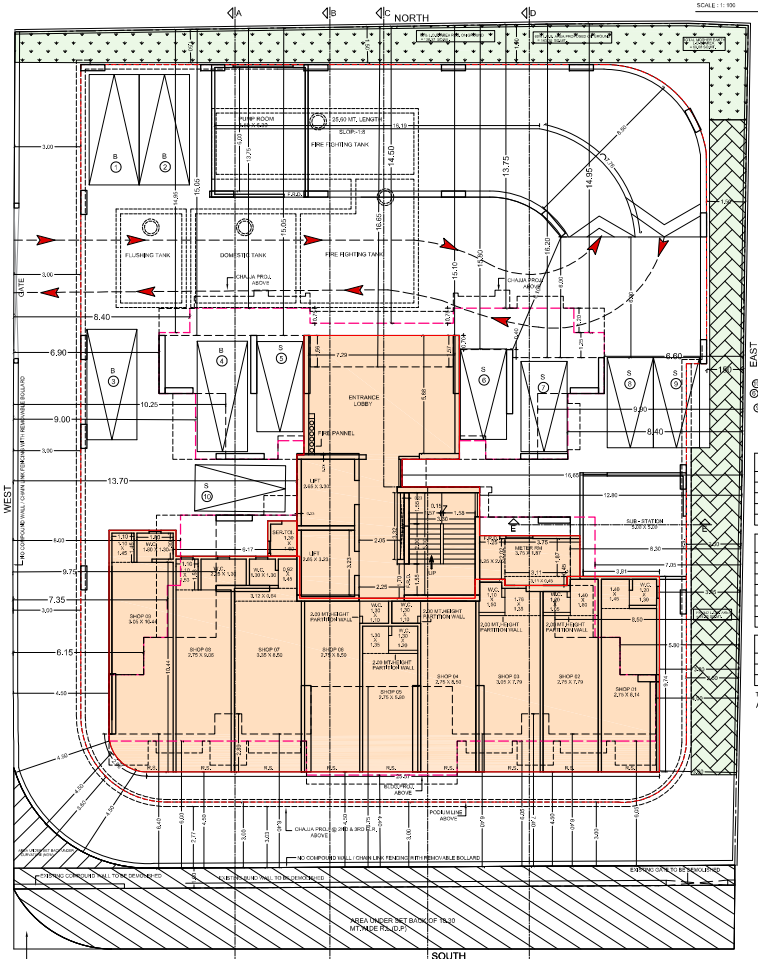
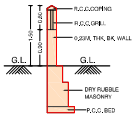
PARKING STATEMENT

TOTAL PARKING REQUIRED AS NEW DCPR 2034		72.00 NOS.	
TOTAL PARKING PROVIDED		78.00 NOS.	
FLOOR.	BIG CARS	SMALL CARS	TOTAL
GROUND FLOOR.	04	06	10
1ST PODIUM FLR.	03	05	08
2ND PODIUM FLR.	12	08	20
3RD PODIUM FLR.	12	08	20
4TH PODIUM FLR.	14	07	21
TOTAL	45	34	79

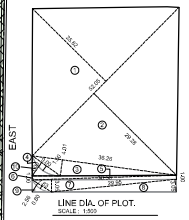


GROUND FLOOR PLAN
SCALE : 1:100

SECTION THROUGH UNDER GROUND TANK
SCALE : 1: 100



SECTION THROUGH COMPOUND WALL
SCALE : 1: 20



LINE DIA. OF PLOT.
SCALE : 1:500

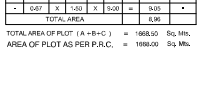
AREA CALCULATION OF PLOT

A - BALANCE PLOT i.e. area of triangles								
1	25.82	X	52.06	X	0.50	=	671.07	SQ.MT
2	52.06	X	29.28	X	0.50	=	762.01	"
3	36.26	X	4.01	X	0.50	=	72.70	"
4	0.67	X	1.00	X	0.50	=	0.33	"
	TOTAL AREA						1515.68	

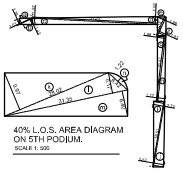
B - AREA UNDER ROAD SETBACK i.e. area of triangles								
5	36.58	X	1.00	X	0.50	=	18.29	SQ.MT
6	36.58	X	1.00	X	0.50	=	18.29	SQ.MT
7	36.58	X	3.03	X	0.50	=	55.78	SQ.MT
8	29.95	X	3.03	X	0.50	=	45.67	SQ.MT
9	7.83	X	2.56	X	0.50	=	10.02	SQ.MT
-	0.67	X	1.00	X	0.50	=	0.33	"
	TOTAL AREA						143.86	

