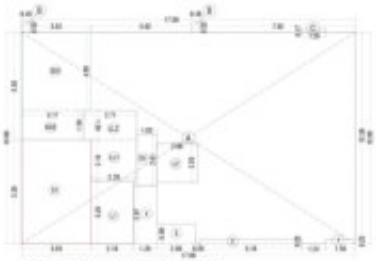
3RD FLOOR PLAN
SCALE :- 1:100

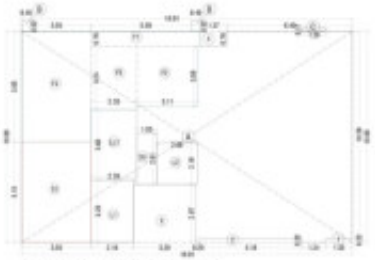
2ND FLOOR PLAN
SCALE :- 1:100

1ST FLOOR PLAN
SCALE :- 1:100

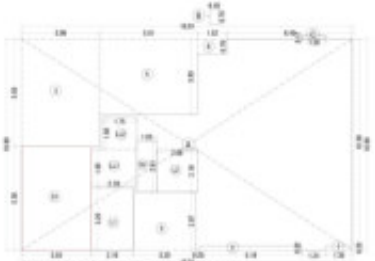
GROUND FLOOR PLAN
SCALE :- 1:100



LINE DIAGRAM OF 4TH FLOOR PLAN
SCALE :- 1:100

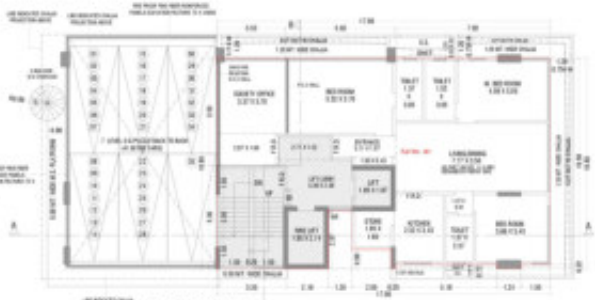


LINE DIAGRAM OF 3RD FLOOR PLAN
SCALE :- 1:100



LINE DIAGRAM OF 1ST & 2ND FLOOR PLAN
SCALE :- 1:100

LINE DIAGRAM OF FITNESS CENTER
SCALE :- 1:100



4TH FLOOR PLAN
SCALE :- 1:100

LINE DIAGRAM OF PLOT AREA
SCALE :- 1:100

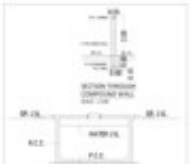
BLOCK PLAN
SCALE :- 1:100

LOCATION PLAN
SCALE :- 1:4000

U.G.W.T. FLOOR PLAN
SCALE :- 1:100

LINE DIAGRAM OF SERVANT TOILET
SCALE :- 1:100

LINE DIAGRAM OF METER ROOM
SCALE :- 1:100



SECTION THROUGH U. G. WATER TANK
SCALE :- 1:100

BUILT UP AREA CALCULATION OF
(G+4 FLOOR PLANS

SECTION (A)									
A	17.00	11.00	X	1.00	X	1	=	187.00	SQ.MT
B	6.45	0.53	X	1.00	X	1	=	3.41	SQ.MT
C	1.00	9.17	X	1.00	X	1	=	9.17	SQ.MT
							=	199.58	SQ.MT
STAIRCASE COVERTION (A1)									
-	1.50	3.13	X	1.00	X	1	=	4.70	SQ.MT
2	5.28	0.23	X	1.00	X	1	=	1.21	SQ.MT
3	1.00	0.09	X	1.00	X	1	=	1.00	SQ.MT
4	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
							=	7.91	SQ.MT
							=	207.49	SQ.MT
STAIRCASE COVERTION AREA							=	207.49	SQ.MT
STAIRCASE (UP+DOWN) FAR EXEMPTION (A2)									
1	3.50	3.90	X	1.00	X	1	=	13.65	SQ.MT
2	1.36	5.20	X	1.00	X	1	=	6.91	SQ.MT
3	1.00	3.63	X	1.00	X	1	=	3.63	SQ.MT
4	1.00	0.09	X	1.00	X	1	=	1.00	SQ.MT
5	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
6	1.71	1.00	X	1.00	X	1	=	6.27	SQ.MT
7	1.83	3.63	X	1.00	X	1	=	6.65	SQ.MT
							=	41.93	SQ.MT
BASEMENT AREA DEDUCTION (A3)									
1	3.47	4.00	X	1.00	X	1	=	4.98	SQ.MT
2	3.17	1.00	X	1.00	X	1	=	3.75	SQ.MT
							=	8.93	SQ.MT
TOTAL NET FSI AREA							=	207.49	SQ.MT
TOTAL BUILT UP AREA - (G+4)							=	207.49	SQ.MT
75	3	111.48	/	1.25	X		=	80.00	SQ.MT
PERMISSIBLE FSI (0.75)							=	80.00	SQ.MT

