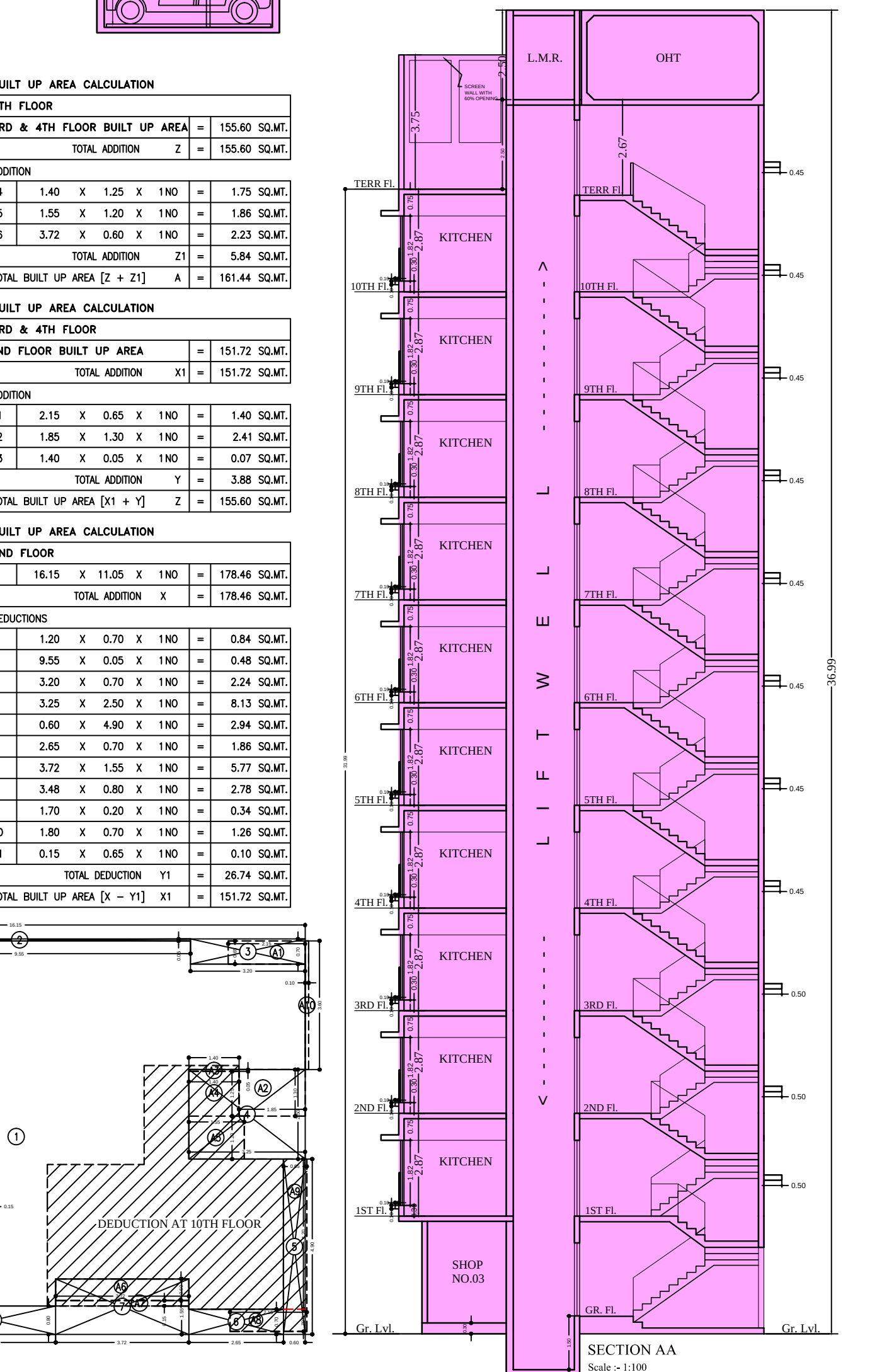
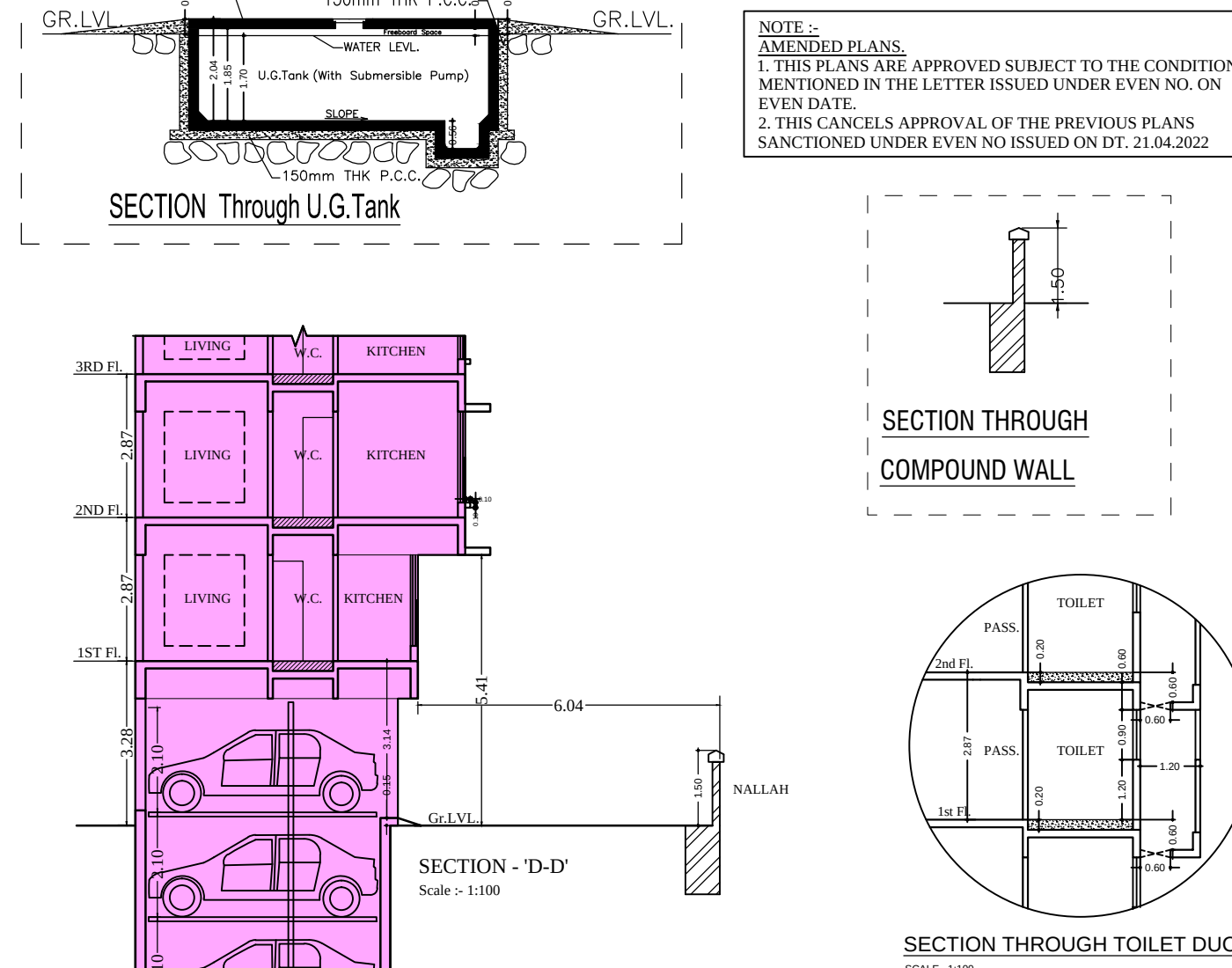
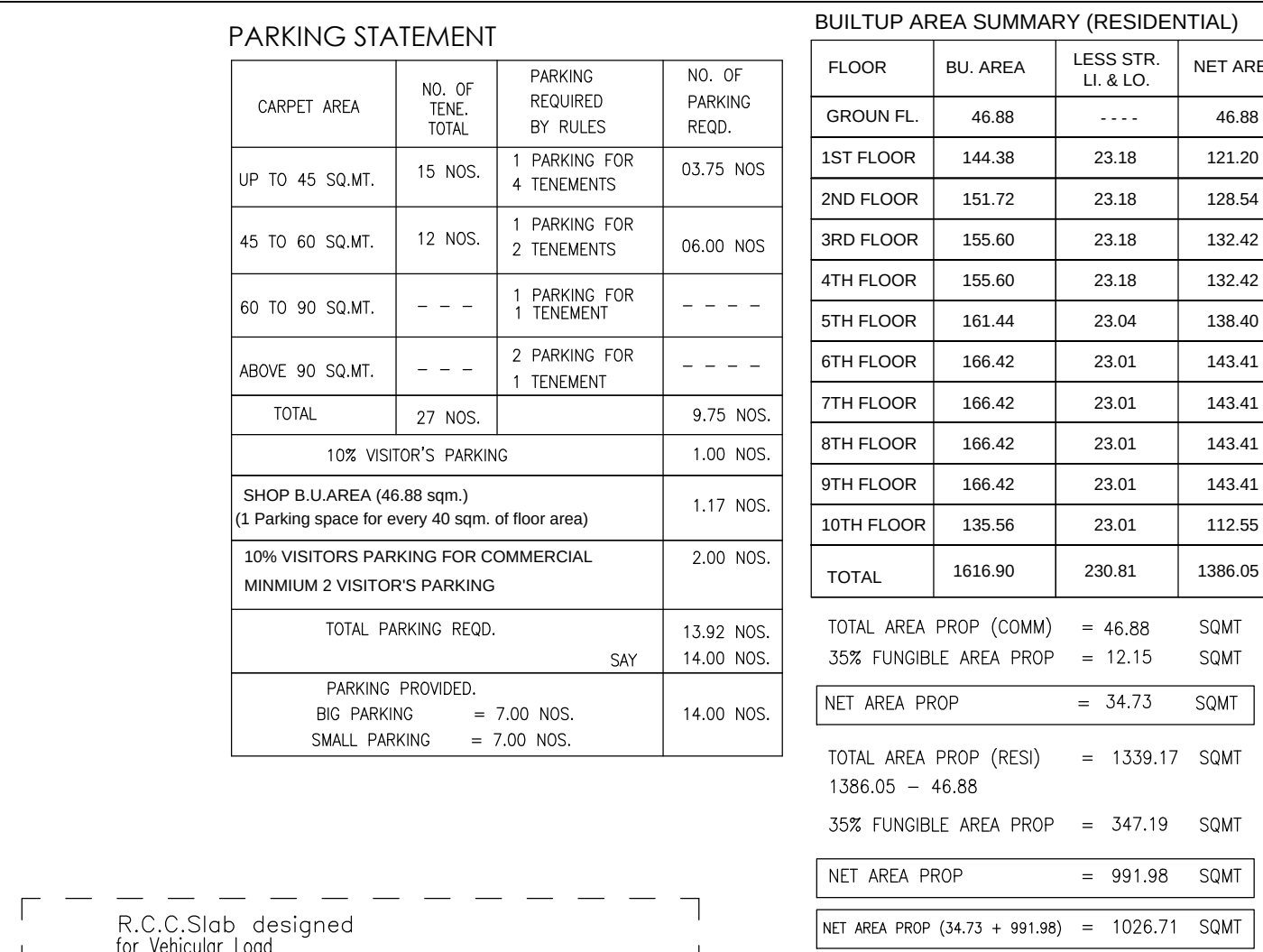
