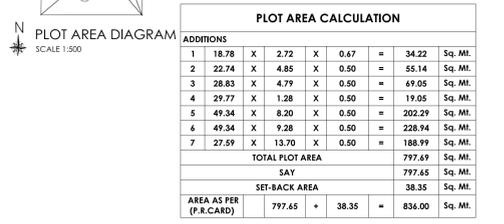
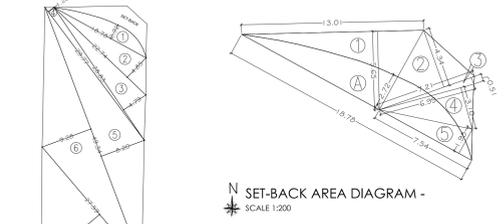


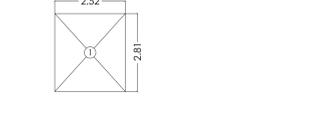
PROFORMA 'A'

I. AREA STATEMENT		IN SQ. MT. AS PER DCPR 2034
1	Area of plot as per C.T.S. PLAN	836.00
	Area of plot as per P.R.CARD	836.00
	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)	38.35
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)	38.35
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.No.14(B)	0.00
c)	Area of Amenity plot to be handed over as per Reg.No.35 (Abeyance)	0.00
	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
2C	Total Deductions[(2A)+(2B)+(2C)us and when applicable.]	38.35
3	Balance area of plot (1-3)	797.65
5	Plot area under development after areas to be handed over to MCGM/Appropriate Authority as per Sr.No.Above.	0.00
6	Zonal FSI (0.50 or 0.75 or 1.00 or 1.33)	0.75
7	Built up area as per Zonal (basic) FSI (4 x 6)	598.24
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)(ii) above with in cap of Admissible TDR = 38.35 X 2 = 76.70	0.00
ii)	In case of 2(A)(ii) permissible over and above permissible BUA	0.00
iii)	Incentive FSI as per Reg.No.33(7)(B) of DCPR 2034 (8.00 X 10 = 80.00)	80.00
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 18.30 MT.	0.00
12	Permissible Built Up Area (With/Without 2c)	678.24
13	Proposed BUA (With/Without 2c)	640.43
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	134.57
	ii) Fungible Compensatory area availed for rehab component without charging premium	134.57
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)(i) + 15(b)(ii))	775.00
17	FSI consumed on net plot (13 / 4)	0.80

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)	640.43
(ii)	Less Non-Residential Area (shop etc.)	0.00
(iii)	Area available for Tenements (i - ii)	640.43
(iv)	Tenements permissible (450 / Hec)	28.82
(v)	Tenements proposed on the plot	8.00
(E)	Parking Statement	
(i)	Parking Required by Regulations for :	
	Car, Scooter / Motor Cycle	8.00
	Outsiders (Visitors)	0.80
(ii)	Covered garage permissible	---
	Proposed Car, Scooter / Motor Cycle	10.00
	Outsiders (Visitors)	4.00
(iv)	Total Parking Provided	14.00
(f)	Space for transport vehicles parking required by Regulation	---
(ii)	Total No. of Transport vehicles parking spaces Provided	---

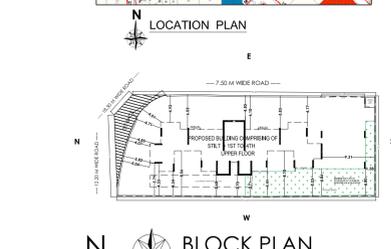


SET-BACK AREA CALCULATION (As Per Demarcation Plan)	
ADDITIONS	
1	13.01 X 5.45 X 0.50 = 36.75 Sq. Mt.
2	7.21 X 4.34 X 0.50 = 15.66 Sq. Mt.
3	7.21 X 0.51 X 0.50 = 1.84 Sq. Mt.
4	6.99 X 3.10 X 0.50 = 10.83 Sq. Mt.
5	7.54 X 1.98 X 0.50 = 7.48 Sq. Mt.
TOTAL	72.56
DEDUCTIONS	
1	18.78 X 2.72 X 0.47 = 34.21 Sq. Mt.
TOTAL	34.21
SET-BACK	72.56 - 34.21 = 38.35 Sq. Mt.



