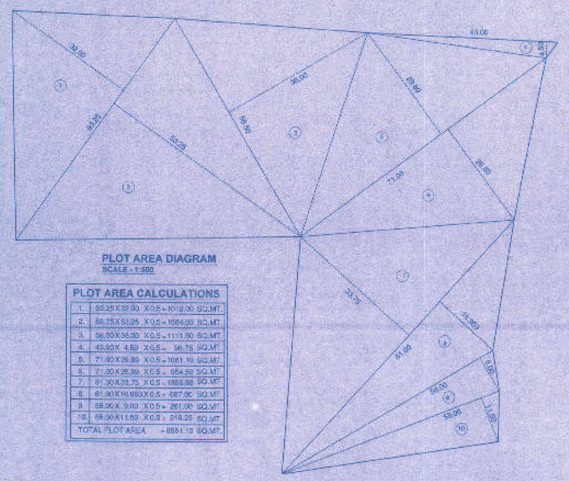
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOS. CHE/9629/BP/WS/AR DATE 6/09/2016

CHE/9629/BP/WS/AR
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANY OFFICE LETTER 2 NOS

EXECUTIVE ENGINEER BLDG. PROPOSAL (WS) R
BRIHAN MUMBAI MAHANAGAR PALIKA
S.E.B.P.(R/S)

22 SEP 2016



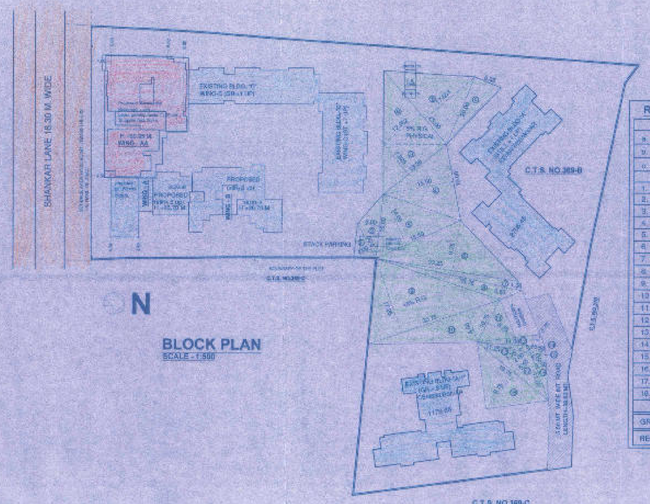
PLOT AREA CALCULATIONS		
1.	85.25 X 39.00 X 0.5 =	1662.00 SQ.MT.
2.	85.25 X 51.25 X 0.5 =	1089.00 SQ.MT.
3.	56.50 X 39.30 X 0.5 =	1111.50 SQ.MT.
4.	45.00 X 4.50 X 0.5 =	98.75 SQ.MT.
5.	71.00 X 26.80 X 0.5 =	1061.10 SQ.MT.
6.	71.00 X 26.80 X 0.5 =	954.50 SQ.MT.
7.	81.00 X 20.75 X 0.5 =	1680.88 SQ.MT.
8.	81.00 X 16.953 X 0.5 =	687.90 SQ.MT.
9.	58.00 X 9.00 X 0.5 =	261.00 SQ.MT.
10.	58.00 X 11.50 X 0.5 =	333.25 SQ.MT.
TOTAL PLOT AREA	=	8851.18 SQ.MT.

SANITARY STATEMENT FOR OFFICE PER FLOOR :

TOTAL AREA OF SHOPS = 994.76 SQ.MT.
OCCUPANCY LOAD 10 /100 SQ.MT.
AS PER D.C. RULE - 37, TABLE 17 (6)
NO. OF PERSONS = 10 X 994.76 /100
= 99.48 SAY 97 PERSONS
PRESUME 1/3 MALE AND 1/3 LADIES
REQUIRE ONE TOILET FOR EVERY 25 PERSONS
REQUIRE ONE TOILET FOR GENTS & ONE TOILET FOR LADIES
PROVIDED 2 TOILETS FOR GENTS
2 TOILETS FOR LADIES

SANITARY STATEMENT FOR SHOPS:

