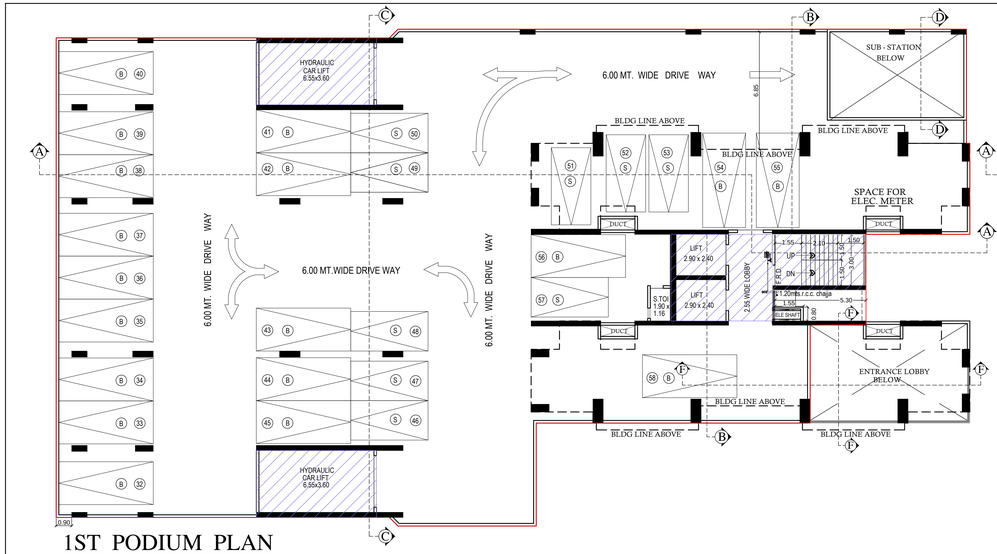
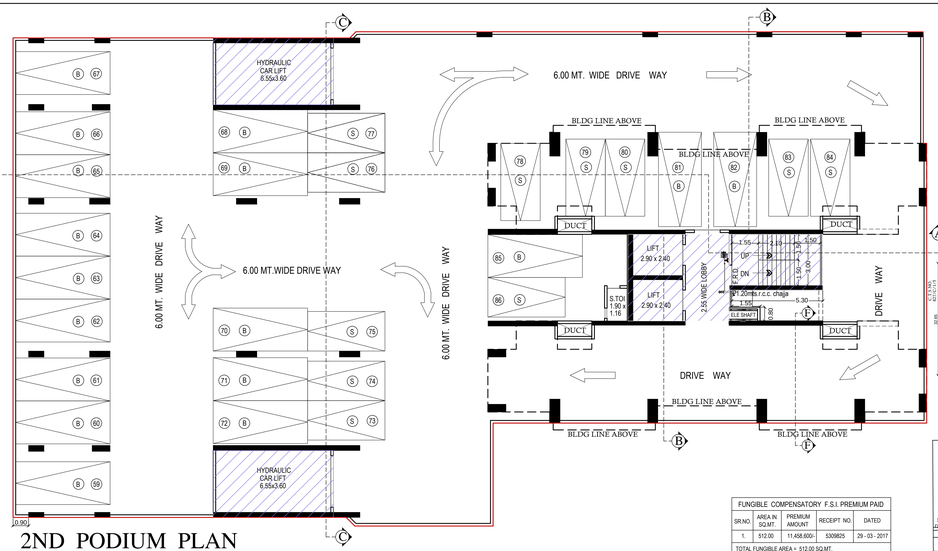
A0



1ST PODIUM PLAN

SCALE : 1 : 100



2ND PODIUM PLAN

SCALE : 1 : 100

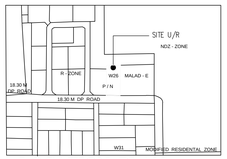
SUMMARY OF BUILT - UP AREA			IN SQ.M.
FLOOR	BUILT - UP AREA	FUNGIBLE F.S.I.	TOTAL F.S.I.
1ST FLOOR	276.50	NIL	276.50
2ND TO 11TH FLOOR	[269.36 x 10] = 2693.60	NIL	2693.60
12TH FLOOR	27.05	242.31	269.36
13TH FLOOR	NIL	269.36	269.36
TOTAL BUILTUP AREA	2997.15	511.67	3508.82

PARKING AREA STATEMENT.			
Carpet Area	PARKING REQD. BY RULE	TENEMENT	Parking Reqd
BELOW TO 35.00 SQ.M.	ONE FOR EVERY 4 TENT.	NIL	NIL
35.00 TO 45.00 SQ.M.	ONE FOR EVERY 2 TENT.	NIL	NIL
45.00 TO 70.00 SQ.M.	ONE FOR EVERY 1 TENT.	52 NOS	52 NOS
ABOVE 70.00 SQ.M.	ONE FOR EVERY 1/2 TENT.	NIL	NIL
FOR VISITORS	25% OF ABOVE REQUIREMENT.		13 NOS
TOTAL PARKING REQUIRED			65 NOS
TOTAL PARKING PROVIDED FOR FULL CONSUMPTION OF F.S.I			102 NOS

