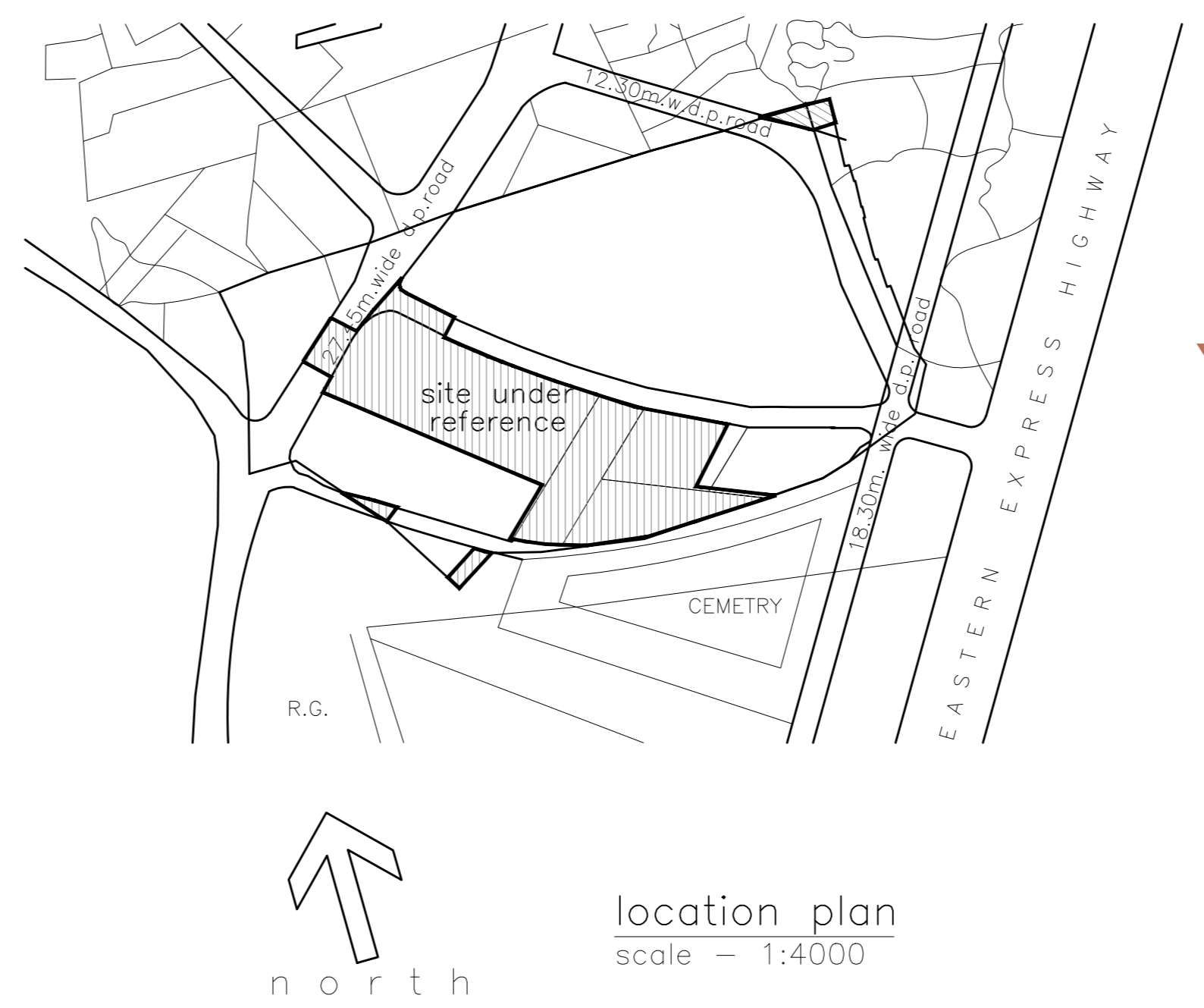


key plan



location plan  
scale = 1:4000

RE 1.2 (amenity plot (A))  
(plot area to be handed over under DCR 14(A) amenity  
(500+(22196.06-10000)X10/100 = 1719.61 sq.m.)  
amenity plot (A) = 1362.66 sq.m.  
amenity plot (B) = 356.95 sq.m.

RE 1.2  
(plot area & BUA to be handed over under  
DCR 17(1) table 5 (sr.no.2) = 1008.67 sq.m.)

ROS 1.4  
(reservation area = 6583.00 sq.m.)  
(reservation area to be handed over  
as per AR policy = 4608.10 sq.m.)

