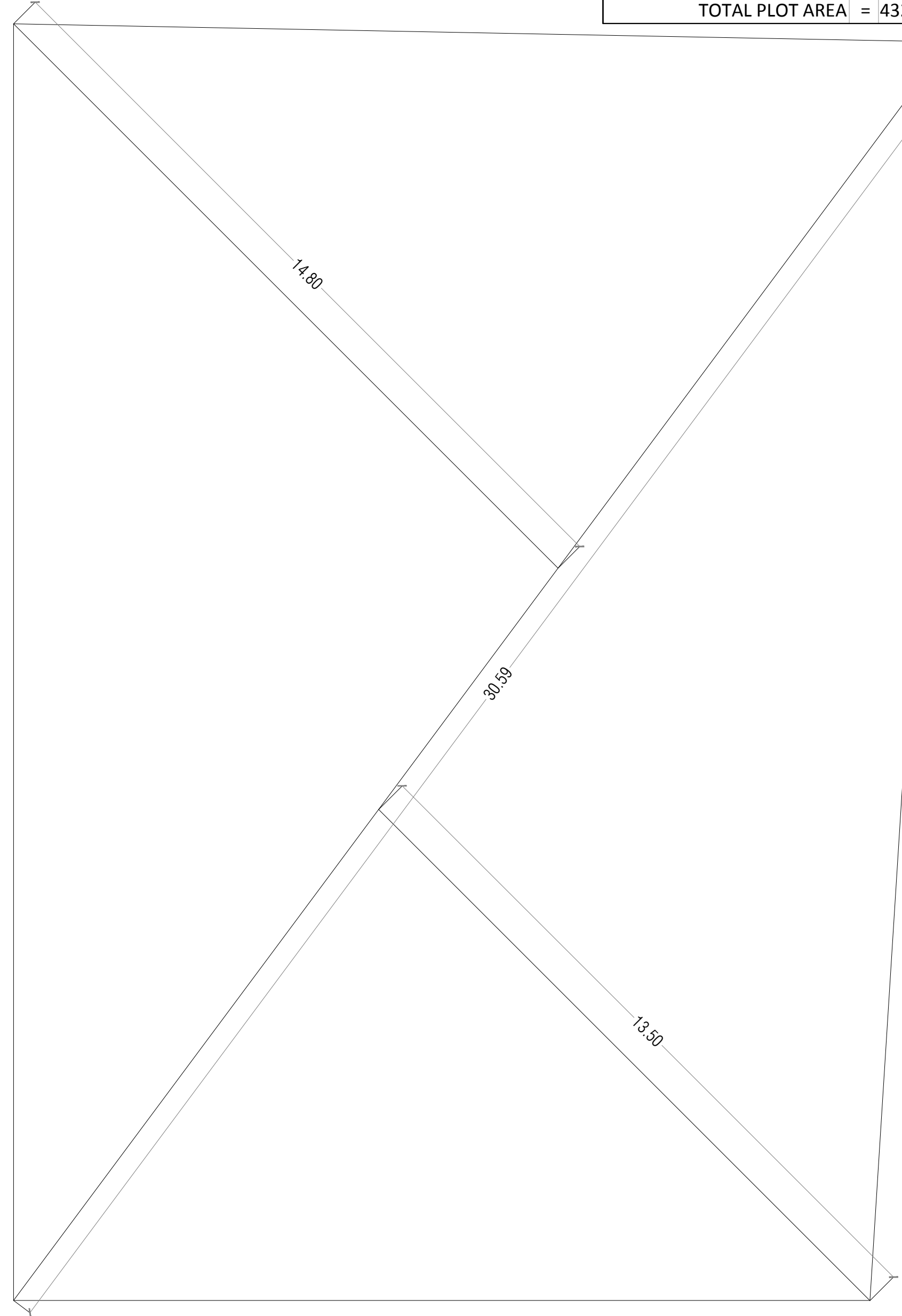


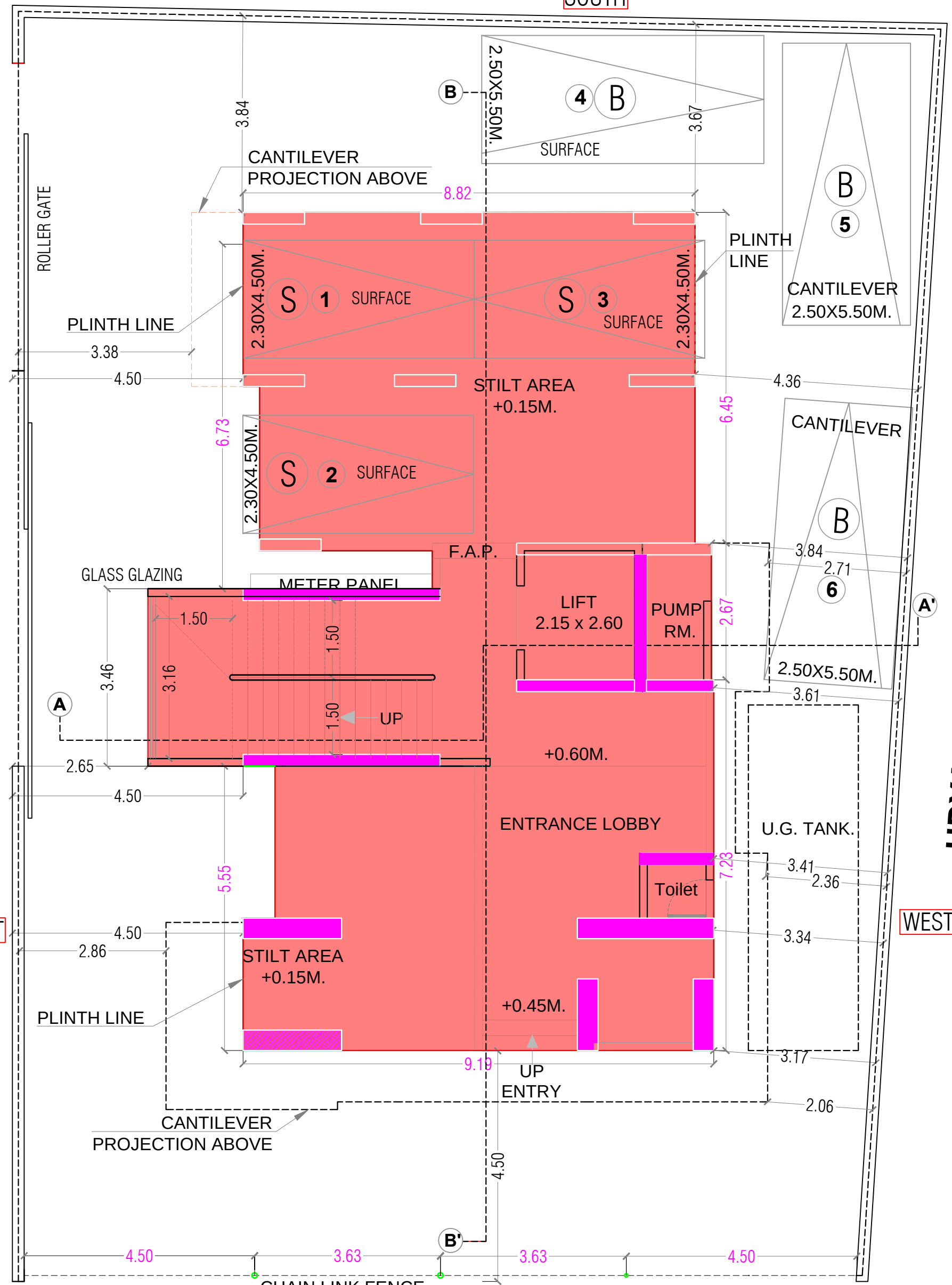
PLOT AREA CALCULATION		
BY TRIANGULATION METHOD		SQ.MT.
1.	0.5 X 30.59 X 14.80	= 226.36
2.	0.5 X 30.59 X 13.50	= 206.48
TOTAL PLOT AREA		= 432.84



