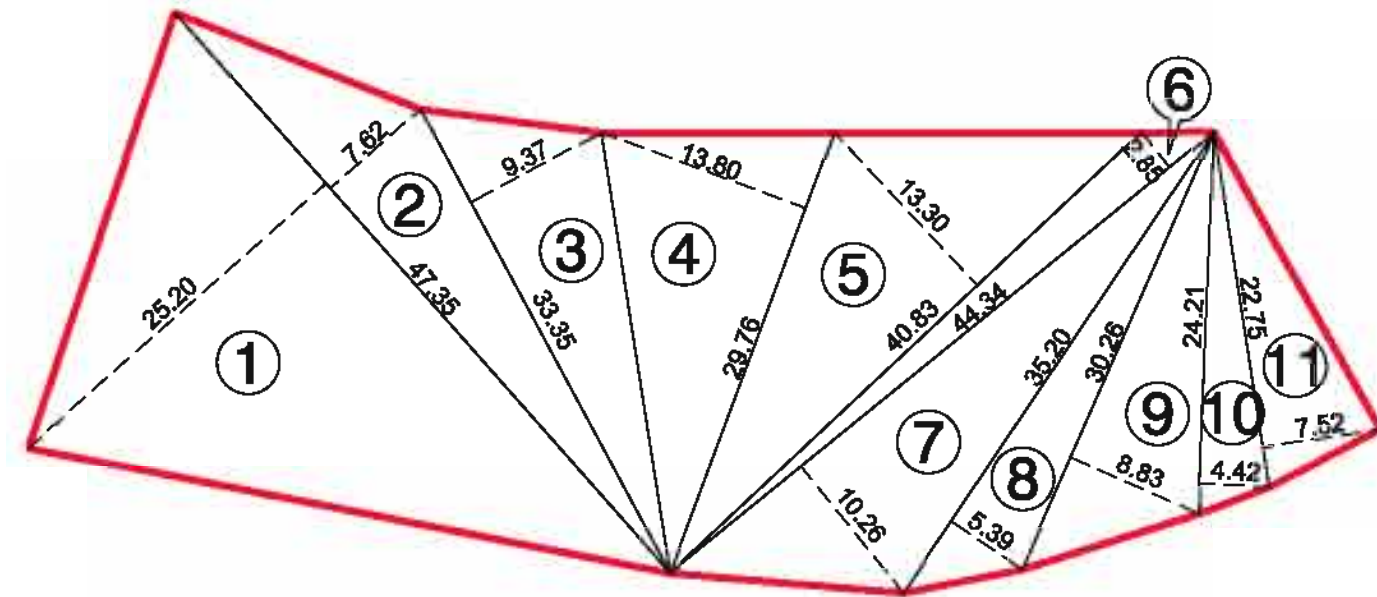
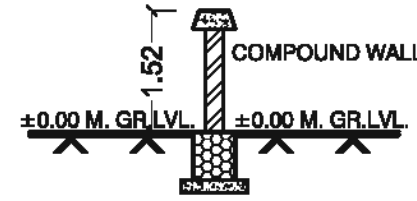
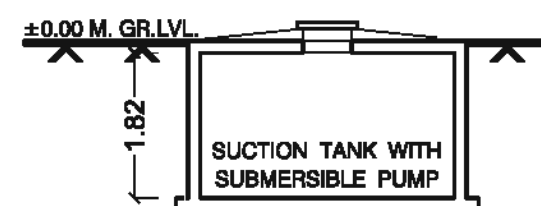




