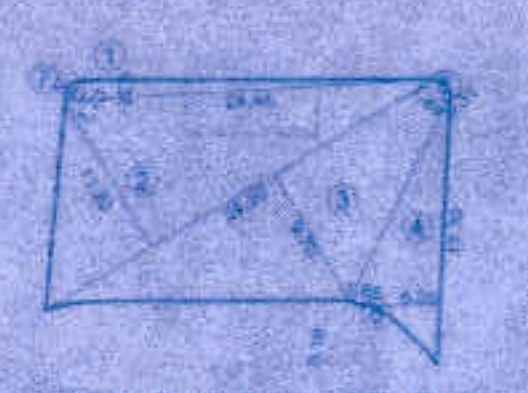




AREA DIAGRAM OF R.C. -2



AREA DIAGRAM FOR R.G.



BLOCK PLAN
SCALE - 1:500

BUILT UP AREA SUMMARY FOR COMMERCIAL BLDG	
FLOOR	AREA
GROUND FLOOR	102.024
	102.024



AREA DIAGRAM OF
ROAD SET BACK
SCALE - 1/500

AREA CALCULATION OF ROAD SET BACK						
C.T.S. NO. - 283B						
ADD.						
a	0.50	X	30.547	X	3.968	= 60.575
b	0.50	X	33.804	X	5.131	= 86.724
TOTAL						= 147.299

AREA CALCULATION OF ROAD SET BACK
C.T.S. NO. - 283C

C	0.50	X	12.156	X	3.159	=	19.200
TOTAL						=	19.200

STATEMENT FOR PLAT AREA				
	FLAT NO	BUA/PLAT IN Sq. Mtrs	NO OF FLAT	TOTAL BUA IN Sq. Mtrs
WING A	1	48.192	21	960.232
	4	44.127	21	925.662
	7	47.809	20	956.060
	8	48.034	20	960.080
WING B	3	44.040	23	1013.121
	4	48.812	23	1122.953
	7	48.881	20	1122.953
	8	48.266	23	1131.116
TOTAL			174	8140.130

50 SUBMITS FLATS AREA CALCULATION	
1. PROPOSED RESIDENTIAL BUILT UP AREA	20058.682 SQ.MT
2. 20% BUILT UP AREA	7997.726 SQ.MT
3. PROPOSED BUILT UP AREA	6540.130 SQ.MT
4. NO. OF TENEMENTS PROPOSED	774 NOS.

