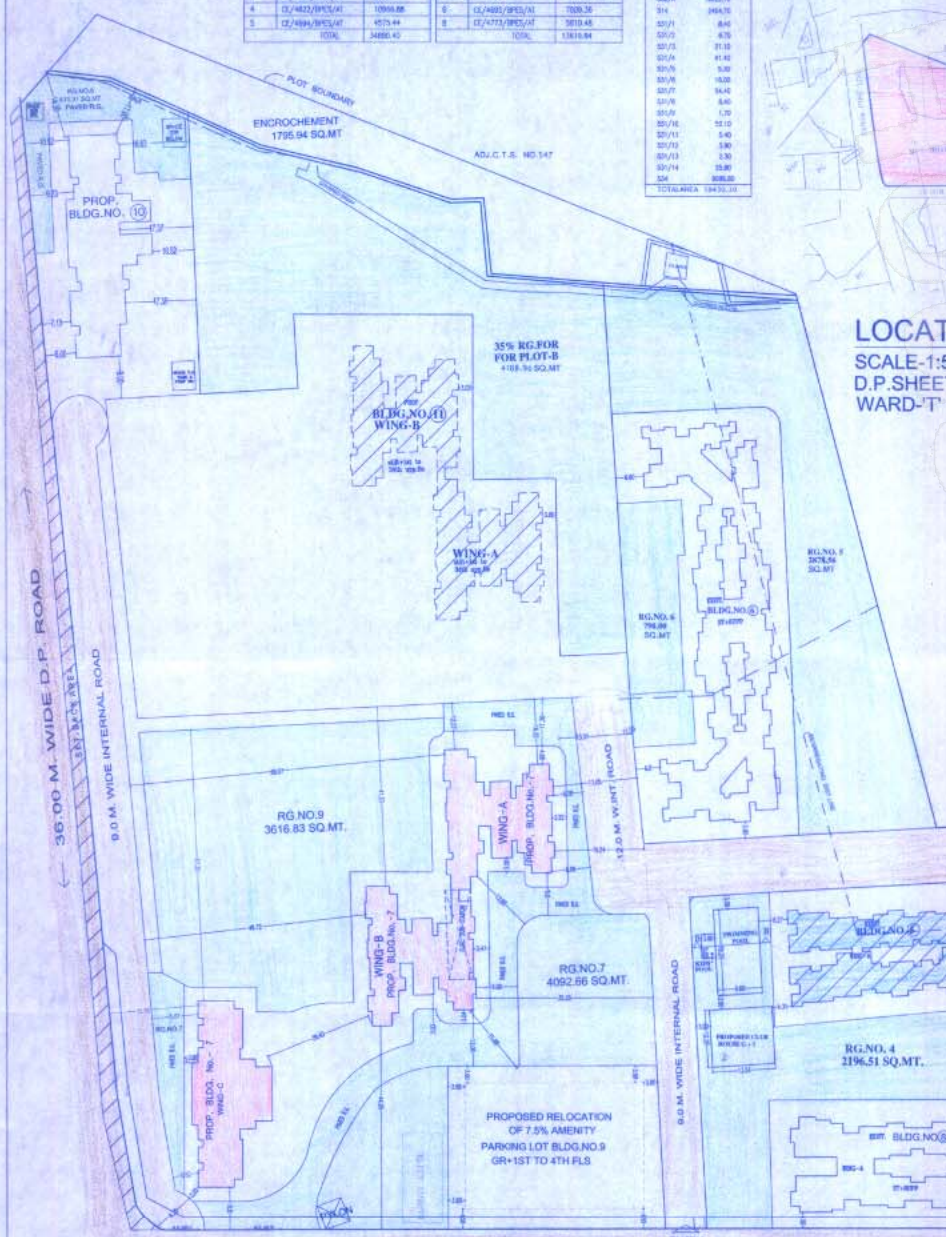
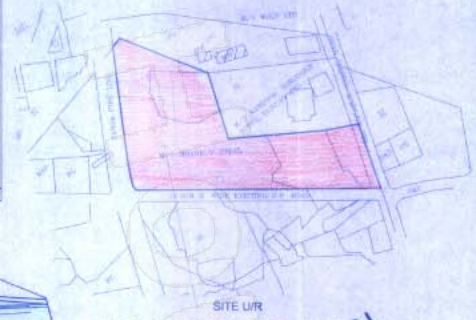
BLDG.NO	FILE NO.	BUILTUP AREA
1	CE/4458/BPES/AT	4167.58
2	CE/4430/BPES/AT	9128.16
3	CE/4421/BPES/AT	8662.24
4	CE/4422/BPES/AT	10998.88
5	CE/4444/BPES/AT	4573.44
	TOTAL	34680.40