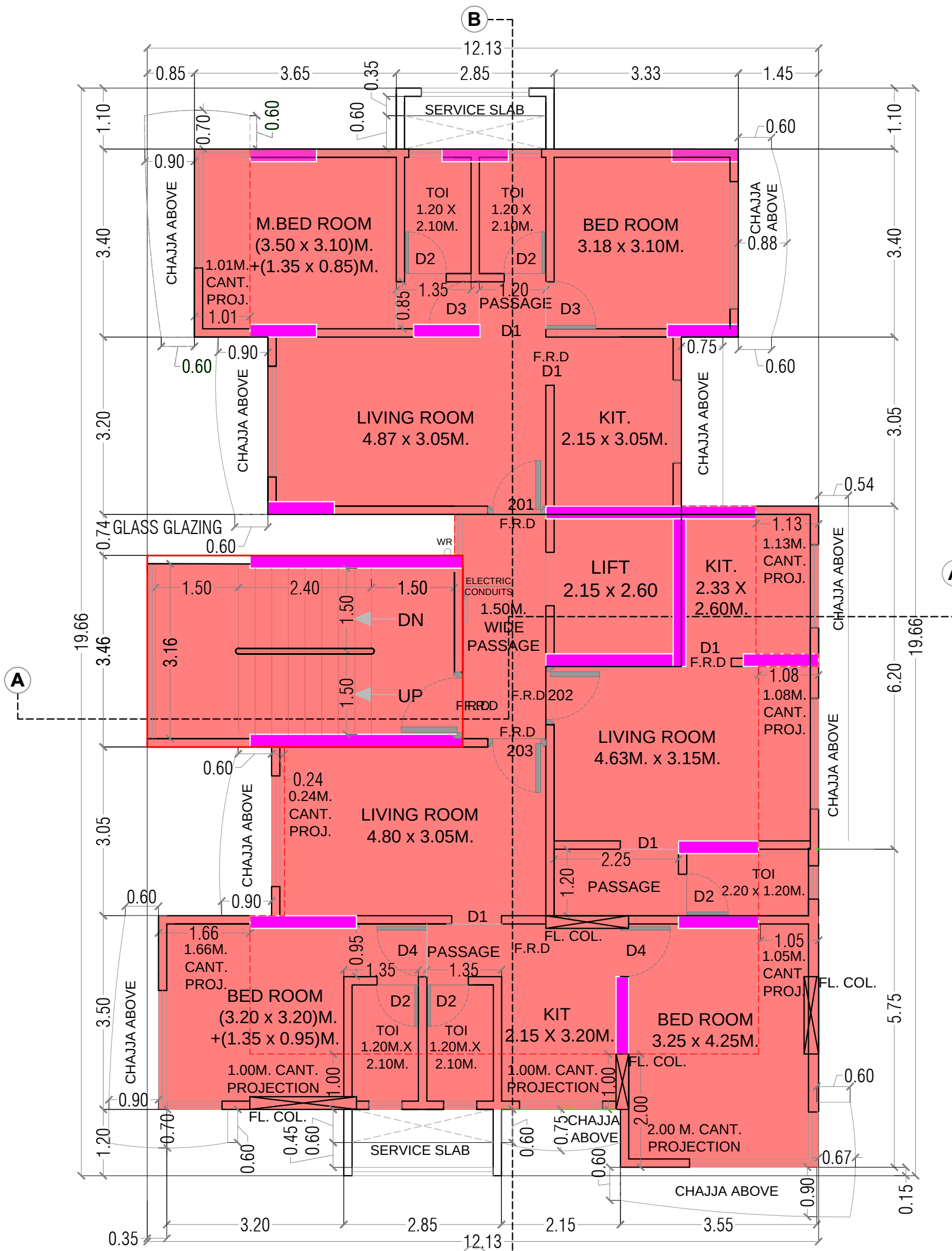
PLOT AREA DIAGRAM
SCALE - 1:100

GARDEN

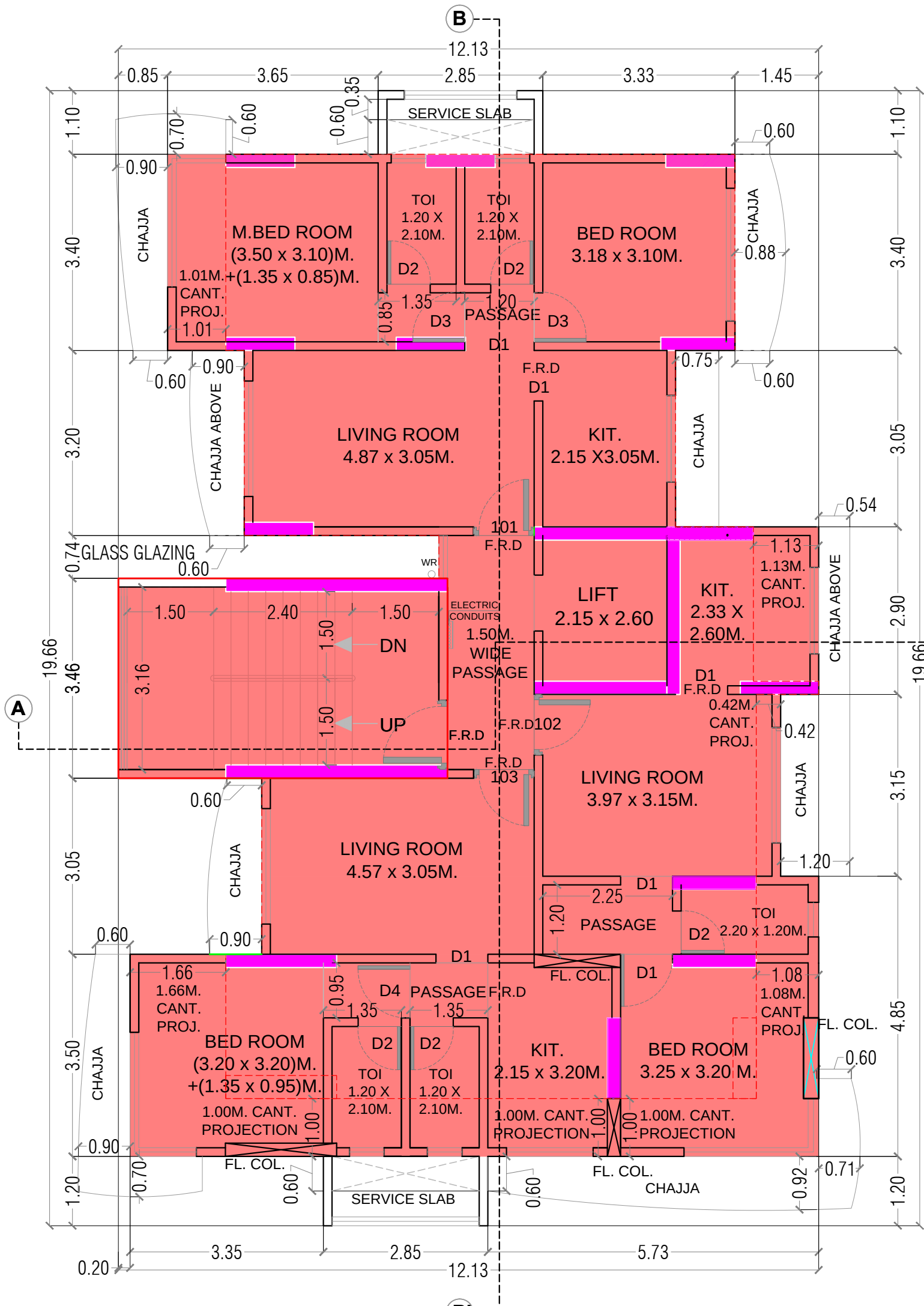
SOUTH



GROUND /STILT FLOOR PLAN
SCALE - 1:100



SECOND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100

BUILT UP AREA STATEMENT	
STAIRCASE,LIFT & LOBBY AREA COUNTED IN BUILT UP AREA	
FLOOR	BUILT UP AREA
FIRST	173.66
SECOND	179.38
THIRD	79.10
TOTAL BUILT UP AREA	432.14

