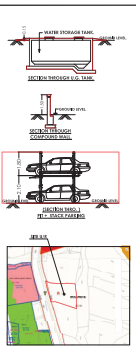
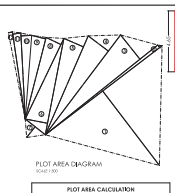
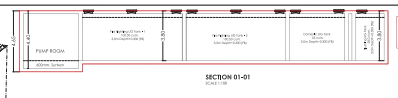
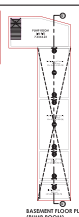
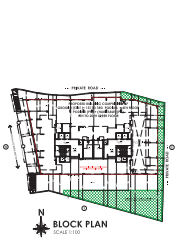


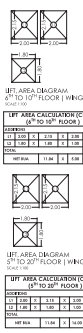






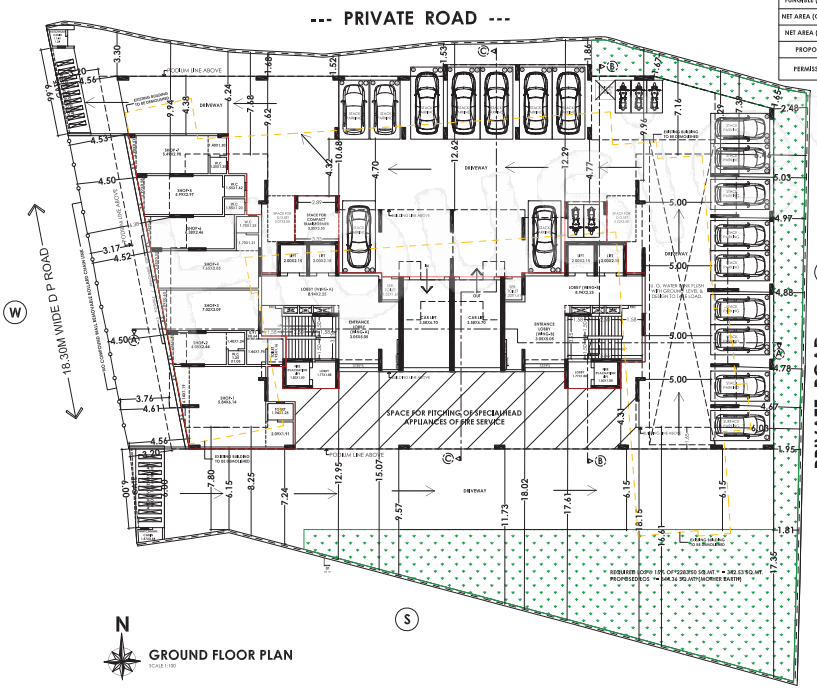
PLOT AREA CALCULATION							
ADDING							
1	66.00	X	38.69	X	0.80	=	1991.20 Sq. MT.
2	84.86	X	1.22	X	0.80	=	82.74 Sq. MT.
3	84.86	X	11.88	X	0.80	=	804.77 Sq. MT.
4	47.68	X	9.65	X	0.80	=	368.82 Sq. MT.
5	41.75	X	8.52	X	0.80	=	164.87 Sq. MT.
6	37.82	X	8.65	X	0.80	=	261.88 Sq. MT.
7	9.72	X	8.52	X	0.80	=	33.20 Sq. MT.
8	34.18	X	6.29	X	0.80	=	107.26 Sq. MT.
9	50.11	X	8.52	X	0.80	=	85.52 Sq. MT.
10	22.82	X	4.09	X	0.80	=	47.14 Sq. MT.
11	20.41	X	8.11	X	0.80	=	33.26 Sq. MT.
12	20.41	X	1.08	X	0.80	=	34.38 Sq. MT.
TOTAL PLOT AREA							2283.57
AS PER 7/12 CARD							2283.00





LIFT AREA CALCULATION (COUNTED IN FSI) (6TH TO 10TH FLOOR) WING-A							
ADDING							
L1	2.00	X	2.10	X	2.00	=	8.40 Sq. MT.
L2	2.00	X	1.80	X	2.00	=	7.20 Sq. MT.
TOTAL						=	15.60 Sq. MT.
MET REA	11.84	X	0.80	=	9.48	Sq. MT.	

