

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned in this office Letter U/NO.P-8919/2021/HW WARD/FP Dtd.

MUKES H BHASKAR GODSE	SANJIV MANOHARSA PANDHARE	Vijay Shankarrao Tawde
S.E.B.P. (HVC)	A.E.B.P. (H)	E.E.B.P. (L.S)
NAME AND ADD. OF L. S.		SIGNATURE OF L. S.

NAVIN VATNANI
 LICENSED SURVEYOR
 51, SWASTIK PLAZA, SECOND FLOOR,
 V. L. MEHTA ROAD, J.V.P.D. SCHEME,
 VILE PARLE (WEST), MUMBAI-400049

Navin Jaikrishan Vatnani
 Digitally signed by Navin Jaikrishan Vatnani
 Date: 2021.12.29 22:18:22 +05'30'

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT OR ON THAT THE DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT IS 796.80 SQ.MT. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

CONTENTS OF SHEET
 PUMP ROOM FLOOR PLAN & GROUND/STILT FLOOR PLAN
 1ST. TO 4TH. FLOOR PLAN
 1ST. TO 4TH. B/UP AREA CALCULATIONS
 BLOCK PLAN & LOCATION PLAN & ALL CALCULATIONS
 DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED BUILDING ON PLOT BEARING F.P. NO. 271 B/2 OF TPS III, BANDRA, AT 36TH ROAD, BANDRA WEST MUMBAI.

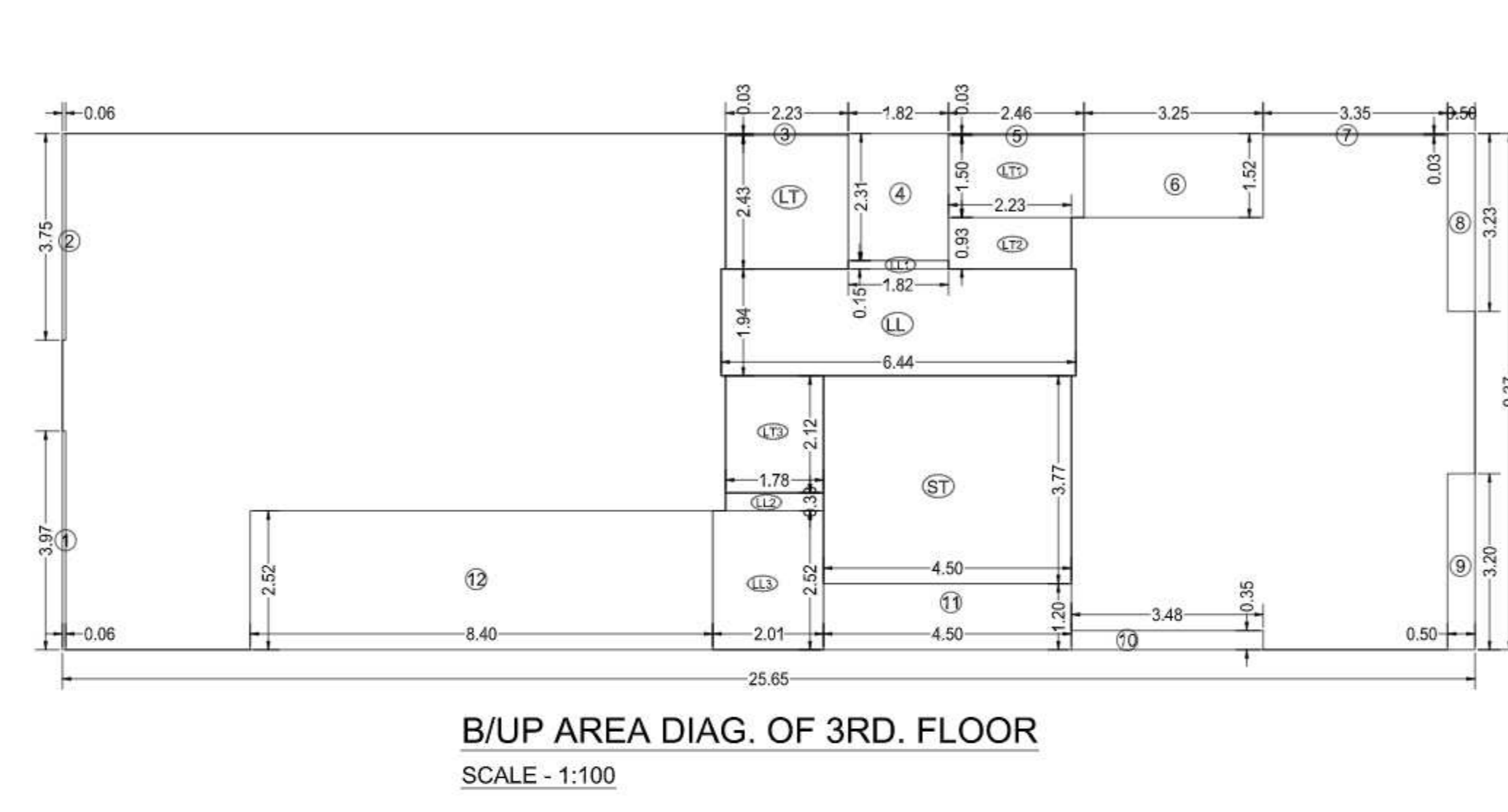
NAME OF APPLICANT		SIGN. OF APPLICANT	
RADHE NIWAS CHS.		PORUS DHUNJISH AW MISTRY	
PLOT NO 271B/2, 36TH ROAD, TPS III, BANDRA MUMBAI - 400 050		Digitally signed by PORUS DHUNJISH AW MISTRY Date: 2021.12.29 22:18:22 +05'30'	
DRG. NO.	SCALE	DATE	CHKD. BY.
302	AS SHOWN		RAJU BITLA

