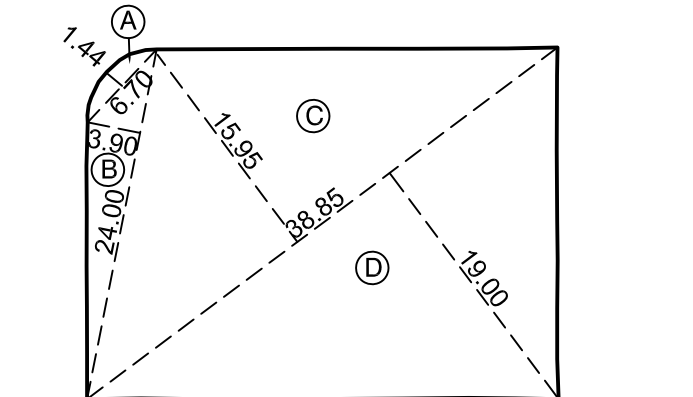
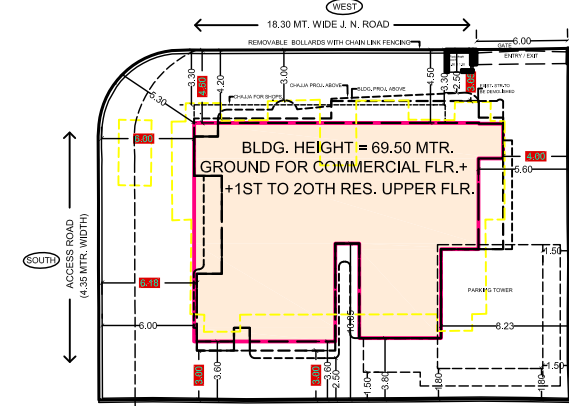




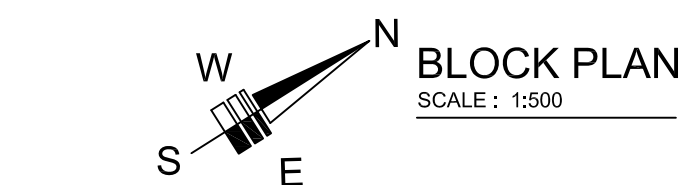
PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATIONS					
A	6.70	X	1.44	X	$\frac{1}{2}$ = 6.43
B	24.00	X	3.90	X	0.50 = 46.80
C	36.85	X	15.95	X	0.50 = 309.83
D	38.85	X	19.00	X	0.50 = 369.08
TOTAL AREA					= 732.14 SQ.MT

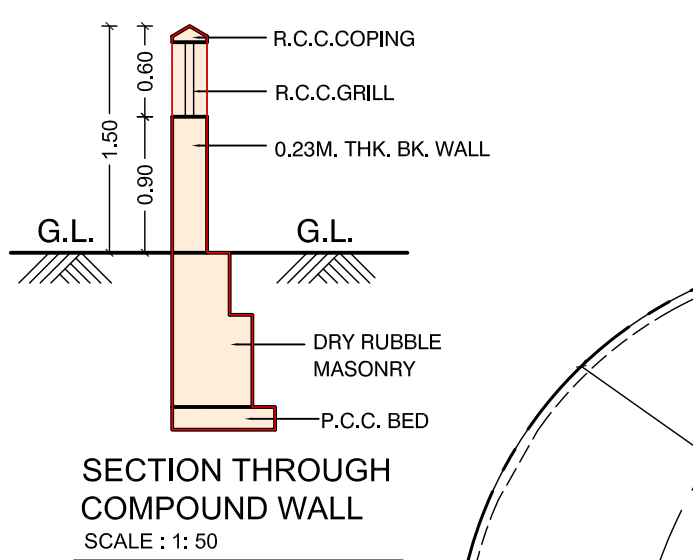
AREA OF PLOT AS PER TRIANGULATION = 732.14 Sq. Mts.
AREA OF PLOT AS PER P.R CARD = 731.50 Sq. Mts.



