THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO CHE/CE/9405/WS/AK Dated 16/03/2009.

APPROVED SUBJECT TO CONDITIONS MENTIONED BY THIS OFFICE UNDER NO CHE/CE/9405/WS/AK Dated

THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRE SIGNATURE

S.E.B.P.W.S.KWN2

A.E.B.P.W.S.KWN

EEBP K-WARD

FILE NO : CE / 9402 / WS / AK 1/19

CONTENTS OF SHEET

GROUND / STILT FLOOR PLAN,
PARKING STATEMENT , BUILT - UP AREA.

CONTENTS OF SHEET

CONTENTS OF SHEET

WING- A, B, G

PARKING STATEMENT:

AS PER RULE ONE PARKING SPACE FOR EVERY
a) 4 TENEMENTS HAVING CARPET AREA UP TO 35.00 SQ.MT. 1CAR PARK.
b) 2 TENEMENTS HAVING CARPET AREA UP TO 35.00 - 45.00 SQ.MT. 1CAR PARK
c) 1 TENEMENTS HAVING CARPET AREA UP TO 45.00 - 70.00 SQ.MT. 1CAR PARK
d) TENEMENTS HAVING CARPET AREA above 70.00 SQ.MT. 2CAR PARK

CARPET AREA	NO. OF FLATS	PARKING REQ. NO.
UP TO 35.00 SQ.MT.	152 FLATS	38.00
35.00 TO 45.00 SQ.MT.	111 FLATS	55.50
45.00 TO 70.00 SQ.MT.	56 FLATS	56.00
ABOVE 70.00 SQ.MT.	----FLATS	---------
TOTAL	319 FLATS	149.50
25% VISITORS		37.38
ADDITIONAL 25% PARKING =		37.38
TOTAL PARKING REQUIRED = SAY =		224.26 Nos. 225.00 Nos.
TOTAL PARKING PROPOSED (AS PER CONCISSION) =		1128.00 Nos.

STATEMENT FOR 20% FLATS AS PER I To R CONDITION.

NET AREA OF PLOT =1.85 x 20% =37OF PERMISSIBLE AREA FOR TENENTS

NET BALANCE PLOT AREA = 18833.30 SQ.MTS.
18833.30 x 0.85 x 20% = 3201.66 sq.mts

PROPOSED 20% FLATS AS PER I To R CONDITION.
PROP. BUA UPTO 30.00 SQ.MTS

PROP. WING - E & F = NO. 1, 2, 3, 4 , 6 = 1, 2, 3, 4 , 6
PROP. WING - B = 1,2,7 NOS. 1, 2 & 7 ,8 =
TOTAL NO. OF FLATS PROPOSED - 20% OF 319 FLATS = 6
NET AREA REQUIRED TO BE CONSIDERED = 3201.66 SQ.MTS = 6
NET AREA PROPOSED 6 / 6 = 1F

PARKING STATMENT

PARKING REQD. BY REGULATION = 181.00 nos.			
PARKING PROPOSED = 1128.00 nos.			
FLOOR	BIG CAR	SMALL CAR	TOTAL
GR. FLOOR	45	26	71
1ST PODIUM	236	51	287
2ND PODIUM	276	34	310
LANDSCAPE PODIUM	30	--	30
1ST BASEMENT	165	56	221
2ND BASEMENT	121	88	209
TOTAL	873	255	1128

BUILT - UP AREA SUMMARY WING - A & B

FLOOR	GROSS BUILT UP AREA IN SQ.MT
STILT FLOOR	---------
1st FLOOR	717.71
2nd FLOOR (refuge)	693.01
3rd FLOOR	949.45
4th FLOOR	949.45
5th FLOOR	949.45
6th FLOOR	949.45
7th FLOOR	949.45
8th FLOOR	949.45
9th FLOOR (refuge)	767.29 756.15+11.14 (EXCESS AREA TAKEN IN FSI AT THIS STAGE)
10th FLOOR	949.45
11th FLOOR	949.45
12th FLOOR	949.45
13th FLOOR	949.45
TOTAL	11672.51 (S1)

