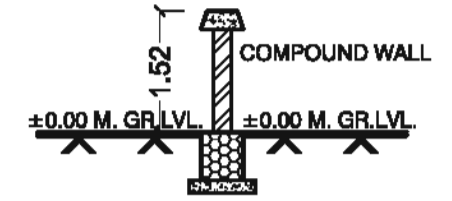
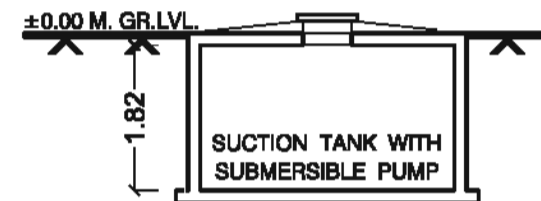


PLOT AREA LINE DIAGRAM
SCALE = 1:500

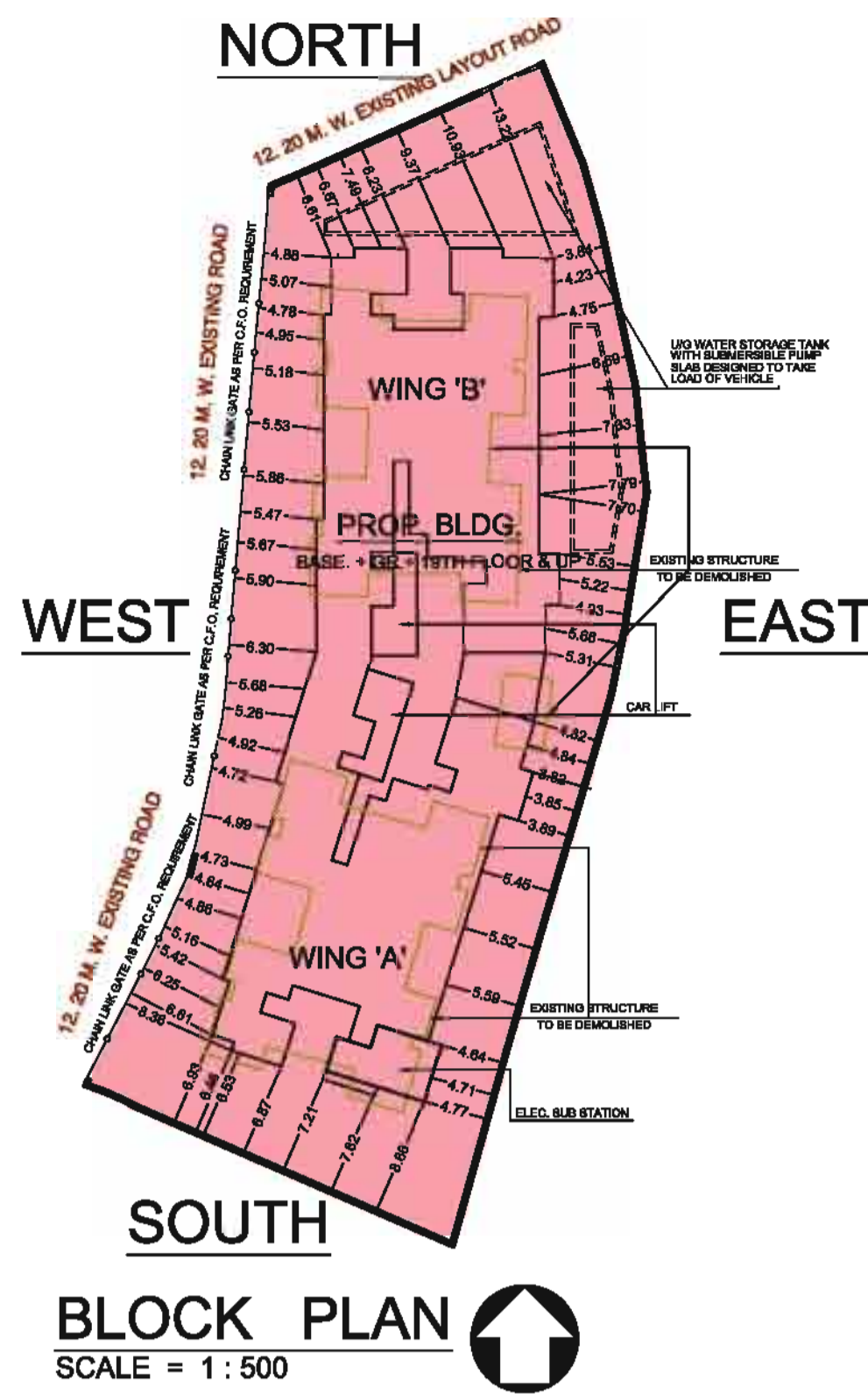
PLOT AREA CALCULATIONS			
ADDITIONS			
1)	47.35	X	25.20 X 0.50 = 596.61 SQ.MT.
2)	47.35	X	7.62 X 0.50 = 180.40 SQ.MT.
3)	33.35	X	9.37 X 0.50 = 156.24 SQ.MT.
4)	29.76	X	13.80 X 0.50 = 206.34 SQ.MT.
5)	40.83	X	13.30 X 0.50 = 271.52 SQ.MT.
6)	44.34	X	2.85 X 0.50 = 63.19 SQ.MT.
7)	44.34	X	10.26 X 0.50 = 227.46 SQ.MT.
8)	35.20	X	5.39 X 0.50 = 94.86 SQ.MT.
9)	30.26	X	8.83 X 0.50 = 133.80 SQ.MT.
10)	24.21	X	4.42 X 0.50 = 53.50 SQ.MT.
11)	22.75	X	7.52 X 0.50 = 85.54 SQ.MT.
TOTAL ADDITIONS = 2088.26 SQ.MT.			
TOTAL PLOT AREA = 2088.26 SQ.MT.			
SAY = 2087.00 SQ.MT.			



