

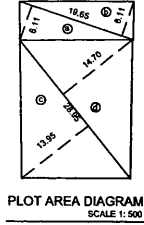
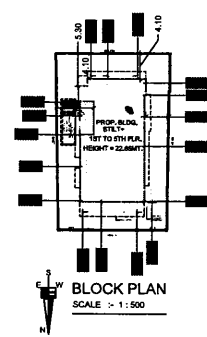
BUILT UP AREA SUMMARY		
FLOOR	GROSS B.U.A. AREA IN SQ.MT.(A)	TEN. PROP.
STILT	---	---
1ST FLR.	189.25	2.00
2ND FLR.	196.27	3.00
3RD FLR.	234.01	3.00
4TH FLR.	212.83	2.00
5TH FLR.	234.01	2.00
EXCESS SOCIETY OFFICE AREA	1.19	---
TOTAL	1067.56	12.00

PROPOSE B.U.A. (1067.56 - 175.01) = 892.55  
 (EXISTING FREE FUNGIBLE AREA = 175.01)

PARKING STATEMENT AS PER DCPR 2034

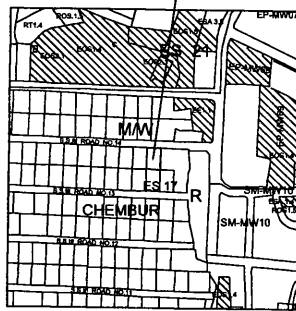
A) FOR RESIDENTIAL	NOS. OF FLAT	PARKING REQUIRED
LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	03	00.75
45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	01	00.50
60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	06	06.00
ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	02	04.00
TOTAL	12 NOS.	11.25 NOS.
VISITORS PARKING 25% OF REQD. PARKING FOR RESI		02.81 NOS.
TOTAL PARKING REQUIRED FOR RESI		14.06 NOS. SAY 14 NOS.
TOTAL PARKING PROVIDED		23.00 NOS.

BIG CAR	SMALL CAR	TOTAL
14	09	23



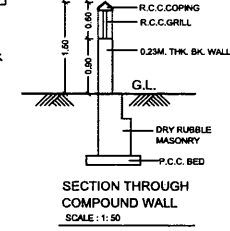
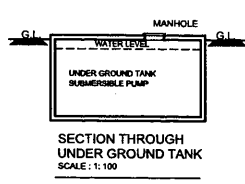
PLOT AREA CALCULATION		
a	19.05 X 6.11 X 0.50	= 60.03 SQ.MT.
b	19.05 X 6.11 X 0.50	= 60.03 SQ.MT.
c	28.95 X 14.70 X 0.50	= 212.78 SQ.MT.
d	28.95 X 13.95 X 0.50	= 201.83 SQ.MT.
TOTAL AREA		534.77 SQ.MT.

AREA OF PLOT AS PER P.R. CARD = 534.70 Sq. Mts.



RERA CARPET AREA STATEMENT FOR PARKING PURPOSE

CARPET AREA STATEMENT AS PER RERA			
FLOOR	FLAT NO. (1)	FLAT NO. (2)	FLAT NO. (3)
1ST	74.29	66.03	---
2ND	44.21	44.05	58.19
3RD	70.04	44.05	70.44
4TH	70.04	---	93.58
5TH	111.75	---	70.44



DETAIL OF ADD. 0.50 FSI UTILISED.

Sr. No.	AREA IN SQ. MTS.	25% PAYMENT TO GOVT.	25% PAYMENT TO D.R.P.	25% PAYMENT TO M.S.R.D.C.	25% PAYMENT TO M.C.G.M.
1.	267.35	Rs. 11,18,200/- GRN. NO. MH01263721402021P DATED 04-03-2021	Rs. 11,18,200/- ONLINE RECEIPT NO.CHE /BP/5055921 DATED 03-03-2021	Rs. 11,18,200/- VIDE RECEIPT NO. 6382981 SAP DOC. NO. 1004022387 DATED 05-03-2021	Rs. 11,18,200/- ONLINE RECEIPT NO.CHE /BP/5055921 DATED 03-03-2021

DETAIL OF FUNGIBLE COMPENSATORY AREA

S.No	DESCRIPTION	Sq.Mt.	Land SDRRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES	527.13	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURES	---	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED (A+B)	---	-	-	-
	TOTAL EXISTING B.U.A. AS PER PLAN	=527.13 SQ.MT.			
	TOTAL EXISTING B.U.A. AS PER CALCULATION	=526.77 SQ.MT.			
	LESS				
a)	STAIRCASE AREA COUNTED IN F.S.I	= 26.73 SQ.MT.			
	BALANCE EXISTING B.U.A. (526.77 - 26.73)	= 500.04 SQ.MT.			
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A x 0.35 + C x 0.35)	175.01	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	175.01	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	---	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	175.01	-	-	-
H)	ADMISSIBLE BUILT UP AREA	922.05	-	-	-
I)	COMM. AREA PROPOSED SALE (NET AREA)	---	-	-	-
J)	RESI AREA PROPOSED (NET AREA)	892.55	-	-	-
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT.	---	-	-	-
L)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT	---	-	-	-
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.60xSDR RATE ON DATE OF PAYMENT X L	---	-	-	-
N)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA = 1.00 xSDR RATE ON DATE OF PAYMENT X K	---	-	-	-
O)	GROSS BUILT-UP AREA CONSUMED	---	-	-	-
P)	NET BUILT-UP AREA CONSUMED	---	-	-	-

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. A/10/C.R. NO. CHE / ES / 1818 / M / W/337(NDW)

