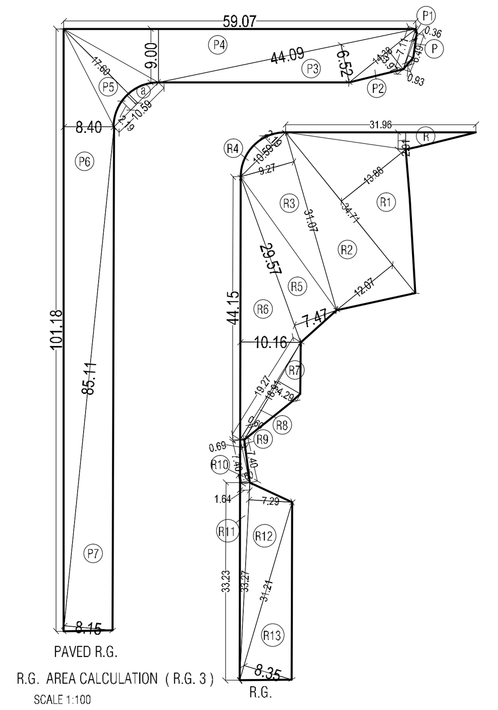
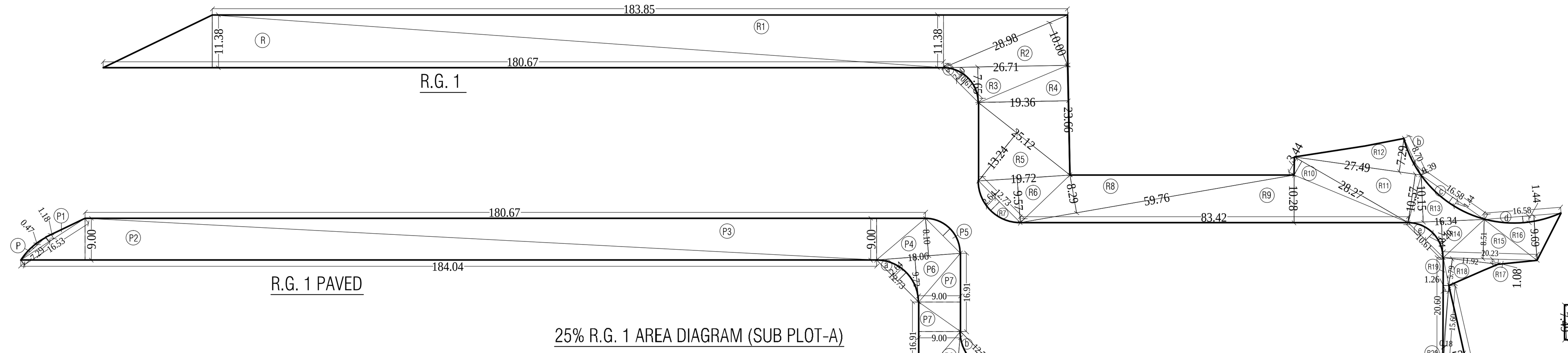


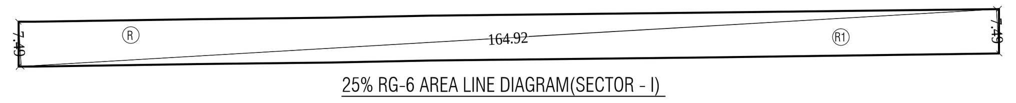
C.T.S NOS.	AREA AS PER P.R.C
706 B/A	5170.60 Sq.mt
706 B/B	45324.80 Sq.mt
706 B/C	750.00 Sq.mt
706 B/D	21525.90 Sq.mt
706 B/E	5274.90 Sq.mt
706 B/F	10657.80 Sq.mt
706 B/G	646.00 Sq.mt
706 B/H	1715.10 Sq.mt
706 B/J	2357.50 Sq.mt
710A	5306.00 Sq.mt
712A	2553.70 Sq.mt
763A	1527.10 Sq.mt
762A	300.70 Sq.mt
TOTAL	103110.10 Sq.mt

