

PLINTH BUILT UP LINE AREA DIAGRAM
SCALE - 1:100

BUILT UP AREA CALCULATION	
PLINTH FLOOR	
A	30.84 X 23.74 X 1 NO = 732.22 SQ.MT.
TOTAL ADDITION = 732.22 SQ.MT.	
DEDUCTIONS	
1	1.43 X 2.74 X 1 NO = 3.92 SQ.MT.
2	2.42 X 1.55 X 1 NO = 3.75 SQ.MT.
3	2.49 X 1.54 X 1 NO = 3.83 SQ.MT.
4	6.25 X 2.84 X 1 NO = 17.66 SQ.MT.
5	0.50 X 4.15 X 2.07 X 1 NO = 4.30 SQ.MT.
6	0.50 X 0.24 X 4.55 X 1 NO = 0.55 SQ.MT.
7	0.50 X 10.84 X 3.71 X 1 NO = 20.11 SQ.MT.
8	0.50 X 14.30 X 6.03 X 1 NO = 43.11 SQ.MT.
9	0.50 X 9.87 X 2.77 X 1 NO = 13.39 SQ.MT.
10	0.50 X 14.30 X 6.96 X 1 NO = 49.00 SQ.MT.
11	11.47 X 0.66 X 1 NO = 7.57 SQ.MT.
12	3.22 X 1.47 X 1 NO = 4.74 SQ.MT.
13	3.42 X 0.23 X 1 NO = 0.79 SQ.MT.
14	1.83 X 1.43 X 1 NO = 2.62 SQ.MT.
15	0.50 X 6.06 X 1 NO = 3.04 SQ.MT.
16	5.13 X 1.27 X 1 NO = 6.52 SQ.MT.
17	3.70 X 3.00 X 1 NO = 11.10 SQ.MT.
18	5.15 X 1.35 X 1 NO = 6.95 SQ.MT.
19	1.88 X 3.00 X 1 NO = 5.64 SQ.MT.
20	1.22 X 1.42 X 1 NO = 1.73 SQ.MT.
21	0.80 X 2.06 X 1 NO = 1.65 SQ.MT.
TOTAL DEDUCTION = 206.66 SQ.MT.	
TOTAL BUILT UP AREA (A - Y1) = 525.56 SQ.MT.	



LOCATION PLAN
SCALE - 1:4000

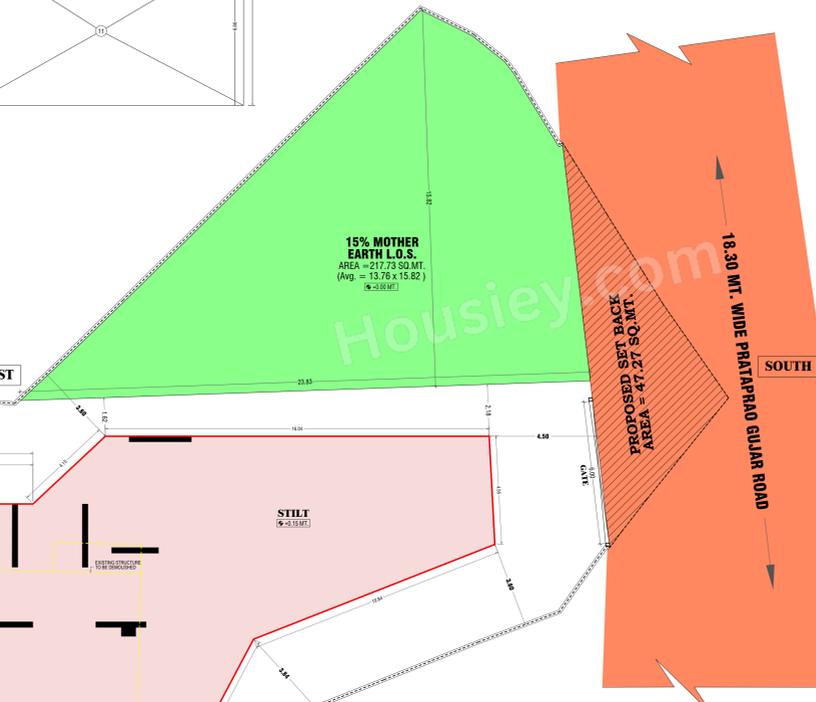


BLOCK PLAN
SCALE - 1:500

PERMISSIBLE L.O.S. AREA STATEMENT	
BALANCE AREA OF THE PLOT	= 1425.73 SQ.MT.
15% L.O.S. AREA ON BALANCE PLOT AREA (1425.73 X 15%)	= 213.86 SQ.MT.
TOTAL PROPOSED MOTHER EARTH LOS AREA	= 213.78 SQ.MT.