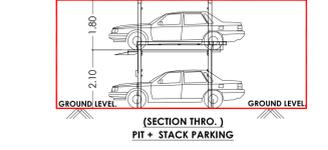
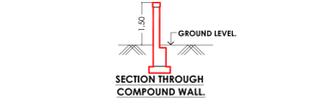
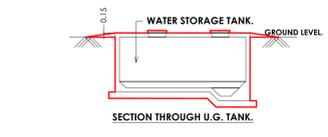
METER ROOM OFFICE AREA CALCULATION GROUND FLOOR	
ADDITIONS	
1	2.52 X 2.81 X 1.00 = 7.08 Sq. Mt.
TOTAL	7.08 Sq. Mt.

PLOT AREA AS PER P.R. CARD (Shree Mulund Jalaram CHS.)	
C.T.S. NO.	AREA IN SQ. MT.
1070/1	546.50
1070/4 (pt.)	9.50
1070/5	8.10
1070/6	8.40
1070/7	8.20
1070/8	11.20
1070/9	14.30
1070/10	15.80
1070/11	9.00
1070/12	9.00
1070/13	20.20
1070/15	18.40
1070/18	13.10
1070/22	14.30
1070/23	12.60
1070/24	10.50
1070/25	16.20
1070/26	18.00
1070/31	14.00
1070/32	9.70
1070/33	12.90
1070/34	17.40
1070/35	18.70
TOTAL	836.00



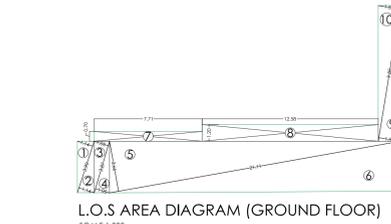
BUILT UP AREA SUMMARY (RESIDENTIAL) & STAIRCASE LIFT, LIFT LOBBY AREA SUMMARY					
FLOOR	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	STAIRCASE, LIFT, LIFT LOBBY AREA	Sq. Mt.
GROUND					Sq. Mt.
1ST	193.75	160.11	33.64	0.00	Sq. Mt.
2ND	193.75	160.11	33.64	0.00	Sq. Mt.
3RD	193.75	160.11	33.64	0.00	Sq. Mt.
4TH	193.75	160.10	33.65	0.00	Sq. Mt.
TOTAL	775.00	640.43	134.57	0.00	Sq. Mt.
PROPOSED BUA		775.00			Sq. Mt.
PERMISSIBLE BUA		640.43	134.57	0.00	Sq. Mt.

