

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned in this office
Letter UNO.P-9396/2021/(312)/K/W WARD/JUHU-K/W/337 Dtd.06/01/2022SUSHIL
GOVIND
MAINAMIT
PRAKASH
PATILNavnath
Sopanrao
Ghadge

SE(BP) H/WN

AE(BP) K/W

E.E.(B.P.)K-WARD

NAME AND ADD. OF L. S.

SIGNATURE OF L. S.

NAVIN VATNANI
LICENSED SURVEYOR31, SWASTIK PLAZA, SECOND FLOOR,
V. L. MEHTA ROAD, J.V.P.D. SCHEME,
VILE PARLE (WEST), MUMBAI-400049Navin
Jaikrishna
n Vatnani**CERTIFICATE OF AREA**CERTIFIED THAT I HAVE SURVEYED THE PLOT LUR ON THAT THE
DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON
SITE AND AREA SO WORKED OUT IS 841.80 SQ.MT. TALLIES WITH THE
AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME
RECORDS.**CONTENTS OF SHEET**GROUND/STILT FLOOR PLAN & 1ST & 2ND FLOOR PLAN
& BUILD UP AREA CALCULATIONS
ALL CALCULATIONS**DESCRIPTION OF PROPOSAL AND PROPERTY**PROPOSED BLDG. ON PLOT BEARING C.T.S. NO. 312 VILLAGE
JUHU,N.S.ROAD NO 11, JUHU,MUMBAI.**NAME OF APPLICANT****SIGN. OF APPLICANT**MRS. RINA JAGDISH VALECHA
- LESSEERINA
JAGDISH
VALECHA**DRG.NO.****SCALE****DATE****DRN.BY.****CHKD.BY.**