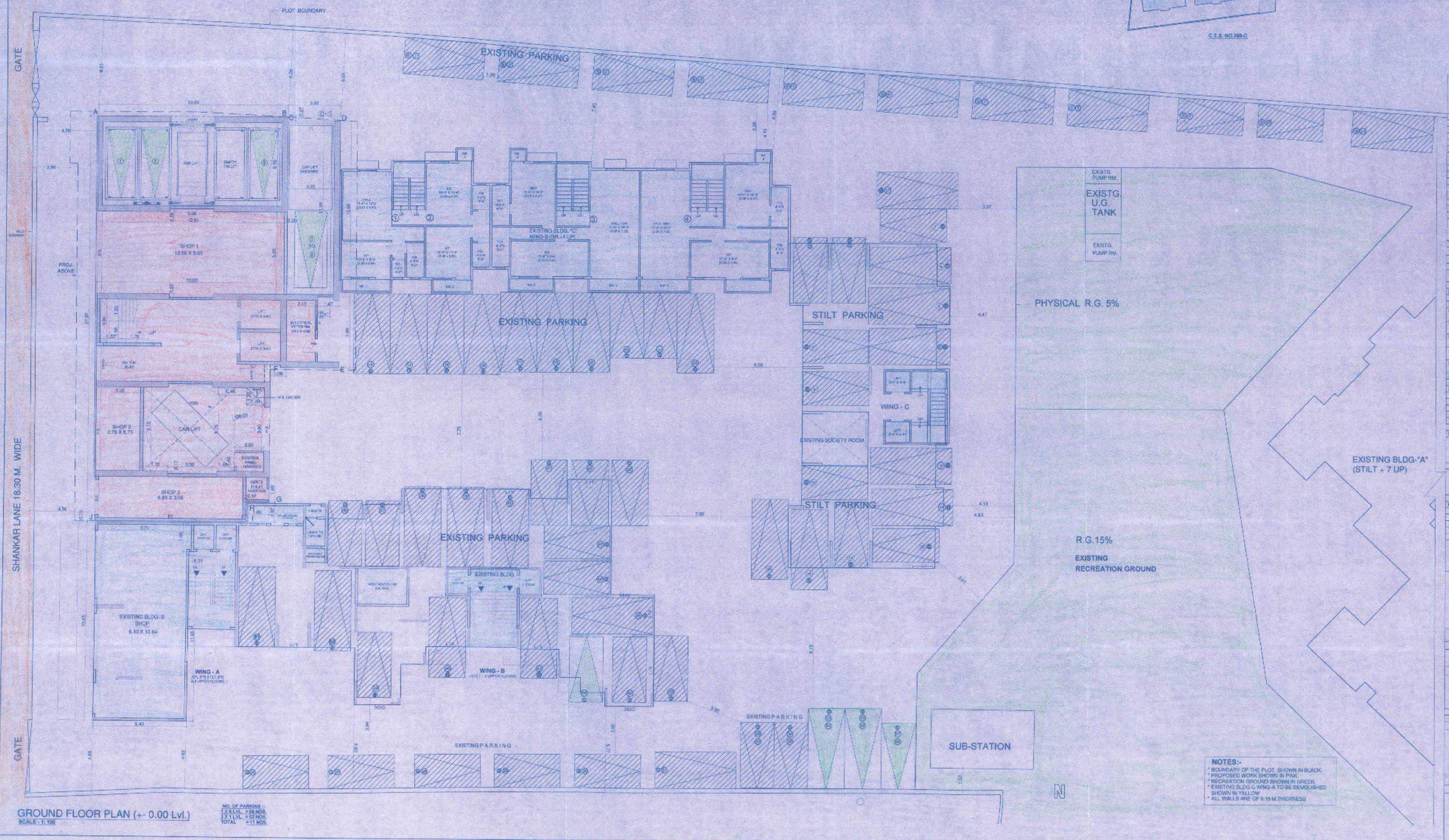
TOTAL AREA OF SHOPS = 120.53 SQ.MT.
OCCUPANCY LOAD 33.3 /100 SQ.MT.
AS PER D.C. RULE - 37, TABLE 17 (5a)
NO. OF PERSONS = 33.3 X 120.53/100
= 40.00 SAY 40 PERSONS.
PRESUME 1/2 GENTS AND 1/2 LADIES
REQUIRE ONE TOILET FOR EVERY 25 PERSONS
PROVIDED 1 TOILETS FOR GENTS
1 TOILETS FOR LADIES



