BUILT-UP AREA STATEMENT

FLOORS	TOTAL FIRST SALE COMMERCIAL AREA		TOTAL FIRST SALE RESIDENTIAL B.U.A	EXISTING MEMBER		TOTAL EXISTING MEMBER B.U.A	TOTAL B.U.A	STAIRCASE AREA	REFUGE AREA	FITNESS CENTER	SOCIETY OFF	CONST. AREA
		B.U.A	FUNC. AREA	NET BUILT UP AREA	FUNC. AREA		4+5					7+8+9+10+11
	1	2	3	4	5	6	7	8	9	10	11	12
GROUND FLR.	370.58 SQ.MT.						370.58 SQ.MT.	48.99 SQ.MT.				319.67 SQ.MT.
1ST FLOOR	298.48 SQ.MT.						298.48 SQ.MT.	48.99 SQ.MT.				347.67 SQ.MT.
SURVICE FLR.								48.99 SQ.MT.				48.99 SQ.MT.
2ND FLOOR		111.41 SQ.MT.		146.76 SQ.MT.	49.25 SQ.MT.	196.01 SQ.MT.	307.42 SQ.MT.	48.99 SQ.MT.				356.41 SQ.MT.
3RD FLOOR		43.66 SQ.MT.		196.93 SQ.MT.	66.85 SQ.MT.	263.78 SQ.MT.	307.44 SQ.MT.	48.99 SQ.MT.				356.43 SQ.MT.
4TH FLOOR		43.66 SQ.MT.		196.93 SQ.MT.	66.85 SQ.MT.	263.78 SQ.MT.	307.44 SQ.MT.	48.99 SQ.MT.				356.43 SQ.MT.
5TH FLOOR		91.97 SQ.MT.		182.84 SQ.MT.	97.88 SQ.MT.	280.72 SQ.MT.	314.04 SQ.MT.	48.99 SQ.MT.				363.03 SQ.MT.
6TH FLOOR		51.20 SQ.MT.		160.54 SQ.MT.	57.38 SQ.MT.	218.91 SQ.MT.	311.04 SQ.MT.	48.99 SQ.MT.				360.03 SQ.MT.
7TH FLOOR		43.66 SQ.MT.		196.13 SQ.MT.	65.54 SQ.MT.	261.44 SQ.MT.	311.04 SQ.MT.	48.99 SQ.MT.	16.01 SQ.MT.			360.03 SQ.MT.
8TH FLOOR		72.90 SQ.MT.		172.69 SQ.MT.	80.44 SQ.MT.	253.13 SQ.MT.	311.04 SQ.MT.	48.99 SQ.MT.				360.03 SQ.MT.
9TH FLOOR		157.23 SQ.MT.		97.30 SQ.MT.	34.06 SQ.MT.	131.36 SQ.MT.	119.59 SQ.MT.	48.99 SQ.MT.	16.01 SQ.MT.			308.59 SQ.MT.
10TH FLOOR		112.73 SQ.MT.		148.77 SQ.MT.	52.59 SQ.MT.	202.64 SQ.MT.	119.59 SQ.MT.	48.99 SQ.MT.				308.59 SQ.MT.
11TH FLOOR		182.23 SQ.MT.		97.30 SQ.MT.	34.06 SQ.MT.	131.36 SQ.MT.	312.03 SQ.MT.	48.99 SQ.MT.	16.01 SQ.MT.			377.03 SQ.MT.
12TH FLOOR		182.72 SQ.MT.		97.30 SQ.MT.	34.06 SQ.MT.	131.36 SQ.MT.	313.59 SQ.MT.	48.99 SQ.MT.				362.58 SQ.MT.
13TH FLOOR		189.91 SQ.MT.		98.66 SQ.MT.	34.04 SQ.MT.	133.22 SQ.MT.	312.59 SQ.MT.	48.99 SQ.MT.	19.01 SQ.MT.			380.59 SQ.MT.
14TH FLOOR		149.80 SQ.MT.		42.21 SQ.MT.	15.58 SQ.MT.	63.74 SQ.MT.	213.53 SQ.MT.	48.99 SQ.MT.				262.52 SQ.MT.
15TH FLOOR		149.80 SQ.MT.		47.39 SQ.MT.	16.63 SQ.MT.	69.74 SQ.MT.	213.53 SQ.MT.	48.99 SQ.MT.	19.01 SQ.MT.			281.53 SQ.MT.
16TH FLOOR		315.92 SQ.MT.		-	-	-	315.59 SQ.MT.	48.99 SQ.MT.				270.58 SQ.MT.
17TH FLOOR		46.77 SQ.MT.		99.18 SQ.MT.	34.71 SQ.MT.	133.89 SQ.MT.	269.66 SQ.MT.	57.83 SQ.MT.	73.91 SQ.MT.	53.62 SQ.MT.	16.40 SQ.MT.	360.35 SQ.MT.
TOTAL	668.06 SQ.MT.	2231.03 SQ.MT.		1952.18 SQ.MT.	660.31 SQ.MT.	2635.49 SQ.MT.	5435.58 SQ.MT.	1065.47 SQ.MT.	99.06 SQ.MT.	53.62 SQ.MT.	16.40 SQ.MT.	6669.38 SQ.MT.

