CHE / A - 4125 / AR 1/15

THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOS CHE/A-4125/BP/WS/AR DATE : 19-05-2011

08 OCT 2014

CHE / A-4125 / BP / WS / AR APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACC COMPANY OFFICE LETTER : 4125

S.E.B.P.(R/S)

EXECUTIVE ENGINEER (W.S.) BRIHAN MUMBAI MAHANAGAR PALIKA

PROFORMA - A

			AREA IN SQ.MT.
1	AREA OF PLOT AS PER LAY		35575.00
2	AREA OF PLOT ADOPTED		
3	DEDUCTIONS FOR		
	a. ROAD SETBACK		
	b. PROPOSED D.P. ROAD		
	c. ENCROACHMENT		
	TOTAL (a+b+c)		
4	NET AREA OF PLOT		35575.00
5	DEDUCTIONS FOR 15% R.G.		5336.25
6	BALANCE AREA OF PLOT		30238.75
	ADDITIONS FOR F.S.I. PURPOSE		
	7a 100% "BROKEN SET-BACK"		
	7b 100% (0.15mtr.w.d.p.road)		
8	TOTAL AREA (6+7 above)		30238.75
9	F.S.I. PERMISSIBLE		ONE
10	F.S.I.CREDIT AVAILABLE BY DEVEL. RIGHTS		

	BLDG. NO.1	BLDG. NO.2	BLDG. NO.3	TOTAL
ROAD	0.00 / 1837.00 / 500.00 / 2337.00	195.00		2630.00
RESER.	2590.09 / 390.00	3295.30 / 1000.00 / 470.00	200.00+20.00+950.30 = 1250.30	13495.30
SLUM	—	6300.00 + 1410.00 = 7710.00		7710.00
TOTAL	2979.00	11700.00	1156.70	23835.30

11	TOTAL PERMISSIBLE FLOOR AREA	46975.14
12	EXISTING ENCROACHMENT (BUILT-UP AREA TO BE RETAINED)	7969.83
13	PROPOSED AREA OF BUILT-UP AREA	39004.66
	BLDG NO.1 CHE / A-3875/AR	12787.57
	BLDG NO.3 CHE / A - 4125/AR	1589.118
14	EXCESS BALCONY AREA TAKEN IN F.S.I. FOR BLDG. NO-1 FUR	2131.04
15	EXCESS BALCONY AREA TAKEN IN F.S.I. FOR BLDG. NO-3 UR	
16	TOTAL BUILT-UP AREA PROPOSED (12+13 above)	60643.51
17	F.S.I. CONSUMED (13/6above)	1.704

II FUNGIBLE AREA STATEMENT

a. PERMISSIBLE FUNGIBLE AREA (17/13.39 X 35%)		6199.62
b. PROPOSED FUNGIBLE AREA (BLDG. NO.-2)		568.26
c. BALANCE FUNGIBLE AREA		5630.34

C TENEMENT STATEMENT

a. NET AREA OF ITEM A(4) ABOVE	61215.21
b. LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (SHOPS etc.)	
c. AREA OF TENEMENTS (a-B) ABOVE	61215.21
TENEMENTS PERMISSIBLE (as per 45(B)(C))	2755 NO.
TENEMENTS PROPOSED BLDG. NO. 1 UR	465 NO.
TENEMENTS PROPOSED BLDG. NO. 2	172 NO.
TENEMENTS PROPOSED BLDG. NO. 3	130 NO.
TOTAL TENEMENTS PROPOSED	767 NO.

D PARKING STATEMENT

	BLDG. NO.1	BLDG. NO.2	BLDG. NO.3	TOTAL
a. PARKING REQUIRED BY RULE	297 NO.	120 NO.	52 NO.	469 NO.
b. DEMANDED PERMISSIBLE				
c. DEMANDED PROPOSED				
d. TOTAL PARKING PROVIDED				947 NO.

E LOADING / UNLOADING STATEMENT

LOADING/UNLOADING REQUIRED	
TOTAL LOADING/UNLOADING PROVIDED	N.A.

