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 STATEMENT BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, GR. FLOOR B UP AREA CALCULATION, COMPOUND WALL, PUMP RM SECTION

STAMP OF DT. OF APPROVAL OF PLAN

Approved subject to the conditions mentioned in this office Letter No. P-9522/2021/11 And Other/T Ward MULUND-E

Executive Engineer, Prog. (E.S.) - III

Nitin Vasant
 ao Patil

S.E.(B.P.) (N) A.E.(B.P.) S & T

(I) AREA STATEMENT

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
1	AREA OF PLOT AS PER P.R. CARD (C.T.S. NO. 11, 19/1/B, 40/B & 40/A) (6461.80 SQ. MTS.)	6461.80	6461.80
1a	AREA OF PLOT AS PER P.R. CARD (C.T.S. NO. 11) (6384.30 SQ. MTS.)	6384.30	6384.30
		33.03%	66.97%

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
2	OPEN LAND LAYOUT RG	1647.76	3339.42
	COMMON ROAD	319.15	647.97
	COMMON ROAD	141.90	288.10
	TOTAL AREA	2108.81	4275.49

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
3	AREA OF 3 OTHERS (SAINATH VIHANA REALTY LLP)	---	---
	TOTAL AREA OF VD - B & 3 OTHERS	---	---
	LEAST AREA MARKED ** CONSIDERED FOR FSI	6297.35	6297.35

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
4	OPEN LAND LAYOUT RG	1625.32	3293.94
	COMMON ROAD	314.80	639.15
	COMMON ROAD	139.97	284.18
	TOTAL AREA	2080.09	4217.26
	AREA OF 3 OTHERS (SAINATH VIHANA REALTY LLP)	---	---
	TOTAL AREA OF VD - B & 3 OTHERS	---	---
	LEAST AREA MARKED ** CONSIDERED FOR FSI	6297.35	6297.35

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
5	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14 (B)	---	---
	TOTAL AREA OF VD - B & 3 OTHERS	---	---
	LEAST AREA MARKED ** CONSIDERED FOR FSI	6297.35	6297.35

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
6	FOR RESERVATION / ROAD AREA	---	---
a	ROAD SET - BACK AREA TO BE HANDED OVER 100% (REGULATION NO. 16) 12M - 18.30M WD	12.87	26.10
b	PROPOSED D.P. ROAD TO BE HANDED OVER 100% (REGULATION NO. 16)	32.19	65.26
c	RESERVATION AREA TO BE HANDED OVER 100% (REGULATION NO. 17)	---	---
	TOTAL AREA OF VD - B & 3 OTHERS	---	---
	LEAST AREA MARKED ** CONSIDERED FOR FSI	6297.35	6297.35

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
7	FOR AMENITY AREA	---	---
a	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14 (A)	104.46	211.81
b	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 14 (B)	---	---
c	AREA OF AMENITY PLOT / PLOTS TO BE HANDED OVER AS PER DCR 35	---	---
	TOTAL AREA OF VD - B & 3 OTHERS	---	---
	LEAST AREA MARKED ** CONSIDERED FOR FSI	6297.35	6297.35

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
8	TOTAL DEDUCTIONS - [2(a) + 2(b) + 2(c)] AS AND WHEN APPLICABLE	149.52	303.17
	BALANCE AREA OF THE PLOT (1)	1930.57	3919.59

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
9	PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCM / APPROPRIATE AUTHORITY AS PER SEC. NO. 4 ABOVE	---	---
10	ZONAL (BASIC) F.S.I. (0.50 OR 0.75 OR 1 OR 1.3)	---	---
11	BUILT UP AREA AS PER ZONAL (BASIC) F.S.I. (5 X 6)	1930.57	3919.59

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
12	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	---	---
13	BALANCE AREA OF THE PLOT (2)	---	---
14	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U. A. ON REMAINING PLOT)	---	---
15	BUILT AREA DUE TO "ADDITIONAL" F.S.I. ON PAYMENT OF PREMIUM "AS PER TABLE NO. 12 OF REGULATION NO. 14 (A) REMAINING BALANCE PLOT"	---	---
16	BUILT UP AREA DUE TO "ADDITIONAL" F.S.I. "AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) AND 2 ON REMAINING BALANCE PLOT"	---	---
17	ROAD SET BACK AREA	---	---
18	AMENITY OPEN SPACE AREA	---	---
19	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT B. U. A. AS PER 2(c))	---	3919.59
20	PROPOSED B. U. A. (AS THE CASE MAY BE WITH / WITHOUT B. U. A. AS PER 2(c))	---	3975.27
21	REMAINING NON-RESIDENTIAL B. U. AREA	---	3975.27
22	TOTAL PROPOSED B. U. AREA	---	3975.27
23	FSI CONSUMED PROP. B.U.A. / PLOT POTENTIAL = 3975.27 / 3975.27	---	1.00