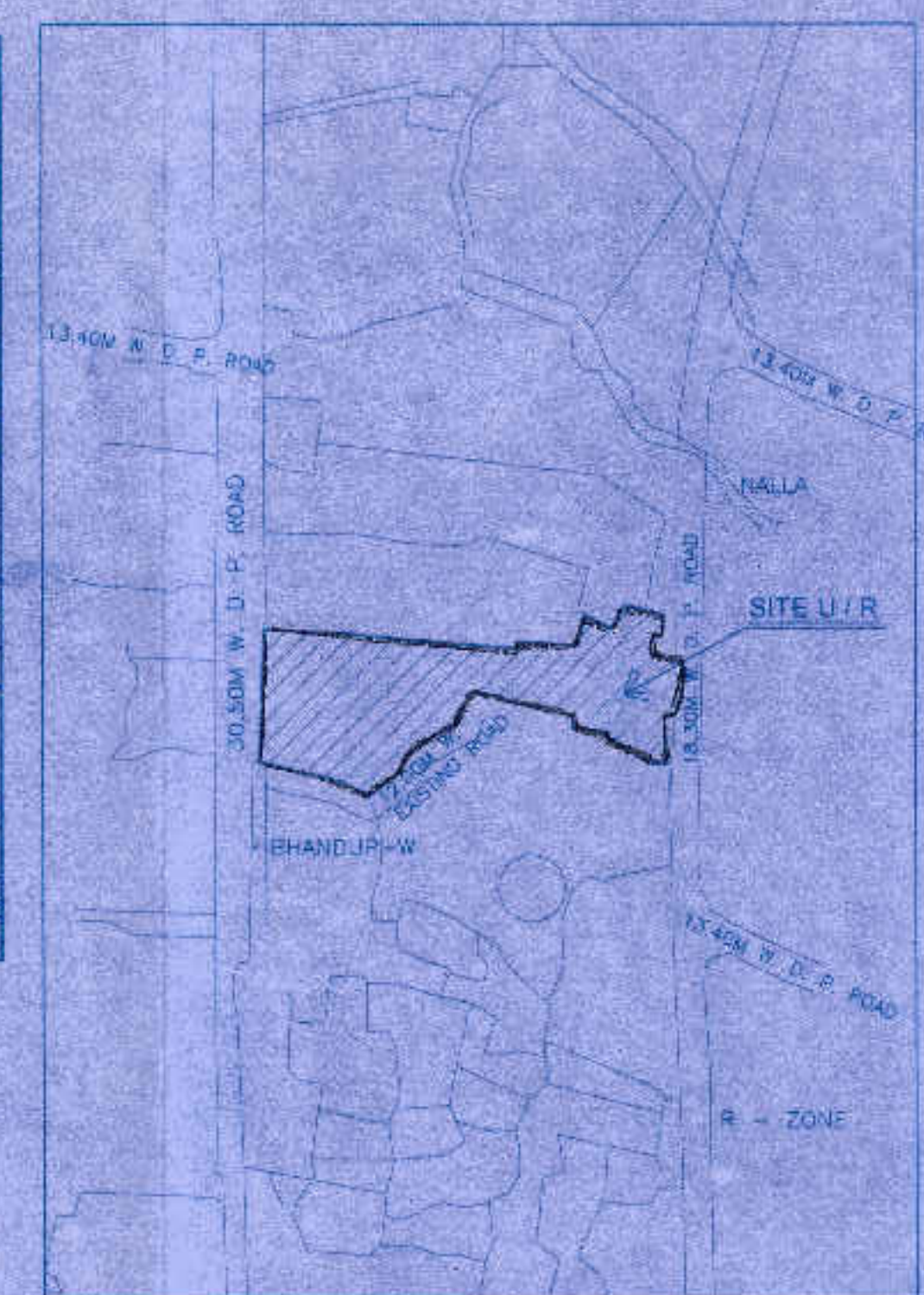
BUILT UP AREA SUMMARY							STAIRCASE AREA SUMMARY			
WING	FLOOR	BUA / FLR	EXCESS REFUGE AREA	UTILITY AREA	BUA / FLR (A+B+C)	NO. OF FLR	TOTAL BUA (D X E)	STAIRCASE FREE OF FSI	NO. OF FLR	TOTAL STAIRCASE AREA (G X H)
		A	B	C	D	E	F	G	H	I
3RD BASEMENT				95.485	95.485	1	95.485	-	1	-
2ND BASEMENT				0.000	0.000	1	0.000	-	1	-
1ST BASEMENT				0.000	0.000	1	0.000	-	1	-
GR. FLR + STILTS				177.462	177.462	1	177.462	-	1	-
TOTAL LOWER LVL AREA (J)							272.947			
WING 'A'	TYPICAL FLR 1ST TO 6TH, 8TH TO 18TH, 19TH TO 30TH, 32ND TO 27TH, 28TH TO 36TH FLOOR	550.744			550.744	32	17943.808	141.024	32	4512.768
	REFUGE FLR (7TH, 14TH, 21ST FLR)	389.898	20.743	-	410.623	3	1231.870	145.172	3	435.516
	REFUGE FLR (26th FLR)	389.898	0.000	-	389.898	1	389.898	145.172	1	145.172
	TOTAL (A)						19565.576			5093.456
WING 'B'	TYPICAL FLR 1ST TO 6TH, 8TH TO 13TH, 14TH TO 20TH, 22ND TO 27TH, 28TH TO 36TH FLOOR	584.438			584.438	32	18701.696	141.004	32	4512.128
	REFUGE FLR (7TH, 16TH, 23RD FLR)	407.768	20.106	-	427.874	3	1283.628	145.172	3	435.516
	REFUGE FLR (26th FLR)	407.768	0.000	-	407.768	1	407.768	145.172	1	145.172
	TOTAL (B)						20393.086			5092.816
TOTAL RESIDENTIAL AREA - (X)							40231.608			10186.272

FLINGIBLE FSI TABLE				
NO.	NET BUA (A)	PERMISSIBLE FLINGIBLE BUA	PROPOSED FLINGIBLE BUA (B)	TOTAL PROPOSED BUA (C = A+B)
RESIDENTIAL				
1	29801.69	10436.29	10436.99	40238.61
COMMERCIAL				
1	416.97	81.13	83.33	500.00

