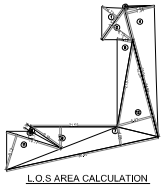
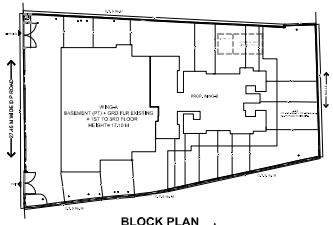


L.O.S AREA CALCULATION
SCALE = 1:500

L.O.S REQUIRED 15% = 2860.80 X 20% = 572.16 SQ. MT.
L.O.S PROPOSED = 576.88 SQ.MT

L.O.S AREA CALCULATION

GROUND FLOOR							
1	1/2	x	9.57	x	4.71	x 1NO	= 22.64 SQ.MT
2	1/2	x	9.57	x	6.19	x 1NO	= 29.62 SQ.MT
3	1/2	x	7.43	x	0.46	x 1NO	= 1.71 SQ.MT
4	1/2	x	30.84	x	7.34	x 1NO	= 113.09 SQ.MT
5	1/2	x	21.97	x	5.11	x 1NO	= 56.13 SQ.MT
7	1/2	x	38.40	x	4.68	x 1NO	= 89.86 SQ.MT
8	1/2	x	21.25	x	5.35	x 1NO	= 56.84 SQ.MT
9	1/2	x	9.38	x	0.94	x 1NO	= 4.41 SQ.MT
10	1/2	x	14.17	x	1.73	x 1NO	= 12.26 SQ.MT
11	1/2	x	14.17	x	9.12	x 1NO	= 64.62 SQ.MT
12	1/2	x	24.92	x	9.47	x 1NO	= 118.00 SQ.MT
						TOTAL ADDITION	= 576.88 SQ.MT



BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:4000

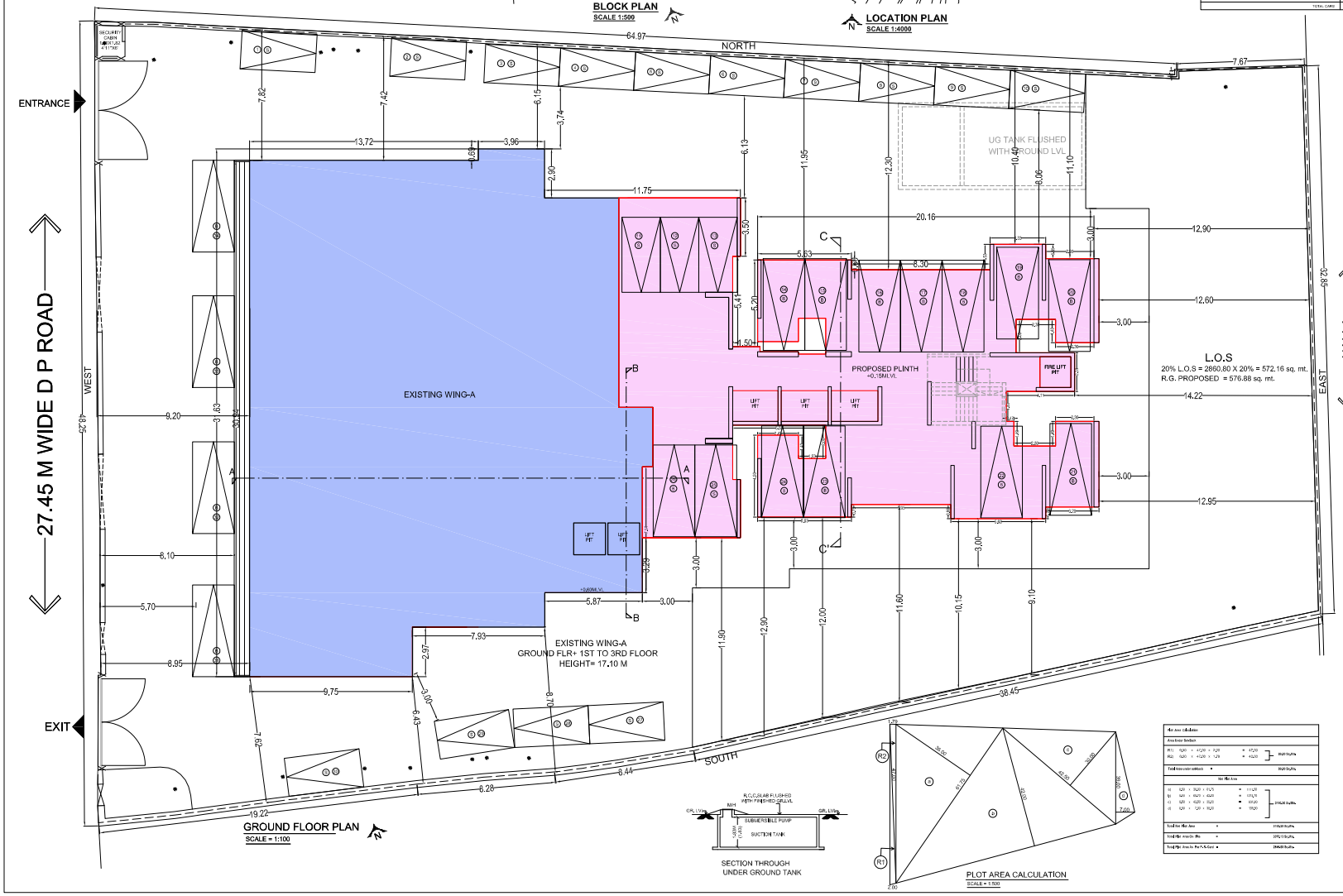
SUMMARY OF EXISTING B.U.A. COMMERCIAL AREA

