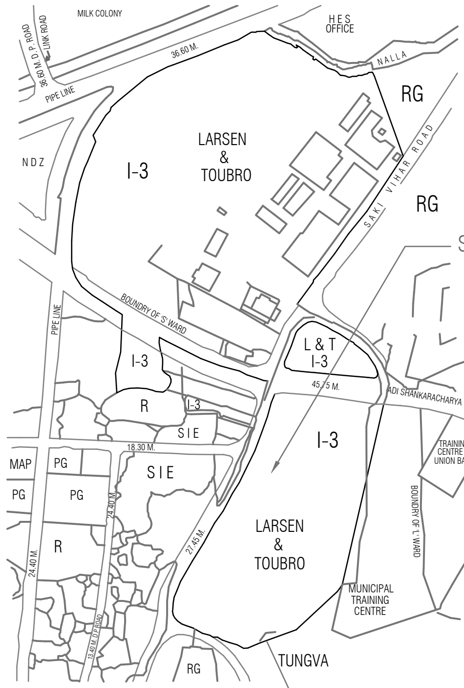


LOCATION PLAN

SCALE:- 1:4000

D.P.SHEET NO.E-15

STAIRCASE,LIFT, LOBBY, PASSAGE PREMIUM AREA	
FLOOR	AREA
T-2	3595.43
T-3	3245.50
T-4	3248.65
T-5	3245.50
T-6	3595.66
T-7	3809.15
T-8	3780.15
T-9	3007.44
T-10	3626.23
T-11A	1398.56
T-11B	1175.22
T-12A	1215.53
T-12B	1250.30
T-12C	1201.73
T-13A	1183.76
T-13B	1379.82
T-14A	1380.01
T-14B	1370.89
T-15	4030.14
T-16	3968.10
TOTAL	50753.57

BUILT UP AREA SUMMARY (T 5)	
FLOOR	BUILT-UP AREA (SQ.MT.)
(-16.50m. LVL.)	36.67
(-13.20m. LVL.)	55.53
(-9.90m. LVL.)	33.91
(-6.60m. LVL.)	219.90
(-3.30m. LVL.)	0.00
(+/-0.00m. LVL.)	41.13
STILT FLOOR	247.54
1st FLOOR	514.84
2nd FLOOR	514.84
3rd FLOOR	514.84
4th FLOOR	368.75
5th FLOOR	514.84
6th FLOOR	514.84
7th FLOOR	514.84
8th FLOOR	514.84
9th FLOOR	514.84
10th FLOOR	514.84
11th FLOOR	364.34
12th FLOOR	514.84
13th FLOOR	514.84
14th FLOOR	514.84
15th FLOOR	514.84
16th FLOOR	514.84
17th FLOOR	514.84
18th FLOOR	514.84
TOTAL	9625.21

BUILT UP AREA SUMMARY (T 10)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-16.50m. LVL.)	8.50
(-13.20m. LVL.)	13.97
(-9.90m. LVL.)	0.00
(-6.60m. LVL.)	0.00
(-3.30m. LVL.)	90.55
(+/-0.00m. LVL.)	18.41
STILT FLOOR	452.16
1st FLOOR	609.11
2nd FLOOR	609.11
3rd FLOOR	609.11
4th FLOOR	508.11
5th FLOOR	609.11
6th FLOOR	609.11
7th FLOOR	609.11
8th FLOOR	609.11
9th FLOOR	609.11
10th FLOOR	609.11
11th FLOOR	516.65
12th FLOOR	609.11
13th FLOOR	609.11
14th FLOOR	609.11
15th FLOOR	609.11
16th FLOOR	609.11
17th FLOOR	609.11
18th FLOOR	609.11
TOTAL	13945.30

BUILT UP AREA SUMMARY (T 11A)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.50m. LVL.)	59.47
(-3.30m. LVL.)	70.31
(+/-0.00m. LVL.)	100.63
STILT FLOOR	208.82
1st FLOOR	204.37
2nd FLOOR	204.37
3rd FLOOR	204.37
4th FLOOR	165.71
5th FLOOR	204.37
6th FLOOR	204.37
7th FLOOR	204.37
8th FLOOR	204.37
9th FLOOR	204.37
10th FLOOR	165.71
11th FLOOR	204.37
12th FLOOR	204.37
13th FLOOR	204.37
14th FLOOR	204.37
15th FLOOR	204.37
16th FLOOR	204.37
17th FLOOR	204.37
TOTAL	3848.76

