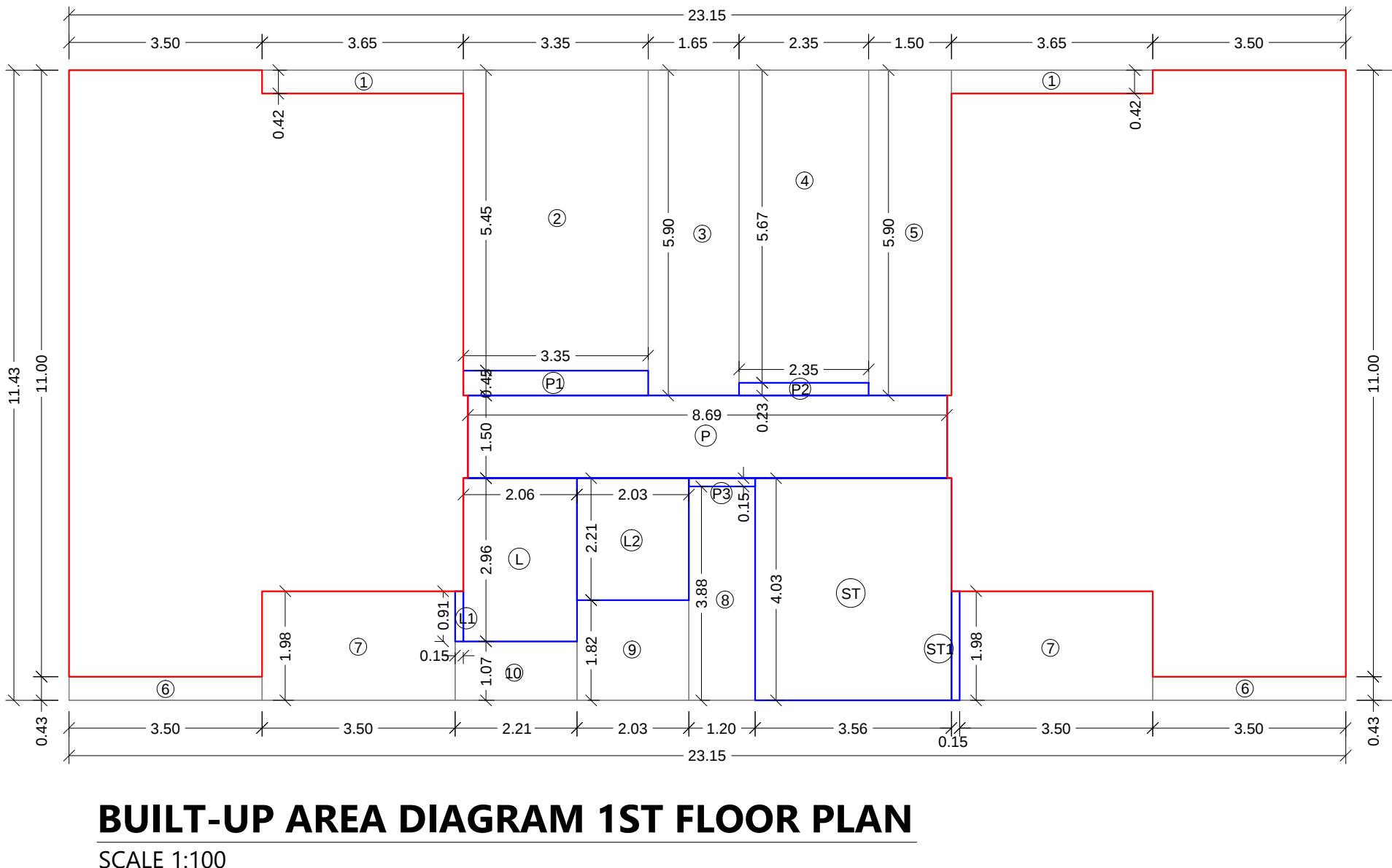
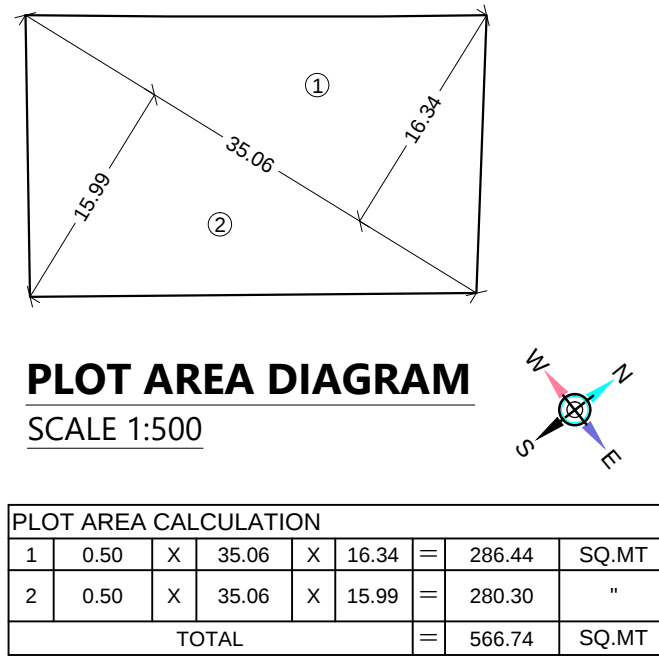
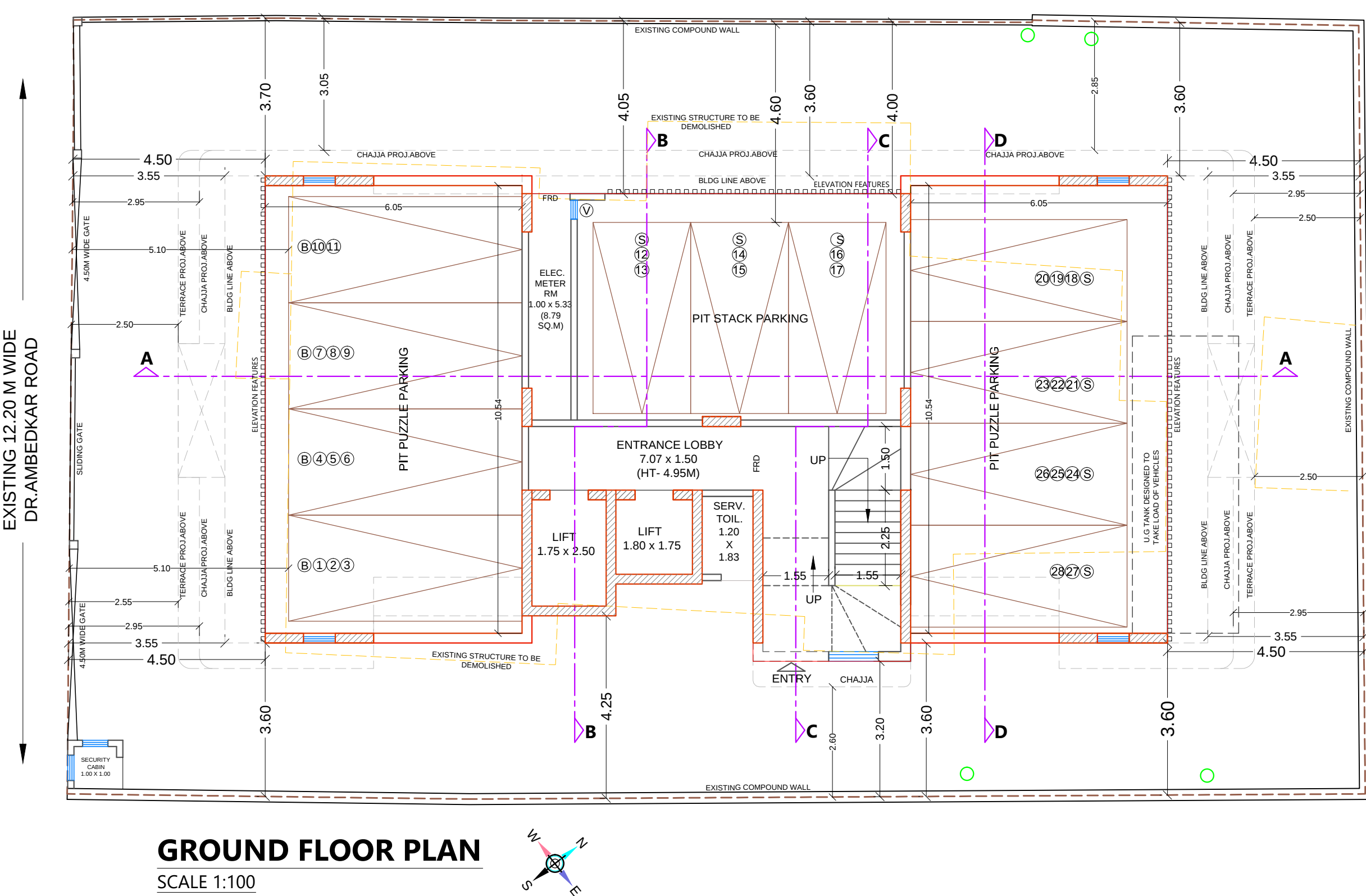
