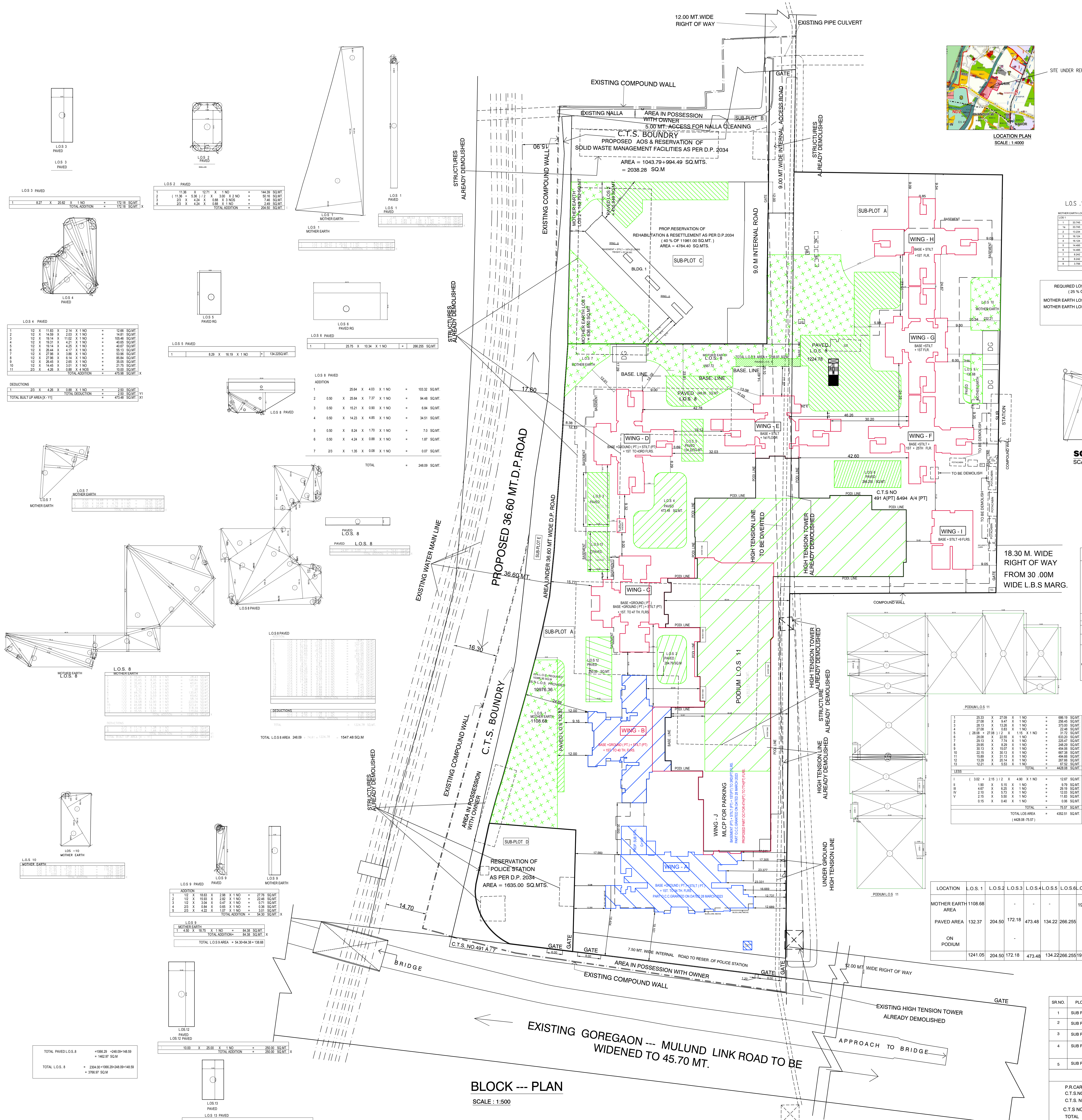
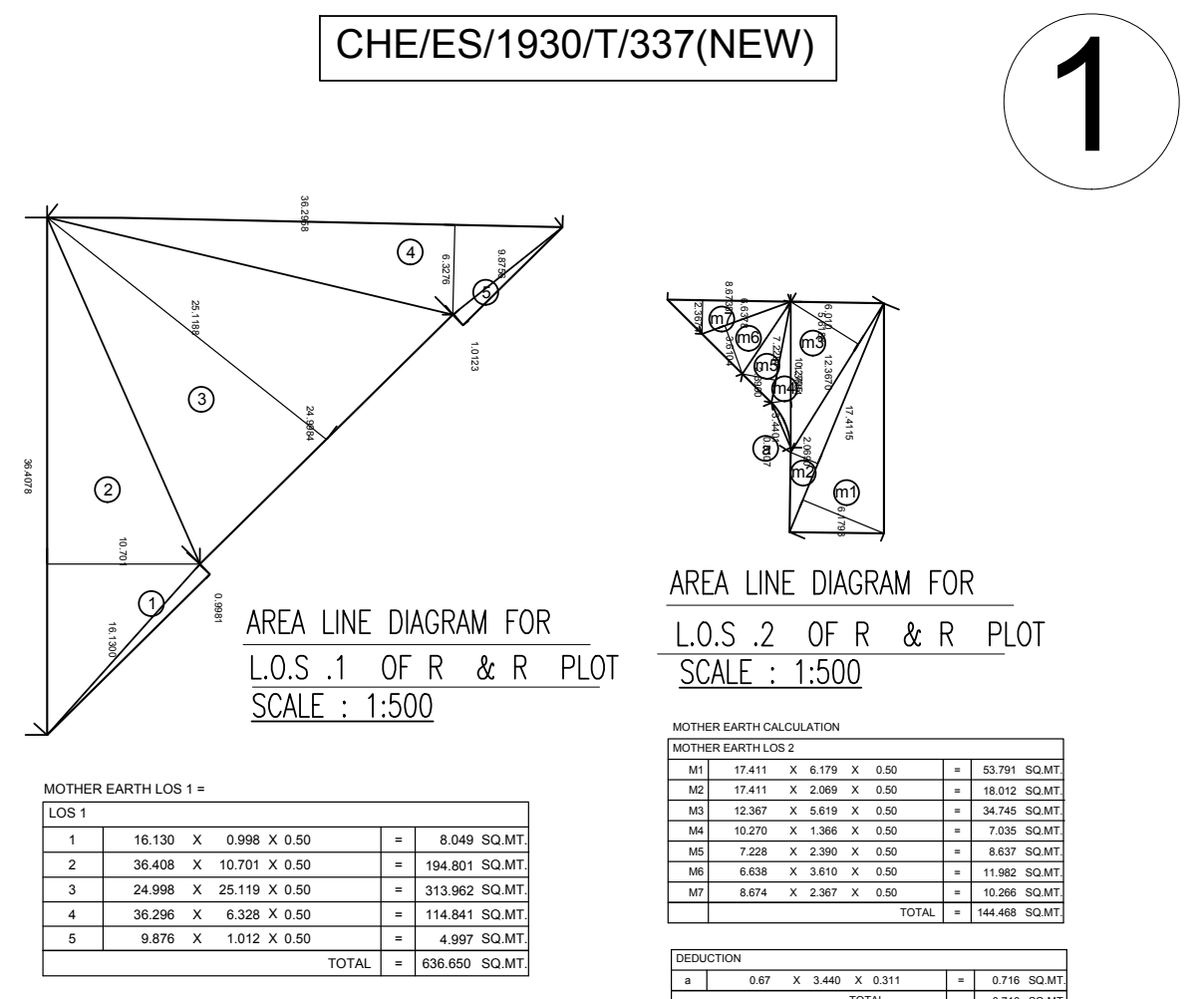
CHE/ES/1930/T/337(NEW)

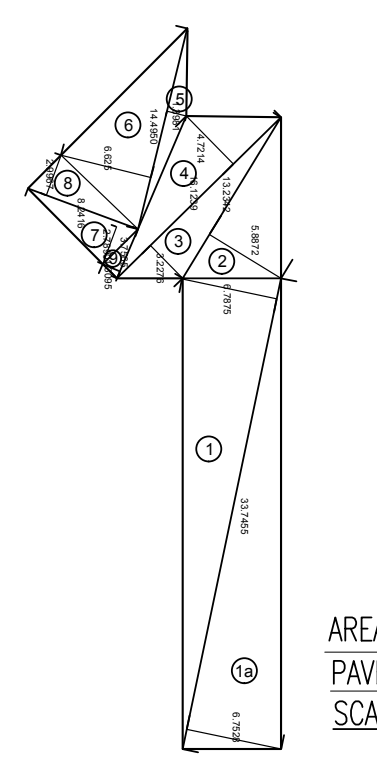
①


12.00 MT.WIDE RIGHT OF WAY
EXISTING PIPE CULVERT
EXISTING COMPOUND WALL
GATE
EXISTING NALLA
AREA IN POSSESSION WITH OWNER
5.00 MT. ACCESS FOR NALLA CLEANING
C.T.S. BOUNDRY
PROPOSED AOS & RESERVATION OF SOLID WASTE MANAGEMENT FACILITIES AS PER D.P. 2034
AREA = 1043.79+994.49 SQ.MTS. = 2038.28 SQ.M
SUB-PLOT B
9.00 MT.WIDE INTERNAL ACCESS ROAD
9.0 M INTERNAL ROAD
STRUCTURES ALREADY DEMOLISHED
EXISTING COMPOUND WALL
PROP.RESERVATION OF REHABILITATION & RESETTLEMENT AS PER D.P.2034 (40 % OF 11961.00 SQ.MT.) AREA = 4784.40 SQ.MTS.
SUB-PLOT C
SUB-PLOT A
WING - H
WING - G
WING - F
WING - E
WING - D
WING - C
WING - B
WING - A
WING - I
WING - J MLCP FOR PARKING
BASE LINE
PODIUM L.O.S 11
HIGH TENSION LINE TO BE DIVERTED
HIGH TENSION TOWER ALREADY DEMOLISHED
C.T.S NO 491 A[PT] &494 A/4 [PT]
18.30 M. WIDE RIGHT OF WAY FROM 30 .00M WIDE L.B.S MARG.
PROPOSED 36.60 MT.D.P. ROAD
AREA UNDER 36.60 MT WIDE D.P. ROAD
EXISTING WATER MAIN LINE
AREA IN POSSESSION WITH OWNER
SUB-PLOT D
RESERVATION OF POLICE STATION AS PER D.P. 2034 AREA = 1635.00 SQ.MTS.
SUB-PLOT E
C.T.S. NO.491 A 7
7.50 MT. WIDE INTERNAL ROAD TO RESER. OF POLICE STATION
AREA IN POSSESSION WITH OWNER
EXISTING COMPOUND WALL
BRIDGE
APPROACH TO BRIDGE
EXISTING HIGH TENSION TOWER ALREADY DEMOLISHED
12.00 MT. WIDE RIGHT OF WAY
UNDER GROUND HIGH TENSION LINE
COMPOUND WALL
SITE UNDER REFERENCE
LOCATION PLAN SCALE : 1:4000
EXISTING GOREGAON --- MULUND LINK ROAD TO BE WIDENED TO 45.70 MT.

BLOCK --- PLAN

SCALE : 1:500

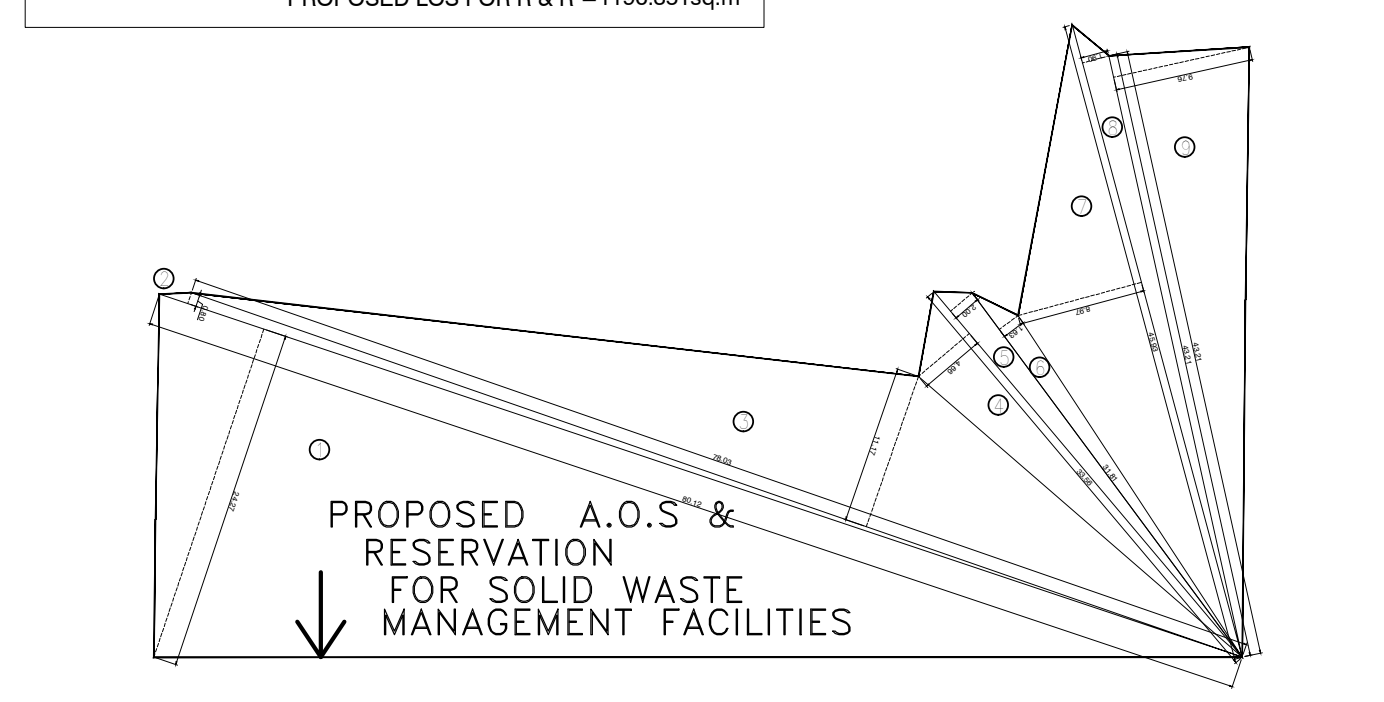

AREA LINE DIAGRAM FOR L.O.S. 1 OF R & R PLOT SCALE : 1:500
AREA LINE DIAGRAM FOR L.O.S. 2 OF R & R PLOT SCALE : 1:500


AREA LINE DIAGRAM FOR PAVED LOS 2 SCALE : 1:500

L.O.S .1 OF R & R PLOT

LOS 1								
1	33.745	X	6.788	X	0.50	=	114.53	SQ.MT.
1a	33.745	X	6.753	X	0.50	=	113.93	SQ.MT.
2	13.234	X	5.887	X	0.50	=	38.954	SQ.MT.
3	16.124	X	3.228	X	0.50	=	26.024	SQ.MT.
4	16.124	X	4.721	X	0.50	=	38.060	SQ.MT.
5	14.495	X	1.398	X	0.50	=	10.132	SQ.MT.
6	14.495	X	6.625	X	0.50	=	48.015	SQ.MT.
7	8.242	X	2.789	X	0.50	=	11.493	SQ.MT.
8	8.242	X	2.997	X	0.50	=	12.351	SQ.MT.
9	3.756	X	1.310	X	0.50	=	2.460	SQ.MT.
					TOTAL	=	415.949	SQ.MT.

REQUIRED LOS FOR R & R - 1196.10 SQ.MTS
(25 % OF 4784.40 SQ.MT.)
MOTHER EARTH LOS.REQD. 1196.10 X 50% =598.05 sq.m
MOTHER EARTH LOS PROP. = 636.650+143.752 =780.402 sq.m
PAVED LOS.2 PROP. = 415.949 sq.m
PROPOSED LOS FOR R & R =1196.351sq.m


PROPOSED A.O.S & RESERVATION FOR SOLID WASTE MANAGEMENT FACILITIES

SOLID WASTE MANAGEMENT DIAGRAM

SCALE- 1:500

AREA CALCULATION FOR

SOLID WASTE MANAGEMENT FACILITIES		
1 0.50 X 80.12 X 24.27 X X 1 NO	=	972.25 SQ.MT.
2 0.50 X 80.12 X 0.80 X 1	=	32.06 SQ.MT.
3 0.50 X 78.03 X 11.17 X 1	=	435.79 SQ.MT.
4 0.50 X 33.56 X 4.66 X 1	=	78.19 SQ.MT.
5 0.50 X 33.56 X 2.00 X 1	=	33.57 SQ.MT.
6 0.50 X 31.81 X 1.63 X 1	=	25.93 SQ.MT.
7 0.50 X 45.93 X 8.97 X 1	=	205.99 SQ.MT.
8 0.50 X 45.93 X 1.90 X 1	=	43.64 SQ.MT.
9 0.50 X 43.21 X 9.76 X 1	=	210.86 SQ.MT.
total	=	2038.28 SQ.MT.
SAY		2038.28 SQ.MT.

	C.T.S. NO.491-A /5 & 491- A /6,&	C.T.S NO 491 A[PT] & &494 A/4 [PT]
NET PLOT AREA		
1] GROSS AREA OF PLOT =	33882.20 SQ.M	13008.00
2] DEDUCTIONS FOR .		
a] AREA UNDER 36.60 MT.WIDE D.P ROAD	2094.30 SQ.M	
b] AREA UNDER RESERVATION OF POLICE STATION	1635.00 SQ.M	
c] AREA OF REHABILITATION & RESETTLEMENT TO BE HANDED OVER	4784.40 SQ.M	
d] AREA OF SOLID WASTE MANAGEMENT FACILITY INCLUDING AMENITY OPEN SPACE	2038.28 SQ.M	
e] TOTAL DEDUCTIONS:	10551,99 SQ.M	
3] NET PLOT AREA	23330.21 SQ.M	
4] 25% L.O.S REQUIRED 25% OF 23330.21	5832.55 SQ.M	
5] 35% L.O.S REQUIRED [35%13008.00]		= 4552.80 SQ.M
TOTAL L.O.S REQUIRED	5832.55 + 4552.80	10385.35 SQ.M

	REQUIRED SQ.MT.	PROPOSED SQ.MT.
25 % L.O.S. AREA (23330.21 X 25%)+35%13008.00	10385.35	10900.79
30 % MOTHEREARTH AREA (10385.35 X 30%)	3115,60	3186.21
30 % PAVED L.O.S AREA AT GROUND (10385.35 X 30%)	3115.60	3362.07
60 % TOTAL L.O.S AREA AT GROUND (5936.925 X 60%]	6231.20	6548.28
40 % PAVED L.O.S ON PODIUM (10385.35 X 40%)	4154.14	4352.51

LOCATION	L.O.S. 1	L.O.S.2	L.O.S.3	L.O.S.4	L.O.S.5	L.O.S.6	L.O.S.7	L.O.S.8	L.O.S.9	L.O.S.10	L.O.S.11	L.O.S.12	L.O.S.13	TOTAL
MOTHER EARTH AREA	1108.68		-	-	-		193.22	1567.72	84.38	232.21				3186.21
PAVED AREA	132.37	204.50	172.18	473.48	134.22	266.255		1547.48	54.30			250.00	127.28	3362.07
ON PODIUM			-								4352.51			4352.51
	1241.05	204.50	172.18	473.48	134.22	266.255	193.22	3115.20	138.68	232.21	4352.51	250.00	127.28	10900.79

SR.NO.	PLOT	PLOT AREA DETAILS	AREA IN SQ.MTS.
1	SUB PLOT - A	AREA FOR RESIDENTIAL DEVELOPMENT	36338.22 SQ.MTS
2	SUB PLOT - B	RELOCATED RESERVATION OF A.O.S & SOLID WASTE MANAGEMENT FACILITIES	2038.28
3	SUB PLOT - C	RESERVATION OF REHABILITATION & RESETTLEMENT	4784.40 SQ.MTS.
4	SUB PLOT - D	RESERVATION OF POLICE STATION	1635.00 SQ.MTS.
5	SUB PLOT - E	AREA UNDER 36.60 MTS. WIDE D.P. ROAD	2094.30 SQ.MTS.
		TOTAL GROSS PLOT AREA	46890.20 SQ.MTS.

P.R.CARD AREA
C.T.S.NO.491 A / 5 = 32579.60 SQ.MT.
C.T.S. NO.491 A / 6 = 1302.60 SQ.MT.
C.T.S NO 491 A[PT] &494 A/4 [PT] = 13008.00 SQ.MT.
TOTAL .AREA = 46890.20 SQ.MT.

GROSS PLOT AREA AS PER P.R.C = 46890.20 SQ.MT.