C - AREA UNDER ROAD SETBACK (i.e.under curvature) i.e. area of triangles								
10	4.00	X	9.00	X	0.50	=	18.00	SQ.MT
-	0.67	X	1.00	X	0.50	=	0.33	"
	TOTAL AREA						8.96	

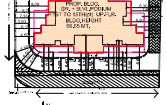
TOTAL AREA OF PLOT (A +B+C) = 1668.50 Sq. Mts.
AREA OF PLOT AS PER P.R.C. = 1666.00 Sq. Mts.



40% L.O.S. AREA DIAGRAM ON 5TH PODIUM.
SCALE 1: 100



60% L.O.S. AREA DIAGRAM ON GROUND
SCALE 1: 100



BLOCK PLAN
SCALE : 1:500

BUILT UP AREA SUMMARY FOR RESIDENTIAL (COMPENSATORY F.S.I.)

FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFTS, LOBBY IN SQ.MT(B) FOR RES.	BALANCE AREA (A- B = C)	TEN. PROP.
GR. FLR.	269.34	0.00	269.34	0.00
1ST FLR.	284.39	58.47	225.92	4.00
2ND FLR.	286.33	58.47	227.86	4.00
3RD (REFUGE) FLR.	224.51	58.94	165.57	3.00
4TH FLR.	310.29	58.47	251.82	4.00
5TH FLR.	322.46	58.47	263.99	4.00
6TH FLR.	326.26	58.47	267.79	4.00
7TH FLR.	370.11	58.47	311.64	4.00
8TH FLR.	400.77	59.35	341.42	4.00
9TH FLR.	400.77	59.35	341.42	4.00
10TH (REFUGE) FLR.	320.19	60.16	260.03	3.00
11TH FLR.	413.60	59.37	354.23	4.00
12TH FLR.	437.12	58.59	378.53	4.00
13TH FLR.	437.12	58.59	378.53	4.00
14TH FLR.	437.12	58.59	378.53	4.00
15TH (PART) FLR.	294.46	58.22	236.24	2.00
EXCESS REFUGE @3RD FLR	0.05	0.00	0.05	-----
EXCESS REFUGE @10TH FLR	13.97	0.00	13.97	-----
EXCESS FIT.CENTER	6.02	0.00	6.02	-----
EXCESS ELE. METER ROOM	0.52	0.00	0.52	-----
TOTAL	5555.40	881.98	4673.42	56.00

TOTAL GROSS AREA : 4673.42 SQ.MTR.
PROPOSE FC AREA = 1180.94 SQ.MT.
TOTAL NET AREA : 4673.42 - 1180.94 = 3492.48 SQ.MT.

L.O.S. AREA CALCULATION

MOTHER EARTH / L.O.S. AREA CALCULATION								
a	3.63	X	1.36	X	0.50	=	2.47	SQ.MT
b	3.63	X	1.42	X	0.50	=	2.58	SQ.MT
c	31.23	X	1.57	X	0.50	=	24.52	SQ.MT
d	31.23	X	1.92	X	0.50	=	29.98	SQ.MT
e	1.98	X	5.14	X	0.50	=	4.83	SQ.MT
f	1.83	X	5.14	X	0.50	=	4.70	SQ.MT
TOTAL L.O.S. AREA ON MOTHER EARTH (A)							68.08	
PAVED L.O.S. AREA CALCULATION								
g	1.98	X	16.47	X	0.50	=	16.31	"
h	1.77	X	16.47	X	0.50	=	14.58	"
i	2.73	X	16.51	X	0.50	=	22.54	"
l	2.92	X	16.51	X	0.50	=	24.08	"
TOTAL L.O.S. AREA IN PAVED FORM (B)						=	74.22	SQ.MT
TOTAL L.O.S AREA ON GROUND (A + B)						=	143.30	
CALCULATION OF L.O.S AREA ON 5TH PODIUM								
k	28.02	X	9.97	X	0.50	=	139.68	"
l	31.35	X	5.17	X	0.50	=	81.04	"
m	31.35	X	6.46	X	0.50	=	100.32	"
n	0.67	X	6.42	X	1.22	=	5.25	"
TOTAL L.O.S AREA ON PODIUM (C)						=	326.29	SQ.MT
TOTAL L.O.S. AREA PROPOSED(A+B+C)						=	469.59	SQ.MT
TOTAL L.O.S AREA REQUIRED 1515.18 X 15%= 227.28 SQ.MT.						=	227.28	SQ.MT
L.O.S AREA REQUIRED ON GROUND 227.28 X 60%						=	136.37	SQ.MT
L.O.S AREA PROPOSED ON GROUND						=	143.30	SQ.MT
L.O.S AREA REQUIRED ON 4TH PODIUM 227.28 X 40%						=	90.91	SQ.MT
L.O.S AREA PROPOSED ON 4TH PODIUM						=	326.29	SQ.MT

