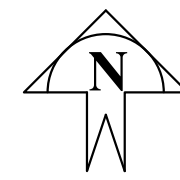


LOCATION PLAN
SCALE: 1:4000
D.P. SHEET NO. E-15



BLOCK PLAN
SCALE = 1:1000

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RES.)

TOWER	AREA
T - 2	5065.56
T - 3	6558.82
T - 4	6037.94
T - 5	4400.70
TOTAL (A)	22063.02

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (COMM.)

TOTAL (B)	340.47
TOTAL (A+B)	22403.49

BUILT UP AREA SUMMARY (T-2)		BUILT UP AREA SUMMARY (T-3)		BUILT UP AREA SUMMARY (T-4)		BUILT UP AREA SUMMARY (T-5)	
FLOOR	BUILT UP AREA	FLOOR	BUILT UP AREA	FLOOR	BUILT UP AREA	FLOOR	BUILT UP AREA
1st FLOOR	680.42	1st FLOOR	551.12	1st FLOOR	548.73	1st FLOOR	335.01
2nd FLOOR	680.42	2nd FLOOR	551.12	2nd FLOOR	548.73	2nd FLOOR	335.01
3rd FLOOR	680.42	3rd FLOOR	551.12	3rd FLOOR	548.73	3rd FLOOR	335.01
4th FLOOR	680.42	4th FLOOR	551.12	4th FLOOR	548.73	4th FLOOR	335.01
5th FLOOR	680.42	5th FLOOR	551.12	5th FLOOR	548.73	5th FLOOR	335.01
6th FLOOR	680.42	6th FLOOR	551.12	6th FLOOR	548.73	6th FLOOR	335.01
7th FLOOR	680.42	7th FLOOR	551.12	7th FLOOR	548.73	7th FLOOR	335.01
8th FLOOR	680.42	8th FLOOR	551.12	8th FLOOR	548.73	8th FLOOR	335.01
9th FLOOR	680.42	9th FLOOR	551.12	9th FLOOR	548.73	9th FLOOR	335.01
10th FLOOR	680.42	10th FLOOR	551.12	10th FLOOR	548.73	10th FLOOR	335.01
11th FLOOR	680.42	11th FLOOR	551.12	11th FLOOR	548.73	11th FLOOR	335.01
12th FLOOR	680.42	12th FLOOR	551.12	12th FLOOR	548.73	12th FLOOR	335.01
13th FLOOR	680.42	13th FLOOR	551.12	13th FLOOR	548.73	13th FLOOR	335.01
14th FLOOR	680.42	14th FLOOR	551.12	14th FLOOR	548.73	14th FLOOR	335.01
15th FLOOR	680.42	15th FLOOR	551.12	15th FLOOR	548.73	15th FLOOR	335.01
16th FLOOR	680.42	16th FLOOR	551.12	16th FLOOR	548.73	16th FLOOR	335.01
17th FLOOR	680.42	17th FLOOR	551.12	17th FLOOR	548.73	17th FLOOR	335.01
18th FLOOR	680.42	18th FLOOR	551.12	18th FLOOR	548.73	18th FLOOR	335.01
19th FLOOR	680.42	19th FLOOR	551.12	19th FLOOR	548.73	19th FLOOR	335.01
20th FLOOR	680.42	20th FLOOR	551.12	20th FLOOR	548.73	20th FLOOR	335.01
21st FLOOR	680.42	21st FLOOR	551.12	21st FLOOR	548.73	21st FLOOR	335.01
22nd FLOOR	680.42	22nd FLOOR	551.12	22nd FLOOR	548.73	22nd FLOOR	335.01
23rd FLOOR	680.42	23rd FLOOR	551.12	23rd FLOOR	548.73	23rd FLOOR	335.01
24th FLOOR	680.42	24th FLOOR	551.12	24th FLOOR	548.73	24th FLOOR	335.01
25th FLOOR	680.42	25th FLOOR	551.12	25th FLOOR	548.73	25th FLOOR	335.01
26th FLOOR	680.42	26th FLOOR	551.12	26th FLOOR	548.73	26th FLOOR	335.01
TOTAL	17917.12	TOTAL	17578.80	TOTAL	16898.71	TOTAL	8533.86

AREA SUMMARY

TOWER	BUILT UP AREA
T - 2	15017.12
T - 3	17578.80
T - 4	16898.71
T - 5	8533.86
TOTAL	65527.79

FITNESS CENTER AREA
TOTAL AREA: 66861.77

PER FITNESS CENTER 2% OF TOTAL BUA AREA
65527.79 x 2% = 1310.55 SQ.MT
PROPOSED FITNESS CENTER = 1615.14 SQ.MT
EXCESS AREA COUNT IN S/L = 1303.88 SQ.MT

