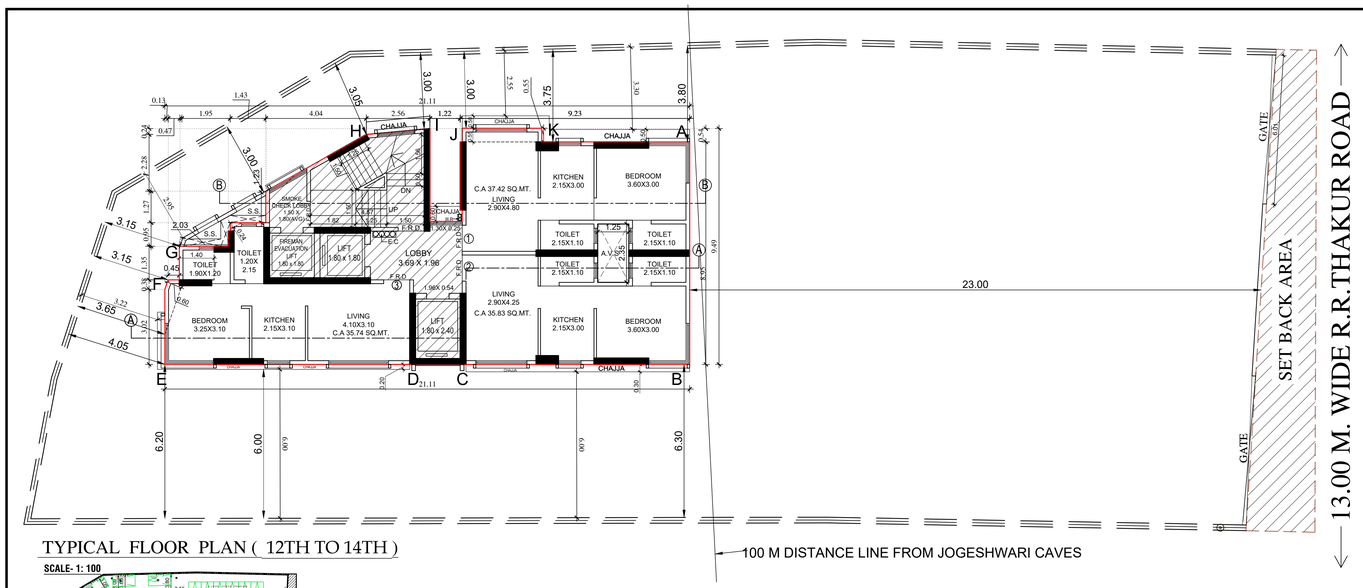
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CONTENTS OF SHEET :- GROUND FLOOR PLAN, PUMB ROOM PLAN BLOCK PLAN ,LOCTION PLAN,PLOT AREA CALC,SECTION OF COMP.WALL & U.G TANK SECTION



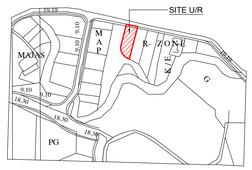
TYPICAL FLOOR PLAN (12TH TO 14TH)

100 M DISTANCE LINE FROM JOGESHWARI CAVES



BLOCK PLAN

SCALE- 1: 500



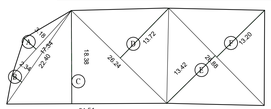
LOCATION PLAN

SCALE- 1: 4000

PLOT AREA CALC. (In sq.mts.)

A)	1/2 x 17.38 x 3.18	=	27.63
B)	1/2 x 22.40 x 2.34	=	26.21
C)	1/2 x 31.54 x 18.36	=	289.54
D)	1/2 x 26.24 x 13.72	=	180.01
E)	1/2 x 26.88 x 13.40	=	180.10
F)	1/2 x 26.88 x 13.20	=	177.41
TOTAL AREA OF PLOT =			880.90 sq.mts.

880.90 sq.mts.



LINE DIAG. FOR SET BACK AREA CALCULATIONS

SCALE :- 1 : 500

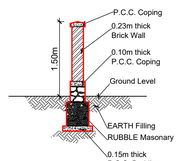


LINE DIAG. FOR SET BACK AREA CALCULATIONS

SCALE :- 1 : 500

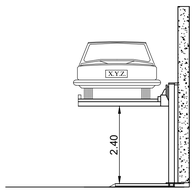
SET BACK AREA CALC. (In sq.mts.)

A)1/2 x 19.30 x 1.62	=	15.63	42.07 sq.mts.
B)1/2 x 19.30 x 2.74	=	26.44	
TOTAL AREA OF SET BACK =		42.07 sq.mts.	
SAY =		42.04 sq.mts.	



