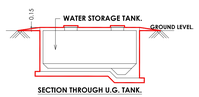
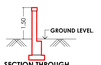
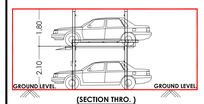


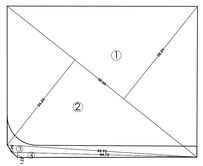
SECTION THROUGH U.G. TANK.



SECTION THROUGH COMPOUND WALL.



(SECTION THRO.) PIT + STACK PARKING



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

ADDITIONS									
1	58.60	X	28.59	X	0.50	=	837.69	Sq. Mt.
2	58.60	X	26.24	X	0.50	=	768.83	Sq. Mt.
3	45.93	X	1.70	X	0.50	=	39.04	Sq. Mt.
4	44.72	X	1.22	X	0.50	=	27.28	Sq. Mt.
TOTAL PLOT AREA							1672.84	Sq. Mt.
AS PER P.R.CARD							1672.20	Sq. Mt.
SET-BACK AREA							136.37	Sq. Mt.
AREA AS P.R.CARD	1672.20	-	136.37	=	1535.83	Sq. Mt.		

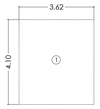
SET-BACK AREA DIAGRAM
SCALE 1:200

SET-BACK AREA CALCULATION (As Per Demarcation Plan)

ADDITIONS								
1	43.41	X	2.65	X	0.50	=	57.52	Sq. Mt.
2	43.41	X	1.31	X	0.50	=	28.43	Sq. Mt.
3	44.73	X	1.76	X	0.50	=	39.36	Sq. Mt.
4	10.13	X	4.99	X	0.50	=	25.27	Sq. Mt.
TOTAL							150.59	
DEDUCTIONS								
1	10.13	X	2.08	X	0.68	=	14.22	Sq. Mt.
TOTAL							14.22	Sq. Mt.
SET-BACK	150.59	-	14.22	=	136.37	Sq. Mt.		

BUILT-UP AREA SUMMARY (RESIDENTIAL) & STAIRCASE LIFT, LIFT LOBBY AREA SUMMARY

FLOOR	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	Sq. Mt.
GROUND	0.00	0.00	0.00	Sq. Mt.
1ST PODIUM	0.00	0.00	0.00	Sq. Mt.
2ND PODIUM	0.00	0.00	0.00	Sq. Mt.
3RD PODIUM	0.00	0.00	0.00	Sq. Mt.
4TH PODIUM + 1ST FLOOR (HABITABLE)	287.37	254.85	32.52	Sq. Mt.
2ND	426.46	357.88	68.58	Sq. Mt.
3RD (1ST REFUGE)	331.63	287.65	43.98	Sq. Mt.
4TH	426.46	357.88	68.58	Sq. Mt.
5TH	426.46	357.88	68.58	Sq. Mt.
TOTAL	1898.38	1616.13	282.25	Sq. Mt.
TOTAL		1898.38		Sq. Mt.
EXCESS FITNESS CENTER COUNTED IN FSI		56.65		Sq. Mt.
EXCESS REFUGE AREA COUNTED IN FSI		44.49		Sq. Mt.
EXCESS METER ROOM COUNTED IN FSI		4.84		Sq. Mt.
PROPOSED BUA		2004.36		Sq. Mt.
PERMISSIBLE BUA		2350.82		Sq. Mt.



METER ROOM AREA DIAGRAM
SCALE 1:100

METER ROOM AREA CALCULATION

ADDITIONS								
1	3.62	X	4.10	X	1.00	=	14.84	Sq. Mt.
TOTAL						=	14.84	Sq. Mt.

14.84 - 10.00 = 4.84 Sq.Mt.
EXCESS METER ROOM AREA COUNTED IN FSI

L.O.S AREA DIAGRAM (4TH PODIUM)
SCALE 1:500

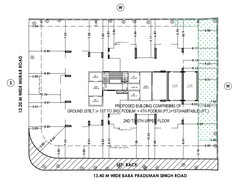
L.O.S AREA CALCULATION (4TH PODIUM)

ADDITIONS								
1	4.95	X	28.58	X	1.00	=	141.47	Sq. Mt.
2	4.90	X	5.85	X	1.00	=	28.67	Sq. Mt.
3	1.55	X	4.60	X	1.00	=	7.13	Sq. Mt.
4	3.20	X	5.45	X	1.00	=	17.44	Sq. Mt.
5	3.20	X	4.13	X	1.00	=	13.22	Sq. Mt.
6	1.57	X	3.26	X	1.00	=	5.12	Sq. Mt.
7	4.88	X	4.48	X	1.00	=	21.86	Sq. Mt.
8	5.73	X	1.19	X	0.68	=	4.64	Sq. Mt.
AREA							239.54	
DEDUCTIONS								
9	5.73	X	2.87	X	0.50	=	8.22	Sq. Mt.
TOTAL LOS AREA	239.54	-	8.22	=	231.32	Sq. Mt.		