BLOCK PLAN

SCALE : 1 : 500

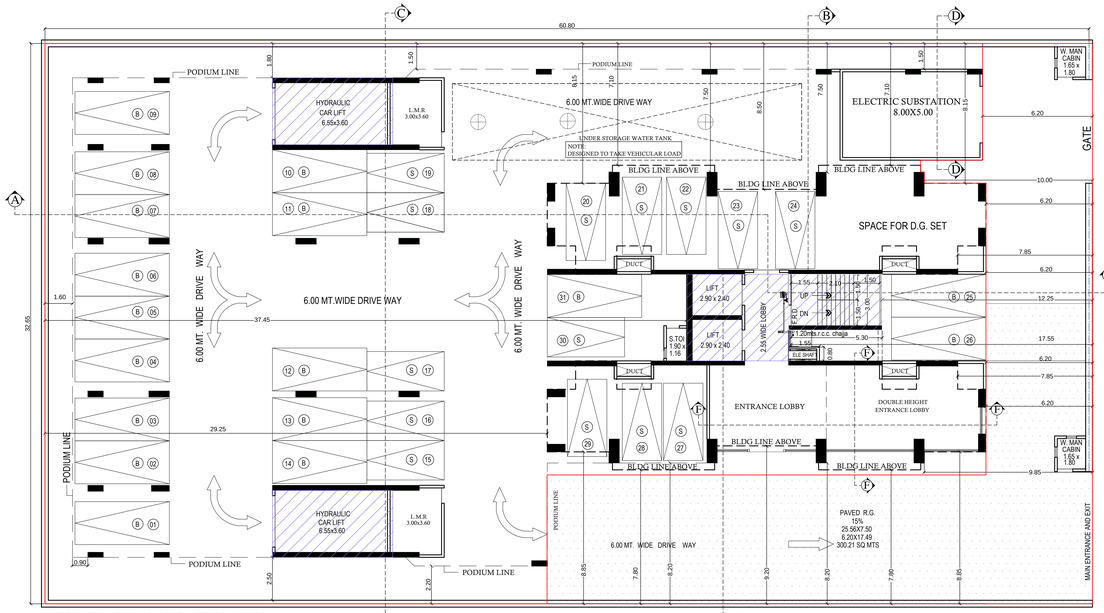
FUNGIBLE COMPENSATORY F.S.I. PREMIUM PAID				
SR.NO	AREA IN SQ.MT.	PREMIUM AMOUNT	RECEIPT NO.	DATED
1.	512.00	11,458,600/-	5309825	29 - 03 - 2017
TOTAL FUNGIBLE AREA = 512.00 SQ.MT.				



LOCATION PLAN.

SCALE : 1 : 4000.

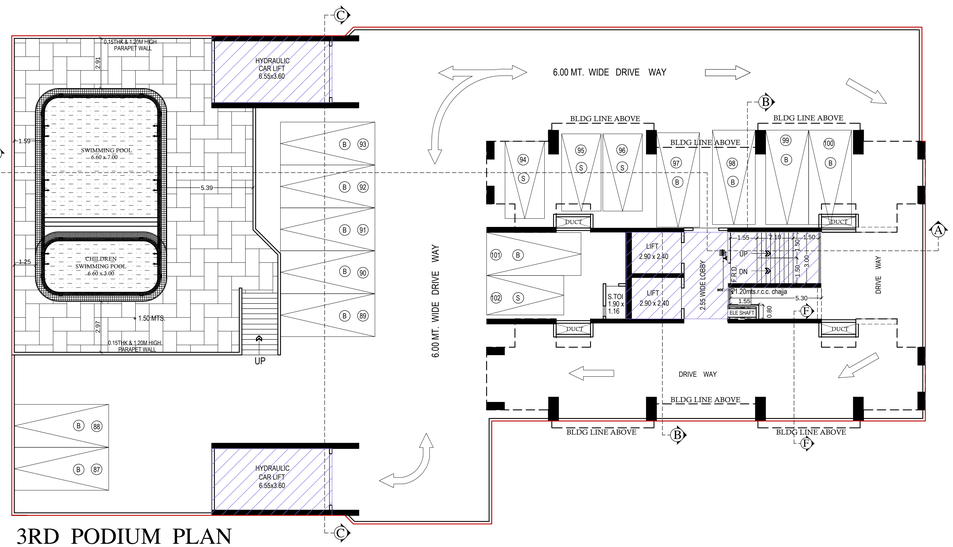
N



STILT FLOOR PLAN

SCALE : 1 : 100

18.30 W. D. P. ROAD



3RD PODIUM PLAN

SCALE : 1 : 100

SIGNATURE, NAME AND ADDRESS OF ARCHITECT.

