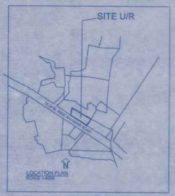
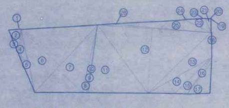
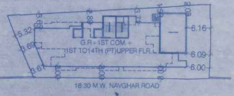


PLOT AREA LINE DIAGRAM

SCALE -1 : 500




BLOCK PLAN

SCALE -1 : 500

| PLOT AREA CALCULATION | | | |
|---|---|---|---|
| 1 | 0.50 X 3.18 X 0.15 X 1 NO | = | 0.24 SQ.MT. |
| 2 | 0.50 X 5.92 X 3.13 X 1 NO | = | 9.27 SQ.MT. |
| 3 | 0.50 X 6.22 X 0.14 X 1 NO | = | 0.44 SQ.MT. |
| 4 | 0.50 X 8.08 X 0.84 X 1 NO | = | 3.40 SQ.MT. |
| 5 | 0.50 X 16.64 X 1.70 X 1 NO | = | 14.15 SQ.MT. |
| 6 | 0.50 X 23.80 X 13.68 X 1 NO | = | 162.79 SQ.MT. |
| 7 | 0.50 X 23.80 X 8.98 X 1 NO | = | 106.86 SQ.MT. |
| 8 | 0.50 X 17.87 X 1.11 X 1 NO | = | 9.92 SQ.MT. |
| 9 | 0.50 X 17.72 X 0.27 X 1 NO | = | 2.39 SQ.MT. |
| 10 | 0.50 X 17.67 X 0.16 X 1 NO | = | 1.42 SQ.MT. |
| 11 | 0.50 X 21.91 X 12.35 X 1 NO | = | 135.30 SQ.MT. |
| 12 | 0.50 X 29.42 X 15.41 X 1 NO | = | 226.68 SQ.MT. |
| 13 | 0.50 X 29.42 X 4.78 X 1 NO | = | 70.32 SQ.MT. |
| 14 | 0.50 X 18.82 X 3.46 X 1 NO | = | 32.56 SQ.MT. |
| 15 | 0.50 X 13.20 X 2.37 X 1 NO | = | 15.64 SQ.MT. |
| 16 | 0.50 X 11.26 X 0.64 X 1 NO | = | 3.61 SQ.MT. |
| 17 | 0.50 X 10.24 X 4.56 X 1 NO | = | 23.35 SQ.MT. |
| 18 | 0.50 X 6.48 X 0.15 X 1 NO | = | 0.49 SQ.MT. |
| 19 | 0.50 X 0.27 X 0.10 X 1 NO | = | 0.02 SQ.MT. |
| 20 | 0.50 X 1.45 X 0.22 X 1 NO | = | 0.16 SQ.MT. |
| 21 | 0.50 X 3.82 X 1.18 X 1 NO | = | 2.26 SQ.MT. |
| 22 | 0.50 X 7.52 X 2.64 X 1 NO | = | 9.93 SQ.MT. |
| 23 | 0.50 X 5.45 X 0.11 X 1 NO | = | 0.30 SQ.MT. |
| 24 | 0.50 X 5.45 X 0.11 X 1 NO | = | 0.30 SQ.MT. |
| 25 | 0.50 X 26.22 X 2.71 X 1 NO | = | 35.53 SQ.MT. |
| 26 | 0.50 X 29.42 X 0.46 X 1 NO | = | 6.77 SQ.MT. |
| | TOTAL PLOT AREA | = | 874.10 SQ.MT. |

## BUILT UP AREA CALCULATION

| GROUND FLOOR | | | | |
|---|---|---|---|---|
| A | 39.35 X 13.13 X 1 NO | = | 516.67 SQ.MT. | |
| | TOTAL ADDITION | = | 516.67 SQ.MT. | X |

