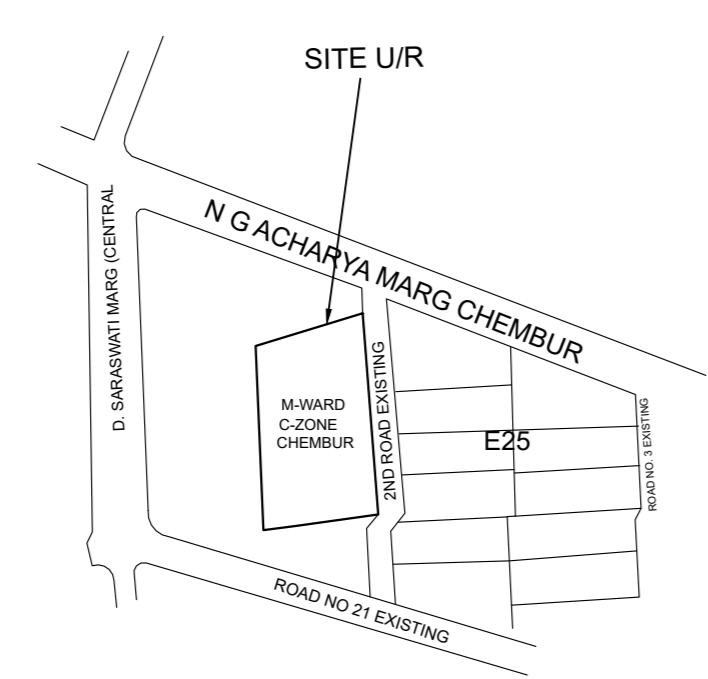
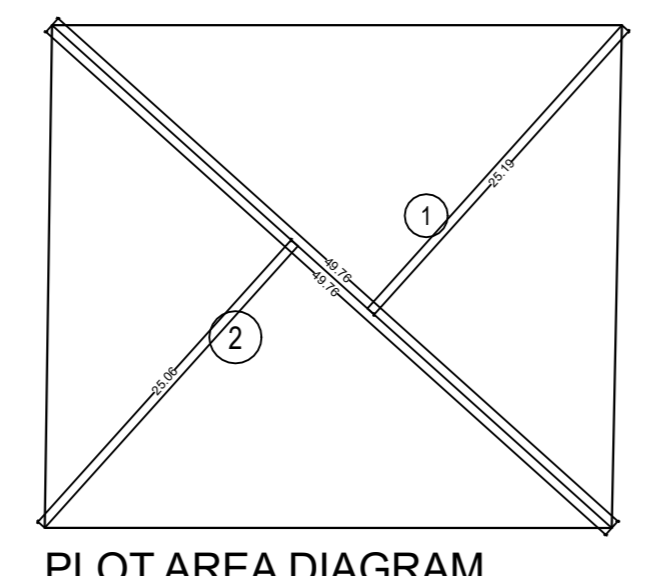




PROPOSED BLOCK PLAN  
SCALE - 1:500

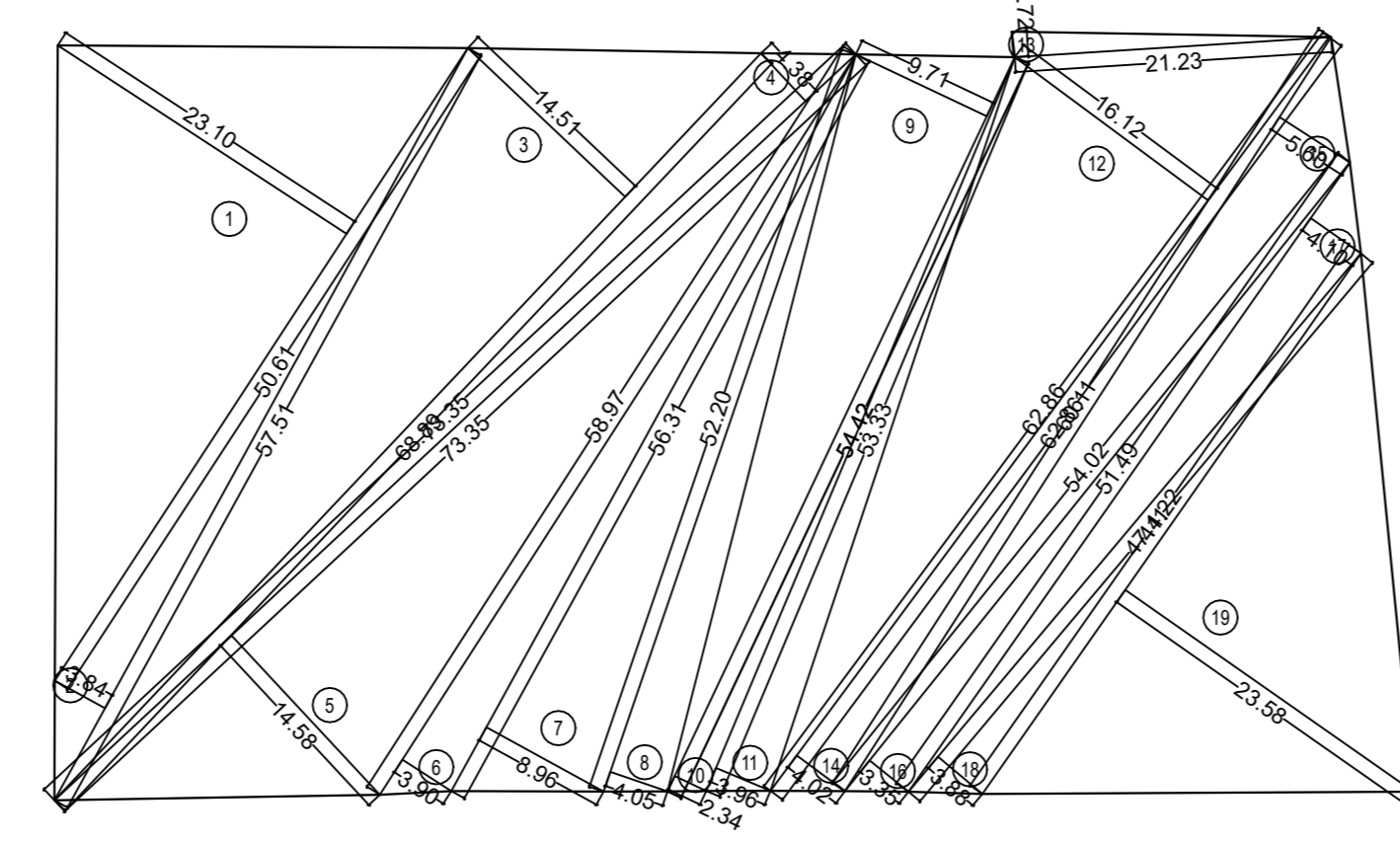


LOCATION PLAN  
SCALE - 1:4000



PLOT AREA CALCULATION  
SCALE 1:500

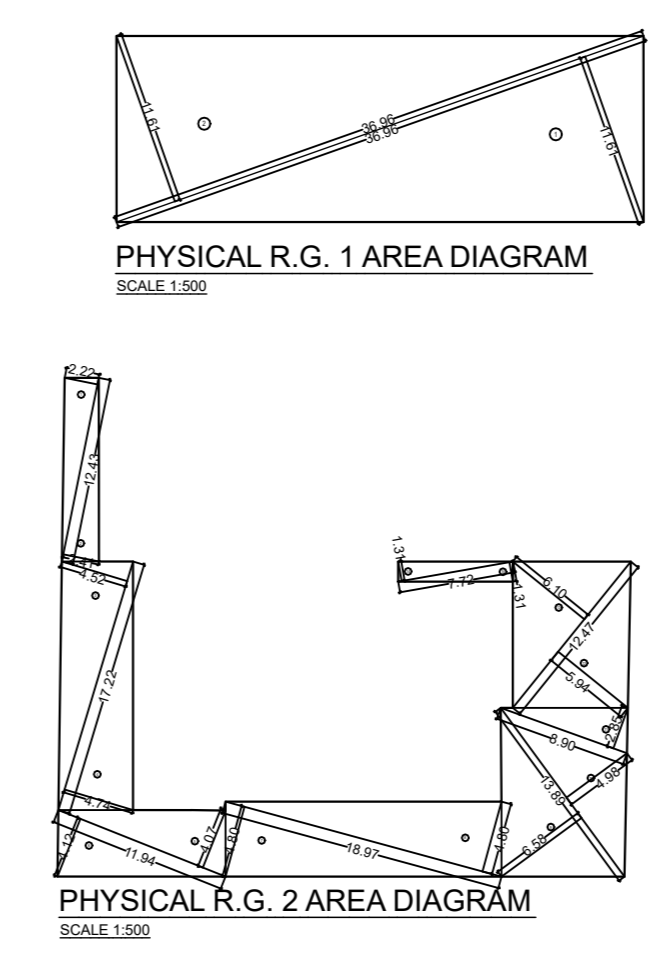
1	1/2 X 49.76 X 25.19 X 1 NO	=	626.73 SQ.MT
2	1/2 X 49.76 X 25.06 X 1 NO	=	623.49 SQ.MT
TOTAL ADDITION		=	1250.22 SQ.MT



LAYOUT PLOT AREA DIAGRAM  
SCALE 1:500

LAYOUT PLOT AREA

1	1/2 X 50.82 X 25.19 X 1 NO	=	638.61 SQ.MT
2	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
3	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
4	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
5	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
6	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
7	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
8	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
9	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
10	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
11	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
12	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
13	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
14	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
15	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
16	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
17	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
18	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
TOTAL ADDITION		=	1250.22 SQ.MT



PHYSICAL R.G. 1 AREA DIAGRAM  
SCALE 1:500

R.G. 1 AREA CALCULATION

1	1/2 X 50.82 X 25.19 X 1 NO	=	638.61 SQ.MT
2	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
3	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
4	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
5	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
6	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
7	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
8	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
9	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
10	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
11	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
12	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
13	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
14	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
15	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
16	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
17	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
18	1/2 X 50.82 X 25.06 X 1 NO	=	635.37 SQ.MT
TOTAL ADDITION		=	1250.22 SQ.MT

R.G. AREA CALCULATION

R.G. RES - 487410 X 20% = 97482 SQ.MT	
R.G. PROPOSED = 855.78 SQ.MT	
TOTAL R.G. PROPOSED = 426.16 SQ.MT	
R.G. 2 PROPOSED = 426.62 SQ.MT	
TOTAL R.G. PROPOSED = 855.78 SQ.MT	

PROFORMA - "A" FILE NO :- CHE/ES/0547/M/W/337(NEW) 1/5

A AREA STATEMENT		SQ.MT
1 AREA OF PLOT (AS PER P.R.C.)		1250.00
(a) AREA OF RESERVATION		---
(b) AREA ROAD SET BACK		---
(c) AREA OF D.P. ROAD		---
2 DEDUCTION FOR		---
A FOR RESERVATION ROAD AREA		---
(a) SET BACK AREAS PER DCPR 16		---
(b) DIP ROAD AREAS PER DCPR 16		---
(c) ANY RESERVATION AREAS PER DCPR 17		---
TOTAL OF 2A		---
B FOR AMENITY AREA		---
(a) AMENITY AREAS PER DCPR 14(A) 1250.00 X 5% = 62.50 SQ.MT		62.50
(b) AMENITY AREAS PER DCPR 14(B)		---
(c) AMENITY AREAS PER DCPR 15		---
(d) AMENITY AREAS PER DCPR 35		---
TOTAL OF 2B		62.50
C DEDUCTION FOR EXISTING BUA TO BE RETAINED		---
(a) LAND COMPONENT OF THE SAME		---
TOTAL OF 2C		---
3 TOTAL DEDUCTION (TOTAL OF 2A+2B+2C)		62.50
4 BALANCE AREA OF THE PLOT (1-3)		1187.50
5 NET PLOT AREA OF DEVELOPMENT (4)		1187.50
6 ZONAL BASIC F.S.I.		1.00
7 ADDITIONS FOR FLOOR SPACE INDEX		---
2 (a) 100 % FOR D. ROAD		---
2 (b) 100 % FOR SET-BACK		---
8 PERMISSIBLE BUAS PER ZONAL BASIC F.S.I. [5x6]		1187.50
9 ADD. BUAS PER OF LAND HANDED OVER AS PER 2A		---
10 BUA IN LIEU OF BUILT UP AMENITY HANDED OVER		---
11 ADDITIONAL 50% F.S.I. @ 1187.50 X 50% = 593.75 SQ.MT.		593.75
12 PERMISSIBLE TDR 50% 1187.50 X 0.50 = 593.75 SQ.MT.		593.75
13 PERMISSIBLE BUA		2375.00
14 TOTAL BUA AREA PROPOSED		2375.00
15 FSI CONSUMED ON NET HOLDING 14/4		2.00
16 FUNGIBLE BUA		---
FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3)		---
(a) FOR PURELY RESIDENTIAL = 2375.00 X 35% (PERMISSIBLE)		831.25
(b) FOR PURELY RESIDENTIAL = (PROPOSED)		831.20
(c) PERMISSIBLE BUILDABLE AREA WITHOUT CHARGING PREMIUM		146.47
(d) PROPOSED BUILDABLE AREA WITHOUT CHARGING PREMIUM		146.47
(e) PERMISSIBLE BUILDABLE AREA BY CHARGING PREMIUM		684.78
(f) PROPOSED FUNGIBLE BY CHARGING PREMIUM		684.78
17 TOTAL BUA PROPOSED INCLUDING FUNGIBLE AREA (14+16b)		3206.20
18 TENEMENT STATEMENT		---
(i) PROPOSED AREA		2375.00
(ii) LESS DEDUCTION OF NON-RES AREA (SHOP ETC.)		---
(iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]		2375.00
(iv) TENEMENTS / PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		107
(v) TENEMENTS PROPOSED		28
(vi) TENEMENTS EXISTING		12
TOTAL TENEMENTS ON THE PLOT		40.00
19 PARKING STATEMENT		---
PARKING REQUIRED BY REGULATIONS FOR CAR		48.00
TOTAL PARKING PROVIDED		48.00



9.15 WIDE EXISTING ROAD

PROFORMA - "B"

CONTENTS OF SHEETS

LAYOUT PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & AREA CALCULATIONS, RG DIAGRAM & CALCULATION.