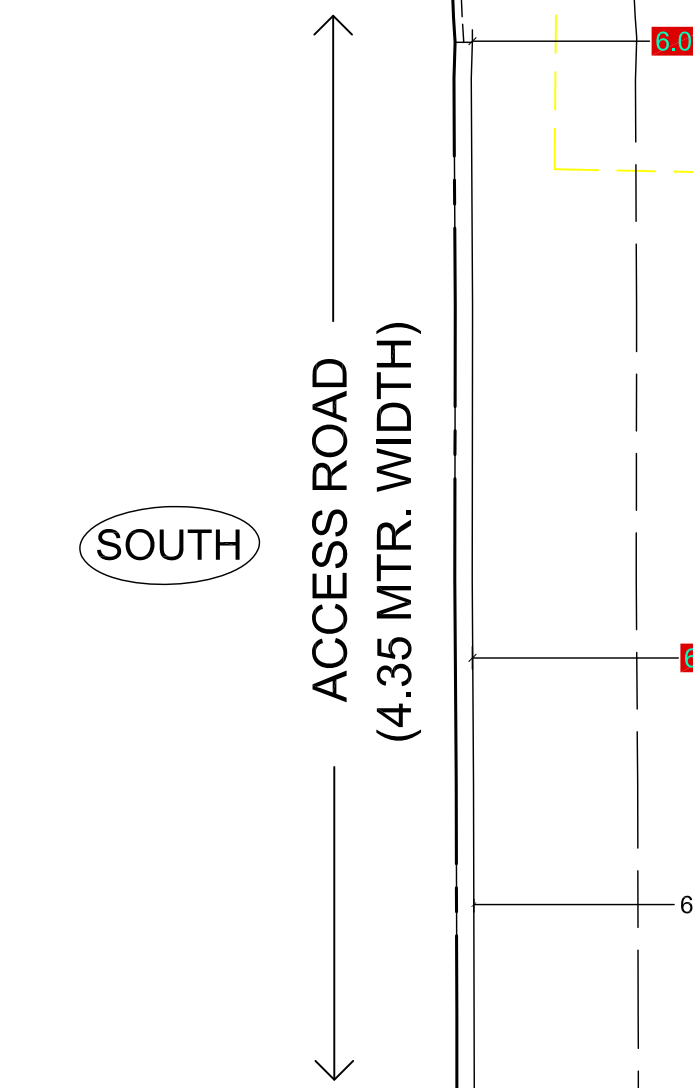
LOCATION PLAN
SCALE: 1:500
SHEET NO.: ES/154
DP 2034



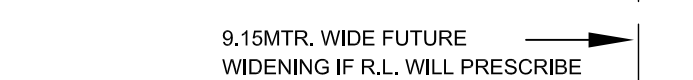
BLOCK PLAN
SCALE: 1:500



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



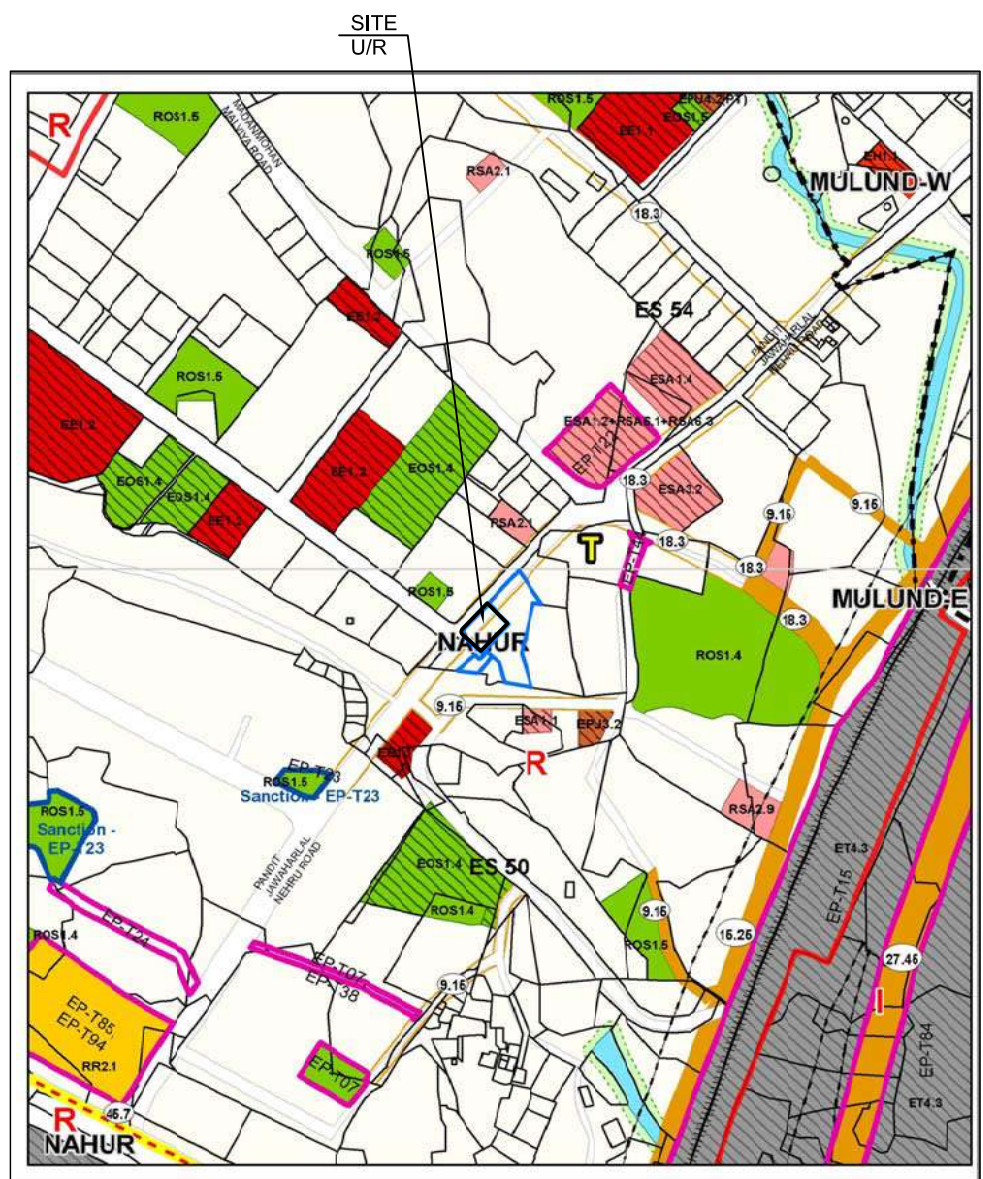
SECTION THROUGH COMPOUND WALL
SCALE: 1:50