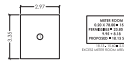
LIFT AREA CALCULATION (COUNTED IN FSI) (5TH TO 20TH FLOOR) WING-B							
ADDING							
L1	2.00	X	2.10	X	2.00	=	8.40 Sq. MT.
L2	2.00	X	1.80	X	2.00	=	7.20 Sq. MT.
TOTAL						=	15.60 Sq. MT.
MET REA	11.84	X	0.80	=	9.48	Sq. MT.	



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

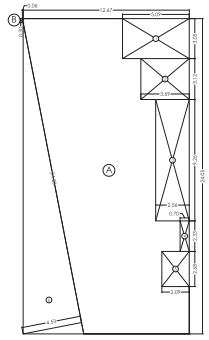
FLOOR	COMMERCIAL			RESIDENTIAL (WING-A)			RESIDENTIAL (WING-B)			STAIRCASE LIFT,LIFT LOBBY	STAIRCASE LOBBY	STAIRCASE LIFT,LIFT LOBBY	STAIRCASE LOBBY	Sq. MT
	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	WING-A		WING-B		
PUMP RM. (IN PIT)	-	-	-	-	-	-	-	-	-	-	-	-	-	Sq. MT.
GROUND	191.94	142.18	49.76	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 PT.PODIUM & PT. HABITABLE	-	-	-	0.00	-	-	105.41	78.08	27.33	-	-	59.22	-	Sq. MT.
5TH	-	-	-	239.03	177.06	61.97	134.56	100.50	34.06	58.14	-	-	46.99	Sq. MT.
6TH	-	-	-	239.03	177.06	61.97	146.19	109.12	37.07	-	46.30	-	46.99	Sq. MT.
7TH	-	-	-	238.93	176.99	61.94	183.83	137.00	46.83	-	46.30	-	46.99	Sq. MT.
8TH	-	-	-	238.88	176.95	61.93	188.54	140.49	48.05	-	46.30	-	46.99	Sq. MT.
9TH	-	-	-	238.88	176.95	61.93	188.54	140.49	48.05	-	46.30	-	46.99	Sq. MT.
10TH	-	-	-	238.88	176.95	61.93	202.04	150.49	51.55	-	46.30	-	46.99	Sq. MT.
11TH	-	-	-	0.00	0.00	0.00	204.02	151.96	52.06	-	0.00	-	46.99	Sq. MT.
12TH	-	-	-	0.00	0.00	0.00	204.02	151.96	52.06	-	0.00	-	46.99	Sq. MT.
13TH	-	-	-	0.00	0.00	0.00	217.47	161.92	55.55	-	0.00	-	46.99	Sq. MT.
14TH	-	-	-	0.00	0.00	0.00	227.45	169.31	58.14	-	0.00	-	46.99	Sq. MT.
15TH	-	-	-	0.00	0.00	0.00	232.01	172.69	59.32	-	0.00	-	46.99	Sq. MT.
16TH	-	-	-	0.00	0.00	0.00	232.01	172.69	59.32	-	0.00	-	46.99	Sq. MT.
17TH	-	-	-	0.00	0.00	0.00	236.70	176.16	60.54	-	0.00	-	46.99	Sq. MT.
18TH	-	-	-	0.00	0.00	0.00	243.95	181.53	62.42	-	0.00	-	46.99	Sq. MT.
19TH	-	-	-	0.00	0.00	0.00	243.95	206.85	37.10	-	0.00	-	46.99	Sq. MT.
20TH	-	-	-	0.00	0.00	0.00	198.01	171.34	26.67	-	0.00	-	46.99	Sq. MT.
TOTAL	191.94	142.18	49.76	1433.63	1061.95	371.68	3388.70	2572.59	816.11	58.14	231.50	59.22	751.84	Sq. MT.
EXCESS FITNESS CENTER COUNTED IN FSI	46.50									289.64		811.06		Sq. MT.
EXCESS METER ROOM COUNTED IN FSI	2.53									1100.70				Sq. MT.
LIFT AREA COUNTED IN FSI (WING -A)	6TH TO 10TH FLOOR (WING-A)			59.20										Sq. MT.
LIFT AREA COUNTED IN FSI (WING -B)	5TH TO 20TH FLOOR (WING-B)			189.44										Sq. MT.
FUNGIBLE (COMMERCIAL)	49.76									49.76				Sq. MT.
FUNGIBLE (RESIDENTIAL)	371.68	+	816.11	+	46.50	+	2.53	=		1236.82				Sq. MT.
NET AREA (COMMERCIAL)	142.18									142.18				Sq. MT.
NET AREA (RESIDENTIAL)	1061.95		2572.59	+	59.20	+	189.44	=		3883.18				Sq. MT.
PROPOSED AREA	49.76	+	1236.82	+	142.18	+	3883.18	=		5311.94				Sq. MT.
PERMISSIBLE AREA	PLOT 2283.50 + INCENTIVE 480.00 + PROTECTED 126.19 + ADDITIONAL FSI 1141.75 + FUNGIBLE 1411.00									5442.44				Sq. MT.