BUILT UP AREA SUMMARY (T 11B)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.50m. LVL.)	90.03
(-3.30m. LVL.)	119.13
(+/-0.00m. LVL.)	90.63
STILT FLOOR	196.05
1st FLOOR	199.76
2nd FLOOR	199.76
3rd FLOOR	199.76
4th FLOOR	199.76
5th FLOOR	199.76
6th FLOOR	199.76
7th FLOOR	199.76
8th FLOOR	199.76
9th FLOOR	199.76
10th FLOOR	199.76
11th FLOOR	199.76
12th FLOOR	199.76
13th FLOOR	199.76
14th FLOOR	199.76
15th FLOOR	199.76
16th FLOOR	199.76
17th FLOOR	199.76
TOTAL	3908.24

BUILT UP AREA SUMMARY (T 12A)	
FLOOR	BUILT-UP AREA (SQ.MT.)
(-6.60m. LVL.)	90.72
(-3.30m. LVL.)	101.33
(+/-0.00m. LVL.)	117.35
STILT FLOOR	291.19
1st FLOOR	311.32
2nd FLOOR	311.32
3rd FLOOR	311.32
4th FLOOR	311.32
5th FLOOR	252.64
6th FLOOR	311.32
7th FLOOR	311.32
8th FLOOR	311.32
9th FLOOR	311.32
10th FLOOR	311.32
11th FLOOR	311.32
12th FLOOR	252.64
13th FLOOR	311.32
14th FLOOR	311.32
15th FLOOR	311.32
16th FLOOR	311.32
17th FLOOR	311.32
18th FLOOR	311.32
TOTAL	6087.19

BUILT UP AREA SUMMARY (T 12B)	
FLOOR	BUILT-UP AREA (SQ.MT.)
(-6.60m. LVL.)	87.03
(-3.30m. LVL.)	100.52
(+/-0.00m. LVL.)	81.72
STILT FLOOR	281.09
1st FLOOR	289.31
2nd FLOOR	289.31
3rd FLOOR	289.31
4th FLOOR	289.31
5th FLOOR	289.31
6th FLOOR	289.31
7th FLOOR	289.31
8th FLOOR	289.31
9th FLOOR	289.31
10th FLOOR	289.31
11th FLOOR	289.31
12th FLOOR	289.31
13th FLOOR	289.31
14th FLOOR	289.31
15th FLOOR	289.31
16th FLOOR	289.31
17th FLOOR	289.31
18th FLOOR	289.31
TOTAL	5758.04

BUILT UP AREA SUMMARY (T 12C)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.60m. LVL.)	149.19
(-3.30m. LVL.)	171.73
(+/-0.00m. LVL.)	219.66
STILT FLOOR	272.83
1st FLOOR	288.34
2nd FLOOR	288.34
3rd FLOOR	288.34
4th FLOOR	288.34
5th FLOOR	288.34
6th FLOOR	288.34
7th FLOOR	288.34
8th FLOOR	288.34
9th FLOOR	288.34
10th FLOOR	288.34
11th FLOOR	288.34
12th FLOOR	288.34
13th FLOOR	288.34
14th FLOOR	288.34
15th FLOOR	288.34
16th FLOOR	288.34
17th FLOOR	288.34
18th FLOOR	288.34
TOTAL	5809.29

BUILT UP AREA SUMMARY (T 13A)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.60m. LVL.)	62.55
(-3.30m. LVL.)	49.65
(+/-0.00m. LVL.)	100.08
STILT FLOOR	161.62
1st FLOOR	164.47
2nd FLOOR	164.47
3rd FLOOR	164.47
4th FLOOR	164.47
5th FLOOR	164.47
6th FLOOR	164.47
7th FLOOR	164.47
8th FLOOR	164.47
9th FLOOR	164.47
10th FLOOR	164.47
11th FLOOR	164.47
12th FLOOR	164.47
13th FLOOR	164.47
14th FLOOR	164.47
15th FLOOR	164.47
16th FLOOR	164.47
17th FLOOR	164.47
18th FLOOR	164.47
TOTAL	3313.72

BUILT UP AREA SUMMARY (T 13B)	
FLOOR	BUILT-UP AREA (SQ.MT.)
(-6.60m. LVL.)	41.74
(-3.30m. LVL.)	52.83
(+/-0.00m. LVL.)	106.78
STILT FLOOR	232.88
1st FLOOR	238.49
2nd FLOOR	238.49
3rd FLOOR	238.49
4th FLOOR	238.49
5th FLOOR	185.39
6th FLOOR	238.49
7th FLOOR	238.49
8th FLOOR	238.49
9th FLOOR	238.49
10th FLOOR	238.49
11th FLOOR	238.49
12th FLOOR	185.38
13th FLOOR	238.49
14th FLOOR	238.49
15th FLOOR	238.49
16th FLOOR	238.49
17th FLOOR	238.49
18th FLOOR	238.49
TOTAL	4419.40

