CAR PARKING STATEMENT

OLD PARKING RULE FOR OLD APPROVED FLATS / AREA	FLAT Nos.	PARK. REQUIRED
AREA IN SQ.MT.		
BELOW 35.00	NIL	NIL
35.00 TO 45.00	216 Nos.	54.00 Nos.
45.00 TO 70.00	98 Nos.	49.00 Nos.
ABOVE 70.00	NIL	NIL
TOTAL	314 Nos.	103.00 Nos.
25% VISITORS PARKING		25.75 Nos.
FOR SHOPPING / COMMERCIAL PURPOSE 1/80 SQ.MT. UPTO 500 SQ.MT. 8/U + 1/160 SQ.MT. FOR ABOVE 500 SQ.MT.		
TOTAL SHOPPINGAREA PROVIDED		4447.10
PARKING REQD. FOR 500 SQ.MT.		20.00 Nos.
PARKING REQD. REMAINING 3647.10 SQ.MT.		22.80 Nos.
FOR OFFICE PURPOSE 1/75 SQ.MT. UPTO 1500 SQ.MT. 8/U + 1/150 SQ.MT. FOR ABOVE 1500 SQ.MT.		
TOTAL OFFICE AREA PROVIDED		4885.87
PARKING REQD. FOR 1500 SQ.MT.		20.00 Nos.
PARKING REQD. REMAINING 3385.87 SQ.MT.		22.60 Nos.
PARKING REQUIRED FOR SHOPPING+ OFFICE		85.00 Nos.
25% VISITORS PARKING		21.00 Nos.
TOTAL PARKING REQ. (RESI.+COMM+OFFICE)		235.00 Nos.
TOTAL PARKING REQUIRED (235.00 + 204.00)		
TOTAL PARKING PROPOSED		

AMENDED PARKING RULE FOR NEW PROPOSED FLATS/AREA	FLAT Nos.	PARK. REQUIRED
AREA IN SQ.MT.		
BELOW 35.00	04 Nos.	00.50 Nos.
35.00 TO 45.00	24 Nos.	06.00 Nos.
45.00 TO 70.00	13 Nos.	06.50 Nos.
ABOVE 70.00	NIL	NIL
TOTAL	41 Nos.	13.00 Nos.
25% VISITORS PARKING		3.25 Nos.
FOR SHOPPING / COMMERCIAL PURPOSE 1/40 SQ.MT. UPTO 500 SQ.MT. 8/U + 1/80 SQ.MT. FOR ABOVE 500 SQ.MT.		
TOTAL SHOPPINGAREA PROVIDED		NIL
PARKING REQD. FOR 500 SQ.MT.		NIL
PARKING REQD. REMAINING AREA		NIL
FOR OFFICE PURPOSE 1/37.50 SQ.MT. UPTO 1500 SQ.MT. 8/U + 1/75 SQ.MT. FOR ABOVE 1500 SQ.MT.		
TOTAL OFFICE AREA PROVIDED		11217.08
PARKING REQD. REMAINING 11217.08 SQ.MT.		150.00 Nos.
PARKING REQUIRED FOR SHOPPING+ OFFICE		150.00 Nos.
25% VISITORS PARKING		38.00 Nos.
TOTAL PARKING REQ. (RESI.+COMM+OFFICE)		204.00 Nos.
439.00 Nos.		
439.00 Nos.		

CAR PARKING PROPOSED STATEMENT

FLOOR	LARGE CAR 5.50 X 2.50	SMALL CAR 4.50 X 2.30	TOTAL CAR
4TH POD. FLR.	94.00 Nos.	112.00 Nos.	206.00 Nos.
5TH FLOOR	125.00 Nos.	44.00 Nos.	169.00 Nos.
TOWER PARKING	64.00 Nos.	——	64.00 Nos.
TOTAL PARKING PROP.	283.00 Nos.	156.00 Nos.	439.00 Nos.

