

LOCATION PLAN
SCALE-1:500
D.P. SHEET NO. E6
WARD-'T'

Amenity Area Calculation as per T-5 Policy

1	Plot Area	59276
2	Deduction for:	
a)	Road Set-back	421
b)	Road Set-back	0
c)	Sub Plot B	0
d)	Area not in Possession	1795.94
	Total Deduction	2216.94
3	Net Plot Area	57059.06
4	Amenity area as per 14(A)	5205.91
5	Plot area for FSI purpose	51853.15
6	BUA as per Base FSI 1.0	25926.58
7	BUA as per Addl FSI 0.5	51853.15
8	BUA as per TDR	51853.15
9	Total Permissible BUA	129632.89
10	BUA to be retained as per DCR 1991 dtd 20.6.2018	64218.34
11	Balance BUA to be constructed as per DCR 2034	65414.55
12	Proportionate plot area of balance development = 65414.55 * 57059.06 / 129632.89	28792.79
13	Regulation 14(A) will be applicable to 31039.96 sqmtr. Original Plot is more than 10000sqmtr Area of Plot in excess of 10000sqmtr = 57059.06 - 10000 = 47059.06 Area attracting 10% of AOS is 47059.06 / 57059.06 = 0.82 Amenity area as per 14(A) = 28792.79 * 0.18 * 5% = 28792.79 * 0.82 * 10% = 2620.14sqmtr	2620.14
14	Amenity Plot area surrendered to MCGM as per DCR 1991	1600.00
15	Balance Amenity area to be provided	1020.14
16	Constructed BUA to be handed over to MCGM = 1020.14 sqmtr	1020.14
17	IH to be provided as per reg. 15 of dcr 2034 = 20% x 28792.79 = 5758.56 sqmtr	

NOTE:- Provision of IH Tenements as per Reg.15 will be made in the same Administrative Ward and handed over to MCGM as per registered undertaking submitted by the Owner.

FORM - A (AS PER LAST APPROVAL ON DTD. 15/10/2016)

A	AREA STATEMENT	TOTAL SQ.MTS.	
		AS PER OLD APPROVED PLAN	PLAN AS PER AMENDED DCR AFTER 6.1.2012
1	AREA OF PLOT (SUB-LOT-A) AS PER P.R. CARD	4854.39	4854.39
2	DEDUCTIONS FOR:		
a)	ROAD SET-BACK AREA (As Per Property Card)	421.00	421.00
3	PROPOSED ROAD	-	-
c	ANY RESERVATION(I)	-	-
d	AMENITY SPACE AS PER DCR 2034 (SUB PLOT.)	-	-
e	ENCROACHMENT AREA	1795.94	1795.94
f	TOTAL (a+b+c+d+e)	2216.94	2216.94
3	BALANCE AREA OF PLOT (1 - 2)	46331.36	46331.36
4	DEDUCTION FOR 15% RECREATIONAL GROUND SPACE (F DEDUCTIBLE FOR IND)	6949.70	6949.70
5	NET AREA OF PLOT (3 - 4)	39381.66	39381.66
6	ADDITION FOR FLOOR SPACE INDEX	-	-
7	2(A) 100% FOR P.ROAD	-	-
8	2(B) 100% FOR SET-BACK	421.00	421.00
7	TOTAL AREAS (5 + 6)	39802.66	39802.66
8	FSI RESTRICTED UP TO 0.90	35822.39	35822.39
9	FLOOR SPACE INDEX PERMISSIBLE ONE	-	-
10	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (ALREADY PURCHASE = 2024.80 SQ. TS.)	2024.80	2024.80
11	F.S.I CREDIT AVAILABLE BY 0.50	-	-
11	PERMISSIBLE FLOOR AREA (8 + 10) ABOVE	59847.19	59847.19
12	EXISTING FLOOR AREA (BLDG NO 1,2,3,4,5)	34890.40	34890.40
13	PROPOSED BUILT UP AREA BLDG NO. 7	-	00.00
14	PROPOSED BUILT UP AREA BLDG NO. 6 & 8	13919.84	13919.84
15	PROPOSED BUILT UP AREA BLDG NO. 9 (Parking building i.e. amenity)	-	4969.25
16	PROPOSED BUILT UP AREA BLDG NO. 10 U/R	-	00.00
17	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-	-
18	TOTAL BUILT UP AREA PROPOSED (12+13+14+15+16)	48510.24	53479.49
19	PURELY RESIDENTIAL BUILT UP AREA	44342.56	44342.56
20	REMAINING NON-RESIDENTIAL BUILT UP AREA (BLDG NO. 1 & 9)	4167.68	9136.93
19	FSI CONSUMED AS PER NET HOLDING = 18.13	-	1.15

B DETAILS OF FSI AVAILED AS PER DCR 35(4)

1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL (OR (18X X 0.20))	-	-
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (OR (18X X 0.20))	-	-
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1 + B2)	-	-
20	TOTAL GROSS BUILT UP AREA PROPOSED (18 + B3)	48510.24	53479.49

C TENEMENT STATEMENT

(i)	PROPOSED AREA (ITEM 20 ABOVE)	48510.24	4969.25	53479.49
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	4167.68	4969.25	9136.93
(iii)	AREA AVAILABLE FOR TENEMENT ((i) MINUS (ii))	44342.56	-	44342.56
(iv)	TENEMENT PERMISSIBLE DENSITY OF TENEMENTS 400 / HECTARE	1995 NOS	-	1995 NOS
(v)	TENEMENT PROPOSED BLDG NO. 7	-	NL	NL
(vi)	TENEMENT EXISTING BLDG NO. 2 + 3 + 4 + 5	504 nos	-	504 nos
(vii)	TENEMENT PROPOSED BLDG NO. 6 & 8	128 NOS + 64 NOS + 192 NOS	-	192 nos
(viii)	TENEMENT PROPOSED BLDG NO. 10	-	NL	NL
(ix)	TOTAL TENEMENT ON THE PLOT	696 nos	-	696 nos

D PARKING STATEMENT

(i)	PARKING REQUIRE BY REGULATION FOR:		
CAR		REFER TO TENEMENT	REFER TO TENEMENT
SCOOTER / MOTOR CYCLE		REFER TO TENEMENT	REFER TO TENEMENT
OUTSIDER (VISITORS)		REFER TO TENEMENT	REFER TO TENEMENT
(ii) COVERED GARAGE PERMISSIBLE			
(iii) COVERED GARAGE PROPOSED			
SCOOTER / MOTOR CYCLE			
OUTSIDER (VISITORS)			
TOTAL PARKING PROVIDED			

PERFORMA - A (A 9(16) (b) OF DCR 2034)

A	PROFORMA - A (A 9(16) (b) OF DCR 2034)	SQ.MTS.	
		As per DCR 1991 approved plan on dtd 20/06/2018	As per DCR 2034
1	Area Statement	-	-
1	Plot Area (As Per Property Card)	59970.00	59970.00
1	Gross area of plot	50276.00	50276.00
a)	Area of Reservation in plot	-	-
b)	Area of Road Set-back	421.00	421.00
c)	Area of D.P. Road	-	-
d)	Encroachment area	1795.94	1795.94
2	Deductions for:		
(A)	For reservation/road area	-	-
a)	Road set-back area to be handed over (100% (Regulation no 16)	421.00	421.00
b)	Proposed d.p road to be handed over (100% (Regulation no 16)	-	-
c)	Reservation area (plot) to be handed over (Regulation no 17)	-	-
d)	Encroachment area	1795.94	1795.94
(B)	For amenity area	-	-
a)	Area of amenity plot/plots to be handed over as per dcr 14(a) 5276.00 - (421.00 + 1795.94) = 57059.06 sqm	5205.91	5205.91
b)	Area of amenity plot/plots to be handed over as per dcr 14(b) 57059.06 - 10000.00 = 47059.06 sqm x 10% + 500.00 = 5205.91 sqm	-	-
c)	Area of amenity plot/plots 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	-	-
(i)	Land component of existing bus as per regulation under which the development was allowed	-	-
3	Total deductions: (2(a) + 2(b) + 2(c))	7422.85	7422.85
4	Balance area of plot (1 minus 3)	51853.15	51853.15
5	Plot area under development (4 - 5)	51853.15	51853.15
6	Zonal (basic) fsi (1 or 1.33)	1.00	1.00
7	Permissible built up area as per zonal/basic fsi (5 * 6) (in case of mill land permissible built up area shall be as per 4 of regulation 30(a))	51853.15	51853.15
8	Built up area equal to area of land handed over as per 2(a) of regulation 30(a)	421.00	421.00
9	Built up area in lieu of cost of construction of built up amenity to be handed over	-	-
10	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)	15061.00	15061.00
11	Built up area due to admissible "fdr" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)(3)	20824.80	20824.80
12	Permissible built up area (7+8+9+10+11)	88159.95	88159.95
13	Existing floor area (Bldg no. 1, 2, 3, 4, 5, 6, 8 & 9)	48696.32	48696.32
(i)	Proposed built up area - Bldg no. 7	10552.77	17160.25
(ii)	Proposed built up area - Bldg no. 9 (Parking lot handed over to MCGM)	4969.25	-
(iii)	Proposed built up area - Bldg no. 10 U/R	10706.41	10706.41
(iv)	Proposed built up area - Bldg no. 10 U/R	10706.41	10706.41
(v)	Total Proposed built up area	64218.34	27866.66
14	Td generated if any as per regulation 30 (a)	-	-
15	Fulltime compensatory area as per regulation no 31(3)	-	-
a)	Permissible Fungible Compensatory area for Rehab component without charging premium	-	-
b)	Fungible Compensatory area available for Rehab component without charging premium	-	-
c)	Permissible Fungible Compensatory area for Rehab component without charging premium	-	-
d)	Fungible Compensatory area available for Rehab component without charging premium	-	-
e)	Fungible Compensatory area available for Rehab component without charging premium	-	-
16	Total Built up Area proposed including Fungible Compensatory Area (13 + 15(a)(i) + 15(b)(ii))	3364.56	3364.56
17	FSI consumed on Net Plot (13+ 4)	67582.90	90480.31
17	FSI consumed on Net Plot (13+ 4)	1.680	1.680

(A) Reservation/Designation

(i)	Name of Reservation	-	-
(ii)	Area of Reservation affecting the plot	-	-
(iii)	Area of Reservation land to be handed over as per Regulation No.17	-	-
(iv)	Built up area of Amenity to be handed over as per Regulation No.17	-	-
(v)	Area/Built up Area of Designation	-	-

(B) Plot area/Built up Amenity to be Handed Over as per Regulation No

(i)	14(A)	-	-
(ii)	14(B)	-	-
(iii)	15	-	-
(iv)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-	-

(C) Tenement Statement

(i)	Proposed built up area (13 above)	90480.31
(ii)	Less deduction of Non-residential area (Shop etc.) (bldg no. 1)	4167.68
(iii)	Area available for tenements ((i) minus (ii))	86312.63
(iv)	Tenements permissible (Density of tenements/hectare)	3684 Nos
(v)	Total number of Tenements proposed on the plot Existing bldg. 1 to 6 & 8 = 696 nos Proposed bldg. 7 = 314 nos	1014 Nos

(E) Parking Statement

(i)	Parking required by Regulations for:	
Car		
Scoter/Motor cycle		
Outsiders (visitors)		
(ii) Covered garage permissible		
(iii) Covered garages proposed		
Scoter/Motor cycle		
Outsider (Visitors)		
(iv) Total parking provided		
(v) Transport Vehicles Parking		
(vi) Spaces for transport vehicles parking required by Regulations		
(vii) Total No. of transport vehicles parking spaces provided		

CHE/ES/2036/T/337(NEW) 01/13

CERTIFICATE OF AREA
CERTIFIED THAT HAVE SURVEYED THE PLOT UNDER REFERENCE ON 22.07.2018 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 60132.40 SQ.MT. (SIXTY THOUSAND ONE HUNDRED THIRTY TWO AND POINT FOUR ZERO ONLY) AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.S. RECORDS.

SIGN. OF ARCHITECT

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337(NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.-II)

S.E.(B.P.) T/W A.E.(E.S.) S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
LAYOUT PLAN
LOCATION PLAN

DESCRIPTION OF PROPOSAL
PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514,531(PT), 531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

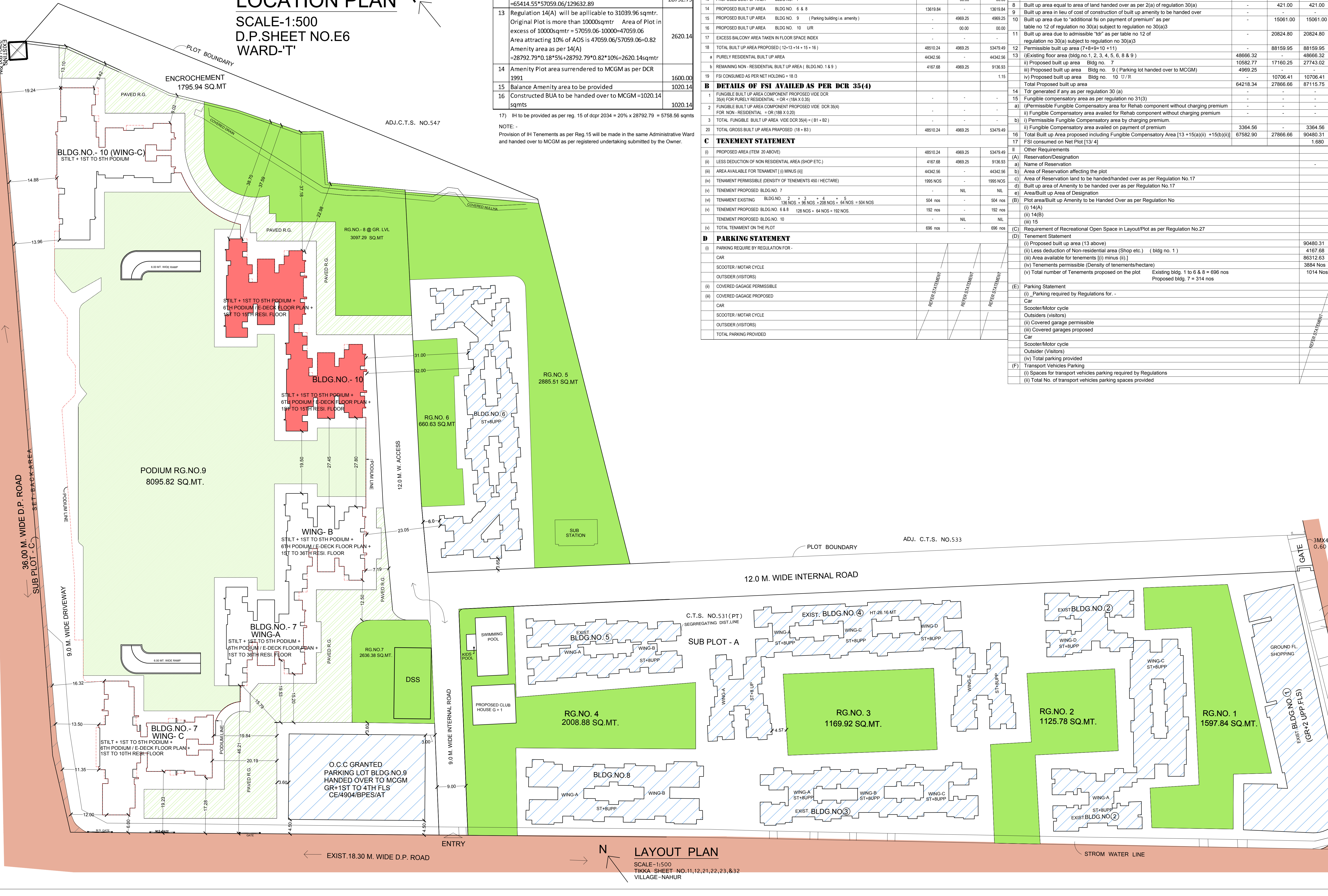
NAME OF OWNER
M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