APPROVAL OF PLAN

This Cancels Approval to the previous Plans Sanctioned under No. CHE/ES/0547/M/337(NEW) dated. 09/05/2023

Approval Subjected to the conditions mentioned in this office letter No. CHE/ES/0547/M/337(NEW)

SEM#	A.E.(B.P.M)	E.E.(B.P.1)
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MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 853(P.T), 853/15 TO 22, OF VILLAGE CHEMBUR, TALUKA- KURLA, KANDHARI COLONY, 2ND ROAD, CHEMBUR, MUMBAI - 400 071.

NAME OF OWNER

M/S. TATVA MITAL CORPORATION PVT.LTD.

C.A. TO OWNER

NORTH LINE

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ON 20/08/2023 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT ... TALLIES WITH THE AREA STATED IN DOCUMENT OWNERSHIP / TR.FE.CORD.

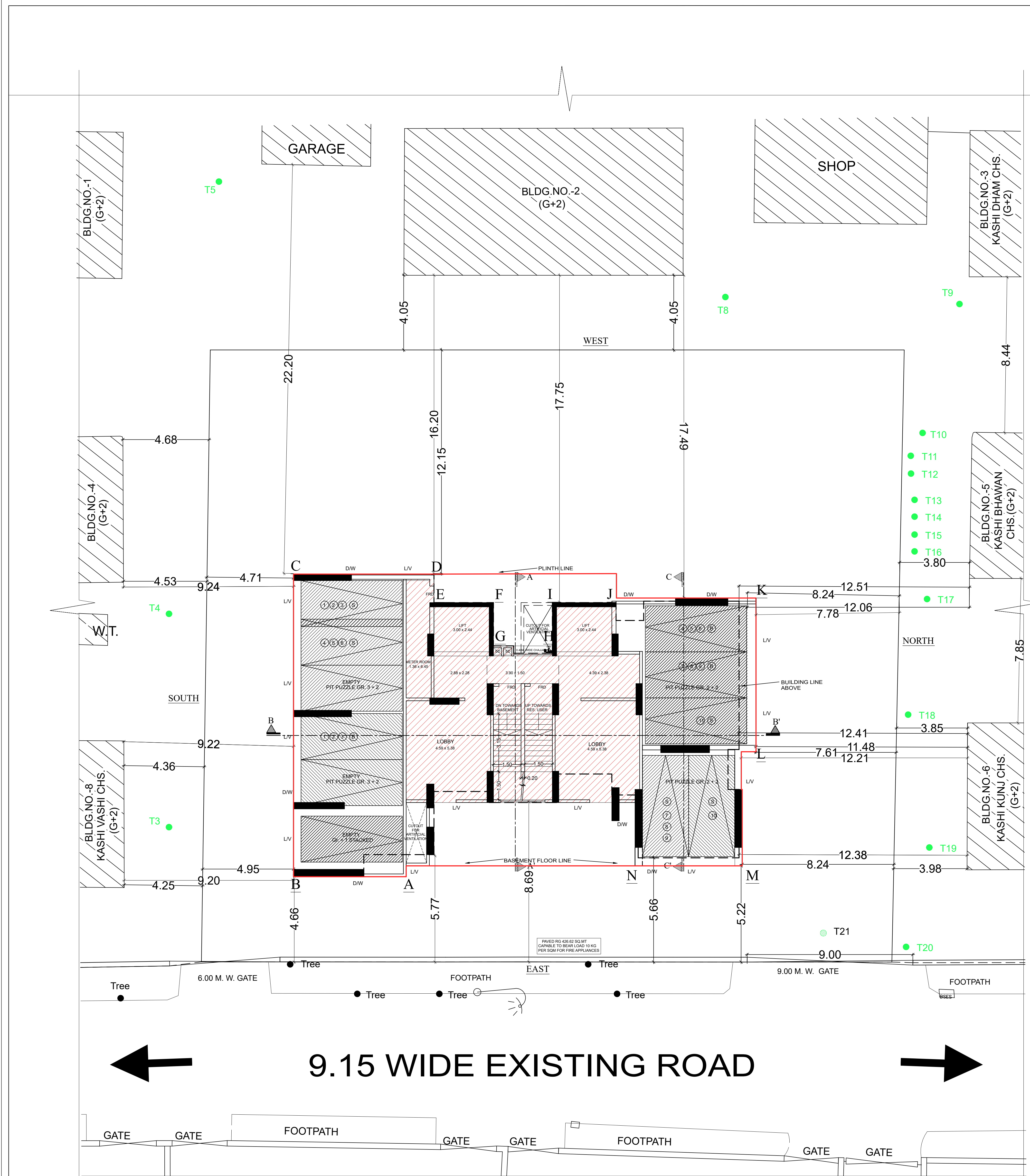
SIGNATURE OF ARCHITECT

JOB NO	DWG NO	SCALE	DATE	DRAWN BY
BMC-AM	01	AS SHOWN	08.08.2023	AR. SIDDHI BARGODE

NAME & ADDRESS OF ARCHITECT

Ketan Vaidya Associates  
ARCHITECT, INTERIOR DESIGNER,  
203 / B. RAJKAMAL C.H.S., SUBHASH ROAD,  
VILE-PARLE (E), MUMBAI-400 057. PH.-022 2612 3470

LAYOUT PLAN  
SCALE :- 1:100



**TABLE NO - II**  
**REHAB TENEMENTS STATEMENT**

SR. NO.	Tenement details in existing building							Permissible Change Area (sq.m)	Total Permissible BUA (sq.m)	Tenement details of Rehab Tenement				Difference of BUA in sq.m (14-9)	
	Name of the tenants	Wing	Floor	Residential/ Non-Residential/ Shop/ Office	Flat nos.	Existing BUA (sq.m)	Proposed BUA (sq.m)			Wing	Floor	Residential/ Non-Residential/ Shop/ Office	Flat nos.	Proposed BUA (sq.m)	Excess Area (C1)
1	Mr. K. George Kurian	n/a	R			33.11	13.59	44.70				101	57.36	12.66	0.00
2	Mrs. Manj Doshi	n/a	R			50.18	17.55	67.71				403	101.30	33.62	0.00
3	Mrs. Jaya Gauri	n/a	R			50.18	17.55	67.71				102	79.67	11.96	0.00
4	Dr. Mini Srinivas Nita Borale	n/a	R			33.11	13.59	44.70				401	57.36	12.66	0.00
5	Mr. Laxmichand Vira	n/a	R			33.11	13.59	44.70				302	79.67	34.37	0.00
6	Mr. Abdul Latif Mohammad Mamunji	n/a	R			50.18	17.55	67.71	n/a	n/a	n/a	203	101.30	33.62	0.00
7	Mr. Nitesh P. Borale	n/a	R			33.11	13.59	44.70				201	57.36	12.66	0.00
8	Mr. Nitesh P. Borale	n/a	R			50.18	17.55	67.71				202	79.67	11.96	0.00
9	Mr. Sureshchandra Tatar	n/a	R			33.11	13.59	44.70				503	101.30	33.62	0.00
10	Mr. Harshad Salur	n/a	R			50.18	17.55	67.71				603	101.30	33.62	0.00
11	Mrs. Jaya Nita Borale	n/a	R			50.18	17.55	67.71				502	79.67	11.96	0.00
12	Mr. P. S. Shah	n/a	R			33.11	13.59	44.70				301	57.36	12.66	0.00
	<b>TOTAL</b>					<b>499.62</b>	<b>174.84</b>	<b>674.46</b>				<b>563.44</b>	<b>278.58</b>	<b>0.00</b>	<b>0.00</b>

Total tenements: R-12 Nos, NR-0 Nos  
COMPENSATORY FUNGIBLE F.S.I. FOR REHAB PORTION RESTRICTED UP TO 146.47 SQ.MT FOR RESIDENTIAL USE  
Total tenements: R-12 Nos, NR-0 Nos

Detail of BUA statement for existing structure to be retained

BLDG.	AREA
BLDG. NO-1	355.42
BLDG. NO-2	338.20
BLDG. NO-3	338.20
BLDG. NO-4	355.76
BLDG. NO-5	351.77
BLDG. NO-6	349.15
BLDG. NO-8	331.32
GARAGE	37.55
SHOP	57.33
ROOM 1	21.51
ROOM 2 + W.C.	161.95
WATCHMEN CABIN	1.44
<b>TOTAL</b>	<b>2744.76</b>

**TABLE SHOWING BUILT-UP AREA :**

FLOOR	1	2	3	4	5	6
	GROSS AREA	DEDUCTION STAIRCASE & LIFT AREA	RESI	PROF. OFFICE	FITNESS CENTER OFFICE AREA	SOCIETY AREA
2ND BASEMENT	-	-	-	-	-	-
1ST BASEMENT	-	-	PARKING			
STILT	-	-	-	-	-	-
1ST	300.20	60.39	137.69	17.75	61.52	22.86
2ND	299.58	60.52	239.06	-	-	-
3RD	299.58	60.52	239.06	-	-	-
4TH	299.58	60.52	239.06	-	-	-
5TH	299.58	60.52	239.06	-	-	-
6TH	299.58	60.52	239.06	-	-	-
7TH	299.58	60.52	239.06	-	-	-
8TH	299.58	60.52	239.06	-	-	-
9TH	299.58	60.52	239.06	-	-	-
10TH	299.58	60.52	239.06	-	-	-
11TH	299.58	60.52	239.06	-	-	-
12TH	299.58	60.52	239.06	-	-	-
13TH	299.58	60.52	239.06	-	-	-
14TH(PT)	243.41	61.38	182.04	-	-	-
<b>TOTAL</b>	<b>4138.57</b>	<b>848.01</b>	<b>3188.45</b>	<b>17.75</b>	<b>61.52</b>	<b>22.86</b>

**CAR PARKING AREA STATEMENT**  
AS PER REG 44(2) TABLE 21 & REG 44(6)(a)(ii)

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	01 NOS.	1 PARKING FOR 4 TENAMENT	01/4	0.25 NOS.
45 TO 60 SQ.MT	13 NOS.	1 PARKING FOR 2 TENAMENT	13/2	6.50 NOS.
60 TO 90 SQ.MT	27 NOS.	1 PARKING FOR 1 TENAMENT	27/1	27.00 NOS.
ABOVE 90 SQ.MT	-	1 PARKING FOR 1/2 TENAMENT	-	-
<b>TOTAL</b>	<b>41 NOS.</b>			<b>33.75 NOS.</b>
		SAY		<b>34.00 NOS.</b>
10% PARKING FOR VISITORS (34.00 X 10% = 3.40 NOS)				
		SAY		<b>4.00 NOS.</b>
<b>TOTAL PARKING REQUIRED 38.00 NOS.</b>				
<b>TOTAL PARKING PROPOSED 38.00 NOS.</b>				
50% ADDITIONAL PARKING SPACES W/O CHARGING PREMIUM (34 X 50% = 17.00 NOS)				
				<b>17.00 NOS.</b>
50% ADDITIONAL PARKING PROPOSED				
				<b>10.00 NOS.</b>
<b>TOTAL PARKING PROPOSED(B + C 38.00 + 10.00) 48.00 NOS.</b>				

**PARKING STATEMENT**

BUILDING	PARKING PROVIDED
	REQ. SIZE CAR
BASEMENT-2	08
BASEMENT-1	08
GROUND FLOOR	11
<b>TOTAL PARKING</b>	<b>24.00</b>
	<b>48.00</b>