DETAIL OF FUNGIBLE COMPENSATORY AREA

S.No	DESCRIPTION	Sq.Mt.	Land SDRRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	1450.23	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON- RESIDENTIAL IN EXISTING STRUCTURE/S	216.92	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE - ACCOMMODATED (A+B)	1600.00 (1383.08 RES. +216.92 NON RES.)	-	-	-
	EXISTING B.U.A AS PER PLAN = 1667.15 SQ.MT.				
	TOTAL EXISTING B.U.A. FOR RES. = 1450.23 TOTAL EXISTING B.U.A. FOR COMM. = 216.92 = 1667.15 SQ.MT.				
	LESS				
a)	AREA COUNTED IN F.S.I				
	1) EXCESS BALCONY AREA = 56.39 SQ.MT.				
	2) STAIRCASE AREA = 08.41 SQ.MT.				
	TOTAL = 64.80 SQ.MT.				
	BALANCE EXISTING B.U.A (1450.23 - 64.80) = 1385.43 SQ.MT.				
	EXISTING B.U.A AS PER CALCULATIONS CONSIDERED FOR CALCULATION FOR REHAB FUNGIBLE AREA = 1383.08 SQ.MT. TOTAL BALANCE EXISTING B.U.A (1383.08 + 216.92) = 1600.00 SQ.MT.				
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (C x 0.35)	560.00	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE PERMISSIBLE F.C AREA FOR PURELY RES.AREA (1383.08 X0.35) = 484.08 (484.08 -04.04 (UNCONSUMED F.C AREA) = 479.44	479.44	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE PERMISSIBLE F.C AREA FOR PURELY NON RES.AREA (216.92 X0.35) = 75.92 (75.92-26.05 (UNCONSUMED F.C AREA) = 49.87	49.87	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	529.31	-	-	-
H)	ADMISSIBLE BUILT UP AREA	3497.57	-	-	-
H1)	TOTAL PROPOSED BUILT UP AREA	3492.48			
I)	COMM AREA PROPOSED (NET AREA)	219.47			
J)	RES.AREA PROPOSED (NET AREA)	3273.01			
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT.	-	-		-
L)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT	651.53	64.240 /-	50% SDRR/- (RURAL REHAB) BY DD 000000 DATED 15-06-2023 50% STATE COST/- (RURAL REHAB) BY DD 000000 DATED 15-06-2023 20% REPORT COST/- (RURAL REHAB) BY DD 000000 DATED 15-06-2023	Rs.15,48,000/- 1ST INSTALLMENT Rs.62,20,000/- Rs.24,18,700/- 1ST INSTALLMENT
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB AREA = 0.50x SDR RATE ON DATE OF PAYMENT X K	-	-	-	-
N)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA = 0.50 xSDR RATE ON DATE OF PAYMENT X I				
O)	GROSS BUILT UP AREA CONSUMED	4673.42			
P)	NET BUILT UP AREA CONSUMED	3492.48			

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
FOR SHOP 1 PARKING / 40 SQ. MTS.	289.24	6.73 NOS.
TOTAL COMMERCIAL PARKING		6.73 NOS
LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS.	07	1.75 NOS.
45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	11	5.50 NOS.
60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	26	26.00 NOS.
ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	12	24.00 NOS.
TOTAL RESIDENTIAL PARKING	56 NOS.	57.25 NOS
VISITORS PARKING 10 % OF REQD. PARKING FOR COMM.		2.00 NOS.
VISITORS PARKING 10 % OF REQD. PARKING FOR RESI.		5.72 NOS.
TOTAL PARKING REQUIRED		71.70 NOS. 72.00 SAY.
AS PER DCPR 2034 (REG.31 (1) (iii)) 50% ADD. PARKING 72 X 50% = 36.00 NOS. (PERMISSIBLE) PROPOSED = 07.00 NOS.		07.00 NOS.
TOTAL PARKING PROVIDED (72.00 + 7.00 = 79.00 NOS.)		79.00 NOS.