PROFORMA - A

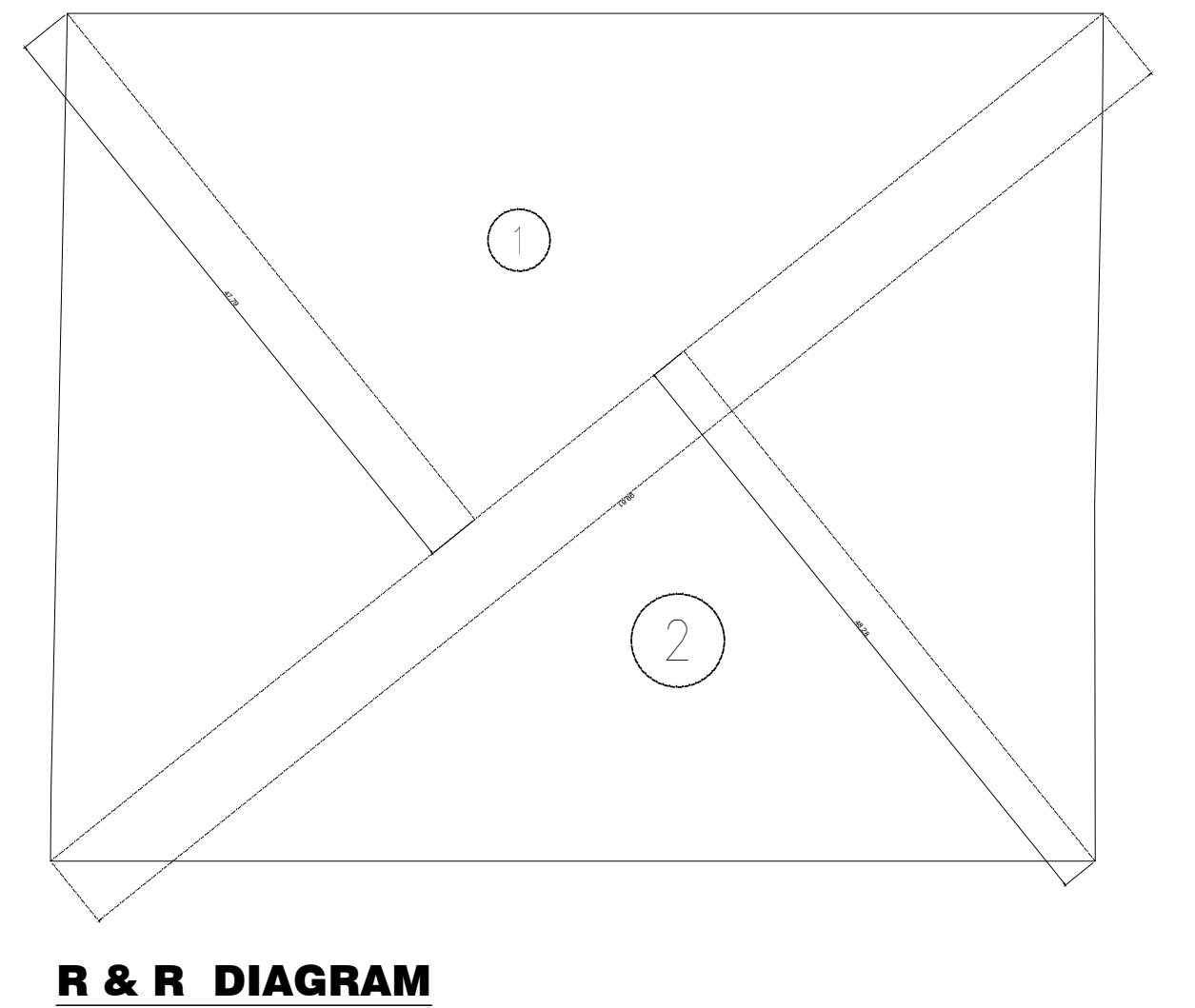
	AREA STATEMENT	TOTAL NET AREA IN DCPR.2034	RESI.PLOT C.T.S NO 491 A[PT] &494 A/4 [PT] [OLD I TO R]	NET RESI. PLOT C.T.S. NO. 491-A /5 & 491- A /6 DCPR.2034	RESERVATION OF R & R DCPR.2034	RESERVATION OF R & R DCPR.2034	RESERVATION OF SOLID WASTE SORTING CENTRE DCPR.2034	RESERVATION OF SOLID WASTE SORTING CENTRE DCPR.2034	POLICE STATION
1	GROSS AREA OF PLOT (AS PER P.R.C.)	46890.20							
	a] AREA UNDER PROPOSED 36.60 MT.WIDE D.P. ROAD b] AREA OF RESREVATION FOR POLICE STATION. c] AREA OF RESERVATION FOR REHABILITATION & RESETTLEMENT d] AREA OF RESERVATION FOR SOLID WASTE MANAGEMENT FACILITY	2094.30							
2	NET PLOT AREA.	44795.90	13008.00	15490.62	11961.00		2701.28		1635.00
A	FOR RESERVTAIONS /ROAD AREA .								
	a] AREA UNDER RESERVATION OF POLICE STATION b] A.O.S = [2678.29 -1635] = 1043.79	1635.00 1043.79	- -						
	c] AREA OF REHABILITATION & RESETTLEMENT TO BE HANDED OVER { REG. NO:17} (11961.00 X 40%) d] AREA OF SOLID WASTE MANAGEMENT FACILITY& A.O.S TO BE HANDED OVER { REG. NO:17} (2701.28 X 75%)						1043.79		1635.00
B	FOR AMENITY AREA								
	a] AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR[14]A b] AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR[14]B c] AREA OF INCLUSIVE HOUSING TO BE HANDED OVER AS PER DCR 15 d] AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 35	- - -							
C	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	-							
	a] LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-							
3	TOTAL DEDUCTIONS : {2(A)+2(B)+2(C)	2678.79					1043.79		1635.00
4	NET PLOT AREA OF PLOT [2 - 3]	42117.11	13008.00	15490.62	11961.00	---	1657.49	---	0.00
4	NET PLOT AREA FOR DEVELOPMENT IN R ZONE & AS PER POLICY	--- 42117.11	--- 13008.00	15490.62	--- 11961.00X60% = 7176.60	--- 11961.00X40% = 4784.40	2701.28 -1043.79]40%= 663.00	[2701.28-1043.79]x 60% 994.49	
5	ZONAL[basic] FSI [1 or 1.33]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
6	PERMISSIBLE BUILT UP AREA AS PER ZONAL [basic} FSI (4 * 5) [In case of Mill land Permissible Area shall be a per 4 of Regulation 30 (A)	42117.11	13008.00	15490.62	7176.60	4784.40	663.00	994.49	
7	BUILT UP AREA IN LIEU OF D.P.ROAD TO BE HANDED AS PER 3(a) OF REGULATION 30(A) [2TIMES AREA = 2 X 2094.30]	4188.60		4188.60	-	-	-	-	
8	BUILT UP AREA IN LIEU OF LAND HANDED OVER (POLICE STATION, REHABILITATION & RESETTLEMENT, SOLID WASTE MANAGEMENT A.O.S FACILITY) 2 X 1635.00 = 3270.00 2 X 1043.79 = 2087.58	5357.58		3270.00 + 2087.58 5357.58		-		-	
9	a] BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER b] BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF IH TENEMENTS					-	-	-	
10	TOTAL AREA (6 + 7 + 8 + 9)	51663.29	13008.00	25036.80	7176.60	4784.40	663.00	994.49	
11									
12	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO 30(A) 3 i] (ALREADY APPROVED AS PER DCR 1991) 11389.35+6504.00] ii] (ALREADY APPROVED AS PER DCPR 2034)	17893.35 2542.20	6504.00 [50%]	7745.31 [50%]	3588.30 [50%]	- 2392.20 [50%]	55.74 [8%] 150.00 [22.62%]	- -	
13	(a) BUILT UP AREA DUE TO ADMISSIBLE " RESERVATION TDR " AS PER TABLE NO 12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO 30(A/3) GENERAL TDR (ALREADY APPROVED) (b) BUILT UP AREA DUE TO ADMISSIBLE " SLUM TDR" AS PER REGULATION 33(10) SLUM TDR	10974.56 -	9365.76 -	1608.80 -	- -	- -	- -	- -	
14	PERMISSIBLE BUILT UP AREA (11+12+13]	83073.40	28877.76	34390.91	10764.90 (10764.90 + 7176.60) 17941.50	7176.60	868.74 (868.74 + 994.49) 1863.23	994.49	
15	(a) EXISTING BUILT UP AREA [WING - A] (b) PROPOSED BUILT UP AREA TOTAL BUILT UP AREA (a + b)	42486.343 40201.176 82687.519		-	-	-	-	-	
15A	BALANCE AREA	385.881							
16	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	---		---	---	---	---	---	
17	Fungible Compensatory Area as per regulation No 31(3)	---		---	---	---	---	---	
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM. ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	- -		- -	- -	- -	- -	- -	
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. [83073.40 x 35%] ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF OF PREMIUM. [ALREADY APPROVED = 24197.725 SQ.M]	29075.69 24197.725 (29.1281%)		-	-	-	-	-	
18	Total Proposed Area including Fungible Compensatory Area [15 + 17 (b)(ii)}	106885.244				-	-		
19	FSI CONSUMED ON NET PLOT [15/ 4]	1.963		-	-	-	-	-	
II)	OTHER REQUIREMENTS	---		---	---	---	---	---	
A	RESERVATION/DESIGNATION.	---		---	---	---	---	---	
	a) Name of Reservation b) Area of Reservation affecting the plot - (Police Station) c) Area of Reservation land to be handed/handed over as per regulation No. 17 - (Rehabilitation & Resettlement) d) Area of Reservation land to be handed/handed over as per regulation No. 17 - (Solid Waste Management Facility) &A.O.S e) Built up Area of Amenity to be handed over as per regulation no.17- (Rehabilitation & Resettlement) [11961.00 x 50%] f) Area /Built up Area of Designation.	1635.00 4748.40 2038.28 5980.50 NILL		- -	- -	- -	- -	- -	
B.	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	---		---	---	---	---	---	
	i) 14(A) - ii) 14(B) iii) 15	- - -		- -	- -	- -	- -	- -	
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	10385.35 (25 %&35%)		-	-	-	-	-	
D	TENEMENT STATEMENT i) Proposed built up area (13 above) ii) Less deduction 1) R& R BLDGS. = 6049.192 2) SITE OFFICE = 653.57 3) LABOUR CAMP = 1181.50 iii) Area available for tenements{(i) minus (ii)} iv) Tenements permissible (Density of tenements/hectare) v) Total number of Tenements proposed on the plot	106885.244 7884.262 99000.982 4455 1417		---	---	---	---	---	
E	PARKING STATEMENT i) Parking required by Regulations for- Car ii) Covered garage permissible iii) Covered garage proposed Car scooter / motor cycle Out siders [Visitoes] iv) Total parking proposed	1735 NOS. 2820 NOS;		---	---	---	---	---	
F	TRANSPORT VEHICLES PARKING								
	i) Spaces for transport vehicles parking required by Regulations ii)Total No of transport vehicles parking spaces provided	N. A		---	---	---	---	---	

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 11-09-2014 &01-10-2020 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 49590.90 SQ.M AND DO NOT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ TOWN PLANNING SCHEME RECORDS.

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:21:52 +05'30'

SIGNATURE OF LICENSED SURVEYOR



R & R DIAGRAM

SCALE- 1:500

R & R CALCULATION

NOTES :-

- ▨ PROPOSED RED HATCH PORTION FOR PART O.C.C.
- ▨ BLUE HATCH PORTION EXISTING PART O.C.C.GRANTED

AMENITY OPEN SPACE FOR C.T.S NO.491-A/5&A-6

1] GROSS PLOT AREA = 33882.20 SQ.M
2] LESS AREA UNDER D.P. ROAD. = 2094.30 SQ.M
3] NET PLOT AREA = 31,787.90 SQ.M
4] AMENITY OPEN SPACE REQUIRED AS PER REQD.14 [A]
= [31787.90-10000]X 0.10+500.00 = 2678.79 SQ.M
5] LESS RESERVATION OF POLICE STATION = 1635.00 SQ.M
6] BALANCE AREA OF A.O.S = 1043.79 SQ.M
7] AMENITY OF 1043.79 SQM PROPOSED IN RESERVATION OF SWM = 1043.79 SQ.M

LAND HANDED OVER FOR PROVISION OF A.O.S &S.W. M RESEERVATION

1] AREA OF RESERVATION OF SWM = 2701.28 SQ.M
2] LESS A.O.S TO BE PROVIDED IN SWM = 1043.79 SQ.M
3] BALANCE AREA OF SWM = 1657.49 SQ.M
4] LAND TO BE HANDED OVER AS A SWM RESERVATION
=1657.49 X 60% = 994.49 SQ.M
5] TOTAL LAND TO BE HANDED OVER = 2038.28 SQ.M
INCLUDING AMENITY OPEN SPACE &S.W.M
1043.79 +994.49

P R O F O R M A - II

CONTENTS OF SHEET : BLOCK - LOCATION PLAN & R.G.AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:05:53 +05'30'
M/S. PRL DEVELOPERS PVT.LTD.
C.A.TO OWNER

JOB No.	DRG. No.	DATE	DRN. BY	CHK.BY	REVISION
	1				

NORTH

NAME, ADD. & SIGN. OF LICENSED SURVEYOR

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:22:15 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:08:46 +05'30'
SUB. ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:18:58 +05'30'
ASST. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
Date: 2023.09.18 16:55:00 +05'30'
EX. ENG. (BP) ES-II

SHEET NO. 2

CHE / ES / 1930 / T / 337 (NEW)

B-UP AREA SUMMARY [A TO H WING]

FLOOR	EXISTING B.U.A. WING-'A'	 B.U.A. WING-'B'	PROPOSED B.U.A. WING-'C'	 B.U.A. WING-'D'	 B.U.A. WING-'E'	 B.U.A. WING-'F'	 B.U.A. WING-'G'	 B.U.A. WING-'H'	 B.U.A. WING-'I'	EXIST. + PROPO. TOTAL B.U.P AREA
BASEMENT	---	---	---	---	---	---	---	---	---	
GRD/STILT. FLR EXCESS METER RM AREA COUNTED IN FSI	315.994 24.519	240.797	196.058	239.330	8.091	16.094 5.654	8.091	15.142	10.380	1049.977 30.173
1ST FLR.	395.343	341.939	190.215	328.218	223.395	377.706	299.579	390.408	204.610	2751.413
2ND FLR.	653.292	352.463	321.722	449.782		582.791			336.860	2696.910
3RD FLR.	627.613	481.988	321.722	449.782		582.791			336.860	2800.756
4TH FLR.	627.613	481.988	321.722	449.782		582.791			336.860	2800.756
5TH FLR.	627.613	481.988	321.722	449.782		582.791			336.860	2800.756
6TH FLR.	627.613	481.988	321.722	449.782		582.791			336.860	2800.756
7TH FLR.	627.613	481.988	321.722	449.782		582.791			336.860	2800.756
8TH FLR. (REFUGE) EXCESS AREA COUNTED IN FSI	356.707	262.658	187.607	326.224		435.920			277.380 34.830	1881.326
9TH FLR.	653.280	481.963	321.722	449.782		583.337			336.860	2826.944
10TH FLR.	700.268	625.435	438.349	449.782		583.337				2797.171
11TH FLR.	693.408	625.435	443.882	449.782		583.337				2795.844
12TH FLR.	693.408	625.435	443.882	449.782		582.791				2795.298
13TH FLR.	693.408	625.435	443.882	449.782		582.791				2795.298
14TH FLR.	693.408	625.435	443.882	449.782		582.791				2795.298
15TH FLR. (REFUGE) EXCESS (REFUGE)	429.094	415.316	309.761	326.224		435.920				1916.315
16TH FLR.	729.102	640.733	443.882	449.782		582.791				2846.290
17TH FLR.	693.361	625.435	443.882	449.782		582.791				2795.251
18TH FLR.	693.361	625.435	443.882	449.782		582.791				2795.251
19TH FLR.	693.361	625.435	443.882	449.782		582.791				2795.251
20TH FLR.	693.361	625.435	443.882	449.782		582.791				2795.251
21ST FLR.	693.361	625.435	443.882	449.782		582.791				2795.251
22ND FLR. (SERVICE FLR) \ REFUGE EXCESS (REFUGE)	-------	---	309.761	326.224		485.956				1121.941
23RD FLR. (FIRE CHECK FLR)	-------	---	443.882	449.782		582.791				1476.455
24TH FLR. (REFUGE)	429.094	415.316	443.882	449.782		582.791				2320.865
25TH FLR.	729.080	640.733	443.882	449.782		582.791				2846.268
26TH FLR.	693.336	625.435	443.882	449.782						2212.435
27TH FLR.	693.336	625.435	443.882	449.782						2212.435
28TH FLR.	693.336	625.435	443.882	449.782						2212.435
29TH FLR.	693.336	625.435	309.761	326.224						1954.756
30TH FLR	693.336	625.435	443.823	449.782						2212.376
31STFLR. (REFUGE) EXCESS AREA COUNTED IN FSI	429.053 77.161	416.235	443.823	449.782						1816.054
32ND FLR.	729.080	642.001	443.823	449.782						2264.686
33RD FLR.	693.336	626.703	443.823	449.782						2213.644
34TH FLR.	693.336	626.703	443.823	449.782						2213.644
35TH FLR.		626.703	443.823	449.782						1520.308
36TH FLR.		626.703	309.702	326.224						1262.629
37TH FLR.		626.703	443.823	449.782						1520.308
38TH FLR.		559.584	446.158	449.782						1455.524
39TH FLR.		642.001	446.158	449.782						1537.941
40TH FLR.		626.703	448.845	449.782						1525.330
41TH FLR.			448.845	449.782						898.627
42TH FLR.			448.845	449.782						898.627
43RD FLR.			312.387	430.707						743.094
44TH FLR.			448.845							448.845
45TH FLR.			446.510							446.510
46TH FLR.			448.845							448.845
47TH FLR.			448.845							448.845
EXCESS DRIVERS TOI.AREA			7.960							7.960
TOTAL	20882.921	21603.422	19064.384	18821.527	231.486	13997.501	307.670	405.550	2885.220	98199.679

GROSS EXISTING + PROP. BUILT UP AREA = 106885.244 SQ.M
FUNGIBLE AREA ALREADY APPROVE = 24197.725 SQ.M

EXIS.+ PROP. AREA = 82687.519 SQ.M

EXISTING B-UP AREA = 42486.343
PROP.B-UP AREA = 55713.336
LABOUR CAMP = 1181.500
SITE OFFICE = 653.57
R& R BLDGS. = 6049.192
EXCESS AREA TAKEN IN FSI FOR FITNESS CENTER = 788.893
EXCESS WATCHMAN CABIN = 12.41
TOTAL = 106885.244 SQ.M

FITNESS CENTER AREA STATEMENT ----
TOTAL EXIS. + PROP. BUILT AREA = 98199.679 SQ. MT.
PERMISSIBLE AREA FOR FITNESS CENTER = 1963.993 SQ. MT.
98199.679 X 2 %
PROPOSED AREA FOR FITNESS CENTER = 2752.886 SQ. MT.

EXCESS AREA TAKEN IN FSI FOR FITNESS CENTER = 788.893 SQ. MT.

TENEMENT STATEMENT (WING - A TO WING - I) EXISTING + PROPOSED

WING	EXISTING A - WING	PROPOSED B - WING	C - WING	D - WING	E - WING	F - WING	G - WING	H - WING	I - WING	EXISTING+ PROPOSED TOTAL
CARPET AREA										
UP TO 45.00	46 NOS.	120 NOS.	140 NOS.	114 NOS.	2 NOS	94 NOS.	04 NOS.	03 NOS.	75 NOS.	598 NOS.
45.00 TO 60.00	18 NOS.	----	102 NOS.	188 NOS.	2 NOS	96 NOS.	02 NOS.	04 NOS.	----	412 NOS.
60.00 TO 90.00	107 NOS.	94 NOS.	45 NOS.	01 NOS.	----	----	----	----	----	247 NOS.
ABOVE 90.00	60 NOS.	76 NOS.	08 NOS.	16 NOS.	----	----	----	----	----	160 NOS.
TOTAL	231 NOS.	290 NOS.	295 NOS.	319 NOS.	4 NOS.	190 NOS.	6 NOS.	7 NOS.	75 NOS.	1417 NOS.

CAR PARKING STATEMENT (WING - A TO WING - I) EXISTING + PROPOSED

PARKING AREA STATEMENT -- AS PER 2034 DCPR

CARPET AREA (IN SQ. MTS.)	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
UP TO 45.00	598 NOS.	1 PARKING FOR 1 TENEMANT	598 NOS.
45.00 TO 60.00	412. NOS.	1 PARKING FOR 1 TENEMANT	412 NOS.
60.00 TO 90.00	247 NOS.	1 PARKING FOR 1 TENEMANT	247 NOS.
ABOVE 90.00	160 NOS.	2 PARKING FOR 1 TENEMANT	320 NOS.
TOTAL	1417 NOS.	TOTAL REQUIRED	1577 NOS.
		10% FOR VISITORS	157.70 NOS. SAY 158.00 NOS.
TOTAL NOS. OF PARKING REQUIRED (1577 + 158)			1735 NOS.
TOTAL NOS. OF PARKING PROPOSED			2820 NOS.

TOTAL NOS. OF PARKING (EXISTING + PROPOSED)

FLOOR	PARKING SMALL	 BIG	STACK SMALL	 BIG	TRIPLE STACK SMALL	 BIG	TOTAL
BASEMENT	205 NOS.	222 NOS.	------	------	------	------	427 NOS.
GROUND FLOOR	117 NOS.	54 NOS.	------	------	45 NOS.	15 NOS.	231 NOS.
1ST PODIUM	81 NOS.	98 NOS.	------	------	------	------	179 NOS.
2ND PODIUM	103 NOS.	111 NOS.	------	------	------	------	214 NOS.
3RD PODIUM	123 NOS.	124 NOS.	------	------	------	------	247 NOS.
4TH PODIUM	121 NOS.	123 NOS.	04 NOS.	02 NOS.	------	------	250 NOS.
5TH PODIUM	127 NOS.	123 NOS.	04 NOS.	02 NOS.	------	------	257 NOS.
6TH PODIUM	127 NOS.	123 NOS.	------	------	------	------	251 NOS.
7TH PODIUM	127 NOS.	122 NOS.	04 NOS.	02 NOS.	------	------	255 NOS.
8TH PODIUM	74 NOS.	96 NOS.	------	------	------	------	170 NOS.
9TH PODIUM	74 NOS.	93 NOS.	------	09 NOS.	------	------	176 NOS.
10TH PODIUM	75 NOS.	90 NOS.	------	------	------	------	165 NOS.
	1354 NOS.	1379 NOS.	12 NOS.	15 NOS.	45 NOS.	15 NOS.	2820 NOS.
TOTAL NOS. OF PARKING PROPOSED							2820 NOS.

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM FOR (WING - A TO WING - H) (EXISTING + PROPOSED)

WING - A (EXISTING)

FLOOR	IN SQ.MTS
GRD/STILT. FLR	222.093
1ST FLR.	219.899
2ND FLR.	219.691
3RD FLR.	219.691
4TH FLR.	219.691
5TH FLR.	219.691
6TH FLR.	219.691
7TH FLR.	219.691
8TH FLR. (REFUGE)	218.546
9TH FLR.	219.697
10TH FLR.	218.068
11TH FLR.	218.774
12TH FLR.	218.774
13TH FLR.	218.774
14TH FLR.	218.774
15TH FLR. (REFUGE)	217.472
16TH FLR.	218.333
17TH FLR.	218.333
18TH FLR.	218.333
19TH FLR.	218.333
20TH FLR.	218.333
21ST FLR.	218.333
22ND FLR. (SERVICE FLR)	-------
23RD FLR. (FIRE CHECK FLR)	-------
24TH FLR. (REFUGE)	217.472
25TH FLR.	218.333
26TH FLR.	218.333
27TH FLR.	218.333
28TH FLR.	218.333
29TH FLR.	218.333
30TH FLR	218.333
31STFLR. (REFUGE)	217.468
32ND FLR.	218.333
33RD FLR.	218.333
34TH FLR.	218.333
TOTAL	7218.952
INTERNAL STAIRCASE	
GR FLOOR	6.321
10TH FLOOR	17.308
TOTAL	23.629

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM

7218.952 + 23.629 = 7242.581 SQ.MTS.

PROPOSED

WING - B

FLOOR	IN SQ.MTS
GRD/STILT. FLR	235.876
1ST PODIUM FLR.	235.120
2ND PODIUM FLR.	234.755
3RD PODIUM FLR.	234.284
4TH PODIUM FLR.	234.284
5TH PODIUM FLR.	234.284
6TH PODIUM FLR.	234.284
7TH PODIUM FLR.	234.284
8TH PODIUM FLR. (REFUGE)	233.813
9TH PODIUM FLR.	234.282
10TH PODIUM FLR.	230.414
11TH FLR.	230.414
12TH FLR.	230.414
13TH FLR.	230.414
14TH FLR.	230.414
15TH FLR.(REFUGE)	229.939
16TH FLR.	230.414
17TH FLR.	230.414
18TH FLR.	230.414
19TH FLR.	230.414
20TH FLR.	230.414
21ST FLR.	230.414
22ND FLR. [SERVICE FLR.]	---
23RD FLR. [FIRE CHECK FLR.]	---
24T FLR.(REFUGE)	229.939
25TH FLR.	230.414
26TH FLR.	230.414
27TH FLR.	230.414
28TH FLR.	230.414
29TH FLR.	230.414
30TH FLR.	230.414
31ST.(REFUGE)	228.515
32ND FLR.	228.940
33RD FLR.	228.940
34TH FLR.	228.940
35TH FLR.	228.940
36TH FLR.	228.940
37TH FLR.	228.940
38TH FLR.(REFUGE)	228.940
39TH FLR.	228.940
40TH FLR.	228.940
TOTAL	9011.157
INTERNAL STAIRCASE	
GR FLOOR	4.991
TOTAL	4.991

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM

9011.157 + 4.991 = 9016.148 SQ.MTS

WING - C

FLOOR	AREA.
BASEMENT	
GRD/STILT. FLR	172.987
1ST FLR	172.987
2ND FLR	174.136
3RD FLR	174.136
4TH FLR.	174.136
5TH FLR.	174.136
6TH FLR.	174.136
7TH FLR.	174.136
8TH FLR. (REFUGE)	175.571
9TH FLR.	174.136
10TH FLR.	174.323
11TH FLR.	172.990
12TH FLR.	172.990
13TH FLR.	172.990
14TH FLR.	172.990
15TH FLR. (REFUGE)	174.428
16TH FLR.	172.990
17TH FLR.	172.990
18th FLR.	172.990
19TH FLR.	172.990
20TH FLR.	172.990
21ST FLR.	172.990
22ND FLR. (REFUGE)	174.428
23RD FLR.	172.990
24TH FLR.	172.990
25TH FLR.	172.990
26TH FLR.	172.990
27TH FLR.	172.990
28TH FLR.	172.990
29TH FLR. -- REFUGE	174.428
30TH FLR	172.849
31STFLR.	172.849
32ND FLR.	172.849
33RD FLR.	172.849
34TH FLR.	172.849
35TH FLR.	172.849
36TH FLR. (REFUGE)	174.287
37TH FLR.	172.849
38TH FLR.	170.514
39TH FLR.	170.514
40TH FLR.	168.132
41ST FLR.	168.132
42ND FLR.	168.132
43RD FLR.(REFUGE)	171.905
44TH. FLR.	168.132
45TH. FLR.	170.467
46 TH. FLR.	168.132
47 TH. FLR.	168.132
TOTAL	8282.366

WING-'D'

FLOOR	IN SQ.M
GRD/STILT. FLR	149.678
1ST FLR.	149.132
2ND FLR.	147.977
3RD FLR.	147.977
4TH FLR.	147.977
5TH FLR.	147.977
6TH FLR.	147.977
7TH FLR.	147.977
8TH FLR. (REFUGE)	148.832
9TH FLR.	147.977
10TH FLR.	147.977
11TH FLR.	147.977
12TH FLR.	147.977
13TH FLR.	147.977
14TH FLR.	147.977
15TH FLR. (REFUGE)	148.832
16TH FLR.	147.977
17TH FLR.	147.977
18th FLR.	147.977
19TH FLR.	147.977
20TH FLR.	147.977
21ST FLR.	147.977
22ND FLR. (REFUGE)	148.832
23RD FLR.	147.977
24TH FLR.	147.977
25TH FLR.	147.977
26TH FLR.	147.977
27TH FLR.	147.977
28TH FLR.	147.977
29TH FLR. -- REFUGE	148.832
30TH FLR	147.977
31STFLR.	147.977
32ND FLR.	147.977
33RD FLR.	147.977
34TH FLR.	147.977
35TH FLR.	147.977
36TH FLR. (REFUGE)	148.832
37TH FLR.	147.977
38TH FLR.	147.977
39TH FLR.	147.977
40TH FLR.	147.977
41ST FLR.	147.977
42ND FLR.	147.977
43RD FLR. (REFUGE)	148.555
TOTAL	6518.697

WING - E

FLOOR	IN SQ.MTS
GRD/STILT. FLR	---------
1ST FLR.	148.822
TOTAL	148.822

WING - F

FLOOR	IN SQ.MTS
GRD/STILT. FLR	---------
1ST FLR.	148.116
TOTAL	148.116

WING - G

FLOOR	IN SQ.MTS
GRD/STILT. FLR	-----
1ST FLR.	147.428
TOTAL	147.428

WING - H

FLOOR	IN SQ.MTS
GROUND FLR .	-----
1ST FLR.	146.169
TOTAL	146.169

NOTE = STAIRCASE, LIFT & LOBBY AREA FOR WING- F (EXCEPT 1ST FLOOR) & WING - I IS COUNTED IN F.S.I. AT PRESENT.