STAIRCASE,LIFT & LOBBY AREA STATEMENT	
FLOOR	BUILT UP AREA FREE OF FSI BY CHARGING PREMIUM
GROUND	-
FIRST	31.77
SECOND	31.77
THIRD	31.77
TERRACE	-
TOTAL	95.31

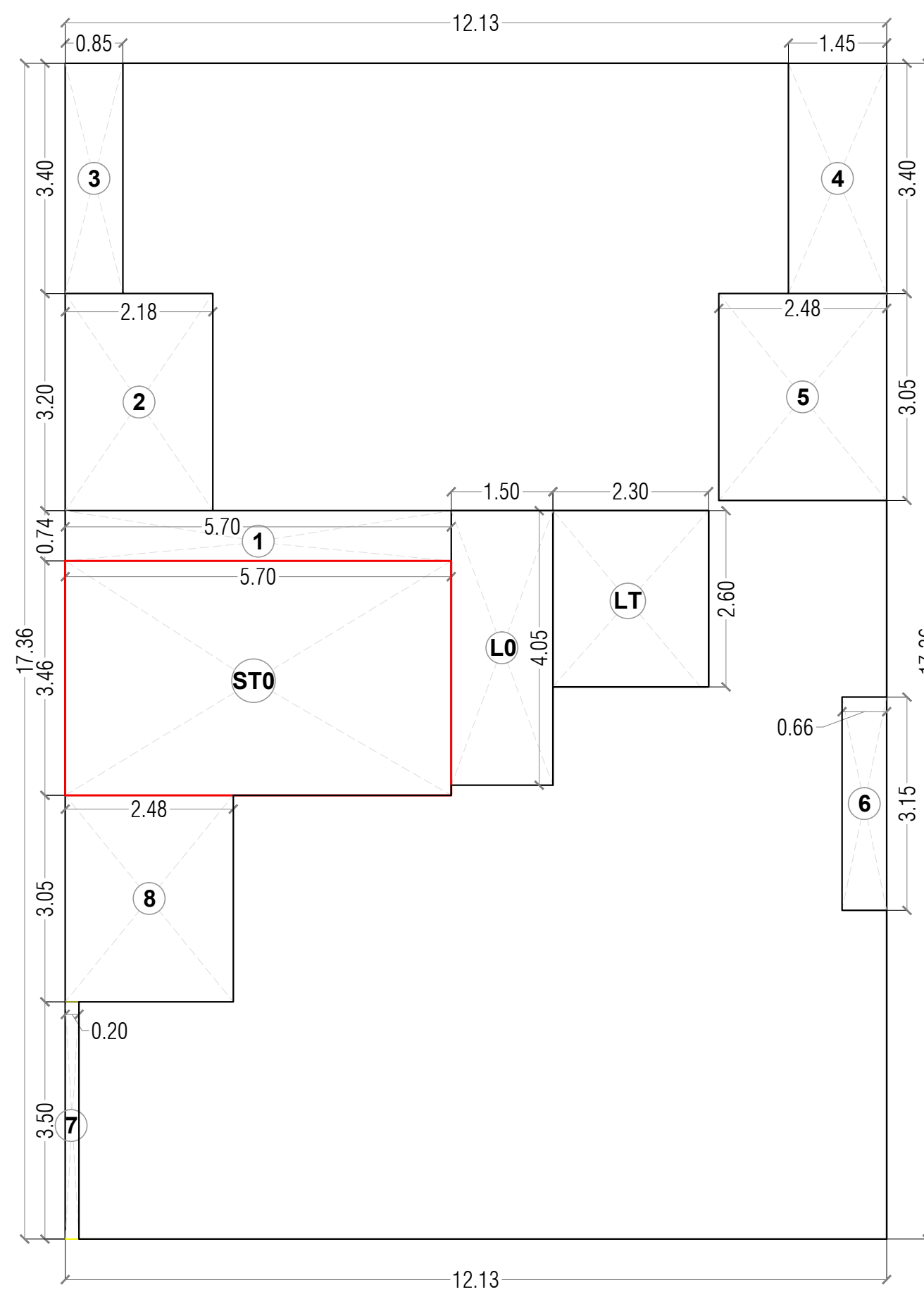
CAR-PARKING STATEMENT			
AS PER PRESENT D.C. REGULATIONS FOR RESIDENTIAL AREA			
CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE	PROPOSED PARKING REQ.	FLATS REQUIRED
BELOW 35.00	1 FOR 4 FLATS	02	00.50
35.00 TO 45.00	1 FOR 2 FLATS	02	01.00
45.00 TO 70.00	1 FOR 1 FLATS	03	03.00
70.00 & ABOVE	2 FOR 1 FLATS	NIL	NIL
TOTAL	07	04.50	
25% VISITOR PARKING		01.25	
TOTAL PARKING REQUIRED		05.75	
SAY		06.00	
TOTAL PARKING PROPOSED		06.00	

CAR - PARKING		
01	SMALL CAR PARKING	2.30 X 4.50 = 03 NOS.
02	BIG CAR PARKING	2.50 X 5.50 = 03 NOS.
TOTAL PARKING		= 06 NOS.

CAR-PARKING STATEMENT			
AS PER PROPOSED MODIFICATION IN D.C. REG. PARKING SPACES FOR PLOT AREA LESS THAN 1500 SQ.MT. FOR RESIDENTIAL AREA			
CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE	PROPOSED PARKING REQ.	FLATS REQUIRED
BELOW 45.00	1 FOR 4 FLATS	04	1.00
45.00 TO 60.00	1 FOR 2 FLATS	03	1.50
60.00 TO 90.00	1 FOR 1 FLATS	NIL	NIL
90.00 & ABOVE	2 FOR 1 FLATS	NIL	NIL
TOTAL	07	2.50	
25% VISITOR PARKING		0.62	
TOTAL PARKING REQUIRED		3.12	
SAY		3 NOS.	
TOTAL PARKING PROPOSED		3 NOS.	

BUILT UP AREA CALCULATION			
2ND FLOOR AREA CALCULATION			
ADDITIONS			SQ.MT.
A.	12.13 X 17.36	X 01 NOS.	= 223.19
TOTAL			= 223.19
DEDUCTIONS :			
1.	5.70 X 0.74	X 01 NOS.	= 4.22
2.	2.18 X 3.20	X 01 NOS.	= 6.98
3.	0.85 X 3.40	X 01 NOS.	= 2.89
4.	1.45 X 3.40	X 01 NOS.	= 4.93
5.	2.48 X 3.05	X 01 NOS.	= 7.56
6.	8.55 X 1.05	X 01 NOS.	= 8.97
7.	0.20 X 3.50	X 01 NOS.	= 0.70
8.	2.24 X 3.05	X 01 NOS.	= 7.56
TOTAL DEDUCTIONS			= 43.81
* BALANCE AREA			= 179.38
STAIRCASE,LIFT & LIFT LOBBY AREAS			
DEDUCTIONS :			
STO	5.70 X 3.46	X 01 NOS.	= 19.72
LO	1.50 X 4.05	X 01 NOS.	= 6.07
LT	2.30 X 2.60	X 01 NOS.	= 5.98
* TOTAL STAIRCASE & LIFT			= 31.77
STAIRCASE AREA COUNTED IN BUILT UP AREA			
NET BUILT UP AREA PER FLR.			
			= 179.38

