

PROFORMA 'A'

I. AREA STATEMENT		IN SQ. MT. AS PER DCPR 2034
1	Area of plot as per P.R.CARD (CTS No. 744 & 745)	1254.30
	Area of plot as per Conveyance deed	0.00
a)	Area of Reservation in plot	0.00
b)	Area of Road Set back	0.00
c)	Area of D. P. Road	0.00
2 Deduction for:		
2A	For Reservation / Road Area	
a)	Road Set back area to be handed over (100%)	1254.30
b)	Proposed D.P.Road to be handed over (100%)	0.00
c)	Reservation area to be handed over (100%)	0.00
	Reservation area to be handed over as per Accommodation Reservation (Reg.No. 16)	0.00
2B	For Amenity Area	
a)	Area of Amenity plot to be handed over as per Reg.No.14(A)	0.00
b)	Area of Amenity plot to be handed over as per Reg.No.14(B)	0.00
c)	Area of Amenity plot to be handed over as per Reg.No.35	0.00
2C	Deduction for Existing BUA to be retained / Land Component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	0.00
3	Total Deductions (2(A)+2(B)+2(C)) as and when applicable.	0.00
4	Balance area of plot (1-3)	1254.30
5	Plot area under development after areas to be handed over to MCGM/ Appropriate Authority as per Sr.No. Above.	1254.30
6	Zonal FSI (0.50 or 0.75 or 1.00 or 1.33)	1.00
7	Built up area as per Zonal (basic) FSI (5 x 6)	1254.30
8	Built up equal to area of land handed over as per Reg.No.30(A)	
i)	As per 2(A) & 2(B) except 2(A)(c)(ii) above with in cap of Admissible TDR	0.00
ii)	In case of 2(A)(c)(ii) permissible over and above permissible BUA	0.00
iii)	Incentive FSI as per Reg.No 33(7)(B) of DCPR 2034 (34 No.Tenement now proposed X 10 Sq.Mt. = 340.00 Sq.Mt.)	340.00
iv)	Protected FSI as per Reg.No.30 C(a) of DCPR 2034 (AS PER OCCUPATION PLAN DATED 21.07.1992 AREA = 494.22 - 418.10 = 76.12)	76.12
9	Built Up Area in lieu of cost of Construction of built up amenity to be handed over (With in limit of permissible BUA)	0.00
10	Built Up Area due to "Additional FSI on payment of premium" as per Table 12 of Reg. No. 30(A)	627.15
11	Built Up Area due to "Admissible TDR" as per Table 12 of Reg. No. 30(A) & 32 Road width 9.00 MT.(1254.30 X 0.50 = 627.15) (SLUM TDR 20% OF 627.15 is 125.43 & RESERVATION TDR 501.72) (340.00 - 76.12 = 211.83)	211.03
12	Permissible Built Up Area (With/Without 2(c))	2508.60
13	Proposed BUA (With/Without 2(c))	2508.60
14	TDR generated if any as per Reg. no. 30(A) & 32.	0.00
15	Fungible Compensatory Area as per Reg. No. 31(3)	
i)	Permissible Fungible Compensatory area for Rehab Component without charging premium (2508.60 x 35% = 878.01 - 463.93 = 293.20)	463.93
ii)	Fungible Compensatory area availed for rehab component without charging premium (463.93-2.87=461.06) 2.87 Sq.Mt. Kept in Abeyance	461.06
15b)	Permissible Fungible Compensatory area by charging premium	414.08
ii)	Fungible Compensatory area availed by charging premium	410.73
16	Total Built Up Area Proposed including Fungible Compensatory Area (13 + 15 (a)(i) + 15(b)(ii))	3380.39
17	FSI consumed on net plot (13 / 4)	2.00

II. OTHER REQUIREMENTS

- Name of Reservation
- Area of Reservation affecting the plot
- Area of Reservation land to be handed over as per Reg. No. 17
- Built up Area of Amenity to be handed over as per Reg. No. 17
- Area / Built up Area of Designation
- Plot Area / Built up Area to be handed over as per
 - Regulation No. 14 (A) of DCPR 2034
 - Regulation No. 14 (B) of DCPR 2034
 - Regulation No. 15 of DCPR 2034
- Requirement of Recreational Open space in layout / plot as per Reg. No. 27
- Tenement Density
 - Proposed Built up area (13 above)
 - Less Non-Residential Area (shop etc.)
 - Area available for Tenements (i - ii)
 - Tenements permissible (450 / Hec)
 - Tenements proposed on the plot
- Parking Statement
 - Parking Required by Regulations for:
 - Car, Scooter / Motor Cycle
 - Outsiders (Visitors)
 - Covered garage permissible
 - Covered garage proposed
 - Proposed Car, Scooter / Motor Cycle
 - Outsiders (Visitors)
 - Total Parking Provided
 - Transport Vehicles Parking
 - Space for transport vehicles parking required by Regulation
 - Total No. of Transport vehicles parking spaces Provided

CONTENTS OF SHEET :

GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN, SECTION THROUGH COMPOUND WALL & WATER TANK & STACK PARKING, BUILT-UP AREA & STAIRCASE AREA SUMMARY, GROUND FLOOR PLAN, SOCIETY OFFICE & WATER ROOM, AREA DIAGRAM & CALCULATION, L.O.S AREA DIAGRAM & CALCULATION.

PROFORMA - B

DESC. OF PROPOSAL: PROPOSED REDEVELOPMENT OF BUILDINGS ON PLOTS BEARING C.T.S. NO. 744 (PLOT NO.43), C.T.S.NO. 745 (PLOT NO. 48) & C.T.S. NO. 746 (PLOT NO. 53), OF VILLAGE KANJUR, DATAR COLONY, BHANDUP (EAST) MUMBAI, 400042

Certificate of Area: CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/01/22 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1254.30 SQ.MT. TABLE WITH AREA, STATED IN DOCUMENT OF OWNERSHIP/P.F.S. RECORDS.

Signature of L.S.

STAMP OF APPROVAL OF PLAN

PLAN FOR REFERENCE

A.E(B.P) S & T

OWNER NAME & SIGNATURE

Bhumi Builders and Developers C.A. to Owner

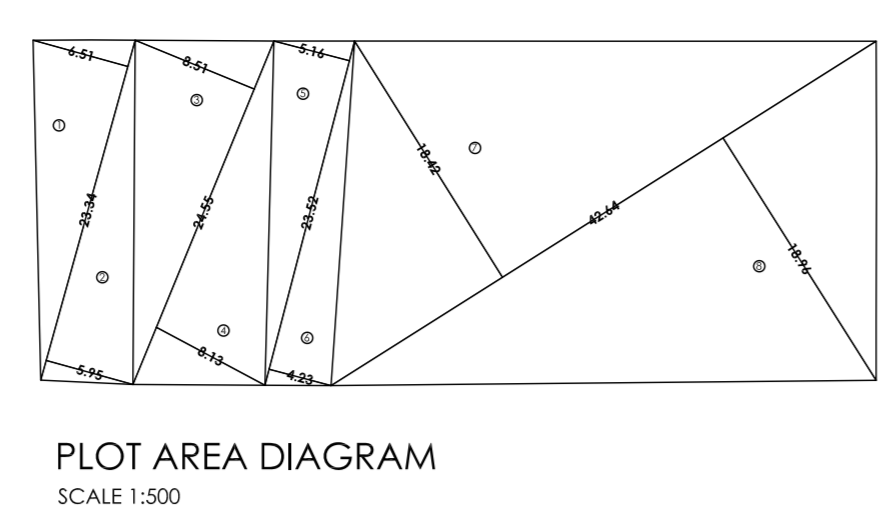
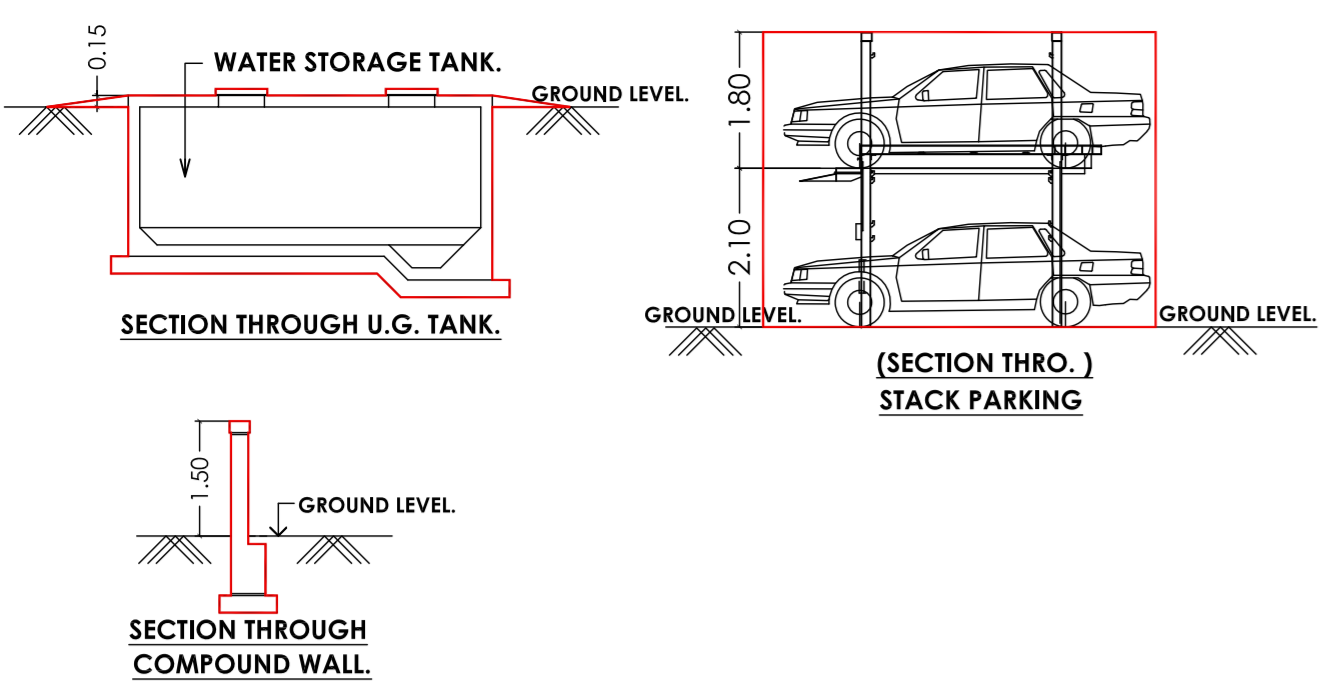
SCALE JOB NO. SHEET NO. DRN BY CHK BY DATE