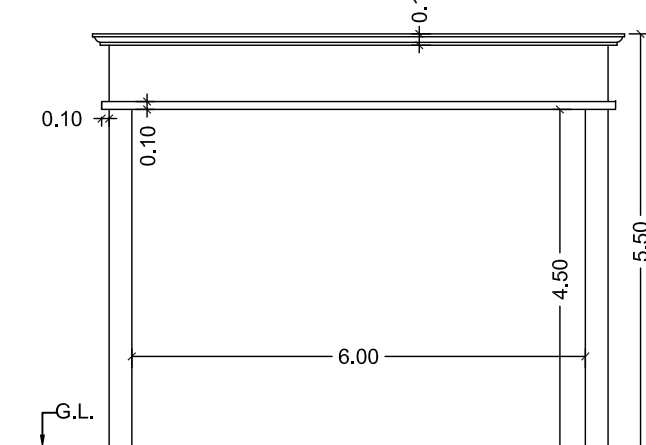
SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



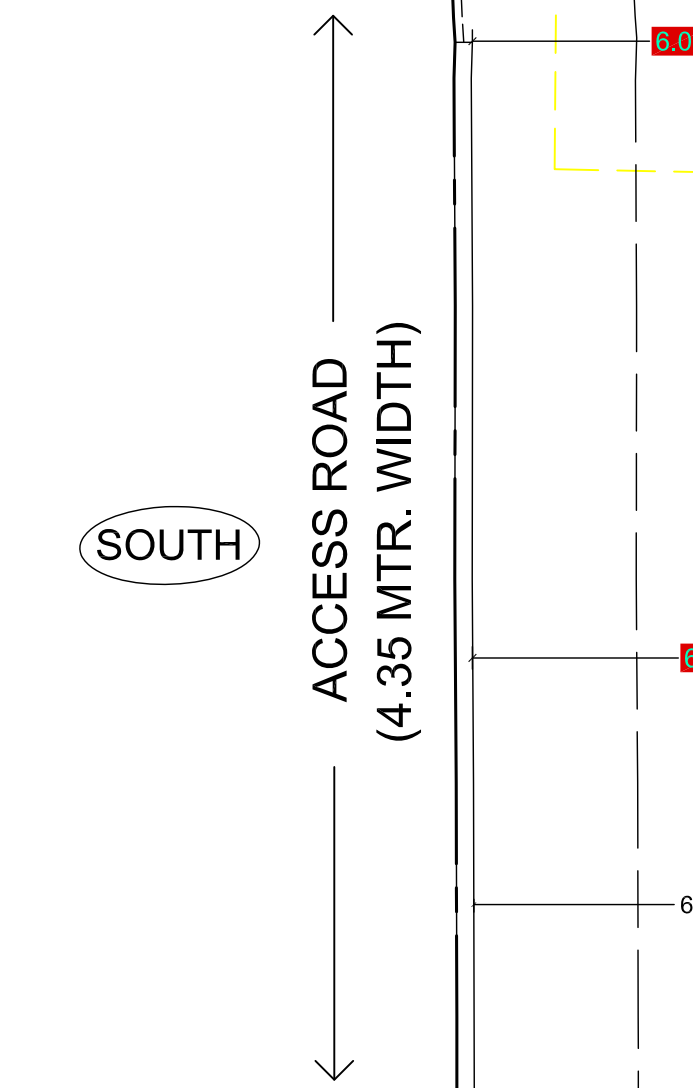
LOCATION PLAN
SCALE: 1:500
SHEET NO.: ES/154
DP 2034