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM FOR BLDG.

STAIRCASE, LIFT & LOBBY AREA (EXISTING + PROPOSED)
[WING A + WING B + WING C + WING D + WING E + WING F + WING G + WING H]

7218.952 + 9011.157 + 8282.366 +6518.697 + 148.822 + 148.116 + 147.428 + 146.169 = 31621.707 SQ.MTS

INTERNAL STAIRCASE AREA = 23.629 + 4.991
[WING A + WING B] = 28.620 SQ.MTS

P R O F O R M A - II

CONTENTS OF SHEET :

AREA STATEMENTS

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME OF OWNER :

MANISH DHANSUKH LAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:06:59 +05'30'

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

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRAWN BY	DATE	REV.
				SINCY		

NORTH

N

NAME, ADD. & SIGNATURE OF LICENSED SURVEYOR

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:22:29 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS

309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP. RAILWAY STN., VILLE PARLE (W), MUMBAI - 400 056.

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
DN: c=IN, o=PERSONAL, pseudonym=2f9a441302be0df896a424d71edd1c66, 2.5.4.20=3CBC478D1997D8958E14E73840366183778851BBDEDB4D49FC516E07520ED1CC, postalCode=400074, st=MAHARASHTRA, serialNumber=1c62945f4aab64dc9b23fc9c65eec45ab08184000daac52325c89e54450ac61e, cn=NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:09:08 +05'30'

SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689, pseudonym=133381080749852375ZK1RFDzyzn58WT, 2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e, postalCode=400081, st=Maharashtra, serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:20:04 +05'30'

ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, 2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903, postalCode=400081, st=Maharashtra, serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:55:31 +05'30'

EXC. ENG. (BP) ES-II

\\SERVER\KANDIVALI\BMC ONLINE BMC PROPOSAL\PRAMAL NAHUR\SCANS\AMENDED PLANS WITH FULL BASE FSI 16.08.2023\STATEMENT.DWG

3	CHE/ES/1930/T/337(NEW)

P R O F O R M A - II

CONTENTS OF SHEET : BASEMENT FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:08:00 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:22:43 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

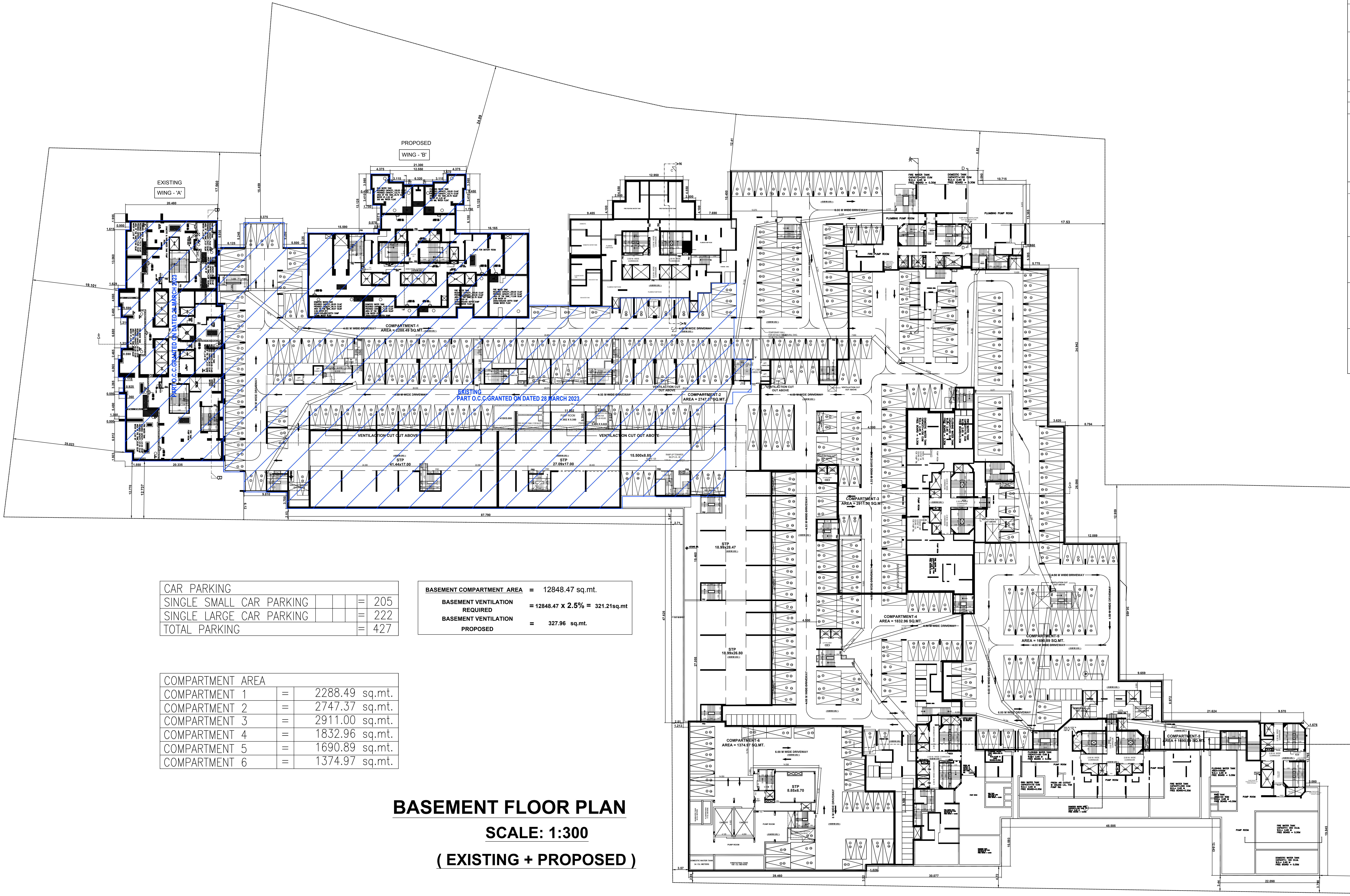
STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:09:25 +05'30'
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:20:54 +05'30'
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, 2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903, postalCode=400081, st=Maharashtra, serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:55:50 +05'30'
EXC. ENG. (BP) ES-II


EXISTING
WING - 'A'
PROPOSED
WING - 'B'
PART O.C.C.GRANTED ON DATED 28 MARCH 2023
EXISTING
PART O.C.C.GRANTED ON DATED 28 MARCH 2023
COMPARTMENT-1
AREA = 2288.49 SQ.MT.
COMPARTMENT-2
AREA = 2747.37 SQ.MT.
COMPARTMENT-3
AREA = 2911.00 SQ.MT.
COMPARTMENT-4
AREA = 1832.96 SQ.MT.
COMPARTMENT-5
AREA = 1690.89 SQ.MT.
COMPARTMENT-6
AREA = 1374.97 SQ.MT.
VENTILATION CUT OUT ABOVE
STP
41.44x17.00
STP
27.09x17.00
STP
18.99x28.47
STP
18.99x26.60
STP
8.85x6.70
6.00 M WIDE DRIVEWAY
FIRE PUMP ROOM
PLUMBING PUMP ROOM
87.790
39.465
30.977
22.000
17.597

CAR PARKING					
SINGLE SMALL CAR PARKING				=	205
SINGLE LARGE CAR PARKING				=	222
TOTAL PARKING				=	427

BASEMENT COMPARTMENT AREA = 12848.47 sq.mt.

BASEMENT VENTILATION REQUIRED = 12848.47 x 2.5% = 321.21sq.mt

BASEMENT VENTILATION PROPOSED = 327.96 sq.mt.

COMPARTMENT AREA		
COMPARTMENT 1	=	2288.49 sq.mt.
COMPARTMENT 2	=	2747.37 sq.mt.
COMPARTMENT 3	=	2911.00 sq.mt.
COMPARTMENT 4	=	1832.96 sq.mt.
COMPARTMENT 5	=	1690.89 sq.mt.
COMPARTMENT 6	=	1374.97 sq.mt.

BASEMENT FLOOR PLAN

SCALE: 1:300

(EXISTING + PROPOSED)

PROFORMA - II

CONTENTS OF SHEET : GROUND FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:09:17 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:25:58 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:21:46 +05'30'
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
EXC. ENG. (BP) ES-II

12.00 MT.WIDE RIGHT OF WAY
EXISTING PIPE CULVERT
GATE
EXISTING COMPOUND WALL
AREA IN POSSESSION WITH OWNER
5.00 MT. ACCESS FOR NALLA CLEANING
C.T.S. BOUNDRY
PROPOSED AOS & RESERVATION OF SOLID WASTE MANAGEMENT FACILITIES AS PER D.P. 2034
AREA = 1043.79+994.49 SQ.MTS. = 2038.28 SQ.M
SUB-PLOT B
15.90
STRUCTURES ALREADY DEMOLISHED
EXISTING COMPOUND WALL
SUB-PLOT C
PROP.RESERVATION OF REHABILITATION & RESETTLEMENT AS PER D.P.2034
(40 % OF 11961.00 SQ.MT.)
AREA = 4784.40 SQ.MTS.
COMPOUND WALL
WING -H
WING -G
WING -F
WING -E
WING -D
WING -I
L.O.S 10 MOTHER EARTH
SPACE FOR DG
L.O.S 9 138.68
SUB STATION
PAVED L.O.S. 8 1224.78
TO BE DEMOLISH
MOTHER EARTH L.O.S. 8 1567.72
TOTAL L.O.S 8 AREA = 3766.97 SQ.M
BASE. LINE
L.O.S. 8
L.O.S 7 MOTHER EARTH
SPACE FOR DG
17.60
36.60 MT.WIDE D.P. ROAD
PROPOSED 36.60 MT.D.P.ROAD
36.60 MT.
AREA UNDER 36.60 MT WIDE D.P. ROAD
SUB-PLOT E
L.O.S 5 PAVED 134.22SQ.MT.
L.O.S 6 PAVED 266.255 SQ.MT.
L.O.S 3 PAVED
L.O.S 4 PAVED 473.48 SQ.MT.
L.O.S 13 PAVED
L.O.S 2 PAVED 204.79 SQ.M
L.O.S 12 PAVED
DRIVEWAY
basement line below
EXISTING WATER MAIN LINE
16.30
25% L.O.S. REQUIRED 10385.35 SQ.M
25 % L.O.S. PROVIDED 10976.36
L.O.S 1 MOTHER EARTH 1108.68
PAVED L.O.S 132.37
SPACE FOR DG
EXISTING COMPOUND WALL
AREA IN POSSESSION WITH OWNER
C.T.S. BOUNDRY
HIGH TENSION TOWER ALREADY DEMOLISHED
HIGH TENSION LINE ALREADY DEMOLISHED
UNDER GROUND HIGH TENSION LINE
18.30 M. WIDE RIGHT OF WAY FROM 30.50 M. WIDE L.B.S MARG
SUB-PLOT D
RESERVATION OF POLICE STATION AS PER D.P. 2034
AREA = 1635.00 SQ.MTS.
EXISTING WING -A
PART O.C.C.GRANTED ON DATED 28 MARCH 2023
C.T.S. NO.491 A / 7
GATE 6.00
GATE 9.00
7.50 MT. WIDE INTERNAL ROAD TO RESER .OF POLICE STATION
AREA IN POSSESSION WITH OWNER
EXISTING COMPOUND WALL
GATE 9.00
1.20
BRIDGE
12.00 MT.WIDE RIGHT OF WAY
GATE
EXISTING HIGH TENSION TOWER ALREADY DEMOLISHED
APPROACH TO BRIDGE
EXISTING GOREGAON --- MULUND LINK ROAD TO BE WIDENED TO 45.70 MT.
G.L.
1.50
WATC. CABIN
3.36
3.36
1
WATC. CABIN
2

SECTION OF COMPOUND WALL

CAR PARKING		
TOTAL SMALL CAR PARKING	=	117
TOTAL TRIPLE SMALL STACK	=	45
TOTAL BIG CAR PARKING	=	54
TOTAL TRIPLE BIG STACK	=	15
TOTAL PARKING	=	231

PROP.WATCHMAN CABIN AREA
3.36 X 3.36 = 11.29 SQ.MT.

PERMISSIBLE WATCHMAN CABIN AREA
3.00 SQ.MT.

EXCESS WATCHMAN CABIN AREA
COUNTED IN FSI
(11.29 − 3.00 = 8.29)

TOTAL WATCHMAN CABIN AREA
① + ② COUNTED IN FSI
(8.29 + 4.12 = 12.41)

PROP.WATCHMAN CABIN AREA
3.82 X 1.87 X 0.50 = 3.57 SQ.MT.
3.82 X 1.86 X 0.50 = 3.55 SQ.MT.
TOTAL = 7.12 SQ.MT.

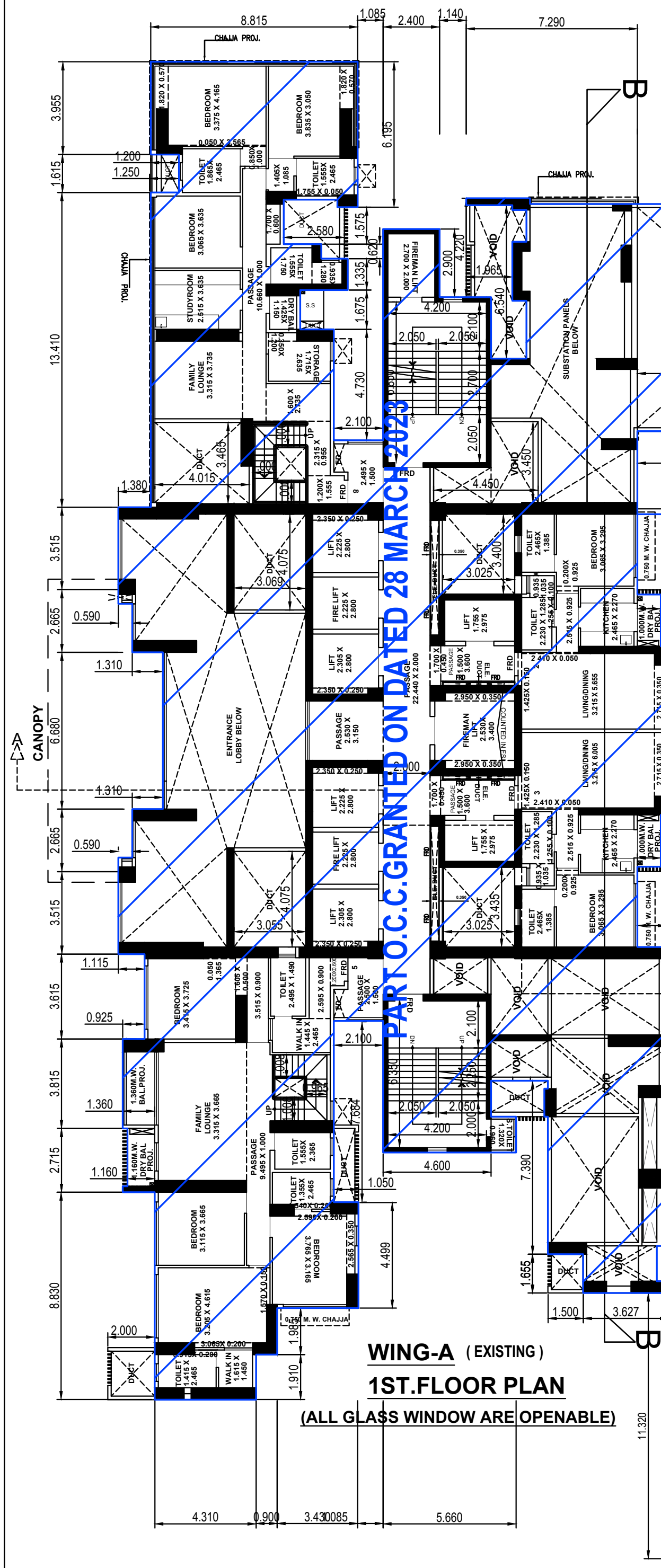
PERMISSIBLE WATCHMAN CABIN AREA
3.00 SQ.MT.

EXCESS WATCHMAN CABIN AREA
COUNTED IN FSI
(7.12 − 3.00 = 4.12)

GROUND FLOOR PLAN

SCALE : 1:300

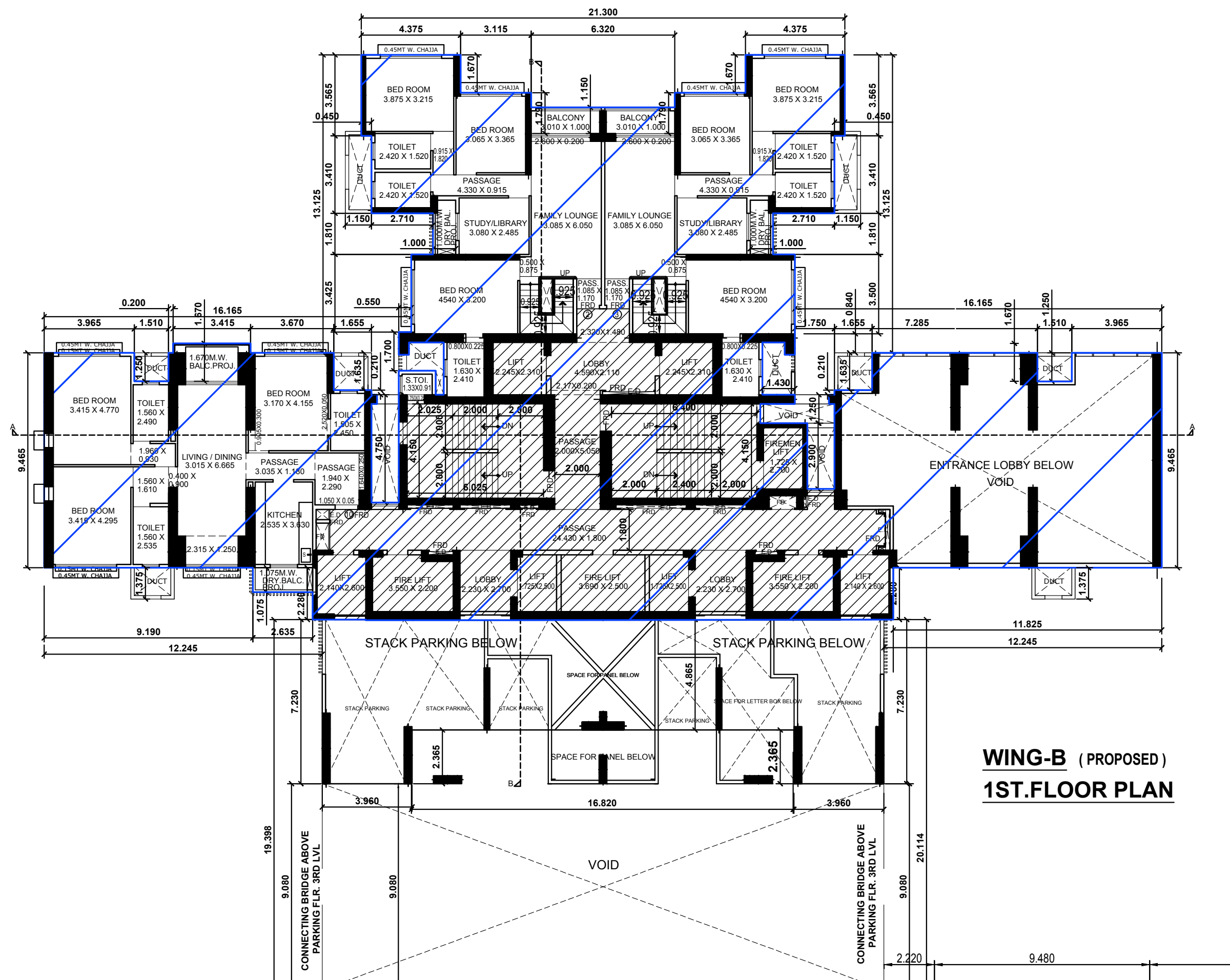
(ALL GLASS WINDOW ARE OPENABLE)


PART O.C.C.GRANTED ON DATED 28 MARCH 2023
CANOPY

WING-A (EXISTING)

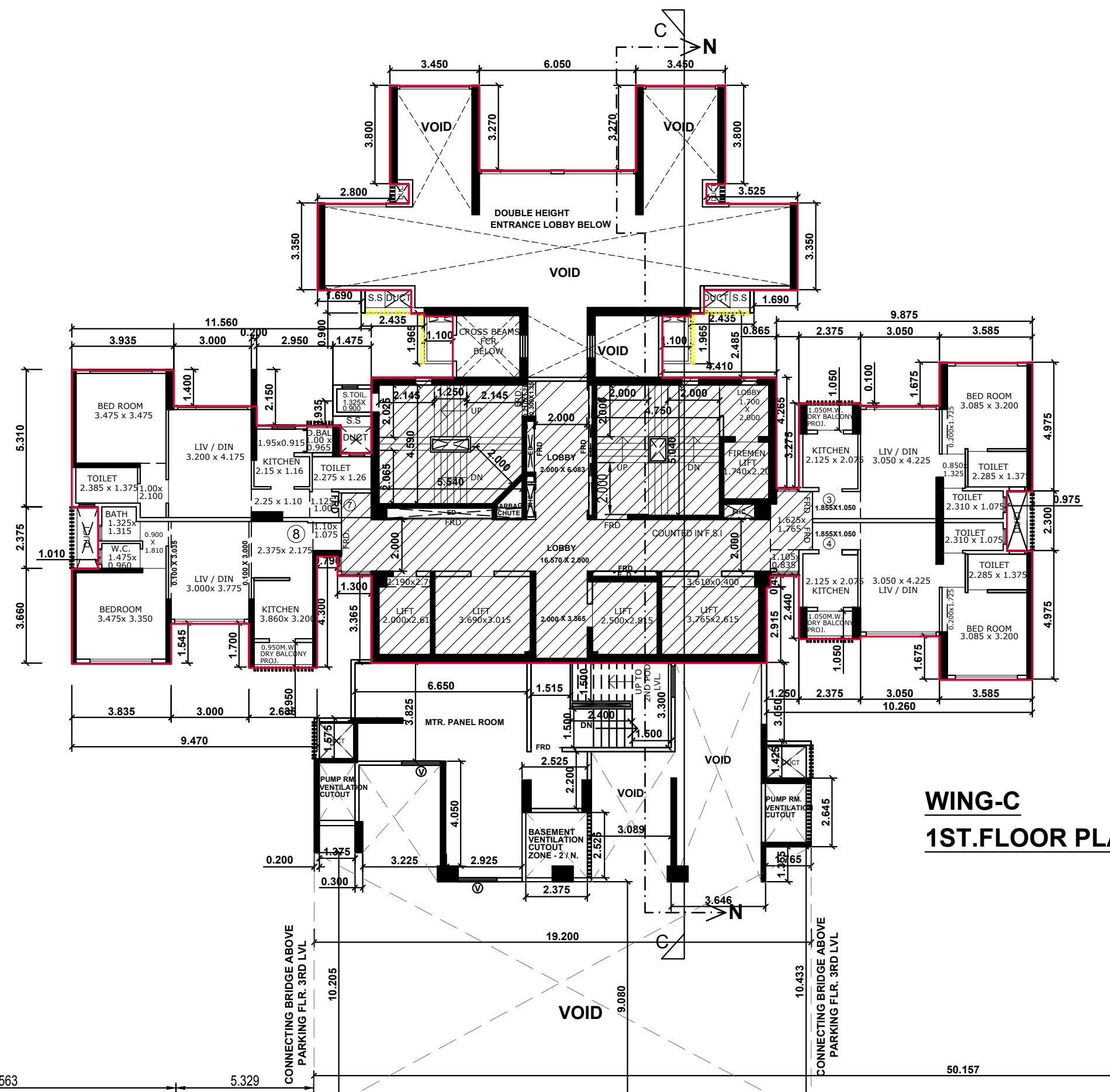
1ST.FLOOR PLAN

(ALL GLASS WINDOW ARE OPENABLE)