BLDG.NO	FILE NO.	BUILTUP AREA
6	CE/4403/BPES/AT	7020.30
8	CE/4773/BPES/AT	5810.48
	TOTAL	12830.84

PLOT AREA AS PER PAGARD	
C.T.S.NO.	AREA in SQ.MT
533(PT)	31365.30
533/A	10222.70
534	3484.70
531/1	8.40
531/2	4.70
531/3	21.10
531/4	41.40
531/5	5.00
531/6	16.00
531/7	54.40
531/8	6.40
531/9	1.70
531/10	52.10
531/11	5.40
531/12	3.90
531/13	3.30
531/14	25.80
524	9086.00
TOTAL AREA	54430.30





LOCATION PLAN

SCALE-1:500
D.P.SHEET NO.E6
WARD-'T'

BLOCK PLAN

SCALE-1:500
TIKKA SHEET NO.11,12,21,22,23,33
VILLAGE-MAHIM

FORM - A

A	AREA STATEMENT	PREVIOUS (SANCTIONED PLAN)	PROPOSED FOR AMENDED DCR AS DETAILED BELOW	TOTAL (SQ.MT)
1	AREA OF PLOT (SQ.MT) (C-E)	18164.30	18164.30	18164.30
2	DEDUCTIONS FOR			
2	ROAD SET BACK AREA	421.00	421.00	421.00
3	PROPOSED ROAD			
4	ANY RESERVATION			
5	% AMENITY SPACE AS PER DCR (SEE SEE PLOT)			
6	ENCROACHMENT AREA	1795.94	1795.94	1795.94
	TOTAL (2+3+4+5+6)	2216.94	2216.94	2216.94
7	BALANCE AREA OF PLOT (1 - 7)	16023.36	16023.36	16023.36
8	DEDUCTION FOR 10% RESIDENTIAL AREA AND	1602.37	1602.37	1602.37
	SPACE OF DEDUCTION FOR ROAD	-	-	-
9	NET AREA OF PLOT (8 - 9)	30381.93	30381.93	30381.93
10	ADDITION FOR FLOOR SPACE INDEX			
	FSI 100% FOR SET BACK			
	FSI 100% FOR SET BACK	421.00	421.00	421.00
11	TOTAL AREA (9 + 10)	30381.93	30381.93	30381.93
12	FSI 100% FOR DEDUCTION FOR ROAD	1602.37	1602.37	1602.37
13	FLOOR SPACE INDEX PERMISSIBLE	2.00	2.00	2.00
14	FLOOR SPACE INDEX CREDIT AVAILABLE IN LIEU OF DEDUCTIONS (AMENITY PARKING + ROAD SET BACK)	3406.60	2188.94	3406.60
	FSI CREDIT AVAILABLE IN FSI			
15	PERMISSIBLE FLOOR AREA (13 + 15) ABOVE	66841.12	66841.12	66841.12
16	EXISTING FLOOR AREA (BLDG.NO.1,2,3,4 & 5)	14246.42	0.00	14246.42
17	PROPOSED BUILT UP AREA BLDG.NO. 7 WP	0.00	0.00	0.00
18	PROPOSED BUILT UP AREA BLDG.NO. 6 & 8	7806.84	0.00	7806.84
19	PROPOSED BUILT UP AREA BLDG.NO. 9	0.00	4665.21	4665.21
20	EXCESS BALCONY AREA UNDER IN FLOOR SPACE INDEX			
21	TOTAL BUILT UP AREA PROPOSED (16 + 17 + 18 + 19)	42052.26	4665.21	46717.47
22	PURELY RESIDENTIAL BUILT UP AREA	44242.26	4665.21	46717.47
23	REMAINING NON RESIDENTIAL BUILT UP AREA (CHECK BLDG.NO.)	4197.84	0.00	4197.84
24	FSI CONSUMED AS PER INT HOLDING = (21)			1.54
B	**DETAILS OF FSI AVAILED AS PER DCR 35(4)**			
