

**CONTENTS OF SHEET**

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CAL., 15% PHYSICAL, R.G. DIAG. & CAL., SECTION THRU U.G. TANK & PUMP ROOM & COMPOUND WALL, CAR PARKING, STATEMENT, GROUND FLOOR, BUILT UP AREA SUMMARY.

**STAMP OF DATE OF APPROVAL OF PLAN**

Dilip Prabhakar Patil  
S.E.B.P. KWN1

Balaram Kashinath Sankhe  
A.E.B.P. KWN

Prakash Rajaram Rajal  
E.E.B.P. K

This cancels previous approval issued u/no. CHE / WS / 1622 / K / 337 (NEW) dated 14.01.2016

Approved subject to conditions mentioned in this office letter No. CHE / WS / 1622 / K / 337 (NEW) dated

**STAMP OF DATE OF APPROVAL OF PLAN**

A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	
a	AS PER PR CARD	3632.20
b	AS PER M PLAN	3632.20
c	AS ON SITE	3772.28
	CONSIDERED	3632.20
2	DEDUCTION FOR:	
a	ROAD SET BACK	-
b	PROPOSED ROAD	-
c	ANY RESERVATION	-
d	5% AMENITY SPACE AS PER DCR 56(5)(SUB PLOT)	-
e	OTHER (HOTEL PLOT)	-
	TOTAL (a+b+c+d+e)	-
3	BALANCE AREA OF PLOT (1-2)	3632.20
4	DEDUCTION FOR:	
a	15% RECREATIONAL GROUND	548.83
b	NET PLOT AREA (3-4)	3087.37
5	ADDITION FOR FLOOR SPACE INDEX	
a	2 (A) 100% FOR AMENITY AREA	-
b	2 (B) 100% FOR SET BACK	-
7	TOTAL NET AREA (5-6)	3087.37
8	FLOOR SPACE INDEX PERMISSIBLE	0.85
9	Floor space index credit available by development right (permitted to _____ % of the balance area vide 3 above)	
a	Total lot to be purchased	
c	Dot no.	
10	PERMISSIBLE FLOOR AREA (7 x 8+9)	3087.37
11	EXISTING FLOOR AREA	1029.01
12	PROPOSED BUILT UP AREA	
13	EXCESS BALCONY AREA TAKEN IN F.S.I.	
14	TOTAL BUILT UP AREA (11+12+13)	1029.01
a	PURELY RESIDENTIAL BUILT UP AREA	
b	REMAINING NON-RESIDENTIAL BUILT UP AREA	
c	Use per use approval plan dt: 11-03-2012 prior to 06-01-2012	
d	TOTAL BUILT UP AREA (a+b+c)	
15	FSI CONSUMED AS PER NET HOLDING = 146/93	0.28

B	DETAILS OF FSI AVAILABLE AS PER DCR 35(4)	
1	Funtable built up area component proposed vide dcr 35(4) for purely residential = or (14x 0.35)	N.A.
2	Funtable built up area component proposed vide dcr 35(4) for non-residential = or (14x 0.20)	N.A.
3	Total funtable built up area vide dcr 35(4) = (B1 + B2)	N.A.
4	Total gross built up area proposed (14x 0.55)	N.A.

C	TENEMENT STATEMENT	
1	TOTAL BUA (ITEM A, 14 ABOVE)	1029.01
2	LESS NON-RESIDENTIAL AREA (SHOP ETC.)	-
3	AREA AVAILABLE FOR TENEMENT (C) MINUS (D)	-
4	TENEMENT PERM. (450HECTARE)	163 nos.
5	TENEMENTS PROPOSED	-
6	TENEMENTS EXISTING	01 nos.
7	TOTAL TENEMENT	01 nos.

D	PARKING STATEMENT	
1	PARK. REGD. BY RULE	
2	COVERED GARAGES PERMISSIBLE	
3	COVERED GARAGES (Existing Relocated)	03 nos.
4	TOTAL PARK. PROVIDED	

E	TRANSPORT VEHICLES PARKING	
1	Total No. Of Transport Vehicles Parking Provided	N.A.
2	Total No. Of Ambulance Parking Provided	N.A.

