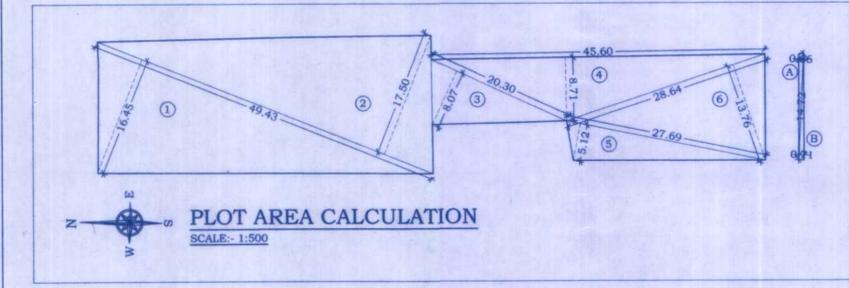
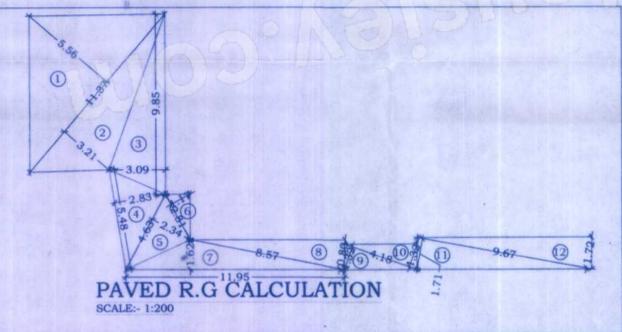
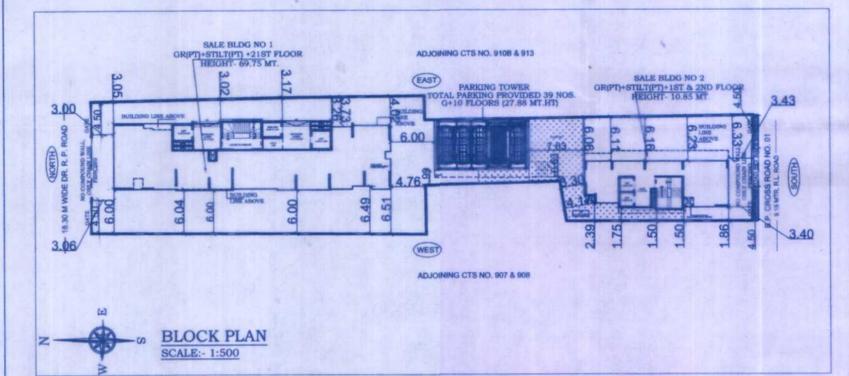
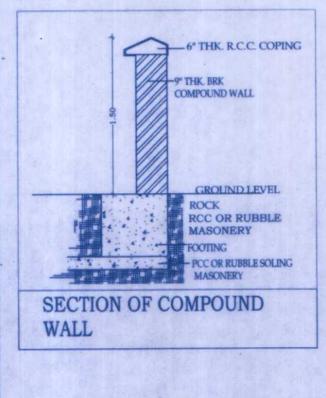
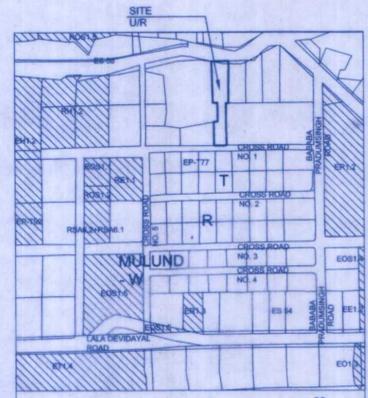


PROFORMA 'A'		LAYOUT
AREA STATEMENT		NON SLUM AREA UNDER REG. 33(1)
1	AREA OF PLOT	1387.50
	a Area of Reservation in plot	0.00
	b Area of Road Set back	10.09
	c Area of D P Road	0.00
DEDUCTION FOR		
For Reservation/Road Area		
	a Road set-back area to be handed over (100%) (Regulation No 16)	10.09
A	b Proposed D P Road to be handed over (100%) (Regulation No 16)	0.00
	c Reservation area to be handed over (100%) (Regulation No 17)	0.00
	d Reservation area to be handed over as per AR (Regulation No 17)	0.00
For Amenity area		
B	a Area of amenity plot/plots to be handed over as per DCR 14(A)	0.00
	b Area of amenity plot/plots to be handed over as per DCR 14(B)	0.00
	c Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	0.00
C	Deductions for Existing BUA to be retained if any / Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	0.00
3	Total deductions: 2(A) +2(B) +2(C) as and when applicable.	10.09
4	Balance area of plot (1 minus 3)	1377.41
5	Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	1377.41
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33) OR FSI SANCTIONED FOR THE SCHEME AS PER LOI DATED ----	4.00
7	Built up Area as per Zonal(basic) FSI (5 * 6) (In case of Mill land Permissible BUA kept in abeyance)	5509.64
Built up equal to area of land handed over as per Regulation 30(A)		
	i As per 2(A) and 2(B) except 2(A)(c)	0.00
8	ii permissible over and above permissible BUA on remaining / balance plot.	0.00
	i in case of 2(A)(c)	0.00
	ii permissible over and above permissible BUA on remaining / balance plot.	0.00
9	Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	0.00
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) on remaining/balanceplot.	0.00
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	0.00
12	Permissible Built up Area (as the case may be with /without BUA as per 2(c))	5509.64
Proposed BUA (as the case may be with /without BUA as per 2(c))		
13	a Proposed BUA of Composite building no.1	5295.28
	b Proposed BUA of Composite building no.2	219.34
	c Total	5514.62
14	TDR generated if any as per regulation 30 (A) and 32.	0.00
Fungible Compensatory Area as per Regulation No 31(3)		
15	a i Permissible Fungible Compensatory area for Rehab BUA without charging premium	0.00
	ii Fungible Compensatory area availed for Rehab component without charging premium	0.00
	i Permissible Fungible Compensatory area by charging premium.	0.00
	ii Fungible Compensatory area availed on payment of premium	0.00
16	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii)+15(b)(ii)]	5514.62
17	FSI consumed on Net Plot [13/ 4]	4.00



