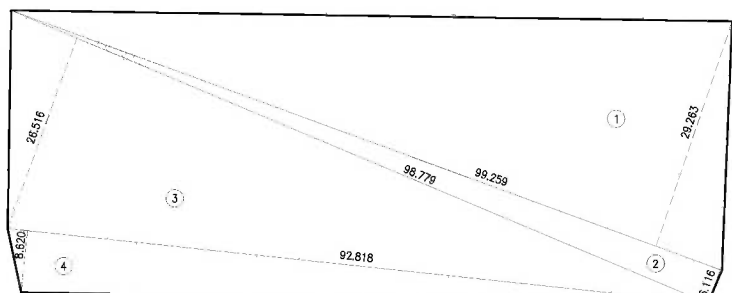
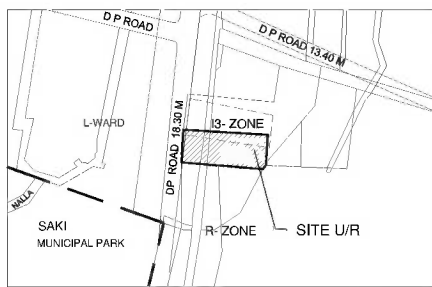


THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/2078/L/337(NEW) DATED. 11/08/2016
 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2078/L/337 (NEW)



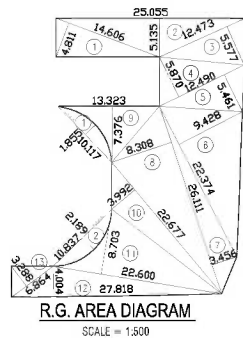
AREA DIAGRAM OF PLOT
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000

PLOT AREA CALCULATION
C.T.S. NO. 36A/7

1	1/2 X 99.259 X 29.263 X 1 NO	=	1452.308 SQ.MT.
2	1/2 X 99.259 X 6.116 X 1 NO	=	303.534 SQ.MT.
3	1/2 X 98.779 X 26.516 X 1 NO	=	1309.612 SQ.MT.
4	1/2 X 92.818 X 8.620 X 1 NO	=	400.046 SQ.MT.
TOTAL PLOT AREA		=	3465.500 SQ.MT.



R.G. AREA DIAGRAM
SCALE = 1:500

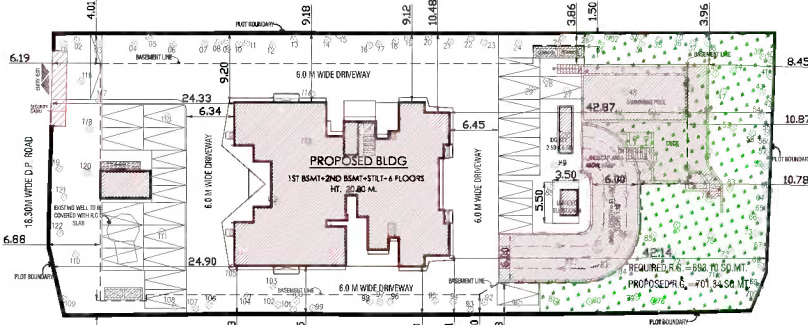
REQUIRED R.G. AREA
20% OF PLOT AREA
(20% OF 3465.500) = 693.100 SQ.MT.

R.G. AREA CALCULATION

TYPICAL FLOOR	FLAT NO.	AREA (SQ.M)	TOTAL
1	1/2 X 14.667 X 4.832 X 1 NO	= 35.435 SQ.MT.	
2	1/2 X 25.161 X 5.156 X 1 NO	= 64.865 SQ.MT.	
3	1/2 X 12.526 X 5.601 X 1 NO	= 35.079 SQ.MT.	
4	1/2 X 12.543 X 5.894 X 1 NO	= 36.964 SQ.MT.	
5	1/2 X 12.543 X 5.484 X 1 NO	= 34.393 SQ.MT.	
6	1/2 X 22.469 X 9.468 X 1 NO	= 106.368 SQ.MT.	
7	1/2 X 28.222 X 3.470 X 1 NO	= 45.495 SQ.MT.	
8	1/2 X 28.222 X 8.343 X 1 NO	= 109.385 SQ.MT.	
9	1/2 X 13.379 X 7.407 X 1 NO	= 49.549 SQ.MT.	
10	1/2 X 22.773 X 4.009 X 1 NO	= 45.848 SQ.MT.	
11	1/2 X 22.696 X 8.740 X 1 NO	= 99.182 SQ.MT.	
12	1/2 X 27.935 X 4.021 X 1 NO	= 56.183 SQ.MT.	
13	1/2 X 6.893 X 3.302 X 1 NO	= 11.380 SQ.MT.	
TOTAL ADDITION		=	729.906 SQ.MT.
DEDUCTIONS			
1	2/3 X 10.160 X 1.863 X 1 NO	=	12.619 SQ.MT.
2	2/3 X 10.882 X 2.198 X 1 NO	=	15.946 SQ.MT.
TOTAL DEDUCTION		=	28.565 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		=	701.34 SQ.MT.

