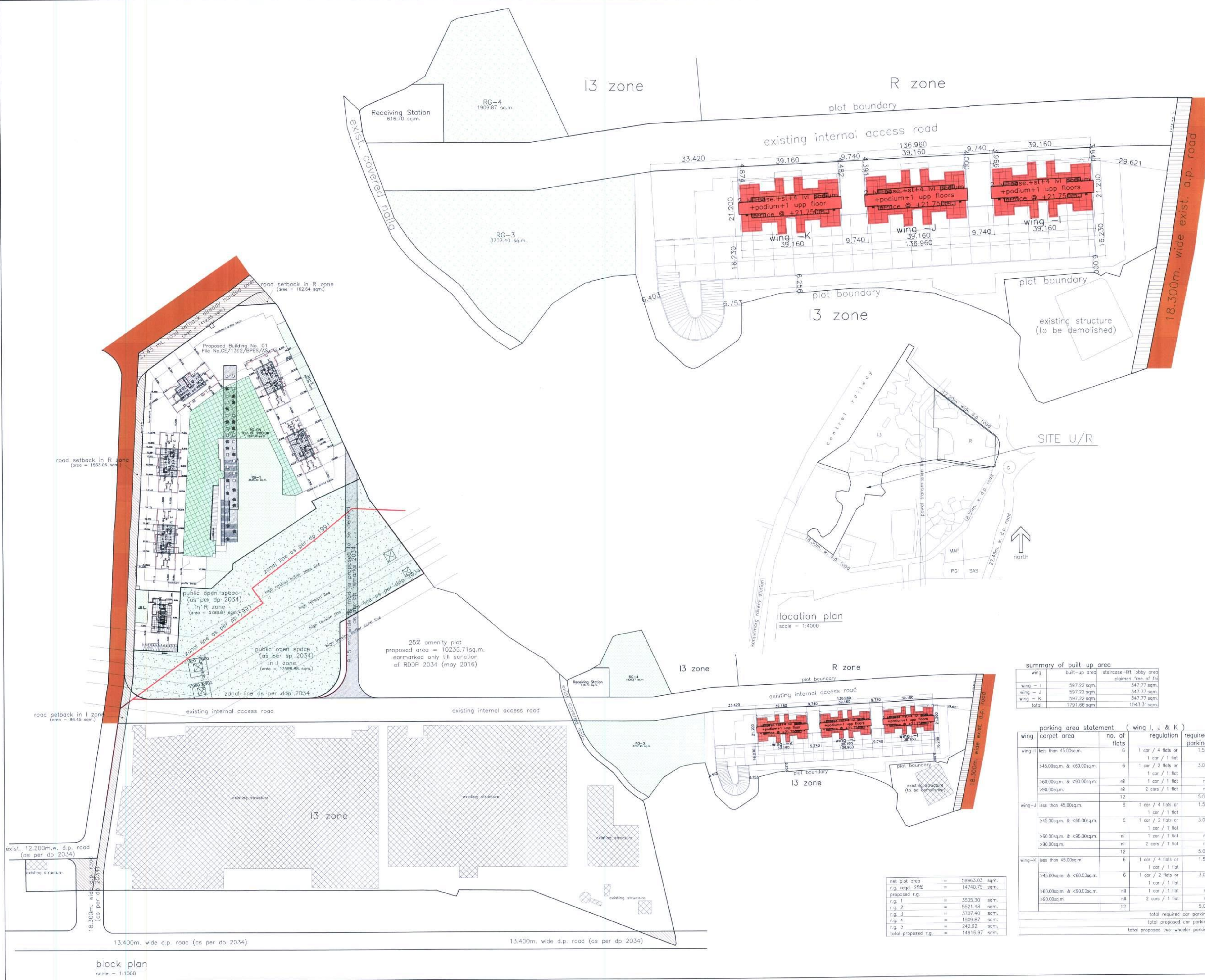




PROFORMA - A

(as per sanc. DCPR 2034 - zonal line as per DP 2034)