BUILT - UP AREA SUMMARY WING - G

FLOOR	GROSS BUILT UP AREA IN SQ.MT
STILT FLOOR	---------
1st FLOOR	501.94
2nd FLOOR (refuge)	366.60
3rd FLOOR	501.94
4th FLOOR	501.94
5th FLOOR	501.94
6th FLOOR	501.94
7th FLOOR	501.94
8th FLOOR	501.94
9th FLOOR (refuge)	405.95 392.25+13.70 (EXCESS AREA TAKEN IN FSI AT THIS STAGE)
10th FLOOR	501.94
11th FLOOR	501.94
12th FLOOR	501.94
13th FLOOR	501.94
TOTAL	6293.89 (S2)

BUILT-UP AREA OF FITNESS CENTRE = 199.09 Sq.Mt. (S5)

A] TOTAL PROPOSED BUILT UP AREA FOR (WING-A,B & G) = 17966.40 Sq.Mt.
(S1 + S2) (11672.51 + 6293.89)
B] TOTAL PROPOSED ~~FUNGIBLE~~ AREA FOR FITNESS CENTRE = 199.09 Sq.Mt.
C] TOTAL PROPOSED BUILT UP AREA OF (A + B) = 18165.49 Sq.Mt.

Notes:- 1) All dimensions are in metre.
2) Carpet area statement is only for calculation of required No. of parkings as per DCR 36.
3)Parking are proposed for full potential, RUT to that effect is insisted as an IOD conditions.
4) Elec. Duct/Fire Duct are counted in FSI.
5)Garbage chute/Fire chute is claimed Free of FSI.
6) MP Room is approved in concessions.

R. G. REQUIRED = 4708.33 SQM
R. G. PROVIDED = 4749.98 SQM

A	PROFORMA A - 2	Sq.Mtr.
1	Area of Plot (cts no.216a,216b&216c)as per prc.	22051.80
2	Deductions for	--------
	(i) Road set back area (18.30m. patel estate rd-cts no.216c)	583.00
	(j) Proposed D.P. Road (12.20 m. D.P.Rd. - cts no. 216b)	1580.50
	(k) Any reservation (sub-plot____)	--------
	(l) ___% Amenity space as per DCR 56/57 (sub - plot___) other	--------
3	Balance area of plot (1 minus 2)	19888.30
4	Deduction for 5% Amenity space (reqd.994.42 sq.mt. provided 1055.00 sq. mt. as per letter no. ch.e. /980/dpws/h&k dated 12/07/10)	1055.00
5	Balance Area of Plot (3 minus 4)	18833.30
6	Deduction for Recreation Ground @ 15% OF 5	2825.00
7	Net Plot Area (3 - 6)	16008.30
8	Addition for floor space index	
	2(a) 100% for road setback (18.30m. patel estate rd-cts no.216c)	583.00
	2(b) 100% for proposed d.p. road (12.20 m. d.p.rd. - cts no. 216b)	1580.50
9	Total Areas (7 plus 8)	18171.80
10	Floor Space Index Permissible	1.00
11 a	Floor Space Index credit available by Development Rights	
	Additions for floor space index	--------
	b 0.33 F.S.I. as per DCR32	--------
	c Other	--------
12	Permissible Floor Area (9 X 10) plus 11 above	18171.80
13	Total Proposed built up area	18165.49
14	FSI Consumed on net holding = 13 / 5	0.96
B	Details of Residential/Non Residential Areas	
1	Purely Residential Built up area	18165.49
2	Remaining Non Residential Built up area	--------
C	Details of FSI availed as per DCR 35(4)	
1	Fungible Built up area Component proposed vide DCR 35(4) for purely Residential = or < (B1 x 0.35)	--------
2	Fungible Built up area Component proposed vide DCR 35(4) for Non Residential = or < (B2 x 0.20)	--------
3	Total Fungible Built up area vide DCR 35(4) = (C1 + C2)	--------
4	Total Gross Built up area Proposed (13 + C3)	18165.49
D	Tenement Statement	
i	Proposed area (Item A, 13 above)	18165.49
ii	Less deduction of Non Residential area (Shop etc.)	--------
iii	Area available for tenements [(i) minus (ii)]	18165.49
iv	Tenement Permissible (Density of tenements / hectare)	817 Nos.
v	Tenement Proposed.	319 Nos.
vi	Tenement existing.	--------
E	Parking Statement	
i	Parking required by Regulation for --	225.00 Nos.
	Parking required as per modification put up to government.	-------- Nos.
	Car / Scooter / Motor Cycle, Outsiders (Visitors)	
ii	Covered garage permissible.	
iii	Covered garage proposed	
	Car / Scooter / Motor Cycle, Outsiders (Visitors)	
	Total parking provided (For full potential)	1128.00 Nos.
F	Transport Vehicles Parking	
i	Spaces for transport vehicles parking required by Regulations.	
ii	Total no. of transport vehicles parking spaces provided	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON & THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLANS ARE AS MEASURED ON THE SITE AND AREA SO WORKED OUT TALLIES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP 22051.80 sqmtr

SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NOS 216 A, 216 B & 216 C OF VILLAGE BANDIVALI, AT PATEL ESTATE ROAD, JOGESHWARI (W), MUMBAI 400 102.

NAME OF OWNER	SIGNATURE
M/S PATEL ENGINEERING CO. LTD.	

SHEET.NO.	SCALE	DATE	DRN. BY	CHKD. BY
-------	AS SHOWN	-------	-------	-------

ARCHITECTS

NORTH

AR. PARAG MUNGALE
S.P. ASSOCIATES
ARCHITECTS & ENGINEERS.
CASABLANCA,1001, AT JN.
OF GULMOHAR X ROAD NO.10 -
SAMARTH RAMDAS RD.
JVPD SCHEME , VILEPARLE (W)
MUMBAI - 400 049

SIGNATURE

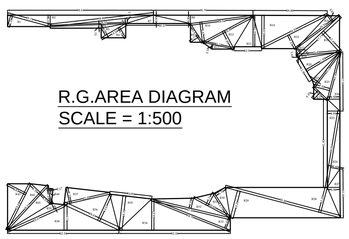
Required Amenity Open space= 995 sqmtr.
Amenity Proposed to be Handed over to MCGM=1055.01 sqmtr

AMENITY OPEN SPACE (I3 to R)
AS PER LETTER NO. CH.E.
/980/DPWS/H&K DATED 12/07/10)

GROUND / STILT FLOOR PLAN
SCALE=1:200
+0.15,+1.50 M
+2.00&3.50M LVL.

PARKING STATEMENT @ GR./ STILT

BIG CAR PARKING	=		45.00 Nos.
STACK 11 x 2	=	22.00 Nos.	
PUZZLE	=	16.00 Nos.	
SURFACE	=	07.00 Nos.	
SMALL CAR PARKING	=		26.00 Nos.
STACK 13 x 2	=	26.00 Nos.	
PUZZLE	=		
SURFACE	=		
TOTAL	=		71.00 Nos.