PROFORMA - A

A	PROFORMA - A	SQ. MTS.
1	Area of plot as per P.R.C.	796.80
2	Deductions for:	
a)	Road set back area	NIL
b)	Proposed road	
c)	Any reservation	
d)	Other	
3	Balance area of plot (1-2)	796.80
4	Net area of plot	796.80
5	Addition for F.S.I.	
2 a)	100% for D.P. Road	
2 b)	100% for set back	
6	Total Area	796.80
7	F.S.I. Permissible	ONE
8	Additions for floor space index	
8a)	ADD. FSI as per Table No. 12 of Reg. 30 of DCPR 2034	367.66
8b)	TDR as per Table No. 12 of Reg. 30 of DCPR 2034	227.90
8c)	REAR TDR 2021	210.60
8d)	DR+43% LAND	150.00
8e)	MAX. 10% INCREASE FSI as per Reg. 33(7)(B) of DCPR 2034 (15X10 = 150)	150.00
9	Permissible floor area (5+6+8)	1752.96
10	Existing floor area	NIL
11	Proposed built up area	1752.96
12	Total built up area proposed (10 + 11)	1752.96
14	F.S.I. consumed on net holding = (12 / 3)	2.20
B Details of Residential / Non residential areas		
1	Purely residential built up area	1752.96
2	Remaining non-residential built up area	NIL
C Details of FSI availed as per DCR 31 (3)		
1	Fungible comp. area component permissible vide Reg. 31 (3) for purely residential = or < (B1 x 0.35)	613.54
2	Fungible comp. area component proposed vide Reg. 31 (3) for non residential = or < (B2 x 0.35)	NIL
3	Total fungible comp. area prop vide Reg. 31 (3)	613.54
4	Total gross built up area proposed (14 + C3)	2363.02
D Tenements Statement		
i	Proposed area (Item a, 12 above)	2363.02
ii	Less deduction on non residential area (shop etc.)	NIL
iii	Area available for tenements (i) minus (ii)	2363.02
iv	Tenements permissible (Density of tenements/hectare)	106.00
v	Tenements proposed	27.00
vi	Tenements existing	101.75
7	Total tenements on the plot	27.00
E PARKING AREA STATEMENT		
i	Parking required by Regulations for	
	Car	---
	Visitors	39.00
vi	Total parking required	39.00
vii	Total parking proposed	41.00
	2 WHEELERS	