BUILT UP AREA DIA.FOR SECOND FLOOR
SCALE - 1:100



BUILT UP AREA DIA.FOR FIRST FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION			
1 ST FLOOR AREA CALCULATION			
ADDITIONS			SQ.MT.
A.	12.13 X 17.36	X 01 NOS.	= 210.58
TOTAL			= 210.58
DEDUCTIONS :			
1.	5.70 X 0.74	X 01 NOS.	= 4.22
2.	2.18 X 3.20	X 01 NOS.	= 6.98
3.	0.85 X 3.40	X 01 NOS.	= 2.89
4.	1.45 X 3.40	X 01 NOS.	= 4.93
5.	2.48 X 3.05	X 01 NOS.	= 7.56
6.	0.66 X 3.15	X 01 NOS.	= 2.08
7.	0.20 X 3.50	X 01 NOS.	= 0.70
8.	2.48 X 3.05	X 01 NOS.	= 7.56
TOTAL DEDUCTIONS			= 36.92
* BALANCE AREA			= 173.66
STAIRCASE,LIFT & LIFT LOBBY AREAS			
DEDUCTIONS :			
STO	5.70 X 3.46	X 01 NOS.	= 19.72
LO	1.50 X 4.05	X 01 NOS.	= 6.07
LT	2.30 X 2.60	X 01 NOS.	= 5.98
* TOTAL STAIRCASE & LIFT			= 31.77
STAIRCASE AREA COUNTED IN BUILT UP AREA			
NET BUILT UP AREA PER FLR.			
			= 173.66

CARPET AREA CALCULATION			
(SECOND FLOOR)			
FLAT NO. 201			SQ.MT.
LIVING	4.87 X 3.05	=	14.85
KITCHEN	2.15 X 3.05	=	6.55
TOILET	1.20 X 2.10	=	2.52
TOILET	1.20 X 2.10	=	2.52
PASSAGE	1.20 X 0.85	=	1.02
M.BED.	3.50 X 3.10	=	10.85
+	1.35 X 0.85	=	1.15
			= 12.00
BED RM.	3.18 X 3.10	=	9.85
DOOR JAM:D	1.05 X 0.15	=	0.16
D1 X 2	0.90 X 0.15	=	0.27
D2 X 2	0.75 X 0.15	=	0.22
D3 X 2	0.85 X 0.15	=	0.25
TOTAL AREA			= 50.21

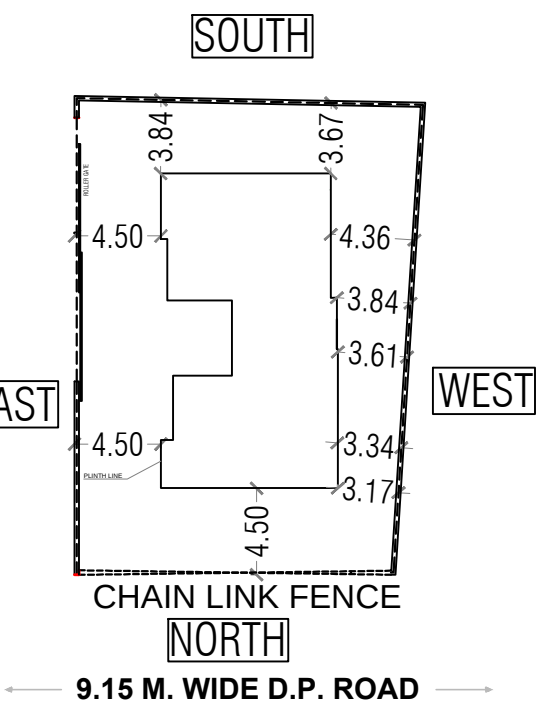
CARPET AREA CALCULATION			
(SECOND FLOOR)			
FLAT NO. 202			SQ.MT.
LIVING	4.63 X 3.15	=	14.58
KITCHEN	2.33 X 2.60	=	6.05
TOILET	2.20 X 1.20	=	2.64
PASSAGE	2.25 X 1.20	=	2.70
DOOR JAM:D	1.05 X 0.15	=	0.16
D1 X 2	0.90 X 0.15	=	0.27
D2	0.75 X 0.15	=	0.11
TOTAL AREA			= 26.51

CARPET AREA CALCULATION			
(FIRST FLOOR)			
FLAT NO. 101			SQ.MT.
LIVING	4.87 X 3.05	=	14.85
KITCHEN	2.15 X 3.05	=	6.55
TOILET	1.20 X 2.10	=	2.52
TOILET	1.20 X 2.10	=	2.52
PASSAGE	1.20 X 0.85	=	1.02
M.BED.	3.50 X 3.10	=	10.85
+	1.35 X 0.85	=	1.15
			= 12.00
BED RM.	3.18 X 3.10	=	9.85
DOOR JAM:D	1.05 X 0.15	=	0.16
D1 X 2	0.90 X 0.15	=	0.27
D2 X 2	0.75 X 0.15	=	0.22
D3 X 2	0.85 X 0.15	=	0.25
TOTAL AREA			= 50.21

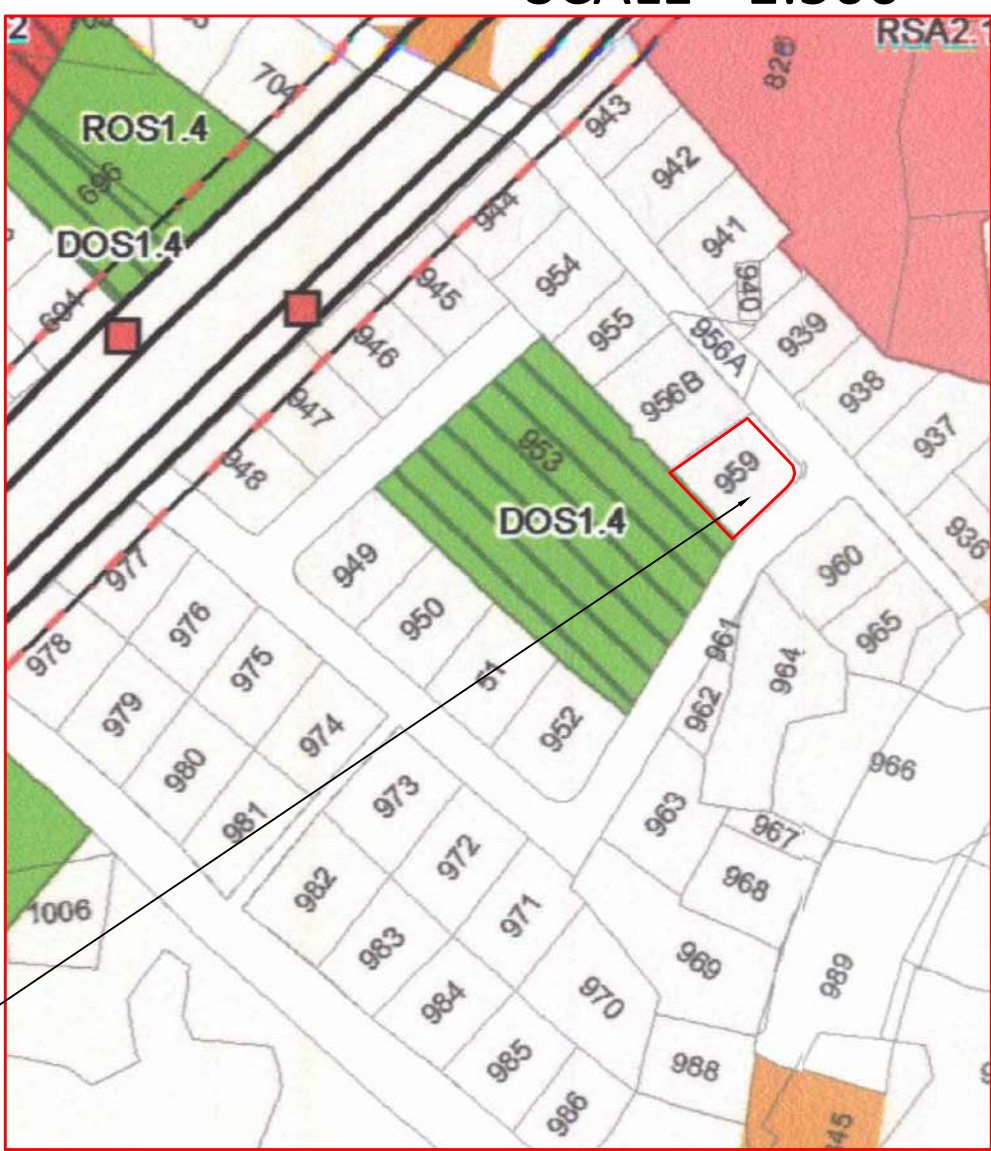
CARPET AREA CALCULATION			
(FIRST FLOOR)			
FLAT NO. 102			SQ.MT.
LIVING	3.97 X 3.15	=	12.50
KITCHEN	2.33 X 2.60	=	6.05
TOILET	2.20 X 1.20	=	2.64
PASSAGE	2.25 X 1.20	=	2.70
BED RM.	3.25 X 3.20	=	10.40
DOOR JAM:D	1.05 X 0.15	=	0.16
D1 X 3	0.95 X 0.15	=	0.13
D2	0.75 X 0.15	=	0.11
TOTAL AREA			= 34.69

