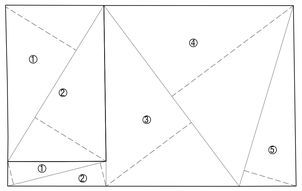
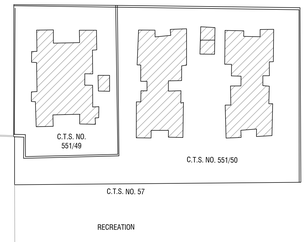


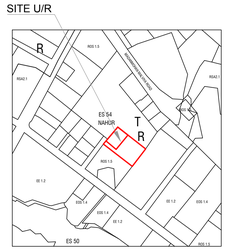
PLOT AREA CALCULATION :
C.T.S. NO.551/49
1. 0.50 X 42.05 X 19.05 = 400.53
2. 0.50 X 42.05 X 19.19 = 403.47
TOTAL = 804.00 SQ.MT.
C.T.S. NO.551/50
1. 0.50 X 23.30 X 5.46 = 63.61
2. 0.50 X 23.30 X 5.54 = 64.54
3. 0.50 X 51.76 X 24.39 = 631.21
4. 0.50 X 51.76 X 34.77 = 899.85
5. 0.50 X 43.26 X 12.48 = 269.94
TOTAL = 1929.15 SQ.MT.
TOTAL PLOT AREA =
804.00 + 1929.15 = 2733.15 SQ.MT.

PLOT AREA CALCULATIONS
SCALE - 1: 500

1ST TO 3RD LEVEL PODIUM AREA CALCULATION
53.92 X 30.55 X 1 = 1647.26
0.67 X 2.12 X 0.44 = 0.62
TOTAL = 1647.88
DEDUCTION:
1) 1.85 X 6.87 X 1 = 12.71
2) 3.16 X 13.15 X 1 = 41.55
3) 2.12 X 1.06 X 0.50 = 1.12
4) 1.31 X 8.90 X 1 = 11.66
5) 2.25 X 4.25 X 1 = 9.56
ED. 0.45 X 0.68 X 2 = 0.61
FD. 0.45 X 0.88 X 2 = 0.79
D1 2.12 X 1.54 X 2 = 6.53
D2 2.10 X 1.80 X 2 = 7.56
D3. 3.07 X 1.90 X 2 = 11.67
D4. 1.68 X 1.55 X 2 = 5.21
D5. 5.22 X 1.88 X 1 = 19.63
D6 4.25 X 2.21 X 1 = 18.79
TOTAL = 147.39 SQMT. ----(C)
TOTAL B-UP AREA OF PODIUM:
= (A+B) - C
= 1647.88 - 147.39 = 1500.49 SQ.MT.
TOTAL 1ST TO 3RD PODIUM AREA = 1500.49 SQ.MT.



