

CONTENTS OF SHEET

ALL FLOOR PLANS WITH AREA DIAGRAM, PLOT AREA CALCULATION, BLOCK AND LOCATION PLAN, TOTAL BUA STATEMENT, TENEMENT STATEMENT, PARKING STATEMENTS AND GARAGE AREA STATEMENT APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.NO. P-8202/2021/1071/1 And Other/T Ward/MULUND-E



E.E.B.P (EST) (T)

A.E.S.P (SAT)

	Proforma - A	Plan as per DCPR 2034 area in sq.m
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1A	Gross area of the plot as per site survey and conveyance	812.40
1B	Area of Reservation plot	0.00
1C	Area of Road network already dedicated at the time of implementation of final up scheme	0.00
1D	Plot area as per FRC (A-A-LAH)	812.40
1E	Area of the road network to be handover (carvature)	0.00
1F	Area of DP road	0.00
2	Deduction for	
2A	For Reservation/Road area	0.00
2B	Area of reservation to be handover as per (Reg.16) (100%)	0.00
2C	Proposed DP road to be handover as per (Reg.16) (100%)	0.00
2D	Area of reservation to be handover as per (Reg.16) (100%)	0.00
2E	Area of reservation to be handover as per A.R (Reg.17) (100%)	0.00
2F	For Amenity Area	0.00
2G	Area of amenity plot (plots) to be handover as per DCPR 14 (4)	0.00
2H	Area of amenity plot (plots) to be handover as per DCPR 14 (4)	0.00
2I	Area of amenity plot (plots) to be handover as per DCPR 35	0.00
2J	Deduction for existing BUA to be retained if any Land component of existing BUA/ existing BUA as per regulation as per regulation under which the developments is followed	0.00
2K	Total Deduction [2(A)+2(B)+2(C)+2(D)+2(E)+2(F)+2(G)+2(H)+2(I)+2(J)+2(K)] as and when applicable	0.00
3	Balance area of the plot (13 minus 3)	812.40
4	Plot area (under development) after area to be handed over to MCGM / Appropriate Authority as per Str. No. 4 above	0.00
5	Zonal FSI (BASIC)	1.00
6	Built Up Area as per Zonal FSI (BASIC) FSI (50%)	812.40
7	Built up equal to area of land handed over as per Reg. 30(A)	0.00
8	(i) As per 30(A) and 30(B) except 30(A) (ii) above within cap of Admissible TDR as column no. 6 of table 12 on remaining / balance plot area	0.00
9	BUA in lieu of cost of construction of built up amenity to be hand over within the limit of permissible BUA on remaining plot	0.00
10	Built up area due to "Additional FSI on payment of premium" as per table no.12 of Regulation No.30(A) on remaining balance plot (812.40x0.50) = 406.20sq.m	406.20
11	PROTECTED BUA of existing building reg.3(c)	0.00
12	Incentive FSI as per Reg.33(7B) i.e. 15% of total approved BUA or 10.00sq.m for each Residential Tenement for 15 member	150.00
13	BUA due to Admissible TDR as per table no.12 of reg. no. 30(A) and 32 on remaining / balance plot area (812.40x0.50 = 406.20sq.m) Slum TDR min 20% above TDR: 81.24sq.m = 86.78 Sq.m (BAY 1382) (Land Slum) General TDR = 120.72 Sq.m (BRS Reservation) FSI as per 33(7B) = 190 Sq.m Total purchased TDR = 86.78+120.72+190.00=397.50 sq.m Total available TDR (406.20-190)=216.20 sq.m	216.20
14	Permit BUA (as the case maybe with/without BUA as per 2(i))	1624.80
15	Existing BUA to be retained on site	0.00
16	Prop. BUA as the case maybe with/without BUA as per 2(i)	1624.80
17	Balance Built up area on plot	0.00
18	TDR generated if any as per reg.30(A) and 32	0.00
19	Permissible compensatory area as per reg. 31(b)	568.66
20	(i) Permissible fungible compensatory area for rehab component without charging premium as per policy	284.34
21	(ii) Fungible compensatory area avoided for rehab component without charging premium as per policy	284.34
22	(iii) Perm. Fungible Compensatory area by charging premium	284.34
23	(iv) Fungible Compensatory area avoided by charging premium	284.34
24	Total BUA permissible including Fungible compensatory area	2192.94
25	Total BUA proposed including Fungible compensatory area	2192.94
26	FSI remained on plot (16/4)	2.00
27	Requirement of BG open space as per reg. no.27	0.00
28	Treatment Statement	0.00
29	(i) Proposed BUA	2192.94
30	(ii) Less deduction of non-residential area	0.00
31	(iii) Area available for treatment (10-60)	2192.94
32	(iv) Treatment permit value (tenement/tenements)	87
33	(v) Total number of tenements proposed on the plot	18