BUILT UP AREA CALCULATION OF
3RD FLOOR PLAN

COMMON (A)									
A	13.51	10.80	X	1.00	X	1	=	183.63	SQ.MT
B	0.45	0.57	X	1.00	X	1	=	0.67	SQ.MT
C	1.00	9.17	X	1.00	X	1	=	9.28	SQ.MT
FITNESS CENTER AREA COUNTED FSI							=	11.80	SQ.MT
TOTAL							=	205.23	SQ.MT
STAIRCASE COVERTION (A1)									
1	1.50	3.13	X	1.00	X	1	=	4.70	SQ.MT
3	1.24	0.23	X	1.00	X	1	=	1.14	SQ.MT
4	1.00	0.09	X	1.00	X	1	=	0.93	SQ.MT
5	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
6	1.83	3.76	X	1.00	X	1	=	6.88	SQ.MT
TOTAL							=	14.66	SQ.MT
STAIRCASE COVERTION AREA							=	191.75	SQ.MT
STAIRCASE (UP+DOWN) FAR EXEMPTION (A2)									
1	3.50	3.13	X	1.00	X	1	=	10.96	SQ.MT
2	1.36	5.20	X	1.00	X	1	=	6.91	SQ.MT
3	1.00	3.63	X	1.00	X	1	=	4.53	SQ.MT
4	1.00	0.09	X	1.00	X	1	=	0.09	SQ.MT
5	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
6	1.83	3.63	X	1.00	X	1	=	6.65	SQ.MT
TOTAL							=	30.65	SQ.MT
FITNESS CENTER AREA DEDUCTION (A3)									
1	3.55	4.00	X	1.00	X	1	=	4.25	SQ.MT
2	3.17	1.00	X	1.00	X	1	=	3.63	SQ.MT
3	2.33	3.13	X	1.00	X	1	=	7.55	SQ.MT
4	3.55	3.55	X	1.00	X	1	=	23.55	SQ.MT
TOTAL							=	41.97	SQ.MT
TOTAL NET FSI AREA							=	94.75	SQ.MT
TOTAL BUILT UP AREA = FSI (A-A1-A2)							=	205.98	SQ.MT
75	3	111.48	/	1.25	X		=	74.88	SQ.MT
PERMISSIBLE FSI (0.75)							=	74.88	SQ.MT
							=	26.18	SQ.MT

BUILT UP AREA CALCULATION OF
1ST & 2ND FLOOR PLAN

ADDITION (A)									
A	13.51	10.80	X	1.00	X	1	=	183.63	SQ.MT
B	0.45	0.75	X	1.00	X	1	=	0.34	SQ.MT
C	1.00	9.17	X	1.00	X	1	=	9.28	SQ.MT
TOTAL							=	193.17	SQ.MT
STAIRCASE COVERTION (A1)									
1	1.50	3.13	X	1.00	X	1	=	4.70	SQ.MT
2	5.28	0.23	X	1.00	X	1	=	1.21	SQ.MT
3	1.20	1.97	X	1.00	X	1	=	9.00	SQ.MT
4	1.00	5.28	X	1.00	X	1	=	5.28	SQ.MT
5	5.03	3.85	X	1.00	X	1	=	19.29	SQ.MT
6	1.52	9.76	X	1.00	X	1	=	1.20	SQ.MT
TOTAL							=	40.68	SQ.MT
CONSTRUCTION AREA							=	152.49	SQ.MT
STAIRLIFT (UP+DOWN) FAR EXEMPTION (A2)									
1	3.50	3.90	X	1.00	X	1	=	13.65	SQ.MT
2	2.36	5.20	X	1.00	X	1	=	6.91	SQ.MT
3A	1.00	3.18	X	1.00	X	1	=	4.53	SQ.MT
3B	2.33	1.90	X	1.00	X	1	=	4.04	SQ.MT
4	1.71	1.00	X	1.00	X	1	=	1.69	SQ.MT
4V	1.83	3.63	X	1.00	X	1	=	2.69	SQ.MT
TOTAL							=	40.38	SQ.MT
TOTAL FSI (1+2+3)							=	93.64	SQ.MT
TOTAL BUILT UP AREA = FSI (A-A1-A2)							=	98.01	SQ.MT
75	3	111.48	/	1.25	X		=	66.51	SQ.MT
PERMISSIBLE FSI (0.6+10)							=	13.41	SQ.MT

