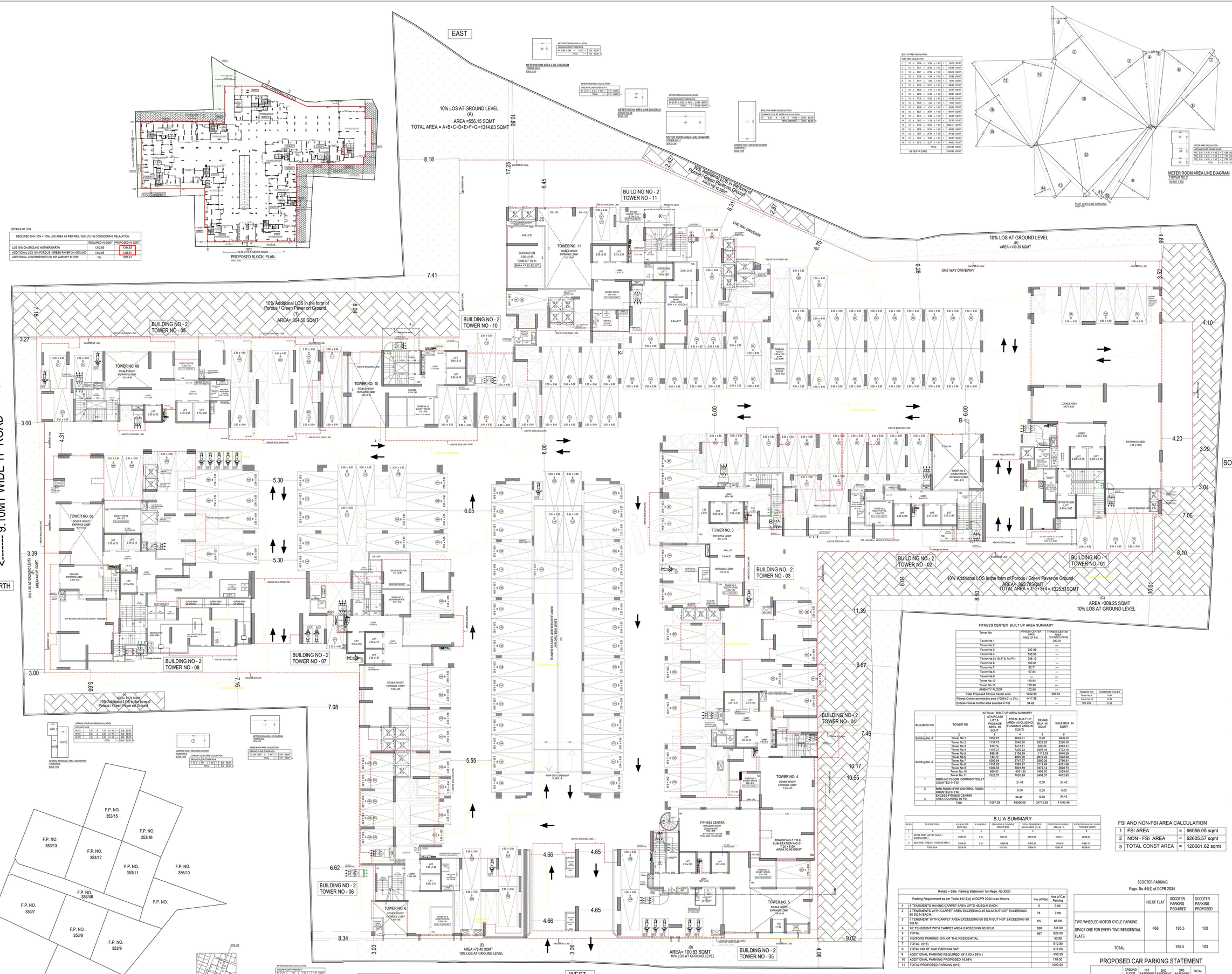

DETAILS OF LOS		
REQUIRED 20% (10% + 10%) LOS AREA AS PER REG. 33(9) (13.11) CONSIDERING RELAXATION		
	REQUIRED IN SQMT	PROPOSED IN SQMT
LOS 10% ON GROUND MOTHER EARTH	1312.85	1314.83
ADDITIONAL LOS 10% POROUS / GREEN PAVER ON GROUND	1312.85	1325.51
ADDITIONAL LOS PROPOSED ON 1ST AMENITY FLOOR	NIL	1077.41