BIG CARS	SMALL CARS	TOTAL
45	34	79

CARPET AREA STATEMENT IN SQ.MTS.FOR PARKING PURPOSES (REHA CARPET)

FLOOR	FLAT NO.1	FLAT NO.2	FLAT.NO.3	FLAT NO.4
1ST FLR.	33.83	33.83	65.14	64.95
2ND FLR.	34.58	35.06	65.14	64.95
3RD FLR.	34.58	43.79	65.14	---
4TH FLR.	43.21	50.56	65.14	64.95
5TH FLR.	51.28	55.12	65.14	64.95
6TH FLR.	55.12	55.12	65.14	64.95
7TH FLR.	58.07	58.07	74.82	73.47
8TH FLR.	58.07	58.07	80.55	103.77
9TH FLR.	58.07	58.07	80.55	103.77
10TH FLR.	64.72	64.72	---	103.77
11TH FLR.	64.72	64.72	80.55	103.77
12TH FLR.	64.72	64.72	102.19	103.01
13TH FLR.	64.72	64.72	102.19	103.01
14TH FLR.	64.72	64.72	102.19	103.01
15TH FLR.	---	---	102.19	103.01

LOCATION PLAN
D.P. SHEET - 15/14
SCALE : 1:4000

CONTENTS OF SHEET	CERTIFICATE OF AREA
• GROUND FLOOR PLAN • PLOT & LOS AREA CALCULATION • SEC. THRO COMP. WALL • BLOCK & LOCATION PLAN • BUILT UP AREA SUMMARY • PARKING STATEMENT • CARPET AREA STATEMENT • F.C. FSI DETAILS.	Certified that I have surveyed the plot under reference on 11-02-2022 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 and tallies with the area stated in the document of ownership / lease / deming scheme record. RAMBHAU POPATBHAI ASUNDARI ARCHITECT.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
RAHUL JAGANNAT HJOSHI M/S OSCAR INFRASTRUCTURE PVT. LTD C/- TO OWNER RUSHABH CHELLTD. 711, CORPORATE CENTRE - NIRMAL LIFESTYLE L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080	PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S NO. 1099 OF VILLAGE MULUND (W) AT DEVIDAYAL ROAD.

STAMP & DATE OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER OFFICE LETTER NO. P-10097/2022/(1099)/T WARD/MULUND-W DATED 23-12 -2022
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-10097/2022/(1099)/T WARD/MULUND-W

Sagar Prasad Mandpilar — S.E.(B.P.) L-W
Nitin Vasant Patil — A.E.(B.P.) S & T
SUHAS VASANT NEMANE — E.E.(B.P.) E.S.-II