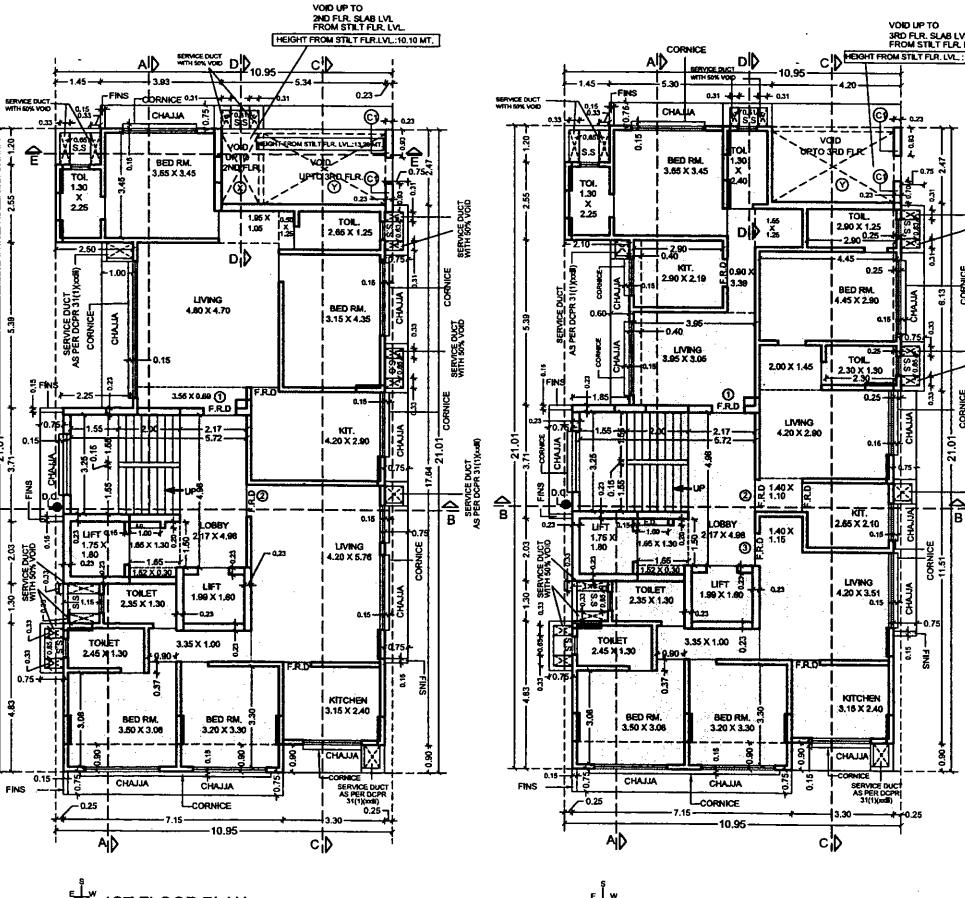
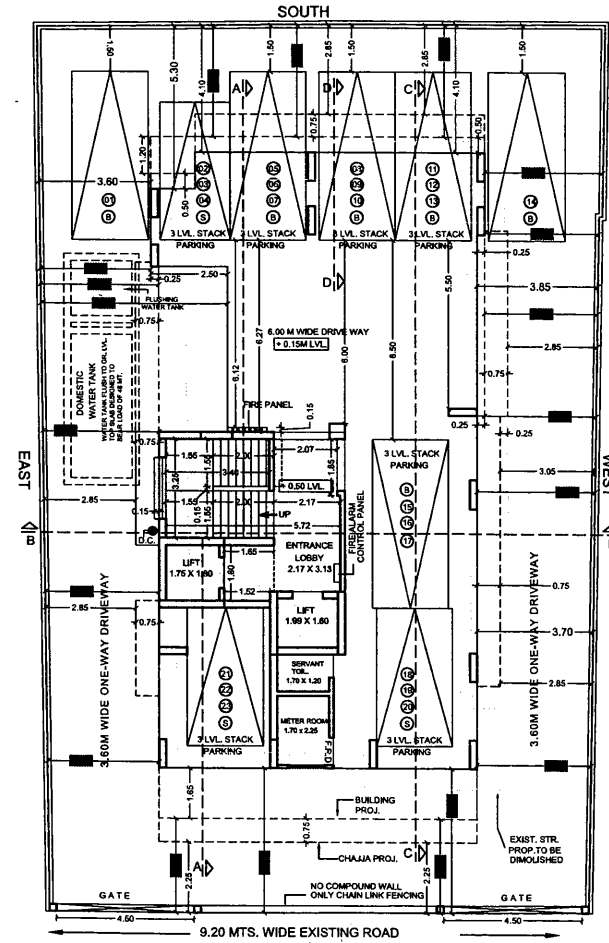
Bajirao Lahu Patil  
 Digitally signed by Bajirao Lahu Patil  
 Date: 2021.03.16 18:48:45 +05'30'

vinod LAXMA N DIXIT  
 S.E.(P.F.) M-II

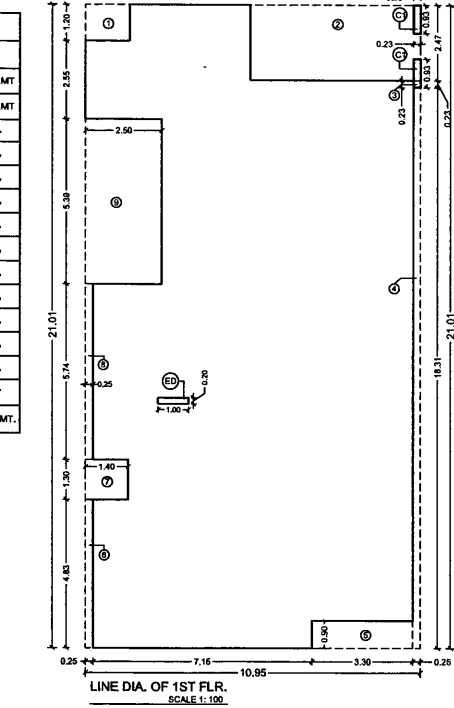
sinkar mahesh balkrishna  
 A.E.(P.F.) M