**AREA STATEMENT PROPOSED**

BUILDING	RES. BUA	RES. FUNGIBLE
BUILDING	2375.00	831.20
<b>TOTAL</b>	<b>3206.20</b>	

**AREA STATEMENT PROPOSED**

PLOT AREA	= 4274.00 SQ.MT
REG. AMENITY AREA 4274.00 X 5%	= 213.70 SQ.MT
REG. AMENITY AREA FOR VISHARANTI CHS	= 1250.00 SQ.MT
REG. AMENITY AREA 1250.00 X 5%	= 62.50 SQ.MT
<b>NET RESIDENTIAL BUILT UP AREA = 1187.50 SQ.MT</b>	
2) PERMISSIBLE FLOOR AREA	= 2375.00 SQ.MTS
LESS: NET COMMERCIAL BUILT UP AREA =	
<b>NET RESIDENTIAL BUILT UP AREA = 2375.00 SQ.MTS</b>	
3) PERMISSIBLE FUNGIBLE FSI ON RESIDENTIAL AREA 2375.00 X 35% =	831.25 SQ.MTS
4) TOTAL PERMISSIBLE WITH FUNGIBLE FSI ON RESIDENTIAL AREA (2375.00+831.25) =	3206.25 SQ.MTS

**TENEMENT STATEMENT**

FLOOR	FLATS	PROF. OFFICE	FITNESS CENTER	SOCIETY OFFICE
STILT	-	-	-	-
1ST FLOOR	02	01	01	01
2ND FLOOR	03	-	-	-
3RD FLOOR	03	-	-	-
4TH FLOOR	03	-	-	-
5TH FLOOR	03	-	-	-
6TH FLOOR	03	-	-	-
7TH FLOOR	03	-	-	-
8TH FLOOR	03	-	-	-
9TH FLOOR	03	-	-	-
10TH FLOOR	03	-	-	-
11TH FLOOR	03	-	-	-
12TH FLOOR	03	-	-	-
13TH FLOOR	03	-	-	-
14TH(PT) FLOOR	02	-	-	-
<b>TOTAL</b>	<b>40</b>	<b>01</b>	<b>01</b>	<b>01</b>

**PROFORMA - "B"**

**CONTENTS OF SHEETS**

GROUND FLOOR PLAN, PARKING STATEMENT, FSI CALCULATION, TENEMENT STATEMENT, BUA STATEMENT

**APPROVAL OF PLAN**

This Cancels Approval to the previous Plans Sanctioned under No. CHE/ES/0547/M/337(NEW) dated. 09/05/2023

Approval Subjected to the conditions mentioned in this office letter No. CHE/ES/0547/M/337(NEW)

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 853(PT), 853/15 TO 22, OF VILLAGE CHEMBUR, TALUKA- KURLA, KANDHARI COLONY, 2ND ROAD, CHEMBUR, MUMBAI - 400 071.

**NAME OF OWNER**

M/S. TATTVA MITTAL CORPORATION PVT.LTD.

**C.A. TO OWNER**

**NORTH LINE**

**CERTIFICATE FOR AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ON 22/08/2023 AND THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT - TALLIES WITH THE AREA STATED IN DOCUMENT OWNERSHIP / T/RECORD.

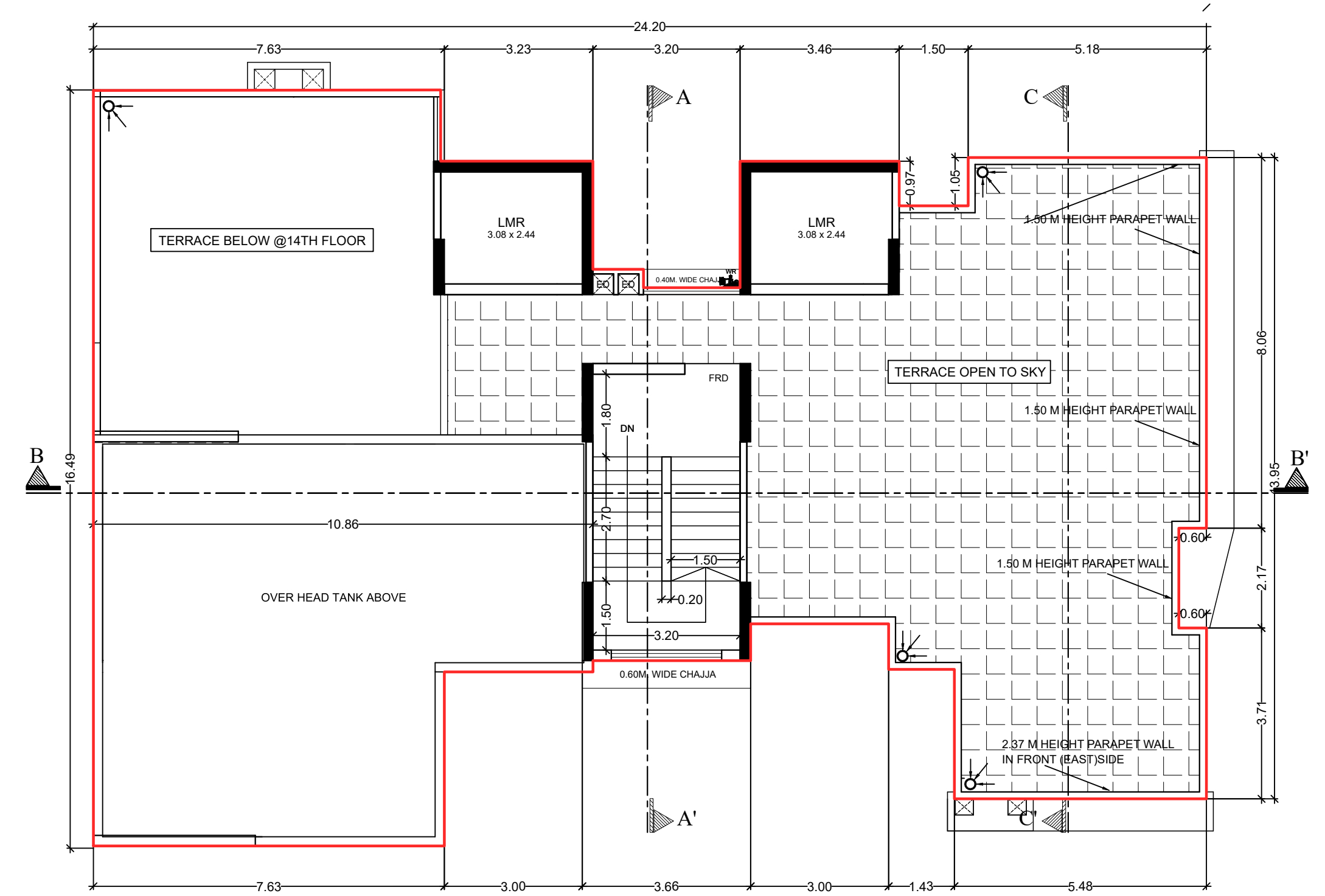
**SIGNATURE OF ARCHITECT**

JOB NO	DRG NO	SCALE	DATE	DRAWN BY
BMC-AM	02	AS SHOWN	08.08.2023	AR. SIDDIHI BARGUDE

**NAME & ADDRESS OF ARCHITECT**

**Ketan Vaidya Associates**  
ARCHITECT, INTERIOR DESIGNER,  
203 / B, RAJKAMAL C.H.S., SUBHASH ROAD,  
VILE-PARLE (E), MUMBAI-400 057. PH-022 2612 3470

**GROUND FLOOR PLAN**  
SCALE :- 1:100



TERRACE FLOOR PLAN  
SCALE 1:100

CARPET AREA CALC (FOR PARKING PURPOSED ONLY)  
FLAT-1 (1ST TO 13TH) [NO. 13]

LIVING	3.95	X	3.60	X	1 NO	=	13.14	SQ.MT.
ALCOVE	3.60	X	3.90	X	1 NO	=	12.96	SQ.MT.
POWDER	1.50	X	1.50	X	1 NO	=	2.25	SQ.MT.
BED ROOM 1	3.20	X	3.60	X	1 NO	=	11.52	SQ.MT.
TOILET	1.50	X	1.95	X	1 NO	=	2.93	SQ.MT.
BED ROOM	2.33	X	3.60	X	1 NO	=	8.39	SQ.MT.
<b>TOTAL AREA</b>						<b>=</b>	<b>51.19</b>	<b>SQ.MT.</b>

CARPET AREA CAL (FOR PARKING PURPOSED ONLY)  
FLAT-2 (1ST TO 13TH) [NO. 13]

LIVING	3.16	X	4.78	X	1 NO	=	15.10	SQ.MT.
DINING	3.73	X	2.33	X	1 NO	=	8.69	SQ.MT.
PASSAGE	1.20	X	2.45	X	1 NO	=	2.94	SQ.MT.
BED ROOM 1	3.52	X	3.64	X	1 NO	=	12.81	SQ.MT.
TOILET	0.90	X	1.45	X	1 NO	=	1.29	SQ.MT.
BED ROOM 2	2.47	X	1.20	X	1 NO	=	2.96	SQ.MT.
KITCHEN	2.31	X	3.54	X	1 NO	=	8.19	SQ.MT.
TOILET	1.20	X	2.34	X	1 NO	=	2.81	SQ.MT.
<b>TOTAL AREA</b>						<b>=</b>	<b>70.58</b>	<b>SQ.MT.</b>

CARPET AREA CAL (FOR PARKING PURPOSED ONLY)  
FLAT-3 (2ND TO 14TH) [NO. 14]

LIVING	5.25	X	4.15	X	1 NO	=	21.79	SQ.MT.
BED ROOM 1	4.88	X	3.46	X	1 NO	=	16.88	SQ.MT.
BED ROOM 2	3.08	X	3.63	X	1 NO	=	11.89	SQ.MT.
KITCHEN	3.23	X	2.17	X	1 NO	=	7.01	SQ.MT.
TOILET	1.36	X	2.10	X	1 NO	=	2.86	SQ.MT.
BED ROOM 3	3.15	X	3.41	X	1 NO	=	12.79	SQ.MT.
TOILET	1.35	X	0.90	X	1 NO	=	1.22	SQ.MT.
TOILET	1.28	X	2.36	X	1 NO	=	3.02	SQ.MT.
<b>TOTAL AREA</b>						<b>=</b>	<b>89.53</b>	<b>SQ.MT.</b>

FITNESS CENTRE  
PERMISSIBLE 3206.20 X 2%= 64.12 SQ.MT.  
PROVIDED = 61.52 SQ.MT.  
EXCESS AREA(counted in FSI) = NIL

BUILT UP AREA CALCULATION  
1ST FLOOR

A	24.27	X	16.44	X	1 NO	=	399.00	SQ.MT.
<b>TOTAL ADDITION</b>						<b>=</b>	<b>399.00</b>	<b>SQ.MT.</b>

DEDUCTIONS

1	3.23	X	1.55	X	1 NO	=	5.01	SQ.MT.
2	1.10	X	3.90	X	1 NO	=	4.29	SQ.MT.
3	2.10	X	4.30	X	1 NO	=	9.03	SQ.MT.
4	3.48	X	1.55	X	1 NO	=	5.36	SQ.MT.
5	1.50	X	2.52	X	1 NO	=	3.78	SQ.MT.
6	1.73	X	1.47	X	1 NO	=	2.54	SQ.MT.
7	2.85	X	1.40	X	1 NO	=	3.99	SQ.MT.
8	0.68	X	1.47	X	1 NO	=	1.00	SQ.MT.
9	0.07	X	8.08	X	1 NO	=	0.57	SQ.MT.
10	0.67	X	2.15	X	1 NO	=	1.44	SQ.MT.
11	0.07	X	0.56	X	1 NO	=	0.04	SQ.MT.
12	5.55	X	1.03	X	1 NO	=	5.72	SQ.MT.
13	4.41	X	1.59	X	1 NO	=	7.01	SQ.MT.
14	4.34	X	2.85	X	1 NO	=	12.37	SQ.MT.
15	2.98	X	1.14	X	1 NO	=	3.40	SQ.MT.
16	3.75	X	4.03	X	1 NO	=	15.11	SQ.MT.
17	2.93	X	4.63	X	1 NO	=	13.57	SQ.MT.
18	3.81	X	1.20	X	1 NO	=	4.57	SQ.MT.
<b>TOTAL DEDUCTION</b>						<b>=</b>	<b>98.80</b>	<b>SQ.MT.</b>
<b>TOTAL BUILT UP AREA [X-Y1]</b>						<b>=</b>	<b>300.20</b>	<b>SQ.MT.</b>

STAIRCASE AREA CALCULATION  
1ST FLOOR

ST1	3.31	X	1.70	X	1 NO	=	5.63	SQ.MT.
ST2	3.23	X	0.65	X	1 NO	=	2.10	SQ.MT.
ST3	4.33	X	0.55	X	1 NO	=	2.38	SQ.MT.
ST4	3.31	X	2.28	X	1 NO	=	7.55	SQ.MT.
ST5	0.83	X	6.41	X	1 NO	=	5.32	SQ.MT.
ST6	0.23	X	0.15	X	1 NO	=	0.03	SQ.MT.
ST7	1.88	X	1.65	X	1 NO	=	3.10	SQ.MT.
ST8	5.60	X	0.78	X	1 NO	=	4.37	SQ.MT.
ST9	3.23	X	1.50	X	1 NO	=	4.84	SQ.MT.
ST10	3.31	X	1.93	X	1 NO	=	6.39	SQ.MT.
ST11	3.46	X	0.97	X	1 NO	=	3.36	SQ.MT.
ST12	2.37	X	4.13	X	1 NO	=	9.79	SQ.MT.
ST13	3.45	X	0.95	X	1 NO	=	3.28	SQ.MT.
ST14	3.75	X	0.60	X	1 NO	=	2.25	SQ.MT.
<b>TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)</b>						<b>=</b>	<b>60.39</b>	<b>SQ.MT.</b>