ENTRANCE LOBBY BELOW
VOID
STACK PARKING BELOW
STACK PARKING BELOW
VOID

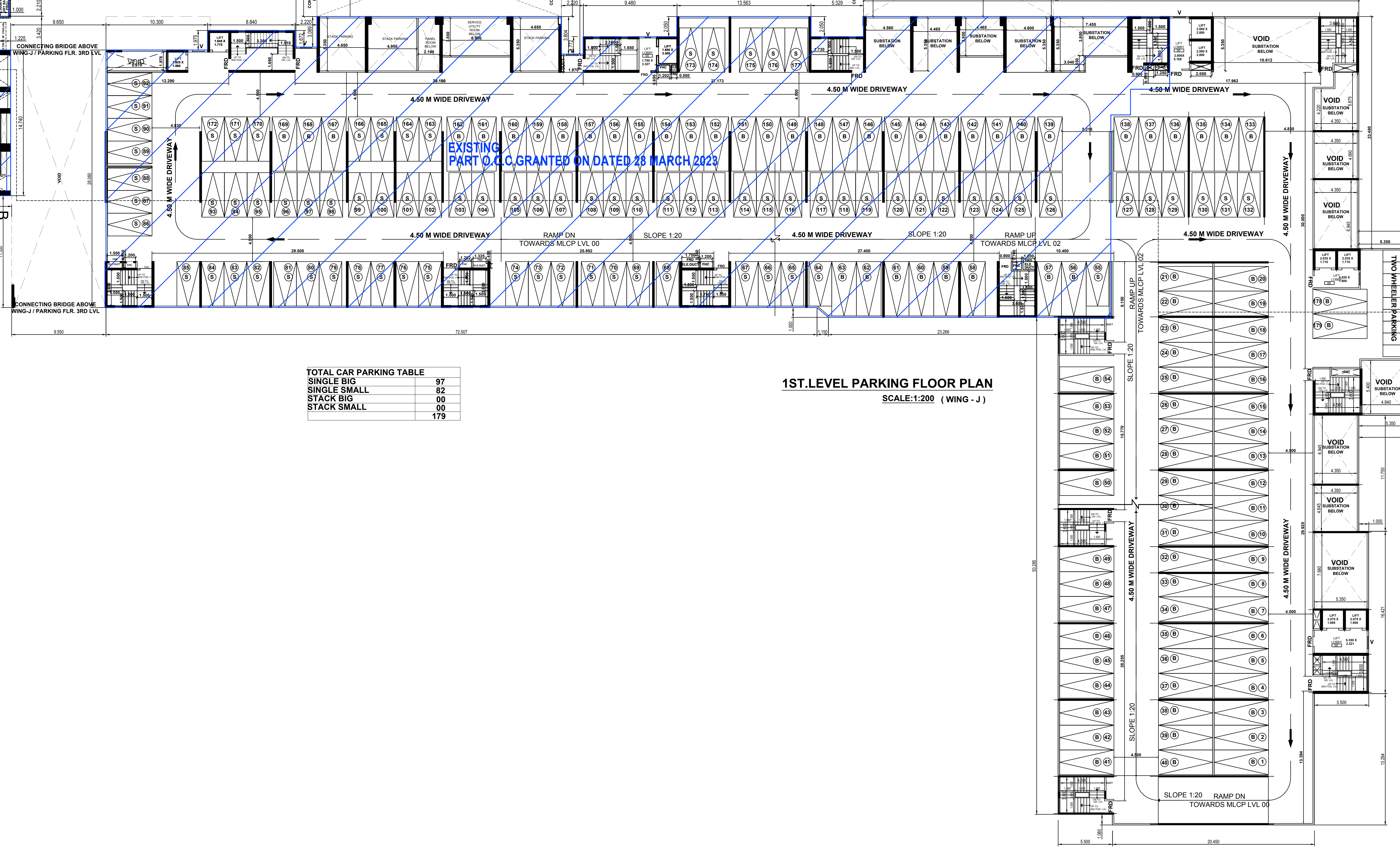
WING-B (PROPOSED)

1ST.FLOOR PLAN


VOID
DOUBLE HEIGHT ENTRANCE LOBBY BELOW
VOID

WING-C

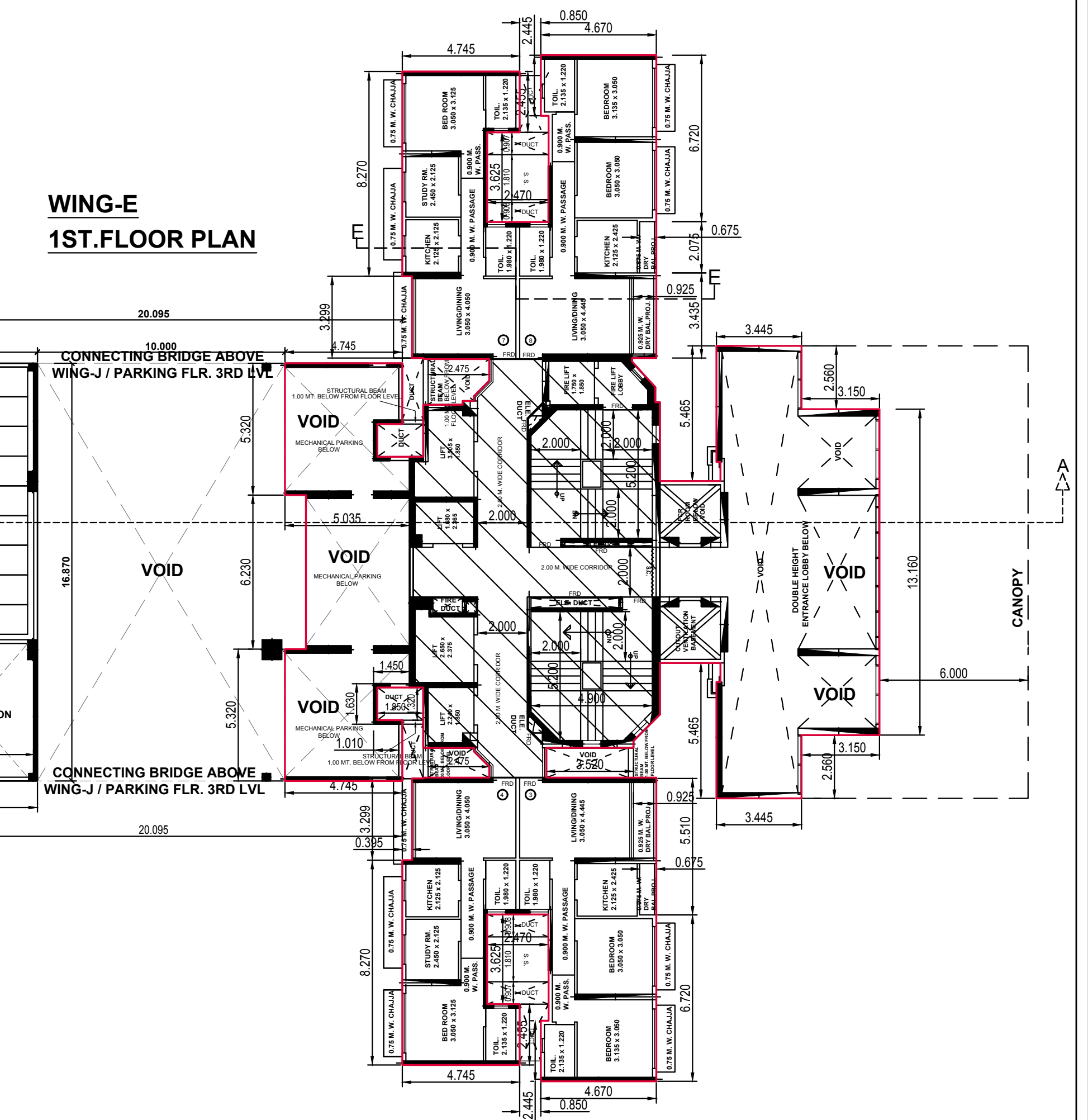
1ST.FLOOR PLAN


EXISTING
PART O.C.C.GRANTED ON DATED 28 MARCH 2023
CONNECTING BRIDGE ABOVE WING-J / PARKING FLR. 3RD LVL
4.50 M WIDE DRIVEWAY
RAMP DN TOWARDS MLCP LVL 00
SLOPE 1:20
RAMP UP TOWARDS MLCP LVL 02
RAMP UP TOWARDS MLCP LVL 02
SLOPE 1:20
RAMP DN TOWARDS MLCP LVL 00
TWO WHEELER PARKING
SUBSTATION BELOW
VOID

TOTAL CAR PARKING TABLE	
SINGLE BIG	97
SINGLE SMALL	82
STACK BIG	00
STACK SMALL	00
	179

1ST.LEVEL PARKING FLOOR PLAN

SCALE:1:200 (WING - J)


CONNECTING BRIDGE ABOVE WING-J / PARKING FLR. 3RD LVL
VOID
CANOPY

WING-E

1ST.FLOOR PLAN

P R O F O R M A - II

CONTENTS OF SHEET : 1ST LEVEL PARKING FLOOR PLAN & 1ST FLOOR PLAN OF WING A,B,C & E.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:11:39 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:22:55 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN

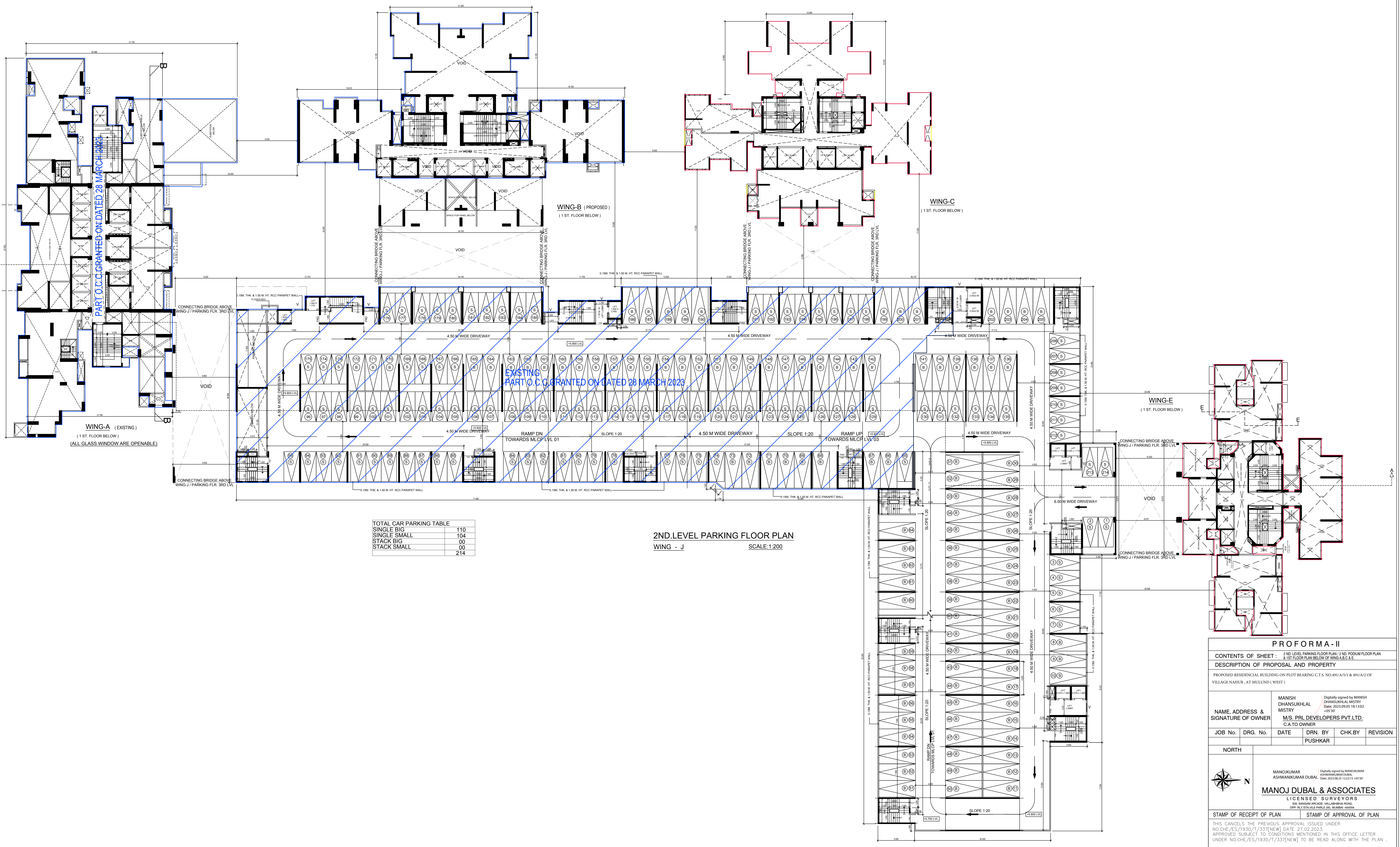
STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
Date: 2023.09.18 16:56:28 +05'30'
EXC. ENG. (BP) ES-II


WING-A (EXISTING)
(1 ST. FLOOR BELOW)
(ALL GLASS WINDOW ARE OPENABLE)
PART O.C.C GRANTED ON DATED 28 MARCH 2023
WING-B (PROPOSED)
(1 ST. FLOOR BELOW)
WING-C
(1 ST. FLOOR BELOW)
WING-E
(1 ST. FLOOR BELOW)
VOID
CONNECTING BRIDGE ABOVE WING-J / PARKING FLR. 3RD LVL
EXISTING
PART O.C.C GRANTED ON DATED 28 MARCH 2023
4.50 M WIDE DRIVEWAY
6.00 M WIDE DRIVEWAY
0.15M. THK. & 1.50 M. HT. RCC PARAPET WALL
RAMP DN TOWARDS MLCP LVL 01
RAMP UP TOWARDS MLCP LVL 03
SLOPE 1:20
+5.800 LVL
+5.700 LVL

TOTAL CAR PARKING TABLE	
SINGLE BIG	110
SINGLE SMALL	104
STACK BIG	00
STACK SMALL	00
	214

2ND.LEVEL PARKING FLOOR PLAN

WING - J

SCALE:1:200

P R O F O R M A - II

CONTENTS OF SHEET : 2 ND. LEVEL PARKING FLOOR PLAN / 2 ND. PODIUM FLOOR PLAN & 1ST FLOOR PLAN BELOW OF WING A,B,C & E.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH
DHANSUKHLAL
MISTRY

Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:13:02 +05'30'

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

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

NORTH

N

MANOJKUMAR
ASHWANIKUMAR DUBAL

Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:23:15 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN
CHANDRAPRA
TAP SHUKLA

Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:10:31 +05'30'

SUB ENG. (BP) T/W

Nitin
Vasantrao
Patil

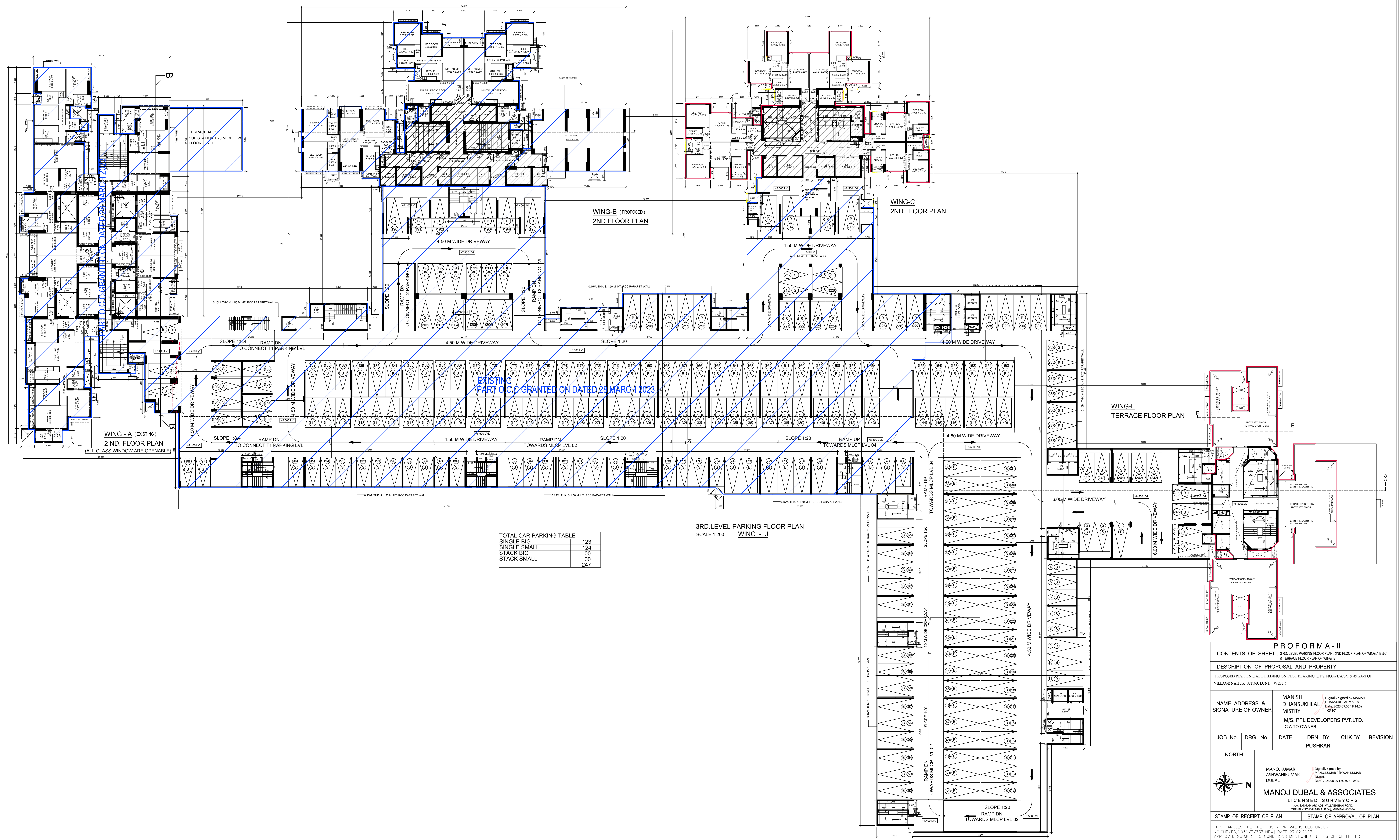
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:23:07 +05'30'

ASS. ENG. (S &T)

SUHAS
VASANT
NEMANE

Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903,
postalCode=400081, st=Maharashtra,
serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b,
cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:56:44 +05'30'

EXC. ENG. (BP) ES-II


WING - A (EXISTING)
2 ND. FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)
PART O.C.C GRANTED ON DATED 28 MARCH 2023
TERRACE ABOVE SUB STATION 1.20 M. BELOW FLOOR LEVEL
WING-B (PROPOSED)
2ND.FLOOR PLAN
WING-C
2ND.FLOOR PLAN
WING-E
TERRACE FLOOR PLAN
EXISTING
PART O.C.C.GRANTED ON DATED 28 MARCH 2023
4.50 M WIDE DRIVEWAY
6.00 M WIDE DRIVEWAY
SLOPE 1:20
SLOPE 1:8.4
RAMP DN TO CONNECT T1 PARKING LVL
RAMP DN TO CONNECT T2 PARKING LVL
RAMP DN TOWARDS MLCP LVL 02
RAMP UP TOWARDS MLCP LVL 04
0.15M. THK. & 1.50 M. HT. RCC PARAPET WALL
3RD.LEVEL PARKING FLOOR PLAN
SCALE:1:200
WING - J

TOTAL CAR PARKING TABLE	
SINGLE BIG	123
SINGLE SMALL	124
STACK BIG	00
STACK SMALL	00
	247

P R O F O R M A - II

CONTENTS OF SHEET : 3 RD. LEVEL PARKING FLOOR PLAN , 2ND FLOOR PLAN OF WING A,B &C & TERRACE FLOOR PLAN OF WING E.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH
DHANSUKHLAL
MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:14:09 +05'30'

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

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

NORTH

N

MANOJKUMAR
ASHWANIKUMAR
DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:23:28 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
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NITIN
CHANDRAPRATAP
SHUKLA

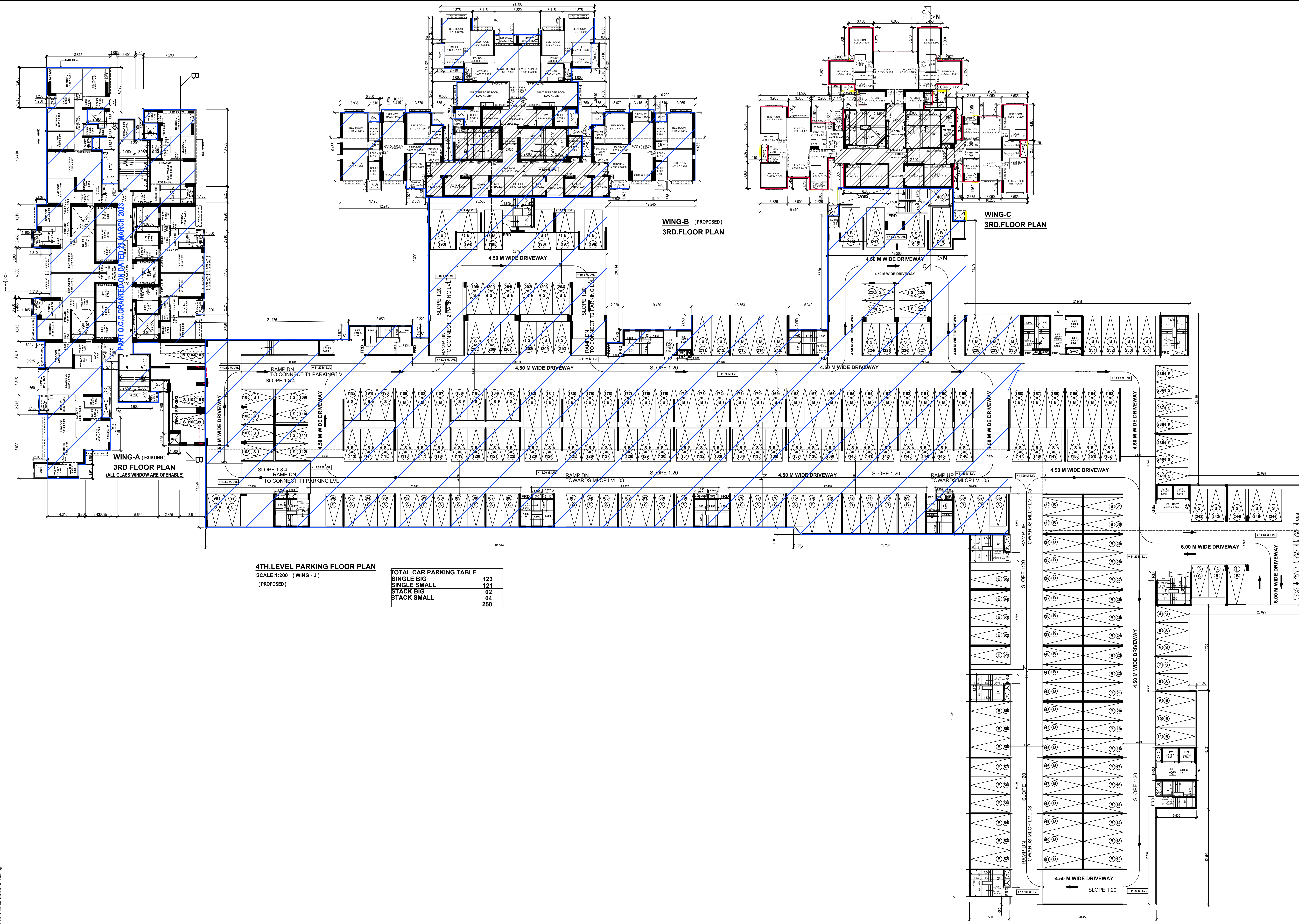
SUB ENG. (BP) T/W

Nitin
Vasantrao
Patil

ASS. ENG. (S &T)

