

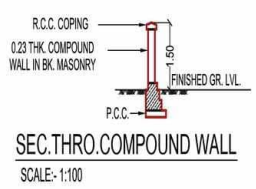
ROAD SET-BACK PLOT AREA CALCULATION

1	1/2 X 12.84 X 6.01 X 1 NO	=	38.56 SQ.MT.
2	1/2 X 12.84 X 2.32 X 1 NO	=	14.89 SQ.MT.
3	1/2 X 19.36 X 6.65 X 1 NO	=	64.37 SQ.MT.
4	1/2 X 35.13 X 6.12 X 1 NO	=	107.50 SQ.MT.
5	1/2 X 48.25 X 0.81 X 1 NO	=	19.54 SQ.MT.
TOTAL ADDITION		=	244.88 SQ.MT. X

L.O.S AREA CALCULATION

1	1/2 X 11.24 X 6.23 X 1 NO	=	35.01 SQ.MT.
2	1/2 X 10.77 X 3.84 X 1 NO	=	20.68 SQ.MT.
3	1/2 X 10.77 X 1.99 X 1 NO	=	10.72 SQ.MT.
4	1/2 X 9.71 X 2.63 X 1 NO	=	12.77 SQ.MT.
5	1/2 X 4.98 X 1.76 X 1 NO	=	4.38 SQ.MT.
6	1/2 X 9.71 X 3.31 X 1 NO	=	16.07 SQ.MT.
7	1/2 X 7.21 X 1.80 X 1 NO	=	6.49 SQ.MT.
8	1/2 X 24.65 X 2.27 X 1 NO	=	27.98 SQ.MT.
9	1/2 X 17.95 X 4.31 X 1 NO	=	38.68 SQ.MT.
10	1/2 X 6.52 X 3.47 X 1 NO	=	11.31 SQ.MT.
TOTAL ADDITION		=	184.09 SQ.MT. X