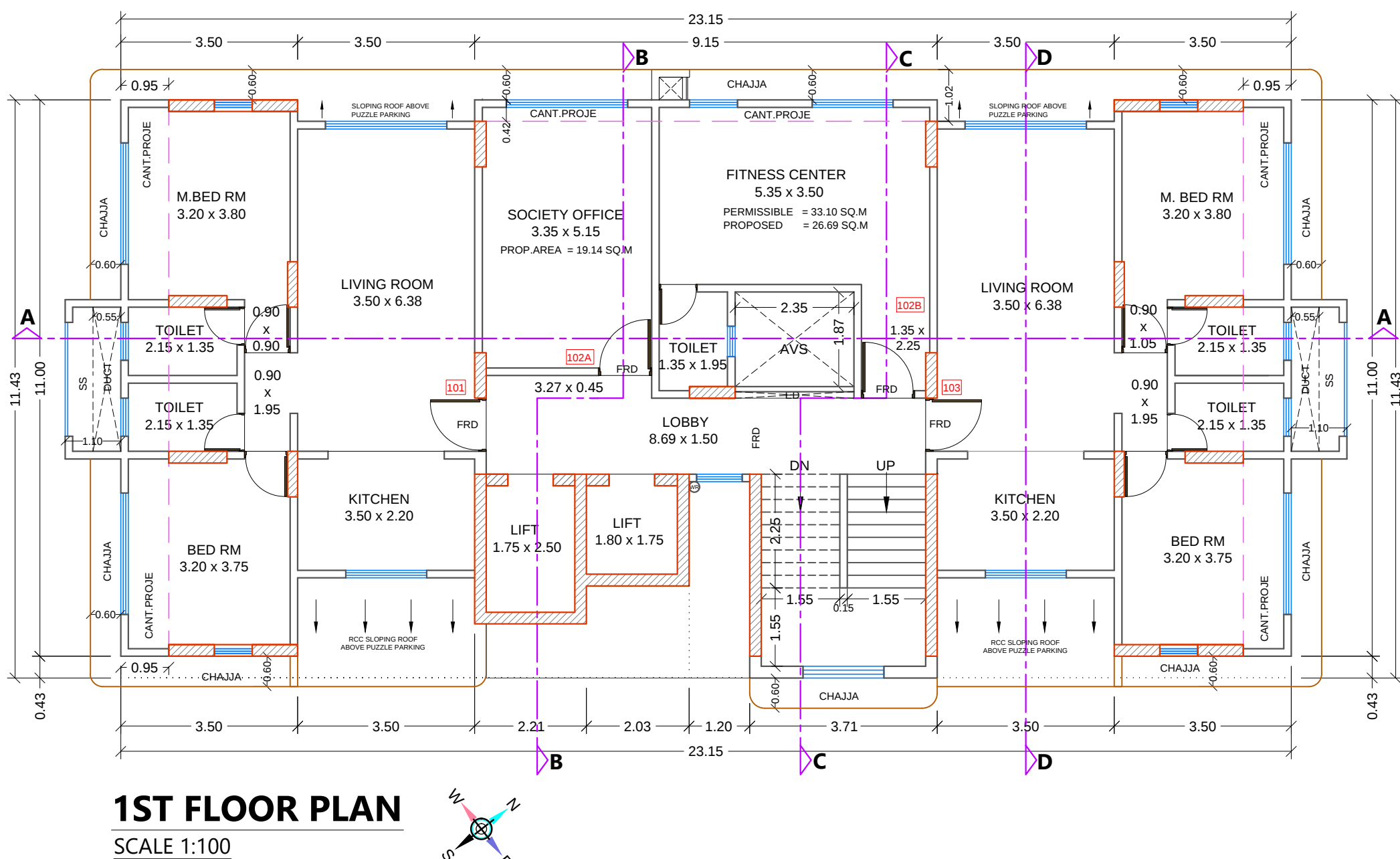
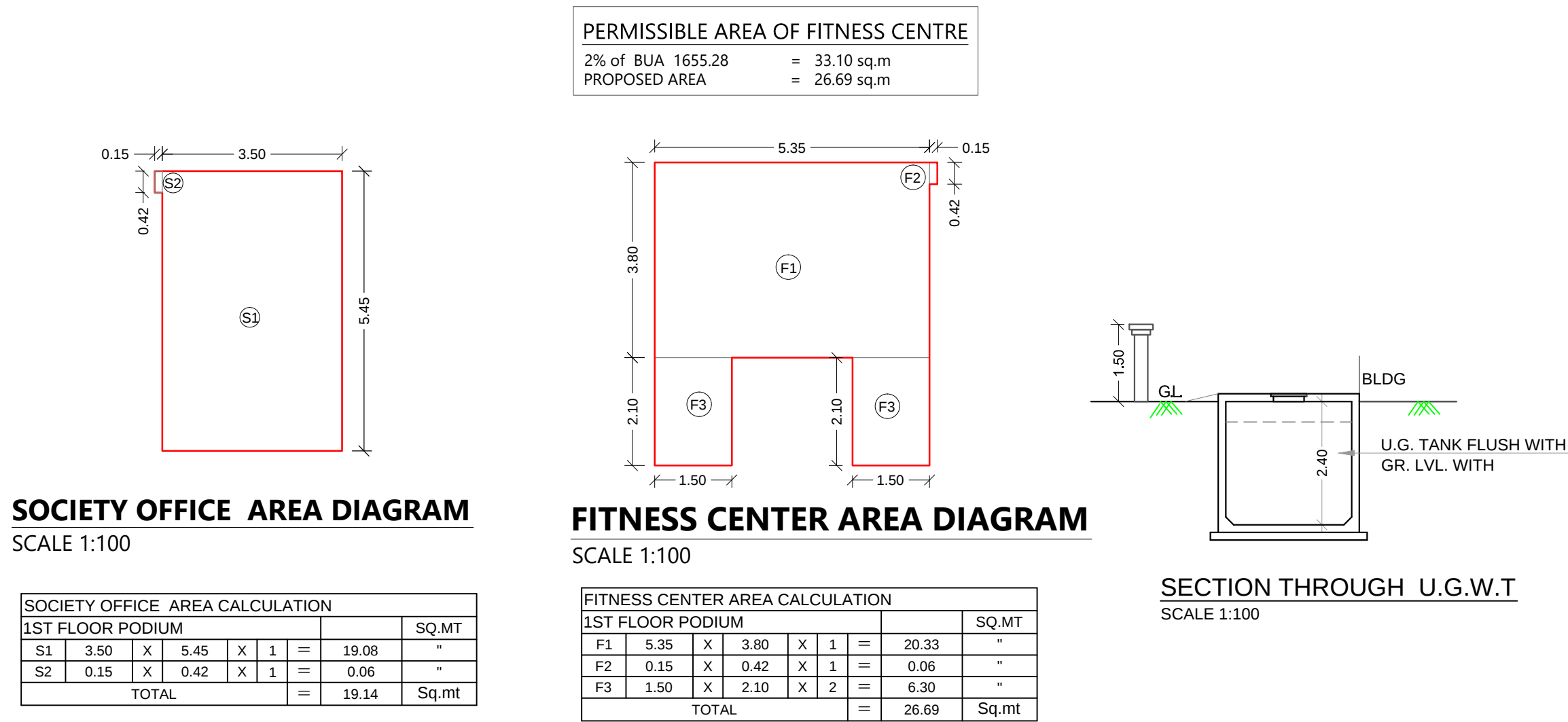