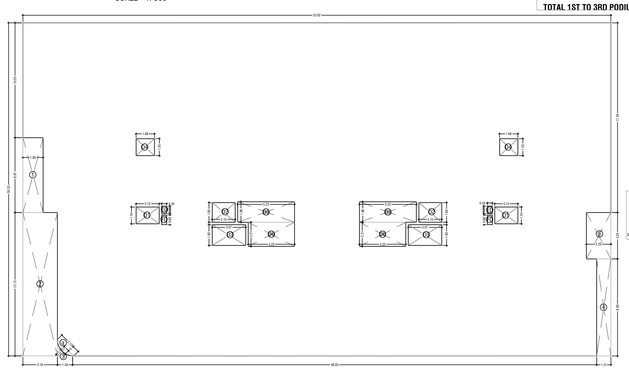
EXISTING BLOCK PLAN
SCALE - 1: 500



LOCATION PLAN
D.P. 2034 'T' WARD
SCALE - 1:4000

TABLE-I
SUMMARY

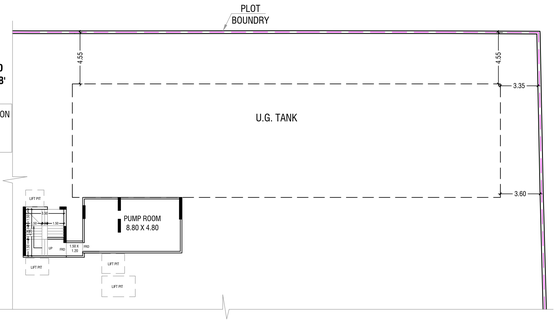
FLOOR	CONSTRUCTED AREA	STAIRCASE AREA	FLAT/NR/SOCIETY OFFICE, FITNESS CENTER/REFUGE AREA PUMP ROOM,METER ROOM	GROSS BUA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NET B-UP AREA EXCL. 35% FUNGIBLE COMPONENT (FOR FSI)	STAIRCASE AREA FOR PREMIUM
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
BASE.FLOOR	75.04	20.81	46.41	----	----	----
GR.FLOOR	1540.35	136.74	10.06	----	----	----
1ST PODIUM	1500.49	136.74	----	----	----	----
2ND PODIUM	1500.49	136.74	----	----	----	----
3RD PODIUM	1500.49	136.74	----	----	----	----
1ST FLOOR	582.70	131.63	----	451.07	334.13	131.63
2ND FLOOR	727.08	127.92	----	599.16	443.82	96.95
3RD FLOOR	730.38	127.92	----	602.46	446.27	96.95
4TH FLOOR	733.82	127.92	----	605.90	448.81	96.95
5TH FLOOR	749.56	129.82	164.38	455.36	337.30	98.85
6TH FLOOR	718.15	128.19	----	589.96	437.01	97.22
7TH FLOOR	709.53	128.19	----	581.34	430.62	97.22
8TH FLOOR	696.69	128.19	----	568.50	421.11	97.22
9TH FLOOR	696.69	128.19	----	568.50	421.11	97.22
10TH FLOOR	700.20	128.19	----	572.01	423.71	97.22
11TH FLOOR	696.12	128.19	----	567.93	420.69	97.22
12TH FLOOR	696.12	131.00	89.20	475.92	352.53	100.03
13TH FLOOR	657.62	128.19	----	529.43	392.17	97.22
14TH FLOOR	468.90	131.92	142.54	194.44	144.03	100.95
TERRACE FLOOR	136.74	136.74	----	----	----	74.80
TOTAL	15817.16	2509.97	452.59	7361.98	5453.32	1477.65



AREA LINE DIAGRAM OF 1ST TO 3RD PODIUM
SCALE 1:200

METER ROOM AT GROUND FLOOR WING 'A' + WING 'B'

METER ROOM AREA CALCULATION AT GR. FLOOR
1.65 X 3.05 X 2
= 10.06 SQMT.



BASEMENT FLOOR PLAN
SCALE 1:200

TENEMENT STATEMENT

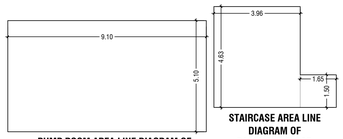
FLOOR	REHAB RESI.	SALE RESI.	SOCIETY OFFICE	FITNESS CENTER
GR.	----	----	----	----
1ST PODIUM	----	----	----	----
2ND PODIUM	----	----	----	----
3RD PODIUM	----	----	----	----
1ST	06NOS.	----	----	----
2ND	08NOS.	----	----	----
3RD	08NOS.	----	----	----
4TH	08NOS.	----	----	----
5TH	06NOS.	----	----	----
6TH	05NOS.	03NOS.	----	----
7TH	03NOS.	05NOS.	----	----
8TH	02NOS.	06NOS.	----	----
9TH	----	08NOS.	----	----
10TH	----	08NOS.	----	----
11TH	----	08NOS.	----	----
12TH	----	06NOS.	02NOS.	----
13TH	----	08NOS.	----	----
14TH	----	03NOS.	----	01 NOS
TOTAL	46 NOS.	55 NOS.	02NOS.	01NOS.