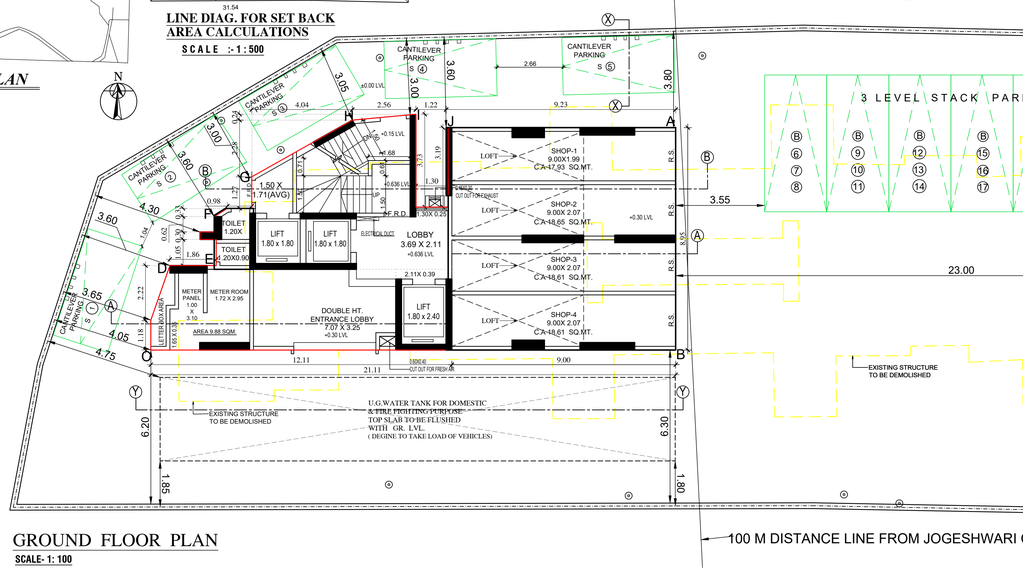
Section Through Compound Wall

SCALE 1:50



SECTION X-X

DEPENDENT CAR PARKING SYSTEM (CANTILEVER)

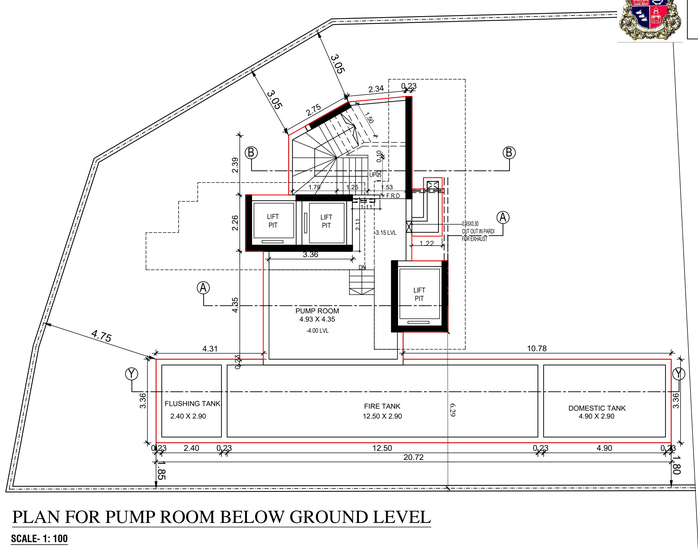


GROUND FLOOR PLAN

SCALE- 1: 100

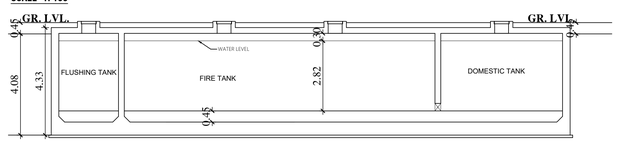
NOTE :- ⊙ = TREE

100 M DISTANCE LINE FROM JOGESHWARI CAVES



PLAN FOR PUMP ROOM BELOW GROUND LEVEL

SCALE- 1: 100



SECTION Y-Y

SCALE- 1: 100

Note :-
This is digitally signed plan & does not require physical signatures.

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 19 -10-2018 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 880.90 SQ.MTS. (FIVE HUNDRED & THIRTY ONE POINT SIXTY SQ.MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Priyank Abhay Bhatt

SIGNATURE OF ARCHITECT

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				PRASHANT		

NORTH

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
Sai Vaishali CHS Ltd.,
Vaishali Nagar,
Jogeshwari (W), mumbai - 400102

NAME OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

DIGITAL SIGNATURE OF ARCHITECT

PRIYANK BHATT
ARCHITECT
202/A- Shiv Prisha CHSL. Juction of Gulmohar Road & Juhi Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049
:- pb0104166@gmail.com
:- 022 - 26255400

NAME, ADDRESS OF ARCHITECT

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 26-07-2023

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 09.01.2024

DIGITAL SIGNATURE OF AUTHORITIES

SANTOSH GOPAL MANDAVKAR — S.E.B.P. (K/EN)

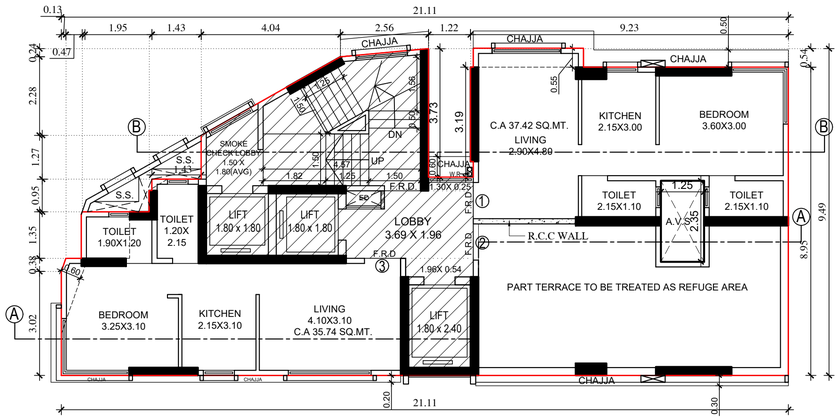
SHAIKH ASIF MUSA — A.E.B.P. (K/E)

UDAY MANOHARRAO MAHAJAN — E.E.B.P. (K/E)