AREA STATEMENT

Sr. No.	DESCRIPTION	AREA IN SQ.MT.
1.	GROSS AREA OF PLOT	534.77
a)	Area of Reservation in plot	---
b)	Area of Road Set back	---
c)	Area of D.P. Road	---
2.	DEDUCTIONS FOR:	---
(A)	For Reservation Road Area	---
(a)	Road set-back area to be handed over (100% Regulation No.15)	---
(b)	Proposed D.P. road to be handed over (100% Regulation No.16)	---
(c)	Reservation area (plot) to be handed over (Regulation No.17)	---
(B)	For Amenity Area	---
(a)	Area of amenity plots to be handed over as per DCR 14(A)	---
(b)	Area of amenity plots to be handed over as per DCR 14(B)	---
(c)	Area of amenity plots to be handed over as per DCR 15	---
(d)	Area of amenity plots to be handed over as per DCR 35	---
(C)	Deductions for Existing Built up area to be retained if any	---
(a)	Land component of Existing BUA as per regulation	---
3.	TOTAL DEDUCTIONS (2(a)+2(b)+2(c))	---
4.	BALANCE AREA OF PLOT (1 minus 3)	513.47
5.	PLOT AREA UNDER DEVELOPMENT (4-2(A)+2(B))	---
6.	ZONAL (BASIC) FSI (1 or 1.33)	---
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5x6)	513.47
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION 30(A)	---
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.13 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)(3)	---
11.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO.30 (A) SUBJECT TO REGULATION NO. 30(A)(3) EXISTING MEMBERS AREA (12X10=120) REG.33(7)(B)	112.00
(a)	0.50 T.D.R	---
(b)	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	922.05
12.	PROPOSED BUILT UP AREA	922.05
13.	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	---
14.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(B)	---
(a)	Permissible Fungible Compensatory area for rehab component without charging premium	175.01
(i)	Fungible Compensatory area for rehab component	---
(ii)	Fungible Compensatory area for rehab component	---
(b)	Permissible Fungible Compensatory area by charging premium	---
(i)	Fungible Compensatory area available on payment of premium	---
15.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+14(a)+14(b))	1106.77
16.	FSI CONSUMED ON NET PLOT (15/4)	1.67
(B) OTHER REQUIREMENTS		
(A) RESERVATION DESIGNATION		
a)	Name of Reservation	---
b)	Area of Reservation affecting the plot	---
c)	Area of Reservation land to be 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) RESERVATION DESIGNATION		
(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 (13above)	1106.77
(ii)	Less deduction of Non-residential area (Show etc)	---
(iii)	Area available for tenements (i) minus (ii)	1106.77
(iv)	Tenement permissible (Density of tenement/hectare)	4.8
(v)	Total No of Tenement Proposed on the plot	12
(E) Parking Statement		
(i)	Parking Required by regulations for:-	
Car	---	
Scooter/Motor cycle	---	
Outsider (visitors)	---	
(ii)	Covered garage permissible	---
(iii)	Covered garage proposed	---
Car	---	
Scooter/Motor cycle	---	
Outsider (visitors)	---	
(iv)	Total parking provided	23
(D) Transport Vehicles Parking		
(i)	Space for transport vehicles parking required by Regulations	---
(ii)	Total No of transport vehicles parking spaces provided	---