S.No.	DESCRIPTION	R. ZONE	(13-R) ZONE	TOTAL
1.	AREA OF PLOT (AS PER RDOP 2034)	50918.52	41479.89	92398.41
2.	DEDUCTIONS FOR			
a.	ROAD SETBACK (SRP1991 - already handed over)	1419.05	582.20	2001.25
b.	ROAD SETBACK (draft dp 2034)	1563.08	86.45	1649.51
c.	ROAD SETBACK (draft dp 2034)	162.64	nil	162.64
d.	REG. 1.5 RESERVATION	19391.96	0.00	19391.96
e.	REG. AMENITY AS PER REGN. 14(4) (RED - 4277.38 sqm)	nil	nil	nil
f.	PROVISION OF AMENITY NOT REQUIRED AS PER REGN. NO. 14(4)(ii)(b)	nil	nil	nil
g.	REG. AMENITY AS PER REGN. 14(4) (RED - 6162.25 sqm)	nil	10230.02	10230.02
h.	PROVIDED 10350.02 sqm as per 1 to R approved for sanction of Draft DP 2034	22536.71	10896.67	33433.38
i.	TOTAL DEDUCTIONS (2a+2b+2c+2d+2e+2f+2g+2h+2i)	28381.81	30581.22	58963.03
3.	NET AREA OF PLOT IN R ZONE (1-2g)			
a.	F.S.I. PERMISSIBLE	1.00	1.00	1.00
b.	F.S.I. CLAIMED IN LIEU OF ROAD/RESERV. AREA	nil	nil	nil
c.	F.S.I. CLAIMED IN LIEU OF SLUM I.D.K. MINIMUM 20%	10027.28	1791.66	11818.94
d.	F.S.I. CLAIMED OUT OF ADDITIONAL 0.50 F.S.I. AS PER D.C.R. 30 ON PAYMENT OF PREMIUM	nil	nil	nil
e.	F.S.I. CLAIMED IN LIEU OF HANDING OVER OF AMENITY PLOT	nil	nil	nil
f.	total (a+b+c+d+e)	10027.28	1791.66	11818.94
4.	PERMISSIBLE FLOOR AREA (3+5e above)	38409.09	32372.88	70781.97
5.	EXISTING FLOOR AREA			
a.	PROPOSED FLOOR AREA			
b.	RESIDENTIAL BLDG. NO.1	38409.09	30581.22	68990.31
c.	RESIDENTIAL BLDG. NO.2	nil	1791.66	1791.66
d.	TWO AREAS REQUIRED			
e.	20% OF 28381.81	5695.36	5695.36	11390.72
f.	5695.36 sq.mt			
6.	PURELY RESIDENTIAL BUILT-UP AREA	38409.09	32372.88	70781.97
7.	REMAINING NON-RESIDENTIAL BUILT-UP AREA	nil	nil	nil
8.	TOTAL BUILT-UP AREA PROPOSED (7+8 above)	38409.09	32372.88	70781.97
9.	F.S.I. CONSUMED (10/3 above)			
a.	BLANCE BUILT-UP AREA (6-10 above)			
b.	DETAILS OF F.S.I. AVAILABLE AS PER D.C.R. 35(4)			
1.	FUNGIBLE BUA COMPONENT PERMISSIBLE FOR PURELY RESIDENTIAL AREA (SAME OR < 20% OF 6 above)	13445.18	8910.84	22356.02
2.	FUNGIBLE BUA COMPONENT PROPOSED FOR NON-RESIDENTIAL AREA (SAME OR < 20% OF 13a above)			nil
3.	TOTAL FUNGIBLE BUA PROPOSED (9+10+12 above)			nil
4.	TOTAL gross BUA PROPOSED (8+11 + 12 above)	51859.27	41283.72	93143.99
5.	NET AREA OF ITEM A/7 ABOVE			
6.	LESS DEDUCTIONS OF NON-RESIDENTIAL AREA			
7.	AREA OF TENEMENTS (a-n) ABOVE			
8.	TENEMENTS PERMISSIBLE			
9.	TENEMENTS PROPOSED			
10.	PARKING REQUIRED BY RULE (RESIDENTIAL BLDG. NO.2)			min.18 - max. 27
11.	GARAGES PERMISSIBLE			nil
12.	GARAGES PROPOSED			nil
13.	TOTAL PARKING PROVIDED			1212
14.	TOTAL PARKING PROVIDED			306
15.	TWO WHEELER PARKING PROVIDED			306
16.	LOADING/UNLOADING STATEMENT			
17.	LOADING/UNLOADING REQUIRED			nil
18.	TOTAL LOADING/UNLOADING PROVIDED			nil
19.	NOTES :			
20.	1. BOUNDARY OF PLOT BOUNDED BLACK			
21.	2. PROPOSED WORK SHOWN IN RED			
22.	3. AREA UNDER SETBACK 'F' SHOWN DOTTED GREEN			
23.	4. STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED			
24.	5. RECREATION SHOWN IN GREEN			
25.	6. AREA UNDER PROPOSED ROAD SHOWN IN BROWN			

PROFORMA - B

CONTENTS OF SHEET

BLOCK & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

LOTAN SUKADEO AHIRE

Executive Engineer Bldg.Prop.(E/S)-II

UMESH SURESH CHAWAN

JAYESH CHHAGAN DUSANE

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

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SUNIL GAJANAN AMBRE

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG NO. 2 COMPRISING OF WINGS I, J & K ON PROPERTY BEARING C.T.S. NO. 1004,1005,1005/1,1006,1007(P.T), 1007/3(P.T),1007/4,1009(P.T),1009/5 & 6,1010(P.T),1013(P.T),1014(P.T), 1014/1 TO 6,1017,1017/1 TO 6,1018,1018/1 TO 9 OF VILLAGE KANJUR, AT KANJURMARG (E), MUMBAI.

NAME OF OWNER

PATHAK MUKUND KASHINATH

Digitally signed by PATHAK MUKUND KASHINATH Date: 2020.06.30 18:00:50 +05'30'

EVIE REAL ESTATE PVT. LTD.

JOB NO. DATE

DWG NO. SCALE

DRN BY

CHKD BY

SUNIL GAJANAN AMBRE

Digitally signed by SUNIL GAJANAN AMBRE Date: 2020.06.30 17:32:05 +05'30'

SUNIL AMBRE & ASSOCIATES ARCHITECTS

GND FLR, ABAN HOUSE, 25/31,SHREE SARABHA MARG, BEHIND RITHIM HOUSE, KAJA GHODA, FORT, MUMBAI

PIN-400 023, TEL NO. 22024892, 22822967 / 2084

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