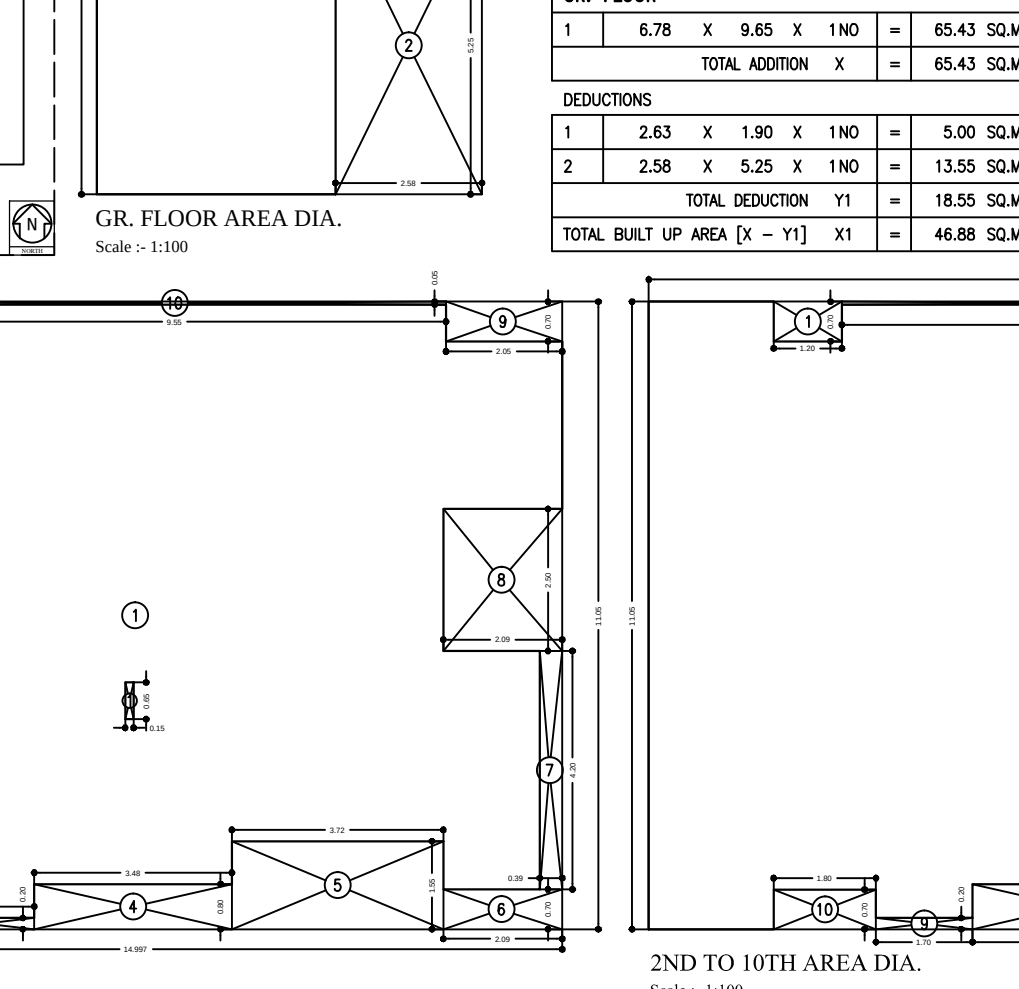
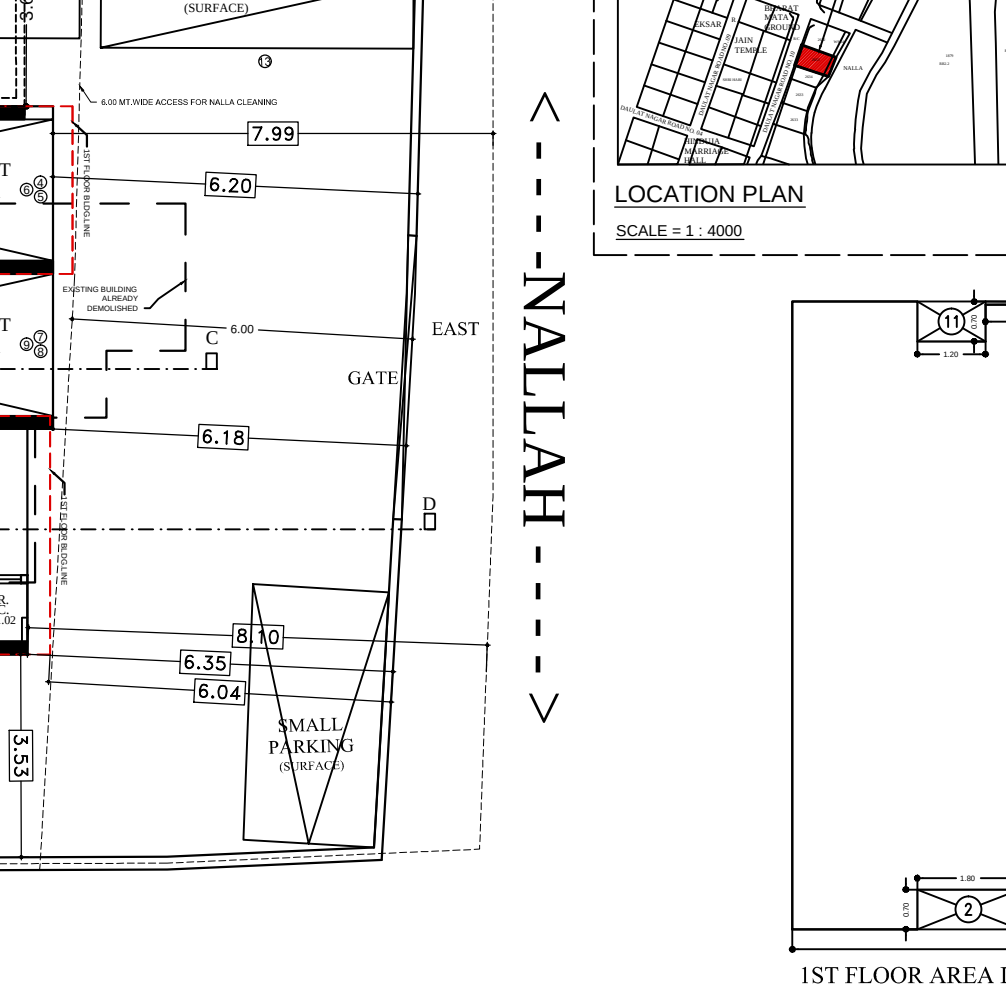
