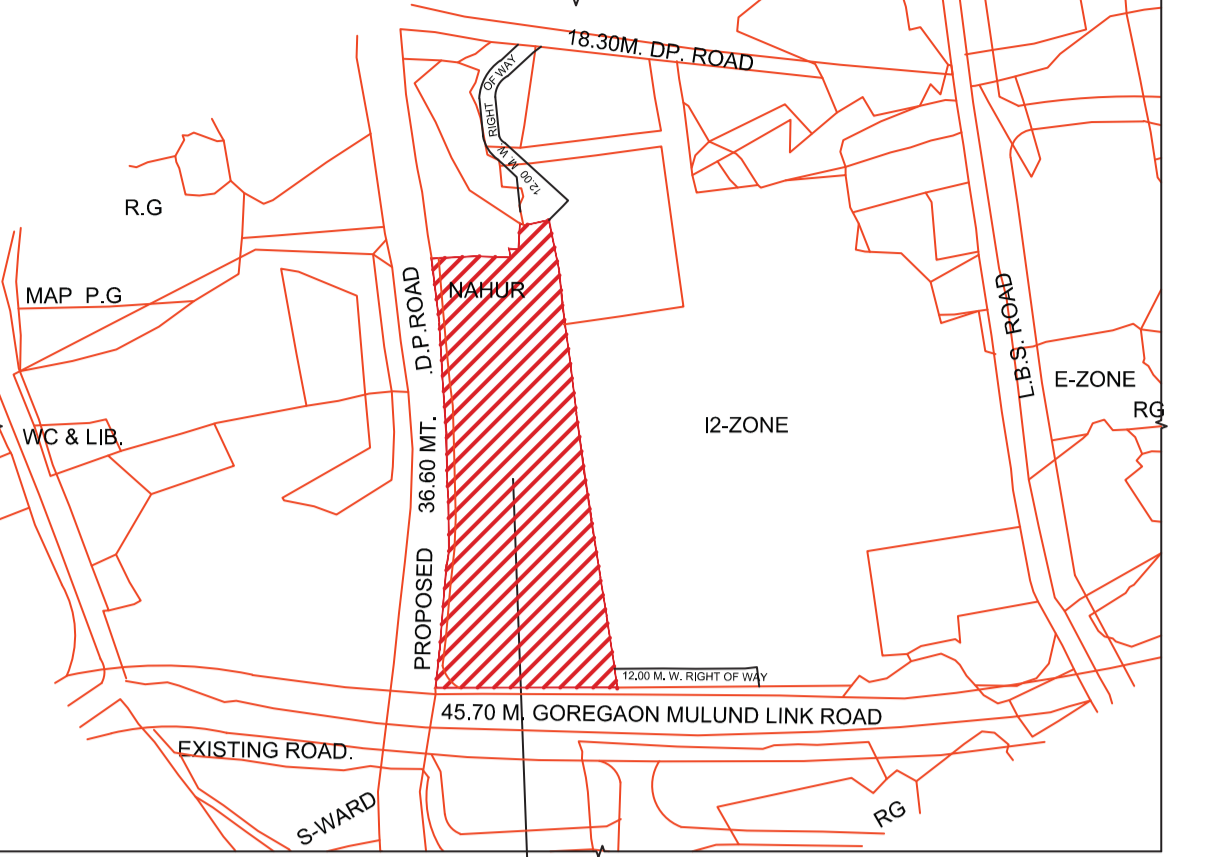


TOTAL R.O.S. AREA PROVIDED (3188.84 + 153.93 + 228.14 + 127.13)	= 5697.28 SQ.MT.
R.O.S. AREA REQUIRED (22778.70 X 25%)	= 5694.68 SQ.MT.



