

FLOOR	Small car		Big car		Total
	Single	Stack	Single	Stack	
GR. FLOOR	--	24	--	09	33
TOTAL CAR	--	24	--	09	33

PROFORMA - A		PROFORMA - B 1/3	
AREA STATEMENT	Sq.Mts.	CONTENT OF SHEET.	
1 Area of plot as per PRC	903.00	BASEMENT FLOOR PLAN, GROUND TO 10TH FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK LOCATION PLAN, COMPOUND WALL SECTION, SECTION C-C, SECTION D-D, SECTION E-E	
(a) Area of Reservation in plot	NIL		
(b) Area of Road Set back	NIL		
(c) Area of D P Road	NIL		
2 Deductions for-			
(A) For Reservation/Road Area to be handed over to MCGM (100%)	NIL		
(a) Road set-back/widening area (Regulation No 16)	NIL		
(b) Proposed D P road area (Regulation No 16)	NIL		
(c) (i) Reservation area (plot) to be handed over (Regulation No 17)	NIL		
(ii) Reservation area to be handed over as per AR (Y%) (Regulation No 17) (Not to be deducted for Computation of FSI i.e. sr. no. 5 below)	NIL		
Total Area under road / reservation	NIL		
Net area of Plot	903.00		
(B) For Amenity area to be handed over to MCGM	NIL		
(a) Area of amenity plot as per DCR 14(A)	NIL		
(b) Area of amenity plot as per DCR 14(B)	NIL		
(c) Area of amenity plot as per DCR 35	NIL		
Total Amenity Area	NIL		
(C) Deductions for Existing BUA to be retained if any / Land component of existing BUA/Existing BUA as per regulation under which the development was allowed	NIL		
3 Total deductions: [2(A)+2(B)+2(C)]	NIL		
4 Balance area of Plot [1 - 3]	903.00		
5 Plot area under Development [Sr. no. 4 + 2(A)(c)(ii)]	903.00		
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00		
7 (a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	903.00		
(b) Permissible Built up Area as per regulation 30(C) (Protected Development)	Permissible Built up Area (7a or 7b above, whichever is more)		
8 Additional BUA as per regulation 30(A)(3)(a)			
(a) Additional BUA for 2(A)(a) above within the cap of "admissible TDR" as per Table no. 12 on balance plot.	NIL		
(b) Additional BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column no. 7 of Table 12 of regulation 30(A) and to the mentioned in Table 12 A of regulation 32 (200% X 0.00 SOM)	NIL		
(c) Additional BUA in case of 2(A)(c)(ii) as per regulation 17(1) Note 20(vii) & (viii) as per AR Policy on remaining plot, [Y% as per table no. 5 of regulation 17(1)]	NIL		
Total Additional BUA	NIL		
9 Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot			
(a) in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	NIL		
(b) 50% of rehab component as per reg. 33(7)(A)	NIL		
(c) 15% of sr. no. 7b above or 10 Sqmts per rehab tenement as per reg. 33(7)(B) (15% X 115.62 X 17.52 = 360.39 Sq.Mts)	175.28		
(d) Permissible Built up Area as per regulation 30(C) (Protected Development) As per approved plan UNO. CE/2285/BS2 I/AR. DT. 03.03.1976	265.52		
Total additional BUA / Incentive area	440.80		
10 BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) [sr.no. 5]	451.50		
11 BUA due to admissible "TDR" as per Table No 12 of Regulation No 30(A) & 32 (restricting area utilised beyond zonal FSI in sr. no. 7(b), 8(a) & 9 above)	NIL		
(a) General TDR [(sr.no.5 x 90%) x 50% min. or 80% max.]			
(b) Slum TDR [(sr.no.5 x 90%) x 20% min. or 80% max.]			
Total TDR			
12 Permissible Built up Area [7+8+9+10+11]	1795.30		
13 Proposed Built up Area	1795.30		
a. COMMERCIAL BUILT UP AREA = 200.91 sqm			
b. RESIDENTIAL BUILT UP AREA = 1594.39 sqm			
TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	NIL		
14 Fungible Compensatory Area as per Regulation No 31(3)	628.35		
(a) (i) Perm. Fungible Compensatory Area for Rehab comp. w/o charging premium	384.97		
(ii) Fungible Compensatory Area for Rehab comp. w/o charging premium	243.38		
(b) (i) Permissible Comm Fungible Compensatory Area by charging premium	70.32		
(ii) Proposed Comm Fungible Compensatory Area by charging premium	173.06		
(iii) Permissible Res Fungible Area by charging premium	7.69		
(iv) Proposed Res Fungible area by charging premium	2183.30		
16 Total BUA proposed including FCA [13 + 15(a)(i)+(b)(ii) + 15(b)(iv)]	2183.30		
17 FSI consumed on Net Plot [13/5]	1.98		

**CERTIFICATE OF AREA**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO.2805/2022 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED AND THE AREA SO WORKED OUT IS 903.00 SQ.MT. THE AREA OF PLOT AS PER PRC IS 903.00 SQ.MT. (NINE HUNDRED THREE POINT ZERO SQUARE METERS ONLY) AND TALLIES WITH THE AREA IN C.S. RECORD.

MISS VINITA NANDAKUMAR CHOGLÉ  
ARCHITECT

**DESCRIPTION OF PROPERTY**

PROPOSED REDEVELOPMENT ON PLOT BEARING SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092. KNOWN AS "SYNDICATE BANK EMPLOYEES ADARSH CHSL."

**NAME & ADDRESS OF OWNER OF THE PROPERTY**

SYNDICATE BANK EMPLOYEES ADARSH CHSL  
SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092.

