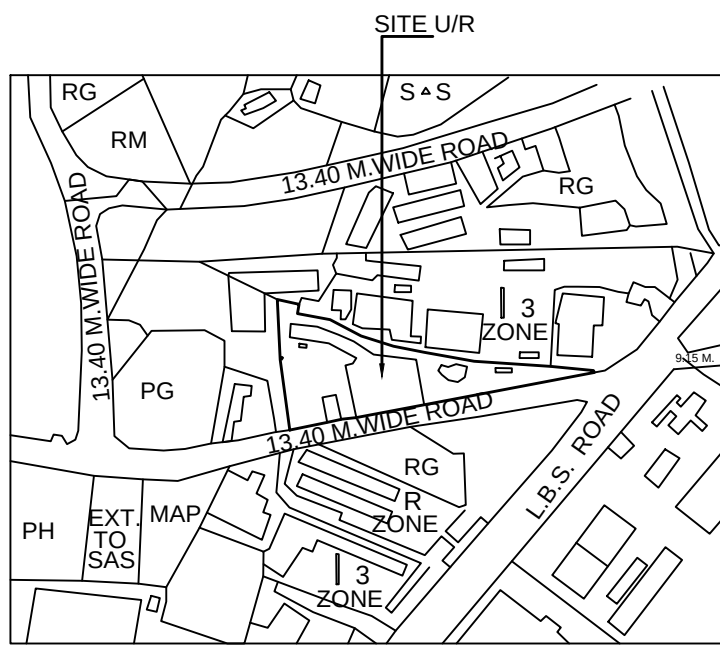
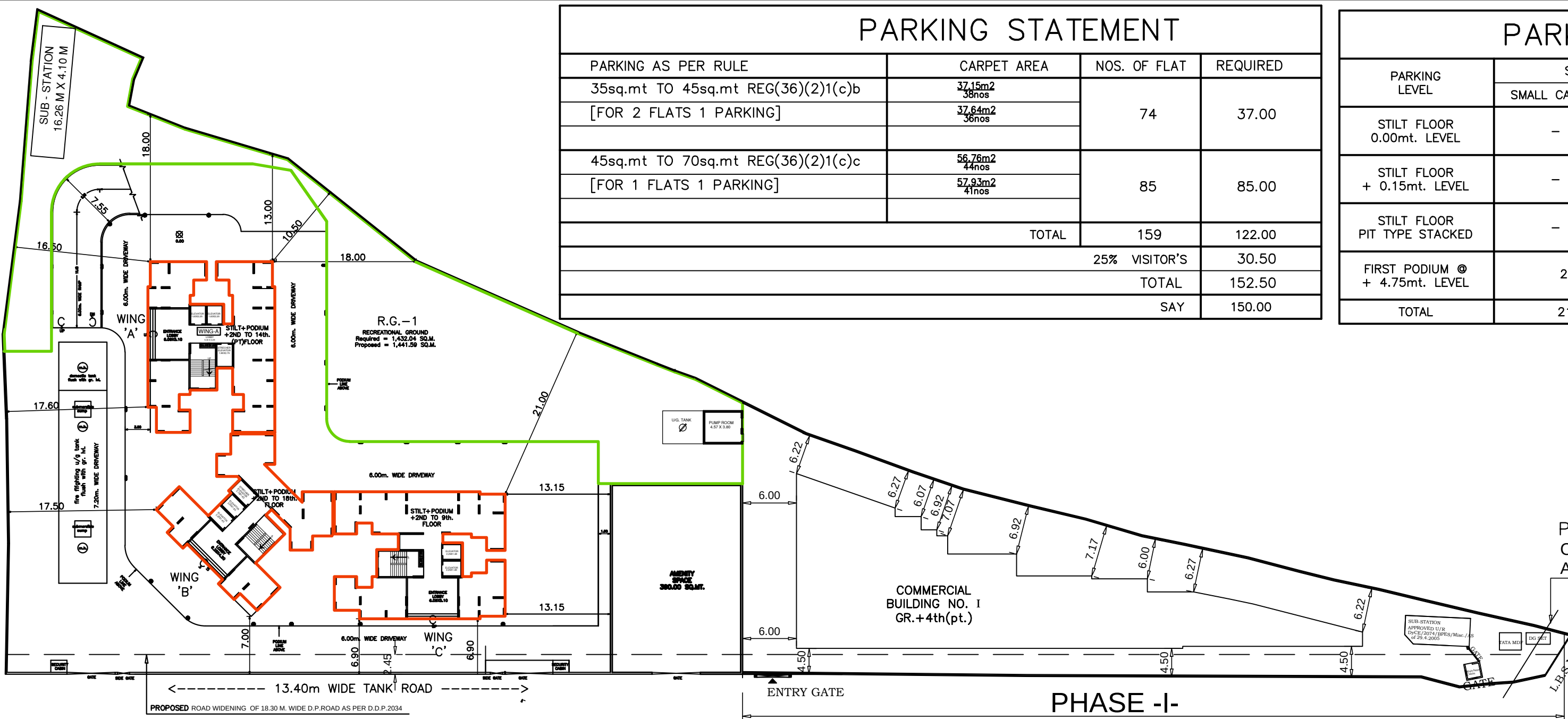