CARPET AREA CALCULATION			
(SECOND FLOOR)			
FLAT NO. 203			SQ.MT.
LIVING	4.80 X 3.05	=	14.64
KITCHEN	2.15 X 3.20	=	6.88
TOILET	1.20 X 2.10	=	2.52
TOILET	1.20 X 2.10	=	2.52
PASSAGE	1.35 X 0.95	=	1.28
BED RM.	3.20 X 3.20	=	10.24
+	1.35 X 0.95	=	1.28
			= 11.52
BED RM.	3.25 X 4.25	=	13.81
DOOR JAM:D	1.05 X 0.15	=	0.16
D1	0.90 X 0.15	=	0.13
D2 X 2	0.75 X 0.15	=	0.22
D4 X 2	0.95 X 0.15	=	0.28
TOTAL AREA			= 53.96

CARPET AREA CALCULATION			
(FIRST FLOOR)			
FLAT NO. 103			SQ.MT.
LIVING	4.57 X 3.05	=	13.93
KITCHEN	2.15 X 3.20	=	6.88
TOILET	1.20 X 2.10	=	2.52
TOILET	1.20 X 2.10	=	2.52
PASSAGE	1.35 X 0.95	=	1.28
BED RM.	3.20 X 3.20	=	10.24
+	1.35 X 0.95	=	1.28
			= 11.52
DOOR JAM:D	1.05 X 0.15	=	0.16
D1	0.90 X 0.15	=	0.13
D2 X 2	0.75 X 0.15	=	0.22
D4	0.95 X 0.15	=	0.14
TOTAL AREA			= 39.30



BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:100

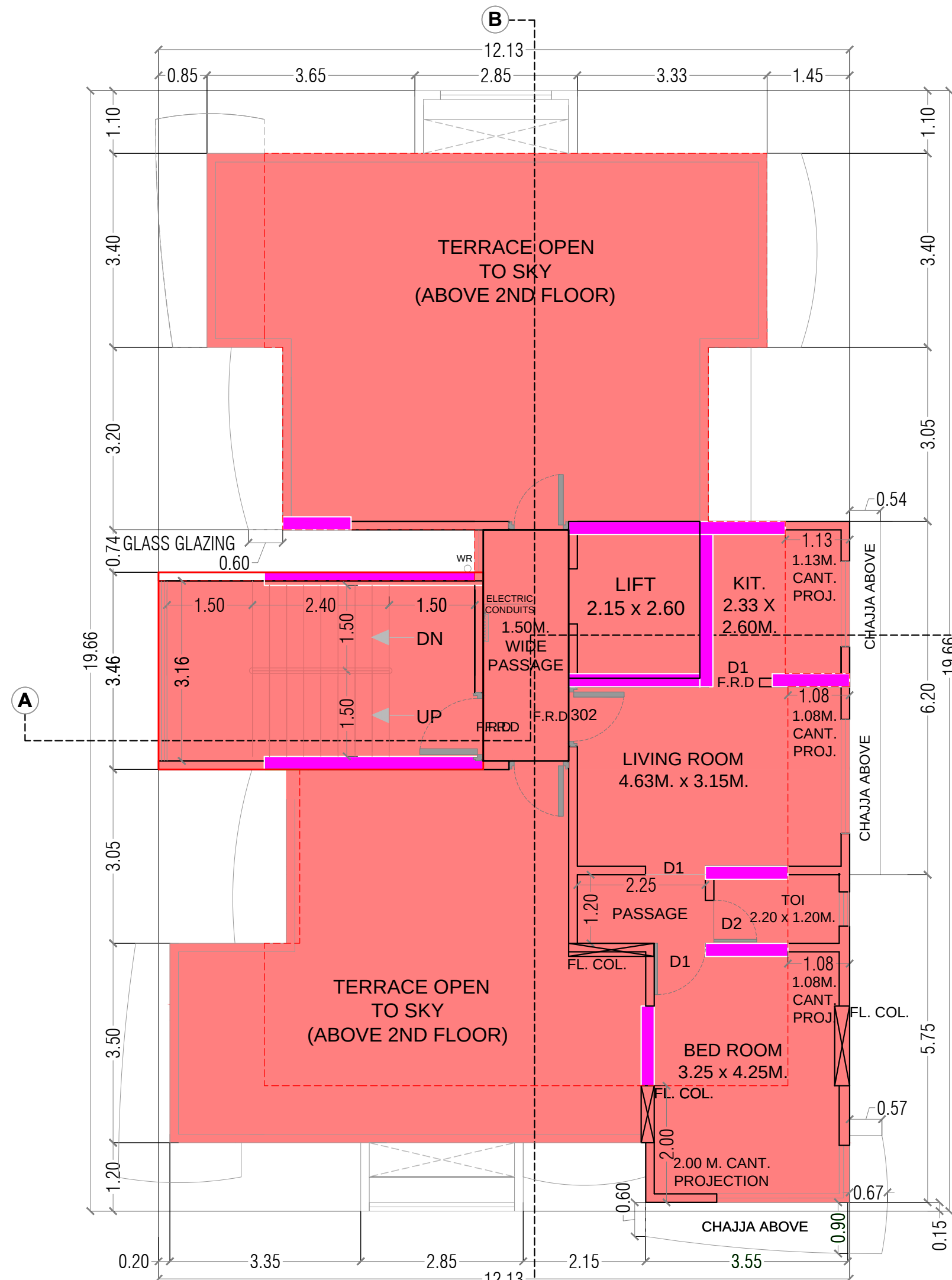
SANCTIONING AUTHORITY	
STAMP OF RECEIPTS OF PLANS	STAMP OF & APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED
IN THIS OFFICE LETTER ISSUED U.NO.
CHE/ES/2652/S/337(NEW)

