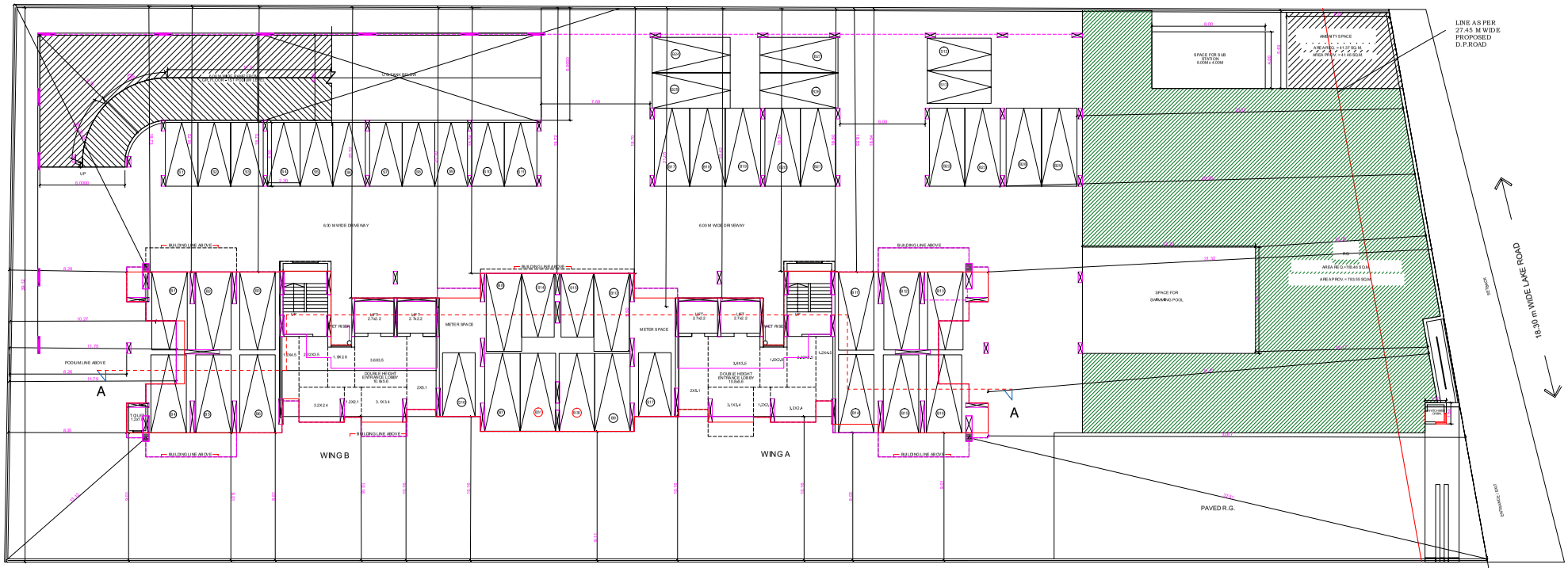
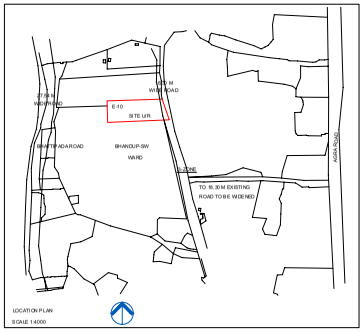
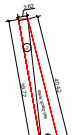
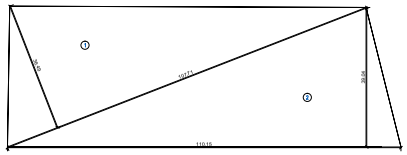


GROUND FLOOR PLAN
SCALE 1:100



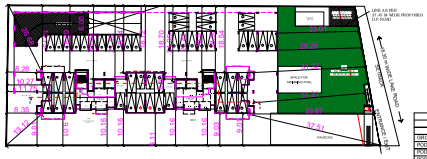


SET-BACK AREA CALCULATION					
3	1/2 X 40.42 X 5.17 X 1 NO	=	104.49	SQ.MT	
4	1/2 X 39.72 X 2.62 X 1 NO	=	52.03	SQ.MT	
	TOTAL ADDITION	=	156.52	SQ.MT	X



