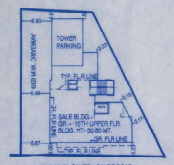
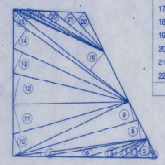
IOA	SALE BLDG. 1	1

PLOT AREA CALCULATION

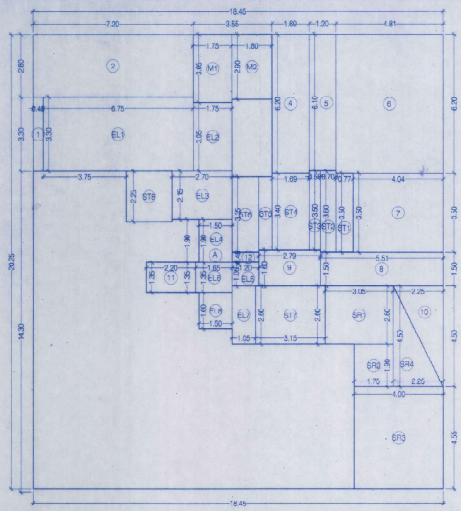
PLOT AREA										
1	0.50	X	5.11	X	0.81	X 1 NO	=	2.07	SQ.MT.	
2	0.50	X	4.73	X	4.24	X 1 NO	=	10.03	SQ.MT.	
3	0.50	X	7.37	X	1.70	X 1 NO	=	6.26	SQ.MT.	
4	0.50	X	10.47	X	1.54	X 1 NO	=	8.06	SQ.MT.	
5	0.50	X	15.11	X	1.50	X 1 NO	=	11.33	SQ.MT.	
6	0.50	X	25.23	X	1.87	X 1 NO	=	23.59	SQ.MT.	
7	0.50	X	31.88	X	0.89	X 1 NO	=	14.10	SQ.MT.	
8	0.60	X	31.88	X	4.62	X 1 NO	=	73.19	SQ.MT.	
9	0.50	X	30.42	X	4.67	X 1 NO	=	71.03	SQ.MT.	
10	0.50	X	29.88	X	4.57	X 1 NO	=	68.30	SQ.MT.	
11	0.50	X	28.02	X	6.75	X 1 NO	=	94.57	SQ.MT.	
12	0.50	X	27.77	X	7.01	X 1 NO	=	97.33	SQ.MT.	
13	0.50	X	29.87	X	5.27	X 1 NO	=	78.18	SQ.MT.	
14	0.50	X	32.99	X	5.40	X 1 NO	=	89.07	SQ.MT.	
15	0.50	X	34.37	X	1.76	X 1 NO	=	30.25	SQ.MT.	
16	0.50	X	34.37	X	5.46	X 1 NO	=	93.53	SQ.MT.	
17	0.50	X	23.41	X	0.00	X 1 NO	=	0.00	SQ.MT.	
18	0.50	X	22.59	X	0.80	X 1 NO	=	9.04	SQ.MT.	
19	0.50	X	20.73	X	0.88	X 1 NO	=	9.12	SQ.MT.	
20	0.50	X	18.87	X	1.96	X 1 NO	=	18.40	SQ.MT.	
21	0.50	X	15.34	X	2.36	X 1 NO	=	18.25	SQ.MT.	
22	0.50	X	12.22	X	2.48	X 1 NO	=	15.15	SQ.MT.	
					TOTAL ADDITION		=	845.00	SQ.MT.	X



