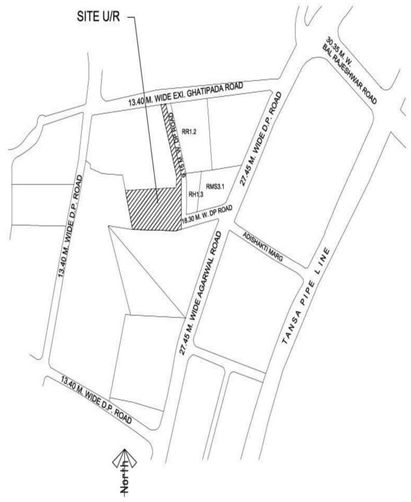
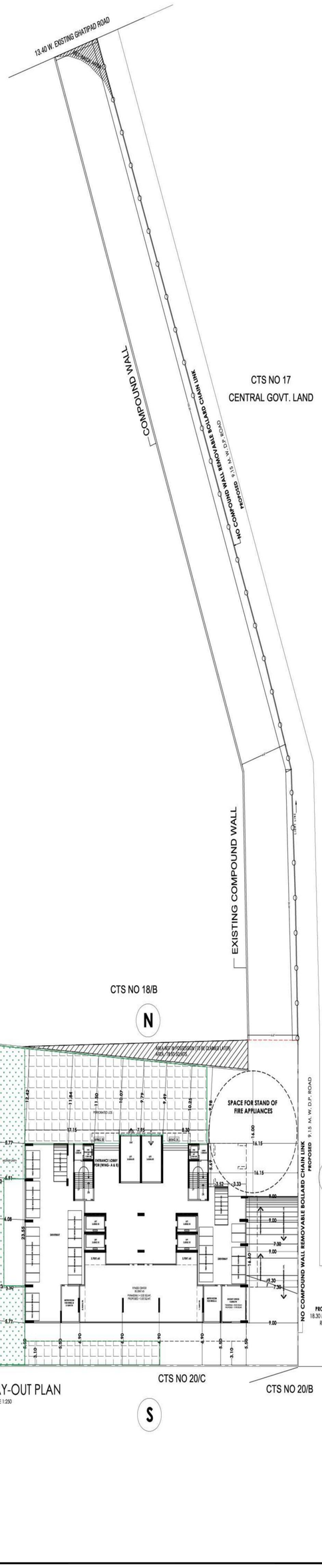