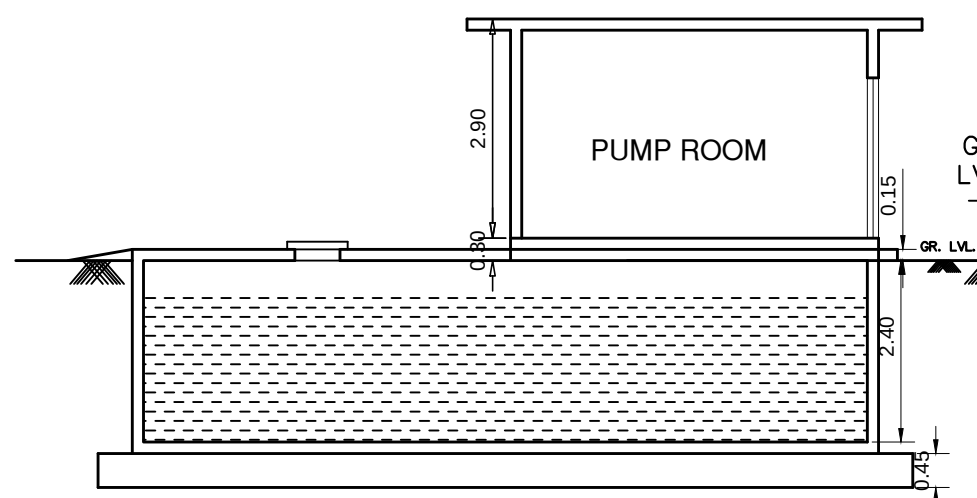