BUILT UP AREA SUMMERY

SR.NO.	FLOOR	BUILT UP AREA	NET BUILT UP AREA	FINISHED
1	5TH FLOOR	-	0.00	0.00
2	4TH FLOOR	-	89.51	84.95
3	3RD FLOOR	-	89.51	84.95
4	2ND FLOOR	-	89.51	84.95
5	1ST FLOOR	-	89.51	84.95
6	GF FLOOR	-	117.98	87.95
7	STILT FLOOR	-	224.13	192.31
8	UTILITY FLOOR	-	224.13	192.31
9	TOTAL	-	944.26	822.37
10	PROPOSED	-	1,168.39	1,007.32

BUILT UP AREA CALCULATION OF
GROUND FLOOR PLAN

ADDITION (A)									
A	17.00	11.00	X	1.00	X	1	=	187.00	SQ.MT
B	6.45	0.53	X	1.00	X	1	=	3.41	SQ.MT
C	1.00	9.17	X	1.00	X	1	=	9.17	SQ.MT
							=	199.58	SQ.MT
STAIRCASE COVERTION (A1)									
-	1.50	3.13	X	1.00	X	1	=	4.70	SQ.MT
2	5.28	0.23	X	1.00	X	1	=	1.21	SQ.MT
3	1.00	0.09	X	1.00	X	1	=	1.00	SQ.MT
4	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
5	1.71	1.00	X	1.00	X	1	=	6.27	SQ.MT
6	1.83	3.63	X	1.00	X	1	=	6.65	SQ.MT
TOTAL							=	21.83	SQ.MT
STAIRCASE COVERTION AREA							=	177.75	SQ.MT
STAIRCASE (UP+DOWN) FAR EXEMPTION (A2)									
1	3.50	3.90	X	1.00	X	1	=	13.65	SQ.MT
2	1.36	5.20	X	1.00	X	1	=	6.91	SQ.MT
3	1.00	3.63	X	1.00	X	1	=	3.63	SQ.MT
4	1.00	0.09	X	1.00	X	1	=	0.09	SQ.MT
5	1.00	0.23	X	1.00	X	1	=	1.00	SQ.MT
6	1.83	3.63	X	1.00	X	1	=	6.65	SQ.MT
TOTAL							=	33.92	SQ.MT
TOTAL NET FSI AREA							=	143.83	SQ.MT
TOTAL BUILT UP AREA = FSI (A-A1-A2)							=	143.83	SQ.MT
75	3	111.48	/	1.25	X		=	80.00	SQ.MT
PERMISSIBLE FSI (0.75)							=	80.00	SQ.MT

FITNESS CENTER AREA CALCULATION
(IN 3RD FLOOR)

ADDITION (A)									
A1	5.50	0.75	X	1.00	X	1	=	4.25	SQ.MT
B1	3.11	0.23	X	1.00	X	1	=	9.61	SQ.MT
C1	2.33	3.13	X	1.00	X	1	=	7.55	SQ.MT
D1	3.55	3.55	X	1.00	X	1	=	23.55	SQ.MT
TOTAL							=	41.97	SQ.MT
PERMISSIBLE FITNESS CENTER AREA TOTAL (A) (A) OF AREA OF (3)									
TOTAL FSI (A-A1-A2)							=	93.64	SQ.MT
PERCENTAGE RATIO (ANY)							=	41.97	SQ.MT
EXCESS FITNESS AREA COUNTED FSI (A)							=	11.80	SQ.MT

PARKING CALCULATION

FLOOR	PARK REQD	STILT PARK	PODIUM PARK
BELOW 40.00 SQ.MT	1 FOR 4 FLATS	0.00	0.00
40.00 TO 80.00 SQ.MT	1 FOR 2 FLATS	0.00	0.00
80.00 TO 90.00 SQ.MT	1 FOR 1 FLAT	0.00	0.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLAT	0.00	0.00
TOTAL		00.00	00.00
5% FOR VISITORS PARKING		0.00	
TOTAL PARKING REQUIRED		=	00.00
PARKING PROVIDED AS PER D.R.C.		=	00.00
TOTAL PARKING PROVIDED		=	00.00