ROS 1.4 (amenity plot (B))  
(reservation area = 356.95 sq.m.)  
(reservation area to be handed over  
under 14(A) = 356.95 sq.m.)

block plan  
as per AR policy  
scale=1:500

P R O F O R M A - A			P R O F O R M A - B		
S.No.	D E S C R I P T I O N	AREA(sq.m.)	CONTENTS OF SHEET		
(I)	AREA STATEMENT		block plan, location plan		
1.	AREA OF PLOT (inclusive of all portions assigned as per development agreement dated 08.07.2022)	25426.16	STAMP OF DATE OF RECEIPT OF PLANS		
a.	AREA OF RESERVATION IN PLOT				
i)	PLAY GROUND (ROS 1.4) [SUB PLOT B1 + B2]	6583.00			
ii)	PRIMARY + SECONDARY SCHOOL (RE 1.2) [SUB PLOT A (PT)]	3380.00			
iii)	PLAY GROUND (ROS 1.4) [SUB PLOT K (PT)]	356.95			
iv)	TOTAL RESERVATION AREA	10319.95			
b.	AREA OF ROAD SETBACK	nil			
c.	AREA OF D.P. ROAD				
i)	27.45M. WIDE DP ROAD (PART PORTION)	1021.18			
ii)	13.40M. WIDE DP ROAD (PART PORTION)	716.33			
iii)	18.30M. WIDE DP ROAD (PART PORTION)	387.80			
iv)	TOTAL DP ROAD AREA	2125.31			
d.	AREA UNDER SLUM ENCROACHMENT (PART PORTION)	747.84			
2.	DEDUCTIONS FOR				
a.	ROAD SETBACK AREA TO BE HANDED OVER @ 100% (REG.16)	nil			
b.	D.P. ROAD AREA TO BE HANDED OVER @ 100% (REG.16)	2125.31			
c.	AREA UNDER SLUM ENCROACHMENT (PART PORTION)	747.84			
d.	PLAY GROUND (ROS 1.4) [SUB PLOT K (PT)]	356.95			
e.	TOTAL DEDUCTIONS	3230.10			
3.	PLOT AREA FOR AMENITY (14A) CALCULATIONS (1-2e ABOVE)	22196.06			
4.	AMENITY AREA (14A) REQUIRED (500+(3066-10000)X10/100)	1719.61			
5.	RESERVATION AREA TO BE HANDED OVER TOWARDS RECD. AMENITY AS PER DCR 14(A)				
a.	PLAY GROUND (ROS 1.4) [SUB PLOT K (PT)]	356.95			
b.	PART PORTION OF PRIMARY + SECONDARY SCHOOL (RE 1.2)	1362.66			
c.	TOTAL RESERVATION AREA TO BE HANDED OVER @ 100%	1719.61			
d.	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	n.a.			
e.	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35	n.a.			
f.	TOTAL DEDUCTIONS TOWARDS AMENITY (5(c)+5(d)+5(e))	1719.61			
6.	BALANCE AREA OF PLOT FOR DEVELOPMENT (3-5(f))	20833.40			
7.	RESERVATION PLOTS FOR AR DEVELOPMENT (1(a)(i)+1(a)(ii)-5(b))	8600.34			
8.	UNRESERVED (OPEN) PLOT TO BE DEVELOPED (1-1(a)(i)-1(b)-1(c)(iv)-1(d))	12233.06			
b.	ZONAL (BASIC) FSI	1.00			
c.	BUA AS PER ZONAL (BASIC) FSI (a)(ii) x b ABOVE (as per condition 20(iv) of DCR 17)	12233.06			
d.	PERM. TDR AS PER ROAD WIDTH (@100% AS PER ROAD WIDTH)	-			
e.	PERM. ADDITIONAL FSI ON PAYMENT OF PREMIUM (@ 50%)	-			
f.	TOTAL PERMISSIBLE BUA ON THE AR PLOTS (c+d+e)	12233.06			
9.	RESERVATION PLOTS TO BE DEVELOPED UNDER AR POLICY				
a.	i) PLAY GROUND (ROS 1.4) [SUB PLOT B1 + B2]	6583.00			
ii)	PRIMARY + SECONDARY SCHOOL (RE 1.2) [SUB PLOT A (PT)]	2017.34			
iii)	TOTAL RESERVATION PLOTS TO BE DEVELOPED UNDER AR POLICY	8600.34			
b.	ZONAL (BASIC) FSI	1.00			
c.	BUA AS PER ZONAL (BASIC) FSI (a)(ii) x b ABOVE (as per condition 20(iv) of DCR 17)	8600.34			
d.	PERM. TDR AS PER ROAD WIDTH (@100% AS PER ROAD WIDTH)	-			
e.	PERM. ADDITIONAL FSI ON PAYMENT OF PREMIUM (@ 50%)	-			
f.	TOTAL PERMISSIBLE BUA ON THE AR PLOTS (c+d+e)	8600.34			
10.	TOTAL PERMISSIBLE BUA ON PLOT (TABLE 12 OF DCR 30)	20833.40			
11.	ADDITIONAL BUA OVER & ABOVE				
a.	BUA IN LIEU OF ROAD AREA UPTO 25% OF 7 ABOVE				
i)	27.45M. WIDE DP ROAD (TWO TIMES)	to be closed later			
ii)	13.40M. WIDE DP ROAD (TWO TIMES)	to be closed later			
iii)	18.30M. WIDE DP ROAD (TWO TIMES)	to be closed later			
iv)	TOTAL BUA IN LIEU OF ROAD AREA	to be closed later			
b.	BUA IN LIEU OF RESERVATION PLOTS HANDED OVER UNDER AR				
i)	PLAY GROUND (ROS 1.4) (70% OF PLOT TO BE HANDED OVER)	-			
ii)	PRIMARY + SECONDARY SCHOOL (RE 1.2) [SUB PLOT A (PT)] (50% OF PLOT TO BE HANDED OVER)	-			
