

FORM - I

PLANNING & DESIGN DIVISION
MUMBAI MUNICIPAL CORPORATION

I AREA STATEMENT

Sl. No.	Description	Area in Sq.Mt.	Remarks
1	AREA OF PLOT AS PER PRC	1097.00	
(a)	Area of Reservation in Plot	---	
(b)	Area of Road Set-back	---	
(c)	Area of D.P Road	---	
2	DEDUCTIONS FOR	---	
(A)	FOR RESERVATION / ROAD AREA	---	
(a)	Road Set-back Area to be Handled Over (100%) (Regulation No.16)	---	
(b)	Proposed D.P Road to be Handled Over (100%) (Regulation No.16)	---	
(c)	Reservation area (plot) to be Handled Over (Regulation no.17)	---	
(d)	Area Under Encroachment	---	
(B)	FOR AMENITY AREA	---	
(a)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 14 (A)	---	
(b)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 14 (B) (10% HANDLED OVER TO MCGM)	---	
(c)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 15	---	
(d)	Area of Amenity Plot / Plots to be Handled Over As Per DCPR 35	---	
(C)	REDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	---	
(a)	Land Component of Existing BUA As Per Regulation Under Which The Development Was Allowed.	---	
3	TOTAL DEDUCTIONS :	(2(a) + 2(b) + 2(c))	
4	BALANCE AREA OF PLOT	1097.00	
5	PLOT AREA UNDER DEVELOPMENT	1097.00	
6	ZONAL (Basic) FSI (1 or 1.5)	1.00	
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	1097.00	
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDLED OVER AS PER REGULATION NO.30(A)	---	
A)	As per 2(a)&2(b)&2(c)&2(d) (above with in cap of 'admissible' BUA as column 6 of table - 12 on remaining / balance plot)	---	
B)	In case of 2(a)&(c) (i) permissible over and above Permissible BUA on remaining / balance plot	200% For Set-Back = (100.00 * 2)	00.00
9	15% of ar. no. 7b above or 10 sq.mt. per rehab tenements as per reg.33(i)(b) Number of tenements = 10 sq.mt (28 * 10 = 280.00 sq.mt)	280.00	
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) (0.50 X 1097.00)	548.50	
A)	Sum TDR (0.50 X 1510/Cons. = 151.61)	153.61	
B)	General TDR (0.00830/RD = 56.93)	58.93	
C)	Protected Area (1372.36 - 1097.00 = 275.36)	275.36	
D)	Total TDR	487.90	
11	PERMISSIBLE BUILT UP AREA (7 + 9 + 10 + 11)	2143.40	
12	PROPOSED BUILT UP AREA	---	
A)	Residential Built up area	2143.40	
B)	Commercial Built up area	0.00	
C)	Total Proposed Built up area 13(A + B)	2143.40	
13	TDR GENERATED IF ANY AS PER REGULATION 30(A)	---	
14	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31 (3)	---	
(i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium (Res.)	457.68	
(ii)	Proposed Fungible Compensatory Area For Rehab Component Without Charging Premium (Res.)	457.68	
(iii)	Permissible Fungible Compensatory Area For Rehab Component With Charging Premium (Res.)	387.01	
(iv)	Fungible Compensatory Area Availed On Payment Of Premium (Res.)	386.83	
(v)	TOTAL FUNGIBLE COMPENSATORY AREA PROVIDED	844.51	
15	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (14 + 16(a)(i) + 16(b)(ii))	3257.91	
16	FSI CONSOLIDATED ON NET PLOT	2.20	
17	OTHER REQUIREMENTS	---	
A	RESERVATION / DESIGNATION	---	
(a)	Name of Reservation	---	
(b)	Area of Reservation Affecting The Plot	---	
(c)	Area of Reservation Land to be Handled / Handled Over As Per Regulation No. 17	---	
(d)	Built up Area of Amenity to be Handled Over As Per Regulation No. 17	---	
(e)	Area / Built up Area of Designation	---	
B	PLOT AREA / BUILT UP AMENITY TO BE HANDLED OVER AS PER REGULATION NO.	---	
(i)	14 (A)	---	
(ii)	14 (B)	---	
(iii)	15	---	
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27	---	
D	TENEMENT STATEMENT	---	
(i)	Proposed Built up Area (14 Above)	2143.40	
(ii)	Less Deduction of Non-Residential Area (Shop Etc.)	0.00	
(iii)	Area Available For Tenements (i) Minus (ii)	2143.40	
(iv)	Tenements Permissible (Density of Tenements / Hectare)	109 NOS.	
(v)	Total Number of Tenements Proposed on The Plot	49 NOS.	
E	PARKING STATEMENT	---	
(i)	PARKING REQUIRED BY REGULATIONS FOR	---	
Car	---	31 Nos.	
Scooter / Motor Cycle	---	---	
(ii) COVERED GARAGE PERMISSIBLE	---	---	
(iii) COVERED GARAGE PROPOSED	---	---	
Car	---	---	
Scooter / Motor Cycle	---	---	
Outsiders (Visitors)	---	---	
(iv) TOTAL PARKING PROVIDED	---	51 Nos.	
(v) TRANSPORT VEHICLES PARKING	---	---	
(vi)	Space For Transport Vehicles Parking Required by Regulations	---	
(vii)	Total No. of Transport Vehicles Parking Spaces Provided	---	