FORM - I

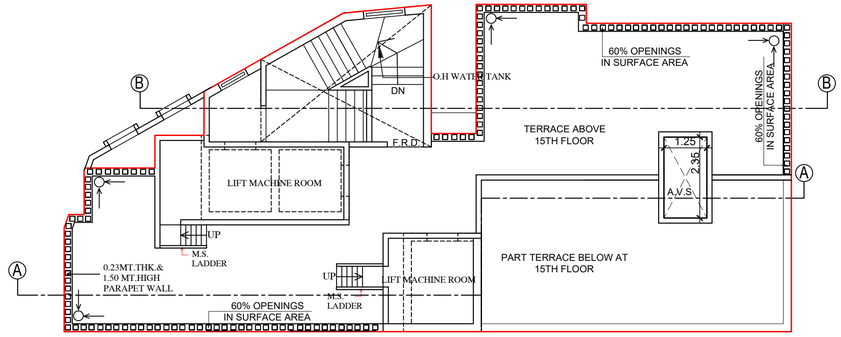
A.	AREA STATEMENT	
1)	AREA OF THE PLOT	880.90
a)	Area of Reservation in plot	———
b)	Area of Road set back	———
c)	Area of D P Road	———
2)	DEDUCTIONS FOR :	———
A)	For Reservation/Road area	———
a)	Road set back area to be handed over (100%) (Regulation No 16)	42.04
b)	Proposed D P road to be handed over (100%) Regulation No 16)	———
c)	Reservation area(plot) to be be handed over(100%) (Regulation No 17)	———
d)	Area under nallah widening	———
e)	TOTAL AREA UNDER ROAD/RESERVATION/NALLAH	———
B)	For Amenity area	———
a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	———
b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	———
c)	Area of amenity plot/plots to be handed over as per DCR 15	———
d)	Area of amenity plot/plots to be handed over as per DCR 35	———
e)	TOTAL AMENITY AREA	———
C)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which the development was allowed	———
3)	Total deduction :(2(A)+2(B)+2(C)	42.04
4)	Balance area of the plot(1)-(3)	838.86
5)	Plot under development (1-2(A)+2(B)	838.86
6)	Zonal (basic) FSI(0.50 or 0.75 or 1 or 1:33) .	1.00
7)	a)Permissible built up area as per Zonal(Basic) FSI (5X6)	
	b) Permissible Built up area as per DCR 30(C) protected for development	838.86
	Permissible built up area (7a or 7b above,whichever is more)	838.86
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)	
	a) Additional BUA for 2(A) & 2(B) above within the cap of admissible "TDR" as per table no 12 on balance plot [2 (A) (d) X 2 times]	
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize within the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%) (42.04 X 2.00 = 84.08)	84.08
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	———
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	
	a) in lieu cost of construction of amenity building as per regulation 30(A)30(b)	———
	b)50% of rehab component as per reg 33(7)(A)	———
	c)15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)	
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%) [Permissible= 838.86X50%= 419.43	419.43
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A) &30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above	
12)	Permissible Built up area (7+8+9+10+11+11)	1342.37
13)	TOTAL BUILT UP AREA 13(a)+ 13(b)	
	a)PROPOSED BUILT UP AREA	1342.37
	b)EXISTING BUILT UP AREA	———
14)	TDR generated if any as per 30(A)	———
15)	FSI consumed on net plot(13/4)	1.60
16)	**DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS**	
a)	RESIDENTIAL BUILT-UP AREA PERMISSIBLE	1278.37
b)	REMAINING NON RESIDENTIAL BUILT-UP AREA	64.00
17)	**DETAILS OF EC. AREA AVAILED AS PER DCPR 2034 31 (3)**	
i)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential as per approved concessions	———
ii)	Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	———
iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	———
iv)	Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	———
v)	Permissible Fungible Compensatory area by charging premium for residential	447.43
vi)	Fungible compensatory area availed on payment of premium for residential	394.28
vii)	Permissible Fungible compensatory area on payment of premium for commercial	22.40
viii)	Fungible compensatory area availed on payment of premium for commercial	22.40
18) a)	TOTAL GROSS BUILT-UP AREA PERMISSIBLE (13+ 17(i) + 17(iii) +17(v) + 17(vii) - (18 d))	1812.20
b)	TOTAL GROSS BUILT-UP AREA PROPSED (13+ 17(ii) + 17(iv) +17(vi) + 17(viii))	1759.05
c)	Balance Built up Area (18(a)- 18(b)	———
d)	Area to be captaince abeyance as per Concession	———
II	OTHET REQUIREMENTS	
A	Reservation/ Designation	
a)	Name of reservation	———
b)	Area of reservation land handed over as per Regulation No.17	———
c)	Built up area of amenity to be handed over as per Regulation No.17	———
d)	Area/Built up area of Designation	———
B	Plot area/built up amenity to be handed over as per regulation No	
a)	14(A)	———
b)	14(B)	———
c)	15	———
C	Requirement of LOS as per Regulation No.27	———
D	TENEMENTS STATEMENT	
a)	Proposed built up area (16 above)	1759.05
b)	Less deduction of Non-Residential area(shop etc)	86.40
c)	Area available for Tenements (a) minus(b)	1672.65
d)	Tenements Permissible (450/hectare) = 75.27 SAY	75 Nos.
e)	Total Number of Tenements Proposed on Plot	41 Nos.
E	PARKING STATEMENT	
	(i)PARKING REQUIRED FOR REGULATION FOR	15 Nos.
	(ii)TOTAL PARKING PROVIDED	23 Nos.
F	TRANSPORT VEHICLE PARKING	
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