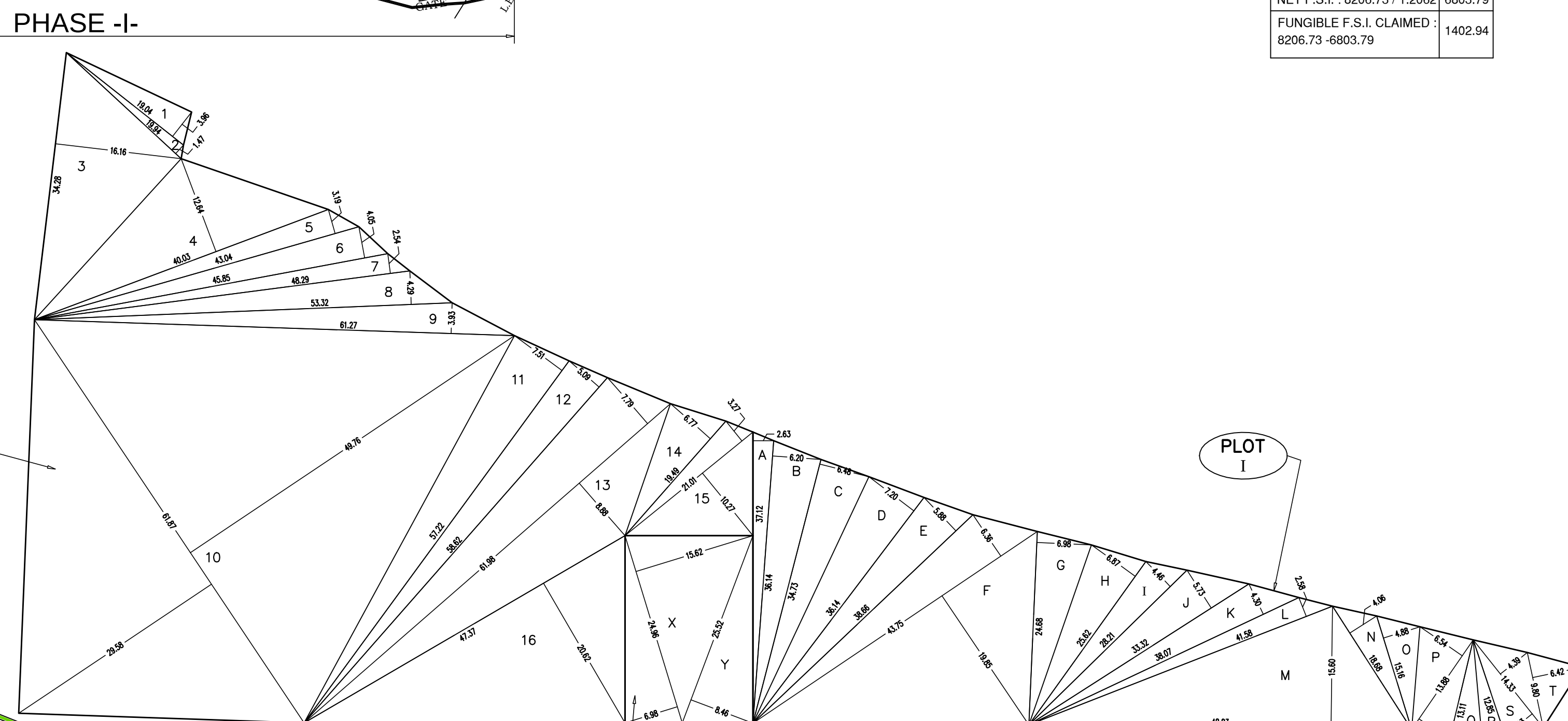
LOCATION PLAN
SCALE = 1:4000



BLOCK PLAN
SCALE = 1:500



SECTION AT X-X
SCALE = 1:100



AREA DIAGRAM for
PLOT
SCALE = 1:500

PLOT AREA CALCULATION PLOT - II	
1) 19.04X3.96X½	37.70
2) 19.94X1.47X½	14.66
3) 34.28X16.16X½	276.98
4) 40.03X12.64X½	252.99
5) 43.04X3.19X½	68.65
6) 45.85X4.05X½	92.85
7) 48.29X2.54X½	61.33
8) 53.32X4.29X½	114.37
9) 61.27X3.93X½	120.40
10) 61.87(29.58+49.76)½	2,454.38
11) 57.22X7.51X½	214.86
12) 58.62X5.09X½	149.19
13) 61.98(7.79+8.88)½	516.60
14) 19.49X6.77X½	65.97
15) 21.01(3.27+10.27)½	142.24
16) 47.37X20.62X½	488.38
TOTAL	5,071.55

PLOT AREA CALCULATION PLOT - I	
A. 37.12X2.63X½	48.81
B. 36.14X6.20X½	112.03
C. 34.73X6.48X½	112.53
D. 36.14X7.20X½	130.10
E. 38.66X5.88X½	113.66
F. 43.75(6.36+19.85)½	573.34
G. 24.68X6.98X½	86.13
H. 25.62X6.87X½	88.00
I. 28.21X4.46X½	62.91
J. 33.32X5.73X½	95.46
K. 38.07X4.30X½	81.85
L. 41.58X2.58X½	53.64
M. 48.83X15.60X½	380.87
N. 18.68X4.06X½	37.92
O. 15.16X4.88X½	36.99
P. 13.88(6.54+4.73)X½	78.21
Q. 13.11X3.92X½	25.70
R. 12.85X2.87X½	18.44
S. 14.33(4.43+4.39)½	63.20
T. 9.80X6.42X½	31.46
TOTAL	2,231.25

PLOT AREA CALCULATION AMENITY OPEN SPACE	
X. 24.96(15.62+6.98)½	282.05
Y. 25.52X8.46X½	107.95
TOTAL	390.00

PLOT AREA CALCULATION PLOT - II, PLOT - I, AMENITY PLOT	
PLOT - I	2,231.25
PLOT - II	5,071.55
AMENITY PLOT	390.00
TOTAL	7,692.80

