

PROFORMA- A

AREA STATEMENT	AS PER PRC	SQ.MTS.
1 AREA OF PLOT		
2 DEDUCTIONS AREA		800.00
(a) ROAD SET-BACK AREA		
(b) PROPOSED ROAD		
(c) ANY RESERVATION (SUB PLOT)		-
(d) % AMENITY SAPCE AS PER DCR 56/57(SUB PLOT) OTHER		-
TOTAL (a+b+c)		-
3 BALANCE AREA OF PLOT (1-2)		800.00
4 DEDUCTION FOR 15% RECREATIONAL GROUND 10% AMENITY SAPCE (IF DEDUCTIBLE FOR IND)		-
5 NET AREA OF PLOT (3-4)		800.00
6 ADDITIONS FOR FLOOR SPACE INDEX (LAYOUT D.P. ROAD RECLAIMED 29.98%)		240.79
2(a) 100% FOR D.P. ROAD (RESTRICTED TO 40% OR 80% OF "3" ABOVE		-
2(b) 100% FOR SET-BACK (RESTRICTED TO 40% OR 80% OF "3" ABOVE		-
7 TOTAL AREA (5 + 6)		1040.79
8 FLOOR SPACE INDEX PERMISSIBLE		1.00
9 9a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS		-
ADDITIONAL FOR F.S.I		-
a) 800 X 33% = 264.00 ALREADY CLAIMED = 259.21 (32.40%)		
b) 17% GOVT TDR NOW CLAIMED = 140.79 SQ.MT		559.21
c) 20% SLUM TDR NOW CLAIMED = 159.21 SQ.MT		
10 PERMISSIBLE FLOOR AREA (7X8)+9 ABOVE		1600.00
TOTAL BUILT UP AREA PROPOSED		1600.00
12 F. S. I. CONSUMED ON NET HOLDING = 11/3		1.99
B DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1 PURELY RESIDENTIAL BUILT UP AREA		1555.63
2 REMAINING NON RESIDENTIAL BUILT UP AREA		44.37
C DETAILS OF F.S.I AVAILED AS PER DCR 35 (4)		
1 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (B1 X 0.35)		543.36
2 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NONO RESIDENTIAL = OR < (B2 X 0.20)		8.87
3 TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1 + C2)		552.23
4 TOTAL GROSS BUILT UP AREA PROPOSED (11 + C3)		2152.23
D TENEMENT STATEMENT		
(i) PROPOSED AREA (ITEM A-11 ABOVE)		2152.23
LESS DEDUCTION OF NON-RESI AREA (SHOP ETC.)		53.24
AREA AVAILABLE FOR TENEMENTS ((i)-(ii))		2098.99
TENEMENTS PERMISSIBLE (450/HECT)		94.00
PROPOSED TENEMENTS		33.00
EXISTING TENEMENTS		NIL
TOTAL TENEMENTS ON THE PLOT (v+vii)		
PARKING STATEMENT		
PARKING REQUIRED BY REGULATION FOR CAR		33.00
(i) SCOOTER/MOTOR CYCLE		
(ii) OUTSIDERS (VISITORS)		7.38
(iii) COVERED GARAGES PERMISSIBLE		-
(iv) COVERED GARAGES PROPOSED CAR		-
(v) SCOOTER/MOTOR CYCLE		-
(vi) TOTAL PARKING REQUIRED		38.00
(vii) TOTAL PARKING PROVIDED		27.00
E TRANSPORT VEHICLES PARKING		
(i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS		-
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		-
PATH	COM3/e/OFFICE DRG WORK FILE FOR OSHO DEVELOPERS ANKUR PALACE	
NORTH	SIGNATURE, NAME & ADDRESS OF ARCHITECT	
TRIARCH		
ARCHITECTS & INTERIOR DESIGNER		
BHAGAVATI BHUVAN, SARSWATI BAUG, JOGESHWARI (E), MUMBAI- 400 060,		
TEL- 28354441,		
ASHOK GANDHI CONSULTANT PVT. LTD.		
SARITA S. MANJUNATH ARCHITECTS PLANNERS VALUERS		
1- SAIKRUPA APTS, L. T. ROAD, OPP. SAINT ANNIE'S SCHOOL, BORIVLI (W), MUMBAI - 92		
O.F.F. 2892 3888 2891 6519		
surba@ashokgandhiconsultants.com		
info@ashokgandhiconsultants.com		