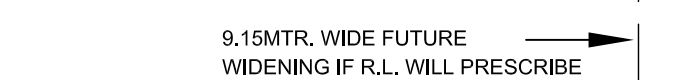
SECTION 'X'-X'
SCALE: 1:100



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



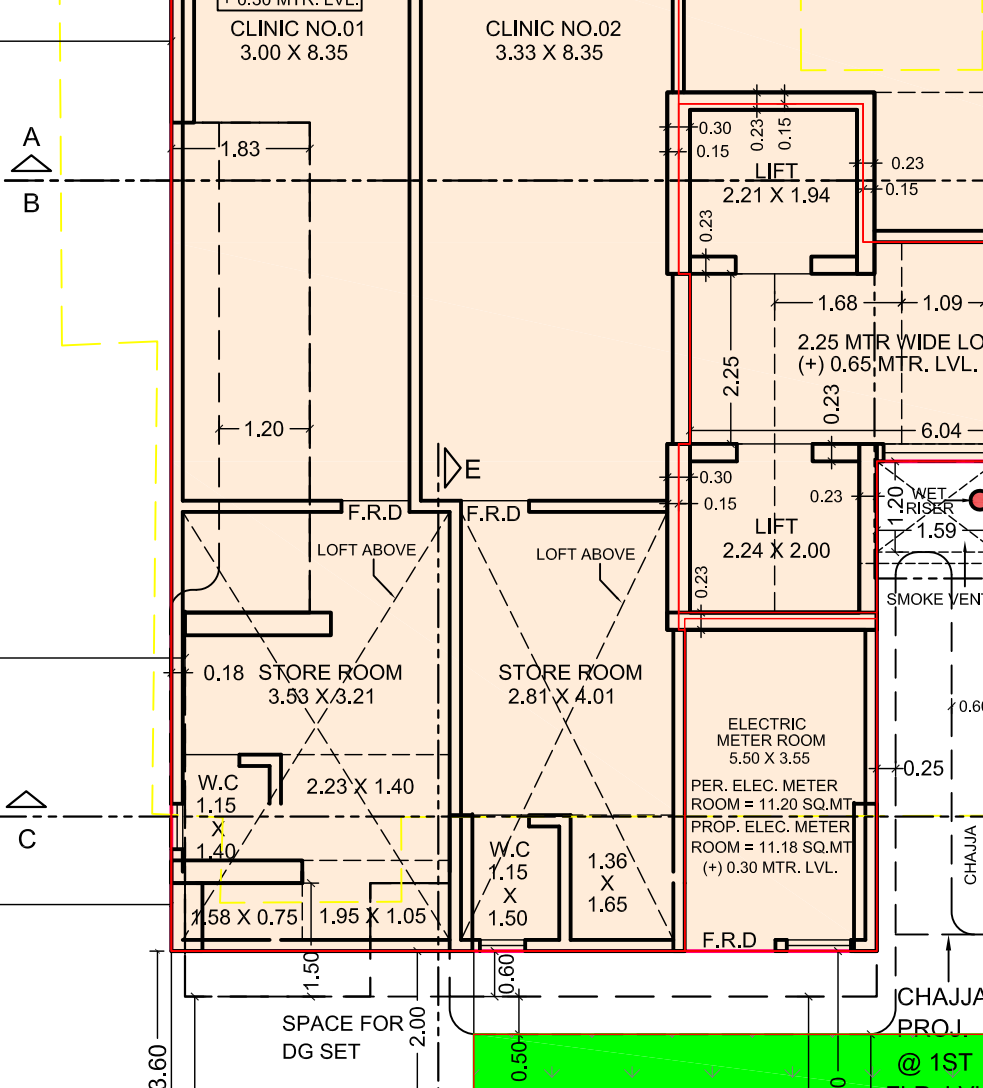
SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



SECTION THROUGH COMPOUND WALL
SCALE: 1:50

CARPET AREA STATEMENT IN SQ.MTS. FOR PARKING PURPOSE AS PER RERA			
FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3
1ST FLR.	55.96	43.74	62.68
2ND FLR.	55.96	43.74	62.68
3RD FLR.	55.96	43.74	62.68
4TH FLR.	55.96	43.74	62.68
5TH FLR.	---	100.26	62.68
6TH FLR.	---	100.26	62.68
7TH FLR.	55.96	REFUGE	71.60
8TH FLR.	55.96	43.74	71.60
9TH FLR.	55.96	43.74	71.60
10TH FLR.	55.96	43.74	71.60
11TH FLR.	55.96	43.74	71.60
12TH FLR.	55.96	43.74	75.70
13TH FLR.	55.96	43.74	75.70
14TH FLR.	55.96	REFUGE	81.32
15TH FLR.	---	100.26	81.32
16TH FLR.	55.96	43.74	81.32
17TH FLR.	55.96	43.74	81.32
18TH FLR.	---	100.26	81.32
19TH FLR.	55.96	43.74	81.32
20TH FLR.	55.96	43.74	81.32