BUILT UP AREA CAL. OF 1ST FLOOR		
A	10.95 X 21.01 X 1	= 230.06 SQ.MT.
C1	0.23 X 0.93 X 2	= 0.43 SQ.MT.
TOTAL		= 230.49



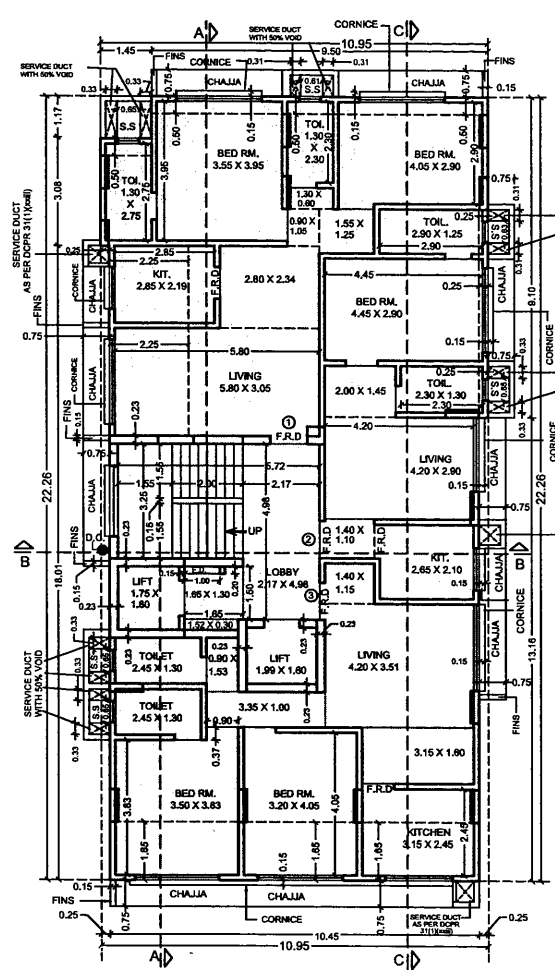
CONTENTS OF SHEET	CERTIFICATE OF AREA
<ul style="list-style-type: none"> <li>SECT. THRO COMP. WALL</li> <li>BLOCK PLAN &amp; LOCATION PLAN</li> <li>STILT, 1ST &amp; 2ND FLR. PLAN</li> <li>AREA DIA. &amp; CAL. OF 1ST FLR.</li> <li>CARPET AREA &amp; PARKING STATEMENT</li> <li>BUILT UP AREA SUMMARY</li> <li>F.C. AREA DETAILS.</li> <li>PLOT AREA DIA. &amp; CAL.</li> </ul>	<p>Certified that I have surveyed the plot under reference no. 0107/2015 and that the dimensions of the above, etc. of the plot stated on the plan are as measured on site and the area so worked out and tallies with the area stated in the document of ownership / town planning scheme record.</p> <p>NAME &amp; SIGN. OF THE OWNER: ASHFAN AYAZ MULANI</p> <p>DESCRIPTION OF PROPOSAL: PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1397, 1397/1 TO 4 PLOT NO. 468 OF VILLAGE CHEMBUR, S.S. III, 14TH ROAD, CHEMBUR, 'M'</p>

STILT FLOOR PLAN  
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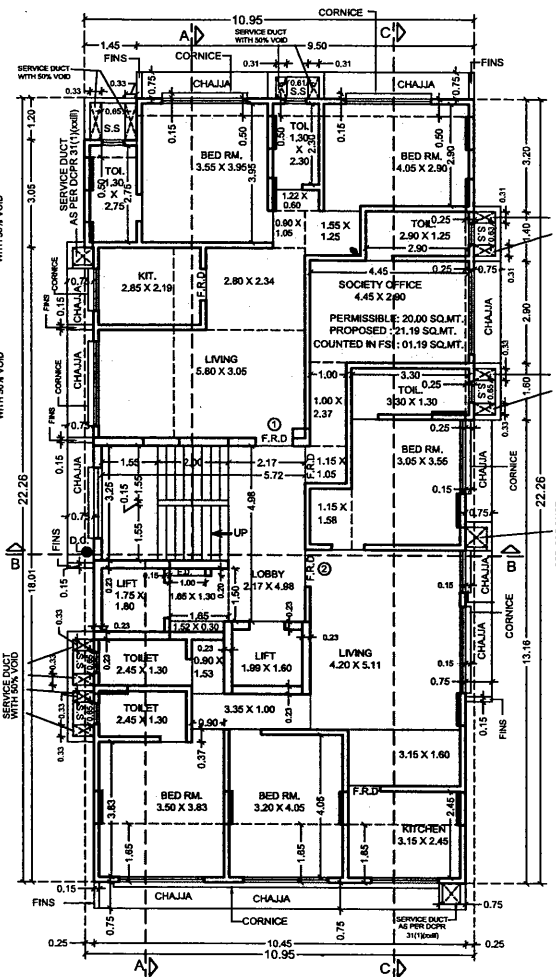
1ST FLOOR PLAN  
 SCALE 1:100

