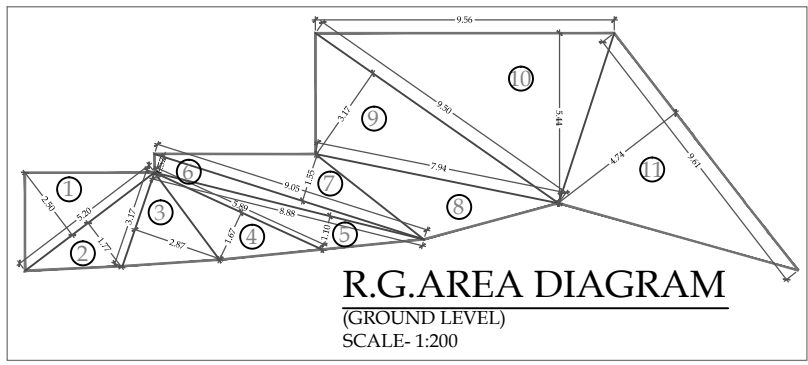
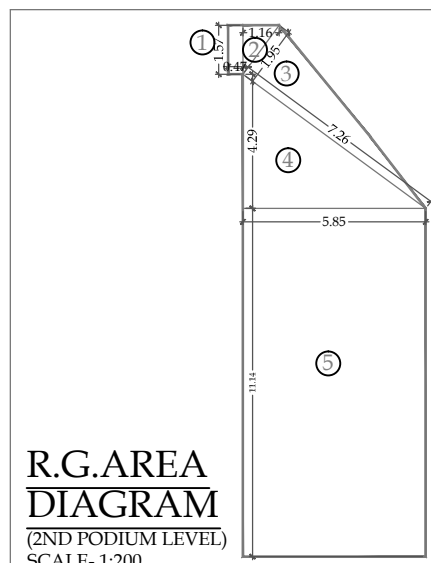




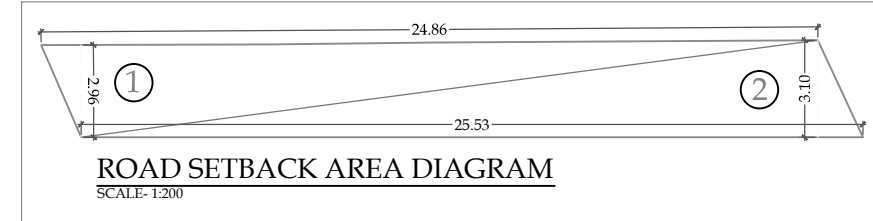
R.G. AREA (GROUND LEVEL) CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	5.20	2.50	0.50	6.50
2	5.20	1.77	0.50	4.60
3	3.17	2.87	0.50	4.55
4	5.89	1.67	0.50	4.92
5	8.88	1.10	0.50	4.88
6	9.05	0.57	0.50	2.58
7	9.05	1.55	0.50	7.01
8	7.94	1.99	0.50	7.90
9	9.50	3.17	0.50	15.06
10	9.56	5.44	0.50	26.00
11	9.61	4.74	0.50	22.78
TOTAL				106.78

R.G. AREA (PODIUM LEVEL) CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	0.47	1.57	1.00	0.74
2	1.57	1.16	0.50	0.91
3	7.26	1.95	0.50	7.08
4	5.85	4.29	0.50	12.55
5	5.85	11.14	1.00	65.17
TOTAL				86.44

R.G. AREA STATEMENT				
1	GROUND FLOOR			106.78
2	PODIUM FLOOR			86.44
TOTAL				193.22
REQUIRED R.G.				176.45
PROPOSED R.G.				193.22



