



summary of RG area

nos.	RG area
RG-1	4075.25 sqm
RG-1 podium top	5521.48 sqm
RG-1A	2727.38 sqm
RG-2	1196.84 sqm
RG-3	621.57 sqm
RG-4	550.70 sqm
RG-5	230.00 sqm
RG-6	1598.56 sqm
RG-7	1555.83 sqm
RG-8	1465.84 sqm
total RG area	19543.45 sqm
total RG/LOS required (25% of plot = 7814.38)	19536.35 sqm
total RG/LOS area provided	19543.45 sqm

summary of built-up area

wing	built-up area	staircase+lift lobby area	claimed free of cost
wing-A	21670.44 sqm	7892.91 sqm	7892.91 sqm
wing-B	21670.44 sqm	7892.91 sqm	7892.91 sqm
wing-C	21398.75 sqm	7287.32 sqm	7287.32 sqm
wing-D	22498.81 sqm	7845.10 sqm	7845.10 sqm
wing-E	15422.12 sqm	6784.39 sqm	6784.39 sqm
total	103260.55 sqm	37702.63 sqm	37702.63 sqm

wing	net built-up area	staircase+lift lobby area	claimed free of cost
ews bldg	5676.50 sqm	1702.32 sqm	1702.32 sqm
retail	5389.38 sqm	722.37 sqm	722.37 sqm
wing-F	15850.22 sqm	6105.01 sqm	6105.01 sqm
wing-G	15147.20 sqm	6119.88 sqm	6119.88 sqm
wing-H	17038.76 sqm	8092.75 sqm	8092.75 sqm
wing-I	17038.76 sqm	8092.75 sqm	8092.75 sqm
wing-J	15844.31 sqm	6119.92 sqm	6119.92 sqm
wing-K	13622.40 sqm	6186.98 sqm	6186.98 sqm
wing-L	688.08 sqm	nil sqm	nil sqm
wing-M	271.67 sqm	nil sqm	nil sqm
wing-N	115.89 sqm	nil sqm	nil sqm
total	101008.65 sqm	49430.67 sqm	49430.67 sqm

parking area statement - Residential (wing I to N)

wing	carpet area	no. of flats	regulation	required parking	required visitors'
wing-I	less than 45.00sqm	956	1 car / 4 flats or	234	
wing-N	>45.00sqm & <60.00sqm	672	1 car / 1 flat	672	
wing-N	>60.00sqm & <90.00sqm	160	1 car / 1 flat	160	
wing-N	>90.00sqm	nil	2 cars / 1 flat	nil	267
total		1788		1066	267
total required car parking				1333	

parking area statement - Retail floors

wing	total bua	bua	regulation	required parking	required visitors'
ground upto 800.00sqm	800.00	800.00	1 car / 40 sqm	20	
1st to 800.00sqm	4580.38	4580.38	1 car / 80 sqm	57	
total	5380.38	5380.38		77	8
total required car parking				85	

total parking proposed

gross required car parking (1333 + 85)	1418
max. 50% additional parking permissible as per 31(i)(v)	709
total permissible car parking	2127
total car parking proposed	1863
total proposed two-wheeler parking	440

total car parking statement

type	surface	big	small	total	2-wheel
ground					
retail-1					
1st podium	148	110	280	246	92
2nd podium	06	01	280	246	116
3rd podium	09	01	280	246	116
4th podium	09	01	280	246	116
5th podium					
total	172	113	840	738	440

PROFORMA - A
(as per sanc. DGPR 2034 - zonal line as per DP 2034)

S/No	DESCRIPTION	103 ZONE		103-RZ ZONE		TOTAL
		Dev. up to 17 Regn. No. 17	Development up to 30 Regn. No. 30	103-RZ ZONE	TOTAL	
1	AREA OF PLOT (AS PER RDOP 2034)	50918.52	41479.89			92398.41
2	DEDUCTIONS FOR	10381.98	31526.56			
3	DEDUCTIONS FOR					
4	For Reservation / Road Area					
5	Road Setback (R) to be handed over (as per sanctioned ep 2034)		1419.05	582.20	2001.25	
6	Road Setback (R) to be handed over (as per sanctioned ep 2034)		1563.06	86.45	1649.51	
7	Road Setback (R) to be handed over (as per sanctioned ep 2034)		162.84	nil	162.84	
8	Road Setback (R) to be handed over (as per sanctioned ep 2034)		nil	nil	nil	
9	Road Setback (R) to be handed over (as per sanctioned ep 2034)		nil	nil	nil	
10	Road Setback (R) to be handed over (as per sanctioned ep 2034)		4277.38	nil	4277.38	
11	Road Setback (R) to be handed over (as per sanctioned ep 2034)		nil	nil	nil	
12	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	
13	Road Setback (R) to be handed over (as per sanctioned ep 2034)		4534.37	28381.81	32916.18	
14	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	
15	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	
16	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	
17	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	
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100	Road Setback (R) to be handed over (as per sanctioned ep 2034)		15114.56	28381.81	43496.37	

PROFORMA - B
CONTENTS OF SHEET
BLOCK & LOCATION PLAN
STAMP OF APPROVAL OF PLANS
PLANS FOR REFERENCE

Executive Engineer Bldg. Prop.(E/S)-II

JAYESH CHIRAGAN DUSANE

S.E.(B.P.)S&T A.E.(B.P.)S&T

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / I.P. RECORD. SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL WITH RETAIL BLDG. NO. 2 COMPRISING OF WINGS I, J, K, L, M & N ON PROPERTY BEARING C.T.S. NO. 1004, 1005, 1005/1, 1006, 1007(P1), 1007/3(P1), 1007/4, 1009(P1), 1009/2 & 6, 1010(P1), 1013(P1), 1014(P1), 1014/1 TO 6, 1017, 1017/1 TO 6, 1018, 1018/1 TO 9 OF VILLAGE KANJUR AT KANJURMARG (E), MUMBAI.

NAME OF OWNER
Parag Puneshottam Pai
EVIE REAL ESTATE PVT. LTD. & SUSNEH INFRAPARK PVT. LTD.

JOB NO. DATE DWG NO. SCALE DRN BY CHRD BY
M-01 1:500

SUNIL AMBRE & ASSOCIATES SUNIL ARCHITECTS GAJAN AN 303, MITTAL FLOOR, 3RD FLOOR, AN 110, MAGINDAS MASTER ROAD, NEAR BSE, FORT, MUMBAI-400 001. AMBRE