PARKING STATEMENT IV

C.A. IN SQ.MT.	PARKING PERMISSIBLE AS PER D.C.RULE	TOTAL FLATS	TOTAL PARKING REQUIRED
FLATS UP TO 45 SQ.M.	1 FOR EVERY 4 T/s	07	1.75
FLATS 45 TO 60 SQ.M.	1 FOR EVERY 2 T/s	00	0.00
FLATS 60 TO 90 SQ.M.	1 FOR EVERY 1 T/s	94	94
FLATS ABOVE 90 SQ.M.	2 FOR EVERY 1T/s	00	0.00
TOTAL		101	95.75
10% FOR VISITORS			9.58
TOTAL			105.33 SAY 105 NOS
ADDITIONAL PARKING PROPOSED WHICH IS WITHIN PERMISSIBLE LIMIT AS PER REG.31(1)(VI).			28 NOS
TOTAL PARKING PROVIDED			**133 NOS**

PROPOSED PARKING STATEMENT

SR NO.	FLOOR	SMALL	BIG	TOTAL
1	STILT	03	34	37
2	PODIUM-1	08	23	31
3	PODIUM-2	08	26	34
4	PODIUM-3	02	29	31
	TOTAL	21	112	133
	% RATIO TO TOTAL	16.00%	84.00%	133



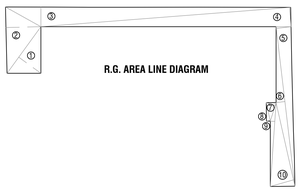
PUMP ROOM AREA LINE DIAGRAM OF BASEMENT FLOOR

PUMP ROOM AREA CALCULATION AT GR. FLOOR
9.10 X 5.10 = 46.41 SQMT.

STAIRCASE AREA LINE DIAGRAM OF BASEMENT FLOOR

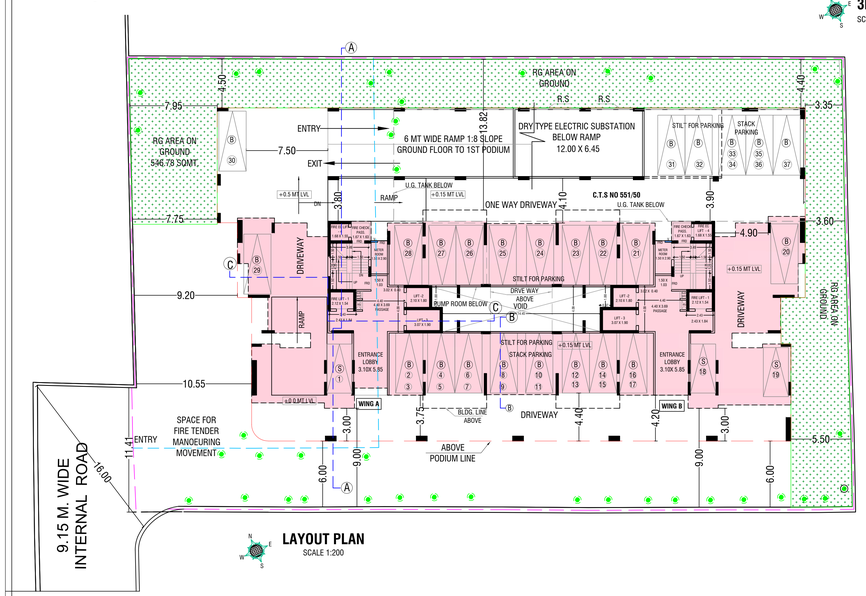
STAIRCASE AREA CALCULATION AT BASEMENT
3.96 X 4.63 X 1 = 18.33
1.65 X 1.50 X 1 = 2.48
TOTAL = 20.81 SQMT.

TOTAL STAIRCASE AREA OF BASEMENT:
=20.81 SQ.MT.

