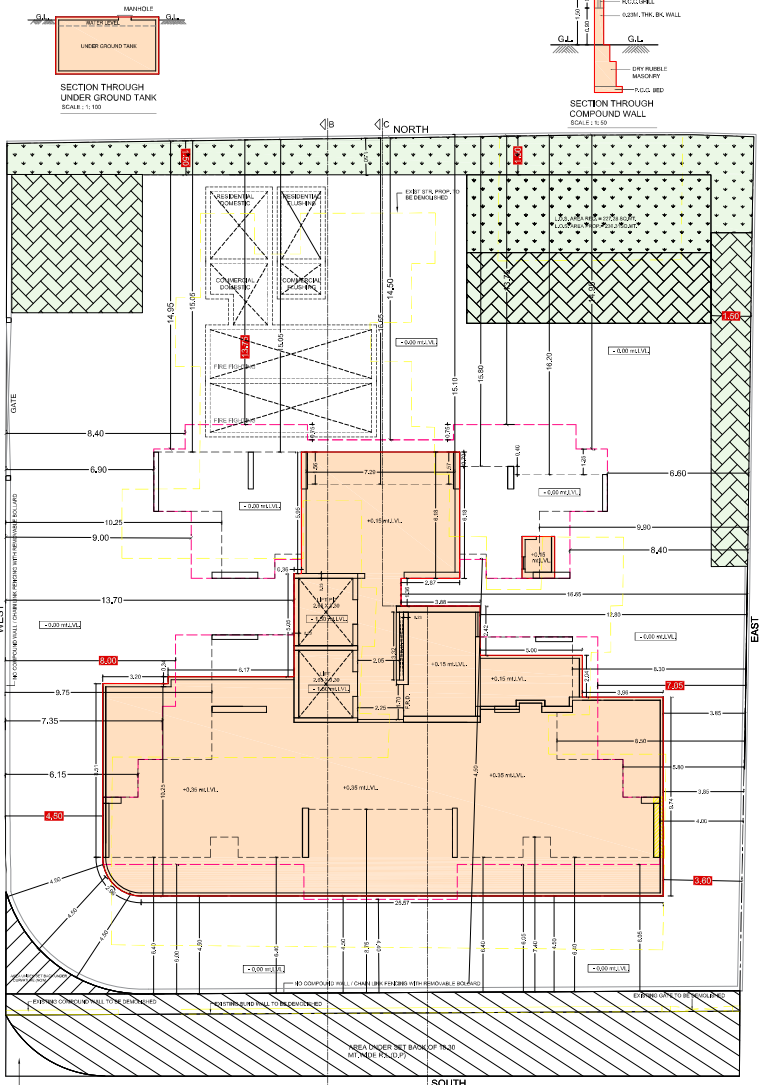
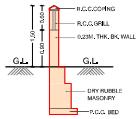


GROUND FLOOR PLAN
SCALE : 1:100

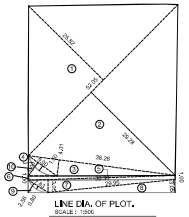
SECTION THROUGH UNDER GROUND TANK
SCALE : 1:100



SECTION THROUGH COMPOUND WALL
SCALE : 1:50

SECTION 'B' - 'B'
SCALE 1: 100

SECTION 'C' - 'C'
SCALE 1: 100



LINE DIA. OF PLOT.
SCALE : 1:800

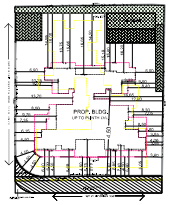
AREA CALCULATION OF PLOT

A - BALANCE PLOT i.e. area of Mangiks								
1	25.82	X	55.05	X	0.50	=	671.97	SQ.MT
2	52.05	X	29.25	X	0.50	=	762.01	"
3	36.26	X	4.01	X	0.50	=	72.70	"
4	0.67	X	1.50	X	0.00	=	0.00	"
TOTAL AREA							1515.68	

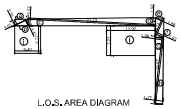
B - AREA UNDER ROAD SETBACK i.e. area of Mangiks								
5	36.58	X	1.00	X	0.50	=	18.29	SQ.MT
6	36.58	X	1.00	X	0.50	=	18.29	SQ.MT
7	36.58	X	3.05	X	0.50	=	55.78	SQ.MT
8	29.85	X	3.05	X	0.50	=	45.67	SQ.MT
9	7.83	X	2.56	X	0.50	=	10.02	SQ.MT
-	0.67	X	7.83	X	0.90	=	4.70	"
TOTAL AREA							143.86	

