

TWO WHEELER PARKING STATEMENT AS PER RULE D.C.P.R 2034 - REGULATION 44(4)

PARTICULARS		
TOTAL NOS. OF TENEMENT	46 NOS.	
TWO WHEELER PARKING PERMISSIBLE D.C.P.R 44(4)	23.00 NOS.	
1 PARKING / 2 TENEMENTS		
PROPOSED TWO WHEELER PARKING	30.00 NOS.	

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
LESS THAN 45 SMT. 1 PARKING / 4 TENEMENTS. OR 1 PARKING / 1 TENEMENTS.	08	8.00 NOS.
45 TO 60 SMT. 1 PARKING / 2 TENEMENTS.	NIL	NIL
60 TO 90 SMT. 1 PARKING / 1 TENEMENTS.	38	38.00 NOS.
ABOVE 90 SMT. 2 PARKING / 1 TENEMENTS.	NIL	NIL
TOTAL RESIDENTIAL PARKING	46 NOS.	46.00 NOS
VISITORS PARKING 10 % OF REQD. PARKING FOR RESI.		4.60 NOS.
TOTAL PARKING REQUIRED		50.60 NOS. SAY 51.00 NOS.
TOTAL PARKING PROVIDED		94.00 NOS.
BIG CARS	47	
SMALL CARS	47	
TOTAL	94	

CARPET AREA STATEMENT IN SQ.MTS.FOR PARKING PURPOSED (RERA CARPET)				
FLOOR	FLAT NO.1	FLAT NO.2	FLAT.NO.3	FLAT NO.4
1ST FLR.	80.59	80.59	41.47	41.24
2ND FLR.	80.59	----	41.47	41.24
3RD FLR.	80.59	80.59	41.47	41.24
4TH FLR.	80.59	80.59	41.47	41.24
5TH FLR.	80.59	80.59	61.54	61.78
6TH FLR.	80.59	80.59	61.54	61.78
7TH FLR.	80.59	80.59	61.54	61.78
8TH FLR.	87.43	87.43	61.54	61.78
9TH FLR.	88.27	----	61.54	61.78
10TH FLR.	88.27	88.27	61.54	61.78
11TH FLR.	88.27	88.27	61.54	61.78
12TH FLR.	88.27	88.27	61.54	61.78

DETAIL OF FUNGIBLE COMPENSATORY AREA

S.No	DESCRIPTION	Sq.Mt.	Land SDRRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURE/S	1567.18	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILATION COMPONENT FOR NON- RESIDENTIAL IN EXISTING STRUCTURE/S	-	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURE/S PROPOSED TO BE RE-ACCOMMODATED (A+B)				
	TOTAL EXISTING B.U.A.	= 1671.50 SQ.MT.			
	LESS				
1)	EXCESS STAIRCASE AREA COUNTED IN F.S.I.	= 101.53 SQ.MT.			
	BALANCE EXISTING B.U.A (1671.50 - 101.53)	= 1569.97 SQ.MT.			
	BALANCE EXISTING B.U.A AS PER INDIVIDUAL CALCULATION SAME CONSIDERED FOR REHAB CALCULATION	= 1567.18 SQ.MT.			
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILATION BUILT UP AREA COMPONENT = (A X 0.35 + B X 0.35) 0.35	548.51	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT OF PURELY RESIDENTIAL USE	548.51	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT OF PURELY NON-RESIDENTIAL USE	-	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILATION COMPONENT (E + F)	548.51	-	-	-
H)	ADMISSIBLE BUILTUP AREA	2828.30	-	-	-
I)	NET PROPOSED BUILT UP AREA	2744.04	-	-	-
J)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT.	-	-	-	-
K)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT (2744.04 - 1567.18 = 2111.66) X 0.35	411.90	-	-	-
L)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.50xSDR RATE ON DATE OF PAYMENT X X K	433.64	64,240/-		
	50% M.C.G.M. SDR RDC NO. 1387601 RECEIPT NO. 1387601 DATED: 13/09/2021				
	50% GOVT. GRN NO. MH012341505202122P DATED: 29/01/2022				
	50% MBRDC SDR RDC NO. 1004255440 RECEIPT NO. 1387602 DATED: 13/09/2021				
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FORNON RESIDENTIAL EXCLUDING REHAB AREA = 0.60 xSDR RATE ON DATE OF PAYMENT X I	-	-	-	-
N)	GROSS BUILTUP AREA CONSUMED	3704.45			
O)	NET BUILTUP AREA CONSUMED = (N - G - K)	2744.04			

