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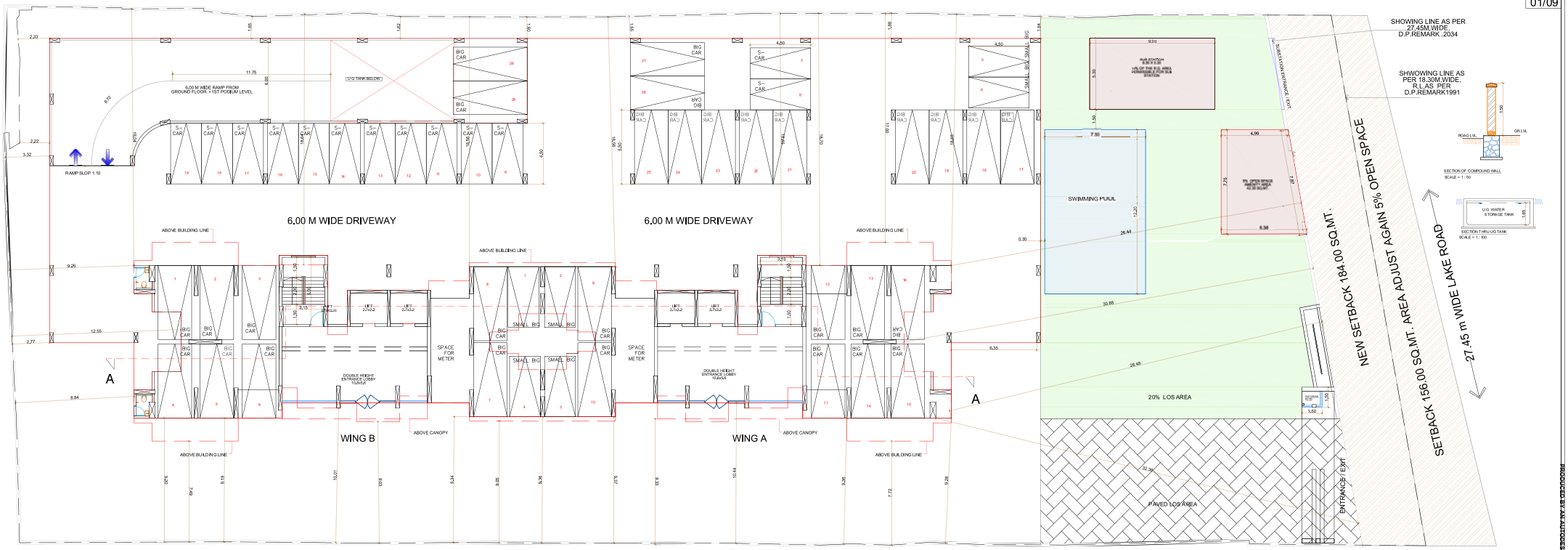
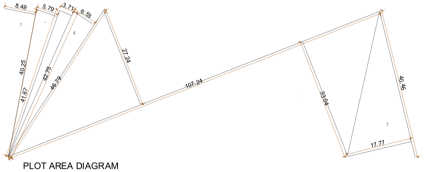


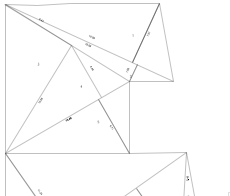
GROUND FLOOR PLAN

SCALE 1:100



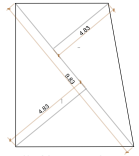
PLOT AREA DIAGRAM
scale -1:500

PLOT AREA CALCULATION							
1	1/2 X 40.__ X .4 X 1 N	=	170.__	.MT.
2	1/2 X 41.7 X 5.7 X 1 NO	=	120.3	.MT.
3	1/2 X 42.75 X 3.71 X 1 N	=	7..30	.MT.
4	1/2 X 46.7 X .__ X 1 N	=	1__.77	.MT.
5	1/2 X 107.24 X 27.24 X 1 NO	=	14 0_1	.MT.
6	1/2 X 107.24 X 33.04 X 1 NO	=	1771.0	.MT.
7	1/2 X 40.46 X 17.77 X 1 N	=	3 9.49	.MT.
	T TAL A ITI N	=	411.30	.MT.