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NORTH NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

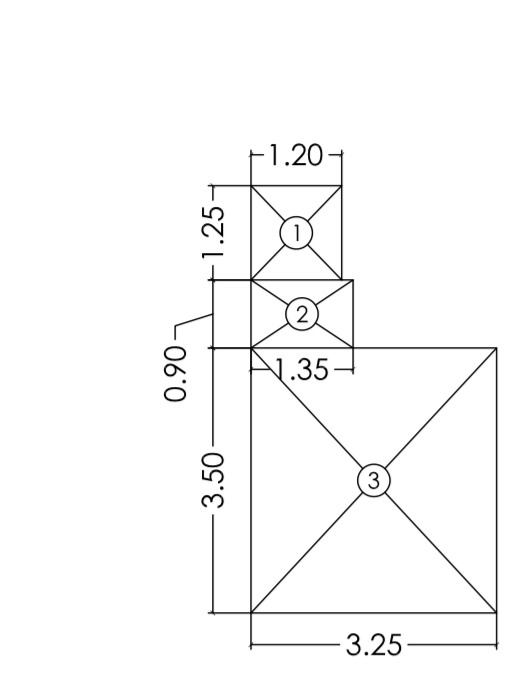
NASA Architectural Consultants (Pvt.) Ltd. 110/2, MIDC INDUSTRIAL ESTATE, KANJUR EAST, MUMBAI - 400042. Licenced Surveyor Reg. No. 840010041

SACHIN S SUKUDE



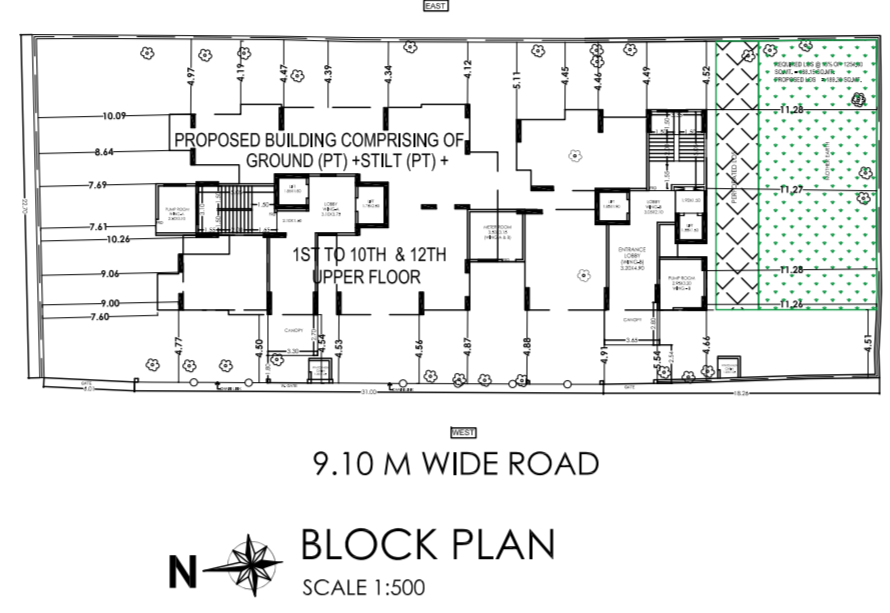
BUILT-UP AREA SUMMARY (RESIDENTIAL) & STAIRCASE LIFT, LIFT LOBBY AREA SUMMARY (WING- A & B)

FLOOR	WING-A				WING-B				Sq. Mt.	
	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	STAIRCASE LIFT, LIFT LOBBY	BUILT-UP AREA	NET AREA	FUNGIBLE AREA	STAIRCASE LIFT, LIFT LOBBY		
GROUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Sq. Mt.	
1ST	211.63	156.76	54.87	43.26	41.77	30.94	10.83	41.77	Sq. Mt.	
2ND	211.63	156.76	54.87	43.26	101.39	75.10	26.29	38.77	Sq. Mt.	
3RD	211.63	156.76	54.87	43.26	101.39	75.10	26.29	38.77	Sq. Mt.	
4TH	211.63	156.76	54.87	43.26	101.39	75.10	26.29	38.77	Sq. Mt.	
5TH	211.63	156.76	54.87	43.26	115.80	86.25	29.55	38.38	Sq. Mt.	
6TH	211.63	156.76	54.87	43.26	115.80	86.25	29.55	38.38	Sq. Mt.	
7TH	211.63	156.76	54.87	43.26	115.80	86.25	29.55	38.38	Sq. Mt.	
8TH	164.27	121.68	42.59	44.14	115.80	86.25	29.55	38.38	Sq. Mt.	
9TH	211.63	156.76	54.87	43.26	75.52	55.95	19.57	39.61	Sq. Mt.	
10TH	211.63	156.76	54.87	43.26	-	-	-	-	Sq. Mt.	
11TH	211.63	156.76	54.87	43.26	-	-	-	-	Sq. Mt.	
12TH	211.63	156.76	54.87	43.26	-	-	-	-	Sq. Mt.	
TOTAL	2492.20	1847.88	644.32	520.00	884.66	657.19	227.47	351.21	Sq. Mt.	
TOTAL AREA WING A & B					3376.86				Sq. Mt.	
EXCESS REFUGE AREA COUNTED IN FIS				3.52				Sq. Mt.		
TOTAL NET AREA				1847.88 + 655.82 + 3.52				2508.60		Sq. Mt.
TOTAL FUNGIBLE				644.32 + 227.47				871.79		Sq. Mt.
PROPOSED BUA				3380.39				Sq. Mt.		
TOTAL STAIRCASE AREA				871.21				Sq. Mt.		



PLOT AREA CALCULATION

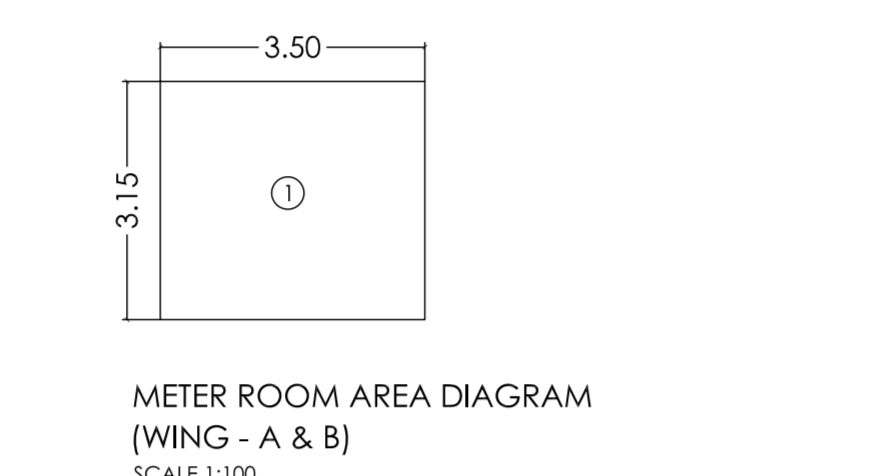
ADDITIONS	
1	23.34 X 6.51 X 0.50 = 75.97 Sq. Mt.
2	23.34 X 5.95 X 0.50 = 69.44 Sq. Mt.
3	24.55 X 8.51 X 0.50 = 104.46 Sq. Mt.
4	24.55 X 8.13 X 0.50 = 99.80 Sq. Mt.
5	23.52 X 5.16 X 0.50 = 60.68 Sq. Mt.
6	23.52 X 4.23 X 0.50 = 49.74 Sq. Mt.
7	42.64 X 18.42 X 0.50 = 392.71 Sq. Mt.
8	42.64 X 18.76 X 0.50 = 404.23 Sq. Mt.
TOTAL	1257.03 Sq. Mt.
AS PER P.R.CARD AREA	418.10 X 3 = 1254.30 Sq. Mt.
C.T.S. NO. 744	418.10 Sq. Mt.
C.T.S. NO. 745	418.10 Sq. Mt.
C.T.S. NO. 746	418.10 Sq. Mt.
TOTAL	1254.30 Sq. Mt.



SOCIETY OFFICE AREA DIAGRAM (4TH FLOOR)

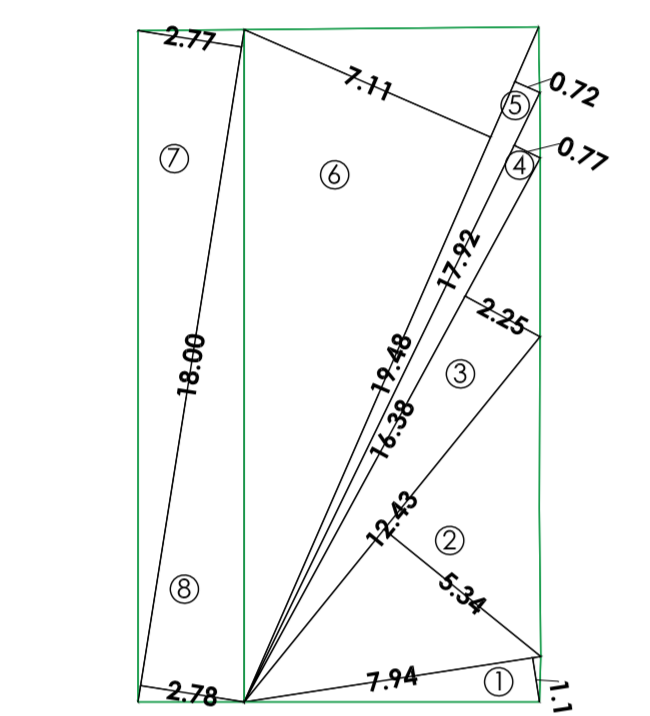
SOCIETY OFFICE AREA CALCULATION 1ST FLOOR

ADDITIONS	
1	1.20 X 1.25 X 1.00 = 1.50 Sq. Mt.
2	1.35 X 0.90 X 1.00 = 1.22 Sq. Mt.
3	3.25 X 3.50 X 1.00 = 11.38 Sq. Mt.
TOTAL	14.09 Sq. Mt.