STAMP & DATE OF APPROVAL OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER AUTOCR NO.CHE/ES/4906/T/337 (NEW) DATED 31-01-2022 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.CHE/ES/4906/T/337 (NEW)

Tushar Vitthal rao Ugale
S.E.(B.P.)M-III

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

FORM I

I.	AREA STATEMENT	AREA IN SQMT
1.	GROSS AREA OF PLOT	1 6 7 2 . 2 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
2.	DEDUCTIONS FOR:	
(A)	For Reservation/Road Area	- - -
(a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	N I L
(b)	Proposed D.P. road to be handed over (100%) (Regulation No.16)	- - -
(c)	(Reservation area (plot) to be handed over (100%) (Regulation No.17)	- - -
(i)	(Reservation area (plot) to be handed over as per AR (Regulation No.17)	- - -
(B)	For Amenity Area	N I L
(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 35	N I L
(C)	Deductions for Existing Built up area to be retained if any/ Land component of Existing BUA/Existing BUA as per regulation under which the development was allowed.	N I L
3.	TOTAL DEDUCTIONS: (2(A)+2(B)+2(C))	N I L
4.	BALANCE AREA OF PLOT (1 minus 3)	1 6 7 2 . 2 0
5.	PLOT AREA UNDER DEVELOPMENT	1 6 7 2 . 2 0
6.	ZONAL (BASIC) FSI (0.50 or 0.75 or 1 or 1.33)	O N E
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (In case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A))	1 6 7 2 . 2 0
8.	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a) OF REGULATION 30(A)	N I L
i)	As per 2(A) and 2(B) except 2(A)(c)(i) above with in cap of "Admissible TDR" as column 6 of table - 12 on remaining/balance plot.	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	8 3 6 . 1 0
11.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO 30 (A) AND 32 SUBJECT TO REGULATION NO.30(A)3	N I L
a)	INCENTIVE F.S.I.AS PER REG.33(7)(B)-15% OF EXISTING B.U.A.OR 10 SQ.MT.PER TENEMENT (32X10)=320 SQ.MT.	3 2 0 . 0 0
c)	0.70 TDR	N I L
12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	2 8 2 8 . 3 0
13.	PROPOSED BUILT UP AREA	2 7 4 4 . 0 4
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)	i) Permissible Fungible Compensatory area for rehab component without charging premium	5 4 8 . 5 1
	ii) Fungible Compensatory area for availed for Rehab Component without charging premium	5 4 8 . 5 1
b)	i) Permissible Fungible Compensatory area by charging premium	4 4 1 . 3 9
	ii) Fungible Compensatory area availed on payment of premium	4 4 1 . 3 9
16.	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15(a)(i)+(ii)+15(b)(i)+(ii))	3 7 0 4 . 4 5
17.	FSI CONSUMED ON NET PLOT 13(4)	1 . 6 4
(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)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.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)	2 7 4 4 . 0 4
(ii)	Less deduction of Non-residential area (Shop etc)	- - -
(iii)	Area available for tenements (i) minus (ii)	2 7 4 4 . 0 4
(iv)	Tenement permissible (Density of tenement/hectare)	1 2 3 . 0 0
(v)	Total No of Tenement Proposed on the plot	4 6 . 0 0
(E)	Parking Statement	
(i)	Parking Required by regulations for:-	
	Car	5 1 . 0 0
	Scooter/Motor cycle	- - -
	Outsiders (visitors)	- - -
(ii)	Covered garage permissible	- - -
(iii)	Covered garage proposed	- - -
(iv)	50% Additional car parking as per DCPR 2034 (Reg. 31 (i)(vi))	- - -
	Scooter/Motor cycle	- - -
	Outsider (visitors)	- - -
(v)	Total parking provided	9 4 . 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