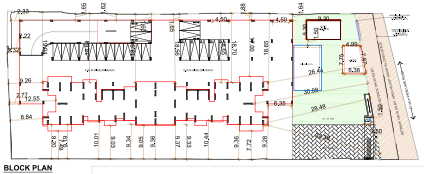
LOS AREA DIAGRAM
scale -1:200

LOS AREA CALCULATION					
1	1/2 X 1..8 X 7.01 X 1 N	=	70.03	.MT.
2	1/2 X 1..8 X 1..8 X 1 N	=	1..7	.MT.
3	1/_ X 1..4 X 6.71 X 1 N	=	1.97	.MT.
4	1/_ X 1.77 X 1.__ X 1 N	=	107..3	.MT.
5	1/_ X 23.0 X 11.17 X 1 N	=	133.4	.MT.
.	1/2 X 23.0 X .20 X 1 N	=	10..4	.MT.
7	1/2 X .4 X 1.23 X 1 N	=	3.3	.MT.
8	1/2 X 1.57 X 2.38 X 1 N	=	23.29	.MT.
	T TAL A ITI N	=	51.48	.MT.
PAVEL LOS AREA CALCULATION				
12	1/2 X 18.38 X .05 X 1 N	=	73..8	.MT.
13	1/2 X 1.38 X 7.77 X 1 N	=	71.41	.MT.
14	1/2 X 12.41 X 6.09 X 1 N	=	37.79	.MT.
1.	1/2 X 12.41 X 4.88 X 1 N	=	30.28	.MT.
1.	1/2 X 3.57 X 1.78 X 1 N	=	3.1	.MT.
17	1/_ X 3.7 X 1.4 X 1 N	=	2.-	.MT.
1.	1/_ X 6.1 X 1.2 X 1 N	=	3.7	.MT.
1.	1/_ X .1 X 1.30 X 1 N	=	4.02	.MT.
	T TAL A ITI N	=	227.1	.MT.
	T TAL A ITI N			
	X+Y		74 .67	



5% AOS AREA DIAGRAM
scale -1:100

5% AOS AREA CALCULATION				
1	1/2 X .8 X 4.__ X 1 N	=	2..7	.MT.
2	1/2 X .83 X 3.78 X 1 N	=	18.57	.MT.
	T TAL A ITI N	=	42.35	.MT.



BLOCK PLAN
SCALE:-1:100

LOCATION PLAN
SCALE1: 4000

PARKING AREA STATEMENT AS PER DCR-1991			
AREA OF FLATS(SQ.M.)	PARKING REQUIRED PER FLAT	NO. OF FLATS	NO. OF PARKING
UPT O 35.00	1 PARKING / 4 FLAT		
35.00 TO 45.00	1 PARKING / 2 FLATS	118	59.00
45.00 TO 70.00	1 PARKING / 1 FLAT	74	74
70.00 OR ABOVE	2 PARKING / 1 FLAT	02	04
TOTAL		194	137.00
VISITOR PARKING	25%	NIL	34.25
TOTAL PARKING REQUIRED			171.25
ADDITIONAL 25% PERMISSIBLE			42.81
TOTAL PERMISSIBLE PARKING			189 NOS.
TOTAL PARKING PROVIDED			189 NOS.

PARKING AREA STATEMENT AS PER DCPR 2034			
AREA OF FLATS(SQ.M.)	PARKING REQUIRED PER FLAT	NO. OF FLATS	NO. OF PARKING
UPT O 45.00	1 PARKING / 4 FLAT	118	29.50
45.00 TO 80.00	1 PARKING / 2 FLATS	00	00
80.00 TO 90.00	1 PARKING / 1 FLAT	76	76.00
90.00 OR ABOVE	2 PARKING / 1 FLAT	00	00
TOTAL		194	105.50
VISITOR PARKING	5%	NIL	5..2
TOTAL PARKING REQUIRED			110.77 SAY 111.00
TOTAL PARKING PROVIDED			189 NOS.