DESCRIPTION OF PROPERTY Proposed redevelopment on plot bearing CTS no. 1071/1 and 1071/2 of village Mulund East, Matunga road, Mulund East, Mumbai 400081.

CERTIFICATE OF AREA CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12.08.2021 AND THAT THE DIMENSION OF THE SITE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IN METRIC UNITS IS AS STATED IN THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP LE 812.40sq.m FOR FSI CALCULATION

NAME OF OWNER ARJAT INDRAPRASTHA CHSL. VISHA JAGANNAT HANRAO

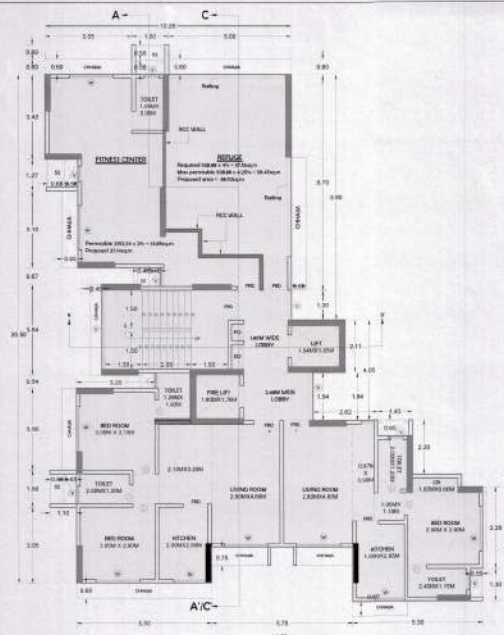
SIGNATURE OF ARCHITECT

ARCHITECTS

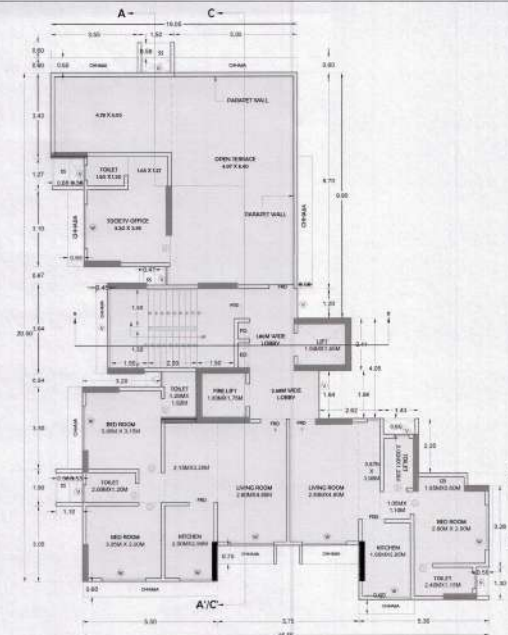
EASTERN ARCHITECTS
1. 1ST FLOOR, SHIVAJI CHS. HANRAO LANE, OPP. TO POPULAR HOTEL, CHATKOPAR (E), 400077