NORTH

45 NORTH 315

06 270

135 180 225

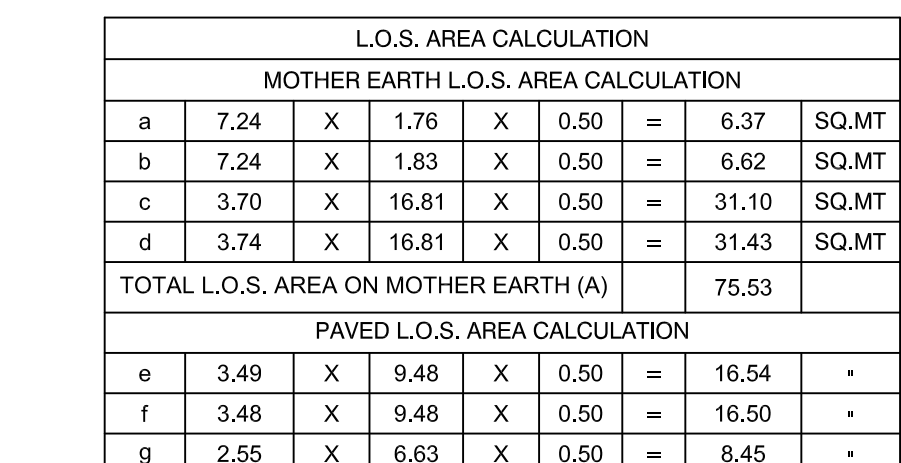
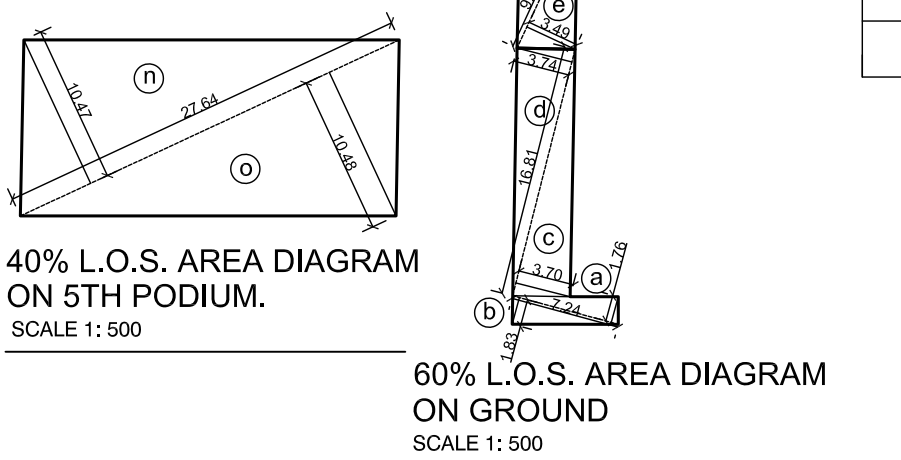
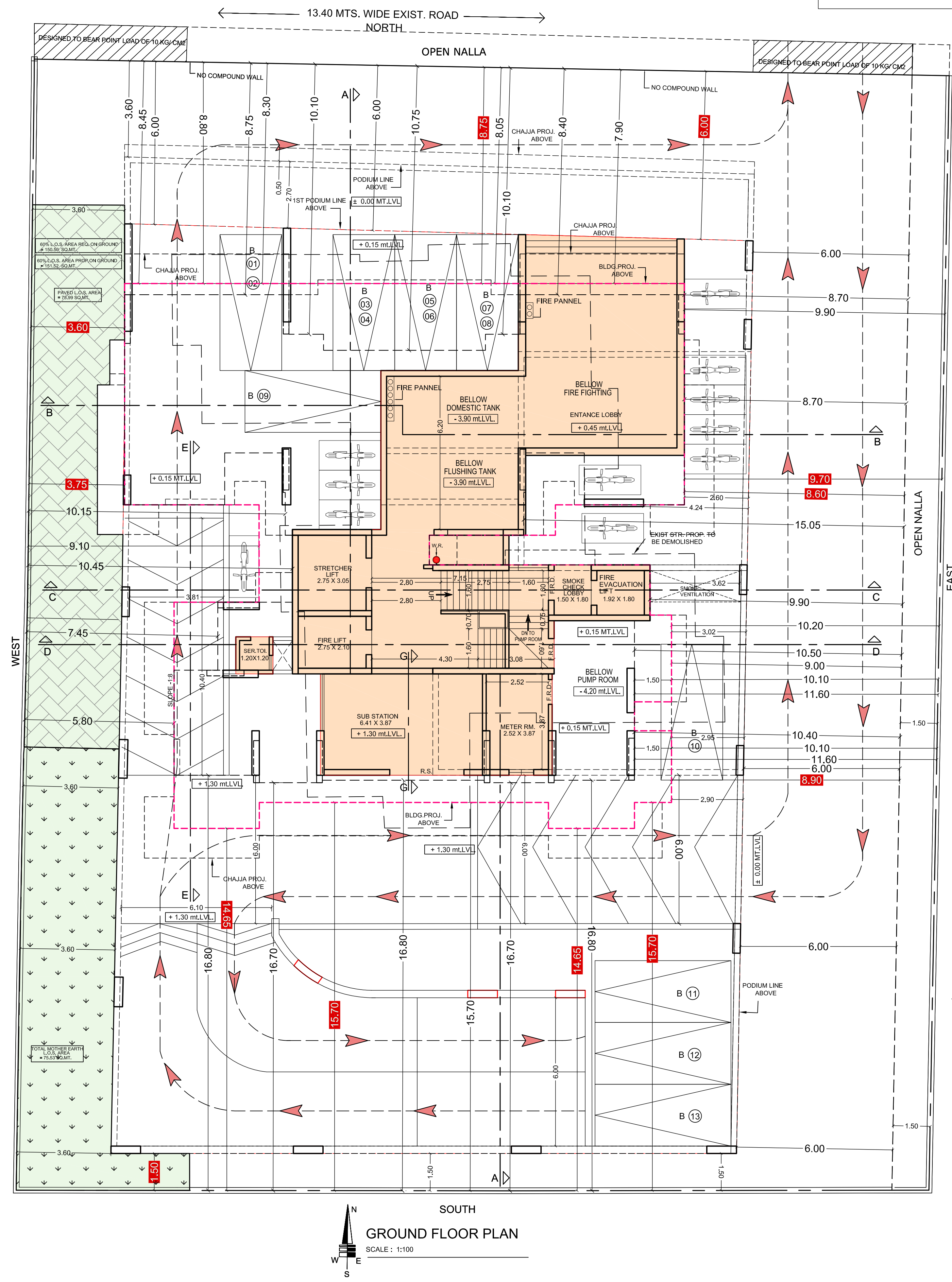
R. P. ASUNDARIA