Sanitation Requirement

Proposed RETAIL STORE At. (GR. FL)

- OCCUPANT LADI PERMISSIBLE - 100.0 SQ.MT. / 30.30 NOS. OF PERSONS.
  - Total Built-up Area GR. Floor = 210.84 sqm
  - Total nos. of Persons = 6.13 nos. i.e. 7 A
- Proposed RETAIL STORE At. (1ST. FL)
- OCCUPANT LADI PERMISSIBLE - 100.0 SQ.MT. / 18.60 NOS. OF PERSONS.
  - Total Built-up Area/Floor = 296.48 sqm
  - Total nos. of Persons = 17.86 nos. i.e. 18
  - Total nos. of Persons = 6.13 + 17.86 = 25.1 / SAY = 25.00

50% OF GENTS i.e. 13 NOS.

FITTINGS	REQD.	PROVIDED
W.C.	1 FOR 25 PERSONS = 1 NOS.	4 NOS.
URINALS	1 FOR 25 PERSONS = 1 NOS.	1 NOS.
WASH BASIN	1 FOR 25 PERSONS = 1 NOS.	1 NOS.

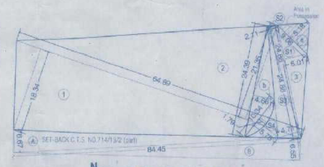
50% OF LADIES i.e. 15 NOS.

FITTINGS	REQD.	PROVIDED
W.C.	1 FOR 10 PERSONS = 1 NOS.	4 NOS.
WASH BASIN	1 FOR 10 PERSONS = 1 NOS.	1 NOS.

TUNNELE AREA CALCULATION FOR EXISTING MEMBER (RESIDENTIAL)

TOTAL GROSS BUILT-UP AREA PROPOSED	2635.49 SQ.MT.
35% TUNGLE PERMI (35% OF 1952.18 SQ.MT.)	683.36 SQ.MT.
TOTAL TUNGLE PROVIDED	660.31 SQ.MT.
NET NOS. BUILT UP AREA PROVIDED	1952.18 SQ.MT.

BUILT UP AREA OF EXISTING MEMBERS AS PER APPROVED OC PLAN CEVEAR/BS/1/ A/1	1952.45 SQ.MT.
PERMI. TUNG. BUA WITHOUT PREMIUM 35% of 1952.45 SQ.MT.	683.36 SQ.MT.
PROP. TUNG. BUA (35% PREMIUM)	NIL SQ.MT.



