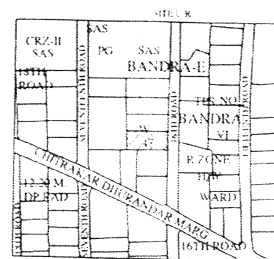
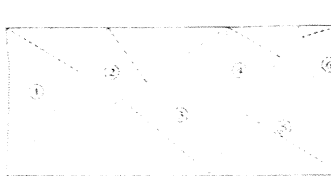


BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000



PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION					
ADDITION					
1	11.25	x	23.90	x	0.50 = 134.44
2	9.342	x	35.76	x	0.50 = 167.04
3	15.00	x	35.76	x	0.50 = 268.20
4	8.45	x	23.84	x	0.50 = 100.72
5	15.00	x	23.84	x	0.50 = 178.80
6	5.50	x	21.09	x	0.50 = 58.00
TOTAL ADDITION (Sq. Mts.)					907.20

BUILT UP AREA STATEMENT		
FLOOR	RESI BUA (SQ. MT.)	GROSS BUA (SQ. MT.)
STILT		
1ST (PODIUM)		
2ND (PODIUM)		
3RD		
4TH		
5TH		
6TH		
7TH		
8TH		
9TH		
REFUGE AREA		
FIT. CENTER		
COLUMN IN FSI		
TOTAL	1745.52	1746.21

STAIRCASE AREA STATEMENT		
FLOOR	RESI BUA (SQ. MT.)	GROSS BUA (SQ. MT.)
STILT		
1ST (PODIUM)		
2ND (PODIUM)		
3RD		
4TH		
5TH		
6TH		
7TH		
8TH		
9TH		
TOTAL	344.32	

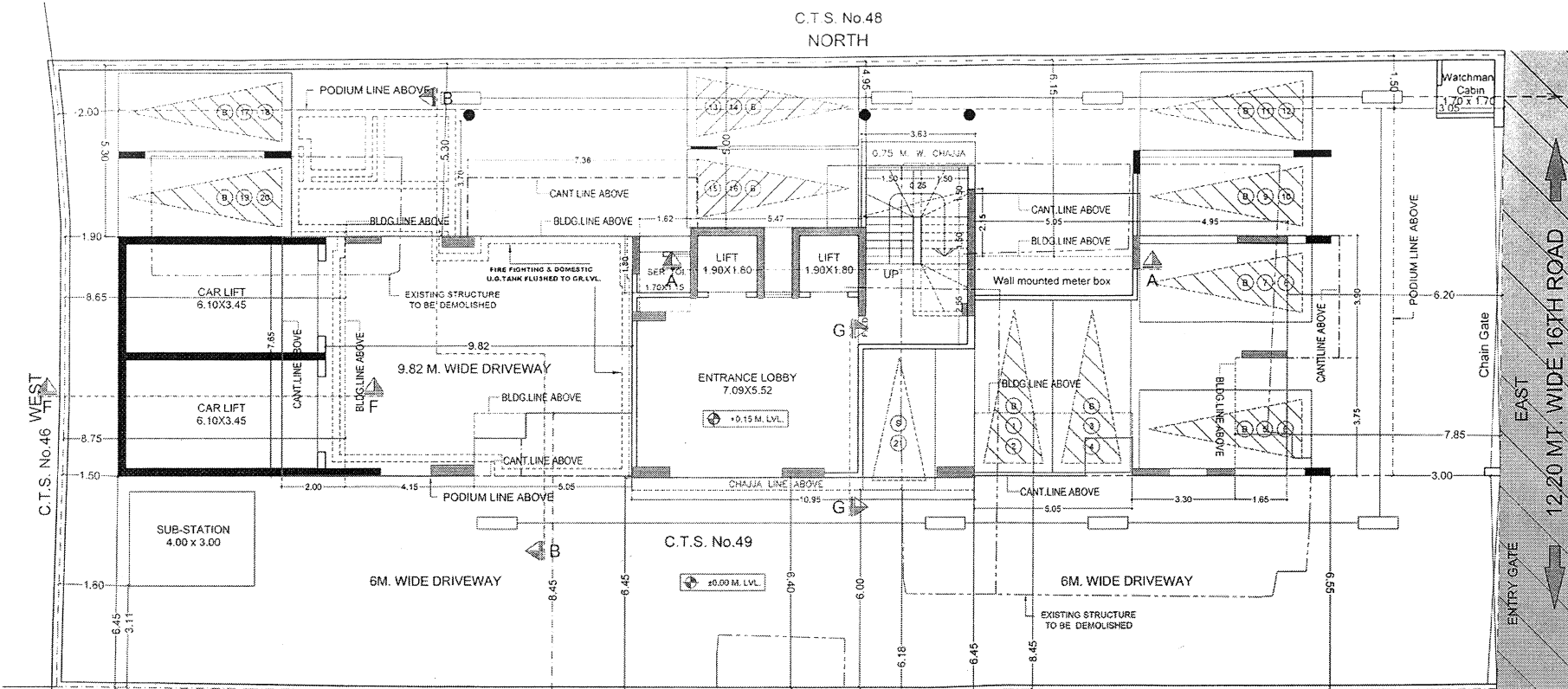
CARPET AREA STATEMENT			
FLOOR	FLAT NO. 1 C.A. AREA (SQ. MT.)	FLAT NO. 2 C.A. AREA (SQ. MT.)	TENEMENT STATEMENT
STILT			
1ST (PODIUM)			
2ND (PODIUM)			
3RD			
4TH			
5TH			
6TH			
7TH			
8TH			
9TH			
TOTAL			17.28

