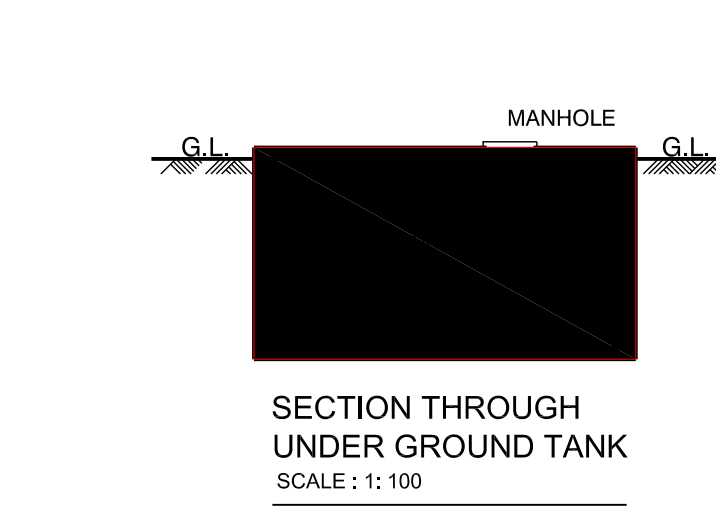
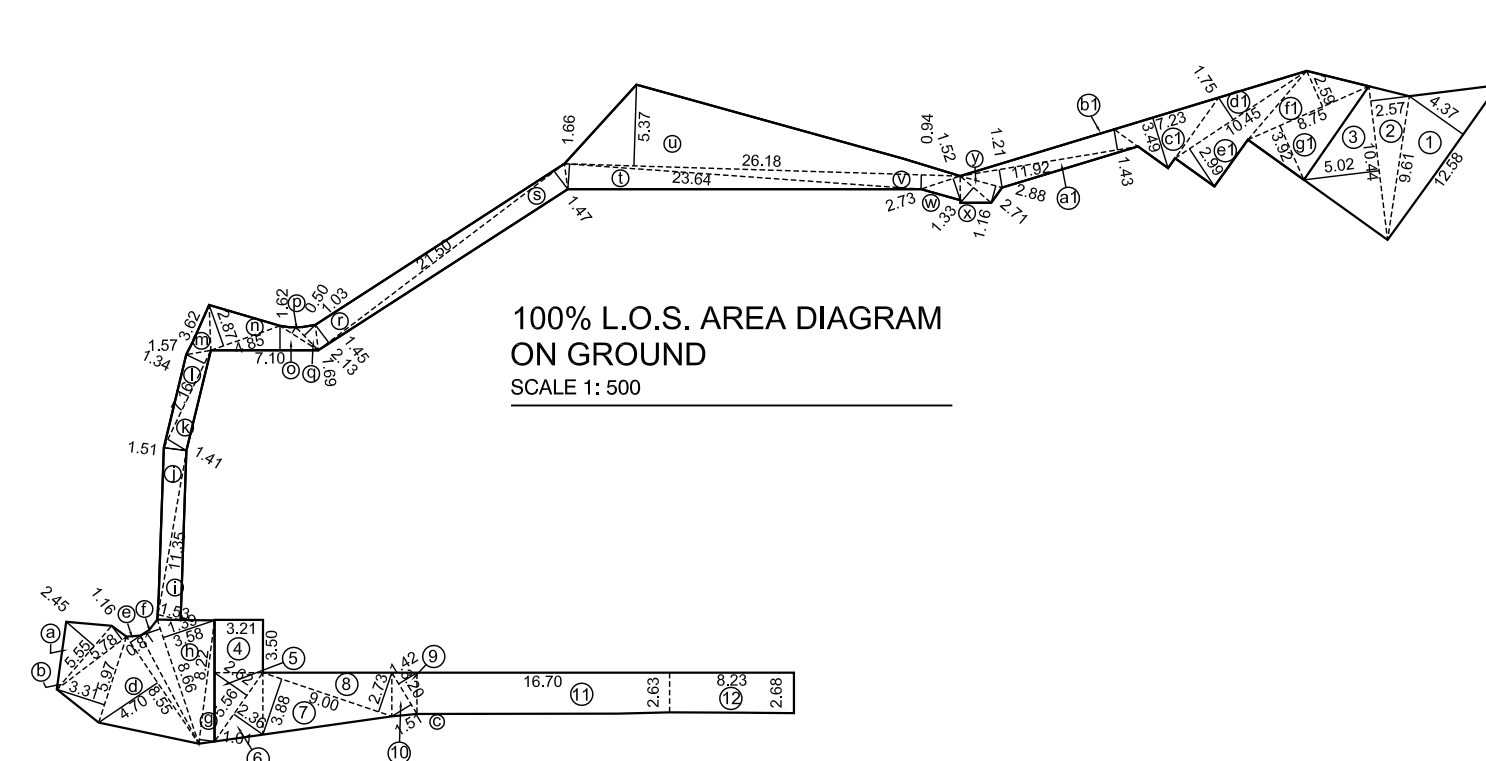
