

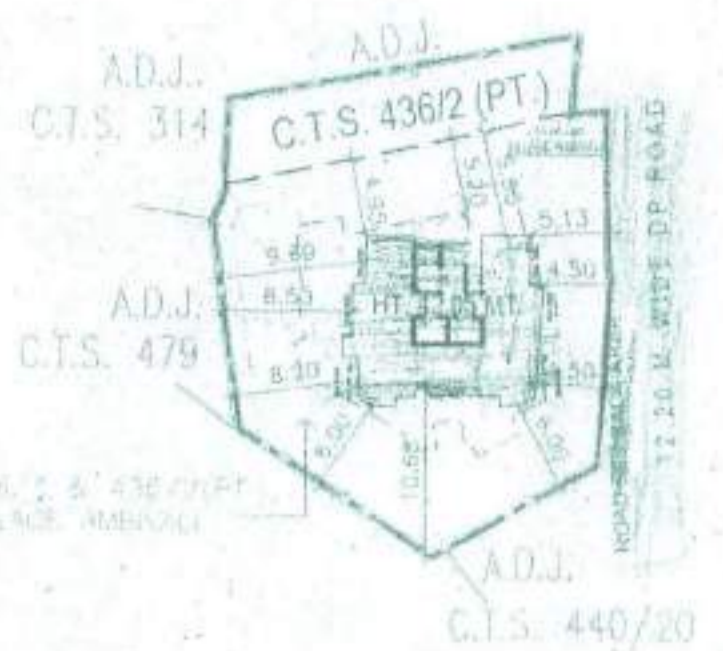
PLOT AREA CALCULATION FOR C.T.S. NO. 436/2

1	0.5 x 22.50 = 11.25 SQ.M
2	0.5 x 5.10 = 2.55 SQ.M
3	0.5 x 5.10 = 2.55 SQ.M
4	0.5 x 26.15 = 13.08 SQ.M
5	0.5 x 26.15 = 13.08 SQ.M
6	0.5 x 26.15 = 13.08 SQ.M
7	0.5 x 26.15 = 13.08 SQ.M
8	0.5 x 26.15 = 13.08 SQ.M
9	0.5 x 26.15 = 13.08 SQ.M
10	0.5 x 21.25 = 10.63 SQ.M
TOTAL AREA	= 121.80 SQ.M

PLOT AREA DIAGRAM 436/2 PART
SCALE: 1:500

PLOT AREA CALCULATION FOR C.T.S. NO. 436/2 PART

1	0.50 x 1.10 x 4.30 = 2.34 SQ.M
2	0.50 x 1.10 x 2.90 = 1.49 SQ.M
3	0.50 x 1.10 x 2.90 = 1.49 SQ.M
4	0.50 x 1.10 x 1.14 = 0.28 SQ.M
5	0.50 x 2.20 x 4.74 = 4.92 SQ.M
6	0.50 x 2.20 x 5.05 = 5.56 SQ.M
7	0.50 x 3.30 x 2.50 = 3.38 SQ.M
TOTAL AREA	= 121.80 SQ.M



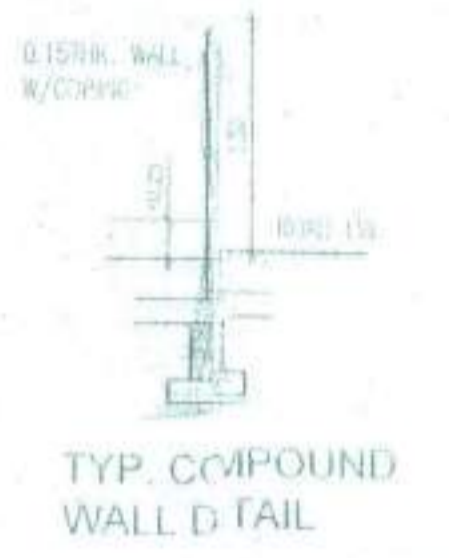
BLOCK PLAN
SCALE: 1:500



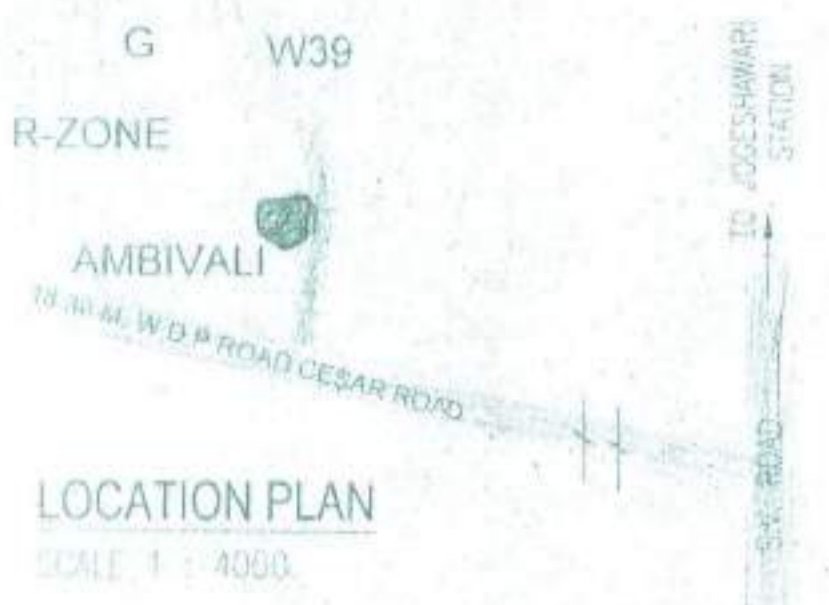
SET BACK AREA CALCULATION

A	0.5 x 6.00 x 11 = 3.30 SQ.M
B	0.5 x 2.70 x 11 = 1.49 SQ.M
C	0.5 x 1.14 x 11 = 0.63 SQ.M
D	0.5 x 2.00 x 11 = 1.10 SQ.M
E	0.5 x 5.00 x 11 = 2.75 SQ.M
F	0.5 x 5.20 x 11 = 2.86 SQ.M
TOTAL AREA	= 12.20 SQ.M
TOTAL PLOT AREA	= 109.60 SQ.M

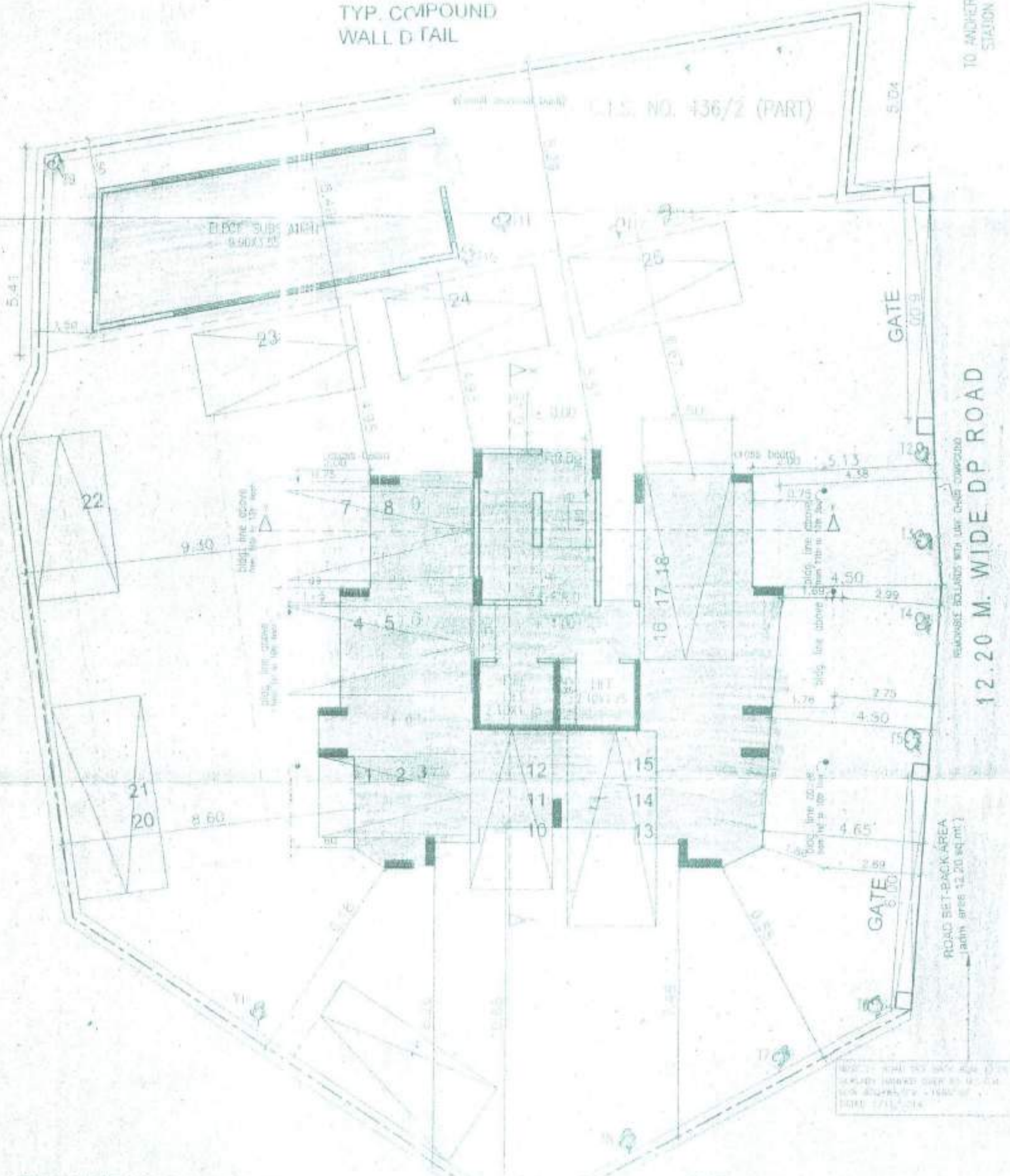
SET BACK AREA DIAGRAM (436/2)
SCALE: 1:200