BUILT UP AREA CALCULATION						
FLAT AREA CALCULATION						
1	1.52	x	35.96	=	10.55	x 1 NO. = 10.55 SQ.MT.
2	1.52	x	89.21	=	26.96	x 1 NO. = 26.96 SQ.MT.
3	1.52	x	89.21	=	27.20	x 1 NO. = 108.14 SQ.MT.
4	1.52	x	51.38	=	7.45	x 1 NO. = 151.65 SQ.MT.
5	1.52	x	30.71	=	3.33	x 1 NO. = 36.19 SQ.MT.
6	1.52	x	55.26	=	25.71	x 1 NO. = 894.94 SQ.MT.
7	1.52	x	90.39	=	8.07	x 1 NO. = 279.87 SQ.MT.
8	1.52	x	63.94	=	31.36	x 1 NO. = 963.51 SQ.MT.
9	1.52	x	57.39	=	23.02	x 1 NO. = 674.91 SQ.MT.
10	1.52	x	90.39	=	3.28	x 1 NO. = 44.67 SQ.MT.
11	1.52	x	65.66	=	8.13	x 1 NO. = 290.66 SQ.MT.
12	1.52	x	65.27	=	39.87	x 1 NO. = 1944.17 SQ.MT.
13	1.52	x	50.13	=	16.20	x 1 NO. = 489.05 SQ.MT.
14	1.52	x	39.93	=	11.34	x 1 NO. = 257.39 SQ.MT.
15	1.52	x	81.96	=	58.02	x 1 NO. = 2508.49 SQ.MT.
16	1.52	x	55.52	=	20.19	x 1 NO. = 1528.03 SQ.MT.
17	1.52	x	75.07	=	27.94	x 1 NO. = 947.58 SQ.MT.
18	1.52	x	75.07	=	10.65	x 1 NO. = 605.67 SQ.MT.
19	1.52	x	40.19	=	33.07	x 1 NO. = 1808.00 SQ.MT.
					TOTAL	= 13375.65 SQ.MT.
AS PER PR CARD						= 13126.52 SQ.MT.

COMMON TOILET AREA CALCULATION						
1	2.35	x	5.50	=	12.92	x 1 NO. = 12.92 SQ.MT.
					TOTAL ADDITION	= 12.92 SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.9						
M1	2.35	x	5.50	=	12.92	x 1 NO. = 12.92 SQ.MT.
					TOTAL	= 12.92 SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.10						
M1	1.52	x	3.00	=	4.56	SQ.MT.
					TOTAL	= 4.56 SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.11						
M1	1.52	x	3.00	=	4.56	SQ.MT.
					TOTAL	= 4.56 SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.2						
M1	1.52	x	1.90	=	2.89	SQ.MT.
M2	1.52	x	1.90	=	2.89	SQ.MT.
					TOTAL	= 5.78 SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.3						
M1	1.52	x	1.90	=	2.89	SQ.MT.
M2	1.52	x	1.90	=	2.89	SQ.MT.
					TOTAL	= 5.78 SQ.MT.

METER AREA CALCULATION						
GROUND FLOOR TOWER NO.6						
M1	2.07	x	2.88	=	5.96	SQ.MT.
M2	2.07	x	2.88	=	5.96	SQ.MT.
M3	1.52	x	1.90	=	2.89	SQ.MT.
M4	1.52	x	1.90	=	2.89	SQ.MT.
					TOTAL	= 17.69 SQ.MT.

METER AREA CALCULATION						
GROUND FLOOR TOWER NO.4						
M1	2.07	x	2.88	=	5.96	SQ.MT.
M2	2.07	x	2.88	=	5.96	SQ.MT.
M3	1.52	x	1.90	=	2.89	SQ.MT.
M4	1.52	x	1.90	=	2.89	SQ.MT.
					TOTAL	= 17.69 SQ.MT.