BUILT UP AREA CALCULATION

FOR TYPICAL FLOOR

A	24.58	X	14.67	X	1 NO.	=	360.59	SQ.MT.
TOTAL ADDITION						=	360.59	SQ.MT. X
DEDUCTIONS								
1	3.23	X	1.63	X	2 NOS	=	10.53	SQ.MT.
2	3.00	X	1.13	X	2 NOS	=	6.82	SQ.MT.
3	3.97	X	3.68	X	1 NO	=	14.67	SQ.MT.
4	2.25	X	0.60	X	1 NO	=	14.85	SQ.MT.
5	3.00	X	3.68	X	1 NO	=	11.21	SQ.MT.
6	3.99	X	3.81	X	2 NOS	=	30.40	SQ.MT.
7	3.23	X	0.48	X	2 NOS	=	3.10	SQ.MT.
8	3.00	X	2.51	X	2 NOS	=	15.05	SQ.MT.
9	2.28	X	3.44	X	2 NOS	=	15.69	SQ.MT.
10	1.14	X	5.52	X	1 NO	=	6.29	SQ.MT.
TOTAL DEDUCTION						=	126.49	SQ.MT. Y1

STAIRCASE & LIFT AREA

FOR TYPICAL FLOOR

S1	3.63	X	3.65	X	1 NO	=	13.47	SQ.MT.
S2	3.45	X	2.95	X	1 NO	=	10.18	SQ.MT.
S3	2.25	X	4.89	X	1 NO	=	11.01	SQ.MT.
S4	3.42	X	2.75	X	1 NO	=	9.41	SQ.MT.
S5	2.25	X	2.08	X	1 NO	=	4.74	SQ.MT.
TOTAL STAIR. & LIFT AREA PER FLOOR						=	48.81	SQ.MT. Y2
TOTAL PROPOSED BUILT UP AREA						=	190.29	SQ.MT. A

BALCONY AREA CALCULATION

FOR TYPICAL FLOOR

B1	3.24	X	0.65	X	4 NOS	=	11.02	SQ.MT.
B2	3.00	X	0.70	X	4 NOS	=	8.40	SQ.MT.
PROPOSED BALCONY AREA						=	19.42	SQ.MT. X
PERMISSIBLE BALCONY AREA						=	19.23	SQ.MT.
EXCESS BALCONY AREA						=	0.39	SQ.MT.
TOTAL PROPOSED BUILT UP AREA PER FLOOR						=	190.68	SQ.MT.

BUILT UP AREA CALCULATION

FOR 5TH FLOOR (WING -A,B,C,D,E & F)								
1	24.58	X	16.93	X	1 NO.	=	416.14	SQ.MT.
TOTAL ADDITION						=	416.14	SQ.MT. X
DEDUCTIONS								
1	3.20	X	0.33	X	3 NOS	=	3.17	SQ.MT.
2	2.07	X	3.21	X	1 NO	=	6.63	SQ.MT.
3	1.95	X	0.48	X	1 NO	=	0.91	SQ.MT.
4	1.70	X	1.54	X	1 NO	=	2.62	SQ.MT.
5	2.25	X	7.65	X	1 NO	=	13.89	SQ.MT.
6	3.99	X	4.11	X	1 NO	=	13.15	SQ.MT.
7	3.04	X	0.80	X	1 NO	=	2.74	SQ.MT.
8	3.00	X	1.83	X	1 NO	=	3.94	SQ.MT.
9	2.79	X	2.02	X	1 NO	=	5.64	SQ.MT.
10	3.09	X	1.79	X	1 NO	=	5.53	SQ.MT.
11	3.30	X	8.31	X	2 NOS	=	30.54	SQ.MT.
12	5.70	X	5.04	X	1 NO	=	28.73	SQ.MT.
13	3.09	X	3.81	X	1 NO	=	11.77	SQ.MT.
TOTAL DEDUCTION						=	124.16	SQ.MT. Y1
TOTAL BUILT UP AREA(X - Y1)						=	291.98	SQ.MT. X1

STAIRCASE LOBBY AREA CALCULATION

FOR 5TH FLOOR (WING -A,B,C,D,E & F)								
STL1	3.28	X	1.67	X	1 NO	=	5.18	SQ.MT.
STL2	3.45	X	4.00	X	1 NO	=	13.65	SQ.MT.
STL3	2.09	X	4.08	X	2 NOS	=	16.69	SQ.MT.
TOTAL STAIRCASE LOBBY AREA						=	35.52	SQ.MT. Y2
NET BUILT UP AREA (X1 - Y2)						=	293.43	SQ.MT.

SCHEDULE OF AREA AS PER NEW PROPOSED

FLOORS	INCLUDING FUNGIBLE AREA	20% FUNGIBLE AREA	35% FUNGIBLE AREA	NET BUILT UP AREA
2ND FLOOR(COMM.)	5089.44 SQ.M.	948.97 SQ.M.	————	4141.51 SQ.M.
3RD FLOOR(COMM.)	5692.03 SQ.M.	948.67 SQ.M.	————	4743.33 SQ.M.
TOTAL RESIDENTIAL	9058.04 SQ.M.	————	2948.39 SQ.M.	6109.67 SQ.M.
		1896.94 SQ.M.	2948.39 SQ.M.	
TOTAL AREA	20439.70 SQ.M.	4245.53 SQ.M.		14194.57 SQ.M.