2ND FLOOR PLAN  
 SCALE 1:100

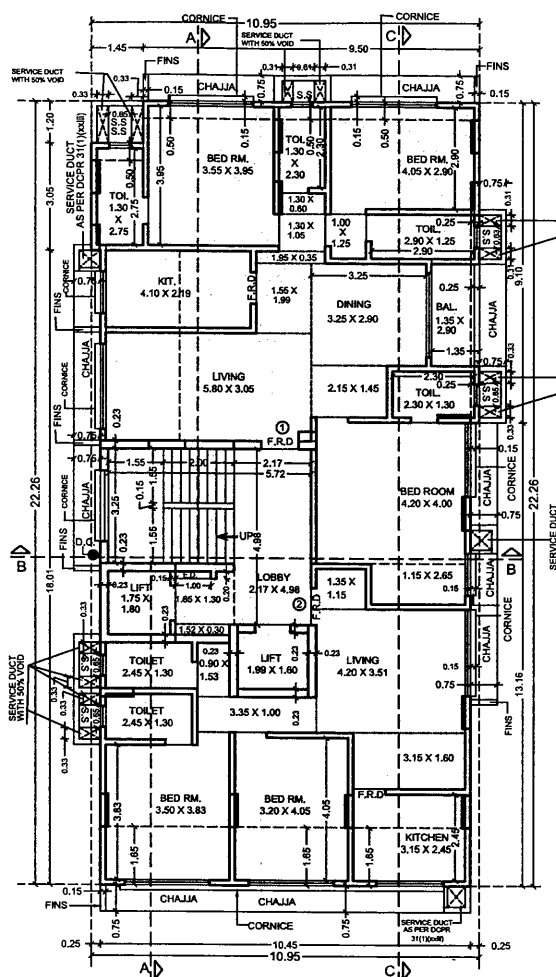
Construction area = 1333.695 Sqm



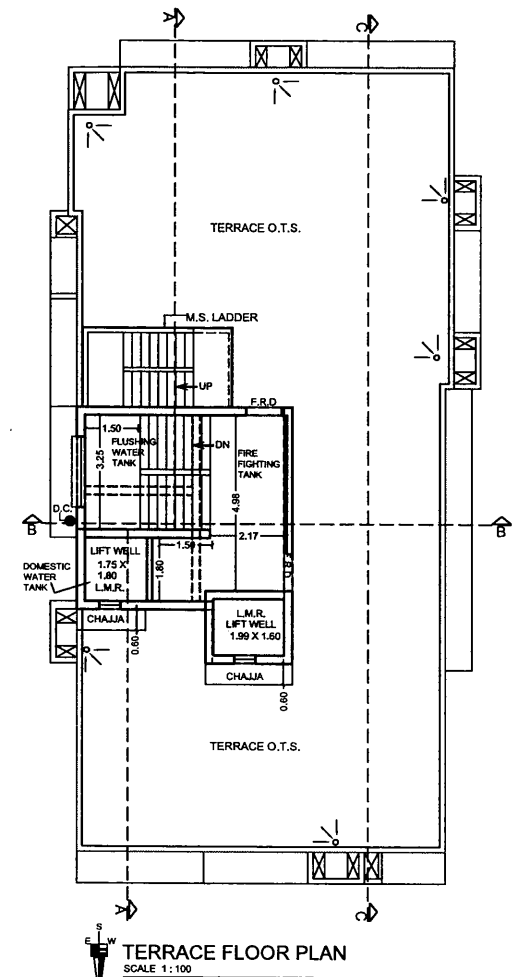
3RD FLOOR PLAN  
SCALE 1:100



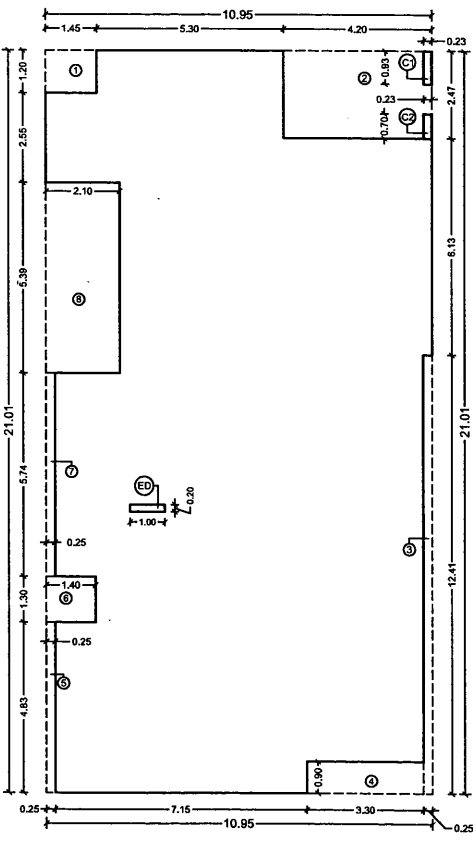
4TH FLOOR PLAN  
SCALE 1:100



5TH FLOOR PLAN  
SCALE 1:100



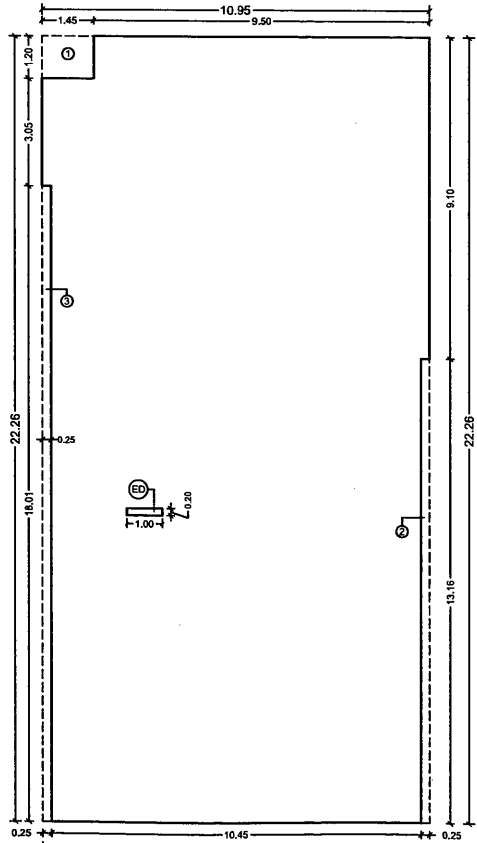
TERRACE FLOOR PLAN  
SCALE 1:100



LINE DIA. OF 2ND FLR  
SCALE 1:100

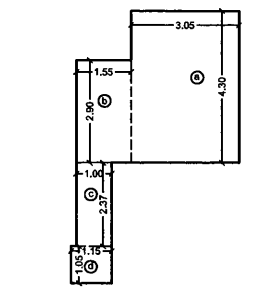
BUILT UP AREA CAL. OF 2ND FLOOR				
i.e. area of rectangle				
A	10.95	X	21.01	X 1 = 230.06 SQ.MT
C1	0.23	X	0.93	X 1 = 0.21 SQ.MT
C2	0.23	X	0.70	X 1 = 0.16 SQ.MT
TOTAL = 230.43 *				
1	1.45	X	1.20	X 1 = 1.74 *
2	4.20	X	2.47	X 1 = 10.37 *
3	0.25	X	12.41	X 1 = 3.10 *
4	3.30	X	0.90	X 1 = 2.97 *
5	0.25	X	4.83	X 1 = 1.21 *
6	1.40	X	1.30	X 1 = 1.82 *
7	0.25	X	5.74	X 1 = 1.44 *
8	2.10	X	5.39	X 1 = 11.32 *
ED	1.00	X	0.20	X 1 = 0.20 *
TOTAL AREA = 34.17 *				
GROSS BUILT UP AREA OF 2ND FLR. (230.43 - 34.17) = 196.27 SQ.MT.				