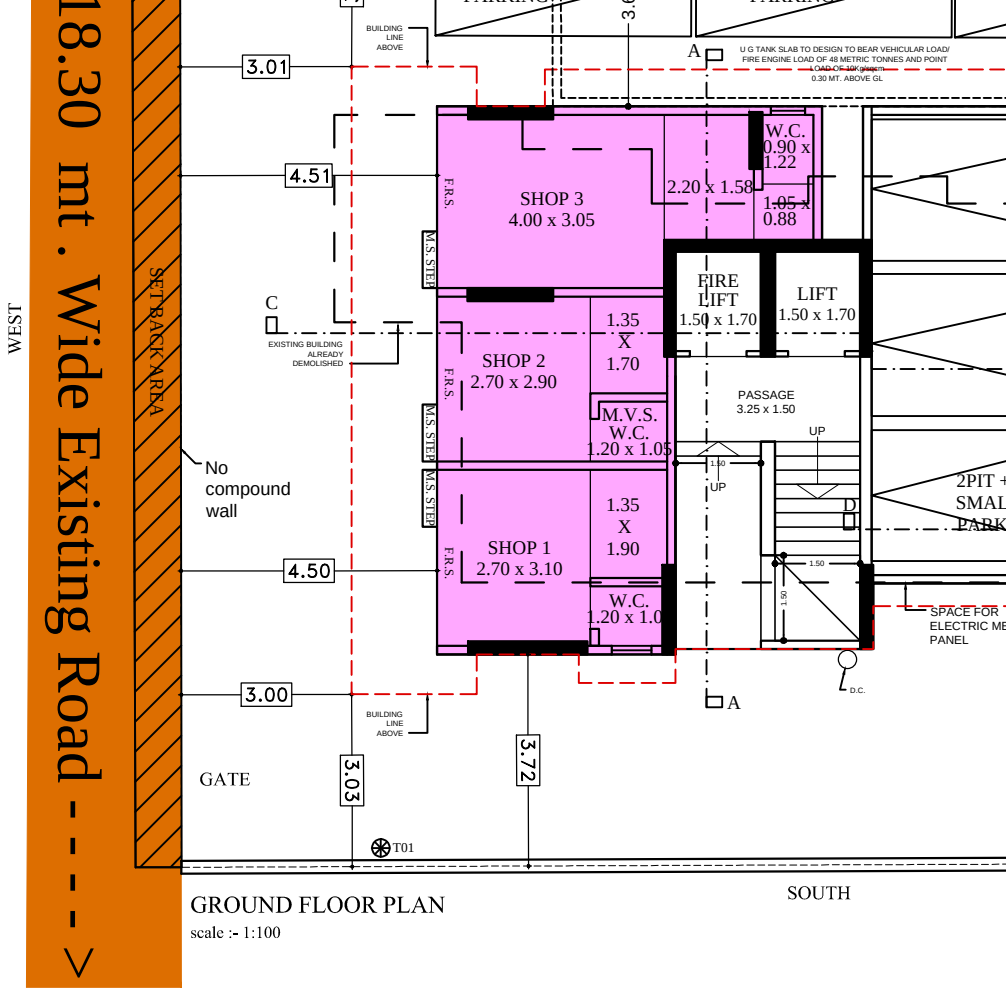
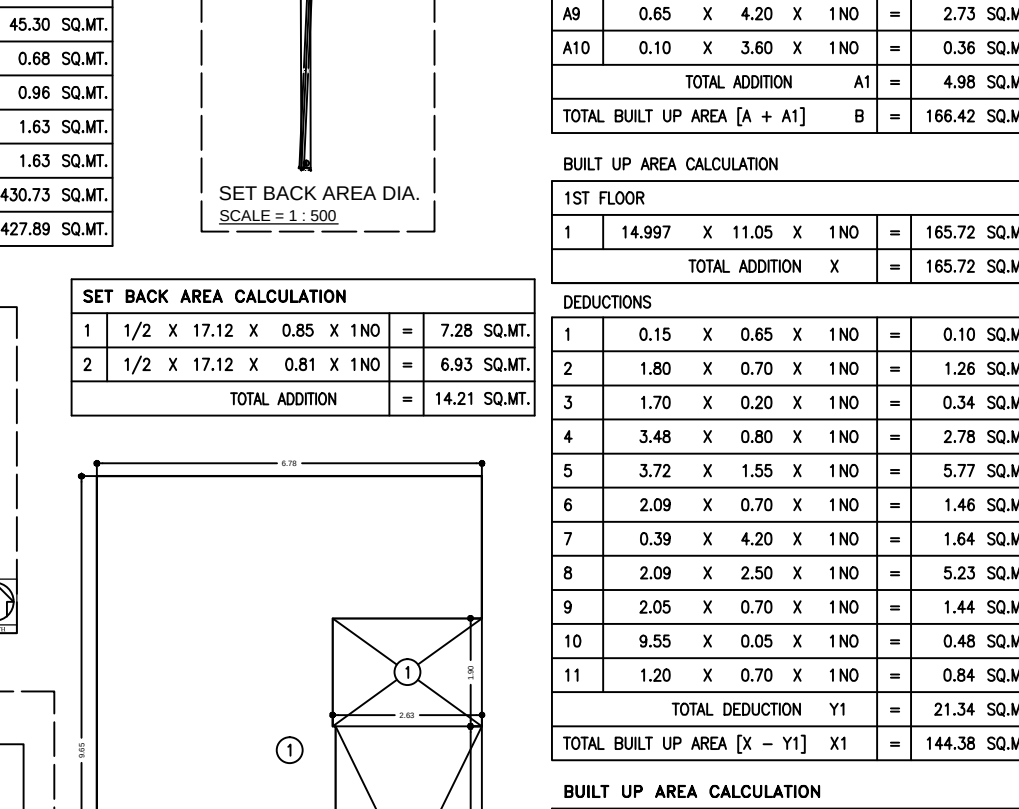
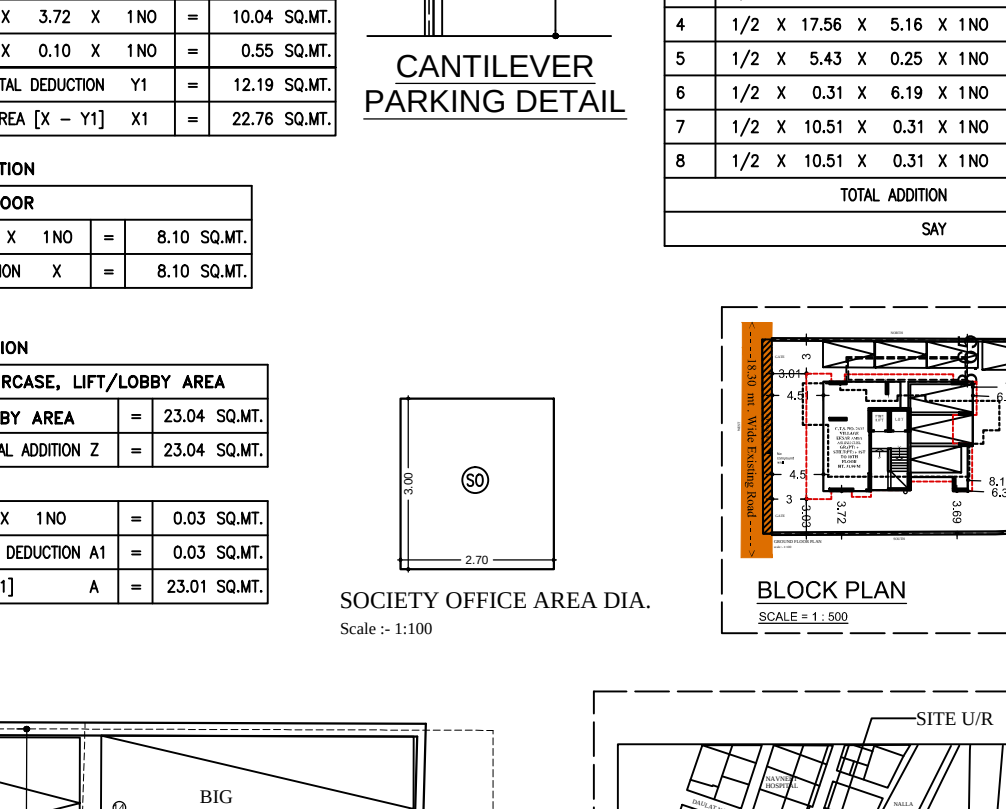