EASTERN ARCHITECTS

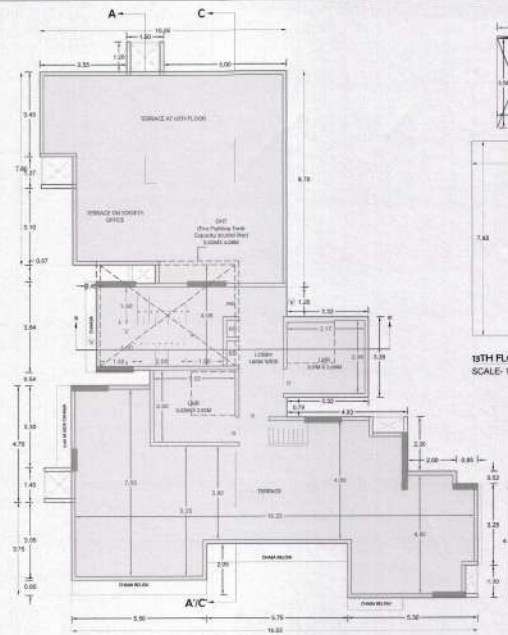




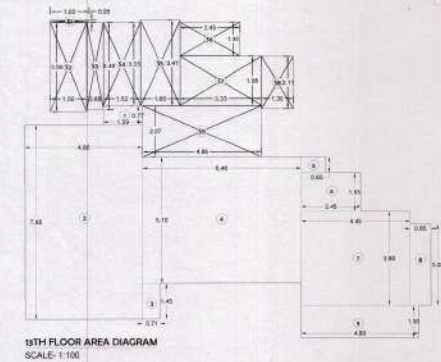
8TH FLOOR (REFUGE) PLAN
SCALE: 1:100



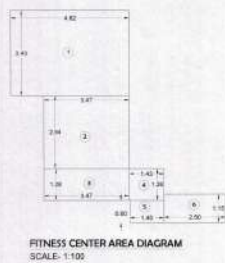
13TH FLOOR PLAN
SCALE: 1:100



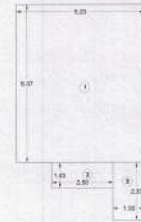
TERRACE LEVEL PLAN
SCALE: 1:100



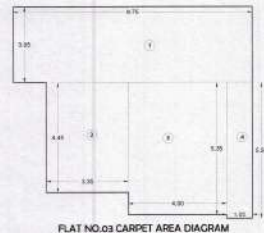
15TH FLOOR PLAN (PART)					
BUILT AREA CALCULATION					
1	1.251	X	0.77	=	1.27
2	4.80	X	7.85	=	37.68
3	0.71	X	1.45	=	1.03
4	6.86	X	5.30	=	36.39
5	1.02	X	0.65	=	0.66
6	2.45	X	1.55	=	3.80
7	4.43	X	3.80	=	16.91
8	0.85	X	1.28	=	1.09
9	4.80	X	1.30	=	6.24
TOTAL					101.96
STAIRCASE LOBBY AREA CALCULATION					
13	1.60	X	0.08	=	0.13
14	1.60	X	0.08	=	0.13
15	0.68	X	0.40	=	0.27
16	1.12	X	0.30	=	0.34
17	1.80	X	0.45	=	0.81
18	2.85	X	1.35	=	3.83
19	2.33	X	1.98	=	4.61
20	1.30	X	1.11	=	1.44
21	4.80	X	2.07	=	9.94
TOTAL					41.86



FITNESS CENTER AREA DIAGRAM
SCALE: 1:100



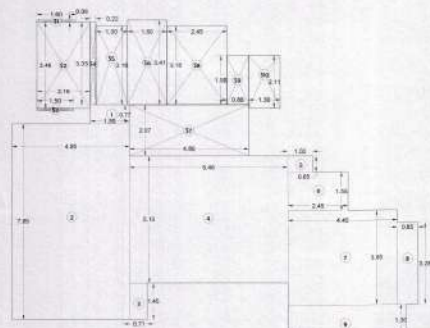
REFUGE AREA DIAGRAM
SCALE: 1:100



FLAT NO.03 CARPET AREA DIAGRAM
SCALE: 1:100

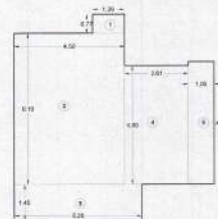
CARPET AREA					
FLAT 03					
1	9.75	X	3.05	=	29.7
2	3.35	X	4.45	=	14.9
3	4.00	X	5.35	=	21.4
4	1.05	X	5.50	=	5.7
TOTAL					71.6