PROFORMA-B

CONTENTS OF SHEET

LINE AREA DIAGRAMS, AREA CALCULATIONS AND AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT.- 10/2014 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 35575.00 SQ.MT. (THIRTY FIVE THOUSAND FIVE HUNDRED & SEVENTY FIVE POINT ZERO SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF LIC. SURVEYOR

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING NO.3 ON SUB PLOT - 'A' BEARING C.T.S.- 66/1, 69/1A, 69/1/A1, 69/2/A, 81/1/E1 to 4/A, 81/1/B, 81/6/A, 81/8/A, 85/1/A, 85/6/A, 90/1 AREA, 87/1/A, 293/A, 297/1/E1, 297/2/E1, 67/2/E1, 417 VILLAGE KANDIVALI AT M.G. ROAD, KANDIVALI (WEST), MUMBAI.

NAME OF OWNER

OWNER SIGNATURE

SMT. SARANGA AGGARWAL PROPRIETRESS OF EKTA UNE CONSTRUCTION CO. L. & TO SHRI. ANIL AGGARWAL OF EAST WEST BUILDERS. C/A TO RAMCHANDRA H. BHANDARI (0948)

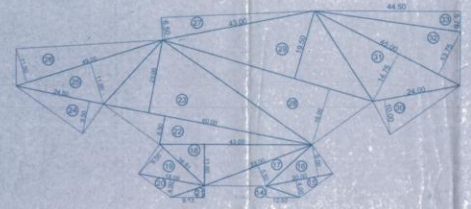
DATE	CHECKED BY	DRAWN BY
JOB NO. 1194-08-2014	Rajesh	S.GUTY

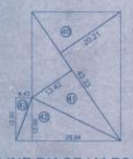
NAME ADDRESS & SIGN. OF LICENCE SURVEYOR

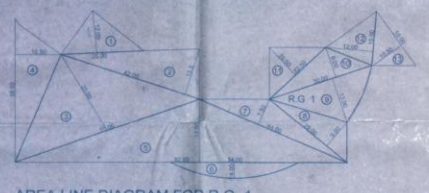
M/S. B. S. BAROT

B.S.BAROT, LICENCE SURVEYOR,

PLOT NO-14, YOGIKRUPA 1ST FLOOR, JAWAHAR NAGAR, S.V. ROAD, GOREGAON (W), MUM.-400 062.







total hatched area 63.65 sq. mts.