SUHAS
VASANT
NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903,
postalCode=400081, st=Maharashtra,
serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:56:59 +05'30'

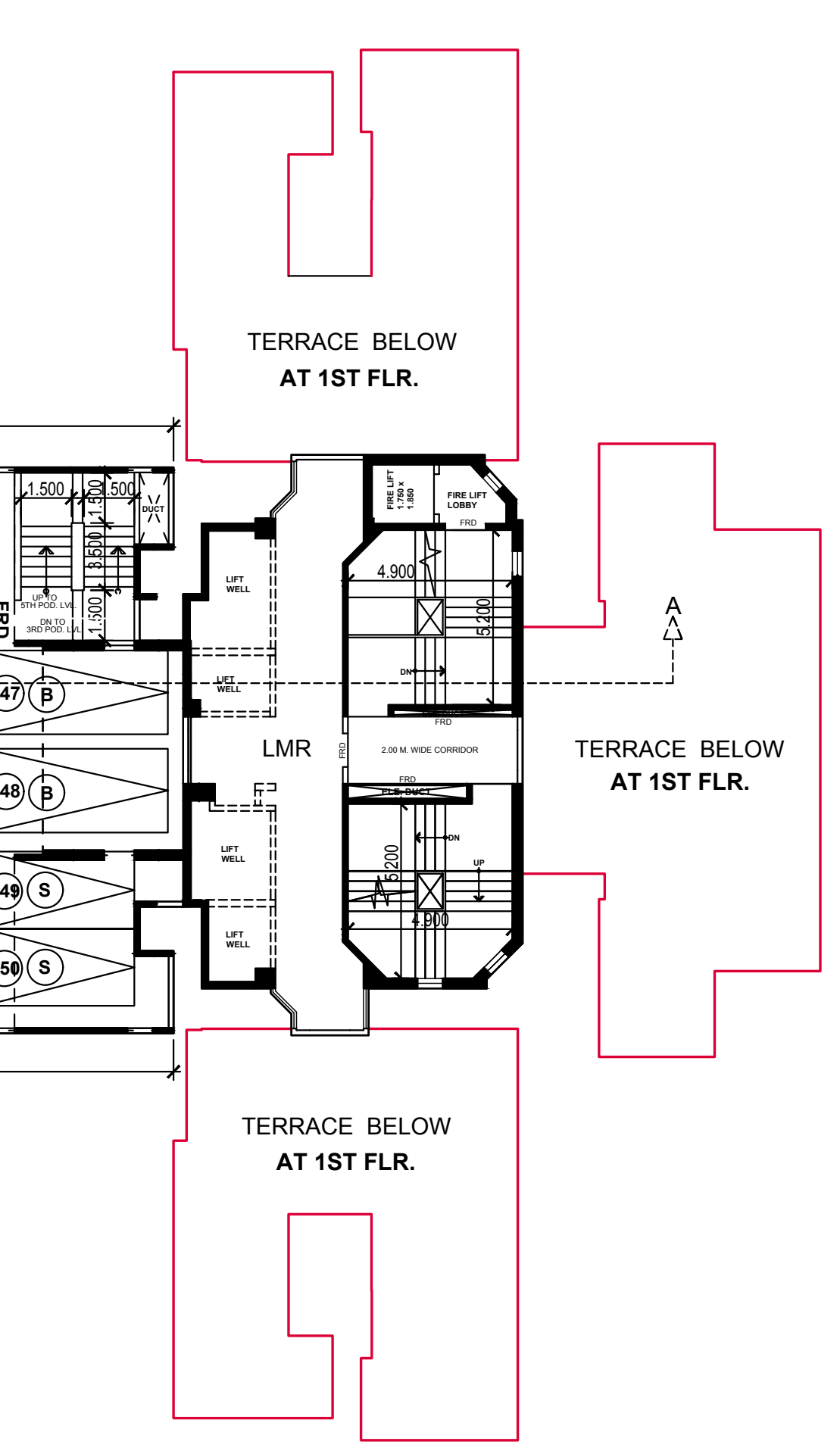
EXC. ENG. (BP) ES-II


PART O.C.C.GRANTED ON DATED 28 MARCH 2023
WING-B (PROPOSED)
3RD.FLOOR PLAN
WING-C
3RD.FLOOR PLAN
4.50 M WIDE DRIVEWAY
RAMP DN TO CONNECT T1 PARKING LVL
SLOPE 1:8.4
SLOPE 1:20
RAMP DN TO CONNECT T2 PARKING LVL
RAMP DN TOWARDS MLCP LVL 03
RAMP UP TOWARDS MLCP LVL 05
6.00 M WIDE DRIVEWAY
STACK PARKING
FRD
81.544

WING-A (EXISTING)

3RD FLOOR PLAN

(ALL GLASS WINDOW ARE OPENABLE)


TERRACE BELOW
AT 1ST FLR.
LMR

E --- WING

LIFT MACHINE ROOM LEVEL PLAN

4TH.LEVEL PARKING FLOOR PLAN

SCALE:1:200 (WING - J)

(PROPOSED)

TOTAL CAR PARKING TABLE	
SINGLE BIG	123
SINGLE SMALL	121
STACK BIG	02
STACK SMALL	04
	250

P R O F O R M A - II

CONTENTS OF SHEET : 4TH PODIUM FLOOR PLAN & 3RD FLOOR PLAN OF WING A,B,C & E-LMR

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH
DHANSUKHLAL
MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:16:30 +05'30'

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

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

NORTH

MANOJKUMAR
ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:23:41 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

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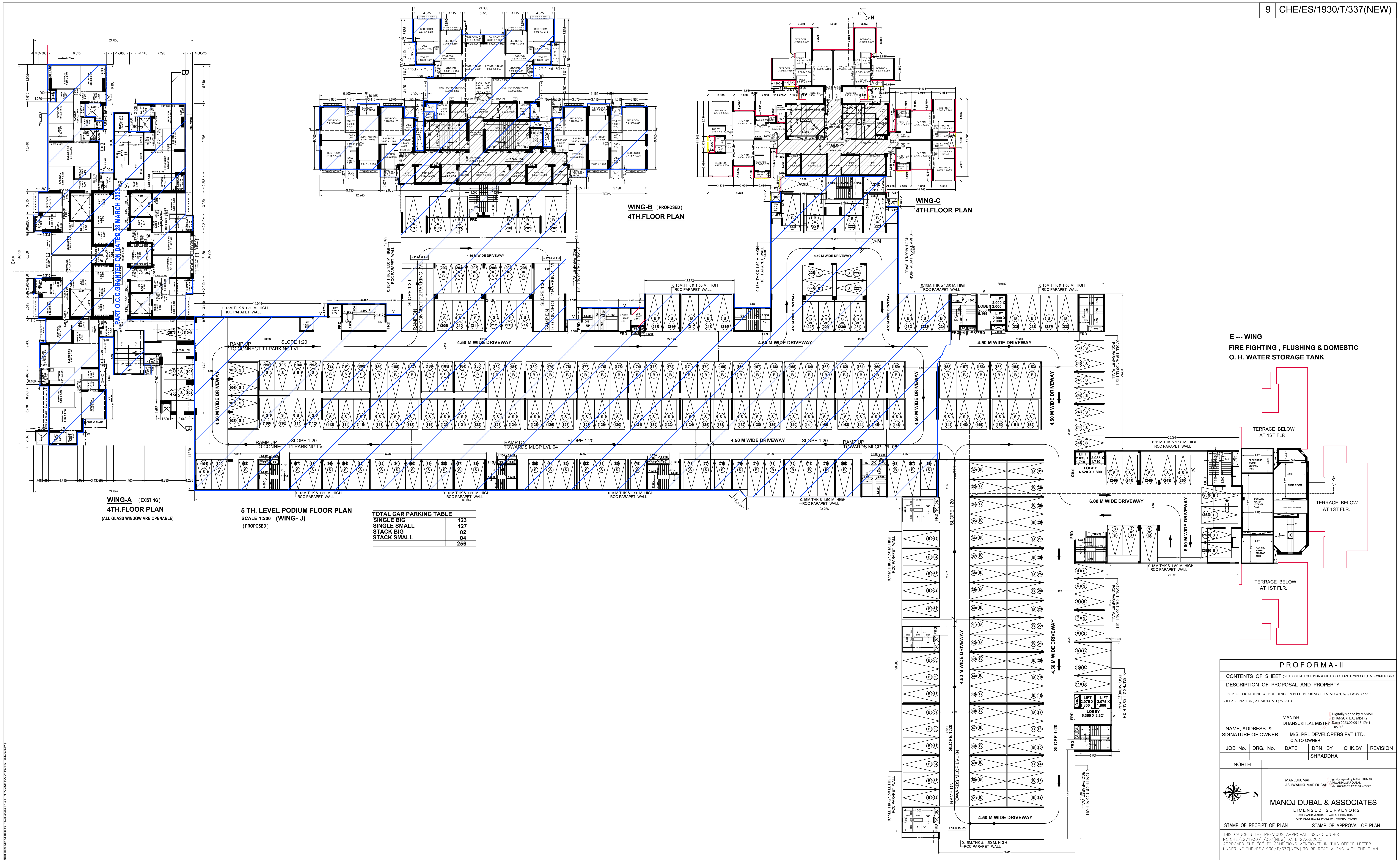
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN
CHANDRAP
RATAP
SHUKLA
SUB ENG. (BP) T/W

Nitin
Vasantra
o Patil
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:24:00 +05'30'
ASS. ENG. (S &T)

SUHAS
VASANT
NEMANE
Digitally signed by SUHAS VASANT NEMANE
Date: 2023.09.18 16:57:16 +05'30'
EXC. ENG. (BP) ES-II

9 CHE/ES/1930/T/337(NEW)


PART O.C.C. GRANTED ON DATED 28 MARCH 2023
WING-B (PROPOSED)
4TH.FLOOR PLAN
WING-C
4TH.FLOOR PLAN
E --- WING
FIRE FIGHTING , FLUSHING & DOMESTIC
O. H. WATER STORAGE TANK
TERRACE BELOW AT 1ST FLR.
4.50 M WIDE DRIVEWAY
6.00 M WIDE DRIVEWAY
RAMP UP TO CONNECT T1 PARKING LVL
SLOPE 1:20
RAMP DN TOWARDS MLCP LVL 04
RAMP UP TOWARDS MLCP LVL 06
RAMP ON TO CONNECT T2 PARKING LVL
RAMP DN TO CONNECT T2 PARKING LVL
0.15M.THK & 1.50 M. HIGH RCC PARAPET WALL
LIFT
LOBBY
FRD
VOID
N

WING-A (EXISTING)
4TH.FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)

5 TH. LEVEL PODIUM FLOOR PLAN
SCALE:1:200 (WING- J)
(PROPOSED)

TOTAL CAR PARKING TABLE	
SINGLE BIG	123
SINGLE SMALL	127
STACK BIG	02
STACK SMALL	04
	256

P R O F O R M A - II

CONTENTS OF SHEET : 5TH PODIUM FLOOR PLAN & 4TH FLOOR PLAN OF WING A,B,C & E- WATER TANK

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:17:41 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:23:54 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

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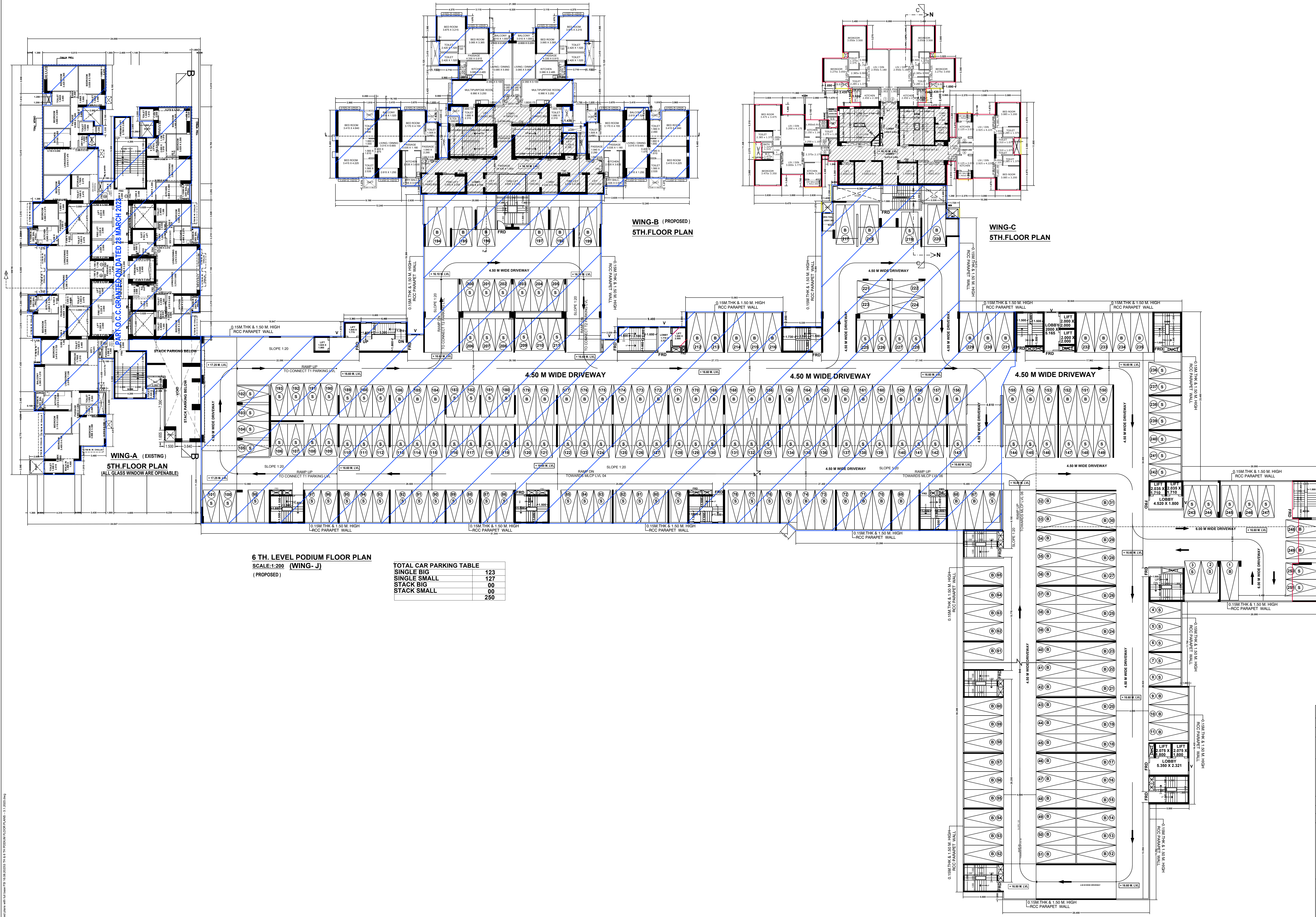
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:11:34 +05'30'
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
Date: 2023.09.18 14:24:27 +05'30'
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
Date: 2023.09.18 16:57:33 +05'30'
EXC. ENG. (BP) ES-II


PART O.C.C GRANTED ON DATED 28 MARCH 2023
STACK PARKING BELOW
4.50 M WIDE DRIVEWAY
0.15M.THK & 1.50 M. HIGH RCC PARAPET WALL
RAMP UP TO CONNECT T1 PARKING LVL
RAMP ON TOWARDS MLCP LVL 04
RAMP UP TOWARDS MLCP LVL 06
SLOPE 1:20
+ 17.25 M. LVL
+ 16.60 M. LVL
+ 16.10 M. LVL
FRD
LOBBY
LIFT
VOID
6.00 M WIDE DRIVEWAY

WING-A (EXISTING)

5TH.FLOOR PLAN

(ALL GLASS WINDOW ARE OPENABLE)

WING-B (PROPOSED)

5TH.FLOOR PLAN

WING-C

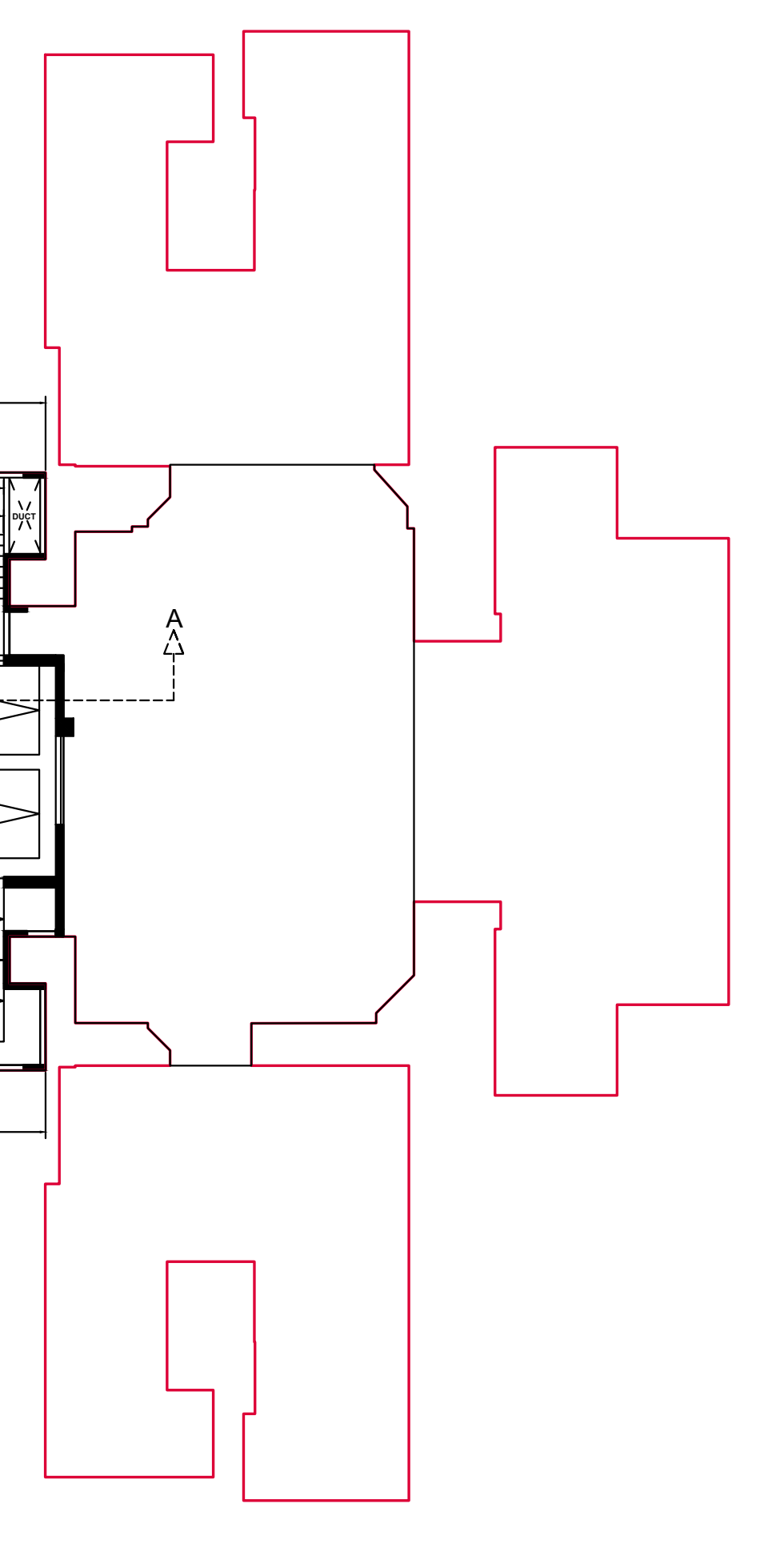
5TH.FLOOR PLAN

6 TH. LEVEL PODIUM FLOOR PLAN

SCALE:1:200 **(WING- J)**

(PROPOSED)

TOTAL CAR PARKING TABLE	
SINGLE BIG	123
SINGLE SMALL	127
STACK BIG	00
STACK SMALL	00
	250



P R O F O R M A - II

CONTENTS OF SHEET : 6TH PODIUM FLOOR PLAN & 5TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:19:01 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:24:09 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA

SUB ENG. (BP) T/W

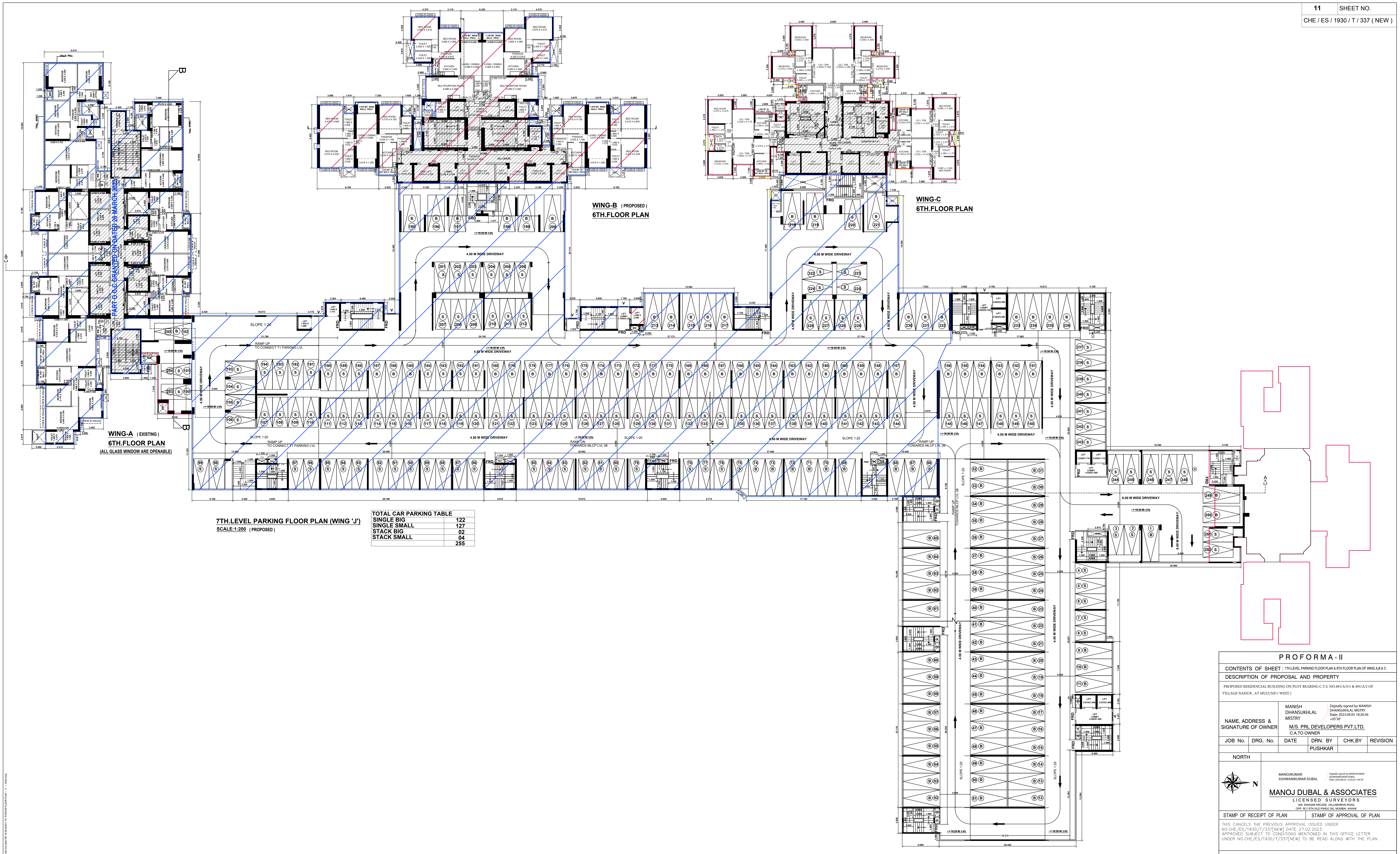
Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689,
pseudonym=133381080749852375ZK1RFDzyzn58WT,
2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e,
postalCode=400081, st=Maharashtra,
serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b,
cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:24:55 +05'30'

ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903,
postalCode=400081, st=Maharashtra,
serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:57:48 +05'30'