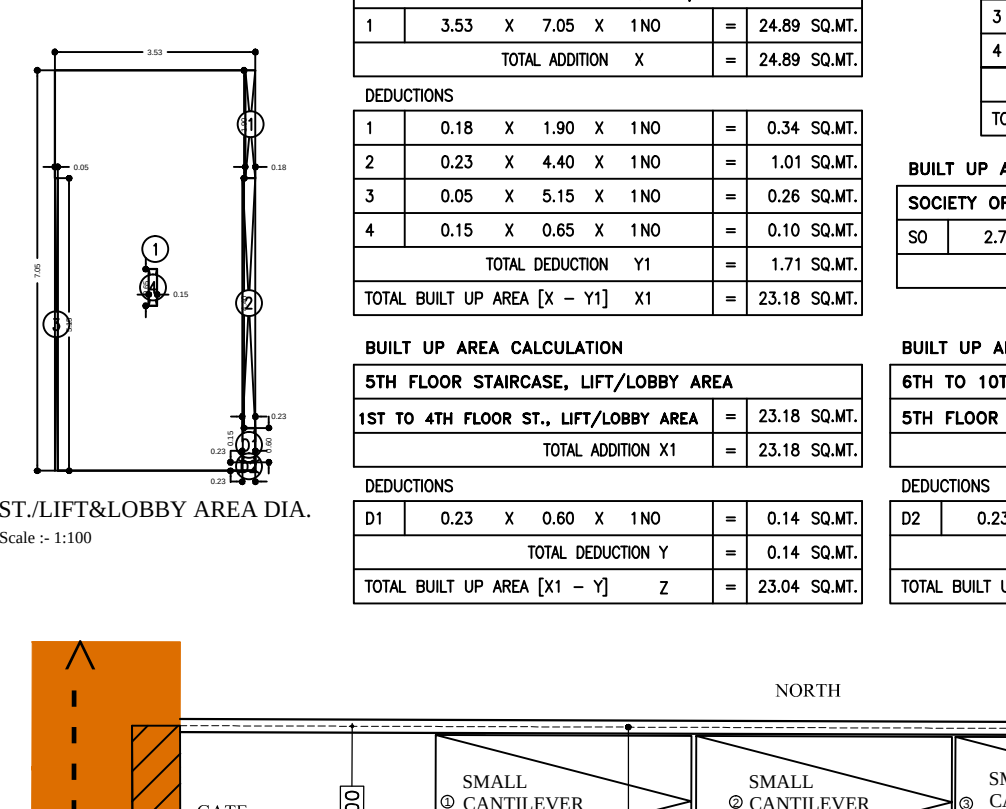
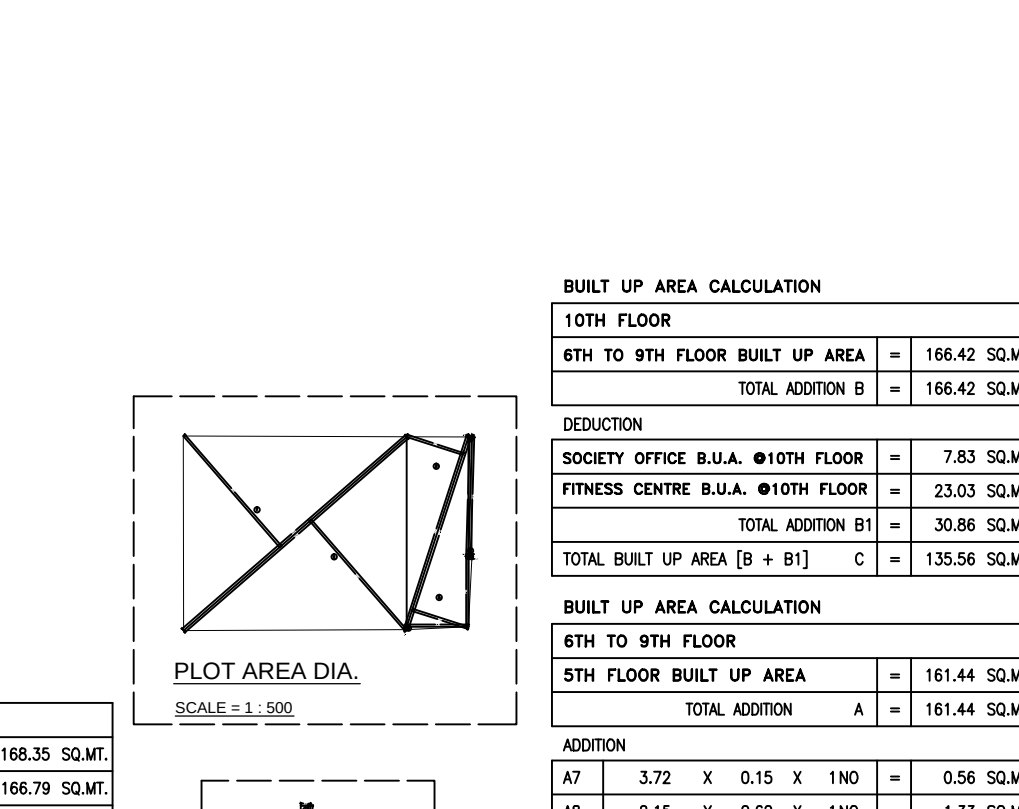