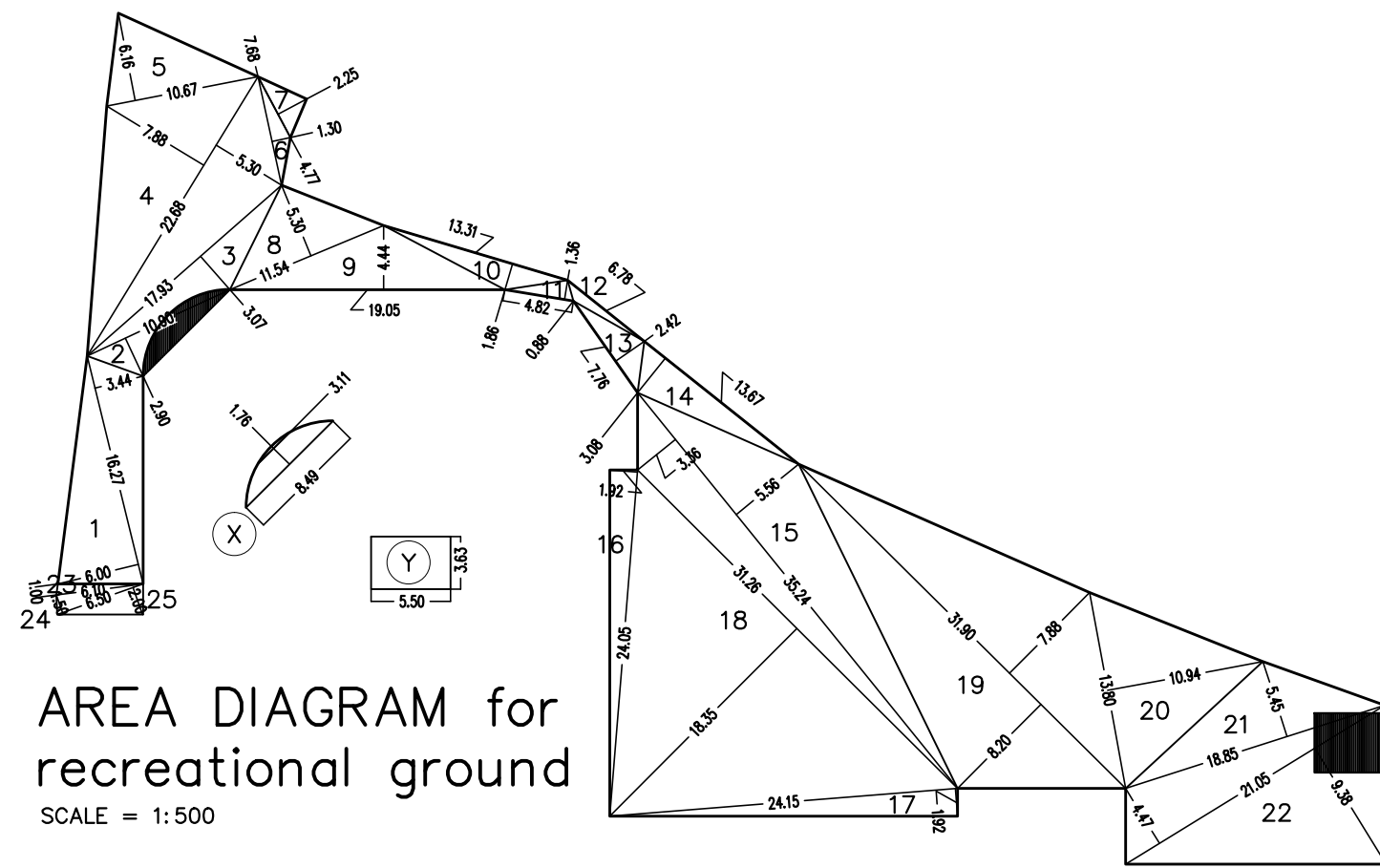
PARKING STATEMENT			
PARKING AS PER RULE	CARPET AREA	NOS. OF FLAT	REQUIRED
35sq.mt To 45sq.mt REG(36)(2)(c)b [FOR 2 FLATS 1 PARKING]	37.68sq.mt	74	37.00
45sq.mt To 70sq.mt REG(36)(2)(c)c [FOR 1 FLATS 1 PARKING]	52.82sq.mt	85	85.00
TOTAL	90.50sq.mt	159	122.00
25% VISITOR'S			30.50
TOTAL			152.50
SAY			150.00