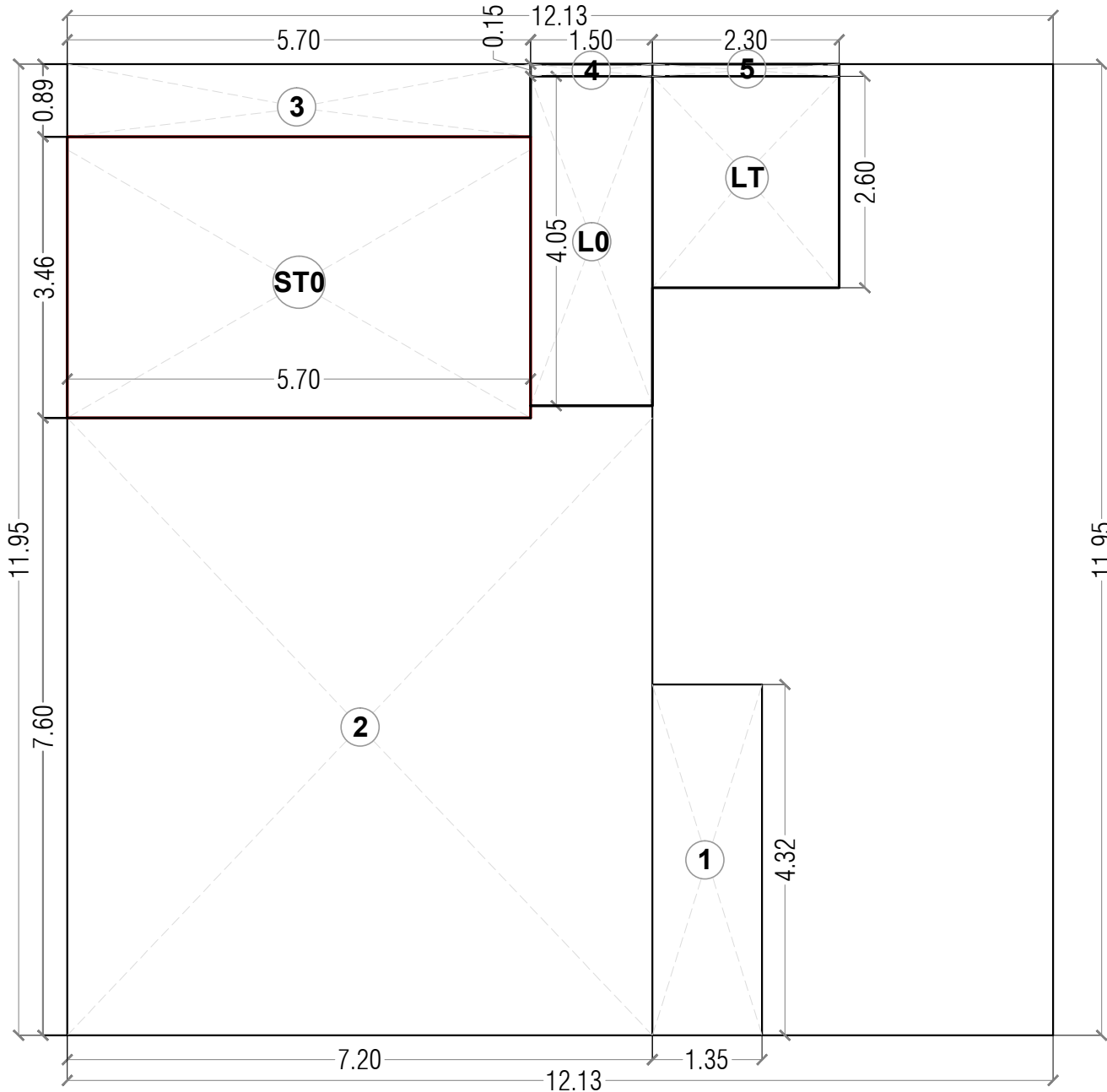
Executive Engineer
(Building Proposal)E.S.-II

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

PROFORMA - A		
AREA STATEMENT		
NO.	DESCRIPTION	SQ.MT.
A 1	AREA OF THE PLOT	432.40
2	DEDUCTION FOR	----
a	ROAD SETBACK AREA	----
b	PROPOSED ROAD	----
c	ANY RESERVATION (SUB-PLOT....	----
d	5% AMENITY SPACE AS PER DCR 56/57 (SUB PLOT....	----
e	OTHER	----
f	TOTAL (a + b +c+d+e)	----
3	BALANCE AREA OF PLOT (1 - 2(f))	432.40
4	DEDUCTION FOR 10% AMENITY OPEN SAPCE	----
5	NET AREA OF PLOT (3 - 4)	432.40
6	ADDITIONS FOR FLOOR SPACE INDEX	----
a	2(a) 100% ROAD SETBACK AREA	----
b	2(b) 100% PROPOSED ROAD	----
c	TOTAL (a + b)	----
7	TOTAL AREA (5 - 6(c))	432.40
8	PERMISSIBLE F.S.I.	1.00
9	FLOOR SAPCE INDEX CREDIT AVAILABLE By Development Rights (Restrict to 50 % of the balance area vide (3 - 6c above))	----
	i) DRC No.	----
	ii) DRC No.	----
	ADDITIONS FOR FLOOR SPACE INDEX	----
b	50% AS PER DCR 32 = (SR.NO.3 X 0.50)	----
c	% AS PER DCR 33 ()	----
d	OTHER - Additional FSI for layout Road	----
e	TOTAL (a + b + c + d)	432.14
10	PERMISSIBLE FLOOR AREA (7 x 8) + 9(e)	432.14
11	EXISTING FLOOR AREA	----
12	PROPOSED BUILTUP AREA	432.14
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	----
14A	PURELY RESIDENTIAL BUILT UP AREA	432.14
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	----
14	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	432.14
15	F.S.I. consumed on net holding = 14/3	1.00
B	Details of FSI availed as per DCR 35(4)	----
1	Funible Built Up Area component proposed vide DCR 35(4) for Purely Residential = or <(14A x 0.35) or 864.80 X 35% =302.88 sq.mt	0.00
2	Funible Built Up Area component proposed vide DCR 35(4) for Non Residential = or < (14b x 0.20)	0.00
3	Total Funible Built Up Area vide DCR 35(4) = (15A + 15B)	0.00
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 15)	432.14
C TENEMENT STATEMENT		
i	PROPOSED AREA (ITEM B/4 ABOVE)	432.14
ii	LESS DEDUCTION FOR NON-RESIDENTIAL AREA (SHOP ETC.)	----
iii	AREA AVAILABLE FOR TENEMENTS (C/a - C/b)	432.14
iv	TENEMENTS PERMISSIBLE (DENSITY OF 450/HECTARE).	19
v	TENEMENTS PROPOSED	07
vi	TENEMENTS EXISTING	00
D PARKING STATEMENT		
i	PARKING REQUIRED AS PER RULE	06
ii	TOTAL PARKING PROVIDED	06
iii	GAREGES PERMISSIBLE	----
iv	GAREGES PROPOSED	NIL
E GARAGES TRANSPORT VEHICLES PRAKING		
i	TRANSPORT VEHICLES REQUIRED	N.A.
ii	TRANSPORT VEHICLES PROPOSED	N.A.