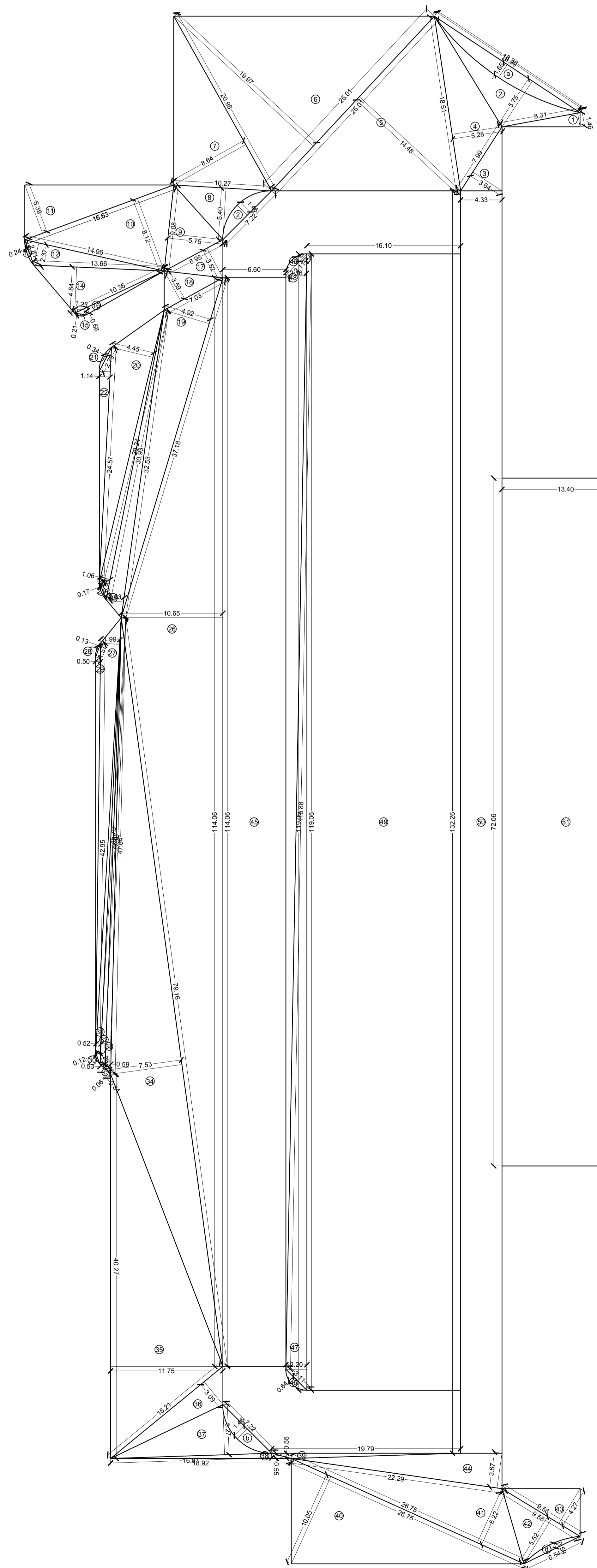
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2612 9933/44/ 55/ 66. www.aakararchitect.org

NORTH **DRAWN BY** **JOB NO** **PATH:-**
SADANAND 3051

2 Eastern MP/26 No.301 Lokesh Nihar Mahal(2) Snc. Dongri
32 Snc. Dongri(1) S.E.C. PROPOSAL T.T. - Building No.1
33 Western MP/26 No.301 Lokesh Nihar Mahal(2) Snc. Dongri



LAYOUT PLAN
SCALE-1:500
TIKKA SHEET NO.11,12,21,22,23, & 32
VILLAGE - NAHUR



RG AREA CALCULATION

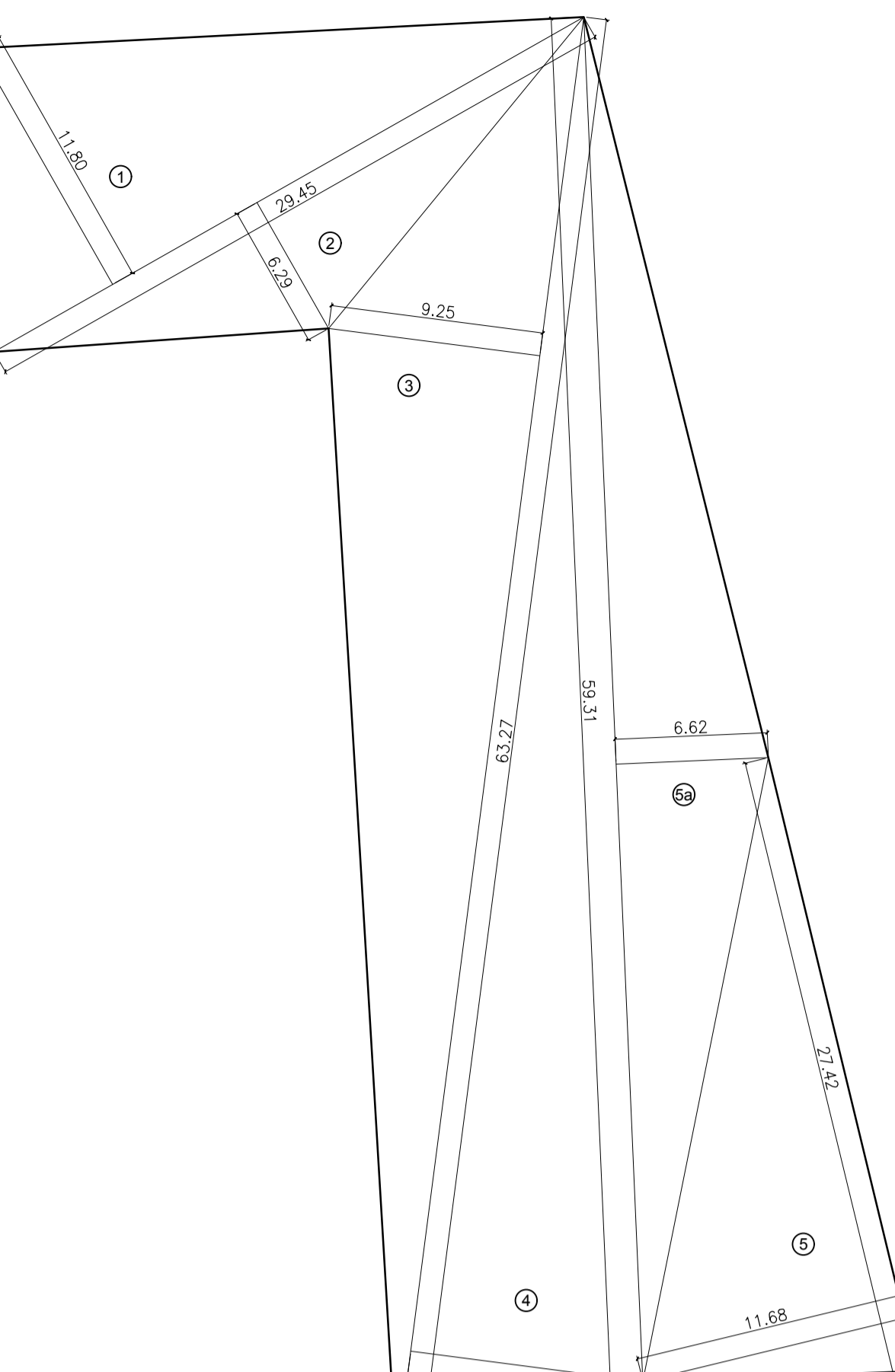
R.G. - 9

1	1/2 X 8.31 X 1.46 X 1 NO	=	6.07 SQ.MT
2	1/2 X 18.30 X 5.75 X 1 NO	=	52.61 SQ.MT
3	1/2 X 7.99 X 3.64 X 1 NO	=	14.54 SQ.MT
4	1/2 X 18.51 X 5.28 X 1 NO	=	48.87 SQ.MT
5	1/2 X 25.01 X 14.48 X 1 NO	=	181.07 SQ.MT
6	1/2 X 25.01 X 19.97 X 1 NO	=	249.72 SQ.MT
7	1/2 X 20.98 X 8.64 X 1 NO	=	90.63 SQ.MT
8	1/2 X 10.27 X 5.40 X 1 NO	=	27.73 SQ.MT
9	1/2 X 9.08 X 6.75 X 1 NO	=	26.11 SQ.MT
10	1/2 X 16.63 X 8.12 X 1 NO	=	67.52 SQ.MT
11	1/2 X 16.63 X 5.36 X 1 NO	=	44.62 SQ.MT
12	1/2 X 14.96 X 2.37 X 1 NO	=	17.73 SQ.MT
13	2/3 X 2.81 X 0.24 X 1 NO	=	0.45 SQ.MT
14	1/2 X 13.66 X 4.84 X 1 NO	=	33.06 SQ.MT
15	2/3 X 1.23 X 0.21 X 1 NO	=	0.17 SQ.MT
16	1/2 X 10.36 X 0.68 X 1 NO	=	3.52 SQ.MT
17	1/2 X 6.98 X 3.52 X 1 NO	=	12.28 SQ.MT
18	1/2 X 7.03 X 3.59 X 1 NO	=	12.62 SQ.MT
19	1/2 X 37.18 X 4.92 X 1 NO	=	91.46 SQ.MT
20	1/2 X 29.24 X 4.45 X 1 NO	=	65.06 SQ.MT
21	2/3 X 2.79 X 0.34 X 1 NO	=	0.63 SQ.MT
22	1/2 X 24.57 X 1.14 X 1 NO	=	14.00 SQ.MT
23	2/3 X 2.01 X 0.17 X 1 NO	=	0.23 SQ.MT
24	1/2 X 30.93 X 1.06 X 1 NO	=	16.38 SQ.MT
25	1/2 X 32.53 X 1.83 X 1 NO	=	29.78 SQ.MT
26	1/2 X 114.06 X 10.65 X 1 NO	=	607.37 SQ.MT
27	1/2 X 45.70 X 1.99 X 1 NO	=	45.47 SQ.MT
28	2/3 X 1.57 X 0.13 X 1 NO	=	0.14 SQ.MT
29	1/2 X 42.86 X 0.50 X 1 NO	=	10.74 SQ.MT
30	2/3 X 1.26 X 0.12 X 1 NO	=	0.10 SQ.MT
31	1/2 X 46.84 X 0.52 X 1 NO	=	12.18 SQ.MT
32	1/2 X 47.24 X 0.53 X 1 NO	=	12.52 SQ.MT
33	1/2 X 47.84 X 0.59 X 1 NO	=	14.11 SQ.MT
34	1/2 X 79.16 X 7.53 X 1 NO	=	298.04 SQ.MT
35	1/2 X 40.27 X 11.75 X 1 NO	=	236.59 SQ.MT
36	1/2 X 15.21 X 3.09 X 1 NO	=	23.50 SQ.MT
37	1/2 X 16.87 X 5.27 X 1 NO	=	44.45 SQ.MT
38	1/2 X 18.92 X 0.55 X 1 NO	=	5.20 SQ.MT
39	1/2 X 19.79 X 0.55 X 1 NO	=	5.44 SQ.MT
40	1/2 X 28.75 X 10.05 X 1 NO	=	134.42 SQ.MT
41	1/2 X 28.75 X 6.22 X 1 NO	=	83.19 SQ.MT
42	1/2 X 9.58 X 5.52 X 1 NO	=	26.44 SQ.MT
43	1/2 X 9.58 X 4.27 X 1 NO	=	20.45 SQ.MT
44	1/2 X 22.29 X 3.67 X 1 NO	=	40.90 SQ.MT
45	6.00 X 114.06 X 1 NO	=	752.80 SQ.MT
46	2/3 X 3.11 X 0.64 X 2 NOS	=	2.65 SQ.MT
47	1/2 X 119.06 X 2.20 X 1 NO	=	130.97 SQ.MT
48	1/2 X 116.88 X 2.16 X 1 NO	=	126.23 SQ.MT
49	16.10 X 119.06 X 1 NO	=	1916.87 SQ.MT
50	4.33 X 132.26 X 1 NO	=	572.69 SQ.MT
51	13.40 X 72.06 X 1 NO	=	965.60 SQ.MT
52	6.37 X 80.01 X 1 NO	=	426.66 SQ.MT
53	13.40 X 13.50 X 1 NO	=	180.90 SQ.MT
54	15.20 X 21.45 X 1 NO	=	328.04 SQ.MT
TOTAL ADDITION = 8132.70 SQ.MT X			

DEDUCTIONS

a	2/3 X 18.30 X 1.65 X 1 NO	=	20.13 SQ.MT
b	2/3 X 7.22 X 1.47 X 2 NOS	=	14.15 SQ.MT
c	2/3 X 0.84 X 0.06 X 1 NO	=	0.03 SQ.MT
d	2/3 X 6.54 X 0.59 X 1 NO	=	2.57 SQ.MT
TOTAL DEDUCTION = 36.88 SQ.MT X			

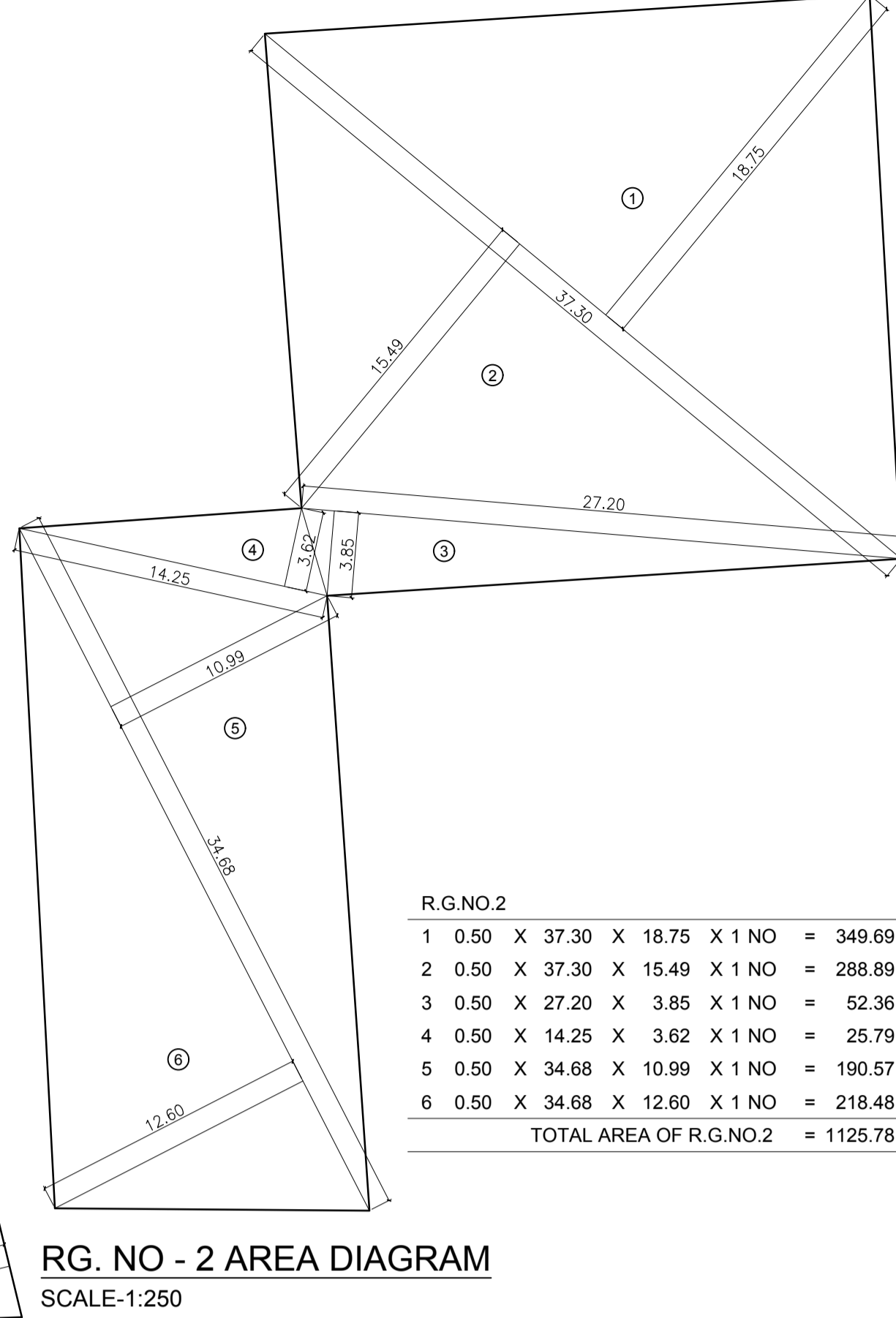
TOTAL BUILT UP AREA (X - Y) = 8095.82 SQ.MT X