METER AREA CALCULATION						
GROUND FLOOR TOWER NO.5						
M1	2.07	x	2.88	=	5.96	SQ.MT.
M2	2.07	x	2.88	=	5.96	SQ.MT.
M3	1.52	x	1.90	=	2.89	SQ.MT.
M4	1.52	x	1.90	=	2.89	SQ.MT.
					TOTAL	= 17.69 SQ.MT.

INTERNAL STAIRCASE AREA CALCULATION						
GROUND FLOOR TOWER NO.DG						
ST1	1.65	x	3.00	=	4.95	SQ.MT.
ST2	1.65	x	3.00	=	4.95	SQ.MT.
ST3	1.65	x	3.00	=	4.95	SQ.MT.
ST4	1.65	x	3.00	=	4.95	SQ.MT.
				TOTAL	= 19.80	SQ.MT.

INTERNAL STAIRCASE AREA CALCULATION						
GROUND FLOOR TOWER NO.DG						
ST1	1.65	x	3.00	=	4.95	SQ.MT.
ST2	1.65	x	3.00	=	4.95	SQ.MT.
ST3	1.65	x	3.00	=	4.95	SQ.MT.
ST4	1.65	x	3.00	=	4.95	SQ.MT.
				TOTAL	= 19.80	SQ.MT.

COMMON TOILET AREA CALCULATION						
GROUND FLOOR TOWER NO.6						
1	2.45	x	1.80	=	4.50	SQ.MT.
				TOTAL	= 4.50	SQ.MT.

COMMON TOILET AREA CALCULATION						
GROUND FLOOR TOWER NO.8						
1	2.45	x	1.80	=	4.50	SQ.MT.
				TOTAL	= 4.50	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.7						
1	2.94	x	2.45	=	7.19	SQ.MT.
				TOTAL	= 7.19	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.8						
M1	3.28	x	2.45	=	8.04	SQ.MT.
				TOTAL	= 8.04	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.9						
M1	2.35	x	1.90	=	4.46	SQ.MT.
				TOTAL	= 4.46	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.10						
M1	2.35	x	1.90	=	4.46	SQ.MT.
				TOTAL	= 4.46	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.11						
M1	2.35	x	1.90	=	4.46	SQ.MT.
				TOTAL	= 4.46	SQ.MT.

METER ROOM AREA CALCULATION						
GROUND FLOOR TOWER NO.DG						
M1	2.35	x	1.90	=	4.46	SQ.MT.
M2	1.15	x	1.90	=	2.18	SQ.MT.
				TOTAL	= 6.64	SQ.MT.

FITNESS CENTER BUILT UP AREA SUMMARY		
Tower No	FITNESS CENTER AREA FREE OF FSI	FITNESS CENTER AREA COUNTED IN FSI
Tower No.1	---	293.51
Tower No.2	---	---
Tower No.3	237.45	---
Tower No.4	150.35	---
Tower No.5 (Gr.Fl & 1st Fl.)	286.13	---
Tower No.6	183.61	---
Tower No.7	82.71	---
Tower No.8	97.54	---
Tower No.9	---	---
Tower No.10	140.64	---
Tower No.11	170.98	---
AMENITY FLOOR	102.69	---
Total Proposed Fitness Center area	1452.30	293.51
Fitness Center permissible area (750Mx0.01 x 2%)	1417.88	---
Excess Fitness Center area counted in FSI	34.42	---

