

as per 2034 dcrp parking area statement for rehab component

carpet area	no. of flats req. by rule	no. of flat propo.	no. of park. req.
below 45.00 sqmt.	1 parking for 2 flats	04	08
45.00 sqmt. to 60.00 sqmt.	1 parking for 3 flats	04	12
60.00 sqmt. to 90.00 sqmt.	1 parking for 4 flats	04	16
above 90.00 sqmt.	1 parking for 1 flat	01	01
total		04	37

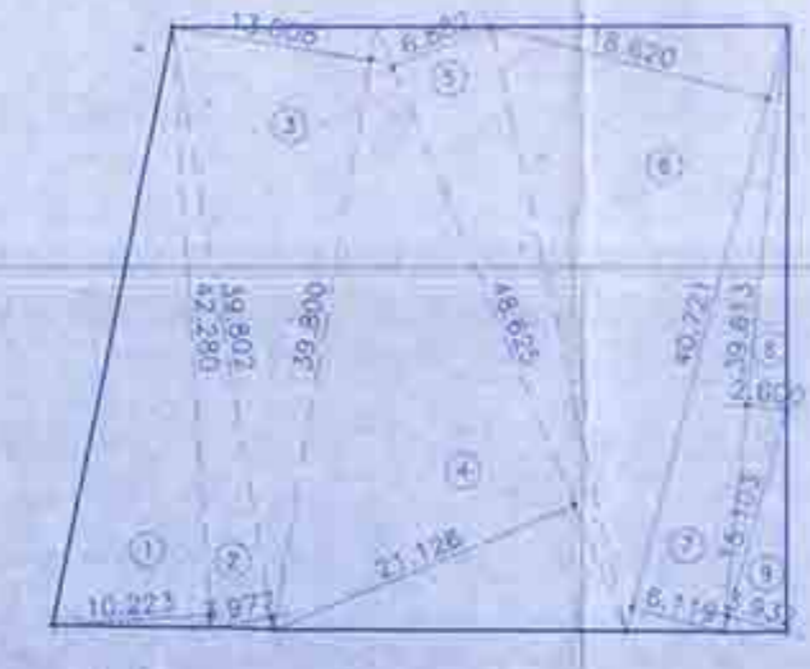
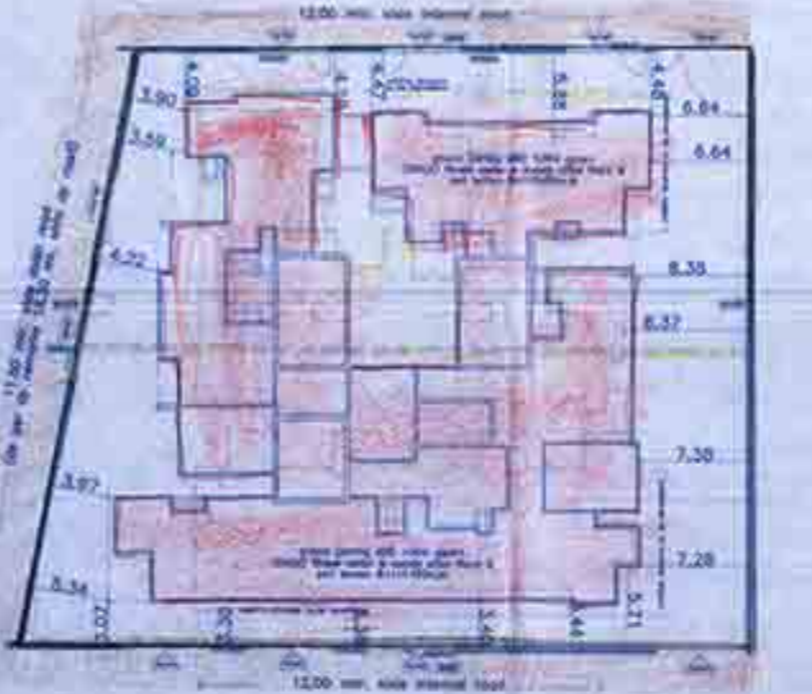
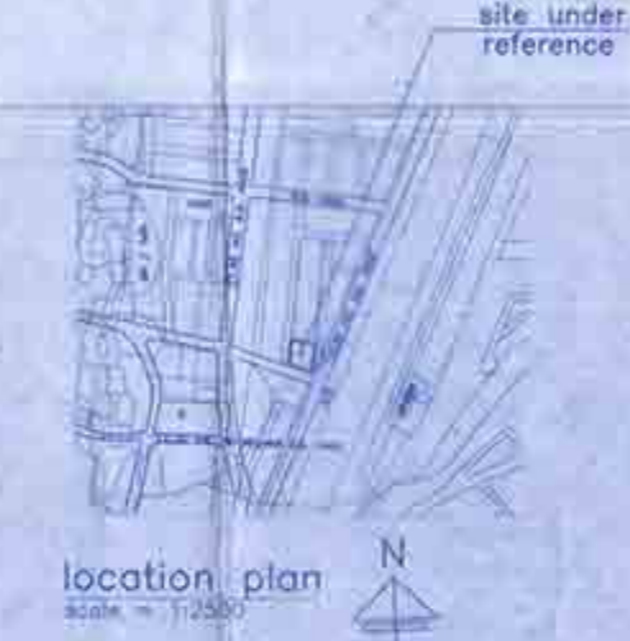
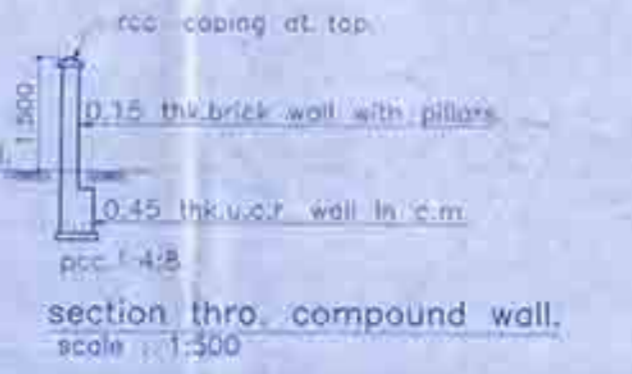
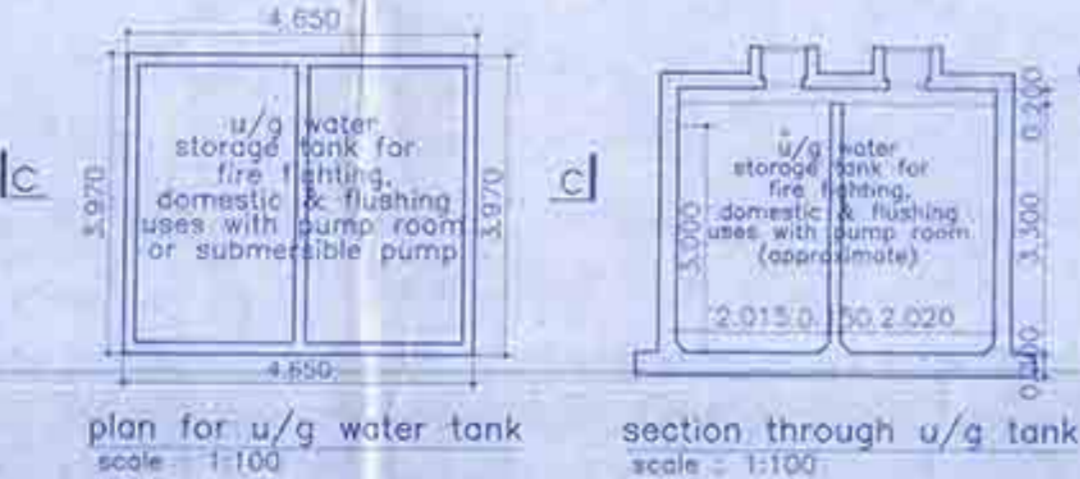
5% visitors :- 16.00 x 5% = 0.80 no.
total no. of parking required residential (rehab component) = 17 nos.