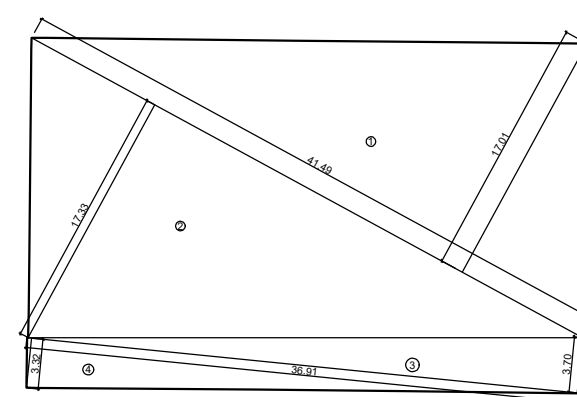
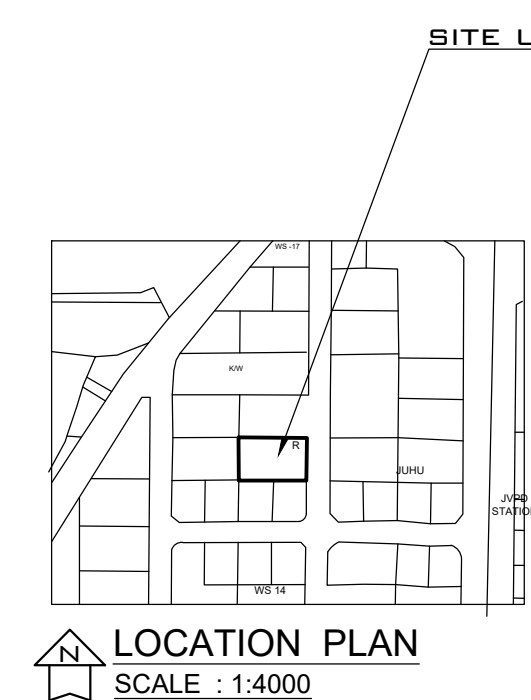
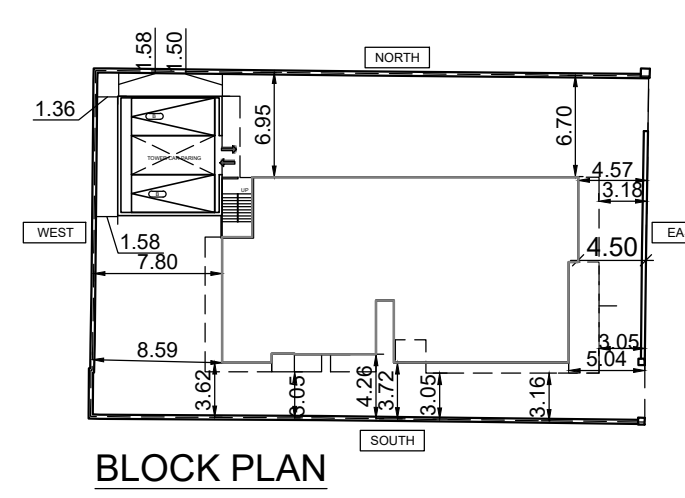
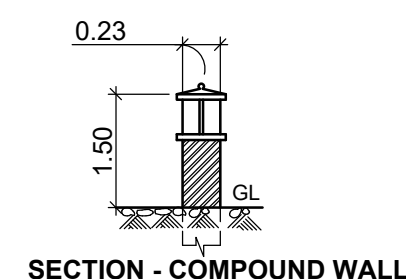
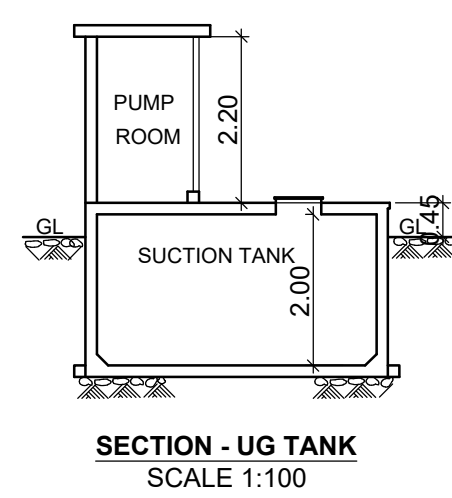
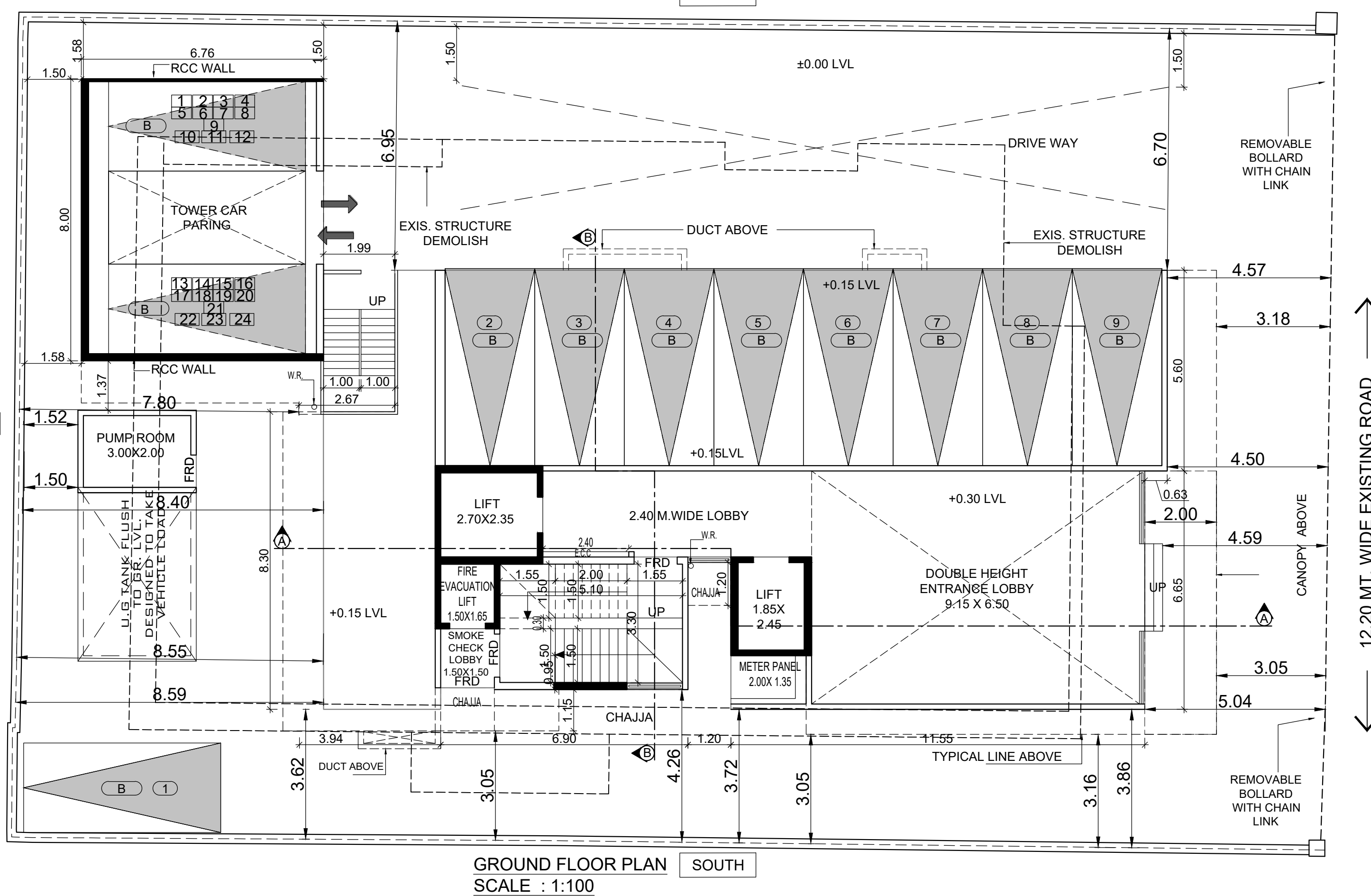
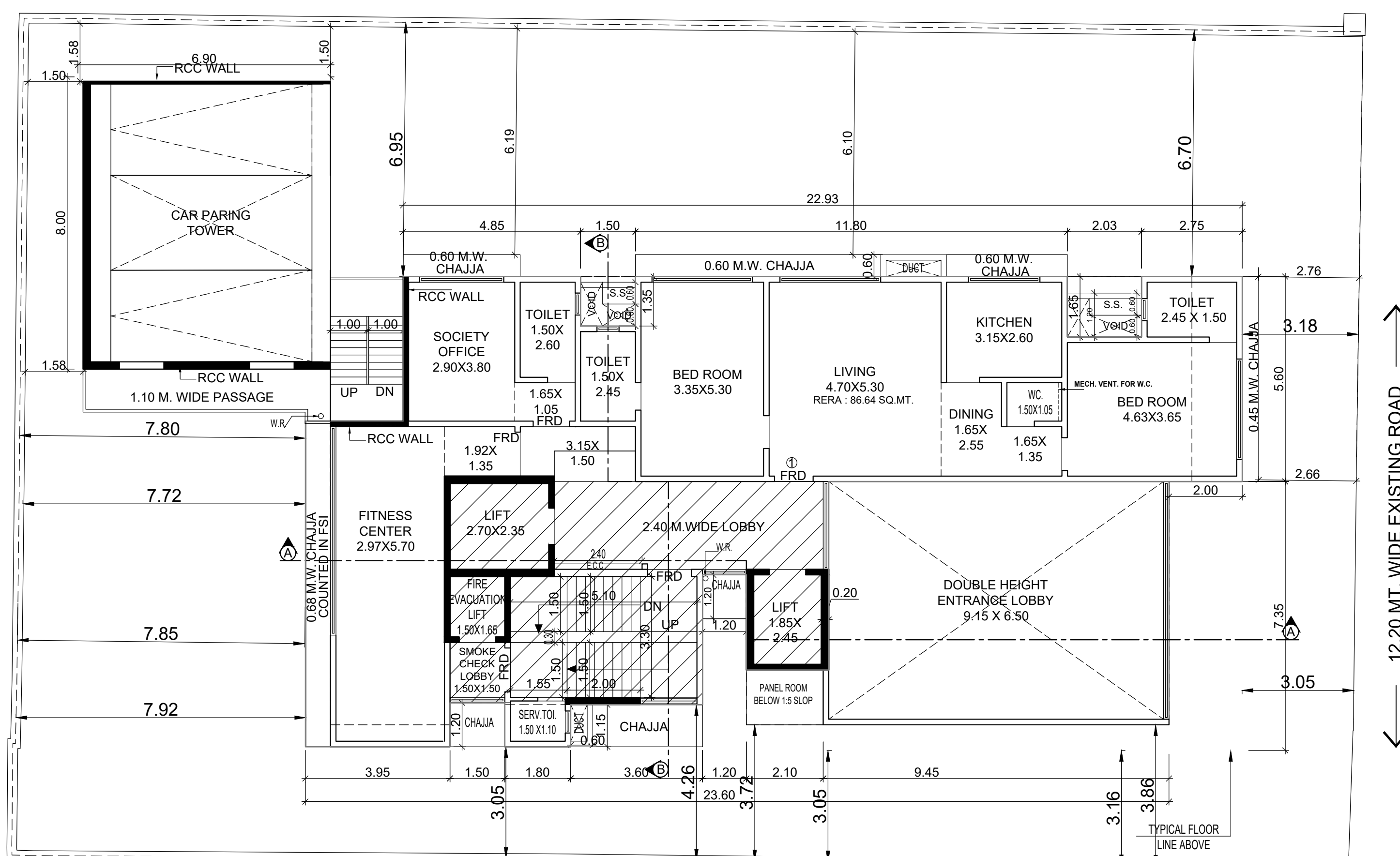
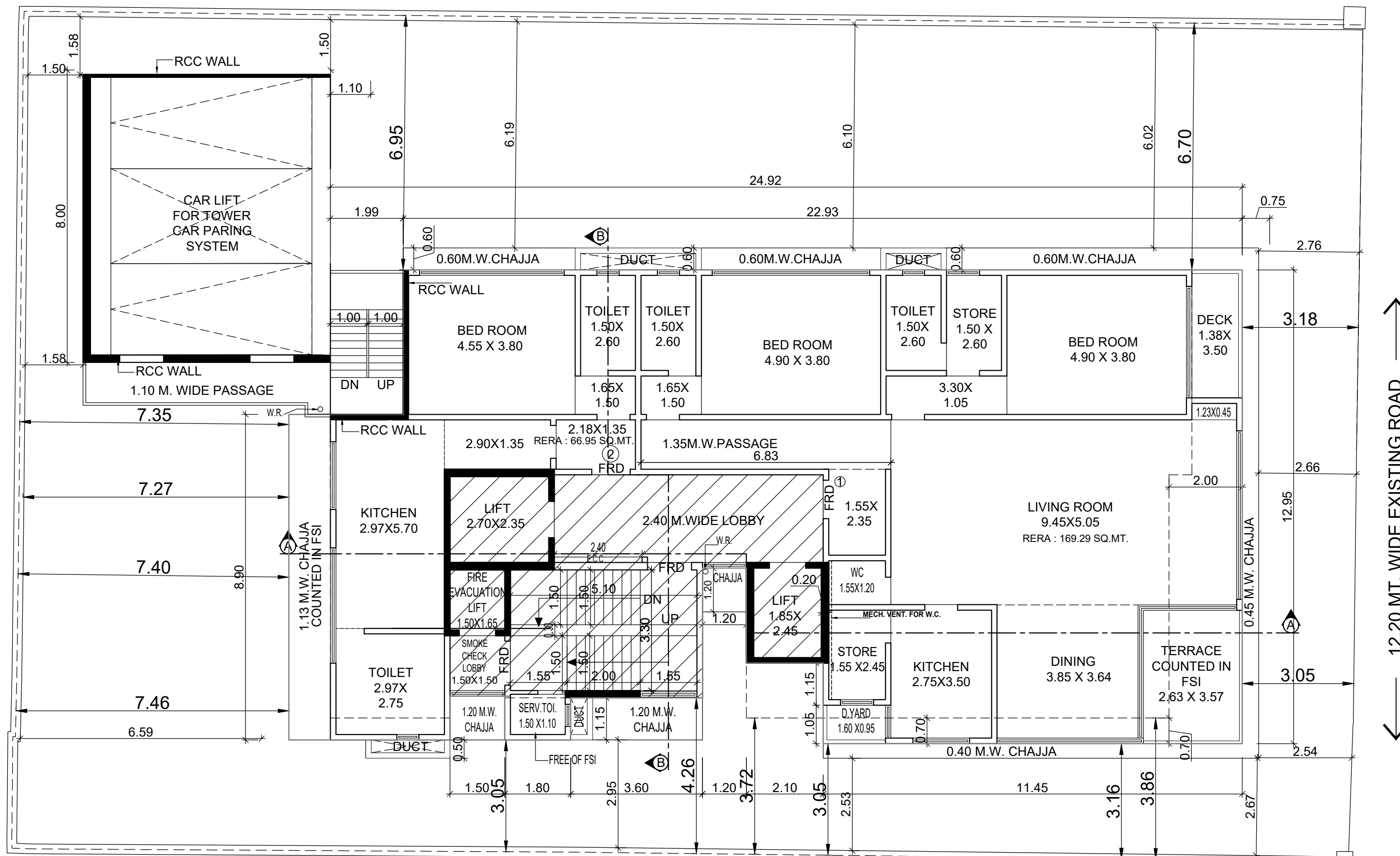
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PROFORMA - A