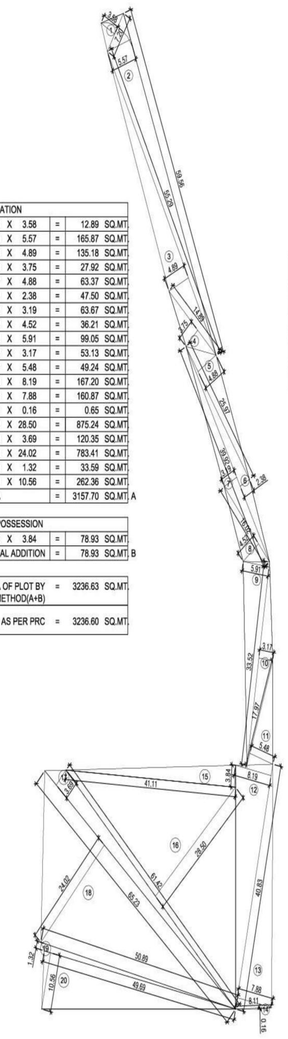
LOCATION PLAN
SCALE = 1:2500



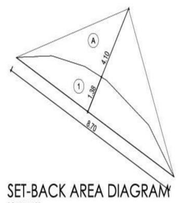
PLOT AREA CALCULATION						
1	1/2	X 7.20	X 3.58	=	12.89	SQ.MT.
2	1/2	X 59.56	X 5.57	=	165.87	SQ.MT.
3	1/2	X 55.29	X 4.89	=	135.18	SQ.MT.
4	1/2	X 14.89	X 3.75	=	27.92	SQ.MT.
5	1/2	X 25.97	X 4.88	=	63.37	SQ.MT.
6	1/2	X 39.92	X 2.38	=	47.50	SQ.MT.
7	1/2	X 39.92	X 3.19	=	63.67	SQ.MT.
8	1/2	X 16.02	X 4.52	=	36.21	SQ.MT.
9	1/2	X 33.52	X 5.91	=	99.05	SQ.MT.
10	1/2	X 33.52	X 3.17	=	53.13	SQ.MT.
11	1/2	X 17.97	X 5.48	=	49.24	SQ.MT.
12	1/2	X 40.83	X 8.19	=	167.20	SQ.MT.
13	1/2	X 40.83	X 7.88	=	160.87	SQ.MT.
14	1/2	X 8.11	X 0.16	=	0.65	SQ.MT.
16	1/2	X 61.42	X 28.50	=	875.24	SQ.MT.
17	1/2	X 65.23	X 3.69	=	120.35	SQ.MT.
18	1/2	X 65.23	X 24.02	=	783.41	SQ.MT.
19	1/2	X 50.89	X 1.32	=	33.59	SQ.MT.
20	1/2	X 49.69	X 10.56	=	262.36	SQ.MT.
NET PLOT AREA				=	3157.70	SQ.MT. A

PLOT AREA NOT IN POSSESSION						
15	1/2	X 41.11	X 3.84	=	78.93	SQ.MT.
TOTAL ADDITION				=	78.93	SQ.MT. B

TOTAL AREA OF PLOT BY TRIANGULATION METHOD(A+B)	=	3236.63	SQ.MT.
PLOT AREA AS PER PRC	=	3236.60	SQ.MT.



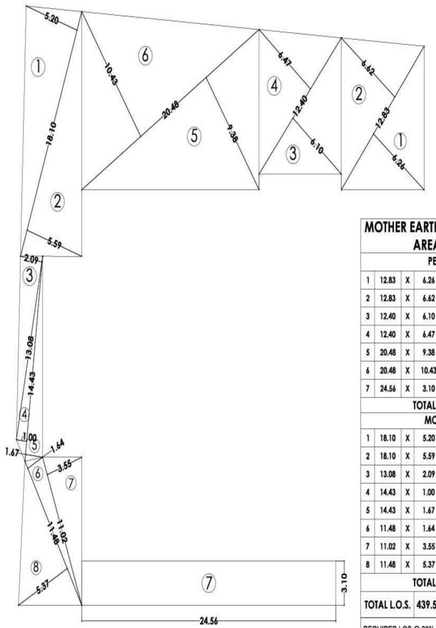
PLOT AREA DIAGRAM
SCALE 1:500



SET-BACK AREA DIAGRAM
SCALE 1:100

SET-BACK AREA CALCULATION								
ADDITIONS								
A	8.70	X	4.10	X	0.50	=	17.84	Sq. Mt.
TOTAL						=	17.84	Sq. Mt.
DEDUCTIONS								
1	8.70	X	1.38	X	0.66	=	7.96	Sq. Mt.
TOTAL						=	7.96	Sq. Mt.
NET AREA		17.84	-	7.96		=	9.88	Sq. Mt.

BUILT-UP AREA SUMMARY (RESIDENTIAL) & STAIRCASE LIFT, LIFT LOBBY AREA SUMMARY					
FLOOR	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	STAIRCASE,LIFT ,LIFT LOBBY	Sq. Mt.
BASEMENT	0.00	0.00	0.00	0.00	Sq. Mt
LOWER GROUND	0.00	0.00	0.00	0.00	Sq. Mt
UPPER GROUND	0.00	0.00	0.00	0.00	Sq. Mt
1ST PODIUM	0.00	0.00	0.00	0.00	Sq. Mt.
2ND PODIUM	0.00	0.00	0.00	0.00	Sq. Mt.
3RD PODIUM	0.00	0.00	0.00	0.00	Sq. Mt.
4TH PODIUM	0.00	0.00	0.00	0.00	Sq. Mt.
5TH	551.46	408.49	142.97	160.39	Sq. Mt.
6TH	551.46	408.49	142.97	160.39	Sq. Mt.
7TH	551.46	408.49	142.97	160.39	Sq. Mt.
8TH	551.46	408.49	142.97	160.39	Sq. Mt.
9TH	551.46	408.49	142.97	160.39	Sq. Mt.
10TH	551.46	408.49	142.97	160.39	Sq. Mt.
11TH	551.46	408.49	142.97	160.39	Sq. Mt.
12TH	551.46	408.49	142.97	160.39	Sq. Mt.
13TH	551.46	408.49	142.97	160.39	Sq. Mt.
14TH	551.46	408.49	142.97	160.39	Sq. Mt.
15TH	551.46	408.49	142.97	160.39	Sq. Mt.
16TH	551.46	408.49	142.97	160.39	Sq. Mt.
17TH	551.46	408.49	142.97	160.39	Sq. Mt.
18TH	551.46	408.49	142.97	160.39	Sq. Mt.
19TH	551.46	408.49	142.97	160.39	Sq. Mt.
20TH	551.46	408.49	142.97	160.39	Sq. Mt.
21ST	551.46	409.08	142.38	160.39	Sq. Mt.
TOTAL	9374.82	6944.90	2429.92	2726.63	Sq. Mt.
TOTAL		9374.82			Sq. Mt.
PROPOSED BUA		9374.82			Sq. Mt.
PERMISSIBLE BUA		9375.61			Sq. Mt.