ARUN KUMAR DUBE.
ARCHITECT
1ST FLOOR, VENKATESH NIWAS, PLOT NO-3, HAPPY HOME SOCIETY, OPP ADAR LOUPI HOTEL, NEHRU ROAD, VILE PARLE (EAST), MUMBAI - 400057, TEL 26125795 , MOB : 98690 33995
Email :arunkumardube@gmail.com, arundube.135@rediffmail.com

CONTENTS OF SHEET	DRG. NO.
GROUND FLOOR PLAN, 1ST TO 3RD PODIUM PLAN, TYPICAL FLOOR, LINE DIAGRAM, AREA CALCULATIONS, BLOCK & LOCATION PLAN.	01

DESCRIPTION OF PROPOSAL AND PROPERTY.

PROPOSED RESIDENTIAL BLDG. KNOWN AS "SKY VILLA" ON PLOT NO. 9 BEARING C. T. S. NO. 827/C/1/ 19 VILLAGE MALAD [E] AT GOREGAON [EAST], MUMBAI - 400 063.

NAME OF THE OWNER.

HEMKUNT REAL ESTATE PVT. LTD.

A.	AREA STATEMENT.	SQ.MTS.
1	AREA OF THE PLOT	1998.10
2	DEDUCTIONS FOR	
	A) ROAD SET-BACK AREA.	
	B) PROPOSED ROAD.	
	C) ANY RESERVATION [SUB - PLOT _____]	
	D) __ % AMENITY SPACE AS PER DCR 56/57 [SUB - PLOT __] OTHER	
3	BALANCE AREA OF THE PLOT [1 MINUS 2]	1998.10
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE [IF DEDUCTIBLE FOR NIL]	
5	NET AREA OF THE PLOT [3 MINUS 4]	1998.10
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2 [A] 100 % FOR D. P. ROAD [RESTRICTED TO 40% OR 80% OF "3" ABOVE]	
	2 [B] 100 % FOR SET - BACK [RESTRICTED TO 40% OR 80% OF "3" ABOVE]	
7	TOTAL AREAS [5 PLUS 6]	1998.10
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	9 [A] FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 [B] 0.50 F.S.I AS PER DCR 32 [1998.10 X 0.50]	999.05
	9 [C] __% AS PER DCR 33 [ ]	
	9 [D] OTHER	
10	PERMISSIBLE FLOOR AREA [7+ 9[B]] ABOVE [1998.10 + 999.05]	2997.15
11	TOTAL PROPOSED BUILT-UP AREA	2997.15
12	FSI CONSUMED ON NET HOLDING = 11 / 7	1.50
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1	PURELY RESIDENTIAL BUILT UP AREA	2997.15
2	REMAINING NON - RESIDENTIAL BUILT UP AREA	
C.	DETAILS OF FSI AVAILED AS PER DCR 35 [4]	
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 [4] FOR PURELY RESIDENTIAL + OR + [2997.15 X 0.35] [2997.15 X 0.35]	1049.00
	1 [A] FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 [4] FOR PURELY RESIDENTIAL	511.67
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 [4] FOR NON - RESIDENTIAL + OR + [82 X 0.20]	NIL
	2 [A] FUNGIBLE BUP AREA COMPONENT PROPOSED VIDE DCR 35 [4] FOR NON - RESIDENTIAL	NIL
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 [4] = [C1[A] + C2 [A]]	NIL
4	TOTAL GROSS BUILT UP AREA PROPOSED [B1 + 1[A]] [2997.15 + 511.67]	3508.82
D.	TENEMENT STATEMENT.	
[1]	PROPOSED AREA [ITEM A, 12 ABOVE]	2997.15
[1]	LESS DEDUCTION OF NON RESIDENTIAL AREA [SHOP ECT.]	
[1]	AREA AVAILABLE FOR TENEMENTS [(1) MINUS (1)]	2997.15
[1]	TENEMENTS PERMISSIBLE [DENSITY OF TENEMENTS / HECTARE [450PERS]]	135 NOS
[1]	TENEMENTS PROPOSED.	52 NOS
	TOTAL TENEMENTS ON THE PLOT	52 NOS
E.	PARKING STATEMENT.	
[1]	PARKING REQUIRED BY REGULATIONS FOR CAR	52 NOS
	OUTSIDERS [VISITORS]	13 NOS
	TOTAL PARKING ON THE PLOT	102 NOS

CERTIFICATE OF AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21.04.2010 AND THE DIMENSIONS OF THE PLOT, SIDES ECT. STATED ON PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1998.10 SQ.MTS. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

NOTES :

BOUNDARY OF THE PLOT BOUNDED BLACK PROPOSED BUILDING SHOWN IN RED. ROAD WIDENING AREA SHOWN IN GREEN. SET BACK AREA SHOWN IN GREEN HATCHED. AREA IN D.P. ROAD SHOWN IN BLIINT GEINNA. DRAINAGE LINE SHOWN IN DOTTED YELLOW. ALL EXTERNAL WALLS ARE THK. ALL INTERNAL WALLS ARE THK.

NORTH	DATE	SCALE	DRN BY	CHKD BY
	08.06.2015	AS MENTIONED	ISMAIL	S.M. JHA

PLAN APPROVED UNDER NO. CHE / 9622 / BP (WS) / AP AND DIGITALLY SIGNED ON _____

E.E.B.P. W.S - II 'P' WARD

S.E.B.P. (P/N) | A.E.B.P. (P)