as per 2034 dcrp parking area statement for sale component

carpet area	no. of flats req. by rule	no. of flat propo.	no. of park. req.
below 45.00 sqmt.	1 parking for 2 flats	07	14
45.00 sqmt. to 60.00 sqmt.	1 parking for 3 flats	07	21
60.00 sqmt. to 90.00 sqmt.	1 parking for 4 flats	07	28
above 90.00 sqmt.	2 parking for 1 flat	04	08
total		04	71

5% visitors :- 108.00 x 5% = 5.40 no.
total no. of parking required residential (sole component) = 111 nos.
total no. of parking required residential (1+2) = 128 nos.
total rehab & sale parking proposed = 180 nos.
Add. parking permitted without payment of Premium @ 50% as per Reg. No. 31(1)(v) :- 128 x 50% = 64 nos. say 64 nos.
Add. Parking proposed (within permissible limit as per 31(1)(v)) = 52 nos.

two wheeler parking size = 1.2mt. x 2.5mt.



plot area calculation

plot area	1	2	3	4	5	6	7	8	9	total plot area
1	1/2 X 42.280 X 10.223 X 1no.									216.11 sqmt.
2	1/2 X 39.802 X 3.977 X 1no.									79.15 sqmt.
3	1/2 X 39.800 X 13.008 X 1no.									258.86 sqmt.
4	1/2 X 48.825 X 21.126 X 1no.									514.63 sqmt.
5	1/2 X 48.825 X 8.882 X 1no.									167.32 sqmt.
6	1/2 X 40.721 X 18.820 X 1no.									379.11 sqmt.
7	1/2 X 40.721 X 8.118 X 1no.									124.59 sqmt.
8	1/2 X 39.613 X 2.600 X 1no.									51.50 sqmt.
9	1/2 X 15.103 X 3.932 X 1no.									29.69 sqmt.
										1819.97 sqmt.

NOTE :
 1) all dimensions are in meters
 2) scale use :
 a) floor plan = 1:100
 b) block plan = 1:500
 c) location plan = 1:2500
 3) the plans are proposed as per provision of dcrp 2034 and as per prevailing regulations and circular issued by mghd and mhada time to time
 4) guidelines issued in E008 follows
 5) the arithmetic calculation checked by me and found correct

PROFORMA - A 01/08

S.No.	DESCRIPTION	area in sqmt.
1.	area of plot for building No. 20 = 7548 sqmt + 10564 sqmt + 863.55 sqmt (for building No. 21 = 7548 sqmt + 20531 sqmt + 935.55 sqmt)	1819.97
2.	deductions for:	
a.	road setback	-
b.	proposed d.p. road	-
c.	any reservation	-
	total (a+b+c)	-
3.	balance area of plot (1-2)	1819.97
4.	additions for F.S.I. Proposed	-
5.	road Setback	-
6.	net area of plot	1819.97
7.	permissible F.S.I.	3.00
8.	permissible built-up area as per F.S.I. 3.00	5459.91
9.	pro-rata for @ 77.00 sqm per lot (64 x 77 sqm)	4928.00
10.	total Permissible built-up	10387.91
11.	proposed built-up	-
a.	residential built-up area	10387.91
b.	non residential built-up area	-
c.	whatsapp	-
d.	access balcony area taken into F.S.I.	-
10.	total built-up area proposed (3a+3b)	10387.91
11.	F.S.I. consumed (10/6)	5.11

B. Details of FSI available as per DCR 31(3)

S.No.	DESCRIPTION	permissible proposed
1.	fungible built-up area component permissible wide DCR 31(3) on residential (9a+3a.5)	3635.77 / 3601.18
2.	fungible built-up area component permissible wide DCR 31(3) on non residential (9a+3a.5)	-
3.	total gross built-up area proposed (10+81)	13959.09
4.	F.S.I. consumed (B2/G)	7.83

C. Tenements Statement

1) plot area
 2) tenement density permissible per hectare for FS one
 3) tenement permissible on the plot
 4) tenement proposed
 5) less non residential tenements (Shops)
 6) total Tenement on the plot (1+3-4)

D. Parking Statement

a) parking required by rule as per Reg. 44 of DCRP 2034 = 128 nos.
 b) total parking provided = 180 nos.

E. NOTES :

- boundary of plot bounded black
- proposed work shown in red
- area under setback is shown dotted green
- structures to be demolished shown in yellow dotted
- recreation shown in green
- area under proposed road shown in brown
- dimensions of balconies are outside dimensions

PROFORMA - B
 CONTENTS OF SHEET
 ground floor plan
 STAMP OF DATE OF RECEIPT OF PLANS
 STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. 22/11/2019, Planning Cell/MHADA, Maharashtra Housing & Area Development Authority. 28 MAR 2019

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY LICENSED SURVEYOR UNDER MY SUPERVISION AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE MHADA'S DEMARCATION DATED 28/12/2017