L.O.S. AREA DIAGRAM
SCALE 1:200

MOTHER EARTH LOS & PERFORATED LOS AREA CALCULATION							
PERFORATED (LOS)							
1	12.83	X	6.26	X	0.50	=	40.16 Sq. Mt.
2	12.83	X	6.62	X	0.50	=	42.47 Sq. Mt.
3	12.40	X	6.10	X	0.50	=	37.82 Sq. Mt.
4	12.40	X	6.47	X	0.50	=	40.11 Sq. Mt.
5	20.48	X	9.38	X	0.50	=	96.05 Sq. Mt.
6	20.48	X	10.43	X	0.50	=	106.80 Sq. Mt.
7	24.56	X	3.10	X	1.00	=	76.14 Sq. Mt.
TOTAL							439.55
MOTHER EARTH (LOS)							
1	18.10	X	5.20	X	0.50	=	47.06 Sq. Mt.
2	18.10	X	5.59	X	0.50	=	50.59 Sq. Mt.
3	13.08	X	2.09	X	0.50	=	13.67 Sq. Mt.
4	14.43	X	1.00	X	0.50	=	7.22 Sq. Mt.
5	14.43	X	1.67	X	0.50	=	12.05 Sq. Mt.
6	11.48	X	1.64	X	0.50	=	9.41 Sq. Mt.
7	11.02	X	3.55	X	0.50	=	19.56 Sq. Mt.
8	11.48	X	5.37	X	0.50	=	30.82 Sq. Mt.
TOTAL						=	190.38 Sq. Mt.
TOTAL L.O.S.	439.55	+	190.38			=	629.93 Sq. Mt.

REQUIRED LOS @ 20% OF	3147.79 SQ.MT.	= 629.56 SQ.MT.
PROPOSED LOS	= 439.55 + 190.38	= 629.93 SQ.MT.
PROPOSED LOS (ON MOTHER EARTH)		= 190.93 SQ.MT.

BLOCK PLAN
SCALE 1:500

LAY-OUT PLAN
SCALE 1:250

CAR PARKING STATEMENT			
CARPET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 4 TENEMENTS	0.00	0.00
BETWEEN 45.00 TO 60.00	1 PARKING / 2 TENEMENTS	85.00	42.50
BETWEEN 60.00 TO 90.00	1 PARKING / 1 TENEMENTS	68.00	68.00
90.00 TO ABOVE	2 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		153.00	110.50
ADD 10.00 % VISITOR PARKING			11.05
TOTAL PARKING REQUIRED			121.55
SAY TOTAL PARKING REQUIRED			122.00
ADDITTIONAL 50 % PARKING PERMISSIBLE (AS PER D.C.P.R 2034)			61.00
MAXIMUM PARKING PERMISSIBLE			183.00
SAY MAXIMUM PARKING PERMISSIBLE			156.00
TOTAL PARKING PROPOSED			124.00
FLOOR	BIG PARKING	SMALL PARKING	TOTAL
LOWER GROUND	9.00	9.00	18.00
GROUND / STILT	0.00	0.00	0.00
1ST PODIUM	16.00	9.00	25.00
2ND PODIUM	16.00	11.00	27.00
3RD PODIUM	16.00	11.00	27.00
4TH PODIUM	16.00	11.00	27.00
TOTAL	73.00	51.00	124.00