A	PROFORMA - A	SQ. MTS.
1	Area of plot as per P.R.C.	841.80
2	Deductions for	
a)	Road set back area	NIL
b)	Proposed road	
c)	Any reservation	
d)	other	
3	Balance area of plot (1 - 2)	841.80
4	Net area of plot	841.80
5	Addition for F.S.I.	
6	Total Area	841.80
7	F.S.I. Permissible	ONE
8	Additions for floor space index	
Rb) Add. FSI as per Table No. 12 of Reg. 30 of DCPR 2034		420.90
Ra) TDR as per Table No. 12 of Reg. 30 of DCPR 2034		294.63
Rc) Add. 15% Incentive FSI as per Reg. 33(7)(b) of DCPR 2034		NIL
9	Permissible floor area (5+6+8)	1557.33
10	Existing floor area	NIL
11	Proposed built up area	1577.33
12	Total built up area proposed (10 + 11)	1577.33
13	F.S.I. consumed on net holding = (12 / 3)	1.85
B	Details of Residential / Non residential areas	
1	Purely residential built up area	1577.33
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	552.07
2	Fungible comp. area component proposed vide Reg. 31 (3) for non residential	NIL
3	Total fungible comp. area prop vide Reg. 31 (3)	476.19
4	Total gross built up area proposed (14 + C3)	2053.52
D	Tenements Statement	
i	Proposed area (item a, 12 above)	2053.52
ii	Less deduction on non residential area (shop etc.)	NIL
iii	Area available for tenements [(i) minus (ii)]	92
iv	Tenements permissible (Density of tenements/hectare)	10
v	Tenements proposed	10
vi	Tenements existing	10
E	Total tenements on the plot	
1	Parking required by Regulations for	
	Car	----
	Visitors	----
iv)	Total parking required	24
v)	Total parking proposed	33
	2 WHEELERS	

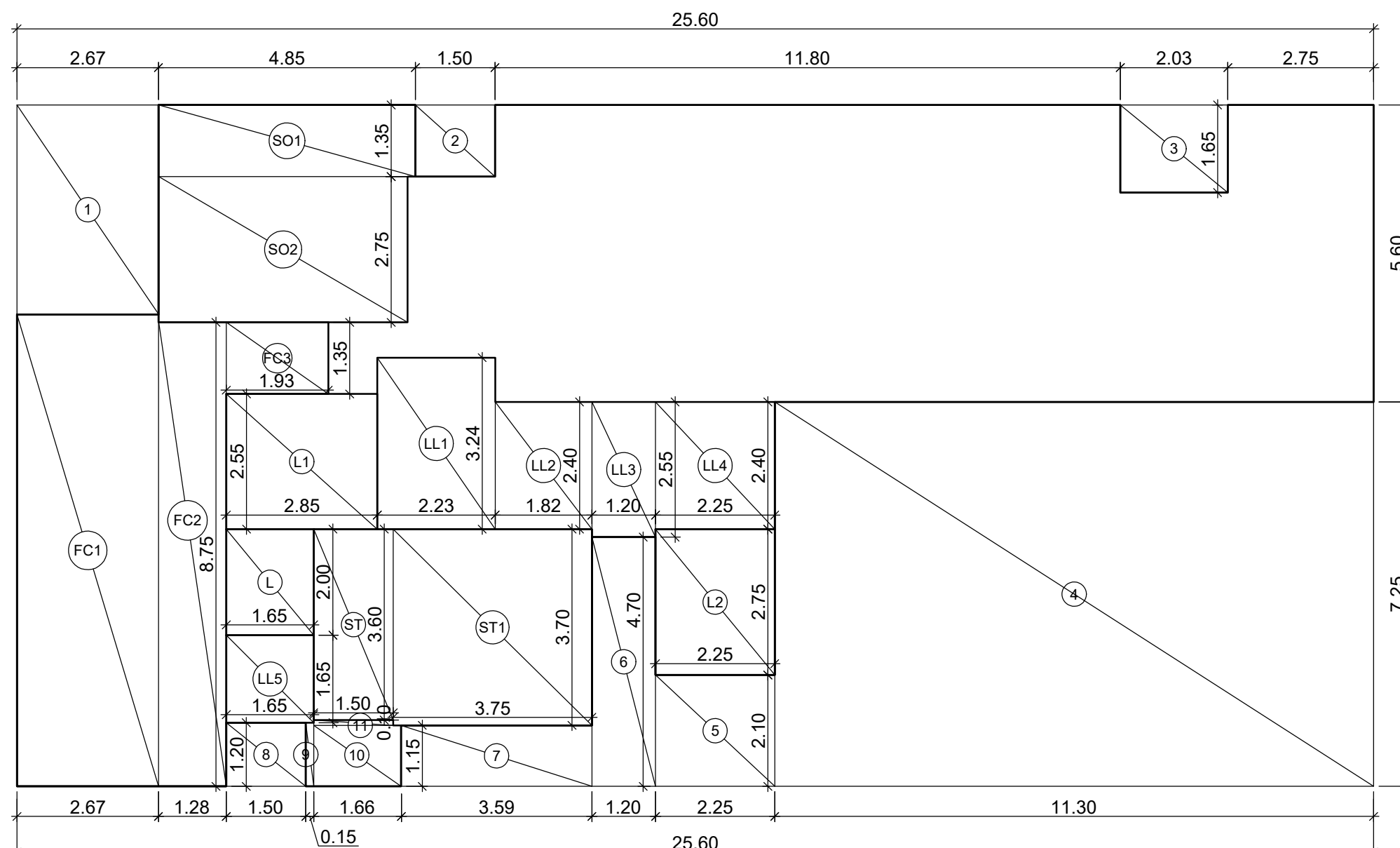
**PLOT AREA CALCULATIONS**

1	2	3	4	TOTAL PLOT AREA	AS PER PRC	SA	100%
41.49	X	17.01	X	0.50	=	352.87	SQ.MT.
41.49	X	17.33	X	0.50	=	359.91	SQ.MT.
36.91	X	3.70	X	0.50	=	68.26	SQ.MT.
36.91	X	3.32	X	0.50	=	61.27	SQ.MT.
TOTAL PLOT AREA						841.83	SQ.MT.
AS PER PRC SAY						841.80	SQ.MT.