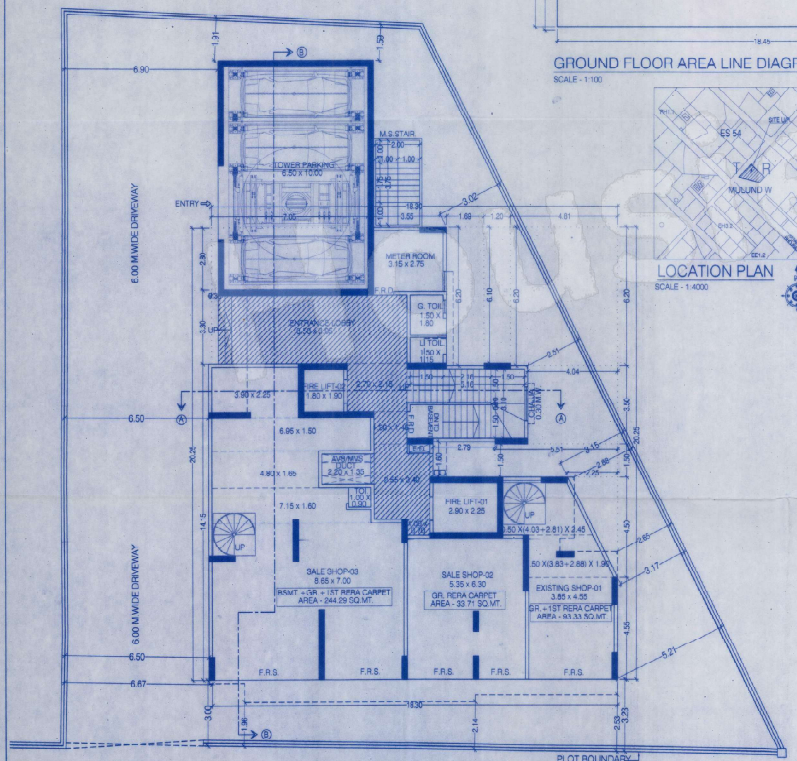
BLOCK PLAN
SCALE - 1:500



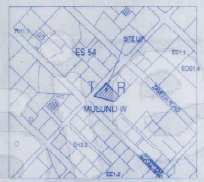
PLOT AREA LINE DIAGRAM
SCALE -1 :500



GROUND FLOOR AREA LINE DIAGRAM
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



LOCATION PLAN
SCALE - 1:4000

BUILT UP AREA CALCULATION

GROUND FLOOR										
A	18.45	X	20.25	X	1 NO	=	373.61	SQ.MT.	
					TOTAL ADDITION	=	373.61	SQ.MT.	X

DEDUCTIONS										
1	0.45	X	3.30	X	1 NO	=	1.49	SQ.MT.	
2	7.20	X	2.80	X	1 NO	=	20.16	SQ.MT.	
4	1.09	X	0.20	X	1 NO	=	10.48	SQ.MT.	
5	1.20	X	6.10	X	1 NO	=	7.32	SQ.MT.	
6	4.81	X	6.20	X	1 NO	=	29.82	SQ.MT.	
7	4.04	X	3.50	X	1 NO	=	14.14	SQ.MT.	
8	5.51	X	1.50	X	1 NO	=	8.27	SQ.MT.	
9	2.79	X	1.60	X	1 NO	=	4.46	SQ.MT.	
10	0.50	X	2.25	X	4.60	X 1 NO	=	5.06	SQ.MT.	
11	2.20	X	1.35	X	1 NO	=	2.97	SQ.MT.	
12	1.20	X	0.45	X	1 NO	=	0.54	SQ.MT.	
					TOTAL DEDUCTION	=	104.71	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	268.90	SQ.MT.	X1

STAIRCASE AREA CALCULATION										
ST1	0.77	X	3.50	X	1 NO	=	2.70	SQ.MT.	
ST2	0.70	X	3.60	X	1 NO	=	2.52	SQ.MT.	
ST3	0.50	X	3.50	X	1 NO	=	1.75	SQ.MT.	
GT4	1.09	X	3.40	X	1 NO	=	5.75	SQ.MT.	
ST5	0.60	X	3.25	X	1 NO	=	1.05	SQ.MT.	
ST6	1.20	X	3.35	X	1 NO	=	4.02	SQ.MT.	
ST7	3.15	X	2.60	X	1 NO	=	8.19	SQ.MT.	
ST8	2.05	X	2.25	X	1 NO	=	4.61	SQ.MT.	
TOTAL STAIRCASE AREA						=	31.49	SQ.MT.	Y2

ENTRANCE LOBBY AREA CALCULATION										
EL1	8.75	X	3.30	X	1 NO	=	22.28	SQ.MT.	
EL2	1.75	X	3.05	X	1 NO	=	5.34	SQ.MT.	
EL3	2.70	X	2.15	X	1 NO	=	5.81	SQ.MT.	
EL4	1.50	X	1.90	X	1 NO	=	2.85	SQ.MT.	
EL5	1.20	X	1.05	X	1 NO	=	1.26	SQ.MT.	
EL6	1.65	X	1.35	X	1 NO	=	2.23	SQ.MT.	
EL7	1.05	X	2.60	X	1 NO	=	2.73	SQ.MT.	
EL8	1.50	X	1.60	X	1 NO	=	2.40	SQ.MT.	
TOTAL ENTRANCE LOBBY AREA						=	44.90	SQ.MT.	Y3

EXISTING SHOP AREA CALCULATION										
SR1	3.05	X	2.60	X	1 NO	=	7.93	SQ.MT.	
SR2	1.75	X	1.90	X	1 NO	=	3.33	SQ.MT.	
SR3	4.00	X	4.55	X	1 NO	=	18.20	SQ.MT.	
SR4	0.50	X	4.50	X	2.25	X 1 NO	=	5.06	SQ.MT.	
TOTAL EXISTING SHOP AREA						=	34.52	SQ.MT.	Y4

METER ROOM AREA CALCULATION										
M1	1.75	X	3.05	X	1 NO	=	5.34	SQ.MT.	
M2	1.80	X	2.90	X	1 NO	=	5.22	SQ.MT.	
TOTAL METER AREA						=	10.56	SQ.MT.	Y5

NET SALE SHOP BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]	=	147.43	SQ.MT.