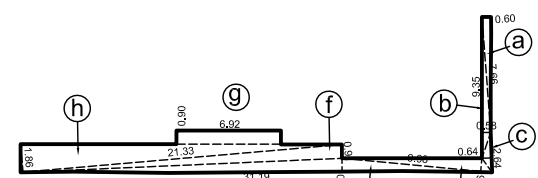
PARKING STATEMENT AS PER DCPR 2034

CARPET AREA			NOS. OF FLATS	PARKING REQUIRED
FOR SHOP			45.78	1.14
FOR AREA UP TO 800.00 SQ.MT			1.79	
1 PARKING / 40.00 SQ. MTS.			97.70	0.65
FOR CLINIC				
1 PARKING / 150.00 SQ. MTS.			14	3.50
LESS THAN 45 SMT.				
1 PARKING / 40 SMT.			16	8.00
45 TO 60 SMT.				
1 PARKING / 2 TENEMENTS.			19	19.00
60 TO 90 SMT.				
1 PARKING / 1 TENEMENTS.			4	8.00
ABOVE 90 SMT.				
2 PARKING / 1 TENEMENTS.			53 NOS.	38.50 NOS.
TOTAL				
VISITORS PARKING			3.85 NOS.	
10% OF REQD. PARKING FOR RESI			2.00 NOS.	
10% OF REQD. PARKING FOR COMM.			5.85 NOS.	
TOTAL PARKING REQUIRED			46.14 NOS.	
AS PER DCPR 2034 (REG. 31 (1)(M)			46.00 NOS.	
50% ADD. PARKING			14.00 NOS.	
46 X 50% = 23.00 NOS. (PERMISSIBLE)				
PROPOSED = 14.00 NOS.				
TOTAL PARKING PROVIDED			60.00 NOS.	
(46.00+14.00) = 60.00 NOS.)				

PARKING PROPOSED		
BIG	SMALL	TOTAL
60	00	60

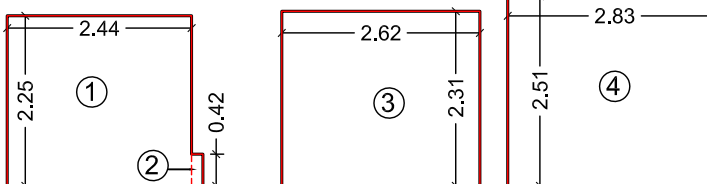
BUILT UP AREA SUMMARY FOR COMMERCIAL & RESIDENTIAL				
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT & LOBBY IN SQ.MT. FOR RES.(B)	BALANCE AREA (A- B = C)	TEN. PROP.
GR. (COMM.) FLR.	143.48	0.00	143.48	0.00
1ST FLR.	238.95	60.09	178.86	3.00
2ND FLR.	238.95	60.09	178.86	3.00
3RD FLR.	238.95	60.09	178.86	3.00
4TH FLR.	238.95	60.09	178.86	3.00
5TH FLR.	238.95	60.09	178.86	2.00
6TH FLR.	238.95	60.09	178.86	2.00
7TH (REFUGE) FLR.	200.43	60.23	140.20	2.00
8TH FLR.	247.01	59.50	187.51	3.00
9TH FLR.	247.01	59.50	187.51	3.00
10TH FLR.	247.01	59.50	187.51	3.00
11TH FLR.	247.01	59.50	187.51	3.00
12TH FLR.	251.21	59.50	191.71	3.00
13TH FLR.	251.21	59.50	191.71	3.00
14TH (REFUGE) FLR.	210.52	60.23	150.29	2.00
15TH FLR.	257.11	59.50	197.61	2.00
16TH FLR.	257.11	59.50	197.61	3.00
17TH FLR.	257.11	59.50	197.61	3.00
18TH FLR.	257.11	59.50	197.61	2.00
19TH FLR.	257.11	59.50	197.61	3.00
20TH FLR.	169.29	59.84	109.45	2.00
TOTAL	4933.43	1195.34	3738.09	53.00

TOTAL GROSS B.U.A : 3738.09 SQ.MT.
TOTAL PROPOSED F.C. AREA : 816.49 SQ.MT.
TOTAL NET AREA : 2921.60 SQ.MT.