PARKING STATEMENT AS PER SANCTIONED REGULATION (FOR RESIDENTIAL)

CARPET AREA	AS PER RULE	NO. OF FLATS	PARKING REQ.
0 - 45 SQ.MT.	1 PARKING FOR 4 TENEMENTS	NIL	0.00
45-60 SQ.MT.	1 PARKING FOR 2 TENEMENTS	NIL	0.00
60-90 SQ.MT.	1 PARKING FOR 1 TENEMENTS	01	01
ABOVE 90 SQ.MT.	2 PARKING FOR 1 TENEMENTS	09	18.00
TOTAL PARKING		10.00	19.00
10% VISITORS			1.90
TOTAL PARKING REQ.			20.90
TOTAL PARKING REQ.	SAY		21.00
TOTAL PARKING PROVIDED			33.00

NOTE : PARKING ARE PROPOSED AS PER FULL POTENTIAL OF THE PLOT

**1ST FLOOR AREA DIAGRAM**

SCALE : 1:100

BUILT UP AREA CALCULATION (1ST FLOOR)		
25.60 X 12.85 X 1 NO	=	328.96 SQ.MT.
TOTAL ADDITION	=	328.96 SQ.MT. X1

DEDUCTIONS		
1 2.67 X 3.95 X 1 NO	=	10.55 SQ.MT.
2 1.50 X 1.35 X 1 NO	=	2.03 SQ.MT.
3 2.03 X 1.65 X 1 NO	=	3.35 SQ.MT.
4 11.30 X 7.25 X 1 NO	=	81.93 SQ.MT.
5 2.25 X 2.10 X 1 NO	=	4.73 SQ.MT.
6 1.20 X 4.70 X 1 NO	=	5.64 SQ.MT.
7 3.59 X 1.15 X 1 NO	=	4.13 SQ.MT.
8 1.50 X 1.20 X 1 NO	=	1.80 SQ.MT.
9 0.15 X 1.20 X 1 NO	=	0.18 SQ.MT.
10 1.65 X 1.15 X 1 NO	=	1.90 SQ.MT.
11 1.50 X 0.10 X 1 NO	=	0.15 SQ.MT.
TOTAL DEDUCTION	=	116.39 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)	=	212.57 SQ.MT. Y1

STAIRCASE,LIFT,LIFT LOBBY AREA CALCULATION		
ST 1.50 X 3.60 X 1 NO	=	5.40 SQ.MT.
ST1 3.75 X 3.70 X 1 NO	=	13.88 SQ.MT.
L1 1.65 X 2.00 X 1 NO	=	3.30 SQ.MT.
L2 2.85 X 2.55 X 1 NO	=	7.27 SQ.MT.
L1 2.25 X 2.75 X 1 NO	=	6.19 SQ.MT.
LL1 2.23 X 3.24 X 1 NO	=	7.23 SQ.MT.
LL2 1.82 X 2.40 X 1 NO	=	4.37 SQ.MT.
LL3 1.20 X 2.55 X 1 NO	=	3.06 SQ.MT.
LL4 2.25 X 2.40 X 1 NO	=	5.40 SQ.MT.
LL5 1.65 X 1.65 X 1 NO	=	2.72 SQ.MT.
TOTAL STAIRCASE AREA	=	58.82 SQ.MT. Y2

SOCIETY AREA CALCULATION		
SO1 4.85 X 1.35 X 1 NO	=	6.55 SQ.MT.
SO21 4.70 X 2.75 X 1 NO	=	12.93 SQ.MT.
TOTAL AREA	=	19.48 SQ.MT. Y3
FITNESS CENTER AREA CALCULATION		
FC1 2.67 X 8.90 X 1 NO	=	23.76 SQ.MT.
FC2 1.28 X 8.75 X 1 NO	=	11.20 SQ.MT.
FC3 1.93 X 1.35 X 1 NO	=	2.61 SQ.MT.
TOTAL AREA	=	37.57 SQ.MT. Y4

NET BUILT UP AREA [Y1 - Y2 - Y3 - Y4]		
	=	96.70 SQ.MT. Z1

FITNESS AREA STATEMENT		
TOTAL PROP. F.C. AREA	=	37.57 SQ.MT.
TOTAL PERM. F.C. AREA (2489.96X 2 %)	=	49.80 SQ.MT.
EXCESS F.C. AREA	=	NIL

BUA SUMMARY

NAME FLOOR	NET BU A AREA SQ.MT.	STAL /LIFT LOBBY AREA SQ.MT.
STILT	--	--
1ST	96.70	58.82
2ND	249.61	55.74
3RD	249.61	55.74
4TH	249.61	55.74
5TH	249.61	55.74
6TH (REFUGE)	193.78	55.74
7TH	249.61	55.74
8TH	249.61	55.74
9TH	249.61	55.74
EXCESS REFUGE =15.77		
TOTAL	2053.52	504.74

RERA CARPET AREA STATEMENT

NAME FLOOR	NO. OF FLAT - 1	NO. OF FLAT-2
GROUND	--	--
1ST	86.64	--
2ND	169.29	66.95
3RD	237.24	--
4TH	237.24	--
5TH	237.24	--
6TH (REFUGE)	181.77	--
7TH	237.24	--
8TH	237.24	--
9TH	237.24	--
TOTAL TENEMENT - 10		

FLAT NO.	EXISTING AREA SQ.MT.	AREA IN SQ.MT.	FORM FUNGIBLE	TOTAL AREA	PROPOSED AREA	PROF. BUA	PROF. FUNGIBLE	TOTAL
GROUND FLOOR								
FLAT 1	2756.00	303.14	57.10	220.23	192.51	57.80	249.61	
FIRST FLOOR								
FLAT 1	1706.36	329.17	45.21	174.38	204.40	45.21	249.61	
FLAT 2	1551.75	345.09	50.78	195.87	198.83	50.78	249.61	
SECOND FLOOR								
FLAT 1	1049.75	96.97	33.94	130.91	215.67	33.94	249.61	
FLAT 2	1468.62	136.44	47.75	154.19	201.86	47.75	249.61	

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SUSHIL GOVIN D MAIN
AMIT PRAKASH PATIL
Navnath Sopanrao Ghadge

SE(BP) H/WN
AE(BP) K/W
E.E.(B.P.)K-WARD

NAME AND ADD. 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

SIGNATURE OF L. S.
Navin Jaikrishna Vatnani
Digitally signed by Navin Jaikrishna Vatnani
Date: 2022.01.05 16:58:52 +05'30'