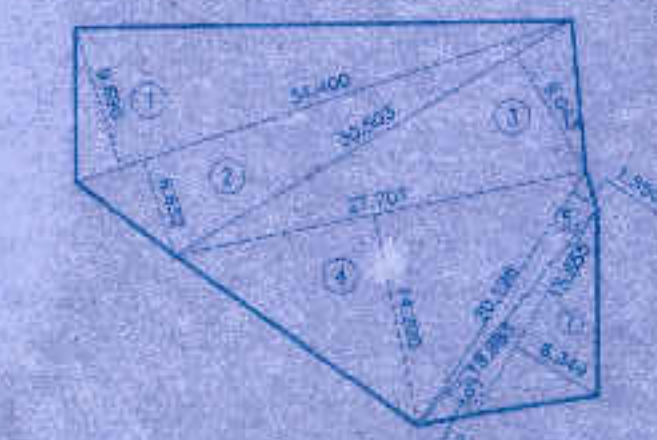
PLOT AREA CAL.				
C.T.S. NO. 283A, 283B & 263C				
ADD.				
1	0.50	17.41	8.24	70.25
2	0.50	16.47	7.45	63.85
3	0.50	25.51	12.64	158.06
4	0.50	16.24	8.87	48.04
5	0.50	26.58	12.37	159.88
6	0.50	26.58	12.58	163.62
7	0.50	21.54	9.58	106.48
8	0.50	20.13	9.50	95.65
9	0.50	81.88	16.27	864.22
10	0.50	81.88	11.88	729.96
11	0.50	79.03	11.00	691.51
12	0.50	81.45	12.07	489.88
13	0.50	13.81	6.43	44.49
14	0.50	10.87	6.39	44.11
15	0.50	47.70	7.88	186.44
16	0.50	52.45	13.65	397.91
17	0.50	32.45	6.23	84.71
18	0.50	48.74	6.43	158.06
19	0.50	43.87	16.17	363.07
20	0.50	34.32	19.14	174.00
21	0.50	34.84	9.21	90.34
22	0.50	36.15	3.36	90.31
23	0.50	48.98	9.73	228.55

[illegible]

Intractions							
A	2/5	X	17.85	X	12	1 NO	= 8.85 SQ.M
B	2/3	X	5.14	X	0.58	1 INC	= 0.83 SQ.M
C	2/3	X	12.26	X	3.58	1 INC	= 36.68 SQ.M
D	2/3	X	11.10	X	1.25	3 INC	= 7.66 SQ.M
E	2/5	X	21.46	X	3.08	1 INC	= 14.02 SQ.M
F	2/3	X	10.35	X	0.85	1 INC	= 0.83 SQ.M
G	2/5	X	22.62	X	4.3	1 INC	= 62.25 SQ.M
H	2/3	X	14.31	X	1.72	1 INC	= 16.22 SQ.M
I	1/2	X	15.33	X	3.52	1 INC	= 34.88 SQ.M
J	1/2	X	16.93	X	3.39	1 INC	= 33.78 SQ.M
K	1/2	X	15.40	X	3.44	1 INC	= 33.28 SQ.M
L	1/2	X	13.60	X	3.83	1 INC	= 23.98 SQ.M
M	1/2	X	12.02	X	3.39	2 INC	= 40.87 SQ.M
N	1/2	X	15.56	X	1.50	1 INC	= 4.55 SQ.M
O	1/2	X	8.08	X	1.55	1 INC	= 4.55 SQ.M
P	1/2	X	7.29	X	1.23	1 INC	= 4.43 SQ.M
Q	1/2	X	1.29	X	1.22	1 INC	= 0.54 SQ.M
TOTAL REDUCTION							= 360.47 SQ.M
TOTAL R. C. = AREA							= 4219.52 SQ.M



LOCATION PLAN
SCALE - 1:4000



AREA DIAGRAM FOR
AMENITY OPEN SPACE

REQUIRED AREA		
1/8" x 2" OPEN SPACE AREA		
1/8" x 2" OPEN SPACE AREA	=	570.44 SQ. FT.
LESS ROAD / AMENITY :	=	165.52 SQ. FT.
BALANCE AMENITY OPEN SPACE TO BE PROVIDED	=	404.92 SQ. FT.
PROPOSED SPACE OPEN SPACE AREA		
1/2" x 2" x 24.400' x 9.890' x 140	=	168.68 SQ. FT.
2 1/2" x 24.400' x 6.832' x 140	=	114.275 SQ. FT.
1 1/2" x 22.500' x 6.043' x 140	=	157.618 SQ. FT.
4 1/2" x 22.700' x 14.620' x 140	=	96.720 SQ. FT.
5 1/2" x 22.196' x 1.550' x 140	=	15.613 SQ. FT.
6 1/2" x 18.863' x 2.443' x 140	=	22.633 SQ. FT.
7 1/2" x 15.855' x 6.249' x 140	=	50.532 SQ. FT.
TOTAL AMENITY	=	703.972 SQ. FT.
SKY	=	724.00 SQ. FT.