PLOT AREA CALCULATION (C.T.S. NO. 714/5)

1	1/2	X	64.88	X	16.34 X 1 NO.	= 1059.04 SQ.MT.
2	1/2	X	64.89	X	21.06 X 1 NO.	= 682.70 SQ.MT.
3	1/2	X	24.86	X	5.27 X 1 NO.	= 62.26 SQ.MT.
TOTAL PLOT AREA CALCULATION						= 1252.00 SQ.MT.

Area in Possession

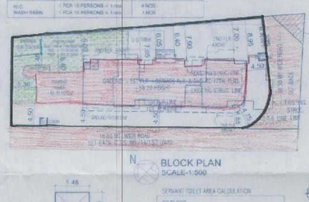
A	1/2	X	8.05	X	5.18 X 1 NO.	= 20.56 SQ.MT.
Total Area in Possession						= 20.56 SQ.MT.

SET-BACK AREA OF C.T.S. NO. 714/5

S1	1/2	X	24.85	X	5.07 X 1 NO.	= 62.27 SQ.MT.
S2	1/2	X	25.32	X	3.15 X 1 NO.	= 39.71 SQ.MT.
S3	1/2	X	25.32	X	4.71 X 3 NO.	= 58.63 SQ.MT.
S4	1/2	X	10.34	X	5.79 X 1 NO.	= 29.73 SQ.MT.
					TOTAL ADDITION	= 178.34 SQ.MT.
b	3/5	X	10.34	X	1.79 X 1 NO.	= 12.34 SQ.MT.
TOTAL SET BACK AREA						= 166.00 SQ.MT.

SET-BACK C.T.S. NO. 714/13/2 (part)

A	1/2	x	84.45	x	6.67 x 1 NO.	= 281.64 SQ.MT.
B	1/2	x	84.45	x	6.55 x 1 NO.	= 276.36 SQ.MT.
TOTAL ROAD SET BACK AREA						= 558.00 SQ.MT.



BLOCK PLAN
SCALE-1:500

LOCATION PLAN
SCALE = 1 : 4000

R.G. AREA CALCULATION

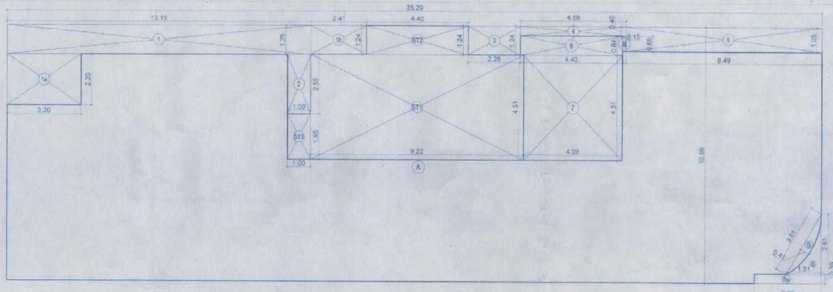
1	3.77	x	3.50	x	9.72 X 1 NO.	= 51.36 SQ.MT.
2	1/2	x	5.10	x	7.2 X 1 NO.	= 41.47 SQ.MT.
3	1/2	x	5.95	x	7.2 X 1 NO.	= 38.06 SQ.MT.
4	1/2	x	6.48	x	3.52 X 1 NO.	= 16.98 SQ.MT.
5	1/2	x	14.01	x	3.62 X 1 NO.	= 39.71 SQ.MT.
6	1/2	x	6.62	x	1.42 X 1 NO.	= 4.74 SQ.MT.
7	1/2	x	6.36	x	5.07 X 1 NO.	= 13.60 SQ.MT.
					TOTAL ADDITION	= 161.38 SQ.MT.
DEDUCTION						= 2.72 SQ.MT.
TOTAL R.G. AREA CALCULATION (A+T)						= 158.66 SQ.MT.

R.G. AREA CALCULATION
SCALE-1:500

SERVANT TOILET AREA CALCULATION

OUTDOOR						
ST	1.48	X	1.486	X	1 NO	= 2.20 SQ.MT.
TOTAL SERVANT TOILET AREA						= 2.20 SQ.MT.