PARKING STATEMENT

SMALL CAR	SINGLE	STILT	BASEMENT-1	BASEMENT-2	TOTAL PARKING
	13 NOS	08 NOS	16 NOS	37 NOS	83 NOS
	TANDEM	00 NOS	12 NOS (8 X 2)	16 NOS	28 NOS
	STACK	(9 X 2)	18 NOS	18 NOS	18 NOS
	SINGLE	11 NOS	02 NOS	05 NOS	18 NOS
	TANDEM	(6 X 2) 12 NOS	(11 X 2) 22 NOS	(13 X 2) 26 NOS	60 NOS
	STACK	(4 X 2)	08 NOS	8 NOS	8 NOS
TOTAL		36 NOS	70 NOS	63 NOS	169 NOS



BLOCK PLAN
SCALE = 1:500

CAR PARKING STATEMENT

TYPICAL FLOOR (1ST, 6TH FLOOR)	FLAT NO.	CARPET AREA (In Sq.M.)	No. of flats	parking required
Flat No. 1	68.374	4	2	2
Flat No. 2	68.838	2	2	2
Flat No. 3	110.503	2	4	4
Flat No. 4	109.884	2	4	4
TYPICAL FLOOR (2ND TO 5TH FLOOR)	FLAT NO.	CARPET AREA (In Sq.M.)	No. of flats	parking required
Flat No. 1	68.374	4	4	4
Flat No. 2	68.838	4	4	4
Flat No. 3	110.503	4	8	8
Flat No. 4	48.644	4	4	4
Flat No. 5	57.970	4	4	4
Parking required			28	36
CAR PARKING REQUIREMENT				
CAREPT AREA OF FLATS UPTO 35.00 SQ.MTS.	PARK. / FLAT	NO. OF FLAT	PARKING REQD.	
35.00 TO 45.00 SQ.MTS.	1 PER 4 FLATS	0	0	
45.00 TO 70.00 SQ.MTS.	1 PER FLAT	20	20	
ABOVE 70.00 SQ.MTS.	2 PER FLAT	8	16	
PARKING REQUIRED				36
25% VISITOR'S PARKING				9.00
TOTAL PARKING REQUIRED				45.00
say				45.00
ADDITIONAL 25% PARKING				11.25
TOTAL PARKING PERMISSIBLE				56.25
say				56.00
PARKING PROVIDED IN STILT				36 NOS.
PARKING PROVIDED IN 1ST BASEMENT				70 NOS.
PARKING PROVIDED IN 2ND BASEMENT				63 NOS.
TOTAL PARKING PROVIDED				169 NOS.

AREA UNDER I-ZONE CONVERTED TO R-ZONE AS PER LETTER NO.CHE/030446/DPES (I TO R/L-141) DATED.29 DEC 2015

PERMISSIBLE B.U.A.	682.865	SQ.MT.
TOTAL PERMISSIBLE B.U.A.	682.865	SQ.MT.
FLAT OF LESS THAN 67.5 SQ.MT. B.U.A. TO BE PROPOSED FOR I TO R (20% OF 682.865)	136.573	SQ.MT.
PROPOSED B.U.A.	487.528	SQ.MT.

PROPOSED FLATS FOR I TO R

FLOOR	FLAT NO.	BUA/FLAT IN (Sq. Mts.)	NO OF FLOORS	TOTAL BUA (Sq. Mts.)
2ND TO 5TH	4	54.448	4	217.792
	5	67.434	4	269.736
TOTAL			8	487.528

BUILT UP AREA SUMMARY (IN SQ.MTS.) STAIRCASE COUNTED IN FSI.