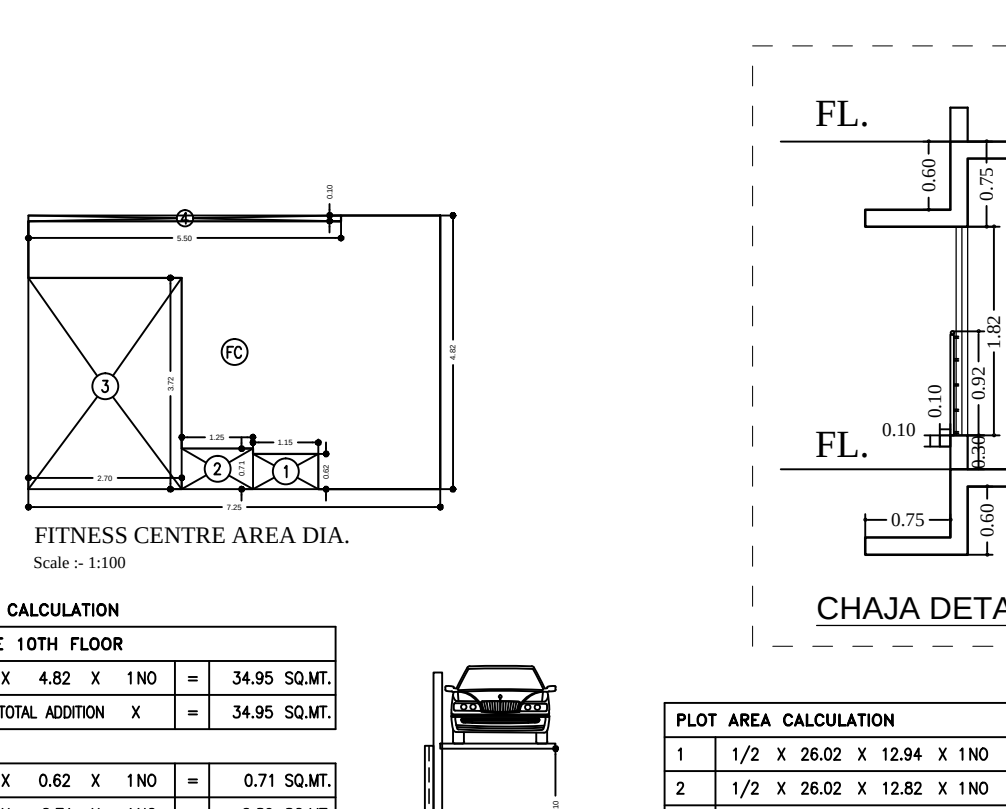
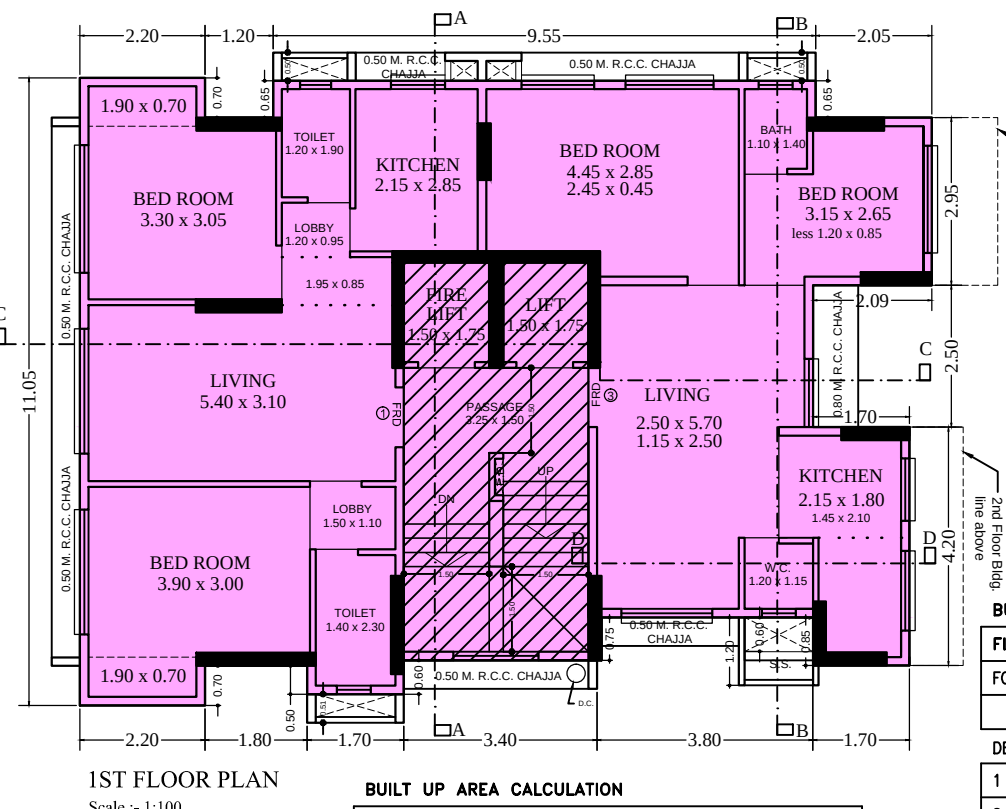
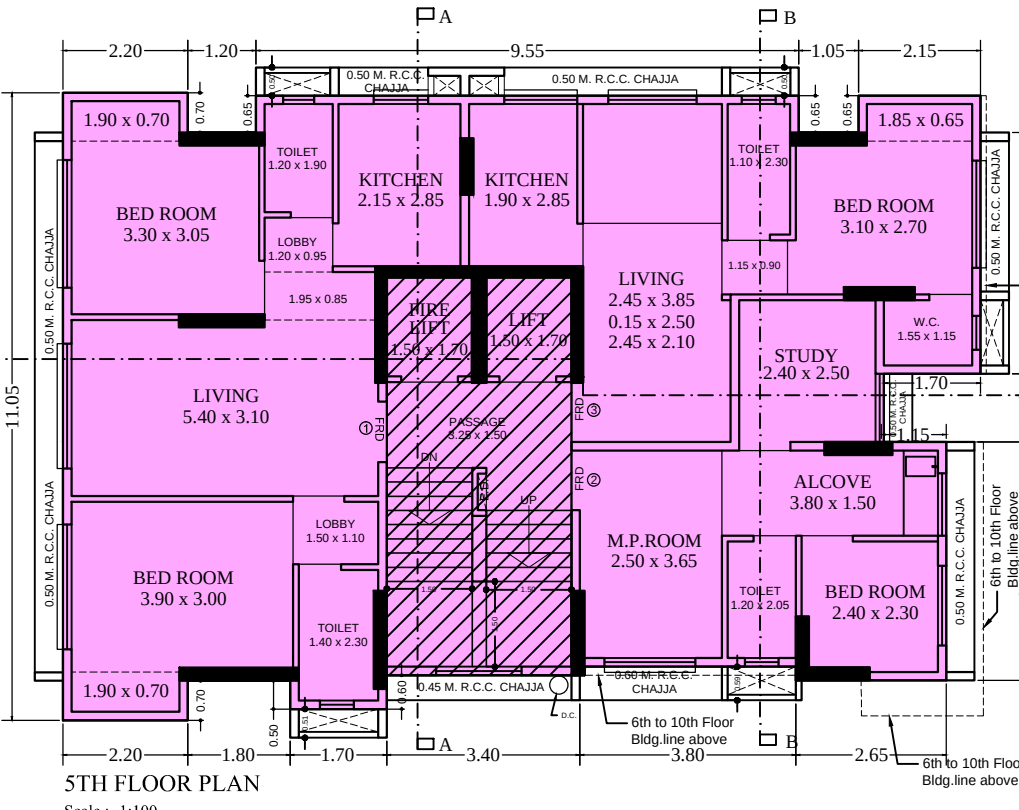