PARKING STATEMENT							
PARKING LEVEL	SURFACE PARKING		MECHANICAL STACKED PARKING		MECHANICAL PUZZLE PARKING		TOTAL
	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	SMALL CAR PAR.	BIG CAR PAR.	
STILT FLOOR 0.00mt. LEVEL	-	19	-	-	-	3X20 = 60 2X03 = 06	85
STILT FLOOR + 0.15mt. LEVEL	-	-	20	12	-	-	32
STILT FLOOR PIT TYPE STACKED	-	-	3X2 = 6	-	-	-	6
FIRST PODIUM @ + 4.75mt. LEVEL	21	9	-	-	-	-	30
TOTAL	21	28	26	12	-	66	153

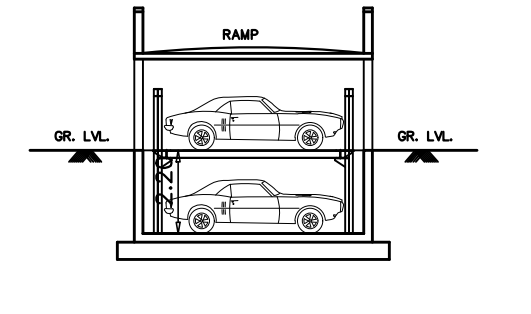
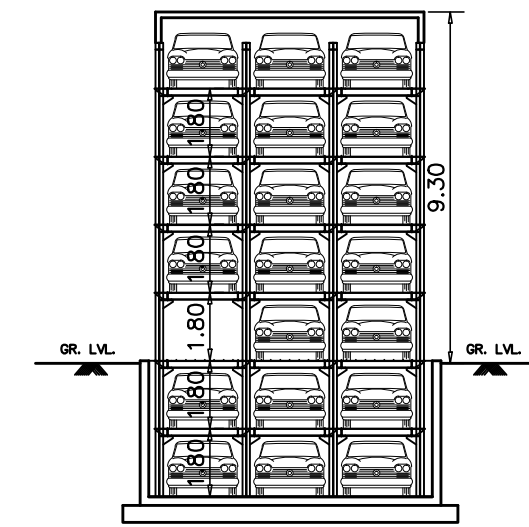
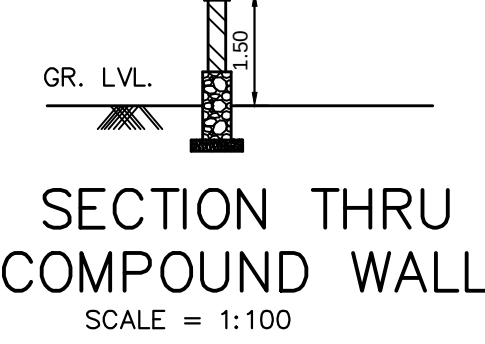
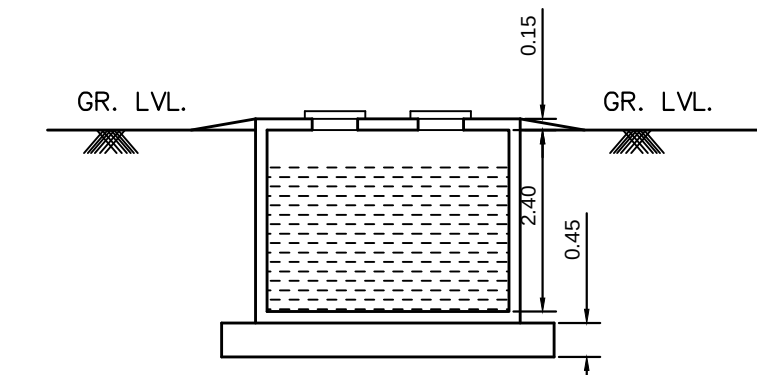
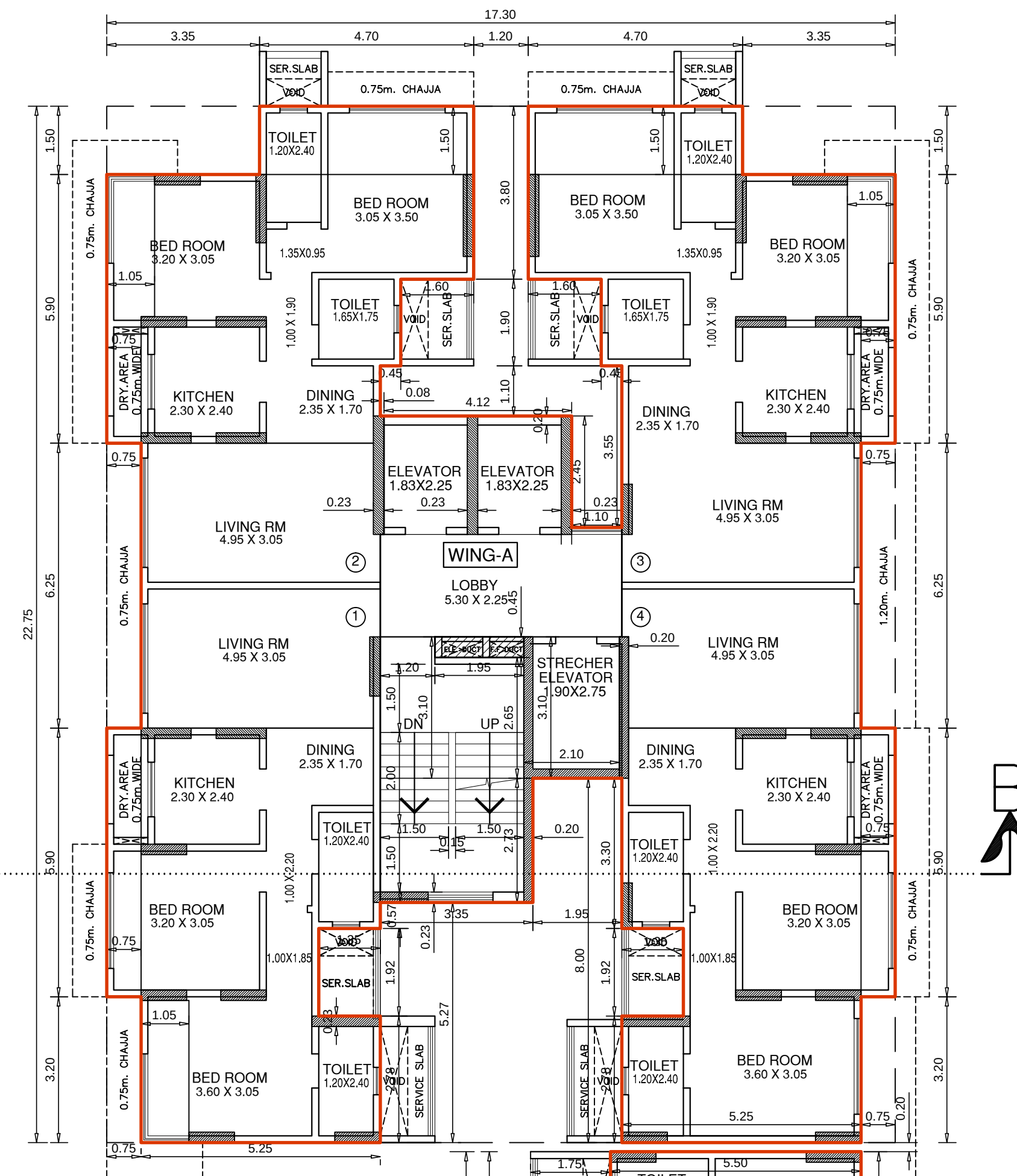
AREA STATEMENT			
FLOOR	AREA	STRT. LFT/LR	TOTAL SQ.MTS.
1ST.FL.			
2ND.FL.	839.02	141.63	697.39
3RD.FL.	839.02	141.63	697.39
4TH.FL.	839.02	141.63	697.39
5TH.FL.	839.02	141.63	697.39
6TH.FL.	839.02	141.63	697.39
7TH.FL.	665.24	141.63	523.61
8TH.FL.	839.02	141.63	697.39
9TH.FL.	839.02	141.63	697.39
10TH.FL.	529.50	94.29	435.26
11TH.FL.	529.50	94.29	435.26
12TH.FL.	529.50	94.29	435.26
13TH.FL.	529.50	94.29	435.26
14TH.FL.	421.39	94.29	327.10
15TH.FL.	220.08	46.95	173.13
16TH.FL.	220.08	46.95	173.13
17TH.FL.	220.08	46.95	173.13
18TH.FL.	220.08	46.95	173.13
TOTAL	9958.34	1792.29	8166.00
REFUGE AREA EXCESS	WING "A" = NIL WING "B" = 9.62 WING "C" = 31.11		40.73
TOTAL			8206.73
NET F.S.I. : 8206.73/1.2062			6803.79
FUNGIBLE F.S.I. CLAIMED : 8206.73-6803.79			1402.94