TENEMENT STATEMENT					
	WING A&B				
	1BHK	2BHK	3BHK	SOCIETY	FITNESS	TOTAL
GROUND FLOOR						
PODIUM FLOOR 1						
PODIUM FLOOR 2						
PODIUM FLOOR 3				01	01	02
1ST FLOOR	06	04	--	---	---	10
2ND FLOOR	06	04	--	---	---	10
3RD FLOOR	06	04	--	---	---	10
4TH FLOOR	06	04	--	---	---	10
5TH FLOOR	06	04	--	---	---	10
6TH FLOOR	06	02	--	---	---	08
7TH FLOOR	06	04	--	---	---	10
8TH FLOOR	06	04	--	---	---	10
9TH FLOOR	06	04	--	---	---	10
10T H FLOOR	06	04	--	---	---	10
11TH FLOOR	06	04	--	---	---	10
12T H FLOOR	06	02	--	---	---	08
13TH FLOOR	06	04	--	---	---	10
14T H FLOOR	06	04	--	---	---	10
15T H FLOOR	06	04	--	---	---	10
16T H FLOOR	06	04	--	---	---	10
17T H FLOOR	06	04	--	---	---	10
18T H FLOOR	06	04	--	---	---	10
19T H FLOOR	06	04	--	---	---	10
20T H FLOOR	06	04	--	---	---	10
TOTAL	118	74	02	01	01	196
	194					

GAR PARKING PROVIDED				
FLOOR	BIG CAR@	SMALL CAR@		TOTAL
GROUND FLOOR	29 NOS.	19 NOS.	=	48 NOS.
1ST PODIUM FLOOR	31 NOS.	19 NOS.	=	50 NOS.
2ND PODIUM FLOOR	31 NOS.	19 NOS.	=	50 NOS.
3RD PODIUM FLOOR	28 NOS.	13 NOS.	=	41 NOS.
TOTAL	121 NOS.	68 NOS.	=	189 NOS.
TOTAL PARKING REQUIRED			=	171 NOS.
TOTAL PARKING PROPOSED			=	189 NOS.

AREA SUMMARY			
STAIRCASE, LIFT, LIFT LOBBY			
GROUND FLOOR	=	00.00	SQ.MT.
PODIUM FLOOR 1	=	00.00	SQ.MT.
PODIUM FLOOR 2	=	00.00	SQ.MT.
PODIUM FLOOR 3	=	00.00	SQ.MT.
1ST FLOOR	=	106.88	SQ.MT.
2ND FLOOR	=	107.44	SQ.MT.
3RD FLOOR	=	107.44	SQ.MT.
4TH FLOOR	=	106.88	SQ.MT.
5TH FLOOR	=	106.15	SQ.MT.
6TH FLOOR	=	107.44	SQ.MT.
7TH FLOOR	=	107.44	SQ.MT.
8TH FLOOR	=	107.44	SQ.MT.
9TH FLOOR	=	107.44	SQ.MT.
10TH FLOOR	=	107.44	SQ.MT.
11TH FLOOR	=	106.88	SQ.MT.
12TH FLOOR	=	107.44	SQ.MT.
13TH FLOOR	=	107.44	SQ.MT.
14TH FLOOR	=	107.44	SQ.MT.
15TH FLOOR	=	107.44	SQ.MT.
16TH FLOOR	=	107.44	SQ.MT.
17TH FLOOR	=	107.44	SQ.MT.
18TH FLOOR	=	106.88	SQ.MT.
19TH FLOOR	=	107.44	SQ.MT.
20TH FLOOR	=	106.88	SQ.MT.
TOTAL	=	2156.71	SQ.MT.