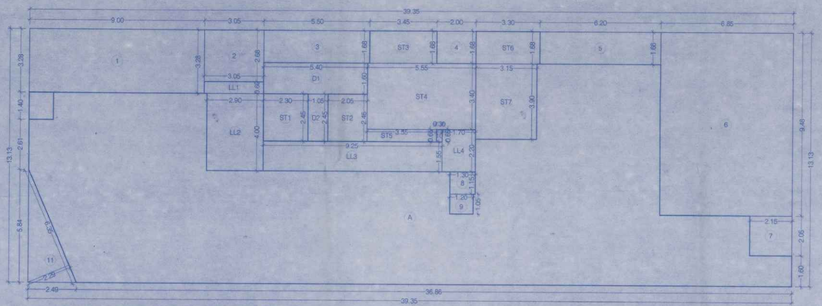
| DEDUCTIONS | | | | |
|---|---|---|---|---|
| 1 | 9.00 X 3.28 X 1 NO | = | 29.52 SQ.MT. | |
| 2 | 3.05 X 2.68 X 1 NO | = | 8.17 SQ.MT. | |
| 3 | 5.50 X 1.68 X 1 NO | = | 9.24 SQ.MT. | |
| 4 | 2.00 X 1.68 X 1 NO | = | 3.36 SQ.MT. | |
| 5 | 6.20 X 1.68 X 1 NO | = | 10.42 SQ.MT. | |
| 6 | 6.85 X 9.48 X 1 NO | = | 64.94 SQ.MT. | |
| 7 | 2.15 X 2.05 X 1 NO | = | 4.41 SQ.MT. | |
| 8 | 1.30 X 1.15 X 1 NO | = | 1.50 SQ.MT. | |
| 9 | 1.20 X 1.05 X 1 NO | = | 1.26 SQ.MT. | |
| 10 | 0.30 X 0.65 X 1 NO | = | 0.20 SQ.MT. | |
| 11 | 1/2 X 6.35 X 2.29 X 1 NO | = | 7.27 SQ.MT. | |
| | TOTAL DEDUCTION | = | 140.29 SQ.MT. | Y1 |
| TOTAL BUILT UP AREA [X - Y1] | | = | 376.38 SQ.MT. | X1 |

| STAIRCASE AREA CALCULATION | | | | |
|---|---|---|---|---|
| ST1 | 2.30 X 2.45 X 1 NO | = | 5.64 SQ.MT. | |
| ST2 | 2.05 X 2.45 X 1 NO | = | 5.02 SQ.MT. | |
| ST3 | 3.45 X 1.68 X 1 NO | = | 5.80 SQ.MT. | |
| ST4 | 5.55 X 3.40 X 1 NO | = | 18.87 SQ.MT. | |
| ST5 | 3.55 X 0.65 X 1 NO | = | 2.31 SQ.MT. | |
| ST6 | 3.30 X 1.68 X 1 NO | = | 5.54 SQ.MT. | |
| ST7 | 3.15 X 3.90 X 1 NO | = | 12.29 SQ.MT. | |
| TOTAL STAIRCASE AREA | | = | 55.47 SQ.MT. | Y2 |

| ENTRANCE LOBBY AREA CALCULATION | | | | |
|---|---|---|---|---|
| LL1 | 3.05 X 0.60 X 1 NO | = | 1.83 SQ.MT. | |
| LL2 | 2.90 X 4.00 X 1 NO | = | 11.60 SQ.MT. | |
| LL3 | 9.25 X 1.55 X 1 NO | = | 14.34 SQ.MT. | |
| LL4 | 1.70 X 2.20 X 1 NO | = | 3.74 SQ.MT. | |
| TOTAL ENTRANCE LOBBY AREA | | = | 31.51 SQ.MT. | Y3 |