PARKING STATEMENT		
	NO. OF UNITS	REQUIRED
UPTO 45.00SQ.M 1CAR PER 4FLATS	13.00	3.25
45.00 TO 60.00SQ.M 1CAR PER 2FLATS	13.00	6.50
60.00 TO 80.00SQ.M 1CAR PER 2FLATS	11.00	11.00
ABOVE 80.00SQ.M 2CAR PER 2FLATS	90.00	60.00
TOTAL	37.00	20.75
10% VISITOR	—	2.07
GRAND TOTAL	—	22.82
SAY	—	23.00
Proposed	BIG -14CARS SMALL-14CARS	28.00



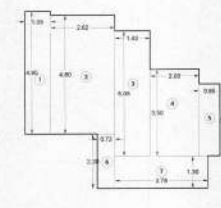
8TH FLOOR AREA DIAGRAM
SCALE: 1:100

8TH FLOOR PLAN (REFUGE)					
BUILT AREA CALCULATION					
1	1.59	X	0.77	=	1.22
2	4.80	X	7.85	=	37.68
3	0.71	X	1.45	=	1.03
4	6.86	X	5.30	=	36.39
5	1.02	X	0.65	=	0.66
6	2.45	X	1.55	=	3.80
7	4.45	X	3.80	=	16.91
8	0.85	X	1.28	=	1.09
9	4.80	X	1.30	=	6.24
TOTAL					101.96
STAIRCASE LOBBY AREA CALCULATION					
51	1.60	X	0.08	=	0.13
52	2.18	X	3.48	=	7.59
53	1.50	X	0.08	=	0.12
54	0.22	X	0.33	=	0.73
55	1.30	X	0.38	=	0.50
56	1.50	X	0.41	=	0.62
57	4.86	X	2.07	=	10.06
58	2.45	X	0.38	=	0.93
59	0.88	X	1.98	=	1.74
60	1.30	X	2.11	=	2.74
TOTAL					40.49



FLAT NO.01 CARPET AREA DIAGRAM
SCALE: 1:100

CARPET AREA					
FLAT 02					
1	1.29	X	0.77	=	0.99
2	4.90	X	6.10	=	29.89
3	5.20	X	1.45	=	7.54
4	2.81	X	4.80	=	13.55
5	1.05	X	4.95	=	5.20
TOTAL					56.17



FLAT NO.02 CARPET AREA DIAGRAM
SCALE: 1:100

CARPET AREA					
FLAT 02					
1	1.06	X	4.95	=	5.26
2	2.62	X	4.80	=	12.58
3	1.43	X	3.05	=	4.36
4	2.00	X	3.10	=	6.20
5	0.85	X	2.90	=	2.47
6	0.72	X	2.20	=	1.58
7	3.75	X	1.30	=	4.88
TOTAL					48.03

CARPET AREA SUMMARY			
FLOOR	FLAT NO.01	FLAT NO.02	FLAT NO.03
1ST FLOOR	40.96	53.71	71.82
2ND FLOOR	40.96	53.71	71.82
3RD FLOOR	40.96	53.71	71.82
4TH FLOOR	40.96	53.71	71.82
5TH FLOOR	40.96	53.71	71.82
6TH FLOOR	40.96	53.71	71.82
7TH FLOOR	40.96	53.71	71.82
8TH FLOOR	40.96	53.71	0
9TH FLOOR	40.96	53.71	71.82
10TH FLOOR	40.96	53.71	71.82
11TH FLOOR	40.96	53.71	71.82
12TH FLOOR	40.96	53.71	71.82
13TH FLOOR	40.96	53.71	0
TOTAL	532.48	698.23	790.02

Proforma - B

CONTENTS OF SHEET

ALL FLOOR PLANS WITH AREA DIAGRAM, FLOT AREA CALCULATION, BLOCK AND LOCATION PLAN, TOTAL BUA STATEMENT, TRAVEL STATEMENT, PARKING STATEMENTS AND CARPET AREA STATEMENT

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER DATED 01.06.2021/107/1/1 And Other/T Ward/MULUND-E

E.E.B.P (ES) (T)

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

E.E.B.P (ES) (T)

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

DESCRIPTION OF PROPERTY
Proposed redevelopment on plot bearing CTS no. 1071/1 and 1071/2 of village Mulund East, Mitnagar road, Mulund East, Mumbai 400081.