ARCHITECT

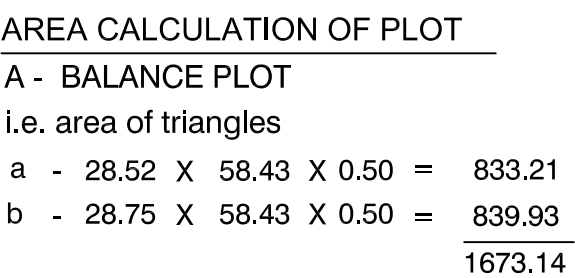
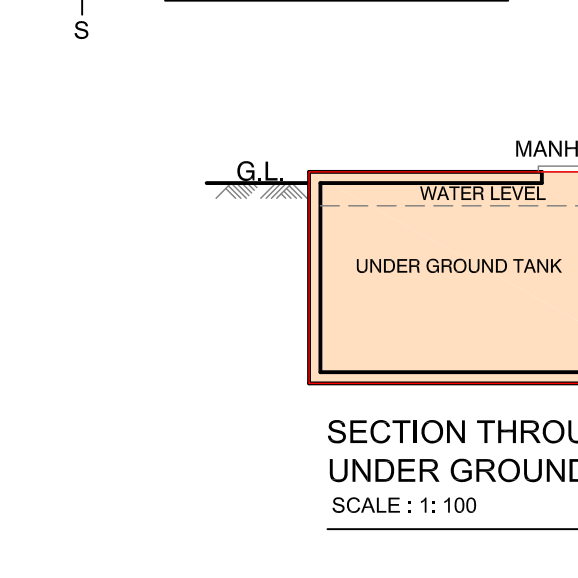
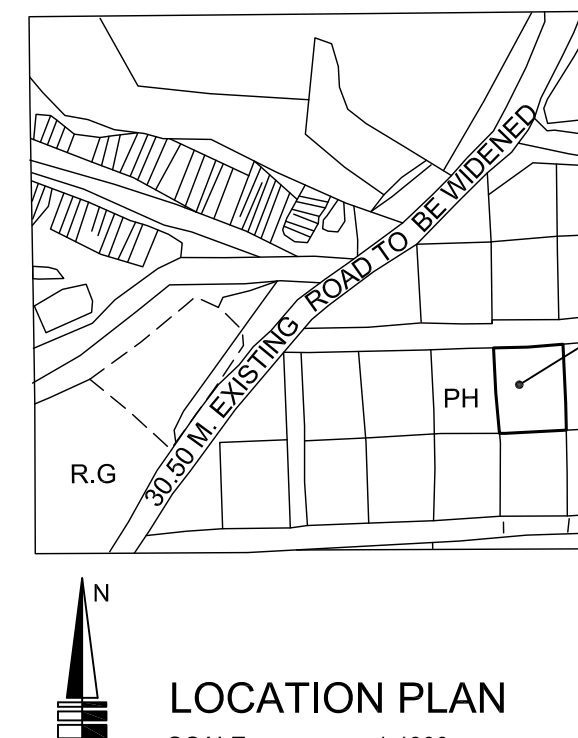
