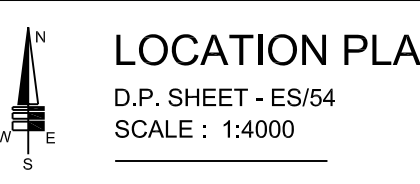
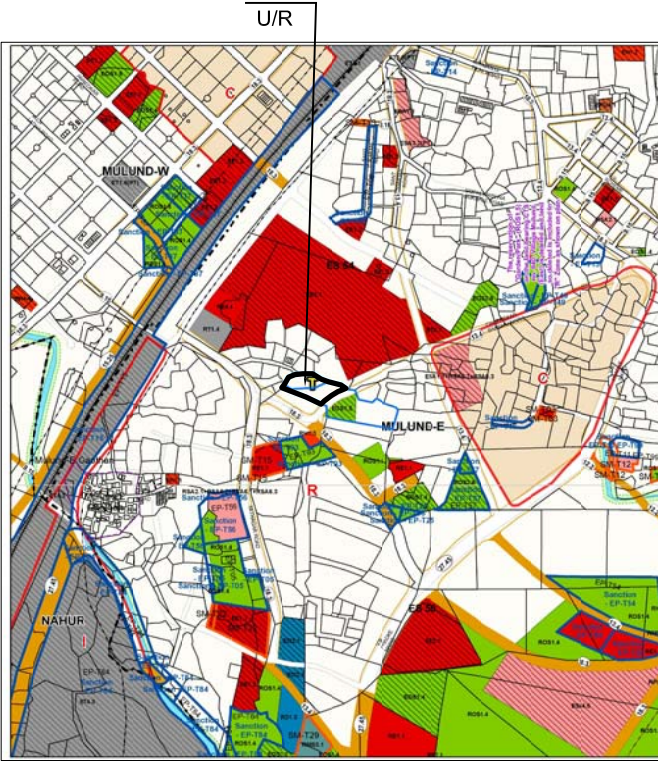
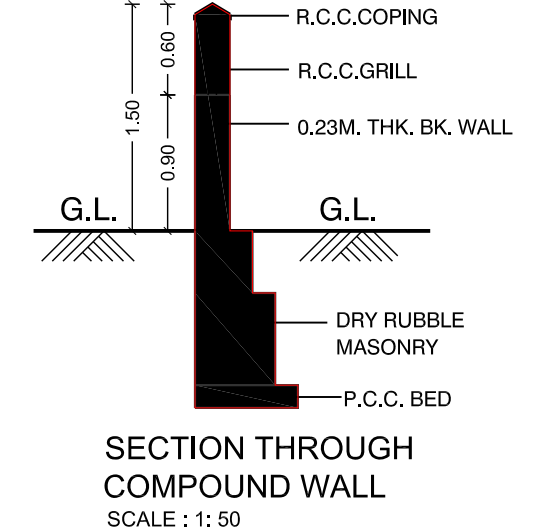
