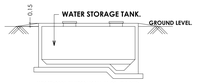
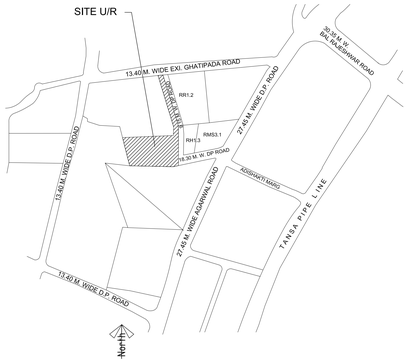
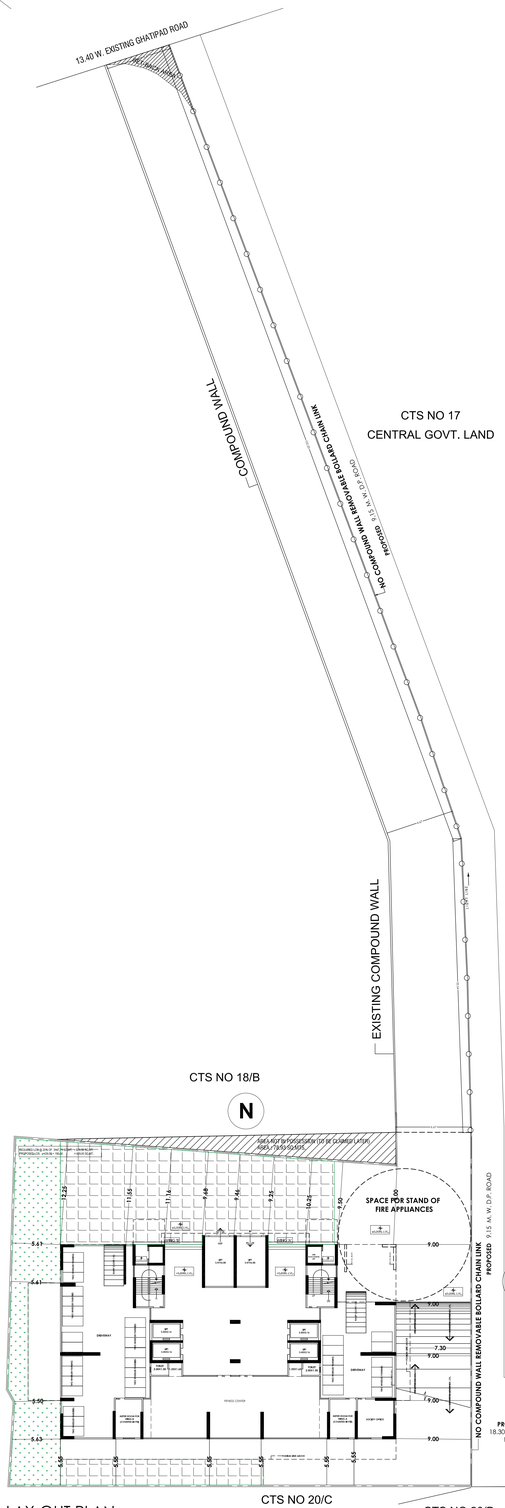


SECTION THROUGH U.G. TANK.

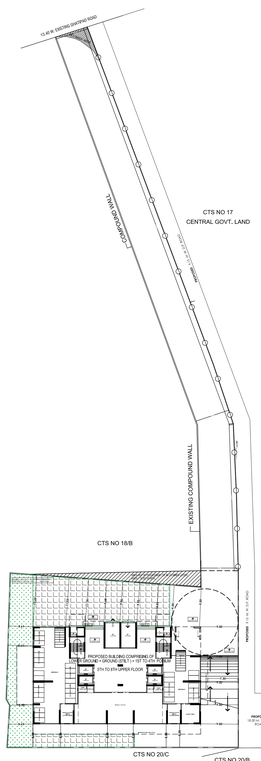
SECTION THROUGH COMPOUND WALL.