PLOT 598.24 + Incentive 80.00 + FUNGIBLE 134.57 = 812.81



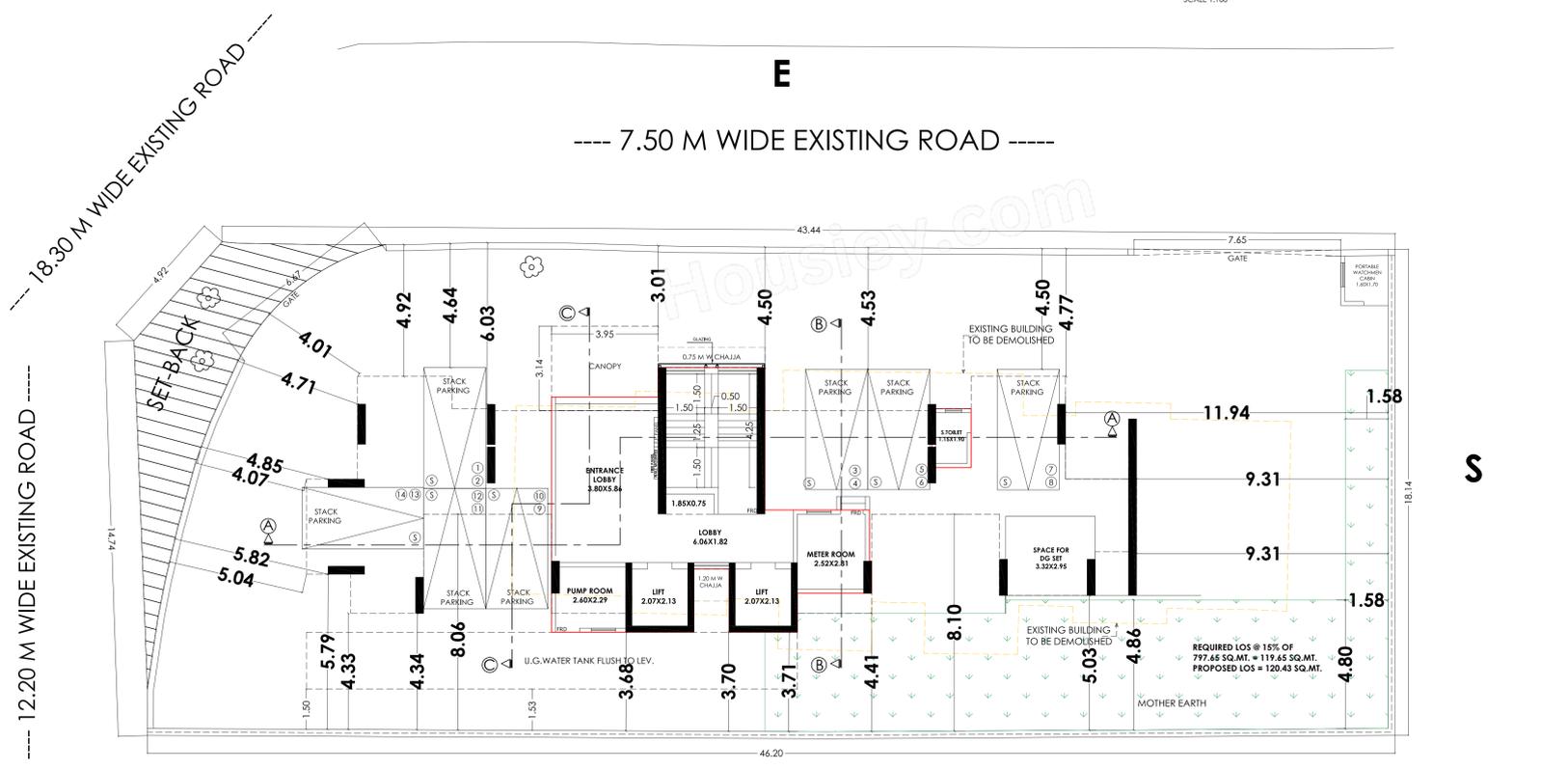
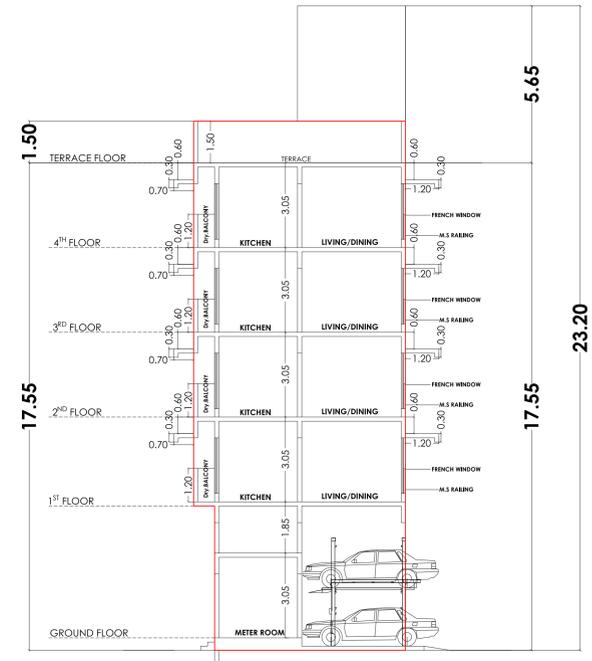
CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS. OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 4 TENEMENTS	0.00	0.00
BETWEEN 45.00 TO 40.00	1 PARKING / 2 TENEMENTS	0.00	0.00
BETWEEN 40.00 TO 30.00	1 PARKING / 1 TENEMENTS	8.00	8.00
30.00 TO ABOVE	2 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		8.00	8.00
ADD 10.00% VISITOR PARKING			0.80
TOTAL PARKING REQUIRED			8.80
SAY TOTAL PARKING REQUIRED			9.00
ADD 50% PARKING PERMISSIBLE (AS PER D.C.P.R 2034)			4.50
TOTAL (REQUIRED & 50% ADDITIONAL) PARKING PERMISSIBLE			13.50
TOTAL PROPOSED PARKING			14.00
FLOOR	BIG PARKING	SMALL PARKING	TOTAL
GROUND FLOOR	0.00	14.00	14.00
PARKING TOWER	0.00	0.00	0.00
TOTAL	0.00	14.00	14.00