CAR PARKING		
FLOOR	BIG	SMALL
GROUND	20.00	01.00
PODIUM-1	06.00	06.00
PODIUM-2	06.00	07.00
TOTAL	32.00	14.00
TOTAL	46.00	

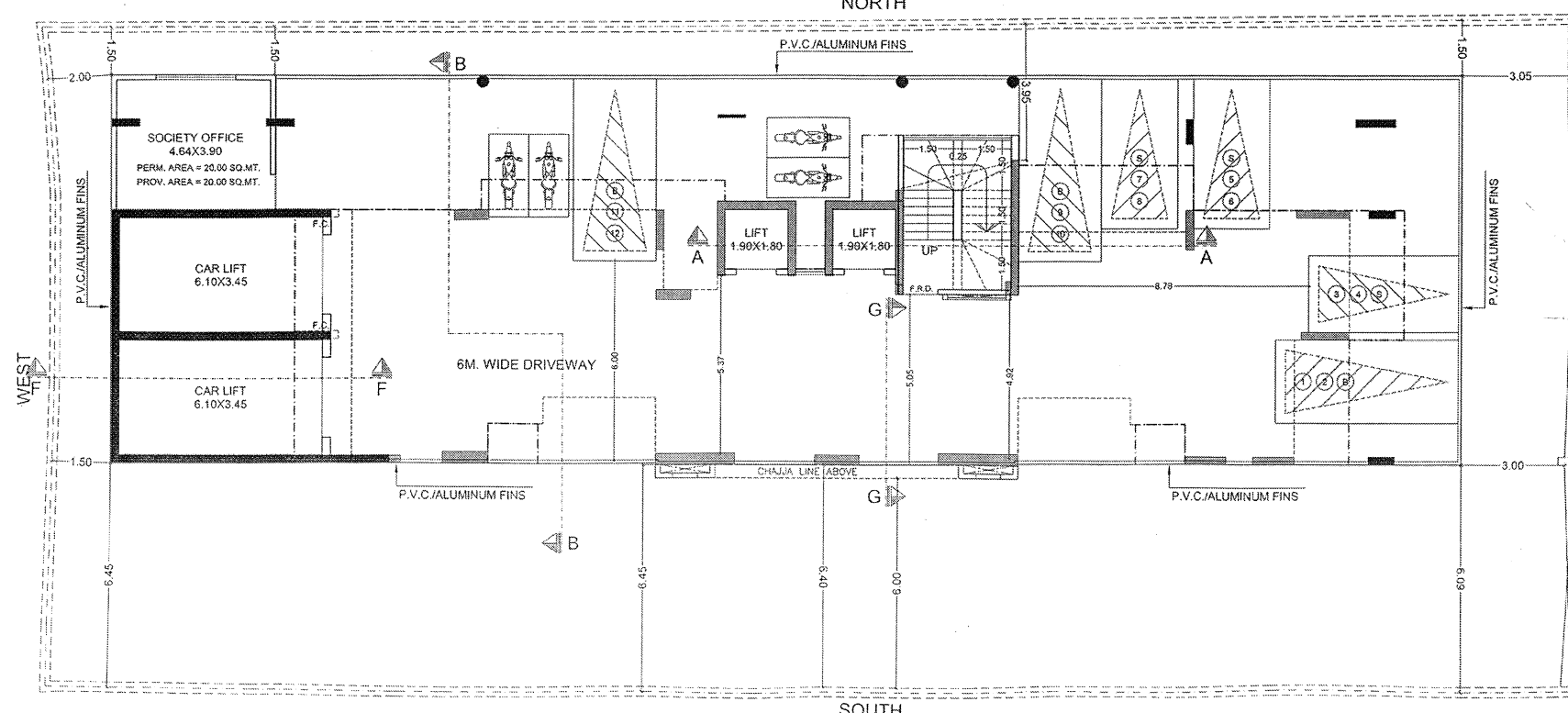
CAR PARKING STATEMENT FOR RESIDENTIAL			
CARPET AREA IN SQ. M.	NOS. OF TENEMENTS	PARKING PERMISSIBLE AS PER D.C.R.	PARKING REQUIRED
BELOW 35	NIL	1 PARKING / 4 TENANTS	NIL
BETWEEN 35 & 45	NIL	1 PARKING / 2 TENANTS	NIL
BETWEEN 45 & 70	1 NO.	1 PARKING / 1 TENANT	1 NO.
70 & ABOVE	16 NOS.	1 PARKING / 0.5 TENANTS	32 NOS.
TOTAL	17 NOS.		33 NOS.
ADD 25% VISITORS PARKING			8.25 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			41 NOS.
TOTAL RESIDENTIAL PARKING PROVIDED			46 NOS.