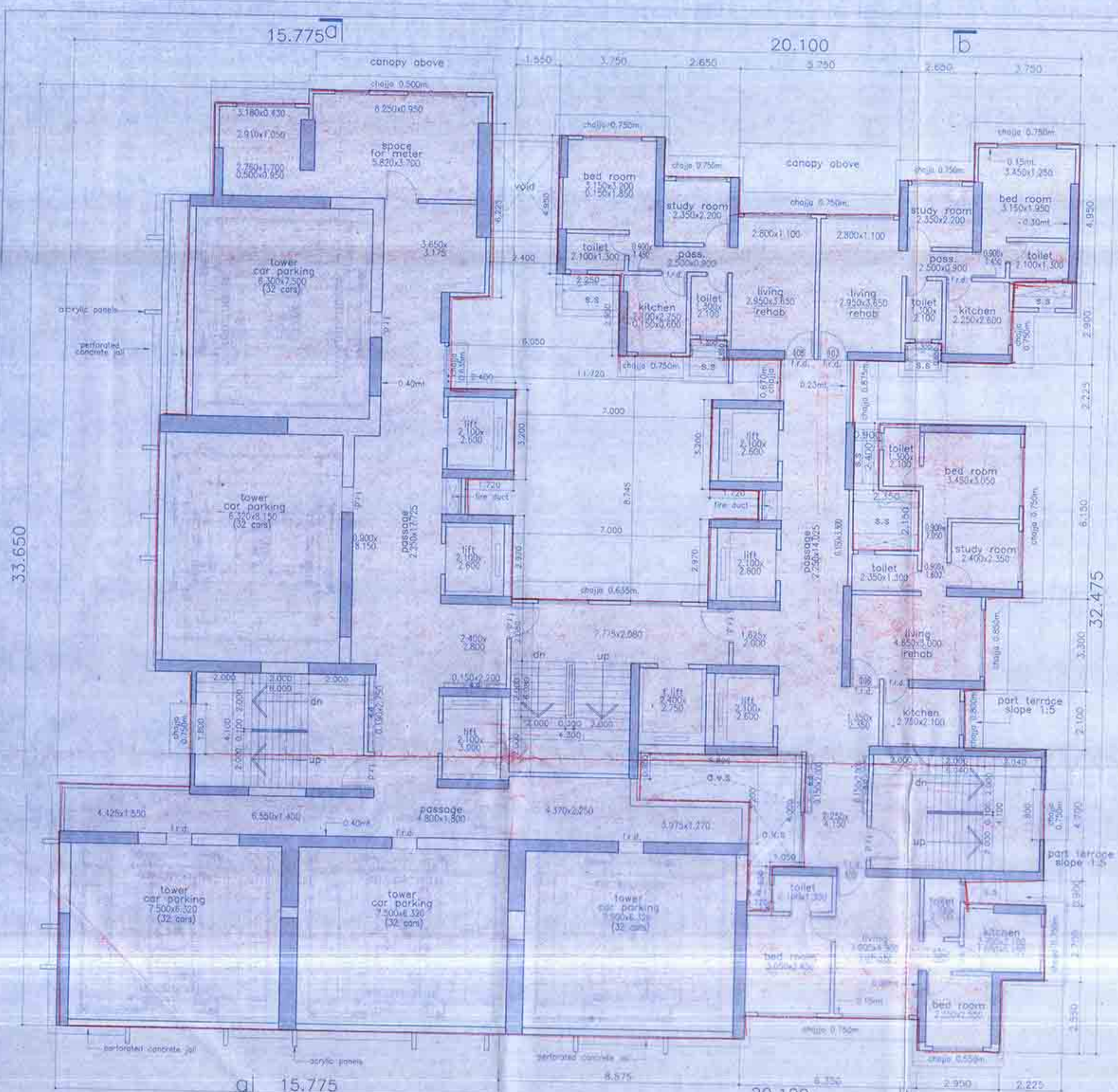
DESCRIPTION OF PROPOSAL & PROPERTY
 Proposed residential Re-development of Existing Residential Building No. 20 & 21, known as 'Aparadhy EastWind CHS LTD' on Plot bearing C.T.S. No. 351 (pt) / 351 (pt) 35 to 42, S.No. 113 (pt) of Village Hariyali, at Targore Nagar, Vikhroli (E), S - Ward, Mumbai.