S. 6. 1. ARE (ACQUISITION)			
1	$1/2 \times 24.44 \times 1.33 \times 190$	=	150.01 SQ.MT.
2	$1/2 \times 24.44 \times 11.22 \times 190$	=	157.44 SQ.MT.
3	$1/2 \times 26.80 \times 9.70 \times 190$	=	160.01 SQ.MT.
4	$1/2 \times 18.70 \times 5.08 \times 190$	=	133.90 SQ.MT.
5	$2/3 \times 1.66 \times 1.33 \times 190$	=	0.20 SQ.MT.
6	$2/3 \times 1.48 \times 0.31 \times 190$	=	0.31 SQ.MT.
7	$2/3 \times 1.73 \times 1.41 \times 190$	=	0.47 SQ.MT.
	TOTAL ACQUISITION	=	383.35 SQ.MT.

DEDUCTIONS			
c	$8.66 \times 2.61 \times 190$	=	31.28 SQ.MT.
	TOTAL DEDUCTIONS	=	21.28 SQ.MT.
	TOTAL S. 6. 1. ARE	=	362.07 SQ.MT.

R. 2 - 3 AREA CALCULATION				
ADDITION				
1	1/2 x 12.88 x	0.5 x 180	=	116.64 SQ. FT.
2	1/2 x 27.89 x	3.52 x 180	=	568.10 SQ. FT.
3	1/2 x 21.28 x	3.47 x 180	=	369.50 SQ. FT.
4	1/2 x 21.24 x	3.68 x 180	=	386.60 SQ. FT.
5	1/2 x 20.70 x	2.32 x 180	=	241.50 SQ. FT.
6	1/2 x 17.37 x	0.83 x 180	=	7.21 SQ. FT.
7	1/2 x 16.92 x	3.90 x 180	=	751.10 SQ. FT.
8	1/2 x 12.68 x	5.02 x 180	=	112.68 SQ. FT.
9	1/2 x 6.03 x	0.25 x 180	=	1.66 SQ. FT.
TOTAL R. 2 - 3 AREA			=	2660.52 SQ. FT.

R. G. AREA STATEMENT
FOR PLOT-A

REQUIRED R.G. = 4134.58 SQ.MTS.
(16538 30" X 25")

PROPOSED R.G. = 5141.23 SQ.MTS
(R.G.1+R.G.2+R.G.3)

PROPOSED R.G. = 5141.23 SQ. MTS
(R.G.1+R.G.2+R.G.3)

This Cancellation Approval
is granted on the basis
of the following information:
CEI/RSU/EPESI/434
Dated: 29/12/2016

19 NOV 2016
Approved subject to the conditions mentioned
in this office Letter No: CEI/1291/2016/ESA 5

Handwritten: cei/RSU/EPESI/434
Executive Engineer, Prop. (EPESI) II

Handwritten: 19/11/2016
S.E.(B.P) SW

ब्रह्मचर्य महासम्यक्पालिका
उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगर) राज्य कार्यालय
19 NOV 2016
श्रीवाचसीएनई/बीपी/ईएन