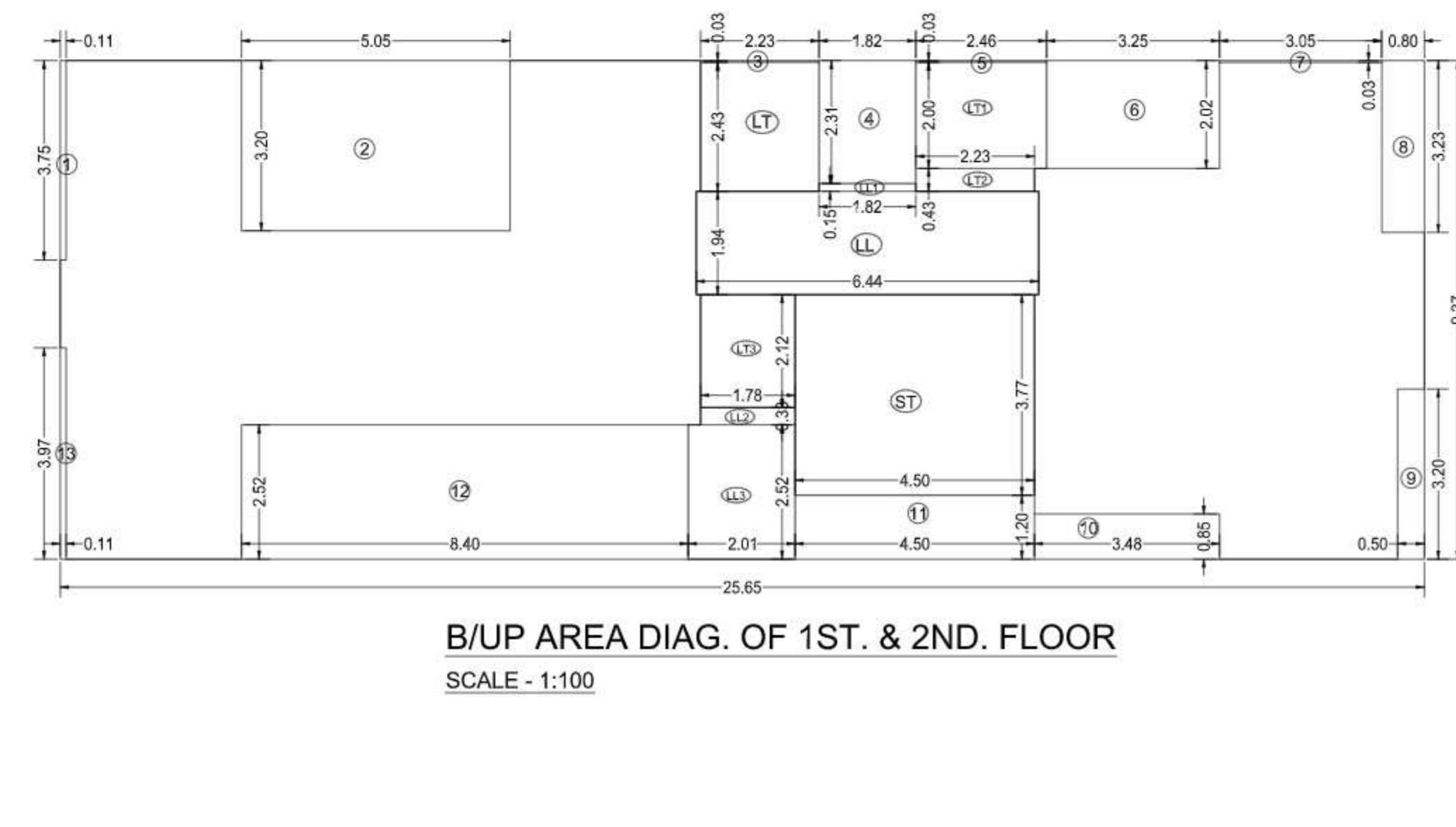
3RD. FLR. B/UP AREA CALCn.