**NAME & ADDRESS OF C.A. TO OWNER**

ANAND MODI  
DIRECTOR  
ANAND MODI REAL ESTATE PVT. LTD.  
C.A. TO SYNDICATE BANK EMPLOYEES ADARSH CHSL.

**DIGITAL SIGNATURE**  
ANAND PREM K UMAR MODI  
Digitally signed by ANAND PREM K UMAR MODI  
DN: cn=ANAND MODI, o=ANAND MODI REAL ESTATE PVT. LTD., c=IN, email=anandmodi@anandmodi.com, ou=ANAND MODI REAL ESTATE PVT. LTD., serial=2024.06.27.09:53:03+05:30

**NAME, ADDRESS OF STRUCTURAL ENGINEER**

MIR. P. K. SURA  
SURA ASSOCIATES

**BUILDING PROPOSAL FILE NO. P-19832/2023/(620B) R/C WARD / FP**

DRG. NO. CA - 302 / I.O.D. JOB NO. 7 DATE

**STAMP OF DATE OF APPROVAL OF PLANS**

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC, ACT 1988 UNDER NO. P-19832/2023/(620B) R/C WARD / FP SIGNED ON EVEN DATE.

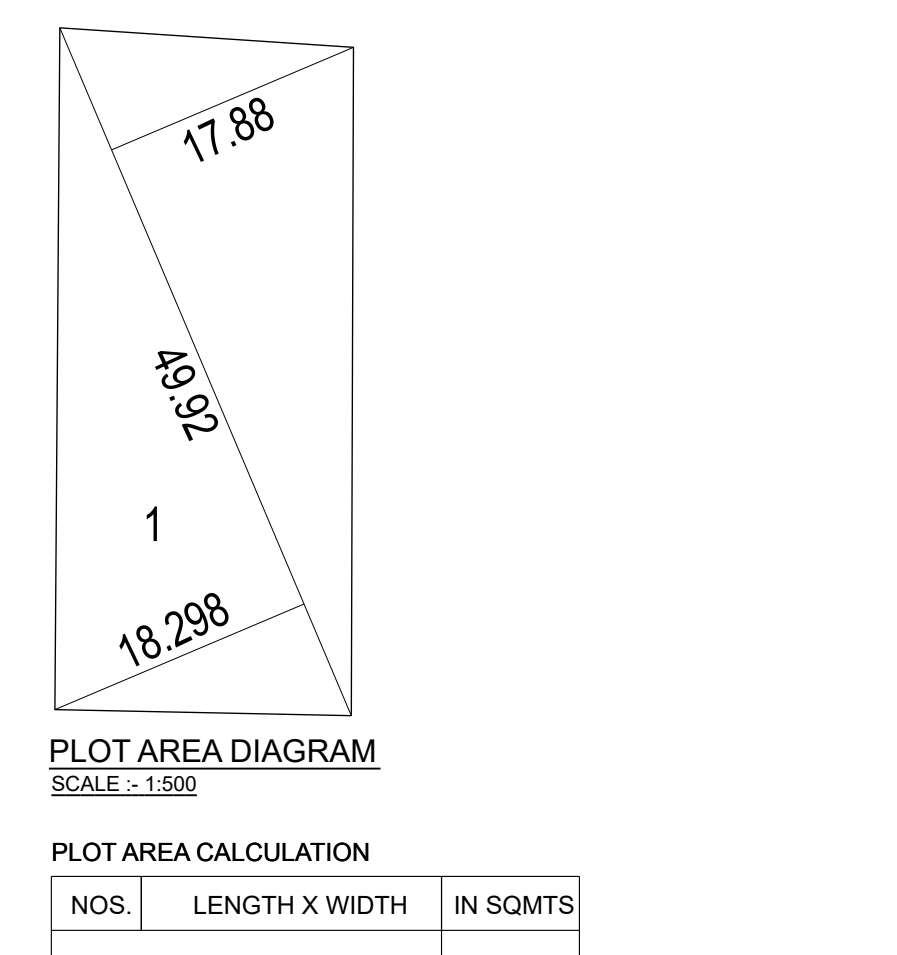
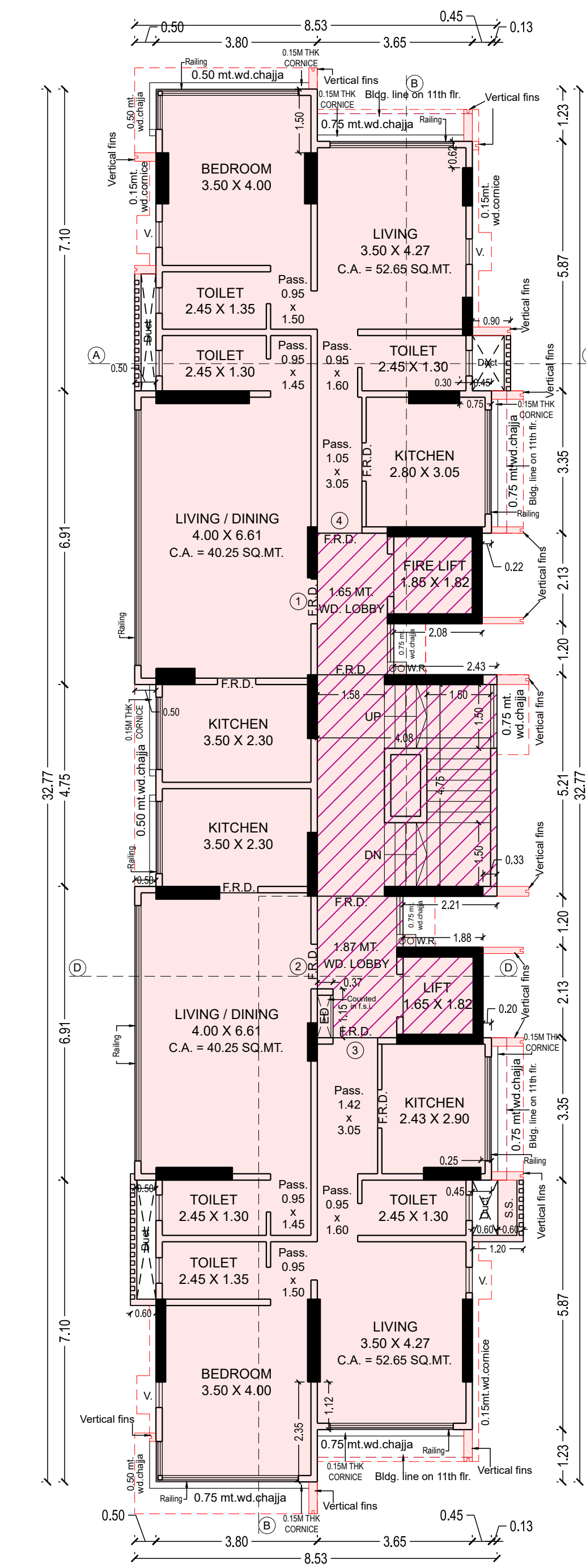
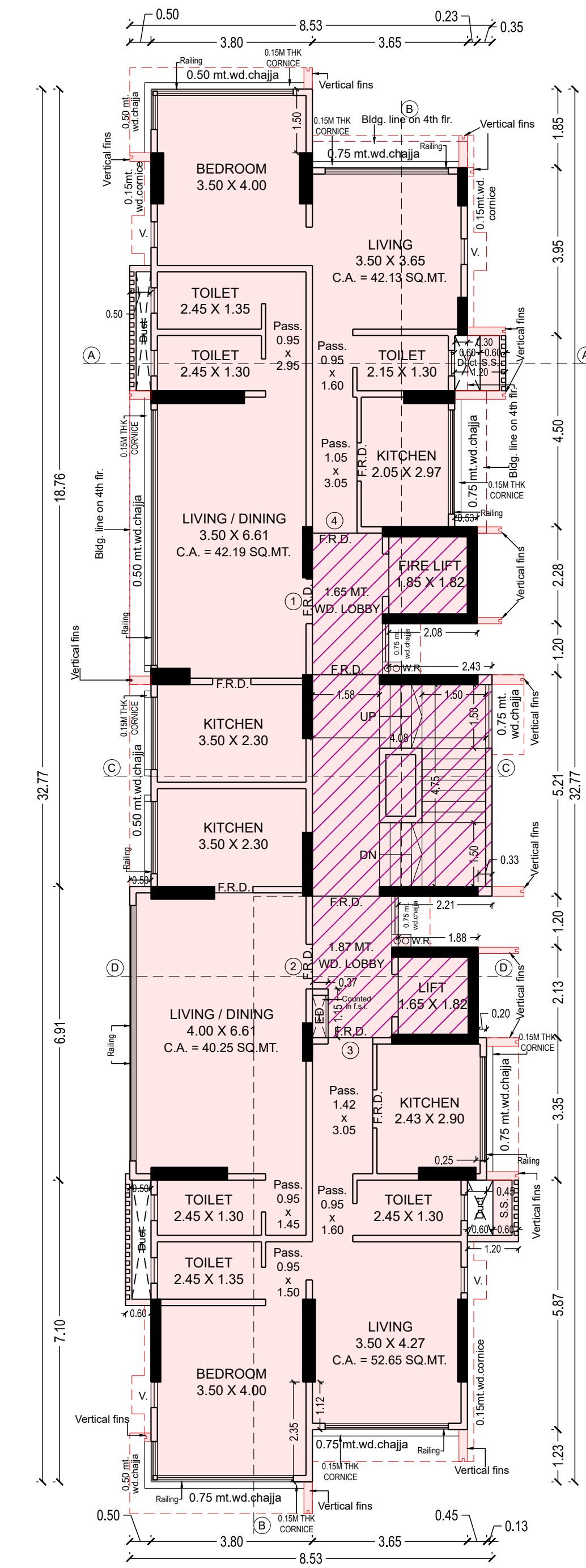
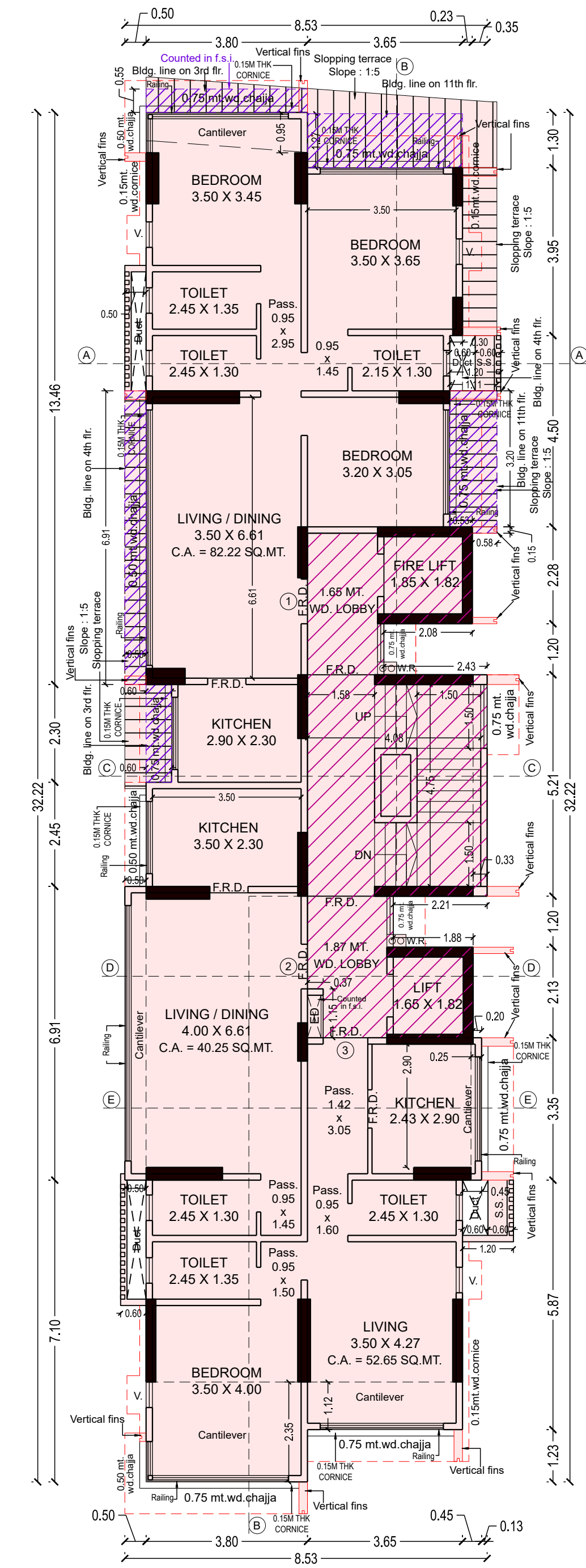
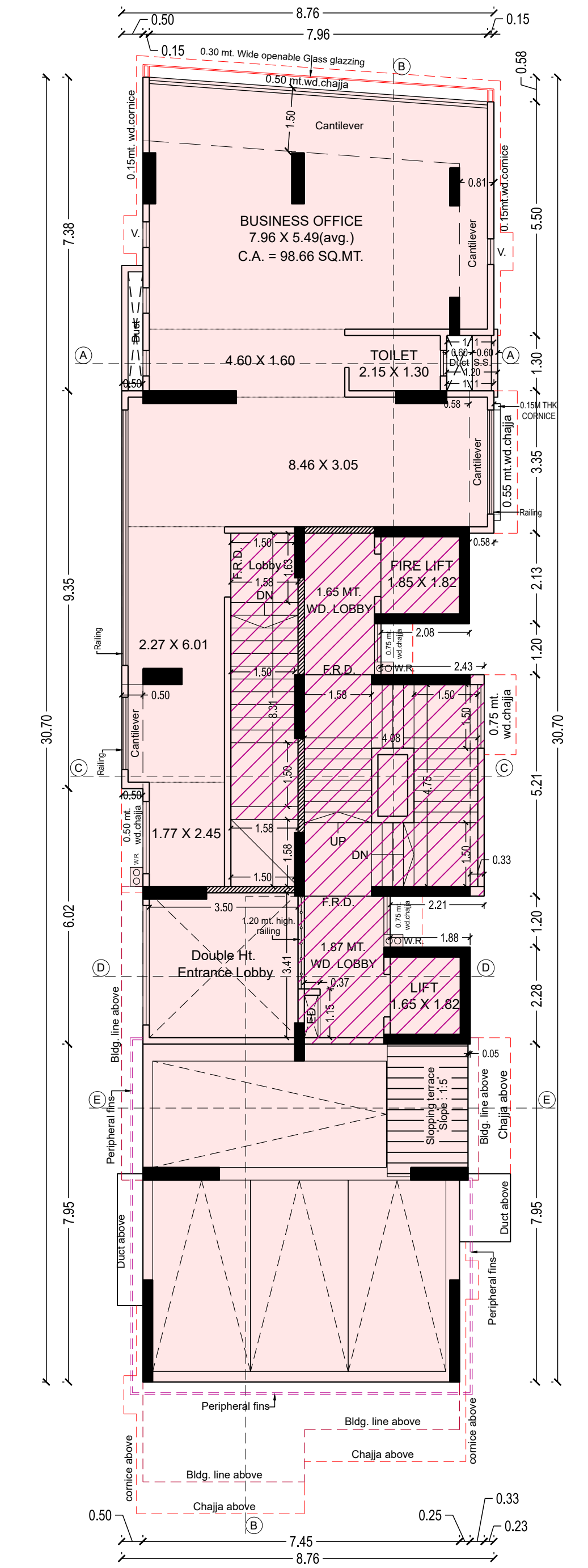
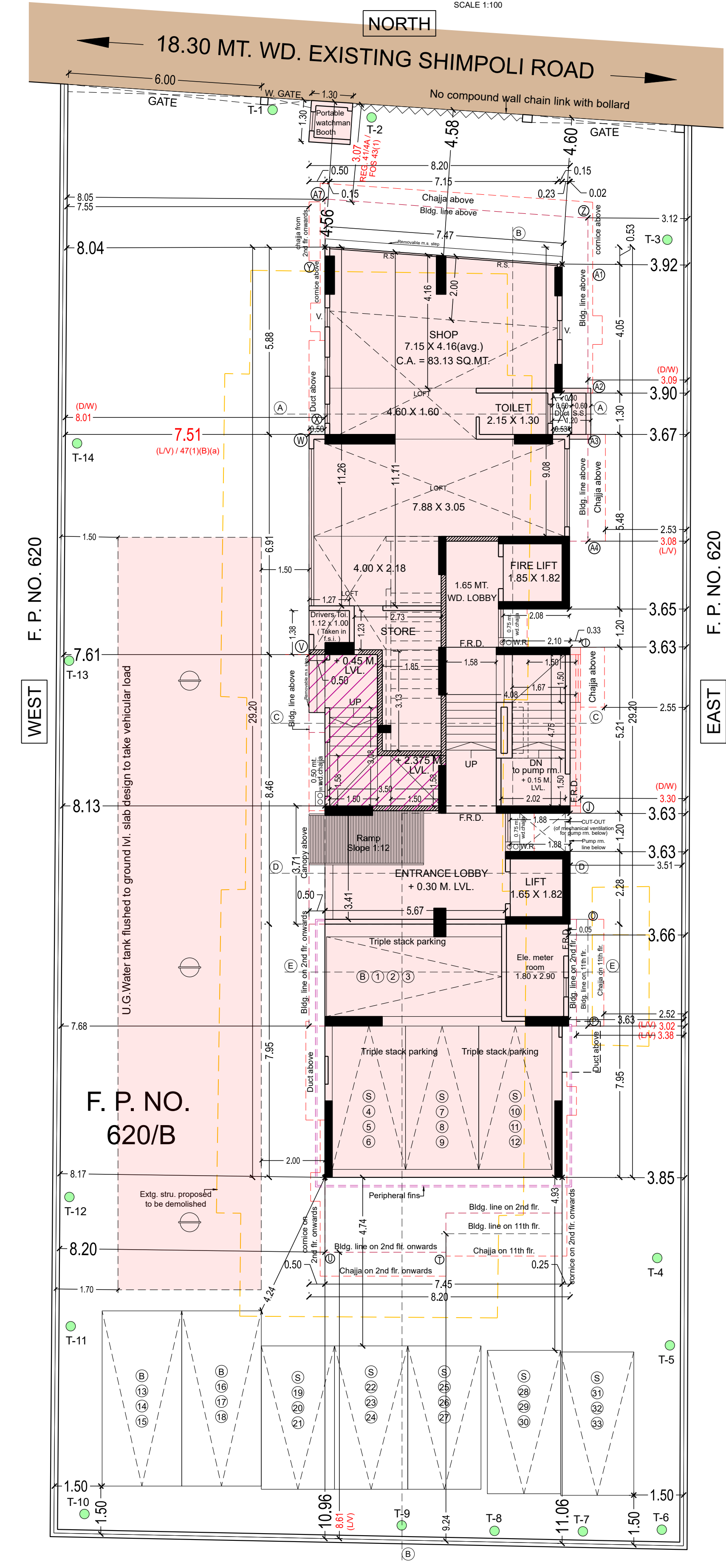
**NOTES:**  
This drawing is digitally signed, hence no physical signature is required.