iii)	TOTAL BUA IN LIEU OF RESERVATION PLOT UNDER AR	-			
12.	GROSS PERMISSIBLE BUA ON PLOT (10+11(a)(iv)+11(b)(iii))	20833.40			
13.	PROPOSED BUA				
a.	PROPOSED RESIDENTIAL+COMMERCIAL BLDG NO.1 (15905.86+3797.42)	19703.28			
b.	PROPOSED SCHOOL BUILDING (AR POLICY)	1008.67			
14.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)				
a.	i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	nil			
ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	n.a.			
b.	i) PERM. FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	nil			
ii)	PROP. FUNGIBLE COMPENSATORY AREA AVAILED ON CHARGING PREMIUM	nil			
c.	i) PERM. FUNGIBLE COMPENSATORY AREA FOR AR BUILDING	nil			
ii)	PROP. FUNGIBLE COMPENSATORY AREA AVAILED FOR AR BUILDING	nil			
15.	TOTAL BUA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (12+14(a)(i)+14(b)(ii)+14(c)(i))	20833.40			
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13(a)(b)+14(a)(i)+14(b)(ii)+14(c)(ii))	20711.95			
(II)	OTHER REQUIREMENTS				
(A)	RESERVATION / DESIGNATION				
a.	NAME OF RESERVATION				
b.	AREA OF RESERVATION AFFECTING THE PLOT				
c.)	AREA OF RESERVATION LAND TO BE HANDED OVER (REG. 17)	5616.77			
d.)	BUA OF AMENITY TO BE HANDED OVER (REG. 17)	1008.67			
e.)	AREA/BUA OF DESIGNATION				
(B)	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER				
i)	REGULATION 14(A)				
ii)	REGULATION 14(B)	1719.61			
iii)	REGULATION 15				
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.27	3562.60			
(D)	TENEMENT STATEMENT				
i)	PROPOSED BUA (12 ABOVE)				
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA				
iii)	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))				
iv)	TENEMENTS PERMISSIBLE (TEN/HA)				
v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT				
(E)	PARKING STATEMENT				
i)	PARKING REQUIRED INCLUDING ADDITIONAL 50%	451			
ii)	TOTAL PARKING PROVIDED	1344			
(F)	TRANSPORT VEHICLES PARKING				
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	n.a.			
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	n.a.			
N O T E S :					
1. BOUNDARY OF PLOT BOUNDED BLACK.....					
2. PROPOSED WORK SHOWN IN RED.....					
3. AREA UNDER SETBACK IF SHOWN DOTTED GREEN.....					
4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED.....					
5. RECREATION SHOWN IN GREEN.....					
6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN.....					
STAMP OF APPROVAL OF PLANS			APPROVED subject to conditions mentioned in this office No. CHE/ES/2027/T/337(New) Dated		
SUHAS VASANT NEAMANE EEBP(E.S.)-II			Nitin Vasanti as Patti		
Hemant Shiram Madhavi			S.E.(BP)S/E, T/E AE(B.P.) S&T		
CERTIFICATE OF AREA			CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON / / & 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 IS SIX HUNDRED SEVENTY FIVE POINT FIFTY NINE (675.59) SQ.M. & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.		
SIGNATURE OF ARCHITECT			SUNIL AMBARE		
DESCRIPTION OF PROPOSAL & PROPERTY			PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING NO.1 & I/H BUILDING NO.2 (UNDER AR POLICY) ON THE SUB PLOT M + SUB PLOT B1 + SUB PLOT B2 + SUB PLOT A ON PLOT BEARING C.T.S. NOS.1289(pt), 1290(pt), 1292(pt), 1294(pt), 1295(pt), 1296(pt) & 1297(pt) OF VILL. MULUND(E), TAL. KURLA, SITUATED AT 90'0" (27.45M.) WIDE D.P. ROAD, NEAR EASTERN EXPRESS HIGHWAY, MULUND (EAST), MUMBAI.		
NAME OF OWNER			MR. KARAN C VARDHAN, PARTNER OF M/S. K. V. BUILDHOME LLP. C. A. TO OWNER		
JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M-01	1:500		
SUNIL AMBARE & ASSOCIATES ARCHITECTS			303, MITTAL AVENUE, NAGINDAS MASTER ROAD, FORT, MUMBAI-400 023. EMAIL:bokarch@gmail.com		