

AREA STATEMENT		SQ.MT.		
1	AREA OF THE PLOT	690.63		
2	PERMISSIBLE F. S. I.	3.00		
3	PERMISSIBLE BUILT UP AREA	2071.89		
4	DETAIL OF PERMISSIBLE F.S.I. CALCULATION AREA			
PARTICULARS		CARPET AREA IN SQ.MT. ①	BUILT UP AREA IN SQ.MT. ② (1 X 1.20)	FUNGIBLE AREA IN SQ.MT. ③ (2 X 35 %)
i	CARPET AREA REQUIRED FOR NR REHAB TENANT	33.20	39.84	13.94
ii	CARPET AREA REQUIRED FOR RESI. REHAB TENANT	971.43	1165.71	408.00
iii	BUILT UP AREA PROPOSED FOR RESI. SALE COMPONENT	—	866.34	303.22
iv	TOTAL BUILT UP AREA	1004.63	2071.89	725.16
v	TOTAL PERMISSIBLE BUILT UP AREA	—	2797.05 SQ.MT.	

TENENT STAEMENT

FLOORS	REHAB		SALE	
	RESI	COMM	RESI	COMM
GR. FL.	3	2		—
1st. FL.	8	—	—	—
2nd. FL.	8	—	—	—
3rd. FL.	8	—	—	—
4th. FL.	5	—	2	—
5th. FL.	1	—	7	—
6th. FL.	—	—	8	—
7th. FL.	—	—	8	—
TOTAL	33.00	2	25.00	
		35.00	25.00	
60.00 Nos.				

GROSS B. U. A. STATEMENT (INCL. FUNGIBLE)

FLOORS	BUILT UP AREA				TOTAL
	REHAB		SALE		
	RESI	COMM	RESI	COMM	
GR. FL.	131.32	48.65	—	—	179.97
1st. FL.	354.46	—	—	—	354.46
2nd. FL.	356.93	—	—	—	356.93
3rd. FL.	358.05	—	—	—	358.05
4th. FL.	270.91	—	67.14	—	338.05
5th. FL.	55.22	—	313.62	—	368.84
6th. FL.	—	—	368.84	—	368.84
7th. FL.	—	—	368.84	—	368.84
TOTAL	1526.89	48.65	1136.44	—	2713.98
	1575.54		1136.44		
	2713.98 SQ.MT.				

FILE NO :- CHE/CTY/0508/F/S/337(NEW)

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PROFORMA 'A' (AS PER DCPR 2034)