LOCATION PLAN
SCALE = 1:2500



LAY-OUT PLAN
SCALE 1:250

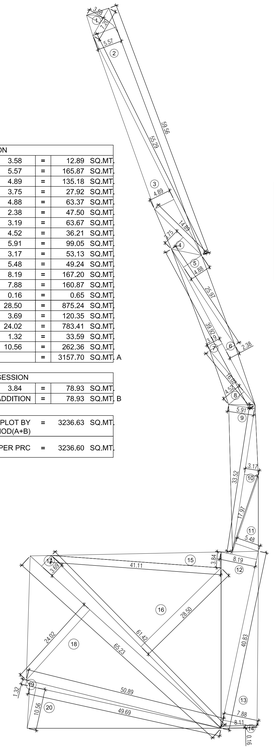


BLOCK PLAN
SCALE 1:500

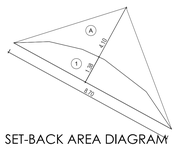
PLOT AREA CALCULATION								
1	1/2	X	7.20	X	3.58	=	12.89	SQ.MT.
2	1/2	X	59.56	X	5.57	=	165.87	SQ.MT.
3	1/2	X	55.29	X	4.89	=	135.18	SQ.MT.
4	1/2	X	14.89	X	3.75	=	27.92	SQ.MT.
5	1/2	X	25.97	X	4.88	=	63.37	SQ.MT.
6	1/2	X	39.92	X	2.38	=	47.50	SQ.MT.
7	1/2	X	39.92	X	3.19	=	63.67	SQ.MT.
8	1/2	X	16.02	X	4.52	=	36.21	SQ.MT.
9	1/2	X	33.52	X	5.91	=	99.05	SQ.MT.
10	1/2	X	33.52	X	3.17	=	53.13	SQ.MT.
11	1/2	X	17.97	X	5.48	=	49.24	SQ.MT.
12	1/2	X	40.83	X	8.19	=	167.20	SQ.MT.
13	1/2	X	40.83	X	7.88	=	160.87	SQ.MT.
14	1/2	X	8.11	X	0.16	=	0.65	SQ.MT.
16	1/2	X	61.42	X	28.50	=	875.24	SQ.MT.
17	1/2	X	65.23	X	3.69	=	120.35	SQ.MT.
18	1/2	X	65.23	X	24.02	=	783.41	SQ.MT.
19	1/2	X	50.89	X	1.32	=	33.59	SQ.MT.
20	1/2	X	49.69	X	10.56	=	262.36	SQ.MT.
NET PLOT AREA						=	3157.70	SQ.MT. A

PLOT AREA NOT IN POSSESSION								
15	1/2	X	41.11	X	3.84	=	78.93	SQ.MT.
TOTAL ADDITION						=	78.93	SQ.MT. B

TOTAL AREA OF PLOT BY TRIANGULATION METHOD(A+B)	=	3236.63	SQ.MT.
PLOT AREA AS PER PRC	=	3236.60	SQ.MT.



PLOT AREA DIAGRAM
SCALE 1:500

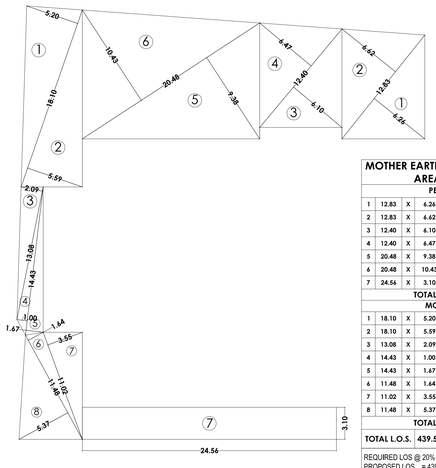


SET-BACK AREA DIAGRAM
SCALE 1:100

SET-BACK AREA CALCULATION								
ADDITIONS								
A	8.70	X	4.10	X	0.50	=	17.84	Sq. Mt.
TOTAL						=	17.84	Sq. Mt.
DEDUCTIONS								
1	8.70	X	1.38	X	0.66	=	7.96	Sq. Mt.
TOTAL						=	7.96	Sq. Mt.
NET AREA	17.84	-	7.96			=	9.88	Sq. Mt.