TYP. COMPOUND WALL D. TAIL



LOCATION PLAN
SCALE: 1:4000



GROUND FLOOR PLAN
SCALE: 1:100

NOTE:
1. ALL DIMENSIONS ARE IN METERS.
2. SET BACK AREA STATEMENT IS ONLY FOR CALCULATION.
3. 10% OF THE PARKING IS PER NEU. 50 OF EACH FLOOR.

SUMMARY OF B.U. A. CALCULATION.

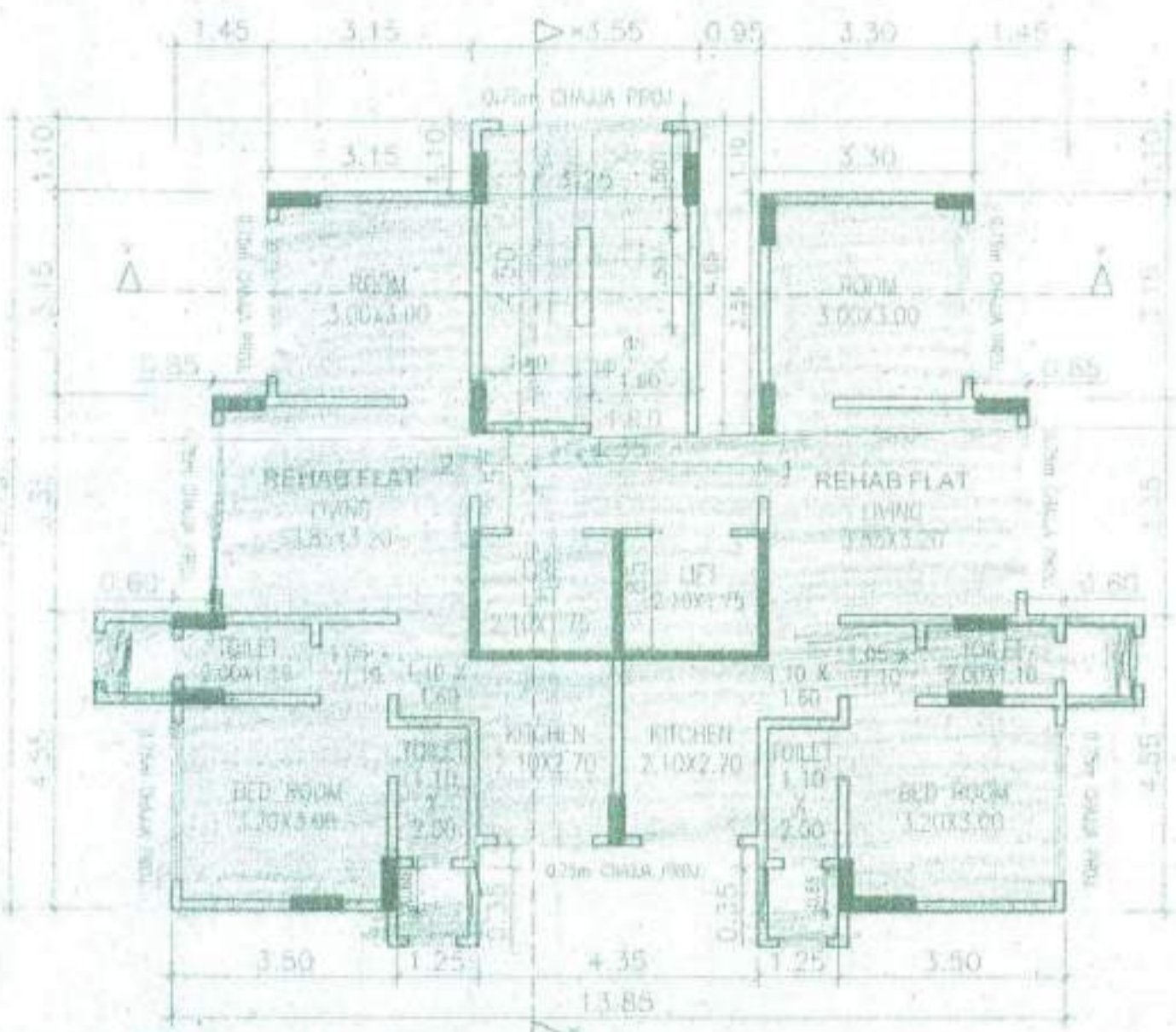
FLOOR Sr.No.	Flat No.	Type	Prop. 35% Fung F.S.I		Proposed B.U.A. Non Fungible	STAIRCASE AREA
			without premium	with premium		
Ground Floor						
1st	1	Rehab	82.44	10.68	61.06	31.68
2nd	1	Rehab	103.22	13.38	76.46	31.21
3rd	1	Rehab	103.22	13.38	76.46	31.21
4th	1	Rehab	103.22	13.38	76.46	31.21
5th	1	Rehab	104.56	13.73	77.45	31.21
6th	1	Rehab	105.90	13.73	78.44	31.21
7th	1	Rehab	123.85	12.84	91.74	31.21
8th	1	Rehab	123.85	12.84	91.74	31.21
9th	1	Rehab	123.85	15.92	91.74	31.21
10th	1	SALE	123.85		123.85	31.21
11th	1	SALE	134.47		134.47	31.21
12th	1	SALE	134.47		134.47	31.21
13th	1	SALE	134.47		134.47	31.21
TOTAL	26		1475.71	213.86	46.70	1215.15
EXCESS REFUGE AREA			0.02	(REHAB F.A.)	(SALE F.A.)	0.02
TOTAL PROPOSED B.U.A.			1475.73	260.56		1215.17

This cancels Approval to the previous Plans Sanctioned under No CHE/WS/0785/K/337(NEW) dated 29/01/2015