II CERTIFICATE OF AREA

Certified That I Have Surveyed the Plot Under Reference on D/ 29/11/2023 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 is 1097.00 sq. mts. And Tallies With The Area Stated in the Document of Ownership.

FORM - II

THIS PLAN IS DIGITALLY SIGNED:
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.P-19496/2023/(455A)/P/S WARD/PAHADI GOREGAON-E DATED 29.02.2024.
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO.P-19496/2023/(455A)/P/S WARD/PAHADI GOREGAON-E ON EVEN DATE.

NOTE:

ALL REPA CARPET AREA IS ONLY FOR PARKING PURPOSE.
CONTENTS OF SHEET:
STILT FLOOR PLAN, INTERMEDIATE FLOOR PLAN (LEVEL -1 TO 3), E-DECK FLOOR PLAN, BUILT UP AREA DIAGRAM AND CALCULATION, REPA AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PROPERTY BEARING C.T.S. NO.455/A OF VILLAGE PAHADI GOREGAON EAST, PAHADI SCHOOL ROAD NO. 2, OFF. ARREY ROAD, SHREYAS COLONY, GOREGAON (EAST), MUMBAI - 400 063, (SOUTH WARD).

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER

MR. ARPIT V. JAIN, DIRECTOR
ARKADE DEVELOPERS LTD.
OFFICE ADDRESS - ARKADE HOUSE, OPP. BHUCHAI ARKADE, NEAR CHILDRANS ACADEMY, A.C. MARG, KASHOR, NAGARHANDEWALI (E), MUMBAI-400101.

OWNER / DEVELOPER SIGNATURE

Job no. 01/06, Scale AS SHOWN, Checked By Prakash Kadam, Manasi Kadam, Date 04.01.2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

AR. ANKIT U. JAIN, ARCHT. & PROJECT CONSULTANT, REG. NO. CA/2014/64056

OFFICE ADDRESS -

2127 EAZE ZONE MALL, GOREGAON MULLIND LINK ROAD, SUNDER NAGAR, MALAD (WEST), MUMBAI - 400064 | TEL: +91-7738723684

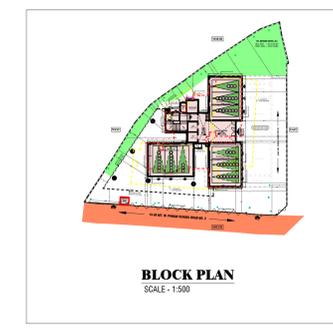
STAMP FOR APPROVAL

BRIHANNUMBAI MUNICIPAL CORPORATION

S.E.B.P. (R6) A.E.B.P (P WARD) E.E.B.P (P WARD)