METER ROOM AREA CALCULATION (WING- A & B)

ADDITIONS	
1	3.15 X 3.50 X 1.00 = 11.03 Sq. Mt.
TOTAL	11.03 Sq. Mt.



PHYSICAL LOS & PAVED LOS AREA CALCULATION

PHYSICAL LOS (MOTHER EARTH)	
1	7.94 X 1.18 X 0.50 = 4.68 Sq. Mt.
2	12.43 X 5.34 X 0.50 = 33.14 Sq. Mt.
3	16.38 X 2.25 X 0.50 = 18.43 Sq. Mt.
4	17.92 X 0.77 X 0.50 = 6.90 Sq. Mt.
5	19.48 X 0.72 X 0.50 = 7.01 Sq. Mt.
6	19.48 X 7.11 X 0.50 = 69.18 Sq. Mt.
TOTAL	139.35 Sq. Mt.
PERFORATED LOS	
7	18.00 X 1.18 X 0.50 = 24.93 Sq. Mt.
8	18.00 X 2.78 X 0.50 = 25.02 Sq. Mt.
TOTAL	49.95 Sq. Mt.
TOTAL LOS	139.35 + 49.95 = 189.30 Sq. Mt.
REQUIRED LOS @ 15% OF 1254.30 SQ.MT.	= 188.15 SQ.MT.
PROPOSED LOS	= 189.30 SQ.MT.

CARPET AREA STATEMENT FOR PARKING PURPOSE (WING-A)

CARPET AREA CALCULATION OF 1ST TO 12TH FLOOR (FLAT- NO.1 WING-A)		CARPET AREA CALCULATION OF 1ST TO 12TH FLOOR (FLAT- NO.2 WING-A)	
LIVING	3.33 X 4.25 X 1 = 14.15	LIVING	3.42 X 4.25 X 1 = 14.54
KITCHEN	2.40 X 2.45 X 1 = 5.88	KITCHEN	2.88 X 3.55 X 1 = 10.22
TORIT	2.70 X 0.90 X 1 = 2.43	TORIT	3.85 X 0.90 X 1 = 3.47
BED ROOM	3.20 X 1.25 X 1 = 4.00	BED ROOM	2.30 X 2.80 X 1 = 6.44
TORIT	0.30 X 0.60 X 1 = 0.18	TORIT	2.20 X 1.25 X 1 = 2.75
BED ROOM	3.15 X 3.00 X 1 = 9.45	BED ROOM	2.90 X 3.00 X 1 = 8.70
TORIT	1.25 X 2.10 X 1 = 2.63	TORIT	3.40 X 3.40 X 1 = 11.56
D	1.10 X 0.15 X 1 = 0.17	D	1.20 X 2.35 X 1 = 2.82
D1	0.90 X 0.15 X 1 = 0.14	D1	1.10 X 0.15 X 1 = 0.17
D2	0.75 X 0.15 X 2 = 0.23	D2	0.90 X 0.15 X 2 = 0.27
D3	0.75 X 0.15 X 2 = 0.23	D3	0.75 X 0.15 X 2 = 0.23
TOTAL CARPET AREA (SQ.MT.)	39.98	TOTAL CARPET AREA (SQ.MT.)	51.47
REBA CARPET AREA (SQ.MT.)	39.98	REBA CARPET AREA (SQ.MT.)	51.47

CAR PARKING STATEMENT

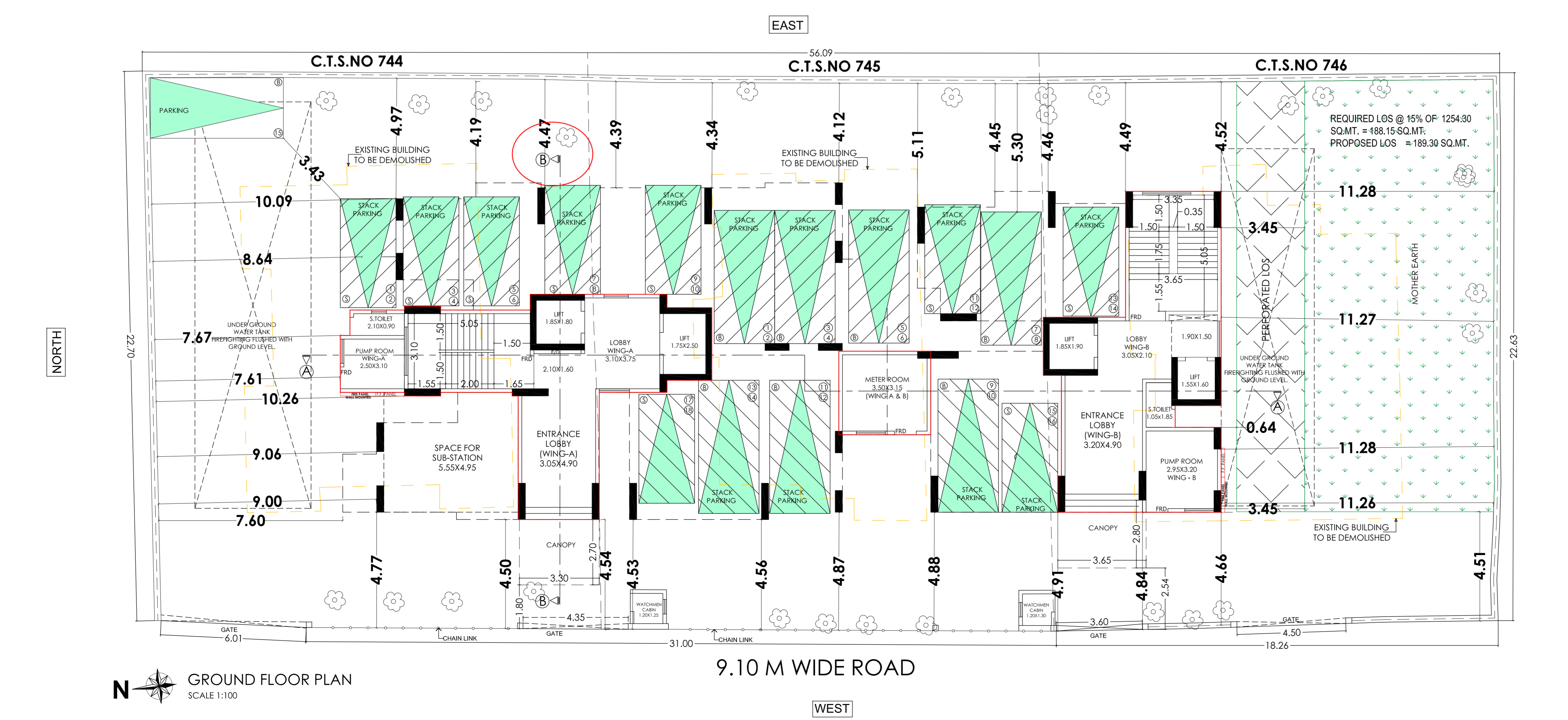
CARPET AREA IN SQ. MT.	PARKING REQ. BY RULES	NOS OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 4 TENEMENTS	31.00	7.75
BETWEEN 45.00 TO 60.00	1 PARKING / 2 TENEMENTS	27.00	13.50
BETWEEN 60.00 TO 90.00	1 PARKING / 1 TENEMENTS	5.00	5.00
90.00 TO ABOVE	2 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		63.00	26.25
ADD 10.00% VISITOR PARKING			2.63
TOTAL PARKING REQUIRED			28.88
SAY TOTAL PARKING REQUIRED			29.00
ADD 50% PARKING PERMISSIBLE (AS PER D.C.P.R 2034)			14.50
TOTAL (REQUIRED & 50% ADDITIONAL) PARKING PERMISSIBLE			43.50
TOTAL PROPOSED PARKING			33.00
FLOOR	BIG PARKING	SMALL PARKING	TOTAL
1 GROUND FLOOR	15.00	18.00	33.00
TOTAL	15.00	18.00	33.00

AS PER REGULATIONS 44 REQ PARKING ARE 29.00 AND PROPOSED 15.00 NO'S OF BIG PARKING AND 14.00 NO'S OF SMALL PARKING AND ADDITIONAL 4.00 NO'S OF PARKING ARE PROVIDED AS PER REGULATIONS NUMBER 31 (I) VI

CARPET AREA STATEMENT FOR PARKING PURPOSE (WING-B)

CARPET AREA CALCULATION OF 1ST TO 8TH FLOOR (FLAT- NO.2 WING-B)		CARPET AREA CALCULATION OF 2ND TO 4TH FLOOR (FLAT- NO.1 WING-B)	
LIVING	2.90 X 4.00 X 1 = 11.60	LIVING	3.05 X 5.00 X 1 = 15.25
KITCHEN	2.20 X 2.45 X 1 = 5.40	KITCHEN	2.30 X 3.05 X 1 = 7.02
TORIT	2.40 X 0.90 X 1 = 2.16	TORIT	2.90 X 0.90 X 1 = 2.61
BED ROOM	2.20 X 1.20 X 1 = 2.64	BED ROOM	1.25 X 2.10 X 1 = 2.63
TORIT	3.00 X 3.00 X 1 = 9.00	BED ROOM	2.90 X 3.05 X 1 = 8.85
TORIT	2.10 X 1.20 X 1 = 2.52	TORIT	3.45 X 3.15 X 1 = 10.86
D	1.15 X 0.15 X 1 = 0.17	D	2.95 X 3.15 X 1 = 9.38
D1	0.90 X 0.15 X 1 = 0.14	D1	1.20 X 2.10 X 1 = 2.52
D2	0.75 X 0.15 X 2 = 0.23	D2	1.20 X 0.15 X 1 = 0.18
D3	0.75 X 0.15 X 2 = 0.23	D3	0.90 X 0.15 X 2 = 0.27
D4	0.75 X 0.15 X 2 = 0.23	D4	0.75 X 0.15 X 2 = 0.23
TOTAL CARPET AREA	36.13	TOTAL CARPET AREA	82.41
REBA CARPET AREA (SQ.MT.)	37.43	REBA CARPET AREA (SQ.MT.)	84.85