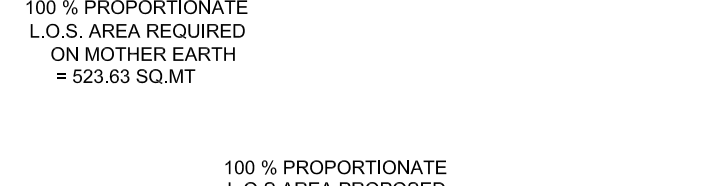
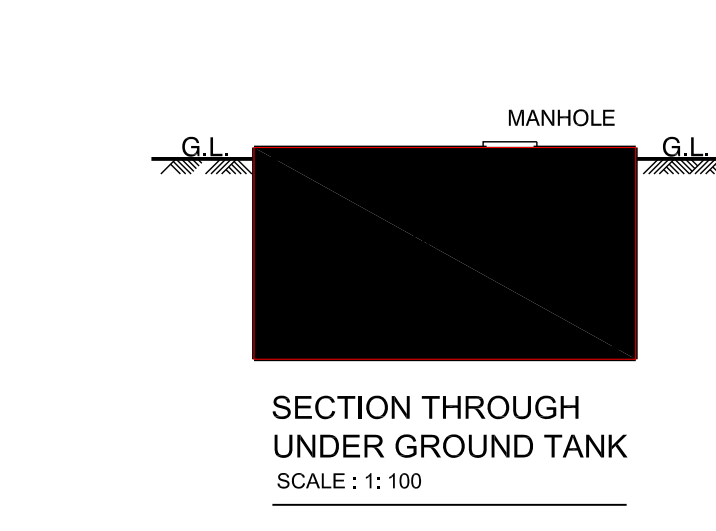
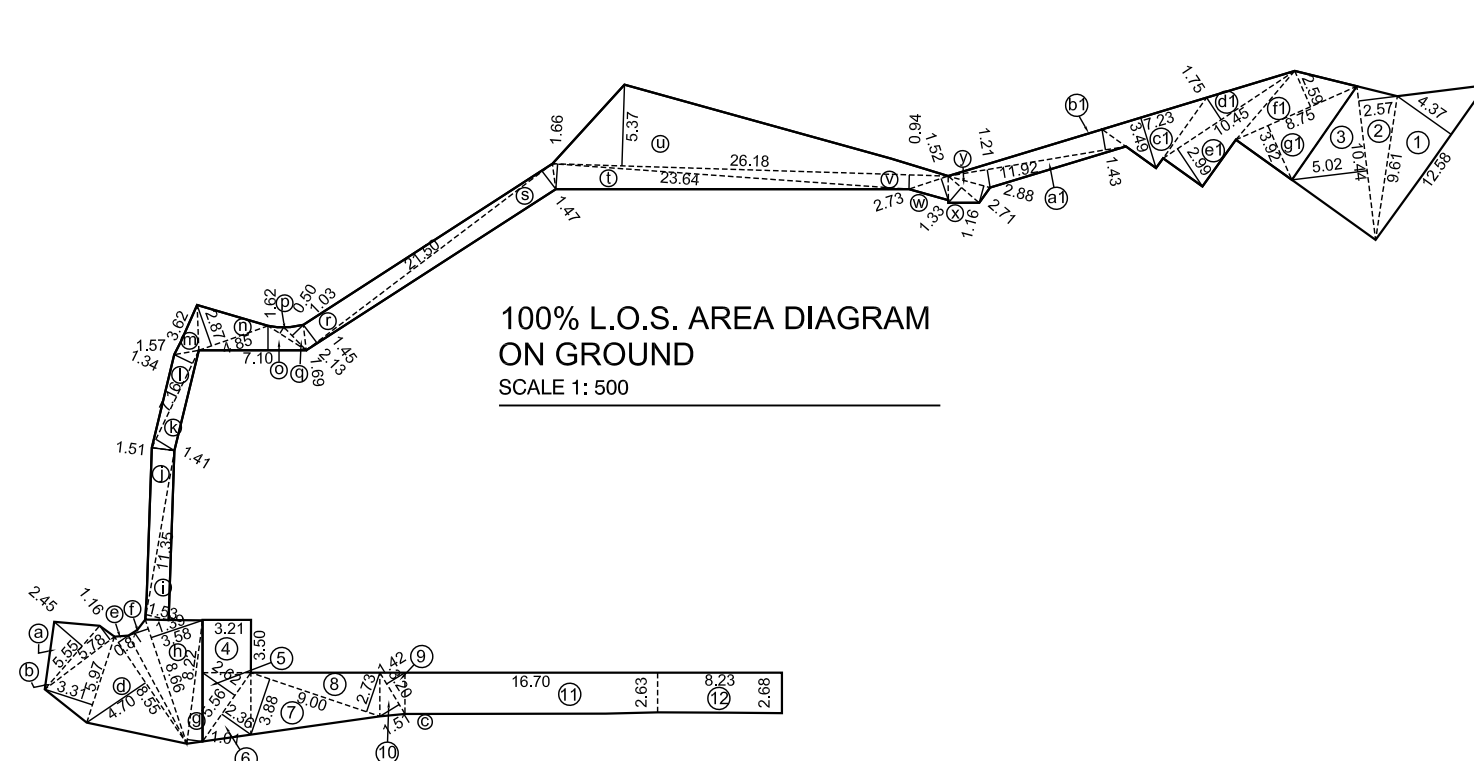