EXC. ENG. (BP) ES-II

11	SHEET NO.
CHE / ES / 1930 / T / 337 (NEW)	


PART O.C.C GRANTED ON DATED 28 MARCH 2023
4.50 M WIDE DRIVEWAY
6.00 M WIDE DRIVEWAY
SLOPE 1:20
RAMP UP
TO CONNECT T1 PARKING LVL
RAMP UP
TOWARDS MLCP LVL 06
+19.95 M. LVL
FRD
LIFT
DUCT
BEDROOM
TOILET
KITCHEN
LIVING / DINING
PASSAGE
LOBBY
COUNTED IN F.S.I
VOID
B
A

WING-A (EXISTING)

6TH.FLOOR PLAN

(ALL GLASS WINDOW ARE OPENABLE)

WING-B (PROPOSED)

6TH.FLOOR PLAN

WING-C

6TH.FLOOR PLAN

7TH.LEVEL PARKING FLOOR PLAN (WING 'J')

SCALE:1:200 (PROPOSED)

TOTAL CAR PARKING TABLE	
SINGLE BIG	122
SINGLE SMALL	127
STACK BIG	02
STACK SMALL	04
	255

P R O F O R M A - II

CONTENTS OF SHEET : 7TH.LEVEL PARKING FLOOR PLAN & 6TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH
DHANSUKHLAL
MISTRY

Digitally signed by MANISH
DHANSUKHLAL MISTRY
Date: 2023.09.05 18:20:36
+05'30'

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

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

NORTH

N

MANOJKUMAR
ASHWANIKUMAR DUBAL

Digitally signed by MANOJKUMAR
ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:24:23 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN
CHANDRAPRA
TAP SHUKLA

SUB ENG. (BP) T/W

Nitin
Vasantrao
Patil

Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689,
pseudonym=1333810807498523752K1RF
Dzyzn58WT,
2.5.4.20=1895ce5cfc55f13d22f5eb90bc04
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serialNumber=5744626755b7aaa5b2aeb7
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b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:25:17 +05'30'

ASS. ENG. (S &T)

SUHAS
VASANT
NEMANE

Digitally signed by SUHAS VASANT
NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169
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serialNumber=3362da26be1b148aeb9f04
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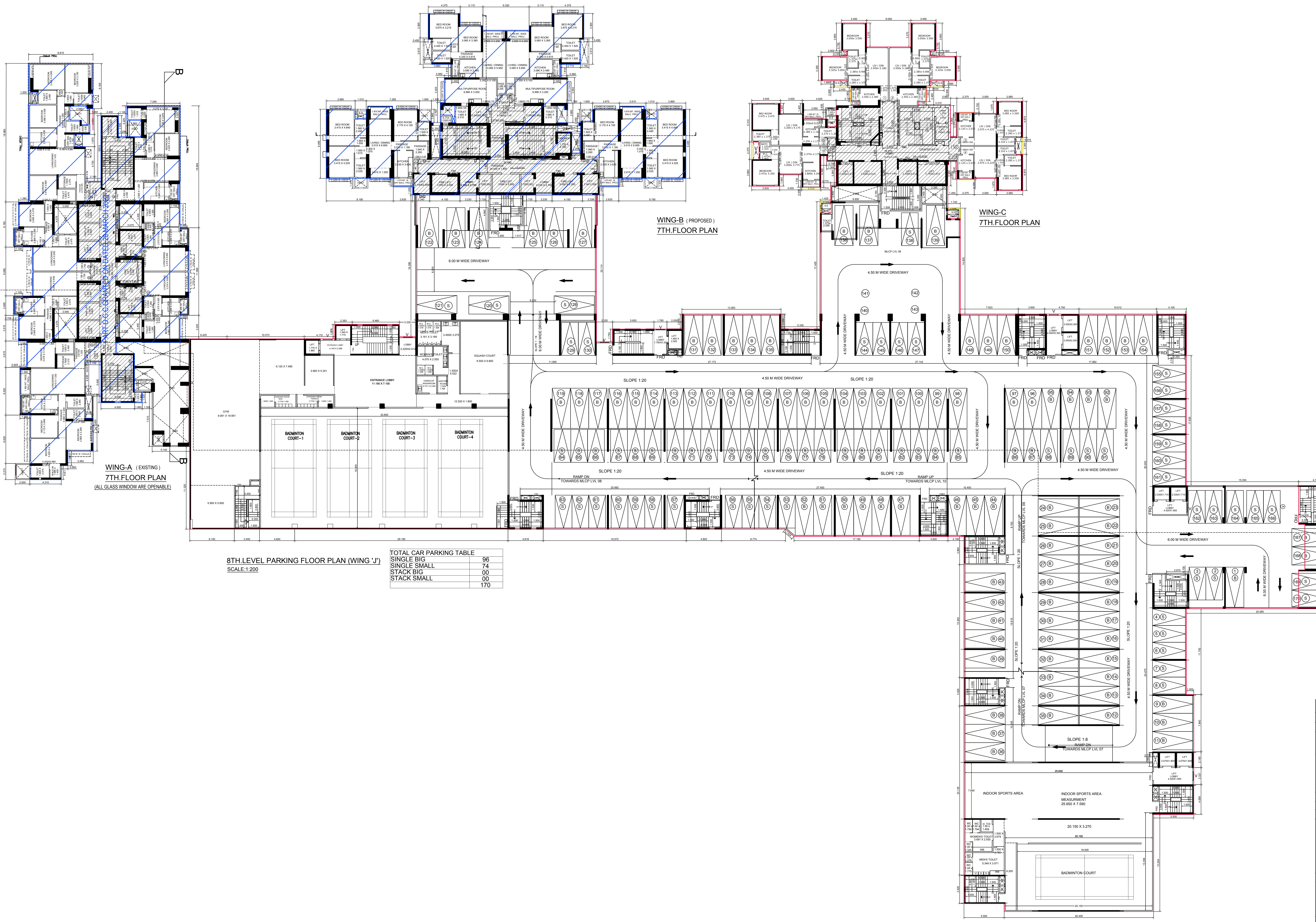
e854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:58:02 +05'30'

EXC. ENG. (BP) ES-II

12	SHEET NO.
CHE / ES / 1930 / T / 337 (NEW)	


WING-A (EXISTING)
7TH.FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)
WING-B (PROPOSED)
7TH.FLOOR PLAN
WING-C
7TH.FLOOR PLAN
6.00 M WIDE DRIVEWAY
4.50 M WIDE DRIVEWAY
SLOPE 1:20
RAMP DN TOWARDS MLCP LVL 08
RAMP UP TOWARDS MLCP LVL 10
SLOPE 1:8
RAMP DN TOWARDS MLCP LVL 07
ENTRANCE LOBBY
SQUASH COURT
GYM
BADMINTON COURT-1
BADMINTON COURT-2
BADMINTON COURT-3
BADMINTON COURT-4
INDOOR SPORTS AREA
BADMINTON COURT
FRD

8TH.LEVEL PARKING FLOOR PLAN (WING 'J')

SCALE:1:200

TOTAL CAR PARKING TABLE	
SINGLE BIG	96
SINGLE SMALL	74
STACK BIG	00
STACK SMALL	00
	170

P R O F O R M A - II

CONTENTS OF SHEET : 8TH.LEVEL PARKING FLOOR PLAN & 7TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:21:56 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:24:38 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

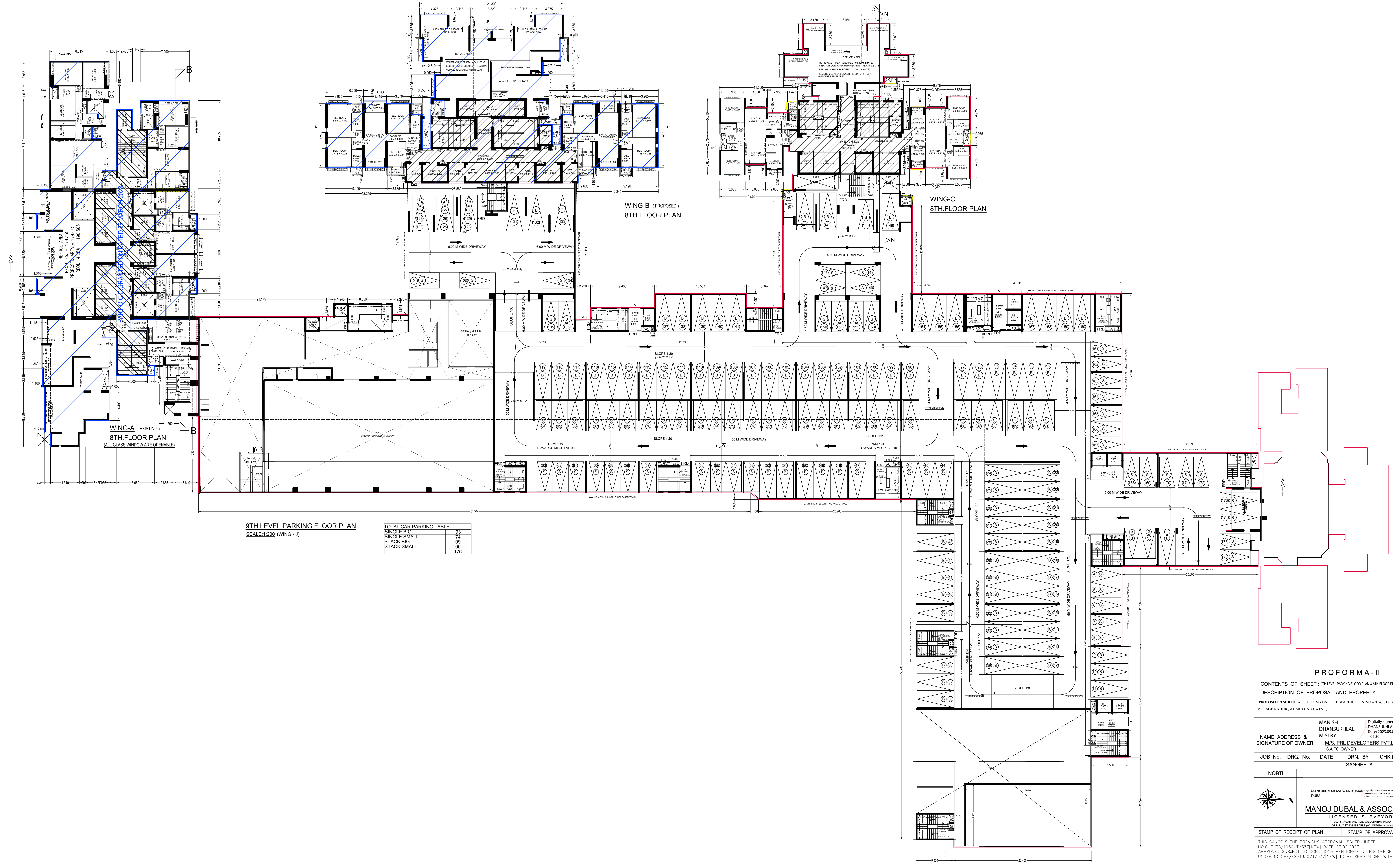
STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689, pseudonym=133381080749852375ZK1RFDzyzn58WT, 2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e, postalCode=400081, st=Maharashtra, serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:25:42 +05'30'
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, 2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903, postalCode=400081, st=Maharashtra, serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:58:22 +05'30'
EXC. ENG. (BP) ES-II



WING-A (EXISTING)
8TH.FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)

WING-B (PROPOSED)
8TH.FLOOR PLAN

WING-C
8TH.FLOOR PLAN

9TH.LEVEL PARKING FLOOR PLAN

SCALE:1:200 (WING - J)

TOTAL CAR PARKING TABLE	
SINGLE BIG	93
SINGLE SMALL	74
STACK BIG	09
STACK SMALL	00
	176

P R O F O R M A - II

CONTENTS OF SHEET : 9TH.LEVEL PARKING FLOOR PLAN & 8TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER
MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:23:22 +05'30'
M/S. PRL DEVELOPERS PVT.LTD.
C.A.TO OWNER

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:24:56 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN

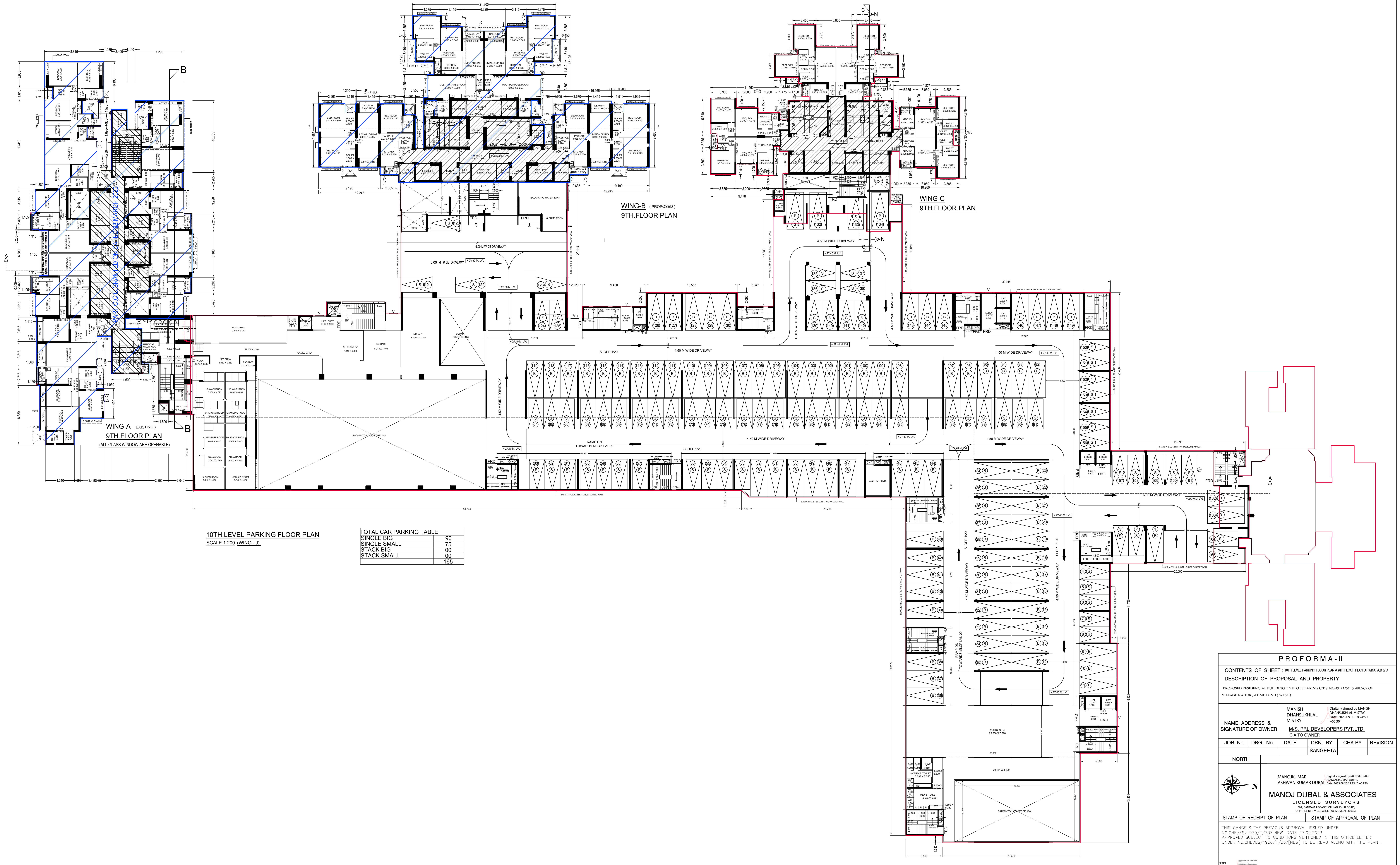
STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689,
pseudonym=1333810807498523752K1RFDzyzn58WT,
2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e, postalCode=400081,
st=Maharashtra,
serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:26:05 +05'30'
ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903,
postalCode=400081, st=Maharashtra,
serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:58:40 +05'30'
EXC. ENG. (BP) ES-II


WING-A (EXISTING)
9TH.FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)
WING-B (PROPOSED)
9TH.FLOOR PLAN
WING-C
9TH.FLOOR PLAN
4.50 M WIDE DRIVEWAY
6.00 M WIDE DRIVEWAY
SLOPE 1:20
RAMP ON TOWARDS MLCP LVL 09
BADMINTON COURT BELOW
GYMNASIUM
WATER TANK
YOGA
HIS WASHROOM
CHANGING ROOM
MASSAGE ROOM
SUNA ROOM
JACUZZI ROOM
LIBRARY
GAMES AREA
FRD
B
C
N

10TH.LEVEL PARKING FLOOR PLAN

SCALE:1:200 (WING - J)

TOTAL CAR PARKING TABLE	
SINGLE BIG	90
SINGLE SMALL	75
STACK BIG	00
STACK SMALL	00
	165

P R O F O R M A - II

CONTENTS OF SHEET : 10TH.LEVEL PARKING FLOOR PLAN & 9TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:24:50 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:25:12 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:13:03 +05'30'

SUB ENG. (BP) T/W

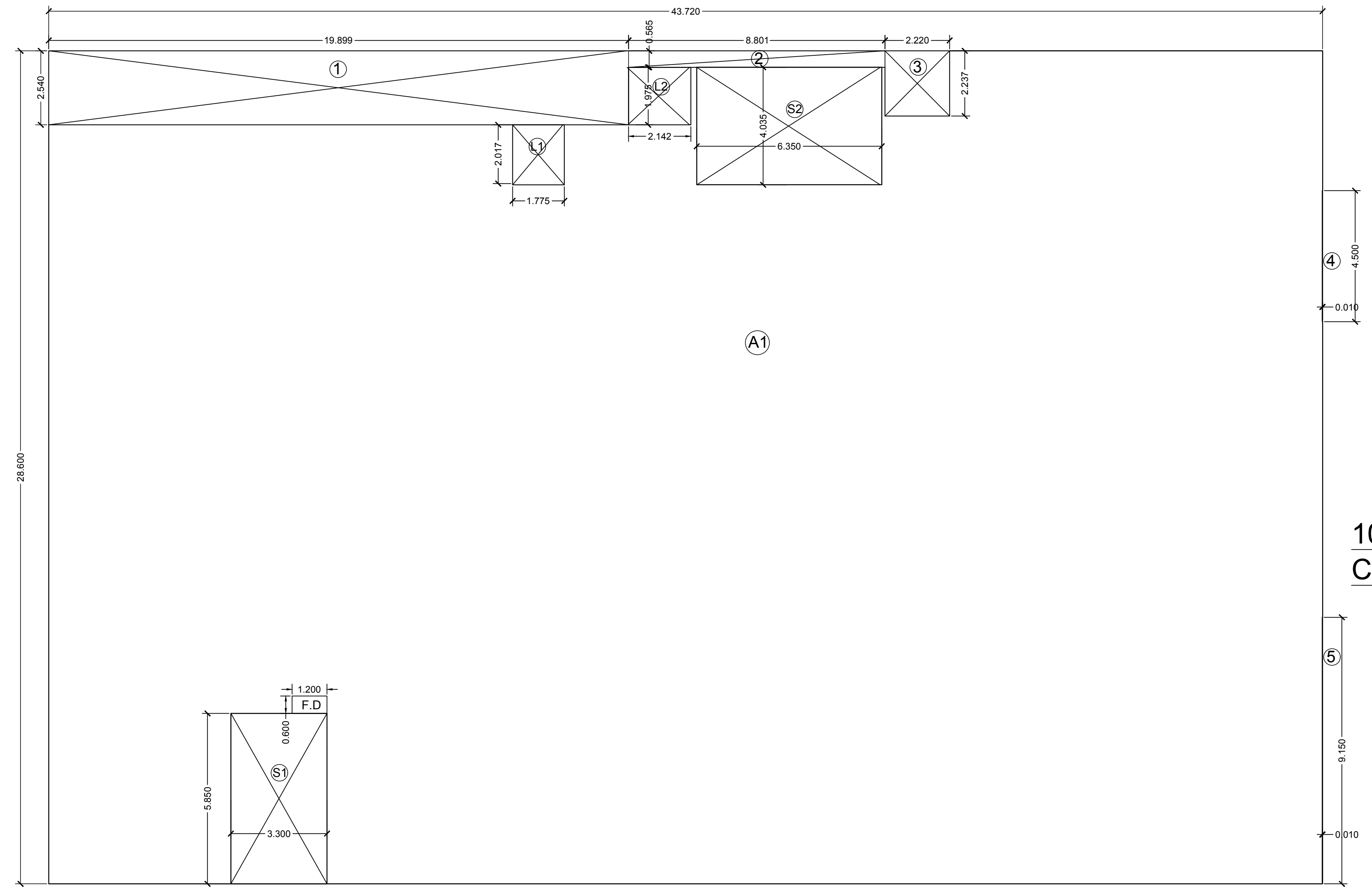
Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689, pseudonym=133381080749852375ZK1RFDzyzn58WT, 2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e, postalCode=400081, st=Maharashtra, serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:26:28 +05'30'

ASS. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, 2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903, postalCode=400081, st=Maharashtra, serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:58:56 +05'30'

