

BOUNDARY AS C.T.S. PLAN

C.T.S. NO. 19/4
13.40 M. WIDE EXISTING ROAD

MUNICIPAL CHOWKY
C.T.S. NO. 19/4
33.93 SQ. MT.

BOUNDARY AS PER SURVEY

PROFORMA - A

Details of Plot Area under various Regulations							
Sr. No.	Description	Reg. 33(10)	Reg. 33(11)	Reg. 17 (for intended)	Reg. 30 with AR policy under	Reg. 33(19)	Total
1	Area of Plot on which scheme is accepted	23,125.00	29,051.85	17,357.57	45,448.98	17,400.00	1,32,383.30
1a	Area of Plot restricted to	10750	29,051.85	17,357.57	45,448.98	17,400.00	1,20,007.30
2	Deductions for						3,559.00
a	ROS 1.4 - Playground	3,559.00					88.00
b	EE1.1 - Existing Municipal School	88.00			12509		12,559.00
c	OP Road				2157.98		2,157.98
d	RE1.2 - Primary/Secondary School				6606.74		6,606.74
e	ROS 1.5 - Garden/Park				1,870.25		1,870.25
f	ROS 1.4 - Playground				33.93		33.93
g	RMS1.2 - Municipal Chowky			9,936.25			9,936.25
h	RH 1.2 - Hospital			5,405.22			5,405.22
i	RE1.2 - Primary/Secondary School			7,016.10			7,016.10
j	RE1.1 - Municipal School			23,230.91			23,230.91
k	Total deductions	3,559.00		17,357.57	23,230.91		44,147.48
3a	Net Plot Area for density purpose	7,191.00					7,191.00
3b	Net Plot Area for density purpose	7,191.00					7,191.00
3c	Plot area for FSI purpose	30,750.00	29,051.85		23,218.07	17,400.00	75,419.92

TOTAL PLOT AREA SUMMARY			
Plot	Area (SQ. MT.)	Area (SQ. FT.)	Area (SQ. YD.)
A	231.47	258.47	0.04
B	313.34	348.34	0.05
C	306.79	336.79	0.05
D	253.87	276.87	0.04
E	2645.87	2875.87	0.41
F	4626.99	5026.99	0.72
G	1896.06	2076.06	0.29
H	21794.33	23594.33	32.81
I	9536.24	10336.24	14.04
J	24846.07	26846.07	36.31
K	7523.56	8123.56	10.91
L	7226.05	7826.05	10.57
M	5405.48	5805.48	7.78
N	12883.95	13883.95	18.81
O	511.08	551.08	0.74
P	506.29	546.29	0.74
Q	2843.18	3043.18	4.07
R	1167.19	1267.19	1.70
S	402.54	432.54	0.58
T	10798.84	11598.84	15.57
U	1876.84	2026.84	2.72
V	2181.33	2331.33	3.11
W	13383.20	14383.20	19.11
TOTAL	13383.20	14383.20	19.11

GREEN BELT IN 1.50M WIDTH AS PER NBML
CONDITION FOR ECO SENSITIVE ZONE

RELOCATED HOSPITAL
C.T.S. NO. 19/5A
RELOCATED HOSPITAL
PLOT AREA = 9936.25 SQ.MT.
FUTURE DEVELOPMENT

BELLANZA
C.T.S. NO. 19/5
PROP. BUILDING
BASEMENT+GROUND
FLR+1ST TO 6TH, PODIUM
FLOOR + SERVICE FLR +
E LEVEL+9TH TO 12TH
RES. FLOOR

SIESTA
C.T.S. NO. 19/6
PROP. BUILDING
BASEMENT+GROUND
FLR+1ST TO 9TH, PODIUM
FLOOR+11TH
E LEVEL+12TH SERVICE
RES. FLOOR

AGARWAL HOLDING
C.T.S. NO. 19/6A
PLOT AREA = 7125.00 SQ.MT.
F.S.I. RESTRICTED 400.00 SQ.MT.

PROPOSED LAYOUT PLAN
SCALE - 1:1000

LOCATION PLAN
SCALE - 1:1000



PROFORMA 'B'

CONTENTS OF SHEET
LAY OUT PLAN
DESCRIPTION OF PROPOSAL & PROPERTY
REVISED LAY OUT PLAN OF C.T.S. NO. 19/1 TO 19/13 OF VILLAGE MULUND, MULUND (W), MUMBAI UNDER Reg. 33 (10), Reg. 33 (11), Reg. 30 WITH Reg. 17 & Reg. 33 (19) OF DCPR 2034.

STAMP OF DATE OF RECEIPT OF PLANS
This cancels Approval to the Previous Plans sanctioned under no. SEA/2017/510/71pl/Layout
Dated 26/10/2017

STAMP OF DATE OF RECEIPT OF PLANS
Subject to compliance of Regulated Terms & Conditions of Office Letter No. SIA/1001/510/71pl/Layout
MAR 2018
Executive Engineer
Shum Rehabilitation Authority

NAME OF DEVELOPER
M/s. ARIISTO DEVELOPERS PRIVATE LIMITED
For Artists Developers Private Limited
G.V. M...
Authorised Signatory

JOB NO. / DRS. No. / CHECKED BY / DESIGN BY / DRAWN BY / DATE / REV. / SCALE
NORTH
NAME, ADDRESS & SIGN OF LICENSED SURVEYOR
N.K. PANDEY
B.E. (CIVIL)
C.E. NO. P/575/L/903, NATWARI CHAMBERS,
84, NAGINDAS MASTER ROAD,
FORT, MUMBAI - 400 023
RARE ASSOCIATES
FOR RARE ASSOCIATES
N.K. Pandey
Authorised Signatory