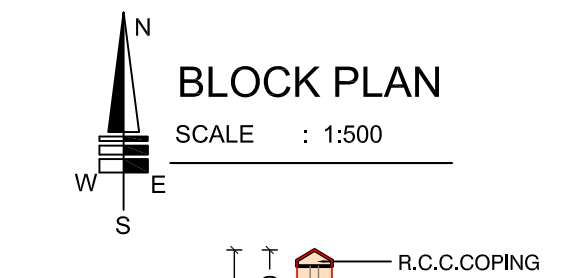
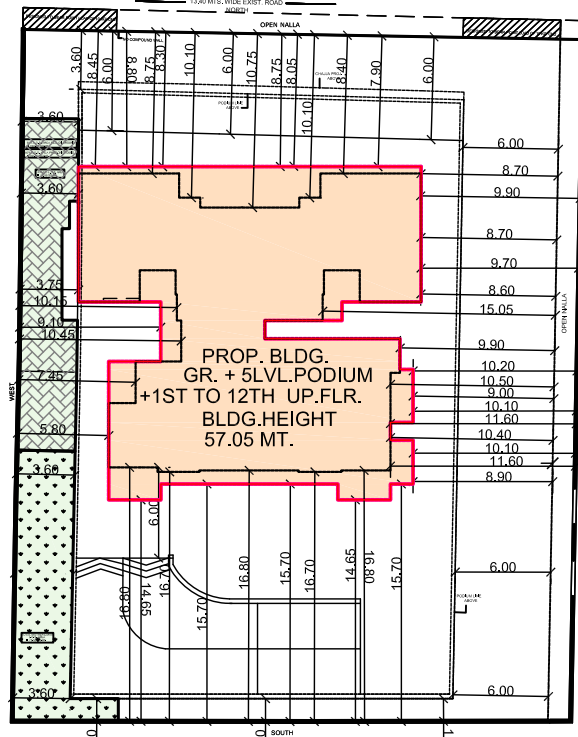
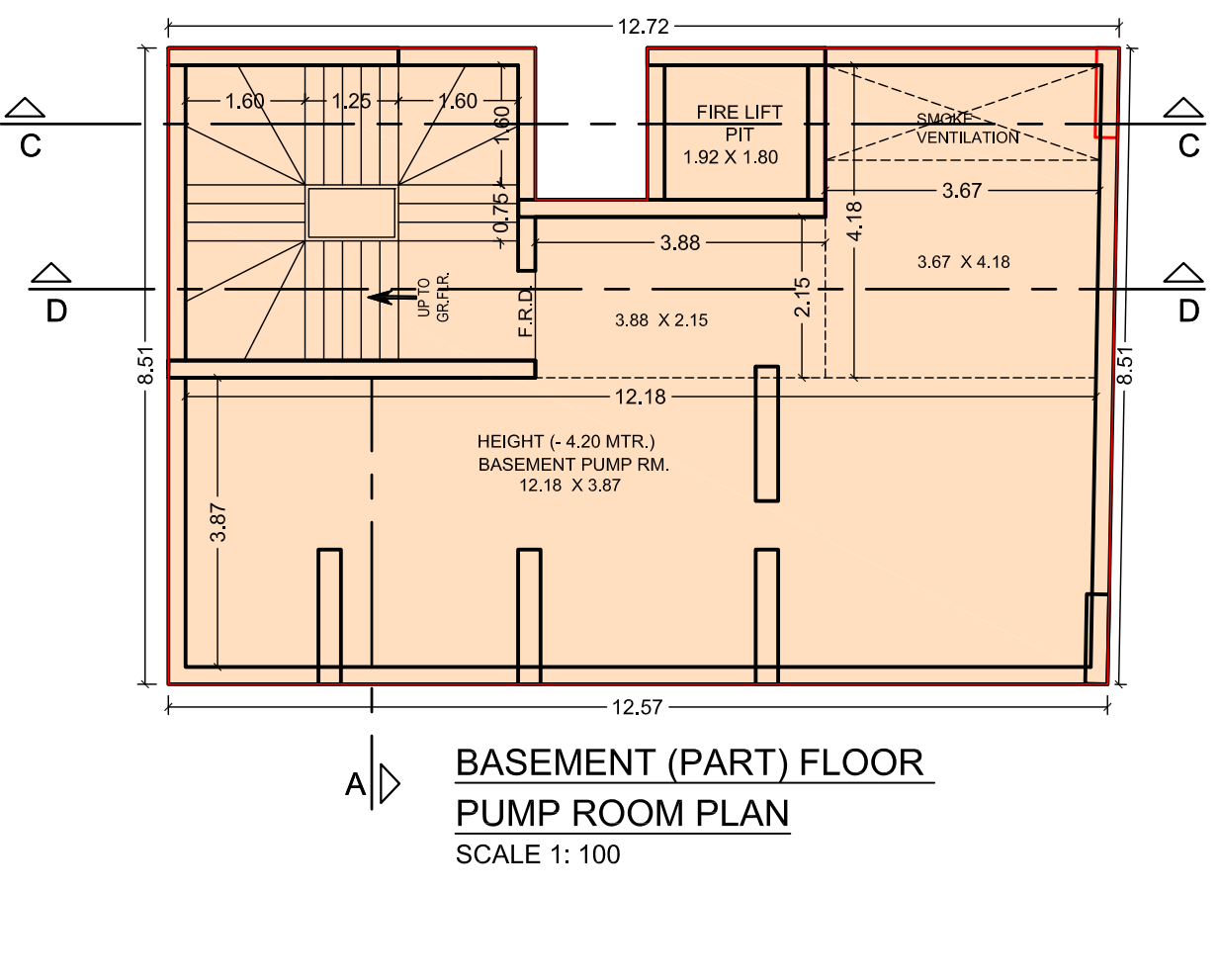
236, 2ND FLOOR, AVIOR, NIRMAL GALAXY,