BUILT UP AREA SUMMARY (T 14A)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.60m. LVL.)	49.15
(-3.30m. LVL.)	62.24
(+/-0.00m. LVL.)	121.82
STILT FLOOR	239.38
1st FLOOR	266.37
2nd FLOOR	266.37
3rd FLOOR	266.37
4th FLOOR	266.37
5th FLOOR	204.04
6th FLOOR	266.37
7th FLOOR	266.37
8th FLOOR	266.37
9th FLOOR	266.37
10th FLOOR	266.37
11th FLOOR	266.37
12th FLOOR	204.04
13th FLOOR	266.37
14th FLOOR	266.37
15th FLOOR	266.37
16th FLOOR	266.37
17th FLOOR	266.37
18th FLOOR	266.37
TOTAL	5364.51

BUILT UP AREA SUMMARY (T 14B)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-6.60m. LVL.)	29.07
(-3.30m. LVL.)	47.71
(+/-0.00m. LVL.)	90.79
STILT FLOOR	229.40
1st FLOOR	236.42
2nd FLOOR	236.42
3rd FLOOR	236.42
4th FLOOR	236.42
5th FLOOR	236.42
6th FLOOR	236.42
7th FLOOR	236.42
8th FLOOR	236.42
9th FLOOR	236.42
10th FLOOR	236.42
11th FLOOR	236.42
12th FLOOR	236.42
13th FLOOR	236.42
14th FLOOR	236.42
15th FLOOR	236.42
16th FLOOR	236.42
17th FLOOR	236.42
18th FLOOR	236.42
TOTAL	4670.61

BUILT UP AREA SUMMARY (T 15)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-13.20m. LVL.)	81.76
(-9.90m. LVL.)	24.34
(-6.60m. LVL.)	77.82
(-3.30m. LVL.)	109.20
(+/-0.00m. LVL.)	30.72
STILT FLOOR	499.86
1st FLOOR	798.42
2nd FLOOR	798.42
3rd FLOOR	798.42
4th FLOOR	798.42
5th FLOOR	570.76
6th FLOOR	798.42
7th FLOOR	798.42
8th FLOOR	798.42
9th FLOOR	798.42
10th FLOOR	798.42
11th FLOOR	798.42
12th FLOOR	582.46
13th FLOOR	798.42
14th FLOOR	798.42
15th FLOOR	798.42
16th FLOOR	798.42
17th FLOOR	798.42
18th FLOOR	798.42
TOTAL	13111.64

BUILT UP AREA SUMMARY (T 16)	
FLOOR	BUILT UP AREA (SQ.MT.)
(-9.90m. LVL.)	5.66
(-6.60m. LVL.)	0.00
(-3.30m. LVL.)	43.09
(+/-0.00m. LVL.)	29.56
STILT FLOOR	511.25
1st FLOOR	742.88
2nd FLOOR	742.88
3rd FLOOR	742.88
4th FLOOR	742.88
5th FLOOR	564.37
6th FLOOR	742.88
7th FLOOR	742.88
8th FLOOR	742.88
9th FLOOR	742.88
10th FLOOR	742.88
11th FLOOR	742.88
12th FLOOR	577.86
13th FLOOR	742.88
14th FLOOR	742.88
15th FLOOR	742.88
16th FLOOR	742.88
17th FLOOR	742.88
18th FLOOR	742.88
TOTAL	13618.67

BUILT-UP AREA FOR PARKING FLOOR	
FLOOR	AREA
STILT FLOOR PLAN (+/-3.30m.lvl.)	519.87
3rd PODIUM FLOOR PLAN (+/-0.00m.lvl.)	133.97
2nd PODIUM FLOOR PLAN (-3.30m.lvl.)	152.02
1st PODIUM FLOOR PLAN (-6.60m.lvl.)	61.46
GROUND FLOOR PLAN FOR (-9.90m.lvl.)	0.00
INTERMEDIATE BASEMENT FLOOR (-13.20m.lvl.)	0.00
LOWER BASEMENT FLOOR PLAN FOR T (-16.50m.lvl.)	0.00
TOTAL	867.32

TDR UTILIZATION TABLE (ALREADY UTILISED)			
Sr.No.	DRC No.	Area in Sq.Mt.	TDR Name
1	SRA/1000/CON	5150 2350	Slum TDR
2	SRA/1128/CON	2490	Slum TDR
3	662/RD	2500	Road TDR
4	718/RD	3843.8	Road TDR
5	719/RD	5360	Road TDR
6	325/RD	45.6	Road TDR
7	834	1030 720	Genaral TDR
8	235	86.5 400	Genaral TDR
9	000978	18979.63	General TDR
10	000979	21605.27	General TDR
	TOTAL TDR UTILISED	64550.80	