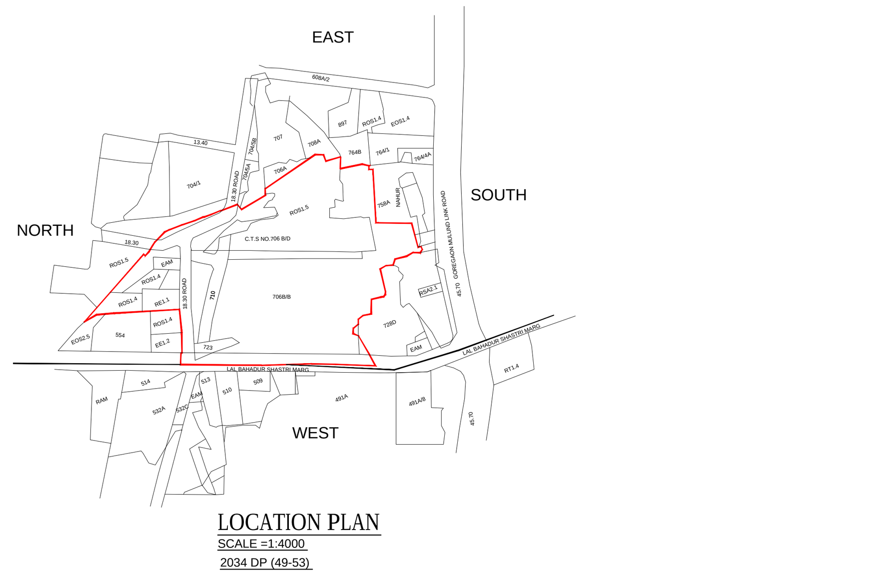


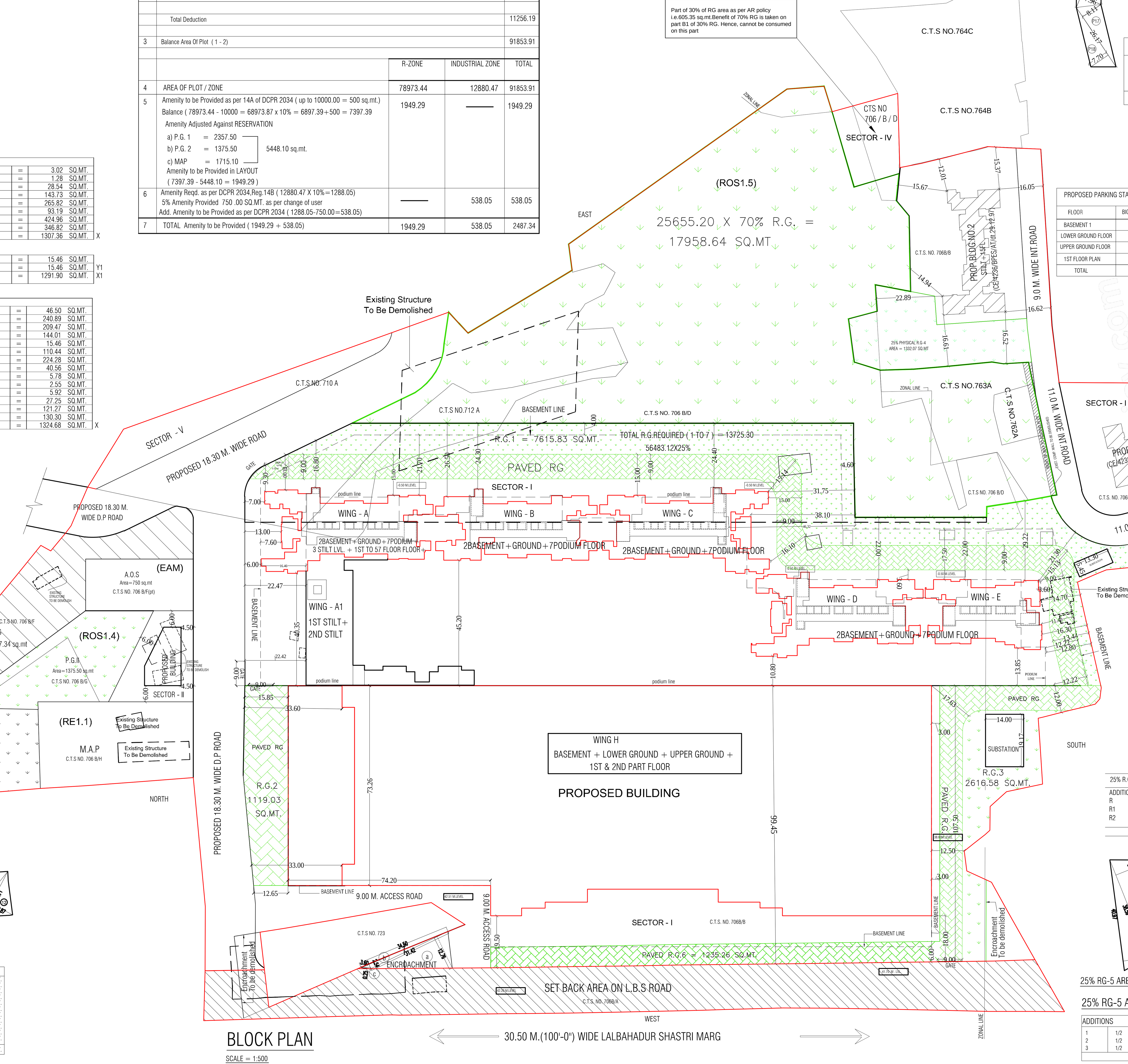
	Amenity Provided as per DCPR 2034 14a & 14b			AREA IN SQ.MT
1	AREA OF PLOT (AS PER P. R. CARD)			103110.10
2	Deductions for			
	a) Road set-back area (L.B.S MARG) CTS No.706-B/A			5170.60
	b) D.P. Road - CTS No. 706-B/F , 710 A (pt)			6085.59
	Total Deduction			11256.19
3	Balance Area Of Plot (1 - 2)			91853.91
		R-ZONE	INDUSTRIAL ZONE	TOTAL
4	AREA OF PLOT / ZONE	78973.44	12880.47	91853.91
5	Amenity to be Provided as per 14A of DCPR 2034 (up to 10000.00 = 500 sq.mt.) Balance (78973.44 - 10000 = 68973.87 x 10% = 6897.39+500 = 7397.39 Amenity Adjusted Against RESERVATION a) P.G. 1 = 2357.50 b) P.G. 2 = 1375.50 c) MAP = 1715.10 — 5448.10 sq.mt. Amenity to be Provided in LAYOUT (7397.39 - 5448.10 = 1949.29)	1949.29	——	1949.29
6	Amenity Reqd. as per DCPR 2034,Reg.14B (12880.47 X 10%=1288.05) 5% Amenity Provided 750 .00 SQ.MT. as per change of user Add. Amenity to be Provided as per DCPR 2034 (1288.05-750.00=538.05)	——	538.05	538.05
7	TOTAL Amenity to be Provided (1949.29 + 538.05)	1949.29	538.05	2487.34