SUMMERY OF BUILT UP AREA

FLOOR	OLD APPROVAL TOTAL BUILT UP AREA SQM.	OLD APPROVAL TOTAL BUILT UP AREA SQM.	NEW PROPOSED FUNGIBLE AREA SQM.	NEW PROPOSED FSI + FUNGIBLE AREA SQM.
GROUND FLOOR COMM.	4377.34	4447.10	——	4447.10
FIRST FLOOR COMM.	4841.32	4885.87	——	4885.87
SECOND FLOOR COMM.	172.22	4472.93	934.56	5407.56
THIRD FLOOR COMM.	——	4874.77	934.95	5809.72
TOTAL RESIDENTIAL	1494.34	10296.72	——	10296.72
		6665.03	2330.73	8997.76
TOTAL B/U CONSUMED	24379.22	35542.29	4202.24	39644.53

CONTENTS OF THE SHEET

GROUND FLOOR PLAN , 1ST TO 3RD TYPICAL FLOOR PLAN, 4TH FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, CAR PARKING STATEMENT, PLOT AREA DIAGRAM & AREA DEDUCTION, SECTION THROUGH FL. BED, ROME,

STAMP OF DATE OF RECEIPT OF PLANS

महाराष्ट्र औद्योगिक विकास महामंडळ / महानगर नियोजन कार्यालय
दिनांक 12 JAN 2015
कार्यकारी अभियंता नगररचना महानगर (पश्चिम उपनगरे)

STAMP OF DATE OF APPROVAL OF PLANS

PLAN FOR CONSIDERATION
S.E.B.P. (H/W/S) — A.E.B.P. (H/W/S)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/02/2001 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA ED WORKED OUT IS 10278.39 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A AREA STATEMENT

		Old approved plan dtd.	Plan as per DCR amended upto 10/01/2012	Total
1	Area of Plot (as per mutate demarcation (843.51+submerge 8812.25))	10278.39	10278.39	10278.39
2	Deduction for	——	——	——
	a) Road Set-back Area	——	——	——
	b) Proposed Road	——	——	——
	c) Any Reservations (Sub-plot)	——	——	——
	d) % amenity space as per DCR 38/57 (Sub-plot)	——	——	——
	e) SCHEME R.6. PROVIDED 812.25	——	——	——
3	Balance area of plot. (1 - 2)	——	——	——
4	Deduction for 15% Recreation Ground/ 10% Amenity space (if dedication for bnd)	——	——	——
5	Net area of plot (3 - 4)	10278.39	10278.39	10278.39
6	Additions for Floor Space Index	——	——	——
	2(a) 100% for D.P.Road / Set-back	——	——	——
	2(b) 33% as per DCR 32	——	——	——
	2(c) % as per DCR 38 ( )	——	——	——
	2(d) other	——	——	——
7	Total Area (5 + 6)	10278.39	10278.39	10278.39
8	Floor Space Index Permissible	2.40	2.50	2.50
9	Floor Space Index credit available by Development Right	——	——	——
	(Restricted to % of the balance area vide 3 above)	——	——	——
	DRC no.	——	——	——
	DRC no.	——	——	——
10	Total Permissible Floor area as per MUNICIPAL NOC Permit. Floor Area (plot area X 2.50) + (proposed share) = 43589.98 + (37.16 sq.m X (50/50)=18.58 X 2.0) = 43589.98	43589.98	43589.98	43589.98
11	Proposed Built-up Area	24379.22	——	35542.29
12	Proposed Built-up Area As Per OLD Approved (RESTRICTED AS PER CIVIL AVIATION HEIGHT)	24379.22		——
13	Proposed Built-up Area As Per NEW Proposed		35542.29	35542.29
14	Excess Balcony Area Taken In Floor Space Index	——	N.A.	N.A.
14A	Purely Residential Built up area	——	16981.75	16981.75
14B	Remaining Non-Residential Built up area	——	18660.54	18660.54
15	TOTAL Built-up proposed	24379.22	35542.29	35542.29
	(as per self approved plan dt.02/11/2010 prior to 05/01/2012)	——		
14	F.S.I. CONSUMSION NET VOLUME=15/1	——		3.47

B DETAILS OF FSI AVAILED AS PER DCR 35 (4)