CARPET AREA CALCULATION OF 5TH TO 8TH FLOOR (FLAT- NO.1 WING-B)		CARPET AREA CALCULATION OF 9TH FLOOR (FLAT- NO.1 WING-B)	
LIVING	3.05 X 5.00 X 1 = 15.25	LIVING	2.90 X 5.00 X 1 = 14.50
KITCHEN	2.30 X 3.05 X 1 = 7.02	KITCHEN	2.30 X 3.05 X 1 = 7.02
TORIT	2.90 X 0.90 X 1 = 2.61	TORIT	2.95 X 0.90 X 1 = 2.66
BED ROOM	1.25 X 2.10 X 1 = 2.63	BED ROOM	2.90 X 3.05 X 1 = 8.85
TORIT	2.90 X 3.05 X 1 = 8.85	BED ROOM	3.45 X 3.15 X 1 = 10.86
TORIT	3.45 X 3.15 X 1 = 10.86	TORIT	1.25 X 2.10 X 1 = 2.63
D	1.15 X 0.15 X 1 = 0.17	D	3.10 X 3.20 X 1 = 9.92
D1	0.90 X 0.15 X 1 = 0.14	D1	1.20 X 2.10 X 1 = 2.52
D2	0.75 X 0.15 X 2 = 0.23	D2	1.20 X 0.15 X 1 = 0.18
D3	0.75 X 0.15 X 2 = 0.23	D3	0.90 X 0.15 X 3 = 0.41
D4	0.75 X 0.15 X 2 = 0.23	D4	0.75 X 0.15 X 3 = 0.34
TOTAL CARPET AREA	66.38	TOTAL CARPET AREA	44.88
REBA CARPET AREA (SQ.MT.)	68.29	REBA CARPET AREA (SQ.MT.)	47.97