PROPOSED PARKING SUMMARY

FLOORS	NO. PARKING	AREA (SQ.MT.)	TOTAL PARKING
GROUND FLOOR	00	0	00
TOTAL	00.00	0.00	00.00

MEMBERS AREA (2 MEMBERS)		
FLOOR	1ST MEM.	2ND MEM.
1ST FLOOR	96.77	0.00
2ND FLOOR	96.77	0.00
3RD FLOOR	96.77	0.00
4TH FLOOR	108.68	0.00
5TH FLOOR	108.68	111.48
6TH FLOOR	108.68	111.48
7TH FLOOR	89.61	72.44
8TH FLOOR	89.61	72.44
9TH FLOOR	108.68	111.48

STAIRCASE, LIFT, LIFT LOBBY, PASSAGE FROM GH	
FLOOR	AREA
GROUND FLOOR	0.00
1ST FLOOR	90.38
2ND FLOOR	90.38
3RD FLOOR	90.38
4TH FLOOR	90.38
5TH FLOOR	90.38
6TH FLOOR	90.38
7TH FLOOR	90.38
8TH FLOOR	90.38
9TH FLOOR	90.38
TOTAL	0.00

TERRACE/OPEN AREA CALCULATION

SR.NO.	FLOOR	AREA
1	1ST FLOOR	0.00
2	2ND FLOOR	16.00
3	3RD FLOOR	16.00
4	4TH FLOOR	16.00
5	5TH FLOOR	16.00
6	6TH FLOOR	16.00
7	7TH FLOOR	16.00
8	8TH FLOOR	16.00
9	9TH FLOOR	16.00
10	TOTAL	144.00

PLOT AREA CALCULATION

1	37.21	X	37.46	X	0.70	X	1	=
TOTAL							=	

PROFORMA - B

CONTENTS OF SHEET

STILT FLOOR PLAN, 1ST TO 4TH FLOOR PLAN, G.F.P. PLAN, BUILT UP AREA DIAGRAM & CALCULATION, 1ST TO 4TH FLOOR PLOT AREA CALCULATION, BLOCK & LOCATION PLAN, TOTAL B.U.A. CALCUMENT, TERRACE CALCULATION, PARKING CALCULATION, METER ROOM AREA DIAGRAM & CALCULATION, SERVANT TOILET AREA DIAGRAM & CALCULATION.

STAMP AND DATE OF RECEIPT OF PLANS

APPENDIX SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED VIDE P-0001/2021/(RECP-Nov/EP/002) Dated