BUILT-UP AREA SUMMARY AS PER AMENDED DCR					
		RESIDENTIAL			
GROUND FLOOR	=	00.00	SQ.MT.		00.00 SQ.MT.
PODIUM FLOOR 1	=	00.00	SQ.MT.		00.00 SQ.MT.
PODIUM FLOOR 2	=	00.00	SQ.MT.		00.00 SQ.MT.
PODIUM FLOOR 3	=	00.00	SQ.MT.		00.00 SQ.MT.
1ST FLOOR	=	507.29	SQ.MT.	4.06	511.35 SQ.MT.
2ND FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
3RD FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
4TH FLOOR	=	507.29	SQ.MT.	4.06	511.35 SQ.MT.
5TH FLOOR	=	376.56	SQ.MT.	4.06	380.62 SQ.MT.
6TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
7TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
8TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
9TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
10TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
11TH FLOOR	=	507.29	SQ.MT.	4.06	511.35 SQ.MT.
12TH FLOOR	=	377.29	SQ.MT.	4.06	381.35 SQ.MT.
13TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
14TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
15TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
16TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
17TH FLOOR	=	508.73	SQ.MT.	4.06	512.79 SQ.MT.
18TH FLOOR	=	507.29	SQ.MT.	4.06	511.35 SQ.MT.
19TH FLOOR	=	466.56	SQ.MT.	4.06	470.64 SQ.MT.
20TH FLOOR	=	507.29	SQ.MT.	4.06	511.35 SQ.MT.
TOTAL	=	8661.64	SQ.MT.	61.20	8962.96 SQ.MT.
PURE RESIDENTIAL AREA	=				8904.77 SQ.MT.
FUNGIBLE AREA	=				1038.07 SQ.MT.
TOTAL GROSS AREA	=				9962.96 SQ.MT.

PROFORMA -A (AS PER -DCR 1991) LAST APPROVED PLAN		
A	AREA STATEMENT	SQ.MT.
1	a) AREA OF PLOT AS PER P. R. CARDS	4115.30
	b) AREA OF PLOT AS PER TRIANGULATION METHOD	4115.30
2	DEDUCTIONS FOR	
	a) SET BACK OF ROAD	156.52
	b) PROPOSED ROAD	NIL
	c) ANY RESERVATIONS (AMENITIES)	41.46
	TOT AL (a + b + c)	197.98
3	BALANCE AREA OF PLOT (1 -2)	3917.32
4	DEDUCTION FOR R.G-15%	587.60
5	NET AREA OF PLOT (3 - 4)	3329.72
6	ADDITIONS FOR F.S.I.	NIL
	a) SET BACK 100% 156.52 x 1	NIL
	b) 5% AMENITY	0.00
7	TOT AL AREA (5 + 6)	3329.72
8	F. S. I. PERMISSIBLE 1.00	3733.32
9	F. S. I. CREDIT PERCHASE TDR	
	60% GENERAL TDR 1926.60	
	25% SLUM TDR	NIL
	TOTAL 2416.60	
9A.	0.10 F.S.I. AS PER GOVT. NOTIFICATION 1956.66	
10.	PERMISSIBLE FLOOR AREA 7214.88	
11.	Existing Built-up area	NIL
12	Proposed Built-up area	7959.12
13	Excess balcony area taken in F.S.I.	NIL
14.	Total Built-up Area proposed (11 +12 +13)	7959.12
15.	F.S.I. Consumed on net hold ing (14/3 above)	1.62
[B]	Details of Residential / Non-Residential Area	
1	Purely Residential Built-up area 7959.12	
2	Remaining Non-Residential Built-up area	------
[C]	Details of FSI availed as per DCR 35(6)	
1	Fungible Built-up area component proposed vide DCR 35(6) for purely Residential = < (3/2 x 0.20)	1898.07
2	Fungible Built-up area component proposed vide DCR 35(6) for Non Residential = < (3/2 x 0.20)	------
3	Total Built-up area vide DCR 35(4) = (C1 + C2)	1898.07
4	Total Gross Built-up area proposed (14 + C3)	9857.19
B	BALCONY AREA STATEMENT	NIL
a)	PERMISSIBLE BALCONY AREA PER FLOOR	NIL
b)	PROPOSED BALCONY AREA PER FLOOR	NIL
c)	EXCESS BALCONY AREA PER FLOOR	NIL
d)	TOTAL EXCESS BALCONY AREA	NIL
C	TENEMENT STATEMENT	
a)	PROPOSED AREA (TEM A /12 above)	
b)	LESS DEDUCTION OF NON RESIDENTIAL (Shop etc.)	NIL
c)	AREA AVAILABLE FOR TENEMENT (- +)	
d)	TENEMENT PERMISSIBLE (Density of tenements has been 300hs/450H)	404. 00
e)	TENEMENT PROPOSED	179
f)	TENEMENT EXISTING	NIL
g)	TOTAL NO OF TENEMENT	177
D	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION FOR Car	
b	COVERED GARAGES PERMISSIBLE	154.0
c	PARKING PROPOSED	164
E	TRANSPORT VEHICLES PARKING	
a	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	NIL
b	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