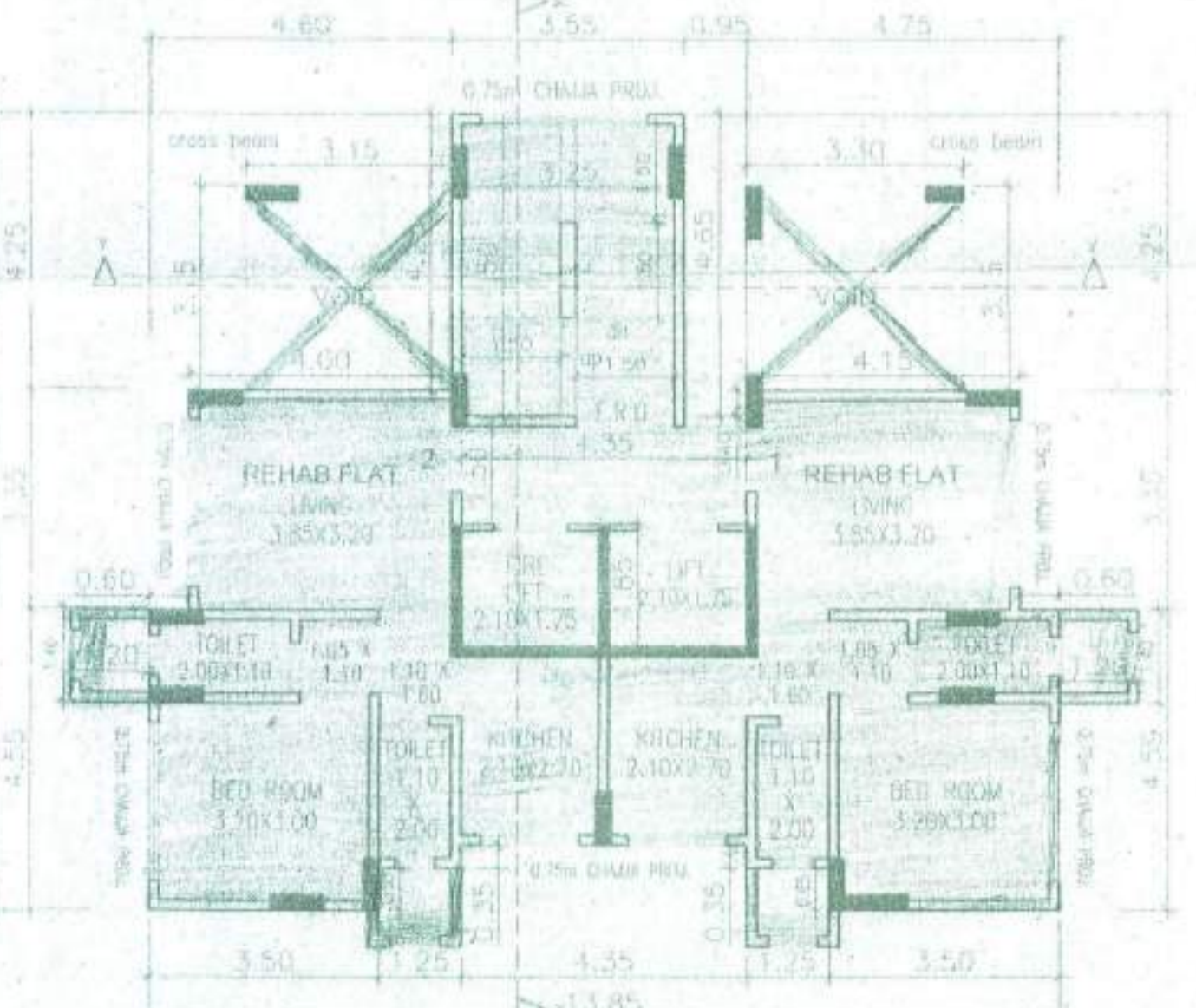
13 OCT 2015

APPROVED Subject to conditions mentioned in this office No. CHE/WS/0985/K/337(NEW)

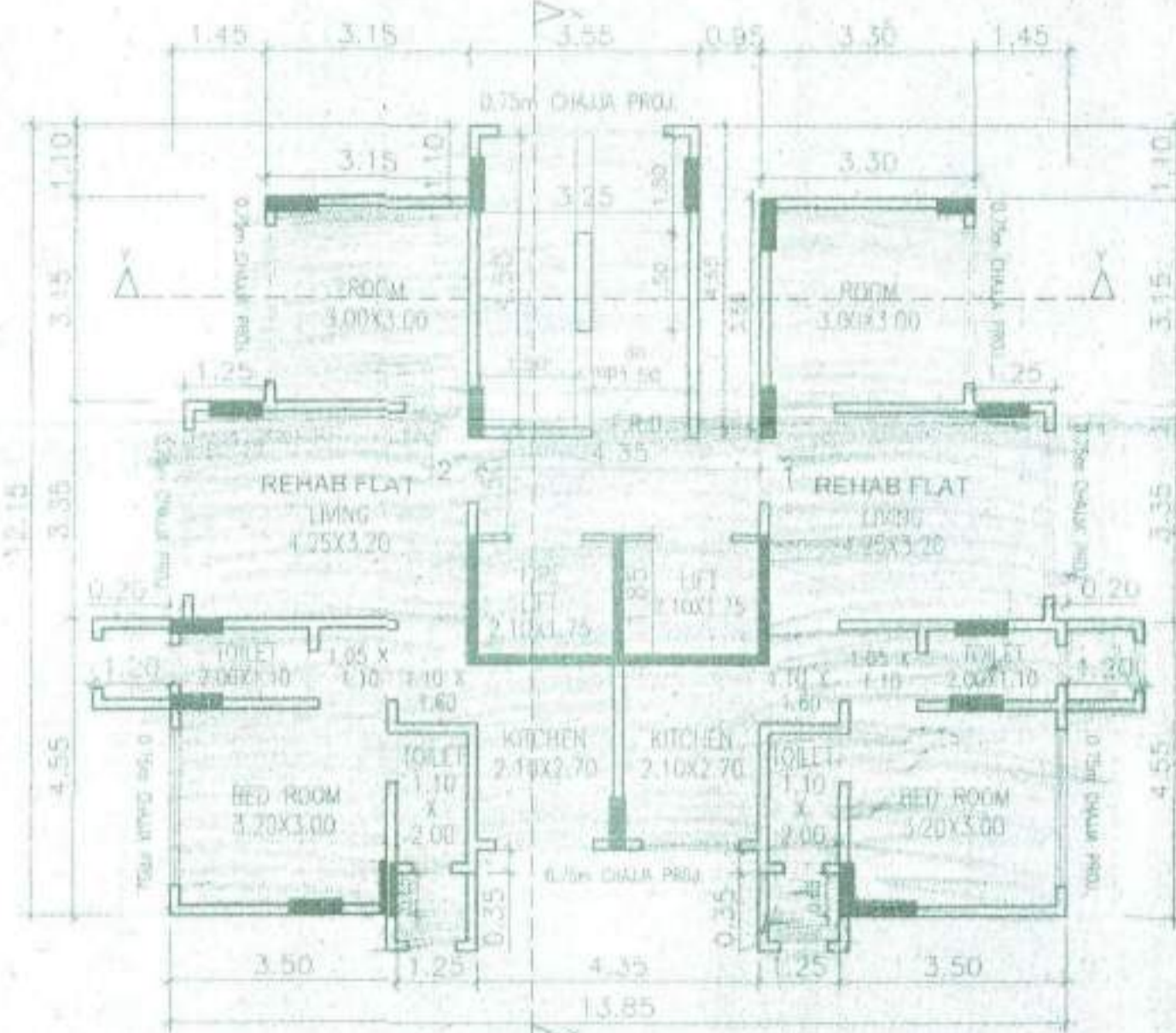
Ex. Engr. Dilip Prop. (W.S.) K. Ward
Brijesh Manohar Mahanagar Palike



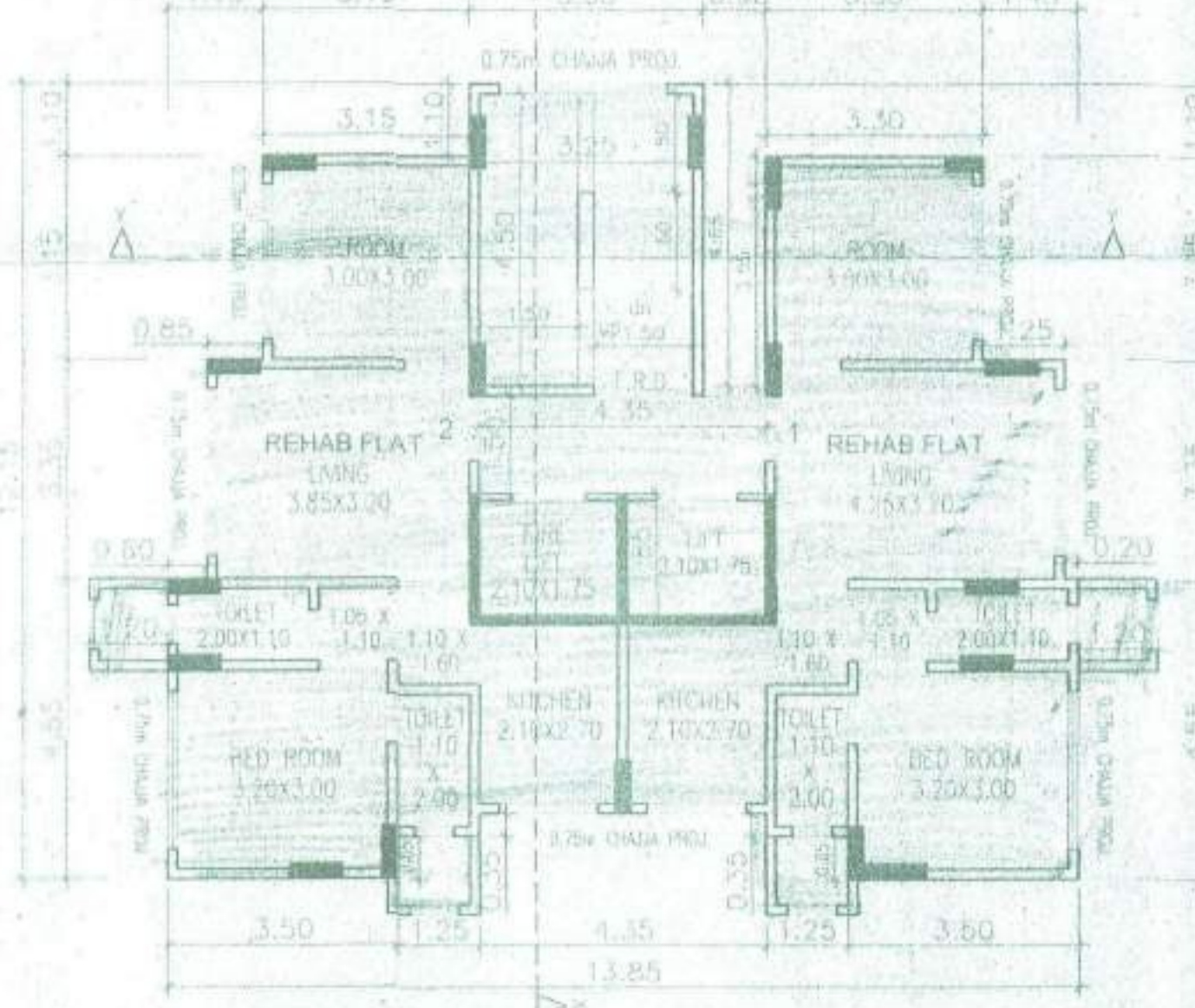
TYPICAL FLOOR PLAN (2ND TO 4TH FLOOR)
SCALE: 1:100