ADDITIONS	SQ.MT.
A 25.65 X 9.37 X 1	= 240.34
TOTAL ADDn. AREA	= 240.34
DEDUCTIONS	SQ.MT.
1 0.06 X 3.97 X 1	= 0.24
2 0.06 X 3.75 X 1	= 0.23
3 2.23 X 0.03 X 1	= 0.07
4 1.82 X 2.31 X 1	= 4.20
5 2.46 X 0.03 X 1	= 0.07
6 3.25 X 1.52 X 1	= 4.94
7 3.35 X 0.03 X 1	= 0.10
8 0.50 X 3.23 X 1	= 1.62
9 0.50 X 3.20 X 1	= 1.60
10 3.48 X 0.35 X 1	= 1.22
11 4.50 X 1.20 X 1	= 5.40
12 8.40 X 2.52 X 1	= 21.17
ST 4.50 X 3.77 X 1	= 16.97
LT 2.23 X 2.43 X 1	= 5.42
LT1 2.46 X 1.50 X 1	= 3.69
LT3 1.78 X 2.12 X 1	= 3.77
LL 1.82 X 0.15 X 1	= 0.27
LL2 1.78 X 0.33 X 1	= 0.59
LL3 2.01 X 2.52 X 1	= 5.07
TOTAL DEDn. AREA	= 91.19
NET TOTAL B/UP AREA	= 149.15



1ST & 2ND. FLR. B/UP AREA CALCn.

ADDITIONS	SQ.MT.
A 25.65 X 9.37 X 1	= 240.34
TOTAL ADDn. AREA	= 240.34
DEDUCTIONS	SQ.MT.
1 0.11 X 3.75 X 1	= 0.41
2 0.05 X 3.20 X 1	= 0.16
3 2.23 X 0.03 X 1	= 0.07
4 1.82 X 2.31 X 1	= 4.20
5 2.46 X 0.03 X 1	= 0.07
6 3.25 X 2.02 X 1	= 6.57
7 3.05 X 0.03 X 1	= 0.09
8 0.80 X 3.23 X 1	= 2.58
9 0.50 X 3.20 X 1	= 1.60
10 3.48 X 0.85 X 1	= 2.96
11 4.50 X 1.20 X 1	= 5.40
12 8.40 X 2.52 X 1	= 21.17
LT3 1.78 X 2.12 X 1	= 3.77
LT 2.23 X 2.43 X 1	= 5.42
LT1 2.46 X 1.50 X 1	= 3.69
LT2 2.23 X 0.43 X 1	= 0.96
LL 1.82 X 0.15 X 1	= 0.27
LL2 1.78 X 0.33 X 1	= 0.59
LL3 2.01 X 2.52 X 1	= 5.07
TOTAL DEDn. AREA	= 112.18
NET TOTAL B/UP AREA	= 128.16



B/UP AREA SUMMARY

FLOORS	B/UP AREA
GROUND	0.00
1ST.	128.16
2ND.	128.16
3RD.	149.15
4TH.	162.61
5TH.	177.12
6TH.	177.12
7TH. (REFUGE)	115.59
8TH.	127.09
9TH.	199.67
10TH.	199.67
11TH.	199.67
12TH.	199.67
13TH.	199.67
14TH.	199.67
TOTAL AREA	2363.02

ST./LIFT AREA SUMMARY

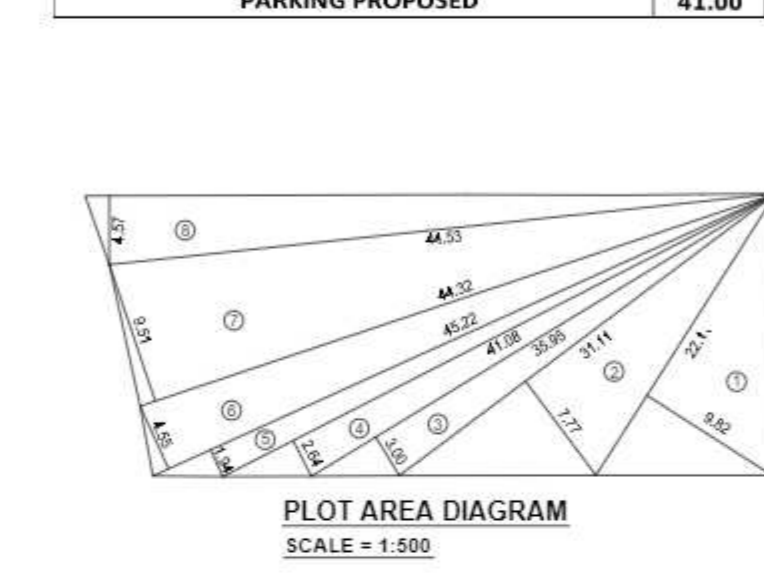
FLOORS	ST./LIFT AREA
GROUND	0.00
1ST.	50.46
2ND.	50.34
3RD.	50.20
4TH.	49.86
5TH.	49.86
6TH.	49.86
7TH.	51.44
8TH.	52.34
9TH.	49.69
10TH.	49.69
11TH.	49.69
12TH.	49.69
13TH.	49.69
14TH.	49.69
TOTAL AREA	703.10