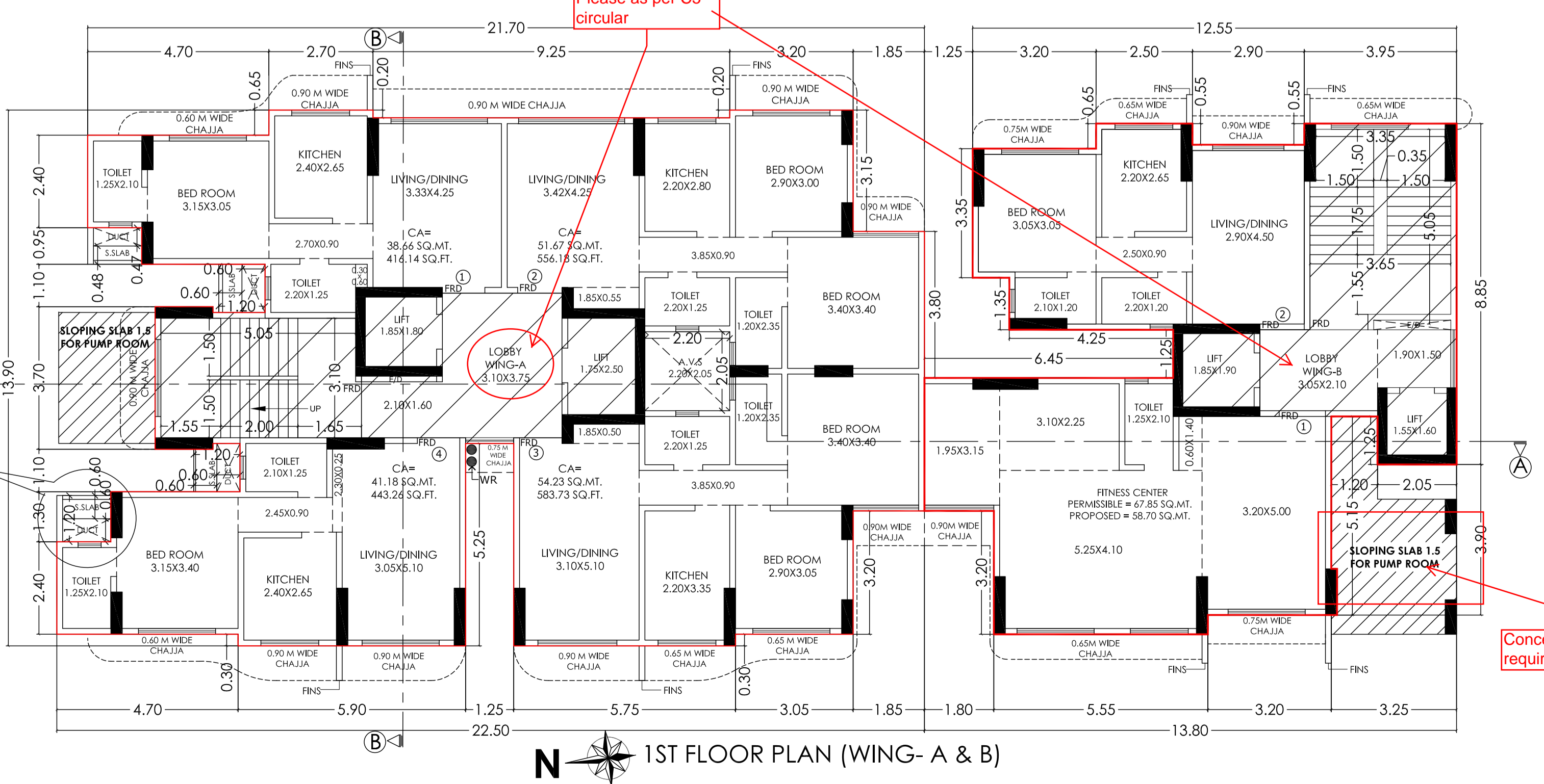
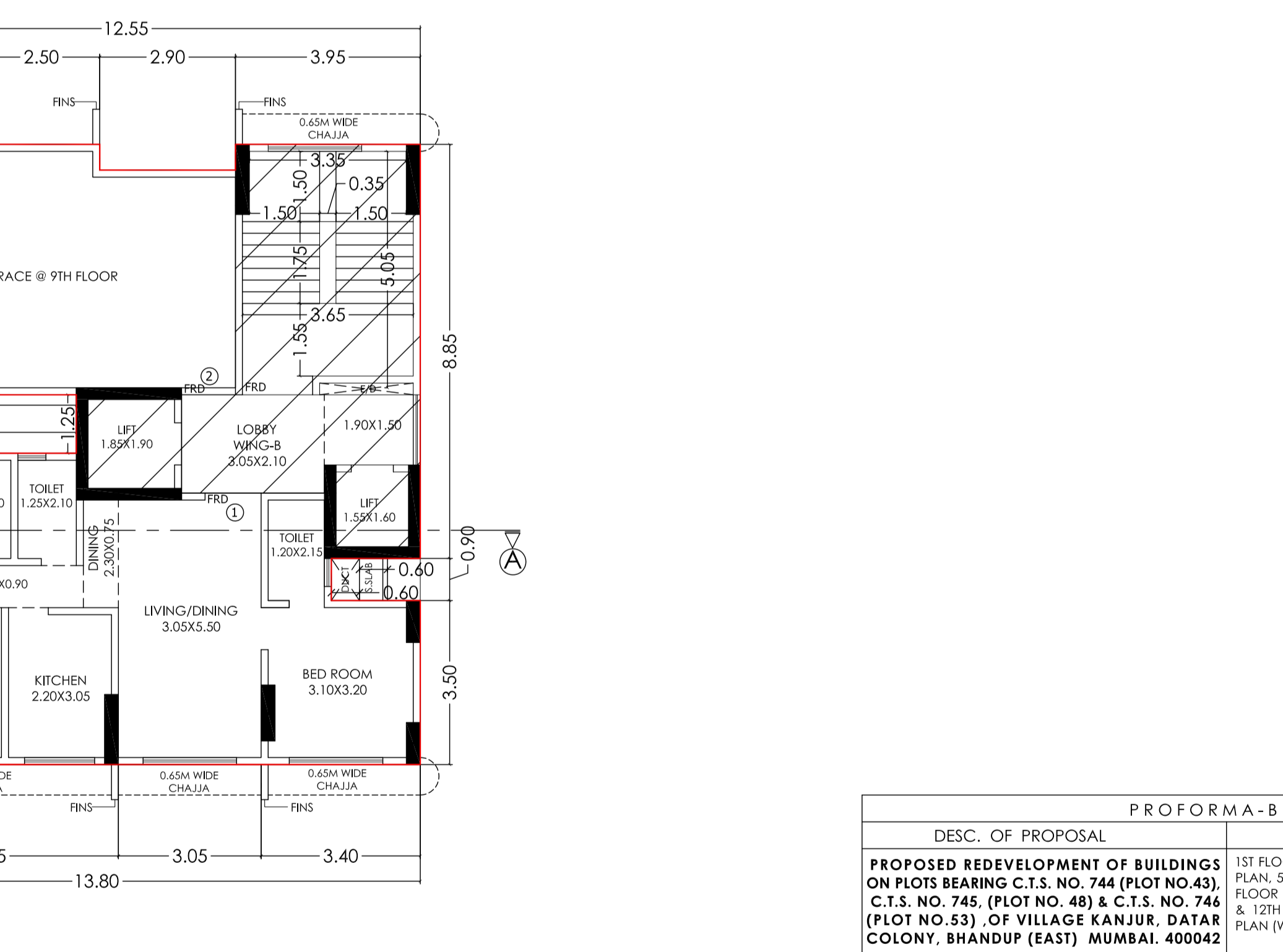
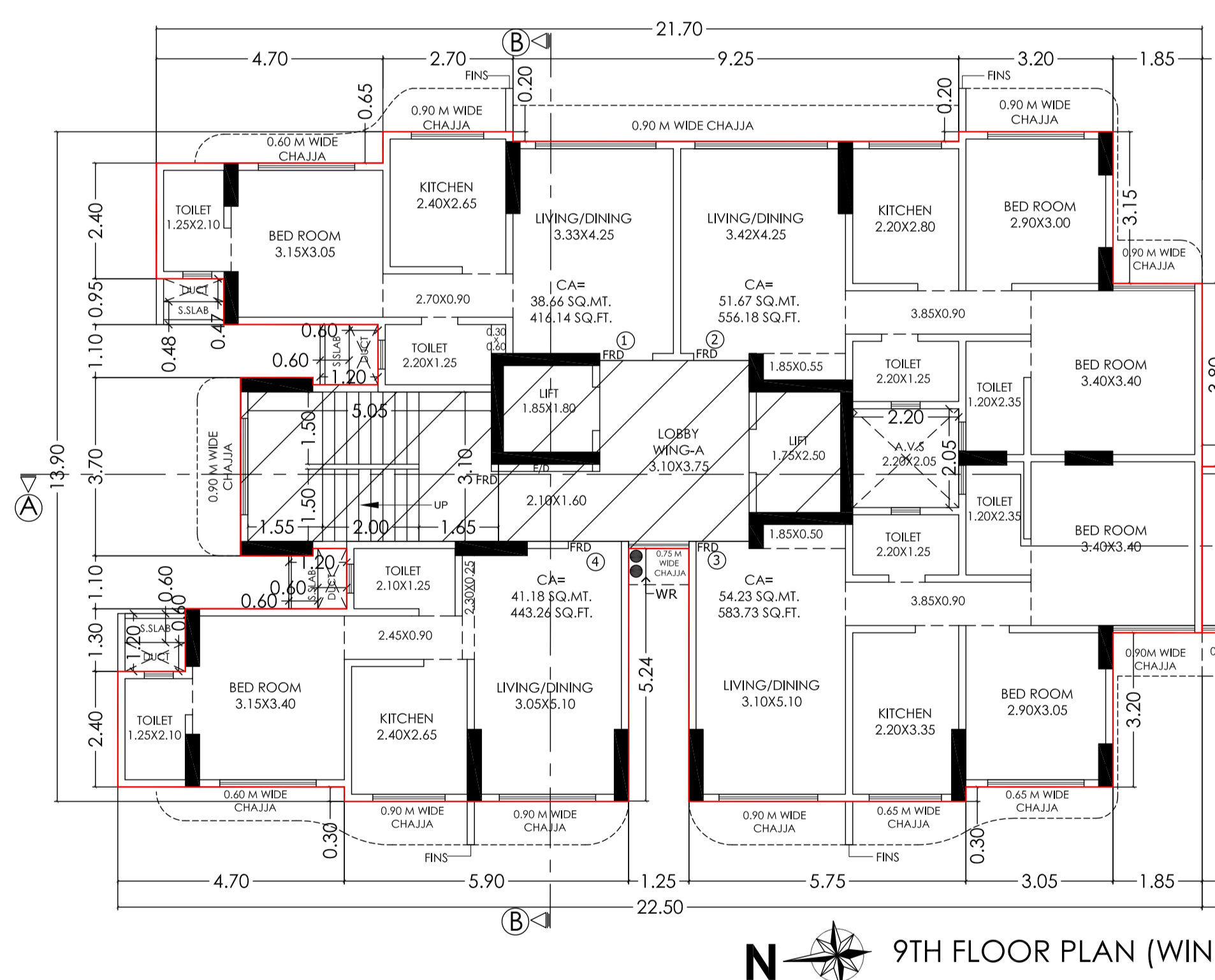