Built-up area calculation									
1ST FLOOR PLAN									
ADDITION									
A)	23.15	x	11.43	x	1	=	264.60	SQ.MT	
DEDUCTION									SQ.MT
1	3.65	x	0.42	x	2	=	3.10	"	
2	3.35	x	5.45	x	1	=	18.26	"	
3	1.65	x	5.90	x	1	=	9.73	"	
4	2.35	x	5.67	x	1	=	13.32	"	
5	1.50	x	5.90	x	1	=	8.85	"	
6	3.50	x	0.43	x	2	=	3.01	"	
7	3.50	x	1.98	x	2	=	13.86	"	
8	1.20	x	3.88	x	1	=	4.66	"	
9	2.03	x	1.82	x	1	=	3.69	"	
10	2.21	x	1.07	x	1	=	2.36	"	
ST	3.56	x	4.03	x	1	=	14.35	"	
ST1	0.15	x	1.98	x	1	=	0.30	"	
L	2.06	x	2.96	x	1	=	6.10	"	
L1	0.15	x	0.91	x	1	=	0.14	"	
L2	2.03	x	2.21	x	1	=	4.49	"	
P	8.69	x	1.50	x	1	=	13.04	"	
P1	3.35	x	0.45	x	1	=	1.51	"	
P2	2.35	x	0.23	x	1	=	0.54	"	
P3	1.20	x	0.15	x	1	=	0.18	"	
TOTAL								121.48	Sq.mt
Net built up area (264.60 - 121.48)								143.12	Sq.mt

