03.31 19:26:04 +05'30'

(B.H.WADHWA)