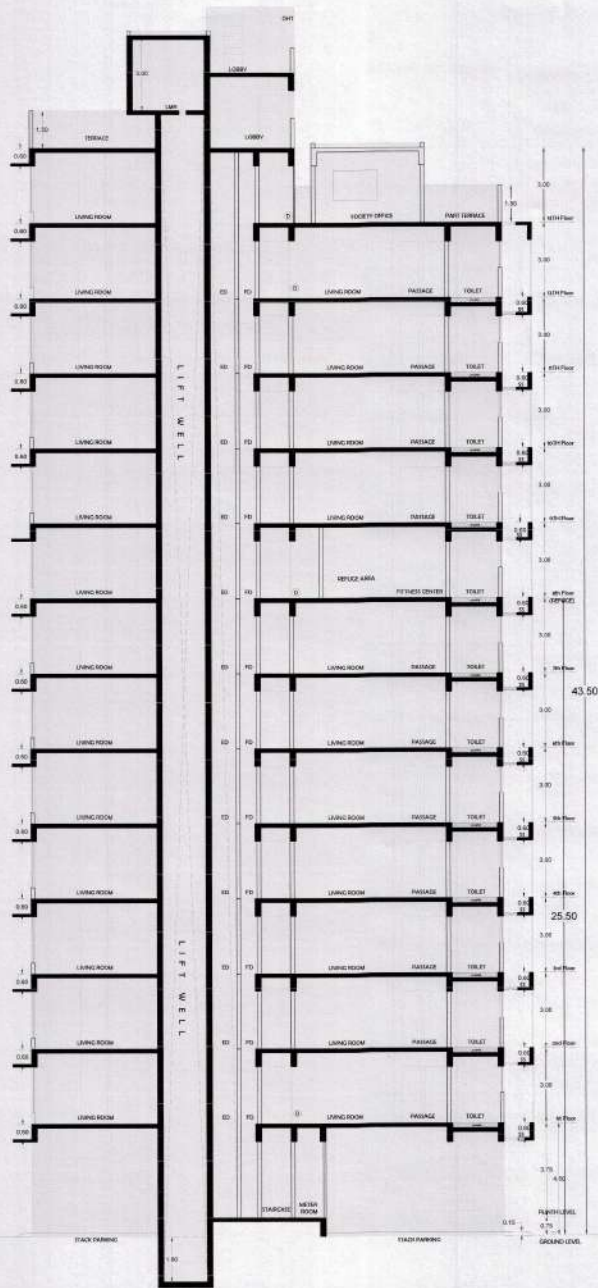
NAME OF OWNER
ARYAVANTA INDIRA/RASTHIA CHSL

ARCHITECTS
JAGAT VASANI

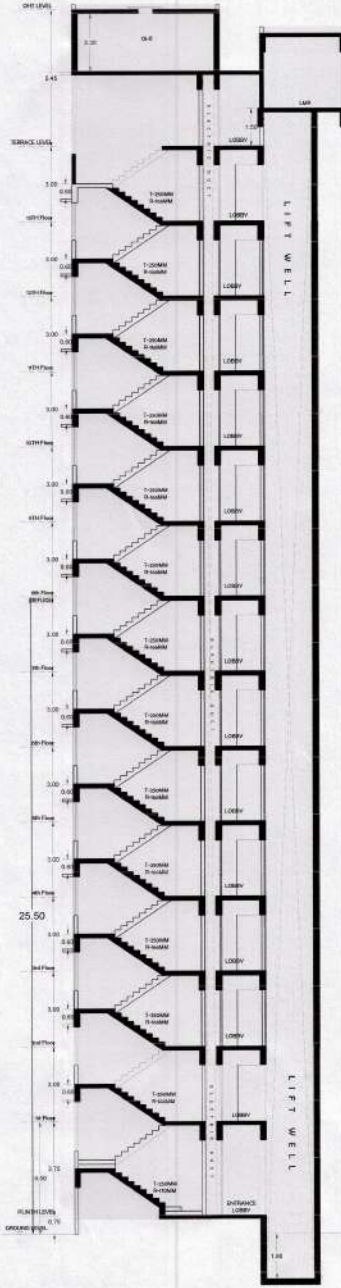
EASTERN ARCHITECTS
At: JAGAT VASANI (CA/2016/77962)