5% PROPORTIONATE L.O.S. AREA DIAGRAM
ON GROUND FLR. (MOTHER EARTH)
SCALE: 1:500

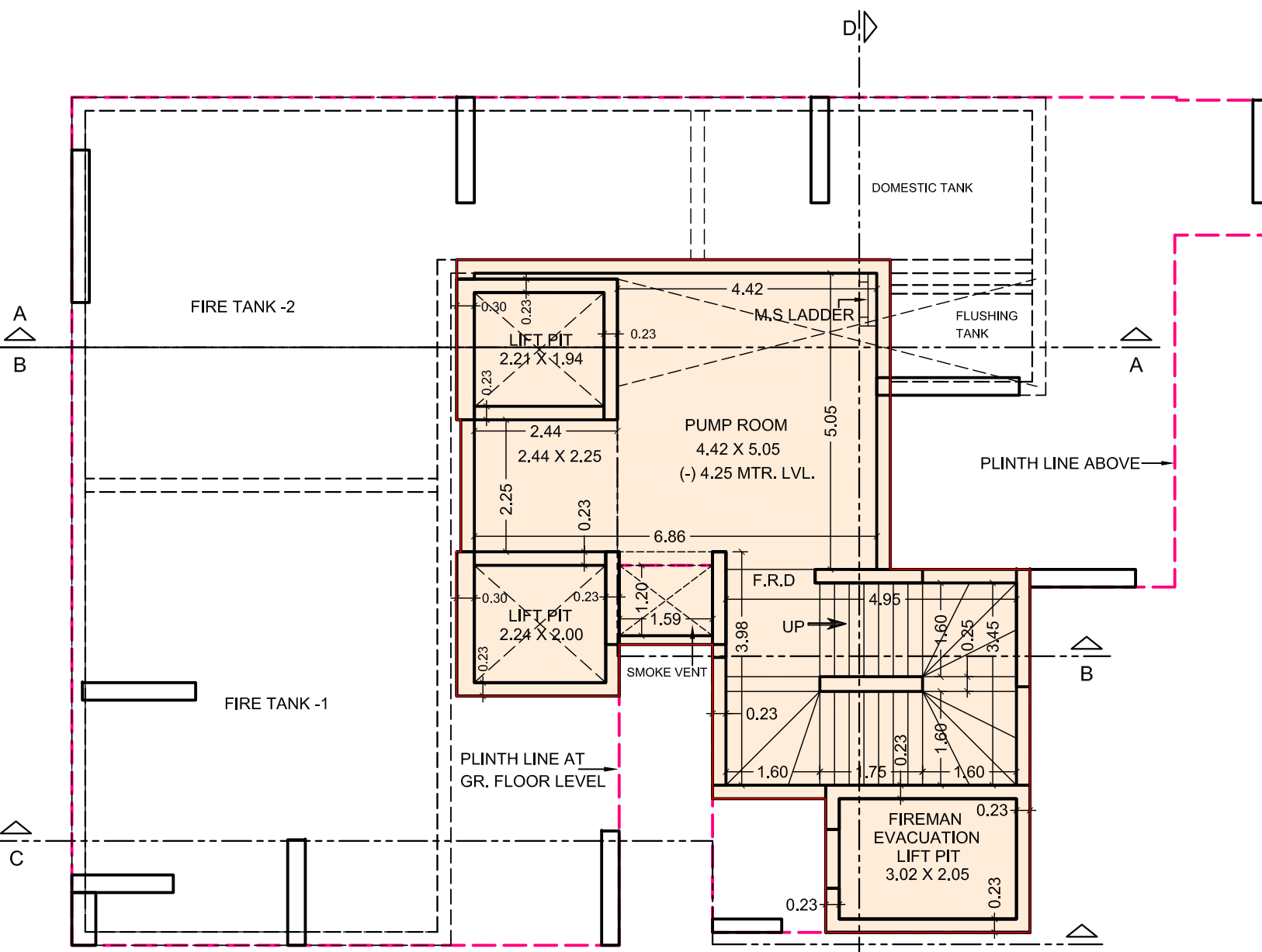
5% PROPORTIONATE L.O.S AREA (ON MOTHER EARTH) CALCULATION						
ADDITIONS						
a	7.66	X	0.60	X	0.50	= 2.30 SQ.MT
b	9.35	X	0.58	X	0.50	= 2.71 " "
c	2.64	X	0.64	X	0.50	= 0.84 " "
d	9.98	X	0.86	X	0.50	= 4.29 " "
e	31.19	X	0.88	X	0.50	= 13.72 " "
f	21.33	X	0.91	X	0.50	= 9.71 " "
g	6.92	X	0.90	X	0.50	= 3.11 " "
h	21.33	X	1.86	X	0.50	= 19.84 " "
TOTAL AREA					=	56.53 SQ.MT
TOTAL 5% PROPORTIONATE L.O.S AREA REQUIRED ON (MOTHER EARTH) GROUND					=	36.57 SQ.MT
731.50 X 5% = 36.57						
TOTAL 5% PROPORTIONATE L.O.S AREA PROPOSED ON (MOTHER EARTH) GROUND					=	56.53 SQ.MT