PARKING STATEMENT (AS PER DCR 36)			
CARPET AREA	REQD. AS PER RULE	TENAMENTS PROPOSED	PARKING REQD.
UPTO 35 SQ.M	1 FOR 4 TENAMENTS	NIL	NIL
35 TO 45 SQ.M	1 FOR 2 TENAMENTS	8 NOS	4.00 NOS
45 TO 70 SQ.M	1 FOR 1 TENAMENTS	25 NOS	25.00 NOS
70 SQ.M & ABOVE	2 FOR 1 TENAMENTS	NIL	NIL
TOTAL PARKING(RESI)			29.00 NOS
FOR VISITORS (RESI) 25 % OF ABOVE			7.25 NOS
FOR SHOP	1 FOR 40.00 SQ.MT	53.24 SQ.MT.	1.33 NOS
FOR VISITORS (COMM) 10 % OF ABOVE			0.13 NOS
PARKING SPACES REQD. BY LAW 37.71 (SAY 38.00 NOS)			
PARKING SPACES PROVIDED = 27.00 NOS.			
PARKING DIFFICENT = 11.00 NOS			

PARKING STATEMENT (PARKING STATEMENT AS PER MODIFICATION SENT TO U.D. DEPT.)			
CARPET AREA	REQD. AS PER RULE	TENAMENTS PROPOSED	PARKING REQD.
UPTO 45 SQ.M	1 FOR 4 TENAMENTS	8.00 NOS	2.00 NOS
45 TO 60 SQ.M	1 FOR 2 TENAMENTS	23.00 NOS	11.50 NOS
60 TO 90 SQ.M	1 FOR 1 TENAMENTS	2.00 NOS	2.00 NOS
90 SQ.M & ABOVE	2 FOR 1 TENAMENTS	NIL	NIL
TOTAL PARKING (RESI)			15.50 NOS
FOR VISITORS 25 % OF ABOVE			3.88 NOS
FOR SHOP	1 FOR 40.00 SQ.MT	53.24 SQ.MT.	1.33 NOS
FOR VISITORS (COMM) 10% OF ABOVE			0.13
PARKING SPACES REQD. BY LAW 20.84 (SAY 21.00 NOS)			
PARKING SPACES PROVIDED = 27.00 NOS.			

PARKING STATEMENT	
LARGE PARKING	= 16.00 NOS
SMALL PARKING	= 11.00 NOS
TOTAL PARKING	= 27.00 NOS

PROFORMA - B			
CONTENTS OF THE SHEET			
GROUND FLR PLAN , PARKING AREA STATEMENT			
PLOT AREA DIAG & CALC. & SUMMERY , LOCATION PLAN & BLOCK PLAN			
PLOT AREA DIAGRAM & CALCULATION			
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 15-4-2009 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 800.00 SQ.MTS (EIGHT HUNDRED POINT ZERO SQUARE METER) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ PROPERTY REGISTER CARD			
SIGN. OF ARCHITECT			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REDEVELOPMENT ANKUR PALACE CO-OP.CHS.LTD., PLOT NO 21, KASTUR PARK LAYOUT, F.P.NO 719/8, TPS III, OF VILL BORIVALI, SHIMPOLI ROAD, BORIVLI (WEST)			
NAME OF OWNER			
SHRI. ASHOK J. BHUTA, PARTNER OF M/S OSHO DEVELOPERS, C.A. TO OWNER SAI KRUPA CHS LTD. PLOT NO 1534/A, OFF DEVIDAS LANE EXTENSION, NEW LINK ROAD, BORIVALI (W), MUMBAI- 400 092.			
DRAWN BY	CHECKED BY	SCALE	DATE
shailash pai		AS SHOWN	15/11/2016

33% F.S.I.	
A). ADD. 33% F.S.I.	= 800.00 SQ.MT. X 33% = 264.00 SQ.MT.
ADD. 33% F.S.I CLAIMED.	= 259.21 SQ.MT.
(LAND RATE = 2008= Rs. 20,100/-)	
8,800 + (20,100 - 20,000 X 30% = (premium rate) = 8,830	
259.21SQ.MT. X RS 7510.13 = 19,46,700	
Say = Rs.19,46,700/-	
1) 50% TO M.C.G.M. PAID ON DT. VIDE RECEIPT NO.	= RS. 9,73,350/- = 11 / 5 /2015 = SAP.DOC NO 1002134658
2) 50% TO R.B.I. (GOVT.) PAID ON DT. VIDE RECEIPT NO. CHALLAN NO.	= RS.9,73,350/- = 19 - 5 - 2015 = 023978 = R 358