C - AREA UNDER ROAD SET BACK (i.e.under curvature) i.e. area of Mangiks								
10	4.00	X	9.00	X	0.50	=	18.00	SQ.MT
-	0.67	X	1.50	X	0.00	=	0.05	"
TOTAL AREA							0.05	

TOTAL AREA OF PLOT (A + B + C) = 1668.50 Sq. Mts.
AREA OF PLOT AS PER P.R.C. = 1668.00 Sq. Mts.

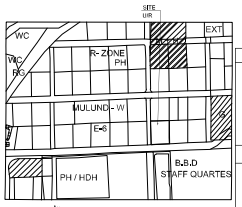


BLOCK PLAN
SCALE : 1:500



L.O.S. AREA DIAGRAM ON GROUND
SCALE 1: 500

L.O.S. AREA CALCULATION								
MOTHER EARTH L.O.S. AREA CALCULATION								
a	3.63	X	1.36	X	0.50	=	2.47	SQ.MT
b	3.63	X	1.42	X	0.50	=	2.58	SQ.MT
c	31.23	X	1.57	X	0.50	=	24.52	SQ.MT
d	31.23	X	1.92	X	0.50	=	29.98	SQ.MT
e	1.88	X	5.14	X	0.50	=	4.83	SQ.MT
f	1.83	X	5.14	X	0.50	=	4.70	SQ.MT
TOTAL L.O.S. AREA (A)							68.08	
L.O.S. AREA CALCULATION								
g	1.88	X	16.47	X	0.50	=	15.51	"
h	1.77	X	16.47	X	0.50	=	14.58	"
i	11.97	X	7.27	X	1.00	=	87.00	"
j	6.40	X	6.77	X	1.00	=	43.33	"
TOTAL L.O.S. (B)						=	161.23	SQ.MT
TOTAL L.O.S. AREA PROPOSED(A+B)						=	230.31	SQ.MT
TOTAL L.O.S AREA REQUIRED 1515.18 X 15%= 227.28 SQ.MT.						=	227.28	SQ.MT
L.O.S AREA PROPOSED ON GROUND						=	230.31	SQ.MT



LOCATION PLAN
D.P. SHEET - E5/64
SCALE : 1:4000

CONTENTS OF SHEET	CERTIFICATE OF AREA
• SITE / FLOOR PLAN • PLOT & LOS AREA DIA AND CALCULATION • SECT. THRO COMP. WALL • BLOCK & LOCATION PLAN • SECTION B-B • SECTION C-C	Certified that I have surveyed the plot under reference on 11-02-2022 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 and tallies with the area stated in the document of ownership / town planning scheme record. Ramji Popat Asundaria architect.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
ANANTRAI AMRATLAL SHAH SECRETARY SHRI.ANANTRAI AMRATLAL SHAH NURMAN CHALTS, AMBE SHRUTI PLOT NO. 1302, LALA DEVI DAYAL ROAD MULUND (WEST) MUMBAI-400080	PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 1099 OF VILLAGE MULUND (W) AT DEVIDAYAL ROAD.

STAMP & DATE OF APPROVAL OF PLAN

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER AUTODCR NO. P-10097/2022/(1099)/T WARD/MULUND-W

Nitin Vasant ao Patil
Sujal Prasad Manjeshar
S.E.(B.P.) L-W
A.E.(B.P.) S & T
E.E.(B.P.) E.S.-III