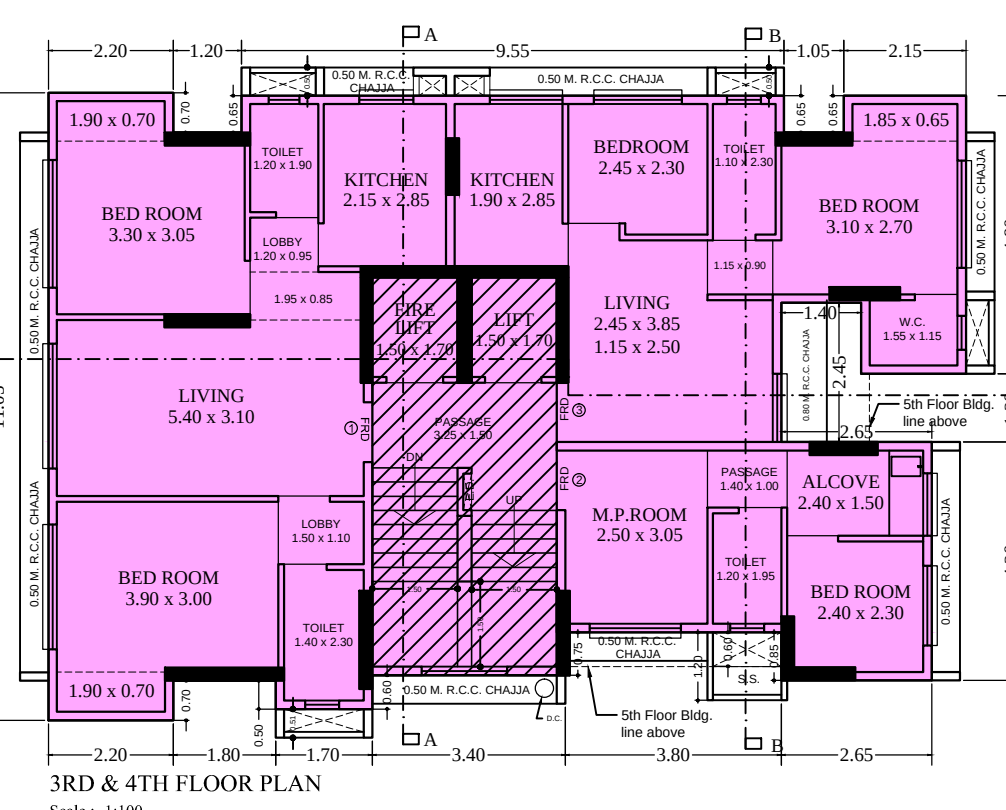
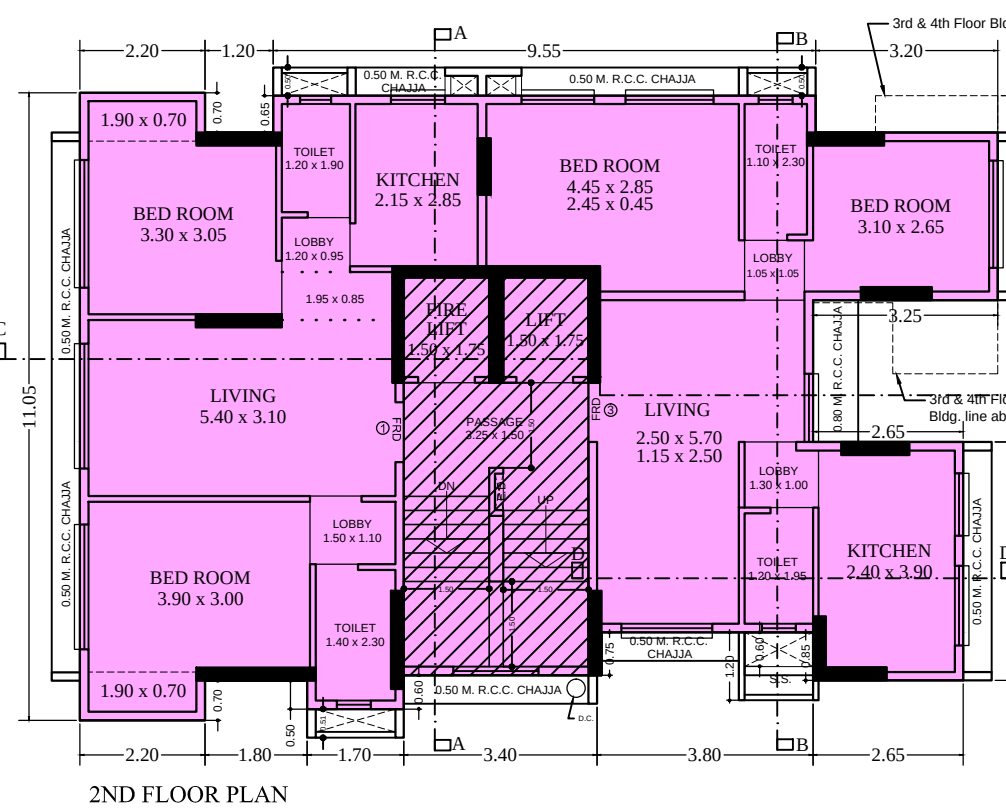
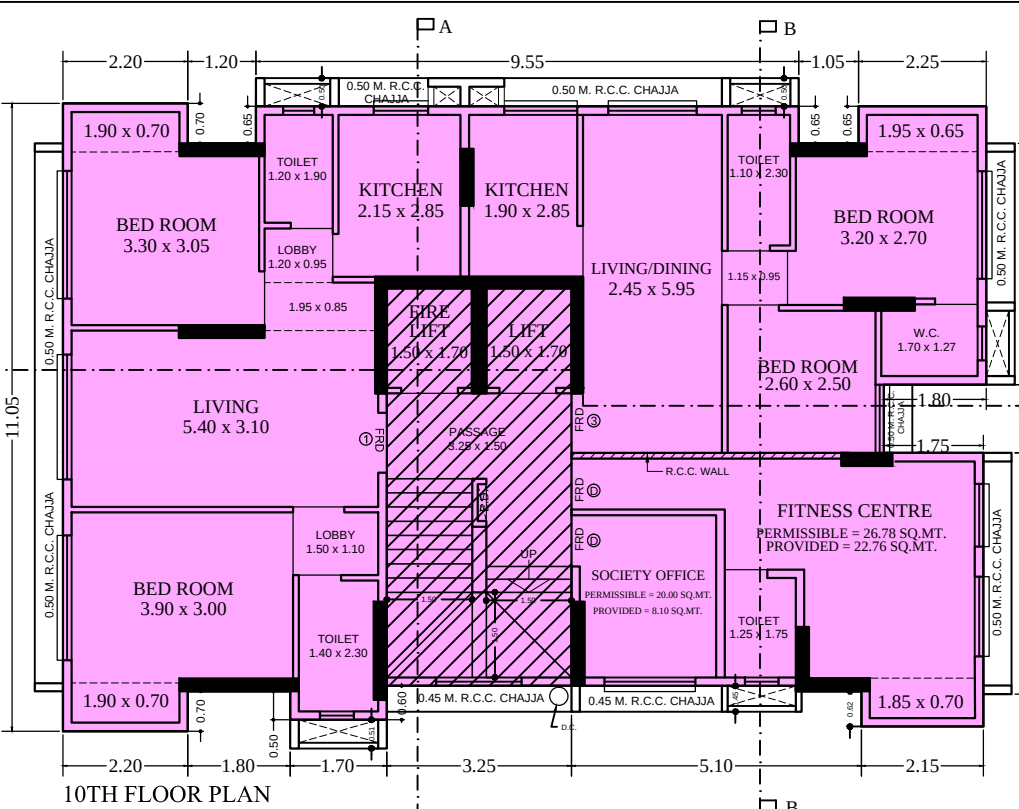