FLOOR	GROSS B.U.A.
WING-A	
BASEMENT FLOOR free of fsi	301.97
GROUND FLOOR	604.26

SUMMARY OF PROPOSED B.U.A. COMMERCIAL AREA

FLOOR	WING-A	B.U.A.
1ST FLOOR		604.26
2ND FLOOR		604.26
3RD FLOOR		604.26
TOTAL BUA		1814.58

Parking Statement			
Block & Its Details	Parking As Provided as per D.C. Rules		Total parking required
shops (gr.fl.) = 604.26 Sq.Mts.	1 parking for 100 sq.mts. of B.U.area upto 500 sq.mts. 2 parking for every 100 sq.mts.of B.U.area exceeding 500 sq.mts.		8nos.
office (1st floor) = 1814.58 Sq.Mts. (301.97 Sq.Mts. + 604.26 + 604.26 + 604.26 Sq.Mts.)	1 parking for 75.00 sq.mts. of B.U.area upto 1500 sq.mts. 2 parking for every 100 sq.mts.of B.U.area exceeding 1500 sq.mts.		23nos.
TOTAL ADDITIONAL PARKING FOR ADDITIONS			3nos.
Total Parking Required			34nos.
Total Parking Provided			34nos.
		stilt floors	stilt flr.
		small cars	17nos.
		total cars	34nos.



GROUND FLOOR PLAN
SCALE = 1:100

SECTION THROUGH UNDER GROUND TANK

PLOT AREA CALCULATION
SCALE = 1:500

Area Statement		
R1	1/2 x 42.00 x 3.28	= 67.20
R2	1/2 x 42.00 x 1.28	= 26.88
Total Innocent portion		= 94.08 Sq.Mts.
Net Plot Area		
a)	1/2 x 3.20 x 17.75	= 111.20
b)	1/2 x 19.00 x 8.00	= 076.76
c)	1/2 x 12.00 x 32.00	= 192.00
d)	1/2 x 7.00 x 19.00	= 066.50
		= 2446.46 Sq.Mts.
Total Net Plot Area		= 2446.46 Sq.Mts.
Total Plot Area As Per 7/12		= 2870.13 Sq.Mts.
Total Plot Area As Per P.R. Card		= 2869.81 Sq.Mts.