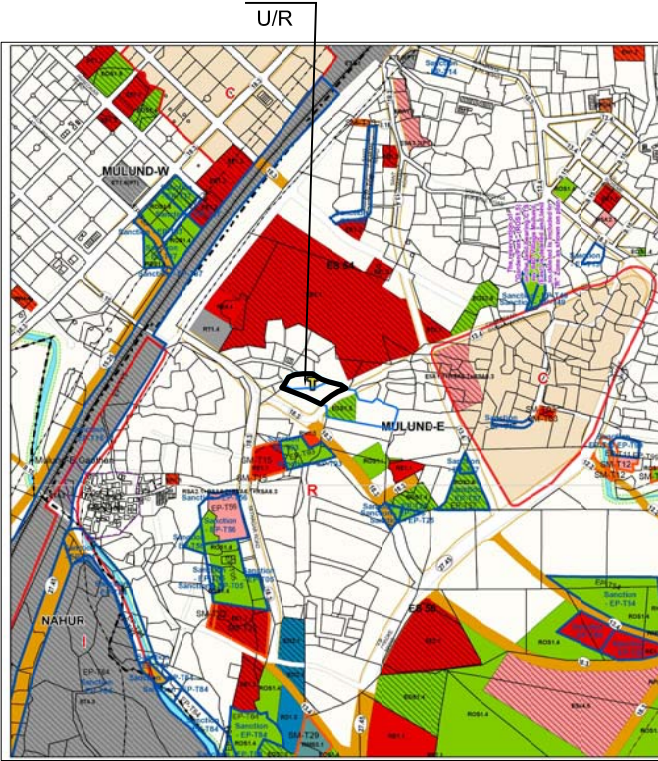
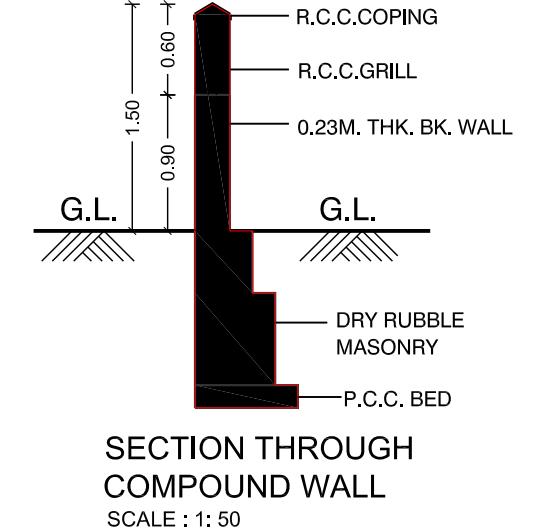