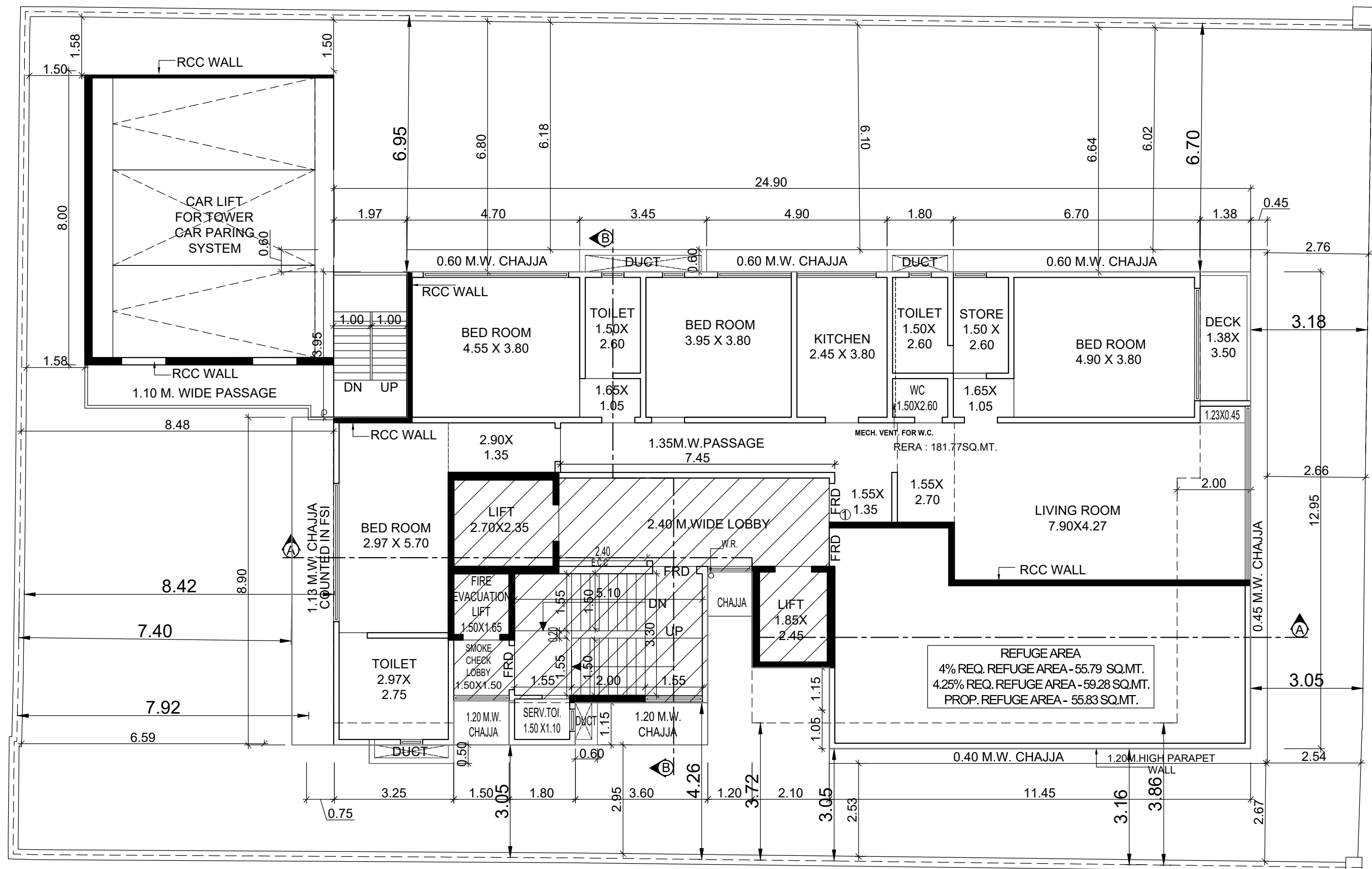
CONTENTS OF SHEET
TYPICAL FLOOR PLAN (2ND TO 5TH & 7TH TO 10TH) &
BUILT UP AREA CALCULATIONS, 11 TH (PT) FLOOR PLAN
6TH (REFUGE) FLOOR PLAN & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED BLDG. ON PLOT BEARING C.T.S. NO. 312 VILLAGE JUHU,N.S.ROAD NO 11, JUHU,MUMBAI.

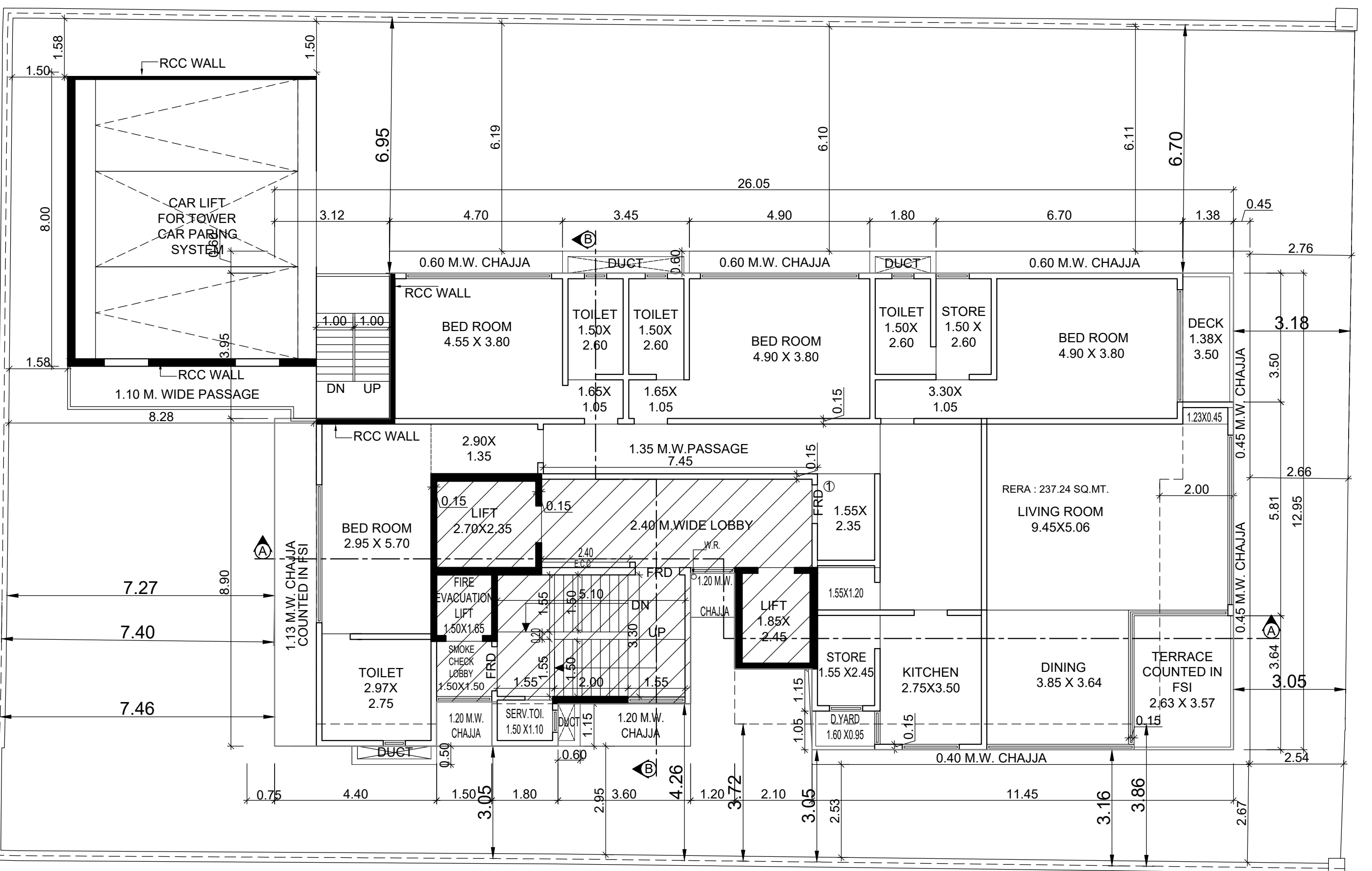
NAME OF APPLICANT
MRS. RINA JAGDISH VALECHA - LESSEE

SIGN. OF APPLICANT
RINA JAGDISH VALECHA
Digitally signed by RINA JAGDISH VALECHA
Date: 2022.01.05 17:03:41 +05'30'