REQUIRED R.G. AREA = 25% OF 35575.00 = 8893.75 Sq.m.			
PROPOSED R.G. AREA CALCULATIONS			
AREA CALCULATIONS FOR R.G. 1	sqmt	AREA CALCULATIONS FOR R.G. 2	sqmt
1) 0.50 X 25.00 X 12.00 =	150.00	14) 0.50 X 12.50 X 2.50 =	15.63
2) 0.50 X 42.00 X 13.50 =	283.50	15) 0.50 X 20.00 X 4.00 =	40.00
3) 0.50 X 55.00 X 25.00 =	687.50	16) 0.50 X 20.00 X 9.00 =	90.00
4) 0.50 X 39.50 X 10.50 =	207.38	17) 0.50 X 33.00 X 5.50 =	90.75
5) 0.50 X 92.00 X 17.00 =	782.00	18) 0.50 X 43.00 X 11.00 =	236.50
6) 0.67 X 34.00 X 4.00 =	90.67	19) 0.50 X 16.01 X 9.00 =	75.65
7) 0.50 X 44.00 X 7.50 =	165.00	20) 0.50 X 18.00 X 4.00 =	36.00
8) 0.50 X 29.00 X 9.00 =	130.50	21) 0.50 X 9.13 X 2.50 =	11.41
9) 0.50 X 30.00 X 13.00 =	195.00	22) 0.50 X 60.00 X 8.50 =	255.00
10) 0.50 X 30.00 X 9.00 =	135.00	23) 0.50 X 60.00 X 23.00 =	690.00
11) 0.50 X 22.50 X 10.50 =	118.13	24) 0.50 X 24.50 X 9.50 =	116.38
12) 0.50 X 15.00 X 12.00 =	90.00	25) 0.50 X 49.00 X 11.00 =	269.50
13) 0.50 X 18.00 X 10.50 =	99.75	26) 0.50 X 49.00 X 11.50 =	281.75
		27) 0.50 X 43.00 X 6.50 =	139.75
		28) 0.50 X 16.00 X 16.00 =	444.00
		29) 0.50 X 35.50 X 19.50 =	541.12
		30) 0.50 X 24.00 X 10.00 =	120.00
		31) 0.50 X 45.00 X 14.75 =	331.87
		32) 0.50 X 45.00 X 13.75 =	309.37
		33) 0.50 X 44.50 X 5.75 =	127.94
Total	= 3134.43	Total	= 4222.62
AREA CALCULATIONS FOR R.G. 3			
40) 43.33 X 20.33 X 0.50 =	437.85		
41) 43.33 X 13.42 X 0.50 =	290.74		
41) 28.94 X 12.00 X 0.50 =	173.64		
41) 12.00 X 14.43 X 0.50 =	86.58		
Total	= 928.81	Total	= 4222.62
AREA CALCULATIONS FOR R.G. 4		TOTAL PROPOSED R.G. AREA =	
A) 0.50 X 25.00 X 10.50 =	131.25		
B) 0.50 X 25.00 X 9.50 =	118.75	R.G. AREA 1 =	3134.43
C) 0.50 X 20.50 X 11.00 =	112.75	R.G. AREA 2 =	4222.62
D) 0.50 X 39.50 X 10.50 =	207.38	R.G. AREA 3 =	928.81
E) 0.50 X 41.50 X 6.00 =	124.50	R.G. AREA 4 =	815.25
F) 0.50 X 23.50 X 7.50 =	88.13	R.G. AREA 5 =	804.22
G) 0.50 X 10.00 X 6.50 =	32.50		
Total	= 815.25	Total	= 9905.33
R.G. AREA CALCULATIONS:			
AREA CALCULATIONS FOR R.G. 5			
1) 0.50 X 33.00 X 14.50 = 239.25 sq.m			
2) 0.50 X 44.75 X 9.00 = 201.38 sq.m			
3) 0.50 X 44.75 X 16.25 = 363.59 sq.m			
TOTAL R.G.-3 AREA = 804.22 sq.m			

SR. NO.	TABLE SHOWING DETAILS OF ADDITIONAL F.S.I. OF 33% PROPOSED & PAYMENTS	
1	LOCATION OF LAND	BLDG. NO.-1 ON SUB PLOT-A AT MOUZA-KANDIVALI (W) TALUKA & DISTRICT-MUMBAI & 18.30 WIDE D.P. ROADS
2	ADDITIONAL 33% F.S.I. GRANTED	AREA OF 33% F.S.I.
3	USES PERMITTED	RESIDENTIAL
4	BASIC PROSPECT RATE OF 2005	Rs. 27,000 PER F.S.I. SQ.M.
5	RATE OF 10% ADDITIONAL	4% 4050/- PER SQ.M.
6	F.S.I. PER SQ.MT.	
7	RECEIPT NO. & DATE FROM M.C.G.M.	SAP DOC NO. 1101000045 DATED 03-12-2014 Rs. 1,24,20,500/-
8	RECEIPT NO. & DATE FROM STATE GOVT.	SAP DOC NO. 1101000045 DATED 03-12-2014 Rs. 1,24,20,500/-

