

PLOT AREA CALCULATION FOR SUB PLOT - 'A'

NO.	LENGTH	BREADTH	AREA
1	12.25	1.45	17.76
2	13.45	3.95	53.13
3	17.75	1.90	33.83
4	25.85	4.25	109.66
5	30.28	0.35	10.60
6	31.90	2.55	81.35
TOTAL			242.60

R.O.S. 1.4 AREA CALCULATION FOR SUB PLOT - 'B'

NO.	LENGTH	BREADTH	AREA
1	27.55	8.30	229.03
2	27.55	7.20	198.06
3	30.95	12.70	393.17
4	30.95	4.75	147.11
5	30.60	10.90	333.54
6	27.10	7.85	212.74
7	27.10	6.10	165.31
8	8.00	2.80	22.40
9	7.85	0.75	5.89
10	24.75	12.95	320.66
11	24.75	6.70	166.00
12	22.85	12.45	284.24
13	14.10	1.50	21.15
14	30.15	14.50	437.18
15	30.50	10.25	312.88
16	30.50	21.90	668.05
17	21.45	4.20	90.09
18	1.70	0.70	1.19
19	7.10	1.30	9.23
20	11.70	1.00	11.70
21	12.95	9.30	120.44
22	12.95	3.45	44.68
23	8.60	4.95	42.57
24	15.55	1.80	27.99
25	7.05	1.40	9.87
26	7.15	0.90	6.44
TOTAL			2250.21

PLOT AREA CALCULATION FOR SUB PLOT - 'C'

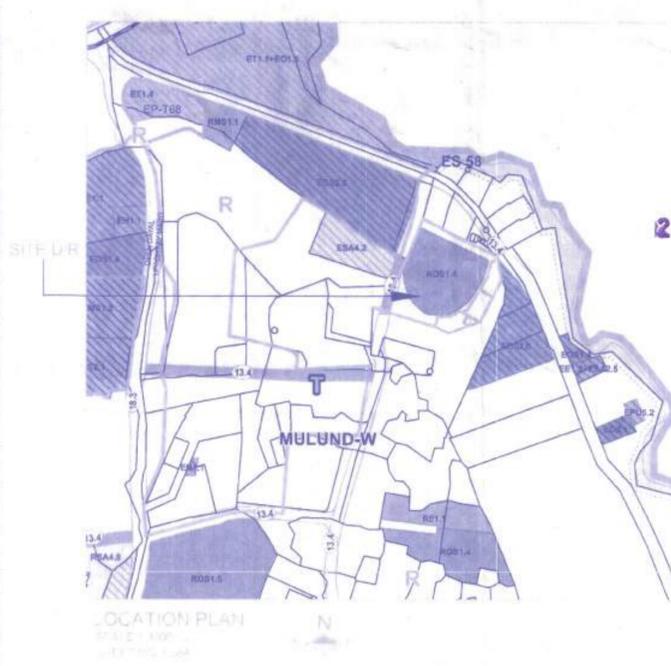
NO.	LENGTH	BREADTH	AREA
1	15.45	2.05	31.67
2	21.85	5.15	112.54
3	45.50	5.70	259.65
4	59.00	17.00	1003.00
5	59.00	21.90	1291.90
6	37.20	15.60	580.32
7	37.20	19.70	732.84
8	28.15	1.60	45.04
TOTAL			2026.83

PLOT AREA CALCULATION FOR SUB PLOT - 'D'

NO.	LENGTH	BREADTH	AREA
1	49.15	11.50	565.23
2	49.15	12.50	614.38
3	27.85	12.00	334.20
4	37.50	14.05	526.84
5	18.60	1.50	27.90
6	18.30	2.15	39.35
7	21.50	6.00	129.00
8	15.87	1.30	20.63
9	45.35	4.30	195.01
10	49.90	5.80	289.54
11	51.00	6.45	329.05
12	71.95	11.35	816.57
13	74.35	12.50	929.38
14	74.35	6.25	464.69
15	71.05	8.90	632.15
16	63.00	26.47	1666.81
17	63.10	9.35	590.20
18	53.10	15.70	833.77
19	18.10	3.35	60.64
20	7.15	1.55	11.08
21	7.15	0.80	5.72
TOTAL			4972.47

PROPOSED BUILT UP AREA SUMMARY FOR TOWER 'A'