PROFESSIONAL OFFICE AREA CALCULATION  
1ST FLOOR

PF1	3.38	X	2.87	X	1 NO	=	9.70	SQ.MT.
PF2	3.23	X	1.26	X	1 NO	=	4.07	SQ.MT.
PF3	1.66	X	2.40	X	1 NO	=	3.98	SQ.MT.
<b>TOTAL OFFICE AREA PER FL. (1ST FLOOR)</b>						<b>=</b>	<b>17.75</b>	<b>SQ.MT.</b>

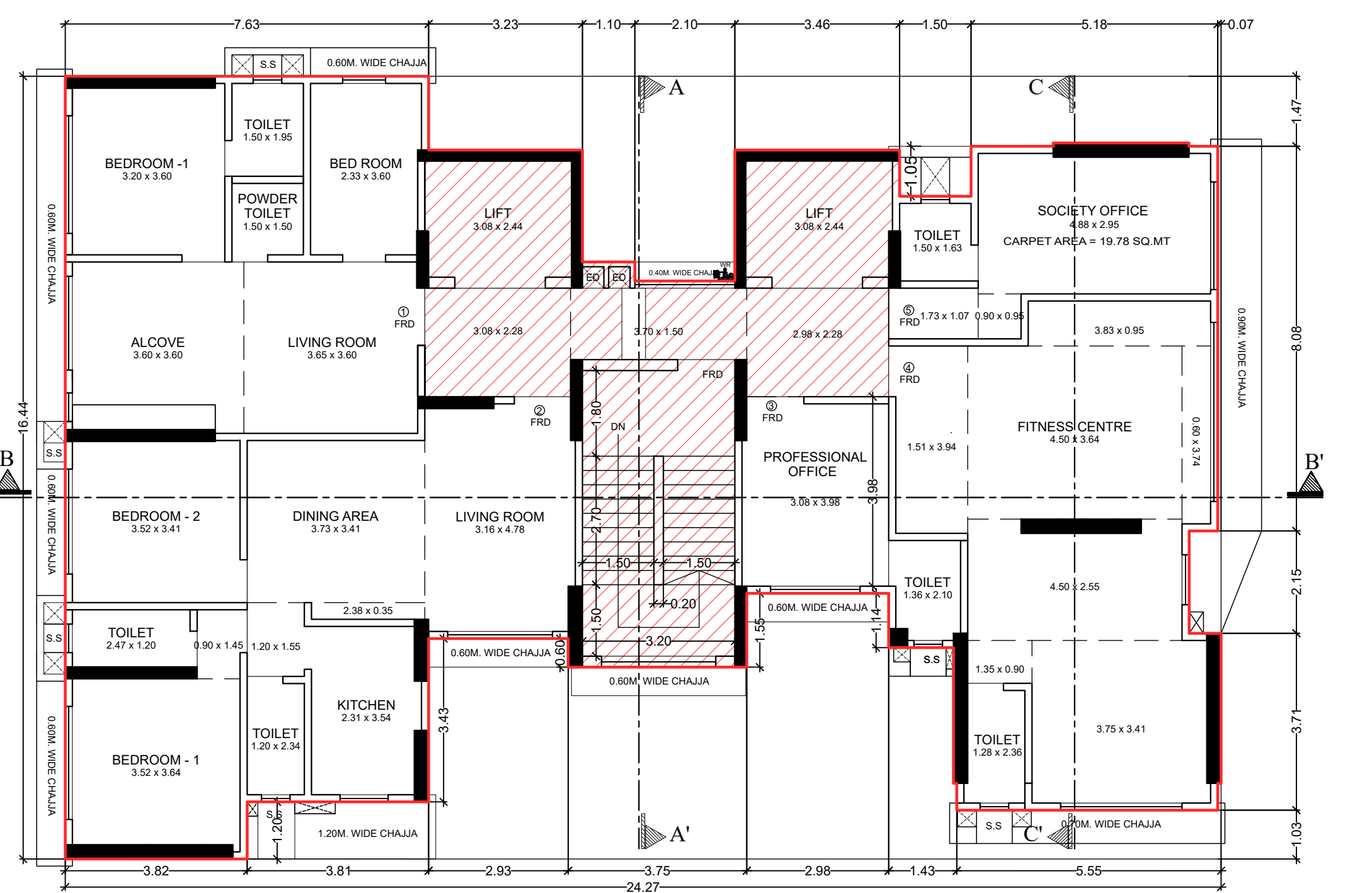
FITNESS CENTRE AREA CALCULATION  
1ST FLOOR

FC1	4.05	X	0.94	X	1 NO	=	3.81	SQ.MT.
FC2	6.91	X	1.14	X	1 NO	=	7.88	SQ.MT.
FC3	1.51	X	2.87	X	1 NO	=	4.33	SQ.MT.
FC4	5.25	X	2.82	X	1 NO	=	14.81	SQ.MT.
FC5	4.65	X	2.15	X	1 NO	=	10.00	SQ.MT.
FC6	5.32	X	0.30	X	1 NO	=	1.60	SQ.MT.
FC7	5.62	X	2.85	X	1 NO	=	16.02	SQ.MT.
FC8	5.48	X	0.56	X	1 NO	=	3.07	SQ.MT.
<b>TOTAL FITNESS CENTRE AREA (1ST FLOOR)</b>						<b>=</b>	<b>61.52</b>	<b>SQ.MT.</b>

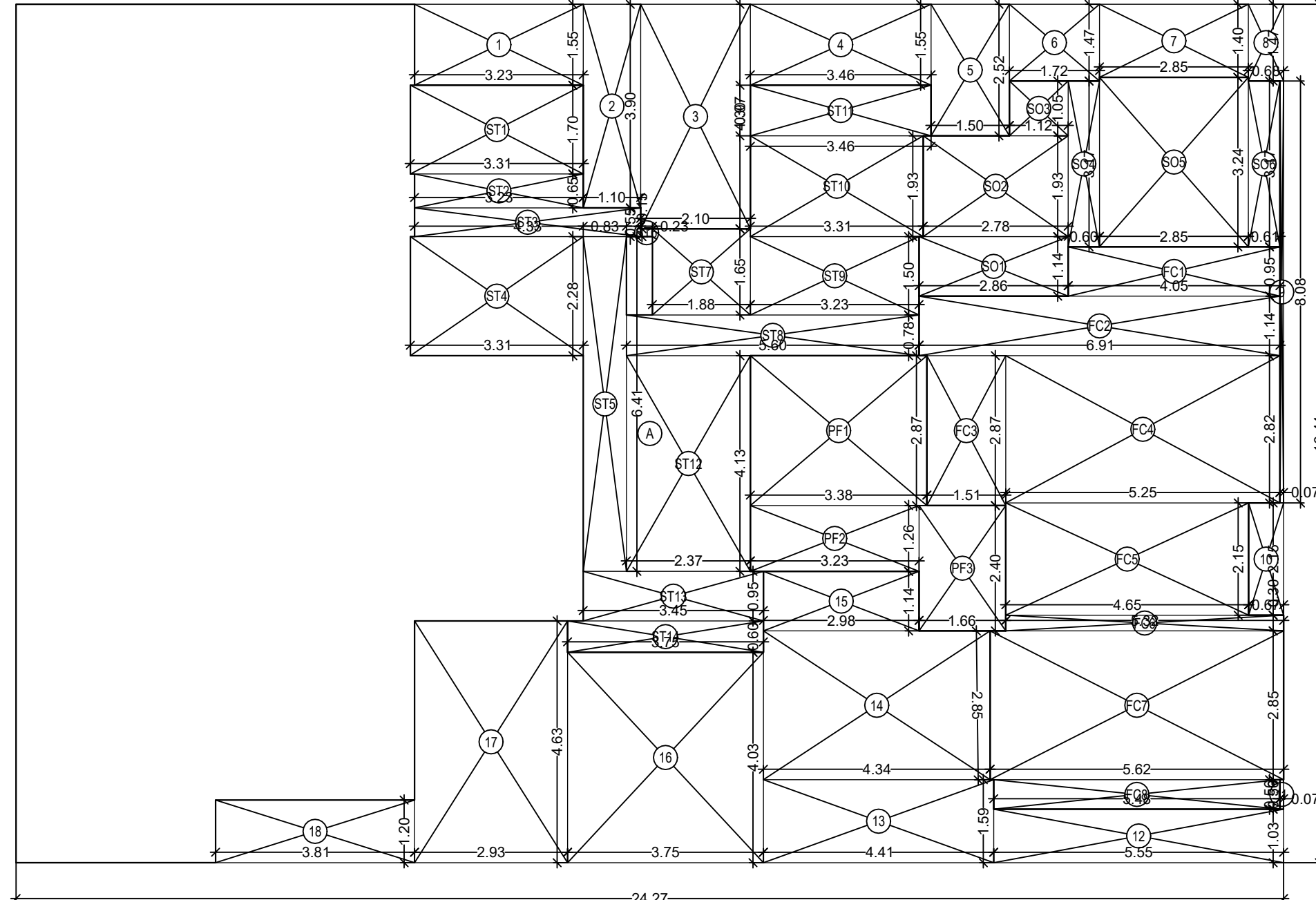
SOCIETY OFFICE AREA CALCULATION  
1ST FLOOR

SO1	2.86	X	1.14	X	1 NO	=	3.26	SQ.MT.
SO2	2.77	X	1.93	X	1 NO	=	5.35	SQ.MT.
SO3	1.13	X	1.05	X	1 NO	=	1.19	SQ.MT.
SO4	0.60	X	3.17	X	1 NO	=	1.90	SQ.MT.
SO5	2.85	X	3.25	X	1 NO	=	9.26	SQ.MT.
SO6	0.60	X	3.17	X	1 NO	=	1.90	SQ.MT.
<b>TOTAL SOCIETY OFFICE AREA (1ST FLOOR)</b>						<b>=</b>	<b>22.86</b>	<b>SQ.MT.</b>

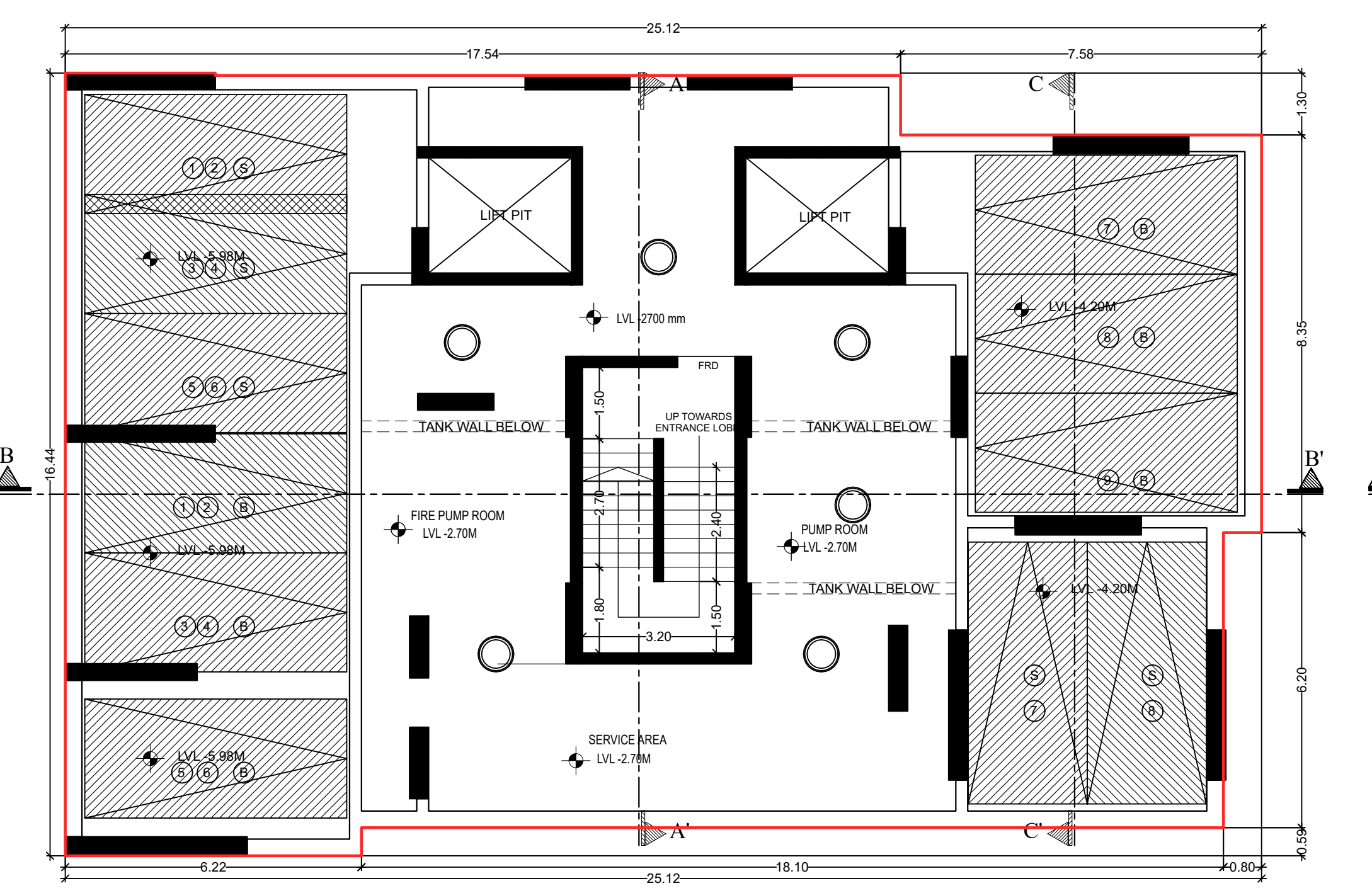
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]  
= 137.68 SQ.MT.