PARKING STATEMENT AS PER DCPR-2034

NO. OF TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING.REQD
8	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to 45.00 sq.mt	07
-	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	-
18	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	18
-	90.00 Above	Two parking space Req. every one Tenement having carpet area above 90.00 sq.mt	-
Total			25
10% for visitors			03
Total Parking Required			28
Total Parking Provided			28

RERA CARPET AREA STATEMENT FOR PARKING PURPOSE

FLAT NO.	AREA IN SQ.MT
101 TO 901	66.33
202 TO 902	42.60
103 TO 903	66.33

SUMMARY OF BUILT UP AREA

FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE, LIFT, LOBBY AREA CLAIMED FREE OF FSI AREA IN SQ.MT
GROUND	-	-
1ST	143.12	40.63
2ND	189.02	40.63
3RD	189.02	40.63
4TH	189.02	40.63
5TH	189.02	40.63
6TH	189.02	40.63
7TH	189.02	40.63
8TH	189.02	40.63
9TH	189.02	40.63
TOTAL	1655.28	365.67

FUNGIBLE FSI PREMIUM PAID AS PER DCPR 31(3)

AMOUNT PAID AS PER INSTALLMENT PAYMENT FACILITY OF MCGM & STATE GOVT.

Sr. No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	1,70,800/- (10% OF Rs. 17,07,800/-)	14.08.2021	RECEIPT No.CHE/BP/6049/21 (ONLINE PAYMENT)
2)	STATE GOVT.	1,02,500/- (10% OF Rs. 10,24,680/-)	14.08.2021	GRN MH004971574202122E
3)	MSRDC	68,400/- (10% OF Rs. 6,83,120/-)	14.08.2021	RECEIPT No.CHE/BP/6049/21 (ONLINE PAYMENT)

DETAILS OF PREMIUM PAID FOR ADDITIONAL 0.50 FSI AS PER REG.30(A)(6) OF DCPR 2034

Sr. No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	1,56,700/- (10% OF Rs. 15,66,575/-)	14.08.2021	RECEIPT No.CHE/BP/6049/21 (ONLINE PAYMENT)
2)	STATE GOVT.	1,56,700/- (10% OF Rs. 15,66,575/-)	14.08.2021	GRN MH004972474202122E
3)	MSRDC	1,56,700/- (10% OF Rs. 15,66,575/-)	14.08.2021	RECEIPT No.CHE/BP/6049/21 (ONLINE PAYMENT)
4)	DHARAVI AUTH	1,56,700/- (10% OF Rs. 15,66,575/-)	14.08.2021	RECEIPT No.CHE/BP/6049/21 (ONLINE PAYMENT)

Proforma - ' B '

File No :- P-5774/2020/(1256B)/T Ward/MULUND-W

Sheet No :- 1 / 2

CONTENTS :-
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & GROUND FLOOR PLAN, 1ST FLOOR PLAN & AREA CALCULATION, FITNESS CENTER & SOCIETY OFFICE CAL. PARKING STATEMENT, CARPET AREA STATEMENT, BUILT UP AREA STATEMENT & PROFORMA - A

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

FULL OCCUPATION & BCC TO THE GROUND / STILT + 1ST FLOOR + 2ND TO 9TH UPPER FLOORS IS HEREBY GRANTED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-5774/2020/(1256B)/T Ward/MULUND-W DATED

S.E.(B.P.) L/E&N/W	A.E.(B.P.) S&T	E.E.(B.P.) E.S.-III
A	Proforma A -1	Area in Sq. Mt.
1)	Area as per PRC	566.70
2)	Area of Plot as per Conveyance deed	557.40
3)	Deductions for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-plot) (d) % amenity space as per DCR 56/57 (sub plot) Other	-
4)	Balance area of plot (1 minus 2)	557.40
5)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	-
6)	Net area of plot (3 minus 4)	557.40
7)	Additions for floor space index 6 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 6 (b) 100% for set-back (restricted to 40% or 80% of (3) above	-
8)	Total Area (5 plus 6)	557.40
9)	Floor Space Index permissible	1.00
10)	Additions for floor space index 9(a) FSI credit available by DRC (Slum TDR) SRA/1417/Land. = 78.43 m² 9(b) FSI credit available by DRC (General TDR) NO. 000777/RD = 202.01 m² 9(c) 0.50 F.S.I.as per DCPR 32 (557.40 X 0.50) 9(d) Incentive FSI as per DCPR 33(7)(B) (11 Tenements x 10.00 m²) 9(e)% as per DCPR 33 9(f) other	78.43 201.75 278.70 110.00 -
11)	Permissible Floor Area (7+ 8) plus 9 above	1226.28
12)	Total Proposed built up area	1226.13
13)	FSI consumed on net holding = 11/3	2.20
B	Details of Residential / Non - Residential Areas	-
1)	Purely Residential Built up area	1226.13
2)	Remaining Non- Residential Built up area	-
C	Details of FSI availed as per DCPR 31 (3)	-
1)	Fungible Built up Area component proposed vide DCPR 31 (3) for purely Residential = or < (B1 x 0.35) For Rehab purpose without charging premium(522.07sq.m x 35%) For Sale purpose by charging premium (1226.13 x 35% - 182.73)	182.73 246.42
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = or < (B2 x 0.35)	-
3)	Total Fungible Built Up Area vide DCPR 31 (3) = (C1 + C2)	429.15
4)	Total Gross Built Up Area permissible (10 + C3)	1655.43
5)	Total Gross Built Up Area proposed	1655.28
D	Tenement Statement	-
(i)	Proposed area (item A,12 above) or C-4	1655.28
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement [(i) minus (ii)]	1655.28
(iv)	Tenements permissible (450 tenements / hectare	75
(v)	Tenement proposed	26
(vi)	Tenement existing	-
	Total tenement on the plot	26
E	Parking Statement	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (10% visitors)	25 - 03
	Total parking	28
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (10% visitors)	25 - 03
	Total parking provided	28
F	Transport Vehicles Parking	-
(i)	Space for transport vehicles parking required by Regulations	-
(ii)	Total no. of transport vehicles parking spaces provided	-

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 09-10-2020 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

Description of Proposal & Property

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.1256B OF VILLAGE MULUND (W) AT DR.AMBEDKAR ROAD,MULUND(W) IN T WARD.

Name of Owner

M/S HORIZON PROMOTERS INDIA LTD
C A OWNER KAY KAY CO-OP. HOUSING SOCIETY LTD.
DR. AMBEDKAR ROAD, MULUND (W), MUMBAI -400080.

Date	Scale	Job No-	Drawn By	Checked By	Sign.
02.11.2022	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates
NITIN B.TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD,
Opp. Indira Container Yard, Mulund- Goregaon
Link Road, Nahur (West) Mumbai - 400 078.

CONTENTS :-

2ND TO 9TH FLOOR PLAN & AREA DIAGRAM CALCULATION TERRACE FLOOR PLAN,
STAIRCASE LIFT LIFT LOBBY AREA PREMIUM SECTION A-A, SECTION B-B, SECTION C-C,
SECTION THROUGH WINDOW CORNICE & SECTION THROUGH CANOPY.