RG. NO - 1 AREA DIAGRAM
SCALE-1:250

R.G.NO.1

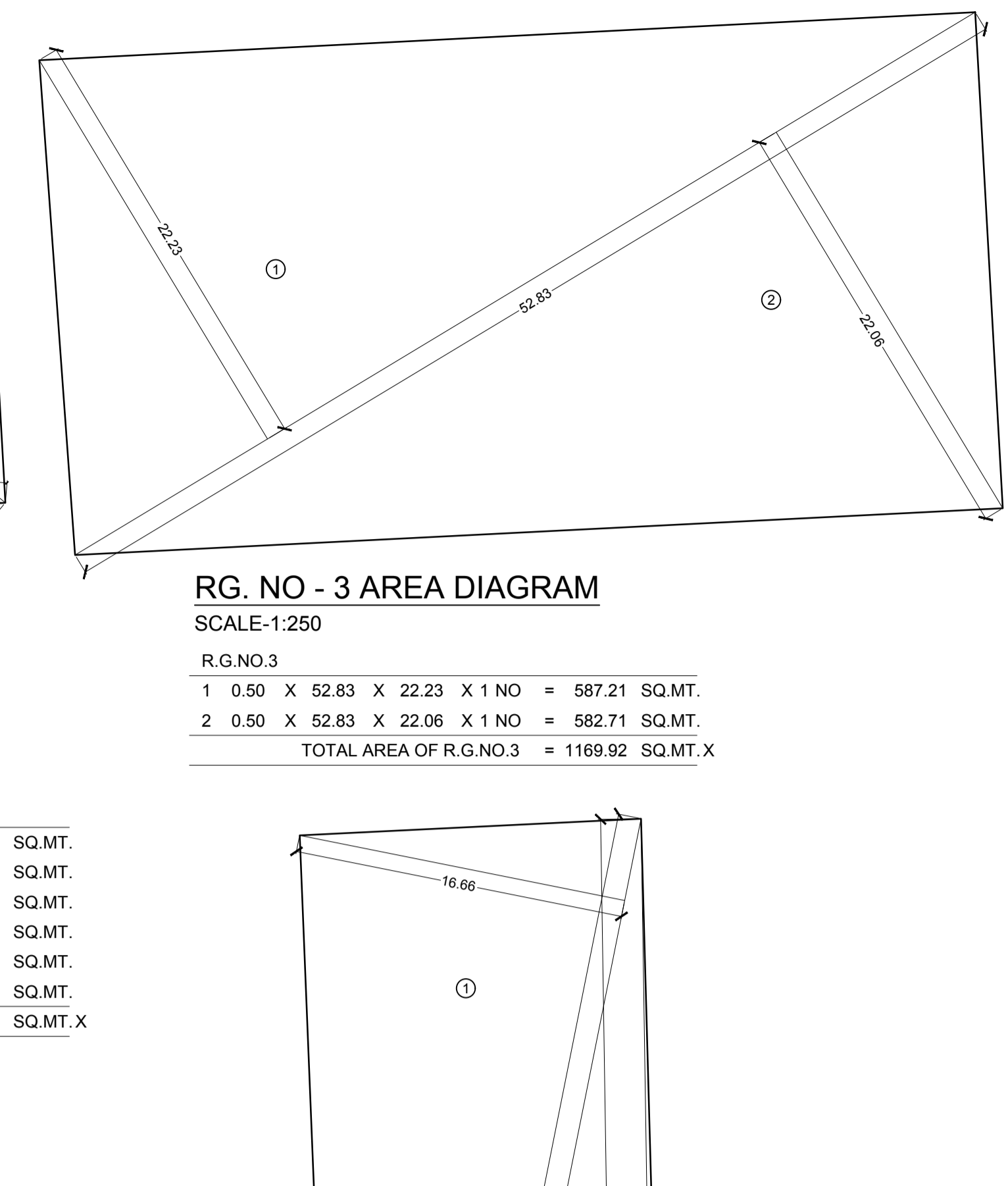
1	0.50 X 29.45 X 11.80 X 1 NO	=	173.76 SQ.MT.
2	0.50 X 29.45 X 6.29 X 1 NO	=	92.62 SQ.MT.
3	0.50 X 63.27 X 9.25 X 1 NO	=	292.62 SQ.MT.
4	0.50 X 63.27 X 10.16 X 1 NO	=	321.41 SQ.MT.
5	0.50 X 27.42 X 11.68 X 1 NO	=	180.10 SQ.MT.
5a	0.50 X 59.31 X 6.62 X 1 NO	=	198.32 SQ.MT.
6	0.50 X 17.16 X 10.73 X 1 NO	=	92.06 SQ.MT.
7	0.50 X 25.43 X 13.65 X 1 NO	=	173.56 SQ.MT.
8	0.50 X 19.95 X 9.56 X 1 NO	=	95.36 SQ.MT.
TOTAL AREA OF R.G.NO.1 = 1597.84 SQ.MT X			



RG. NO - 2 AREA DIAGRAM
SCALE-1:250

R.G.NO.2

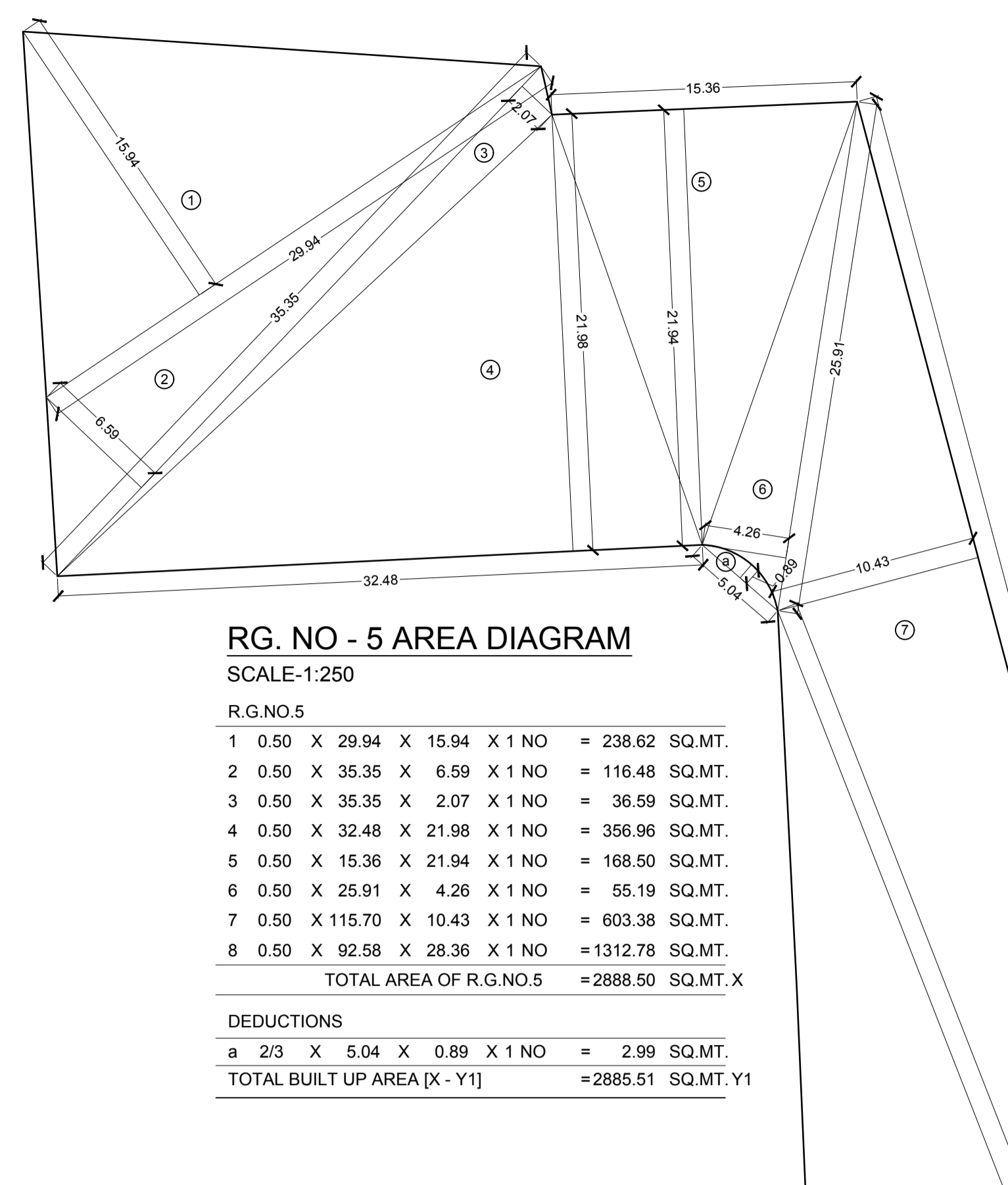
1	0.50 X 37.30 X 18.75 X 1 NO	=	349.69 SQ.MT.
2	0.50 X 37.30 X 15.49 X 1 NO	=	288.89 SQ.MT.
3	0.50 X 27.20 X 3.85 X 1 NO	=	52.36 SQ.MT.
4	0.50 X 14.25 X 3.62 X 1 NO	=	26.79 SQ.MT.
5	0.50 X 34.68 X 10.99 X 1 NO	=	190.57 SQ.MT.
6	0.50 X 34.68 X 12.60 X 1 NO	=	218.48 SQ.MT.
TOTAL AREA OF R.G.NO.2 = 1125.78 SQ.MT. X			



RG. NO - 3 AREA DIAGRAM
SCALE-1:250

R.G.NO.3

1	0.50 X 52.83 X 22.23 X 1 NO	=	587.21 SQ.MT.
2	0.50 X 52.83 X 22.06 X 1 NO	=	582.71 SQ.MT.
TOTAL AREA OF R.G.NO.3 = 1169.92 SQ.MT. X			

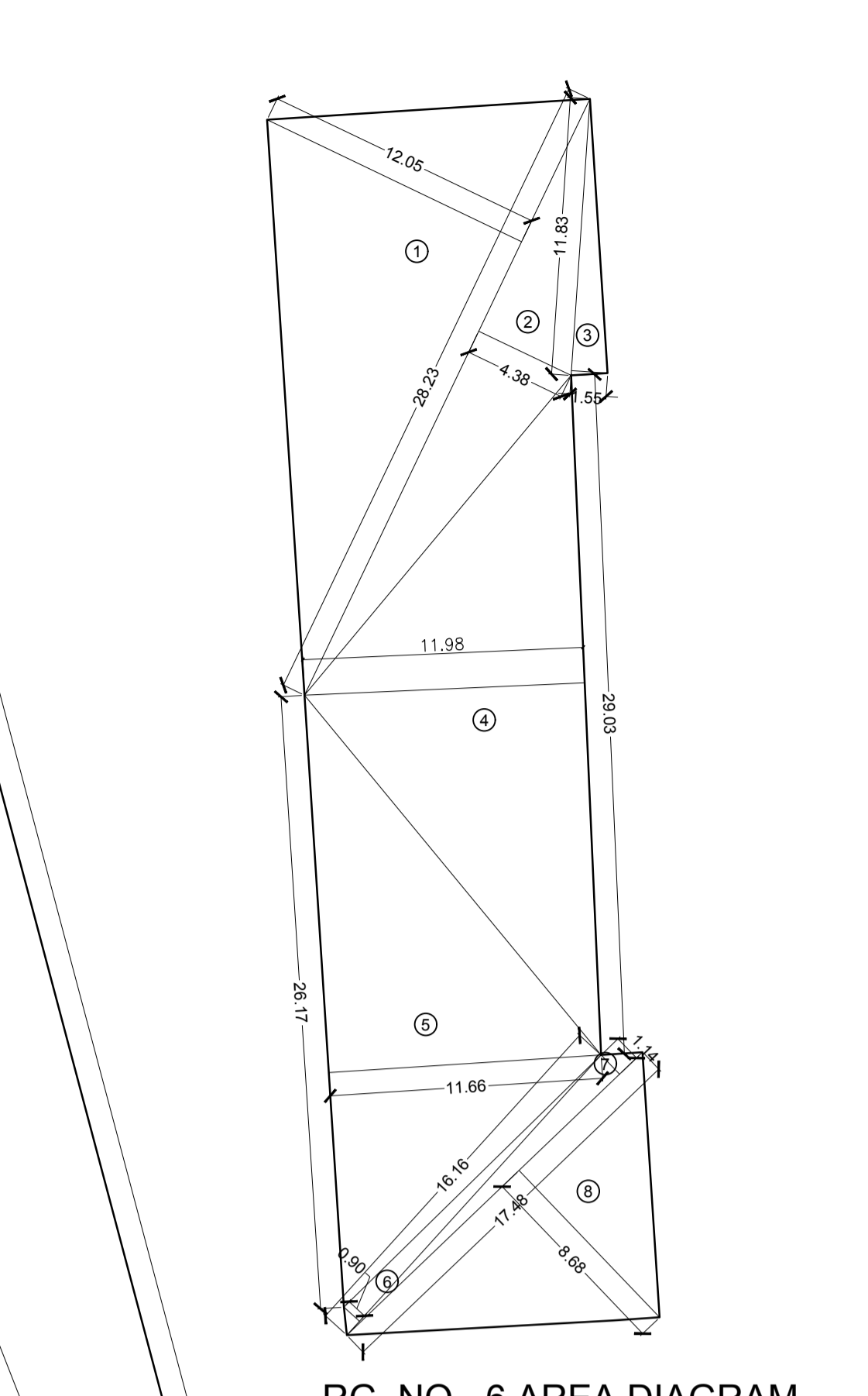


RG. NO - 4 AREA DIAGRAM
SCALE-1:250

R.G.NO.4

1	0.50 X 72.94 X 16.66 X 1 NO	=	607.59 SQ.MT.
2	0.50 X 72.94 X 9.36 X 1 NO	=	341.36 SQ.MT.
3	0.50 X 31.13 X 13.62 X 1 NO	=	212.00 SQ.MT.
4	0.50 X 44.25 X 0.34 X 1 NO	=	7.52 SQ.MT.
5	0.50 X 59.81 X 14.87 X 1 NO	=	444.69 SQ.MT.
6	0.50 X 59.81 X 18.74 X 1 NO	=	560.42 SQ.MT.
TOTAL AREA OF R.G.NO.4 = 2173.58 SQ.MT. X			

DEDUCTION CLUBS HOUSE AREA
13.50 X 12.20 X 1 NO = 164.70 SQ.MT. Y
TOTAL AREA OF R.G.NO.4 (X - Y) = 2008.88 SQ.MT. X

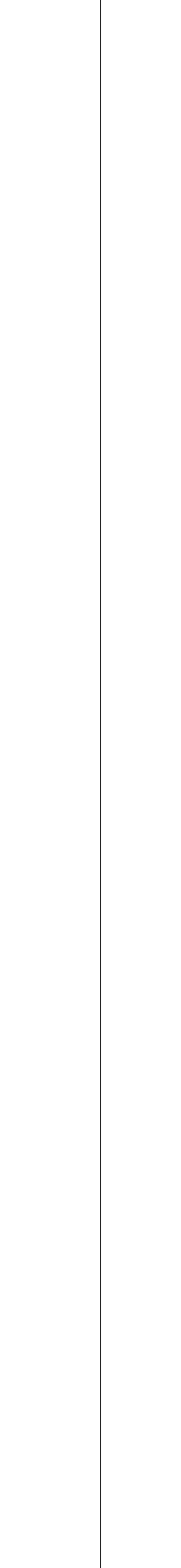


RG. NO - 5 AREA DIAGRAM
SCALE-1:250

R.G.NO.5

1	0.50 X 29.84 X 15.94 X 1 NO	=	238.62 SQ.MT.
2	0.50 X 35.35 X 6.59 X 1 NO	=	116.48 SQ.MT.
3	0.50 X 35.35 X 2.07 X 1 NO	=	36.59 SQ.MT.
4	0.50 X 32.48 X 21.96 X 1 NO	=	356.96 SQ.MT.
5	0.50 X 15.36 X 21.94 X 1 NO	=	168.50 SQ.MT.
6	0.50 X 25.91 X 4.26 X 1 NO	=	85.19 SQ.MT.
7	0.50 X 115.70 X 10.43 X 1 NO	=	603.38 SQ.MT.
8	0.50 X 92.58 X 28.36 X 1 NO	=	1312.78 SQ.MT. X
TOTAL AREA OF R.G.NO.5 = 2888.50 SQ.MT. X			

DEDUCTIONS
a 2/3 X 5.04 X 0.89 X 1 NO = 2.99 SQ.MT.
TOTAL BUILT UP AREA (X - Y) = 2885.51 SQ.MT. Y



RG. NO - 6 AREA DIAGRAM
SCALE-1:250

R.G.NO.6

1	0.50 X 28.23 X 12.05 X 1 NO	=	170.09 SQ.MT.
2	0.50 X 28.23 X 4.38 X 1 NO	=	61.82 SQ.MT.
3	0.50 X 11.83 X 1.55 X 1 NO	=	9.17 SQ.MT.
4	0.50 X 28.03 X 11.98 X 1 NO	=	173.99 SQ.MT.
5	0.50 X 26.17 X 11.66 X 1 NO	=	152.57 SQ.MT.
6	0.50 X 16.16 X 0.90 X 1 NO	=	7.27 SQ.MT.
7	0.50 X 17.48 X 1.14 X 1 NO	=	9.96 SQ.MT.
8	0.50 X 17.48 X 8.68 X 1 NO	=	75.86 SQ.MT.
TOTAL AREA OF R.G.NO.6 = 660.63 SQ.MT.			