L.O.S. AREA CALCULATION										
i.e. area of triangle										
a	5.55	X	2.45	X	0.50	=	6.80	SQ.MT		
b	5.78	X	1.16	X	0.50	=	3.35	SQ.MT		
c	6.62	X	3.29	X	0.50	=	10.89	SQ.MT		
d	4.70	X	8.55	X	0.50	=	20.09	SQ.MT		
e	0.81	X	8.55	X	0.50	=	3.46	SQ.MT		
f	1.39	X	8.66	X	0.50	=	6.02	SQ.MT		
g	1.01	X	8.22	X	0.50	=	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	=	5.05	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



100% PROPORTIONATE
L.O.S. AREA REQUIRED
ON (MOTHER EARTH)
= 523.63 SQ.MT



LOCATION PLAN
D.P. SHEET - ES/54
SCALE: 1:4000



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.		
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 CENTER 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	TOTAL
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 1 PARKING / 40 SQ. MTS.	NIL	NIL
TOTAL COMMERCIAL PARKING	NIL	NIL
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 RECD. PARKING FOR COMM.		NIL
10% OF RECD. PARKING FOR RESL.		1.80 NOS.
TOTAL PARKING REQUIRED		200 NOS.
TOTAL PARKING PROVIDED		200 NOS.
BIG CARS	SMALL CARS	TOTAL
120	80	200

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.	55.85	41.66	59.95	39.18	61.44

CONTENTS OF SHEET	CERTIFICATE OF AREA
- STILT FLOOR PLAN - STILT & LOT AREA DIA AND CALCULATION - SECT. THRO' COMP. WALL - BLOCK & LOCATION PLAN - BUILT UP AREA SUMMARY - PARKING STATEMENT - CARPET AREA 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 PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 896 / 1 OF VILLAGE MULUND (E) AT HUTATMA CHAPEKAR BANDHU MARG.
H.S. PROPERTY DEVELOPERS C.A.T.O. OWNER NETA APARTMENT BUILDING 1 CHSLTD A-101/03 BAY SIDDHI CHSLD ABOVE ANA SHANAR BANK C.V. SCHIEDE ROAD NO.1 MULUND (E) MUMBAI - 400061	236, 2ND FLOOR, AVOR, NIRMAL GALAXY, NEAR DEEP MANOR CINEMA, L.B.S. MARG, MULUND (WEST), MUMBAI - 400 080

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 Nemane E.E.B.P. (E.S.)-II Sachin Bhaskar Walse S.E.(B.P.)S / W	NAME (PRINTED) DATE A.E.B.P. (S & T)