NEAR DEEP MANOR CINEMA, L.B.S. MARG,

MULUND (WEST), MUMBAI - 400 080



L.O.S. AREA CALCULATION								
MOTHER EARTH L.O.S. AREA CALCULATION								
a	7.24	X	1.76	X	0.50	=	6.37	SQ.MT
b	7.24	X	1.83	X	0.50	=	6.62	SQ.MT
c	3.70	X	16.81	X	0.50	=	31.10	SQ.MT
d	3.74	X	16.81	X	0.50	=	31.43	SQ.MT
TOTAL L.O.S. AREA ON MOTHER EARTH (A)							75.53	
PAVED L.O.S. AREA CALCULATION								
e	3.49	X	9.48	X	0.50	=	16.54	*
f	3.48	X	9.48	X	0.50	=	16.50	*
g	2.55	X	6.63	X	0.50	=	8.45	*
h	2.46	X	6.63	X	0.50	=	8.15	*
i	3.69	X	1.58	X	0.50	=	2.92	*
j	3.69	X	1.61	X	0.50	=	2.97	*
k	3.13	X	6.61	X	0.50	=	10.34	*
l	6.61	X	3.06	X	0.50	=	10.11	*
TOTAL L.O.S. AREA IN PAVED FORM (B)							75.99	SQ.MT
TOTAL L.O.S. AREA ON GROUND (A + B)							151.52	
CALCULATION OF L.O.S. AREA ON 5TH PODIUM								
n	27.64	X	10.47	X	0.50	=	144.70	*
o	27.64	X	10.48	X	0.50	=	144.83	*
TOTAL L.O.S. AREA ON PODIUM (C)							289.53	SQ.MT
TOTAL L.O.S. AREA PROPOSED (A+B+C)							441.05	SQ.MT
TOTAL L.O.S. AREA REQUIRED							250.83	SQ.MT
1672.20 X 15% = 250.83 SQ.MT.								
L.O.S. AREA REQUIRED ON GROUND								
250.83 X 60% =							150.50	SQ.MT
L.O.S. AREA PROPOSED ON GROUND							151.52	SQ.MT
250.83 X 40% =							100.33	SQ.MT
L.O.S. AREA PROPOSED ON 5TH PODIUM							289.53	SQ.MT