NAME OF OWNER
 M/s MIDL Developers LLP

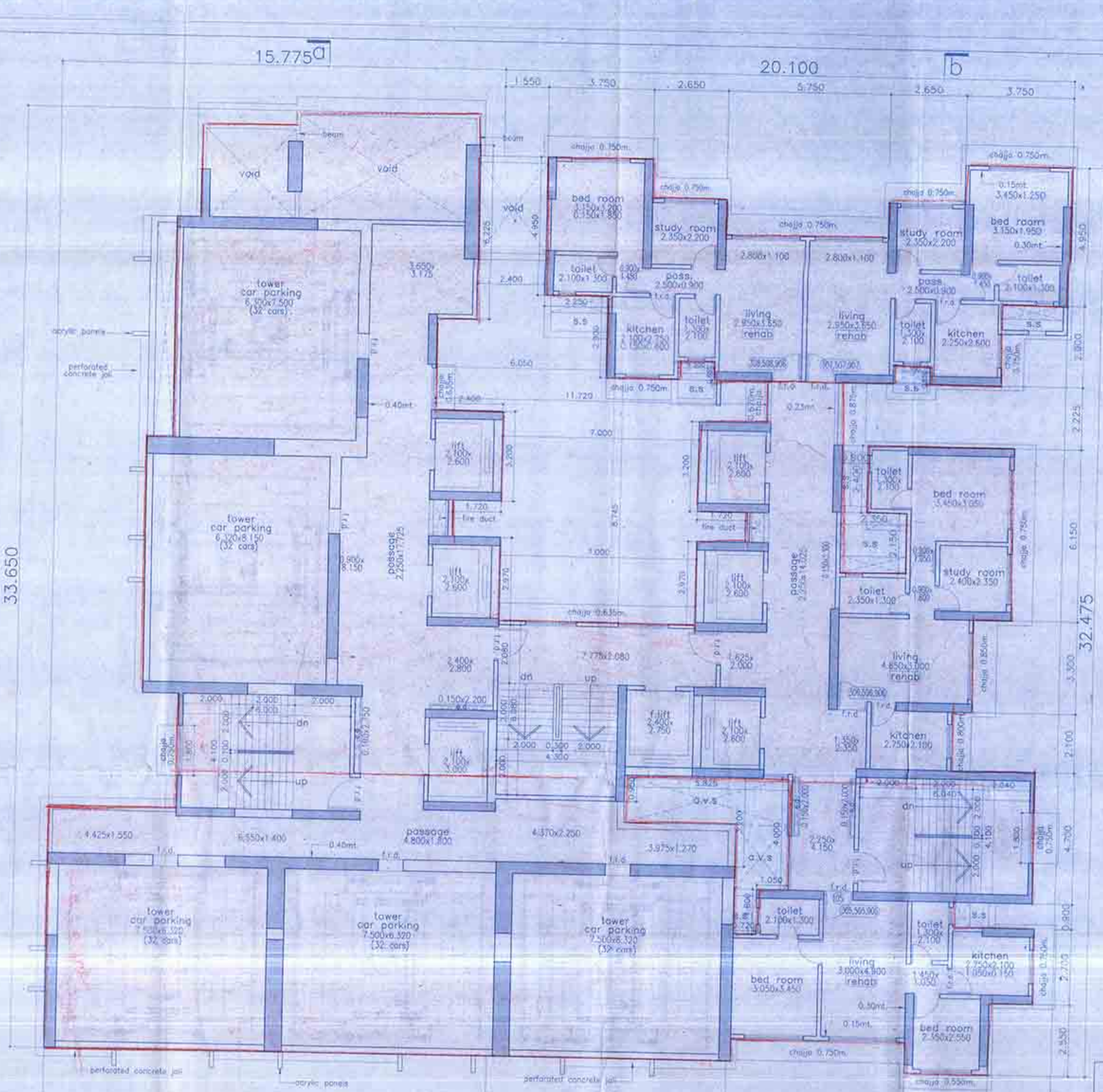
SCALE
 JOB NO./DATE: 4-1 SCALE: 1:1100 DRN BY: CHKD BY:

SUNIL AMBRE & ASSOCIATES
 ARCHITECTS INTERIOR DESIGNERS
 GROUND FLOOR, ABHI HOUSE, BEHIND BHIMJI HOUSE, SAI BEEM WARD, KALACHODA, FORT, MUMBAI-400 025. TEL: 2282 2087/2384