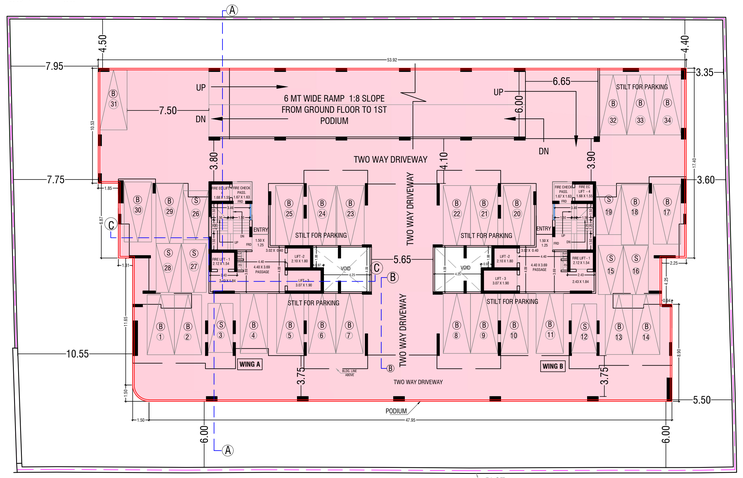


R.G. AREA LINE DIAGRAM

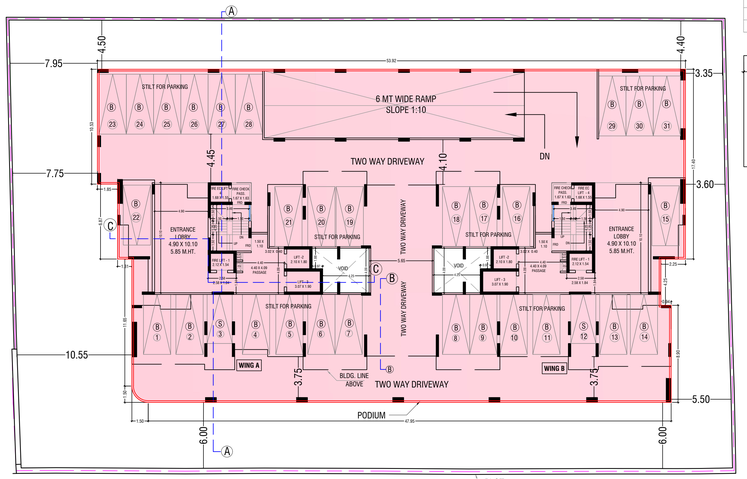
R.G. AREA CALCULATION :
1. 0.50 X 13.20 X 6.28 = 41.45
2. 0.50 X 15.20 X 8.00 = 60.80
3. 0.50 X 65.37 X 4.50 = 147.08
4. 0.50 X 57.43 X 4.42 = 126.92
5. 0.50 X 36.82 X 3.40 = 62.59
6. 0.50 X 36.82 X 2.04 = 37.57
7. 0.50 X 4.45 X 2.15 = 4.78
8. 0.50 X 4.35 X 0.88 = 1.92
9. 0.50 X 19.27 X 1.02 = 9.83
10. 0.50 X 19.65 X 5.48 = 53.84
TOTAL = 546.78 SQ.MT.
REQUIRED R.G. = 2733.00 X 20%
= 546.60 SQMT.
TOTAL R.G. PROVIDED = 546.78 SQ.MT.



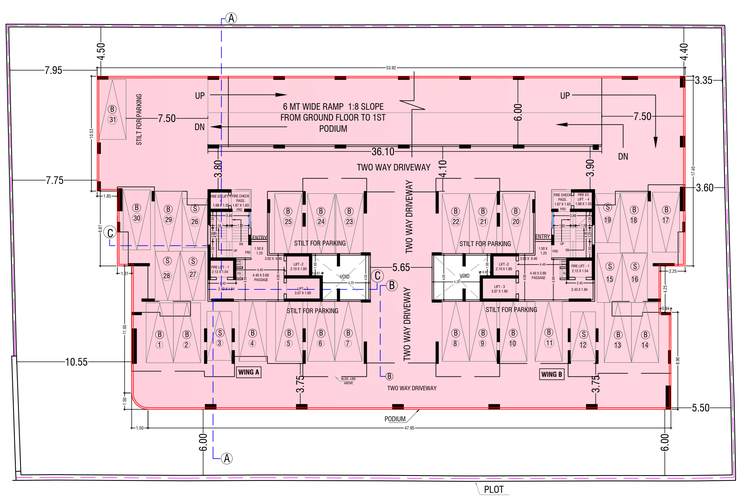
LAYOUT PLAN
SCALE 1:200



2ND LEVEL PODIUM FLOOR PLAN
SCALE 1:200



3RD LEVEL PODIUM FLOOR PLAN
SCALE 1:200



1ST LEVEL PODIUM FLOOR PLAN
SCALE 1:200

PROFORMA "A"