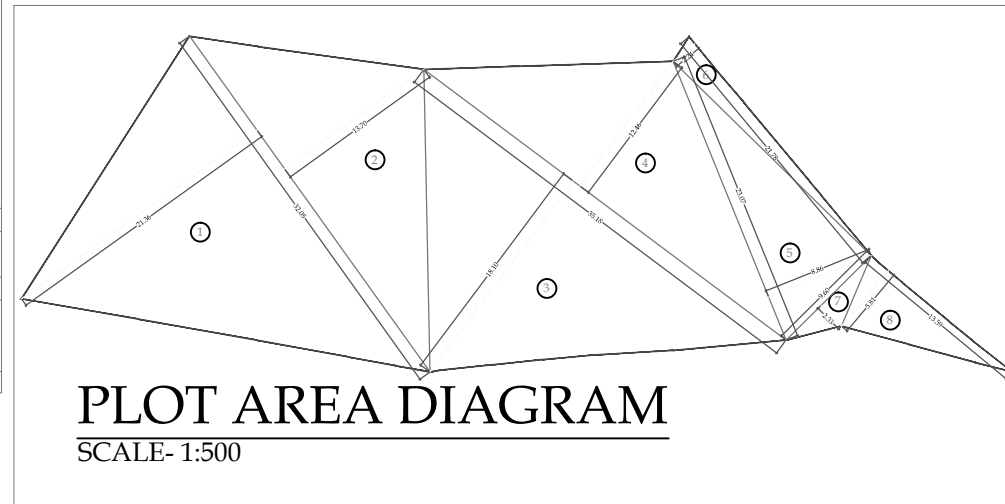
BUILT UP AREA STATEMENT							TENEMENT STATEMENT				
FLOOR	CONSTRUCTED AREA	STAIR CASE LIFT LOBBY AREA	REFUGE FITNESS CENTER AREA	EXCESS BUILT UP AREA COUNTED IN FSI	GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NET BUILT UP AREA EXCLUDING 5 FUNGIBLE COMPONENT (FOR FSI)	FUNGIBLE	REHAB	SALE	TOTAL	
	(A)	(B)	(C) = A - B	RESI	COMM.	RESI	COMM.				
STILT	217.75	0.00	0.00	0.00	117.52	87.05	30.47	0	3	0	3
1ST PODIUM	821.43	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0
2ND PODIUM	821.43	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0
1ST	307.77	47.04	0.00	0.00	260.73	193.13	67.60	4	0	0	4
2ND	321.88	47.04	0.00	0.00	274.84	203.59	71.25	3	0	0	3
3TH	319.12	47.04	0.00	0.00	272.08	201.54	70.54	4	0	0	4
4TH	319.12	47.04	0.00	0.00	272.08	201.54	70.54	2	0	2	4
5TH (REFUGE)	256.47	48.66	132.62	102.14	177.33	131.36	45.97	1	0	0	1
TOTAL	3384.97	236.82	132.62	102.14	1374.58	1018.42	356.16	14	3	2	19