BUILT UP AREA CAL. OF 3RD & 5TH FLOOR				
i.e. area of rectangle				
A	10.95	X	22.26	X 1 = 243.75 SQ.MT
TOTAL = 243.75 *				
1	1.45	X	1.20	X 1 = 1.74 *
2	13.16	X	0.25	X 1 = 3.29 *
3	0.25	X	18.01	X 1 = 4.50 *
ED	1.00	X	0.20	X 1 = 0.20 *
TOTAL AREA = 9.73 *				
GROSS BUILT UP AREA OF 3RD, 5TH FLR. (243.75 - 9.73) = 234.01 SQ.MT.				



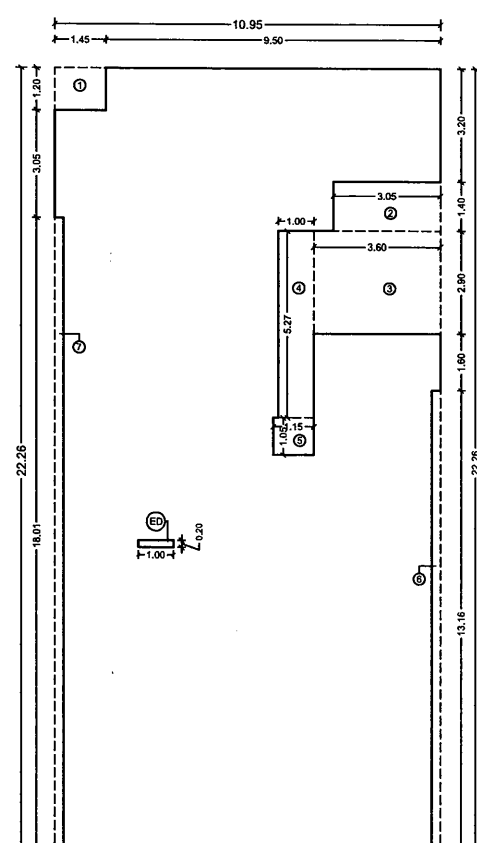
LINE DIA. OF 3RD & 5TH FLR.  
SCALE 1:100

BUILT UP AREA CAL. OF 4TH FLOOR				
i.e. area of rectangle				
A	10.95	X	22.26	X 1 = 243.75 SQ.MT
TOTAL = 243.75 *				
1	1.45	X	1.20	X 1 = 1.74 *
2	3.05	X	1.40	X 1 = 4.27 *
3	3.60	X	2.90	X 1 = 10.44 *
4	1.00	X	5.27	X 1 = 5.27 *
5	1.15	X	1.05	X 1 = 1.21 *
6	0.25	X	13.16	X 1 = 3.29 *
7	18.01	X	0.25	X 1 = 4.50 *
ED	1.00	X	0.20	X 1 = 0.20 *
TOTAL AREA = 30.92 *				
GROSS BUILT UP AREA OF 4TH FLR. (243.75 - 30.92) = 212.83 SQ.MT.				



LINE DIA. OF SOCIETY OFFICE  
SCALE 1:100

AREA CALCULATION OF SOCIETY OFFICE				
a	3.05	X	4.30	X 1 = 13.12 SQ.MT
b	1.55	X	2.90	X 1 = 4.50 *
c	1.00	X	2.37	X 1 = 2.37 *
d	1.15	X	1.05	X 1 = 1.21 *
TOTAL AREA = 21.19 *				
PERMISSIBLE AREA = 20.00 SQ.MT				
AREA COUNTED IN F.S.I = 1.19 SQ.MT				



LINE DIA. OF 4TH FLR.  
SCALE 1:100

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. AUTO DCR NO. CH/ E / 1918/24 / W/357/IN/0

**Bajirao Lahu Patil** Digitally signed by Bajirao Lahu Patil Date: 2021.03.16 18:49:22 +05'30' E.E.(P).S. - I

**VINOD LAXMA N DIXIT** S.E.(P.) M-II

**sinkar mahesh balkrishna** A.E.(P.) M

CONTENTS OF SHEET

- 3RD - 5TH FLOOR PLAN
- TERRACE FLOOR PLAN
- AREA DIA. & CAL. OF 2ND - 5TH FLR.
- AREA DIA. & CAL. OF SOCIETY OFFICE

NAME OF THE OWNER

**ASFHA NAYAZ MULANI**

Digitally signed by ASFHAN AYAZ MULANI  
DN: cn=ASFHANAYAZMULANI@gmail.com, c=IN, o=Maharashtra, STREET=BAAGE PATANA FLAT NO 15 3RD FLOOR PITAMBER LANE BEHIND CANARA BANK MAHIMI MUMBAI, cn=Personal SERIAL NUMBER=4044423718834, serial=1308550678130855067813085506781308550678, cn=ASFHAN AYAZ MULANI,  
Phone=0209645937, email=10332954, uri=http://107740336610209646  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2021.03.08 11:42:29 +05'30'  
Font Reader Version: 10.1.1

MR ASFHAN A. MULANI PARTNER OF MAJESTIC ROYALE DEVELOPERS, C.A TO OWNER PANDURANG BHAVAN 1ST FLOOR, N.G. ACHARYMARG, OPP. NATURAL DAIRY, CHEMBUR EAST, MUMBAI-400 071