1. 1ST FLOOR, SHIVAJI CHS, HINGWALE LANE, OPP. TO POPULAR HOTEL, GHATKOPAR (E) 400077

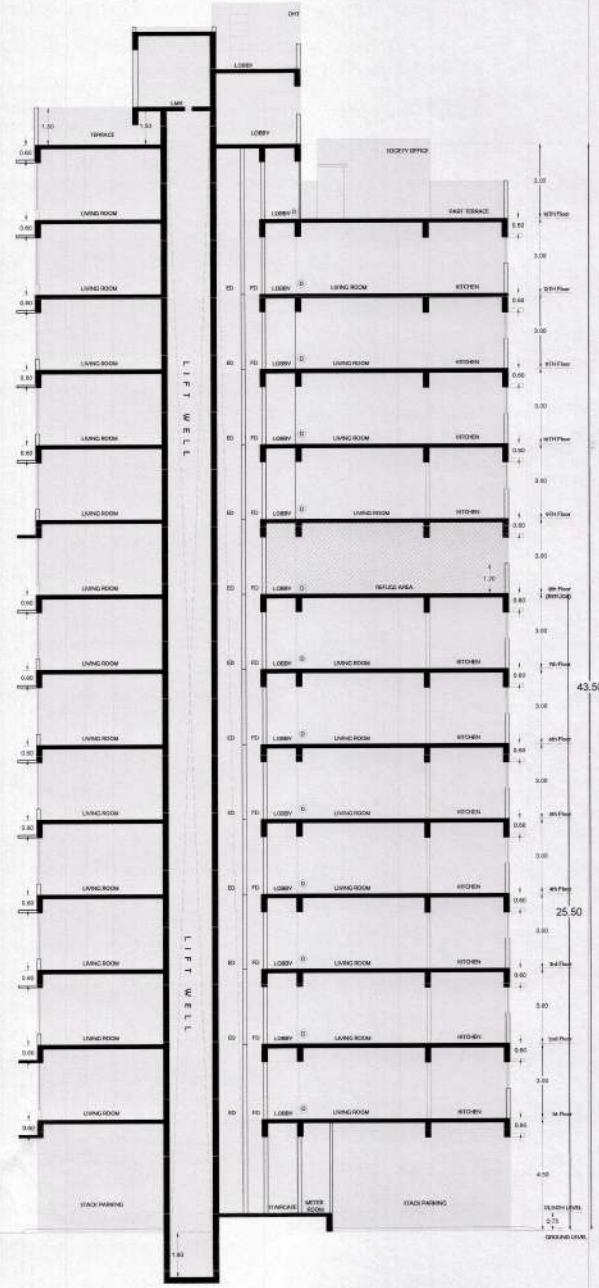
EASTERN ARCHITECTS



SECTION AA'
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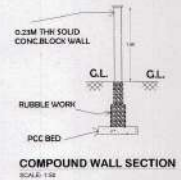
SECTION BB'
SCALE: 1:100



SECTION CC'
SCALE: 1:100



SECTION THROUGH UNDER GROUND TANK
SCALE: 1:50



COMPOUND WALL SECTION
SCALE: 1:50

Proforma - B

CONTENTS OF SHEET

ALL FLOOR PLANS WITH AREA DIAGRAM, PLOT AREA CALCULATION, BLOCK AND LOCATION PLAN, TOTAL BUA STATEMENT, TENEMENT STATEMENT, PARKING STATEMENTS AND CARPET AREA STATEMENT.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED U.N.O. P-8202/2021/(1071/1 And Other)/T Ward/MULUN

Handwritten notes and signatures are present in this section, including the name 'Nitin Vasan Rao Patil' and the designation 'E.E.R.P (RS) (T)'.

DESCRIPTION OF PROPERTY
Proposed redevelopment on plot bearing CTS no. 1071/1 and 1071/2 village Mahad East, Mithaghar road, Mahad East, Mumbai 401081.

NAME OF OWNER
ARYAVARTI INDRAPRASTHA CHSL

ARCHITECTS
JAGAT PUNDHRI

EASTERN ARCHITECTS
Ar. JAGAT VASANI (CA/2016/77962)
1, 1ST FLOOR, SWACAT CHS, HERGWALE LANE,
OPP TO POPULAR HOTEL, CHATKOPAR (E)-400677

EASTERN ARCHITECTS