RG. NO - 7 AREA DIAGRAM
SCALE-1:250

RG AREA CALCULATION

R.G. - 7

1	1/2 X 6.46 X 1.47 X 1 NO	=	4.75 SQ.MT
2	1/2 X 6.46 X 2.09 X 1 NO	=	6.75 SQ.MT
3	1/2 X 32.18 X 1.21 X 1 NO	=	19.47 SQ.MT
4	1/2 X 28.02 X 1.32 X 1 NO	=	17.17 SQ.MT
5	1/2 X 9.77 X 1.49 X 1 NO	=	7.28 SQ.MT
6	1/2 X 16.51 X 3.56 X 1 NO	=	29.38 SQ.MT
7	1/2 X 11.19 X 3.00 X 1 NO	=	16.79 SQ.MT
8	1/2 X 9.66 X 6.19 X 1 NO	=	29.90 SQ.MT
9	1/2 X 18.77 X 9.49 X 1 NO	=	89.06 SQ.MT
10	1/2 X 19.45 X 8.20 X 1 NO	=	79.75 SQ.MT
11	1/2 X 19.04 X 4.54 X 1 NO	=	43.32 SQ.MT
12	1/2 X 10.09 X 1.48 X 1 NO	=	7.47 SQ.MT
13	1/2 X 11.00 X 8.33 X 1 NO	=	45.82 SQ.MT
14	1/2 X 25.94 X 9.52 X 1 NO	=	123.47 SQ.MT
15	1/2 X 9.77 X 1.48 X 1 NO	=	7.23 SQ.MT
16	1/2 X 23.50 X 5.28 X 1 NO	=	63.10 SQ.MT
17	1/2 X 23.51 X 12.20 X 1 NO	=	143.41 SQ.MT
18	1/2 X 18.05 X 12.20 X 1 NO	=	110.11 SQ.MT
19	1/2 X 13.47 X 3.73 X 1 NO	=	25.12 SQ.MT
20	1/2 X 12.36 X 4.00 X 1 NO	=	24.72 SQ.MT
21	1/2 X 13.48 X 1.28 X 1 NO	=	8.63 SQ.MT
22	2/3 X 4.80 X 0.47 X 2 NOS	=	3.01 SQ.MT
23	1/2 X 16.41 X 3.42 X 1 NO	=	28.06 SQ.MT
24	1/2 X 26.54 X 12.53 X 1 NO	=	166.27 SQ.MT
25	0.25 X 29.98 X 16.40 X 1 NO	=	122.62 SQ.MT
26	0.25 X 41.53 X 9.11 X 1 NO	=	94.58 SQ.MT
27	0.25 X 28.73 X 8.57 X 1 NO	=	57.27 SQ.MT
28	1/2 X 18.85 X 1.78 X 1 NO	=	16.78 SQ.MT
29	1/2 X 38.01 X 15.00 X 1 NO	=	285.08 SQ.MT
30	2/3 X 8.51 X 1.76 X 1 NO	=	9.99 SQ.MT
31	1/2 X 38.01 X 8.27 X 1 NO	=	157.17 SQ.MT
32	1/2 X 36.95 X 18.11 X 1 NO	=	334.58 SQ.MT
TOTAL ADDITION = 2178.32 SQ.MT X			

DEDUCTION
31 2/3 X 8.51 X 1.76 X 1 NO = 9.99 SQ.MT. - Y
TOTAL ADDITION (X - Y) = 2168.33 SQ.MT



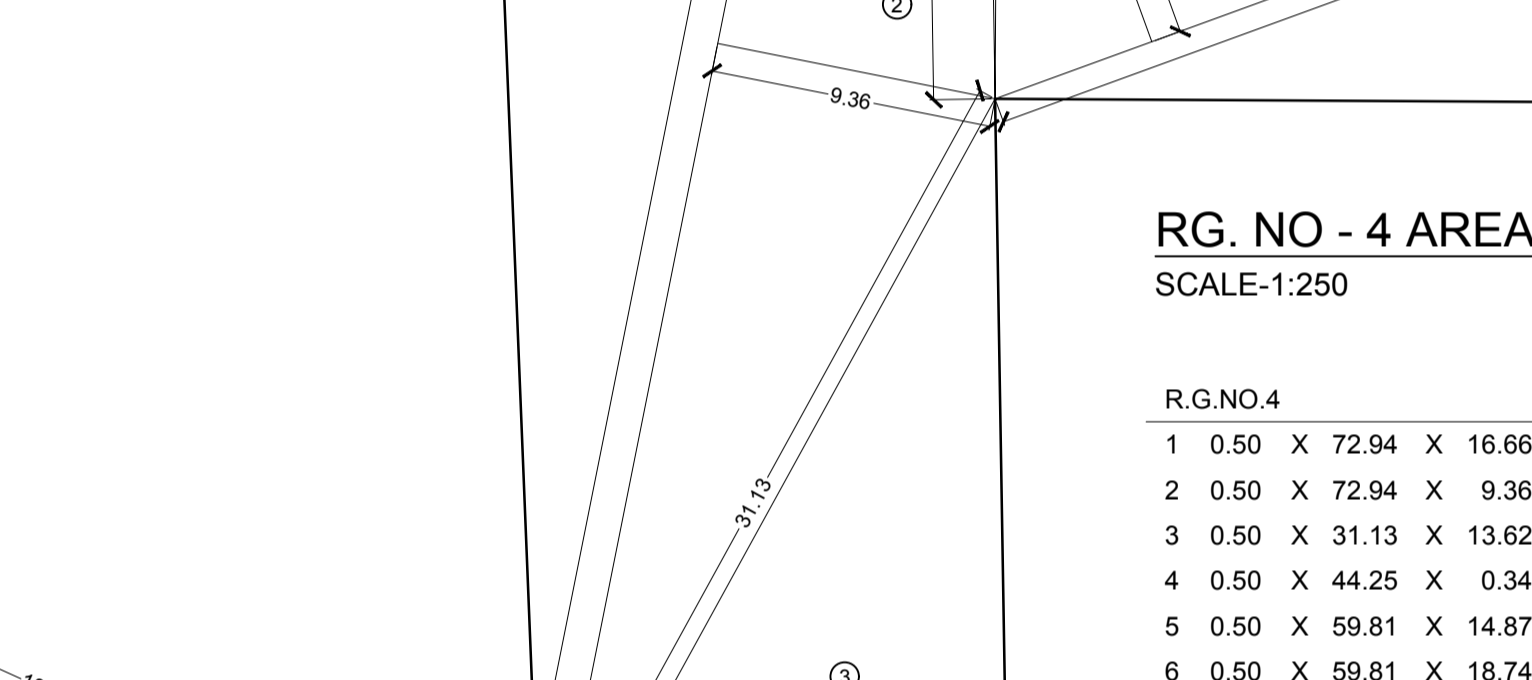
RG. NO - 8 AREA DIAGRAM
SCALE-1:250

R.G AREA CALCULATION

R.G. - 8

1	0.50 X 10.34 X 2.37 X 1 NO	=	12.25 SQ.MT
2	0.50 X 14.37 X 10.04 X 1 NO	=	72.14 SQ.MT
3	1/2 X 18.40 X 4.21 X 1 NO	=	38.73 SQ.MT
4	1/2 X 20.86 X 3.48 X 1 NO	=	36.30 SQ.MT
5	1/2 X 27.26 X 10.01 X 1 NO	=	138.44 SQ.MT
6	1/2 X 27.26 X 3.80 X 1 NO	=	51.79 SQ.MT
7	1/2 X 10.97 X 4.90 X 1 NO	=	26.88 SQ.MT
8	1/2 X 14.82 X 6.00 X 1 NO	=	44.76 SQ.MT
9	1/2 X 12.84 X 5.42 X 1 NO	=	34.80 SQ.MT
10	1/2 X 15.43 X 5.56 X 1 NO	=	42.90 SQ.MT
11	2/3 X 15.43 X 1.37 X 1 NO	=	14.09 SQ.MT
12	1/2 X 14.29 X 6.51 X 1 NO	=	46.51 SQ.MT
13	1/2 X 15.43 X 4.88 X 1 NO	=	37.65 SQ.MT
14	2/3 X 15.43 X 1.36 X 1 NO	=	13.99 SQ.MT
15	1/2 X 13.75 X 7.41 X 1 NO	=	50.94 SQ.MT
16	1/2 X 8.79 X 3.85 X 1 NO	=	16.92 SQ.MT
17	1/2 X 7.17 X 4.59 X 1 NO	=	16.46 SQ.MT
18	1/2 X 5.81 X 1.93 X 1 NO	=	5.41 SQ.MT
19	1/2 X 8.49 X 1.47 X 1 NO	=	6.24 SQ.MT
20	1/2 X 8.49 X 1.82 X 2 NOS	=	15.45 SQ.MT
21	1/2 X 18.64 X 6.00 X 1 NO	=	55.92 SQ.MT
22	1/2 X 18.64 X 6.00 X 1 NO	=	55.92 SQ.MT
23	1/2 X 29.29 X 6.00 X 2 NOS	=	175.58 SQ.MT
24	1/2 X 30.07 X 6.00 X 1 NO	=	90.21 SQ.MT
25	1/2 X 24.81 X 5.75 X 1 NO	=	71.33 SQ.MT
26	1/2 X 35.72 X 8.51 X 1 NO	=	151.99 SQ.MT
27	1/2 X 24.96 X 5.77 X 1 NO	=	72.01 SQ.MT
28	2/3 X 13.75 X 1.50 X 1 NO	=	13.75 SQ.MT
29	2/3 X 13.75 X 1.51 X 1 NO	=	13.84 SQ.MT
30	1/2 X 35.72 X 6.75 X 1 NO	=	120.56 SQ.MT
31	1/2 X 28.89 X 16.34 X 1 NO	=	236.03 SQ.MT
32	1/2 X 26.29 X 5.36 X 1 NO	=	70.46 SQ.MT
33	1/2 X 28.29 X 11.49 X 1 NO	=	151.04 SQ.MT
34	1/2 X 22.28 X 4.48 X 1 NO	=	49.91 SQ.MT
35	1/2 X 18.82 X 2.55 X 1 NO	=	24.00 SQ.MT
36	1/2 X 22.28 X 10.46 X 1 NO	=	116.52 SQ.MT
37	1/2 X 24.20 X 11.90 X 1 NO	=	144.35 SQ.MT
38	1/2 X 39.34 X 22.22 X 1 NO	=	437.07 SQ.MT
39	1/2 X 37.70 X 18.45 X 1 NO	=	347.78 SQ.MT
40	1/2 X 6.01 X 1.95 X 1 NO	=	5.86 SQ.MT
TOTAL ADDITION = 3124.88 SQ.MT X			

DEDUCTION
28 2/3 X 13.75 X 1.50 X 1 NO = 13.75 SQ.MT
29 2/3 X 13.75 X 1.51 X 1 NO = 13.84 SQ.MT
TOTAL ADDITION (X - Y) = 3097.29 SQ.MT



RG. NO - 9 AREA DIAGRAM
SCALE-1:250

R.G AREA CALCULATION

R.G. - 9

1	1/2 X 8.31 X 1.46 X 1 NO	=	6.07 SQ.MT
2	1/2 X 18.30 X 5.75 X 1 NO	=	52.61 SQ.MT
3	1/2 X 7.99 X 3.64 X 1 NO	=	14.54 SQ.MT
4	1/2 X 18.51 X 5.28 X 1 NO	=	48.87 SQ.MT
5	1/2 X 25.01 X 14.48 X 1 NO	=	181.07 SQ.MT
6	1/2 X 25.01 X 19.97 X 1 NO	=	249.72 SQ.MT
7	1/2 X 20.98 X 8.64 X 1 NO	=	90.63 SQ.MT
8	1/2 X 10.27 X 5.40 X 1 NO	=	27.73 SQ.MT
9	1/2 X 9.08 X 6.75 X 1 NO	=	26.11 SQ.MT
10	1/2 X 16.63 X 8.12 X 1 NO	=	67.52 SQ.MT
11	1/2 X 16.63 X 5.36 X 1 NO	=	44.62 SQ.MT
12	1/2 X 14.96 X 2.37 X 1 NO	=	17.73 SQ.MT
13	2/3 X 2.81 X 0.24 X 1 NO	=	0.45 SQ.MT
14	1/2 X 13.66 X 4.84 X 1 NO	=	33.06 SQ.MT

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337(NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.)-II

S.E.(B.P.) T/W

A.E.(E.S.) S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'


CONTENTS OF SHEET
PLOT AREA DIAGRAM & PLOT AREA CALCULATION
ROAD SETBACK AREA CALCULATION, ENCROACHMENT AREA CALCULATION

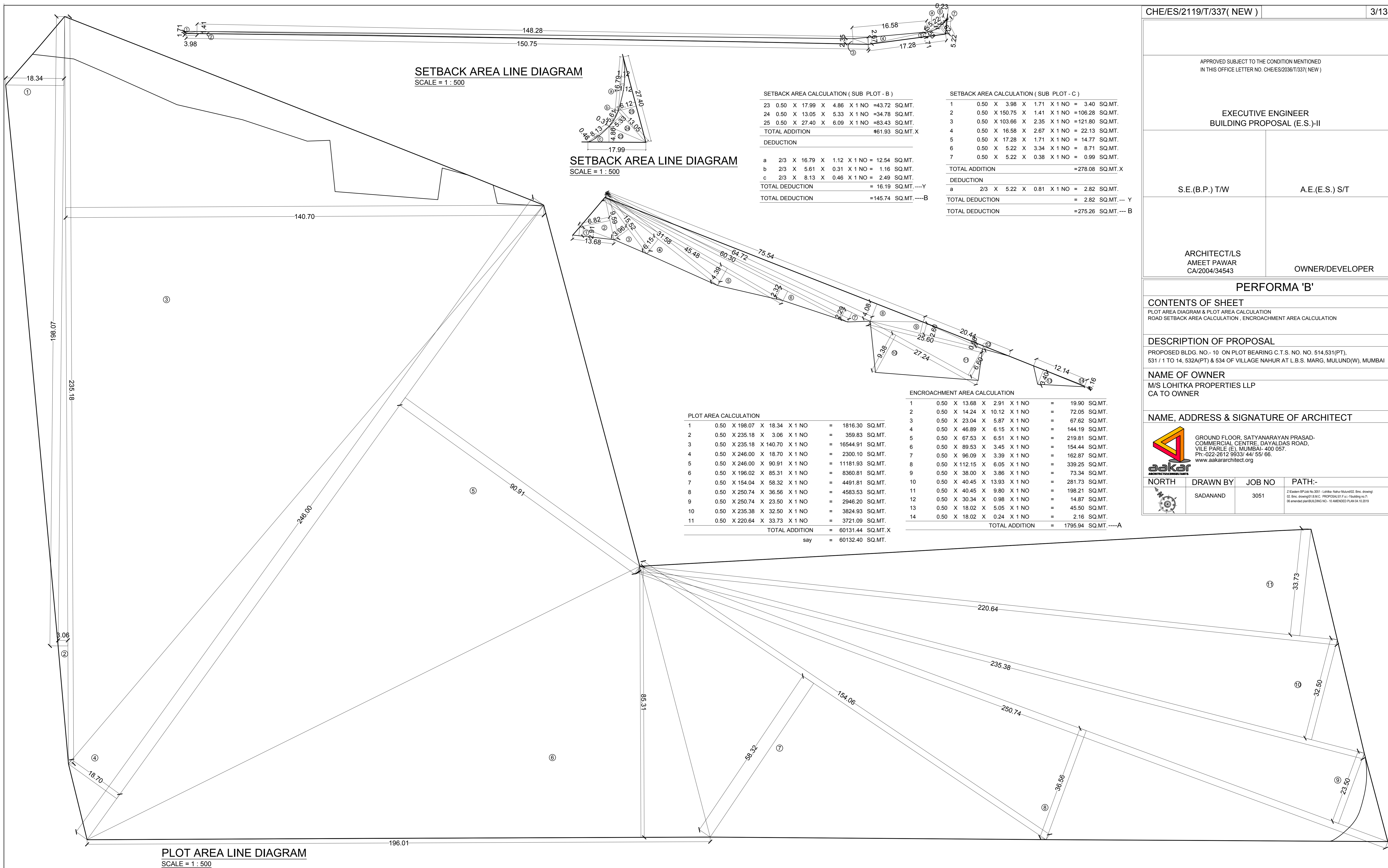
DESCRIPTION OF PROPOSAL
PROPOSED BLDG. NO.- 10 ON PLOT BEARING C.T.S. NO. NO. 514,531(PT),
531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