PLOT AREA CALCULATION
scale -1:500

PLOT AREA CALCULATION				
1	1/2 X 107.71 X 36.49 X 1 NO	=	1965.17	SQ.MT
2	1/2 X 110.15 X 39.04 X 1 NO	=	2150.13	SQ.MT
	TOTAL ADDITION	=	4115.30	SQ.MT X

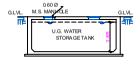


BLOCK PLAN
SCALE 1:500

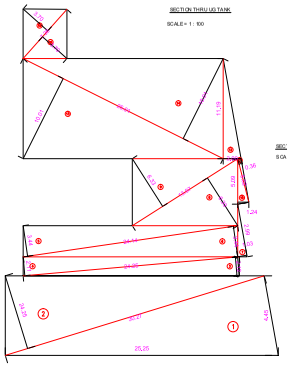
TENEMENT STATEMENT						
	WING - A&B					
	1BHK	2BHK	3BHK	SOCIETY	FITNESS	TOTAL
GROUND FLOOR						
PODIUM FLOOR 1						
PODIUM FLOOR 2						
PODIUM FLOOR 3				01	01	02
1ST FLOOR	06	04		---	---	10
2ND FLOOR	06	04		---	---	10
3RD FLOOR	06	04		---	---	10
4TH FLOOR	06	02		---	---	08
5TH FLOOR	06	02		---	---	08
6TH FLOOR	06	04		---	---	10
7TH FLOOR	06	04		---	---	10
8TH FLOOR	06	04		---	---	10
9TH FLOOR	06	04		---	---	10
10TH FLOOR	06	04		---	---	10
11TH FLOOR	06	04		---	---	10
12TH FLOOR	06	02		---	---	08
13TH FLOOR	06	04		---	---	10
14TH FLOOR	06	03		---	---	9
TOTAL	84	58		01	01	139

BUILT-UP AREA SUMMARY		
STAIRCASE / LIFT / LIFT LOBBY		
GROUND FLOOR	=	0.0 SQ.MT
PODIUM FLOOR 1	=	0.0 SQ.MT
PODIUM FLOOR 2	=	0.0 SQ.MT
PODIUM FLOOR 3	=	0.0 SQ.MT
1ST FLOOR	=	105.57 SQ.MT
2ND FLOOR	=	105.57 SQ.MT
3RD FLOOR	=	105.57 SQ.MT
4TH FLOOR	=	105.57 SQ.MT
5TH FLOOR	=	105.57 SQ.MT
6TH FLOOR	=	105.57 SQ.MT
7TH FLOOR	=	105.57 SQ.MT
8TH FLOOR	=	105.57 SQ.MT
9TH FLOOR	=	105.57 SQ.MT
10TH FLOOR	=	105.57 SQ.MT
11TH FLOOR	=	105.57 SQ.MT
12TH FLOOR	=	105.57 SQ.MT
13TH FLOOR	=	105.57 SQ.MT
14TH FLOOR	=	105.57 SQ.MT
TOTAL	=	1479.96 SQ.MT

BUILT-UP AREA SUMMARY		
	RESIDENTIAL	
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	=	511.00 SQ.MT
2ND FLOOR	=	511.00 SQ.MT
3RD FLOOR	=	511.00 SQ.MT
4TH FLOOR	=	511.00 SQ.MT
5TH FLOOR	=	511.00 SQ.MT
6TH FLOOR	=	511.00 SQ.MT
7TH FLOOR	=	511.00 SQ.MT
8TH FLOOR	=	511.00 SQ.MT
9TH FLOOR	=	511.00 SQ.MT
10TH FLOOR	=	511.00 SQ.MT
11TH FLOOR	=	511.00 SQ.MT
12TH FLOOR	=	466.35 SQ.MT
13TH FLOOR	=	511.00 SQ.MT
14TH FLOOR	=	430.07 SQ.MT
TOTAL	=	7192.42 SQ.MT
PURPESED POTENTIAL AREA	=	0.00 SQ.MT
50% IN PUBLIC AREA	=	0.00 SQ.MT
TOTAL GROS BUILT	=	7192.42