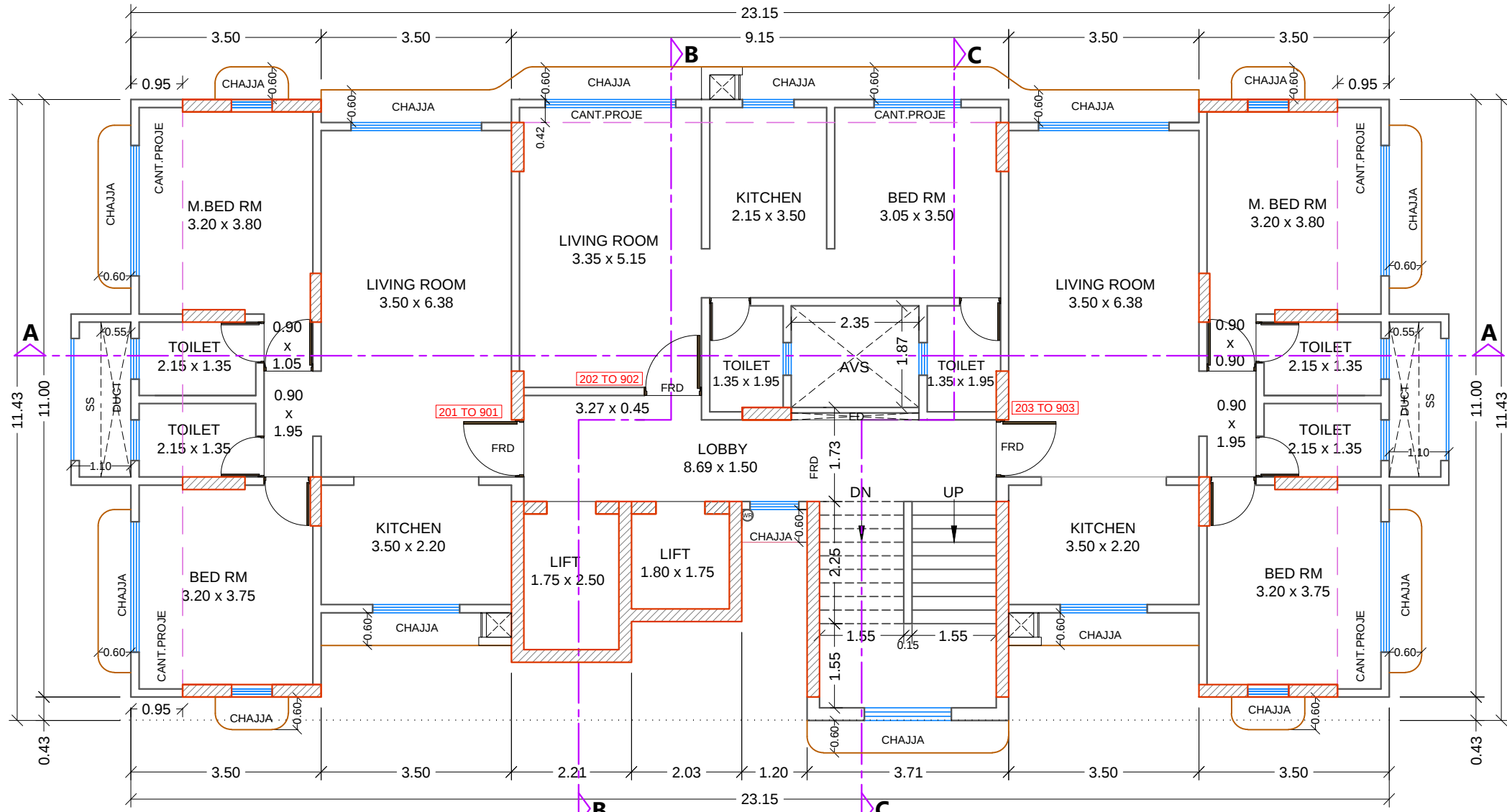
THIS PLAN IS DIGITALLY SIGNED AND ISSUED

FULL OCCUPATION & BCC TO THE GROUND / STILT + 1ST FLOOR + 2ND TO 9TH
UPPER FLOORS IS HEREBY GRANTED SUBJECT TO CONDITIONS MENTIONED IN
THIS OFFICE LETTER NO. P-5774/2020/(1256B)/T Ward/MULUND-W DATED _____