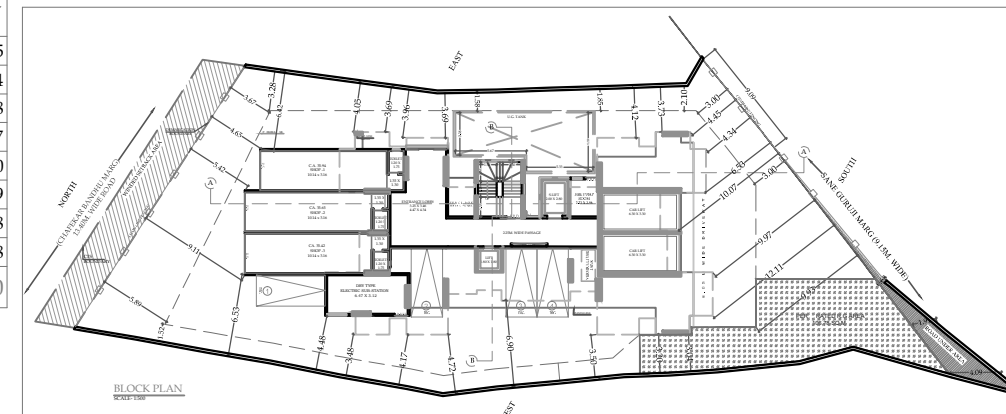
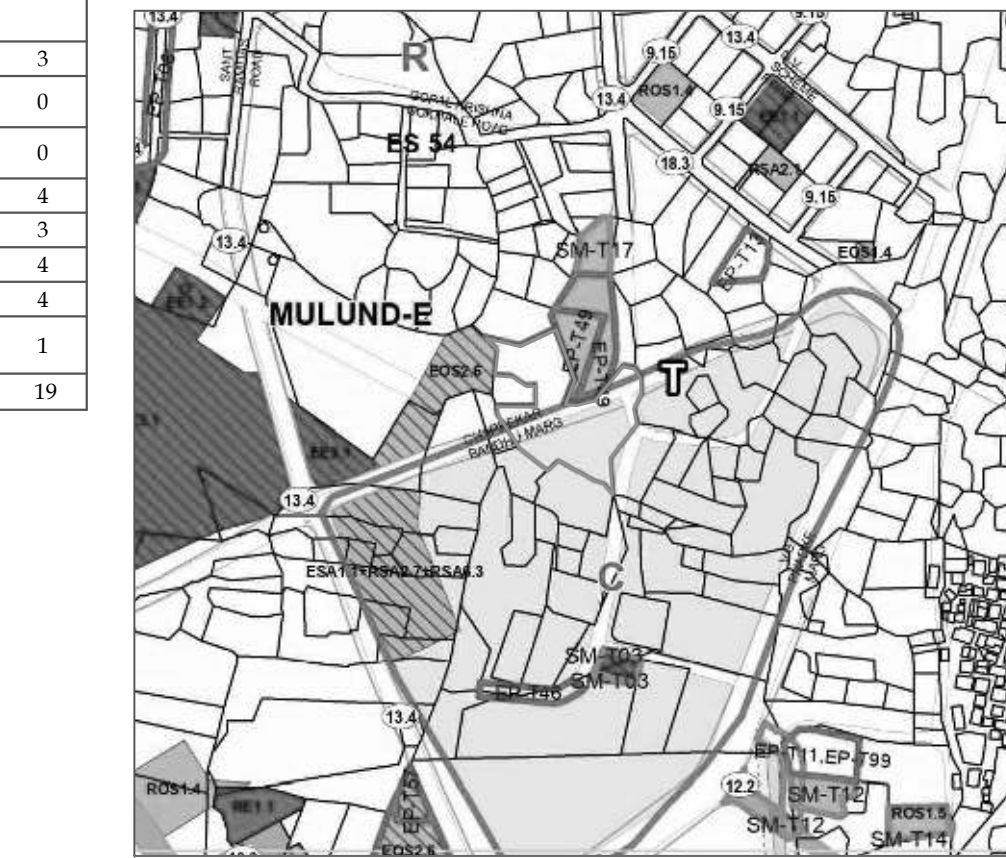
ROAD SETBACK AREA CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	24.86	2.96	0.50	36.79
2	25.53	3.10	0.50	39.60
TOTAL				76.39

BUILT UP AREA CALCULATION GROUND FLOOR				
A	B	C	D=AxBx C IN SQ.M	
1	1.22	3.31	1	4.04
2	2.15	5.40	1	11.61
3	3.96	0.90	1	3.56
4	1.10	3.40	1	3.74
5	4.79	2.29	1	10.97
6	7.79	2.13	1	16.57
7	2.26	0.18	1	0.41
8	6.77	2.13	1	14.42
TOTAL				67.31
NET CONSTRUCTED AREA				67.31
A - I				