LINE DIA. LIFT SHAFT AREA
SCALE: 1:100

LIFT SHAFT AREA									
1	2.44	X	2.25	X	1	=	5.49	SQ.MT.	
2	0.15	X	0.42	X	1	=	0.06	"	
3	2.62	X	2.31	X	1	=	6.05	"	
4	2.83	X	2.51	X	1	=	7.10	"	
TOTAL AREA							=	18.71	SQ.MT.

SUMMARY FOR LIFT, LIFT LOBBY & STAIRCASE PREMIUM			
FLOOR	STAIR CASE, LIFT & LOBBY IN SQ.MT.(A)	LESS LIFT SHAFT AREA(B)	TOTAL AREA (A-B)
GR. (COMM.) FLR.	0.00	0.00	0.00
1ST FLR.	60.09	0.00	60.09
2ND FLR.	60.09	18.71	41.38
3RD FLR.	60.09	18.71	41.38
4TH FLR.	60.09	18.71	41.38
5TH FLR.	60.09	18.71	41.38
6TH FLR.	60.09	18.71	41.38
7TH (REFUGE) FLR.	60.23	18.71	41.52
8TH FLR.	59.50	18.71	40.79
9TH FLR.	59.50	18.71	40.79
10TH FLR.	59.50	18.71	40.79
11TH FLR.	59.50	18.71	40.79
12TH FLR.	59.50	18.71	40.79
13TH FLR.	59.50	18.71	40.79
14TH (REFUGE) FLR.	60.23	18.71	41.52
15TH FLR.	59.50	18.71	40.79
16TH FLR.	59.50	18.71	40.79
17TH FLR.	59.50	18.71	40.79
18TH FLR.	59.50	18.71	40.79
19TH FLR.	59.50	18.71	40.79
20TH FLR.	59.84	18.71	41.13
TOTAL	1195.34	355.49	839.85



BASEMENT (PART) FLOOR
PUMP ROOM PLAN
SCALE: 1:100

CONTENTS OF SHEET		CERTIFICATE OF AREA	
• GR. FLOOR PLAN • PLOT & L.O.S. AREA DIA. AND CALCULATION • SECT. THRO COMP. WALL & U.G. TANK • BLOCK & LOCATION PLAN • BUILT UP AREA SUMMARY • PARKING STATEMENT • RERA CARPET AREA STATEMENT • SECTION X-X' • BASEMENT (PART) PUMP ROOM FLOOR PLAN • DETAILS OF TDR UTILISED		Certified that I have surveyed the plot under reference on 12/10/2023 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on the site and the area so worked out and tallies with the area stated in the document of ownership / town planning scheme record.	
NAME & SIGN. OF THE OWNER		DESCRIPTION OF PROPOSAL	
SUNNY D SHAH M/S SUNNY DEVELOPERS & BUILDERS LLP C/A TO OWNER NEW NAHUR FLAT OWNERS CHS. LTD. RAJA INDUSTRIAL ESTATE, GALA NO. 53, JAIN MANDIR ROAD, MULUND (WEST), MUMBAI - 400080		PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 551/70 OF VILLAGE NAHUR, MULUND (W), AT PANDIT JAWAHARLAL NEHRU ROAD	