CHE/0366/BP/WS/AP v1

		AREA AS PER DCR 15(B1) AS PER DC GRANT(S)	AREA AS PER DCPR 2034	TOTAL
	FORM 1			
1.	AREA STATEMENT	SQ.MT.	SQ.MT.	SQ.MT.
1.1.	GROSS AREA OF PLOT (AS PER SURVEY)	3070.13	3070.13	3070.13
1.2.	GROSS AREA OF PLOT (AS PER PR CARD)	2869.81	2869.81	2869.81
	(a) AREA OF PRESERVATION IN PLOT	—	—	—
	(b) AREA OF ROAD SET BACK	89.20	89.20	89.20
	(c) AREA OF DP ROAD	—	—	—
2.	DEDUCTIONS FOR	—	—	—
3.	FOR RESERVATION(PROPOSED AREA TO BE HANDED OVER TO MCGM (100%)	—	—	—
	(a) ROAD SET BACK(NEGOTIABLE AREA) (REGULATION NO 16)	89.00	89.00	89.00
	(b) PROPOSED DP ROAD AREA (REGULATION NO 17)	—	—	—
4.	BALANCE AREA OF PLOT	2880.81	2880.80	2880.80
	(a) DEDUCTION FOR 15% RECREATION GROUND ON BALANCE PLOT	428.12	—	—
	(b) (i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	—	—	—
	(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e. (a + b + c)above)	—	—	—
	TOTAL AREA UNDER ROAD/RESERVATION	—	—	—
	(c) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	—	—	—
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	—	—	—
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	—	—	—
	(c) AREA OF AMENITY PLOT AS PER DCR 38	—	—	—
	TOTAL AMENITY AREA	—	—	—
	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY AND COMPONENT OF EXISTING BUA NEGOTIABLE BUA PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—	—	—
5.	TOTAL DEDUCTIONS (5(A)+(B)+(C))	518.12	89.20	89.20
6.	BALANCE AREA OF PLOT (4-5)	2431.68	2860.80	2860.80
7.	PLOT AREA UNDER DEVELOPMENT (SR. NO. 4 + 3(PROPOSED))	—	—	—
8.	TOTAL BASIC FSI (AS PER CLTS OR 1.0) (R 12.0)	1.0	1.0	1.0
9.	(a) PERMISSIBLE BUILT UP AREA AS PER DCR(6 x 8) BASIC FSI (BAF)	2431.68	2860.80	2860.80
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 33(5) (PROTECTED DEVELOPER)	—	—	—
	(c) PERMISSIBLE BUILT UP AREA (7th DR To ABOVE AND OTHER IS MORE)	2431.68	2860.80	2860.80
10.	ADDITIONAL BUA AS PER REGULATION 33(9) (FSI)	—	—	—
	(a) ADDITIONAL BUA FOR 33(9)(B & 33(11) ABOVE WITHIN THE CAP OF "PERMISSIBLE FSI" AS PER TABLE 10 (10 x BAF) AREA IN PLOT.	—	—	—
	(b) ADDITIONAL BUA FOR 33(9)(C & 33(11)(2) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 10 OF REGULATION 33(9) (AS NO MENTIONED IN TABLE 12 OF REGULATION 33 (20)) ADDITIONAL INCENTIVE TERMS FOR SENIOR AGED (@ 1.5)	—		
	(c) ADDITIONAL BUA IN CASE OF 33(9)(B)(ii) AS PER REGULATION 17(3) ADRC 33 (9B) (b)(iii) AS PER DCR 33(9)(B)(iii) (R 17.3)	—	—	—
	TOTAL ADDITIONAL BUA			
11.	ADDITIONAL BUA OTHER THAN WITHIN THE CAP OF NON-SALEABLE TDR AS PER TABLE 12			
	(a) BUILT UP COST CONSTRUCTION EXPENDITURE BUILDING AS PER REGULATION 33(4)(B)	—	—	—
	(b) TOTAL OF BUILT UP COST OF SLOTTED PER REPAIR TENEMENT (REPORT REPLACEMENT)	—	—	—
	(c) SOLD OF REPAIR COMPONENT AS PER REGULATION 33(7)(A)	—	—	—
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	—	—	—
12.	BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 13 OF REGULATION NO 33(9) (SR NO 5 + 8 + 9 + 10) (2860.80 + 860.8 = 1430.20 sq. mt.)	—		—
13.	BUA DUE TO AVAILABLE TDR AS PER TABLE NO 13 OF REGULATION NO 33(10) & 33 (BY RESTRICTING AREA TILLED IN SR. NO. 10 & 11 ABOVE)			
	LINEAR (TDR LINEAR sq. m.=(B1 sq. m.+B2 sq. m.)*Road Width/(1.5*100) sq. m.	—		
	MINERAL (TDR/RMD sq. m.=(B1 sq. m.+B2 sq. m.)*Road Width/(1.5*100) sq. m.			
	BUA TDR (TDR/RMD sq. m. x 2.5) = TOTAL sq. m. (B4 sq. m.)			
14.	PERMISSIBLE BUILT UP AREA (7+8+10+12+13)			
15.	EXISTING BUILDING AREA (AS PER DC GRANTED ST.27.24.2006)	604.26	604.26	604.26
16.	PROPOSED FLOOR AREA (AS PER DC GRANTED ST.27.24.2006	1814.58	1814.58	1814.58
17.	TOTAL GROSS BUILT UP AREA (EXISTING + PROPOSED)	2419.84	2419.84	2419.84
	FOR CONSTRUCTION ANY AS PER REGULATION 33 (4) (A) AND FOR VALUE BUA OR PLOT			
18.	PREMISES COMPENSATORY AREA AS PER RMD NO. 31(3)	—	—	—
19.	(a) PREMISES FURNISH COMPENSATORY AREA FOR REPAIR COMPONENT (PROPOSED AREA)	—	—	—
	(b) SLOTTED COMPENSATION AREA FOR REPAIR COMPONENT (PROPOSED AREA)	—	—	—
20.	(a) PREMISES FURNISH COMPENSATORY AREA BY CHARGES PREMIUM (TRADER)	—		
	(b) AVAILABLE COMPENSATION AREA AVAILED (MENTIONED IN PREMIUM)	—		
21.	TOTAL BUILT PROPOSED (INCLUDING AVAILABLE COMPENSATORY AREA (TOTAL - PREMISE - TRADER)			
22.	PLOT OWNERS CONTRIBUTION			
	OTHER RECEIPTS (IF ANY)	—		
	REQUIREMENT OF RECREATIONAL OPEN LAYOUT PLOT AS PER REG. 27	—		
	TENEMENT STATEMENT	—		
	(i) PROPOSED BUA (TOTAL ABOVE)			
	(ii) LESS DEDUCTION OF HRA + EXISTING BUA (SHOP ETC.)			
	(iii) AREA AVAILABLE FOR TENEMENTS (B-Minus-B)	NIL		
	(a) TOTAL NO. OF TENEMENTS (EXISTING OF TENANTS ACCTDING)			
	(b) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT			
23.	PARKING STATEMENT			
	(a) PARKING REQUIRED BY REGULATION FOR	34nos.		34nos.
	CAR (MOTOR / MOTOR CYCLE / SCOOTER) (VEHICLE)	31nos.		31nos.
	(b) COVERED GARAGE PERMISSIBLE			
	(c) COVERED GARAGE PROPOSED			
	CAR (MOTOR / MOTOR CYCLE / SCOOTER) (VEHICLE)	3nos.	—	3nos.
	(d) TOTAL PARKING PROPOSED	34nos.		34nos.
24.	TRANSPORT VEHICLES PARKING			
	(a) SPECIFICATION TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		—	
	(b) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROPOSED	—	—	—