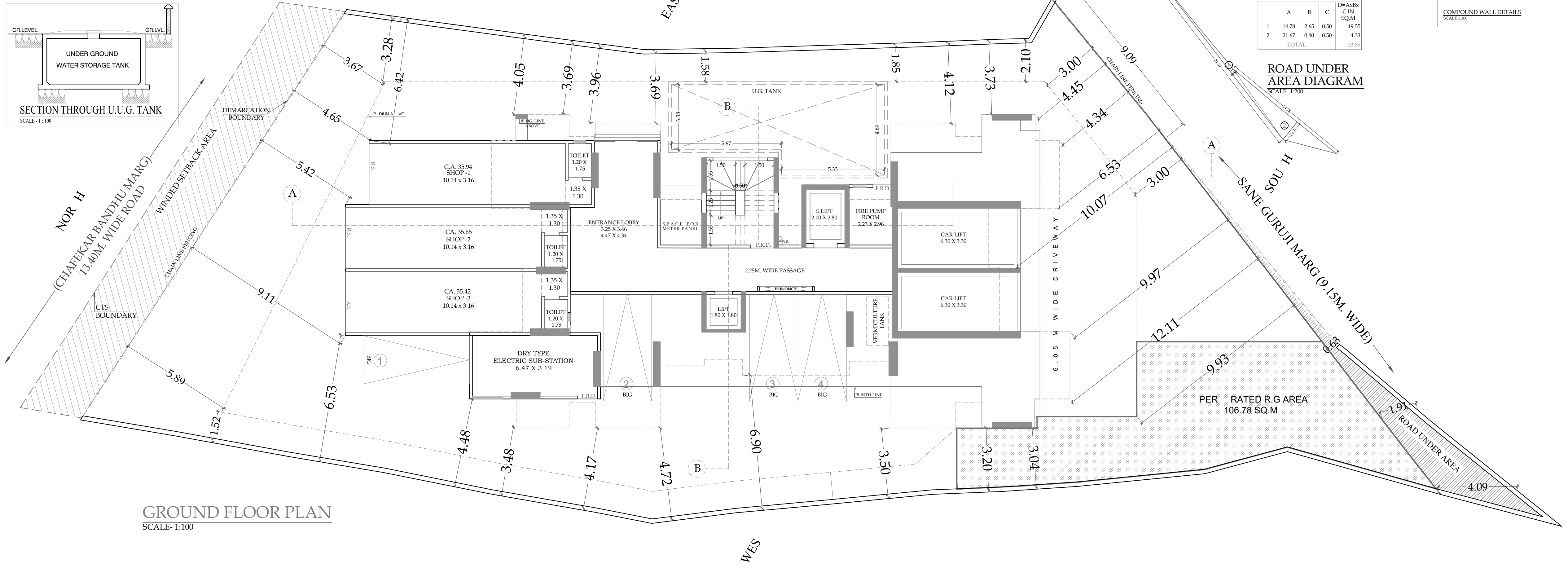
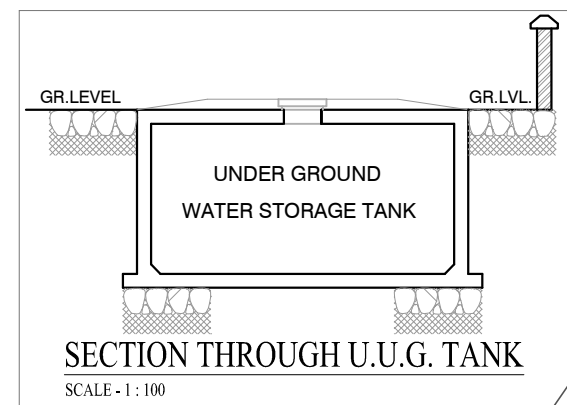
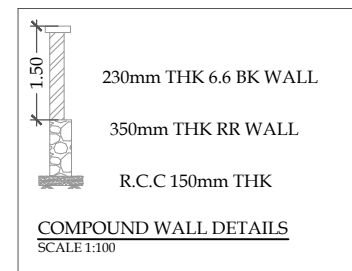
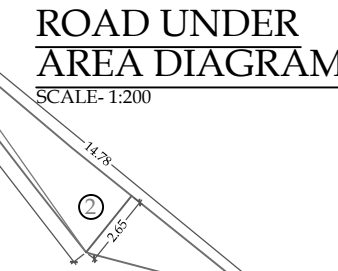
STAIRCASE & LIFT AREA CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	3.96	4.45	1	17.61
2	2.56	3.36	1	8.59
3	2.26	2.10	1	4.75
4	2.26	2.25	1	5.08
5	1.10	0.15	1	0.17
6	7.79	2.40	1	18.52
7	2.15	2.35	1	5.04
8	3.40	3.46	1	11.76
9	4.49	4.62	1	20.74
TOTAL				92.96
PUMP ROOM AREA CALCULATION				
P1	2.25	3.36	1	7.57
TOTAL				7.57
BUILT UP AREA				
P1	2.25	3.36	1	7.57
TOTAL				117.52
B-I-III				
TOTAL				117.52 SQ.MT.