FORM I	AREA STATEMENT	AREA IN SQ.MT
1.	AREA OF PLOT AS PER P.R.C.ARD	2 4 6 7 1 9
2.	DEDUCTIONS FOR:	
3.	TOTAL DEDUCTIONS (10)-(21A)-(2B)-(2C)	2 6 1 8 1 5
4.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) +1(0)	2 6 1 8 1 5
5.	PROPOSED IS AS PER 33(2)(B) IN COMBINATION WITH 33(7)(B) AS PER GOVERNMENT NOTIFICATION UIN TH - 4323/287/C.3/2024/UP-11 DATED 15/10/2024	2 6 1 8 1 5
6.	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))	2 6 1 8 1 5
7.	BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER 3(a)	2 6 1 8 1 5
8.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER	2 6 1 8 1 5
9.	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)	2 6 1 8 1 5
10.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO.30 (A) SUBJECT TO REGULATION NO. 30(A)(3)	2 6 1 8 1 5
11.	OVER AND ABOVE SET-BACK	2 6 1 8 1 5
12.	EXISTING B.U.A. TO BE PROTECTED AS PER D.C.P.R. FOR APPROVED UIN/NO. CE/2671/BRES/AT DATED 15-04-1984 (D.P. SET BACK AREA 359.06 SQ.MT.)	2 6 1 8 1 5
13.	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.)	2 6 1 8 1 5
14.	PERMISSIBLE BUILT UP AREA (7 + 10 + 11)	2 6 1 8 1 5
15.	PROPOSED BUILT UP AREA	2 6 1 8 1 5
16.	TDR GENERATED BY ANY AS PER REGULATION 30 (A)	2 6 1 8 1 5
17.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	2 6 1 8 1 5
18.	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR rehab component without charging premium (RES)	2 6 1 8 1 5
19.	FUNGIBLE COMPENSATORY AREA FOR rehab component without charging premium (RES) FUNDIBLE FOR A.C. FLATS HANDOVER AS PER 33(2)(B)	2 6 1 8 1 5
20.	FUNGIBLE COMPENSATORY AREA FOR rehab component without charging premium (RES) FUNDIBLE FOR A.C. FLATS HANDOVER AS PER 33(2)(B)	2 6 1 8 1 5
21.	FUNGIBLE COMPENSATORY AREA by charging premium (comm)	2 6 1 8 1 5
22.	FUNGIBLE COMPENSATORY AREA availed on payment of premium (comm)	2 6 1 8 1 5
23.	FUNGIBLE COMPENSATORY AREA availed on payment of premium (RES)	2 6 1 8 1 5
24.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY	2 6 1 8 1 9
25.	FSI CONSUMED ON NET PLOT (13/4)	0 9 9
26.	OTHER REQUIREMENTS	
27.	RESERVATION/DESIGNATION	
28.	Name of Reservation	N I L
29.	Area of Reservation affecting the plot	N I L
30.	Area of Reservation land to be handed/handed over as per regulation No.17	N I L
31.	Built up area of Amenity to be handed over as per regulation No.17	N I L
32.	Area/Built up Area of Designation	N I L
33.	RESERVATION/DESIGNATION	
34.	(i) 14(A)	N I L
35.	(ii) 14(B)	N I L
36.	(iii) 15	N I L
37.	Requirement of Recreational Open Space in Lc you/Plot as per Regulation No.27	
38.	Tenement Statement	
39.	(i) Proposed Built up Area (133above)	2 6 1 8 1 9
40.	(ii) Less deduction of Non-residential area (Shop etc)	N I L
41.	(iii) Area available for tenements (I) minus (II)	2 6 1 8 1 9
42.	(iv) Tenement permissible (Density of tenement/hectare)	2 6 1 8 1 9
43.	(v) Total No. of Tenement Proposed on the plot	3 0 0 0
44.	Parking Statement	
45.	(i) Parking Required by regulations for:-	
46.	Car	2 0 0 0
47.	Motorcycle	1 7 0 0
48.	Outsider (visitors)	- - -
49.	Covered garage permissible	- - -
50.	Covered garage proposed	- - -
51.	50% ADD. CAR PARKING AS PER DCPR 2034 (REG. 31 (1)(v))	- - -
52.	Motorcycle	- - -
53.	Outsider (visitors)	- - -
54.	(ii) Total parking provided	2 0 0 0
55.	Transport Vehicles Parking	- - -
56.	(i) Space for transport vehicles parking required by Regulations	- - -
57.	(ii) Total no. of transport vehicles parking spaces provided	- - -
58.	SCALE	
59.	AS SPECIFIED	
60.	NORTH	
61.	NAME & SIGN OF ARCHITECT	
62.	RAMRUBHAI POPATBHAI ASUNDARIA	
63.	45 NORTH 355	
64.	90 270	
65.	135 225	
66.	180	
67.	R. P. ASUNDARIA	
68.	ARCHITECT	
69.	236, 2ND FLOOR, AVOR, NIRMAL GALAXY,	
70.	NEAR DEEP MANOR CINEMA, L.B.S. MARG,	
71.	MULUND (WEST), MUMBAI - 400 080	
72.	SHEET : 1 / 8	