FLAT SUMMARY (TOWER 2 TO 5)

TOWER	2	3	4	5	TOTAL
WINGS	46	48	48	48	190
NO. OF FLATS	0	8	8	8	24
NO. OF BHK	0	8	8	8	24
NO. OF 1 BHK	0	8	8	8	24
NO. OF 2 BHK	0	0	0	0	0
NO. OF 3 BHK	0	0	0	0	0
NO. OF 4 BHK	0	0	0	0	0
TOTAL FLAT	0	8	8	8	24

PARKING STATEMENT (RES. (T2, T3, T4 & T5))

FLOOR	PARK REQUIRED	NO. OF PLATS	PLATE PARKING
GROUND FLOOR	1111.00	1	1111
1st FLOOR	1011.74	1	1011
2nd FLOOR	965.52	1	965
TOTAL	3088.26	3	3088

PROFORMA - A Residential

S. No	Particulars	Sqm
1	Gross Plot Area (As Consider)-1000	48,727.01
	a) Merged Road setback	-
	b) Road Setback	506.36
	c) Proposed Road	-
	d) Area under reservation	-
	e) Not in possession	-
	Net Plot Area	48,220.65
2	Deduction For:	
A	Resonator / Road Area	-
a	Road Setback to be Handled Over	506.36
b	Proposed D P Road to be handled over	-
c	Reservation to be handled over	-
	Total	506.36
B	For Amenities Area	-
a	ACS to be handled Over as per 14(A)	-
b	ACS to be handled Over as per 14(B)	9,879.35
c	ACS to be handled Over as per 14(C)	-
d	ACS to be handled Over as per 35	-
	Total	9,879.35
3	Total Deduction	10,385.71
4	Balance Area Of Plot	38,341.30
5	Plot Area Under Development	Net 38,341.30
	Permissible Area	
a	Zonal Basic	1.00 38,341.30
b	Premium FSI	0.50 19,170.65
c	FSI	-
d	Additional FSI as per ITES	-
	Total Permissible Built up area	57,511.95
7	Existing Floor Area	-
	Proposed Built up Area in Other Bldg. in Layout	7,940.78
(a)	School Building (P-350221/DCR.87 & 112 & Other/ S Ward/Paspoli/337/New.)	7,940.78
	Proposed Built up Area in Proposed Bldg.	46,272.72
(a)	Residential Building (CHE/ES/2335/S/337 (NEW))	46,272.72
(b)	Commercial	3,254.52
	Total Built up Area Proposed	57,468.02
	Fungible Built up Area	35%
A	Fungible BUA in other buildings	35% 2,779.27
a	School Building (CHE/ES/3502/S/337 (NEW))	35% 2,779.27
B	Fungible BUA in building under reference	35% 16,195.45
a	Residential Fungible	35% 1,139.08
b	Commercial Fungible	35% 1,139.08
c	Industrial Fungible	35% 1,139.08
	Total fungible Built up Area vide DCR 31(3) =	20,113.81
	Total Gross Built Up Area proposed (B + 11B) =	77,581.83
C	Tenement statement	
1	Proposed area	62,468.17
2	Deduct Non-Residential area	15,113.65
3	Area available for tenements	47,354.52
4	Tenement perm. (450/acre)	2,811.07
5	Tenements proposed	636.00
6	Tenements Existing	636.00
	Total Tenement	636.00
D	Parking statement	
1	Parking Required by rule	795
2	Covered garages permissible	-
3	Covered garages proposed	-
4	Total parking provided	1,261

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 23427.35 SQ.MTS.

SIGNATURE OF LICENSED SURVEYOR (L.S.)

STAMP AND DATE OF APPROVAL OF PLAN
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2335/S/337 (NEW).

SE (B.P.) S/W	A.E. (B.P.) S&T	EX. ENG. (B.P.) ES-II
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STAMP AND DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING CTS NO. 87 (PT.) OF VILLAGE PASPOLI AT POWAI-WEST MUMBAI-72

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	410	1/24	Vikram
SCALE	DATE	CHECKED BY	
(as specified)	24.12.2021	-	

REVISIONS

REVISIONS	DESCRIPTION :
R-0	

NAME AND ADDRESS OF DESIGN ARCHITECT

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

SIGNATURE

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)
B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (W), Mumbai - 400 080