		AREA STATEMENT	AS PER REG. 30 AND 33(7)B
I.			
1.		GROSS AREA OF PLOT AS PER PRC C.T.S NO.551/49 = 804.00 SQMT. AND C.T.S NO.551/50 = 1929.00 SQMT.	2733.00
	a)	Area of Reservation in plot	NIL
	b)	Area of Road Set back	0.00
	c)	ROAD UNDER AREA AS PER SURVEY R.L.	0.00
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)	NIL
	(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	NIL
	(c)	Area of amenity plot/plots to be handed over as per DCR 15	NIL
	(d)	Area of amenity plot/plots to be handed over as per DCR 35	NIL
	(C)	Deductions for Existing Built up area to be retained if any	
	(a)	Land component of Existing BUA as per regulation	NIL
3.		TOTAL DEDUCTIONS (2)(A) + 2(B) + 2(C)]	0.00
4.		BALANCE AREA OF PLOT (1 minus 3)	2733.00
5.		PLOT AREA UNDER DEVELOPMENT	2733.00
6.		ZONAL (BASIC) FSI (1 or 1.33)	1.00
7.		PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (in case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A)	2733.00
8.		BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION30(A).	NIL
9.		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	NIL
10.		BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM "50% AS PER TABLE NO.12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO.30(A)3	1366.50
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 - 50%	
		a)Protect Area	
		b)15% OF SR.NO.7b ABOVE OR 10 SQ.M. PER TENEMENT AS PER REG. NO.33(7)B) 48 NOS X10.0 SQ.MT.=480.00 SQMT.	480.00
		c)0.50 TDR (PERMISSIBLE= 1366.50 - 480 = 906.50 sq.mt.) TDR Utilisation granted by Ch.Eng. (D.P.) / Hon'ble M.C. dtd. 04.07.2024. 1) DRC No. SRA/1511/Const.– 273.33 Sq.mt. 2) DRC No. Road/007/6/2024 = 614.85 Sq.mt. 3) DRC No. RES/0033/2023 = 18.32 Sq.mt.	906.50
12.		AREA PERMISSIBLE AS PER REG. NO.33(12)(B)	-----
13.		PERMISSIBLE BUILT UP AREA (7 + 10 + 11b + 11c + 13)	5465.97
14.		PROPOSED BUILT UP AREA FOR RESIDENTIAL	5453.32
		PROPOSED BUILT UP AREA NON-RESIDENTIAL	0.00
		TOTAL PROPOSED BUILT UP AREA	5453.32
15.		TDR GENERATED IF ANY AS PER REGULATION 30 (A)	NIL
16.		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
A)	a)	i) Permissible Fungible Compensatory area	1913.09
		ii)Proposed Fungible Compensatory area	1908.66
		iii) Fungible Compensatory area availed for Rehab Component without charging premium	881.72
	b)	i) Permissible Fungible Compensatory area by charging premium	1031.37
		ii) Fungible Compensatory area availed on payment of premium	1026.94
		Permissible Fungible Compensatory area for commercial	-----
17		TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY	7379.06
		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY	7361.98
		AREA(15 + 17)a)(iii) + 17(b)(ii)	
18.		FSI CONSUMED ON NET PLOT [15/4]	2.00
(II)		OTHER REQUIREMENTS	
	(A)	RESERVATION/DESIGNATION	
	a)	Name of Reservation	NIL
	b)	Area of Reservation affecting the plot	NIL
	c)	Area of Reservation land to be handed/handed over as per regulation No.17	NIL
	d)	Built up area of Amenity to be handed over as per regulation No.17	NIL
	e)	Area/Built up Area of Designation	NIL
	(B)	RESERVATION/DESIGNATION	
	(i)	14(A)	NIL
	(ii)	14(B)	NIL
	(iii)	15	NIL
(C)		Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-----
	(D)	Tenement Statement	
	(i)	Proposed Built up Area (15abOvee)	5453.32
	(ii)	Less deduction of Non-residential area (Shop etc)	0.00
	(iii)	Area available for tenements(i) minus (ii)]	5453.32
	(iv)	Tenement permissible (Density of tenements/hectare) (5453.32X450/10000)	245.00
	(v)	Total No of Tenement Proposed on the plot	101
	(E)	Parking Statement	
	(i)	Parking Required by regulations for.-	
		Car	105 nos.
		Scooter/Motor cycle	-----
		Outsider (visitors)	-----
	(ii)	Covered garage permissible	-----
	(iii)	Covered garage proposed	-----
	(iv)	Total parking provided	133.00 nos.
(F)		Transport Vehicles Parking	
	(i)	Space for transport vehicles parking required by Regulations	-----
	(ii)	Total No. of transport vehicles parking spaces provided	-----