FUNGIBLE COMPENSATORY PREMIUM STATEMENT		
SR	PARTICULARS	SQ. MT.
1	B.U.A. PERMISSIBLE	1360.90
2	B.U.A. PROPOSED	-
3	(a) RESIDENTIAL	1343.26
4	(b) COMMERCIAL	470.13
5	PROPOSED FUNGIBLE FSI	-
6	(a) RESIDENTIAL (23 X 35%)	402.95
7	(b) COMMERCIAL (20 X 20%)	-
8	EXISTING BUILT UP AREA	1153.12
9	(a) RESIDENTIAL	-
10	(b) COMMERCIAL	-
11	FUNGIBLE FSI	-
12	(a) WITHOUT CHARGING PREMIUM RESIDENTIAL (5% X 35%)	402.95
13	(b) WITHOUT CHARGING PREMIUM COMMERCIAL (5% X 20%)	-
14	(c) BY CHARGING PREMIUM RESIDENTIAL (40-6A)	-
15	(d) BY CHARGING PREMIUM COMMERCIAL (40-6A)	-

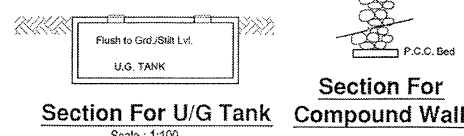
ADD. 50% F.S.I. PREMIUM	
1.	50% TO GOVT. RECEIPT NO. 048465 DT. 03/11/2015 RS. 30,95,600/- AND RECEIPT NO. 007329 DT. 07/01/2017 RS. 79,53,150/-
2.	50% TO MCGM RECEIPT/SAP NO. 100233922 DT. 30/10/2015 RS. 30,95,600/- AND RECEIPT/SAP NO. 100288337 DT. 01/03/2017 RS. 79,53,150/-



C.T.S. No.52
GROUND FLOOR PLAN
SCALE - 1:100



1ST PODIUM FLOOR PLAN
SCALE - 1:100



SOCIETY OFFICE AREA DIAGRAM
SCALE - 1:100

SOCIETY OFFICE AREA CALCULATION			
SD1	4.94	x	4.05 x 1 NO. = 20.00 SQ.MT.
TOTAL ADDITION			20.00 SQ.MT.

NOTE:
1) ALL DIMENSION ARE IN METER.
2) CARPET AREA STATEMENT IS ONLY FOR CALCULATION OF NO. OF REQUIRED CAR PARKING AS PER DCR 36.
3) 10 NOS. OF PARKING CONDONATION IS APPROVED BY CHE (DP) / HON.M.C.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE / WS / 1522 / H / 337 (NEW) Dtd. 11.07.17

Rahul Harish chandra Bate

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

Shivann d Siddanna Mendige ri

A.E.(B.P.)/H

ASHOK SHAMBAJI AJIRAO WAKADE

Date: 2017.07.11

16:53:57

+05'30'

EXECUTIVE ENGINEER, BUILDING PROPOSAL (W.S.H.)