CARPET AREA STATEMENT FOR PARKING PURPOSE

CARPET AREA CALCULATION OF 5TH TO 21ST FLOOR (WING-A) FLAT- NO. 1							
LIVING	4.35	X	3.05	X	1	=	19.37
DINING	3.00	X	2.35	X	1	=	7.88
KITCHEN	2.70	X	2.15	X	1	=	5.91
TOILET	2.70	X	1.30	X	1	=	3.71
	1.00	X	1.40	X	1	=	1.40
BED ROOM	3.85	X	3.05	X	1	=	11.74
BED ROOM	3.65	X	3.05	X	1	=	11.13
	0.90	X	1.45	X	1	=	1.31
TOILET	2.65	X	1.35	X	1	=	3.58
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	66.71
RERA CARPET AREA (SQ.MT.)						=	68.80

CARPET AREA CALCULATION OF 5TH FLOOR (WING-A) FLAT- NO. 2							
LIVING / DINING	4.35	X	3.05	X	1	=	19.37
KITCHEN	3.60	X	2.15	X	1	=	7.74
TOILET	2.65	X	1.25	X	1	=	3.31
BED ROOM	3.60	X	3.05	X	1	=	10.98
TOILET	1.25	X	2.25	X	1	=	2.81
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	44.70
RERA CARPET AREA (SQ.MT.)						=	45.55

CARPET AREA CALCULATION OF 5TH FLOOR (WING-A) FLAT- NO. 3							
LIVING / DINING	3.05	X	5.75	X	1	=	17.54
	1.55	X	0.60	X	1	=	0.93
	2.25	X	1.35	X	1	=	3.04
TOILET	1.30	X	2.25	X	1	=	2.93
KITCHEN	2.15	X	3.10	X	1	=	6.66
	1.00	X	1.45	X	1	=	1.45
TOILET	2.40	X	1.35	X	1	=	3.24
BED ROOM	4.10	X	3.10	X	1	=	12.71
BED ROOM	2.75	X	4.25	X	1	=	11.69
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	1	=	0.08
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	60.84
RERA CARPET AREA (SQ.MT.)						=	62.50

CARPET AREA CALCULATION OF 5TH FLOOR (WING-A) FLAT- NO. 4							
LIVING	2.90	X	5.60	X	1	=	16.24
	1.75	X	1.20	X	1	=	2.10
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	48.27
RERA CARPET AREA (SQ.MT.)						=	49.45

CARPET AREA CALCULATION OF 5TH FLOOR (WING-A) FLAT- NO. 5							
LIVING	3.00	X	5.60	X	1	=	16.80
	1.65	X	1.65	X	1	=	2.72
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	49.45
RERA CARPET AREA (SQ.MT.)						=	50.63

CARPET AREA CALCULATION OF 5TH TO 21ST FLOOR (WING-B) FLAT- NO. 1							
LIVING / DINING	4.35	X	3.05	X	1	=	19.37
KITCHEN	3.60	X	2.15	X	1	=	7.74
TOILET	2.65	X	1.25	X	1	=	3.31
BED ROOM	3.60	X	3.05	X	1	=	10.98
TOILET	1.25	X	2.25	X	1	=	2.81
BED ROOM	4.85	X	3.00	X	1	=	14.55
TOILET	3.00	X	1.35	X	1	=	4.05
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	2	=	0.15
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	63.55
RERA CARPET AREA (SQ.MT.)						=	65.55

CARPET AREA CALCULATION OF 5TH FLOOR (WING-B) FLAT- NO. 2							
LIVING / DINING	3.05	X	5.75	X	1	=	17.54
	1.55	X	0.60	X	1	=	0.93
	2.25	X	1.35	X	1	=	3.04
TOILET	1.30	X	2.25	X	1	=	2.93
KITCHEN	2.15	X	3.10	X	1	=	6.66
	1.00	X	1.45	X	1	=	1.45
TOILET	2.40	X	1.35	X	1	=	3.24
BED ROOM	4.10	X	3.10	X	1	=	12.71
BED ROOM	2.75	X	4.25	X	1	=	11.69
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
	0.90	X	0.15	X	1	=	0.14
D2	0.75	X	0.10	X	1	=	0.08
	0.75	X	0.15	X	1	=	0.11
TOTAL CARPET AREA						=	60.84
RERA CARPET AREA (SQ.MT.)						=	62.50

CARPET AREA CALCULATION OF 5TH FLOOR (WING-B) FLAT- NO. 3							
LIVING	2.90	X	5.60	X	1	=	16.24
	1.75	X	1.20	X	1	=	2.10
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	48.27
RERA CARPET AREA (SQ.MT.)						=	49.45