NOTES

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
TRESS ARE SHOWN IN GREEN CIRCLE

PROFORMA "B"

1/6

P-16881/2023/(551/49)/T WARD/NAHUR-T/337/1/New

Approved Subject to the conditions mentioned in this office letter Auto DCR no.P-16881/2023/551/49 And Other)/T Ward/NAHUR - T/00/1/New

Suhas Vasant Nemane
Executive Engineer Building Proposal (E.S)-II

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

CONTENTS OF SHEET

LAYOUT PLAN,GROUND FLOOR PLAN,BASEMENT FLOOR PLAN, STILT,1ST TO 3RD PODIUM FLOOR PLAN AND AREA CALCULATIONS,PLOT AREA CALCULATION, LOCATION PLAN, AREA STATEMENT,PARKING STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/09/2020 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 2733.00 SQUAREMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

Jitendra Krishnarao Mukadam
Digitally signed by Jitendra Krishnarao Mukadam Date: 2024.09.05 17:18:00 +05'30'
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT UNDER 33(7) B OF PROPERTY ON PLOT BEARING CTS NO. 551/49 & 551/50 OF VILLAGE NAHUR, MULUND, MUMBAI.400080

NAME AND ADDRESS OF SOCIETY/ OWNER

ST. PIUS 'C' CO-OPERATIVE HOUSING SOCIETY LIMITED (KAVITA, SANGITA BUILDING)
SUHURDH SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED (YAMUNA BUILDING)

ST. PIUS COLONY, OPP. ST. MARY'S CONVENT SCHOOL, TRIMURTI ROAD MULUND (W), MUMBAI -80

NAME AND ADDRESS OF DEVELOPER

DREAM CONSTRUCTIONS

105,KONARK TOWER, OPP. SAI BABA MANDIR,GHANTALI DEVI ROAD,THANE (W.)-400602

ASHUTOSH NARESH MHASKE
Digitally signed by ASHUTOSH NARESH MHASKE Date: 2024.09.05 17:26:29 +05'30'
SIGNATURE OF P.O.A. HOLDER

ARCHITECTS NAME AND ADDRESS

Jitendra Krishnarao Mukadam
Digitally signed by Jitendra Krishnarao Mukadam Date: 2024.09.05 17:19:20 +05'30'
JITENDRA MUKADAM
CA/92/14751
SIGNATURE OF ARCHITECT

GODBOLE MUKADAM AND ASSOCIATES
2, NAKSHATRA HERITAGE,
NR. KARVE HOSPITAL,HINDU COLONY,
BRAHMIN SOC., NAUPADA,
THANE(W)-400 602.
PH. NO. - 9833328177, 9136665689

DRG.NO	SCALE	DATE	DRN.BY	CHKD. BY
303-SP-01	1:100	06/05/2024	AMOL	SNEHAL

Uservar/D=Office Data/user7/data1.7.ON GOING ARCHITECTURE\303 MHASKE - MULUND- ST PILIS 08 MUNICIPAL