CONTENTS OF SHEET :- FLOOR PLANS



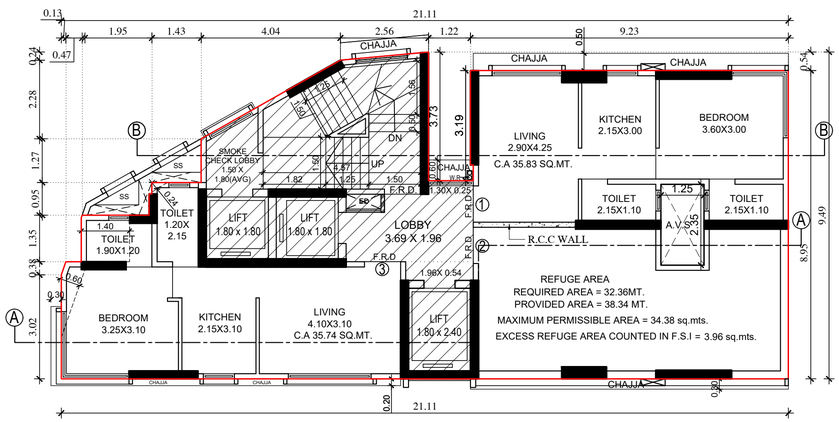
15TH REFUGE FLOOR PLAN

SCALE- 1: 100



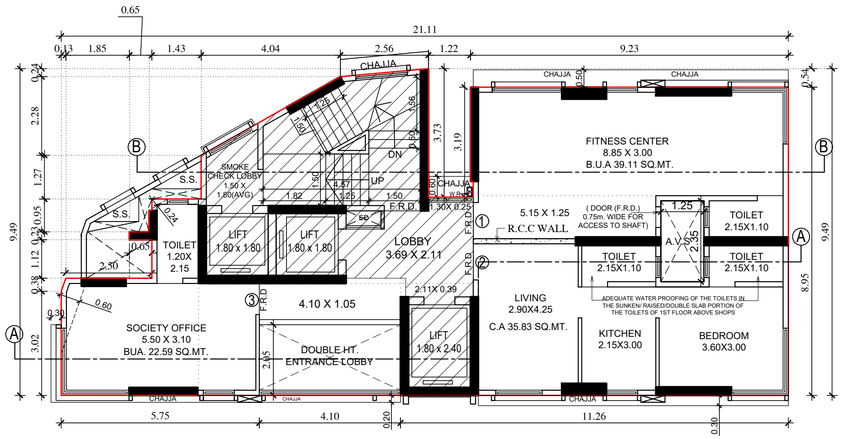
TERRACE FLOOR PLAN

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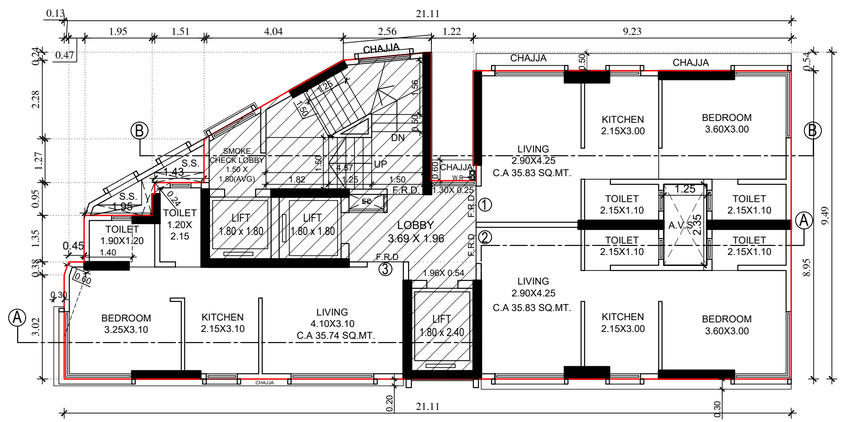
8TH REFUGE FLOOR PLAN

SCALE- 1: 100



1ST FLOOR PLAN

SCALE- 1: 100



TYPICAL FLOOR PLAN (2ND TO 7TH & 9TH TO 11TH.)

SCALE- 1: 100

Note :-
This is digitally signed plan & does not require physical signatures.

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				PRASHANT		

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
Sai Vaishali CHS Ltd.,
Vaishali Nagar,
Jogeshwari (W), mumbai - 400102

MOHIDDIN NIZAMUDDIN UMATIYA

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Date: 2023.11.02 10:41:32 +05'30'

NORTH

NAME OF OWNER /C.A. TO OWNER / LESSEE

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
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Date: 2023.11.02 10:54:30 +05'30'

PRIYANK BHATT
ARCHITECT
202/A- Shiv Prisha CHSL. Juction of Gulmohar Road & Juhu Lane, JVPD Scheme,
Vile Parle (West), Mumbai - 400049
:- pb010416@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 26-07-2023

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 09.01.2024

DIGITAL SIGNATURE OF AUTHORITIES

SANTOSH GOPAL MANDAVKAR

Digitally signed by SANTOSH GOPAL MANDAVKAR
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S.E.B.P. (K/EN)

SHAIKH ASIF MUSA

Digitally signed by SHAIKH ASIF MUSA
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Date: 2024.01.04 16:10:27 +05'30'

A.E.B.P. (K/E)

UDAY MANOHARRAO MAHAJAN

Digitally signed by UDAY MANOHARRAO MAHAJAN
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E.E.B.P. (K/E)