R.G.AREA DIAGRAM
SCALE = 1:500

R.G. AREA CALCULATION												
R1	1/2	X	20.71	X	5.19	X	1	NO	=	53.74	SQ.MT.
R2	1/2	X	68.51	X	5.37	X	1	NO	=	183.95	SQ.MT.
R3	1/2	X	48.80	X	2.47	X	1	NO	=	60.27	SQ.MT.
R4	1/2	X	35.53	X	1.73	X	1	NO	=	30.73	SQ.MT.
R5	1/2	X	13.34	X	3.89	X	1	NO	=	25.95	SQ.MT.
R6	1/2	X	13.34	X	5.79	X	1	NO	=	38.62	SQ.MT.
R7	1/2	X	30.37	X	3.93	X	1	NO	=	59.68	SQ.MT.
R8	1/2	X	46.76	X	3.90	X	1	NO	=	91.18	SQ.MT.
R9	1/2	X	10.47	X	4.77	X	1	NO	=	24.97	SQ.MT.
R10	1/2	X	29.64	X	9.47	X	1	NO	=	140.35	SQ.MT.
R11	1/2	X	15.18	X	2.18	X	1	NO	=	16.55	SQ.MT.
R12	1/2	X	26.88	X	9.80	X	1	NO	=	131.71	SQ.MT.
R13	1/2	X	12.94	X	14.75	X	1	NO	=	95.43	SQ.MT.
R14	1/2	X	34.88	X	15.63	X	1	NO	=	272.59	SQ.MT.
R15	1/2	X	34.50	X	7.33	X	1	NO	=	126.44	SQ.MT.
R16	1/2	X	25.54	X	3.61	X	1	NO	=	46.10	SQ.MT.
R17	1/2	X	27.77	X	2.55	X	1	NO	=	35.41	SQ.MT.
R18	1/2	X	27.77	X	12.45	X	1	NO	=	172.87	SQ.MT.
R19	1/2	X	20.40	X	1.43	X	1	NO	=	14.59	SQ.MT.
R20	1/2	X	11.56	X	17.83	X	1	NO	=	103.06	SQ.MT.
R21	1/2	X	20.21	X	2.49	X	1	NO	=	25.16	SQ.MT.
R22	1/2	X	8.76	X	4.37	X	1	NO	=	19.14	SQ.MT.
R23	1/2	X	22.89	X	7.69	X	1	NO	=	88.01	SQ.MT.
R24	1/2	X	27.69	X	5.90	X	1	NO	=	81.69	SQ.MT.
R25	1/2	X	41.40	X	5.93	X	1	NO	=	122.75	SQ.MT.
R26	1/2	X	36.35	X	4.40	X	1	NO	=	79.97	SQ.MT.
R27	1/2	X	22.90	X	5.96	X	1	NO	=	68.24	SQ.MT.
R28	1/2	X	55.85	X	12.25	X	1	NO	=	342.08	SQ.MT.
R29	1/2	X	55.85	X	13.20	X	1	NO	=	368.61	SQ.MT.
R30	1/2	X	13.77	X	5.76	X	1	NO	=	39.66	SQ.MT.
R31	1/2	X	19.60	X	6.71	X	1	NO	=	65.76	SQ.MT.
R32	1/2	X	37.99	X	4.91	X	1	NO	=	93.27	SQ.MT.
R33	1/2	X	39.75	X	5.40	X	1	NO	=	107.33	SQ.MT.
R34	1/2	X	52.31	X	14.67	X	1	NO	=	383.69	SQ.MT.
R35	1/2	X	19.83	X	16.31	X	1	NO	=	161.71	SQ.MT.
R36	1/2	X	28.44	X	13.53	X	1	NO	=	192.40	SQ.MT.
R37	1/2	X	22.05	X	7.70	X	1	NO	=	84.89	SQ.MT.
R38	1/2	X	52.31	X	11.94	X	1	NO	=	312.29	SQ.MT.
R39	1/2	X	29.07	X	3.05	X	1	NO	=	44.33	SQ.MT.
R40	1/2	X	7.19	X	2.17	X	1	NO	=	7.80	SQ.MT.
R41	1/2	X	28.37	X	6.57	X	1	NO	=	93.20	SQ.MT.
R42	1/2	X	28.37	X	6.70	X	1	NO	=	95.04	SQ.MT.
R43	1/2	X	24.41	X	9.83	X	1	NO	=	119.98	SQ.MT.
TOTAL AREA									=	4721.19	SQ.MT.