SECTION THRO. COMPOUND WALL
SCALE = 1:100



SECTION THRO. SUCTION TANK
SCALE = 1:100

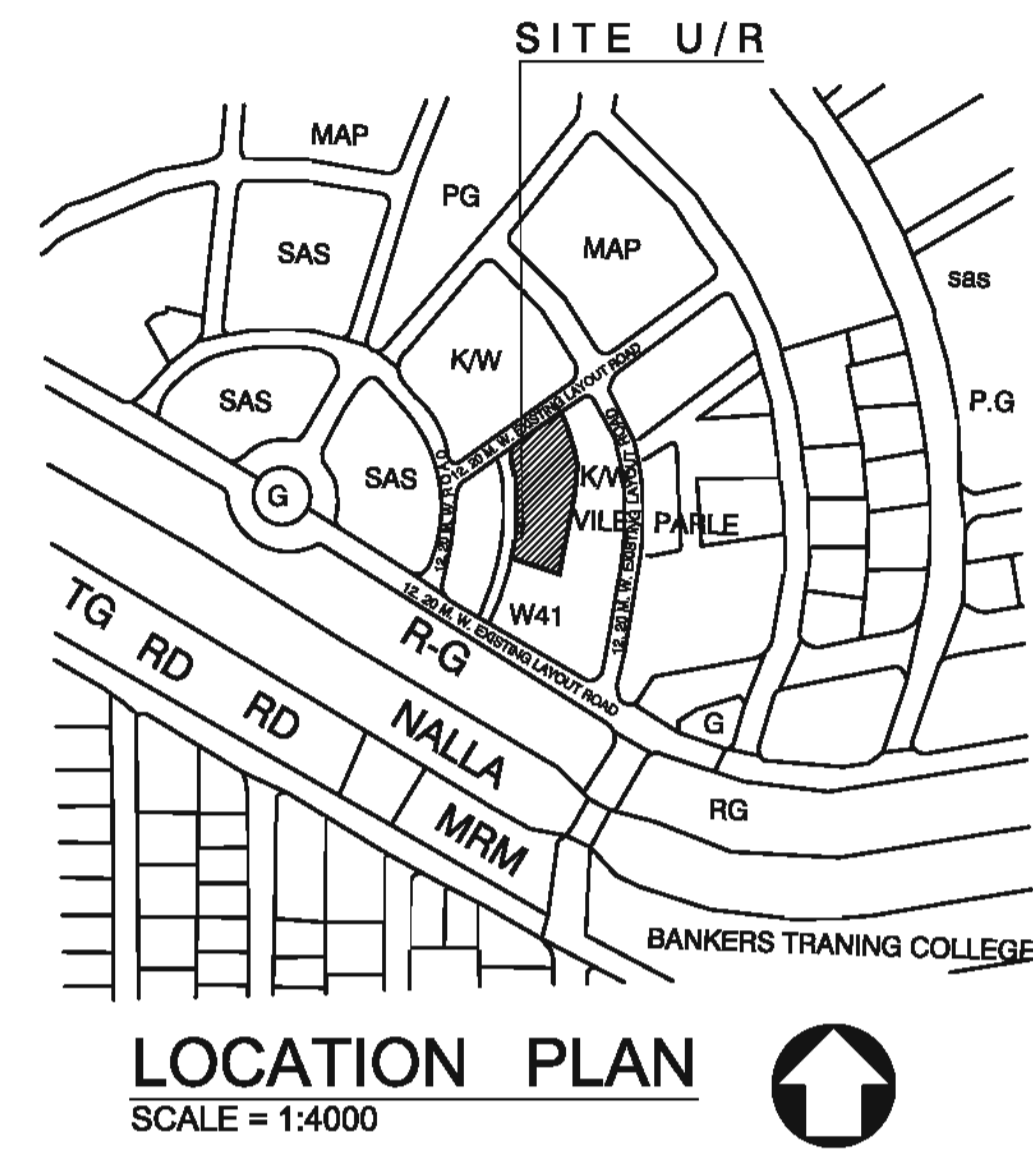


BLOCK PLAN
SCALE = 1:500

CAR PARKING STATEMENT			
FLOOR NAME	SMALL CAR	BIG CAR	TOTAL
BASEMENT FLOOR	00.00	187.00	174.00
GROUND FLOOR	12.00	07.00	17.00
TOTAL	12.00	194.00	191.00

CAR PARKING STATEMENT (AS PER MAHADA)			
(AS PER APPROVED MODIFIED D.C.R. PARKING)			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 35.00	NIL	1 PARKING FOR 8 TENEMENTS	00.00
35.00 TO 45.00	NIL	1 PARKING FOR 4 TENEMENTS	00.00
45.00 TO 70.00	NIL	1 PARKING FOR 2 TENEMENTS	00.00
70.00 ABOVE	122 Nos.	1 PARKING FOR 1 TENEMENTS	122.00
TOTAL PARKING	122 Nos.		122.00
25% ADDITIONAL PARKING FOR VISITORS			30.50
TOTAL PARKING REQUIRED			152.50
TOTAL PARKING PROVIDED			191.00 NO.S

SUMMARY (RESIDENTIAL)			
FUNGIBLE FSI 35%			