FORM I

I.	AREA STATEMENT		AREA IN SQMT
1.	AREA OF PLOT (AS PER P.R.CARD)		1,6,6,8.0,0
	(a) Area of Reservation in plot	N	N.I.L
	(b) Area of Road set back Set back Due to Curvature now proposed = 8.96 sq.mt. Set back as per "18.30 mt. R.L." = 143.86 sq.mt. Total Set back = 152.82 sq.mt.	I	1,5,2.8,2
	(c) Area of O.P. Road	N	I.L
2.	DEDUCTIONS FOR		
	(A) For Reservation/Road Area		
	(a) Reservation area (shall to be handed over (100%) (Regulation No.13)	-	-
	(b) Proposed O.P. road to be handed over (100%) (Regulation No.16)	-	-
	(C) Reservation area (shall to be handed over(100%) (Regulation No.17)	-	-
	Reservation area (shall to be handed over as per DCR 14(A)	N	I.L
	(B) For Amenity Area		
	(a) Area of amenity (shall)also to be handed over as per DCR 14(A)	N	I.L
	(b) Area of amenity (shall)also to be handed over as per DCR 14(A)	N	I.L
	(C) Area of amenity (shall)also to be handed over as per DCR 35	N	I.L
	(C) Deductions for Existing Built up area to be retained if any (a) Commercial / Residential / Industrial / Agriculture / Public Utility Building under which the development was allowed.	N	I.L
3.	TOTAL DEDUCTIONS-[2(A)+2(B)+2(C)]	1,1,5	2,.9,2
4.	BALANCE AREA OF PLOT (1 minus 3)	1,5,3	1,3,.1,8
5.	PLOT AREA UNDER DEVELOPMENT	1,5,3	1,3,.1,8
6.	ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	0.50	0.75
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (53(6))	1,5,3	1,3,.1,8
	In case of mill land permissible Built up Area shall be as per 43 Regulation 30(A)		
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 30(A) OF REGULATION30(A)	N	I.L
	(i) As per 2(A)and 2(B) except 2(A)(a)(Reservation) with in use of Municipality TDR or in lieu of 9 of table 11 on Development plan etc.	N	I.L
9.	BUILT UP AREA ALLOTED BY COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	N	I.L
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.	7,7,3	7,.3,0
11.	BUILT UP AREA DUE TO "ADMISSIBLE" TDR" AS PER TABLE NO.12 OF REGULATION NO 30 (A) and 32 ON REMAINING /BALANCE PLOT. (LOS/1-LOS/2)	-	-
	OVER & ABOVE SETBACK (1.50 mt.) = 13.92 SQ.MT. (15% OF SR.NO.7) ABOVE OR 10 SQ.MT.PER TENEMENT AS PER REG.31(1)(B) (21 X 10 = 210.00 SQ.MT.)	-	-
	TOTAL FOR (PERMISSIBLE) = (13.92+210.00) = 223.92 SQ.MT.	2,2,3	9,.9,2
12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1,4,9	2,.1,5,7
13.	PROPOSED BUILT UP AREA	1,4,9	2,.1,4,8
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	N	I.L
15.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)		
	a) 1) Permissible Fungible Compensatory area for rehab component without charging premium (comm.)	4,9	.8,7
	a) Fungible Compensatory area for availed for Rehab Component without charging premium(comm.)	4,9	.8,7
	b) 1) Permissible Fungible Compensatory area for rehab component without charging premium (RES.)	4,7	7,9 . 4,4
	b) Fungible Compensatory area for availed for Rehab Component without charging premium(RES.)	4,7	7,9 . 4,4
	c) 1) Permissible Fungible Compensatory area by charging premium(comm)	-	-
	c) Fungible Compensatory area availed on payment of premium(comm)	-	-
	d) 1) Permissible Fungible Compensatory area by charging premium(res)	6,9	9,3 . 0,9
	d) Fungible Compensatory area availed on payment of premium(res)	6,9	9,3 . 0,9
16.	TOTAL BUILT UP AREA (INCLUDING FUNGIBLE COMPENSATORY AREA) 14+15(a)(b)+15(c)(d)	1,4,9	2,.1,4,2
17.	FSI CONSUMED ON NET PLOT (13/4)	2	3,0
	OTHER REQUIREMENTS		
	(A) RESERVATION/DESIGNATION		
	(a) Name of Reservation	N	I.L
	(b) Area of Reservation affecting the plot	N	I.L
	(C) Area of Reservation land to be handed/handed over as per regulation No.17	N	I.L
	(d) Built up area of Amenity to be handed over as per regulation No.17	N	I.L
	(e) Area/Built up area of Designation	N	I.L
	(B) PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.		
	(a) 14(A)	N	I.L
	(b) 14(B)	N	I.L
	(c) 15	N	I.L
	(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	N	I.L
	(D) Tenement Statement		
	(i) Proposed Built up Area (Residential)	1,4,9	2,.1,4,8
	(ii) Less deduction of non-residential area (Shop etc)	1,2	1,5 . 4,7
	(iii) Area available for tenements (i) minus (ii)	1,2,7	3,.0,1
	(iv) Tenement permissible (density of tenement/hectare)	1,0,0	0,.0,0
	(v) Total No. of Tenements Proposed on the plot	1,0,0	0,.0,0
	(E) Parking Statement		
	(i) Parking Required by regulations for:-		
	Car	7,2	.0,0
	Scooter/Motor cycle	-	-
	Outsiders (visitors)	-	-
	(ii) Covered garage permissible	-	-
	Covered garage proposed	-	-
	(iv) 50% additional car parking as per DCPR 2034 (REG. 31 (1)(iii))	0,7	.0,0
	Scooter/Motor cycle	-	-
	Outsider (visitors)	-	-
	(iv) Total parking provided	7,9	.0,0
	(D) Transport Vehicles Parking		
	Space for transport vehicles parking required by regulations	-	-
	(ii) Total No. of transport vehicles parking spaces provided	-	-

SCALE	NAME & SIGN OF ARCHITECT
AS SPECIFIED	RAMJIBHAI POPATBHAI ASUNDARA R. P. ASUNDARIA ARCHITECT 236, 2ND FLOOR, AVISH, NIRMAL GALAXY, NEAR DEEP MANDIR CINEMA, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080
NORTH	

SHEET : 1 / 10