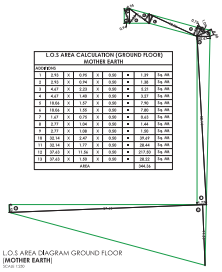
CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 40.00	1 PARKING / 4 TENEMENTS	21.00	5.25
EXTENTION 40.00 TO 60.00	1 PARKING / 2 TENEMENTS	21.00	10.50
EXTENTION 60.00 TO 90.00	1 PARKING / 1 TENEMENTS	32.00	32.00
90.00 TO ABOVE	2 PARKING / 1 TENEMENTS	4.00	8.00
TOTAL TENEMENTS		78.00	55.75
ADD 10.0% TO REFER PARKING			5.58
4%. 10% INT	SHOP (AS PER 33.(24) F.)	170.81	6.38
ADD 15.0 % VISITOR PARKING (REFER 33.(8) PARKING)			2.00
TOTAL PARKING REQUIRED			67.75
SAY TOTAL PARKING REQUIRED			73.00
ADD 50 % PARKING PENALTY (AS PER 33.(7) A.R.DCR)			36.50
TOTAL (REQUIRED & NOC ACCEPTED) PARKING PENALTIES			109.50
SAY TOTAL PARKING REQUIRED			110.00
TOTAL PROPOSED PARKING			110.00
FLOOR	NO. PARKING	SMALL PARKING	TOTAL
CELLAR FLOOR	14.00	21.00	35.00
1ST PODIUM	13.00	19.00	32.00
2ND PODIUM	13.00	19.00	32.00
3RD PODIUM	13.00	19.00	32.00
TOTAL	53.00	78.00	131.00
PARKING PROVIDED PER 50% NO.S REQUIRED PARKING 50.00 PROVIDED 53.00 50% SMALL PARKING ALLOWED, 40% PROVIDED 40.00			
ADDITIONAL 52.00 SMALL PARKING PROVIDED WITH PENALTIES 1.5 OF 50%			



METER ROOM AREA CALCULATION (1ST PODIUM FLOOR) WING-A							
ADDING							
1	2.97	X	2.97	X	1.00	=	8.82 Sq. MT.
TOTAL						=	8.82 Sq. MT.

METER ROOM AREA CALCULATION (1ST PODIUM FLOOR) WING-B							
ADDING							
1	2.82	X	2.90	X	1.00	=	8.18 Sq. MT.
TOTAL						=	8.18 Sq. MT.





L.O.S AREA CALCULATION (GROUND FLOOR) MOTHER EARTH									
ADDING									
1	2.90	X	0.79	X	1.00	=	2.29	Sq. MT.	
2	2.90	X	0.79	X	1.00	=	2.29	Sq. MT.	
3	4.67	X	2.20	X	1.00	=	10.27	Sq. MT.	
4	4.67	X	1.48	X	1.00	=	6.91	Sq. MT.	
5	19.04	X	1.57	X	1.00	=	29.90	Sq. MT.	
6	19.04	X	1.57	X	1.00	=	29.90	Sq. MT.	
7	1.47	X	0.79	X	1.00	=	1.16	Sq. MT.	
8	2.77	X	1.04	X	1.00	=	2.88	Sq. MT.	
9	2.77	X	1.08	X	1.00	=	2.99	Sq. MT.	
10	25.14	X	1.47	X	1.00	=	36.97	Sq. MT.	
11	25.14	X	1.77	X	1.00	=	44.51	Sq. MT.	
12	37.61	X	1.76	X	1.00	=	66.22	Sq. MT.	
13	37.61	X	1.81	X	1.00	=	68.02	Sq. MT.	
TOTAL						=	304.15		

BUILT-UP AREA CALCULATION GROUND FLOOR							
ADDING							
1	10.87	X	38.00	X	1.00	=	384.71 Sq. MT.
2	0.06	X	8.00	X	0.68	=	0.81 Sq. MT.
TOTAL						=	384.71
DEDUCTIONS							
1	0.39	X	8.00	X	1.00	=	14.82 Sq. MT.
2	0.47	X	3.10	X	1.00	=	11.57 Sq. MT.
3	0.56	X	9.36	X	1.00	=	23.71 Sq. MT.
4	0.78	X	2.20	X	1.00	=	1.60 Sq. MT.
5	0.39	X	8.00	X	1.00	=	1.68 Sq. MT.
6	6.50	X	26.25	X	0.50	=	85.63 Sq. MT.
TOTAL						=	152.79 Sq. MT.
NET REA	384.75	-	152.79	=	191.94	Sq. MT.	