PLOT AREA LINE DIAGRAM
SCALE = 1:500

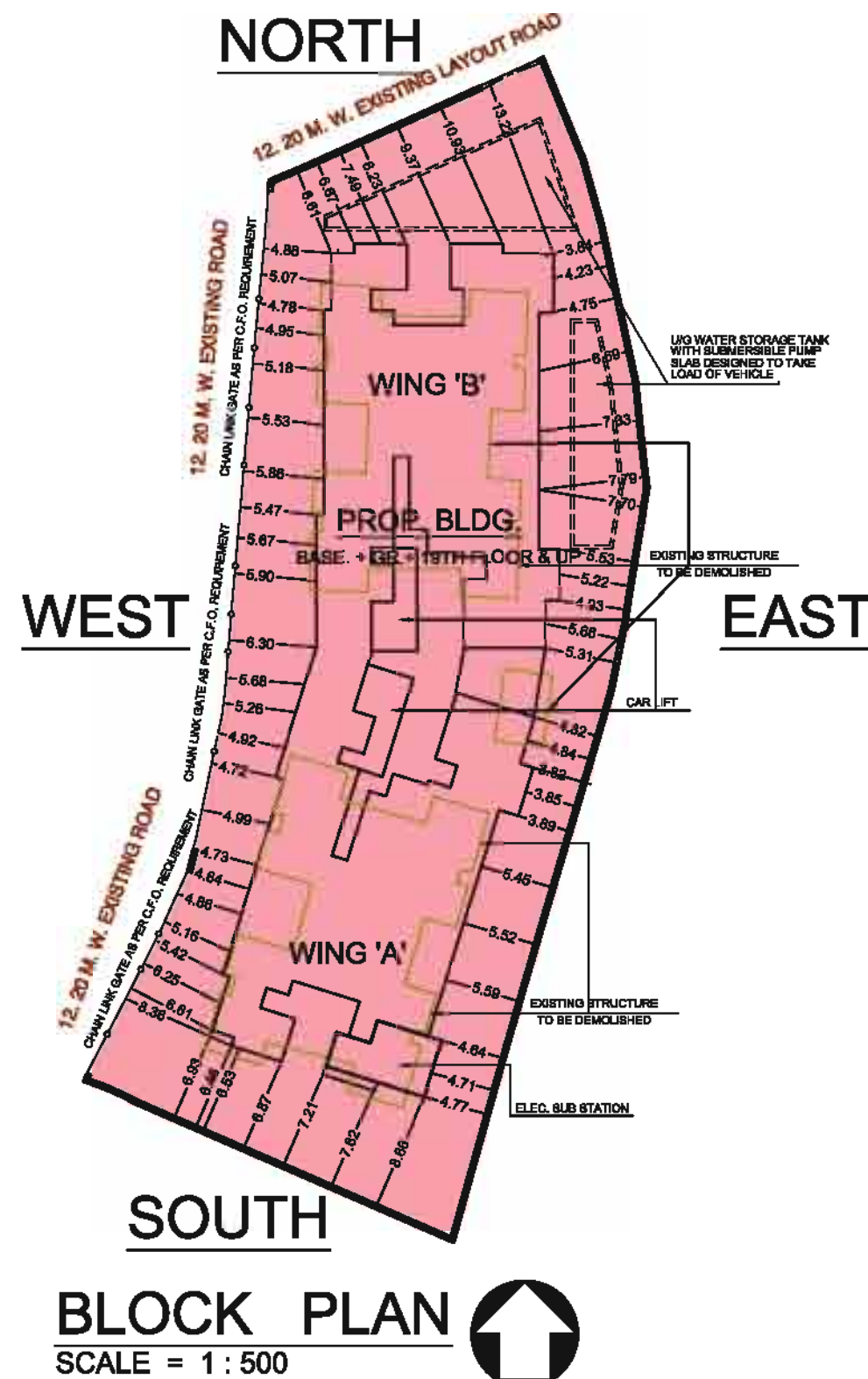


SECTION THRO.
COMPOUND WALL
SCALE = 1:100



SECTION THRO.
SUCTION TANK
SCALE = 1:100

PLOT AREA CALCULATIONS				
ADDITIONS				
1)	47.35	X	25.20	X 0.50 = 596.61 SQ.MT.
2)	47.35	X	7.62	X 0.50 = 180.40 SQ.MT.
3)	33.35	X	9.37	X 0.50 = 156.24 SQ.MT.
4)	29.76	X	13.80	X 0.50 = 205.34 SQ.MT.
5)	40.83	X	13.30	X 0.50 = 271.52 SQ.MT.
6)	44.34	X	2.85	X 0.50 = 63.19 SQ.MT.
7)	44.34	X	10.26	X 0.50 = 227.46 SQ.MT.
8)	35.20	X	5.39	X 0.50 = 94.86 SQ.MT.
9)	30.26	X	8.83	X 0.50 = 133.80 SQ.MT.
10)	24.21	X	4.42	X 0.50 = 53.50 SQ.MT.
11)	22.75	X	7.52	X 0.50 = 85.54 SQ.MT.
TOTAL ADDITIONS				= 2088.26 SQ.MT.
TOTAL PLOT AREA				= 2088.26 SQ.MT.
SAY				= 2087.00 SQ.MT.