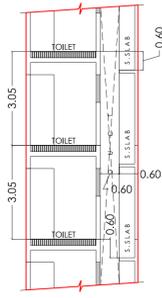
CARPET AREA STATEMENT FOR PARKING PURPOSE	
CARPET AREA CALCULATION OF 1ST TO 4TH FLOOR FLAT-NO. 1	CARPET AREA CALCULATION OF 1ST TO 4TH FLOOR FLAT-NO. 2
LIVING 4.18 X 3.55 X 1 = 14.84	LIVING 4.18 X 3.55 X 1 = 14.84
DINING 2.40 X 2.81 X 1 = 6.73	DINING 2.40 X 2.81 X 1 = 6.73
KITCHEN 2.40 X 2.81 X 1 = 6.73	KITCHEN 2.40 X 2.81 X 1 = 6.73
BALCONY 1.95 X 0.75 X 1 = 1.46	BALCONY 1.95 X 0.75 X 1 = 1.46
TOTILET 1.30 X 2.48 X 1 = 3.22	TOTILET 1.30 X 2.48 X 1 = 3.22
RED ROOM 3.20 X 3.68 X 1 = 11.78	RED ROOM 3.20 X 3.68 X 1 = 11.78
2.45 X 1.90 X 1 = 4.65	2.45 X 1.90 X 1 = 4.65
RED ROOM 4.04 X 3.25 X 1 = 13.13	RED ROOM 4.04 X 3.25 X 1 = 13.13
TOTILET 2.32 X 1.31 X 1 = 3.04	TOTILET 2.32 X 1.31 X 1 = 3.04
D 1.55 X 0.15 X 1 = 0.23	D 1.55 X 0.15 X 1 = 0.23
D1 0.90 X 0.15 X 2 = 0.27	D1 0.90 X 0.15 X 2 = 0.27
D2 0.75 X 0.15 X 2 = 0.23	D2 0.75 X 0.15 X 2 = 0.23
TOTAL CARPET AREA = 45.18	TOTAL CARPET AREA = 45.36
REAR CARPET AREA (SQ.MT.) = 44.72	REAR CARPET AREA (SQ.MT.) = 44.81



PHYSICAL LOS (MOTHER EARTH) AREA CALCULATION GROUND FLOOR	
PHYSICAL LOS (MOTHER EARTH)	
1	3.90 X 1.14 X 0.50 = 2.22 Sq. Mt.
2	3.90 X 1.14 X 0.50 = 2.22 Sq. Mt.
3	3.87 X 1.05 X 0.50 = 2.03 Sq. Mt.
4	3.87 X 1.05 X 0.50 = 2.03 Sq. Mt.
5	21.11 X 3.66 X 0.50 = 38.63 Sq. Mt.
6	21.11 X 3.54 X 0.50 = 37.36 Sq. Mt.
7	7.71 X 0.70 X 1.00 = 5.40 Sq. Mt.
8	12.58 X 1.20 X 1.00 = 15.10 Sq. Mt.
9	9.89 X 1.56 X 0.50 = 7.71 Sq. Mt.
10	9.89 X 1.56 X 0.50 = 7.71 Sq. Mt.
TOTAL	120.43 Sq. Mt.