L	AREA STATEMENT	PROFORMA 'A' (N SQ. MT.) AS PER DCPR 2034
I	*Area of plot as per C.T.S. PLAN*	2283.57
	Area of plot as per P.R.C.CARD	2283.50
	a) Area of Reservation in plot	0.00
	b) Area of Road Set back (none to be hand over)	0.00
	c) Area of D. P. Road	0.00
2	*Deduction for:-*	
2.A	*For Reservation / Road Area*	
	a) Road Set back area to be handed over (100%) (Reg.No.36)	0.00
	b) Proposed D.P.Road to be handed over(100%) (Reg.No.36)	0.00
	c) i) Reservation area to be handed over (100%) (Reg.No.37)	0.00
	ii) Reservation area to be handed over as per Accommodation Reservation (Reg.No. 16)	0.00
2.B	*For Amenity Area*	
	a) Area of Amenity plot to be handed over as per Reg.No.16(A)	0.00
	b) Area of Amenity plot to be handed over as per Reg.No16(B)	0.00
	c) Area of Amenity plot to handed over as per Reg.No.37.(Mapping)	0.00
2.C	Deduction for Existing BUA to be retained / and Component of Existing BUA. Existing BU as per Regulation under which the development was planned.	0.00
3	Total Deduction(2.(A+2.B)+2.C)as and when applicable.)	0.00
4	Balance area of plot (1-3)	2283.50
5	Net area under development after areas to be handed over to MCGM/Appropriate Authority as per Sr.No.Above.	0.00
6	Zonal FSI (8.38 or 8.75 or 1.00 or 1.33)	1.00
7	Built up area as per Zonal (basic) FSI (5 x 6)	2283.50
8	Built up equal to area of land handed over as per Reg.No.38(A)	
	i) As per Sr.No.6 & 7(B) except 2.(A)(vii)(B) above with in cap	0.00
	ii) In case of 2(A)(vii)(B) permissible over and above permissible BU.(	0.00
	iii) Incentive FSI as per Reg.No.33(7)(B) of DCPR 2034 (AR.W.X.OLD) ➡(AR.W)	480.00
	iv) Protected FSI as per Reg.No.38 C(a) of DCPR 2034 (AS PER OCCUPATION) PR.A.R.H.ITER. 3.(d).1961, 3.0914.0 (Existing BU.G) 1250.18 (Net Plot Area) ➡126.19	126.19
	Built Up Area in lieu of cost of Construction of built up amenity to be handed over (Walk in Unit of permissible BU.G)	0.00
10	Built Up Area due to "Additional FSI on payment of premium" as per Table 12 of Reg. No. 38(A)	1141.75
11	Built Up Area due to "Admissible TDR" as per Table 13 of Reg. No. 38(A) & 32 Road width 18.30 M(12M) 18 x 0.50 = 2850.15) Max TDR 20% 10/ 100 x 0.50 & Reservation TDR 60.00)	0.00
12	Permissible Built Up Area (With/Without 2(c)	4853.44
13	Proposed BUA (With/Without 2(c) (Res. 2983.18 Sq.Mts) (Comm. 142.18 Sq.Mts.) (Balance FSI 0.00 Sq.Mts.)	4925.36
14	TDR generated if any as per Reg. no. 38(A) & 32.	0.00
15(A)	Fungible Compensatory Area as per Reg. No. 33(7) (8)(L).a x 35%➡1411.00)	
	i) Free(with) Fungible Compensatory area for Rehab Component without charging premium Res. 2316.42 x 35%➡ 810.76 / 38.0 = 21.34 Sq.Mts. Comm.142.18 x 35% ➡ 51.81 / 38.0 = 1.36 Sq.Mts.	843.39
	ii) Proposed Fungible Compensatory area availed for rehab component without charging premium Res. 2316.42 x 35%➡ 810.76 / 38.0 = 21.34 Sq.Mts. Kept in Abeyance Comm.142.18 x 35% ➡ 51.81 / 38.0 = 1.36 Sq.Mts. Kept in Abeyance (SAY.) 19/ 38.00 = 2.50 ➡ 838.28 Sq.Mts.)	838.28
15(B)	i) Permissible Fungible Compensatory area by charging premium Residential Area 1411.00 - 843.39 = 567.61 Sq.Mts.	567.61
	ii) Proposed Fungible Compensatory area availed by charging premium (Residential Area 438.30 Sq.Mts.)	438.30
	Total Built Up Area Proposed including Fungible Compensatory Area (11 + 15 (aii)) + 15(bii))	5311.94
17	FSI consumed on net plot (11/A)	2.32
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. 37	0.00
	d) Built up Area of Amenity to be handed over as per Reg. No. 37	0.00
	e) Area / Built up Area of Designation	0.00
17.	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
	Employment of Recreational Open space in layout / plot as per Reg. No. 27	0.00
17.	Tenement Density	
(i)	Proposed Built up area (13 above)	4925.36
(ii)	Less Non-Residential Area (shop etc.)	142.18
(iii)	Area available for Tenements (1 - ii)	4783.18
(iv)	Tenements permissible (4SR / Rtc)	174.74
(v)	Tenements proposed on the plot	78.00
(II)	*Parking Statement*	
(i)	Parking Required by Regulations for :	
	Car (nil.7+6.1A)	65.12
	Outsiders (Visitors) (0.00+12.00)	0.00
(ii)	Covered garage permissible	—
(iii)	Covered garage proposed	—
	Proposed Car, Scooter /Motor Cycle	0.00
	Outsiders (Visitors)	0.00
(iv)	Total Parking Provided	131.00
(IV)	Transport Vehicles Parking	—
(V)	Space for transport vehicles parking required by Regulation	—
(VI)	Total No. of Transport vehicles parking spaces Provided	—