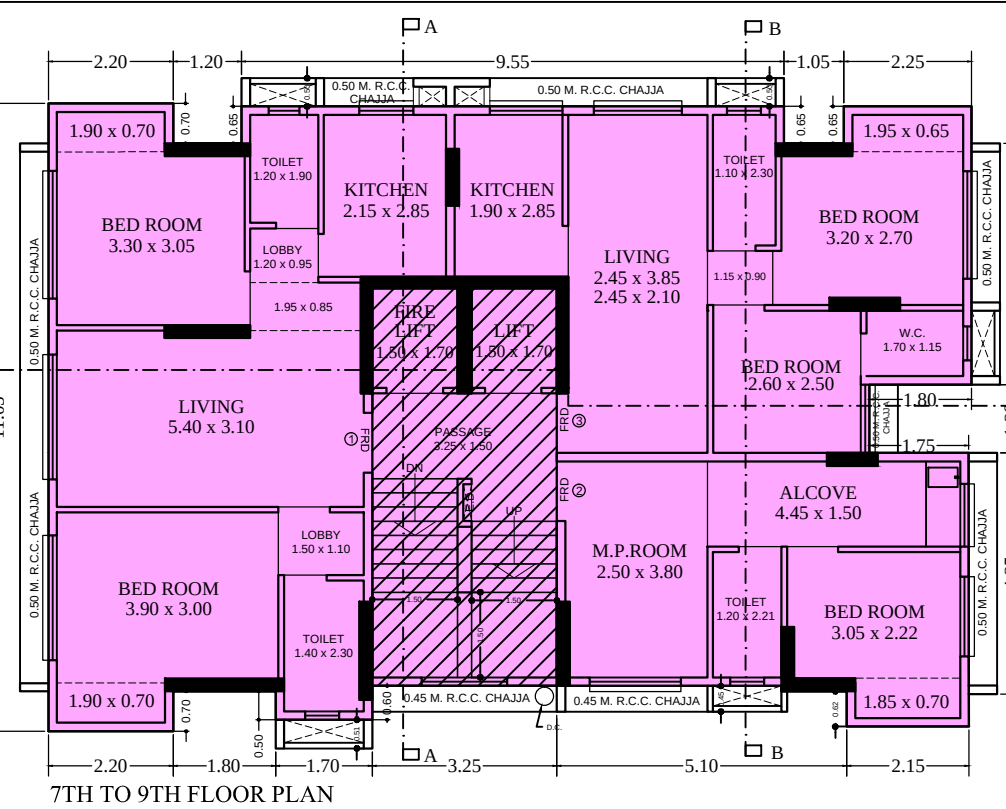
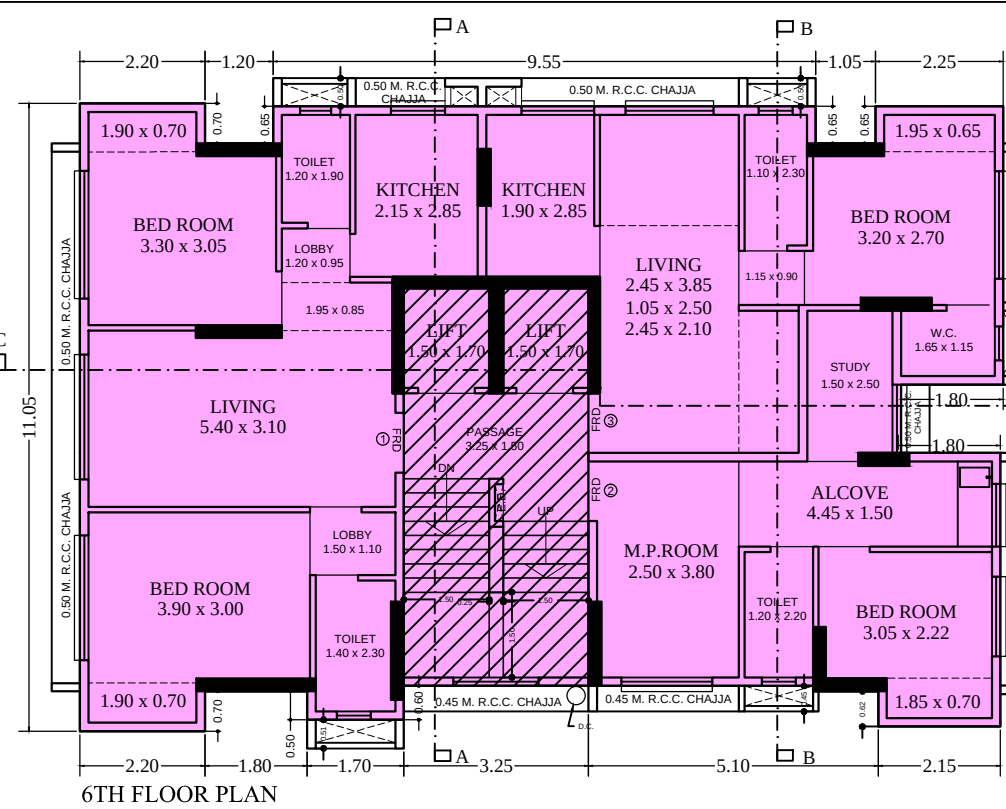