RERA CARPET AREA

FLOORS	FLAT NO. 1	FLAT NO. 2
GROUND	0.00	0.00
1ST.	66.41	49.19
2ND.	66.41	49.19
3RD.	83.92	53.56
4TH.	96.83	53.56
5TH.	96.83	67.48
6TH.	96.83	67.48
7TH. (REFUGE)	96.83	8.51
8TH.	118.92	0.00
9TH.	118.92	67.48
10TH.	118.92	67.48
11TH.	118.92	67.48
12TH.	118.92	67.48
13TH.	118.92	67.48
14TH.	118.92	67.48
TOTAL NOS.	14.00	13.00
	27.00 NOS.	

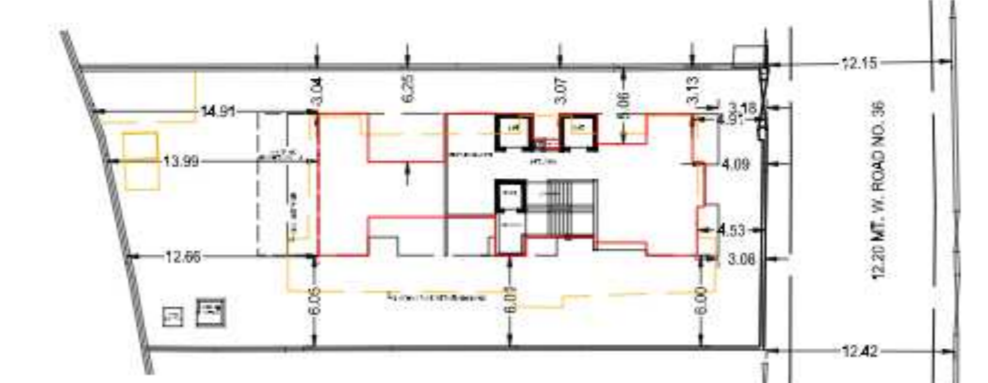
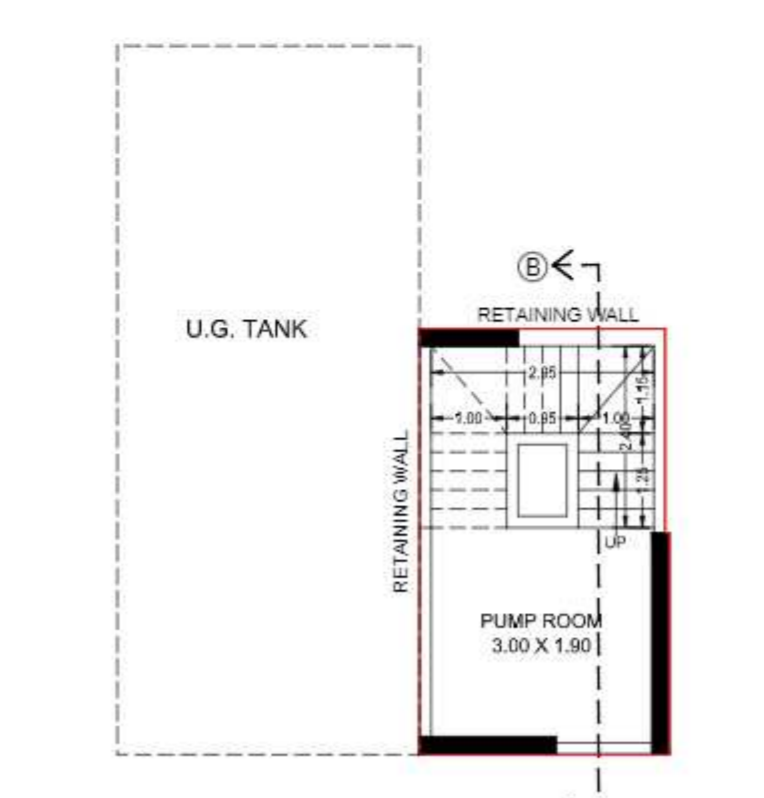