FILE No. :- CE / 8588 / WS / AK | 3 / 4

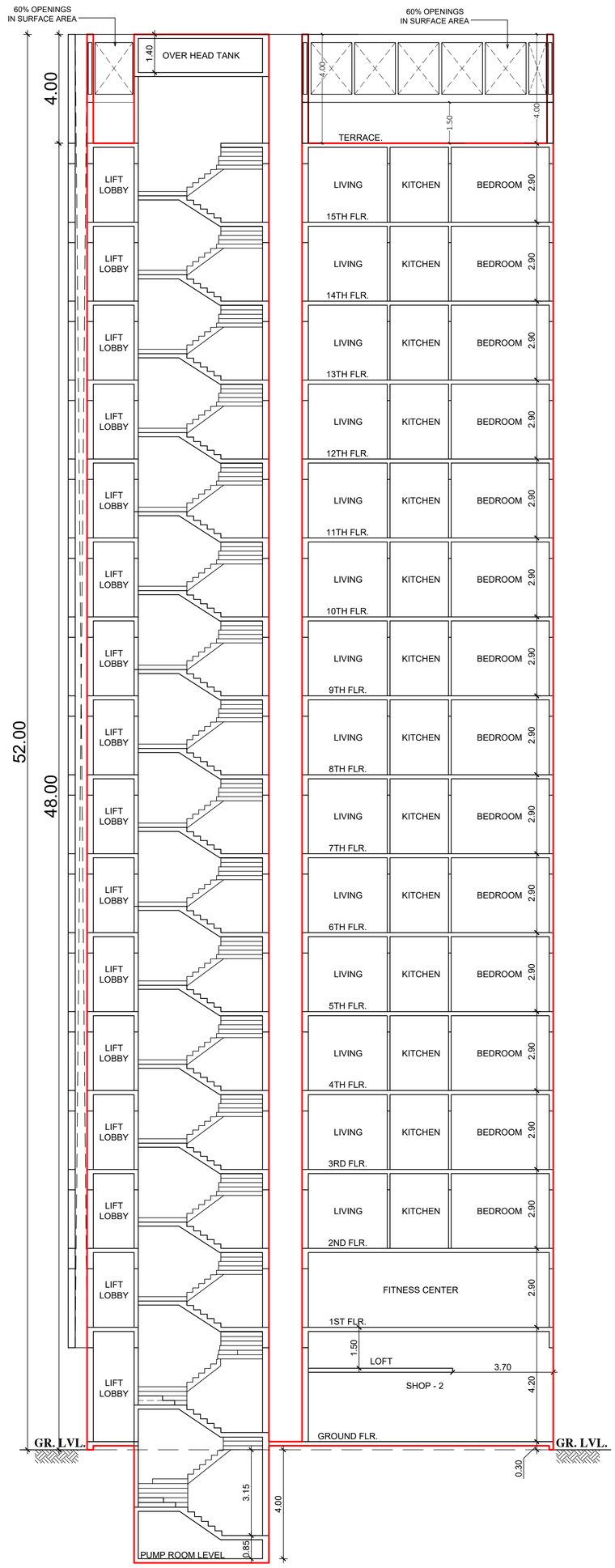
CONTENTS OF SHEET :- SECTIONS



DETAILS X-X

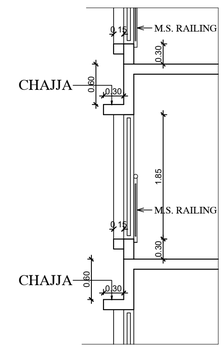
SECTION A-A

SCALE- 1: 100



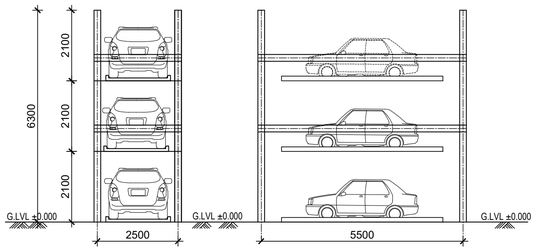
SECTION B-B

SCALE- 1: 100



DETAILS X-X

SCALE- 1: 50



3 STACK CAR PARKING SYSTEM (FOR BIG CARS)

NO. OF PARKING = 03 NOS.

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JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				PRASHANT		

N

NORTH

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
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NAME OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

Digitally signed by MOHIDDIN NIZAMUDDIN UMATIYA
DN: c=IN, o=PERSONAL, title=0650, pseudonym=08fbd0333609aafbbb49a32d87b205f5, 2.5.4.20=150028F823F3B4028E5649827D7D7EF7AEEC84D5AB07656C54368 3FBC0E241CD, postalCode=400102, st=Maharashtra, serialNumber=d13d9d88f0466fd1e69e612f7677d085 4d6128c2a2dbb29543020498a7e52c66a, cn=MOHIDDIN NIZAMUDDIN UMATIYA
Date: 2023.11.02 10:42:43 +05'30'

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
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Date: 2023.11.02 10:55:52 +05'30'

PRIYANK BHATT
ARCHITECT
202/A- Shiv Prisha CHSL, Juction of Gulmohar Road & Juhu Lane, JVPD Scheme,
Vile Parle (West), Mumbai - 400049
:- pb0104l6@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT | **NAME, ADDRESS OF ARCHITECT**