FILE No.: [P-10047/2022/(2633)/R/C WARD/BORIVALI-R/C] I/2

PROFORMA - A

A. AREA STATEMENT

1) AREA OF THE PLOT

Area of the plot as per PRC = 442.10 sq.mt.

IN SQ.MTS.

2) DEDUCTIONS FOR:

A) For Reservation/Road area

a) Road set back area to be handed over (100%) (Regulation No 16) = 46.88

b) Proposed D.P. road to be handed over (100%) (Regulation No 16) = 12.15

c) Reservation area/plot to be handed over (100%) (Regulation No 17) = 139.17

d) TOTAL AREA UNDER ROAD/RESERVATION = 178.20

B) For Amenity area

a) Area of amenity plots to be handed over as per DCR 14(A) = 12.15

b) Area of amenity plots to be handed over as per DCR 14(B) = 12.15

c) Area of amenity plots to be handed over as per DCR 15 = 12.15

d) Area of amenity plots to be handed over as per DCR 35 = 12.15

e) TOTAL AMENITY AREA = 48.60

C) Deduction for Existing Built up area to be retained if any/Land component of Existing BUA as per regulation under which development was allowed = 12.15

3) Total deduction : (1a)+(1b)+(1c)+(1d)+(1e)+(1f)+(1g)+(1h)+(1i)+(1j)+(1k)+(1l)+(1m)+(1n)+(1o)+(1p)+(1q)+(1r)+(1s)+(1t)+(1u)+(1v)+(1w)+(1x)+(1y)+(1z) = 240.00

4) Balance area of the plot (P) = 198.10

5) Plot under development : (1/2A)+(1/2B) = 198.10

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 (5x6) = 427.89

b) Permissible built up area as per DCR 30(C) protected for development, 486.05 sqmt - 427.89 sqmt = 58.16 sqmt

c) Permissible built up area (7a or 7b above, whichever is more) = NIL

8) BUA equal to land area handed over as per reg. 30A(3)(a) = NIL

a) Additional BUA for 2(a) (c) & 2b above within the cap of admissible "TDR" as per table no 12 on balance plot = NIL

b) Addition for set back area already handed over to M.C.G.M. (100%) = NIL

c) Additional BUA for 2(a) (a) & 2(a) above to be utilized over and above the permissible FSI as per column no 7 table 12 of regulation 30(A) and to be mentioned in table 12a regulation 32.2009 or 2509) As per Notification u/no. TPR-4319/CR-25/2019/UD-11 Dated : 24/11/2021. Area of Road set back proposed to be handed over = 14.21 SQMT

9) Additional BUA in case of 2(a) (c) (i) as per regulation 17(i) note 20(vii) & (viii) as per AR policy on remaining plot (Y% as per table no-5 of regulation 17(i)) = NIL

Additional (sensitive) BUA within the cap of "admissible" TDR as per TABLE 12 on a plot

a) in lieu cost of construction of amenity building as per regulation 30A(3)(b) = 213.95

b) 50% of rehab. component as per reg. 33(7)(A) = 213.95

c) 15% or sq.no 7 or above or 10 sqmt per rehab-tenements as per reg. 33(7)(B) = 213.95

10) Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (a)(xxviii) = 213.95

(i) restricting area utilize beyond zonal F.S.I in sq.no 7(b), 8(a) & 9 above = 213.95

(xxviii) 427.89 X 90% = 385.10 sqmt. - 58.16 = 326.94 sqmt.

a) General TDR 50% or 80% = 246.36 sqmt.

b) Shm TDR 50% or 20% = 80.58 sqmt.

12) Permissible Built up area (7a+9+10+11) = 1026.94

13) TOTAL PROPOSED BUILT UP AREA 13(a)+13(b) = 1026.94

a) PROPOSED BUILT UP AREA - 1026.94 SQ.MT.

b) EXISTING BUILT UP AREA - NIL

14) TDR generated if any as per 30(A) = NIL

15) Fungible compensatory area as per Regulation No 31(3) = NIL

a) (i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential existing area 415.48 X 35% = 145.42

(ii) Fungible compensatory area available for Rehab comp.w/o charging premium for residential = 145.42

(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area 53.55 X 35% = 18.74

(iv) Fungible compensatory area available for Rehab comp.w/o charging premium for commercial = 18.74

b) (i) Permissible Fungible Compensatory area by charging premium for residential 201.77

(ii) Fungible compensatory area available on payment of premium for residential 201.77

(iii) Permissible Fungible compensatory area on payment of premium for commercial 12.15

(iv) Fungible compensatory area available on payment of premium for commercial 12.15

16) Total BUA Proposed including FCA (3+15a)(ii) + 15a) (i)+(15b) (ii) + 15b)(iv) = 1386.05

17) FSI consumed on net plot (13a) (set back area per notification u/no. TPR-4319/CR-25/2019/UD-11 DT: 24/11/2021) = 2.40

A. OTHER REQUIREMENTS

1) Reservation Designation

a) Name of reservation = 2.40

b) Area of reservation land handed over as per Regulation No.17 = 2.40

c) Built up area of amenity to be handed over as per Regulation No.17 = 2.40

d) Area/Built up area of Designation = 2.40

B. Plot area/built up amenity to be handed over as per regulation No

a) 14(A) = 2.40

b) 14(B) = 2.40

c) 15 = 2.40

C. Requirement of LOS as per Regulation No.27 (15% or 20% or 25%) = 0%

D. TENEMENTS STATEMENT

a) Proposed built up area (16 above) = 1386.05

b) Less deduction of Non-Residential area (shop etc) = 46.88

c) Area available for Tenements (a) minus(b) = 1339.17

d) Tenements Permissible (450/tract) = 60.26

e) Total Number of Tenements Proposed on Plot = 27.00 Nos.

E. PARKING STATEMENT

(i) PARKING REQUIRED FOR REGULATION FOR

CAR

SCOOTER/MOTOR CYCLE

OUT SIDERS/VISITORS

(ii) COVERED GARAGE PERMISSIBLE

CAR

SCOOTER/MOTOR CYCLE

OUT SIDERS/VISITORS

(iii) TOTAL PARKING PROVIDED = 14.00 Nos.

F. TRANSPORT VEHICLE PARKING

(i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION

(ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED

CERTIFICATE OF PLOT AREA :

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 442.10 SQ.MTS.

PROFORMA 'B'

CONTENTS OF SHEET

* GROUND FLOOR PLAN

* BLOCK & LOCATION PLAN

* ALL FLOOR PLANS

* PLOT AREA DIA. & CALCULATIONS.

* BUA DIA & CALCULATIONS

DESCRIPTION OF PROP. & PROPERTY

PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 2633 OF VILLAGE EKSAR AT DALLAT NAGAR ROAD NO.10, BORIVALI (EAST), MUMBAI - 400 066.

NAME, ADDRESS OF OWNER

SHRI. SAHIL VIRANI OF M/s. EMPIRE REALTY (C.A. TO OWNER)

201, TANASKA COMMERCIAL PREMISES CHSL AKURLI ROAD W.E. HIGHWAY, KANDIVALI (EAST), MUMBAI-400101

SIGNATURE OF OWNER

DIGITAL SIGNATURE OF AUTHORITIES

S.E.(B.P.) P-2

A.E.B.P.(W.S.II) R/C Ward

E.E.B.P.(W.S.II) R Ward

NAME, ADDRESS & SIGNATURE OF ARCHITECT :

PARIVARTAN

ARCHITECT :- NITEN DEBHA

B/2, SHREE KRISHNA COMPLEX, OPP. NATIONAL PARK MAIN GATE, WESTERN EXPRESS HIGHWAY, BORIVALI (E), MUMBAI - 400 066.

COA. NO. : CA / 2000 / 26033

DRG. NO. : 1/2

DRAWN BY : SAGAR

CHECKED BY : NITEN

JOB NO.

FILE NAME