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1397, 1397/ 1TO4 PLOT NO. 468 OF VILLAGE CHEMBUR, S.S. III, 14TH ROAD, CHEMBUR, "M"

NAME & SIGN OF ARCHITECT

**Ramji Popat Asundaria**

**R. P. ASUNDARIA** ARCHITECT

236, 2ND FLOOR, AVIOR, NIRMAL GALAXY, NEAR DEEP MANDIR CHENAI, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080  
Tel : 25679979

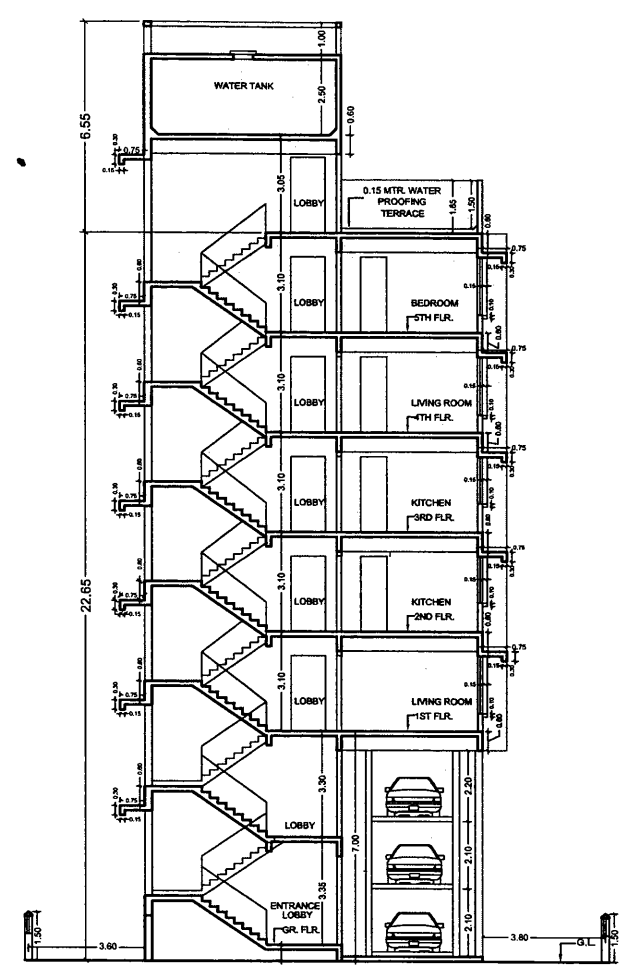
STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE  
LETTER NO. AUTO DCR NO. CHE / 55 / 1918 / M / W/3/ST/NEW

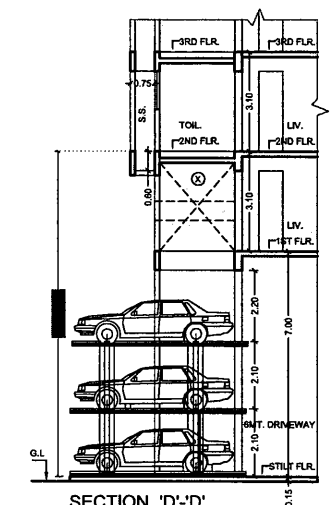
Digitally signed  
by **Bajirao Lahu Patil**  
Date: 2021.03.16  
18:50:00 +05'30'

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N DIXIT  
S.E.(R.P.) M-II

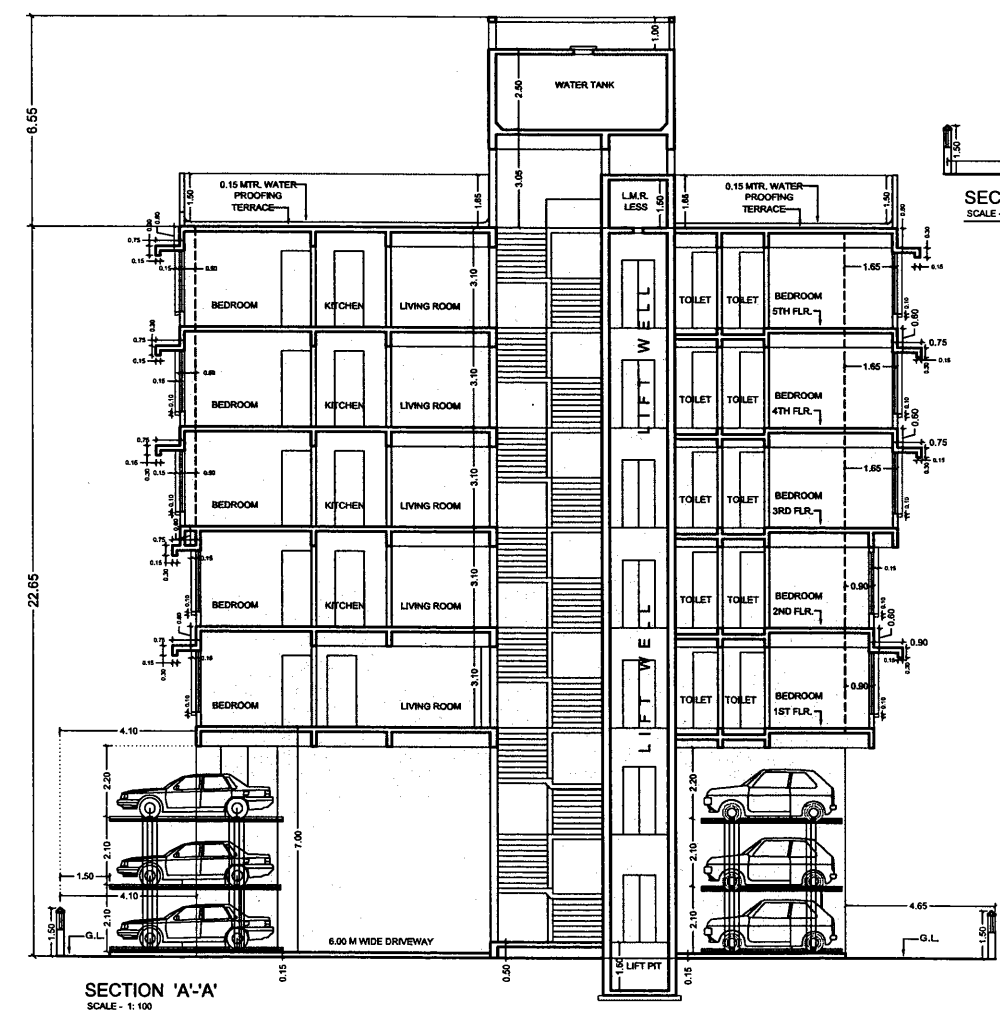
sinkar  
mahesh  
balkrishna  
A.E.(R.P.) M