FLOOR	GROSS BUILT UP AREA	EXCESS SERVANT TOILET AREA	TOTAL GROSS BUILT UP AREA
GROUND	236.01	0	236.01
1ST	241.70	0	241.70
2ND	275.35	0.30	275.65
3RD	275.35	0.30	275.65
4TH	275.35	0.30	275.65
5TH	275.35	0.30	275.65
6TH	275.35	0.30	275.65
7TH	275.35	0.30	275.65
8TH (REFUGE)	215.84	0.30	216.14
9TH	275.35	0.30	275.65
10TH	214.99	0.30	215.29
11TH	214.87	0.30	215.17
12TH	440.40	0.30	440.70
13TH	440.40	0.30	440.70
14TH	440.40	0.30	440.70
15TH (REFUGE)	346.56	0.30	346.86
16TH	440.40	0.30	440.70
17TH	440.40	0.30	440.70
18TH	440.40	0.30	440.70
19TH	440.40	0.30	440.70
20TH	440.40	0.30	440.70
21TH	440.40	0.30	440.70
22ND (REFUGE)	346.56	0.30	346.86
23TH	440.40	0.30	440.70
24TH	440.40	0.30	440.70
25TH	440.40	0.30	440.70
26TH	440.40	0.30	440.70
27TH	440.40	0.30	440.70
28TH	440.40	0.30	440.70
29TH (REFUGE)	346.56	0.30	346.86
30TH	440.40	0.30	440.70
31TH	440.40	0.30	440.70
32TH	440.40	0.30	440.70
33TH	440.40	0.30	440.70
34TH	440.40	0.30	440.70
35TH	440.40	0.30	440.70
TOTAL	13338.64	10.20	13348.84



Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENGT/1/10/2023/1415
Dated 23 MAY 2023
Executive Engineer
Slum Rehabilitation Authority

TOTAL PLOT ARE STATEMENT

PLOTS	AREA (IN SQMTS.)	REMARKS
SUB PLOT 'A'	242.60	AREA UNDER WIDENING OF THE EXISTING ROAD/D.P. ROAD
SUB PLOT 'B'	2250.90	PLOT FOR ROS 1.4 TO BE HANDED OVER TO MCGM AS PER PROVISIONS OF REGULATION 17(3)(D)(A)(III) OF DCPR 2034.
SUB PLOT 'C'	2026.83	PLOT FOR DEVELOPMENT OF THE REHAB BUILDING WITH JOINT OPEN SPACE & LOS - 1.
SUB PLOT 'D'	4872.47	PLOT FOR DEVELOPMENT OF THE SALE BUILDING AND LOS - 2 & 3.
TOTAL	9392.80	AREA CONSIDERED FOR S. R. SCHEME, AS PER TRIANGULATION CALCULATIONS

L.O.S. 3 AREA CALCULATION FOR

NO.	LENGTH	BREADTH	AREA
1	7.65	4.30	32.91
2	7.65	3.60	27.54
TOTAL L.O.S. 3 PLOT AREA			60.45

L.O.S. 1 AREA CALCULATION FOR

NO.	LENGTH	BREADTH	AREA
1	9.30	3.00	27.90
2	10.30	3.80	39.14
3	8.15	3.00	24.45
4	4.80	3.80	18.24
5	4.75	2.40	11.40
6	2.90	2.60	7.54
7	4.25	2.25	9.56
8	2.80	1.45	4.06
9	15.40	1.55	23.87
10	62.25	5.95	370.50
11	55.25	2.90	160.23
12	27.50	1.30	35.75
13	24.70	1.25	30.88
14	26.10	1.30	33.93
15	23.05	1.30	30.07
TOTAL L.O.S. 1 PLOT AREA			883.90

L.O.S. 4 AREA CALCULATION FOR

NO.	LENGTH	BREADTH	AREA
1	10.70	2.80	30.00
2	10.70	2.70	28.89
3	4.25	1.70	7.23
4	4.25	0.90	3.83
5	22.70	2.70	61.29
6	22.55	2.70	60.89
TOTAL L.O.S. 4 PLOT AREA			192.13

L.O.S. 2 AREA CALCULATION FOR

NO.	LENGTH	BREADTH	AREA
1	2.55	1.25	3.19
2	10.25	2.20	22.55
3	13.15	8.05	106.07
4	4.25	0.90	3.83
5	49.75	3.00	149.25
6	41.30	3.00	123.90
TOTAL L.O.S. 2 PLOT AREA			288.79

L.O.S. AREA CALCULATION

NET PLOT AREA	8% LOS REQUIRED
8999.30	551.94
L.O.S. PROPOSED	
L.O.S. 1	883.90
L.O.S. 2	288.79
L.O.S. 3	60.45
L.O.S. 4	192.13
TOTAL	1425.27

PROPOSED BUILT UP AREA SUMMARY FOR TOWER 'B'