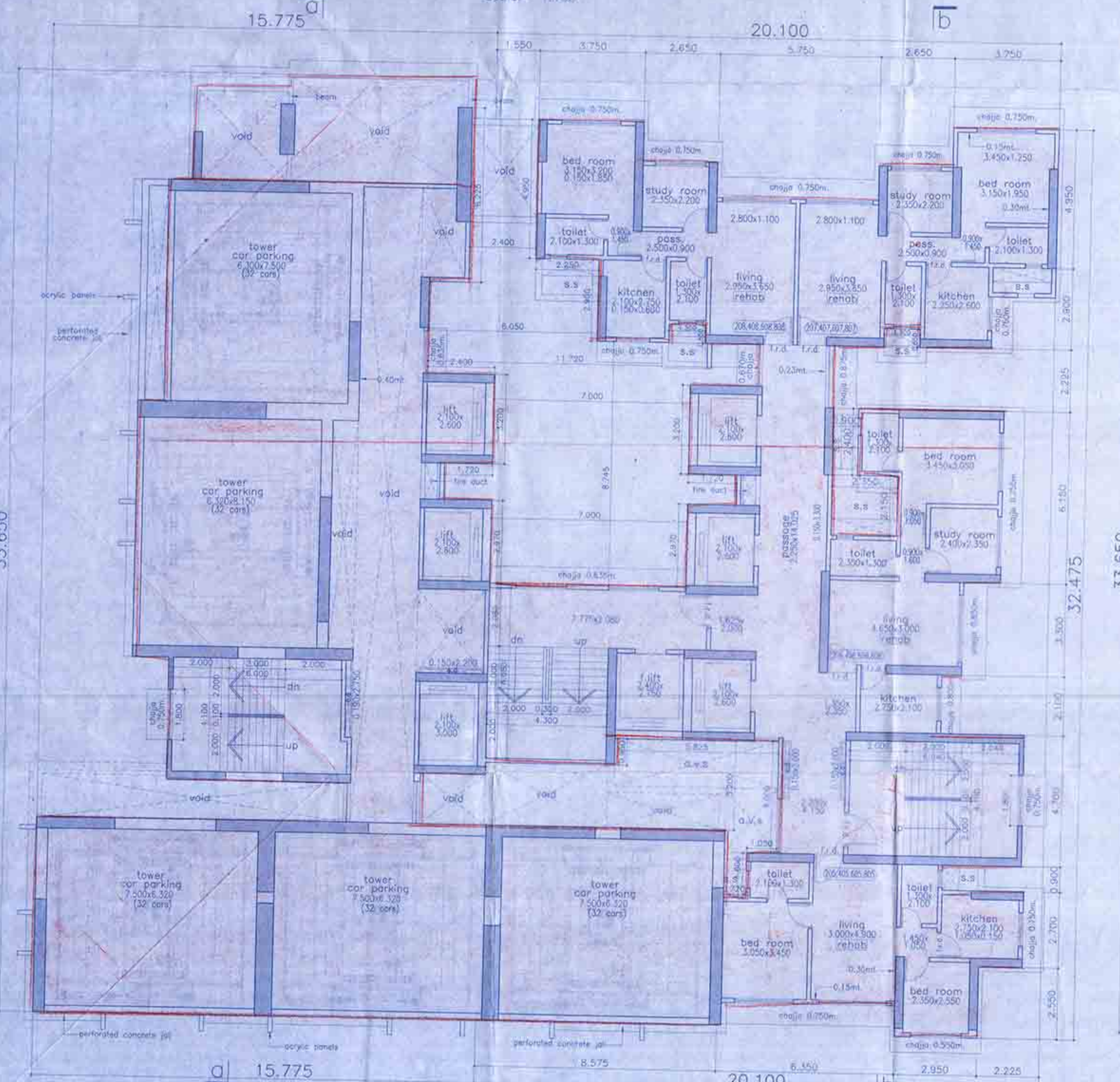
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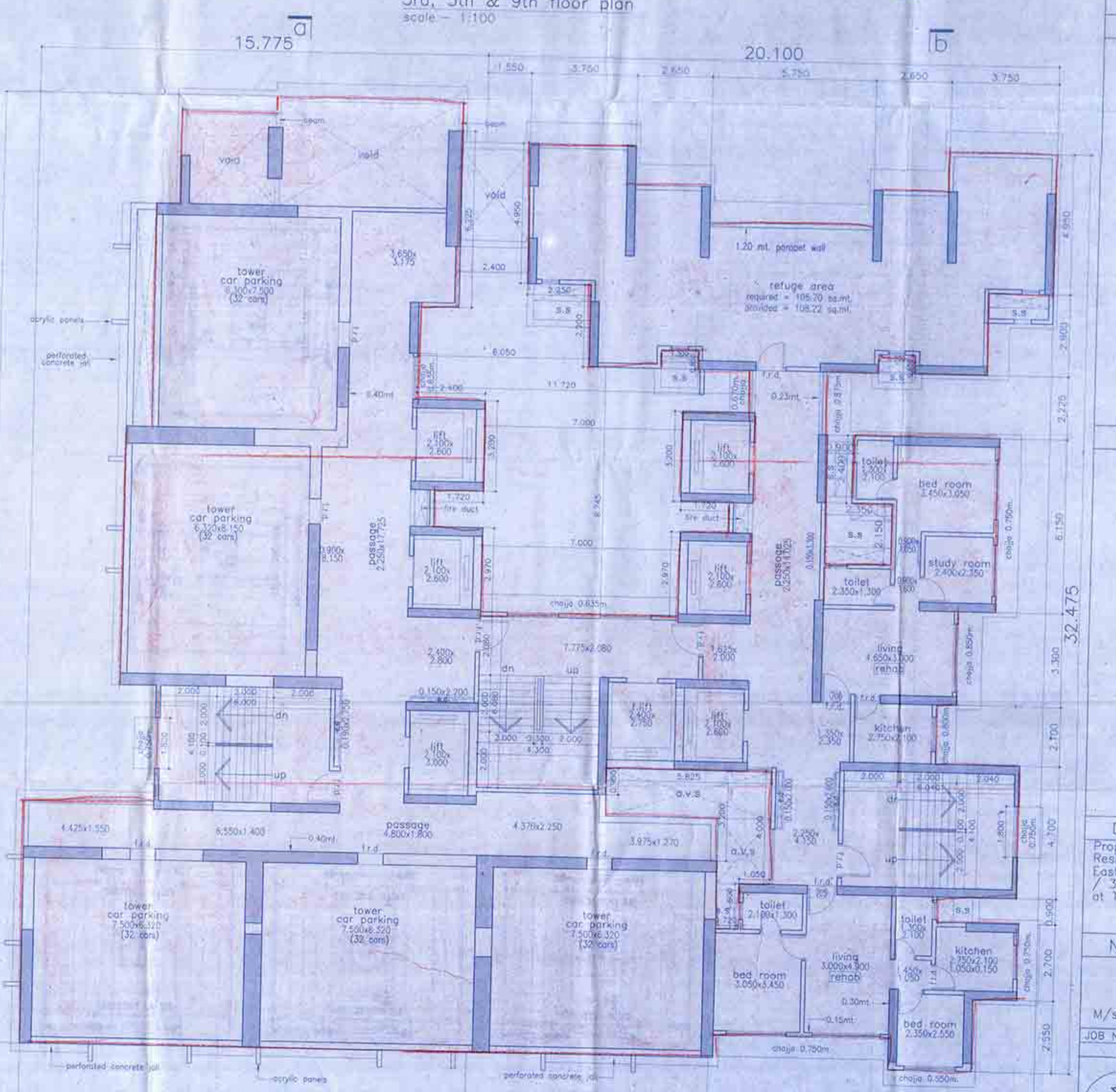
1st floor plan
 scale - 1:100



3rd, 5th & 9th floor plan
 scale - 1:100



2nd, 4th, 6th & 8th floor plan
 scale - 1:100



7th floor plan
 scale - 1:100

PROFORMA - B
 CONTENTS OF SHEET
 floor plan
 STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office letter No. 8/117/Planning Cell/GM/MHADA
 26 MAR 2018
 Ex. Engr. S.M. Kishore, Chief Engineer, Mumbai
 Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY
 Proposed Residential Re-development of Existing Residential building No. 20 & 21, known as 'Aaradhya EastWind CHS LTD' on Plot bearing C.T.S. No. 351(pt) / 451 (pt) 35 to 42, S.No. 113 (pt) of Village, Haryali, at Tagore Nagar, Vikhrol (E), S - Ward, Mumbai.

NAME OF OWNER
 M/s MCL Developers LLP.
 JOB NO./DATE DWG NO. SCALE DRN BY CHKD BY
 d-2 1:100

SUNIL AMBRE & ASSOCIATES
 ARCHITECTS INTERIOR DESIGNERS
 301 BREN WING
 KALACHANDRA, PLOT, MUMBAI-400 022. TEL: 2222222 2007/2084