S.E.(B.P.) UE&NW

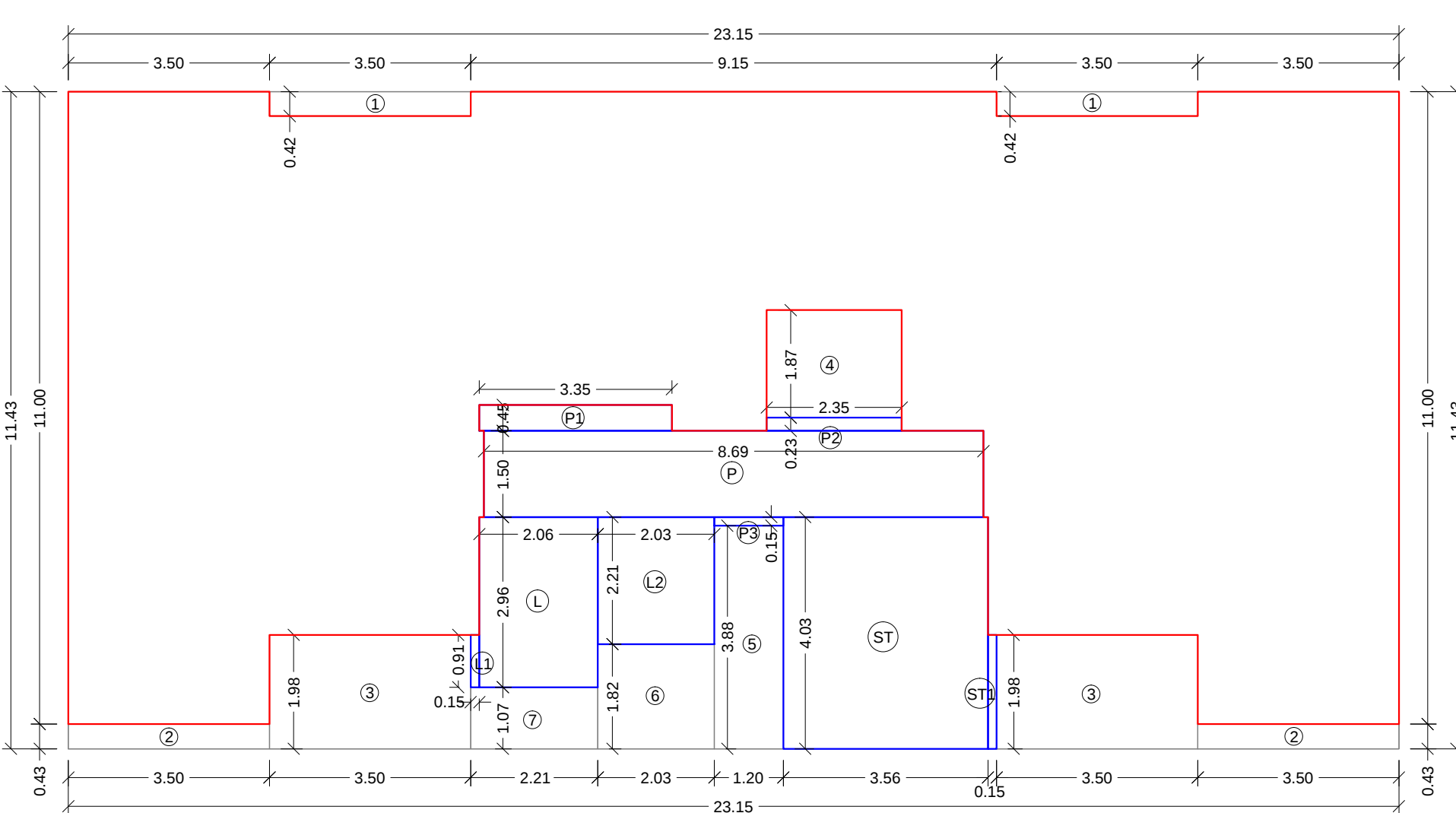
A.E.(B.P.) S&T

E.E.(B.P.) E.S.-III



2ND TO 9TH FLOOR PLAN

SCALE 1:100



BUILT-UP AREA DIAGRAM 2ND TO 9TH FLOOR PLAN

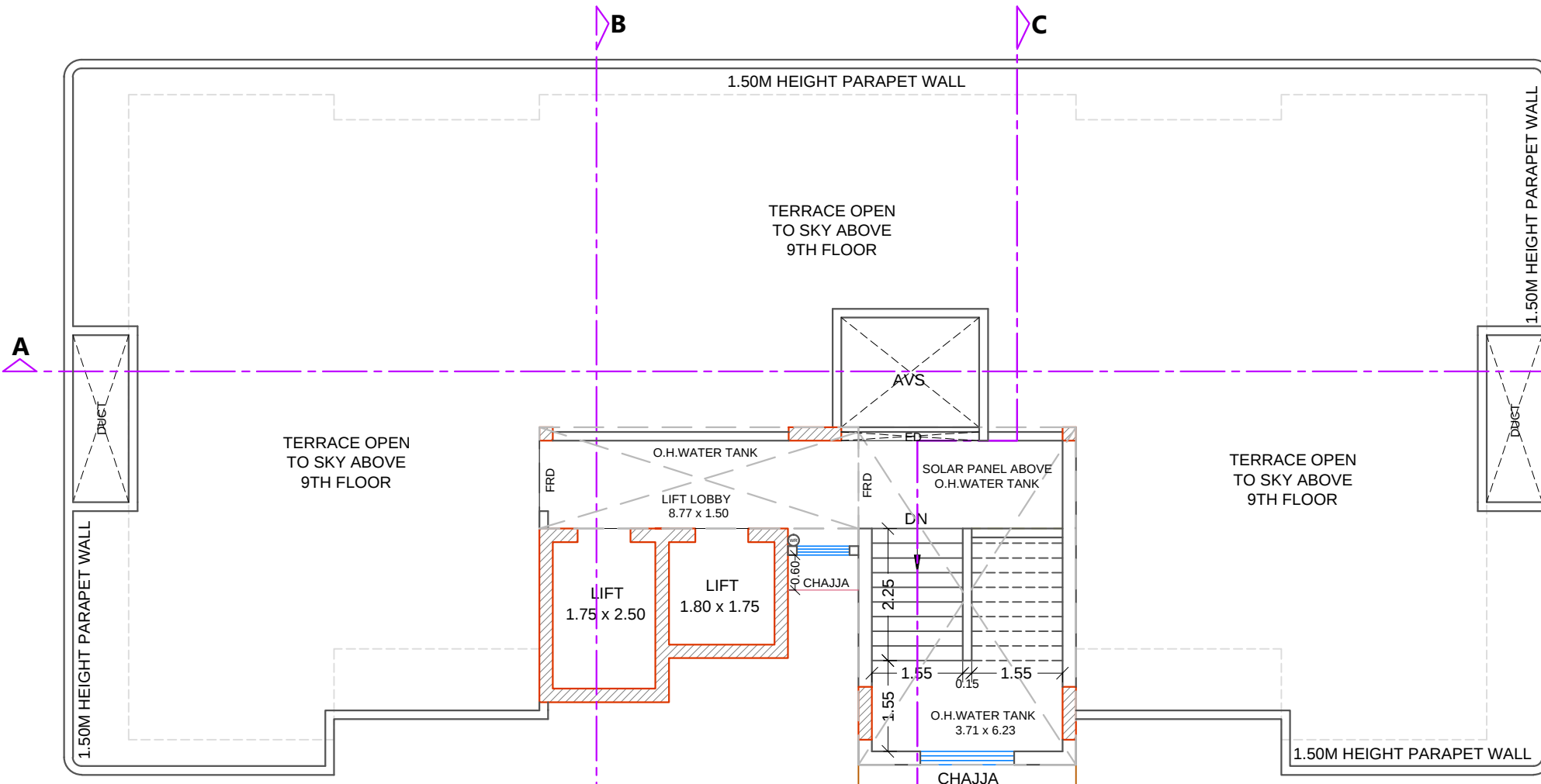
SCALE 1:100

Built-up area calculation

2ND TO 9TH FLOOR PLAN

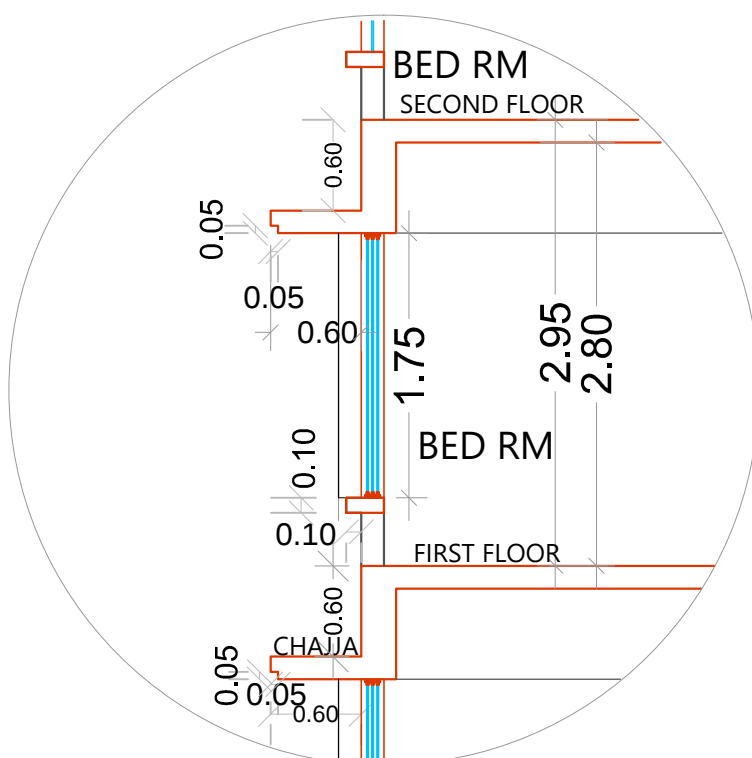
ADDITION	A)	23.15	X	11.43	X	1	=	264.60	SQ.MT
1	3.50	X	0.42	X	2	=	2.97	"	
2	3.50	X	0.43	X	2	=	3.01	"	
3	3.50	X	1.98	X	2	=	13.86	"	
4	2.35	X	1.87	X	1	=	4.39	"	
5	1.20	X	3.88	X	1	=	4.66	"	
6	2.03	X	1.82	X	1	=	3.69	"	
7	2.21	X	1.07	X	1	=	2.36	"	
ST	3.56	X	4.03	X	1	=	14.35	"	
ST1	0.15	X	1.98	X	1	=	0.30	"	
L	2.06	X	2.96	X	1	=	6.10	"	
L1	0.15	X	0.91	X	1	=	0.14	"	
L2	2.03	X	2.21	X	1	=	4.49	"	
P	0.69	X	1.50	X	1	=	13.04	"	
P1	3.35	X	0.45	X	1	=	1.51	"	
P2	2.35	X	0.23	X	1	=	0.54	"	
P3	1.20	X	0.15	X	1	=	0.18	"	
TOTAL							75.58	Sq.mt	
Net built up area (264.60 - 75.58)							189.02	SQ.MT	