1	Fungible Built up Area component proposed vide DCR (20% Not strictly Prioritised) i.e. <-----> 0.35 ----->)	——	2332.73	2332.73
2	Fungible Built up Area component proposed vide DCR 35(4) for Non-Residential i.e. <-----> 0.60 ----->)	——	1009.91	1009.91
3	Total Fungible Built up Area vide DCR 35(4) -> (B1 + B2)	——	4202.24	4202.24
4	Total Gross BUILT UP AREA proposed (15 + B3)	——	39644.53	39644.53

C TENEMENT STATEMENT

I	Proposed Area (Item A, B4 above)	——	——	39644.53
II	Less Deduction Of Non Residential Area (shop etc.)	——	——	20050.05
III	Area available For Tenements (I-II) sq.mtrs(III)	——	——	19594.48
IV	Tenements Permissible (Density Of Tenements/Hectare)	——	——	388.00
V	Tenements Proposed	——	——	353.00
VI	Tenements Existing	——	——	——

D PARKING STATEMENT

I	Parking required by regulations for	——		
	Car	——		
	Scooter/motor cycle	——		
	Outsiders (visitors)	——		
II	Covered garage permissible	——		
III	Covered garage permissible	——		
	Car	——		
	Scooter/motor cycle	——		
	Outsiders (visitors)	——		

E PARKING STATEMENT

I	Spaces for transport vehicles parking required by regulations			
II	Total no.of transport vehicles parking spaces provided			

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 195 (PT), D.N NAGAR, ANDHERI (W), MUMBAI.

SIGNATURE NAME & ADDRESS OF L.S.

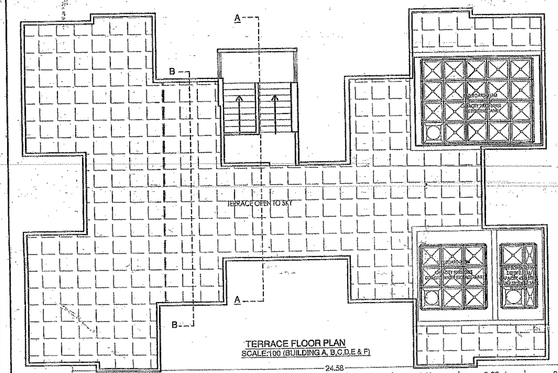
Jitendra Dewoolkar
D / 294 FELLOWS
PROJECT CONSULTANTS PVT. LTD.
117-121,HIRAD CHS. LTD.,
BLDG. NO.7,KHER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI.
TEL : 26477

NAME OF OWNER

M/S AXAY RAJ BUILD WELL PVT.LTD.

CHECKED BY	CHECKED BY	CHECKED BY	
DRAWN	Rocky		
SCALE	As Noted		
DATE		8/14	

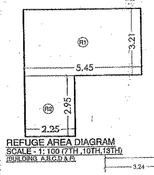
LINE AREA DIAGRAM OF TYPICAL FLOOR
SCALE:100 (BUILDING-A,B,C,D,E & F)



TERRACE FLOOR PLAN
SCALE:100 (BUILDING A, B,C,D,E & F)

BUILT UP AREA STATEMENT (WING A,B,C,D,E & F) OLD APPROVAL

WING	NO. OF FLOOR	BUILT UP AREA SQM. (1)	PERMISSIBLE BALC. AREA SQM. (2)	PROPOSED BALC. AREA SQM.(3)	EXCESS BALC. AREA SQM. (4)	TOTAL SQM. (1 +4)		TOTAL SQ.MT. BUILT UP (5)	TENEMENTS
BUILDING A,B,C,D,E,& F	5TH FLOOR	——	——	——	——				——
BUILDING A,B,C,D,E,& F	6TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	7TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	8TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	9TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	10TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	11TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	12TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	13TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
BUILDING A,B,C,D,E,& F	14TH FLOOR	190.29	19.03	19.42	0.39	190.68	X 6	1144.08	24.00
TOTAL BUILDING A,B,C,D,E,& F		1712.61	171.27	174.78	3.51	1716.12		10296.72	216.00



REFUGE AREA DIAGRAM
SCALE : 1:100 (7TH,10TH,13TH) (BUILDING ABCDEF)