R.G. AREA CALCULATIONS		
PHYSICAL R.G. CALCULATION		
a.	25.00 X 10.25 X 0.5 =	128.25 SQ.MT.
b.	25.00 X 17.00 X 0.5 =	212.75 SQ.MT.
c.	5.55 X 20.00 X 0.5 =	55.50 SQ.MT.
TOTAL	=	427.50 SQ.MT.
1.	9.00 X 4.00 X 0.5 =	18.00 SQ.MT.
2.	15.00 X 5.50 X 0.5 =	37.50 SQ.MT.
3.	18.00 X 7.93 X 0.5 =	71.37 SQ.MT.
4.	19.00 X 15.50 X 0.5 =	147.25 SQ.MT.
5.	29.50 X 14.00 X 0.5 =	128.00 SQ.MT.
6.	32.25 X 5.75 X 0.5 =	162.00 SQ.MT.
7.	33.75 X 1.00 X 0.5 =	16.88 SQ.MT.
8.	33.75 X 5.50 X 0.5 =	59.06 SQ.MT.
9.	30.75 X 17.25 X 0.5 =	265.22 SQ.MT.
10.	30.75 X 8.00 X 0.5 =	123.00 SQ.MT.
11.	10.75 X 6.75 X 0.5 =	36.28 SQ.MT.
12.	14.00 X 3.75 X 0.5 =	26.25 SQ.MT.
13.	14.00 X 1.75 X 0.5 =	12.25 SQ.MT.
14.	5.75 X 2.00 X 0.5 =	5.75 SQ.MT.
15.	4.00 X 3.00 X 0.5 =	6.00 SQ.MT.
16.	11.00 X 3.00 X 0.5 =	16.15 SQ.MT.
17.	19.75 X 5.50 X 0.5 =	54.31 SQ.MT.
18.	19.75 X 9.75 X 0.5 =	96.29 SQ.MT.
TOTAL 1 to 18	=	1295.14 SQ.MT.
GRAND TOTAL 25% R.G.	=	1719.64 SQ.MT.
REQUIRED R.G. 30%	=	1710.22 SQ.MT.

CAR PARKING STATEMENT			
BUILT UP AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
144.75 SQ.MT.	NIL	1 PARKING SPACE FOR EVERY 150.00 SQ.MT. OF FLOOR AREA UP TO 500.00 SQ.MT. AND 1 PARK SPACE FOR EVERY 100.00 SQ.MT. OF SPACE FOR AREA EXCEEDING 500.00 SQ.MT.	3.00
TOTAL PARKING			
25 % ADDITIONAL PARKING FOR VISITORS (FOR 26 PARKS 15-10)			3.00
PARKING REQUIRED			4.00
SAY			04 NOS.

CAR PARKING STATEMENT			
CARPET AREA IN SQ.MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 30.00	NIL	1 PARKING FOR 4 TENEMENTS	NIL
30.00 TO 45.00	NIL	1 PARKING FOR 2 TENEMENTS	NIL
45.00 TO 70.00	NIL	1 PARKING FOR 1 TENEMENTS	NIL
70.00 ABOVE	94 NOS.	2 PARKING FOR 1 TENEMENTS	188
TOTAL PARKING			188
25 % ADDITIONAL PARKING FOR VISITORS			47
PARKING REQUIRED			136
TOTAL PARKING REQUIRED (COMM. + RESI. (04 NOS. + 136 NOS.)			140
TOTAL PARKING PROPOSED	=		140 nos.



GROUND FLOOR PLAN (+- 0.00 Lvl.)
SCALE - 1: 100

NO. OF PARKING :
1 X S.L.V.L. = 08 NOS.
2 X 1 LVL. = 03 NOS.
TOTAL = 11 NOS.

NOTES:-
* BOUNDARY OF THE PLOT SHOWN IN BLACK.
* PROPOSED WORK SHOWN IN PINK.
* RECREATION GROUND SHOWN IN GREEN.
* EXISTING BLDG C WING-A TO BE DEMOLISHED SHOWN IN YELLOW.
* ALL WALLS ARE OF 0.15 M.THICKNESS

IN CASE OF PLOTS / LAYOUT WHERE EARLIER B.U.A. APPROVED AS PER D.C.R. ISSUED IS PROPOSED TO BE RETAINED AND FOR BALANCE POTENTIAL IN THE PLOT / LAYOUT IS PROPOSED AS PER THE D.C. REGULATION AMENDED ON 6.1.12