FLOOR NAME	FLOOR AREA	ADD. 35% F.C. FSI AREA	TOTAL FLOOR AREA
GROUND	19,748	6,912	26,660
1 ST	377,267	132,043	509,310
2 ND	536,193	188,367	724,560
3 RD	536,578	187,802	724,380
4 TH	536,578	187,802	724,380
5 TH	536,578	187,802	724,380
6 TH	536,578	187,802	724,380
7 TH	542,311	189,809	732,120
8 TH	711,807	249,133	960,940
9 TH	711,807	249,133	960,940
10 TH	711,807	249,133	960,940
11 TH	711,807	249,133	960,940
12 TH	711,807	249,133	960,940
13 TH	711,807	249,133	960,940
14 TH	577,733	202,207	779,940
15 TH	715,096	250,284	965,380
16 TH	711,807	249,133	960,940
17 TH	711,807	249,133	960,940
18 TH	711,807	249,133	960,940
19 TH	711,807	249,133	960,940
E.O & F.D AREA	16,889	5,911	22,800
TOTAL	12051.62	4218.07	16269.69
TOTAL BUILT UP AREA PROPOSED = 12051.62 SQ.MT.			
TOTAL BUILT UP AREA PROP. INCLUDING FUNGIBLE = 12051.62 + 4218.07 (35%) = 16269.69 SQ. MT.			