TABLE NO - I PROPOSED BUILT UP AREA STATEMENT

Sl. No.	Wing	Floor No.	Proposed BUA (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/lift lobby area (in sqmt)		Flat/NS/Society Office/ Fitness area
			Commercial	Residential		Commercial	Residential	
1	A	BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	Ent.Lobby / Pump room
		STILT FLOOR	0.00	0.00	0.00	0.00	0.00	Parking
		E-DECK FLOOR	0.00	0.00	0.00	0.00	0.00	Fitness Center / Society Office
		1ST FLOOR	0.00	172.73	172.73	0.00	44.41	64.41 Flats
		2nd FLOOR	0.00	174.50	174.50	0.00	44.38	37.16 Flats / Refuge Area
		3rd FLOOR	0.00	174.50	174.50	0.00	44.38	37.16 Flats / Refuge Area
		4th FLOOR	0.00	174.50	174.50	0.00	44.38	37.16 Flats
		5th FLOOR	0.00	174.50	174.50	0.00	44.38	37.16 Flats
		6th FLOOR	0.00	174.50	174.50	0.00	44.38	37.16 Flats
		7th FLOOR	0.00	174.50	174.50	0.00	44.04	36.82 Flats
		8th FLOOR	0.00	202.70	202.70	0.00	44.04	36.82 Flats
		9th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats
		10th FLOOR	0.00	152.04	152.04	0.00	44.04	36.82 Flats / Refuge Area
		11th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats
		12th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats
		13th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats
		14th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats
15th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats		
16th FLOOR	0.00	214.01	214.01	0.00	44.04	36.82 Flats		
17th FLOOR	0.00	221.17	221.17	0.00	44.04	36.82 Flats		
8	Total BUA Proposed		3257.91	3257.91	0.00	750.75		
PERMISSIBLE AREA						65.16		
PROVIDED AREA						58.42		
EXCESS AREA						0.00		
PERMISSIBLE AREA						20.00		
PROVIDED AREA						18.24		
EXCESS AREA						0.00		
Amenity area/ BUA in sqm (Reg 144 OR 14B)								
Required BUA = N.A. Sq.mt. No. of Tenements								
Provided BUA = N.A. Sq.mt. No. of Tenements								
4% Required (in sqmt)			50.14	53.27	52.29	0.00	3RD FLOOR	
4.25% Required (in sqmt)			66.29	70.43	66.63	0.00	10TH FLOOR	
Excess provided								
Proposed at floor								
BUA considered for Refuge Area From Floor --- to								
Total BUA							1253.41	
Total BUA Proposed							1657.27	
TOTAL BUILT UP AREA						3257.91		
EXCESS FITNESS CENTRE AREA						0.00		
EXCESS SOCIETY OFFICE AREA						0.00		
EXCESS REFUGE AREA						0.00		
TOTAL						3257.91		



STILT FLOOR PLAN SCALE - 1:100

TABLE NO - IV PARKING SPACES STATEMENT

Sl. No.	Wing	Floor	Carpet Area of Tenement in sq.mt.			No. of Tenements per floor	No. of Tenements in Group of Required Parking Spaces				Total Parking	
			Flat No. 1	Flat No. 2	Flat No. 3		Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90 sqmt		
13	(A)	Residential:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
			(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
13	(A)	Residential:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			1st floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			2nd floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			3rd floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			4th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			5th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			6th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			7th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			8th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			9th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			10th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			11th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			12th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			13th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			14th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			15th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			16th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
			17th floor	59.81	42.92	54.03	3.00	3.00	2.00	0.00	0.00	0.00
13	Total Residential Tenements (See Tenement)					49.00	6.00	32.00	11.00	0.00	0.00	28.50
4	Required Parking Spaces (From 2 Above)											2.85
4	100% Visitors parking (45 X 10%)											2.85
5	Total Required Parking Spaces for Residential Tenements (4 + 5 + 6)											33.35
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of 7/5)											33.35
7	(B) Commercial:											
9	a)	Commercial / IT Park										0.00
			(i) 01 for every 40 sqmt. Up to 800 sq.mt.									0.00
			(ii) 01 for every 80 sq.mt. exceeding 800 sq.mt.									0.00
10	b)	Convenience shopping										0.00
			(i) 01 for every 150 sq.mt. for Tenements having carpet area more than 90.00 sqm +									