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UR ON 01-05-2016 THAT THE DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT IS 3787.65 SQ.MT. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

**PROFORMA - B**

**DESCRIPTION OF PROPOSAL & PROPERTY.**

PROPOSED DEVELOPMENT ON C.T.S. No. 1064, OF VILLAGE VERSOVA, ANDHERI ( W ), MUMBAI.

**NAME & SIGNATURE OF OWNER**

SANJAY CHHABARIA  
Owner & C.A. to other Co-Owners  
ONE BKC, A/Wing, 1401, Plot No. C-66,  
10' Block, Bendra Kuria Complex,  
Bandra (East), Mumbai - 400051

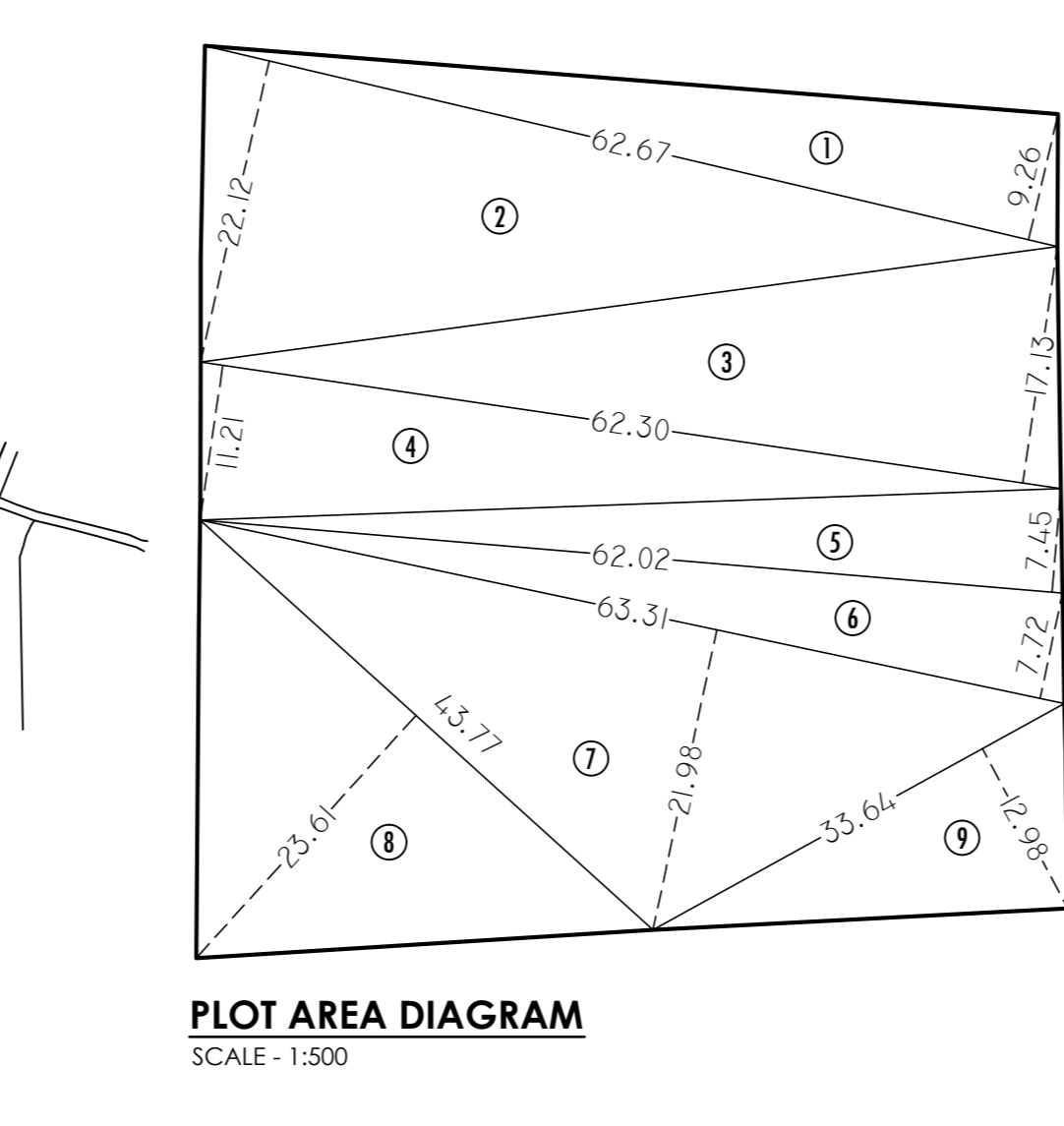
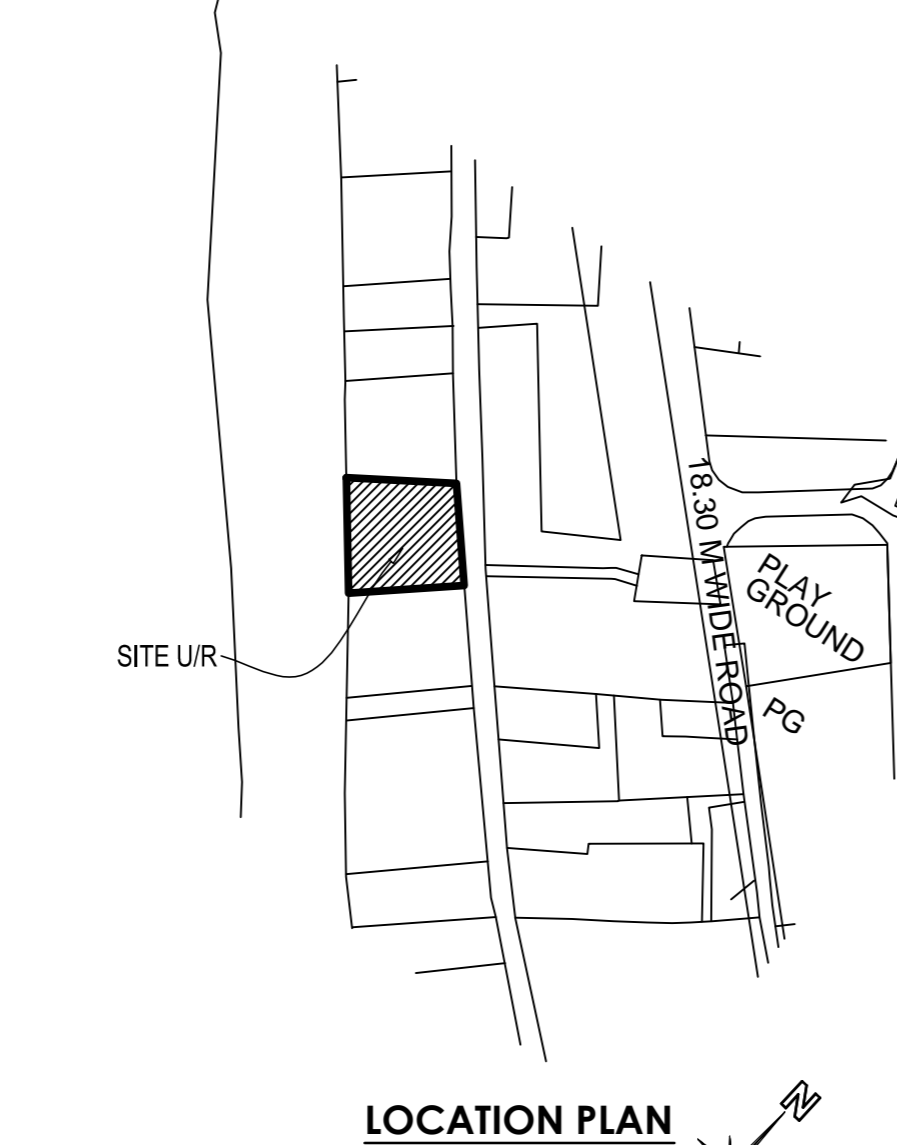
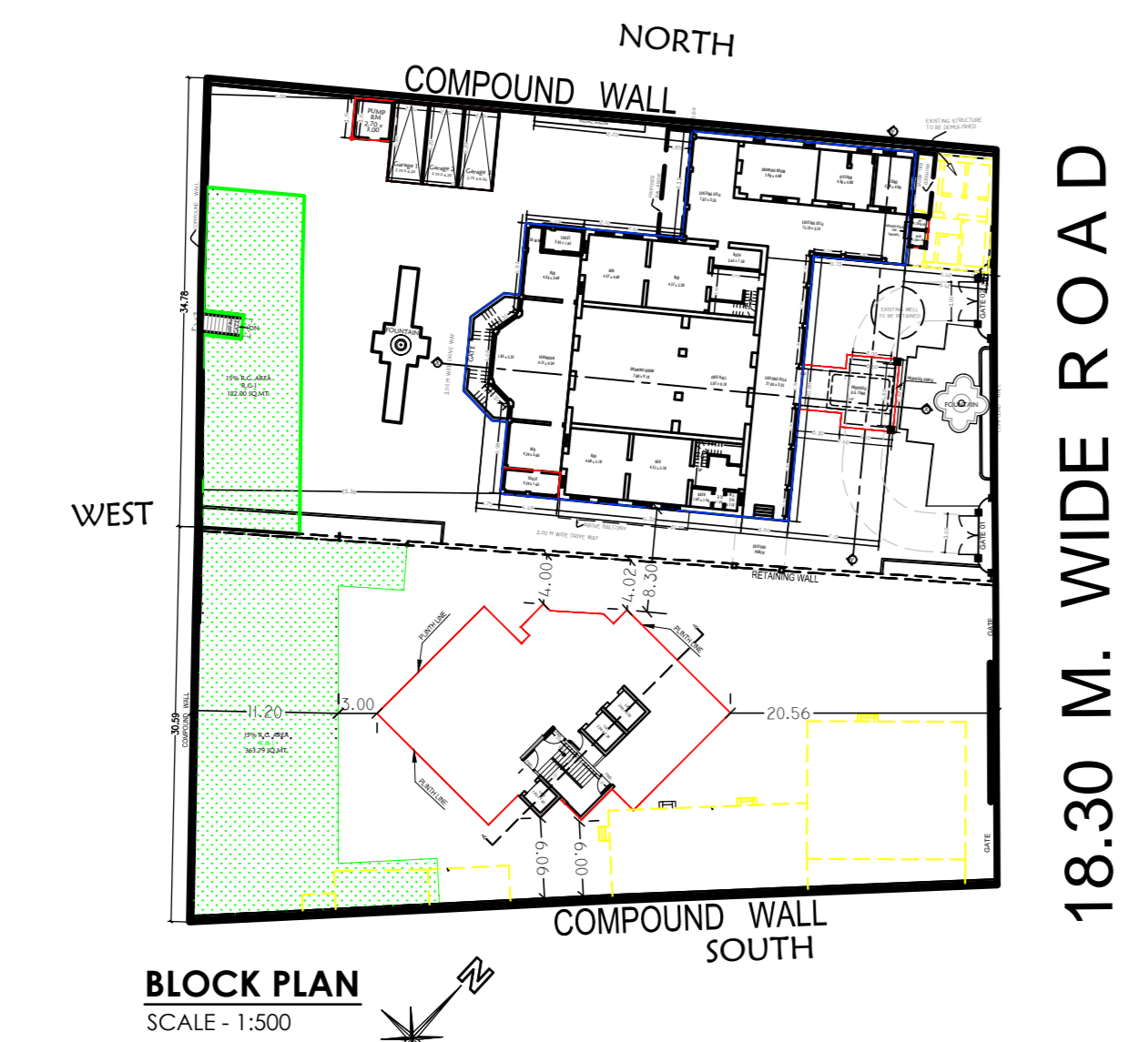
SANJAY RAJKUMAR CHHABARIA  
Date: 20/11/18 12:04:12 -05:30