TOWER NO.	COMMON TOILET
Tower No.6	8.50
Tower No.11	12.92
Total area	21.42

All Tower BUILT UP AREA SUMMARY						
BUILDING NO	TOWER NO	STAIRCASE & PASSAGE AREA IN SQMT	TOTAL BUILT UP AREA (INCLUDING FUNGIBLE AREA IN SQMT)	REHAB BUA IN SQMT	SALE BUA IN SQMT	
1	2	3	4	5	6	
Building No.-1	Tower No.1	1053.61	6632.01	0.00	6632.01	
	Tower No.2	1137.75	5046.50	2828.20	2220.30	
	Tower No.3	815.74	5413.51	520.20	4893.31	
	Tower No.4	1107.37	7230.32	3507.16	3723.16	
	Tower No.5	886.38	6159.59	1113.33	5046.26	
	Tower No.6	745.72	4801.06	2879.04	1922.02	
	Tower No.7	1090.64	5747.27	2985.38	2761.91	
	Tower No.8	1131.85	7393.17	3111.49	4281.68	
	Tower No.9	1209.93	6001.89	3372.14	2629.75	
	Tower No.10	866.83	4551.90	1992.30	2559.60	
	Tower No.11	1023.57	7035.99	2408.37	4612.63	
1	GROUND FLOOR COMMON TOILET COUNTED IN FSI	-	21.42	0.00	21.42	
2	BMS ROOM /FIRE CONTROL ROOM COUNTED IN FSI	-	0.00	0.00	0.00	
3	EXCESS FITNESS CENTER AREA COUNTED IN FSI	-	34.42	0.00	34.42	
	Total	11067.29	66056.05	24712.59	41343.46	

B.U.A SUMMARY							
SR.NO	DESCRIPTISPN	B.U.A AS PER DCPR (33(9)	% FUNGIBLE	PERMISSIBLE FUNGIBLE AREA IN SQM.	TOTAL PERMISSIBLE BUA IN SQMT. (1+ 3)	PROPOSED FUNGIBLE AREA (6 - 5)	PROPOSED BUA INCLUDING FUNGIBLE (SQMT)
1	2	3	4	5	6	7	8
1	REHAB 'RESI' AS PER TABLE-1 (EXCESS AREA)	21490.57	0.35	7523.35	29013.92	2009.41	24104.98
2	SALE 'RESI' (TABLE-1 + EXCESS AREA)	21018.61	0.35	10806.58	41979.19	1040.56	41981.87
	TOTAL BUA	52016.08		18270.93	70993.11	3049.97	66086.85

FSI AND NON-FSI AREA CALCULATION			
1	FSI AREA	=	66056.05 sqmt
2	NON - FSI AREA	=	62605.57 sqmt
3	TOTAL CONST AREA	=	128661.62 sqmt

Rehab + Sale Parking Statement for Regn. No 33(9)			
	Parking Requirement as per Table 44(12)(i) of DCPR 2034 is as follows.	No of Flat	Nos of Car Parking
1	4 TENEMENTS HAVING CARPET AREA UPTO 45 SQ.M EACH.	0	0.00
2	2 TENEMENTS WITH CARPET AREA EXCEEDING 45 SQ.M BUT NOT EXCEEDING 60 SQ.M EACH.	14	7.00
3	1 TENEMENT WITH CARPET AREA EXCEEDING 60 SQ.M BUT NOT EXCEEDING 90 SQ.M.	85	85.00
4	1/2 TENEMENT WITH CARPET AREA EXCEEDING 90 SQ.M.	368	736.00
5	TOTAL	467	828.00
6	VISITORS PARKING 10% OF THE RESIDENTIAL		82.80
7	TOTAL (5+6)		910.80
8	TOTAL NO OF CAR PARKING SAY		911.00
9	ADDITIONAL PARKING REQUIRED (911.00 x 50%)		455.50
10	ADDITIONAL PARKING PROPOSED 19.64%		179.00
11	TOTAL PROPOSED PARKING (8+9)		1090.00

PARKING PROVIDED AT GROUND FLOOR			
BIG CAR	2.50 x 5.50	144.00	144.00
BIG CAR (STACK)	2.50 x 5.50	4 x 2.00	8.00
SMALL CAR	2.30 x 4.50	27.00	27.00
SMALL CAR (STACK)	2.30 x 4.50	6.00 x 2.00	12.00
MECHANICAL PARKING	2.50 x 5.50	0.00	0.00
TOTAL CAR PARKING			191.00
MOTORCYCLES	2.50 x 1.20		19.00

SCOOTER PARKING Regn. No 44(4) of DCPR 2034			
	NO.OF FLAT	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROPOSED
TWO WHEELED MOTOR CYCLE PARKING SPACE ONE FOR EVERY TWO RESIDENTIAL FLATS	466	185.5	103
TOTAL		185.5	103

PROPOSED CAR PARKING STATEMENT

	GROUND FLOOR	1ST BASEMENT	2ND BASEMENT	3RD BASEMENT	TOTAL
SMALL PARKING	39	37	40	43	159
BIG PARKING	152	295	298	186	931
TOTAL PARKING	191	332	338	229	1090
SCOOTER PARKING	19	25	32	29	105

NOTES:
1) RERA & MOFA CARPET AREA AS CERTIFIED BY L.S
2) RERA & MOFA CARPET AREA FOR CALCULATION OF PARKING REQUIREMENT ONLY.