1ST FLOOR PLAN
SCALE: 1:100



6TH FLOOR PLAN
SCALE: 1:100



5TH FLOOR PLAN
SCALE: 1:100

PROFORMA A

A. AREA STATEMENT	SQ.MT
AREA OF PLOT AS PER P.R. CARD	589.20
AREA OF PLOT AS PER C.T.S. NO. 436/2 PART	121.50
TOTAL PLOT AREA (C.T.S. NO. 436/2 PART)	680.70
DEDUCTION FOR	
(a) ROAD SET BACK AREA	12.20
(b) PROPOSED ROAD	
(c) ANY RESERVATION	
TOTAL DEDUCTION	12.20
BALANCE PLOT AREA (1 minus 2)	668.50
DEDUCTION FOR 15% R.E.G. (PERMITS) (IF DEDUCTIBLE)	
NET PLOT AREA (3 minus 4)	668.50
ADDITIONS FOR FLOOR SPACE INDEX	
(a) 100% FOR D.P. ROAD	12.20
(b) 100% FOR SET BACK AREA	680.70
(5 PLUS 6)	
FLOOR SPACE INDEX PERMISSIBLE	1.00
FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ADDITIONS FOR FLOOR SPACE INDEX	
90% (35 F.S.I. AS PER DCR 35)	180.51
90% (47% T.D.R. 30% HEIGHT) (47% OF 100% = 47% OF 120% (PERMISSIBLE) = 56.4%)	354.29
PERMISSIBLE FLOOR AREA (7) (5) PLUS 9 ABOVE	1215.50
TOTAL PROPOSED BUILT-UP AREA	1215.17
FBI CONSUMED ON NET HOLDING = 100	1.82
B. DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREA	
1 PURELY RESIDENTIAL BUILT UP AREA + EXCESS REFUGE AREA	1215.17
2 REMAINING NON RESIDENTIAL BUILT UP AREA	0.00
C. DETAILS OF F.S.I. AVAILABLE AS PER DCR 35 (4)	
1 FLOORABLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 35(A) FOR PURELY RESIDENTIAL PERM. (1215.17 X 0.35) 425.31	260.56
2 FLOORABLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 35(B) FOR PURELY NON-RESIDENTIAL PERM. (1215.17 X 0.35) 425.31	(claimed area)
3 TOTAL FLOORABLE BUILT UP AREA WIDE DCR 35(A) + (1) + (2)	260.56
4 TOTAL GROSS BUILT UP AREA PROPOSED (1 + 3)	1475.73
D. TENAMENT STATEMENT	
1 PROPOSED AREA (ITEM A-1) ABOVE	1475.73
2 LESS DEDUCTION NON-RESIDENTIAL AREA	0.00
3 Area Available for Tenaments (1-2)	1475.73
4 Tenaments Permissible (1450 / Hectare) = 1475.73 X 0.50 / 10000	96
5 Tenaments Proposed	10
6 Tenaments Existing	16
7 Total Tenaments on the Plot	26
E. PARKING AREA STATEMENT	
1 PARKING REQUIRED BY REGULATIONS	20
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
2 COVERED GARAGES PERMISSIBLE	
3 COVERED GARAGES PROPOSED	
CAR	
OUTSIDERS (VISITORS)	5
TOTAL PARKING REQUIRED	25
4 TOTAL PARKING PROVIDED	25
F. TRANSPORT VEHICLE PARKING	
1 Space for Transport Vehicle Parking Provided by Regulations	
2 Space for Transport Vehicle Parking Provided	

CERTIFICATE OF AREA
I hereby certify that I have surveyed the plot under reference on and that the dimensions of the sites, etc. of the plot stated on the plan are as measured on site and the area so worked out is as per the survey and tallies with the area stated in the document of the ownership in the records obtained from city survey office.

SIGNATURE OF THE ARCHITECT: L.S.

PROFORMA B

STAMP OF DATE OF RECEIPT OF PLANS

CONTENTS
GROUND FLOOR PLAN
FLOOR PLANS
BUILT UP AREA STATEMENT
LOCATION PLAN/BLOCK PLAN
PLOT AREA CALCULATIONS

STAMP OF DATE OF SANCTION OF PLANS

Dwg No. Date

13 OCT 2015

Drawn by: LAXMAN

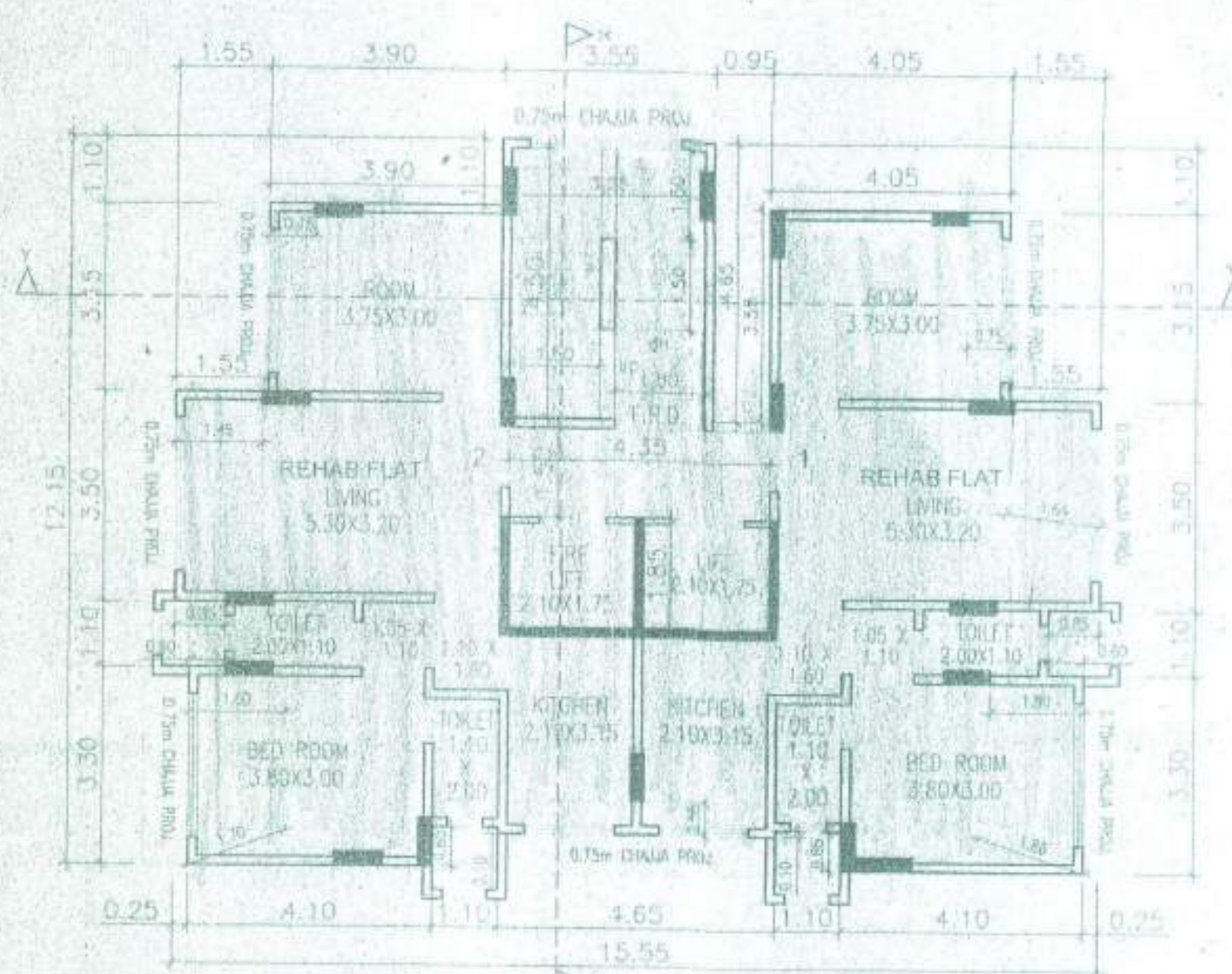
DECLARATION OF SANCTION AND PROPERTY
PROPOSED DEVELOPMENT OF BUILDING ON PLOT, BEARING C.T.S. NO. 436/2 PART, VILLAGE AMBIVALI SITUATED AT JAY BHAVANI MATA ROAD, OFF CESAR ROAD AMBIVALI ANDHRI (W) MUMBAI - 400058 FOR JONITA VILLA