15% MOTHER EARTH LOS AREA DIAGRAM

BUILT UP AREA CALCULATION	
15% MOTHER EARTH AREA CALCULATION	
1	0.50 X 24.33 X 2.19 X 1 NO = 26.63 SQ.MT.
2	0.50 X 24.75 X 1.89 X 1 NO = 23.90 SQ.MT.
3	0.50 X 24.91 X 4.20 X 1 NO = 52.30 SQ.MT.
4	0.50 X 0.16 X 0.97 X 1 NO = 0.08 SQ.MT.
5	0.50 X 0.16 X 0.92 X 1 NO = 0.08 SQ.MT.
6	0.50 X 23.81 X 0.87 X 1 NO = 11.70 SQ.MT.
TOTAL ADDITION = 213.73 SQ.MT.	

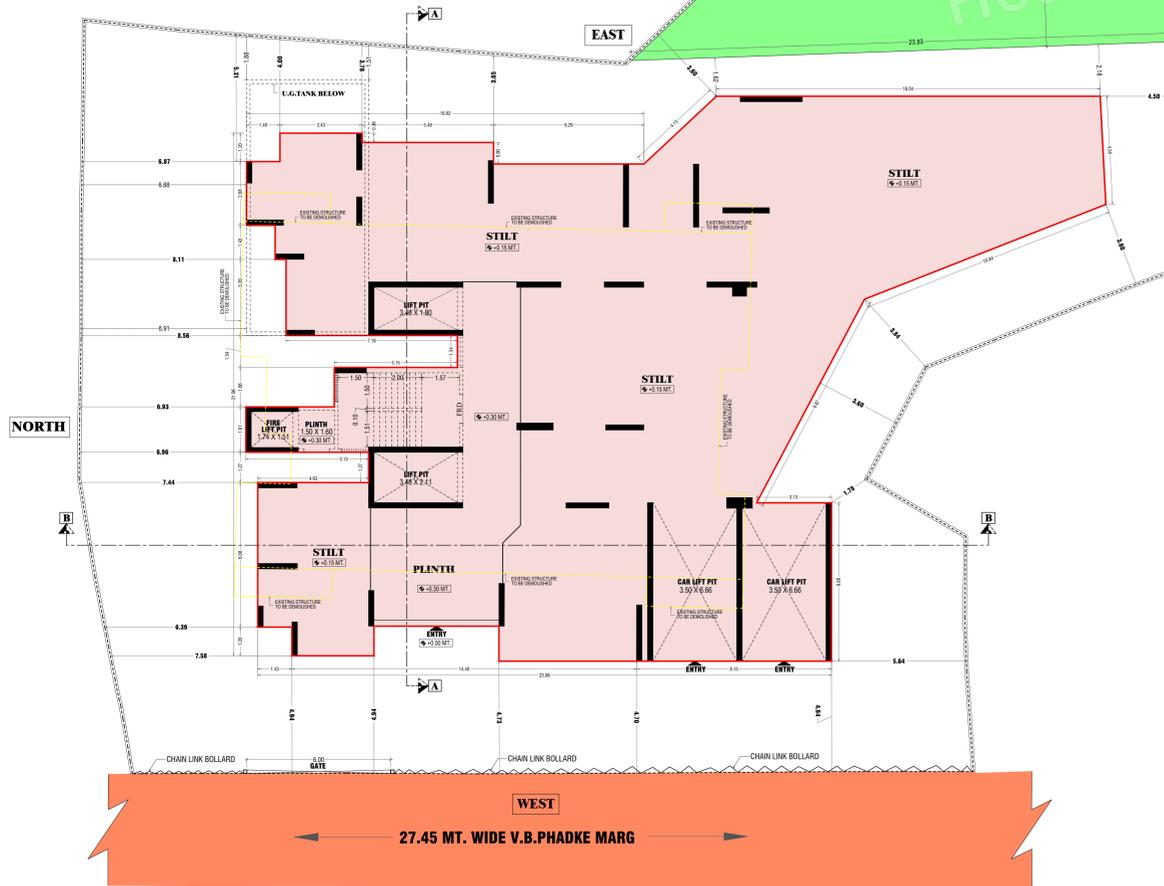


SET BACK AREA DIAGRAM

BUILT UP AREA CALCULATION	
SET BACK AREA CALCULATION	
1	10 X 8.56 X 0.36 X 1 NO = 3.30 SQ.MT.
2	10 X 7.81 X 1.26 X 1 NO = 9.94 SQ.MT.
3	10 X 5.55 X 1.89 X 1 NO = 10.39 SQ.MT.
4	10 X 3.88 X 1.46 X 1 NO = 5.66 SQ.MT.
5	10 X 5.09 X 2.48 X 1 NO = 12.62 SQ.MT.
6	10 X 8.56 X 0.56 X 1 NO = 4.79 SQ.MT.
7	10 X 7.44 X 1.11 X 1 NO = 8.25 SQ.MT.
8	10 X 7.08 X 0.65 X 1 NO = 4.60 SQ.MT.
9	10 X 8.56 X 0.57 X 1 NO = 4.88 SQ.MT.
TOTAL ADDITION = 47.27 SQ.MT.	