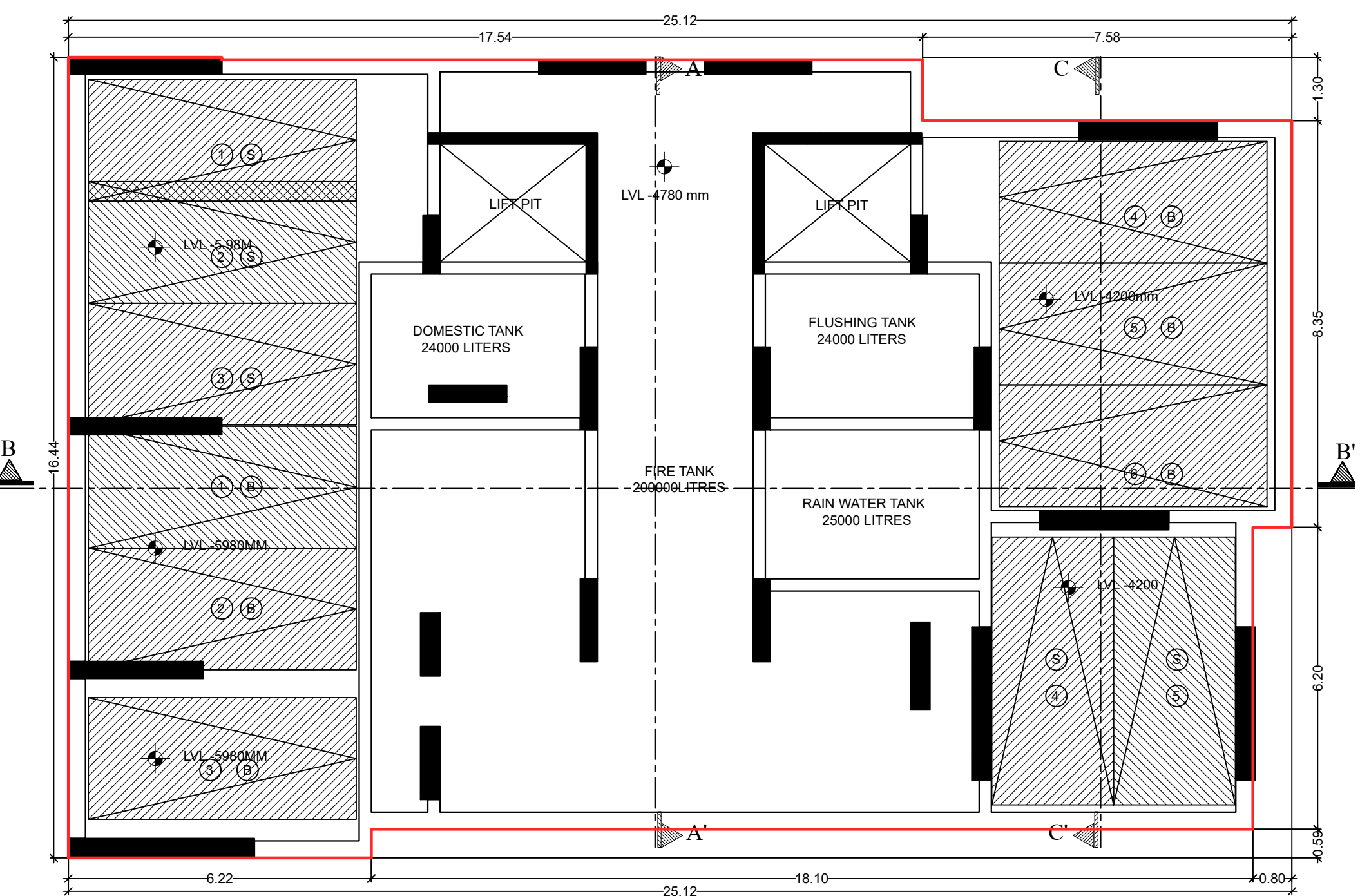
1ST FLOOR PLAN  
SCALE 1:100



1ST FLOOR AREA DIAGRAM  
SCALE 1:100



1ST BASEMENT FLOOR PLAN  
SCALE 1:100



2ND BASEMENT FLOOR PLAN  
SCALE 1:100

PROFORMA - B

CONTENTS OF SHEET  
1ST FLOOR PLAN & AREA DIAGRAM, 1ST BASEMENT FLOOR PLAN, 2ND BASEMENT FLOOR PLAN, TERRACE FLOOR PLAN, CARPET AREA CALCULATION

NOTES  
ALL DIMENSION ARE IN METER  
APPROVAL OF PLAN  
This Candles Approval to the previous Plans Sanctioned under No. CHE/ES/0547/M/337(NEW) dated. 09/05/2023  
Approval Subjected to the conditions mentioned in this office letter No. CHE/ES/0547/M/337(NEW)

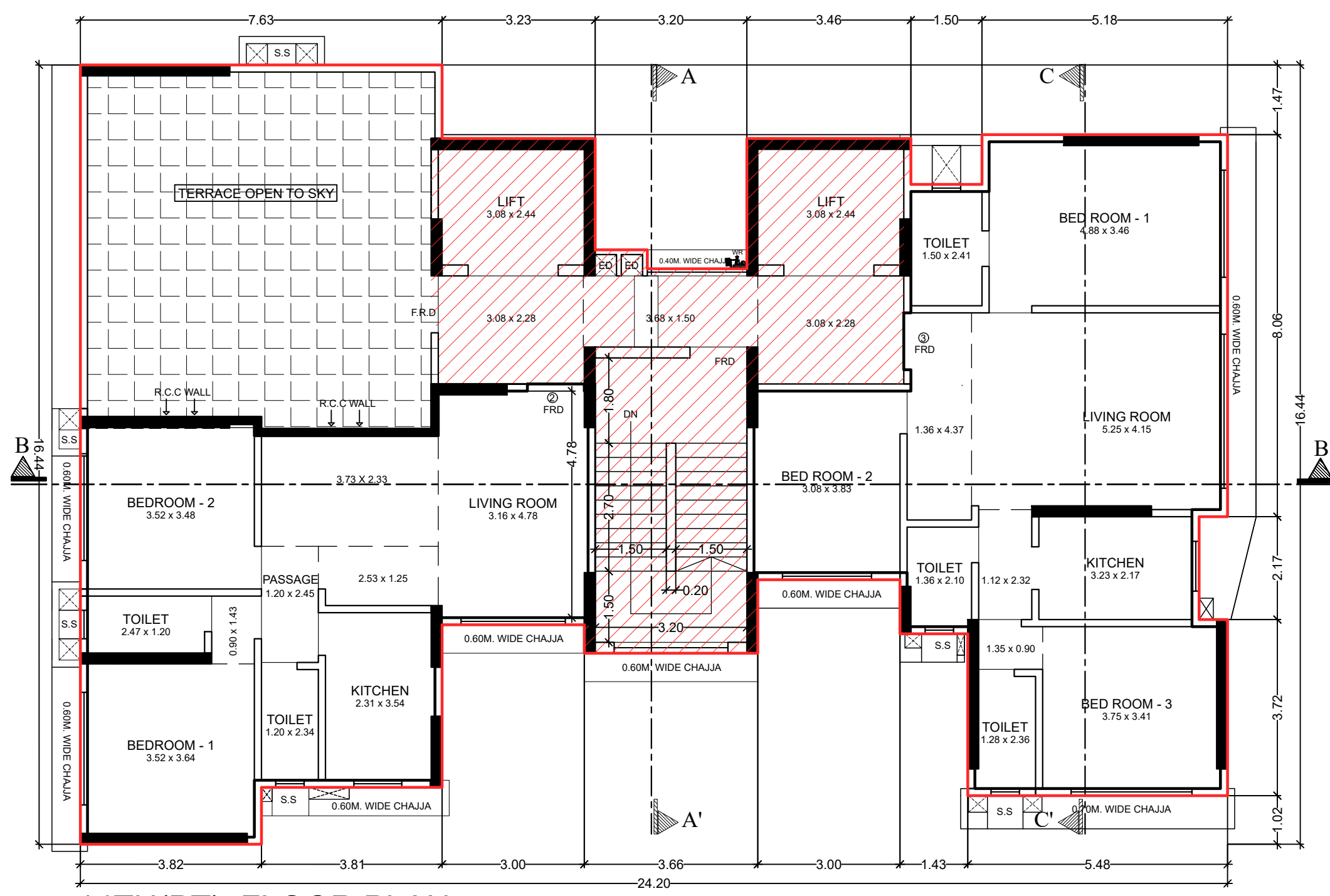
S.E.M-II	A.E (B.P.M)	E.E (B.P.) 1
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MUNICIPAL CORPORATION OF GREATER MUMBAI  
DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 853(P.T), 853/15 TO 22, OF VILLAGE CHEMBUR, TALUKA- KURLA, KANDHARI COLONY, 2ND ROAD, CHEMBUR, MUMBAI - 400 071.

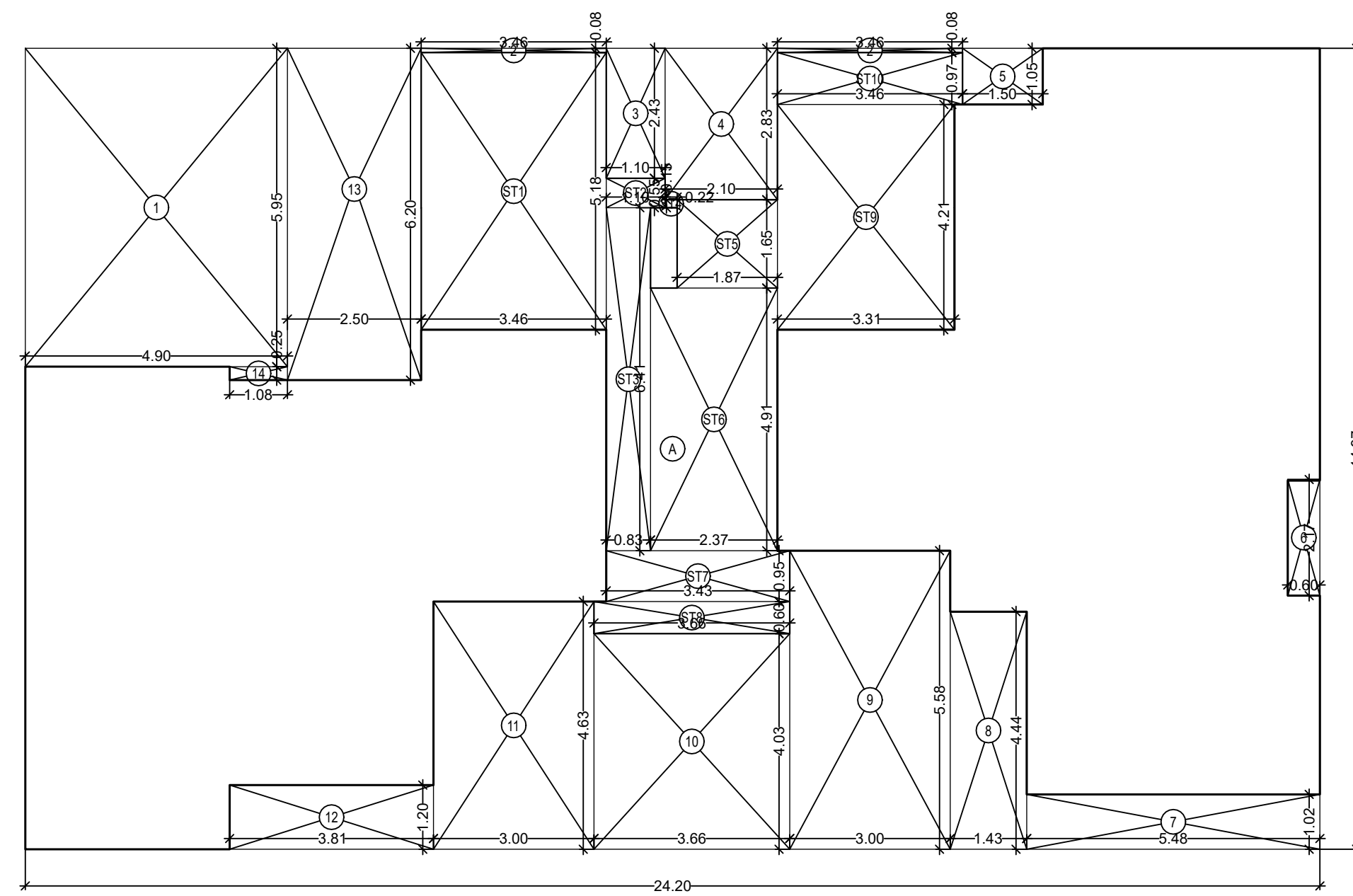
NAME AND SIGNATURE OF OWNER/APPLICANT  
M/S. TATTVA MITTAL CORPORATION PVT.LTD.