I	AREA STATEMENT (AS PER -DCPR 2034)		AREA SMT.
01		Area of plot	4115.30
	a	area of reservation in plot	NIL
	b	area of road set back	NIL
	c	area of D.P. road	NIL
02		Deduction	
	A	For reservation / road area	
	a	Residual area to be handed over (10.0%) (Regulation no 16) (156.52+ 196.00)=	340.52
	b	Proposed D.P. road area to be handed over (100%) (Regulation no 16)	NIL
	c	(Reservation area to be handed over (100%) (Regulation no 17)	NIL
	d	Reservation areas to be handed over as per AR (Regulation no 17)	
	B	For Amenity area	
	a	Area of amenity plot (plots to be handed over as per DCR 14(A).	NIL
	b	Area of amenity plots to be handed over as per DCR 14(B)	41.46
	c	Area of amenity plot (plots to be handed over as per DCR 35 (abeyance)	NIL
	d	area of amenity plot to be handed over as per DCR 35	NIL
	C	Deductions for Existing BUA to be retained if any (Land component of existing BUA / Existing BUA as per Regulation which the development was allowed	NIL
03		TOTAL DEDUCTIONS [(01/A) + (B)] + (1/C) as which applicable]	381.98
04		BALANCE AREA OF PLOT (1 minus 3)	3733.32
05		PLOT AREA UNDER DEVELOPMENT after areas to be handed over to MCGM /Appropriate Authority as per Sr. no. 4 above	3733.32
06		ZONAL (BASIC) FSI (0.50 or 1.To or 1 or 1.33) 1.33	1.00
07		BUILT UP AREA AS PER ZONAL (BASIC) FSI [5 X 6] (IN CASE MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	3733.32
08		BUA equal to area of land handed over as per regulation 30(A)	NIL
		1) As per 2(A) and 2(B) (except 2(A)(c)) (if above with in Cap d "Admissible TDR " as column 6 of table 12 (on remaining / balance plot	
		" as column 6 of table 12 (on remaining / balance plot	
		i) As per 2(A)(c) (i) permissible over and above permissible BUA on remaining / balance plot.	
09		Built-up area in lieu of cost of construction of built up amenity to be handed over (within the limit)of permissible BUA on remaining plot.	NIL
10		BUA due to "Additional FSI or payment of premium" as per table no 12 of regulation no 30(A) on remaining balance plot. (Premium paid on actual area rounded off to DPR 2034	1956.66
11		BUA due to admissible "TDR" as per table no. 12 of regulation no. 12 of regulation no. 30(A) subject to regulation no. 30(A)(i) Gen + slum (1926.60+490.24)	2417.04
12		PERMISSIBLE BUA (as the case may be with /without BUA as per 30 c)	8109.02
13		PROPOSED BUA (as the case may be with /without BUA as per 26 (c)	8108.78
14		TDR Generated if any as per Regulation 30(a) and 32 (19.4 X 4 X 3+19.6 X 2+19.6 X 2+1.41 X 2) =	762.94
15		Fungible Compensatory Area as per Regulation no 30 (3)	
	a	i) Permissible Fungible Compensatory area for Rehab component without charging premium	NIL
	b	i) Permissible Fungible Compensatory area by charging premium	2838.07
		ii) Fungible Compensatory area availed on payment of premium	1038.07
16		Total BUA Proposed Including Fungible Compensatory Area [13 + 15b(ii) + 15(c)(i)]	9942.84
17		FSI CONSUMED ON NET PLOT [13/4]	2. 172
	II	OTHER REQUIREMENTS	
	A	Reservation / Designation	
	a	Name of Reservation	NIL
	b	Area Area of Reservation	NIL
	c	Area of reservation land to be handed over as per regulation No. 17	NIL
	d	BUA of amenity to be handed over as per regulation No. 17	NIL
	e	Area BUA of Designation	NIL
	B	Plot area Built up Amenity to be Handed Over as per Regulation no.	
	a	14(A)	NIL
	b	14(B)	NIL
	c	15	NIL
	C	Requirement of Recreational Open Space in Layout Plot as per Regulation No.27	NIL
	D	Tenement Statement	
	a	Proposed BUA	NIL
	b	Less deduction of Non residential area (Shop etc.)	NIL
	c	Area available for tenements (a) - (b)	NIL
	d	Tenements permissible (Density of tenements/hectare)	NIL
	e	Total number of Tenements proposed on the plot	194.00
	E	Parking Statement	
	a	Parking required by Regulations for -	111 NOS
		Cars	NIL
		Scooters/Motor cycle	NIL
		Outsiders (visitors)	NIL
	b	Covered Garages Permissible	NIL
	c	Covered Garages Proposed	NIL
		Cars	NIL
		Scooters/Motor cycle	NIL
		Outsiders (visitors)	NIL
	d	Total Parking Provided	189 NOS
	F	Transport Vehicle Parking	NIL
	a	Spaces for transport vehicles parking required by Regulations	NIL
	b	Total No. of transport vehicles parking spaces provided	NIL