L.O.S AREA DIAGRAM (GROUND FLOOR) MOTHER EARTH
SCALE 1:500

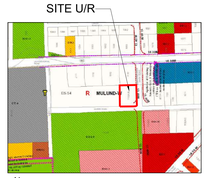
L.O.S AREA CALCULATION (GROUND FLOOR) MOTHER EARTH

ADDITIONS								
1	5.50	X	1.58	X	1.00	=	8.69	Sq. Mt.
2	29.47	X	4.45	X	0.50	=	65.50	Sq. Mt.
3	29.47	X	4.42	X	0.50	=	65.06	Sq. Mt.
AREA							139.24	

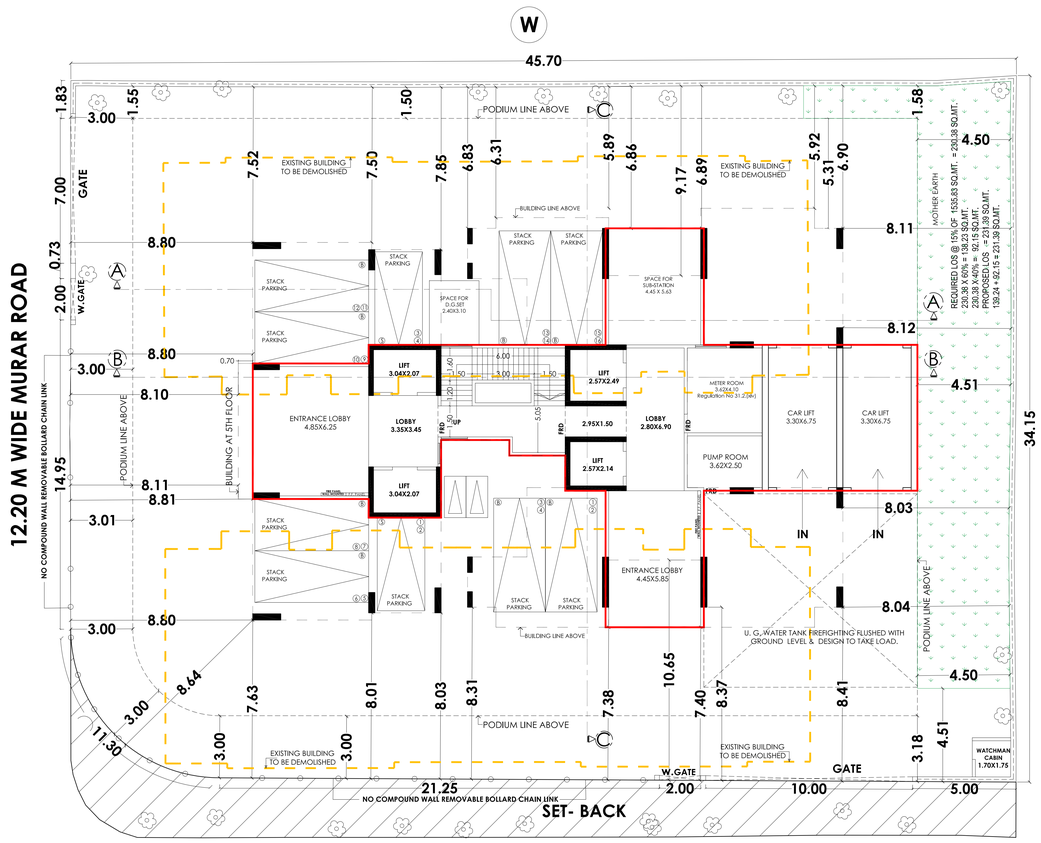


N BLOCK PLAN
SCALE 1:500

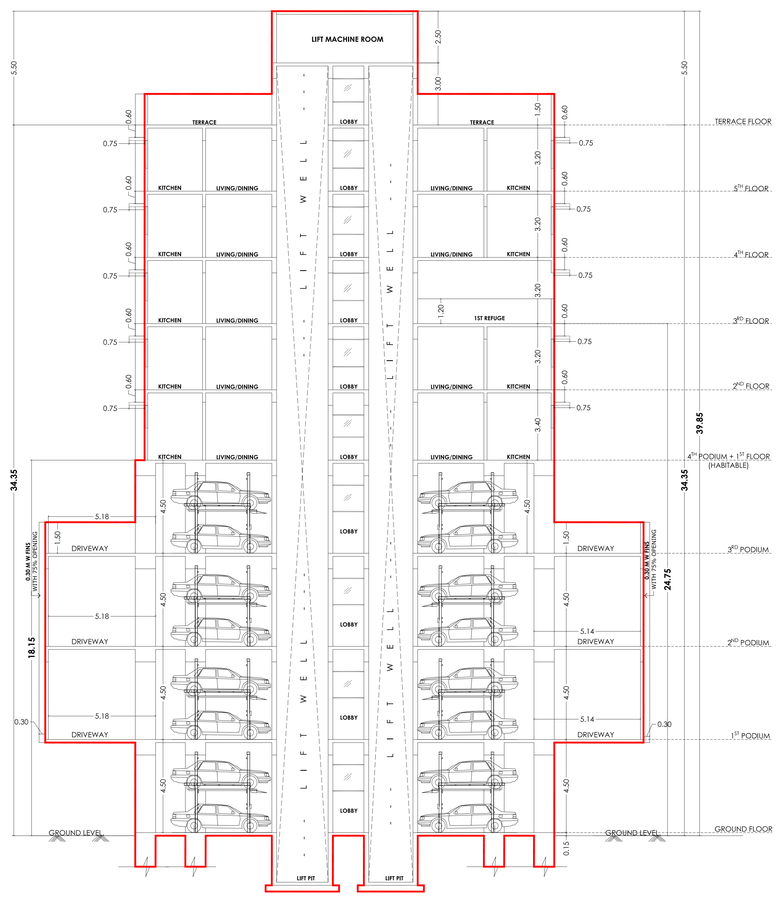
SITE U/R



LOCATION PLAN



N GROUND (STILT) FLOOR PLAN
SCALE 1:100



SECTION- C C
SCALE 1:100

I.	AREA STATEMENT	IN SQ. MT. AS PER DCPR 2034
1	Area of plot as per C.T.S. PLAN	1672.84
	Area of plot as per P.R.CARD	1672.20
	Encroachment	0.00
	Area not in possession	0.00
	a) Area of Reservation in plot	0.00
	b) Area of Road Set back (now to be hand over)	136.37
	b (i) Area of Road Set back (now to be hand over)	0.00
	c) Area of D. P. Road	0.00
2	Deduction for:	
2A	For Reservation / Road Area	
	a) Road Set back area to be handed over (100%) (Reg.No. 16)	136.37
	b) Proposed D.P.Road to be handed over(100%) (Reg.No.16)	0.00
	c) i) Reservation area to be handed over (100%) (Reg.No. 17)	0.00
	ii) Reservation area to be handed over as per Accommodation Reservation (Reg.No. 16)	0.00
2B	For Amenity Area	
	a)Area of Amenity plot to be handed over as per Reg.No.14(A)	0.00
	b)Area of Amenity plot to be handed over as per Reg.No14(B)	0.00
	c) Area of Amenity plot to handed over as per Reg.No.35 (Abeyance)	0.00
2C	Deduction for Existing BUA to be retained / Land Component of Existing BUA /Existing BUA as per Regulation under which the development was allowed.	0.00
3	Total Deductions[2(A)+2(B)+2(C)]as and when applicable.]	136.37
4	Balance area of plot (1-3)	1535.83
5	Plot area under development after areas to be handed over to MCGM/Appropriate Authority as per Sr.No.4above.	0.00
6	Zonal FSI (0.50 or 0.75 or 1.00 or 1.33)	1.00
7	Built up area as per Zonal (basic) FSI (5 x 6)	1535.83
8	Built up equal to area of land handed over as per Reg.No.30(A)	
	i) As per 2(A) & 2(B) except 2(A)(c)(ii) above with in cap = 136.37 X 2 = 272.74	272.74
	ii) In case of 2(A)(c)(ii) permissible over and above permissible BUA	0.00
	iii) Incentive FSI as per Reg.No 33(7)(B) of DCPR 2034 (26 X 10 = 260.00)	260.00
	iv) Protected FSI as per Reg.No.30 C(a) of DCPR 2034	0.00