PLOT AREA CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	32.05	21.36	0.50	342.25
2	32.05	13.70	0.50	219.54
3	35.18	18.10	0.50	318.38
4	35.18	12.46	0.50	219.17
5	23.07	8.86	0.50	102.20
6	2.24	0.50	0.50	24.39
7	2.24	0.50	0.50	11.18
8	5.81	0.50	0.50	99.48
TOTAL				1276.60



ROAD UNDER AREA CALCULATION				
A	B	C	D=AxBx C IN SQ.M	
1	14.78	2.65	0.50	19.55
2	21.67	0.40	0.50	4.33
TOTAL				23.89



Approved Subject to the conditions mentioned in this office letter Auto DCR no P-5109/2020/(855/B/1 and 855/B/2)/T Ward/MULUND-E

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Executive Engineer Building Proposal (E.S)-III

UNESH SURESH CHAWAN
Nitin Vasantrao Patil
A.E.(B.P.) S&T

PROFORMA - A	
1. AREA STATEMENT	AREA IN SQMT
1. GROSS AREA OF PLOT AS PER CTS	1365.91
2. GROSS AREA OF PLOT AS PER PRC	1299.25
3. GROSS AREA OF PLOT AS PER CONVEYANCE DEED	1276.60
a) Area of Reservation in plot	N I L
b) Area of Road Set back	76.39
c) ROAD UNDER AREA AS PER SURVEY R.L.	23.89
2. DEDUCTIONS FOR:	
(A) For Reservation/Road Area	
a) Road set-back area to be handed over (100%) (Regulation No.16)	- - -
b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	- - -
(B) For Amenity Area	
a) Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
b) Area of amenity plot/plots to be handed over as per DCR 14(B)	N I L
c) Area of amenity plot/plots to be handed over as per DCR 15	N I L
d) Area of amenity plot/plots to be handed over as per DCR 35	N I L
(C) Deductions for Existing Built up area to be retained if any	
a) Land component of Existing BUA as per regulation	N I L
3. TOTAL DEDUCTIONS [(A)+(B)+(C)]	108.28
4. BALANCE AREA OF PLOT (1 minus 3)	1176.32
5. PLOT AREA UNDER DEVELOPMENT	1176.32
6. ZONAL (BASIC) FSI (1 or 1.33) as per DCR 14(A) or 14(B)	N I L
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	882.24
(in case of mill land permissible Built up area shall be as per 4 of Regulation 30(A))	N I L
8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a)	N I L
9. BUILT UP AREA IN LIEU OF 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) SUBJECT TO REGULATION NO.30(A)(3)	N I L
a) SET-BACK	0.00
b) 15% OF SR. NO. 76 ABOVE OR 10 SQ. M. PER TENEMENT AS PER REG. NO.137(7)(B) Total tenement 22 nos X10 SQ.MT=220 (NOW PROPOSED REHAB FLAT NO. 14.00 X 10.00 SQ.MTS)	140.00
c) 0.70 TDR (PERMISSIBLE=)	0.00
11. PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1022.24
12. PROPOSED BUILT UP AREA FOR RESIDENTIAL	931.37
13. TOTAL PROPOSED BUILT UP AREA	1018.42
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A)	N I L
15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
A) a) Permissible Fungible Compensatory area	357.78
b) Proposed Fungible Compensatory area	356.16
c) i) Permissible Fungible Compensatory area for rehab component	239.25