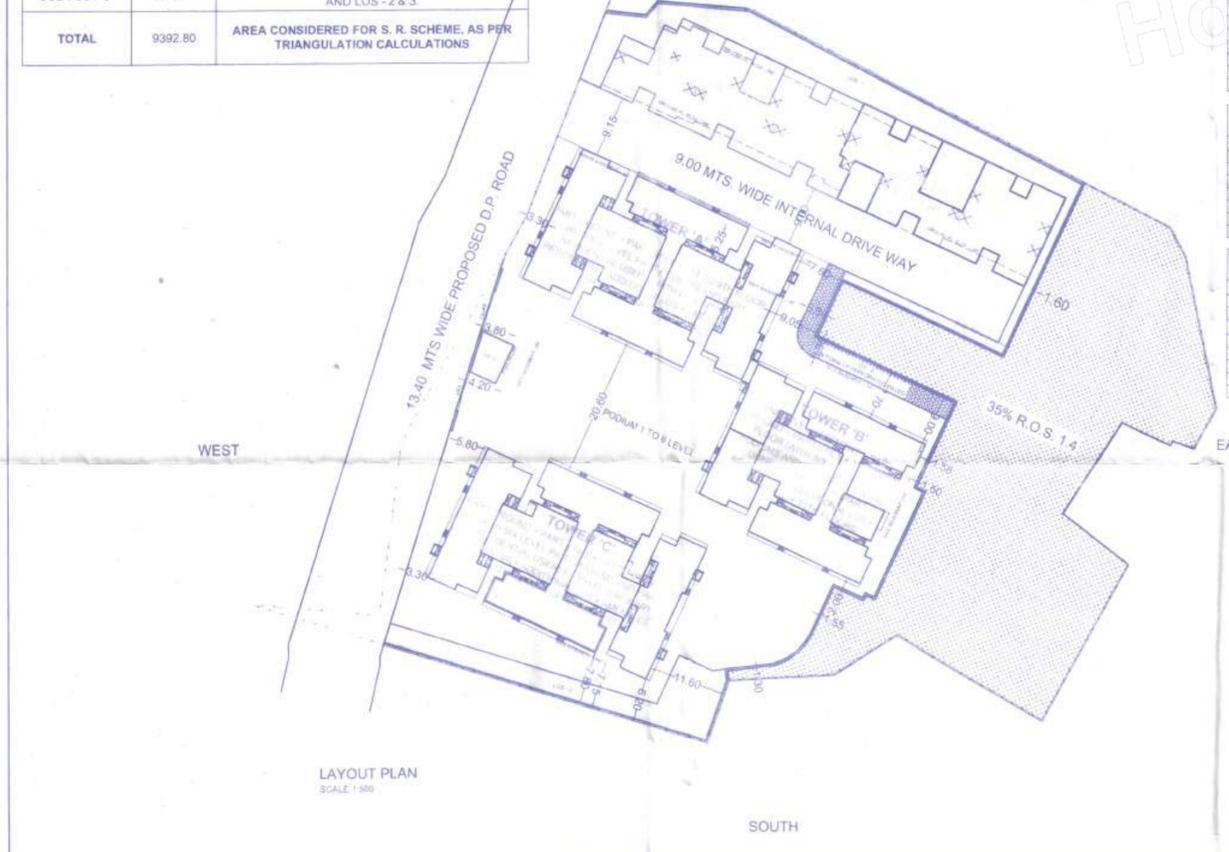
FLOOR	GROSS BUILT UP AREA	EXCESS SERVANT TOILET AREA	TOTAL GROSS BUILT UP AREA
GROUND	0.00	0	0.00
1ST	0.00	0	0.00
2ND	95.33	0.30	95.63
3RD	95.33	0.30	95.63
4TH	95.33	0.30	95.63
5TH	95.33	0.30	95.63
6TH	95.33	0.30	95.63
7TH	95.33	0.30	95.63
8TH (REFUGE)	87.69	0.30	87.99
9TH	95.33	0.30	95.63
10TH	209.07	0.30	209.37
11TH	95.34	0.30	95.64
TOTAL	1059.41	3.00	1062.41

PROPOSED BUILT UP AREA SUMMARY FOR TOWER 'A', 'B' AND 'C'

TOWER	GROSS BUILT UP AREA
TOWER 1	13348.84
TOWER 2	1062.41
TOWER 3	4236.41
TOTAL GROSS BUILT UP AREA	18647.66

PROPOSED BUILT UP AREA SUMMARY FOR TOWER 'C'