L.O.S. AREA CALCULATION										
i.e. area of triangle										
a	5.55	X	2.45	X	0.50	=	6.80	SQ.MT		
b	5.78	X	1.16	X	0.50	=	3.35	SQ.MT		
c	6.62	X	3.29	X	0.50	=	10.89	SQ.MT		
d	4.70	X	8.55	X	0.50	=	20.09	SQ.MT		
e	0.81	X	8.55	X	0.50	=	3.46	SQ.MT		
f	1.39	X	8.66	X	0.50	=	6.02	SQ.MT		
g	1.01	X	8.22	X	0.50	=	4.15	SQ.MT		
h	3.58	X	8.66	X	0.50	=	15.50	SQ.MT		
i	1.53	X	11.36	X	0.50	=	8.69	SQ.MT		
j	1.51	X	11.35	X	0.50	=	8.57	SQ.MT		
k	7.16	X	1.41	X	0.50	=	0.05	SQ.MT		
l	7.16	X	1.34	X	0.50	=	4.80	SQ.MT		
m	3.92	X	1.57	X	0.50	=	2.84	SQ.MT		
n	4.85	X	2.87	X	0.50	=	6.96	SQ.MT		
o	7.10	X	1.62	X	0.50	=	5.75	SQ.MT		
p	2.13	X	0.50	X	0.50	=	0.53	SQ.MT		
q	2.13	X	1.03	X	0.50	=	1.10	SQ.MT		
r	21.50	X	1.45	X	0.50	=	15.59	SQ.MT		
s	21.50	X	1.47	X	0.50	=	15.80	SQ.MT		
t	23.94	X	1.66	X	0.50	=	19.92	SQ.MT		
u	26.18	X	0.94	X	0.50	=	12.30	SQ.MT		
v	26.18	X	5.37	X	0.50	=	70.29	SQ.MT		
w	2.73	X	1.52	X	0.50	=	2.07	SQ.MT		
x	2.71	X	1.33	X	0.50	=	1.80	SQ.MT		
y	2.88	X	1.16	X	0.50	=	1.67	SQ.MT		
z	11.92	X	1.21	X	0.50	=	7.21	SQ.MT		
aa	11.92	X	1.43	X	0.50	=	8.52	SQ.MT		
ab	7.23	X	3.49	X	0.50	=	12.62	SQ.MT		
ac	10.45	X	1.75	X	0.50	=	9.14	SQ.MT		
ad	10.45	X	2.99	X	0.50	=	15.62	SQ.MT		
ae	8.75	X	2.59	X	0.50	=	11.33	SQ.MT		
af	8.75	X	3.92	X	0.50	=	17.15	SQ.MT		
ag	12.58	X	4.37	X	0.50	=	27.49	SQ.MT		
ah	2	9.61	X	2.57	X	0.50	=	12.35	SQ.MT	
ai	3	10.44	X	5.02	X	0.50	=	26.20	SQ.MT	
aj	4	3.21	X	3.50	X	0.50	=	5.62	SQ.MT	
ak	5	5.56	X	2.62	X	0.50	=	7.28	SQ.MT	
al	6	5.56	X	2.36	X	0.50	=	6.56	SQ.MT	
am	7	9.00	X	3.88	X	0.50	=	17.46	SQ.MT	
an	8	9.00	X	2.73	X	0.50	=	12.29	SQ.MT	
ao	9	3.20	X	1.42	X	0.50	=	2.27	SQ.MT	
ap	10	3.20	X	1.51	X	1	=	4.83	SQ.MT	
aq	11	16.70	X	2.63	X	1	=	43.92	SQ.MT	
ar	12	8.23	X	2.68	X	1	=	22.06	SQ.MT	
TOTAL AREA								=	523.64	SQ.MT
TOTAL 100% L.O.S. AREA REQUIRED ON (MOTHER EARTH) GROUND								=	523.63	SQ.MT
TOTAL 100% L.O.S. AREA PROPOSED ON (MOTHER EARTH) GROUND								=	523.64	SQ.MT