REFUGE AREA REQUIRED

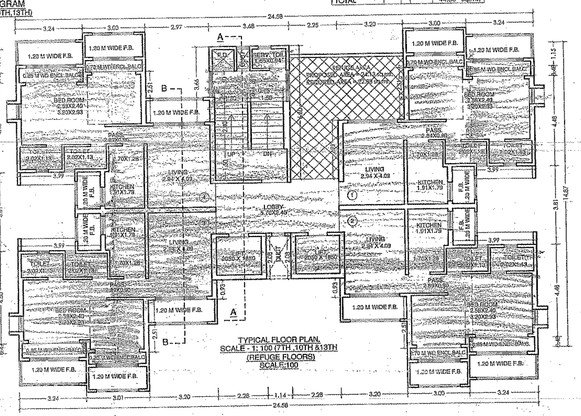
FOR 7TH , 10TH , 13TH FLRS (BUILDING A,B,C,D,E & F)
2% OF (190.68 X 3) = 0.04 X 572.04 = 22.88

REFUGE AREA PROVIDED

R1	5.45	X	3.21	X	1NO	=	17.49	SQ.MT.
R2	2.25	X	2.95	X	1NO	=	6.64	SQ.MT.
TOTAL REFUGE AREA PROVIDED						=	24.13	SQ.MT.

CARPET AREA SATEMENT

FLAT No. 1, 2 , 3 , 4					216
LIVING	2.94	X	4.09		12.02 sq.mt.
KITCHEN	1.91	X	1.79		3.42 sq.mt.
	1.70	X	1.28		2.18 sq.mt.
BEDROOM	2.98	X	2.40		6.19 sq.mt.
	3.00	X	2.93		7.38 sq.mt.
PASS	2.84	X	0.80		2.36 sq.mt.
TOILET	2.02	X	1.13		2.28 sq.mt.
TOILET	2.02	X	1.13		2.28 sq.mt.
BALCONY	2.74	X	0.70		1.92 sq.mt.
BALCONY	3.09	X	0.65		2.03 sq.mt.
TOTAL					44.86 sq.mt.

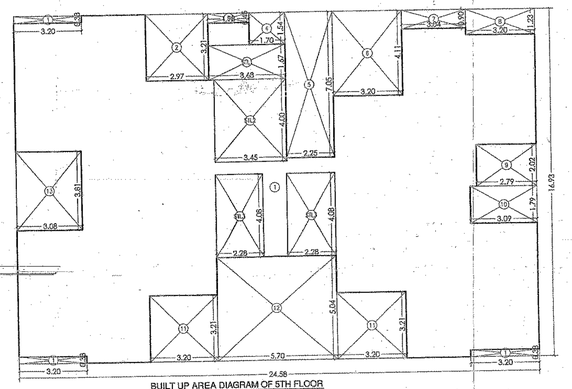


TYPICAL FLOOR PLAN
SCALE:100 (BUILDING-A,B,C,D,E & F)
2ND & 3RD FLOOR (11TH, 12TH & 14TH)

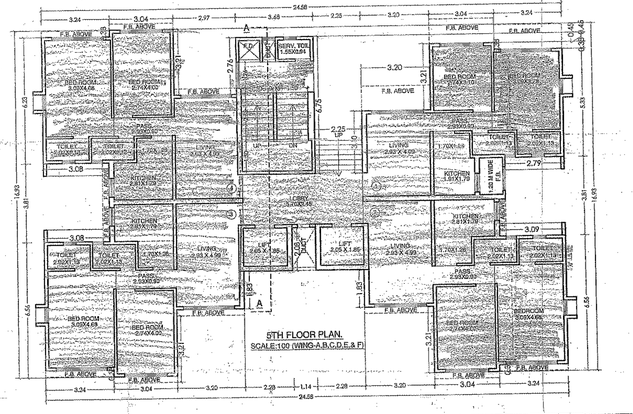
TYPICAL FLOOR PLAN
SCALE : 1:100 (7TH ,10TH &13TH)
(REFUGE FLOORS)
SCALE 1:100

CARPET AREA SATEMENT

FLOOR No. 5 , 6 , 8 (FOR WING A,B,C,D,E & F)					15.00
LIVING	2.93	X	4.99		14.62 sq.mt.
KITCHEN	2.81	X	1.79		5.03 sq.mt.
	1.70	X	1.28		2.18 sq.mt.
BEDROOM	2.74	X	4.00		10.96 sq.mt.
BEDROOM	3.09	X	4.68		14.46 sq.mt.
PASS	2.73	X	0.80		2.24 sq.mt.
TOILET	2.02	X	1.13		2.28 sq.mt.
TOILET	2.02	X	1.13		2.28 sq.mt.
TOTAL					54.13 sq.mt.



BUILT UP AREA DIAGRAM OF 5TH FLOOR
SCALE:100 (WING-A,B,C,D,E & F)



5TH FLOOR PLAN.
SCALE:100 (WING-A,B,C,D,E & F)