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
15	DETAILS OF F.S.I. AVAILABLE AS PER DCR 31 (3)	---	---
i)	PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1077.51	1077.51*
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (allowed)	---	---
iii)	PERM. FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (RESIDENTIAL) (3975.27 x 35%)	1391.34	1391.34
iv)	PERM. FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (COMMERCIAL)	---	---
v)	PROP. FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM (RESIDENTIAL)	---	---
vi)	PROP. FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM (COMMERCIAL)	---	---
16	TOTAL PROPOSED B. U. AREA	---	5052.78

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
17	TENEMENT STATEMENT	---	---
(i)	PROPOSED AREA (ITEM A. 12 ABOVE)	5052.78	5052.78
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	---	---
(iii)	AREA AVAILABLE FOR TENEMENTS (I - II)	5052.78	5052.78
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE (1/27.37) SAY	227 NOS	227 NOS
(v)	TENEMENTS PROPOSED	90 NOS	90 NOS
(vi)	TENEMENTS EXISTING	---	---

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
18	PARKING STATEMENT	---	---
(i)	PARKING REQUIRED BY REGULATION FOR -	---	---
	CAR	---	---
	SCOOTER / MOTOR CYCLE	---	---
	OUTSIDERS (VISITORS)	---	---
(ii)	COVERED GARAGE PERMISSIBLE	---	---
(iii)	COVERED GARAGES PROPOSED	---	---
	CAR	---	---
	SCOOTER / MOTOR CYCLE	---	---
	OUTSIDERS (VISITORS)	---	---
	TOTAL PARKING PROVIDED	---	164 NOS

Sl. No.	DESCRIPTION	Building - 'A' SQ. MT	U/Ref Building - 'B' SQ. MT
19	TRANSPORT VEHICLES PARKING	---	---
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---	---
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---	---

PROFORMA B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28-01-2021 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 6461.80 SQ. M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP OR TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT'S
 VIJAY D TURBADKAR

SIGNATURE OF ARCHITECT'S
 Kunal Kanaiya Kataria

FOR: KUNAL KATARIA PARTNER OF SAINATH VIHANA REALTY LLP
 C.A. TO MS. YENDRABHAI F BUILDING-OP. BSG. SOC. LTD.
 TAL. KURLA, M.S.D. MUMBAI-400081.

DESCRIPTION OF PROPOSAL
 PROPOSED BLDG. 'B' ON PLOT BEARING C.T.S. NOS 11, 19/1/B, 40/B, 40/A AT VILLAGE MULUND (EAST), TAL. KURLA, M.S.D. MUMBAI-400081.

NAME OF OWNER
 KUNAL KATARIA PARTNER OF SAINATH VIHANA REALTY LLP
 C.A. TO MS. YENDRABHAI F BUILDING-OP. BSG. SOC. LTD.
 TAL. KURLA, M.S.D. MUMBAI-400081.