NAME OF THE OWNER & SIGN
MR. VIJAY PARABHU DIRECTOR OF M/S WESTIN DEVELOPERS PVT. LTD. (C.A. TO OWNERS)
1ST FLOOR, A-WING, GEM MALLAN CHS LTD. PLOT NO. 8, OFF VEERA DESAI ROAD ANDHRI (W) MUMBAI - 400058.

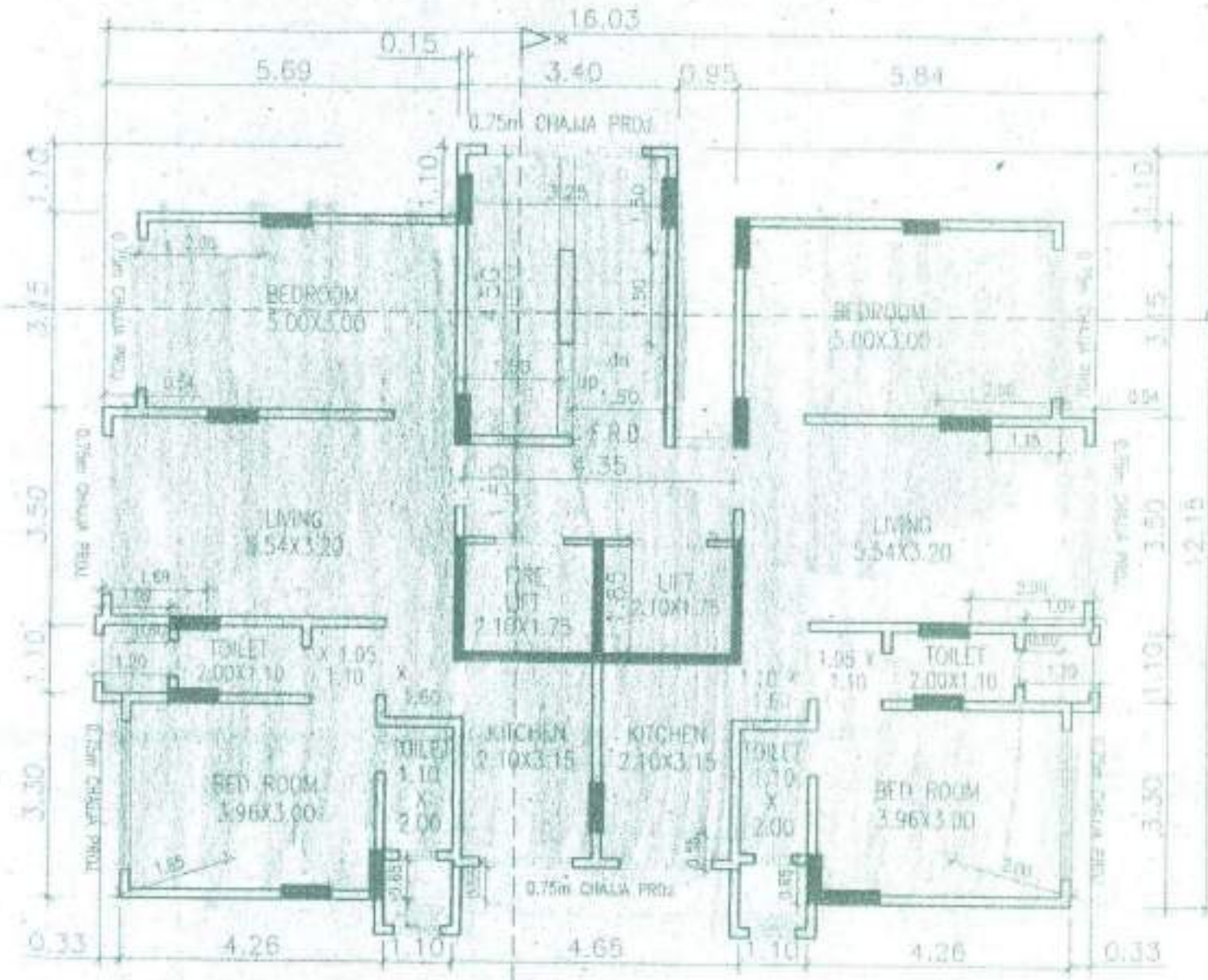
NAME & ADDRESS OF ARCH. OR L.S.
CREATIVE CONSULTANTS & DESIGNERS
VHAYAR V. PATIL (B. ARCH)
101, D. C. A. AMBIVALI
MUMBAI - 400058

SCALE: 1:100

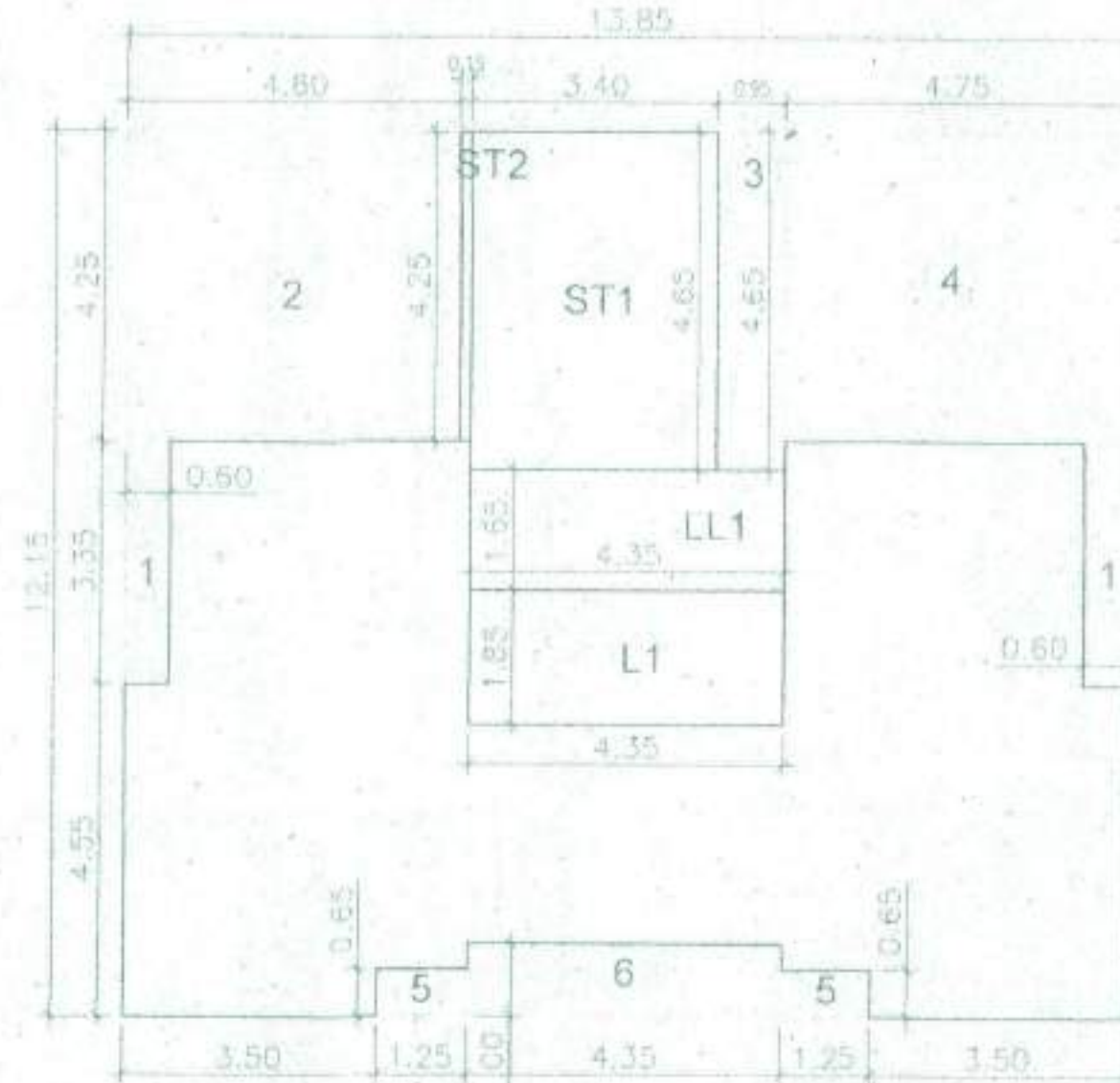
D-3, JYOTI PARK, GROUND FLOOR, BEHIND JYOTI PLAZA, NEAR JYOTI TOWER, SV. ROAD, KANDIVALI (W), MUMBAI - 400 067. TEL: 022-28642683