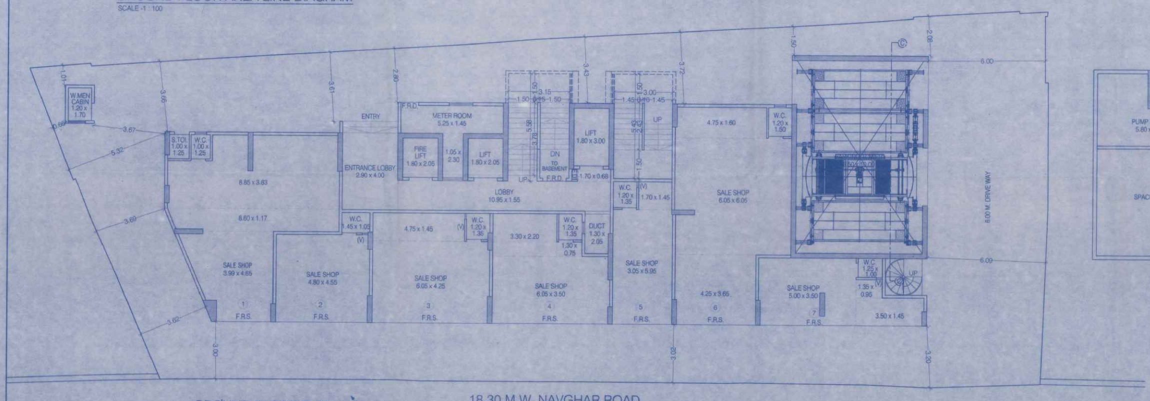
| METER ROOM AREA CALCULATION | | | | |
|---|---|---|---|---|
| D1 | 5.40 X 1.60 X 1 NO | = | 8.64 SQ.MT. | |
| D2 | 1.05 X 2.45 X 1 NO | = | 2.57 SQ.MT. | |
| TOTAL METER ROOM AREA | | = | 11.21 SQ.MT. | Y4 |

| S.TOILET AREA CALCULATION | | | | |
|---|---|---|---|---|
| S.TOI. | S.TOI. | = | 2.20 SQ.MT. | |
| TOTAL SERVANT TOILET AREA | | = | 2.20 SQ.MT. | Y5 |
| NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)] | | = | 275.98 SQ.MT. | |



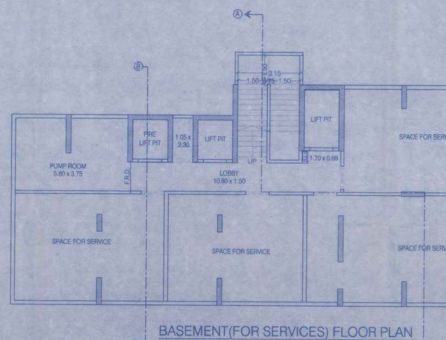
GROUND FLOOR AREA LINE DIAGRAM

SCALE -1 : 100




GROUND FLOOR PLAN

SCALE -1 : 100




BASEMENT(FOR SERVICES) FLOOR PLAN

SCALE -1 : 100

### PROFORMA -A

1. Scheme parameters :

Proposed Scheme parameters Scheme No. I, II, III & IV after clubbing are as below:

| Sr. No. | Description | Scheme (III) Parameters Mulund East (Vishal Society) under Reg. 33(11). | | | |
|---|---|---|---|---|---|
| 1. | Gross plot area for S.R. Scheme | 874.10 | | | |
| 2. | Total Deduction for | | | | |
| (i) | Non- Buildable reservation | -- | | | |
| (ii) | Road set-back area | -- | | | |
| 3. | Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR 2034 | 874.10 | | | |
| 4. | POS as per Reg. 14(A) of DCPR, 2034 | -- | | | |
| 5. | Less deductible RG, if applicable. | Nil | | | |
| 6. | Net area of plot as per clause 3.12 of 33(10) of DCPR 2034. | 874.10 | | | |
| 7. | Addition for FSI purpose | -- | | | |
| 7A | Plot area in abbense ( For fsi purpose) | 157.33 | | | |
| 8. | Total plot area for FSI purpose | 716.77 | | | |
| 9. | Ready Reckoner Rate | | | | |
| 9a | Construction rate | | | | |
| 9b | LR/RC Ratio | | | | |
| 9c | Incentive FSI : | | | | |
| 10. | Total max.FSI permissible on the plot | ZONAL | PTC | Sale | Total |
| | | 1.00 | 1.50 | 1.50 | 4.00 |
| 11. | TOTAL BUA PERMISSIBLE (1 X 10) | 716.77 | 1075.16 | 1075.15 | 2867.06 |
| 12. | Total BUA to be Swapped out in lieu of PTC / PAP clubbing with SCHEME II, III & IV | | | | |
| 13. | Total Rehab BUA in SITU | | | | |
| 14. | Rehabilitation Component proposed in SITU for SCHEME | | | | |
| 15. | Permissible Sale Component for SCHEME I & II (14 X 9c) | | | | |
| 16. | Total Permissible Sale component in SITU | | | | |
| 17. | Sale BUA swapped in after Clubbing with SCHEME I | | | 1075.15 | |
| 18. | Total BUA permissible in SITU for SCHEME II, III & IV after Clubbing | | | | 2867.07 |
| 19. | Total Sale BUA permissible in-situ | 2867.07 | | | |
| 20. | Spill TDR generated in the scheme | | | | |
| 21. | Total SALE BUA in SITU (SCHEME I) AFTER CLUBBING WITH SCHEME II,III & IV ( 3504.95 (scheme I) - 612.80 (scheme II) - 732.40 (scheme III) - 1075.16(scheme IV)) | | | | |
| 22. | Total Sale area Balance without Fungible ( FOR SCHEME III AREA FOR 33/12 (B) 234.19 TO BE ADDED ) | 2867.07 | | | |
| 23. | Total Fungible area available (35% of 22) | 1003.47 | | | |
| 24. | Total SALE BUA available in SITU with Fungible | 3870.54 | | | |
| 25. | Total BUA senctioned for Project(13+22) | | | | |
| 26. | FSI Sanctioned for project (25/1) | | | | |
| 27. | EXISTING BUA OF EXISTING TENEMENTS AS PER INSPECTION EXTRACT (Scheme III & IV) | 1152.86 | | | |
| 28. | FUNGIBLE AREA OF EXISTING BUA OF EXISTING TENEMENTS Scheme IV | 403.50 | | | |
| 29. | Total Sale BUA Proposed in SITU with Fungible | 3861.02 | | | |
| 30. | Total Balance Area | 9.52 | | | |
| 31. | Total Premium Fungible Area Proposed in SITU | 993.95 | | | |
| 32. | Total balance Fungible Area in SITU | 9.52 | | | |
| 33. | No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034. | NIL | | | |
| 34. | No of PTC/ PAP to be accommodate after clubbing with Scheme II, III & IV | 27 Nos. Proposed in SCHEME I | | | |
| 35. | No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034. | NIL | | | |
| 36. | Total Number of Tenaments in SCHEME I Afetr clubbing with SCHEME II, III & IV | NIL | | | |
| | | | | | NIL |

### PROFORMA - B

**CONTENTS OF SHEET**

BLOCK & LOCATION PLAN, PLOT AREA CALCULATION & GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION,

**DESCRIPTION OF PROPOSAL**

PROP. S. R. SCHEME U/SEC. 33(11) FOR VISHAL CHS..ON PLOT BEARING C.T.S.NO. 714/4 OF VILLAGE, MULUND (E), 'T' WARD, MUMBAI 400081.

| NAME OF OWNER | AUTHORIZED SIGNATURE |
|---|---|
| | M/S ADARSH DEVELOPERS MUMBAI |

| NAME, ADDRESS & SIGNATURE OF ARCHITECT | SIGNATURE |
|---|---|
| Rahul Kamathi Architect & Interior Designer, Ruparel Iris, Plot 273, Senapati Bapat Marg, Matunga (W), Mumbai - 16. Tel: 022 2439 1100. E mail: rahulk@ruparel.in | AR. RAHUL C. KAMATH CA/2000/26183 |

| STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF DATE OF APPROVAL OF PLANS |
|---|---|
| | Approved Subject to the condition Mentioned in this office permisson Letter no SRA/ENG/T/PVT/0136/20230724/AP/S Dt 12 DEC 2023 Executive Engineer Slum Rehabilitation Authority |

| NORTH | DRAWN BY | JOB NO. | PATH:- |
|---|---|---|---|
| | | | |