BUILT-UP AREA SUMMARY (RESIDENTIAL)

FLOOR	BUILT-UP AREA	NET AREA	Sq. Mt.
BASEMENT	0.00	0.00	Sq. Mt
LOWER GROUND	0.00	0.00	Sq. Mt
UPPER GROUND	0.00	0.00	Sq. Mt
1ST PODIUM	0.00	0.00	Sq. Mt.
2ND PODIUM	0.00	0.00	Sq. Mt.
3RD PODIUM	0.00	0.00	Sq. Mt.
4TH PODIUM	0.00	0.00	Sq. Mt.
5TH	711.01	711.01	Sq. Mt.
6TH	711.01	711.01	Sq. Mt.
7TH	711.01	711.01	Sq. Mt.
8TH	711.01	711.01	Sq. Mt.
TOTAL	2844.04	2844.04	Sq. Mt.
EXCESS FITNESS CENTER AREA COUNTED IN FSI	125.47		Sq. Mt.
EXCESS SOCIETY OFFICE AREA COUNTED IN FSI	0.23		Sq. Mt.
METER ROOM AREA COUNTED IN FSI	29.76		Sq. Mt.
PROPOSED BUA	2999.50		Sq. Mt.



L.O.S. AREA DIAGRAM
SCALE 1:200

MOTHER EARTH LOS & PERFORATED LOS AREA CALCULATION

PERFORATED (LOS)								
1	12.83	X	6.26	X	0.50	=	40.16	Sq. Mt.
2	12.83	X	6.62	X	0.50	=	42.47	Sq. Mt.
3	12.40	X	6.10	X	0.50	=	37.82	Sq. Mt.
4	12.40	X	6.47	X	0.50	=	40.11	Sq. Mt.
5	20.48	X	9.38	X	0.50	=	96.05	Sq. Mt.
6	20.48	X	10.43	X	0.50	=	106.80	Sq. Mt.
7	24.56	X	3.10	X	1.00	=	76.14	Sq. Mt.
TOTAL							439.55	
MOTHER EARTH (LOS)								
1	18.10	X	5.20	X	0.50	=	47.06	Sq. Mt.
2	18.10	X	5.59	X	0.50	=	50.59	Sq. Mt.
3	13.08	X	2.09	X	0.50	=	13.67	Sq. Mt.
4	14.43	X	1.00	X	0.50	=	7.22	Sq. Mt.
5	14.43	X	1.67	X	0.50	=	12.05	Sq. Mt.
6	11.48	X	1.44	X	0.50	=	9.41	Sq. Mt.
7	11.02	X	3.55	X	0.50	=	19.56	Sq. Mt.
8	11.48	X	5.37	X	0.50	=	30.82	Sq. Mt.
TOTAL						=	190.38	Sq. Mt.
TOTAL L.O.S.	439.55	+	190.38	=	629.93		Sq. Mt.	

REQUIRED LOS @ 20% OF 3147.79 SQ.MT. = 629.56 SQ.MT.
PROPOSED LOS = 439.55 + 190.38 = 629.93 SQ.MT.
PROPOSED LOS (ON MOTHER EARTH) = 190.93 SQ.MT.