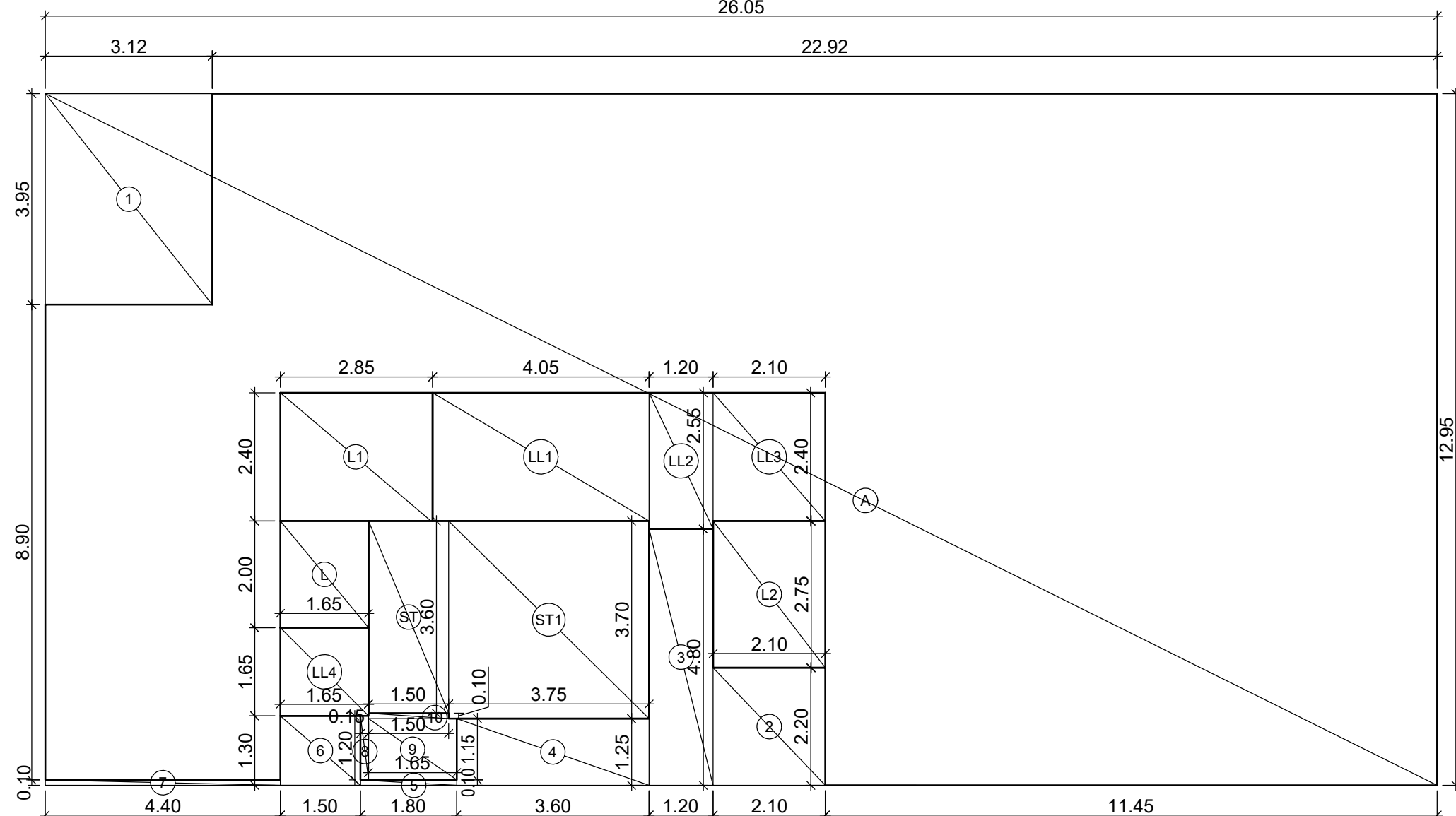
DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
398	AS SHOWN		SUNIL	



6TH(REFUGE) FLOOR PLAN
SCALE : 1:100



TYPICAL FLOOR PLAN
(3RD TO 5TH & 7TH TO 9TH)
SCALE : 1:100



TYPICAL FLOOR AREA DIAGRAM
(2ND TO 5TH & 7TH TO 9TH)
SCALE - 1 : 100

BUILT UP AREA CALCULATION				
(TYPICAL 2ND TO 5TH & 7TH TO 9TH FLOOR)				
26.05	X	12.95	X	1 NO
TOTAL ADDITION				= 337.35 SQ.MT.

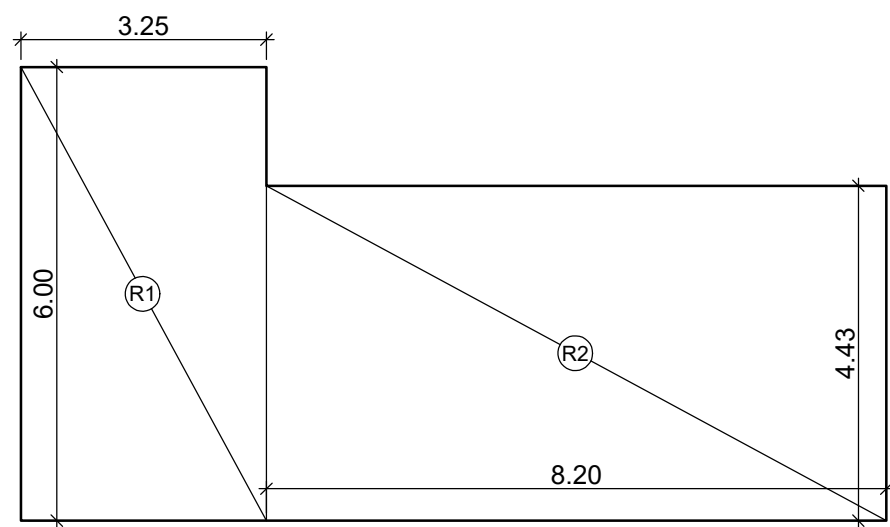
DEDUCTIONS				
1	3.12	X	3.95	X 1 NO = 12.32 SQ.MT.
2	2.10	X	2.20	X 1 NO = 4.62 SQ.MT.
3	1.20	X	4.80	X 1 NO = 5.76 SQ.MT.
4	3.60	X	1.25	X 1 NO = 4.50 SQ.MT.
5	1.80	X	0.10	X 1 NO = 0.18 SQ.MT.
6	1.50	X	1.30	X 1 NO = 1.95 SQ.MT.
7	4.40	X	0.10	X 1 NO = 0.44 SQ.MT.
8	0.15	X	1.20	X 1 NO = 0.18 SQ.MT.
9	1.65	X	1.15	X 1 NO = 1.90 SQ.MT.
10	1.50	X	0.10	X 1 NO = 0.15 SQ.MT.

5	1.80	X	0.10	X	1 NO	=	0.18	SQ.MT.
6	1.50	X	1.30	X	1 NO	=	1.95	SQ.MT.
7	4.40	X	0.10	X	1 NO	=	0.44	SQ.MT.
8	0.15	X	1.20	X	1 NO	=	0.18	SQ.MT.
9	1.65	X	1.15	X	1 NO	=	1.90	SQ.MT.
10	1.50	X	0.10	X	1 NO	=	0.15	SQ.MT.

TOTAL STAIRCASE AREA	=	55.74 SQ.MT.
NET BUILT UP AREA [Y1 - Y2]	=	249.61 SQ.MT.