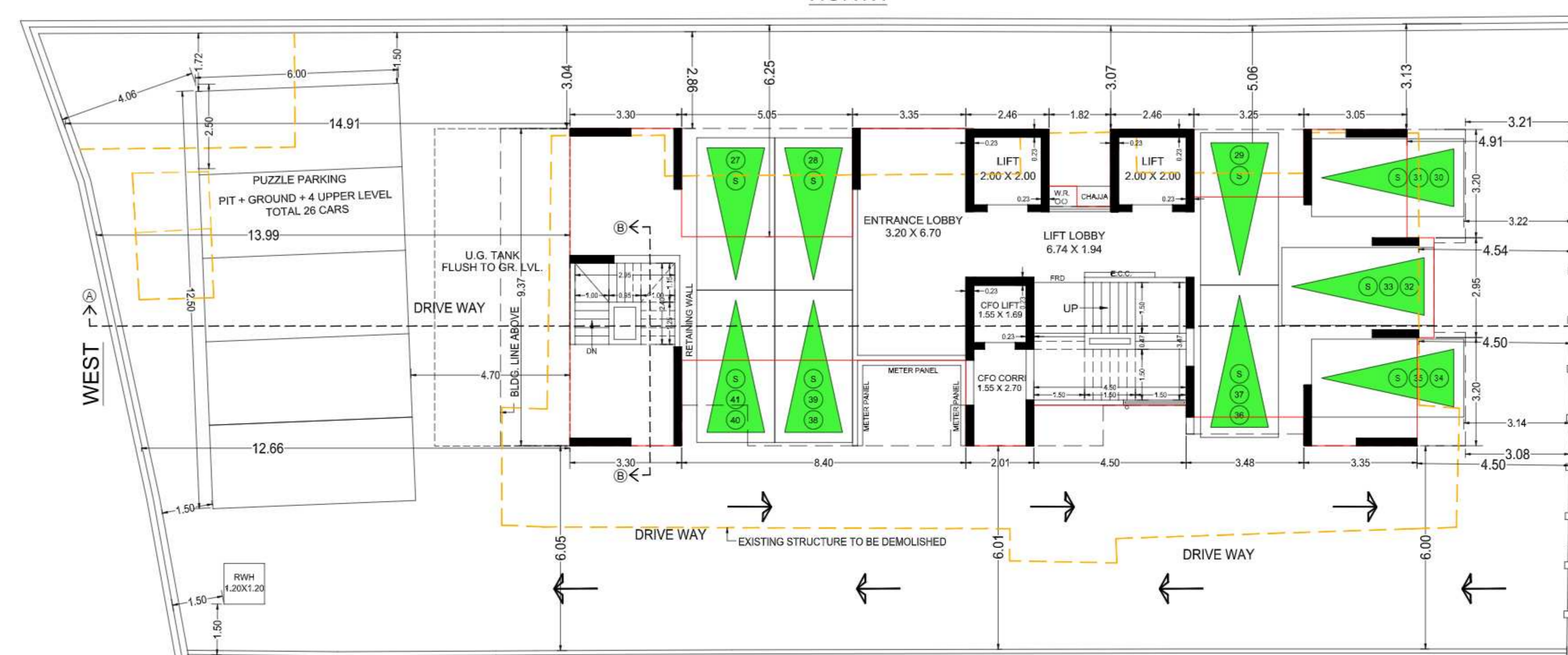
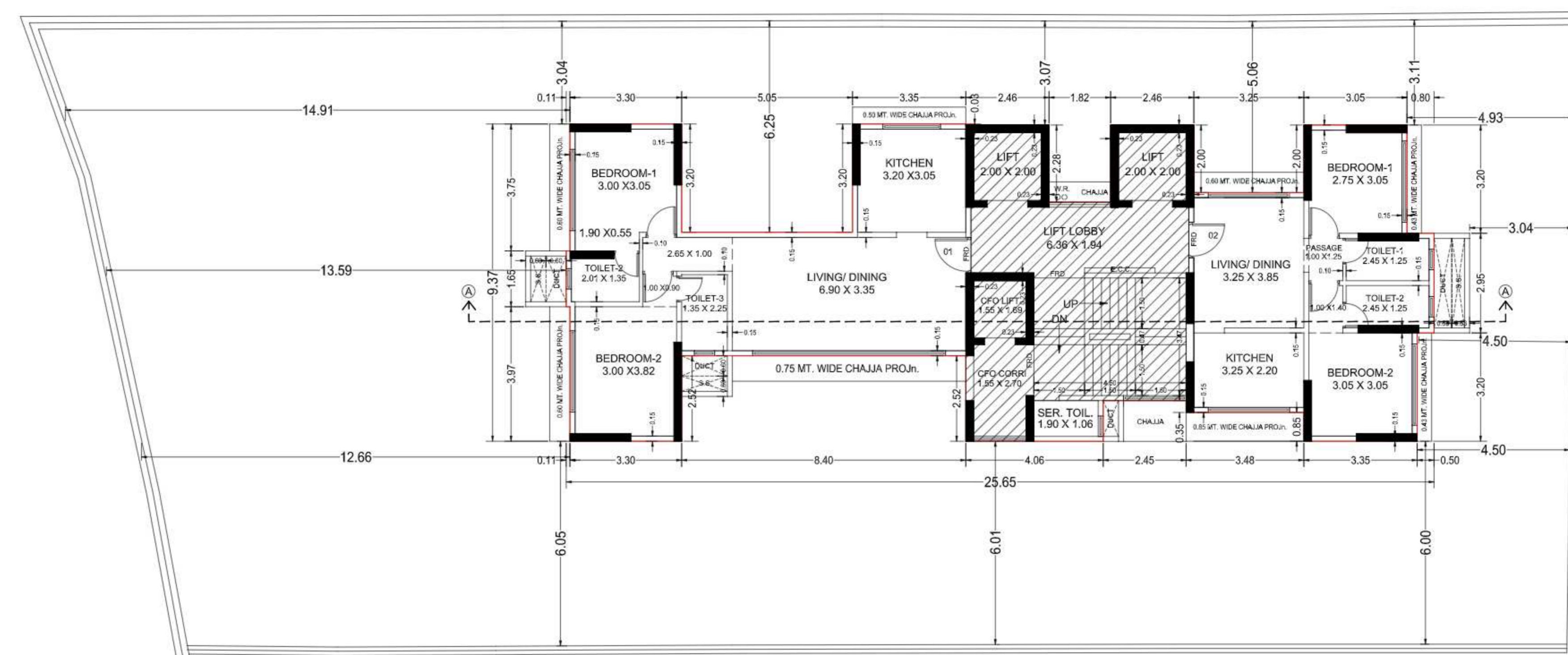
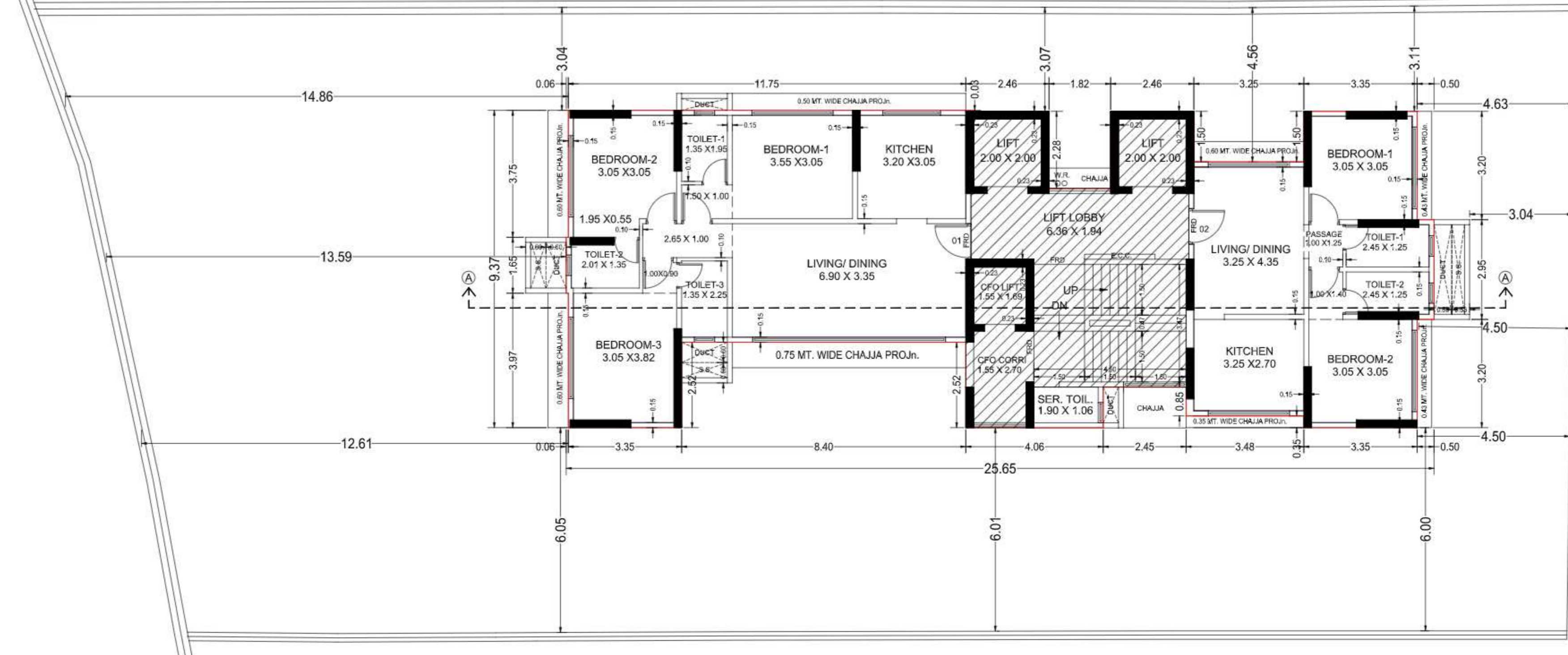
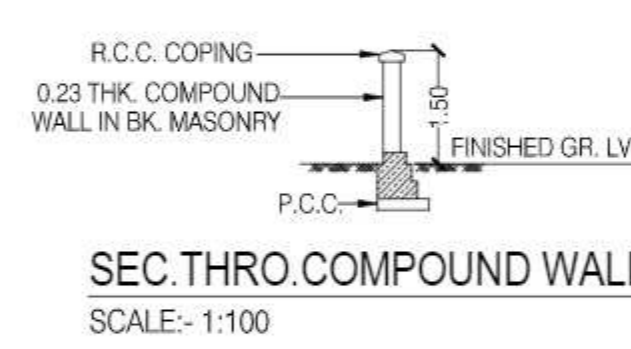
PARKING STATEMENT AS PER 2034