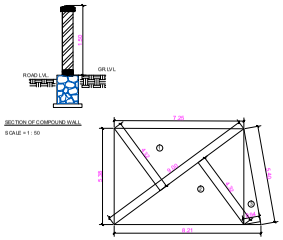


SECTION THRU UG TANK
SCALE = 1 : 100



RG AREA CALCULATION
scale -1:200

R.G. AREA GALCULATION							
1	1/2	X	30.03	X	6.90	X 1 NO	= 126.66 SQ.MT
2	1/2	X	30.27	X	6.50	X 1 NO	= 126.05 SQ.MT
3	1/2	X	38.25	X	2.12	X 1 NO	= 35.71 SQ.MT
4	1/2	X	38.25	X	2.11	X 1 NO	= 35.58 SQ.MT
5	1/2	X	38.24	X	3.44	X 1 NO	= 41.69 SQ.MT
6	1/2	X	38.24	X	3.44	X 1 NO	= 41.69 SQ.MT
7	1/2	X	5.66	X	1.03	X 1 NO	= 3.09 SQ.MT
8	1/2	X	13.87	X	6.33	X 1 NO	= 44.22 SQ.MT
9	1/2	X	13.87	X	6.33	X 1 NO	= 44.22 SQ.MT
10	1/2	X	5.09	X	1.24	X 1 NO	= 3.16 SQ.MT
11	1/2	X	5.02	X	0.36	X 1 NO	= 0.90 SQ.MT
12	1/2	X	11.19	X	2.00	X 1 NO	= 11.19 SQ.MT
13	1/2	X	26.01	X	10.01	X 1 NO	= 130.16 SQ.MT
14	1/2	X	26.01	X	10.01	X 1 NO	= 130.16 SQ.MT
15	1/2	X	7.36	X	3.70	X 1 NO	= 13.62 SQ.MT
16	1/2	X	7.36	X	3.70	X 1 NO	= 13.62 SQ.MT
						TOTAL ADDITION	= 785.55 SQ.MT X



SECTION OF COMPOUND WALL
SCALE = 1 : 50

AMENITY SPACE AREA DIAGRAM

AMENITIES AREA CALCULATION					
1	1/2 X 9 X 4.32 X 1 NO	=	19.44	SQ.MT	
2	1/2 X 9 X 4.30 X 1 NO	=	19.35	SQ.MT	
3	1/2 X 5.4 X 0.84 X 1 NO	=	2.53	SQ.MT	
	TOTAL ADDITION	=	41.32	SQ.MT	X

PARKING AREA STATEMENT				
AREA OF FLATS(SQ.M.)	PARKING REQUIRED PER FLAT	NO. OF FLATS		NO. OF PARKING
UPTO 35.00	1 PARKING / 4 FLAT	64		21.00
35.00 TO 45.00	1 PARKING / 2 FLATS			00.00
45.00 TO 70.00	1 PARKING / 1 FLAT	51		51
70.00 OR ABOVE	2 PARKING / 1 FLAT			
TOTAL		115		72.00
GUEST PARKING	25.00%	NIL		18.00
TOTAL PARKING REQUIRED				90.00
ADDITIONAL 25% PERMISSIBLE				30.00
TOTAL PERMISSIBLE PARKING				165.00
TOTAL PARKING PROVIDED				165.00

CAR PARKING PROVIDED

FLOOR	BIG CARS	SMALL CARS		TOTAL		BIKE PARKING
GROUND FLOOR	31 NOS.	17 NOS.	=	48 NOS.		
1ST PODIUM FLOOR	31 NOS.	15 NOS.	=	36 NOS.		16 NOS.
2ND PODIUM FLOOR	25 NOS.	15 NOS.	=	40 NOS.		36 NOS.
3RD PODIUM FLOOR	26 NOS.	15 NOS.	=	41 NOS.		00 NOS.
TOTAL	113 NOS.	62 NOS.	=	165 NOS.		52 NOS.
TOTAL PARKING REQUIRED			=	165 NOS.		
TOTAL PARKING PROPOSED			=	165 NOS.		