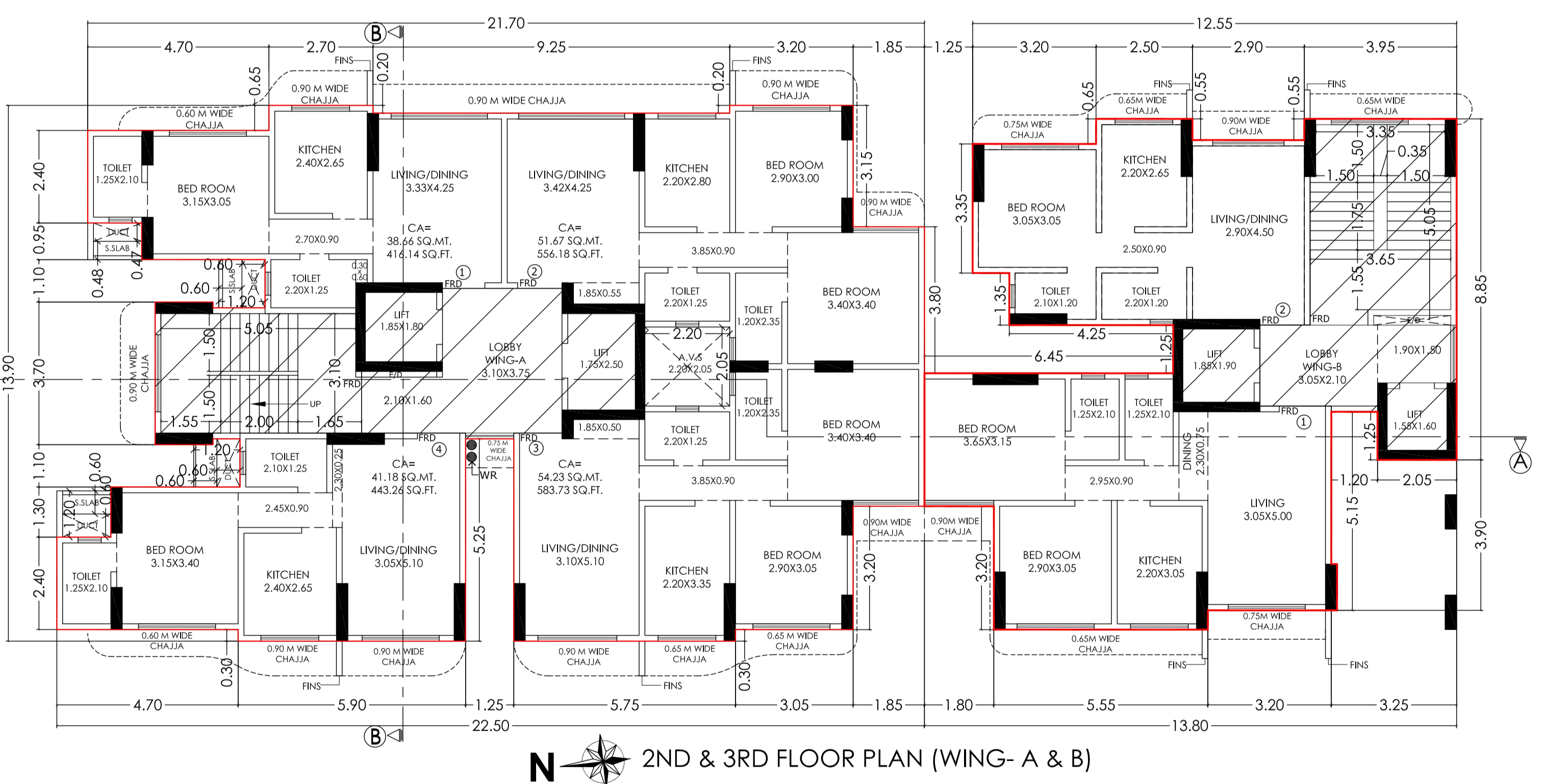
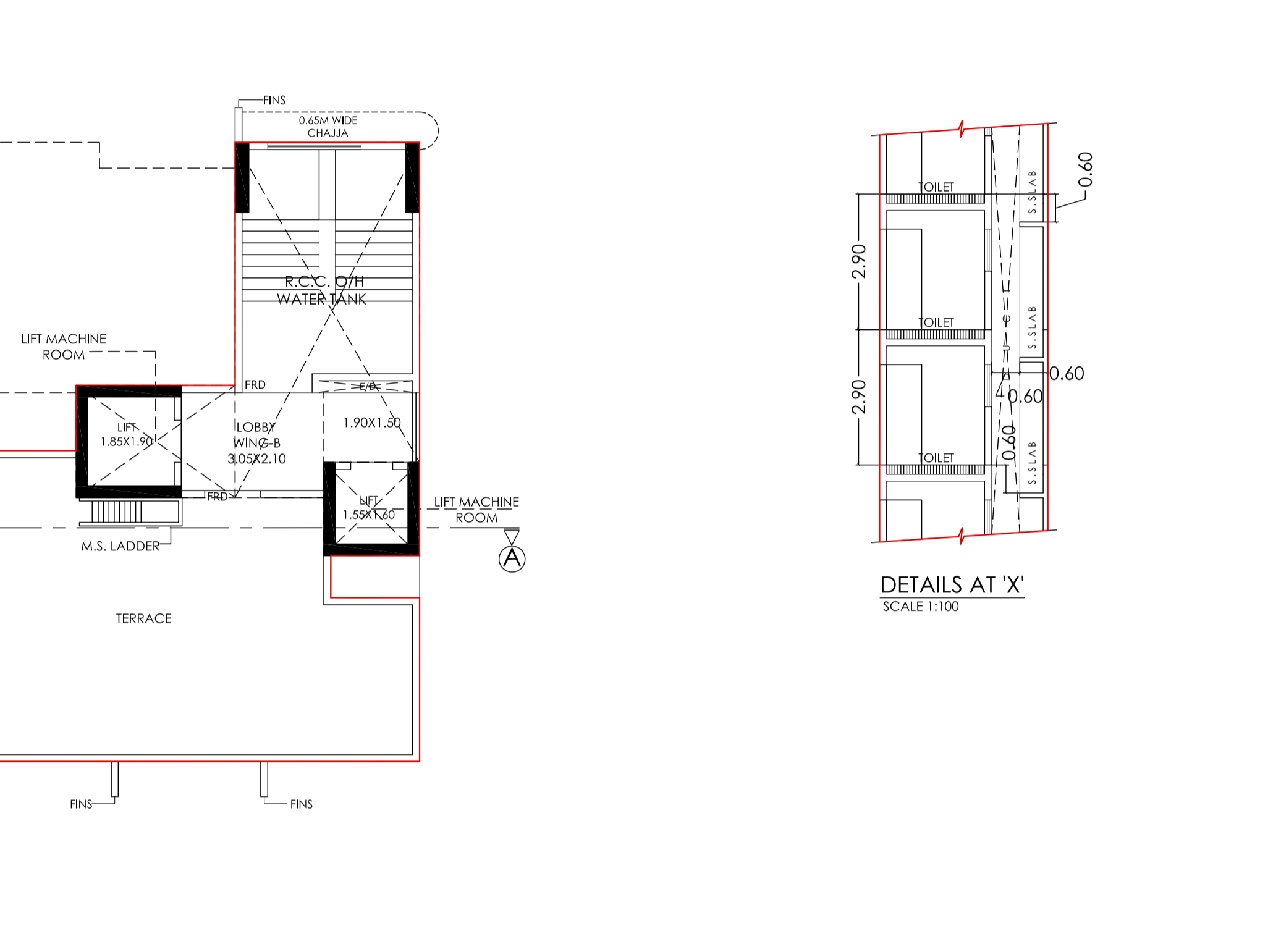
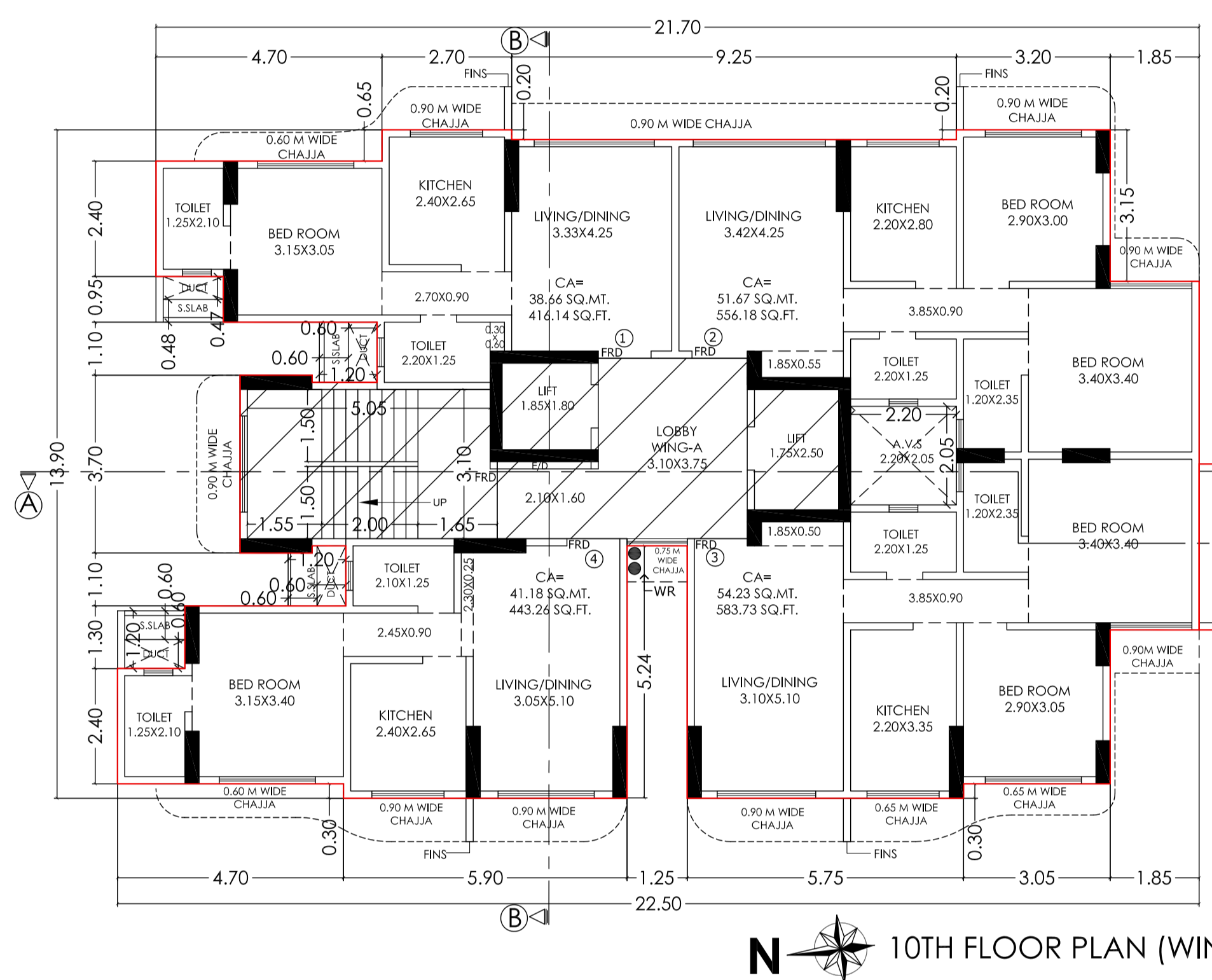
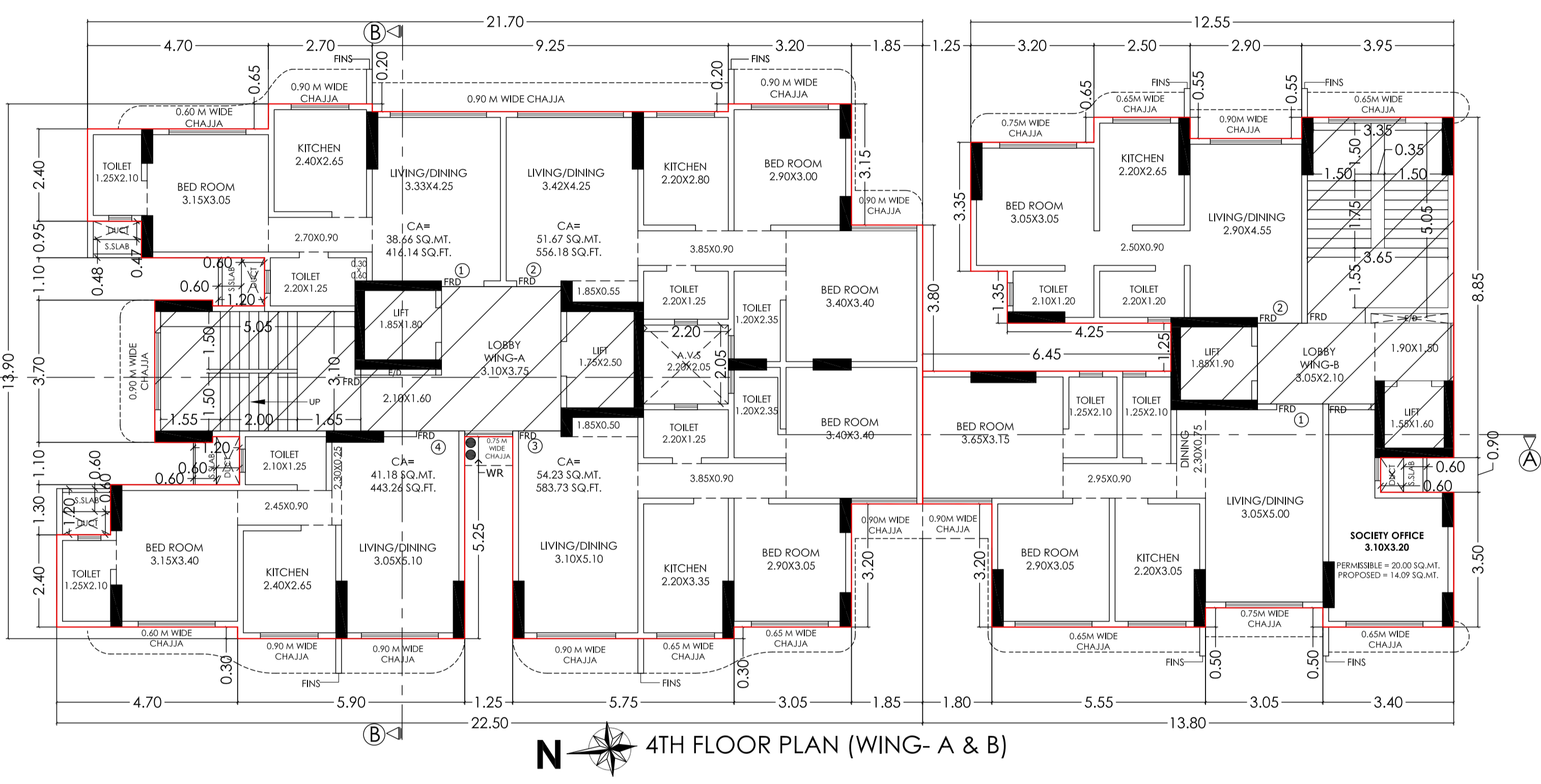