JOB. NO.	DRG. NO.	DRAWN BY	CHECKED BY	SCALE
317				

**NAME & SIGNATURE OF L. S.**

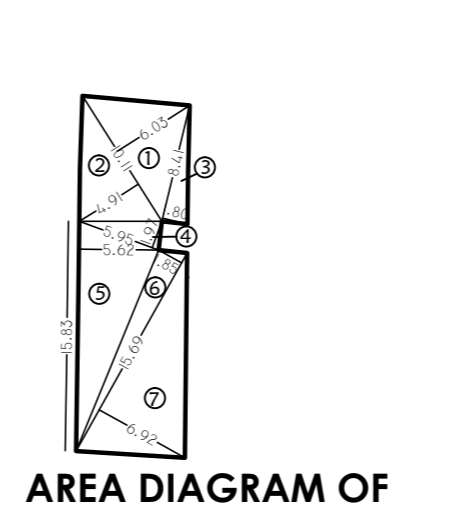
J.T. VATNANI  
ARCHITECTS & ENGINEERS  
11, SHREYAS PRAJNAN BLDG,  
V.L. WADIA ROAD, JVPD SCHEME,  
VILE PARLE (WEST), MUMBAI - 400 057

Jaikrishan Thadharma  
M  
R  
Vatnani



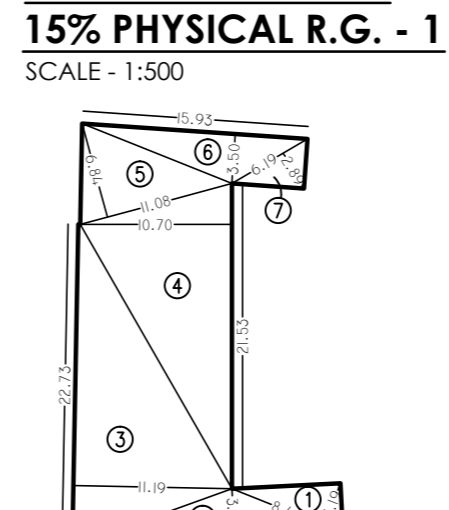
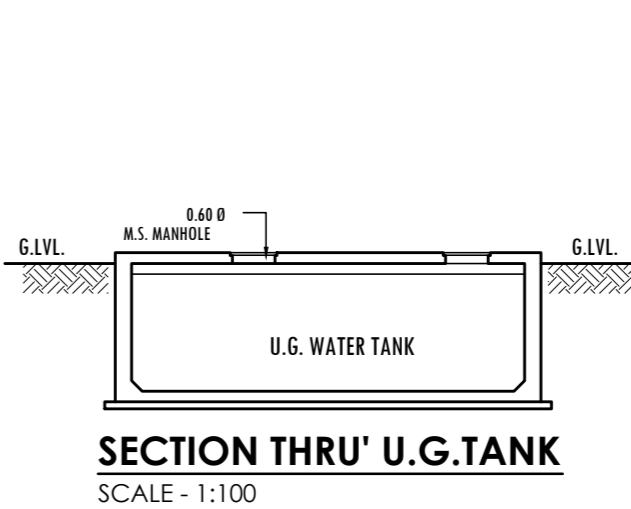
**AREA CALCULATIONS**

NO.	1/2 x L x H	AREA IN SQ. METRS
1	1/2 x 62.67 x 9.26	290.16
2	1/2 x 62.67 x 22.12	693.13
3	1/2 x 62.30 x 17.13	533.60
4	1/2 x 62.30 x 11.21	349.19
5	1/2 x 62.02 x 7.45	231.02
6	1/2 x 63.31 x 7.72	244.38
7	1/2 x 63.31 x 21.98	695.78
8	1/2 x 43.77 x 23.61	516.70
9	1/2 x 33.64 x 12.98	218.32
	<b>TOTAL PLOT AREA</b>	<b>3772.28</b>