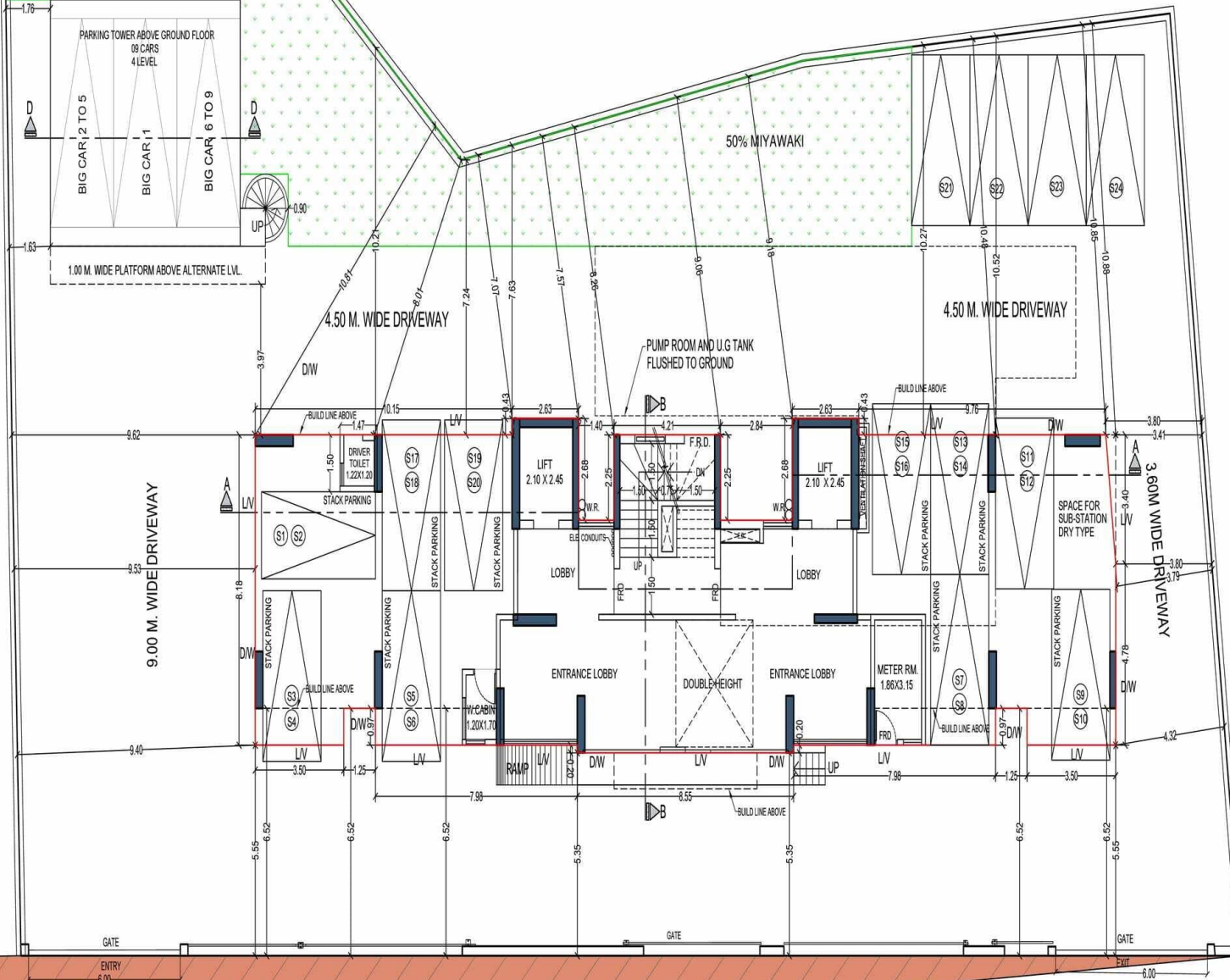
15% L.O.S AREA REQUIRED = 179.21 SQ.MTS
L.O.S AREA PROPOSED = 184.09 SQ.MTS



PLOT AREA CALCULATION

1	1/2 X 22.77 X 6.23 X 1 NO	=	70.93 SQ.MT.
2	1/2 X 30.98 X 2.79 X 1 NO	=	43.22 SQ.MT.
3	1/2 X 30.98 X 4.86 X 1 NO	=	75.28 SQ.MT.
4	1/2 X 29.25 X 9.26 X 1 NO	=	135.43 SQ.MT.
5	1/2 X 38.88 X 6.11 X 1 NO	=	118.78 SQ.MT.
6	1/2 X 51.78 X 5.87 X 1 NO	=	151.92 SQ.MT.
7	1/2 X 51.78 X 17.58 X 1 NO	=	454.45 SQ.MT.
8	1/2 X 27.63 X 11.88 X 1 NO	=	164.12 SQ.MT.
9	1/2 X 35.13 X 6.12 X 1 NO	=	107.50 SQ.MT.
10	1/2 X 19.36 X 6.65 X 1 NO	=	64.37 SQ.MT.
11	1/2 X 10.65 X 7.51 X 1 NO	=	40.74 SQ.MT.
12	1/2 X 8.83 X 2.89 X 1 NO	=	12.76 SQ.MT.
TOTAL ADDITION		=	1439.50 SQ.MT. X

L.O.S
L.O.S AREA REQUIRED = 179.21 SQ.MTS
L.O.S AREA PROPOSED = 184.09 SQ.MTS



PROFORMA - A (AS PER DCPR-2034)