Srinivas Charly signed by Swapnil Bhagwat at Patil  
Hanumanth a Navanar  
Swapnil Bhagwat at Patil  
SANTOSH UTTAMRAO RAUT  
Digitally signed by SANTOSH UTTAMRAO RAUT  
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**NAME & ADDRESS OF ARCHITECT**

MISS. VINITA NANDAKUMAR CHOGLÉ  
ARCHITECT

**DIGITAL SIGNATURE**  
Vinita Nandakumar Chogle  
Digitally signed by Vinita Nandakumar Chogle  
Date: 2024.06.27 09:49:45+05:30



11TH FLOOR PLAN, TERRACE FLOOR PLAN, LIFT MACHINE ROOM FLOOR PLAN, SECTION A-A, SECTION B-B & T-T.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092. KNOWN AS "SYNDICATE BANK EMPLOYEES ADARSH CHSL."

NAME & ADDRESS OF OWNER OF THE PROPERTY

SYNDICATE BANK EMPLOYEES ADARSH CHSL  
 SUB PLOT NO. 5 OF OLD F.P.NO. 624 (5/624) AND NEW F.P. NO. 620B OF TPS BORIVALI III, AT SHIMPOLI ROAD KASTUR PARK, BORIVALI (W), MUMBAI 400092.

NAME & ADDRESS OF C.A. TO OWNER

MR. ANAND MODI  
 DIRECTOR  
 MODI SPACES REAL ESTATE PVT. LTD.  
 C.A. TO SYNDICATE BANK EMPLOYEES ADARSH CHSL

DIGITAL SIGNATURE  
 ANAND PREMKUMAR MODI  
 Date: 2024.06.27  
 09:54:26 +05'30'

NAME & ADDRESS OF STRUCTURAL ENGINEER

MR. P. K. SURA  
 SURA ASSOCIATES

BUILDING PROPOSAL FILE NO. P-19832/2023(620B) R/C WARD / FP

DRG. NO. JOB NO. DATE

CA - 302 / I.O.D. 7

STAMP OF DATE OF APPROVAL OF PLANS

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 340 OF MMC ACT 1988 UNDER NO. P-19832/2023(620B) R/C WARD / FP SIGNED ON EVEN DATE.

NOTES

This drawing is digitally signed, hence no physical signature is required.

Srinivas Hanumant a Navanare  
 Swapnil Bhagwat at Patil  
 SANTOSH UTTAMRAO RAUT

S.E. (B.P.) P-1 A.E. (B.P.) R-II E.E. (B.P.) WS-II R-1'