TYPICAL FLOOR PLAN (7TH & 9TH FLOOR) SCALE-1:100



TYPICAL FLOOR PLAN (11TH TO 13TH FLOOR) SCALE-1:100



BUILT UP AREA LINE DIAGRAM FOR 1ST FLOOR

BUILT UP AREA CALCULATION FOR 1ST FLOOR

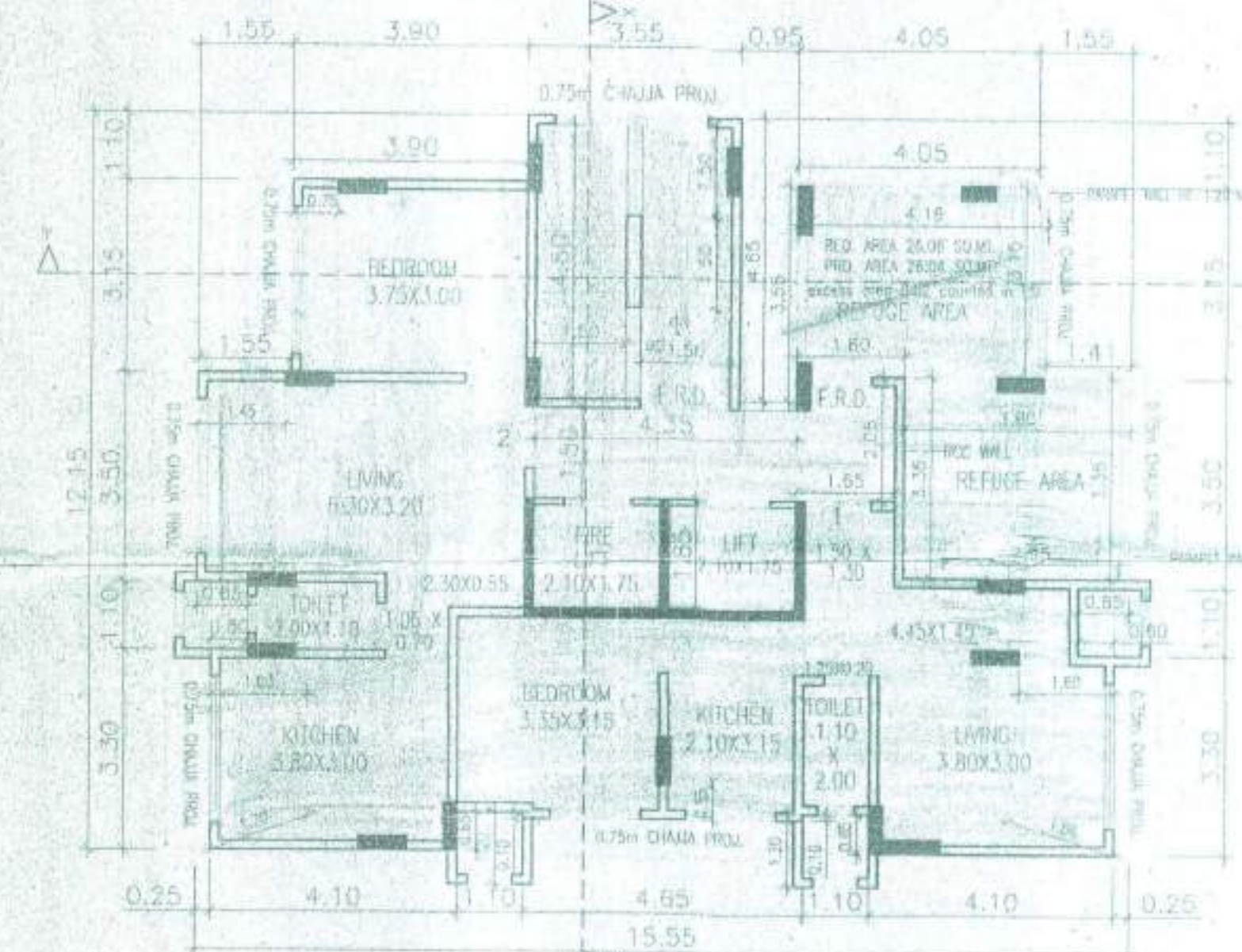
NO.	DESCRIPTION	AREA (SQ.MT)
1	REHAB FLAT LIVING	10.20
2	REHAB FLAT BED ROOM	10.20
3	REHAB FLAT KITCHEN	10.20
4	REHAB FLAT TOILET	10.20
5	REHAB FLAT BALCONY	10.20
6	REHAB FLAT CORRIDOR	10.20
7	REHAB FLAT STAIR	10.20
8	REHAB FLAT LIFT	10.20
9	REHAB FLAT COMMON AREA	10.20
10	REHAB FLAT OTHER	10.20
TOTAL BUILT UP AREA		82.44

This cancels Approval to the previous Plans Sanctioned under No. CHE/WS/0985/K/337(NEW) dated 28/09/2015