PLOT AREA DIAGRAM

BUILT UP AREA CALCULATION	
PLOT AREA CALCULATION	
1	0.50 X 25.40 X 6.80 X 1 NO = 120.36 SQ.MT.
2	0.50 X 36.22 X 3.30 X 1 NO = 59.76 SQ.MT.
3	0.50 X 37.14 X 1.20 X 1 NO = 29.47 SQ.MT.
4	0.50 X 37.14 X 2.20 X 1 NO = 47.71 SQ.MT.
5	0.50 X 37.96 X 16.00 X 1 NO = 303.88 SQ.MT.
6	0.50 X 38.08 X 5.30 X 1 NO = 100.90 SQ.MT.
7	0.50 X 38.08 X 7.00 X 1 NO = 132.27 SQ.MT.
8	0.50 X 24.39 X 6.00 X 1 NO = 73.16 SQ.MT.
9	0.50 X 25.00 X 20.50 X 1 NO = 253.75 SQ.MT.
10	0.50 X 28.03 X 2.50 X 1 NO = 32.54 SQ.MT.
11	0.50 X 28.91 X 2.45 X 1 NO = 34.90 SQ.MT.
12	0.50 X 1.78 X 0.40 X 1 NO = 0.36 SQ.MT.
13	0.50 X 1.31 X 0.40 X 1 NO = 0.26 SQ.MT.
14	0.50 X 1.31 X 0.20 X 1 NO = 0.13 SQ.MT.
15	0.50 X 3.35 X 0.37 X 1 NO = 0.62 SQ.MT.
16	0.50 X 22.15 X 1.53 X 1 NO = 16.89 SQ.MT.
17	0.50 X 16.98 X 5.80 X 1 NO = 49.24 SQ.MT.
18	0.50 X 8.82 X 0.20 X 1 NO = 0.88 SQ.MT.
TOTAL ADDITION = 1473.00 SQ.MT.	