WING - A, BUILT UP AREA SUMMARY			WING - B, BUILT UP AREA SUMMARY		
FLOOR	GROSS B.U.AREA IN SQ.MT. (A)	TEN. PROP.	FLOOR	GROSS B.U.AREA IN SQ.MT. (A)	TEN. PROP.
GR. FLR.			GR. FLR.		
3RD FLR.	542.43	7.00	3RD FLR.	345.45	5.00
4TH FLR.	549.69	7.00	4TH FLR.	341.68	5.00
5TH FLR.	497.74	6.00	5TH FLR.	687.13	10.00
TOTAL	1589.86	20.00	TOTAL	687.13	10.00

BUILT UP AREA SUMMARY		
FLOOR	GROSS B.U.AREA IN SQ.MT. (A)	TEN. PROP.
WING A	1589.86	20.00
WING B	687.13	10.00
EXCESS FIT CENTRE COUNTED IN FSI	190.20	0.00
TOTAL	2467.19	30.00

PARKING STATEMENT			
TOTAL PARKING REQUIRED AS NEW DCPR 2034	20 NOS.		
TOTAL PARKING PROVIDED	200 NOS.		
FLOOR		BIG CARS	SMALL CARS
GROUND FLOOR	72	30	102
1ST PODIUM FLR.	34	34	68
2ND PODIUM FLR.	14	16	30
TOTAL	120	80	200

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
FOR SHOP	NIL	NIL
1 PARKING / 40 SQ. MTS.		
TOTAL COMMERCIAL PARKING		NIL
LESS THAN 45 SMT.		
1 PARKING / 4 TENEMENTS.	10.00	2.50 NOS.
45 TO 60 SMT.		
1 PARKING / 2 TENEMENTS.	08.00	4.50 NOS.
60 TO 90 SMT.		
1 PARKING / 1 TENEMENTS.	11.00	11.00 NOS.
ABOVE 90 SMT.		
2 PARKING / 1 TENEMENTS.	0.00	0.00 NOS.
TOTAL RESIDENTIAL PARKING	30 NOS.	18.00 NOS.
VISITORS PARKING		
10% OF HEAD. PARKING FOR COMM.		NIL
10% OF HEAD. PARKING FOR RESL.		1.80 NOS.
TOTAL PARKING REQUIRED		200 NOS.
TOTAL PARKING PROVIDED		200 NOS.
BIG CARS	80	200
SMALL CARS		
TOTAL		

RERA CARPET AREA STATEMENT IN SQ.MTS. (WING-A)							
FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5	FLAT NO.6	FLAT NO.7
3RD FLR.	61.72	75.73	62.16	42.34	52.64	52.64	41.66
4TH FLR.	61.72	77.86	62.16	42.34	52.64	52.64	42.46
5TH FLR.	61.72	75.31	62.16	42.34	52.64	—	42.46

RERA CARPET AREA STATEMENT IN SQ.MTS. (WING-B)					
FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5
3RD FLR.	55.81	41.66	59.95	39.18	61.44
4TH FLR.	55.81	41.66	59.95	39.18	61.44

CONTENTS OF SHEET	CERTIFICATE OF AREA
• STILT FLOOR PLAN • PLOT & LOT AREA DIA AND CALCULATION • SECT. THIRD COMP. WALL • BLOCK & LOCATION PLAN • BUILT UP AREA SUMMARY • PARKING STATEMENT • P.C. AREA DETAILS • BASEMENT (PART) FLOOR PUMP ROOM PLAN • PAP BUILT UP AREA SUMMARY	Certified that I have surveyed the plot under reference on 16.09.2024 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 tallied with the area stated in the document of ownership / town planning scheme record.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
H.S. PROPERTY DEVELOPERS C.A.T.O. OWNER NETA APARTMENT BUILDING 1 CHSLTD A/10/03 BAY SENIOR CHSLD ABOVE ANNA SAHAYAR BANK C.V. SCHEME PLOT NO.1 MULUND (E) MUMBAI - 400061	PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 896 / 1 OF VILLAGE MULUND (E) AT HUTATMA CHAPEKAR BANDHU MARG.

STAMP & DATE OF APPROVAL OF PLAN	
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-23225/2024/(896) / T WARD/MULUND-E/337/NEW	Suhas Vasant Neman e.E.B.P. (E.S.)-II
Sachin Bhaskar Walve S.E.(B.P.)S / W	A.E.B.P. (S & T)