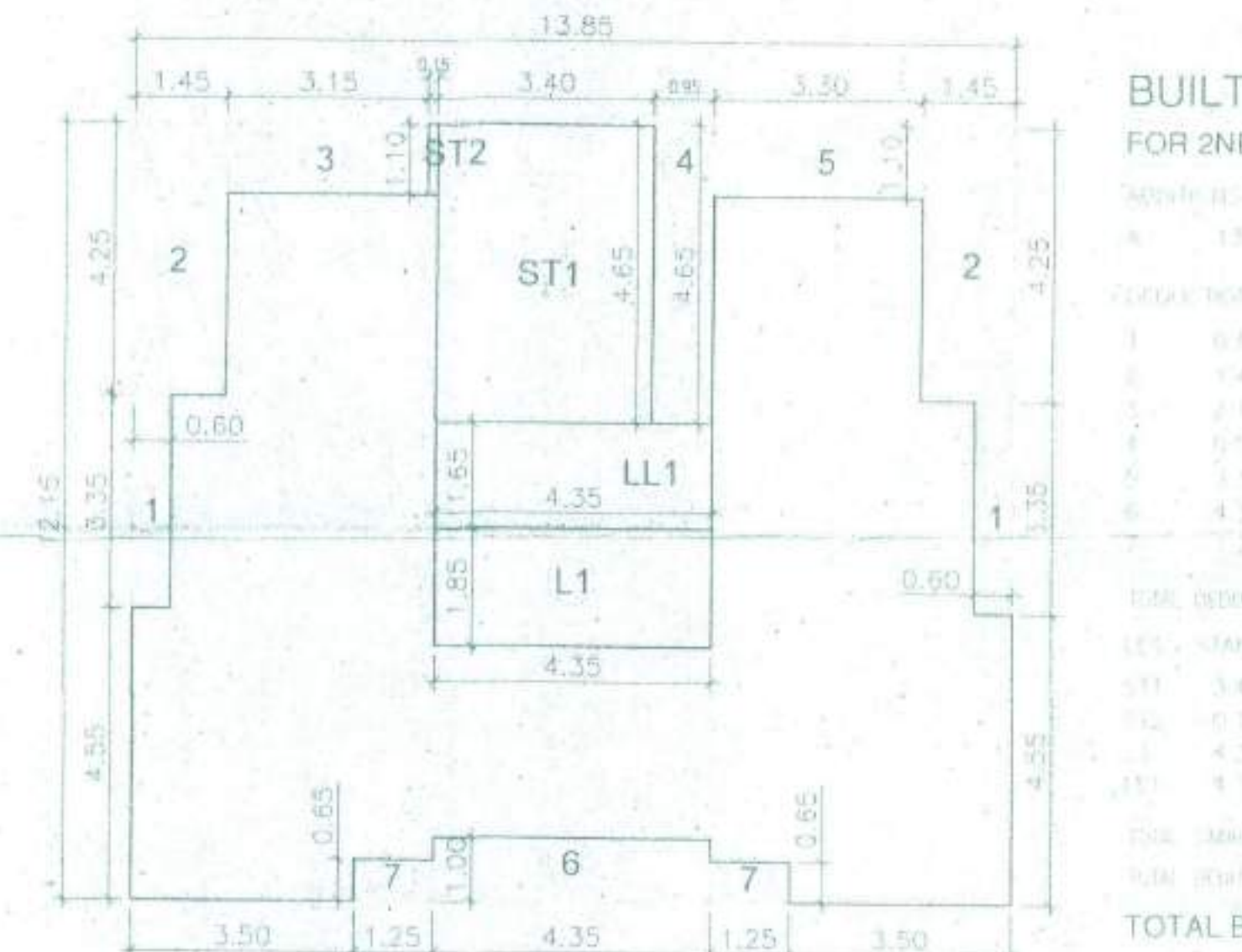
13 OCT 2015

APPROVED Subject to the conditions mentioned in the office No. CHE/WS/0985/K/337(NEW)

Ex. Engr. Bldg. Prop. (W.S.) K. Ward
Brihan Mumbai Mahanagar Palik



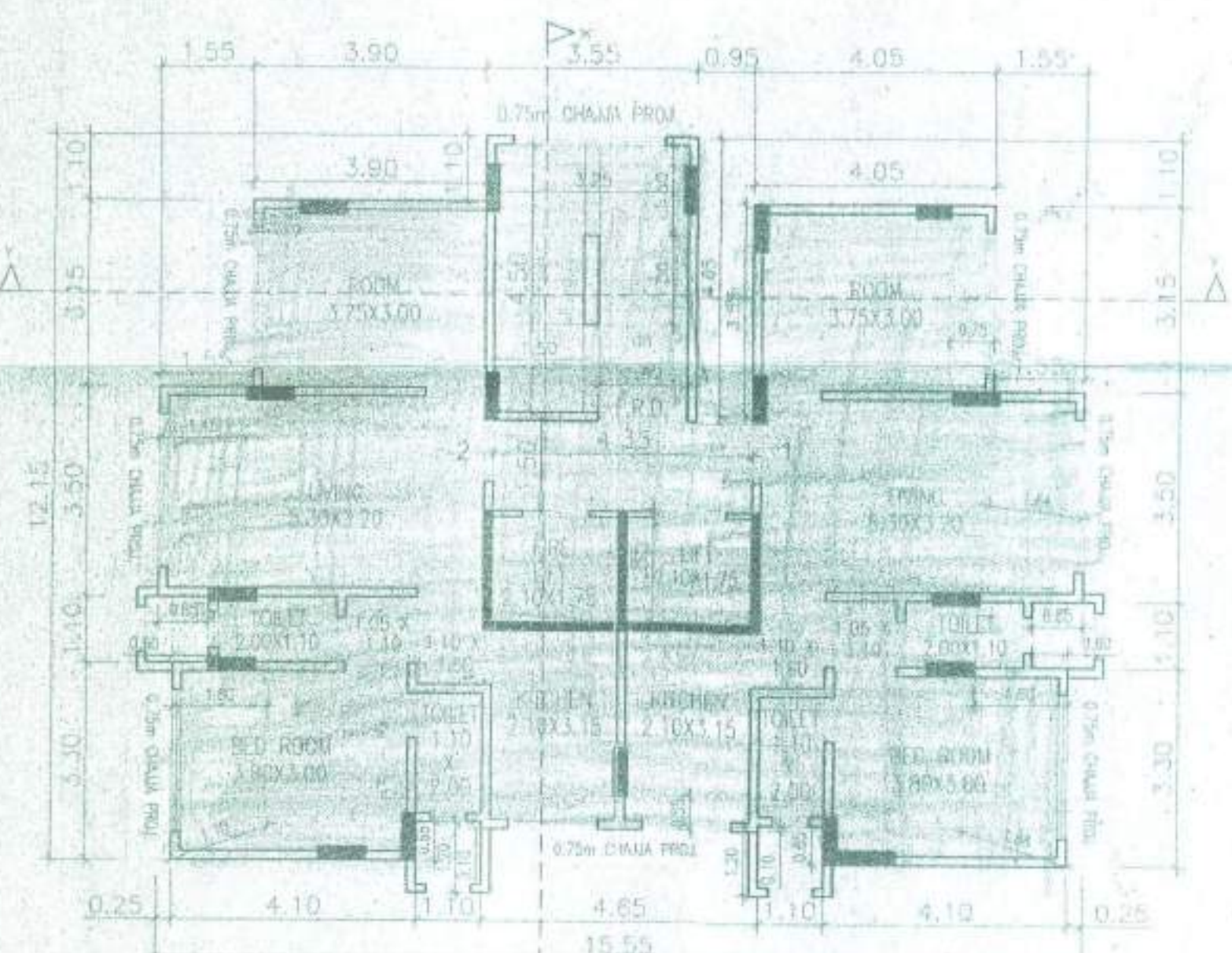
REFUGE FLOOR PLAN (8TH FLOOR) SCALE-1:100