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SANTOSH GOPAL MANDAVKAR

Digitally signed by SANTOSH GOPAL MANDAVKAR
DN: c=IN, o=BRIHANMUMBAI MUNICIPAL CORPORATION, ou=BUILDING PROPOSAL WESTERN SUBURB-I, 2.5.4.20=dc538dee2bc8ae44a2a324206efc4ca6d981785746c4e6826788a8713 4e6b3c5, postalCode=400093, st=Maharashtra, serialNumber=6b73174400A2A913C86F1 0d2d1b4ae1c0ee8d0692, postalCode=400116, st=Maharashtra, serialNumber=8bcaa0f1f5ee4a4f3bbb57c4a4104c4e53d2394bbeee9769dd0ab, cn=SANTOSH GOPAL MANDAVKAR
Date: 2024.01.04 19:14:26 +05'30'

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

SHAIKH ASIF MUSA

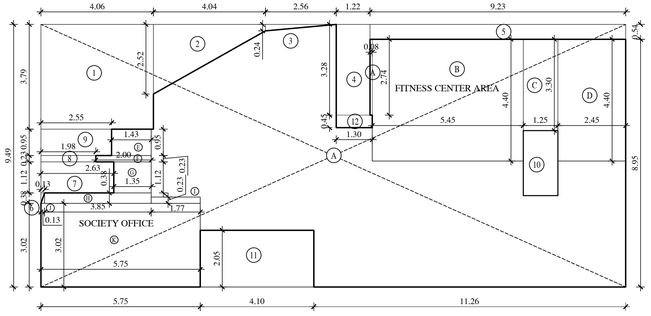
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A.E.B.P. (K/E)

UDAY MANOHARRAO MAHAJAN

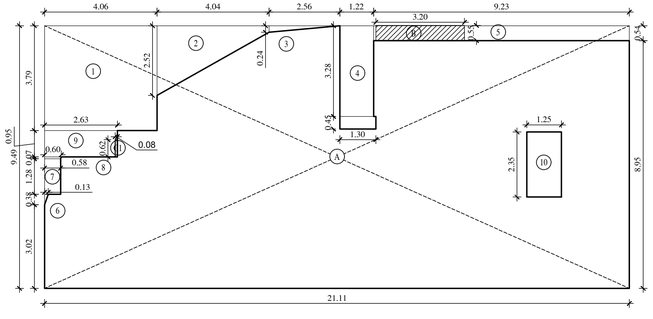
E.E.B.P. (K/E)

CONTENTS OF SHEET :- LINE DIAGRAM &AREA CALC.



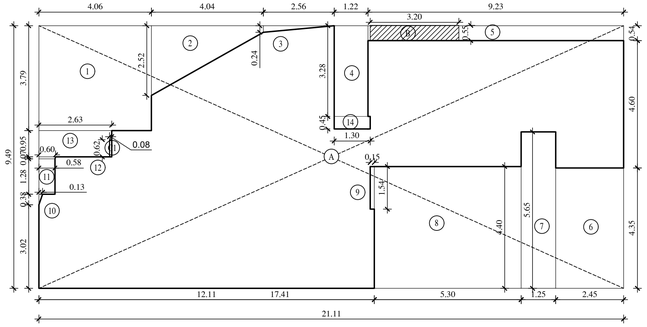
LINE DIAG. FOR 1ST FLOOR AREA CALC.

SCALE- 1: 100



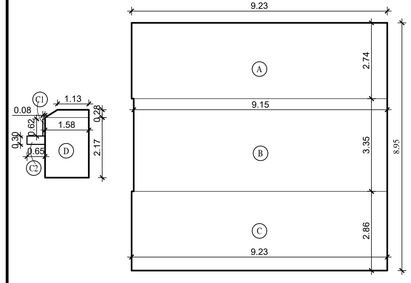
LINE DIAG. FOR TYPICAL FLOOR (2nd to 7th & 9th to 11th, 12th to 14th flrs.) **AREA CALC.**

SCALE- 1: 100



LINE DIAG. FOR 8TH & 15TH FLOOR AREA CALC.

SCALE- 1: 100



LINE DIAG.FOR GROUND FLOOR **AREA CALC.** **SCALE- 1: 100**

SUMMARY (in sq.mts.)

FLOOR	FLOOR AREA	LESS ST.CASE LIFT & LIFT PASS. AREA	TOTAL NET AREA
GR.FLOOR	86.40	——	86.40
1ST.FLOOR	90.58	44.49	46.09
2ND.FLOOR	163.29	42.92	120.37
3RD.FLOOR	163.29	42.92	120.37
4TH. FLOOR	163.29	42.92	120.37
5TH. FLOOR	163.29	42.92	120.37
6TH. FLOOR	163.29	42.92	120.37
7TH. FLOOR	163.29	42.92	120.37
8TH. FLOOR	124.96	43.58	81.38
9TH. FLOOR	163.29	42.92	120.37
10TH. FLOOR	163.29	42.92	120.37
11TH. FLOOR	163.29	42.92	120.37
12TH. FLOOR	165.05	42.92	122.13
13TH. FLOOR	165.05	42.92	122.13
14TH. FLOOR	165.05	42.92	122.13
15TH. FLOOR	126.72	43.58	83.14
TOTAL	**2393.42**	**646.69**	**1746.73**

REFUGE AREA COUNTED IN F.S.I	=	3.96 sq.mts.
EXCESS SOCIETY OFFICE AREA COUNTED IN F.S.I	=	2.59 sq.mts.
EXCESS FITNESS CENTER AREA COUNTED IN F.S.I	=	5.77 sq.mts.
TOTAL	**=**	**1759.05 Sqm.**

AREA STATEMENT

1ST FLOOR (In sq.mts.)