FORM I	
1. AREA STATEMENT	AREA IN SQ.MT
1. AREA OF PLOT AS PER P.R.CARD	2 9 6 9 . 8 0
a) Area of Reservation in plot	N I L
b) Area of Road Set back	N I L
c) Area of D.P. Road	N I L
d) Area not in possession	3 5 1 . 6 5
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)	- - -
(c) Reservation area (plot) to be handed over (Regulation No.17)	- - -
(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
(e) Deductions for Existing Built up area to be retained if any	- - -
3. TOTAL DEDUCTIONS (10)-(21A)-(2B)-(2C)	2 6 1 8 . 1 5
4. BALANCE AREA OF PLOT (1 MINUS 3)	2 6 1 8 . 1 5
5. PLOT AREA UNDER DEVELOPMENT	2 6 1 8 . 1 5
6. ZONAL (BASIC) FSI (1 or 1.35)	2 6 1 8 . 1 5
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) +1(0)	
PROPOSED IS AS PER 33(2)(B) IN COMBINATION WITH 33(7)(B) AS PER GOVERNMENT NOTIFICATION UIN TH - 4323/287/C.B.35/2024/UP-11 DATED 15/10/2024	
GROSS PLOT AREA CONSIDERED FOR PERMISSIBLE B.U.A. (GROSS AS ON TODAY) (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
11. BUILT UP AREA DUE TO ADMISSIBLE "TDK" AS PER TABLE NO. 12 OF REGULATION NO.30 (A) SUBJECT TO REGULATION NO. 30(A)(3)	N I L
a) OVER AND ABOVE SET-BACK	
(i) EXISTING B.U.A. TO BE PROTECTED AS PER D.C.C. FOR APPROVED UIN/NO. CE/2671/BRES/AT DATED 15-04-1984 (D.P. SET BACK AREA 359.06 SQ.MT.)	
a) INCENTIVE F.S.I. AS PER REG. 33(7)(B) - 15% OF EXISTING B.U.A. OR <10 SQ.MT. PER TENEMENT (60 X 10 = 600 SQ.MT.)	
b) PERMISSIBLE BUILT UP AREA (7 + 10 + 11)	2 6 1 8 . 1 5
12. PROPOSED BUILT UP AREA	2 6 1 8 . 1 5
13. TDK GENERATED BY ANY AS PER REGULATION 30 (A)	2 4 6 7 . 1 9
14. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
a) i) Permissible Fungible Compensatory area for rehab component without charging premium (RES)	
b) i) Permissible Fungible Compensatory area for rehab component without charging premium (RES) (not permissible for a/c. flats) (max. 600 sq.mt. as per 33(2)(B))	
c) i) Permissible Fungible Compensatory area by charging premium (comm)	
b) Fungible Compensatory area available on payment of premium (comm)	
i) Permissible Fungible Compensatory area by charging premium (RES)	
ii) Fungible Compensatory area available on payment of premium (RES)	
15. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (24+15+19+15)=69	2 4 6 7 . 1 9
16. FSI CONSUMED ON NET PLOT (13/4)	0 . 9 9
(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 Lc.you/Plot as per Regulation No.27	
(D) Tenement Statement	
(i) Proposed Built up Area (133above)	2 4 6 7 . 1 9
(ii) Less deduction of Non-residential area (Shop etc)	N I L
(iii) Area available for tenements (I) minus (II)	2 4 6 7 . 1 9
(iv) Tenement permissible (Density of tenement/hectare)	1 . 1 . 0
(v) Total No. of Tenement Proposed on the plot	3 0 0 0
(E) Parking Statement	
(i) Parking Required by regulations for:-	
Car	2 0 0 0
Scooter/Motor cycle	1 7 0 0
Outsider (visitors)	- - -
(ii) Covered garage permissible	- - -
(iii) Covered garage proposed	- - -
(iv) 50% ADD. CAR PARKING AS PER DCPR 2034 (REG. 31 (1)(v))	- - -
Scooter/Motor cycle	- - -
Outsider (visitors)	- - -
(v) Total parking provided	2 0 0 0 0
(D) Transport Vehicles Parking	
(i) Space for transport vehicles parking required by Regulations	- - -
(ii) Total no. of transport vehicles parking spaces provided	- - -
SCALE	
AS SPECIFIED	NAME & SIGN OF ARCHITECT
NORTH	
45° 315°	
90° 270°	
135° 315°	
180°	
RAMRUBHAI POPATBHAI ASUNDARIA	
R. P. ASUNDARIA	
ARCHITECT	
236, 2ND FLOOR, AVOR, NIRMAL GALAXY, NEAR DEEP MANOR CINEMA, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080	
SHEET : 1 / 8	