CAR PARKING STATEMENT

CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 4 TENEMENTS	0.00	0.00
BETWEEN 45.00 TO 60.00	1 PARKING / 2 TENEMENTS	4.00	2.00
BETWEEN 60.00 TO 90.00	1 PARKING / 1 TENEMENTS	32.00	32.00
90.00 TO ABOVE	2 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		36.00	34.00
ADD 10.00 % VISITOR PARKING			3.40
TOTAL PARKING REQUIRED			37.40
SAY TOTAL PARKING REQUIRED			38.00
ADDITTIONAL 50 % PARKING PERMISSIBLE (AS PER D.C.P.R 2034)			19.00
MAXIMUM PARKING PERMISSIBLE			57.00
SAY MAXIMUM PARKING PERMISSIBLE			57.00
TOTAL PARKING PROPOSED			124.00

FLOOR	BIG PARKING	SMALL PARKING	TOTAL
LOWER GROUND	8.00	12.00	20.00
GROUND / STILT	0.00	0.00	0.00
1ST PODIUM	15.00	11.00	26.00
2ND PODIUM	15.00	11.00	26.00
3RD PODIUM	15.00	11.00	26.00
4TH PODIUM	15.00	11.00	26.00
TOTAL	68.00	56.00	124.00

CARPET AREA STATEMENT FOR PARKING PURPOSE

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-B) FLAT- NO. 1							
LIVING	4.35	X	3.05	X	1	=	19.37
DINING	3.50	X	2.25	X	1	=	7.88
KITCHEN	2.75	X	2.15	X	1	=	5.91
TOILET	2.75	X	1.35	X	1	=	3.71
	1.00	X	1.40	X	1	=	1.40
BED ROOM	3.85	X	3.05	X	1	=	11.74
BED ROOM	3.45	X	3.05	X	1	=	11.13
	0.90	X	1.45	X	1	=	1.31
TOILET	2.65	X	1.35	X	1	=	3.58
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	66.71
RERA CARPET AREA (SQ.MT.)						=	68.80

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-B) FLAT- NO. 2							
LIVING/ DINING	4.35	X	3.05	X	1	=	19.37
KITCHEN	3.40	X	2.15	X	1	=	7.74
TOILET	2.45	X	1.35	X	1	=	3.31
BED ROOM	3.65	X	3.05	X	1	=	10.98
TOILET	1.25	X	2.25	X	1	=	2.81
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	44.70
RERA CARPET AREA (SQ.MT.)						=	45.55

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-B) FLAT- NO. 3							
LIVING / DINING	3.05	X	5.75	X	1	=	17.54
	1.55	X	0.60	X	1	=	0.93
	2.35	X	1.35	X	1	=	3.17
TOILET	1.30	X	2.25	X	1	=	2.93
KITCHEN	2.12	X	3.05	X	1	=	6.47
	0.90	X	1.45	X	1	=	1.31
TOILET	2.40	X	1.35	X	1	=	3.24
BED ROOM	4.00	X	3.05	X	1	=	12.20
BED ROOM	2.75	X	4.25	X	1	=	11.69
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	1	=	0.08
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	67.04
RERA CARPET AREA (SQ.MT.)						=	69.55

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-B) FLAT- NO. 4							
LIVING	2.90	X	5.60	X	1	=	16.24
	1.75	X	1.20	X	1	=	2.10
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	48.27
RERA CARPET AREA (SQ.MT.)						=	49.45

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-B) FLAT- NO. 5							
LIVING	3.00	X	5.60	X	1	=	16.80
	1.65	X	1.50	X	1	=	2.47
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	49.21
RERA CARPET AREA (SQ.MT.)						=	50.39

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-A) FLAT- NO. 1							
LIVING/ DINING	4.35	X	3.05	X	1	=	19.37
KITCHEN	3.40	X	2.15	X	1	=	7.74
TOILET	2.45	X	1.35	X	1	=	3.31
BED ROOM	3.65	X	3.05	X	1	=	10.98
TOILET	1.25	X	2.25	X	1	=	2.81
BED ROOM	4.85	X	3.00	X	1	=	14.55
TOILET	3.00	X	1.35	X	1	=	4.05
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	2	=	0.15
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	63.55
RERA CARPET AREA (SQ.MT.)						=	65.55