NAME OF OWNER
M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

 GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	3051	2/Eastern B/Loc No:3051, Lohitka Nahur Mulund02 Bmc drawing/02 Bmc drawing/01 B.M.C. PROPOSAL/01 F.I.I./Building no.7, 06 amended plan/BUILDING NO.- 10 AMENDED PLAN 04.10.2019



SETBACK AREA LINE DIAGRAM
SCALE = 1 : 500

SETBACK AREA LINE DIAGRAM
SCALE = 1 : 500

PLOT AREA LINE DIAGRAM
SCALE = 1 : 500

SETBACK AREA CALCULATION (SUB PLOT - B)

23	0.50	X	17.99	X	4.86	X	1	NO	=	43.72	SQ.MT.	
24	0.50	X	13.05	X	5.33	X	1	NO	=	34.78	SQ.MT.	
25	0.50	X	27.40	X	6.09	X	1	NO	=	83.43	SQ.MT.	
TOTAL ADDITION										=	61.93	SQ.MT. X
DEDUCTION												

SETBACK AREA CALCULATION (SUB PLOT - C)

1	0.50	X	3.98	X	1.71	X	1	NO	=	3.40	SQ.MT.	
2	0.50	X	150.75	X	1.41	X	1	NO	=	106.28	SQ.MT.	
3	0.50	X	103.66	X	2.35	X	1	NO	=	121.80	SQ.MT.	
4	0.50	X	16.58	X	2.67	X	1	NO	=	22.13	SQ.MT.	
5	0.50	X	17.28	X	1.71	X	1	NO	=	14.77	SQ.MT.	
6	0.50	X	5.22	X	3.34	X	1	NO	=	8.71	SQ.MT.	
7	0.50	X	5.22	X	0.38	X	1	NO	=	0.99	SQ.MT.	
TOTAL ADDITION										=	278.08	SQ.MT. X
DEDUCTION												
a	2/3	X	5.22	X	0.81	X	1	NO	=	2.82	SQ.MT.	
TOTAL DEDUCTION										=	2.82	SQ.MT. --- Y
TOTAL DEDUCTION										=	275.26	SQ.MT. --- B

PLOT AREA CALCULATION

1	0.50	X	198.07	X	18.34	X	1	NO	=	1816.30	SQ.MT.	
2	0.50	X	235.18	X	3.06	X	1	NO	=	359.83	SQ.MT.	
3	0.50	X	235.18	X	140.70	X	1	NO	=	16544.91	SQ.MT.	
4	0.50	X	246.00	X	18.70	X	1	NO	=	2300.10	SQ.MT.	
5	0.50	X	246.00	X	90.91	X	1	NO	=	11181.93	SQ.MT.	
6	0.50	X	196.02	X	85.31	X	1	NO	=	8360.81	SQ.MT.	
7	0.50	X	154.04	X	58.32	X	1	NO	=	4491.81	SQ.MT.	
8	0.50	X	250.74	X	36.56	X	1	NO	=	4583.53	SQ.MT.	
9	0.50	X	250.74	X	23.50	X	1	NO	=	2946.20	SQ.MT.	
10	0.50	X	235.38	X	32.50	X	1	NO	=	3824.93	SQ.MT.	
11	0.50	X	220.64	X	33.73	X	1	NO	=	3721.09	SQ.MT.	
TOTAL ADDITION										=	60131.44	SQ.MT. X
say										=	60132.40	SQ.MT.

ENCROACHMENT AREA CALCULATION

1	0.50	X	13.68	X	2.91	X	1	NO	=	19.90	SQ.MT.	
2	0.50	X	14.24	X	10.12	X	1	NO	=	72.05	SQ.MT.	
3	0.50	X	23.04	X	5.87	X	1	NO	=	67.62	SQ.MT.	
4	0.50	X	46.89	X	6.15	X	1	NO	=	144.19	SQ.MT.	
5	0.50	X	67.53	X	6.51	X	1	NO	=	219.81	SQ.MT.	
6	0.50	X	89.53	X	3.45	X	1	NO	=	154.44	SQ.MT.	
7	0.50	X	96.09	X	3.39	X	1	NO	=	162.87	SQ.MT.	
8	0.50	X	112.15	X	6.05	X	1	NO	=	339.25	SQ.MT.	
9	0.50	X	38.00	X	3.86	X	1	NO	=	73.34	SQ.MT.	
10	0.50	X	40.45	X	13.93	X	1	NO	=	281.73	SQ.MT.	
11	0.50	X	40.45	X	9.80	X	1	NO	=	198.21	SQ.MT.	
12	0.50	X	30.34	X	0.98	X	1	NO	=	14.87	SQ.MT.	
13	0.50	X	18.02	X	5.05	X	1	NO	=	45.50	SQ.MT.	
14	0.50	X	18.02	X	0.24	X	1	NO	=	2.16	SQ.MT.	
TOTAL ADDITION										=	1795.94	SQ.MT. ---A

ITEM FOR BLDG. NO. 7 (WING- A, B & C),

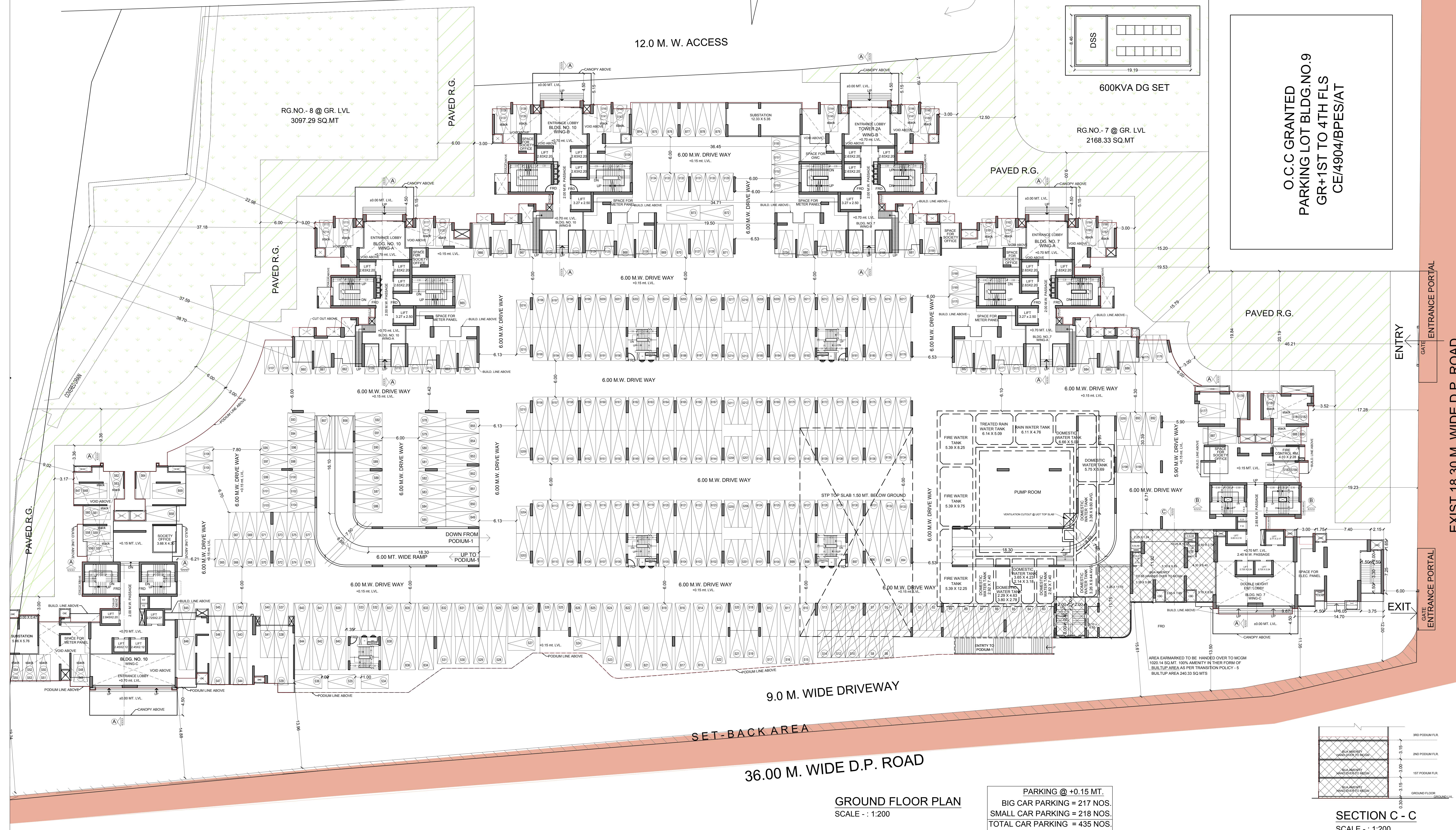
PARK. REQ. AS PER RULE	NO OF FLATS	PERM. PARK.
5A		
SO MT. 1 PARK. FOR 4 FLATS	---	---
52 MT. 1 PARK. FOR 2 FLATS	---	---
SO MT. 1 PARK. FOR 1 FLATS	132 NOS X 1	132 NOS
SO MT. 2 PARK. FOR 1 FLATS	182 NOS X 2	364 NOS
	314 NOS FLATS	496 NOS
PARKING TO BE HANDED OVER TO MCGM		24.80 NOS
		25.00 NOS
REQUIRED		545.80 NOS
	SAY -	546.00 NOS
PROPOSED CAR PARKING	+ 2316 NOS	2357 NOS
SCOOTER PARKING = 164 NOS / 4 = 41 NOS		

PARKING STATEMENT FOR BLDG. NO. 10 (WING- A, B),

CARPET AREA	PARK. REQ. AS PER RULE	WING A	WING B	NO OF FLATS	PERM. PARK.
BELOW 45.00 SQ.MT	1 PARK. FOR 4 FLATS	---	---	---	---
45.00 TO 90.00 SQ.MT	1 PARK. FOR 2 FLATS	---	---	---	---
90.00 TO 135.00 SQ.MT	1 PARK. FOR 1 FLATS	27	42	69	69 NOS
ABOVE 135.00 SQ.MT	2 PARK. FOR 1 FLATS	30	15	45	90 NOS
TOTAL		57	57	114	159 NOS
5% FOR VISITORS PARKING					7.95 NOS
PARKING SPACE TO BE HANDED OVER TO MCGM					25.00 NOS
TOTAL PARKING REQUIRED					191.95 NOS
					SAY - 192 NOS
TOTAL PARKING PROPOSED	CAR PARKING				= 2316 NOS
	SCOOTER PARKING = 164 NOS / 4 = 41 NOS				2357 NOS

FLOOR WISE PROPOSED PARKING STATEMENT

FLOOR	SMALL CAR	TOTAL	TWO WHEELER PARKING
GROUND/STILT FLOOR (@+0.15 MT. LVL.)	213	213	417 NOS
1ST PODIUM FLOOR (@+3.30 MT. LVL.)	219	219	388 NOS
2ND PODIUM FLOOR (@+5.45 MT. LVL.)	216	216	366 NOS
3RD PODIUM FLOOR (@+7.60 MT. LVL.)	218	218	384 NOS
4TH PODIUM FLOOR (@+9.75 MT. LVL.)	219	219	380 NOS
5TH PODIUM FLOOR (@+11.90 MT. LVL.)	194	194	341 NOS
6TH PODIUM / E-DECK FLOOR (@+14.05 MT. LVL.)	12	12	82 NOS
TOTAL R PARKING PROPOSED	1289	1289	2316 NOS

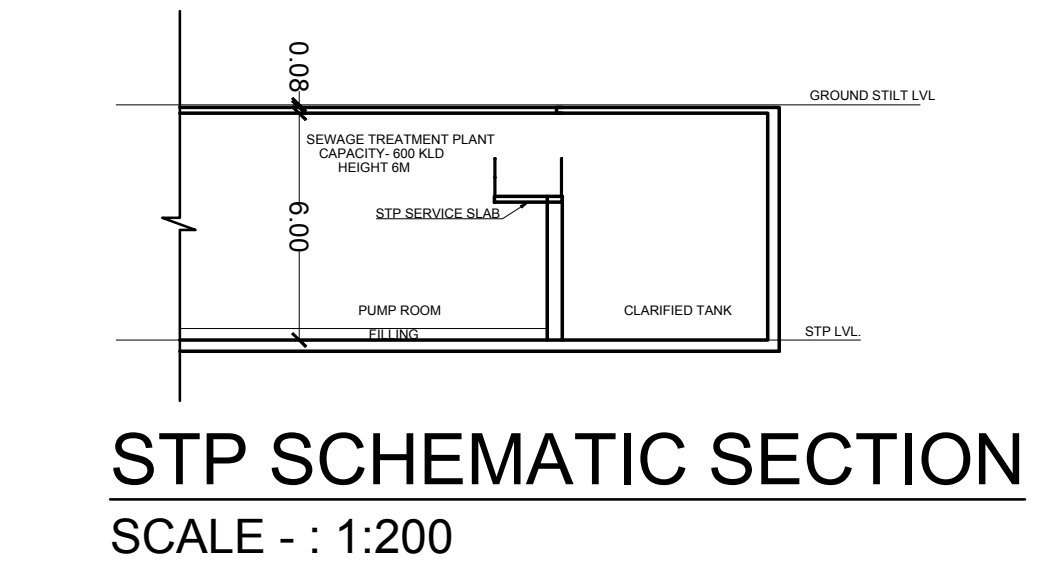


9.0 MT. WIDE INTERNAL ROAD

12.0 M. W. ACCESS

600KVA DG SET

O.C.C GRANTED
PARKING LOT BLDG.NO.9
GR+1ST TO 4TH FLS
CE/4904/BPES/AT



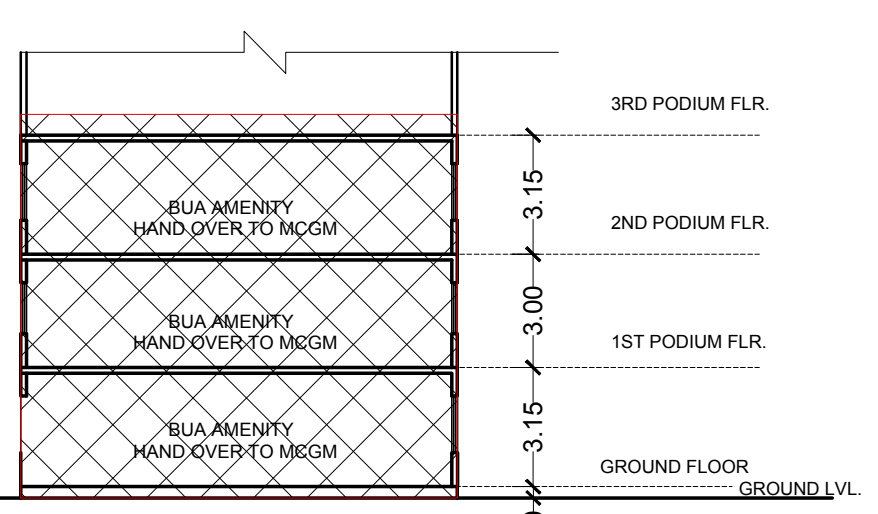
EXIST. 18.30 M. WIDE D.P. ROAD

9.0 M. WIDE DRIVEWAY

36.00 M. WIDE D.P. ROAD

GROUND FLOOR PLAN
SCALE - : 1:200

PARKING @ +0.15 MT.
BIG CAR PARKING = 217 NOS.
SMALL CAR PARKING = 218 NOS.
TOTAL CAR PARKING = 435 NOS.



APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337(NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.-II)

S.E.(B.P.) TW A.E.(E.S.) S/T

ARCHITECT/S
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN
BUILT UP AREA SUMMARY
STP SCHEMATIC SECTION
SECTION C - C

DESCRIPTION OF PROPOSAL

PROPOSED BLDG. NO- 10 ON PLOT BEARING C.T.S. NO. 514.53(PT), 531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B. MARG, MULUND(W), MUMBAI

NAME OF OWNER

M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR PLAN
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI - 400 057.
Ph: 022-2612-9933/441-551-66
www.aakararchitect.org

NORTH **DRAWN BY** **JOB NO** **PATH:-**

SADANAND 3051 22/04/2024

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337 (NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.)-II

S.E.(B.P.) TW A.E.(E.S.) S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543 OWNER/DEVELOPER


PERFORMA 'B'

CONTENTS OF SHEET
1ST PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL
PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514.531(PT).
531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

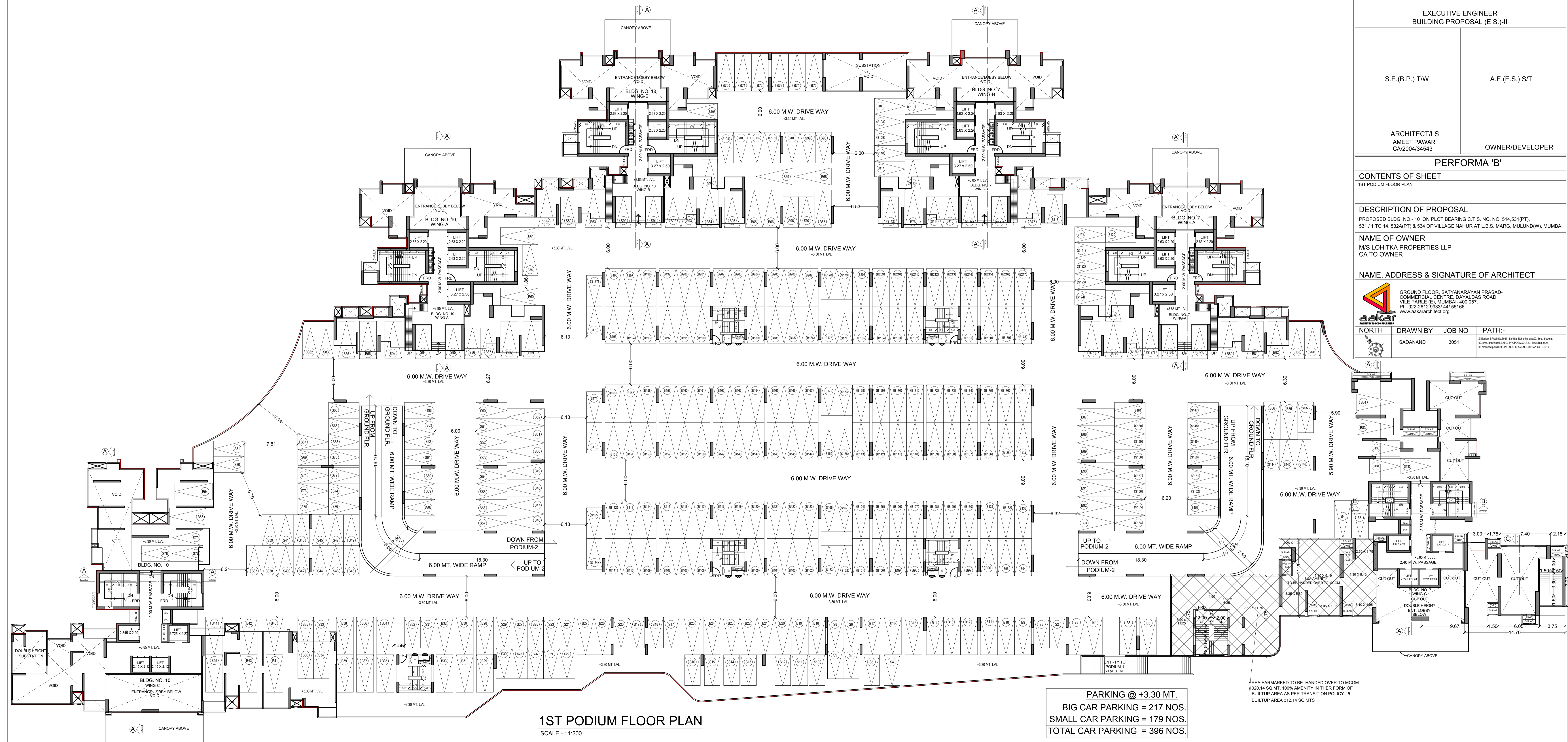
NAME OF OWNER
M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT



GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph.-022-2612 9933/44/ 55/ 66.
www.askararchitect.org

NORTH DRAWN BY **SADANAND** JOB NO **3051** PATH:-
Z:Ekam BPSA No.351 -Lohitka Nahur Main Rd. Bnc. drawing
G: Bnc. drawing B.M.C. PROPOSAL PT. 1, Building no. 10
R: www.lohitka.com/2013-11-10/05/13/10



APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337 (NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.-II)

S.E.(B.P.) /TW

A.E.(E.S.) /S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
2ND PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL

PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514.531(PT),
531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

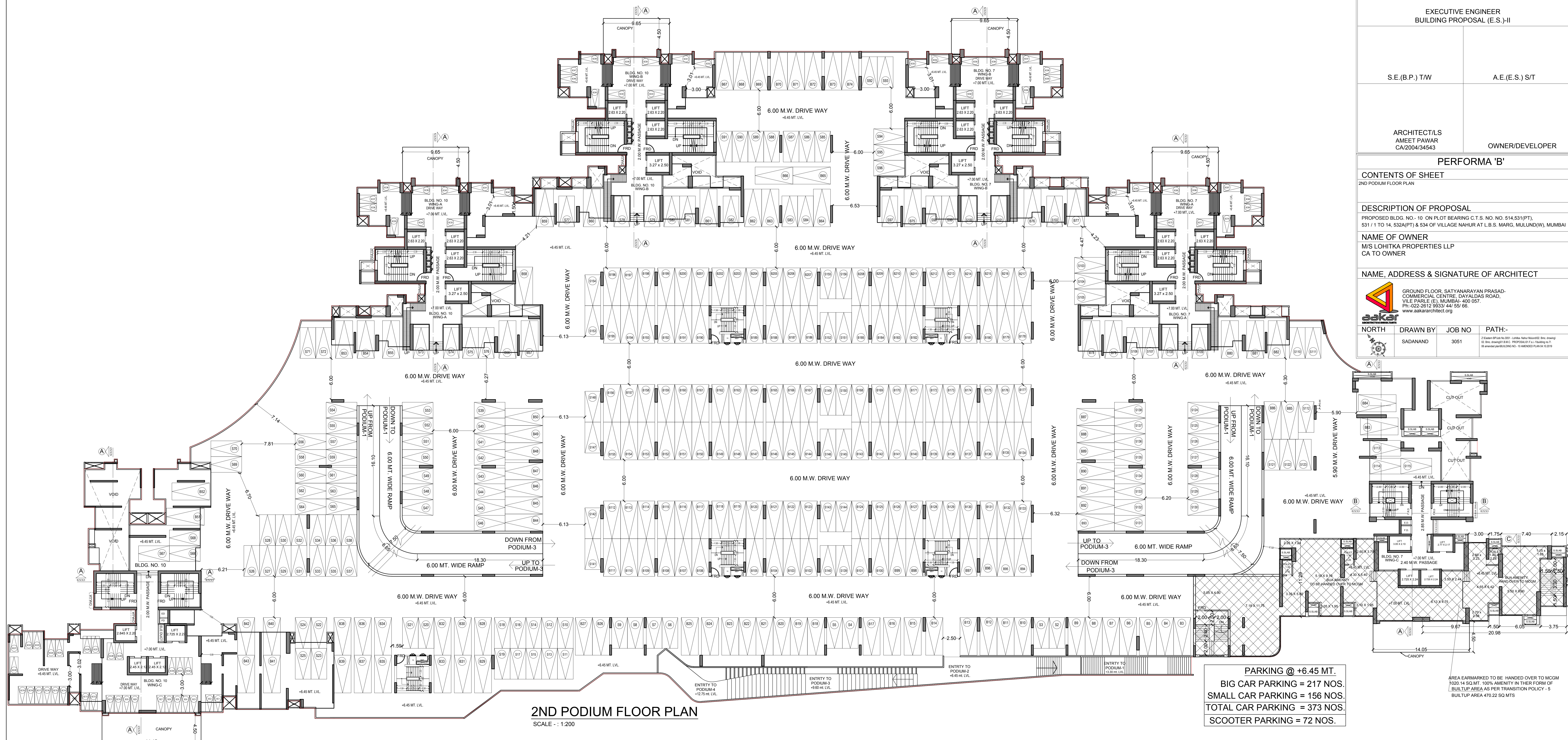
NAME OF OWNER
M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

 GROUND FLOOR. SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI - 400 057.
Ph: 022-2612 9633 / 441 52 66.
www.aakararchitect.org

NORTH DRAWN BY JOB NO. PATH:-
SADANAND 3051

2/ Eastern MP/2016/10/3371 - Lohitka Nahar/2016/10/3371 (contd)
03. Sinc. drawing/18.M.C. PROPOSAL/F.I.I./10/16/10/3371
18. area/2016/10/3371 - 10 AMENDED PLAN/10/10/16/10/3371



2ND PODIUM FLOOR PLAN
SCALE - : 1:200

PARKING @ +6.45 MT.
BIG CAR PARKING = 217 NOS.
SMALL CAR PARKING = 156 NOS.
TOTAL CAR PARKING = 373 NOS.
SCOOTER PARKING = 72 NOS.

AREA EARMARKED TO BE HANDED OVER TO MCGM
1020.14 SQ.MT. 100% AMENITY IN THEIR FORM OF
BUILTUP AREA AS PER TRANSITION POLICY - 5
BUILTUP AREA 470.22 SQ MTS

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337 (NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.)-II

S.E.(B.P.) T/W

A.E.(E.S.) S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
3RD PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL

PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514,531(PT),
531/1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

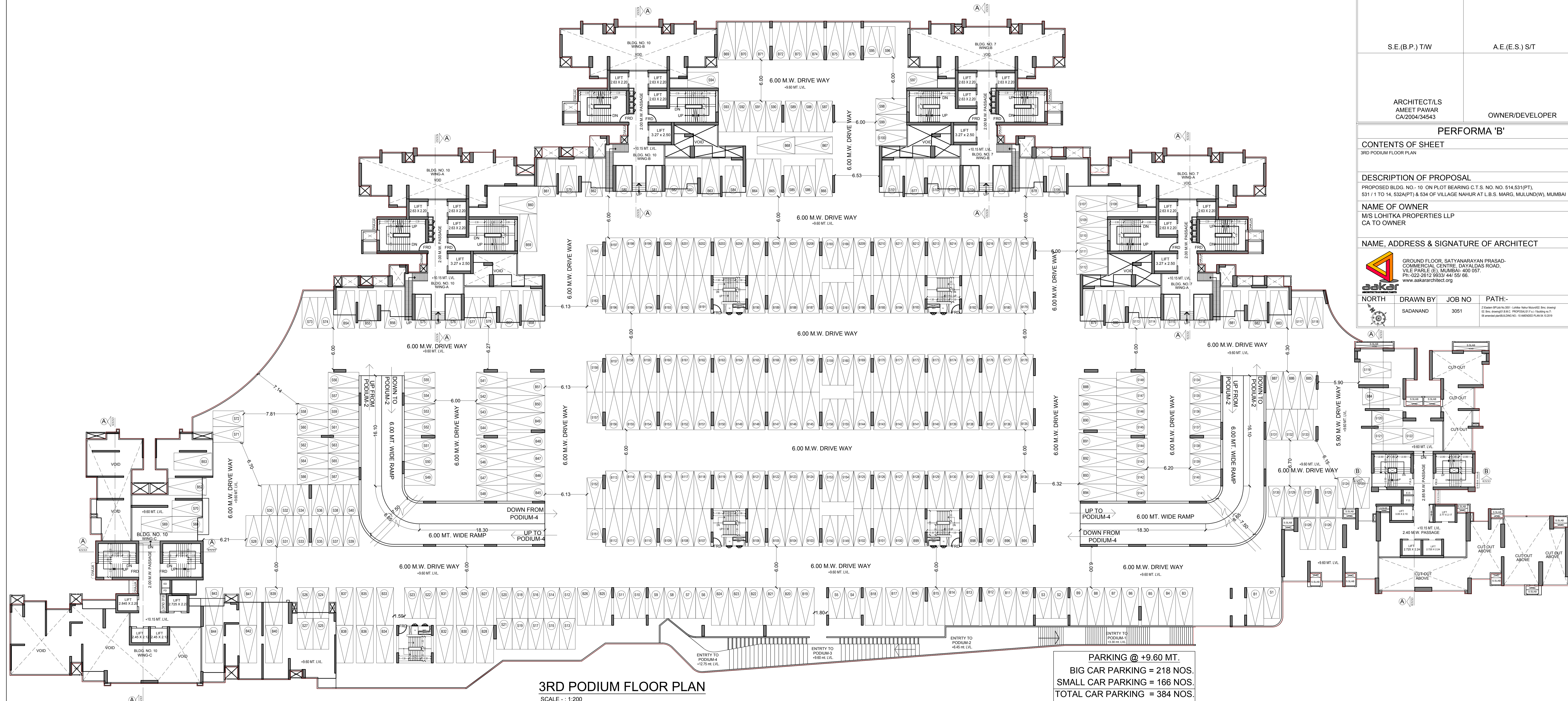
NAME OF OWNER

M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

askar ARCHITECTS & INTERIORS
GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI- 400 057.
Ph: -022-2612 9933/44/ 55/ 66.
www.askararchitect.org

NORTH	DRAWN BY SADANAND	JOB NO 3051	PATH:- 2: Gates SP/Plot No.5571 - Lohitka Nahur Mulund(W), Erc. Drawing 02: Erc. Drawing/02: B.M.C. PROPOSAL/01: Planning/01: 08: amended plan/BLDG. NO. 10 AMENDED PLAN/04/13/2019
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3RD PODIUM FLOOR PLAN
SCALE : 1:200

PARKING @ +9.60 MT.
BIG CAR PARKING = 218 NOS.
SMALL CAR PARKING = 166 NOS.
TOTAL CAR PARKING = 384 NOS.