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.RECORD.

R.V.REDHOT MAN G. REDEKAR

SIGNATURE L.S.

PROFORMA -8

CONTENTS OF SHEET

BILT FLOOR PLAN, PLOT AREA DIAGLAUTION, BUILT-UP AREA CALCULATION, SET BACK AREA CALCULATION, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, RG. AREA CALCULATION

STAMP OF APPROVAL OF PLAN

THIS CANCELS A/P APPROVAL TO THE PREMIOUS PLAN SANCTION UNDER NO CE/1.9578/FBS/AS
AUTO DCR NO CHE/ES/16508/037 (NEW) DATE - 23.11.2017

APPROVAL SUBJECT TO CONDITION MENTION IN THIS OFFICE LETTER NO CE/1.9578/FBS/AS
AUTO DCR NO CHE/ES/16508/037 (NEW)

VIJAY SOPAN PAWAR — S.E.(B.P.) S/W
JAYESH SUKAJI OHAGAN, DUSANE — A.E.(B.P.) S&T
LOSWN SUKAJI OHIRE — E.E.B.P.E.S.) H

STAMP OF DATE RECEIPT OF PLAN

DESCRIPTION	DATE	SING

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT AT PLOT BEARING
C.T.S. NO. 119 OF VILLAGE BHANDUP,
TALUKA KURLA, BHANDUP (W) MUMBAI

NAME & SIGN OF OWNER

UNIQUE SUSPENSIONS LLP.C.A.TO OWNER
MR.GAURAV MONGA
ADD :- LAKE ROAD, NEAR TATA SALSETTE RECEIVING STATION, BHANDUP (W), MUMBAI - 400 078.

GAURAV OMPRAKA SH MONGA — SIGNATURE

NAME & SIGN OF LICENSE SURVEYOR

G. M. ARCH. PVT. LTD. ARCHITECTURAL CONSULTANTS
G. M. ARCH. PVT. LTD.
PURUSHOTTAM G. REDEKAR — SIGNATURE

Office Add :- K. K. CHAMBERS, P. T. ROAD, FORT, MUMBAI 400 001.
Corp. Office Add :- 207/D, Bldg. No. 06, MHB Colony, Gandhi Nagar Bandra (E.), Mumbai-51.
E-mail I.D.: gmarchupgr@gmail.com Website: www.gmarch.net - 022-26400512.

SCALE :- | A3 SHEET/STOKED | JOB NO. :-
DRAWN : PRAVEEN. Y. G. | CHECKED : P.G. REDEKAR

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