25% R.G.STATEMENT PROPOSED

R.G.1	= 7615.83
R.G.2	= 1119.03
R.G.3	= 2616.58
R.G.4	= 1332.07
R.G.5	= 670.89
R.G.6	= 1235.26
TOTAL R.G.PROVIDED	= 14589.66
TOTAL R.G.REQUIRED 55602.12 X 25%	= 13900.53







BLOCK PLAN

SCALE = 1:500

25% R.G. 2 AREA DIAGRAM (SECTOR - I)

25% RG-4 AREA LINE DIAGRAM(SECTOR - I)

25% RG-4 AREA CALCULATION

25% RG-5 AREA LINE DIAGRAM(SECTOR - I)

25% RG-5 AREA CALCULATION

NET FSI AREA (69192.58+1783.39) = 70975.97

COMMERCIAL AREA SUMMARY	
FLOORS	GROSS B.U. AREA
BASEMENT FLOOR	186.76 SQ.MT.
LOWER GROUND FLOOR	11542.33 SQ.MT.
UPPER GROUND FLOOR	11576.76 SQ.MT.
1ST FLOOR	14806.19 SQ.MT.
2ND PART FLOOR	2563.26 SQ.MT.
TOTAL	40675.30 SQ.MT.

COMMERCIAL (STAIRCASE LIFT LOBBY AREA) COUNTED IN FSI.

FLOORS	STAIRCASE LIFT LOBBY
L.GR.FL.	826.73 SQ.MT.
U.GR.FL.	652.23 SQ.MT.
1ST FL.	791.34 "
2ND PART FL.	292.94 "
TOTAL	2563.24 SQ.MT.