ii) Fungible Compensatory area available for Rehab Component without charging premium	239.25
d) i) Permissible Fungible Compensatory area by charging premium	116.91
ii) Fungible Compensatory area available on payment of premium	116.91
16. TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY	1380.02
TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY	1374.58
17. FSI CONSUMED ON NET PLOT [13/15]	0.87
(ii) 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) RESERVATION/DESIGNATION	
(i) 14(A)	N I L
(ii) 14(B)	N I L
(iii) 15	N I L
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	- - -
(D) Tenement Statement	
(i) Proposed Built up Area (13above)	1018.42
(ii) Less deduction of Non-residential area (Shop etc)	87.05
(iii) Area available for tenements(i) minus (ii)	931.37
(iv) Tenement permissible (Density of tenement/hectare)	45.82
(v) Total No of Tenement Proposed on the plot	19.00
(E) Parking Statement	
(i) Parking Required by regulations for:-	
Car	21.00 nos.
Scoter/Motor cycle	- - -
Outsider (visitors)	- - -
(ii) Covered garage permissible	- - -
(iii) Covered garage proposed	- - -
Car	- - -
Scoter/Motor cycle	- - -
Outsider (visitors)	- - -
(iv) Total parking provided	28.00 nos.
(D) Transport Vehicles Parking	
(i) Space for transport vehicles parking required by Regulations	- - -
(ii) Total No. of transport vehicles parking spaces provided	- - -

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. ... AND THAT THE DIMENSIONS OF THE SITE ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1224.15 SQ.MT. (ONE THOUSAND TWO HUNDRED TWENTY FOUR POINT FIFTEEN SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

WITNESSEDBY
GJNAL
SIGNATURE OF ARCHITECT

PROFORMA - B	
CONTENTS OF THE SHEET	
GROUND FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, BUILT UP AREA SUMMARY, PARKING STATEMENT, PLOT AREA CAL. & DIAGRAM, R.C. AREA CAL. & DIAGRAM SECTION THROUGH U.G. TANK, COMPOUND WALL DETAILS.	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS 'BIMAL APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.' (BEARING S.NO.137(P) I) H.NO.4(PT), C.T.S NO.855/B/1 & 855/B/2 OF REVENUE VILLAGE MULUND(MULUND) (E) FALUKA KURLA,MUMBAI-400 181.	
NAME OF OWNER/APPLICANT	SIGNATURE
M/S. RITE BUILDERS & DEVELOPERS CA TO OWNER BIMAL APARTMENT CHSL.	CHETAN DILIP PRADHAN
NAME ADDRESS AND SIGNATURE OF ARCHITECT	
NITIN DATATRAY GUNJAL	

ALL DIMENSIONS ARE IN METER	NORTH	M/S. SPECO ARCHITECTS
DRAWN : SHWETA		210, BUILDING NO. 4, VITHAL RAKSHIMAI CHS,
CHECKED: AR.NITIN GUNJAL		BALAKRISHNA KHEDEKAR MARG, BEHIND RAM MANOHAR,
SCALE: as shown		WADALA, MUMBAI - 400 013, INDIA.
DATE: 16.03.2021		TEL: +91-9820 98758, +91-981907599
DRG. NO: 01/06		EMAIL: +91-9820 98758, +91-981907599
		AR.NITIN GUNJAL
		REG. NO. CA200824282