APPROVED SUBJECT TO THE CONDITION MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337 (NEW)

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.-II)

S.E.(B.P.) T/W

A.E.(E.S.) S/T

ARCHITECT/LS
AMEET PAWAR
CA/2004/34543

OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
5TH PODIUM FLOOR PLAN

DESCRIPTION OF PROPOSAL


PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514,531(PT),
531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI

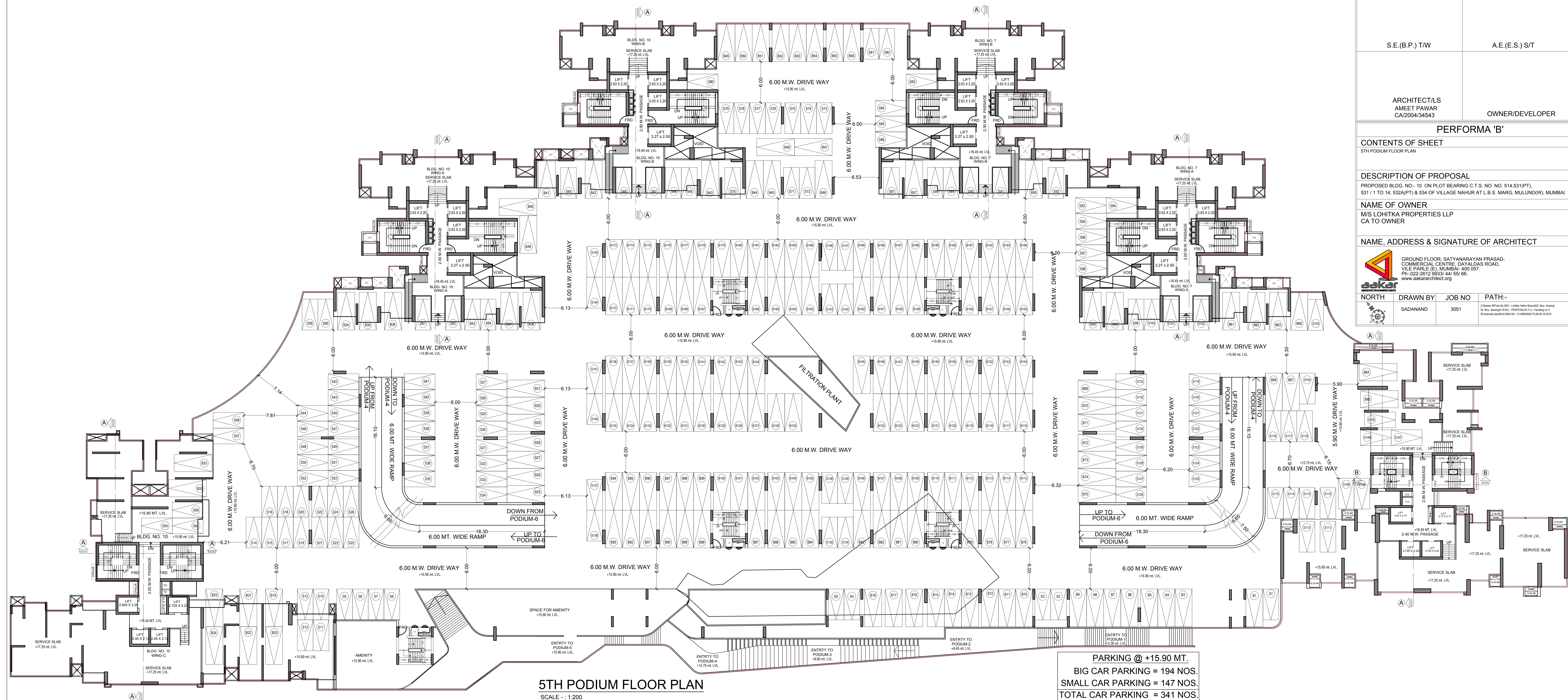
NAME OF OWNER

M/S LOHITKA PROPERTIES LLP
CA TO OWNER

NAME, ADDRESS & SIGNATURE OF ARCHITECT

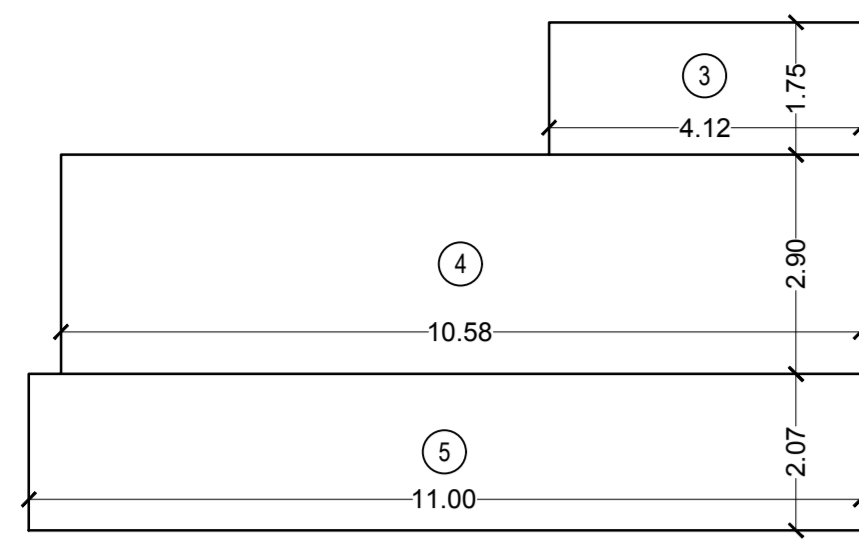
**GROUND FLOOR, SATYANARAYAN PRASAD-
COMMERCIAL CENTRE, DAYALDAS ROAD,
VILE PARLE (E), MUMBAI - 400 057.**
Ph: -022-2612 9933/44/ 55/ 66.
www.aakararchitect.org

 NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	3051	Z: E-mail: SP/ES/2036/T/337 - Lohitka Nahur W/4052, Erc. Drawing © Erc. Drawing/B.P. PROPOSAL/514/1-14 Building No. 10 © Approved plan/BLDG. NO. - 10 AMENDED PLAN No. 10/2019



5TH PODIUM FLOOR PLAN
SCALE : 1:200

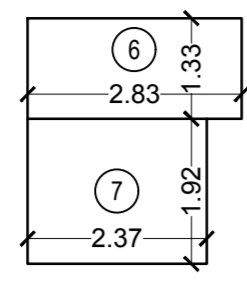
PARKING @ +15.90 MT.
BIG CAR PARKING = 194 NOS.
SMALL CAR PARKING = 147 NOS.
TOTAL CAR PARKING = 341 NOS.



METER ROOM
 BLDG. NO. 11 (WING - A & B)
 SCALE - 1:100

BUILT UP AREA CALCULATION

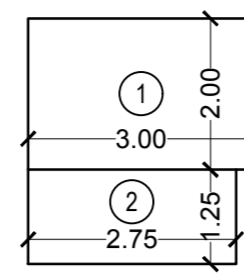
NO	WIDTH (M)	DEPTH (M)	NO	AREA (SQ.MT)
3	4.13	1.75	1 NO	7.23
4	10.58	2.90	1 NO	30.68
5	11.01	2.07	1 NO	22.79
TOTAL ADDITION				60.70



LV ROOM
 BLDG. NO. 11 (WING - A & B)
 SCALE - 1:100

BUILT UP AREA CALCULATION

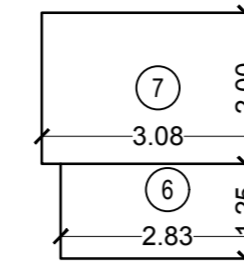
NO	WIDTH (M)	DEPTH (M)	NO	AREA (SQ.MT)
6	2.83	1.33	1 NO	3.76
7	2.37	1.92	1 NO	4.55
TOTAL ADDITION				8.31



SOCIETY OFFICE
 BLDG. NO. 11 (WING - A)
 SCALE - 1:100

BUILT UP AREA CALCULATION

NO	WIDTH (M)	DEPTH (M)	NO	AREA (SQ.MT)
1	3.00	2.00	1 NO	6.00
2	2.75	1.25	1 NO	3.44
TOTAL ADDITION				9.44



SOCIETY OFFICE
 BLDG. NO. 11 (WING - B)
 SCALE - 1:100

BUILT UP AREA CALCULATION

NO	WIDTH (M)	DEPTH (M)	NO	AREA (SQ.MT)
6	2.83	1.25	1 NO	3.54
7	3.08	2.00	1 NO	6.16
TOTAL ADDITION				9.70

BUILT UP AREA STATEMENT (WING - A)

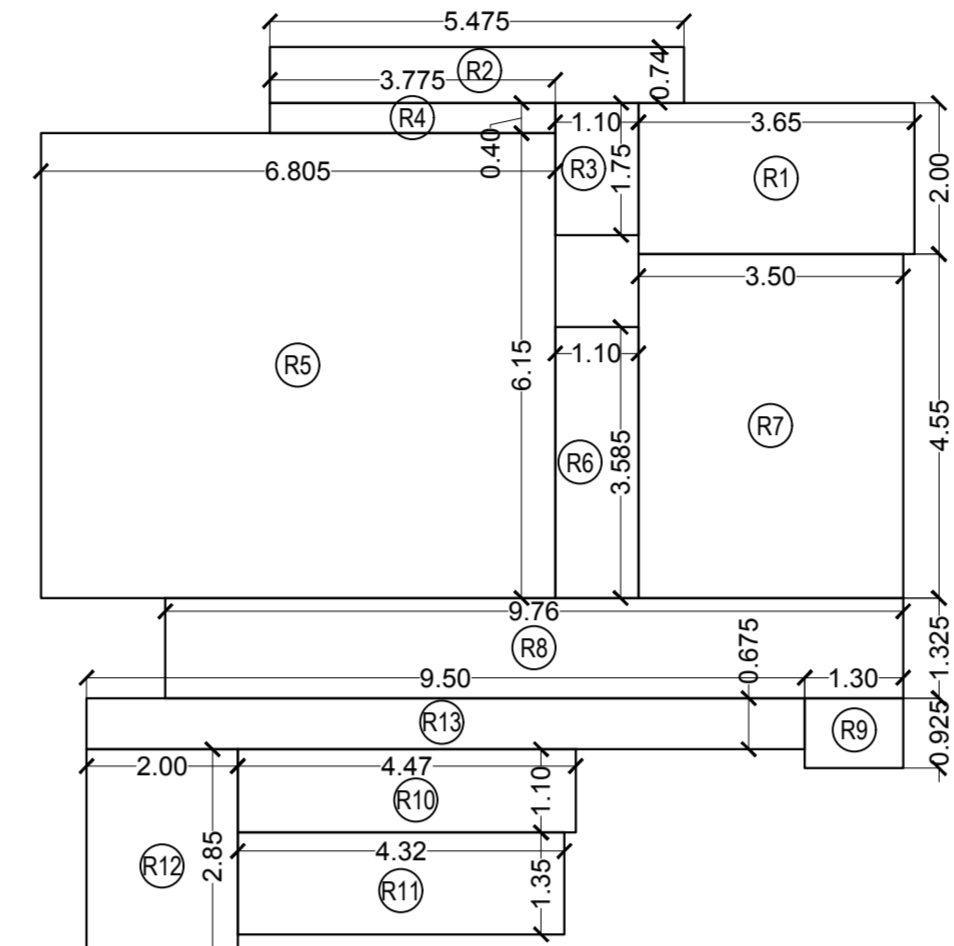
FLOORS	GROSS BUILT UP AREA	STAIRCASE & LIFT LOBBY AREA	REFUGE BUILT UP AREA	EXCESS REFUGE AREA	NET B.U AREA (IN SQ.MT)	TENAMENTS
GROUND STILT FLR.	69.01	-	-	-	69.01	-
1ST TO 5TH PARK FLR.	-	-	-	-	-	-
1ST FLOOR (REFUGE)	532.29	147.42	98.00	0.00	286.87	03
2ND FLOOR	507.94	147.42	-	-	360.52	04
3RD FLOOR	507.94	147.42	-	-	360.52	04
4TH FLOOR	507.94	147.42	-	-	360.52	04
5TH FLOOR	507.94	147.42	-	-	360.52	04
6TH FLOOR	507.94	147.42	-	-	360.52	04
7TH FLOOR	507.94	147.42	-	-	360.52	04
8TH FLOOR (REFUGE)	532.29	147.42	98.00	0.00	286.87	03
9TH FLOOR	507.94	147.42	-	-	360.52	04
10TH FLOOR	507.94	147.42	-	-	360.52	04
11TH FLOOR	507.94	147.42	-	-	360.52	04
12TH FLOOR	507.94	147.42	-	-	360.52	04
13TH FLOOR	507.94	147.42	-	-	360.52	04
14TH FLOOR	507.94	147.42	-	-	360.52	04
15TH FLOOR (REFUGE)	532.29	147.42	98.00	86.53	286.87	03
TOTAL	7761.16	2211.30	294.00	86.53	5255.86	57 NOS

ADD EXCESS REFUGE AREA = 86.53
 ADD F.H.C AREA (1.23 X 15 FLR) = 18.45
TOTAL (5255.86 + 86.53 + 18.45) = 5360.84

BUILT UP AREA STATEMENT (WING - B)

FLOORS	GROSS BUILT UP AREA	STAIRCASE & LIFT LOBBY AREA	REFUGE BUILT UP AREA	EXCESS REFUGE AREA	NET B.U AREA (IN SQ.MT)	TENAMENTS
GROUND STILT FLR.	69.01	-	-	-	69.01	-
1ST TO 5TH PARK FLR.	-	-	-	-	-	-
1ST FLOOR (REFUGE)	530.43	147.42	98.00	0.28	285.01	03
2ND FLOOR	507.08	147.42	-	-	359.66	04
3RD FLOOR	507.08	147.42	-	-	359.66	04
4TH FLOOR	507.08	147.42	-	-	359.66	04
5TH FLOOR	507.08	147.42	-	-	359.66	04
6TH FLOOR	507.08	147.42	-	-	359.66	04
7TH FLOOR	507.08	147.42	-	-	359.66	04
8TH FLOOR (REFUGE)	530.43	147.42	98.00	0.28	285.01	03
9TH FLOOR	507.08	147.42	-	-	359.66	04
10TH FLOOR	507.08	147.42	-	-	359.66	04
11TH FLOOR	507.08	147.42	-	-	359.66	04
12TH FLOOR	507.08	147.42	-	-	359.66	04
13TH FLOOR	507.08	147.42	-	-	359.66	04
14TH FLOOR	507.08	147.42	-	-	359.66	04
15TH FLOOR (REFUGE)	530.43	147.42	98.00	86.60	285.01	03
TOTAL	7745.26	2211.30	294.00	87.16	5239.96	57 NOS

ADD EXCESS REFUGE AREA = 87.16
 ADD F.H.C AREA (1.23 X 15 FLR) = 18.45
TOTAL (5239.96 + 87.16 + 18.45) = 5345.57



REFUGE AREA LINE DIAGRAM
 36TH FLOOR (WING - A & B)
 SCALE - 1:100

REFUGE AREA CALCULATION

NO	WIDTH (M)	DEPTH (M)	NO	AREA (SQ.MT)
R1	3.65	2.00	1 NO	7.30
R2	5.475	0.74	1 NO	4.05
R3	1.10	1.75	1 NO	1.93
R4	3.775	0.40	1 NO	1.51
R5	6.805	6.15	1 NO	41.85
R6	1.10	3.585	1 NO	3.94
R7	3.50	4.55	1 NO	15.93
R8	9.76	1.325	1 NO	12.93
R9	1.30	0.925	1 NO	1.20
R10	4.47	1.10	1 NO	4.92
R11	4.32	1.35	1 NO	5.83
R12	2.00	2.85	1 NO	5.70
R13	9.50	0.675	1 NO	6.41
TOTAL REFUGE AREA				113.50

REFUGE AREA STATEMENT [WING - A]

1ST, 8TH, FLOOR (WING - A)

REFUGE AREA REQD. = Total area x no of upper.floors + Rf.fl. x 4%
 (Excluding Common Area Of Stair, Lift And Lift Lobby Area)
 (360.52 x 6) + 286.87 x 4% = 2449.99 x 4% = 98.00 sq.mt.

REFUGE AREA PROP. = 98.00 sq.mt.

EXCESS REFUGE AREA PROP. = 0.00 sq.mt.