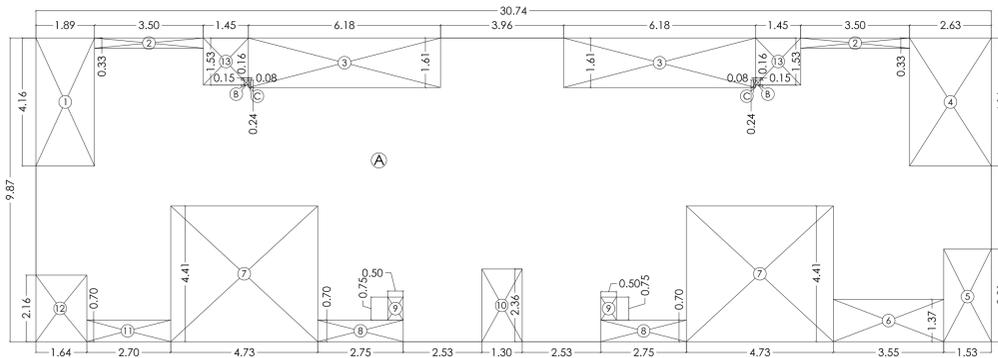
REQUIRED LOS @ 15% OF 797.65 SQ.MT. = 119.65 SQ.MT. PROPOSED LOS = 120.43 SQ.MT.