SHEET NO.01

STAMP AND DATE OF APPROVAL OF PLANS

NOTE :- 1) THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NO. P-16663/2023/A WARD/FP ISSUED ON DATED 27/08/2025

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER FILE NO. P-16663/2023/A WARD/FP .

SNEHA G. NABAR — S.E. (BP) N
SKANAW UTTAM JIVANKUMAR — A.E. (BP) LAN
Suhas Vasant Nemane — EXECUTIVE ENGINEER (R.P.E.S.) - II
BRIHANMUMBAI MUNICIPAL CORPORATION

NOTE:-
1) RERA & MOFA CARPET AREA AS CERTIFIED BY L.S
2) RERA & MOFA CARPET AREA FOR CALCULATION OF PARKING REQUIREMENT ONLY.

A	PROFORMA - A	REG NO 33(9) OF DCPR 2034 TOTAL IN SQMT
1	AREA OF PLOT	13126.52
2	DEDUCTION FOR	
a	ROAD SET BACK AREA	----
b	PROPOSED ROAD	
c	ANY RESERVATION (SUB - PLOT	
d	% AMENITY SPACE AS PER DCR SEST (SUB - PLOT)	
	OTHER	
3	BALANCE AREA OF PLOT (1 MINUS 2)	13126.52
4	DEDUCTION FOR 15% RECREATIONAL GROUND 15% AMENITY SPACE OF DEDUCTIBLE FOR IND.	
5	NET AREA OF PLOT (3 MINUS 4)	13126.52
5a	100% FOR SET - BACK	----
5b	100% FOR D.P. ROAD	----
5c	100% FOR SET - BACK	
6	TOTAL AREA (5 PLUS 6)	13126.52
7	FLOOR SPACE INDEX PERMISSIBLE 4 DI or Incentive on Rehab	32014.08
8	FLOOR SPACE INDEX CREDIT AVAILABLE BY	----
	DEVELOPMENT RIGHTS (RESTRICTED TO % OF THE	
	BALANCE AREA VIDE 3 ABOVE)	
	DGR NO.	
	DGR NO.	
	ADDITIONS FOR FLOOR SPACE INDEX	
9a	50 % as per DCR 33	----
9b	1% as per DCR 33 ( )	----
9c	Nil other	
10	PERMISSIBLE FLOOR AREA	32014.08
11	EXISTING FLOOR AREA	----
12	PROPOSED BUILT UP AREA	32014.08
13	EXCESS/DEFICIT AREA TWEEN IN FLOOR SPECE INDEX	
14a	PURELY RESIDENTIAL BUILT UP AREA	40256.68
14b	REMAINING NON-RESIDENTIAL BUILT UP AREA	----
14c	WHERE shown as per letter No. CO/Cama Red 2020-21/0210 WRRR-2034 dated 14.06.2024, WHERE REMUNERATIONAL BUILT UP AREA CONVERTED INTO SALE AREA	4217.42
15	TOTAL BUILT UP PROPOSED (14A + 14B+14C)	53314.09
16	FSI CONSUMED	4.06
B	DETAILS OF FSI AVAILED AS PER DCPR 31 (3)	PERMISSIBLE / PROPOSED
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL + DR = (14A x 0.35)	18803.84 / 10065.68
	a) FOR PURELY RESIDENTIAL(REHAB) WITHOUT CHARGING PREMIUM	7523.35 / 3955.41
	b) FOR PURELY RESIDENTIAL(SALE) BY CHARGING PREMIUM	10980.49 / 6060.47
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR NON - RESIDENTIAL + DR = (14B x 0.35)	---- / ----
3	WHERE shown as per letter No. CO/Cama Red 2020-21/0210 WRRR-2034 dated 14.06.2024, WHERE REMUNERATIONAL BUILT UP AREA CONVERTED INTO SALE AREA	1476.55 / 1476.55
	a) FOR PURELY RESIDENTIAL WITHOUT CHARGING PREMIUM	1319.28 / 1319.28
	b) FOR PURELY RESIDENTIAL BY CHARGING PREMIUM	206.81 / 206.81
4	TOTAL FUNGIBLE BUILT UP AREA (B1+B2+B3)	19279.93 / 12041.97
5	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B 4)	76894.03 / 66906.05
6	REHAB DEFICIT	4823.54
7	NET PERMISSIBLE BUA (5 - 5)	66070.57 / 66056.05
8	BALANCE BUILT UP AREA	14.52
C	TENEMENT STATEMENT	
I	PROPOSED AREA (ITEM B 8 ABOVE)	AS PER STATEMENT
II	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
III	AREA AVAILABLE OF TENEMENTS (2MINUS 2)	
IV	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	
V	TENEMENTS PROPOSED	
VI	TENEMENTS EXISTING	
D	PARKING STATEMENT	
I	PARKING REQUIRED BY REGULATIONS FOR - CAR	AS PER STATEMENT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
II	COVERED GARAGES PERMISSIBLE	
III	COVERED GARAGES PROPOSED CAR	
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	TOTAL PARKING PROVIED	
E	TRANSPORT VEHICLES PARKING	
I	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
II	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
E	NOTES	
1	PLOT LINES THICK BLACK	
2	EXISTING STREET GREEN	
3	FUTURE STREET GREEN DOTTED	
4	PERMISSIBLE BUILDING LINE BLACK DOTTED	
5	OPEN SPACE NO COLOUR	
6	WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED	
7	PROPOSED WORK RED FILLED IN	
8	DRAINAGE AND SEWERAGE LINE RED DOTTED	
9	SEWERAGE AND DRAINAGE LINE DOTTED TWIN	
10	DEVIATION RED HATCHED	
11	RECREATION GROUND GREEN WASH	
12	PROVIDE AND SETBACK BLINDT SIGNAL	
13	RESERVATION APPROPRATE COLOUR CODE	
E	CERTIFICATE OF AREA	