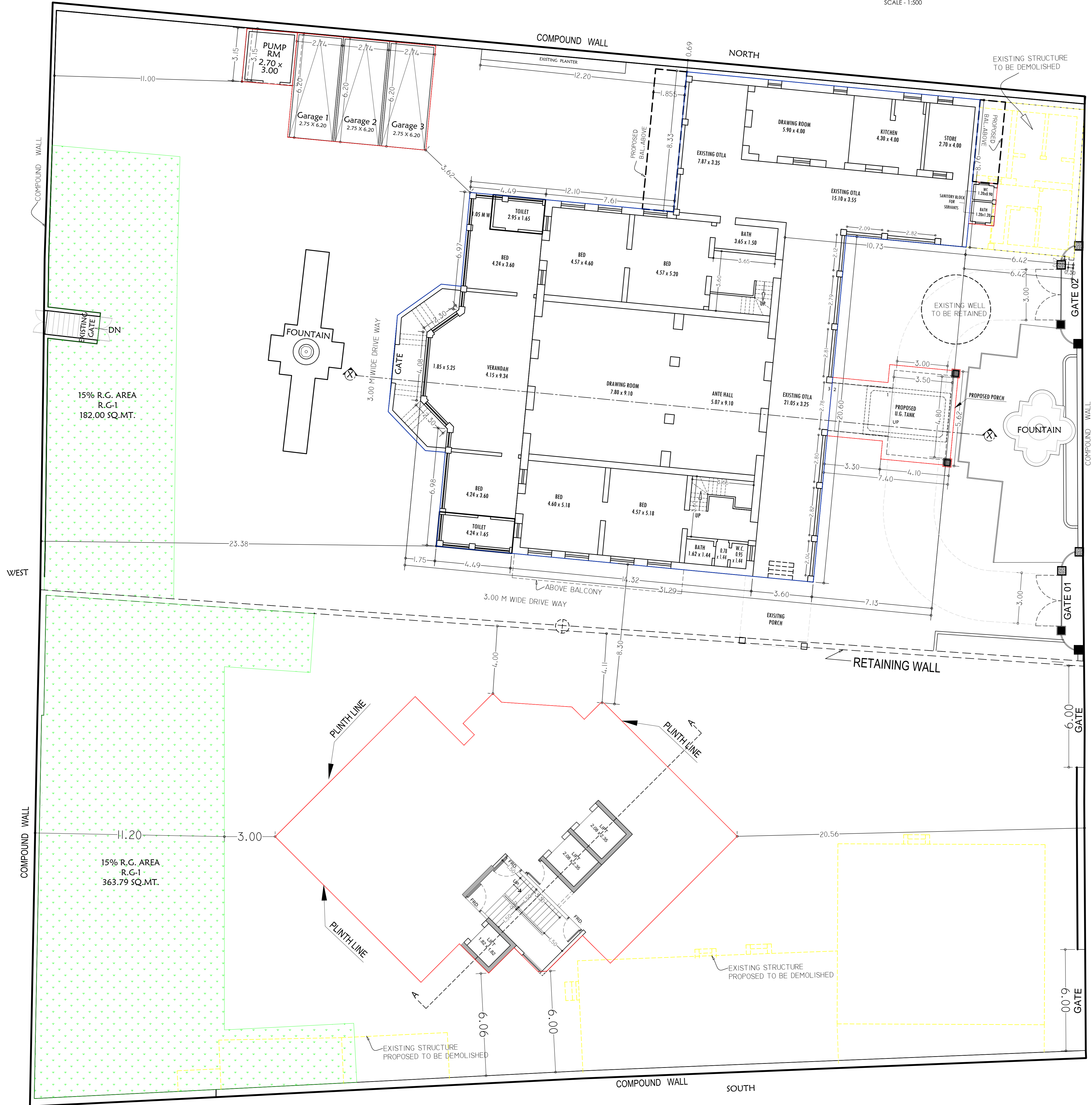
**15% R.G. AREA CALCULATION**

R.G.-1	ADDITION	
1	0.50 x 10.11 x 6.03	= 30.48 SQ.MT.
2	0.50 x 10.11 x 4.91	= 24.82 SQ.MT.
3	0.50 x 8.41 x 1.80	= 7.56 SQ.MT.
4	0.50 x 5.95 x 1.97	= 5.86 SQ.MT.
5	0.50 x 15.83 x 5.62	= 44.48 SQ.MT.
6	0.50 x 15.69 x 1.85	= 14.51 SQ.MT.
7	0.50 x 15.69 x 6.92	= 54.29 SQ.MT.
	<b>TOTAL R.G. AREA</b>	<b>= 182.00 SQ.MT.</b>



**R.G.-2**

ADDITION	
1	0.50 x 8.44 x 3.19 = 13.46 SQ.MT.
2	0.50 x 19.13 x 3.49 = 33.38 SQ.MT.
3	0.50 x 22.73 x 11.19 = 127.17 SQ.MT.
4	0.50 x 21.53 x 10.70 = 115.19 SQ.MT.
5	0.50 x 11.08 x 6.84 = 37.89 SQ.MT.
6	0.50 x 15.93 x 3.50 = 27.88 SQ.MT.
7	0.50 x 6.19 x 2.89 = 8.94 SQ.MT.
	<b>TOTAL R.G. AREA = 363.91 SQ.MT.</b>
	<b>TOTAL PROP.R.G. AREA (A + B) = 545.91 SQ.MT.</b>
	<b>TOTAL REQ. R.G. AREA = 544.83 SQ.MT.</b>



**GROUND FLOOR PLAN (WING-A & B)**  
SCALE - 1:100

18.30 M. WIDE ROAD

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