STAIRCASE,LIFT,LIFT LOBBY AREA CLAIMED FREE OF FSI									SQ.MT
ST	3.56	X	4.03	X	1	=	14.35	"	
ST1	0.15	X	1.98	X	1	=	0.30	"	
L	2.06	X	2.96	X	1	=	6.10	"	
L1	0.15	X	0.91	X	1	=	0.14	"	
L2	2.03	X	2.21	X	1	=	4.49	"	
P	0.69	X	1.50	X	1	=	13.04	"	
P1	3.35	X	0.45	X	1	=	1.51	"	
P2	2.35	X	0.23	X	1	=	0.54	"	
P3	1.20	X	0.15	X	1	=	0.18	"	
TOTAL							40.63	Sq.mt	
AREA 40.63 X 9 FLOOR							365.67	SQ.MT	



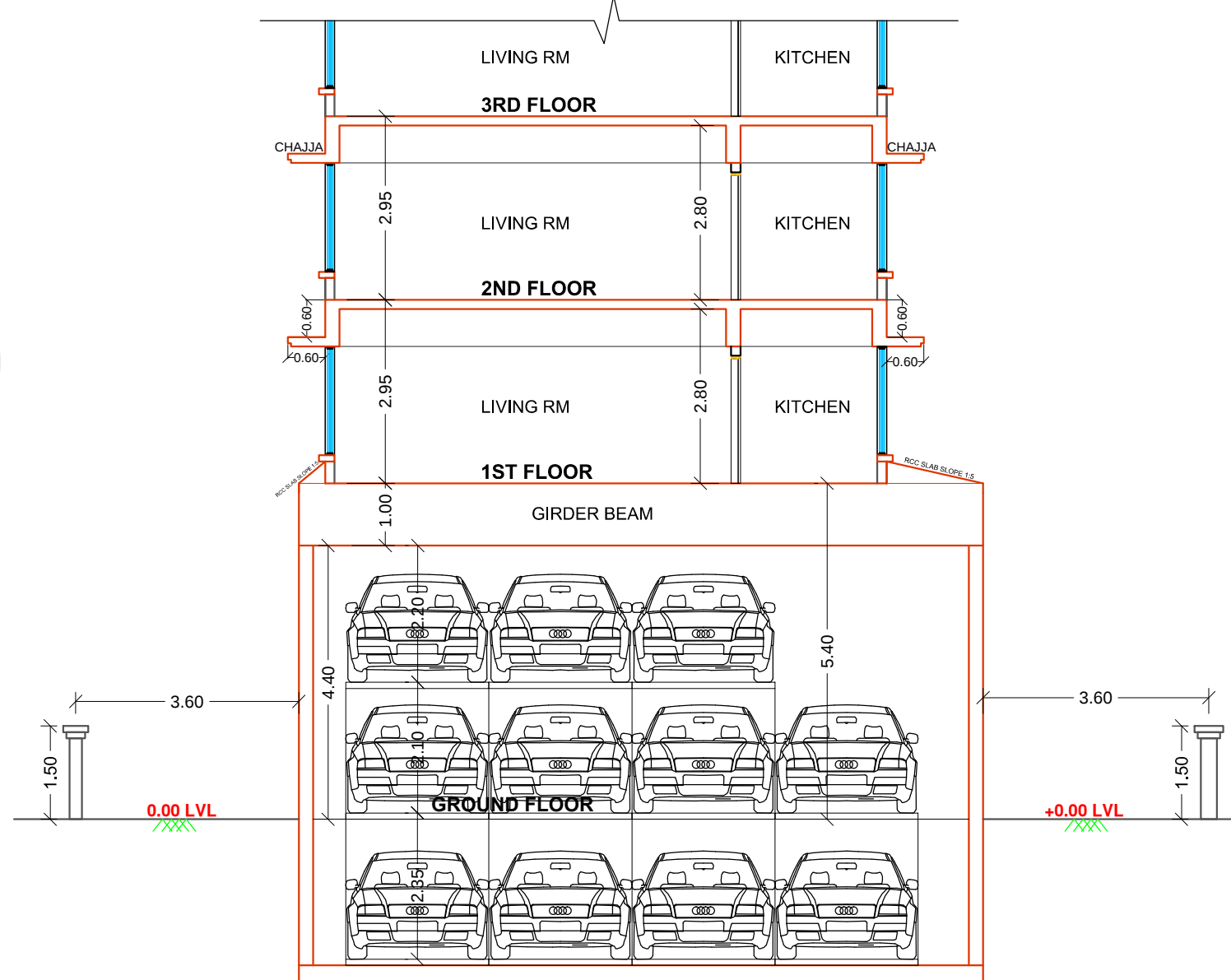
TERRACE FLOOR PLAN

SCALE 1:100



SECTION THROUGH WINDOW CORNICE

SCALE 1:50



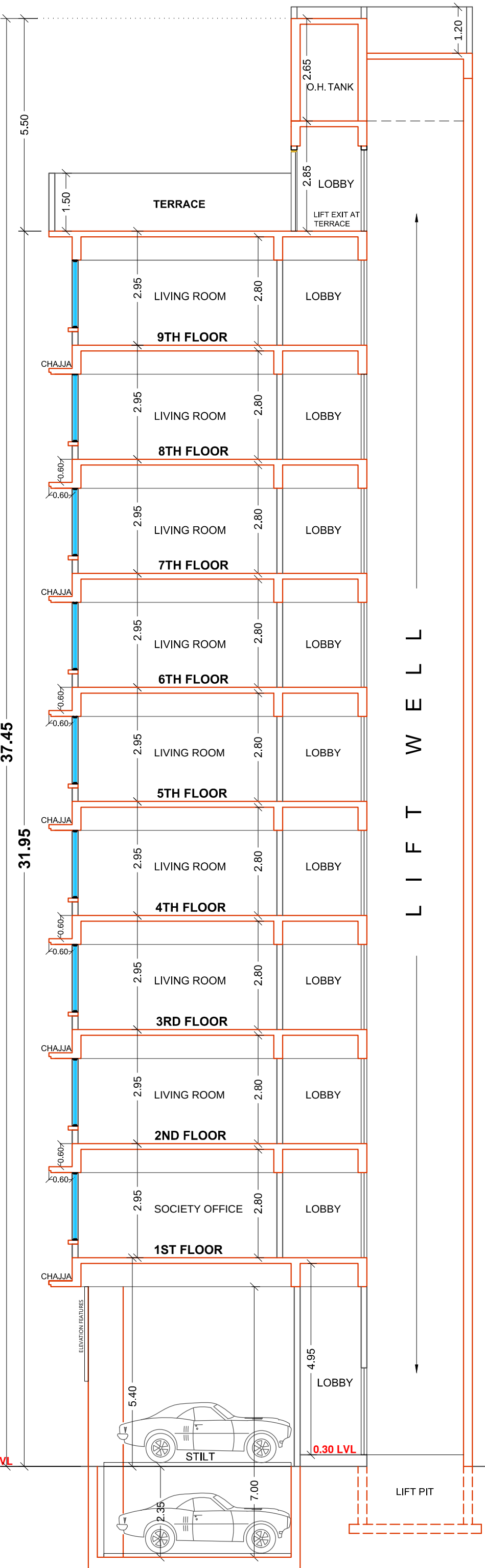
SECTION AT D-D

SCALE 1:100



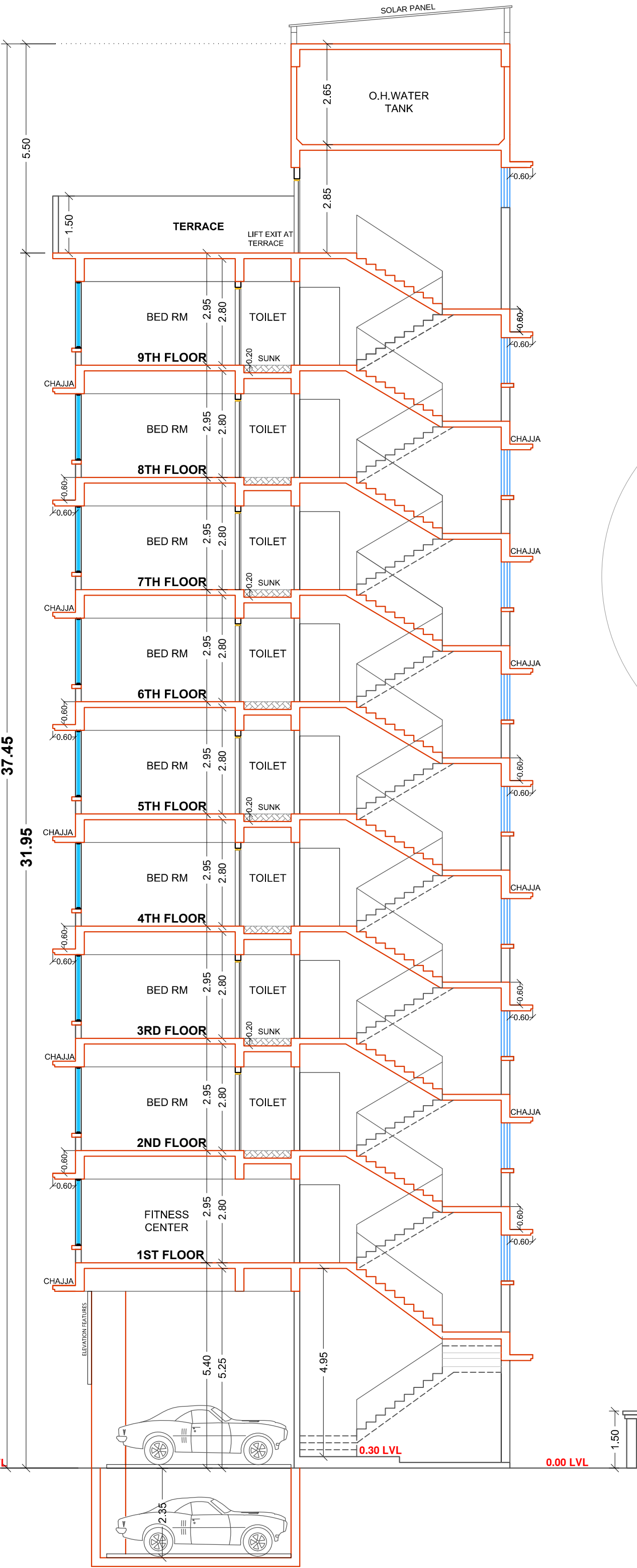
SECTION AT A-A

SCALE 1:100



SECTION AT B-B

SCALE 1:100



SECTION AT C-C

SCALE 1:100

Description of Proposal & Property

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS NO.1256B OF VILLAGE MULUND (W) AT
DR.AMBEDKAR ROAD,MULUND(W) IN T WARD.

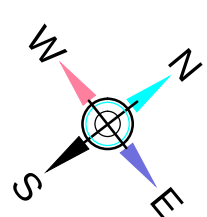
Name of Owner

M/S HORIZON PROMOTERS INDIA LTD
C A OWNER KAY KAY CO-OP. HOUSING SOCIETY LTD.
DR. AMBEDKAR ROAD, MULUND
(W), MUMBAI - 400080.

Date	Scale	Job No-	Drawn By	Checked By	Sign.
02.11.2022	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS



Tiwaskar & Associates
NITIN B. TIWASKAR
(LICENSE NO.T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD,
Opp. Indira Container Yard, Mulund- Goregaon
Link Road, Nahur (West) Mumbai - 400 078.