C.A. TO OWNER			
JOB NO	DRG NO	SCALE	DATE
BMC-AM	03	AS SHOWN	08.08.2023
DRAWN BY		AR. SIDDH BARGODE	

NAME & ADDRESS OF ARCHITECT  
Ketan Vaidya Associates  
ARCHITECT, INTERIOR DESIGNER,  
203 / B, RAJKAMAL C.H.S., SUBHASH ROAD,  
VILE-PARLE (E), MUMBAI-400 057, PH. -022 2612 3470



14TH(PT) FLOOR PLAN  
SCALE 1:100



14TH(PT) FLOOR AREA DIAGRAM  
SCALE 1:100

BUILT UP AREA CALCULATION

14TH FLOOR				
A	24.20	X 14.97	X 1 NO	= 362.27 SQ.MT
TOTAL ADDITION			= 362.27 SQ.MT	

DEDUCTIONS

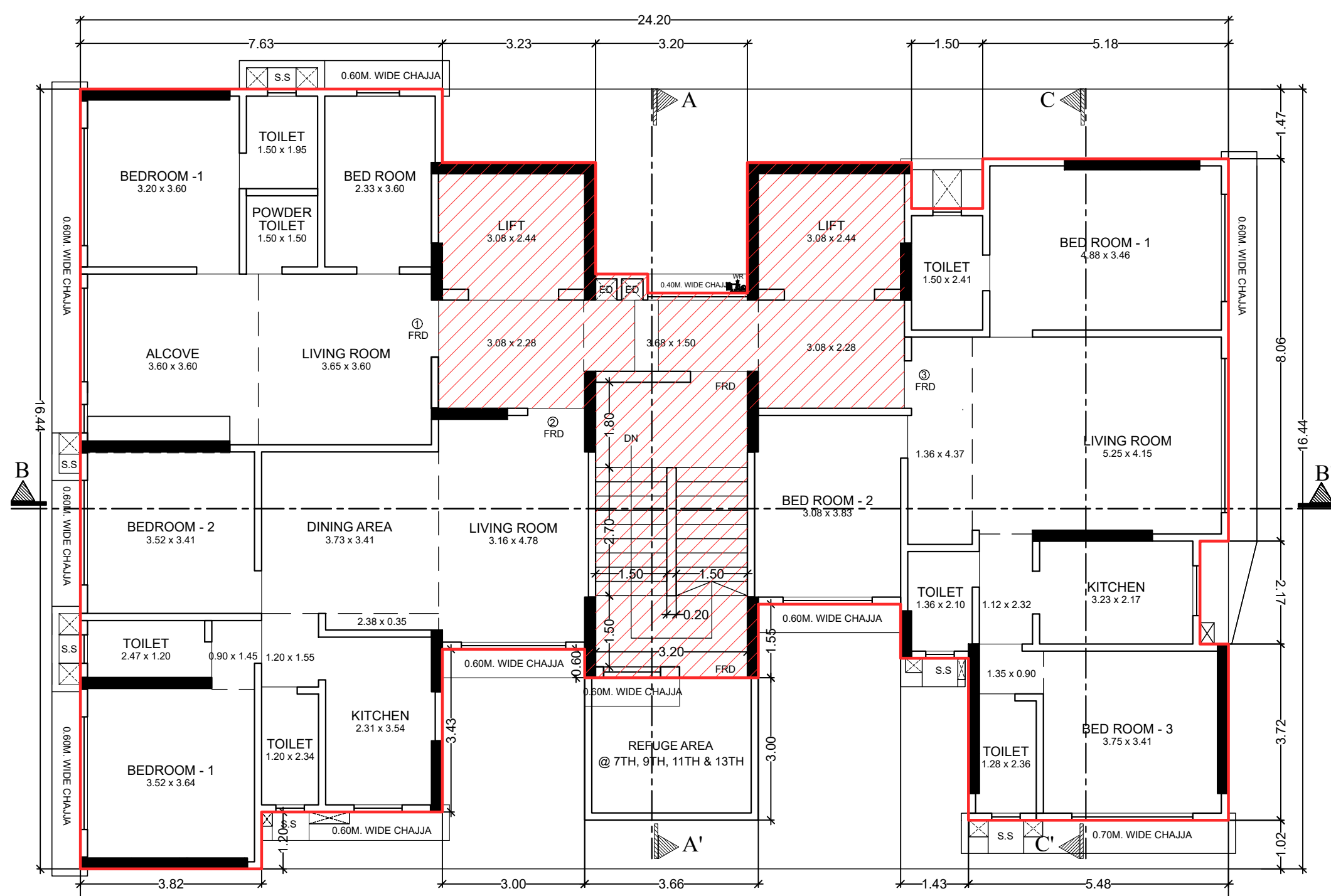
1	4.90	X 5.95	X 1 NO	= 29.16 SQ.MT
2	3.46	X 0.08	X 2 NOS	= 0.55 SQ.MT
3	1.10	X 2.43	X 1 NO	= 2.67 SQ.MT
4	2.10	X 2.83	X 1 NO	= 5.94 SQ.MT
5	1.50	X 1.05	X 1 NO	= 1.58 SQ.MT
6	0.60	X 2.17	X 1 NO	= 1.30 SQ.MT
7	5.48	X 1.02	X 1 NO	= 5.59 SQ.MT
8	1.43	X 4.44	X 1 NO	= 6.35 SQ.MT
9	3.00	X 5.58	X 1 NO	= 16.74 SQ.MT
10	3.66	X 4.03	X 1 NO	= 14.74 SQ.MT
11	3.00	X 4.63	X 1 NO	= 13.89 SQ.MT
12	3.81	X 1.20	X 1 NO	= 4.57 SQ.MT
13	2.50	X 6.20	X 1 NO	= 15.50 SQ.MT
14	1.08	X 0.25	X 1 NO	= 0.27 SQ.MT
TOTAL DEDUCTION			= 118.85 SQ.MT	
TOTAL BUILT UP AREA (X-Y1)			= 243.42 SQ.MT	

STAIRCASE AREA CALCULATION

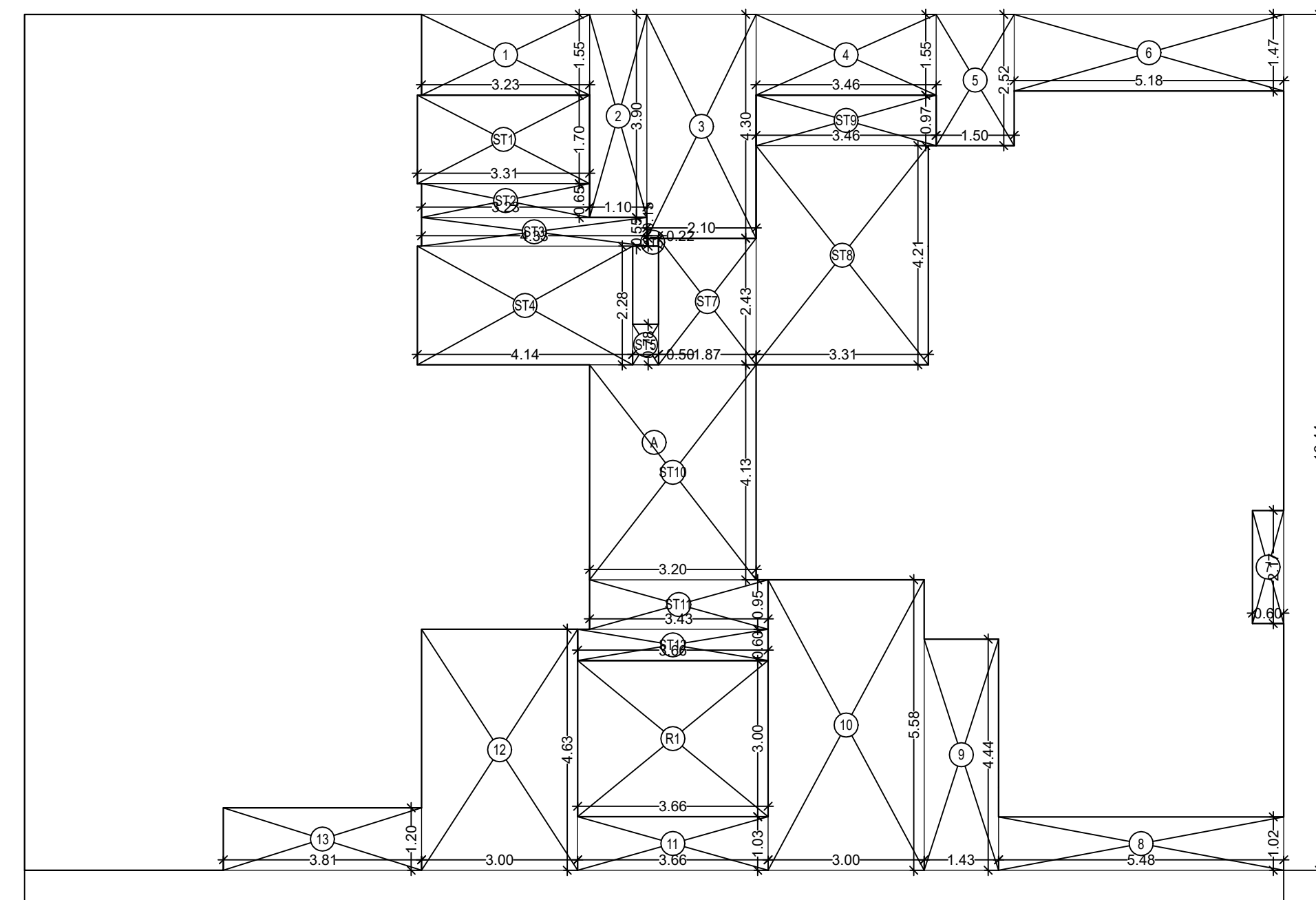
14TH FLOOR				
ST1	3.46	X 5.18	X 1 NO	= 17.92 SQ.MT
ST2	1.10	X 0.55	X 1 NO	= 0.61 SQ.MT
ST3	0.83	X 6.41	X 1 NO	= 5.32 SQ.MT
ST4	0.23	X 0.15	X 1 NO	= 0.03 SQ.MT
ST5	1.88	X 1.65	X 1 NO	= 3.10 SQ.MT
ST6	2.37	X 4.91	X 1 NO	= 11.64 SQ.MT
ST7	3.43	X 0.95	X 1 NO	= 3.26 SQ.MT
ST8	3.66	X 0.60	X 1 NO	= 2.20 SQ.MT
ST9	3.31	X 4.21	X 1 NO	= 13.94 SQ.MT
ST10	3.46	X 0.97	X 1 NO	= 3.36 SQ.MT
TOTAL STAIRCASE AREA PER FL. (14TH FLOOR)			= 61.38 SQ.MT	

NET BUILT UP AREA

[X1 - Y2]	= 182.04 SQ.MT
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7TH, 9TH, 11TH & 13TH FLOOR PLAN  
SCALE 1:100



7TH, 9TH, 11TH & 13TH FLOOR AREA DIAGRAM  
SCALE 1:100

BUILT UP AREA CALCULATION

7TH, 9TH & 11TH & 13TH FLOOR				
A	24.20	X 16.44	X 1 NO	= 397.85 SQ.MT
TOTAL ADDITION			= 397.85 SQ.MT	

DEDUCTIONS

1	3.23	X 1.55	X 1 NO	= 5.01 SQ.MT
2	1.10	X 3.90	X 1 NO	= 4.29 SQ.MT
3	2.10	X 4.30	X 1 NO	= 9.03 SQ.MT
4	3.46	X 1.55	X 1 NO	= 5.36 SQ.MT
5	1.50	X 2.52	X 1 NO	= 3.78 SQ.MT
6	5.18	X 1.47	X 1 NO	= 7.61 SQ.MT
7	0.60	X 2.17	X 1 NO	= 1.30 SQ.MT
8	5.48	X 1.02	X 1 NO	= 5.59 SQ.MT
9	1.43	X 4.44	X 1 NO	= 6.35 SQ.MT
10	3.00	X 5.58	X 1 NO	= 16.74 SQ.MT
11	3.66	X 1.03	X 1 NO	= 3.77 SQ.MT
12	3.00	X 4.63	X 1 NO	= 13.89 SQ.MT
13	3.81	X 1.20	X 1 NO	= 4.57 SQ.MT
TOTAL DEDUCTION			= 87.29 SQ.MT	