BALANCE AREA OF PLOT = 77676.12 SQ.MT

REQUIRED 5% OF AMENITY AS HEALTH/ WELFARE CENTER = 3883.81 SQ.MT

PROPOSED 5% OF AMENITY AS HEALTH/ WELFARE CENTER = 3874.24 SQ.MT

20% PERMISSIBLE 1 to R FLAT

190153.23 X 20% = 38030.65 / 67.50 = 564.00

PROPOSED 1 to R FLAT = 610

25% PHYSICAL R.G. AREA SUMMARY			
25% R.G. AREA REQUIRED		19252.38	
R.G.-1	=	2634.81	sq.m
R.G.-2	=	833.46	sq.m
R.G.-3	=	17446.45	sq.m
R.G.-4	=	918.68	sq.m
R.G.-5	=	589.74	sq.m
R.G.-6	=	2628.36	sq.m
R.G.-7	=	961.80	sq.m
R.G.-8	=	1373.97	sq.m
R.G.-9	=	761.26	sq.m
R.G. AREA PROPOSED	=	28148.53	sq.m

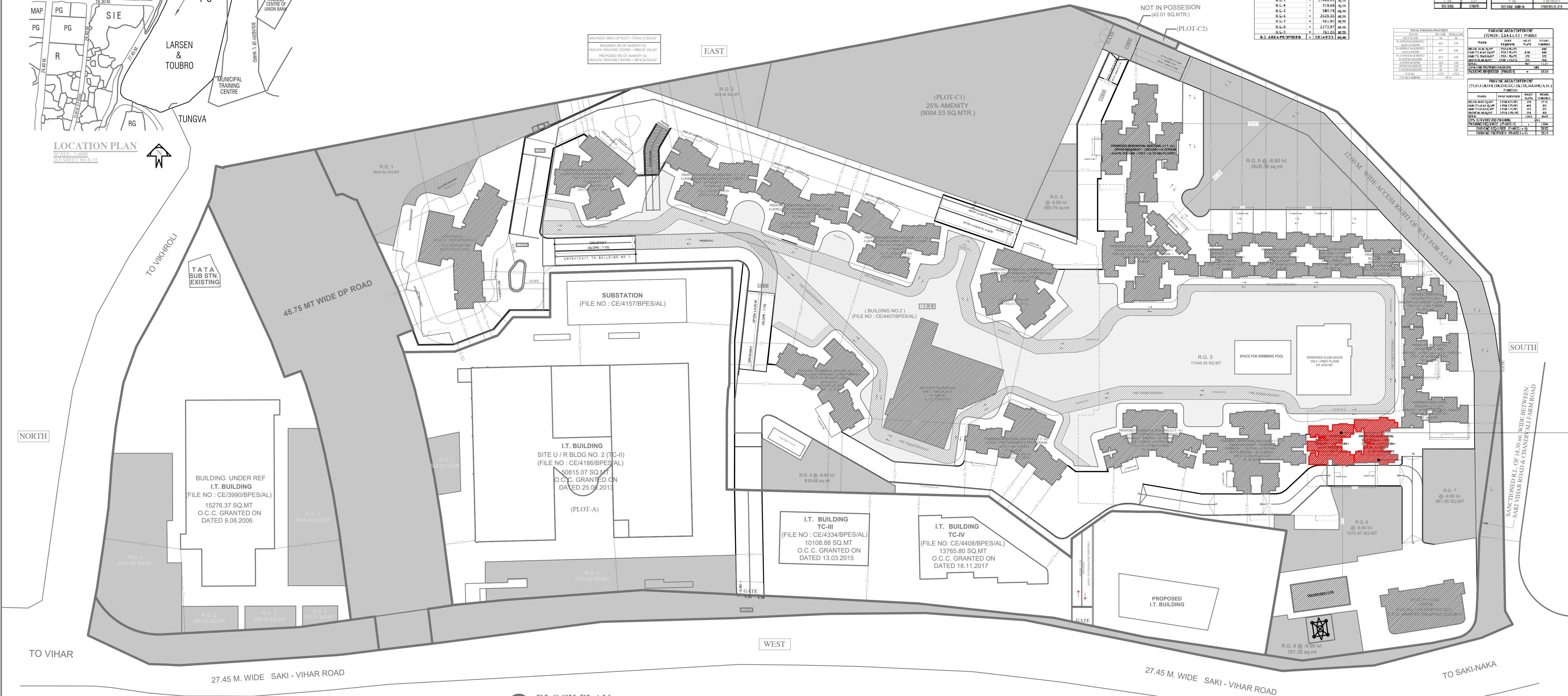
TENEMENT STATEMENT (T-2 to T-16)	
WING	NO.OF FLAT
T-2	93
T-3	199
T-4	199
T-5	139
T-6	93
T-7	72
T-8	72
T-9	107
T-10	138
T-11A	72
T-11B	74
T-12A	76
T-12B	76
T-12C	78
T-13A	78
T-13B	76
T-14A	76
T-14B	78
T-15	146
T-16	127
TOTAL	1969