REFUGE AREA STATEMENT [WING - B]

1ST, 8TH, FLOOR (WING - B)

REFUGE AREA REQD. = Total area x no of upper.floors + Rf.fl. x 4%
 (Excluding Common Area Of Stair, Lift And Lift Lobby Area)
 (359.66 x 6) + 285.01 x 4% = 2442.97 x 4% = 97.72 sq.mt.

REFUGE AREA PROP. = 98.00 sq.mt.

EXCESS REFUGE AREA PROP. = 0.28 sq.mt.

REFUGE AREA STATEMENT [WING - A]

15TH FLOOR (WING - A)

REFUGE AREA REQD. = Total area x no of upper.floors + Rf.fl. x 4%
 (Excluding Common Area Of Stair, Lift And Lift Lobby Area)
 15TH FLOOR 286.87 x 4% = 11.47 sq.mt.

REFUGE AREA PROP. = 98.00 sq.mt.

EXCESS REFUGE AREA PROP. = 86.53 sq.mt.

REFUGE AREA STATEMENT [WING - B]

15TH FLOOR (WING - B)

REFUGE AREA REQD. = Total area x no of upper.floors + Rf.fl. x 4%
 (Excluding Common Area Of Stair, Lift And Lift Lobby Area)
 15TH FLOOR 285.01 x 4% = 11.40 sq.mt.

REFUGE AREA PROP. = 98.00 sq.mt.

EXCESS REFUGE AREA PROP. = 86.60 sq.mt.

BUILT UP AREA CALCULATION

1ST, 8TH, 15TH, REFUGE FLOOR (WING - B)

SAME AS BUILT UP AREA TYPICAL FLOOR (WING - B) = 359.66 SQ.MT. ---X

DEDUCTIONS

35	1.60	6.55	1 NO	10.48
36	0.60	7.59	1 NO	4.55
37	2.75	1.10	1 NO	3.03
38	3.58	2.00	1 NO	7.16
39	2.68	1.475	1 NO	3.95
40	4.875	3.585	1 NO	17.48
41	3.425	1.365	1 NO	4.68
42	0.35	1.715	1 NO	0.60
43	3.03	4.25	1 NO	12.88
44	1.30	6.80	1 NO	8.84
TOTAL DEDUCTION				73.65

TOTAL BUILT UP AREA [X - Y1] = 286.01 SQ.MT. ---X1

STAIRCASE & LIFT AREA SAME AS TYPICAL FLOOR (WING - B) = 147.42 SQ.MT. ---Y2

PROPOSED REFUGE AREA (WING - B) = 98.00 SQ.MT. ---Y3

GROSS BUILT UP AREA [X1 + Y2 + Y3] = 530.43 SQ.MT. ---X

BUILT UP AREA CALCULATION

1ST TO 15TH FLOOR (WING - A)

SAME AS BUILT UP AREA WING - B TYPICAL FLOOR = 359.66 SQ.MT. ---X1

ADDITION

B	2.62	1.675	1 NO	4.38
C	0.07	2.575	1 NO	0.18
D	0.08	1.623	1 NO	0.13
TOTAL				4.70

TOTAL ADDITION (X1 + X2) = 364.36 SQ.MT. ---X3

DEDUCTION

34a	2.60	1.475	1 NO	3.84
TOTAL DEDUCTION				3.84

NET BUILT UP AREA (X3 - Y1) = 360.52 SQ.MT. ---X4

STAIRCASE & LIFT AREA SAME AS TYPICAL FLOOR (WING - B) = 147.42 SQ.MT. ---Y2

GROSS BUILT UP AREA [X4 + Y2] = 507.94 SQ.MT. ---X

BUILT UP AREA CALCULATION

1ST, 8TH, 15TH, REFUGE FLOOR (WING - A)

SAME AS BUILT UP AREA TYPICAL FLOOR (WING - A) = 360.52 SQ.MT. ---X

DEDUCTIONS

35	1.60	6.55	1 NO	10.48
36	0.60	7.59	1 NO	4.55
37	2.75	1.10	1 NO	3.03
38	3.58	2.00	1 NO	7.16
39	2.68	1.475	1 NO	3.95
40	4.875	3.585	1 NO	17.48
41	3.425	1.365	1 NO	4.68
42	0.35	1.715	1 NO	0.60
43	3.03	4.25	1 NO	12.88
44	1.30	6.80	1 NO	8.84
TOTAL DEDUCTION				73.65

TOTAL BUILT UP AREA [X - Y1] = 286.87 SQ.MT. ---X1

STAIRCASE & LIFT AREA SAME AS TYPICAL FLOOR (WING - B) = 147.42 SQ.MT. ---Y2

PROPOSED REFUGE AREA (WING - A) = 98.00 SQ.MT. ---Y3

GROSS BUILT UP AREA [X1 + Y2 + Y3] = 532.29 SQ.MT. ---X

BUILT UP AREA CALCULATION

1ST TO 15TH FLOOR (WING - B)

A

30.810	26.610	1 NO	819.85
TOTAL ADDITION			819.85

DEDUCTIONS

1	4.15	5.590	1 NO	23.20
2	3.03	1.34	2 NOS	8.12
3	0.35	0.29	2 NOS	0.20
4	3.425	0.64	2 NOS	4.38
5	1.10	2.005	2 NOS	4.41
6	5.95	1.04	1 NO	6.19
7	3.70	5.59	1 NO	20.68
8	5.345	1.475	1 NO	7.88
9	2.60	1.35	2 NOS	7.02
10	8.025	2.975	1 NO	23.87
11	6.305	5.400	1 NO	34.05
12	2.66	2.67	1 NO	7.10
13	2.83	1.57	1 NO	4.44
14	8.085	3.195	1 NO	25.83
15	1.70	1.395	1 NO	2.37
16	1.125	1.525	1 NO	1.72
17	3.28	2.25	1 NO	7.38
18	0.25	1.10	1 NO	0.28
19	3.35	1.40	1 NO	4.69
20	1.375	2.85	1 NO	3.92
21	3.20	2.00	1 NO	6.40
22	0.45	1.05	2 NOS	0.95
23	2.65	1.50	1 NO	3.98
24	3.20	1.85	1 NO	5.92
25	1.525	2.60	1 NO	3.97
26	3.35	1.16	1 NO	3.89
27	0.25	0.725	1 NO	0.18
28	3.43	1.35	1 NO	4.63
29	1.875	1.675	1 NO	3.14
30	2.825	1.27	1 NO	3.59
31	7.605	3.045	1 NO	23.16
32	3.975	5.40	1 NO	21.47
33	8.475	2.975	1 NO	25.21
34	5.795	1.475	1 NO	8.55
TOTAL DEDUCTION				312.77

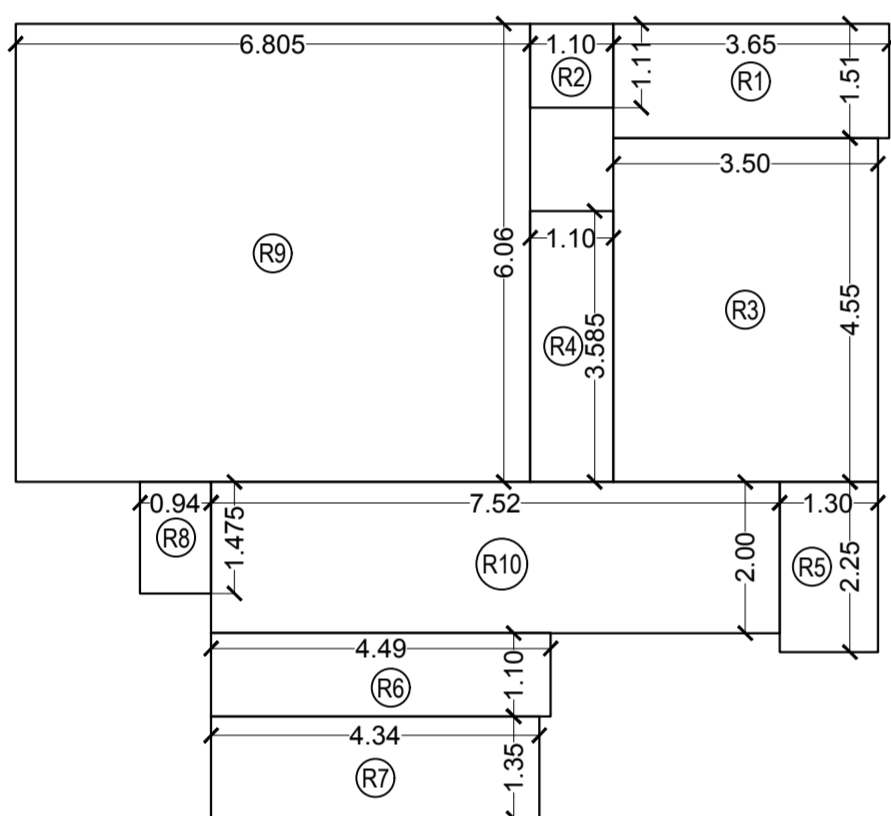
GROSS BUILT UP AREA [X - Y1] = 507.08 SQ.MT. ---X1

STAIRCASE & LIFT AREA

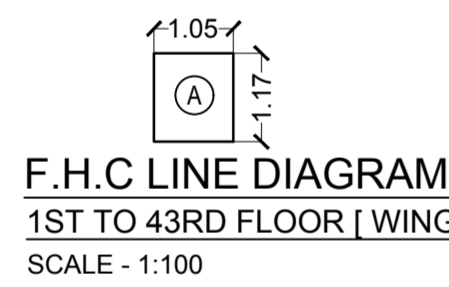
TYPICAL FLOOR (WING - B)

S1	7.10	5.40	1 NO	38.34
S2	7.50	5.40	1 NO	40.50
S3	3.18	2.40	1 NO	7.63
S4	2.75	1.50	1 NO	4.13
L1	3.03	2.45	2 NOS	14.85
L2	3.18	3.00	1 NO	9.54
L3	3.675	2.75	1 NO	10.11
L4	0.15	1.27	2 NOS	0.38
L5	0.15	1.27	1 NO	0.19
LL1	2.75	2.20	1 NO	6.05
LL2	2.10	3.80	1 NO	7.98
LL3	2.98	2.50	1 NO	7.45
TOTAL STAIR & LIFT AREA TYPICAL FLOOR (WING - B)				147.42

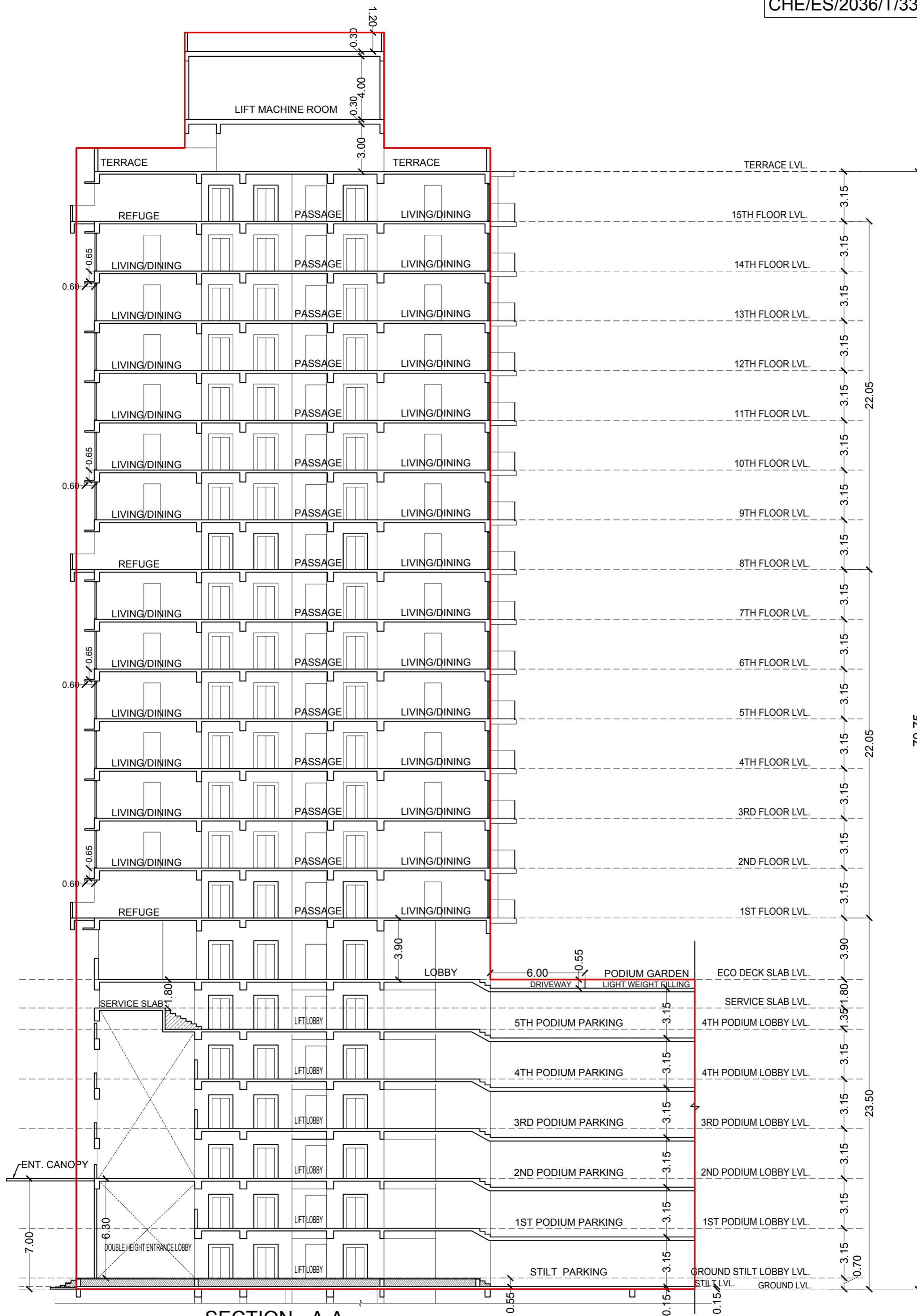
NET BUILT UP AREA [X - Y2] = 359.66 SQ.MT.



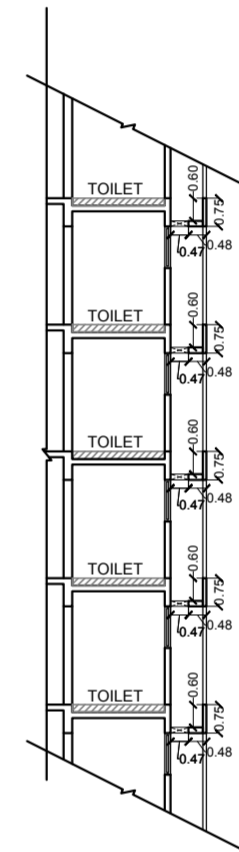
REFUGE AREA LINE DIAGRAM
 1ST, 8TH, 15TH, 21ST & 29TH FLOOR (WING - A & B)
 SCALE - 1:100





F.H.C LINE DIAGRAM



SECTION - A-A
SCALE 1:200



SECTION - B-B
SCALE 1:200

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2036/T/337(NEW)	
EXECUTIVE ENGINEER BUILDING PROPOSAL (E.S.)-II	
S.E.(B.P.) T/W	A.E.(E.S.) S/T
ARCHITECT/LS AMEET PAWAR CA/2004/34543	OWNER/DEVELOPER
PERFORMA 'B'	
CONTENTS OF SHEET	
SECTION - A-A	
DESCRIPTION OF PROPOSAL	
PROPOSED BLDG. NO. - 10 ON PLOT BEARING C.T.S. NO. NO. 514,531(PT), 531 / 1 TO 14, 532A(PT) & 534 OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI	
NAME OF OWNER	
M/S LOHITKA PROPERTIES LLP CA TO OWNER	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	
 GROUND FLOOR, SATYANARAYAN PRASAD, COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph: 022-2612 9633/44/ 55/ 66. www.aakararchitect.org	
NORTH	DRAWN BY
	SADANAND
JOB NO	PATH-
3051	
<small>© Copy Right Reserved. All Rights Reserved. No. 05/2019 01. Bldg. Drawing B.M.C. PROPOSAL (E.S.) - Building No. 10 02. Approved plan (BLDG. NO. - 10) MUMBAI PLAN 04.10.2019</small>	