DATE AND STAMP OF APPROVAL OF PLANS	
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/REG/50/AS/03/7(NW) DATED 12/06/2016	
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/REG/50/AS/03/7(NW)	
S.E.(B.P.) SW	A.E.(B.P.) S&T E.E.(B.P.) E.S.- II
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED PLAN OF (RESIDENTIAL) BLDG. NO.2 IN PROPERTY BEARING C.T.S No- 549A, 549A/ 1to 3, VILLAGE KANJUR, TANK ROAD, BHANDUP (W), MUMBAI - 400078.	
A AREA STATEMENT	SQ.MT.
1. AREA OF PLOT (AS PER P.R. CARD)	7,692.40
2. DEDUCTION FOR	
a. ROAD SET BACK AREA	
b. PROPOSED ROAD	
c. ANY RESERVATION	
d. 5% AMENITY SPACE AS PER DCR 56/57	390.00
e. OTHER	
TOTAL (a+b+c)	390.00
3. BALANCE AREA OF PLOT (1-2)	7,302.40
4. DEDUCTION FOR RECREATIONAL GROUND(if deductible) 15%	1,095.36
5. NET AREA OF PLOT (3-4)	6,207.04
6. ADDITION FOR F.S.I.	
(a) 100%	
(b) 100%	
7. TOTAL AREA (5+6)	6,207.04
FSI UTILISED IN PHASE I FOR BUILDING NO. 1 AS PER APPROVAL NO. CE/182/BPES/AS	3,575.72
FSI PROPOSED IN PHASE II FOR BUILDING NO. 2	2,631.32
8. F.S.I. PERMISSIBLE.	ONE
9 (a) Floor Space Index credit available by Development Rights. (Restricted to 50% of the balance area vide 4 above)	NIL
(b) 75% Floor Space Index credit available by holding over. (Restrictively open spaces area 1,500.00 SQ. MTS.)	292.50
(c) 0.50% AS PER DCR 32	3,580.10
10. PERMISSIBLE FLOOR AREA (7+9)	10,379.64
11. EXISTING FLOOR AREA (PHASE I)	3,575.72
12. PROPOSED BUILT-UP AREA (PHASE II) FOR BUILDING NO. 2	6,803.79
13. TOTAL PROPOSED BUILT UP AREA (11+12)	10,379.51
14. F.S.I. CONSUMED ON NET HOLDING = 13/3	1,421
B. DETAILS OF FSI AVAILABLE AS PER DCR 35(4)	
1. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (6803.79X0.2062)	1,402.94
2. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (13X0.20)	-NIL-
3. TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1+B2)	1,402.94
4. TOTAL GROSS BUILT UP AREA PROPOSED (13 + B3)	11,782.45
C. TENEMENT STATEMENT	
PROPOSED AREA	11,782.45
LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP, ETC...	11,782.45
AVAILABLE AREA FOR TENEMENT (I-II)	----
TENEMENT PERMISSIBLE (@ 450 / HA)	530
TENEMENT PROPOSED	159
TENEMENTS FOR EXISTING TENANTS	108
TOTAL TENEMENT ON THE PLOT	267
D. PARKING STATEMENT	
a) PARKING REQUIREMENTS BY RULE	152.50
b) GARAGE PERMISSIBLE	----
c) VISITOR'S PARKING	----
d) TOTAL PARKING PROVIDED	153.00
E. TRANSPORT VEHICLES PARKING	
i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	----
ii) TOTAL NO TRANSPORT VEHICLES PARKING SPACES PROVIDED	----
CONTENTS OF SHEET	
STILT FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, RECREATIONAL GROUND AREA CALCULATION, F.S.I. STATEMENT, PARKING STATEMENT.	
GENERAL NOTES	
PLOT BOUNDARY SHOWN IN BLACK PROPOSED WORK SHOWN IN RED EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW EXTERNAL WALLS ARE 0.23m. THK. INTERNAL WALLS ARE 0.15m. THK.	
CERTIFICATE OF AREA.	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25-05-2013 AND THAT THE DIMENSIONS OF THE SITES, etc. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS IN ACCORDANCE WITH THE AREA ATATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.	
SIGN OF ARCHITECT / I.S.	
NAME & SIGNATURE OF OWNER	NAME & SIGNATURE OF ARCHITECT / I.S.
M/S - SUSHARDA EDIFICE LLP	SUNIL R. DEOLE Lic no. D/248L.S.
CA TO OWNER	PARTNER M/S RR PAINT PVT LTD
REVISION	DESCRIPTION
NORTH	SCALE 1:200
SHEET NO. 1/5	DATE 20.04.2017
	JOB NO. 1438
	PHONE: 25148396 / 25149102
	F.S.I. 1.2062