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-A) FLAT- NO. 2							
LIVING / DINING	3.05	X	5.75	X	1	=	17.54
	1.55	X	0.60	X	1	=	0.93
	2.35	X	1.35	X	1	=	3.17
TOILET	1.30	X	2.25	X	1	=	2.93
KITCHEN	2.12	X	3.05	X	1	=	6.47
	0.90	X	1.45	X	1	=	1.31
TOILET	2.40	X	1.35	X	1	=	3.24
BED ROOM	4.00	X	3.05	X	1	=	12.20
BED ROOM	2.75	X	4.25	X	1	=	11.69
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	1	=	0.08
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	67.04
RERA CARPET AREA (SQ.MT.)						=	69.55

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-A) FLAT- NO. 3							
LIVING	2.90	X	5.60	X	1	=	16.24
	1.75	X	1.20	X	1	=	2.10
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	48.37
RERA CARPET AREA (SQ.MT.)						=	49.45

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (WING-A) FLAT- NO. 4							
LIVING	3.00	X	5.60	X	1	=	16.80
	1.65	X	1.50	X	1	=	2.47
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	49.21
RERA CARPET AREA (SQ.MT.)						=	50.39

PROFORMA 'A'

I.	AREA STATEMENT	IN SQ. MT. AS PER DCPR 2034
1	Area of plot as perP.R.CARD	3236.60
	Encroachment	0.00
	Area not in possession	78.93
	a) Area of Reservation in plot	0.00
	b) Area of Road Set back	9.88
	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)	9.88
	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.]	88.81
4	Balance area of plot (1-3)	3147.79
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)	3147.79
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 of Admissible TDR = 0.00	0.00
	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	0.00
	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) & 32 Road width 13.40 MT.	0.00
12	Permissible Built Up Area (With/Without 2(c)	3147.79
13	Proposed BUA (With/Without 2(c)	2999.50
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	0.00
	ii) Fungible Compensatory area availed for rehab component without charging premium	0.00
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))	2999.50
17	FSI consumed on net plot (13 / 4)	0.95
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)	2999.50
(ii)	Less Non-Residential Area (shop etc.)	0.00
(iii)	Area available for Tenements (i - ii)	2999.50
(iv)	Tenements permissible (450 / Hec)	134.98
(v)	Tenements proposed on the plot	36.00
(E)	Parking Statement	
(I)	Parking Required by Regulations for :	
	Car, Scooter / Motor Cycle	34.00
	Outsiders (Visitors)	3.40
(ii)	Covered garage permissible	------
(iii)	Covered garage proposed	------
	Proposed Car, Scooter / Motor Cycle	------
	Outsiders (Visitors)	------
(iv)	Total Parking Provided	124.00
(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 :	Notes
LAU-OUT PLAN , PLOT AREA & SET-BACK DIAGRAM & CALCULATION , BLOCK PLAN & LOCATION PLAN, SECTION THRO.COMPOUND WALL & U/G/WATER TANK, BUILT-UP AREA & STAIRCASE AREA SUMMERY , L.O.S. AREA DIAGRAM & CALCULATION , CAR PARKING STATEMENT , CARPET AREA STATEMENT.	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.

PROFORMA - B

DESC. OF PROPOSAL	Certificate of Area
PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO.18C OF MULUND (W) VILL. AT GHATI PADA ROAD, MULUND (W), MUMBAI.	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 3236.60 SQ.MT. TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS. SULKUDE SACHIN SHIVAJI Digitally signed by SACHIN SHIVAJI SULKUDE DN: c=IN, o=Architectural Consultants, ou=Architect, cn=SACHIN SHIVAJI SULKUDE, email=nasa_arch@rediffmail.com, serialNumber=9401010041 Date: 2023.06.07 12:41:07 +05'30' Signature of L.S.

STAMP OF APPROVAL OF PLAN

This cancels approval to the previous plans sanctioned under no. P-3787/2019/(18/C)/T Ward/MULUND-W/337/1/New

Dated. 25/03/2022

Approved subject to the condition mentioned in this office letter under no. P-3787/2019/(18/C)/T Ward/MULUND-W/337/2/Amend

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, ou=A mit Nemane Associates, cn=SUHAS VASANT NEMANE, serialNumber=f8f7a4f1c3f9f1a0a0a0