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28-05-2023 AND THAT THE DIMENSIONS OF EDGES ETC. OF THE PLOT STATED ON THE PLAN & THE AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS TO BE SO MUT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS/MAHAVILEKHE DEED.

SIGN OF LICENSED SURVEYOR

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN

DESCRIPTION OF PROJECT AND PROPERTY

PROPOSED CLUSTER REDEVELOPMENT SCHEME (CDS) UNDER REG NO 33(9) OF DCPR 2034 WITH PERMISSIBLE FSI AS PER DCPR 2034 ON SITE BEARING S.NO. 353/17, 353/11, 353/12, 353/13, 353/15 AND 353/46 (INTERNAL ROAD), 353/7 OF TPS-III, VILLAGE GHATKOPAR- KIROL, AMBITIUS 16.30 MT R.B. MEHTA MARG AND 9.10MT WIDE TP ROAD, GHATKOPAR EAST, MUMBAI IN N WARD.

NAME OF THE OWNER	SIGNATURE
M/S. MICL CREATORS LLP C.A. TO OWNERS 1271/4 FLOOR, KRUSHAL COMMERCIAL COMPLEX, ABOVE SHOPPERS STOP, (S.M. ROAD) CHEMBUR (WEST), MUMBAI 400 089	MANAN PARAG SHAH
NAME AND ADDRESS OF THE LICENSED SURVEYOR	SIGNATURE
KALPESH LAXMIDAS SHAH LICENSED SURVEYOR, PROJECT CONSULTANT AND GOVERNMENT APPROVED VALUER 78/81, BHAGYODAY BUILDING, NAGINDAS MASTER ROAD, 3RD FLOOR, FORT, MUMBAI 400 001.	Kalpesh Laxmidas s Shah

DRAWN BY	CHECKED BY	JOB NO.	SCALE	DATE
		MICL/Arch/BMC/R2	1:100	03-06-2024

NOTES:- (60) BUS BAR SYSTEM