	PROFORMA 'A'	TOTAL IN \$/M2/MS
1	AREA OF PLOT AS PER P.R.C.	17408.87
2	DEDUCTION FOR	
a)	ROAD SET-BACK AREA	156.50
b)	PROPOSED ROAD	5.00
c)	ANY RESERVATION	0.00
d)	9% AVENUE SPACE AS PER ROAD 14/77 (17408.87 x 9% = 156.50 + 156.50 = 313.00 SMT) AS PER POSSESSION RECEIPT + 701.70 SMT	706.03
e)	OTHER	0.00
	TOTAL (a+d+c+d)	170.53
3	BALANCE AREA OF PLOT (1) MINUS (2)	17533.30
4	DEDUCTION FOR 10% RECREATIONAL GROUND (IF DEDUCTIBLE)	2460.75
5	NET AREA OF PLOT (3) MINUS (4)	15072.55
6	ADDITIONS FOR FLOOD SPACE INDEX	
a)	100% FOR SET-BACK AREA	546.55
b)	100% FOR D.P. ROAD	5.00
	TOTAL (a+b)	551.55
7	TOTAL AREAS (5) PLUS (6)	15624.05
8	FLOOD SPACE INDEX PERMISSIBLE	1.00
9	ADDITIONAL BUILT UP AREAS	
a)	25% ON PAYMENT OF PREMIUM (SUBURBS & EXT. SUBURBS)	5457.84
b)	10% ON PAYMENT OF PREMIUM (SUBURBS & EXT. SUBURBS)	546.13
c)	BUILT UP AREA (CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (PAVEMENT))	704.00
d)	ADDITIONAL BUILT UP AREAS AS OCR 38	0.00
e)	WORK ALREADY CLAIMED	4550.00
f)	TOTAL ALREADY CLAIMED	16514.95
	TOTAL (a+b+c+d+e+f)	16514.95
10	PERMISSIBLE BUILT UP AREA (7 X 8) PLUS (9) PLUS (10)	30671.55
11	GROSS BUILT UP AREA (10) TO BE RETAINED	8000
12	PROPOSED BUILT UP AREA	
a)	PETROL PUMP (COMMERCIAL)	418.87
b)	COMMERCIAL (COMMERCIAL BUILDING)	102.02
c)	RESIDENTIAL BUILT UP AREA (BUILDING U/REF)	7380.68
	TOTAL PROPOSED BUILT UP AREA	8201.57
13	PERMISSIBLE FLOODING BUILT UP AREA (RESIDENTIAL) 12% x 35	10480.99
a)	PERMISSIBLE FLOODING BUILT UP AREA (NON-RESIDENTIAL) 12% x 35 (12% x 12611) x 0.35	455.74
b)	PROPOSED FLOODING (RESIDENTIAL)	10479.99
c)	PROPOSED FLOODING (NON-RESIDENTIAL) only for petrol pump)	83.16
14	TOTAL GROSS BUILT UP AREA (12 + a) + (13a) + (13c)	8063.89
TENEMENT STATEMENT		
(i)	PROPOSED AREA (12(a) + 13(a))	49233.85
(ii)	TENEMENT DENSITY PERMISSIBLE PER HECTARE	450.00
(iii)	TENEMENT PERMISSIBLE ON THE PLOT	18102.07
(iv)	TENEMENTS PROPOSED	5811.00
(v)	TENEMENTS EXISTING	0.00
(vi)	LESS NON-RESIDENTIAL TENEMENT (SHOPS ETC.)	0.00
(vii)	TOTAL TENEMENTS ON THE PLOT (iv + v - vi)	5811.00
PARKING STATEMENT		
(i)	PARKING REQUIRED BY REGULATIONS FOR	
a)	100 CARS	512.00
b)	50 SCOOTER / MOTOR CYCLE	128.00
c)	VISITORS	128.00
d)	5% 25% ADDITIONAL PARKING	184.00
e)	TOTAL PARKING PERMISSIBLE (a + b + c + d)	852.00
(ii)	TOTAL PARKING PROVIDED	807.00
TRANSPORT VEHICLES PARKING		
(i)	TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	N/A
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	N/A

PROFORMA - B

CONTENTS OF SHEETS

BLOCK, LOCATION PLAN, AREA DIAGRAMS WITH CALCULATIONS
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BLDG - 1 ON PLOT BEARING
C.T.S. NO. 283A, 283B & 283C OF VILLAGE BHANDUP(W).
MUMBAI

NAME OF OWNER	SIGNATURE OF E.A. TO OWNER
KALPATARI GARDENS PVT. LTD.	

NAME, SIGN & ADDRESS OF ARCHITECT
ATUL GULATI

JOE NO.	DATE	CWS NO.	DRM BY	CMO BY
AMENDED	10-0-2018	1718	KEMWANT	NGK

NORTH **SOUTHWEST AND AREA**

NOTED THAT THE DISTRICT UNDER INVESTIGATION WAS NOT APPROVED BY ME ON 04/05/2018. THE DISTRICTS OF HINDU, CO. OF PUNJ AND OF PUNJ AREA ARE MEASURED ON THE AREA AND THE AREA IS MEASURED OUT IN 1700000 SQ.M. THE AREA STATED IN DOCUMENTS OF OWNERSHIP IS 1 P. RECORD NO 1700000 SQ.M.