FLOOR	GROSS BUILT UP AREA	EXCESS SERVANT TOILET AREA	TOTAL GROSS BUILT UP AREA
GROUND	129.94	0	129.94
1ST	135.62	0	135.62
2ND	214.95	0.30	215.25
3RD	214.95	0.30	215.25
4TH	214.95	0.30	215.25
5TH	214.95	0.30	215.25
6TH	214.95	0.30	215.25
7TH	214.95	0.30	215.25
8TH (REFUGE)	121.86	0.30	122.16
9TH	214.95	0.30	215.25
10TH	349.90	0.30	350.20
11TH	227.87	0.30	228.17
12TH	440.60	0.30	440.90
13TH	440.60	0.30	440.90
14TH	440.60	0.30	440.90
15TH	440.60	0.30	440.90
TOTAL	4231.24	4.20	4235.44



FORM - 1

SR	DESCRIPTION	REG. 33(10) IN SQ.MTS
1	PLOT AREA FOR S.R. SCHEME CONSIDERED AS PER DSLR (SRA)'S	9392.80
2	DEDUCTIONS FOR RESERVATIONS/ROAD AREA	
a.	PROPOSED WIDENING TO EXISTING ROAD	242.60
b.	NON-BUILDABLE RESERVATION OF ROS 1.5	2250.90
	TOTAL (a+b)	2493.50
3	NET PLOT AREA (1 - 2)	6899.30
4	ADDITION FOR FSI PURPOSE (2a + 2b)	2493.50
5	PLOT AREA ARRIVED FOR PURPOSE OF DERIVING PERMISSIBLE BUA/FSI OF THE SCHEME	9392.80
6	ZONAL FSI	4.00 OR WITH INCENTIVE WHICH EVER IS MORE
7	REHAB BUILT UP AREA PROPOSED FOR FSI IN REHAB BUILDING	17847.08
8	REHAB COMPONENT PROPOSED	22123.90
9	PERMISSIBLE RATIO OF SCHEME ON LRRC	1.05
10	SALE COMPONENT/BUA PERMISSIBLE	23230.10
11	PROPOSED SALE BUA IN REHAB BUILDING	4490.82
12	PROPOSED SALE BUA IN SALE BUILDING	18646.69
13	FSI SANCTIONED FOR SALE BLDG. U/R OF (12.B)(6)	1.965
14	FUNGIBLE COMPENSATORY AREA (REG. 31(3))	
a.	(i) PERMISSIBLE FCAREA FOR REHAB COMPONENT WITHOUT PREMIUM	8281.48
b.	(ii) CLAIMED FCAREA FOR REHAB COMPONENT WITHOUT PREMIUM	132.38
c.	(i) PERMISSIBLE FCAREA FOR SALE COMPONENT BY CHARGING PREMIUM	8096.13
d.	(ii) CLAIMED FCAREA FOR SALE COMPONENT BY CHARGING PREMIUM	0
D	PARKING STATEMENT	
a.	PARKING REQUIRED BY REGULATIONS	
1	CAR	352 NOS.
2	SCOOTER/MOTOR CYCLE	17847.08
3	VISITORS	36 NOS.
b.	COVERED GARAGE PERMISSIBLE	
c.	COVERED GARAGES PROPOSED	
d.	PARKING PROPOSED	585 NOS
1	CAR	
2	SCOOTER/MOTOR CYCLE	
3	VISITORS	
E	TRANSPORT VEHICLES PARKING	
a.	TRANSPORT VEHICLES REQUIRED	NIL
b.	TRANSPORT VEHICLES PROPOSED	NIL

PROFORMA - B

CONTENT OF SHEET
LAYOUT PLAN, LOCATION PLAN, PLOT AREA CALCULATION, LOS1 CALCULATION AND R.O.S. 1.4 CALCULATION.
STAMP OF DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPERTY:
PROPOSED SALE BUILDING IN S. R. SCHEME ON LAND BEARING PART OF C.T.S. NO. C.T.S.NO. 656(P.T),657(P.T) AND 658(P.T) OF VILLAGE MULUND TALUKA - KURLA DIST. MUMBAI - 400078.

NAME OF OWNER: M/S. SUGEE DEVELOPERS PVT. LTD.
SIGN OF OWNER: For Sugree Developers Private Limited
Authorised Signatory

NORTH DATE SCALE CHKD BY DRN BY
1:500 1:4000 AMOD MANDLIK ANUSHKA MANDLIK

NAME & SIGN. OF ARCHITECT:
SANJAY NEVE & ASSOCIATES ARCHITECTS
302, OOMKARESHWAR, LINKING ROAD, DAHISAR (WEST), MUMBAI 400 068
PHONE: 28903656; 9821025965
EMAIL: arch.neve@gmail.com