NORTH SCALE CHKD BY DRN BY

HRISHI

NAME & ADDRESS OF ARCHITECT

Vinita Nandakumar Chogle

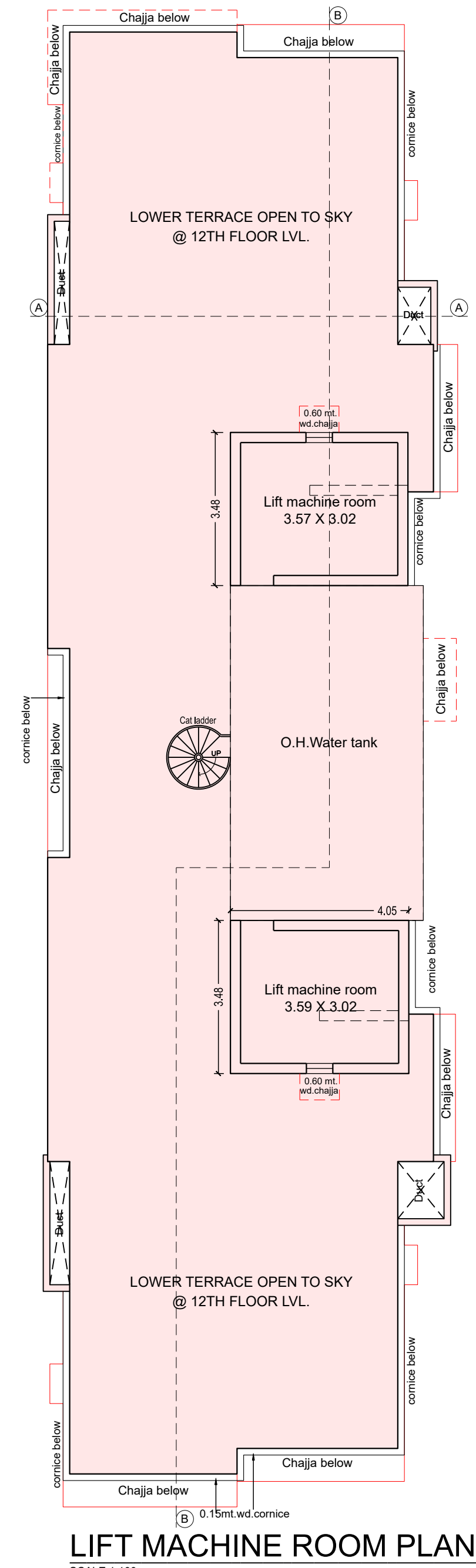
DIGITAL SIGNATURE

MISS. VINITA NANDAKUMAR CHOGLE ARCHITECT

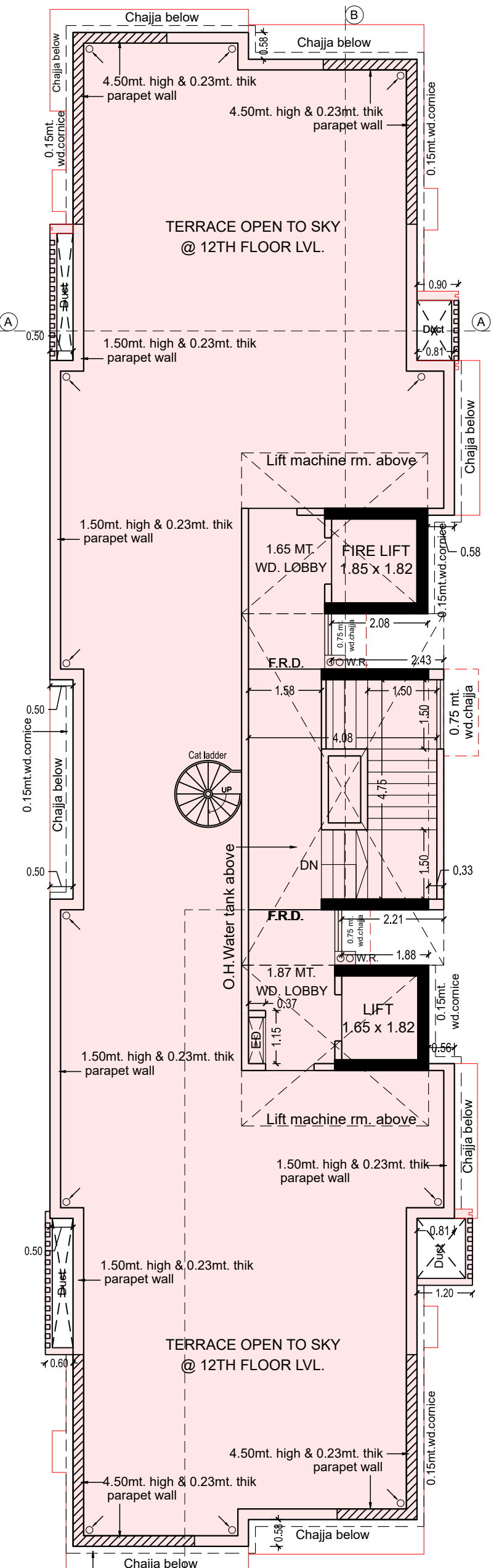
CHOGLE & ASSOCIATES

8, SIKHITA ENCLAVE, MAHARAJPURBA NAGAR, OFF T. T. ROAD, BORIVALI (W) MUMBAI - 400 092, CHOGLEANDARCHITECTS.COM

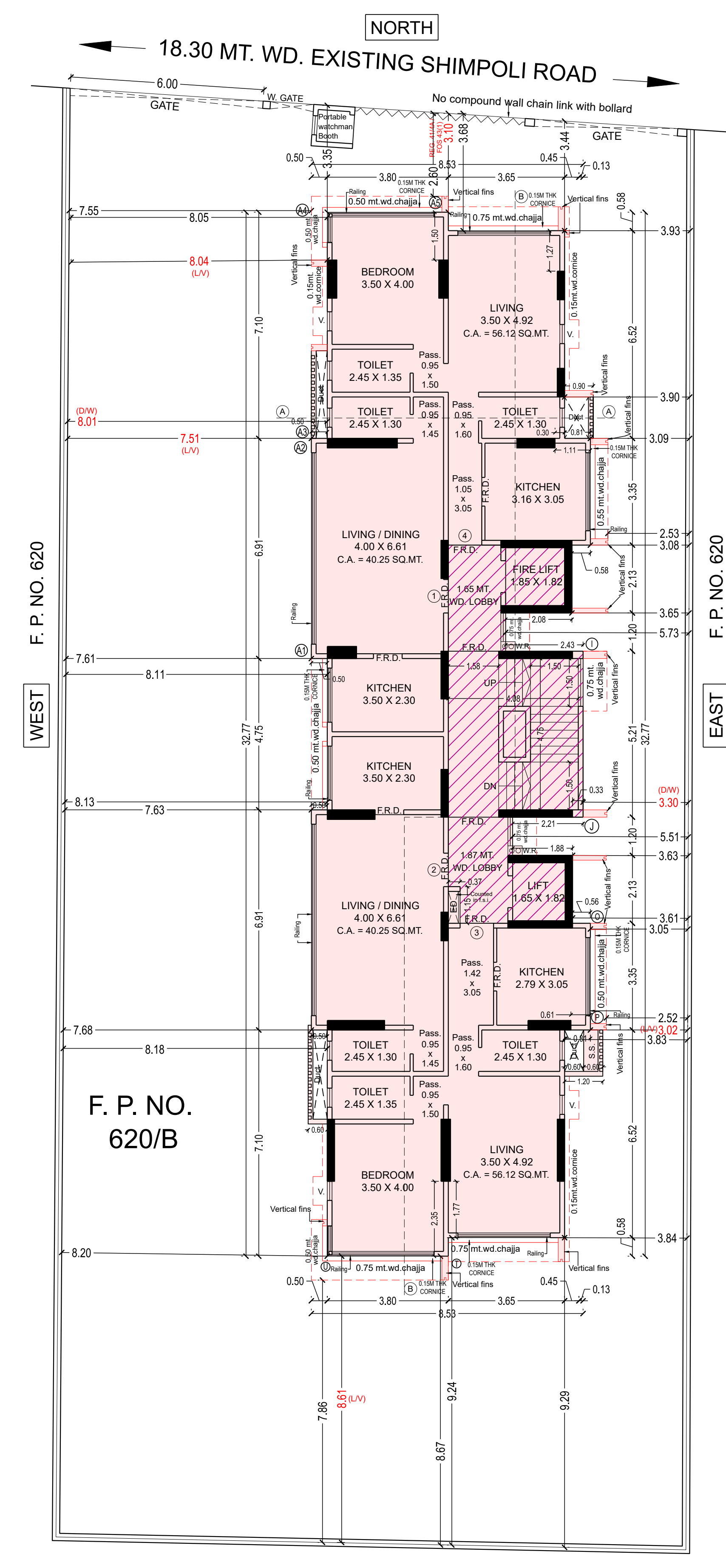
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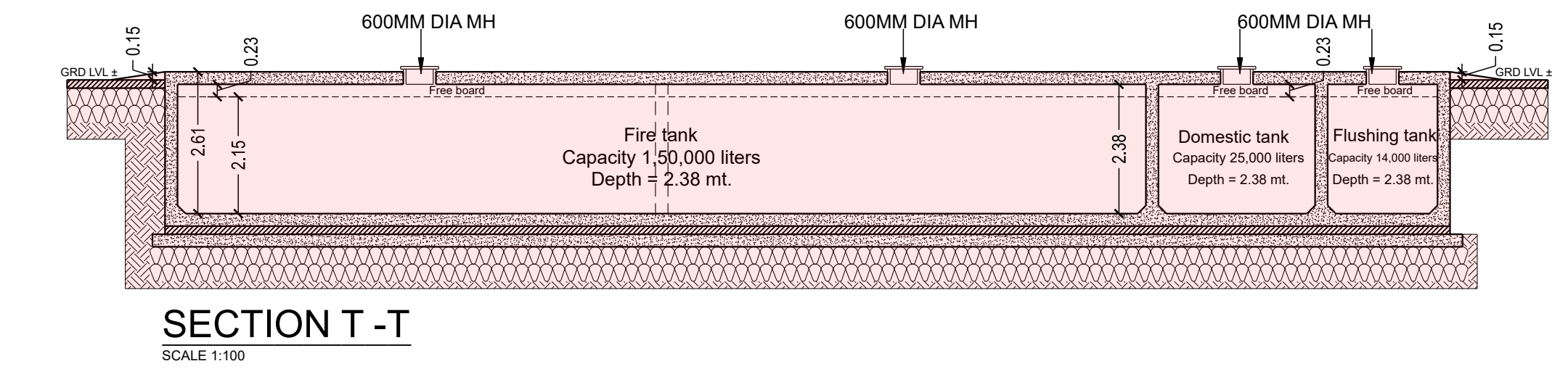
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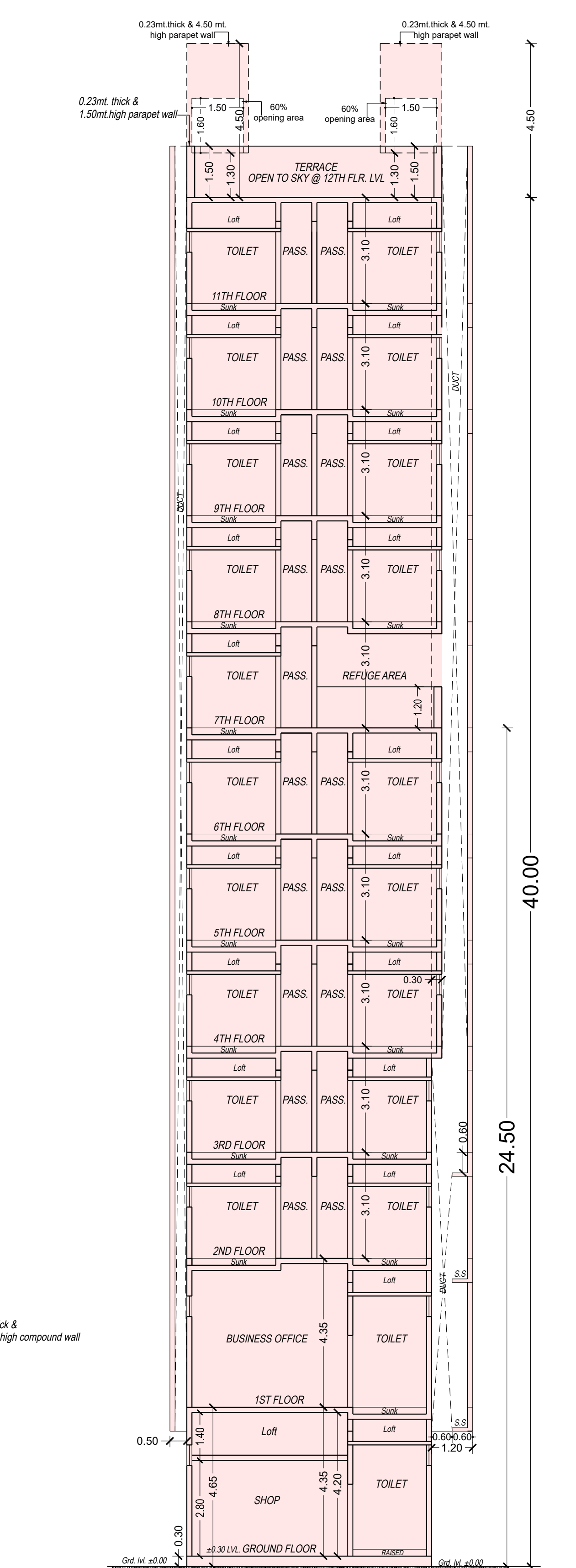
TERRACE FLOOR PLAN SCALE 1:100