AREA STATEMENT FOR BUILDING	
PARTICULARS	AREA IN SQ. MTS.
1) PERMISSIBLE FLAR AREA	46975.14
2) EXISTING FLAR AREA	
a) AREA UNDER ENCROACHMENT	7969.83
b) PROPOSED AREA OF BLDG.NO.-1 (INCLUDING EXCESS BALCONY)	12787.57
c) PROPOSED AREA OF BLDG.NO.-3	1589.118
3) TOTAL PROPOSED BUILT AREA (1-2-a-b-c)	40192.36
4) BALANCE AREA (1-3)	6783.78
5) 10% PERMISSIBLE FUNGIBLE AREA (5% OF 17713.39 SQ.MTS.)	886.67
6) PROP. FUNGIBLE AREA USED IN BLDG.NO.-2	568.26
7) BALANCE FUNGIBLE AREA (6-7)	318.34

EXIST. ENCROACHMENT AREA CALCULATIONS (TO BE RETAINED) SUB-PLOT-A	
EXIST. ENCROACHMENT NO.- I	
1) 24.00 X 25.00 X 0.5 =	300.00 SQ.M
2) 26.00 X 11.00 X 0.5 =	132.00 SQ.M
3) 22.00 X 5.00 X 0.5 =	143.00 SQ.M
TOTAL AREA OF EXISTING ENCROACHMENT NO.- I	575.00 SQ.M
EXIST. ENCROACHMENT NO.- II	
1) 11.50 X 5.25 X 0.5 =	30.19 SQ.M
2) 20.00 X 4.50 X 0.5 =	56.25 SQ.M
3) 46.75 X 10.25 X 0.5 =	239.59 SQ.M
4) 36.00 X 7.00 X 0.5 =	126.00 SQ.M
5) 36.00 X 2.00 X 0.5 =	36.00 SQ.M
TOTAL AREA OF EXISTING ENCROACHMENT NO.- II	529.03 SQ.M
EXIST. ENCROACHMENT NO.- III	
1) 20.00 X 7.25 X 0.5 =	72.50 SQ.M
2) 20.00 X 9.75 X 0.5 =	97.50 SQ.M
3) 12.25 X 4.00 X 0.5 =	49.87 SQ.M
4) 12.25 X 2.50 X 0.5 =	15.31 SQ.M
5) 22.50 X 9.50 X 0.5 =	111.63 SQ.M
6) 25.00 X 3.00 X 0.5 =	37.50 SQ.M
7) 36.00 X 9.75 X 0.5 =	185.25 SQ.M
8) 17.50 X 4.75 X 0.5 =	41.56 SQ.M
9) 15.00 X 1.75 X 0.5 =	13.13 SQ.M
10) 18.00 X 6.00 X 0.5 =	54.00 SQ.M
11) 4.00 X 1.75 X 0.5 =	3.50 SQ.M
12) 10.00 X 4.50 X 0.5 =	24.75 SQ.M
13) 16.25 X 1.50 X 0.5 =	12.19 SQ.M
14) 14.00 X 4.00 X 0.5 =	28.00 SQ.M
15) 14.75 X 6.00 X 0.5 =	44.25 SQ.M
TOTAL AREA OF EXISTING ENCROACHMENT NO.- III	868.80 SQ.M
TOTAL NET EXIST. ENCROACHMENT AREA SUB-PLOT-A(I-II&III)	1969.83SQ.M

AREA STATEMENT AS PER F.R. CARD		
SR. NO.	F.R. CARD NO.	AREA AS PER F.R. CARD IN SQ.MTS.
1	61/2A	811.90
2	61/1/A1	1796.20
3	61/2/A	4033.00
4	61/2/E	58.10
5	61/4/A	990.00
6	61/1/B	1904.00
7	61/6/A	1050.00
8	61/8/A	3010.80
9	85/1/A	791.10
10	69/8/A	2944.30
11	90/1	518.30
12	66/2/A	1376.00
13	87/1/A	956.00
14	293/A	8128.00
15	297/1/E1	2204.00
16	297/2/E1	5705.50
17	67/2/E1	14.80
18	417	229.90
	TOTAL AREA AS PER F.R.	35575.00

SECTION FOR PUMP RM. & SUCT. TANK

SECTION FOR COMPOUND WALL