R.O.S. CALCULATION

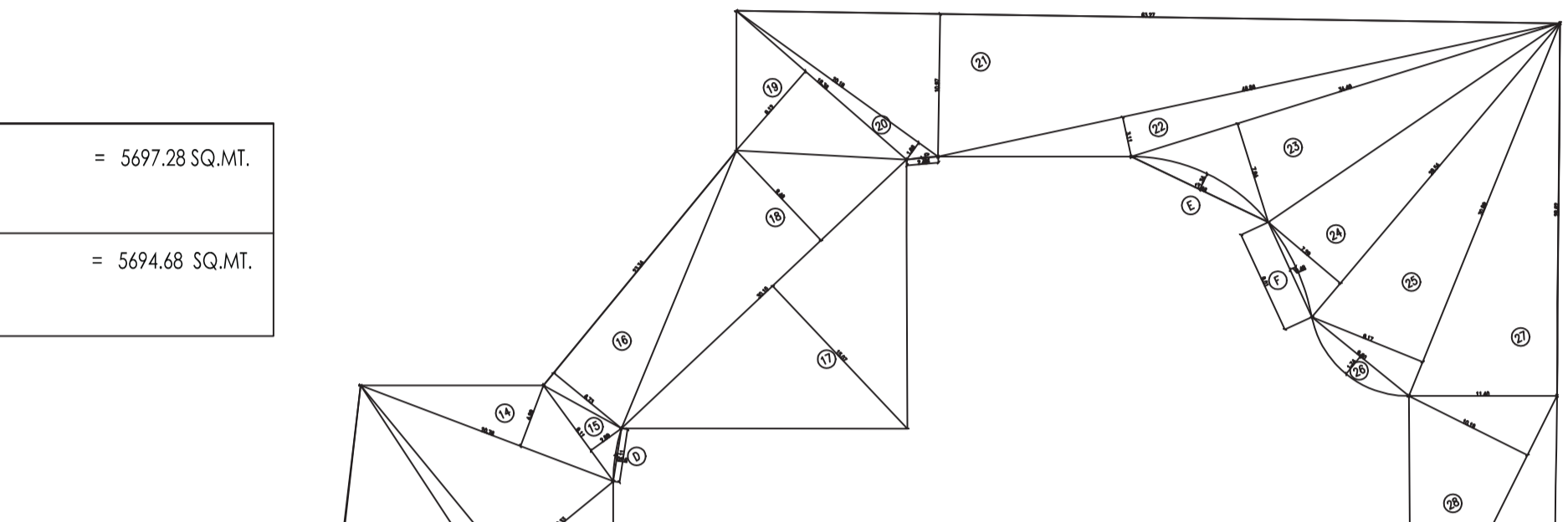
NO. FOR R.O.S. NO. 4			
1	23.29	8.15	106.34
2	22.25	8.26	103.07
TOTAL ADDITION			209.26

R.O.S. AREA DIAGRAM (R.O.S.NO.4)
SCALE: 1:500

R.O.S. CALCULATION

NO. FOR R.O.S. NO. 5			
1	18.51	6.68	80.33
2	18.51	6.57	79.32
TOTAL ADDITION			159.65

R.O.S. AREA DIAGRAM (R.O.S.NO.5)
SCALE: 1:500



R.O.S. CALCULATION

NO. FOR R.O.S. NO. 2				
1	34.41	6.15	0.5	105.81
2	32.91	9.15	0.5	150.56
3	37.5	7.98	0.5	149.63
4	46.22	5.08	0.5	117.40
5	5.2	0.38	0.666	1.32
6	66.63	25.02	0.5	833.54
7	65.6	17.7	0.5	580.56
8	43.72	13.69	0.5	299.26
9	16.36	9.46	0.5	78.30
10	27.96	12.86	0.5	179.78
11	43.47	21.47	0.5	466.65
12	33.59	3.26	0.5	54.75
13	30.59	10.33	0.5	158.00
14	20.76	4.99	0.5	51.60
15	9.11	2.89	0.5	13.16
16	23.34	6.73	0.5	78.54
17	30.1	15.07	0.5	226.80
18	30.1	9.48	0.5	142.67
19	38.36	8.12	0.5	74.54
20	20.18	1.66	0.5	16.75
21	63.27	10.97	0.5	347.04
22	48.86	3.11	0.5	75.98
23	34.89	9.94	0.5	136.93
24	28.54	7.29	0.5	104.03
25	30.89	9.17	0.5	141.63
26	9.6	1.74	0.666	11.12
27	28.62	11.4	0.5	163.13
28	25.15	10.19	0.5	128.14
29	25.15	9.82	0.5	123.40
30	6.5	0.4	0.5	1.30
31	4.54	0.25	0.666	0.76
TOTAL ADDITION				4963.37

NO. DEDUCTIONS

A	9.29	0.63	0.666	3.90
B	5.2	0.38	0.666	1.32
C	3.89	0.21	0.666	0.54
D	4.11	0.16	0.666	0.44
E	11.06	1.34	0.666	10.41
F	8.01	0.48	0.666	2.56
TOTAL ADDITION				19.16
TOTAL R.O.S. AREA				4944.21
(4963.34-19.16)				

R.O.S. AREA CALCULATIONS

FOR R.O.S. NO. 3		
1	1/2 x 25.07 x 8.18 x 3 NOS	= 228.14 SQ.MT.
TOTAL R.O.S. AREA		= 228.14 SQ.MT.

R.O.S. AREA DIAGRAM (R.O.S.NO.2)
SCALE: 1:500

R.O.S. AREA CALCULATIONS

FOR R.O.S. NO. 2		
1	1/2 x 3.07 x 0.45 x 1 NO	= 0.69 SQ.MT.
2	1/2 x 8.69 x 2.01 x 1 NO	= 13.98 SQ.MT.
3	1/2 x 10.90 x 5.33 x 1 NO	= 29.05 SQ.MT.
4	1/2 x 10.90 x 7.49 x 1 NO	= 40.82 SQ.MT.
5	1/2 x 12.73 x 6.05 x 1 NO	= 38.57 SQ.MT.
6	1/2 x 7.78 x 0.42 x 1 NO	= 1.63 SQ.MT.
7	1/2 x 12.73 x 2.75 x 1 NO	= 17.50 SQ.MT.
8	1/2 x 3.61 x 2.47 x 1 NO	= 11.87 SQ.MT.
9	2/3 x 4.47 x 0.32 x 1 NO	= 0.95 SQ.MT.
TOTAL ADDITION		= 154.16 SQ.MT.