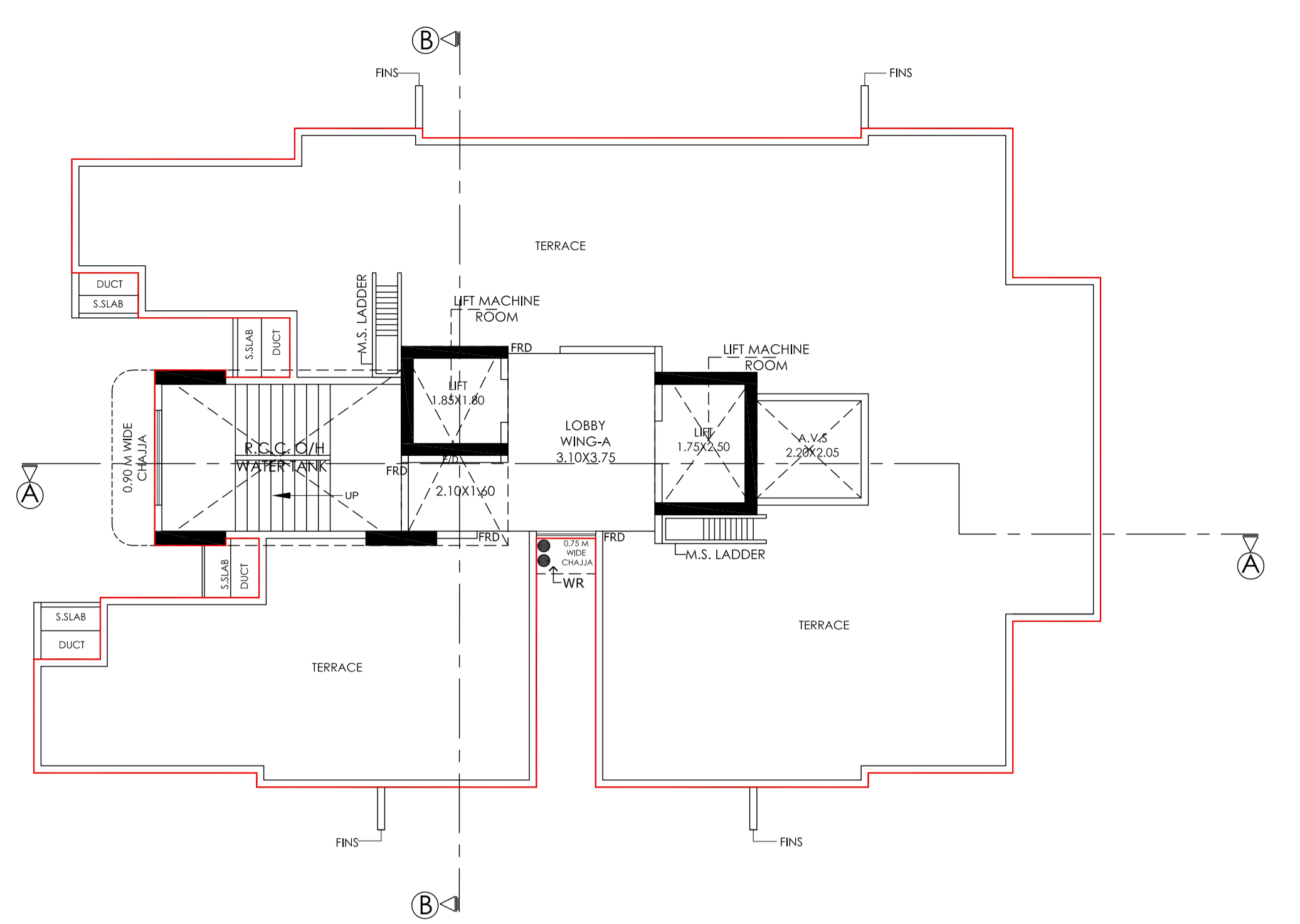
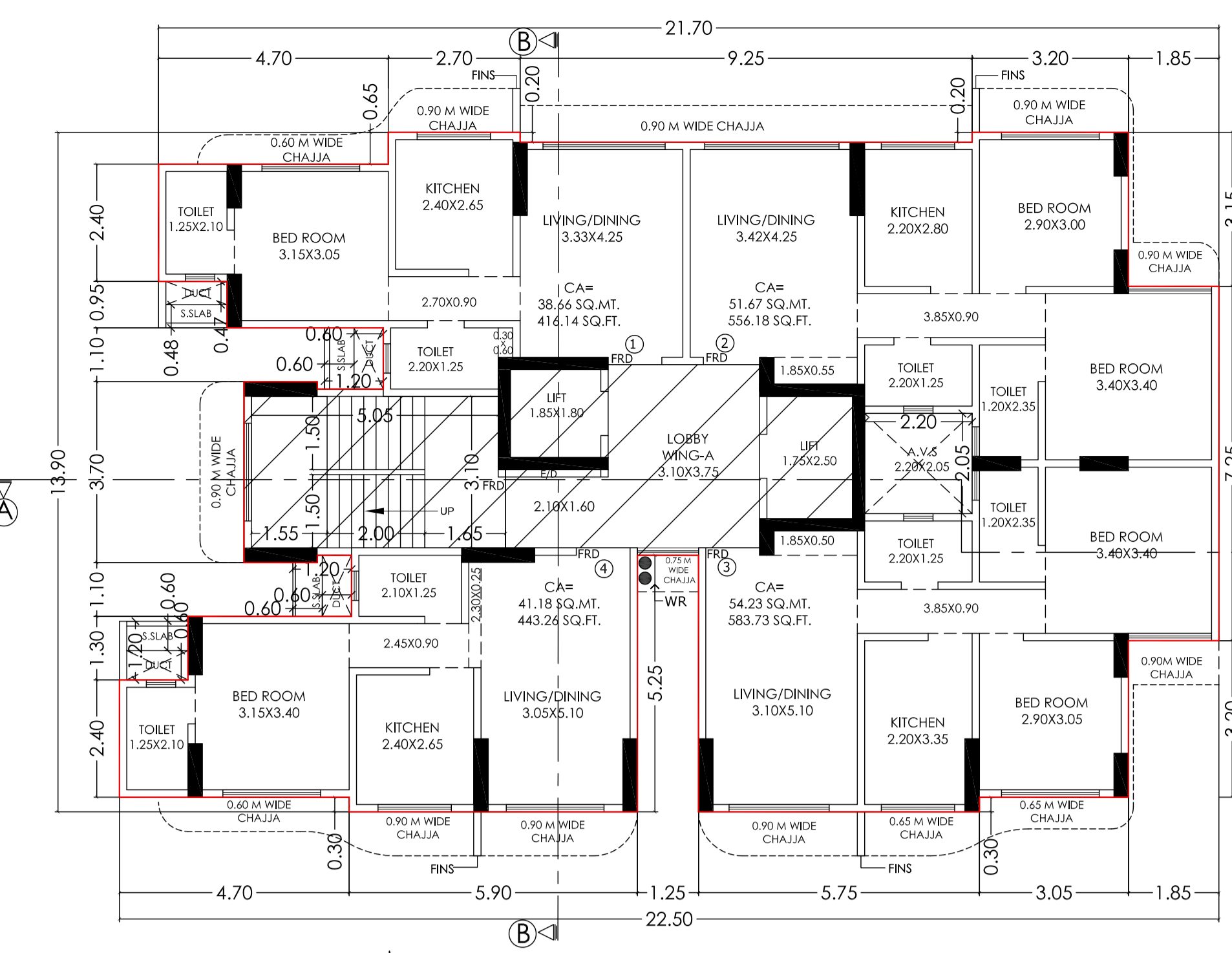
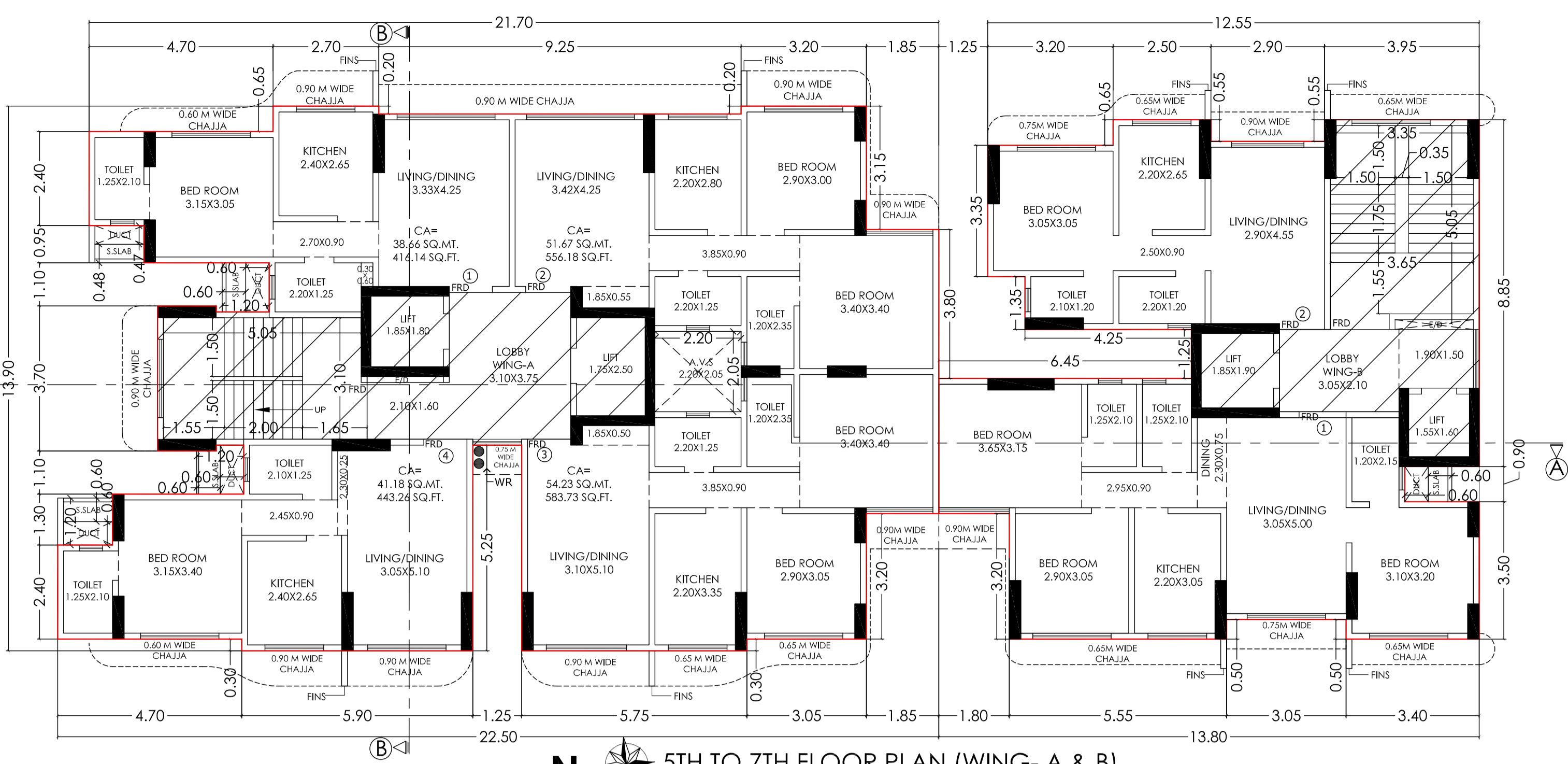