PLINTH FLOOR PLAN
SCALE - 1:100

FILE NO : P-19209/2023/(438)/T Ward/MULUNDE
FORM - I

AREA STATEMENT		PLAN AS PER DCPR 2024 AREA IN SQ.M
1	AREA OF PLOT AS PER PRC	1507.00
	AREA OF PLOT AS PER SURVEY	1473.00
	(a) Area of Reservation in Plot	
	(b) Area of Road Set-back	47.27
	(c) Area of 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 (A0) 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 25	
(C)	DEDUCTIONS 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)]	47.27
4	BALANCE AREA OF PLOT	1425.73
5	PLOT AREA UNDER DEVELOPMENT	1425.73
6	ZONAL / Basic FSI (1 Min 1.25)	1.80
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	
8	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDLED OVER	
9	15% of sq. m. To above of 10 sq.mt. per retail tenements as per reg 39(i)(b) Number of tenements = 10 sq.mt.	
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)3	
11	BUILT UP AREA DUE TO ADMISSIBLE *TDR* AS PER TABLE NO 12 OF REGULATION NO 30(A) SUBJECT TO REGULATION NO 30(A)	
	A) Spec. TDR (Min. 20% of total permissible TDR)	
	B) General TDR (Bal. 80% of total permissible TDR)	
	C) Protected Area	
	D) Total TDR	
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	
13	PROPOSED BUILT UP AREA	
A)	Residential Built up area	
B)	Commercial Built up area	
	Total Proposed Built up area [13(A) + B]	
14	TDR GENERATED IF ANY AS PER REGULATION 30(A)	
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION 30(A)	
(a)	Permissible Fungible Compensatory Area For Retain Component Without Charging Premium(Fee)	
(b)	Proposed Fungible Compensatory Area For Retain Component Without Charging Premium(Fee)	
(c)	Permissible Fung. Compensatory Area by Charging Premium (Fee)	
(d)	Fungible Compensatory Area Awaled On Payment Of Premium (Fee)	
	TOTAL FUNGIBLE COMPENSATORY AREA PROVIDED [14 + Reg 30 + 15(d)]	
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [14 + Reg 30 + 15(d)]	
18	FSI CONSUMED ON NET PLOT	
II 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	
(a)	Proposed Built up Area (14 Above)	
(b)	Less Deduction of Non-Residential Area (Shop Etc.)	
(c)	Area Available For Tenements [(b) Minus (a)]	
(d)	Tenements Permissible (Density of Tenements / Hectare)	
(e)	Total Number of Tenements Proposed on The Plot	
E	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR	
	Car	
	Scoutor / Motor Cycle	
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGE PROPOSED	
	Car	
	Scoutor / Motor Cycle	
	Outsiders (Visitors)	
(iv)	TOTAL PARKING PROVIDED	
F	TRANSPORT VEHICLES PARKING	
(a)	Space For Transport Vehicles Parking Required By Regulations	
(b)	Total No. of Transport Vehicles Parking Spaces Provided	

CERTIFICATE OF AREA
Certified that I have Surveyed the Plot Under Reference on D- 09/11/2023 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 1507.00 sq. mts. And Tallies With The Area Stated in the Document of Ownership.

FORM - II

NOTE :
1) APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER ISSUE U/ NO. P-19209/2023/(438)/T Ward/MULUNDE

CONTENTS OF SHEET :
STLT FLOOR PLAN, PLINTH AREA DIAGRAM AND CALCULATION, SET BACK AREA DIAGRAM AND CALCULATION, SECTION-AA, SECTION-BB, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM AND CALCULATION, MOTHER EARTH LOS AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY
Proposed redevelopment of existing building on plot bearing C.T.S. No. 438 of Village Mulund East, V. B. Phadke Marg, Mulund (East), Mumbai - 400081.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
Mr. Dhilen Harilal Patel,
Partner of M/s. Ashapura United
Building No.58, Karmnarwar Nagar Prabhat CHS Ltd.,
Karmnarwar Nagar Road No.2, Vikhroli (East)-400083

OWNER / DEVELOPER SIGNATURE
AS SHOWN OMKAR Checked By Date
MAHANSI 18/02/2024

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT
AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT
AR. ANKIT U. JAIN
B. ARCH
REGD NO. CA/2014/44206

OFFICE ADDRESS - E. Mahendra 7.2.11, Devlithal Gada 1, Devlithal Gada (JPD, JUHU 1) First
BMC/Final BMC 1, Final New 30-7-14

BRIHANMUMBAI MUNICIPAL CORPORATION
THE PLANS FOR APPROVAL
1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E.B.P. M II A.E.B.P. S & T WARD E.E.B.P.