CONTENTS OF SHEET :-

NOTES

GROUND FLOOR PLAN, PLOT AREA DIAGRAM & BASEMENT FLOOR PLAN, SECTION THROUGH S.O.L TANK, SECTION THROUGH COMPOUND WALL & R.T.STACK PARKER, LOCATION PLAN & LOCATION MAP, BUILT UP AREA DIAGRAM, LIFT AREA DIAGRAM, BLOCK PLAN, BUILT UP AREA DIAGRAM GROUND FLOOR, L.O.S AREA DIAGRAM & CALCULATIONS.

1) THE DRAWING SHOULD NOT BE SCALED. 2) ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. 3) ALL DIMENSIONS ARE TO BE VERIFIED BY THE ARCHITECT BEFORE COMMENCEMENT OF WORK. 4) DRAWING MUST BE READ IN CONJUNCTION WITH OTHER DRAWINGS. 5) DOTTED YELLOW LINE INDICATES OVERHANG. 6) DOTTED YELLOW LINE INDICATES OVERHEAD WIRES.

PROPOSED

DESC. OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING BUILDING ON PLOT BEARING C.T.S. NO. 1082 OF VILLAGE MULUND (EAST) AT MAHAVIR ROAD MULUND (EAST) MUMBAI-400 081.

OWNER NAME & ADDRESS

M/s. SUCCON LIFESPACES LLP. C.A.TO DEEPLAXMI C.R.S.DIS.

Dinesh Khimji Bhanushali
PARTNER

STAMP OF APPROVAL OF PLAN

Approved subject to the condition mentioned in this office letter under no. P-19559/2023/1082/T Ward/MULUND-E

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

S.E (BP)/7/W

A.E(B.P) S & T

OWNER NAME & SIGNATURE

M/s. SUCCON LIFESPACES LLP.
Dinesh Khimji Bhanushali
PARTNER

SCALE	JOB NO.	SHEET NO.	DRN.BY	CH.BY	DATE
1:100	162	1/8	SAANJI	J.J.	26.03.2024

NORTH

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

NASA
NIRMAN ASHTAVINAYAK ARCHITECTS
CONSULTANTS : STRUCTURAL, ENVIRONMENTAL, CONSTRUCTION MANAGEMENT, FIRE, ELECTRICAL, PLUMBING, SANITARY, LANDSCAPE & ENVIRONMENT
A/1, SATYAM TOWER, Off. Aarey Road, Goregaon (E), Mumbai - 400 063.

Sachin Shivaji Sulkude
SACHIN S. SULKUDE
Licensed Surveyor
Reg. No. 04001/04