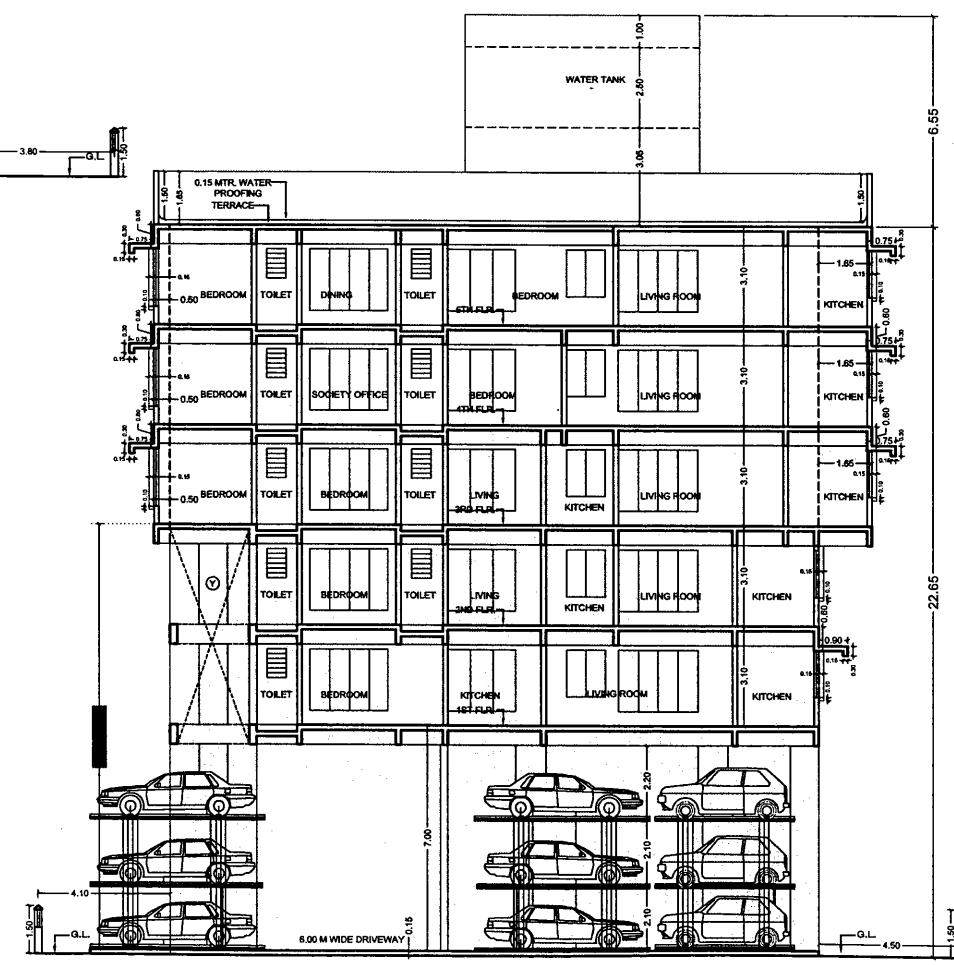
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SECTION 'D'-'D'  
SCALE - 1:100



SECTION 'A'-'A'  
SCALE - 1:100



SECTION 'C'-'C'  
SCALE - 1:100

CONTENTS OF SHEET

- SECTION A-A
- SECTION B-B
- SECTION C-C
- SECTION D-D

NAME OF THE OWNER

**ASFHAN AYAZ MULANI**

MR.ASFHAN A. MULANI PARTNER OF MAJESTIC ROYALE DEVELOPERS. C.A TO OWNER PANDURANG BHAVAN 1ST FLOOR, N.G. ACHARYMARG, OPP. NATURAL DAIRY, CHEMBUR EAST, MUMBAI-400 071

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1397/1397/1/04 PLOT NO. 468 OF VILLAGE CHEMBUR, S.S. III, 14TH ROAD, CHEMBUR, "M"

NAME & SIGN OF ARCHITECT

Ramji Popat Asundaria

**R. P. ASUNDARIA**  
ARCHITECT

236, 2ND FLOOR, AVIOR, NIRMAL GALAXY, NEAR DEEP MANDIR CINEMA, L.B.S. MARG, MALUND (WEST), MUMBAI - 400 060  
Tel: 25679878