REFUGE AREA CALCULATION

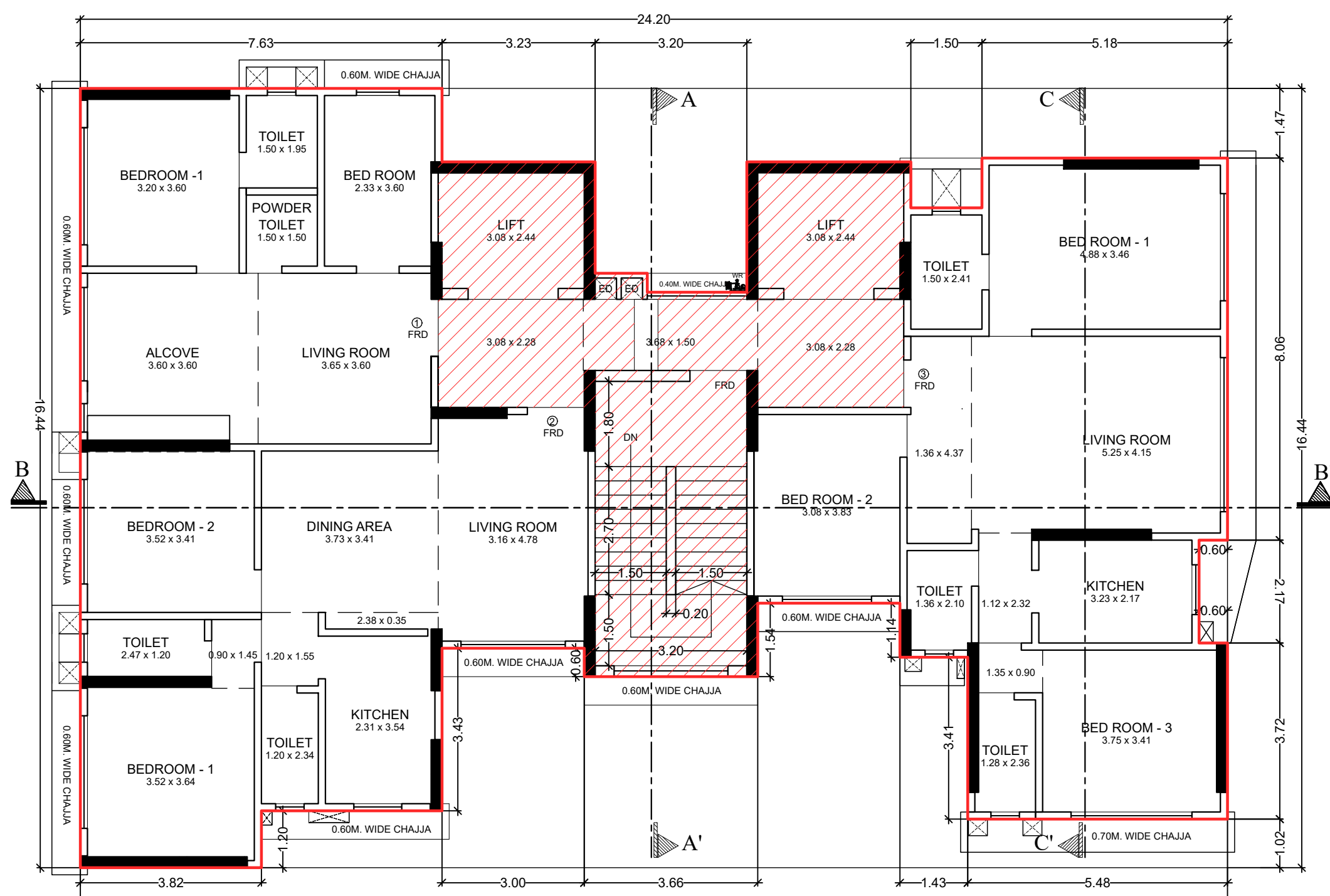
7TH, 9TH & 11TH & 13TH FLOOR				
R1	3.66	X 3.00	X 1 NO	= 10.98 SQ.MT
TOTAL REFUGE AREA			= 10.98 SQ.MT	
TOTAL BUILT UP AREA (X - (Y1+Y2))			= 299.56 SQ.MT	

STAIRCASE AREA CALCULATION

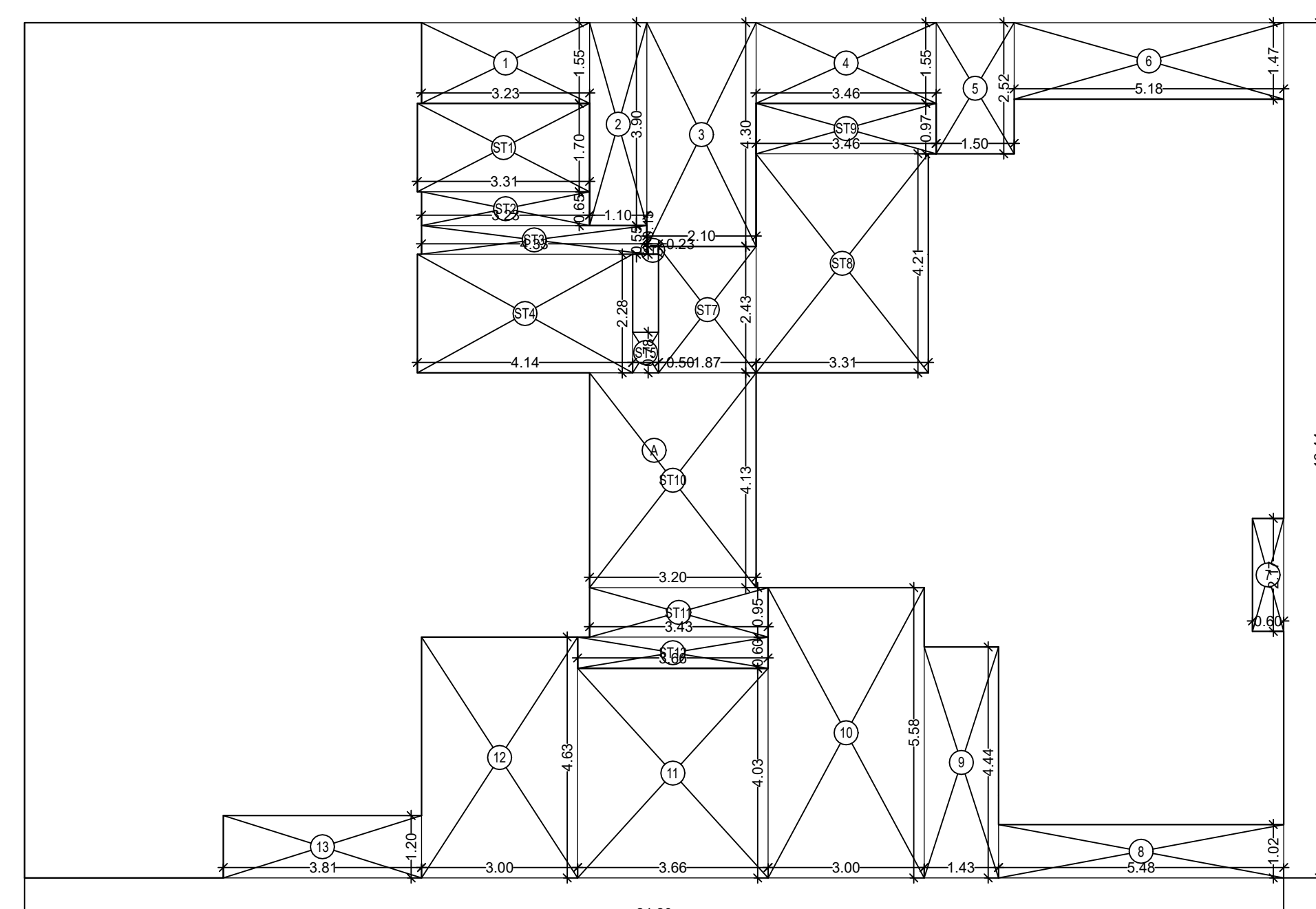
7TH, 9TH & 11TH & 13TH FLOOR				
ST1	3.31	X 1.70	X 1 NO	= 5.63 SQ.MT
ST2	3.23	X 0.65	X 1 NO	= 2.10 SQ.MT
ST3	4.33	X 0.55	X 1 NO	= 2.38 SQ.MT
ST4	4.14	X 2.28	X 1 NO	= 9.44 SQ.MT
ST5	0.50	X 0.78	X 1 NO	= 0.39 SQ.MT
ST6	0.23	X 0.15	X 1 NO	= 0.03 SQ.MT
ST7	1.88	X 2.43	X 1 NO	= 4.57 SQ.MT
ST8	3.31	X 4.21	X 1 NO	= 13.94 SQ.MT
ST9	3.46	X 0.97	X 1 NO	= 3.36 SQ.MT
ST10	3.20	X 4.13	X 1 NO	= 13.22 SQ.MT
ST11	3.43	X 0.95	X 1 NO	= 3.26 SQ.MT
ST12	3.66	X 0.60	X 1 NO	= 2.20 SQ.MT
TOTAL STAIRCASE AREA PER FL. (7TH, 9TH & 11TH & 13TH FLOOR)			= 60.52 SQ.MT	

NET BUILT UP AREA

[X1 - Y2]	= 239.06 SQ.MT
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2ND TO 6TH, 8TH, 10TH, & 12TH FLOOR PLAN  
SCALE 1:100



2ND TO 6TH, 8TH, 10TH, & 12TH FLOOR AREA DIAGRAM  
SCALE 1:100

BUILT UP AREA CALCULATION

2ND TO 6TH, 8TH, 10TH & 12 TH FLOOR				
A	24.20	X 16.44	X 1 NO	= 397.85 SQ.MT
TOTAL ADDITION			= 397.85 SQ.MT	

DEDUCTIONS

1	3.23	X 1.55	X 1 NO	= 5.01 SQ.MT
2	1.10	X 3.90	X 1 NO	= 4.29 SQ.MT
3	2.10	X 4.30	X 1 NO	= 9.03 SQ.MT
4	3.46	X 1.55	X 1 NO	= 5.36 SQ.MT
5	1.50	X 2.52	X 1 NO	= 3.78 SQ.MT
6	5.18	X 1.47	X 1 NO	= 7.61 SQ.MT
7	0.60	X 2.17	X 1 NO	= 1.30 SQ.MT
8	5.48	X 1.02	X 1 NO	= 5.59 SQ.MT
9	1.43	X 4.44	X 1 NO	= 6.35 SQ.MT
10	3.00	X 5.58	X 1 NO	= 16.74 SQ.MT
11	3.66	X 4.03	X 1 NO	= 14.75 SQ.MT
12	3.00	X 4.63	X 1 NO	= 13.89 SQ.MT
13	3.81	X 1.20	X 1 NO	= 4.57 SQ.MT
TOTAL DEDUCTION			= 98.27 SQ.MT	
TOTAL BUILT UP AREA (X - Y1)			= 299.58 SQ.MT	