A) 21.11 x 9.49 = 200.33 sq.mts.

DEDUCTIONS:-

1)	4.06	x 3.79	=	15.39	
2)	4.04	x [2.52+0.24] /2	=	5.58	
3)	2.56	x 0.24 x 1/2	=	0.31	
4)	1.22	x 3.28	=	4.00	
5)	9.23	x 0.54	=	4.98	
6)	0.13	x 0.38 x 1/2	=	0.02	
7)	2.63	x 1.12	=	2.95	
8)	1.98	x 0.23	=	0.46	
9)	2.55	x 0.95	=	2.42	
10)	1.25	x 2.35	=	2.94	
11)	4.10	x 2.05	=	8.41	
12)	1.30	x 0.45	=	0.59	

48.05 sq.mts.

152.28 sq.mts.

LESS :-

FITNESS CENTER AREA

A)	0.08	x 2.74	=	0.22	
B)	5.45	x 4.40	=	23.98	
C)	1.25	x 3.30	=	4.13	
D)	2.45	x 4.40	=	10.78	

39.11 sq.mts.

SOCIETY OFFICE AREA

E)	1.43	x 0.95	=	1.36	
F)	2.00	x 0.23	=	0.46	
G)	1.35	x 1.12	=	1.51	
H)	3.85	x 0.38	=	1.46	
I)	1.77	x 0.23	=	0.41	
J)	0.13	x 0.38 x 1/2	=	0.02	
K)	5.75	x 3.02	=	17.37	

22.59 sq.mts.

TOTAL AREA OF 1ST FLOOR = 90.58 sq.mts.

TYPICAL FLOOR (2nd to 7th, 9th to 11th. flrs.)

A) 21.11 x 9.49 = 200.33
c1) 0.08 x 0.62 = 0.05
200.38 sq.mts.

DEDUCTIONS:-

1)	4.06	x 3.79	=	15.39	
2)	4.04	x [2.52+0.24] /2	=	5.58	
3)	2.56	x 0.24 x 1/2	=	0.31	
4)	1.22	x 3.28	=	4.00	
5)	9.23	x 0.54	=	4.98	
6)	0.13	x 0.38 x1/2	=	0.02	
7)	0.58	x 1.28 x1/2	=	0.74	
8)	[0.60+0.58] /2	x 0.07	=	0.04	
9)	2.63	x 0.95	=	2.50	
10)	1.25	x 2.35	=	2.94	
11)	1.30	x 0.45	=	0.59	

37.09 sq.mts.

TOTAL AREA OF TYPICAL FLOOR = 163.29 sq.mts.

(12th to 14th flrs.)

SAME AS TYPICAL FLOOR 163.29 sq.mts.

ADDITION :-

B) 3.20 x 0.55 = 1.76

TOTAL AREA ON PER FLR. = 165.05 sq.mts.

REFUGE FLOOR (8TH.FLR.) (In sq.mts.)

A) 21.11 x 9.49 = 200.33
c1) 0.08 x 0.62 = 0.05
200.38 sq.mts.

DEDUCTIONS:-

1)	4.06	x 3.79	=	15.39	
2)	4.04	x [2.52+0.24] /2	=	5.58	
3)	2.56	x 0.24 x 1/2	=	0.31	
4)	1.22	x 3.28	=	4.00	
5)	9.23	x 0.54	=	4.98	
6)	2.45	x 4.35	=	10.66	
7)	1.25	x 5.65	=	7.06	
8)	5.30	x 4.40	=	23.32	
9)	0.15	x 1.54	=	0.23	
10)	0.13	x 0.38 x1/2	=	0.02	
11)	0.58	x 1.28 x1/2	=	0.74	
12)	[0.60+0.58] /2	x 0.07	=	0.04	
13)	2.63	x 0.95	=	2.50	
14)	1.30	x 0.45	=	0.59	

75.42 sq.mts.

TOTAL AREA OF REFUGE FLOOR = 124.96 sq.mts.

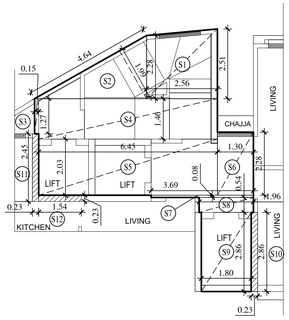
REFUGE FLOOR (15TH.FLR.)

SAME AS 8TH FLOOR 124.96 sq.mts.

ADDITION :-

B) 3.20 x 0.55 = 1.76

TOTAL AREA ON 15TH FLR. = 126.72 sq.mts.



ST.CASE ,LIFT & LIFT PASSAGE AREA CALCULATIONS (in sq.mts.)

TYPICAL FLOOR (2ND TO 7TH & 9TH TO 11TH, 12TH TO 14TH FLOOR)

s1)	2.56	x (2.28+ 2.51)/2	=	6.13	
s2)	1.99	x 4.64 x 1/2	=	4.62	
s3)	0.15	x 1.27	=	0.19	
s4)	6.45	x 1.46	=	9.42	
s5)	6.45	x 2.03	=	13.09	
s6)	1.30	x 2.28	=	2.96	
s7)	3.69	x 0.08	=	0.30	
s8)	1.96	x 0.54	=	1.06	
s9)	1.80	x 2.86	=	5.15	

42.92 sq.mts.

TOTAL AREA PER FLR. = 42.92 sq.mts.