CARPET AREA CALCULATION OF 5TH FLOOR (WING-B) FLAT- NO. 4							
LIVING	3.00	X	5.60	X	1	=	16.80
	1.65	X	1.65	X	1	=	2.72
DINING	1.05	X	2.35	X	1	=	2.47
KITCHEN	2.15	X	3.15	X	1	=	6.77
TOILET	2.10	X	1.35	X	1	=	2.84
	2.20	X	0.90	X	1	=	1.98
BED ROOM	3.10	X	4.05	X	1	=	12.56
TOILET	2.10	X	1.35	X	1	=	2.84
D	1.05	X	0.15	X	1	=	0.16
D1	0.90	X	0.10	X	2	=	0.18
D2	0.75	X	0.10	X	2	=	0.15
TOTAL CARPET AREA						=	49.45
RERA CARPET AREA (SQ.MT.)						=	50.63

PROFORMA 'A'

I.	AREA STATEMENT	IN SQ. MT. AS PER DCPR 2034
1	Area of plot as perP.R.CARD	3236.60
	Encroachment	0.00
	Area not in possession	78.93
	a) Area of Reservation in plot	0.00
	b) Area of Road Set back	9.88
	c) Area of D. P. Road	0.00
2	Deduction for:	
2A	For Reservation / Road Area	
	a) Road Set back area to be handed over (100%) (Reg.No. 16)	9.88
	b) Proposed D.P.Road to be handed over(100%) (Reg.No.16)	0.00
	c) i) Reservation area to be handed over (100%) (Reg.No. 17)	0.00
	ii) Reservation area to be handed over as per Accommodation Reservation (Reg.No. 16)	0.00
2B	For Amenity Area	
	a).Area of Amenity plot to be handed over as per Reg.No.14(A)	0.00
	b).Area of Amenity plot to be handed over as per Reg.No14(B)	0.00
	c) Area of Amenity plot to handed over as per Reg.No.35 (Abeyance)	0.00
2C	Deduction for Existing BUA to be retained / Land Component of Existing BUA /Existing BUA as per Regulation under which the development was allowed.	0.00
3	Total Deductions[(2(A)+2(B)+2(C)]as and when applicable.]	88.81
4	Balance area of plot (1-3)	3147.79
5	Plot area under development after areas to be handed over to MCGM/Appropriate Authority as per Sr.No.4above.	0.00
6	Zonal FSI (0.50 or 0.75 or 1.00 or 1.33)	1.00
7	Built up area as per Zonal (basic) FSI (5 x 6)	3147.79
8	Built up equal to area of land handed over as per Reg.No.30(A)	
	i) As per 2(A) & 2(B) except 2(A)(c)(ii) above with in cap of Admissible TDR = 9.88 X 2 = 19.76	19.76
	ii) In case of 2(A)(c)(ii) permissible over and above permissible BUA	0.00
	iii) Incentive FSI as per Reg.No 33(7)(B) of DCPR 2034	0.00
	iV) Protected FSI as per Reg.No.30 C(a) of DCPR 2034	0.00
9	Built Up Area in lieu of cost of Construction of built up amenity to be handed over (With in limit of permissible BUA)	0.00
10	Built Up Area due to "Additional FSI on payment of premium" as per Table 12 of Reg. No. 30(A)	1573.90
11	Built Up Area due to "Admissible TDR" as per Table 12 of Reg. No. 30(A) & 32 Road width 13.40 MT.(3147.79X0.70 = 2203.45)	2203.45
12	Permissible Built Up Area (With/Without 2(c)	6944.90
13	Proposed BUA (With/Without 2(c)	6944.90
14	TDR generated if any as per Reg. no. 30(A) & 32.	0.00
15	Fungible Compensatory Area as per Reg. No. 31(3)	
15a)	i) Permissible Fungible Compensatory area for Rehab Component without charging premium	0.00
	ii) Fungible Compensatory area availed for rehab component without charging premium	0.00
15b)	i) Permissible Fungible Compensatory area by charging premium	2430.71
	ii) Fungible Compensatory area availed by charging premium	2429.92
16	Total Built Up Area Proposed including Fungible Compensatory Area (13 + 15 (a)(ii) + 15(b)(ii))	9374.82
17	FSI consumed on net plot (13 / 4)	2.21
II.	OTHER REQUIREMENTS	
	a) Name of Reservation	---
	b) Area of Reservation affecting the plot	0.00
	c) Area of Reservation land to be handed over as per Reg. No. 17	0.00
	d) Built up Area of Amenity to be handed over as per Reg. No. 17	0.00
	e) Area / Built up Area of Designation	0.00
(B)	Plot Area / Built up Amenity to be handed over as per	
	i) Regulation No. 14 (A) of DCPR 2034	0.00
	ii) Regulation No. 14 (B) of DCPR 2034	0.00
	iii) Regulation No. 15 of DCPR 2034	0.00
(C)	Requirement of Recreational Open space in layout / plot as per Reg. No. 27	0.00
(D)	Tenement Density	
(i)	Proposed Built up area (13 above)	6944.90
(ii)	Less Non-Residential Area (shop etc.)	0.00
(iii)	Area available for Tenements (i - ii)	6944.90
(iv)	Tenements permissible (450 / Hec)	312.52
(v)	Tenements proposed on the plot	153.00
(E)	Parking Statement	
(I)	Parking Required by Regulations for :	
	Car, Scooter / Motor Cycle	110.50
	Outsiders (Visitors)	11.05
(ii)	Covered garage permissible	---
(iii)	Covered garage proposed	---
	Proposed Car, Scooter / Motor Cycle	112.00
	Outsiders (Visitors)	12.00
(iv)	Total Parking Provided	124.00
(F)	Transport Vehicles Parking	---
(i)	Space for transport vehicles parking required by Regulation	---
(ii)	Total No. of Transport vehicles parking spaces Provided	---