FORM I

I.		AREA STATEMENT	AREA IN SQMT
	1.	AREA OF PLOT (AS PER R/X/CARD)	1 6 6 8 . 0 0
		a) Area of Reservation in plot	N I L
		b) Area of Road Set back	1 5 2 . 8 2
		Set back Due to Curvature now proposed = 8.86 sq.mts	
		Set back as per 18.30 mt. R.L. = 143.86 sq.mt.	
		c) Area of D.P. Road	N I L
	2.	DEDUCTIONS FOR.	
		(A) For Reservation/Road Area	
		(a) Road set-back area to be handed over (100%) (Regulation No.16)	- - -
		(b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	- - -
		(C) i)Reservation area (plot) to be handed over(100%) (Regulation No.17)	- - -
		ii)Reservation area (plot) to be handed over as per AR (Regulation No.17)	
		(B) For Amenity Area	
		(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
		(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
		(C) Area of amenity plot/plots to be handed over as per DCR 35	N I L
		(C) Deduction for Existing Built up area to be retained if any/ Land component of Existing BUA/existing BUA as per regulation under which the development was allowed.	N I L
	3.	TOTAL DEDUCTIONS(2(A)+2(B)+2(C))	1 5 2 . 8 2
	4.	BALANCE AREA OF PLOT (1 minus 3)	1 5 1 5 . 1 8
	5.	PLOT AREA UNDER DEVELOPMENT	1 5 1 5 . 1 8
	6.	ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	O N E
	7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	1 5 1 5 . 1 8
		In case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A)	
	8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION30(A)	N I L
		i) As per 2(A)and 2(B) except 2(A)(c)(ii)above with in cap of "Admissible TDR" as column 6 of Table - 12 on remaining/balance plot.	
	9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	N I L
	10.	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO.12 OF REGULATION NO 30(A) ON REMAINING /BALANCE PLOT.	
	11.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO 30 (A) and 32 ON REMAINING /BALANCE PLOT.	
		a)SET-BACK OVER & ABOVE SETBACK	N I L
		b)15% OF SQ.MT.,75 ABOVE OR 10 SQ.MT.PER REHAB TENEMENT AS PER REG.33(7)(B)	N I L
		c)0.90 TDR	N I L
	12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	N I L
	13.	PROPOSED BUILT UP AREA	N I L
	14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	
	15.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
		a) i) Permissible Fungible Compensatory area for rehab component without charging premium (comm.)	
		ii) Fungible Compensatory area for availed for Rehab Component without charging premium(comm.)	
		b) i) Permissible Fungible Compensatory area for rehab component without charging premium (RESI.)	
		ii) Fungible Compensatory area for availed for Rehab Component without charging premium(RESI.)	
		c) i) Permissible Fungible Compensatory area by charging premium(comm)	
		ii) Fungible Compensatory area availed on payment of premium(comm.)	
		c) i) Permissible Fungible Compensatory area by charging premium(resi)	
		ii) Fungible Compensatory area availed on payment of premium(resi)	
	16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA(13+15(a)(ii)+15(b)(ii)	
	17.	FSI CONSUMED ON NET PLOT (13/4)	
(iii)		OTHER REQUIREMENTS	
		(A) RESERVATION/DESIGNATION	
		a) Name of Reservation	N I L
		b) Area of Reservation affecting the plot	N I L
		c) Area of Reservation land to be handed/handed over as per regulation No.17	N I L
		d) Built up area of Amenity to be handed over as per regulation No.17	N I L
		e) Area/Built up Area of Designation	N I L
		(B) PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	
		(i) 14(A)	N I L
		(ii) 14(B)	N I L
		(iii) 15	N I L
		(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	
		(D) Tenement Statement	N I L
		(i) Proposed BUILT up Area (13above)	
		(ii) Less deduction of Non-residential area (Shop etc)	
		(iii) Area available for tenements(i) minus (ii)	
		(iv) Tenement permissible (Density of tenement/hectare)	
		(v) Total No of Tenement Proposed on the plot	
		(E) Parking Statement	N I L
		(i) Parking Required by regulations for.- Car	
		Scooter/Motor cycle	
		Outsiders (visitors)	
		(ii) Covered garage permissible	
		(iii) Covered garage proposed	
		(iv) 50% Additional car parking as per DCPR 2034 (REG. 31 (1)(vi))	N I L
		Scooter/Motor cycle	
		Outsider (visitors)	
		(iv) Total parking provided	
		(D) Transport Vehicles Parking	
		(i) Space for transport vehicles parking required by Regulations	
		(ii) Total No. of transport vehicles parking spaces provided	N I L

SCALE	NAME & SIGN OF ARCHITECT
AS SPECIFIED	
NORTH	Ramji Popat Asundaria R. P. ASUNDARIA ARCHITECT 236, 2ND FLOOR, AVIOR, NIRMAL GALAXY, NEAR DEEP MANDIR CINEMA, L.B.S. MARG, MULUND (WEST) MUMBAI - 400 080

SHEET : 1 / 1