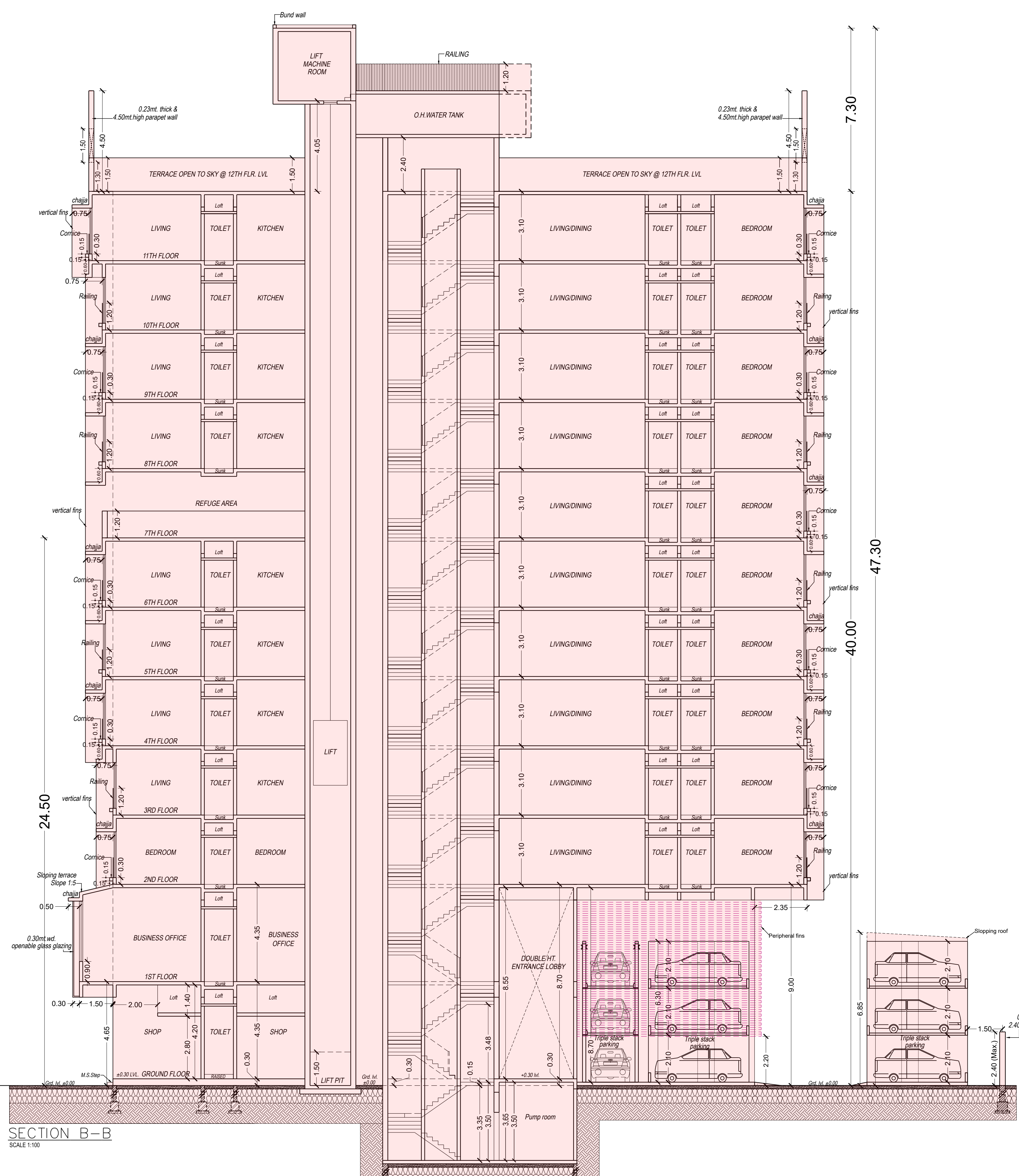
11TH FLOOR PLAN SCALE 1:100



SECTION T-T SCALE 1:100



SECTION A-A SCALE 1:100



SECTION B-B SCALE 1:100