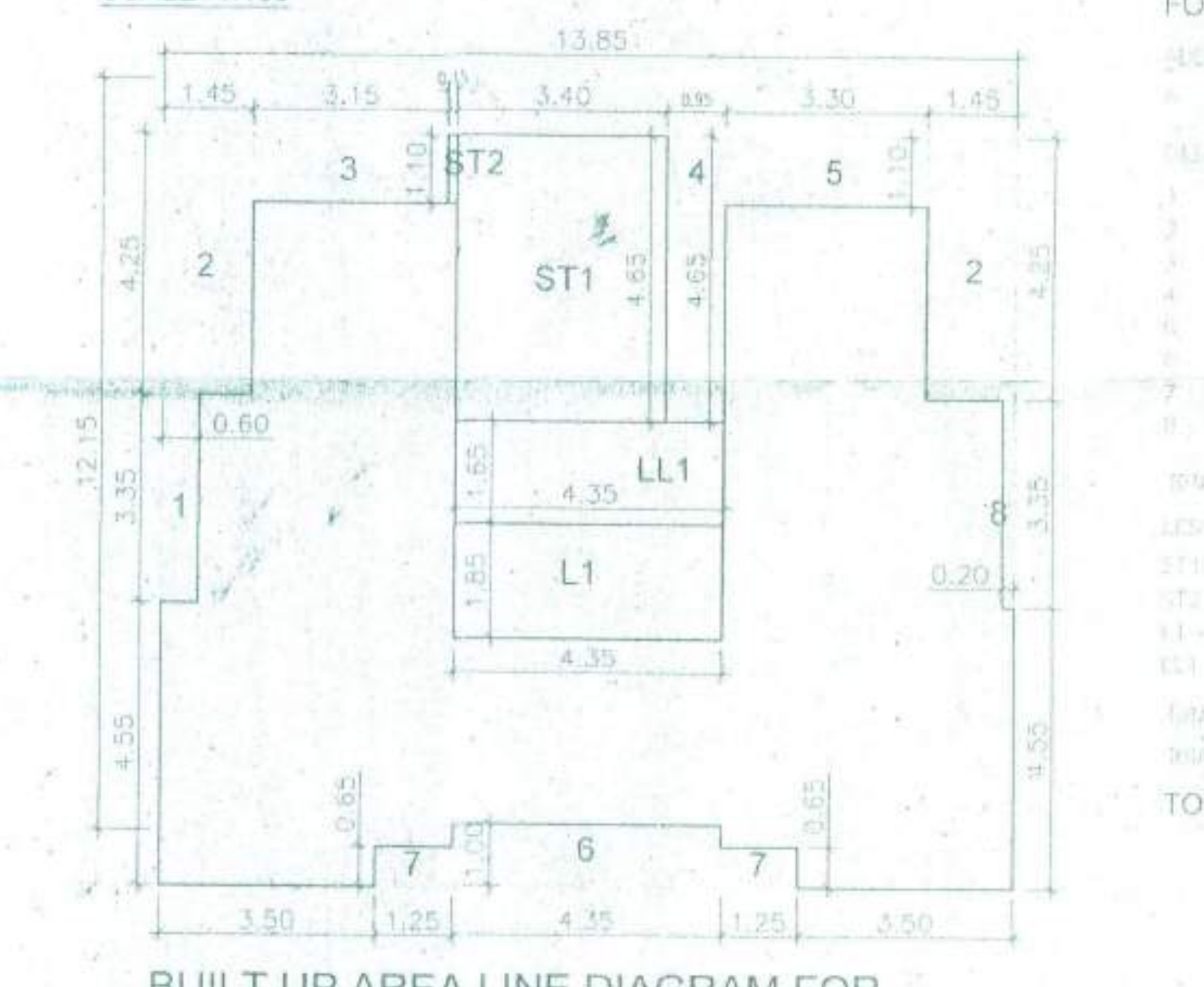
BUILT UP AREA LINE DIAGRAM FOR 2ND TO 4TH FLOOR SCALE-1:100

BUILT UP AREA CALCULATION FOR 2ND TO 4TH FLOOR

NO.	DESCRIPTION	AREA (SQ.MT)
1	REHAB FLAT LIVING	10.20
2	REHAB FLAT BED ROOM	10.20
3	REHAB FLAT KITCHEN	10.20
4	REHAB FLAT TOILET	10.20
5	REHAB FLAT BALCONY	10.20
6	REHAB FLAT CORRIDOR	10.20
7	REHAB FLAT STAIR	10.20
8	REHAB FLAT LIFT	10.20
9	REHAB FLAT COMMON AREA	10.20
10	REHAB FLAT OTHER	10.20
TOTAL BUILT UP AREA		103.22



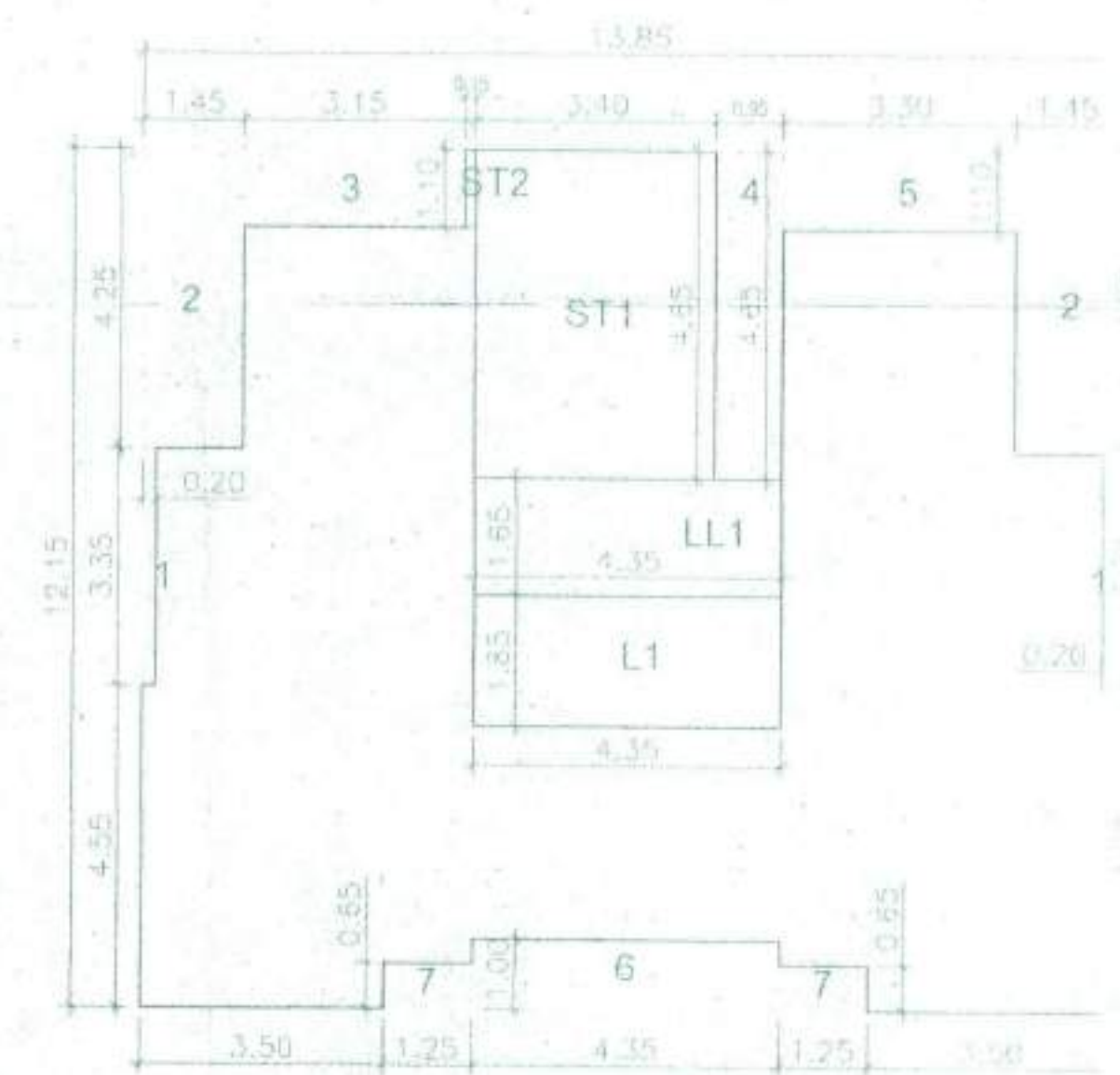
TYPICAL FLOOR PLAN (10TH FLOOR) SCALE-1:100



BUILT UP AREA LINE DIAGRAM FOR 5TH FLOOR SCALE-1:100

FOR 5TH FLOOR

NO.	DESCRIPTION	AREA (SQ.MT)
1	REHAB FLAT LIVING	10.20
2	REHAB FLAT BED ROOM	10.20
3	REHAB FLAT KITCHEN	10.20
4	REHAB FLAT TOILET	10.20
5	REHAB FLAT BALCONY	10.20
6	REHAB FLAT CORRIDOR	10.20
7	REHAB FLAT STAIR	10.20
8	REHAB FLAT LIFT	10.20
9	REHAB FLAT COMMON AREA	10.20
10	REHAB FLAT OTHER	10.20
TOTAL BUILT UP AREA		104.56



BUILT UP AREA LINE DIAGRAM FOR 6TH FLOOR SCALE-1:100

BUILT UP AREA CALCULATION FOR 6TH FLOOR

NO.	DESCRIPTION	AREA (SQ.MT)
1	REHAB FLAT LIVING	10.20
2	REHAB FLAT BED ROOM	10.20
3	REHAB FLAT KITCHEN	10.20
4	REHAB FLAT TOILET	10.20
5	REHAB FLAT BALCONY	10.20
6	REHAB FLAT CORRIDOR	10.20
7	REHAB FLAT STAIR	10.20
8	REHAB FLAT LIFT	10.20
9	REHAB FLAT COMMON AREA	10.20
10	REHAB FLAT OTHER	10.20
TOTAL BUILT UP AREA		105.90

PROFORMA B

STAMP OF DATE OF RECEIPT OF PLANS
CONTENTS
FLOOR PLAN
PARKING AREA STATEMENT
BUILT-UP AREA CALCULATION
REFUGE AREA CALCULATION

STAMP OF DATE OF SANCTION OF PLANS
Dwg.No Date
2
Drawn by
LAXMAN

PROPOSAL OF BUILDING AND PROPERTY
SITUATED AT JAY BHAVANI MATA ROAD, OFF CESAR ROAD
AMBIVLI, ANANDHRI (W) MUMBAI - 400058, FOR JONITA VILLA

NAME OF THE OWNER & SIGN
MR. VIJAY P. RAJHU DIRECTOR OF M/S WESTIN DEVELOPERS PVT. LTD. (C.A. TO OWNER)

NAME & ADDRESS OF ARCH. OR L.S.
CREATIVE ARCHITECTS PVT. LTD. (C.A. TO ARCHITECT)

3-3, JYOTI PARK, GROUND FLOOR, BEHIND JYOTI PLAZA, NEAR JYOTI TOWER, S.V. ROAD, KAMBAVALI (W), MUMBAI - 400 077. TEL: 022-28642683