STAMP & DATE OF APPROVAL OF PLAN			
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-19076/2023/(551/70)/T WARD/NAHUR - T			
Hemant Shreeram Madhavi Stamp		Nitin Vasant rao Patil Stamp	
S.E.(B.P.) T/W		A.E.(B.P.) S & T	
Suhas Vasant Nemane		E.E.(B.P.) E.S.-II	
I. AREA STATEMENT			
1. AREA OF PLOT AS PER P.R. CARD		7 3 1 5 0	
a) Area of Reservation in plot		N I L	
b) Area of Road Set back		N I L	
c) Area of D.P. Road		N I L	
d) Area not in possession		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) Reservation area (plot) to be handed over (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 15		N I L	
(d) Area of amenity plot/plots to be handed over as per DCR 35		N I L	
(C) Deductions for Existing Built up area to be retained if any			
(a) Land component of Existing BUA as per regulation		N I L	
3. TOTAL DEDUCTIONS:1(d)-[2(A)+2(B)+2(C)]		N I L	
4. BALANCE AREA OF PLOT (1 MINUS 3)		7 3 1 5 0	
5. PLOT AREA UNDER DEVELOPMENT		7 3 1 5 0	
6. ZONAL (BASIC) FSI (1 or 1.33)		O N E	
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)		7 3 1 5 0	
(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 REGULATION 30(A)		N I L	
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) SUBJECT TO REGULATION NO.30(A)3		3 6 5 7 5	
11. BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO. 30(A)3			
a) PROTECTED AREA AS PER APPROVED PLAN U/NO. CE/1218/BPES/AT DATED 01-04-1974 (EXISTING BUA) = 1004.05 - 731.50(PLOT AREA) = 272.55 SQ.MT		2 7 2 5 5	
b) INCENTIVE F.S.I AS PER REG. 33(7)(B) - 15% OF EXISTING B.U.A OR 10 SQ.MT. PER TENEMENT (17 X 10 = 170.00 SQ.MT.)		1 7 0 0 0	
c)90.90 TDR (PERMISSIBLE=731.50 X 90% = 658.25 - 170.00 - 272.55 = 215.80 SQ.MT. T.D.R PERMISSIBLE = 215.80 SQ.MT. CLAIMED = 208.64 SQ.MT. (658.25 - 170.00 - 272.55 - 7.16 = 208.64 SQ.MT.)		2 0 8 6 4	
(SLUM TDR = 131.67 SQ.MT. + GENERAL TDR = 76.97 SQ.MT.= 208.64 SQ.MT)			
12. PERMISSIBLE BUILT UP AREA (7+10+10)		1 7 4 8 4	
13. PERMISSIBLE F.S.I AS PER 33(20)(B) (731.50 X 4.00 = 2926.00 SQ.MT.- (2926.00 - 1748.44 = 1177.56 SQ.MT.)			
PROPOSED NO. OF PAP'S = 9 NOS.			
F.S.I. CLAIMED AS PER 33(20)(B) = 1177.56 SQ.MT.			
a)50% B.U.A TO BE HANDED OVER TO M.C.G.M 1177.56 X 50% = 588.78 SQ.MT.		5 8 8 7 8	
b)INCENTIVE F.S.I AS PER 33(20)(B)		5 8 8 7 8	
14. PERMISSIBLE BUILT UP AREA (12+13)		2 9 2 6 0	
15. PROPOSED BUILT UP AREA		2 9 2 1 6	
16. TDR GENERATED IF ANY AS PER REGULATION 30 (A)		N I L	
17. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)			
a) i) Permissible Fungible Compensatory area for rehab component without charging premium(RES)		3 3 2 8 2	
ii) Fungible Compensatory area for availed for Rehab Component without charging premium(RES)		3 3 2 8 2	
iii) Rehab FCA for 33(20)(B) not claimed			
b) i) Permissible Fungible Compensatory area by charging premium(comm)		3 7 2 0 0	
ii) Fungible Compensatory area availed on payment of premium (comm)		3 7 2 0 0	
c) i) Permissible Fungible Compensatory area by charging premium (RES)		4 4 8 0 1	
ii) Fungible Compensatory area availed on payment of premium (RES)		4 4 6 4 7	
18. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA[15+17(a)(b) & (C)]		3 7 3 8 0	
19. FSI CONSUMED ON NET PLOT [15/4]		3 9 9	
(ii) OTHER REQUIREMENTS			
(A) RESERVATION/DESIGNATION			
a) Name of Reservation			
b) Area of Reservation affecting the plot			
c) Area of Reservation land to be handed/handed over as per Regulation No.17			
d) Built up area of Amenity to be handed over as per regulation No. 17			
e) Area/Built up Area of Designation			
(B) RESERVATION/DESIGNATION			
(i) 14(A)			
(ii) 14(B)			
(iii) 15			
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27			
(D) Tenement Statement			
(i) Proposed Built up Area (13abov)			
Less deduction of Non-residential area (Shop etc)			
(ii) Area available for tenements:(i) minus (ii)			
(iii) Tenement permissible (Density of tenement/hectare)			
(v) Total No of Tenement Proposed on the plot			
Parking Statement			
(i) Parking Required by regulations for,-			
Car			
Scooter/Motor cycle			
Outsider (visitors)			
(ii) Covered garage permissible			
(iii) Covered garage proposed			
(iv) 50% ADD. CAR PARKING AS PER DCPR 2034 (REG. 31 (1)(vi) Scooter/Motor cycle			
Outsider (visitors)			
(i) 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			
SCALE			
NAME & SIGN OF ARCHITECT			
AS SPECIFIED			
NORTH			
RAMJIJBHAI POPATBHAI 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 OF 1			