STILT FLOOR PLAN
SCALE = 1:200



RECREATIONAL GROUND AREA CALCULATION	
RECREATIONAL GROUND REQUIRED	
NET PLOT AREA 7,302.40 OF 20% 1,432.04 英畝	
RECREATIONAL GROUND PROPOSED	
1.) $16.27(5.75+3.44)\frac{1}{2}$	74.76
2.) $10.90 \times 2.90\frac{1}{2}$	15.81
3.) $17.93 \times 3.07\frac{1}{2}$	27.52
4.) $22.68(7.88+5.30)\frac{1}{2}$	149.46
5.) $10.67 \times 6.16\frac{1}{2}$	32.86
6.) $7.68 \times 1.30\frac{1}{2}$	4.99
7.) $4.77 \times 2.25\frac{1}{2}$	5.37
8.) $11.54 \times 5.30\frac{1}{2}$	30.58
9.) $19.05 \times 4.44\frac{1}{2}$	42.29
10.) $13.31 \times 1.86\frac{1}{2}$	12.38
11.) $4.82 \times 1.36\frac{1}{2}$	3.28
12.) $6.78 \times 0.88\frac{1}{2}$	2.98
13.) $7.76 \times 2.42\frac{1}{2}$	9.39
14.) $13.67 \times 3.08\frac{1}{2}$	21.05
15.) $35.24(3.36+5.56)\frac{1}{2}$	157.17
16.) $24.05 \times 1.92\frac{1}{2}$	23.09
17.) $24.15 \times 1.92\frac{1}{2}$	23.18
18.) $31.26 \times 18.35\frac{1}{2}$	286.82
19.) $31.90(8.20+7.88)\frac{1}{2}$	256.48
20.) $13.80 \times 10.94\frac{1}{2}$	75.49
21.) $18.85 \times 5.45\frac{1}{2}$	51.37
22.) $21.05(4.47+9.38)\frac{1}{2}$	145.77
(A) TOTAL	1,452.09
ADD.	
23.) $6.00 \times 1.00\frac{1}{2}$	3.00
24.) $6.10 \times 1.50\frac{1}{2}$	4.58
25.) $6.50 \times 2.00\frac{1}{2}$	6.50
(B) TOTAL	14.08
TOTAL (A) + (B)	1,466.17 (C)
DEDUCTION :-	
X.) $1.76(3.11+8.49)\frac{1}{2}$	10.21
Y.) 5.50×3.63	19.97
TOTAL	30.18 (D)
NET RECREATIONAL GROUND C-D	1,435.99



1st FLOOR PLAN (PODIUM)
SCALE = 1:200

2ND TO 6TH, 8TH & 9TH FLOOR PLAN
SCALE = 1:100

DATE AND STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHEES910A/5037(NW) DATED 12/05/2018

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHEES910A/5037(NW)

S.E.(B.P.) SW A.E.(B.P.) S&T E.E.(B.P.) E.S.-II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLAN OF (RESIDENTIAL) BLDG. NO.2 IN PROPERTY BEARING C.T.S No- 549A, 549A/ 1to 3, VILLAGE KANJUR, TANK ROAD, BHANDUP (W), MUMBAI - 400078.

CONTENTS OF SHEET

PODIUM FLOOR PLAN, 2ND. TO 6TH. 8TH & 9TH. FLOOR PLAN.

NAME & SIGNATURE OF OWNER		NAME & SIGNATURE OF ARCHITECT/ L.S.	
M/S - SUSHARDA EDIFICE LLP		SUNIL R. DEOLE	
CA TO OWNER PARTNER M/S RR PAINT PVT LTD		Lic no. D/248/L.S.	
REVISION	DESCRIPTION	ARCHITECTURAL CONSULTANTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS 701, 702 'A' WING, JAY-VIJAY BUILDING, CINEMA ROAD, GHATKOPAR (W), MUMBAI - 400 086. PHONE: 25148396 / 25149102	
NORTH	SCALE 1:200	DATE 20.04.2017	
	SHEET NO. 2/5	JOB NO. 1438	