FLOOR	B.U.A.	TOTAL BUILT-UP AREA
GROUND / STILT FLOOR	38.600	38.600
TYPICAL FLOOR (02 FLOORS) (1ST AND 6TH TO FLOOR)	482.297 X	964.594
TYPICAL FLOOR (2ND TO 5TH FLOOR)	482.297 X	1929.188
TOTAL BUILT UP AREA		2932.382

Mahendra Digambar Dighe

Prakash Sakharam Patil

Kishore Gobindram Shahdadpur

(S.E.)B.P./ L/W

(A.E.) B.P. / L & N

EXECUTIVE ENGINEER BUILDING PROPOSAL-I

PROFORMA 'A'

A.	PROFORMA 'A'	TOTAL
1	AREA OF PLOT	3465.500
2	DEDUCTION FOR	
a)	ROAD SET-BACK AREA FOR 9.15 MT. WIDE ROAD	0.000
b)	ANY RESERVATION	0.000
c)	OTHER	0.000
	TOTAL (+b+c+d+e)	0.000
3	BALANCE AREA OF PLOT (1 MINUS 2)	3465.500
4	DEDUCTION FOR 15% RECREATIONAL GROUND	519.825
5	NET AREA OF PLOT (3 MINUS 4)	2945.675
6	FLOOR SPACE INDEX PERMISSIBLE	1.000
7	PERMISSIBLE AREA	2945.675
8	ADDITIONAL BUILT UP AREAS	
a)	O.S ON PAYMENT OF PREMIUM (SUBURBS & EXT. SUBURBS)	
b)	BUILTUP AREA CREDIT AVAILABLE BY TRANSFER OF DEVELOPMENT RIGHTS	
	TOTAL (+a+b)	
9	PERMISSIBLE FLOOR AREA (7 + 8)	2945.675
10	PERMISSIBLE FUNGIBLE BUILT UP AREA (RESIDENTIAL) (9 X 0.35)	1030.986
11	TOTAL PERMISSIBLE BUILT UP AREA (9 + 10)	2945.675
12	TOTAL PROPOSED BUILT UP AREA	2932.382
13	F.S.I. CONSUMED	0.995
B	TENEMENT STATEMENT	
(i)	PROPOSED AREA	2932.382
(ii)	TENEMENT DENSITY PERMISSIBLE PER HECTARE	450 NOS.
(iii)	TENEMENT PERMISSIBLE	131 NOS.
(iv)	TENEMENTS PROPOSED	28 NOS.
(v)	TENEMENT EXISTING	
(vi)	LESS NON RESIDENTIAL TENEMENT (SHOPS ETC.)	
(vii)	TOTAL TENEMENTS ON THE PLOT (iv + v - vi)	
C	PARKING STATEMENT	AS PER STATEMENT
(i)	PARKING REQUIRED BY REGULATIONS FOR-	
a)	CAR	
b)	SCOOTER / MOTOR CYCLE	
c)	VISITORS	
d)	25% ADDITIONAL PARKING	
(ii)	TOTAL PARKING PROVIDED	
D	TRANSPORT VEHICLES PARKING	AS PER STATEMENT
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	

PROFORMA: B

CONTENTS OF THE SHEET
 BLOCK PLAN, B.U.A. ,STAIRCASE AREA & PARKING STATEMENT
 LOCATION PLAN & PLOT & R.G. AREA DIAGRAM & CALCULATION.
 DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C. T. S. NO. 36A/7 AT VILLAGE CHANDNIVI MUMBAI.
 NAME OF OWNER

SIGNATURE OF C.A. TO OWNER

SURESH KANHAIA LAL MEHTA

Digitally signed by: SURESH KANHAIALAL MEHTA
 DN: CN = SURESH KANHAIALAL MEHTA C = IN O = Personal , CID - 4330663
 Date: 2017.02.22 17:04:46 +05'30'

M/S KALPATARU + SHARYANS

SIGNATURE, NAME AND ADDRESS OF ARCHITECT

ATUL GULATI

ATUL MADANLA L GULATI

Digitally signed by ATUL MADANLAL GULATI
 DN: cn=ATUL MADANLAL GULATI, o, ou, email=atulmgulati@gmail.com, c=IN
 Date: 2017.02.21 14:20:03 +05'30'

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JOB NO. DRG. NO DATE DRAWN BY CHKD. BY SCALE