9	Built Up Area in lieu of cost of Construction of built up amenity to be handed over (With in limit of permissible BUA)	0.00
10	Built Up Area due to "Additional FSI on payment of premium" as per Table 12 of Reg. No. 30(A)	0.00
11	Built Up Area due to "Admissible TDR" as per Table 12 of Reg. No. 30(A) & 32O	0.00
12	Permissible Built Up Area (With/Without 2(c)	2068.57
13	Proposed BUA (With/Without 2(c)	1722.11
14	TDR generated if any as per Reg. no. 30(A) & 32.	0.00
15	Fungible Compensatory Area as per Reg. No. 31(3)	
15a)	i) Permissible Fungible Compensatory area for Rehab Component without charging premium	282.25
	ii) Fungible Compensatory area availed for rehab component without charging premium	282.25
15b)	i) Permissible Fungible Compensatory area by charging premium	0.00
	ii) Fungible Compensatory area availed by charging premium	0.00
16	Total Built Up Area Proposed including Fungible Compensatory Area (13 + 15 (a)(ii) + 15(b)(ii))	2004.36
17	FSI consumed on net plot (13 / 4)	1.12
II.	OTHER REQUIREMENTS	
	a) Name of Reservation	----
	b) Area of Reservation affecting the plot	0.00
	c) Area of Reservation land to be handed over as per Reg. No. 17	0.00
	d) Built up Area of Amenity to be handed over as per Reg. No. 17	0.00
	e) Area / Built up Area of Designation	0.00
(B)	Plot Area / Built up Amenity to be handed over as per	
	i) Regulation No. 14 (A) of DCPR 2034	0.00
	ii) Regulation No. 14 (B) of DCPR 2034	0.00
	iii) Regulation No. 15 of DCPR 2034	0.00
(C)	Requirement of Recreational Open space in layout / plot as per Reg. No. 27	0.00
(D)	Tenement Density	
(i)	Proposed Built up area (13 above)	1722.11
(ii)	Less Non-Residential Area (shop etc.)	0.00
(iii)	Area available for Tenements (i - ii)	1722.11
(iv)	Tenements permissible (450 / Hec)	77.49
(v)	Tenements proposed on the plot	26.00
(E)	Parking Statement	
(i)	Parking Required by Regulations for :	
	Car, Scooter / Motor Cycle	26.00
	Outsiders (Visitors)	2.60
(ii)	Covered garage permissible	------
(iii)	Covered garage proposed	------
	Proposed Car, Scooter / Motor Cycle	89.00
	Outsiders (Visitors)	19.00
(iv)	Total Parking Provided	108.00
(F)	Transport Vehicles Parking	------
(i)	Space for transport vehicles parking required by Regulation	------
(ii)	Total No. of Transport vehicles parking spaces Provided	------