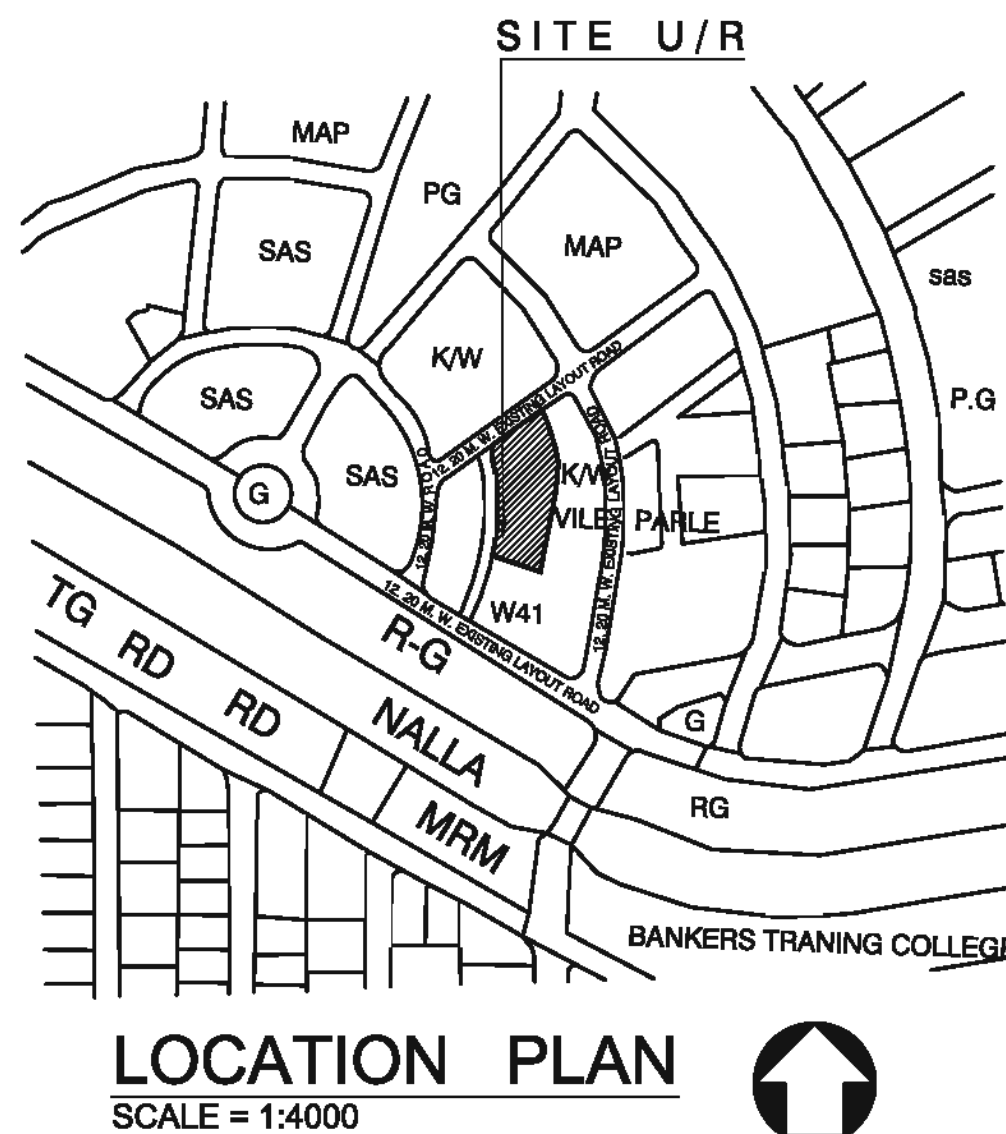


BLOCK PLAN
SCALE = 1:500

CAR PARKING STATEMENT			
FLOOR NAME	SMALL CAR	BIG CAR	TOTAL
BASEMENT FLOOR	00.00	187.00	174.00
GROUND FLOOR	12.00	07.00	17.00
TOTAL	12.00	194.00	191.00

CAR PARKING STATEMENT (AS PER MAHADA) (AS PER APPROVED MODIFIED D.C.R. PARKING)			
CARPET AREA IN SQ. MT.S	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 35.00	NIL	1 PARKING FOR 8 TENEMENTS	00.00
35.00 TO 45.00	NIL	1 PARKING FOR 4 TENEMENTS	00.00
45.00 TO 70.00	NIL	1 PARKING FOR 2 TENEMENTS	00.00
70.00 ABOVE	122 Nos.	1 PARKING FOR 1 TENEMENTS	122.00
TOTAL PARKING	122 Nos.		122.00
25 % ADDITIONAL PARKING FOR VISITORS			30.50
TOTAL PARKING REQUIRED			152.50
TOTAL PARKING PROVIDED			= 153.00 NO.S
TOTAL PARKING PROVIDED			= 191.00 NO.S

SUMMARY (RESIDENTIAL)			