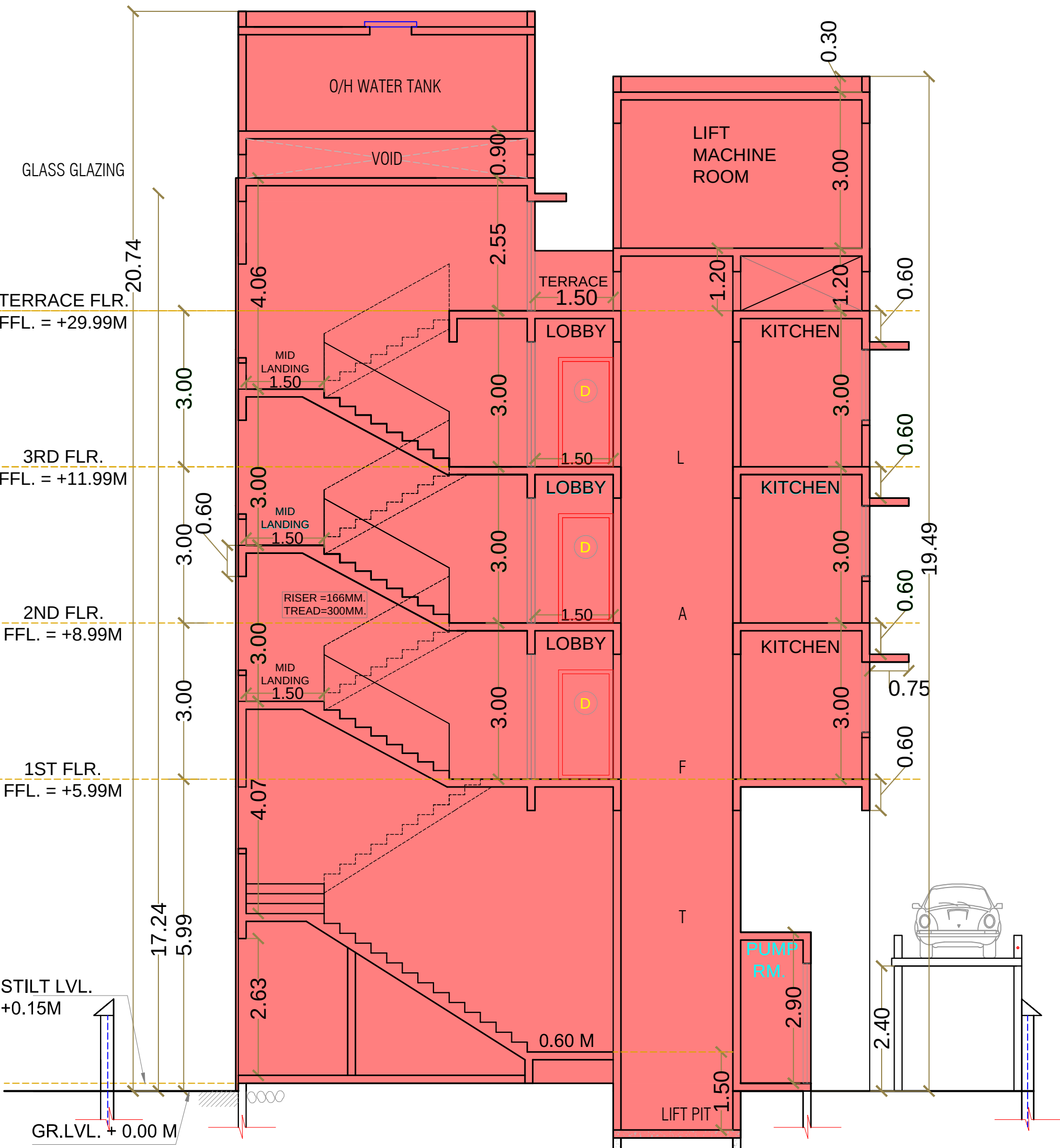
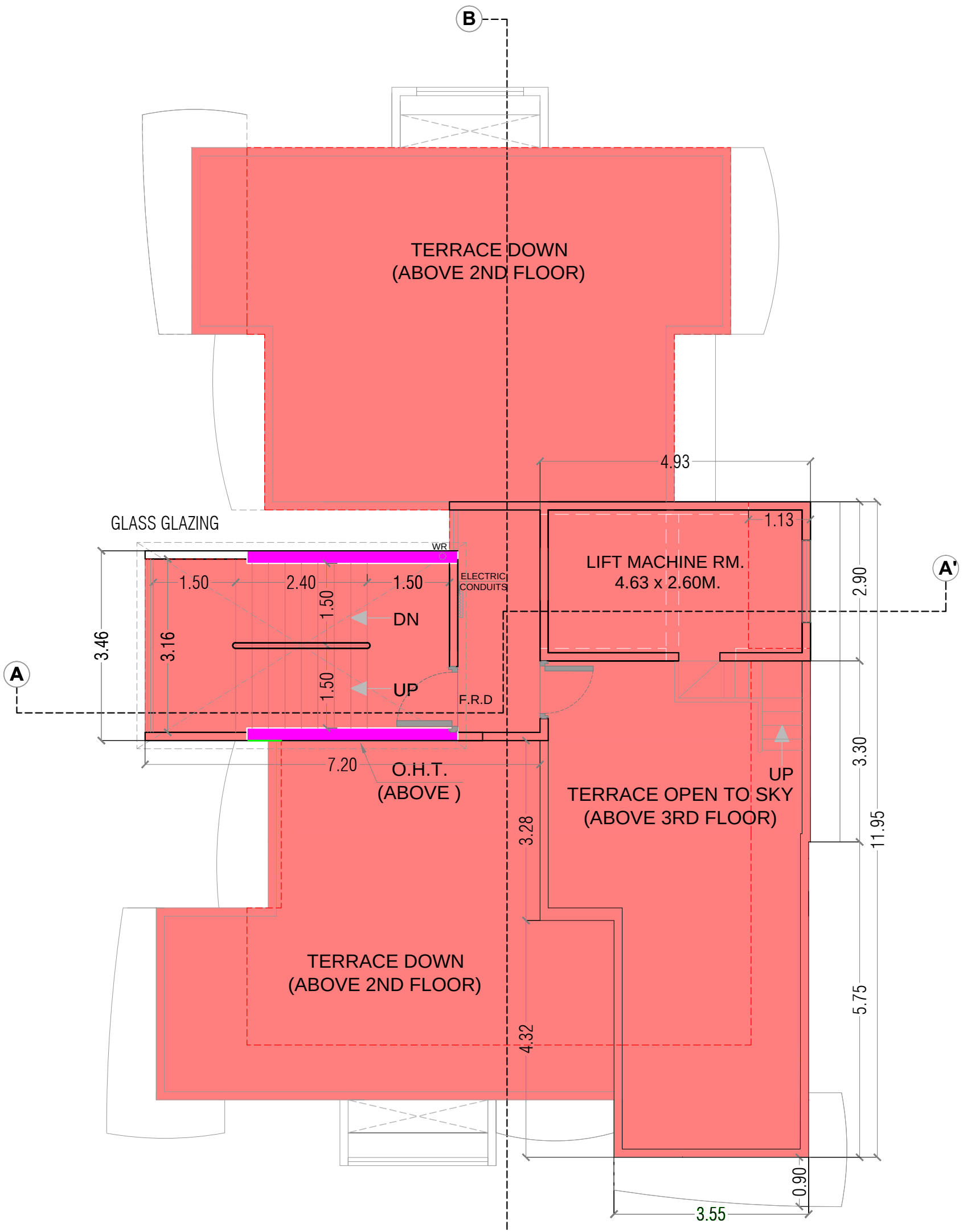
THIRD FLOOR PLAN
SCALE - 1:100