PROFORMA A - 1		SQ. MT.
A	AREA STATEMENT	SQ. MTS.
1)	AREA OF PLOT	8851.10
2)	DEDUCTIONS FOR	
	a) ROAD SET BACK AREA	
	b) PROPOSED ROAD	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	8851.10
4)	DEDUCTION FOR 15 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	1282.67
5)	NET AREA OF PLOT (3 MINUS 4)	7568.43
6)	ADDITIONS FOR FLOOR SPACE INDEX 2 (a) 100% FOR LIFT WELL / RESTRICTED TO 40% OR 50% OF NET PLOT AREA) 2 (b) 100% FOR MT. SHACK (RESTRICTED TO 40% OR 50% OF NET PLOT AREA)	1232.90
7)	TOTAL AREA (5 PLUS 6)	8801.33
8)	FLOOR SPACE INDEX PERMISSIBLE	ONE
9)	8 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
	ADDITIONS FOR FLOOR SPACE INDEX 9 (a) 0.25 / 0.4 / 40 PER CENT 20 9 (b) 30 % SLUM 20% 9 (c) 50% - 4020.00 ALREADY CLAIMED - 1313.00 NEW CLAIMED SQ.MT.	5630.00
10)	PERMISSIBLE FLOOR AREA (7 + 9)	14140.33
11)	EXISTING BUILT UP AREA	8315.83
	BALANCE PERMISSIBLE AREA	5791.70
12)	EXCESS BALCONY AREA TAKEN INTO FLOOR SPACE INDEX	
14)	(a) NON D.C. AREA AS PER D.C. PLAN = 401.12 (b) NEW BUILT UP PROPOSED = 4770.67 TOTAL = 5191.79	5191.79
15)	FSI CONSUMED ON NET HOLDING = (14 / 3)	1.369
B)	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
V)	PURELY RESIDENTIAL BUILT UP AREA (200.50 + 4578.66)	4779.16
X)	REMAINING NON RESIDENTIAL BUILT UP AREA (320.62 + 192.01)	512.63
C)	DETAILS OF FSI AVAILED AS PER DCR 38 (4)	
1)	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT VIDE DCR 38 (4) FOR PURELY RESIDENTIAL = OR x (B1 x 0.35)	1602.54
2)	PERMISSIBLE FUNGIBLE BUILT UP AREA COMPONENT VIDE DCR 38 (4) FOR NON RESIDENTIAL = OR x (B2 x 0.35)	23.74
3)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 38 (4) FOR PURELY RESIDENTIAL = OR x (B1 x 0.35)	1602.54
4)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 38 (4) FOR NON RESIDENTIAL = OR x (B2 x 0.35) (19.58 x 0.35)	23.74
X)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 38 (4) = (C1 + C2)	1626.28
Y)	TOTAL EXCESS BUILT UP AREA PROPOSED (14 + C3)	5818.07
D)	TENEMENTS STATEMENT	
i)	PROPOSED AREA (ITEM A 12 ABOVE) OR D4	
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
iii)	AREA AVAILABLE FOR TENEMENTS (D1 MINUS d2)	
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / PRECINCT)	202 NOS.
v)	TENEMENTS PROPOSED	54 NOS.
vi)	TENEMENTS EXISTING	148 NOS.
E)	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	140 NOS.
ii)	COVERED GARAGE PERMISSIBLE	
iii)	COVERED GARAGE PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	
iv)	TOTAL PARKING PROVIDED	140 NOS.
F)	TRANSPORT VEHICLES PARKING	
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED CERTIFICATE OF PLOT AREA	
iii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES REQUIRED CERTIFICATE OF PLOT AREA	

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY US ON 3.2.1998 AND THAT THE DIMENSIONS OF SIDES OF THE PLOT EXTENDS ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA DEMARCATED BY 8231.10 SQ.MT. (EIGHT THOUSAND TWO HUNDRED THIRTY ONE POINT TEN ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP TOWN PLANNING RECORD.

PROFORMA - II

DESCRIPTION OF PROPOSAL AND PROPERTY

AMENDED PLAN FOR PROPOSED BLDG. WING - A4 ON PROPERTY BEARING C.T.S. NO.369/B OF VILLAGE MALAD(WEST) AT SHANKAR LANE, KANDIVALI (WEST) MUMBAI

NAME OF OWNER :

SHRI - RAJESH HIMATLAL, CHAIRMAN & DIRECTOR
NL Pvt. Ltd.
KANTILAL HOUSE
14, MAMA PARMANAND MARG, MUMBAI-04

For Nahalchand Laloodanjee Pvt. Ltd.
Managing Director

JOB No.	DRG. No.	CHECKED BY	DRN BY	DATE	REV.
	M1		V. BHAGAT	30 / 8 / 2016	

NAME, ADD. & SIGNATURE OF ARCHITECT

P.N.SANGHADIA
(REGD. ARCHITECT)
M/s N.L. PVT. LTD.,
KANTILAL HOUSE,
14, MAMA PARMANAND MARG
TEL : 3811501/02/03

22 SEP 2016

STAMP OF RECEIPT OF PLAN

STAMP/SIGNATURE OF FDCA