CONTENTS OF SHEET :

GROUND FLOOR PLAN, PLOT AREA & SET-BACK DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN, SECTION THRO./COMPOUND WALL & U/G WATER TANK & STACK PARKING, BUILT-UP AREA & STAIRCASE AREA SUMMERY, GROUND FLOOR PLAN, L.O.S AREA DIAGRAM & CALCULATION, SECTION- C C.

Notes

BOUNDARY OF THE PLOT BOUNDED BLACK. PROPOSED BUILDING SHOWN IN RED. PORTION TO BE DEMOLISHED SHOWN IN YELLOW.SET-BACK AREA SHOWN IN GREEN HATCHED. AREA IN D.P. ROAD SHOWN IN BURNT-SIENNA. DRAINAGE LINE SHOWN IN DOTTED YELLOW. ALL EXTERNAL WALLS ARE 0.15 M THK. ALL INTERNAL WALLS ARE 0.15 M THK.

P R O F O R M A - B

DESC. OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO 1132 A/B OF VILLAGE MULUND (W), AT JUNCTION OF MURAR ROAD & BABA PRADUMAN SING ROAD , MULUND (WEST), MUMBAI 400

Certificate of Area

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/01/22 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1672.20 SQ.MT. TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS.

SULKUDE SACHIN SHIVAJI

Signature of L.S.

STAMP OF APPROVAL OF PLAN

Approved subject to the condition mentioned in this office letter under no. P-12108/2022/1132A/B)/T Ward/MULUND-W

Suhas Vasant Nemane

Executive Engineer
Building Proposal. (E.S.)- III

Sagar Prasad Manjrekar
S.E (BP)(L/W

Nitin Vasantrao Patil
A.E(B.P) S & T

OWNER NAME & SIGNATURE

M/s. MANISHA SUPREME REALTY L.L.P.
C.A.TO CHANDRAPRABHA C.H.S.L.

Girish Govind Naidu

Digitally signed by Girish Govind Naidu
DN: cn=Girish Govind Naidu, o=dgfdng, ou=dfg, email=girishgnaidu@gmail.com, c=IN
Date: 2022.12.13 17:13:39 +05'30'

SCALE	JOB NO.	SHEET NO.	DRN.BY	CHK.BY	DATE
1:100	055	1/4	S.AAD.D	J. . J	13.12.2022

NORTH

NAME. ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

NASA
Architecture Consultants (Pvt.) Ltd.
ARCHITECTS ENGINEERS LANDSCAPE DESIGNERS CONTRACTORS
GALA NO. 02-A, GROUND FLOOR, KARNA STUDIO IND. ESTATE, L.B.S. MARG, VIKHROLI (W), Mumbai- 400 083.
TEL:- 25780909, E-MAIL:- nasa_ar@rediffmail.com

SULKUDE SACHIN SHIVAJI
SACHIN S SULKUDE
Licensed Surveyor
Reg. No. B400100041

I.O.D DRAWING | 1/4

PROFORMA 'A'