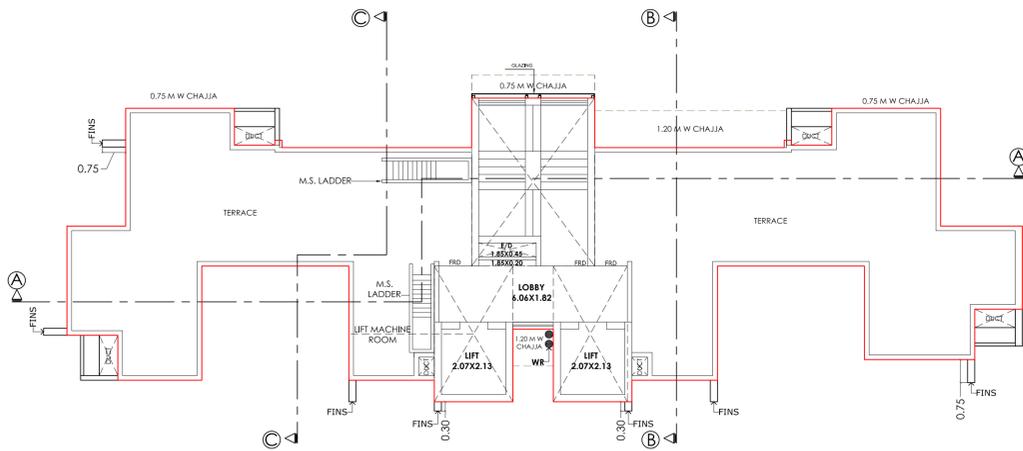


DETAILS AT 'X'
SCALE 1:100

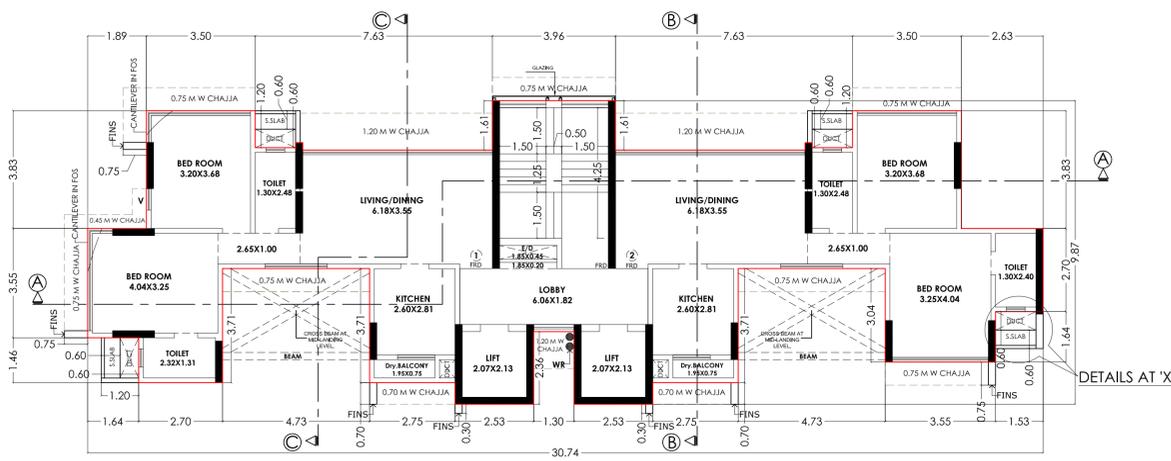
BUILT-UP AREA CALCULATION 1ST TO 4TH FLOOR								
ADDITIONS								
A	30.74	X	9.87	X	1.00	=	303.40	Sq. M.
B	0.15	X	0.16	X	2.00	=	0.05	Sq. M.
C	0.08	X	0.24	X	2.00	=	0.04	Sq. M.
TOTAL							303.49	
DEDUCTIONS								
1	1.89	X	4.16	X	1.00	=	7.86	Sq. M.
2	3.50	X	0.33	X	2.00	=	2.31	Sq. M.
3	6.18	X	1.61	X	2.00	=	19.90	Sq. M.
4	2.63	X	4.16	X	1.00	=	10.94	Sq. M.
5	1.53	X	3.01	X	1.00	=	4.61	Sq. M.
6	3.55	X	1.37	X	1.00	=	4.86	Sq. M.
7	4.73	X	4.41	X	2.00	=	41.72	Sq. M.
8	2.75	X	0.70	X	2.00	=	3.85	Sq. M.
9	0.50	X	0.75	X	2.00	=	0.75	Sq. M.
10	1.30	X	2.36	X	1.00	=	3.07	Sq. M.
11	2.70	X	0.70	X	1.00	=	1.89	Sq. M.
12	1.64	X	2.16	X	1.00	=	3.54	Sq. M.
13	1.45	X	1.53	X	2.00	=	4.44	Sq. M.
TOTAL							109.74	Sq. M.
NET BUA	303.49	-	109.74	=			193.75	Sq. M.