CHE / WS / 1522 / H / 337 (NEW)

FSI-1.48

1/6

PROFORMA 'A'

A	AREA STATEMENT	SQ. MT.
1	AREA OF THE PLOT (AS PER P.R. CARD)	907.20
2	DEDUCTION FOR: (a) ROAD SET BACK AREA (b) PROPOSED ROAD (c) ANY RESERVATION	
3	BALANCE AREA OF PLOT (1+2)	907.20
4	DEDUCTION FOR 15% RECREATIONAL GROUND	N.A.
5	NET AREA OF PLOT	907.20
6	ADDITIONS FOR F.S.I. PURPOSE (a) 100% FOR AMENITY OPEN SPACE (b) 100% FOR SET BACK	
7	TOTAL AREA (5+6)	907.20
8	F.S.I. PERMISSIBLE	ONE
9	(a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT	
10	PERMISSIBLE FLOOR AREA (7x8)+9	299.38
11	EXISTING FLOOR AREA	154.22
12	PROPOSED BUILT UP AREA	1360.80
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	N.A.
14	(A) PURELY RESIDENTIAL BUILT UP AREA (B) REMAINING NON-RESIDENTIAL BUILT UP AREA	1343.26
15	TOTAL BUILT UP PROPOSED (11+12+13) AS PER APPROVED PLAN DT. ... PRIOR TO 06-01-2012	1343.26
16	F.S.I. CONSUMED ON NET HOLDING (14/3)	1.48

DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)

1	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (14X X 0.35)	402.95
2	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (14X X 0.20)	402.95
3	TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35 (4) = (B.1 + B.2)	402.95
4	TOTAL GROSS BUILT-UP AREA PROPOSED (14 + B.3)	1746.21

TENEMENT STATEMENT

(i)	PROPOSED AREA (ITEM A-12 ABOVE)	1746.21
(ii)	DEDUCTION FOR NON-RES. AREAS (shops etc.)	-
(iii)	AREA FOR TENEMENTS (i - ii)	1746.21
(iv)	TENEMENTS PERMISSIBLE (450 / HECTOR)	79.00
(v)	TENEMENTS PROPOSED	17.00
(vi)	TENEMENTS EXISTING	-
TOTAL TENEMENTS ON THE PLOT		-

PARKING STATEMENT

(i)	PARKING REQUIRED BY REGULATIONS FOR CAR	-
(ii)	SCOOTER / MOTOR CYCLE	-
(iii)	OUTSIDERS (VISITORS)	-
(iv)	COVERED GARAGES PERMISSIBLE	-
(v)	COVERED GARAGES PROVIDED	-
(vi)	SCOOTER / MOTOR CYCLE	-
(vii)	OUTSIDERS (VISITORS)	-
(viii)	TOTAL PARKING PROVIDED	-
(ix)	TRANSPORT VEHICLES PARKING	-
(x)	TRANSPORT ETHICAL PARKING REQUIRED	-
(xi)	TRANSPORT VEHICLE PARKING PROVIDED	-

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK & LOCATION, STILT FLOOR PLAN, PLOT AREA DIAGRAM, BUILT UP AREA STATEMENT, CARPET AREA STATEMENT, FUNGIBLE AREA STATEMENT, CAR PARKING STATEMENT, 1ST FLOOR PLAN & AREA CALCULATION

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. E 749 OF VILLAGH BANDRA (WEST), F.P. NO. 18 OF T.P. - VI AT 16TH ROAD KHAR WEST.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 907.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD

Yomesh Narayan Rao

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED EXISTING STRUCTURE SHOWN WITH DOTTED LINE
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN WITH DOTTED LINE
EXISTING STRUCTURE TO BE RETAINED SHOWN WITH DOTTED LINE
SETBACK AREA SHOWN WITH DOTTED LINE
ALL DIMENSION IN METERS

NAME, ADDRESS OF OWNER

SHRI VIVEK ASHOK MOHANANI
DIRECTOR OF EKTA SHELTERS
PVT.LTD. CA TO OWNER MS KHAR
RAM LAXMI CO. OP. ISO. SOC. LTD.

SIGNATURE OF OWNER

VIVEK ASHOK MOHANANI

401 HALLMARK BUSINESS PLAZA,
OFF. W.E. HAIGHWAY, KALANAGAR,
BANDRA - EAST MUMBAI

DRAWING NO. SCALE JOB NO. DATE DRAWN BY CHECK BY

1 AS SHOWN PR. 07-07-2017 MANGESH B. SACHIN KINI

NAME, ADDRESS & SIGNATURE ARCHITECT / LICENSED SURVEYOR:-

Yomesh Narayan Rao

YOMESH RAO
LSR-151
SE-CIVIL

202, SHREE-PRASAD HOUSE, PLOT NO 517, 35TH ROAD T.P.S. III,
OFF LINK ROAD, BANDRA (W), MUMBAI - 400 050.