CONTENTS OF SHEET :	Notes
LAY-OUT PLAN , PLOT AREA & SET-BACK DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN, SECTION THRO.COMPOUND WALL & U/G/WATER TANK, BUILT-UP AREA & STAIRCASE AREA SUMMERY , L.O.S AREA DIAGRAM & CALCULATION ; CAR PARKING STATEMENT , CARPET AREA STATEMENT.	BOUNDARY OF THE PLOT BOUNDED BLACK. PROPOSED BUILDING SHOWN IN RED. PORTION TO BE DEMOLISHED SHOWN IN YELLOW.SET-BACK AREA SHOWN IN GREEN HATCHED. AREA IN D.P. ROAD SHOWN IN BURNT-SIENNA. DRAINAGE LINE SHOWN IN DOTTED YELLOW. ALL EXTERNAL WALLS ARE 0.15 M THK. ALL INTERNAL WALLS ARE 0.15 M THK.

PROFORMA-B

DESC. OF PROPOSAL	Certificate of Area
PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO.18C OF MULUND (W) VILL. AT GHATI PADA ROAD, MULUND (W), MUMBAI.	CERTIFIED THAT T HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/01/22 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3236.60 SQ.MT. TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.S. RECORDS. SULKUDE SACHIN SHIVAJI Signature of L.S.

STAMP OF APPROVAL OF PLAN

VINAYAK MOTIRAM MAINKAR
Digitally signed by VINAYAK MOTIRAM MAINKAR
Date: 2023.04.05 14:37:02 +05'30'
D.F.O

RAVINDRA NARAYANRAO AMBULGEKAR
Digitally signed by RAVINDRA NARAYANRAO AMBULGEKAR
Date: 2023.04.05 16:43:33 +05'30'
D.Y.C.F.O

OWNER NAME & SIGNATURE

Shri. SANJAY JAIN OF SHREEJI REALTIES PVT. LTD. C.A TO M/s. VENUS TILES AND MARBLES MANUFACTURING LTD.

SCALE	JOB NO.	SHEET NO.	DRN.BY	CHK.BY	DATE
1:100	053	1/5	SAAD.D	J . J	05/04/2023

NORTH

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

NASA
Architectural Consultants (Pvt.) Ltd.
ARCHITECTS ENGINEERS LANDSCAPE DESIGNERS CONTRACTORS
GALA NO. GD-3, GROUND FLOOR, KAMNA STARING IND. ESTATE, L.B.S. MARG, VIKHROLI (W), Mumbai-400 083.
TEL:- 25783009, E-MAIL:- nasa_acpl@yahoo.com

SULKUDE SACHIN SHIVAJI
Digitally signed by SULKUDE SACHIN SHIVAJI
Date: 2023.04.05 16:43:33 +05'30'
SACHIN S SULKUDE
Licensed Surveyor
Reg. No. 840010041