AREA DIAGRAM FOR SERVANT TOILET
SCALE = 1 : 100



AREA DIAGRAM FOR GROUND FLOOR PLAN

SCALE = 1 : 100

BUILT UP AREA CALCULATION

GR.FLOOR (COMMERCIAL)

A	35.29	X	10.99	X	1 NO	= 387.84 SQ.MT.
B	2/3	X	3.01	X	0.41 X 1.90	= 0.82 SQ.MT.
					TOTAL ADDITION	= 388.66 SQ.MT.

DEDUCTIONS

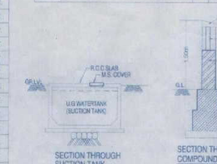
1	13.15	X	1.25	X	1 NO	= 16.44 SQ.MT.
1a	3.20	X	2.20	X	1 NO	= 7.04 SQ.MT.
1b	2.41	X	1.24	X	1 NO	= 2.99 SQ.MT.
2	1.90	X	2.56	X	1 NO	= 2.56 SQ.MT.
3	2.26	X	1.24	X	1 NO	= 2.80 SQ.MT.
4	4.56	X	0.40	X	1 NO	= 1.82 SQ.MT.
5	8.49	X	1.00	X	1 NO	= 8.01 SQ.MT.
6	1.07	X	1.51	X	2.61 X 1 NO	= 1.67 SQ.MT.
6a	2.89	X	0.39	X	1 NO	= 1.13 SQ.MT.
7	4.28	X	4.01	X	1 NO	= 16.83 SQ.MT.
8	4.43	X	3.84	X	1 NO	= 3.72 SQ.MT.
9	0.61	X	3.85	X	1 NO	= 0.15 SQ.MT.
					TOTAL DEDUCTION	= 68.79 SQ.MT.
TOTAL BUILT UP AREA (F - TT)						= 319.87 SQ.MT.

STAIRCASE AREA CALCULATION

GR.FLOOR (COMMERCIAL)

ST1	9.22	X	4.53	X	1 NO	= 41.58 SQ.MT.
ST2	4.45	X	1.24	X	1 NO	= 5.46 SQ.MT.
ST3	1.90	X	1.90	X	1 NO	= 1.80 SQ.MT.
TOTAL STAIRCASE AREA FOR FL. (GR.FLOOR (COMMERCIAL))						= 48.99 SQ.MT.

NET BUILT UP AREA (A1 - A2) = 370.88 SQ.MT.



SECTION THROUGH SUCTION TANK
SCALE- 1:100

SECTION THROUGH COMPOUND WALL
SCALE- 1:50

GROUND FLOOR PLAN
SCALE 1:100

18.30 MT. WIDE ROAD
SET-BACK C.T.S. NO. 714/13/2 (part)

GROUND FLOOR PLAN & BUILT UP AREA CALCULATION, R.G. AREA DIGRAM, & CALCULATION | 1
BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP AREA STATEMENT

PROFORMA - 'A'