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & KEY PLAN, PLOT AREA CALCULATION
AREA SUMMARY, CHART, AREA STATEMENT & PARKING STATEMENT

STAMP OF DATE OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

This award approval to the previous plans sanctioned under no CHE/0366/BP/WS/AP dated - 12.05.2005

This drawing shall be read in conjunction with letter under No CHE/0366/BP/WS/AP/ signed on date 12/10

THIS PLAN IS PRINTED & DOES NOT REQUIRE SIGNATURE.

ANAND DADU SALVE	HARESH CHANDIRA M BHAGAT	ANIL PRABHAKA R DHIWAR
E.E./E.P. 'F/S' WARD	A.E./E.E.P. 'P' WARD	E.E./E.P. 'P' WARD

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 18.01.2013 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 3070.13 SQ.MT. (THREE THOUSAND AND SEVENTY POINT ONE THREE ONLY) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

Rasik Prabhudas Hingoo

SIGNATURE OF ARCHITECT

NORTH	DESCRIPTION OF PROPOSAL AND PROPERTY
	PROP. BUILDING ON PLOT BEARING C.T.S. NO. 36 A & B OF VILLAGE GOREGAON AT GOREGAON (W) , MUMBAI - 400 104.
NAME OF OWNER :	ACME METAL INDUSTRIES PVT.LTD.
ADDRESS : -	S.V. Road, Near to Axis Bank, Goregaon (West), Mumbai - 400 104

Dilip Pukhraj Doshi

SIGNATURE OF OWNER / CONSULTANT

JOB NO.-	DRAWING.	DATE	SCALE	DRAWN BY	CHECKED BY
			AS STATED	VC	SRH

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

Rasik Prabhudas Hingoo

SIGNATURE OF ARCHITECT

HINGOO
RASIK P. HINGOO ASSOCIATES
ARCHITECTURE • URBAN DESIGN • INTERIOR DESIGN • LANDSCAPE DESIGN