AREA SUMMARY	
TOWER	BUILT-UP AREA
T-1 (CE/4404/BPES/AL)	13823.05
PARKING FLOOR AREA	867.32
T-2	12650.76
T-3	11785.74
T-4	10792.64
T-5	11785.74
T-6	12529.60
T-7	12543.04
T-8	12537.04
T-9	9635.71
T-10	13945.30
T-11A	3848.76
T-11B	3908.24
T-12A	6087.19
T-12B	5758.04
T-12C	5809.29
T-13A	3313.72
T-13B	4419.40
T-14A	5364.51
T-14B	4670.61
T-15	13111.64
T-16	13618.67
TOTAL AREA	190153.23

TOTAL PARKING PROVIDED			
FLOOR		BIG CAR	SMALL CAR
STILT FLOOR	=	68	54
Pt.UPPER BASEMENT/ 2nd Pt.PODIUM	=	420	375
Pt.MIDDLE BASEMENT/ 1st Pt.PODIUM	=	479	444
Pt.LOWER BASEMENT/ Pt.UPPER GROUND	=	472	438
LOWER GROUND	=	126	163
UPPER BASEMENT	=	87	168
LOWER BASEMENT	=	85	140
TOTAL	=	1737	1782
TOTAL PARKING	=	3519	

PARKING AREA STATEMENT (TOWER = 2,3,4,5,6,7,8) PHASE-I			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI. PARKING
BELOW 35.00 SQ.MT	1 FOR 4 FLATS		0.00
35.00 TO 45.00 SQ.MT	1 FOR 2 FLATS	0.00	0.00
45.00 TO 70.00 SQ.MT	1 FOR 1 FLATS	273	273
ABOVE 70.00 SQ.MT	2 FOR 1 FLATS	474	948
TOTAL		747	1221
25% FOR VISITORS PARKING		305	
PARKING REQUIRED (PHASE-I)		=	1526

PARKING AREA STATEMENT (T9,10,11A,11B,12A,12B,12C,13A,13B,14A,14B,15,16) PHASE-II			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI. PARKING
BELOW 45.00 SQ.MT	1 FOR 4 FLATS	270	67.50
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	409	205
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	273	273
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	250	500
TOTAL		1202	1045
25% FOR VISITORS PARKING		261	
PARKING REQUIRED (PHASE-II)		=	1306
PARKING REQUIRED (PHASE-I + II)			2832
PARKING PROPOSED (PHASE-I + II)			3519



BLOCK PLAN

SCALE = 1:500

PROFORMA - A

[illegible]			
[illegible]	[illegible]	[illegible]	[illegible]

PROFORMA -B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, R.G. AREA STATEMENT, BUILT-UP AREA SUMMARY.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO **103625.51** SQ.MTS.

SIGNATURE OF LICENSED SURVEYOR (L.S.)

STAMP AND DATE OF APPROVAL OF PLAN

STAMP AND DATE OF RECEIPT OF PLAN

FILE NO.(CE/4407/BPES/AL)

ONLINE SUBMISSION FILE NO.(CHE/ES/1010/L/337(NEW)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING NO.2 ON LAND BEARING CTS NO.117A, 117A/1, 117B pt.,117C OF VILLAGE TUNGWA, SAKIVIHAR ROAD,MUMBAI.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	410	1/42	Vikram
	SCALE	DATE	CHECKED BY
	(as specified)	6.09.2021	-

REVISIONS	DESCRIPTION :
R-0	

NAME OF DESIGN ARCHITECT

HITEN SETHI ARCHITECTS

ARCHITECTS / PLANNERS / INTERIOR ARCHITECTURE / PROJECT MANAGEMENT
Ground Floor, Yayati CHS, Plot no. 9, Sector - 58A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400706

NAME OF THE OWNER	SIGNATURE
M/S. LARSEN & TOUBRO LIMITED POWAI WORKS , SAKI-VIHAR ROAD, POWAI , BOMBAY - 400 072.	

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	