NET BUILT UP AREA [Y1 - Y2]	=	249.61 SQ.MT.
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NET BUILT UP AREA [Y1 - Y2]	=	249.61 SQ.MT.
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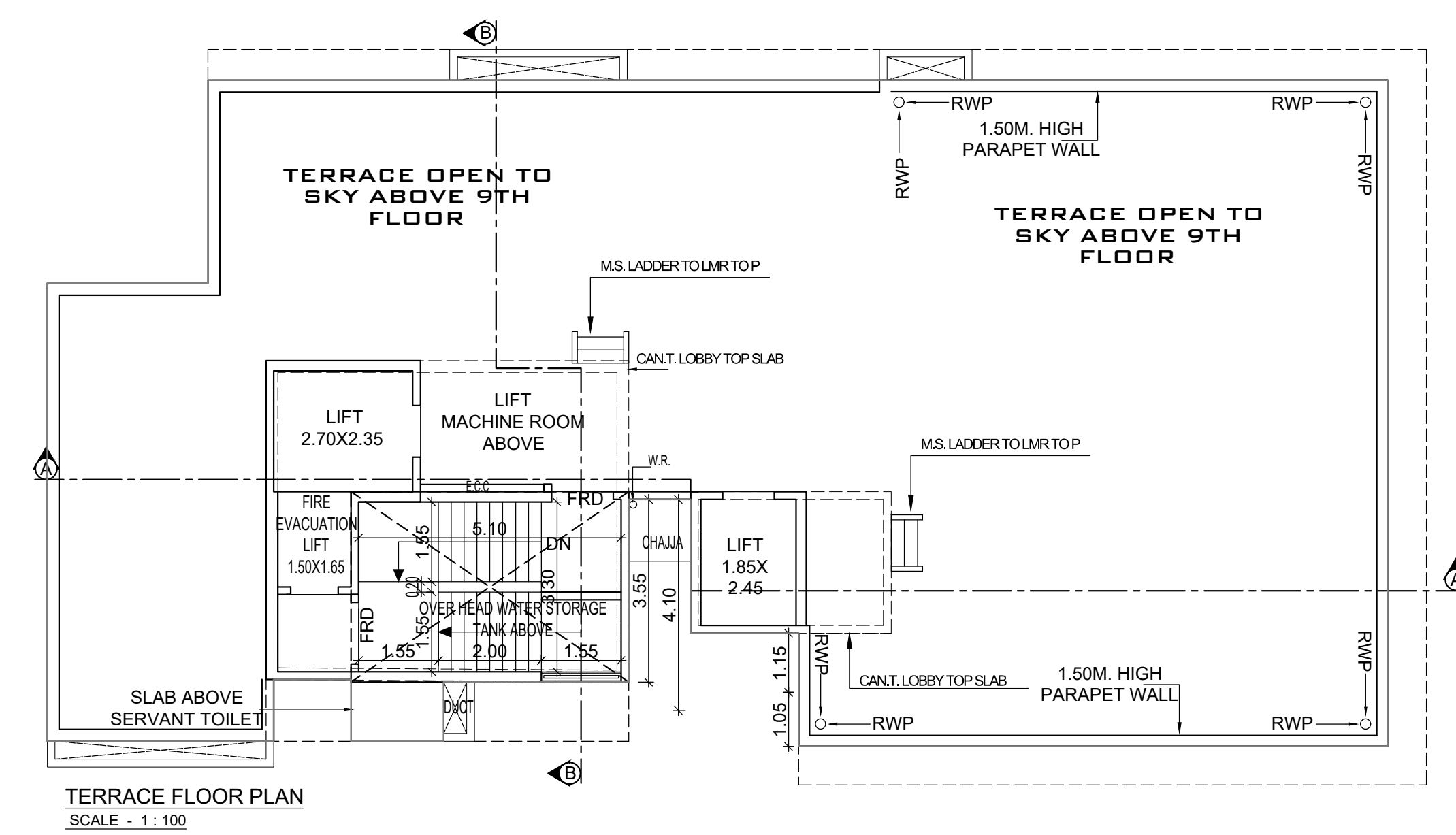
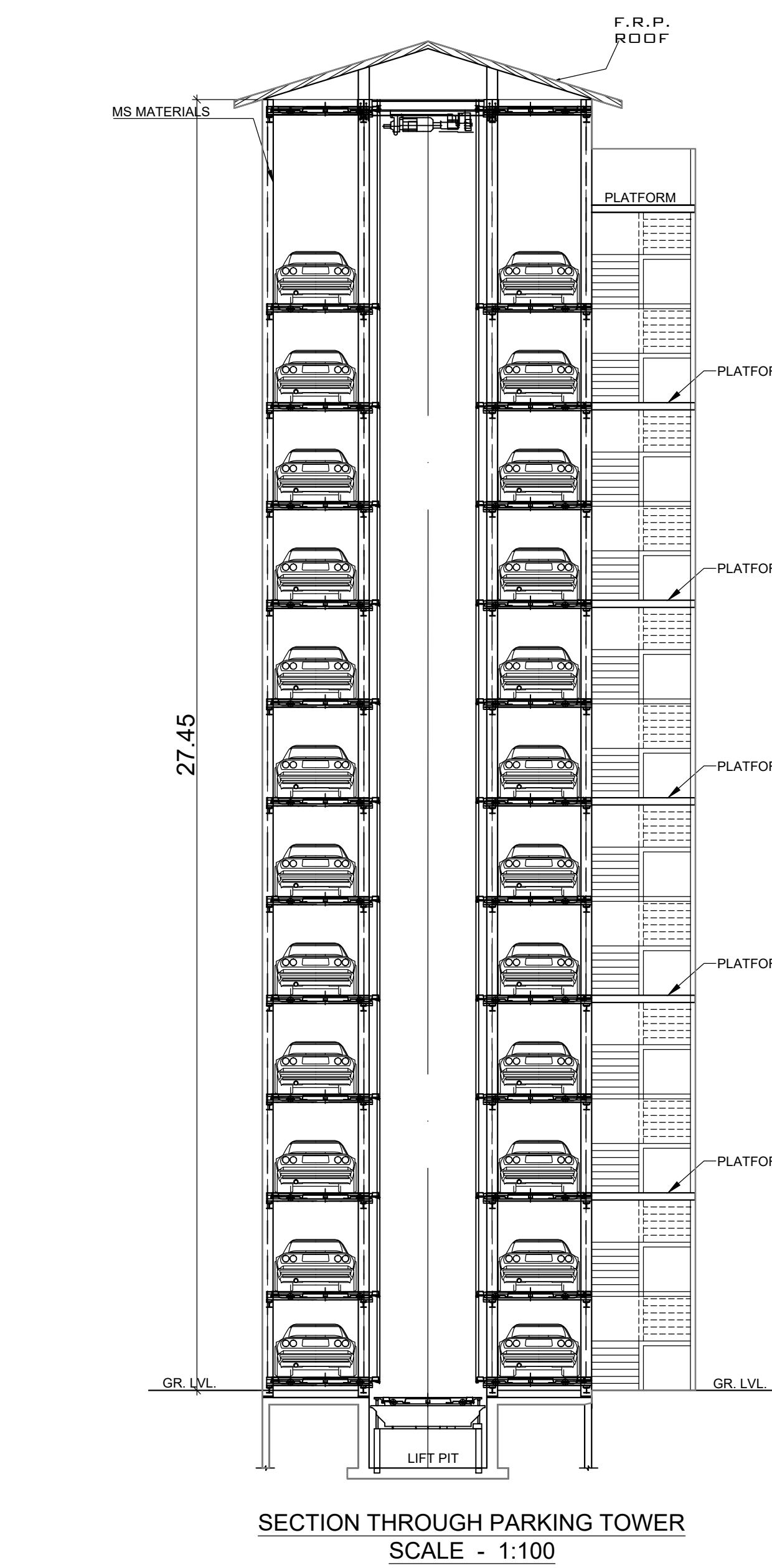
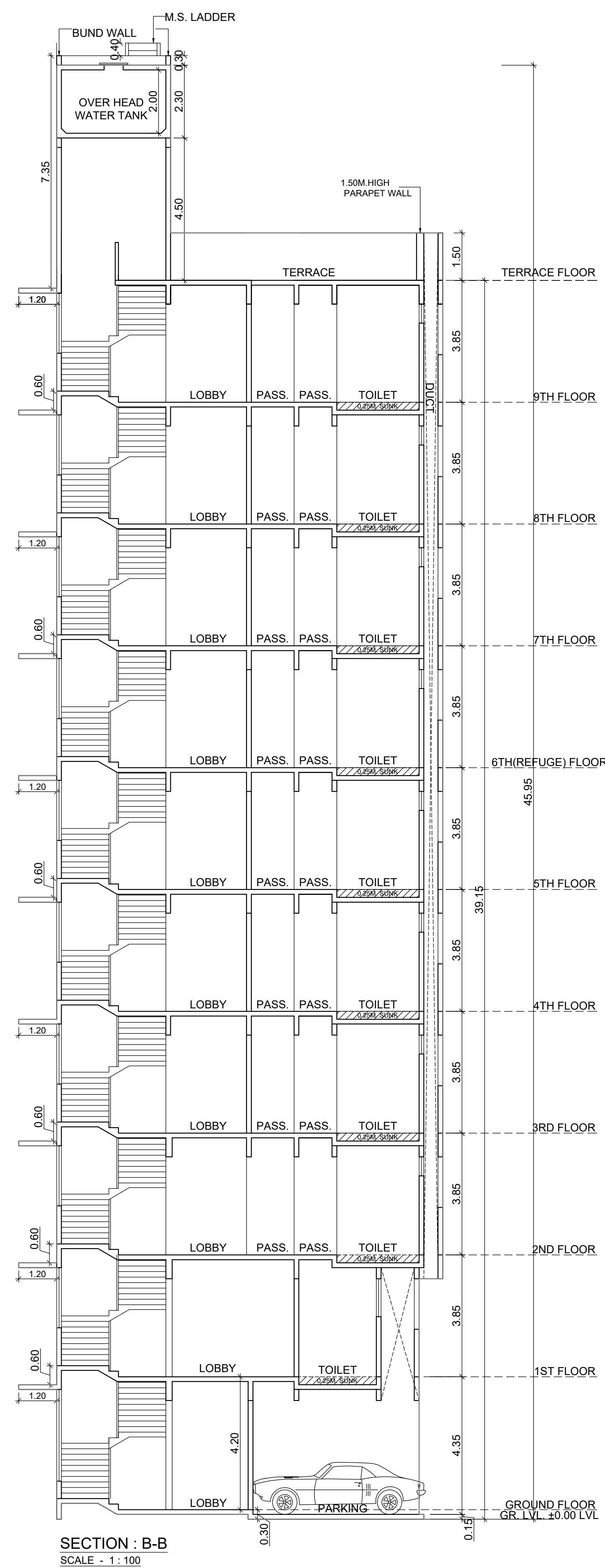
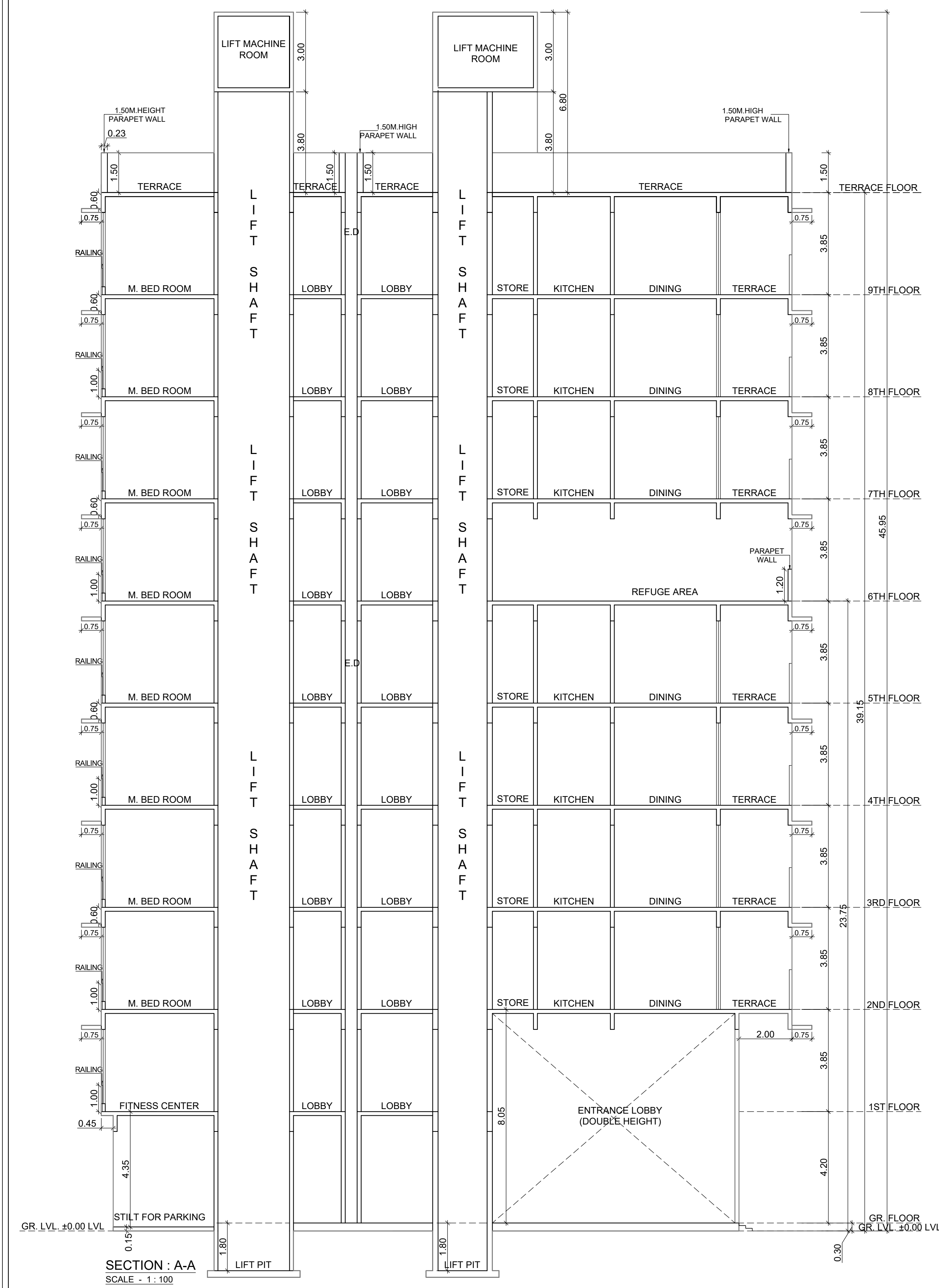