NORTH LINE
 VIJAY D TURBADKAR
 ARCHITECT REG. NO. CA/79/5261

SCALE : AS SHOWN

METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
1	1/2 X 18.56 X 8.46 X 1NO	78.22
2	1/2 X 19.54 X 8.78 X 1NO	85.87
3	1/2 X 18.27 X 6.34 X 1NO	58.19
4	1/2 X 11.51 X 5.17 X 1NO	29.76
5	1/2 X 22.28 X 11.11 X 1NO	123.65
6	1/2 X 22.24 X 7.22 X 1NO	80.29
7	1/2 X 21.55 X 8.08 X 1NO	86.85
8	1/2 X 31.18 X 13.17 X 1NO	205.32
9	1/2 X 35.85 X 5.18 X 1NO	93.11
10	1/2 X 7.35 X 2.29 X 1NO	8.42
11	1/2 X 4.28 X 2.49 X 1NO	7.82
12	1/2 X 43.85 X 30.02 X 1NO	656.19
13	1/2 X 38.48 X 15.73 X 1NO	302.85
14	1/2 X 28.70 X 3.46 X 1NO	49.38
15	1/2 X 28.56 X 8.59 X 1NO	122.53
16	1/2 X 43.85 X 15.23 X 1NO	332.28
17	1/2 X 38.12 X 14.03 X 1NO	274.43
18	1/2 X 38.08 X 5.40 X 1NO	97.42
19	1/2 X 33.01 X 6.16 X 1NO	101.87
20	1/2 X 33.85 X 13.02 X 1NO	220.53
21	1/2 X 28.94 X 7.32 X 1NO	105.82
22	1/2 X 24.08 X 9.99 X 1NO	120.28
23	1/2 X 22.08 X 9.08 X 1NO	100.16
24	1/2 X 16.08 X 4.46 X 1NO	35.82
25	1/2 X 31.45 X 15.30 X 1NO	240.59
26	1/2 X 49.89 X 17.51 X 1NO	435.04
27	1/2 X 51.15 X 9.22 X 1NO	235.80
28	1/2 X 55.25 X 7.13 X 1NO	196.97
29	1/2 X 58.96 X 2.87 X 1NO	78.91
30	1/2 X 58.88 X 21.40 X 1NO	624.40
31	1/2 X 44.31 X 9.37 X 1NO	207.59
32	1/2 X 34.19 X 10.87 X 1NO	185.82
33	1/2 X 27.13 X 7.88 X 1NO	106.82
34	1/2 X 24.58 X 3.16 X 1NO	38.84
35	1/2 X 25.59 X 11.39 X 1NO	145.74
36	1/2 X 27.07 X 3.53 X 1NO	47.72
37	1/2 X 27.07 X 4.33 X 1NO	58.61
38	1/2 X 28.18 X 14.06 X 1NO	194.12
39	1/2 X 24.44 X 3.72 X 1NO	45.46
40	1/2 X 21.82 X 5.72 X 1NO	61.83
41	1/2 X 21.82 X 2.84 X 1NO	30.84
42	1/2 X 17.41 X 11.57 X 1NO	100.72
43	1/2 X 17.41 X 4.78 X 1NO	41.81
44	1/2 X 12.38 X 4.35 X 1NO	26.86
45	1/2 X 12.38 X 2.87 X 1NO	17.51
TOTAL ADDITION	6461.80	6461.80

AS PER P. R. CARD C. T. S. NO. 11 = 6384.30 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
46	1/2 X 18.54 X 5.59 X 1NO	52.10
47	1/2 X 8.40 X 0.77 X 1NO	3.82
48	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	11.81	11.81

AS PER P. R. CARD C. T. S. NO. 19/1/B = 51.80 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
49	1/2 X 8.29 X 1.59 X 1NO	7.39
50	1/2 X 8.40 X 0.77 X 1NO	3.82
51	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	12.10	12.10

AS PER P. R. CARD C. T. S. NO. 40 B = 10.00 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
52	1/2 X 7.78 X 4.73 X 1NO	18.35
53	1/2 X 13.81 X 0.93 X 1NO	6.42
TOTAL ADDITION	24.77	24.77

AS PER P. R. CARD C. T. S. NO. 40 A = 15.60 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
54	1/2 X 18.54 X 5.59 X 1NO	52.10
55	1/2 X 8.40 X 0.77 X 1NO	3.82
56	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	11.81	11.81

AS PER P. R. CARD C. T. S. NO. 11 = 6384.30 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
49	1/2 X 18.54 X 5.59 X 1NO	52.10
50	1/2 X 8.40 X 0.77 X 1NO	3.82
51	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	12.10	12.10

AS PER P. R. CARD C. T. S. NO. 19/1/B = 51.80 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
49	1/2 X 18.54 X 5.59 X 1NO	52.10
50	1/2 X 8.40 X 0.77 X 1NO	3.82
51	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	12.10	12.10

AS PER P. R. CARD C. T. S. NO. 40 B = 10.00 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION

Sl. No.	DESCRIPTION	Area (SQ. MT)
49	1/2 X 18.54 X 5.59 X 1NO	52.10
50	1/2 X 8.40 X 0.77 X 1NO	3.82
51	1/2 X 2.14 X 0.82 X 1NO	0.89
TOTAL ADDITION	12.10	12.10

AS PER P. R. CARD C. T. S. NO. 40 A = 15.60 SQ MT
 TRIANGULAR METHOD PLOT AREA CALCULATION