FLOOR NAME	FLOOR AREA	ADD. 35% F.C. FSI AREA	TOTAL FLOOR AREA
GROUND	19.748	6.912	26.66
1 ST	377.267	132.043	509.31
2 ND	536.193	188.367	724.56
3 RD	536.578	187.802	724.38
4 TH	536.578	187.802	724.38
5 TH	536.578	187.802	724.38
6 TH	536.578	187.802	724.38
7 TH	542.311	188.809	732.12
8 TH	711.807	249.133	960.94
9 TH	711.807	249.133	960.94
10TH	711.807	249.133	960.94
11TH	711.807	249.133	960.94
12TH	711.807	249.133	960.94
13TH	711.807	249.133	960.94
14TH	577.733	202.207	779.94
15TH	715.098	250.284	965.38
16TH	711.807	249.133	960.94
17TH	711.807	249.133	960.94
18TH	711.807	249.133	960.94
19TH	711.807	249.133	960.94
E.D & F.D AREA	16.889	5.911	22.80
TOTAL	12051.62	4218.07	16269.69
TOTAL BUILT UP AREA PROPOSED = 12051.62 SQ.MT.			
TOTAL BUILT UP AREA PROP. INCLUDING FUNGIBLE = 12051.62 + 4218.07 (35 %) = 16269.69 SQ. MT.			