PROFORMA -A			SQ.MT.
A	AREA STATEMENT		
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) SETBACK OF ROAD	156.52
		b) PROPOSED ROAD	NIL
		c) ANY RESERVATIONS (AMENITIES)	41.46
		TOTAL (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) SETBACK 100%	NIL
		b) PROPOSED ROAD 100%	NIL
7.		TOTAL AREA (5 + 6)	3329.72
8.		F. S. I. PERMISSIBLE	1.00
9.		F. S. I. CREDIT AVAILABLE	
9A		0.5 F.S.I. AS PER GOVT. NOTIFICATION	1664.86
10.		PERMISSIBLE FLOOR AREA	5286.58
11.		Existing Built-up area	NIL
12.		Proposed Built-up area	5284.41
13.		Excess balcony area taken in F.S.I.	NIL
14.		Total Built-up Area proposed (11 + 12 + 13)	5284.41
15.		F. S.I. Consumed on net holding (14/3 above)	1.3469
B)		Details of Residential / Non-Residential Area	
1		Purely Residential Built-up area	5284.41
2		Remaining Non-Residential Built-up area	-----
C)		Details of FSI availed as per DCR 39(4)	
1		Fungible Built-up area component proposed vide DCR 39(4) for purely Residential = (B1 x 0.33)	1638.07
2		Fungible Built-up area component proposed vide DCR 39(4) for Non Residential = = (B2 x0.25)	------
3		Total Built-up area vide DCR 39(4) = (C1 + C2)	1638.07
4		Total Gross Built-up area proposed (14 + C3)	7122.48
8		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
E		TENEMENT STATEMENT	
a)		PROPOSED AREA ATTEM A(12 above)	
b)		LESS DEDUCTION OF NON PRESIDENTIAL (Shops etc.)	NIL
c)		AREA AVAILABLE FOR STATEMENT (a - b)	
d)		TENEMENT PERMISSIBLE (Density of tenement factor is 200kx45100)	225
e		TENEMENT PROPOSED	135
f		TENEMENTS EXISTING	NIL
g		TOTAL NO OF TENEMENT	135
D		PARKING STATEMENT	
a		PARKING REQUIRED BY REGULATION FOR Car	90.00
b		COVERED GARAGES PERMISSIBLE	165
c		PARKING PROPOSED	165.00
E		TRANSPORT VEHICLES PARKING	
a		SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	NIL
b		TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED
IN RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACKS SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOWN BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT HE 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 STAT ED IN DOCUMENT OF OWNERSHIP (T.P. RECORD)

Purushottam Govind Redekar

SIGNATURE L.S.

PROFORMA -B

CONTENTS OF SHEET

GROUND FLOOR PLAN , BLOCK PLAN, LOCATION PLAN , PLOT AREA DIAGRAM, BUA STATEMENT, TENEMENT STATEMENT, AMENITY CALCULATION, R.G. AREA CALCULATION

STAMP OF APPROVAL OF PLAN

This consent approved to the previous Plans Sanctioned under no CC/ S/ 0718 PES/A/S Dated 27/07/2015

Approved subject to the conditions mention in this office letter Ref.no DCR CHE/ES/1165/S/ 357 (NEW)

Avinash Goraksh Tambewagh

Executive Engineer , Building Proposal (ES) -4

Prasad Rajaram Sutar

S.E. (BP) - S/W

Jitendra Chiragankar Siddhpara

A.E. (B.P.) S&T

STAMP OF DATE RECEIPT OF PLAN

REV.	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 OMPRAKASH MONGA

SIGNATURE

NAME & SIGN OF LICENSE SURVEYOR

G. M. ARCH PVT. LTD.
ARCHITECTURAL CONSULTANTS

Purushottam Govind Redekar

SIGNATURE

Office Add :- K. K. CHAMBERS , P. T. ROAD, FORT, MUMBAI 400 001.
Corp.Office Add :- 2/B3, Bldg. No. 06, MHB Colony, Gandhi Nagar Bandra (E), Mumbai-51.
E mail I.D. gmarch.pvt@gmail.com Website: www.gmarch.in Tel. (B) 26400912.

SCALE	JOB NO.
AS MENTIONED	
DRAWN: PRAVEEN Y.G.	CHECKED: P.G. REDEKAR