PROFORMA 'A' {33(11)}

A	AREA STATEMENT					TOTAL
1	TOTAL ARE OF PLOT					845.00
2	DEDUCTION FOR: (A) SET-BACK OF ROAD					---
	TOTAL DEDUCTION					---
3	BALANCE AREA OF PLOT (1 MINUS 2)					845.00
4	DEDUCTION FOR RECREATION GROUND (IF ANY)					---
	@ DEDUCTION FOR - R.G. (15 %)					---
5	NET AREA OF PLOT (3 MINUS 4)					845.00
6	ADDITIONS FOR FLOOR SPACE INDEX					---
	(A) SET-BACK OF ROAD					---
7	TOTAL AREA (5 + 6)					845.00
8	FLOOR SPACE INDEX PERMISSIBLE			2.00		3.00
		ZONAL @ 1.00	FREE SALE @ 1.00	PTC @ 1.00		
9	PERMISSIBLE AREA	845.00	845.00	845.00		2535.00
10	PERMISSIBLE SALE AREA AGAINST SWAPPING OF PTC WITH SCHEME - I			849.34		849.34
11	PERMISSIBLE SALE AREA	845.00	840.66			1685.66
12	TOTAL PERMISSIBLE BUILT UP AREA (11 (a) + 11 (b))	1685.66				2535.00
13	PROPOSED BUILT UP AREA					2535.00
14	F.S.I. CONSUMED (12 / 7)					3.00
15	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREAS					
1	PURELY SALE RESIDENTIAL B. UP AREA					1770.77
2	TEMPLE B. UP AREA					---
3	REMAINING SALE NON- RESIDENTIAL B. UP AREA					---
4	EXISTING TENANTS B. UP AREA					764.23
5	FUNGIBLE AREA OF EXISTING TENEMENTS AS PER INSPECTION EXTRACT (764.23 X 0.35%) SQ.MT.					267.51
C	DETAILS OF F.S.I. AVAILED AS PER 31(3)					---
1	FUNGIBLE B. UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR PURELY SALE RESIDENTIAL = OR < (2535.00 X 0.35)					---
2	FUNGIBLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL					---
3	FUNGIBLE B. UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY SALE COMMERCIAL = OR < (82 X 0.20)					---
4	TOTAL FUNGIBLE B. UP AREA PROPOSED					267.51
5	TOTAL BUA OF SALE PERMISSIBLE IN SITU UNDER 33(11) (A13 + C4)					2802.51
6	TOTAL PROPOSED SALE BUA INCLUDING FUNGIBLE					2781.52
7	BALANCE SALE BUA					20.99

PROFORMA - B

CONTENT OF SHEET
GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION. BLOCK PLAN & LOCATION PLAN, & PLOT AREA LINE DIAGRAM & CALCULATION.
DESCRIPTION OF PROPOSAL
PROP. S. R. SCHEME U/SEC. 33(11) & 33(12)(B) FOR SHREE CHS ON PLOT BEARING C.T.S NO.1230/8, PLOT NO. 84-A OF VILLAGE MULUND WEST. MUMBAI 400 080.

NAME & ADDRESS OF DEVELOPER	SIGNATURE
SHREE CHS LTD.	
NAME & ADDRESS OF DEVELOPER	SIGNATURE
M/s. R.R.BUILDERS.	
NAME & ADDRESS OF ARCHITECT / L.S.	SIGNATURE
SATISH YASHWANT THATTE LICENCED SURVEYOR 601, PUSHKARAJ CHS NAVGHAR ROAD, NEAR CAMPA HOTEL MULUND - EAST, MUMBAI 400 081.	

STAMP OF DATE OF RECEIPT	STAMP OF DATE OF APPROVAL
	Approved Subject to the condition Mentioned in this office permission Letter No. ... Dated ... 26/04/2022 To 26/04/2027 Executive Engineer Slum Rehabilitation Authority Brihanmumbai

NORTH	DRAWN BY	JOB NO.	PATH
	MILIND	P - 38	PROJECTS\00. RUPAREL - MULUND WEST - SHREE CHS\02. MUNICIPAL\IOA