PLOT AREA CALCULATION				
	A	B	C	D=AxBxC in SQ.M
1	0.50	49.43	16.45	406.56
2	0.50	49.43	17.50	432.51
3	0.50	20.30	8.07	81.91
4	0.50	45.60	8.71	198.59
5	0.50	27.69	5.12	70.89
6	0.50	38.64	13.76	107.04
TOTAL				1387.50
ROAD SET BACK AREA CALCULATION				
A	0.50	14.72	0.66	4.86
B	0.50	14.72	0.71	5.23
TOTAL				10.09
NET PLOT AREA				
I - II				1387.50 - 10.09
				1377.41

PAVED RG AREA CALCULATION				
	A	B	C	D=AxBxC in SQ.M
1	11.37	5.56	0.50	31.61
2	11.37	3.21	0.50	18.25
3	9.85	3.09	0.50	15.22
4	5.48	2.83	0.50	7.75
5	4.63	2.34	0.50	5.42
6	2.81	1.17	0.50	1.64
7	11.95	1.62	0.50	9.68
8	8.57	0.80	0.50	3.43
9	4.18	1.32	0.50	2.76
10	4.18	1.32	0.50	2.76
11	9.67	1.71	0.50	8.27
12	9.67	1.72	0.50	8.32
TOTAL				115.10



BUILT UP AREA STATEMENT													
BUILDING NO.	CONSTRUCTED BUILT-UP AREA	STR./LIFT BUA	BUA OF ED/FD	REFUGE BUA	METER ROOM BUA	BUA OF PUMP ROOM	SUBSTATION BUA	ENTRANCE LOBBY BUA	SOCIETY OFFICE BUA	FITNESS CENTRE	BUA COUNTED IN FSI		TOTAL SALE BUILT UP AREA (A+B+C)
											EXCESS REFUGE (A)	SALE AREA FOR F.S.I PURPOSE (B)	
SALE BLDG NO 1	7288.08	1621.92	132.62	147.49	13.02	13.30	11.63	28.45	25.19	0.00	0.82	5294.46	5295.28
SALE BLDG NO 2	361.44	105.20	4.77	0.00	9.75	10.40	0.00	11.98	0.00	0.00	0.00	219.34	219.34
TOTAL	7649.52	1727.12	137.39	147.49	22.77	23.70	11.63	40.43	25.19	0.00	0.82	5513.80	5514.62

TENEMENT STATEMENT				
FLOORS	SALE TENEMENTS			TOTAL
	SOCIETY OFFICE	RESIDENTIAL	COMMERCIAL	
SALE BLDG NO 1	1	60	3	64
SALE BLDG NO 2	0	4	0	4
TOTAL	1	64	3	68

This cancels Approval to the Previous Plans sanctioned under no. _____
Dated: _____

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/EN/C/.....
12 SEP 2022
Executive Engineer
Slum Rehabilitation Authority

PROFORMA 'B'	
LAY OUT	
CONTENTS OF SHEET	
BLOCK PLAN, PLOT AREA DIAGRAM, LOCATION PLAN, TENEMENT STATEMENT, BUILT UP AREA STATEMENT, PAVED R.G. CALCULATION, PARKING LOT AREA DIAGRAM, LAYOUT RG STATEMENT, SECTION OF COMPOUND WALL	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED SCHEME UNDER REG. 33(1) OF DCPR 2034, ON LAND BEARING CTS NO. 909 & 910-A, OF VILLAGE MULUND, AT B.P. CROSS ROAD NO.1 & DR.R.P. ROAD RESPECTIVELY, MULUND (WEST) MUMBAI-400 080, IN 'T' WARD OF MCGM.	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVEYED BY ME ON DATED 23/10/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO 1387.50 SQ.MT WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNER SHIP TOWN PLANNING RECORDS.

(LIC. SURVEYOR)

NAME OF DEVELOPER

M/S. SHREEJEE BUILDCON

JOB NO.	AC / SP / 01	DRAWN BY	AR,RIDDIHI
DRAWING NO.	LAYOUT	CHECKED BY	AR,NIKITA
REVISION		SCALE	1:100
		DATE	22.10.2021

NORTH **NAME OF ARCHITECT**

ACE CONSULTANTS
ARCHITECTS, ENGINEERS, LICENSE SURVEYORS
510 - 511, 'C' WING, 5TH FLOOR,
TRADE WORLD, KAMALA MILLS COMPOUND,
SENAPATI RAJAT MARG, LOWER PAREL,
MUMBAI - 400 013.
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EMAIL ID : consultants_ace@rediffmail.com