AREA OF PLOT AS PER P.R.C. = 1672.20

BUILT UP AREA SUMMARY FOR RESIDENTIAL (COMPENSATORY F.S.I.)						
FLOOR	GROSS B.U.AREA IN SQ.MT.(A)	STAIR CASE, LIFT & LOBBY IN SQ.MT.(B) FOR RES.	BALANCE AREA (A- B = C)	NET BUILT-UP AREA (C*1.35 = D)	COMPENSATORY F.S.I. (C- D = E)	TEN. PROP.
1ST FLR.	341.56	61.50	280.06	207.45	72.61	4.00
2ND FLR. (REFUGE)	250.61	61.50	189.11	140.08	49.03	3.00
3RD FLR.	341.56	61.50	280.06	207.45	72.61	4.00
4TH FLR.	341.56	61.50	280.06	207.45	72.61	4.00
5TH FLR.	385.79	59.92	325.87	241.39	84.48	4.00
6TH FLR.	385.79	59.92	325.87	241.39	84.48	4.00
7TH FLR.	385.79	59.92	325.87	241.39	84.48	4.00
8TH FLR.	401.13	59.92	341.21	252.75	88.46	4.00
9TH FLR. (REFUGE)	303.55	59.92	243.63	180.47	63.16	4.00
10TH FLR.	402.81	59.92	342.89	253.99	88.90	3.00
11TH FLR.	402.81	59.92	342.89	253.99	88.90	3.00
12TH FLR.	402.81	59.92	342.89	253.99	88.90	4.00
EXCESS ELEMENTER RM.	1.75	0.00	1.75	1.30	0.45	0.00
EXCESS REFUGE @2ND FLR.	3.06	0.00	3.06	2.27	0.79	0.00
EXCESS REFUGE @9TH FLR.	53.56	0.00	53.56	39.67	13.89	0.00
TOTAL	4429.81	725.36	3704.45	2744.04	960.41	46.00

PARKING STATEMENT	
TOTAL PARKING REQUIRED AS NEW DCPR 2034	64.00 NOS.
TOTAL PARKING PROVIDED	94.00 NOS.
FLOOR.	BIG CARS SMALL CARS TOTAL
GROUND FLOOR.	13 00 13
1ST PODIUM FLR.	05 12 17
2ND PODIUM FLR.	09 12 21
3RD PODIUM FLR.	09 12 21
4TH PODIUM FLR.	11 11 22
TOTAL	47 47 94

CONTENTS OF SHEET	CERTIFICATE OF AREA
* GR. FLOOR PLAN * PLOT & L.O.S. AREA DIA AND CALCULATION * SECT. THRO. COMP. WALL * BLOCK & LOCATION PLAN * BUILT UP AREA SUMMARY * PARKING STATEMENT * CARPET AREA STATEMENT * F.C. FSI DETAILS * BASEMENT (PART) FLOOR PUMP ROOM PLAN	Certified that I have surveyed the plot under reference on 12-09-2018 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 / town planning scheme record.
NAME & SIGN. OF THE OWNER	DESCRIPTION OF PROPOSAL
RITESH JAMBU SETH C.O. TO OWNER MULUND PUNAM CHS. LTD. NUTAN ANANDI GROUND FLOOR SHOP NO.3/10 NO.277 ROAD NO.3 JAWAHAR NAGAR, GOREGAON WEST,MUMBAI - 400014	PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT NO.1044,S.NO.1000 BEARING C.T.S. NO. 1017, OF VILLAGE MULUND (W), AT CHANDRAKANT KOTTECHA MARG.