LOCATION PLAN
SCALE = 1:4000



STILT FLOOR PLAN

SCALE = 1:100

TOTAL No.OF PARKING = 20

CE / 8862 / BP / (WS) AK			1/8
PROFORMA - A			
A	AREA OF PLOT	a) AREA AS PER (AS PER P. R. CARDMADHA BANDRA DIVISION)	2066.30
1	ADD TIT BIT LAND		0.67
2	AREA OF PLOT		2067.00
2	DEDUCTIONS FOR		NIL
a)	ROAD SET BACK AREA		NIL
b)	PROPOSED ROAD		NIL
c)	Any reservation (sub - plot)		NIL
d)	5% amenity space as per DCR 57		NIL
3	Balance area of plot (1 minus 2)		2067.00
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)		NIL
5	Net area of plot (3 minus 4)		2067.00
6	Additions for floor space index	2 (a) 100% for D.P. Road (restricted to 40% or 80% of "3" above	NIL
	2 (b) 100% for set-back (restricted to 40% or 80% of "3" above		
7	Total Area (5 plus 6)		2067.00
8	Floor Space Index permissible		
9	Floor Space Index credit available by Development Right (SRA / 925 / CONST.) & (SRA / 961 / CONST.)		5167.50
10	Additions for floor spaces index 9(a) 0.50 F.S.I. as per DCR 32 9(c) other. 9(g) Additional BUA to be allotted from Hon. VP / A discretionary quota (10 % VP Quota) OFFER LETTER Date & No. : 21/DEC/2015, CO/M/REF/NO/F-931-63/1762/2015		7000.00
11	Permissible Floor Area (7X8) plus 9 above		12167.50
12	Existing floor area		NIL
13	Proposed built up area		12051.62
14A	Excess balcony area taken in Floor Space Index		NIL
14B	Purely residential built up area		12051.62
14C	Remaining Non Residential Built up area.		NIL
14	TOTAL Built up proposed (11 + 12 + 13)		12051.62
15A	Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (144 x 0.35)		4218.07
15B	Fungible Built Up Area component proposed vide DCR 35 (4) for Non - Residential = or < (14B x 0.20)		NIL
16	Total Fungible Built Up Area vide DCR 35 (4) = (15A + 15B)		4218.07
17	Total Gross BUILT UP AREA proposed (14 + 15)		16269.69
17	FSI BALANCE (10 - 14)		115.88
D.	TENEMENT STATEMENT		
(i)	PROPOSED AREA (Item A, 12 above) or C4		16269.69
(ii)	LESS DEDUCTIONS OF NON RESI. AREA		NIL
(iii)	AREA AVAILABLE FOR TENEMENTS (i) - (ii)		16269.69
(iv)	TENEMENTS PERMISSIBLE AS PER (200 \HECTARE)		
(v)	TENEMENTS PERMISSIBLE AS PER (450 \HECTARE)		732 NOS.
(vi)	TENEMENTS PROPOSED		122 NOS.
(v)	TENEMENTS EXISTING		
	TOTAL TENEMENTS PROPOSED		122 NOS.
E	PARKING STATEMENT		
a)	TOTAL PARKING REQUIRED		153 NO.S
b)	TOTAL PARKING PROPOSED		191 NO.S
F	TRANSPORT VEHICLE PARKING		
a)	TRANSPORT VEHICLE PARKING REQUIRED		----
b)	TRANSPORT VEHICLE PARKING PROPOSED		----

CONTENTS OF SHEET: BLOCK & LOCATION PLAN, PLOT AREA DIAG. WITH CALC.
BUILT UP AREA SUMMERY & PARKING STATMENT

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 5/11/2014
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 2067.00 SQ. MTS. AND TALLIES WITH
THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF JUHU CHANDAN CO - OP. HSG. SOC. LTD., BLDG. NO. 6 & 7 OF J. V. P. D.
MADHA LAYOUT SITUATED AT C.T.S. NO. 26 A OF VILLAGE VILE PARLE AT VILE PARLE (WEST), MUMBAI.

NAME, ADDRESS OF OWNER

DIGITAL SIGN

MR. MANISH KABRA OF M/S. KABRA ESTATE & INVESTMENT
CONSULTANTS C.A TO JUHU CHANDAN CO - OP. HSG. SOC. LTD.,

B.M.C. FILE NO.

CE / 8862 / BP / (WS) AK



THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS
OFFICE LETTER UNDER NO. CE / 8862 / BP / (WS) AK

DRAFT PLAN FOR CONSIDERATION

S.E.B.P. (K / WS1)

A.E.B.P. (KWS)

NORTH

SCALE

CHECKED BY

DRN. BY



1:100

V I J A Y
27.02.17

NAME, ADDRESS OF ARCHITECT

DIGITAL SIGN

CONCRETE DESIGNS
102, CANESH SMRUTI, MALAVIYA ROAD,
VILE PARLE (EAST), MUMBAI - 400057.
TELEFAX - 022 - 2617 5858, 2617 5959
Email - concretedesigns06@gmail.com