A		PROFORMA 'A' (AS PER DCPR 2034)		TOTAL IN SQ. MTR. 06/11/2019						
1	AREA OF THE PLOT			690.63						
2	DEDUCTION FOR									
a	ROAD SET BACK AREA			29.60						
b	PROPOSED ROAD									
c	ANY REDUCTION (SEE 4.4.1)									
d	ANY SETBACK AS PER									
3	BALANCE AREA OF PLOT (1 MINUS 2)			661.03						
4	LOSSES									
5	NET AREA OF PLOT (3 MINUS 4)			661.03						
6	ADDITION FOR FLOOR SPACE INDEX									
a	(a) 100% FOR C.P. ROAD			29.60						
b	(b) 100% FOR SETBACK									
7	TOTAL AREA (5 PLUS 6)			690.63						
8	FLOOR SPACE INDEX PERMISSIBLE			3						
9	FLOOR SPACE INDEX AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO 3% OF THE BALANCE AREA VIDE 3 ABOVE)									
10	ADDITION FOR FLOOR SPACE INDEX									
11	PERMISSIBLE FLOOR AREA AS PER DCPR 30(7)			2071.89						
12	TOTAL GROSS B.U.A. PERMISSIBLE AS PER DETAIL STATEMENT			2071.89						
13	EXISTING FLOOR AREA			—						
14	PROPOSED BUILT UP AREA			2071.89						
15	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX									
16	PURELY RESIDENTIAL BUILT UP AREA PROPOSED			2635.25						
17	NON-RESIDENTIAL BUILT UP AREA PROPOSED			36.04						
18	TOTAL BUILT UP PROPOSED (14A+14B)			2071.89						
19	BALANCE BUILT UP AREA									
20	FIR CONSUMED ON NET HOLDING = 15/3			3.00						
B.	DETAILS OF FSI AVAILABLE AS PER DCPR 31 (3)									
1.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR RESIDENTIAL	REHAB	408.00	354.85						
		SALE	303.22	278.43						
2.	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR NON RESIDENTIAL	REHAB	13.94	6.81						
3.	TOTAL FUNGIBLE BUILT UP VIDE DCPR 31 (3) (5) + (5) + (5)	R	725.16	731.40						
4.	TOTAL DEFICIT AREA	NR	5.13							
		TOTAL	58.28							
5.	TOTAL GROSS BUILT UP AREA PERMISSIBLE / PROPOSED			2738.77						
6.	BALANCE GROSS BUILT UP AREA			24.79						
C.	TENANT STATEMENT B. 4.									
(i)	PROPOSED AREA (ITEM B. 12 ABOVE)									
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)									
(iii)	AREA AVAILABLE FOR TENANTS ((B) MINUS (ii))									
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)									
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)									
(vi)	TENEMENTS EXISTING									
D.	PARKING STATEMENT									
(i)	PARKING REQUIRED BY REGULATIONS FOR —									
(ii)	CAR									
(iii)	SCOOTER / MOTOR CYCLE									
(iv)	OUTSIDER (GUESTS)									
(v)	COVERED GARAGE PERMISSIBLE									
(vi)	COVERED GARAGE PROPOSED									
(vii)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS									
E.	TRANSPORT VEHICLES PARKING									
(i)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE REQUIRED									
(ii)	PROVIDED									
CERTIFICATE OF AREA 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 690.63 SQ.MT. ONLY AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP, P.T.S. RECORDS, CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/01/2010 Subodh Krishna Tari SIGN, OF ARCHITECT										
F. NOTES ● BOUNDARY OF PLOT SHOWN THICK BLACK ● PROPOSED WORK SHOWN RED WASH ● DRAINAGE LINE SHOWN RED DOTTED ● RECREATION GROUND SHOWN GREEN WASH ● EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK ● EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW ● SETBACK AREA SHOWN BURNT SIENNA										
PROFORMA 'B' <table border="1"> <tr> <th>CONTENTS OF SHEET</th> <th>DESCRIPTION OF PROPERTY</th> </tr> <tr> <td>GROUND FLOOR PLAN, SUMMARY TENEMENT BLOCK PLAN, LOCATION PLAN, PLOT AREA STATEMENT</td> <td>PROPOSED REDEVELOPMENT UNDER SCHEME 33 (7) OF DCR, 1991 ON PLOT BEARING C.S. No. 351, 352, 353, 354 & 355 OF VILLAGE - PAREL, MUMBAI</td> </tr> <tr> <td>NAME, ADD. OF OWNER</td> <td>NAME, ADDRESS OF C.A. TO OWNER</td> </tr> </table>					CONTENTS OF SHEET	DESCRIPTION OF PROPERTY	GROUND FLOOR PLAN, SUMMARY TENEMENT BLOCK PLAN, LOCATION PLAN, PLOT AREA STATEMENT	PROPOSED REDEVELOPMENT UNDER SCHEME 33 (7) OF DCR, 1991 ON PLOT BEARING C.S. No. 351, 352, 353, 354 & 355 OF VILLAGE - PAREL, MUMBAI	NAME, ADD. OF OWNER	NAME, ADDRESS OF C.A. TO OWNER
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RAJARAM R MASANE SAMCON BUILDERS.										
AMENDED PLANS APPROVED SUBJECT TO CONDITION MENTIONED IN AMENDED APPROVAL LETTER DT. -										
Bharat Ramdas Saindane SUB-ENGINEER (R.P.) CITY - VIII		Sanjay Rajadkar ASST. ENGINEER (R.P.) CITY - V		HARSH NARSH EXE. ENGINEER (R.P.) CITY - III						
NAME, ADDRESS & SIGNATURE OF ARCHITECT			SIGNATURE							
SUBODH TARI THE DESIGNERS ARCHITECTS, REGISTERED VALUERS, TOURISM CONSULTANTS, ENVIRONMENTAL & LANDSCAPE DESIGNERS 11, 5TH FLOOR, KAMIN CHAMBERS, AMBALAL DOSHI MARG, FORT, MUMBAI - 01. * TEL. : (91-22) 61243800 * EMAIL : project@thedesigners.com			Subodh Krishna Tari							
JOB NO.	DRG. NO.	DRG. NO.	DATE	DRN BY	BMC FILE NO.	FILE NAME				
T / 1078	91	61	27/12/2019	S. KHAN						