GROUND FLOOR PLAN SCALE 1:100

9.10 M WIDE ROAD

WEST

SOUTH



PROFORMA-B		CONTENTS OF SHEET:	
DESC. OF PROPOSAL	PROPOSED REDEVELOPMENT OF BUILDINGS ON PLOTS BEARING C.T.S. NO. 744 (PLOT NO. 43), C.T.S. NO. 745 (PLOT NO. 48) & C.T.S. NO. 746 (PLOT NO. 53), OF VILLAGE KANJUR, DAFAR COLONY, BHANDUP (EAST) MUMBAI. 400042	1ST FLOOR PLAN, 2ND & 3RD FLOOR PLAN, 4TH FLOOR PLAN, 5TH TO 7TH FLOOR PLAN, 8TH FLOOR PLAN, 9TH FLOOR PLAN (WING-A & B), 10TH FLOOR PLAN, 11TH & 12TH FLOOR PLAN (WING-A) & TERRACE FLOOR PLAN (WING-A) & DETAILS AT 'X'.	

STAMP OF APPROVAL OF PLAN

PLAN FOR REFERENCE

A.(E/B.P) S & T

OWNER NAME & SIGNATURE

Bhumi Builders and Developers C.A. to Owner

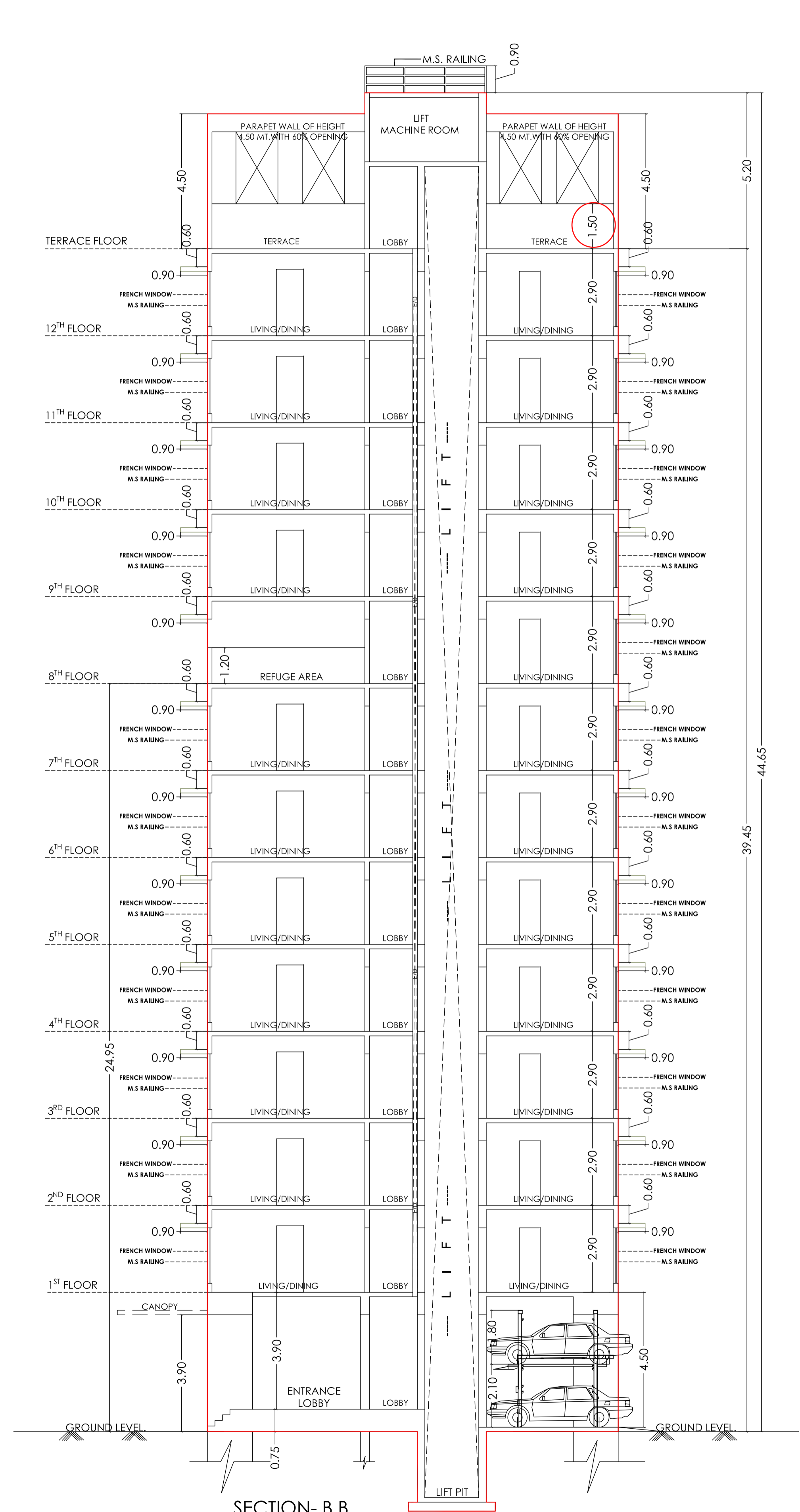
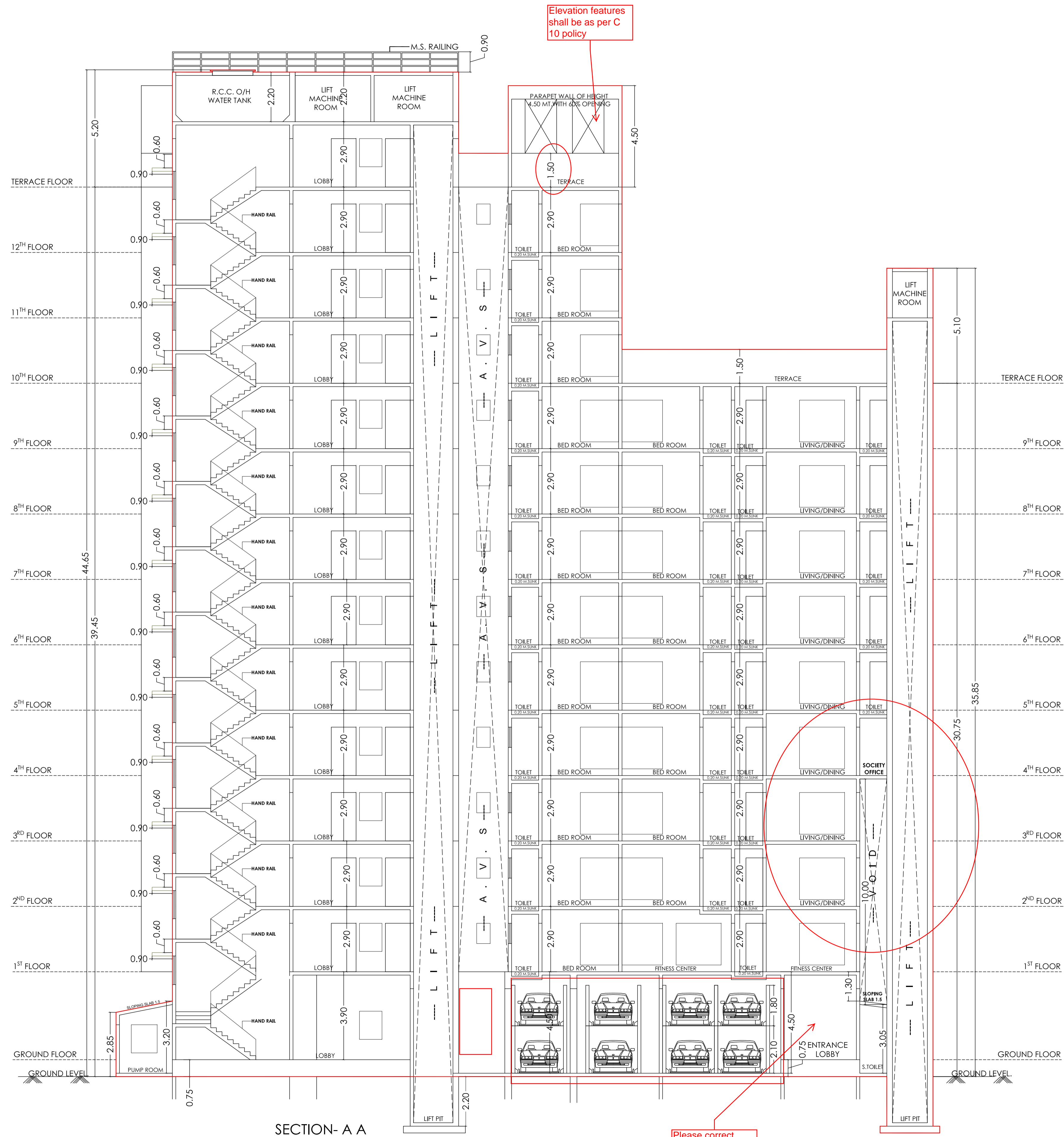
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NORTH

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR

Architects/Engineers/Planners/Interior Designers/Contractors
GATEWAY TO GREEN FLOOR, KANJUR ESTABD RD, ESTATE, L.B.S. MARG, TENDURGA (W), MUMBAI-400032.
TEL: 2753300, EMAIL: info@nasaarchitects.com

SACHIN S SULKUDE
Licensed Surveyor
Reg. No. 840010041



PROFORMA-B					
DESC. OF PROPOSAL			CONTENTS OF SHEET :		
PROPOSED REDEVELOPMENT OF BUILDINGS ON PLOTS BEARING C.T.S. NO. 744 (PLOT NO.43), C.T.S. NO. 745, (PLOT NO. 48) & C.T.S. NO. 746 (PLOT NO.53), OF VILLAGE KANJUR, DATAR COLONY, BHANDUP (EAST) MUMBAI. 400042			SECTION- AA & SECTION- BB.		
STAMP OF APPROVAL OF PLAN					
PLAN FOR REFERENCE					
A.E(B.P) S & T					
OWNER NAME & SIGNATURE					
Bhumi Builders and Developers C.A. to Owner					
SCALE	JOB NO.	SHEET NO.	DRN.BY	CHK.BY	DATE
1:100	050	4/4	SA.A.D.D	J. J	19.01.2023
NORTH		NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT / SURVEYOR			
				SACHIN S SULKUDE Licensed Surveyor Reg. No. 840010041	