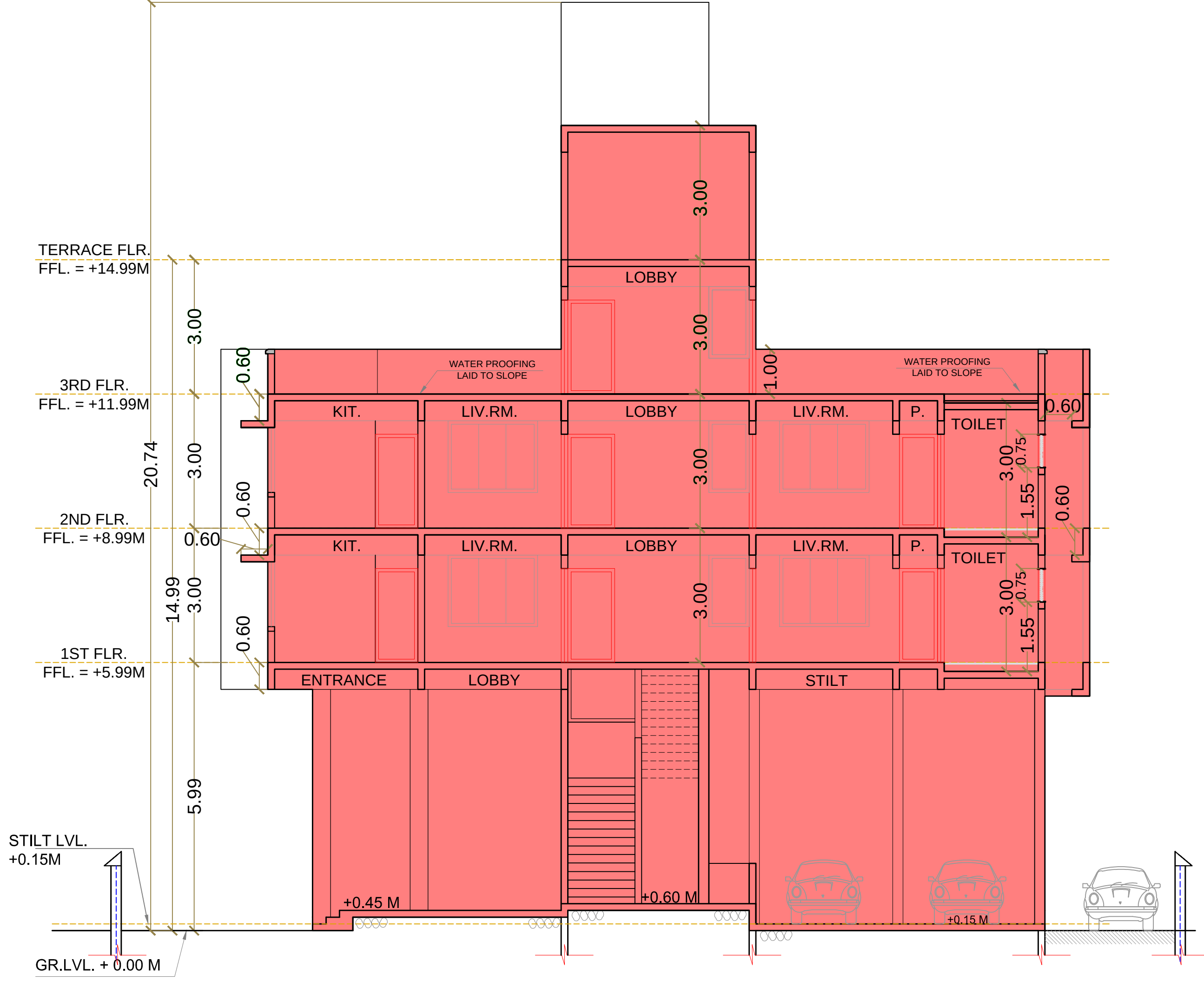
TERRACE FLOOR PLAN
SCALE - 1:100

BUILT UP AREA CALCULATION				
3RD FLOOR AREA CALCULATION				
ADDITIONS				SQ.MT.
A.	12.13	X	11.95	X 01 NOS. = 144.95
TOTAL				= 144.95
DEDUCTIONS :				
1.	1.35	X	4.32	X 01 NOS. = 5.83
2.	7.20	X	7.60	X 01 NOS. = 54.72
3.	5.70	X	0.89	X 01 NOS. = 5.08
4.	1.50	X	0.15	X 01 NOS. = 0.22
5.	2.30	X	0.15	X 01 NOS. = 0.34
TOTAL DEDUCTIONS				= 66.19
BALANCE AREA				= 78.76
STAIRCASE, LIFT & LIFT LOBBY AREAS				
DEDUCTIONS :				
STO	5.70	X	3.46	X 01 NOS. = 19.72
LO	1.50	X	4.05	X 01 NOS. = 6.07
LT	2.30	X	2.60	X 01 NOS. = 5.98
TOTAL STAIRCASE & LIFT				= 31.77
STAIRCASE AREA COUNTED IN BUILT UP AREA				
NET BUILT UP AREA PER FLR.				
				= 78.76

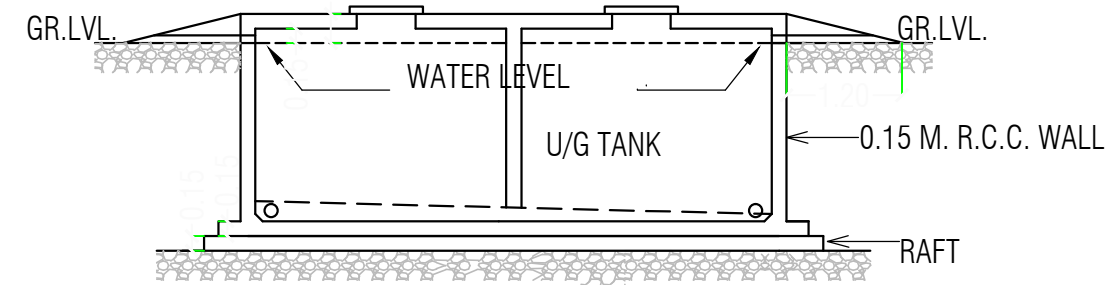
CARPET AREA CALCULATION				
(THIRD FLOOR)				
FLAT NO. 302				SQ.MT.
LIVING	4.63	X	3.15	= 14.58
KITCHEN	2.33	X	2.60	= 6.05
TOILET	2.20	X	1.20	= 2.64
PASSAGE	2.25	X	1.20	= 2.70
BEDRM.	3.25	X	4.25	= 13.81
DOOR JAMB	1.05	X	0.15	= 0.16
D1 X 3	0.90	X	0.15	= 0.40
D2	0.75	X	0.15	= 0.11
TOTAL AREA				= 40.45



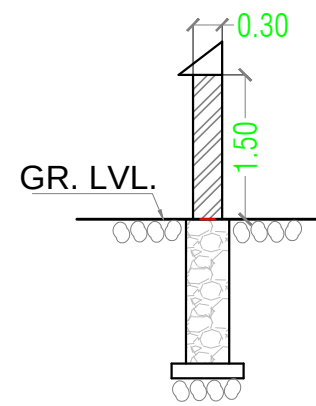
SECTION A-A'
SCALE - 1:100



SECTION B-B'
SCALE - 1:100



SECTION THROUGH U.G. TANK
SCALE - 1:100



COMPOUND WALL SECTION
SCALE - 1:100

SANCTIONING AUTHORITY
STAMP OF RECEIPTS OF PLANS & STAMP OF APPROVAL OF PLANS

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CHE/ES/2652/S/337(NEW)

Executive Engineer
(Building Proposal)E.S.-II

S.E.B.P.(S-E)

A.E.B.P.(S & T)

PROFORMA - B
CONTENTS OF THE SHEET

CARPET AREA STATEMENT
FLOOR PLAN
LINE AREA DIA. & CALC.
PROFORMA
SECTIONS
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPEMENT OF EXISTING BUILDING ON PLOT
NO.85 BEARING CTS NO. 959 OF VILLAGE KANJUR, DATAR COLONY,
BHANDUP (EAST),SITUATED IN 'S' WARD,MUMBAI-400042

NAME OF OWNER/APPLICANT SIGNATURE

SHRI. SUNIL SHINDE OF M/S.ESHAAN REALTY
C.A. TO M/s. KANJUR MATRUCHHAYA C.H.S. LTD

JOB NO. DWG. NO. DATE DRAWN BY CHECKED BY
2 07/12/17 SHWETA T.J. TEJAS C.

NAME ADDRESS AND SIGNATURE OF ARCHITECT

DEZINE HUB
ARCHITECTS
J9502, NEELAM NAGAR-6,
GAWANPADA, MULUND (E)
MUMBAI 400051
(T) +91-9819515977
(E) dezinehub@gmail.com

(Tejas Chhadva)