LOCATION PLAN
SCALE = 1:4000



STILT FLOOR PLAN

SCALE = 1:100

TOTAL No.OF PARKING = 20

CE / 8862 / BP / (WS) AK		1/8
PROFORMA - A		
A	AREA OF PLOT a) AREA AS PER (AS PER P. R. CARDMAHA BANDRA DIVISION)	2066.30
	ADD TIT BIT LAND	0.67
	AREA OF PLOT	2067.00
2	DEDUCTIONS FOR	NIL
	a) ROAD SET BACK AREA	NIL
	b) PROPOSED ROAD	NIL
	c) Any reservation (sub - plot)	NIL
	d) 5% amenity space as per DCR 57	NIL
3	Balance area of plot (1 minus 2)	2067.00
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)	NIL
5	Net area of plot (3 minus 4)	2067.00
6	Additions for floor space index 2 (a) 100% for D.P. Road (restricted to 40% or 80% of "3" above 2 (b) 100% for set-back (restricted to 40% or 80% of "3" above	NIL
7	Total Area (5 plus 6)	2067.00
8	Floor Space Index permissible	
9	Floor Space Index credit available by Development Right (SRA / 925 / CONST.) & (SRA / 961 / CONST.)	5167.50
10	Additions for floor spaces index 9(a) 0.50 F.S.I. as per DCR 32 9(b) 50% as per DCR 34 9(c) other. 9(g) Additional BUA to be allotted from Hon. VP / A discretionary quota (10 % VP Quota) OFFER LETTER Date & No. : 21/DEC/2015, CO/MB/REE/NOCF-931-63/1762/2015 Permissible Floor Area (7X8) plus 9 above	7000.00 12167.50
11	Existing floor area	NIL
12	Proposed built up area	12051.62
13	Excess balcony area taken in Floor Space Index	NIL
14A	Purely residential built up area	12051.62
14B	Remaining Non Residential Built up area.	NIL
14	TOTAL Built up proposed (11 + 12 + 13)	12051.62
15A	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (14A x 0.35)	4218.07
15B	Fungible Built Up Area component proposed vide DCR 35 (4) for Non - Residential = or < (14B x 0.20)	NIL
15	Total Fungible Built Up Area vide DCR 35 (4) = (15A + 15B)	4218.07
16	Total Gross Built Up Area proposed (14 + 15)	16269.69
17	FSI BALANCE (10 - 14)	115.88
D.	TENEMENT STATEMENT	
(i)	PROPOSED AREA (Item A, 12 above) or C4	16269.69
(ii)	LESS DEDUCTIONS OF NON RESI. AREA	NIL
(iii)	AREA AVAILABLE FOR TENEMENTS (i) - (ii)	16269.69
(iv)	TENEMENTS PERMISSIBLE AS PER (200 \ HECTARE)	
(v)	TENEMENTS PERMISSIBLE AS PER (450 \ HECTARE)	732 NOS.
(w)	TENEMENTS PROPOSED	122 NOS.
(v)	TENEMENTS EXISTING	
	TOTAL TENEMENTS PROPOSED	122 NOS.
E.	PARKING STATEMENT	
a)	TOTAL PARKING REQUIRED	153 NO.S
b)	TOTAL PARKING PROPOSED	191 NO.S
F.	TRANSPORT VEHICLE PARKING	
a)	TRANSPORT VEHICLE PARKING REQUIRED	
b)	TRANSPORT VEHICLE PARKING PROPOSED	

PROFORMA - B			
CONTENTS OF SHEET: BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALC. BUILT UP AREA SUMMARY & PARKING STATEMENT			
CERTIFICATE OF PLOT AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 5/11/2014 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2067.00 SQ. MT.S. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.			
SIGNATURE OF ARCHITECT			
DESCRIPTION OF PROPERTY AND PROPERTY			
PROPOSED REDEVELOPMENT OF JUHU CHANDAN CO - OP. HSG. SOC. LTD., BLDG. NO. 6 & 7 OF J. V. P. D. MADHA LAYOUT SITUATED AT C.T.S. NO. 26 A OF VILLAGE VILE PARLE AT VILE PARLE (WEST), MUMBAI.			
NAME, ADDRESS OF OWNER	DIGITAL SIGN		
MR. MANISH KABRA OF M/S. KABRA ESTATE & INVESTMENT CONSULTANTS C.A TO JUHU CHANDAN CO - OP. HSG. SOC. LTD.,			
B.M.C. FILE NO.	CE / 8862 / BP / (WS) AK		
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE / 8862 / BP / (WS) AK			
DRAFT PLAN FOR CONSIDERATION			
S.E.B.P. (K / WS1)	A.E.B.P. (KWS)		
NORTH	SCALE	CHECKED BY	DRN. BY
	1:100		V I J A Y 27.02.17
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGN	
CONCRETE DESIGNS 102, GANESH SMRUTI, MALAVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400057. TELEFAX - 022 - 2677 5858, 2677 5959 Email - concrete.designs@gmail.com			