STAIRCASE AREA CALCULATION

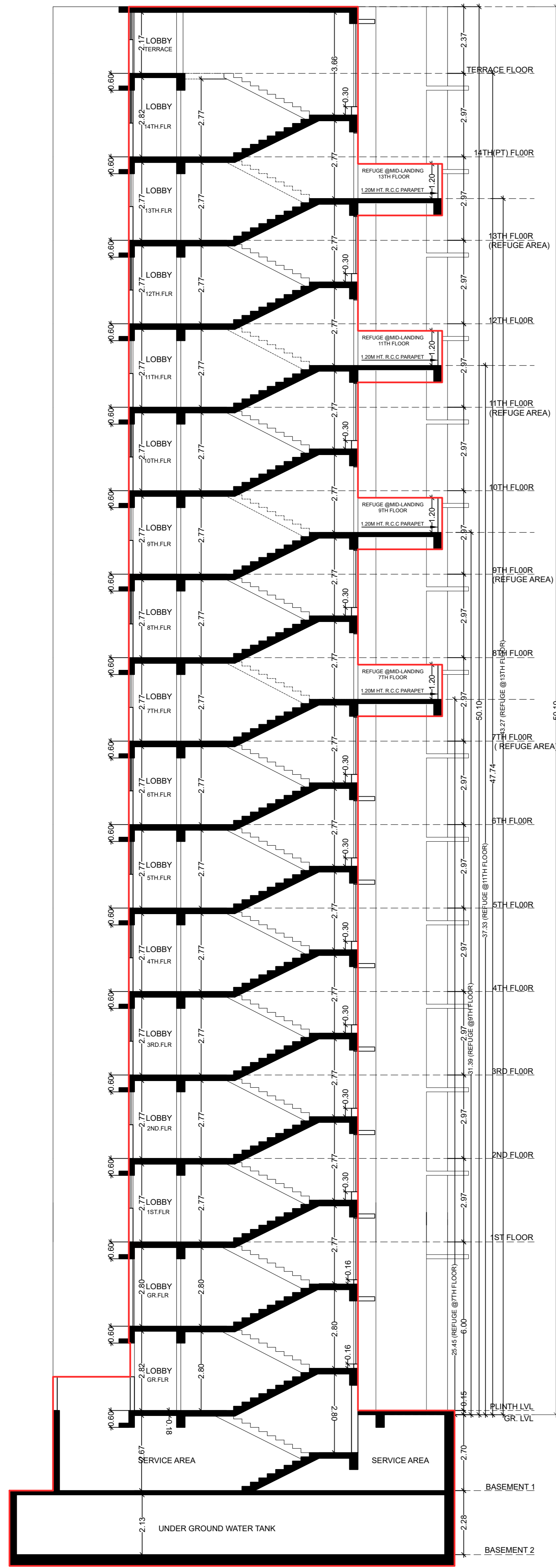
2ND TO 6TH, 8TH, 10TH & 12 TH FLOOR				
ST1	3.31	X 1.70	X 1 NO	= 5.63 SQ.MT
ST2	3.23	X 0.65	X 1 NO	= 2.10 SQ.MT
ST3	4.33	X 0.55	X 1 NO	= 2.38 SQ.MT
ST4	4.14	X 2.28	X 1 NO	= 9.44 SQ.MT
ST5	0.50	X 0.78	X 1 NO	= 0.39 SQ.MT
ST6	0.23	X 0.15	X 1 NO	= 0.03 SQ.MT
ST7	1.88	X 2.43	X 1 NO	= 4.57 SQ.MT
ST8	3.31	X 4.21	X 1 NO	= 13.94 SQ.MT
ST9	3.46	X 0.97	X 1 NO	= 3.36 SQ.MT
ST10	3.20	X 4.13	X 1 NO	= 13.22 SQ.MT
ST11	3.43	X 0.95	X 1 NO	= 3.26 SQ.MT
ST12	3.66	X 0.60	X 1 NO	= 2.20 SQ.MT
TOTAL STAIRCASE AREA PER FL. (2ND TO 6TH, 8TH, 10TH & 12 TH FLOOR)			= 60.52 SQ.MT	

NET BUILT UP AREA

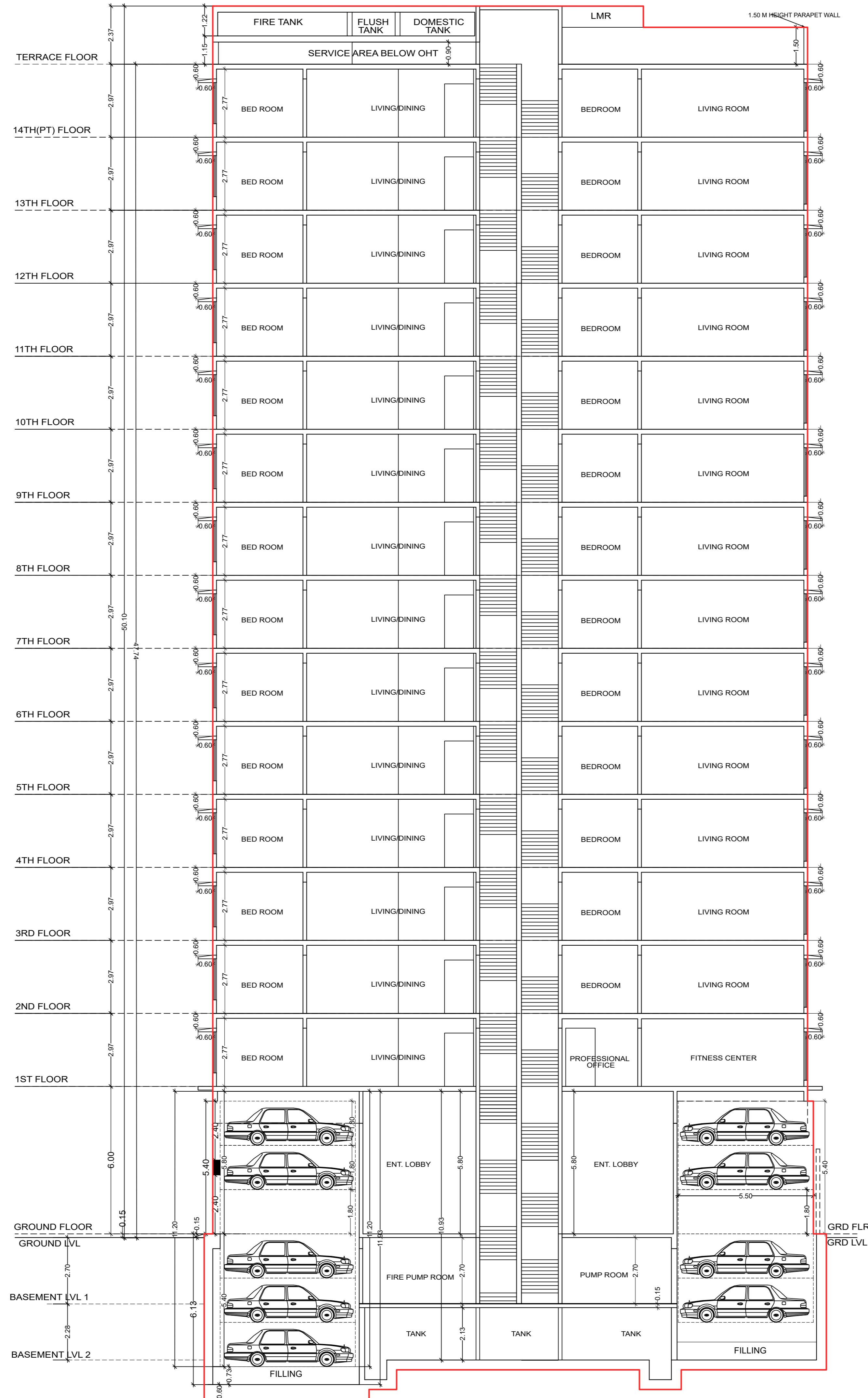
[X1 - Y2]	= 239.06 SQ.MT
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PROFORMA - B

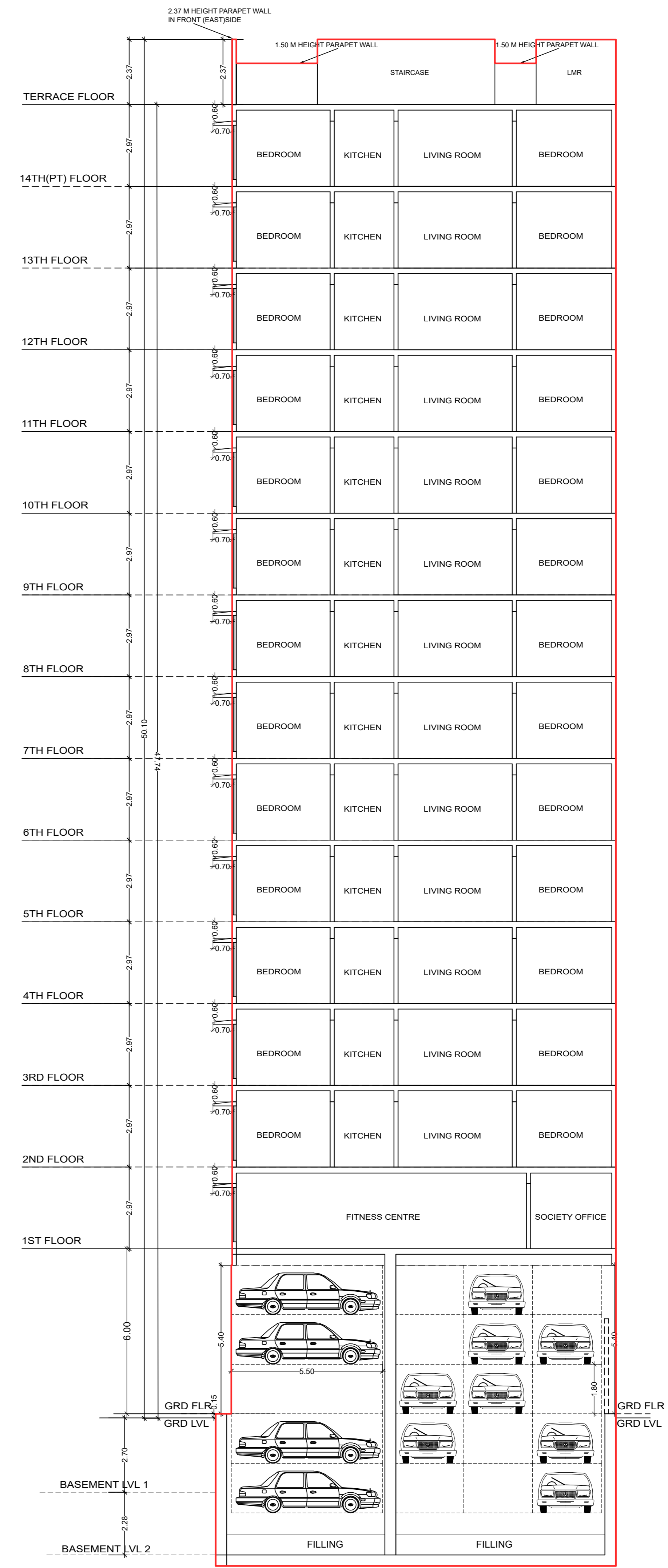
CONTENTS OF SHEET			
2ND TO 14TH(PT) FLOOR PLANS, 2ND TO 14TH(PT) AREA LINE DIAGRAM			
NOTES			
ALL DIMENSION ARE IN METER			
APPROVAL OF PLAN			
This Cancels Approval to the previous Plans Sanctioned under No. CHE/ES/0547/M/337(NEW) dated: 09/05/2023			
Approval Subjected to the conditions mentioned in this office letter No. CHE/ES/0547/M/337(NEW)			
S.E.M-II	A.E (B.P.)M	E.E (B.P.) 1	
MUNICIPAL CORPORATION OF GREATER MUMBAI			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 853(P.T.) 85/15 TO 22, OF VILLAGE CHEMBUR, TALUKA-KURLA, KANDHARI COLONY, 2ND ROAD, CHEMBUR, MUMBAI - 400 071.			
NAME AND SIGNATURE OF OWNER/APPLICANT			
M/S. TATVA MITTAL CORPORATION PVT.LTD.			
C.A. TO OWNER			
JOB NO	DRG NO	SCALE	DATE
BMC-AM	04	AS SHOWN	08.08.2023
DRAWN BY		AR. SIDDIH BARGUDE	
NAME & ADDRESS OF ARCHITECT			
Ketan Vaidya Associates			
ARCHITECT, INTERIOR DESIGNER,			
203/B, RAJAMAL C.I.S. SUBHASHI ROAD,			
VILE PARLE (E), MUMBAI-400 057. TEL:- 022-2612 3470			



SECTION AA'  
SCALE 1:100



SECTION BB'  
SCALE 1:100



SECTION CC'  
SCALE 1:100

PROFORMA - B						
CONTENTS OF SHEET						
SECTION A-A', SECTION B-B', SECTION C-C'						
NOTES						
ALL DIMENSION ARE IN METER						
APPROVAL OF PLAN						
This Certificate Approval to the previous Plans Sanctioned under No. CHE/ES/0547/MW/337(NEW) dated: 09/05/2023						
Approval Subjected to the conditions mentioned in this office letter No. CHE/ES/0547/MW/337(NEW)						
<table border="1"> <tr> <td>SE M II</td> <td>A E (B.P.M)</td> <td>E E (B.P.) 1</td> </tr> </table>				SE M II	A E (B.P.M)	E E (B.P.) 1
SE M II	A E (B.P.M)	E E (B.P.) 1				
DESCRIPTION OF PROPOSAL & PROPERTY						
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 853(P7), 853/15 TO 22, GF VILLAGE CHEMBUR, TALUKA-KURLA, KANDHARI COLONY 2ND ROAD, CHEMBUR, MUMBAI - 400 071.						
NAME AND SIGNATURE OF OWNER/APPLICANT						
M/S. TATVA MITTAL CORPORATION PVT.LTD.						
C.A TO OWNER						
JOB NO	DRG NO	SCALE	DATE			
BMC-AM	05	AS SHOWN	09.08.2023			
DRAWN BY: AR. SIDDIH BARGODE						
NAME & ADDRESS OF ARCHITECT						
Ketan Vaidya Associates ARCHITECT, INTERIOR DESIGNER, 20 / B, KAJAMAL CH.S., SUBHASHI ROAD, VILE-PARLE (E), MUMBAI-400 057. PH- 022 2612 3470						