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WEE DCR 35(4) FOR PURELY RESIDENTIAL + OR + (10A X 0.25)			
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WEE DCR 35(4) FOR NON RESIDENTIAL + OR + (16 X 0.25)			
3	TOTAL FUNGIBLE BUILT UP AREA WEE DCR 35(4) + (B1+B2)			
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 21 + B3)	46249.26	4665.21	51414.47
C	**TENEMENT STATEMENT**			
1	PROPOSED AREA (FSI A - 12 ABOVE)	42052.26	4665.21	46717.47
2	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	4197.84	0.00	4197.84
3	NET AVAILABLE FOR TENEMENT (3 + 4 + 5)	44242.26	4665.21	48911.31
3a	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS PER HECTARE)	200 NOS	50.00	250 NOS
4	TENEMENT PROPOSED BLDG.NO. 7	NIL	50.00	195
5a	TENEMENT EXISTING BLDG.NO. 1 + 2 + 3 + 4 + 5 (1BHK + 2BHK + 3BHK + 4BHK + 5BHK)	504 nos	0.00	504 nos
5b	TENEMENT PROPOSED BLDG.NO. 6 + 8 (1BHK + 2BHK)	192 nos	50.00	192 nos
5c	TOTAL TENEMENT ON THE PLOT	696 nos	50.00	696 nos
D	**PARKING STATEMENT**			
1	PARKING REQUIRED BY REGULATION FOR			
	CAR			
	SCOOTER / MOTOR CYCLE			
	OUTSIDER / VISITORS			
2	OWNERS GARAGE PERMISSIBLE			
2a	COVERED GARAGE PROPOSED			
	CAR			
	SCOOTER / MOTOR CYCLE			
	OUTSIDER / VISITORS			
	TOTAL PARKING PROVIDED			

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22.07.2016 and dimensions of sides etc. (3) plot stated on plan are as measured on site and the area worked out is 18164.30 sq.mt. (sixteen thousand one hundred thirty two and point four zero) and tallies with the area stated in document of P.P. Scheme records / land records / 7/12 / any other record.

PROFORMA 'B'	
CONTENTS OF SHEET	30 AUG 2016
BLOCK PLAN, LOCATION PLAN (ZONED P.S.)	
DESCRIPTION OF PROPOSAL	
PROPOSED BLDG. NO. 7 (GR+1ST+4TH) OF PLOT - A , PLOT BEARING C.T.S. NO. 533(PT) OF VILLAGE MAHIM AT L.B.S. MARG, MULUND(W), MUMBAI	
NAME OF OWNER	SIGNATURE
M/S.LOHITKA PROPERTIES LLP CA TO OWNER	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, GAYALDAS ROAD, MULUND (E), MUMBAI - 400 081 Ph 022-2102 9632 / 64 / 32 / 96 www.aakararchitect.org	AMIT PAWAR, CA/2000/50543
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS 01 SEP 2016 Approval subject to the conditions mentioned in this office letter No.CHE/S/2419 / T /337/ New S.E.(B.P.) T/W

NORTH	DRAWN BY	JOB NO.	PATH:-
	SADANAND	3051	