EXC. ENG. (BP) ES-II

14A	SHEET NO.
CHE / ES / 1930 / T / 337 (NEW)	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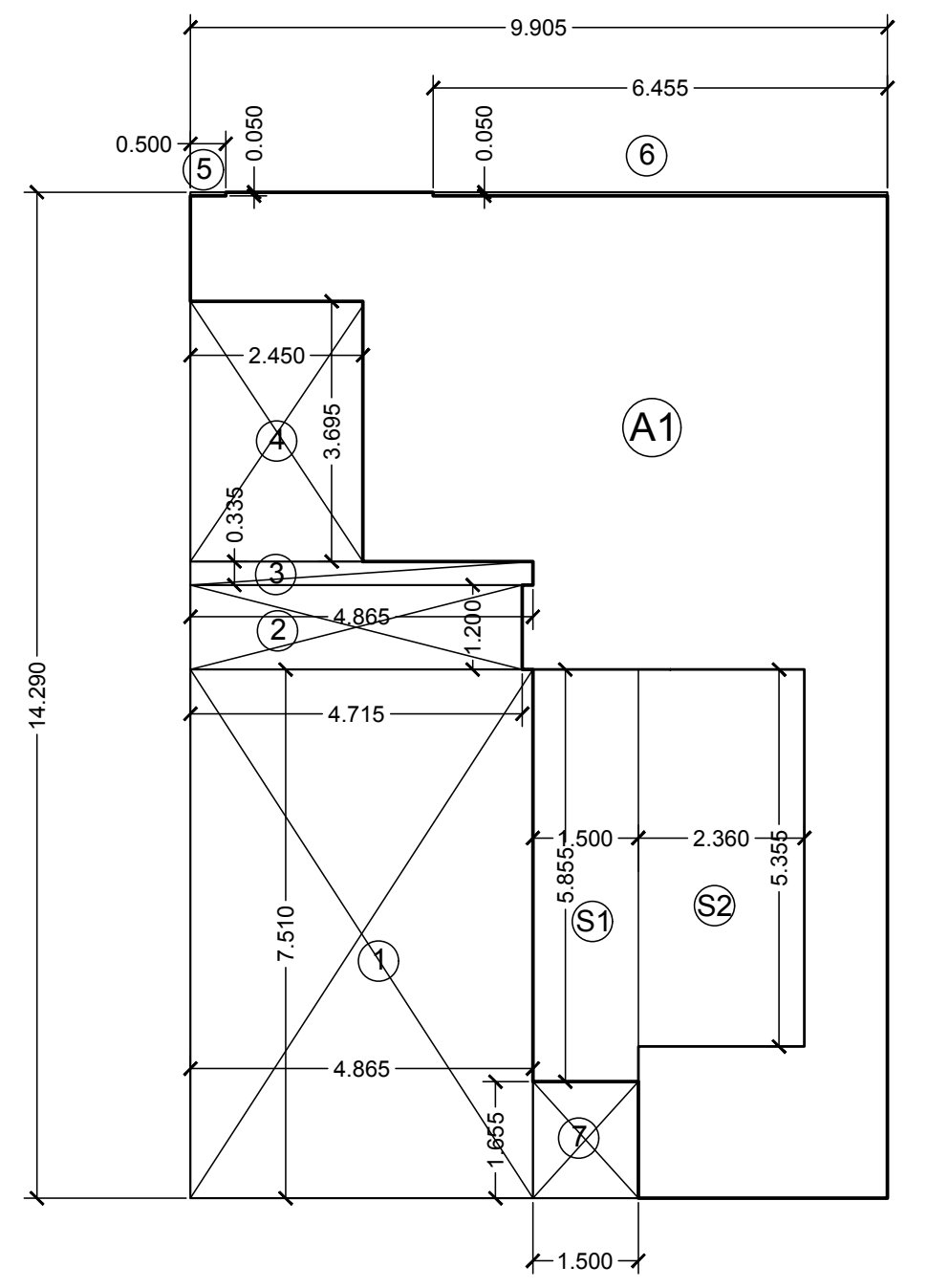
8.801
2.220
0.565
2.540
2.237
2.142
4.035
6.350
2.017
1.775
①
②
③
L1
L2
S2
A1
28.600
④
4.500
0.010
⑤
9.150
1.200
F.D
0.600
S1
5.850
3.300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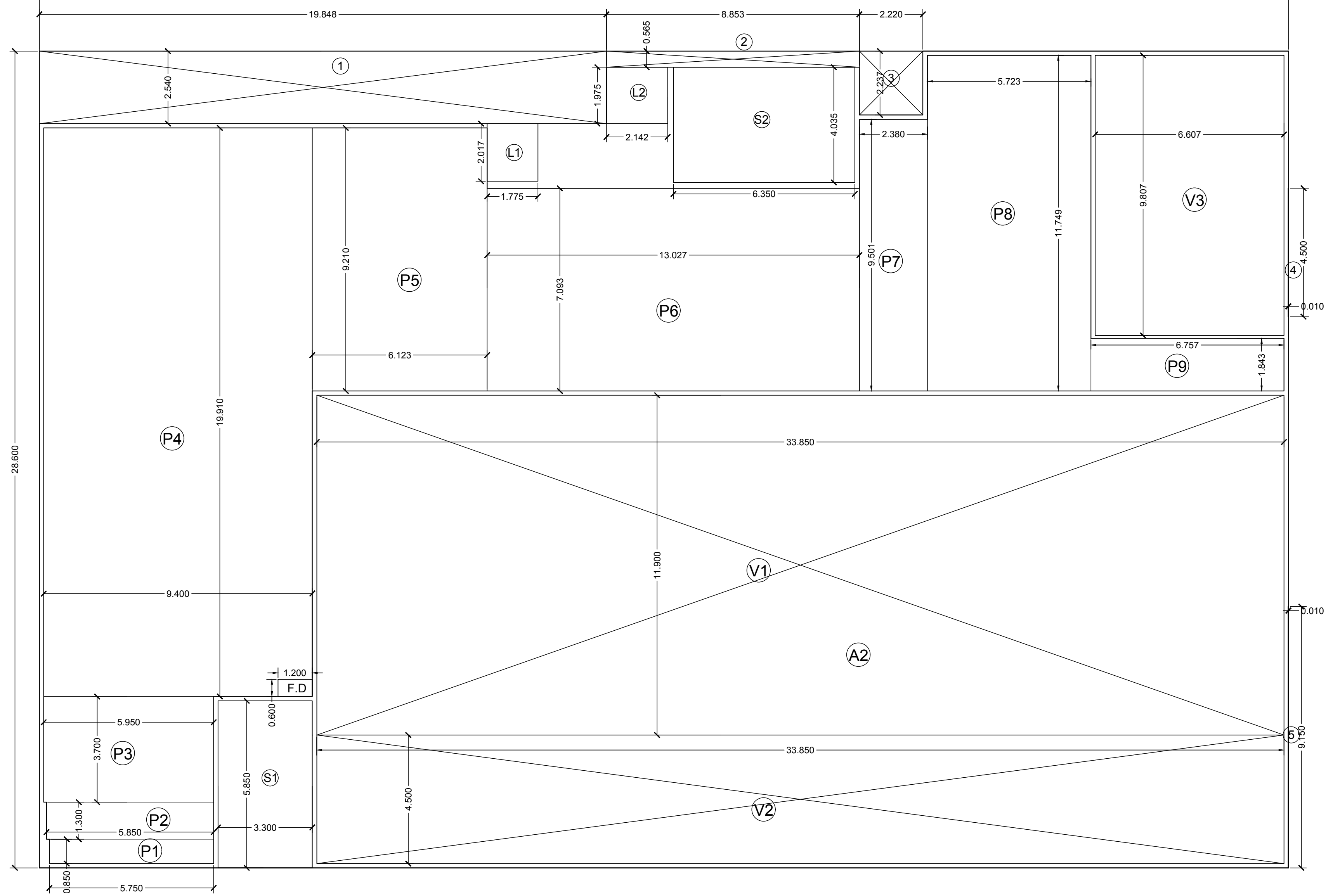
0.050
⑤
⑥
A1
2.450
3.695
③
②
4.865
4.715
14.290
①
7.510
S1
S2
2.360
5.355
⑦
1.500
1.655

10 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100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8.853
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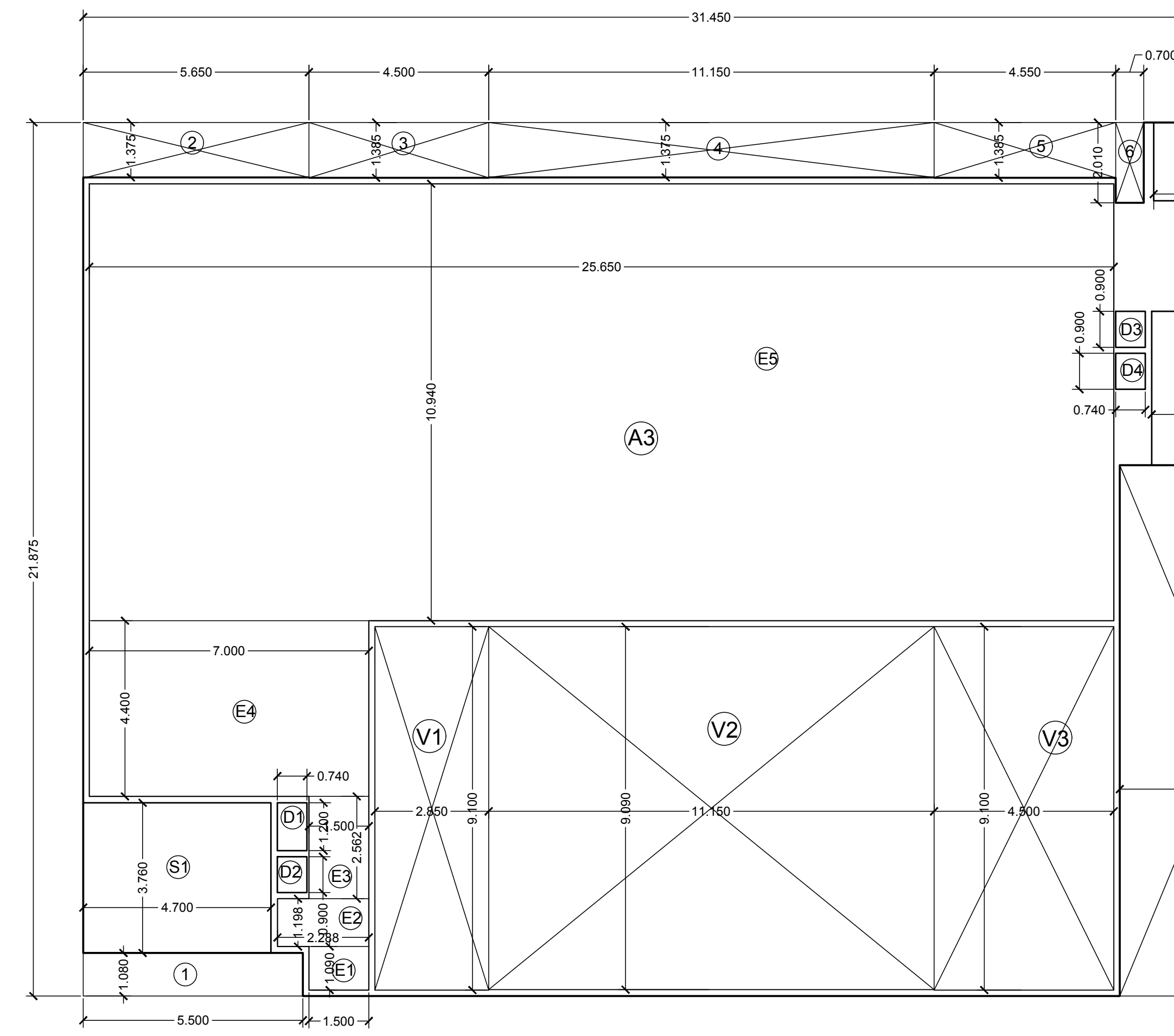
0.565
①
②
2.540
L2
S2
L1
2.142
4.035
1.775
6.350
2.380
5.723
6.607
V3
P8
P7
P5
P6
13.027
9.210
7.093
9.501
11.749
9.807
4.500
0.010
6.123
6.757
P9
1.843
P4
19.910
33.850
V1
11.900
A2
9.400
28.600
1.200
F.D
0.600
5.950
P3
3.700
S1
5.850
3.300
P2
P1
1.300
0.850
5.750
V2
4.500
0.010

9 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100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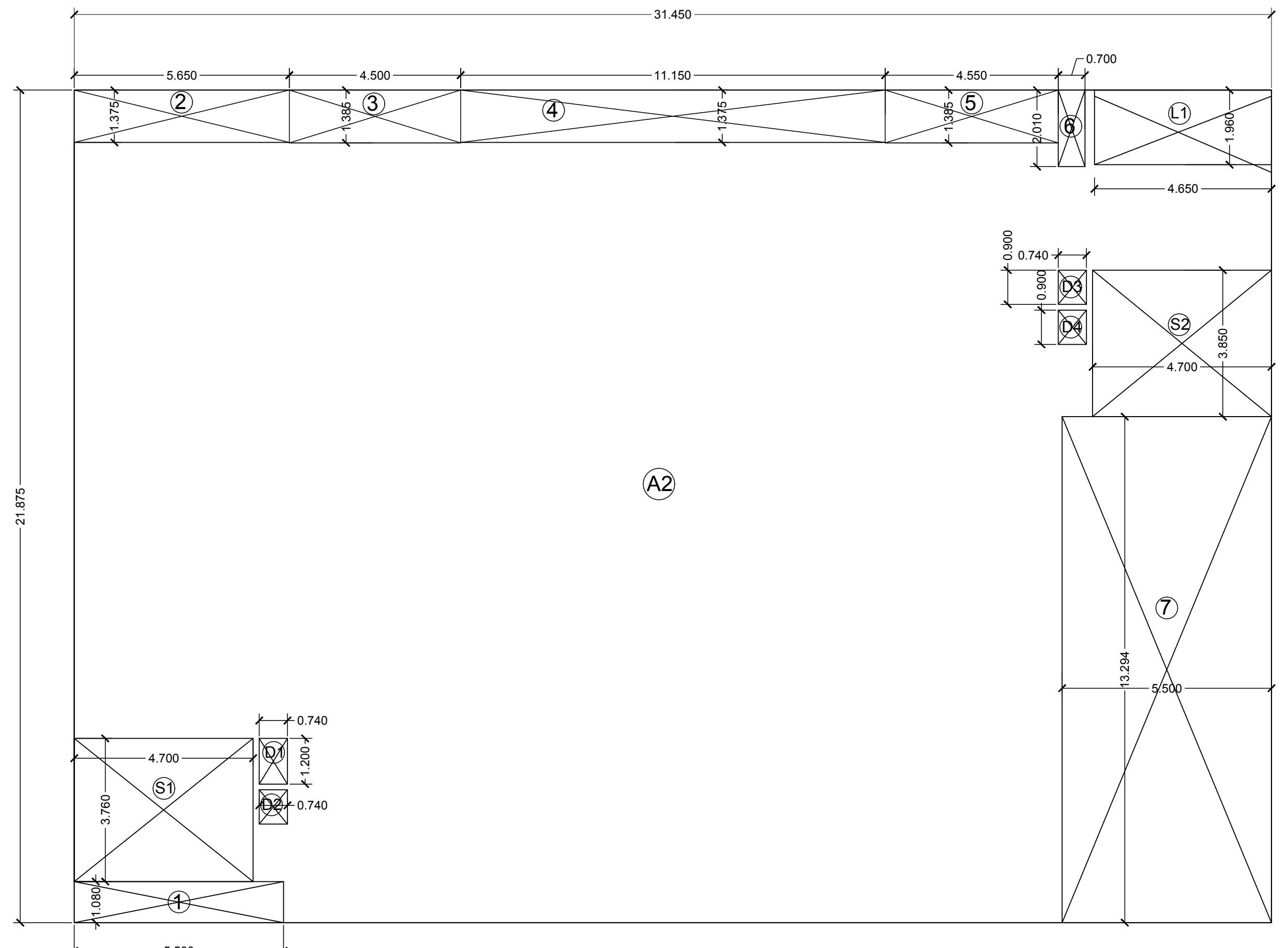
5.650
4.500
11.150
4.550
0.700
②
③
④
⑤
⑥
L1
4.650
1.960
25.650
E5
10.940
D3
D4
S2
4.700
3.850
A3
21.875
7.000
E4
4.400
V1
V2
V3
⑦
13.294
5.500
D1
D2
E1
E2
E3
0.740
S1
3.760
4.700
①
5.500
1.500
2.850
9.100
11.150
9.090
4.500

9 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100


31.450
5.650
4.500
11.150
4.550
0.700
②
③
④
⑤
⑥
L1
4.650
1.960
S2
4.700
3.850
D3
D4
0.900
0.740
A2
21.875
⑦
13.294
5.500
S1
4.700
3.760
D1
D2
①
5.500

8TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100

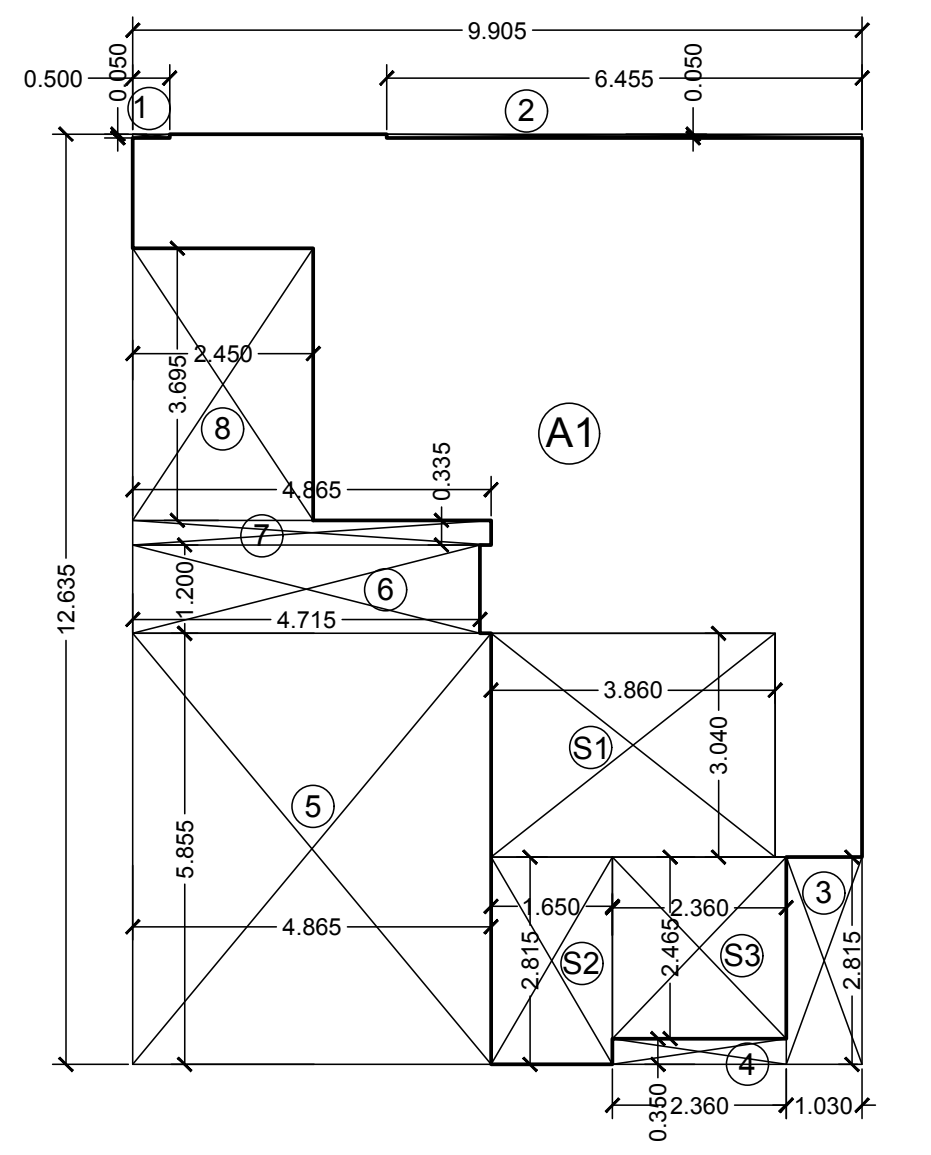
CLUB HOUSE AREA CALCULATIONS -----								
8 TH. PODIUM FLOOR LEVEL							AREA IN SQ. MT.	
A1	43.720	X	28.600	X	1 NO	=	1250.392	---- 1
DEDUCTIONS ----								
1	19.899	X	2.540	X	1 NO	=	50.543	
2	8.853	X	0.565	X	1 NO	=	5.002	
3	2.220	X	2.237	X	1 NO	=	4.966	
4	0.010	X	4.500	X	1 NO	=	0.045	
5	0.010	X	9.150	X	1 NO	=	0.091	
	TOTAL ADDITION					=	60.647	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	3.300	X	5.850	X	1 NO	=	19.305	
S2	6.300	X	4.035	X	1 NO	=	25.420	
L1	1.775	X	2.017	X	1 NO	=	3.580	
L2	2.141	X	1.975	X	1 NO	=	4.228	
	TOTAL ADDITION					=	52.533	---- 3
F.D = 5								
	1.200	X	0.600	X	1 NO	=	0.72	
TOTAL AREA = 1 - 2 -3						=	1136.492	
(1250.392 - 60.647 - 52.533 - 0.72)								
	TOTAL ADDITION					=	1136.492	

A2	31.450	X	21.875	X	1 NO	=	687.969	---- 1
DEDUCTIONS ----								
1	5.500	X	1.080	X	1 NO	=	5.940	
2	5.650	X	1.375	X	1 NO	=	7.769	
3	4.500	X	1.385	X	1 NO	=	6.232	
4	11.150	X	1.375	X	1 NO	=	15.331	
5	4.550	X	1.385	X	1 NO	=	6.301	
6	0.700	X	2.010	X	1 NO	=	1.407	
7	5.500	X	13.294	X	1 NO	=	73.117	
	TOTAL ADDITION					=	116.097	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	4.700	X	3.760	X	1 NO	=	17.672	
S2	4.700	X	3.850	X	1 NO	=	18.095	
L1	4.650	X	1.960	X	1 NO	=	9.114	
	TOTAL ADDITION					=	44.881	---- 3
TOTAL AREA = 1 - 2 - 3						=	526.99	
(687.968 - 116.097 - 44.881)								

DEDUCTIONS FOR DUCT ---								
D1	0.740	X	1.200	X	1 NO	=	0.888	
D2	0.740	X	0.900	X	1 NO	=	0.666	
D3	0.740	X	0.900	X	1 NO	=	0.666	
D4	0.740	X	0.900	X	1 NO	=	0.666	
	TOTAL ADDITION					=	2.886	---- 4

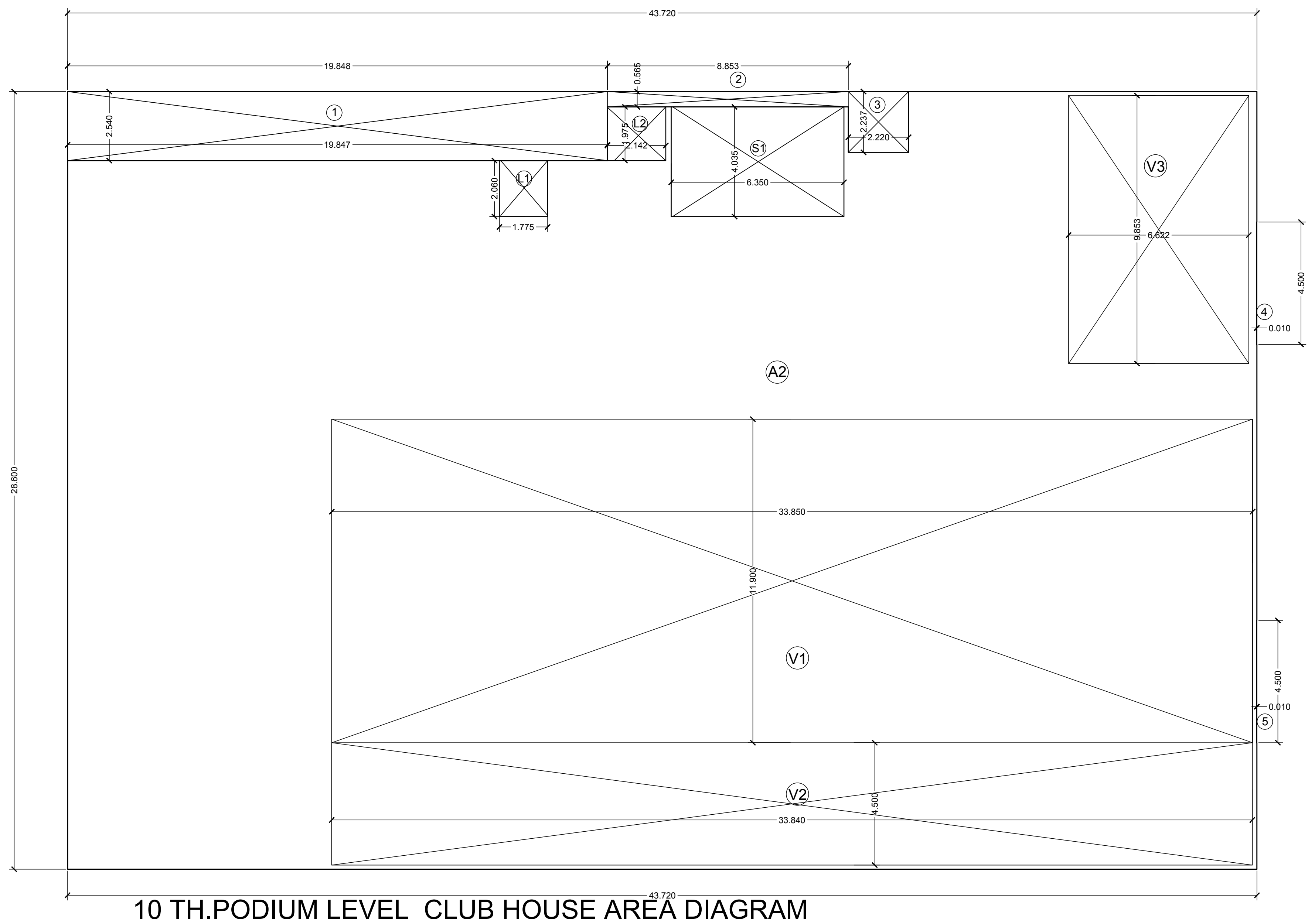
TOTAL AREA	=	524.104
(5526.99 - 2.886)		

8 TH. FLOOR BUILT UP AREA AREA IN SQ. MT.			
FLOOR	BUILT UP AREA		TOTAL AREA
	A1	A2	A1 + A2
8 TH.	1136.492	524.104	1660.596


9.905
6.455
0.500
0.050
②
A1
2.450
3.695
⑧
⑦
⑥
4.715
12.635
⑤
4.865
5.855
3.860
S1
3.040
S2
S3
2.465
2.815
2.360
1.650
④
1.500

9 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100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19.848
8.853
2.220
0.565
①
②
③
2.540
L2
S1
L1
6.350
4.035
2.060
1.775
V3
6.622
9.853
4.500
0.010
④
A2
28.600
33.850
11.900
V1
4.500
⑤
V2
33.840

10 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100

CLUB HOUSE AREA CALCULATIONS -----								
10 TH. PODIUM FLOOR LEVEL							AREA IN SQ. MT.	
A1	9.905	X	14.290	X	1 NO	=	141.542	---- 1
DEDUCTIONS ----								
1	4.865	X	7.510	X	1 NO	=	36.536	
2	4.715	X	1.200	X	1 NO	=	5.658	
3	4.865	X	0.335	X	1 NO	=	1.629	
4	2.450	X	3.695	X	1 NO	=	9.052	
5	0.500	X	0.050	X	1 NO	=	0.025	
6	6.455	X	0.050	X	1 NO	=	0.322	
7	1.500	X	1.655	X	1 NO	=	2.482	
	TOTAL ADDITION					=	55.704	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	1.500	X	5.855	X	1 NO	=	8.782	
S2	2.360	X	5.355	X	1 NO	=	12.637	
	TOTAL ADDITION					=	21.419	---- 3
TOTAL AREA = 1 - 2 - 3						=	64.419	
(141.542 - 55.704 - 21.419)								