BELOW 45 SQ.MT.	1 FOR EVERY 4 T/S	TOTAL	TOTAL
45 TO 60 SQ.MT. <td>1 FOR EVERY 2 T/S</td> <td>4</td> <td>2.00</td>	1 FOR EVERY 2 T/S	4	2.00
60 TO 90 SQ.MT. <td>2 FOR EVERY 1 T/S</td> <td>11</td> <td>11.00</td>	2 FOR EVERY 1 T/S	11	11.00
EXCEED 90	2 FOR EVERY 1 T/S	31	22.00
TOTAL PARK.		27.00	35.25
VISITORS 10%			3.53
TOTAL RESIDENTIAL PARKING			38.78
SAY			39.00
PARKING PROPOSED			41.00



PLOT AREA CALCn.

ADDITIONS	SQ.MT.
1 0.50 X 22.11 X 9.82 X 1	= 108.56
2 0.50 X 31.11 X 7.77 X 1	= 120.86
3 0.50 X 35.95 X 3.00 X 1	= 53.93
4 0.50 X 41.08 X 2.64 X 1	= 54.23
5 0.50 X 45.22 X 1.94 X 1	= 43.86
6 0.50 X 45.22 X 4.55 X 1	= 102.88
7 0.50 X 44.32 X 9.51 X 1	= 210.74
8 0.50 X 44.33 X 4.57 X 1	= 101.75
TOTAL ADDn. AREA	= 796.80
AS PER CAR AREA	= 796.80



12.20 MT. W. ROAD NO. 36