A		AREA STATEMENT				AREA IN SQ.M.
	1	AREA OF PLOT				1252.00
	2	DEDUCTIONS FOR :				---
	a	ROAD SET-BACK AREA				166.00
	b	PROPOSED ROAD				---
	c	ANY RESERVATION				---
		OTHER				---
	3	BALANCE AREA OF PLOT (1 MINUS 2)				1114.00
	4	DEDUCTION FOR RECREATION GROUND				---
		SPACE (IF DEDUCTIBLE) FOR NO.				---
	5	NET AREA OF PLOT				1114.00
	6	ADDITIONS FOR F. S. I.				---
		70 mt D. P. ROAD 18.30 M. WIDE AS PER 600 DATED CE/1699/BS dt /A-1				539.00
		3 dtd 100% OF PROPOSED SETBACK				166.00
	7	TOTAL AREA (1560.00 SQ.MT. + 539.00 SQ.MT. (EXISTING SETBACK) = 1908.00 SQ.MT.)				1908.00
			P.T.C.	INCENTIVE	ZONAL	TOTAL
B		PERMISSIBLE FLOOR SPACE INDEX	0.75	0.75	1.00	2.50
	9	PERMISSIBLE BUILT UP AREA	1431.00	1431.00	1908.00	4772.00
	10	PERMISSIBLE BUA AS PER APPROVED CLUBBING LOI DATED 01/07/2014	1431.00 / 1431.00 NIL	1431.00 + 1431.00 = 2862.00	1908.00	4772.00
	11	BUA PROPOSED	P.T.C.	INCENTIVE	ZONAL	TOTAL
			---	1.400	1.00	2.400
			NIL	2644.67	1908.00	4752.67
	12	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX				NIL
	13A	PURELY RESIDENTIAL BUILT UP AREA	(3231.13 + 1902.18 = 5133.31)			4199.31
	13B	REMAINING NON-RESIDENTIAL BUILT UP AREA		552.36		552.36
	14	TOTAL BUILT-UP PROPOSED (13A + 13B)				4752.67
B		DETAILS OF F.S.I. AVAILED AS PER DCR 35 (4)				
	1	TUNGLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (1399.31 x 0.35) = 1464.16		(4199.31 x 0.35) = 1464.16		683.31
	2	TUNGLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (139.1 X 0.35)				---
	3	TOTAL TUNGLE BUILT-UP AREA VIDE DCR 35 (4) = (B 1 + B 2)				683.31
	4	TOTAL GROSS BUILT-UP AREA PROPOSED (14 + B 3)				5435.98
C		TENEMENT STATEMENT				
		PROPOSED AREA = ITEM 12 ABOVE				
	a	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)				
	b	AREA AVAILABLE FOR TENEMENTS (c MINUS a)				
	c	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTOR)				
	d	TENEMENTS PROPOSED				
	e	TENEMENTS EXISTING				
		TOTAL TENEMENTS ON THE PLOT				
D		PARKING STATEMENT				
	1	PARKING REQ. BY REGULATIONS FOR :				
		CAR				71.00 NOS.
		SCOOTER / MOTOR CYCLE				
		OUTSIDERS (VISITORS)				
	a	TOTAL CAR GARAGE PERMISSIBLE				
	b	COVERED GARAGES PROPOSED				
		CAR				
		SCOOTER / MOTOR CYCLE				
		OUTSIDERS (VISITORS)				
		TOTAL PARKING PROVIDED				71.00 NOS.
E		TRANSPORT VEHICLE PARKING				
	1	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS				
	1	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED				

PROFORMA - 'B'

CONTENTS OF SHEETS

GROUND FLOOR PLAN & CALCULATION , BLOCK PLAN , LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT-UP AREA STATEMENT, , R.G. AREA DIGRAM & CALCULATION

STAMP OF RECEIPT OF PLAN

This copy is approved in addition to the Previous Plan Sanctioned under No. CE/1699/BS/ AP/ dated 21-09-2017

STAMP OF APPROVAL OF PLAN

Plan showing location and size of house / structure to be erected on plot bearing C.T.S. No. 714/5, 714/13/2 (part) at Village Mulund (E), Taluka Kurla, Dist. Mumbai Suburban

13 NOV 2018

Executive Engineer
Slum Rehabilitation Authority

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/03/2015 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1908.00 Sq.mt. & F.S.I. CLAIMED ON 1908.00 sq.mt. AND TALLIES WITH THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

GIRISH CHAUDHARI
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 714/5 , 714/13/2 (part) AT NAVGHAR ROAD, MULUND (EAST) MUMBAI- 400 081.

NAME OF OWNER : ROMELL REAL ESTATE PVT. LTD.

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN
	1	1:100		IMRAN			09.10.2018	

SIGNATURE , NAME AND ADDRESS OF ARCHITECTS.

GIRISH CHAUDHARI
ARCHITECT
GR. FLR. GHARKUL APARTMENT, AZAD ROAD, VILEPARLE (EAST), MUMBAI - 400 057.