	SQ.MTS
1 Area Statement	
1 Area of Plot (Area of plot Consider For development 1270.87 sq.mtr)	1439.50
a) Area of Reservation in plot	--
b) Area of Road Set back	244.80
c) Area of D P Road	--
2 Deductions for	
(A) For reservation/road area	--
a) Road set-back area to be handed over (100%) (Regulation no 16)	--
b) Proposed d p road to be handed over (100%) (Regulation no 16)	--
c) (i) Reservation area to be handed over (100%) (Regulation no 17)	--
(ii) Reservation area to be handed over as per AR (Regulation no 17)	--
(B) For amenity area	
a) Area of amenity plot/plots to be handed over as per dcr 14(A)	--
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 (abeyance)	--
(C) Deductions for existing built up area to be retained if any / Land component of existing BUA / Existing BUA as per regulation under which the development was allowed.	--
3 Total deductions: [(2(A) + 2(B)) + 2(C)] as and when applicable	244.80
4 Balance area of plot (1 minus 3)	1194.70
5 Plot area under Development after areas to be handed over to MCG/Mappropriate Authority as per Sr. No. 4 above.	1194.70
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7 Built up area as per zonal/basic fsi (5 * 6) (in case of mill land permissible built up area kept in abeyance)	1194.70
8 Built up area equal to area of land handed over as per of regulation 30(A)	--
(i) As per 2(A) and 2(B) except 2(A)(c)(ii) above with in cap of "Admissible TDR" as column 6 of Table-12 on remaining/balance plot	--
(ii) in case of 2(A) (c) (ii) permissible over and above permissible BUA on remaining/ balance plot.	--
9 Built up area in lieu of cost of construction of built up amenity to be handed over	--
10 Built up area due to "Additional FSI on payment of premium" as per table no 12 of regulation no 30(A) on remaining/balance plot (1194.70 X 0.50 = 597.35 SQ.MTS.)	--
11 Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 remaining/balance plot (1194.70 X 0.50 as per plot fronting 9.00 m. w. road) (597.35 - 240 = 357.35)	--
12 FSI to Road Set back Area (76.17 x 2)	152.34
12a) ADDITIONAL FSI AS PER 33(7) (B) (24 X 10 = 240.00)	240.00
13 Permissible built up area (as the case may be with/without BUA as per 2 (c))	1587.04
14 Proposed built up area (as the case may be with/without BUA as per 2 (c))	1484.18
15 TDR generated if any as per regulation 30 (A) and 32	--
15 Fungible compensatory area as per regulation no 31(3)	--
a) (i) Permissible Fungible Compensatory area for Rehab component without charging premium	--
(ii) Fungible Compensatory area available for Rehab component without charging premium	--
b) (i) Permissible Fungible Compensatory area by charging premium	--
(ii) Fungible Compensatory area available on payment of premium	--
16 Total Built up Area proposed including Fungible Compensatory Area [(14+15(a)(i)) + 15(b)(ii)]	1484.18
17 FSI consumed on Net Plot [14/ 4]	1.24
II Other Requirements	--
(A) Reservation/Designation	--
a) Name of Reservation	--
b) Area of Reservation affecting the plot	--
c) Area of Reservation land to be handed/handed over as per Regulation No 17	--
d) Built up area of Amenity to be handed over as per Regulation No 17	--
e) Area/Built up Area of Designation	--
(B) Plot area/Built up Amenity to be Handed Over as per Regulation No	--
(i) 14(A)	--
(ii) 14(B)	--
(iii) 15	--
(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	--
(D) Tenement Statement	
(i) Proposed built up area (13 above)	1484.18
(ii) Less deduction of Non-residential area (Shop etc.)	--
(iii) Area available for tenements [(i) minus (ii)]	1484.18
(iv) Tenements permissible (Density of tenements/hectare)	67 Nos.
(v) Total number of Tenements proposed on the plot	17 Nos.
(E) Parking Statement	
(i) Parking required by Regulations for -	
Car	18 Nos.
Scooter/Motor cycle	--
Outsiders (visitors)	--
(ii) Covered garage permissible	--
(iii) Covered garages proposed	--
Car	--
Scooter/Motor cycle	--
Outsider (Visitors)	--
(iv) Total parking provided	33 Nos.
(F) Transport Vehicles Parking	
(i) Spaces for transport vehicles parking required by Regulations	--
(ii) Total No. of transport vehicles parking spaces provided	--

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/4739/337(NEW)

Hardeepsingh Balwantsingh Sachdeo

Digitally signed by Hardeepsingh Balwantsingh Sachdeo Date: 2020.12.03 17:40:29 +05'30'

EXECUTIVE ENGINEER
BUILDING PROPOSAL (E.S.-II)

UMESH SURESH CHAWAN S.E.(B.P) T/E	JAYESH CHHAGAN DUSANE AE(B.P.) S&T
Ameet Ganpatrao Pawar ARCHITECTS AMEET PAVAR CA2004/34543	SANKET DINESH LUHARUKA Date: 2020.10.20 22:18:33 +05'30' OWNER/DEVELOPER

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN, STILT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, PARKING STATEMENT			
DESCRIPTION OF PROPOSAL			
PROPOSED REDEVELOPMENT ON LAND BEARING ON CTS NO. 572A & 572B OF VILLAGE MULUND, MULUND (EAST), IN T WARD.			
NAME OF OWNER	Alliance City Developers Realtors Pvt. Ltd. C.A.To Owner The Mulund Swali Sadan Co.Op.Hsg.Soc.Ltd.		
NAME, ADDRESS & SIGNATURE OF ARCHITECT	GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAVAJLAD ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2612 9933/ 44 55 66. www.aakararchitect.org		
NORTH	DRAWN BY	JOB. NO.	PATH-
	SADANAND	3063	Harish IASHSHI Eastern BP Job No.3063 -Alliance City -Swali Sadan I

AMEET PAVAR
SIGN. OF ARCHITECT