Lotan Sukadeo Ahire

S.E.(E.P.) T.S. - II

Jagdish Prakash Sarang

S.E.(E.P.) - I & II & III

sinkar mahesh balkrishna

A.E.(E.P.) - I & II

STAMP AND DATE OF RECEIPT OF PLANS

PROFORMA - A

		Plot as per 30% DRC Area in Sq.mtrs.
1	Area of the plot	1007.32
	(a) Area of Reservation in plot	0.00
	(b) Area of Road Set back	0.00
	(c) Area of D. P. Road	0.00
2	Deduction for	
	a) Net Set back & Area to be handed over as part D.P./Road	
	b) Road Set Back Area to be handed over as part D.P./Road Sq. Mt.	0.00
	c) R.G. Area to be handed over as part D.P./Road Sq. Mt.	0.00
	d) Recreational ground to be handed over as part of R.G. Sq. Mt.	0.00
	e) Any Remaining Area	
	a) Area of Property already set back handed over as per DCR 9(3)	0.00
	b) Area of internal roads proposed to be handed over as per DCR 9(3)	0.00
	c) Area of Amenity Open Space proposed to be handed over as per DCR 9(3)	0.00
	d) Deductions for existing Built to be retained if any / land component of existing Built / Building Built as per Regulation under which the development was allowed.	0.00
3	Total Deductions (2(a+b+c+d+e) as per rules applicable)	0.00
4	Balance area of the plot (1-3 minus 2)	1007.32
5	Plot area under layout/amalgamation after areas to be handed over to MCGM	
6	1 Appropriate Authority as per Sr. No. 1 above	1007.32
7	Less / Extra (5) - (4) (Extra in R.G.A.) (-)NIL	0.00
8	Built up area as per Govt./Local Body/CRZ/IOA	1007.32
9	Built up area for area of Shed/Gaothan and Anjar Vegetables (NEW)	0.00
	a) 1 Super Built-up/Carpet (1.5) permissible over and above permissible Built up "Admissible FSI"	
	as a part of 1.0 Table - 12 on remaining 1 balance plot)	0.00
	b) Less out of (a) (1.5) permissible over and above permissible Built up	0.00
A	Built up Area in lieu of Cost of construction of Built up area in the Amalgamated Layout in the form of ground to Mtr. Built up remaining plot	0.00
B	Built up Area due to " Additional Fsi in Proportion of Fsi Area" as per Table - No.12 of Regulation No. 30(A) on remaining 1 balance plot. (1007.32 * 1.00) = 1007.32 square metre extra on 1 (one) square metre on FSI (1007.32 - 1007.32) square metre Built up of Carpet (1.5)	1007.32
C	Built up Area due to " Additional Fsi in Proportion of Fsi Area" as per Table - No.12 of Regulation No. 30(A) on remaining 1 balance plot. (1007.32 * 0.60) = 604.39 square metre extra on 1 (one) square metre on FSI (604.39 - 604.39) square metre Built up of Carpet (1.5)	604.39
D	Premium Built up Area (in lieu of Cost of construction of Built up area in the Amalgamated Layout in the form of ground to Mtr. Built up remaining plot	0.00
E	Built up Area for Reservation Set back Handed over to MCGM / Road Set back Handed over to MCGM	0.00
F	Total Built up Area (A+B+C+D+E)	1611.71
G	Existing Built up to be retained if any	0.00
H	Proposed Built up in the new may be sold/ without Built up as per Sr.(1)	1611.71
I	Extra Building Area in plot	0.00
J	FSI generated if any as per regulation 30 (A) and (B)	0.00
K	Fungible compensatory area as per Regulation 30(9)	201.46
	a) Admissible Fungible Compensatory area in the form of Built up area without charging any from in set policy	201.46
	b) Fungible compensatory area available for sale in lieu of without charging any from	201.46
	c) Less / Extra in the Fungible Compensatory area by virtue of charging premium on Fungible Compensatory area available for sale in lieu of without charging any from	201.46
	d) Fungible Compensatory area available for sale in lieu of without charging any from	0.00
L	Total Built up Area proposed including Fungible Compensatory Area (F+K)	1813.17
M	Permissible Built up Area as per Regulation 30(A) and (B)	1611.71
N	Excess / (Extra) Built up Area (L-M)	201.46
O	Requirement of Recreation Open Space in Layout / Plot as per Reg No.31 (10 % not to be deducted)	0.00
P	Total Built Up Area (Existing)	
	a) Proposed Built Up Area (Existing)	1206.00
	b) Area deductions of Non-residential Area (Regulation)	0.00
	c) Area available for Development (Zone wise R.G.)	1206.00
	d) Total built up area from Any Other Scheme (if applicable)	0.00
	e) Total built up area from Any Other Scheme (if applicable)	0.00
	f) Total built up area from Any Other Scheme (if applicable)	0.00
Q	Parking Reservation (as per latest Govt. Norms on the date)	0.00

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF PLOT NO. 30-31 TPS III VILLAGE VAN KHIRNI, AND KNOWN AS R.B. MEHTA MARG, MULUND (EAST), MUMBAI - 400081 IN HIS SUBDIVISION OF PLOT NO.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 9 DECEMBER AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1007.32 SQUARE METRES (ONE THOUSAND SEVEN HUNDRED FIFTY THREE POINT ZERO SQ.MT.) EQUIVALENT AS WELL TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME.

Kunj Nilesh Rambhia

SIGNATURE OF ARCHITECT

NAME OF THE OWNER

THE SECRETARY GANESH DARSHAN HSG.

SIGNATURE

JITENDRA AMRATLAL KHETANI

NAME & ADDRESS OF ARCHITECT

KUNJ NILESH RAMBHIA (CTE)
A. Kunj Nilesh Rambhia (Architect)
SO. 4 NIKU JIC-10802 DMRM
AMBOLI (CE) DEP (KUKU)
Joint Sr. Kunj (E), MUMBAI 400 077
E-mail Id: kunjarchitect@gmail.com

SIGNATURE

Kunj Nilesh Rambhia