PARKING STATEMENT

(L.GR.TO 1ST & 2ND PART FLOOR)

PARKING SPACE REQUIRED BY RULE
ONE PARKING SPACE FOR EVERY:-
40 SQ.MT.UPTO 800 SQ.MT.OF FL.AREA AND
ABOVE 800 SQ.MT.OF FL.AREA ONE PARKING SPACE
FOR 80 SQ.MT.
VISITOR'S PRKING 10%

800.00 / 40 = 20.00 NOS. ---(I)

40675.30 - 800.00 = 39875.30 SQ.MT.
39875.30 / 80 = 498.44 NOS.
SAY - 499.00 NOS. ---(I)

TOTAL (I) = 519.00 NOS. ---(A)

TOTAL CAR PARK REQUIRED (A+B) =
519.0 (10% VISITOR'S) = 51.90
(519.0 + 51.90) = 570.90
SAY = 571.00 NOS.

PROPOSED PARKING STATEMENT (A,B,C,D,E)

BIG PARKING	SMALL PARKING	BIG STACK	SMALL STACK	TOTAL CARS
107	38	----	----	145
105	45	----	----	150
60	39	40	08	147
59	31	----	----	90
59	31	----	----	90
59	31	----	----	90
59	31	----	----	90
59	31	----	----	90
59	31	----	----	90
47	26	14	02	89
673	334	54	10	1071

CAR PARKING STATEMENT FOR WING - 'A'

CARPET AREA	NOS. OF FLAT	PARKING REQUIRED
35 sqmtrs TO 45 sqmtrs 1 PARK FOR 2 FLATS	NIL	NIL
45 sqmtrs TO 70 sqmtrs 1 PARK FOR 1 FLATS	287	287
ABOVE 70 sqmtrs 1 PARK FOR 0.50 FLATS	251	502
TOTAL	538	789
25% VISITORS PARKING (OF 789)		197.25

SUMMARY OF OTHER APPROVED BUILDING

FILE NO	BUILDING NO	BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP AREA	TENEMENTS PROPOSED	PARKING BY RULE
CE/4235/BPES/AT	1	8060.04	160.92	8220.96	97	82
CE/4236/BPES/AT	2	6592.23	56.46	6648.69	90	63

PROFORMA - A

F NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

PROJECT E DAISARIA / 20 BAFNA / BMC / AMENDED

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN , LOCATION PLAN
R.G. AREA DIAGRAM & CALCULATION (1ST TO 6TH)

STAMP OF APPROVAL OF PLANS

This Cancels Approval to the Previous Plans Sanctioned under no.CE/4813/BPES/AT/ Dated.31-07-2019

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.CE/4813/BPES/AT

LOTAN SUKADEO AHIRE
EXECUTIVE ENGINEER BLDG. PROP - II

MANISHA P BURGHATE
S.E.(B.P.) T/W

JAYESH CHHAGAN DUSANE
A.E.(B.P.) S & T

STAMP OF DATE OF RECEIPT OF PLANS

REV	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED PLANS
PROPOSED RESIDENTIAL CUM COMMERCIAL
BLDG. NO.3 (WING A,B,C,D , E & H)
ON PLOT BEARING C.T.S. NO. 710A,712A, 763A,762A
706-B/A,706-B/B,706-B/C,706-B/D,706-B/E,706-B/F,706-B/G,
706-B/H & 706-B/J) OF VILLAGE NAHUR AT L.B.S. MARG
MULUND (W) MUMBAI 400 080

NAME OF OWNER

Dharmesh Sardarmal Jain

Digitally signed by Dharmesh Sardarmal Jain
DN: c=IN, o=Personal, postalCode=400080, st=MAHARASHTRA, serialNumber=7c695adedc505872527cd01c692d249dbfe686c133d448679e6bfee3e15162da, cn=Dharmesh Sardarmal Jain
Date: 2019.10.15 18:34:39 +05'30'

SHRI. DHARMESH JAIN DIRECTOR OF
M/S. NIRMAL LIFESTYLE DEVELOPERS PVT.LTD. OWNER

SIGN.NAME & ADDRESS OF ARCHITECT

Manoj Valjibhai Daisaria

M.V. DAISARIA

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ARCHITECTURE | URBAN DESIGN | PROJECT MANAGEMENT | INTERIORS
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MUMBAI - 400086 TEL :- 022 - 61110504

NORTH	REMARKS	JOB NO: 711	SCALE: AS SHOWN
	AMENDED	DRG. NO: 01	DRN. BY. SHEKHAR
		DATE: 16-09-19	CHK. BY: MVD