6TH(REFUGE) FLOOR AREA DIAGRAM
SCALE - 1 : 100

(6TH) REFUGE AREA CALCULATION						
R1	3.25	X	6.00	X	1 NO	= 19.50 SQ.MT.
R2	8.20	X	4.43	X	1 NO	= 36.33 SQ.MT.
TOTAL AREA						= 55.83 SQ.MT.

BUILT UP AREA CALCULATION		
(6TH(REFUGE) FLOOR)		
NET BUILT UP AREA SAME AS PER TYPICAL FLOOR	=	249.61 SQ.MT.
REFUGE AREA	=	55.83 SQ.MT.
NET BUILT UP AREA	=	193.78 SQ.MT.

REFUGE AREA STATEMENT :-				
6TH FLOOR				
REFUGE AREA REQUIRED = 4% X TOTAL BUILT UP AREA (7TH TO 9TH + 6TH REFUGE)				
= 249.61 X 3 + FLR. + 193.78				
= 942.61 SQ.MT.				
REFUGE AREA REQUIRED = 942.61 X 4% = 37.70 SQ.MT.				
4% REFUGE AREA REQ. = 37.70 SQ.MT.				
AS PER (MAX.) 4.25 % THE REQUIRED AREA = 40.06 SQ.MT.				
REFUGE AREA PROPOSED = 55.83 SQ.MT.				
EXCESS REFUGE AREA = 15.77				



BMC FILE NO. P-9396/2021(312)/K/W WARD/JUHU-KW/337					
313					
P R O F O R M A - B					
STAMP & DATE OF APPROVAL OF PLAN					
Approved subject to the conditions mentioned in this office Letter U.NO.P-9396/2021(312)/K.W WARD/JUHU-K/W/337 Dt.06.01/2022					
SUSHIL GOVIN D MAIN		AMIT PRAKASH PATIL		Navnath Sopanrao Ghadge	
SE(BP) H/WN		AE(BP) K/W		E.E.(B./P)-K'-WARD'	
NAME AND ADD. OF L. S.				SIGNATURE OF L. S.	
NAVIN VATNANI LICENSED SURVEYOR				Navin Jalkrishna VATNANI	
V. L. WEHTA PLAZA, SECOND FLOOR, V. L. WEHTA ROAD, 1/P,P.O. SCHEME, VILE PARLE (WEST),MUMBAI- 400049				 Digitally signed by Navin Jalkrishna Vatnani DN: cn=Navin Jalkrishna Vatnani, o=, ou=, email= navin.v@vsnl.net, c=IN	
CONTENTS OF SHEET					
SECTION A-A, B-B					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED BLDG. ON PLOT BEARING C.T. NO. 312 VILLAGE JUHU,N.S.ROAD NO 11, JUHU,MUMBAI.					
NAME OF APPLICANT			SIGN. OF APPLICANT		
MRS. RINA JAGDISH VALECHA - LESSEE			RINA VALECHA		
DRG.NO. SCALE DATE			DRN.BY CHKD.BY		
398 AS SHOWN			SUNIL		