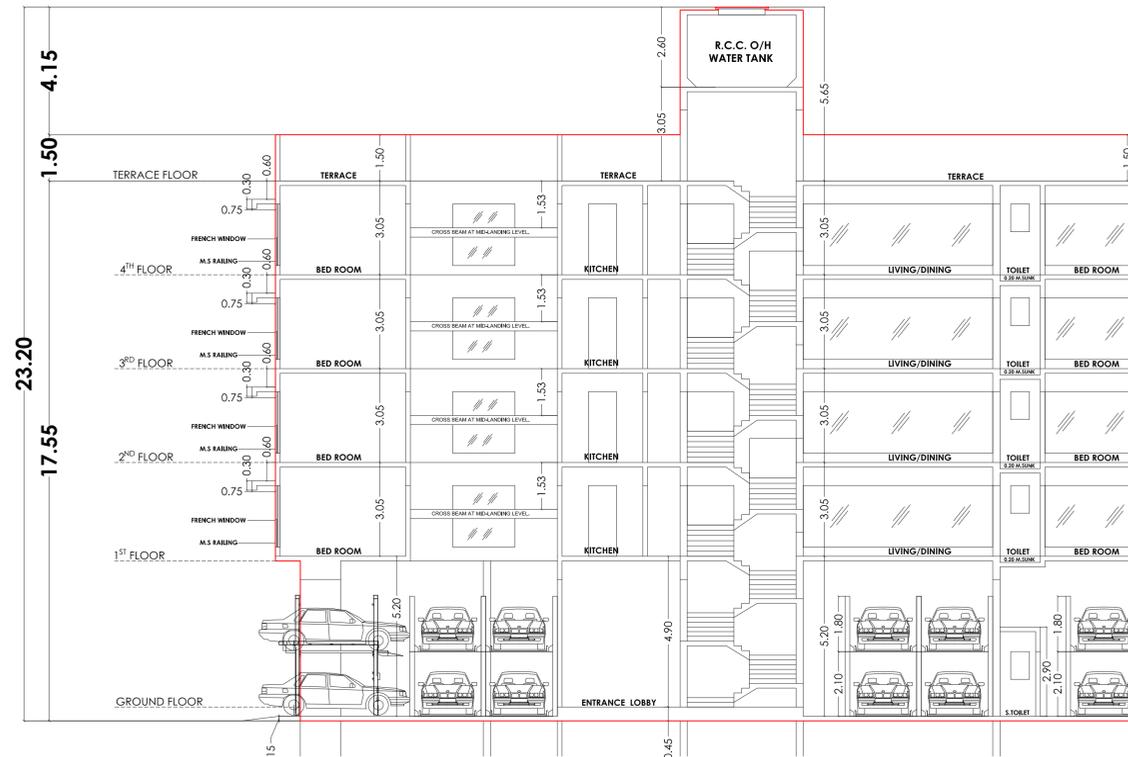
BUILT-UP AREA DIAGRAM 1ST TO 4TH FLOOR
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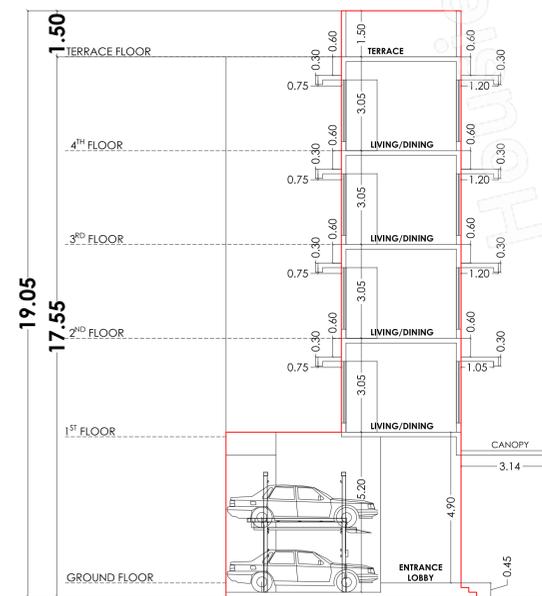
TERRACE FLOOR PLAN
SCALE 1:100



1ST TO 4TH FLOOR PLAN
SCALE 1:100



SECTION- A A
SCALE 1:100



SECTION- C C
SCALE 1:100

CONTENTS OF SHEET :		DESC. OF PROPOSAL
1ST TO 4TH FLOOR PLAN, TERRACE FLOOR PLAN AND AREA DIAGRAM & CALCULATION, DETAILS AT 'X', SECTION- A-A & C-C		PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 1070(P.T.), 1070/4(P.T.) TO 13, 1070/15, 1070/18, 1070/22 TO 26, 1070/31 TO 35 VILLAGE MULUND (WEST), AT JUNCTION OF M. G. ROAD & CHANDAN BAGH ROAD, MULUND (W) MUMBAI.
STAMP OF APPROVAL OF PLAN		
Approved subject to the condition mentioned in this office letter under no. CHE/ES/1966/T/337(NEW)		
SUHAS VASANT Executive Engineer Building Proposal. (E.S.)- II		Nitin Vasant ao Patil A.E.(B.P) S & T
OWNER NAME & SIGNATURE		
SHRI. CHANKIT M. MOTA OF ANON INFRA. C.A TO SOCIETY		Digitally signed by: CHANKIT MANSUKH MOTA Date: 2023.08.07 12:58:33 +05'30'
SCALE 1:100	JOB NO. 026	SHEET NO. 2/2
DRN. BY SAAD.D	CHK. BY J.J	DATE 26.07.2023
NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR		
 ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECTS, CONTRACTORS GALA NO. 04-A, GROUND FLOOR, KAMBA KRISHNA BLDG. ESTATE, L.B.S. MARG, VIKHRODI (W), MUMBAI-400 083 TEL.-25783009, E-MAIL- nasa_jag@yahoo.com		SULKUD E SACHIN SHIVAJI SACHIN S SULKUDE Licensed Surveyor Reg. No. 840010041