CLUB HOUSE AREA CALCULATIONS -----								
10 TH. PODIUM FLOOR LEVEL							AREA IN SQ. MT.	
A2	43.720	X	28.600	X	1 NO	=	1250.392	---- 1
DEDUCTIONS ----								
1	19.848	X	2.540	X	1 NO	=	50.413	
2	8.853	X	0.565	X	1 NO	=	5.002	
3	2.220	X	2.237	X	1 NO	=	4.966	
4	0.010	X	4.500	X	1 NO	=	0.045	
5	0.010	X	9.150	X	1 NO	=	0.091	
	TOTAL ADDITION					=	60.517	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	6.350	X	4.035	X	1 NO	=	25.622	
L1	1.775	X	2.060	X	1 NO	=	3.656	
L2	2.142	X	1.975	X	1 NO	=	4.230	
	TOTAL ADDITION					=	33.508	---- 3
DEDUCTIONS FOR VOID								
V1	33.850	X	11.900	X	1 NO	=	402.815	
V2	33.840	X	4.500	X	1 NO	=	152.28	
V3	6.622	X	9.853	X	1 NO	=	65.246	
	TOTAL ADDITION					=	620.341	---- 4

TOTAL AREA = 1 - 2 - 3 - 4	=	536.026
(1250.392 - 60.517 - 33.508 - 620.341)		

A3	31.450	X	21.875	X	1 NO	=	687.968	---- 1
DEDUCTIONS ----								
1	5.500	X	1.080	X	1 NO	=	5.940	
2	5.650	X	1.375	X	1 NO	=	7.769	
3	4.500	X	1.385	X	1 NO	=	6.232	
4	11.150	X	1.375	X	1 NO	=	15.331	
5	4.550	X	1.385	X	1 NO	=	6.301	
6	0.700	X	2.010	X	1 NO	=	1.407	
7	5.500	X	13.294	X	1 NO	=	73.117	
	TOTAL ADDITION					=	116.097	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	4.700	X	3.760	X	1 NO	=	17.672	
S2	4.700	X	3.850	X	1 NO	=	18.095	
L1	4.650	X	1.960	X	1 NO	=	9.114	
	TOTAL ADDITION					=	44.881	---- 3
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
V1	2.850	X	9.100	X	1 NO	=	25.935	
V2	11.150	X	9.090	X	1 NO	=	101.353	
V3	4.500	X	9.100	X	1 NO	=	40.950	
	TOTAL ADDITION					=	168.238	---- 4

TOTAL AREA = 1 - 2 - 3 - 4	=	358.752
(687.968 - 116.097 - 44.881 - 168.238)		

DEDUCTIONS FOR DUCT ---							
D1	0.740	X	1.200	X	1 NO	=	0.888
D2	0.740	X	0.900	X	1 NO	=	0.666
D3	0.740	X	0.900	X	1 NO	=	0.666
D4	0.740	X	0.900	X	1 NO	=	0.666
	TOTAL ADDITION					=	2.886

TOTAL AREA	=	355.866
(358.752 - 2.886)		

10 TH. FLOOR BUILT UP AREA AREA IN SQ. MT.				
FLOOR	BUILT UP AREA			TOTAL AREA
	A1	A2	A3	A1 + A2 + A3
10 TH.	64.419	536.026	355.866	956.69

SUMMARY CLUB HOUSE AREA AREA IN SQ. MT.	
FLOOR	BUILT UP AREA
8 TH. FLOOR	1660.596
9 TH. FLOOR	135.60
10 TH. FLOOR	956.69
TOTAL AREA	2752.886

FITNESS CENTER AREA STATEMENT ----

TOTAL PROPOSED BUILT AREA = 84595.980 SQ. MT.

PERMISSIBLE AREA FOR FITNESS CENTER = 1691.920 SQ. MT.
84595.980 X 2 %

PROPOSED AREA FOR FITNESS CENTER = 2752.886 SQ. MT.

EXCESS AREA TAKEN IN FSI FOR FITNESS CENTER = 1060.966 SQ. MT.

CLUB HOUSE AREA CALCULATIONS -----								
9 TH. PODIUM FLOOR LEVEL							AREA IN SQ. MT.	
A1	9.905	X	12.635	X	1 NO	=	125.150	---- 1
DEDUCTIONS ----								
1	0.500	X	0.050	X	1 NO	=	0.025	
2	6.455	X	0.050	X	1 NO	=	0.322	
3	1.030	X	2.815	X	1 NO	=	2.899	
4	2.360	X	0.350	X	1 NO	=	0.826	
5	4.865	X	5.855	X	1 NO	=	28.484	
6	4.715	X	1.200	X	1 NO	=	5.658	
7	4.865	X	0.335	X	1 NO	=	1.629	
8	2.450	X	3.695	X	1 NO	=	9.052	
	TOTAL ADDITION					=	48.895	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	3.860	X	3.040	X	1 NO	=	11.734	
S2	1.650	X	2.815	X	1 NO	=	4.644	
S3	2.360	X	2.465	X	1 NO	=	5.817	
	TOTAL ADDITION					=	22.195	---- 3
TOTAL AREA = 1 - 2 - 3						=	54.06	
(125.150 - 48.895 - 22.195)								

CLUB HOUSE AREA CALCULATIONS -----								
9 TH. PODIUM FLOOR LEVEL							AREA IN SQ. MT.	
A2	43.720	X	28.600	X	1 NO	=	1250.392	---- 1
DEDUCTIONS ----								
1	19.848	X	2.540	X	1 NO	=	50.413	
2	8.853	X	0.565	X	1 NO	=	5.002	
3	2.220	X	2.237	X	1 NO	=	4.966	
4	0.010	X	4.500	X	1 NO	=	0.045	
5	0.010	X	9.150	X	1 NO	=	0.091	
	TOTAL ADDITION					=	60.517	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	3.300	X	5.850	X	1 NO	=	19.305	
S2	6.350	X	4.035	X	1 NO	=	25.622	
L1	1.775	X	2.017	X	1 NO	=	3.580	
L2	2.142	X	1.975	X	1 NO	=	4.230	
	TOTAL ADDITION					=	52.737	---- 3
DEDUCTIONS FOR COURT AREA ---								
V1	33.850	X	11.900	X	1 NO	=	402.815	
V2	33.840	X	4.500	X	1 NO	=	152.28	
V3	6.607	X	9.807	X	1 NO	=	64.79	
	TOTAL ADDITION					=	619.88	---- 4

VOID AREA ---								
P1	5.750	X	0.850	X	1 NO	=	4.887	
P2	5.850	X	1.300	X	1 NO	=	7.605	
P3	5.950	X	3.700	X	1 NO	=	22.015	
P4	9.400	X	19.910	X	1 NO	=	187.154	
P5	6.123	X	9.210	X	1 NO	=	56.392	
P6	13.027	X	7.093	X	1 NO	=	92.400	
P7	2.380	X	9.501	X	1 NO	=	22.612	
P8	5.723	X	11.749	X	1 NO	=	67.239	
P9	6.757	X	1.843	X	1 NO	=	12.453	
	TOTAL ADDITION					=	472.757	---- 5
F.D = 5								
	1.200	X	0.600	X	1 NO	=	0.72	
TOTAL AREA = 1 - 2 - 3 - 4 - 5						=		
(1250.392 - 60.517 - 52.737 - 618.47 - 472.645 -0.72)							45. 303	

A3	31.450	X	21.875	X	1 NO	=	687.969	---- 1
DEDUCTIONS ----								
1	5.500	X	1.080	X	1 NO	=	5.940	
2	5.650	X	1.375	X	1 NO	=	7.769	
3	4.500	X	1.385	X	1 NO	=	6.232	
4	11.150	X	1.375	X	1 NO	=	15.331	
5	4.550	X	1.385	X	1 NO	=	6.301	
6	0.700	X	2.010	X	1 NO	=	1.407	
7	5.500	X	13.294	X	1 NO	=	73.117	
	TOTAL ADDITION					=	116.097	---- 2
DEDUCTIONS FOR STAIR. + LIFT + LOBBY								
S1	4.700	X	3.760	X	1 NO	=	17.672	
S2	4.700	X	3.850	X	1 NO	=	18.095	
L1	4.650	X	1.960	X	1 NO	=	9.114	
	TOTAL ADDITION					=	44.881	---- 3
DEDUCTIONS FOR COURT AREA ----								
V1	2.850	X	9.100	X	1 NO	=	25.935	
V2	11.150	X	9.090	X	1 NO	=	101.353	
V3	4.500	X	9.100	X	1 NO	=	40.950	
	TOTAL ADDITION					=	168.238	---- 4
DEDUCTIONS FOR DUCT ---								
D1	0.740	X	1.200	X	1 NO	=	0.888	
D2	0.740	X	0.900	X	1 NO	=	0.666	
D3	0.740	X	0.900	X	1 NO	=	0.666	
D4	0.740	X	0.900	X	1 NO	=	0.666	
	TOTAL ADDITION					=	2.886	---- 5

VOID AREA ---								
E1	1.500	X	1.090	X	1 NO	=	1.635	
E2	2.288	X	1.198	X	1 NO	=	2.741	
E3	1.500	X	2.562	X	1 NO	=	3.843	
E4	7.000	X	4.400	X	1 NO	=	30.800	
E5	25.650	X	10.940	X	1 NO	=	280.611	
	TOTAL ADDITION					=	319.630	---- 6

TOTAL AREA = 1 - 2 - 3 - 4 - 5 - 6	=	36.237
(687.969 - 116.097 - 44.881 - 168.238 - 2.886 - 319.630)		

9 TH. FLOOR BUILT UP AREA AREA IN SQ. MT.				
FLOOR	BUILT UP AREA			TOTAL AREA
	A1	A2	A3	A1 + A2 + A3
9 TH.	54.06	45.303	36.237	135.60

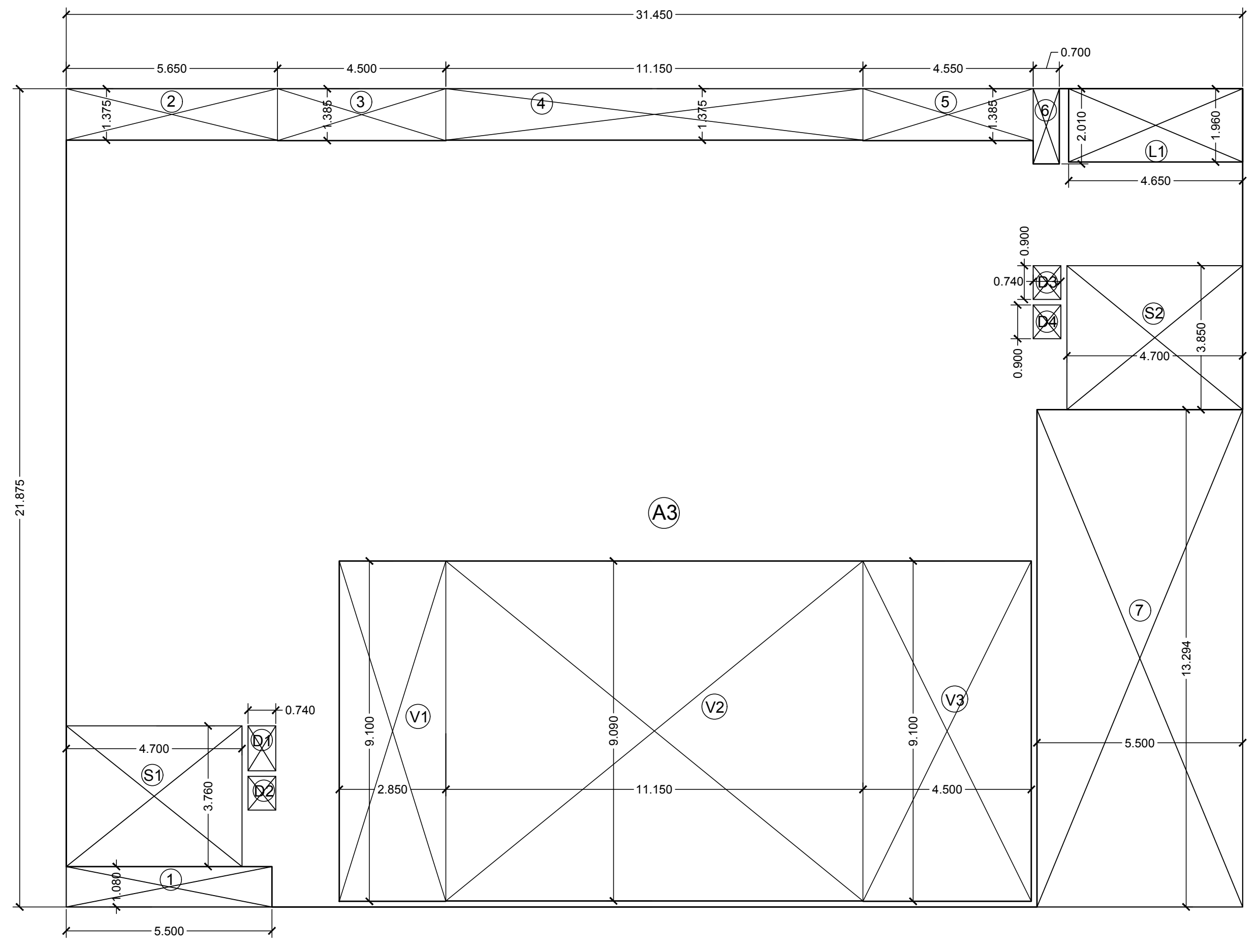
SANITARY STATEMENT FOR CLUB HOUSE 8 TH. TO 10 TH. FLOOR

OCCUPANCY LOAD FOR CLUB = 66.60 PERSONS FOR 100 SQ.MT.

TOTAL AREA = 2752.886 SQ.MT.

TOTAL OCCUPANCY LOAD FOR CLUB - 1832 NO. (2752.886 X 66.60 / 100)

	MALE				FEMALE			
		67 % MALE = 1228 NOs.	REQUIRED	PROVIDED	33 % FEMALE	= 604 NOs.	REQUIRED	PROVIDED
W C	1 FOR 100 PERSONS UP TO 400 PERSONS ABOVE 400 PERSONS ADD. 1 FOR 250 PERSONS	UP TO 400 PERS. = 4 NOs. 1228 - 400 =828 / 250 PERS = (3.30) 4 NOs. TOTAL = 8 NOs.	8 NOs.	8 NOs.	3 FOR 100 PERSONS UP TO 200 PERSONS ABOVE 200 PERSONS ADD. 2 FOR 100 PERSONS	100 UP TO 200 PERS. = 3 NOs. 604 - 200 = 404 x 2 / 100 = 8 NOs. TOTAL = 11 NOs.	11 NOs.	16 NOs.
URINALS	1 FOR 25 PERSONS	URINAL REQ.1228 / 25 = 49 NOs.	49 NOs.	14 NOs.	-------------------	-------------------	-------	-------
W B	1 FOR EVERY 200 PERSONS	W.B. REQ. 1228 / 200 = 6.14 SAY 7 NOs.	7 NOs.	8 NOs.	1 FOR 200 PERSONS	W B REQ. = 604 / 200 = 3.02	3 NOs.	10 NOs.


31.450
5.650
4.500
11.150
4.550
0.700
②
③
④
⑤
⑥
L1
4.650
1.960
S2
4.700
3.850
D3
D4
0.900
0.740
A3
21.875
⑦
13.294
5.500
V1
V2
V3
9.100
9.090
11.150
2.850
4.500
S1
3.760
4.700
D1
D2
①
5.500

10 TH.PODIUM LEVEL CLUB HOUSE AREA DIAGRAM

SCALE:- 1 : 100

P R O F O R M A - II

CONTENTS OF SHEET : CLUB HOUSE BUILT UP AREA DIAGRAM PLAN FOR 8 TH. TO 10 TH. FLOOR & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2
OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:26:19 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:26:24 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

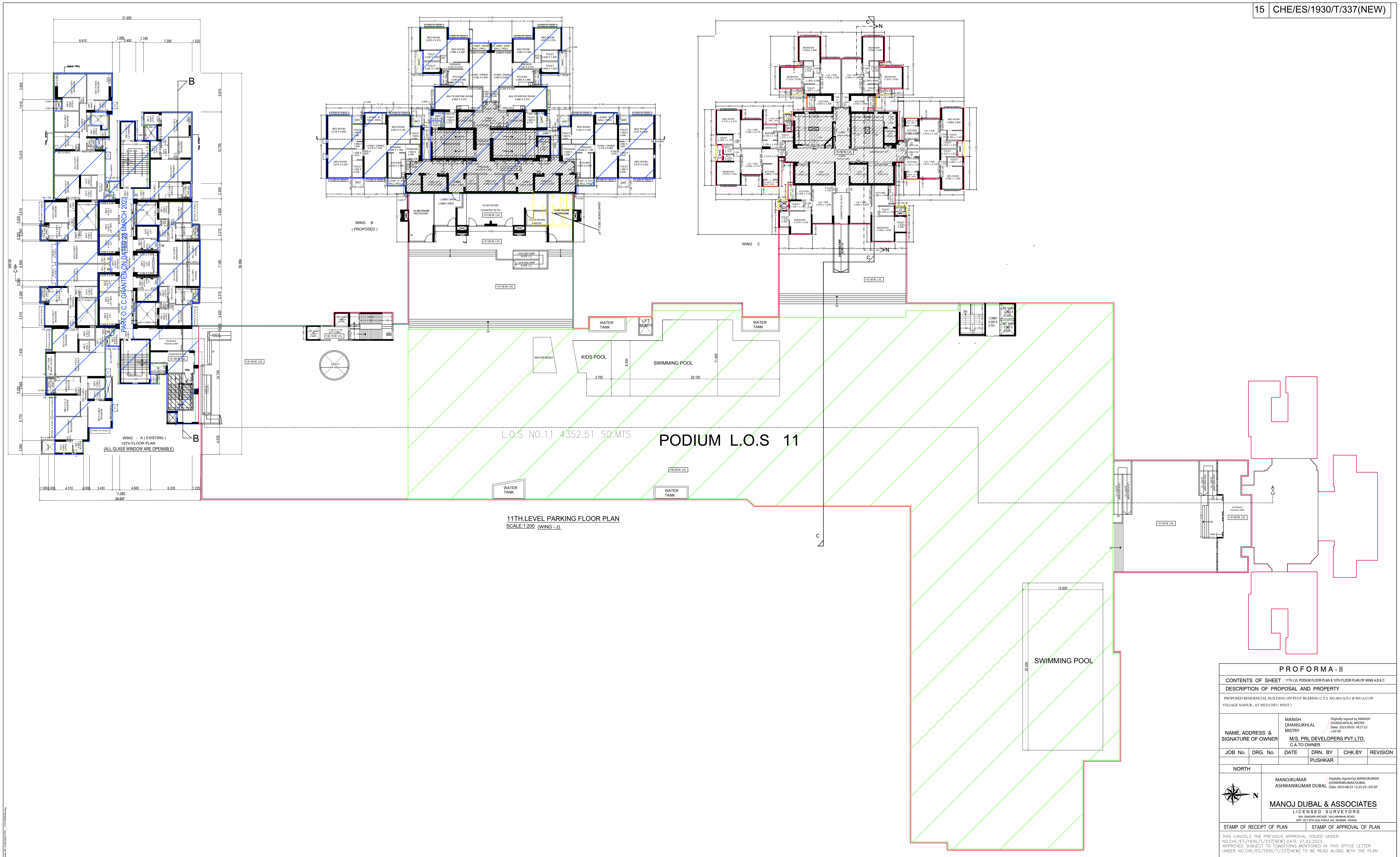
THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRA PRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
DN: c=IN, o=PERSONAL, pseudonym=2f9a441302be0df896a424d71edd1c66, 2.5.4.20=3CBC478D1997D8958E14E738403661837788518BDEDB4D49FC516E07520ED1CC, postalCode=400074, st=MAHARASHTRA, serialNumber=1c62945f4aab64dc9b23fc9c65eec45ab08184000daac52325c89e54450ac61e, cn=NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:13:26 +05'30'
SUB. ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689, pseudonym=1333810807498523 75ZK1RFDzyzn58WT, 2.5.4.20=1895ce5cfc55f13d22f5eb90bc0440c7f754b5e1def2b5b3dd38082c3704195e, postalCode=400081, st=Maharashtra, serialNumber=5744626755b7aaa5b2aeb764d4d031218c57dfb3f7034d015f35e5b9b608849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:26:48 +05'30'
ASST. ENG. (S &T)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL, 2.5.4.20=3e67b0f9b7b9651e785c61a1169f145b51cd1f82c3f0d3d66aa6036b5d7ca903, postalCode=400081, st=Maharashtra, serialNumber=3362da26be1b148aeb9f0461b907df2dd829d0c28ce67026c2148edee854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:59:07 +05'30'
EX. ENG. (BP) ES-II

15 CHE/ES/1930/T/337(NEW)


WING - A (EXISTING)
10TH FLOOR PLAN
(ALL GLASS WINDOW ARE OPENABLE)
PART O.C.C GRANTED ON DATED 23 MARCH 2023
B
B
WING B
(PROPOSED)
CLUB HOUSE
LOBBY AREA
WING C
C
C
N
N
WATER TANK
LIFT M/RTY
WATER TANK
WATER BODY
KIDS POOL
SWIMMING POOL
3.700
25.150
8.300
L.O.S NO.11 4352.51 SQ.MTS
PODIUM L.O.S 11
+32.00 M. LVL
WATER TANK
WATER TANK
SWIMMING POOL
12.000
25.000
4.310
0.900
3.430
4.600
6.230
1.225
1.085
24.047

11TH.LEVEL PARKING FLOOR PLAN
SCALE:1:200 (WING - J)

PROFORMA - II

CONTENTS OF SHEET : 11TH LVL PODIUM FLOOR PLAN & 10TH FLOOR PLAN OF WING A,B & C

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENCIAL BUILDING ON PLOT BEARING C.T.S. NO.491/A/5/1 & 491/A/2 OF VILLAGE NAHUR , AT MULUND (WEST)

NAME, ADDRESS & SIGNATURE OF OWNER

MANISH DHANSUKHLAL MISTRY
Digitally signed by MANISH DHANSUKHLAL MISTRY
Date: 2023.09.05 18:27:52 +05'30'

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

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

NORTH

N

MANOJKUMAR ASHWANIKUMAR DUBAL
Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL
Date: 2023.08.25 12:25:29 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
309, SANGAM ARCADE, VALLABHBHAI ROAD,
OPP- RLY.STN.VILE-PARLE (W), MUMBAI -400056

STAMP OF RECEIPT OF PLAN | STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO.CHE/ES/1930/T/337[NEW] DATE 27.02.2023.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO.CHE/ES/1930/T/337[NEW] TO BE READ ALONG WITH THE PLAN .

NITIN CHANDRAPRATAP SHUKLA
Digitally signed by NITIN CHANDRAPRATAP SHUKLA
Date: 2023.09.14 11:13:43 +05'30'
SUB ENG. (BP) T/W

Nitin Vasantrao Patil
Digitally signed by Nitin Vasantrao Patil
DN: c=IN, o=Personal, title=1689,
pseudonym=133381080749852375ZK1RF Dzyzn58WT,
2.5.4.20=1895ce5cfc55f13d22f5eb90bc044 0c7f754b5e1def2b5b3dd38082c3704195e,
postalCode=400081, st=Maharashtra,
serialNumber=5744626755b7aaa5b2aeb76 4d4d031218c57dfb3f7034d015f35e5b9b6 08849b, cn=Nitin Vasantrao Patil
Date: 2023.09.18 14:27:08 +05'30'
ASS. ENG. (S & F)

SUHAS VASANT NEMANE
Digitally signed by SUHAS VASANT NEMANE
DN: c=IN, o=PERSONAL,
2.5.4.20=3e67b0f9b7b9651e785c61a1169 f145b51cd1f82c3f0d3d66aa6036b5d7ca9 03, postalCode=400081, st=Maharashtra,
serialNumber=3362da26be1b148aeb9f04 61b907df2dd829d0c28ce67026c2148ede e854c98b, cn=SUHAS VASANT NEMANE
Date: 2023.09.18 16:59:19 +05'30'
EXC. ENG. (BP) ES-II