(8TH & 15TH FLRS.)

SAME AS PER TYPICAL FLOOR 42.92 sq.mts.

ADDITION :-

s10) 0.23 x 2.86 = 0.66

TOTAL AREA PER FLR. = 43.58 sq.mts.

1ST FLR.

SAME AS PER 8th &15th FLOOR 43.58 sq.mts.

ADDITION :-

s11)	0.23	x 2.45	=	0.56	
s12)	0.23	x 1.54	=	0.35	

TOTAL AREA PER FLR. = 44.49 sq.mts.

Note :-
This is digitally signed plan & does not require physical signatures.

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				PRASHANT		

NORTH

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17, Sai Vaishali CHS Ltd., Vaishali Nagar, Jogeshwari (W), mumbai - 400102

NAME OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

Digitally signed by MOHIDDIN NIZAMUDDIN UMATIYA
DN: c=IN, o=PERSONAL, title=7186, 2.5.4.20=5ed6efa9108defbb377508c0e7cf7a7ea04b58facec778e97f59eeaaea1806f7a, postalCode=400049, st=Maharashtra, serialNumber=2c4fc0f353b30f6421b7b7b4f5468ab3de2503b79683361099d9ab6bf1f49c497b, cn=Priyank Abhay Bhatt
Date: 2023.11.02 10:57:45 +05'30'

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

PRIYANK BHATT
ARCHITECT
202/A- Shiv Prisha CHSL. Juction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049
:- pb0104166@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT | **NAME, ADDRESS OF ARCHITECT**

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 26-07-2023

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 09.01.2024

DIGITAL SIGNATURE OF AUTHORITIES

SANTOSH GOPAL MANDAVKAR
S.E.B.P. (K/EN)

SHAIKH ASIF MUSA
A.E.B.P. (K/E)

UDAY MANOHAR RAO MAHAJAN
E.E.B.P. (K/E)

STATEMENT OF PERMISSIBLE FITNESS CENTER AREA

PERMISSIBLE FITNESS = 2 % OF TOTAL BUILT-UP AREA CENTER AREA

= 2 X 1666.88 / 100

= 33.34 sq.mts.

PERMISSIBLE FITNESS AREA	=	33.34 SQ.MT.
PROP. AREA OF FITNESS CENTER	=	39.11 SQ.MT.
EXCESS FITNESS CENTER AREA COUNTED IN F.S.I	=	5.77 SQ.MT.

STATEMENT OF PERMISSIBLE SOCIETY OFFICE AREA

PERMISSIBLE SOCIETY OFFICE AREA	=	20.00 SQ.MT.
PROP. AREA OF SOCIETY OFFICE	=	22.59 SQ.MT.
EXCESS SOCIETY OFFICE AREA COUNTED IN F.S.I	=	2.59 SQ.MT.

REFUGE AREA REQU. AT 8th. FLOOR

TOTAL B. U. AREA OF 8TH. TO 14TH. FLOOR

= **81.38 +120.37 X 3 FL. + 122.13 X 3 FLOORS**

= **808.88sq.mts.**

TOTAL REFUGE AREA REQU. = 4 % x TOTAL B.U.A. OF 7 FLR. /100

= 4 % x 808.88

TOTAL REFUGE AREA REQU. AT 8th. FLR.	=	**32.36 Sq.Mts.**
TOTAL REFUGE AREA PROV. AT 8th. FLR.	=	38.34 sq.mts.
MAXIMUM PERMISSIBLE AREA = 808.88 x 4.25 % = 34.38 sq.mts.		
EXCESS REFUGE AREA COUNTED IN F.S.I	=	3.96 sq.mts.

AREA STATEMENT

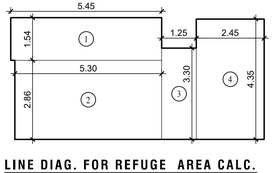
REFUGE AREA ON 8TH & 15TH FLR. (In sq.mts.)

ADDITION:-

1)	5.45	x 1.54	=	8.39	
2)	5.30	x 2.86	=	15.16	
3)	1.25	x 3.30	=	4.13	
4)	2.45	x 4.35	=	10.66	

38.34 sq.mts.

TOTAL AREA OF REFUGE AREA = 38.34 sq.mts.



LINE DIAG. FOR REFUGE AREA CALC.

SCALE :- 1 : 100

CARPET AREA STATEMENT

FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
2ND to 11TH	1	35.83	10 NOS.
12TH to 15TH	1	37.43	04 NOS.
1ST.to 7TH, 9TH to 11TH, 12TH to 14TH,	2	35.83	13 NOS.
2ND.to 15TH	3	35.74	14 NOS.
TOTAL NOS. OF FLATS =			**41 NOS.**

CAR PARKING STATEMENT

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C.P.R 2034 No.44 TABLE 21	PARKING REQUIRED
SHOP AREA = 86.40 sq.mt.		1 PARKING FOR 40.0 SQ.MTS.	2.16 Nos.
BELOW 45.00	41	1 PARKING FOR 4 TENEMENTS	10.25 Nos.
45.00 TO 60.00	—	1 PARKING FOR 2 TENEMENTS	—
60.00 TO 90.00	—	1 PARKING FOR1 TENEMENTS	—
10 % PARKING FOR VISITORS (minimum 2)			2.00 Nos.
10 % PARKING FOR VISITORS			1.03 Nos.
TOTAL PARKING REQUIRED		15.44 say =	15 Nos.
TOTAL PARKING PROVIDED			23 Nos.