DEDUCTIONS

1	2/3 x 3.53 x 0.09 x 1 NO	= 0.31 SQ.MT.
2	2/3 x 3.53 x 0.09 x 1 NO	= 0.31 SQ.MT.
TOTAL DEDUCTION		= 0.62 SQ.MT.
TOTAL R.O.S. AREA		= 153.93 SQ.MT.
(154.16 - 0.21)		

PROFORMA - A

A.	PROFORMA - A	TOTAL
1	AREA OF PLOT (AS PER PAC)	2380.29
2	DIRECTIONAL AREA (AS PER PAC)	---
3	NET AREA OF PLOT (1+2)	2380.29
4	NET BALANCE AREA AT PLOT (1+2)	2380.29
5	NET BALANCE AREA AT PLOT (1+2)	2380.29
6	NET BALANCE AREA AT PLOT (1+2)	2380.29
7	FLOOR SPACE UNDER PROPOSURE	1.00
8	PERMISSIBLE AREA	2380.29
9	FLOOR SPACE UNDER PROPOSURE	1.00
10	PERMISSIBLE FLOOR AREA (120% OF FLOOR)	2856.35
11	EXISTING FLOOR AREA	---
12	PROPOSED FLOOR AREA	---
13	EXCESS BALANCE AREA TAKEN IN F.S.I	---
14	PURPOSE RESIDENTIAL BUILT UP AREA	---
15	REMAINING NON RESIDENTIAL BUILT UP AREA	---
16	TOTAL BUILT UP PROPOSED (13+14+15)	---
17	F.S.I. COVERED IN NET FLOORING = 14.3	0.04
18	BALANCE AREA	1938.80

B. DETAILS OF FSI AVAILABLE AS PER DCR 35(4)

1	FLOOR BUILT UP AREA COMPONENT PROPOSED UNDER DCR	---
2	FLOOR BUILT UP AREA COMPONENT PROPOSED UNDER DCR FOR NON RESIDENTIAL - USE <math>F.S.I. <math>= 14.3	---
3	TOTAL FLOOR BUILT UP AREA UNDER DCR 35(4) (1+2)	---
4	TOTAL GROSS BUILT UP AREA PROPOSED (1+3+4)	---

C. TENEMENT STATEMENT

(i)	PROPOSED AREA (FROM 4 ABOVE)	---
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA	---
(iii)	AREA AVAILABLE FOR TENEMENTS (10-10)	---
(iv)	TENEMENTS PROPOSED (RESIDENTIAL)	---
(v)	TENEMENTS PROPOSED	---
(vi)	TENEMENTS DEDUCTING	---

D. PARKING STATEMENT

(i)	TOTAL PARKING REQUIRED	---
(ii)	TOTAL PARKING PROVIDED	---
(iii)	TRANSPORT VEHICLE PARKING	---
(iv)	TRANSPORT VEHICLE PARKING REQUIRED	N.A.
(v)	TRANSPORT VEHICLE PARKING PROVIDED	N.A.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 11/08/2024 AND THAT THE DIMENSIONS OF THE SECTORS, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 36882.80 SQ.M. AND DO NOT TALLIES WITH THE AREA STATED BY THE DOCUMENT OF OWNERSHIP 1 TOWN PLANNING SCHEME RECORDS.

Manojkumar
Ashwanikumar
Dubai
SIGNATURE OF LICENSED SURVEYOR

PROFORMA - II

CONTENTS OF SHEET : BLOCK PLAN, LOCATION PLAN & R.O.S. AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESID. BLDG NO. 1 ON PLOT BEARING C.T.S. NO. 491-A/5 & 491-A/6, OF VILLAGE NAHUR, AT MULUND (WEST), MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER

SHIJU BHASKAR
M/S. PRL DEVELOPERS PVT.LTD.
C.A. TO OWNER

JOB No. DRG. No. DATE DRN. BY CHK. BY REVISION

1 1 PRLVANKA

NORTH NAME, ADD. & SIGN. OF LICENSED SURVEYOR

Manojkumar Ashwanikumar
Dubai
MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
306, BANGAM ARCADE, HALADIBWA ROAD, OPP. NO. 27/3, GROREGAON MULUND, MUMBAI - 400088

STAMP OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

Rakesh Jotshankar
11/08/2024
SUB. ENG. (EP) 11W

Jitendra Chhaganra
1 Siddhpura
ASS. ENG. (S AT)

Avinash Goraksh Tambewag
h
11/08/2024

ENC. ENG. (EP) ESH