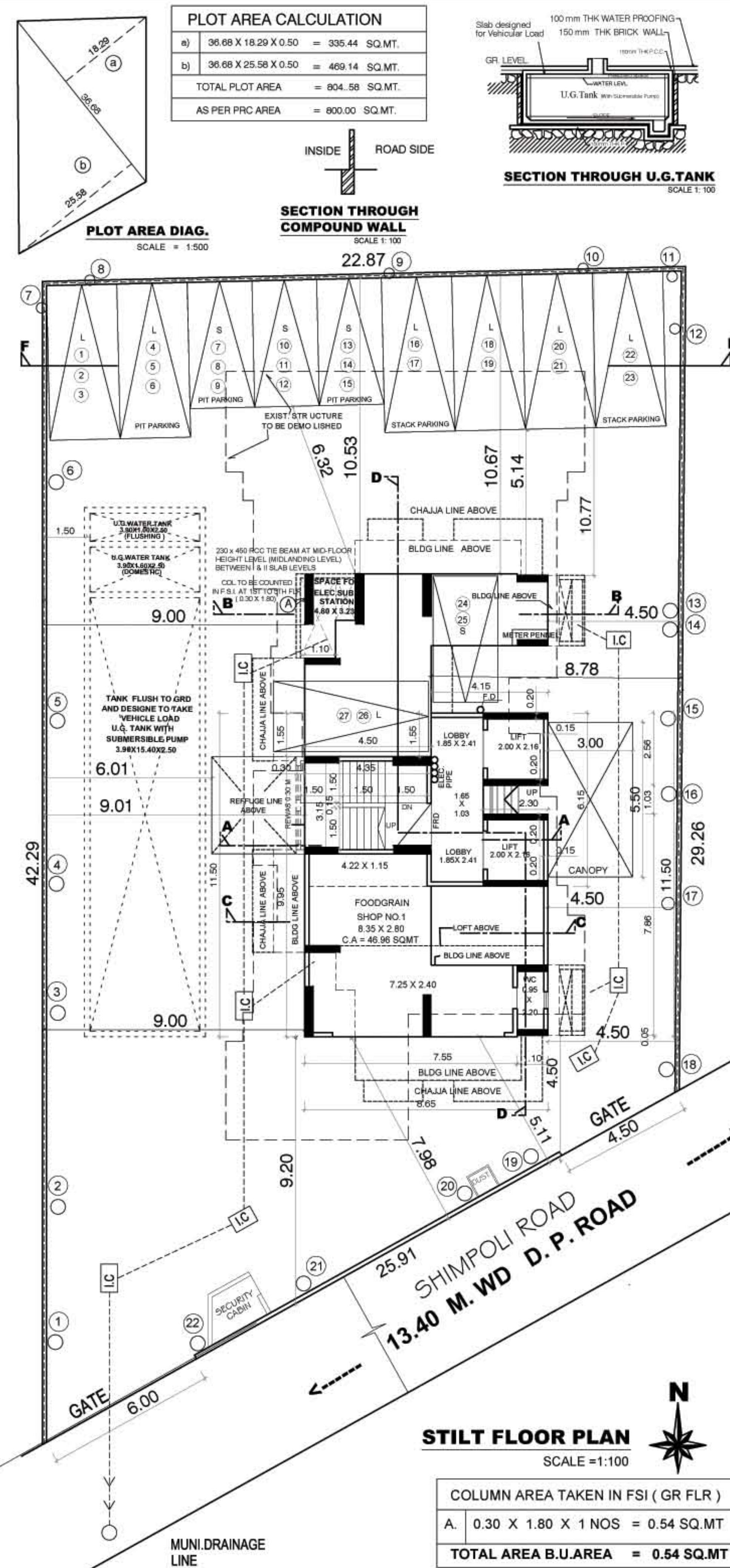
SUMMARY		
FLOOR	TOTAL GROSS BUILT UP AREA	SQ.MT
GROUND	53.24	SQ.MT
1ST	50.51	"
2ND	99.34	"
3RD	99.34	"
4TH	99.34	"
5TH	117.50	"
6TH	133.59	"
7TH	133.59	"
8TH	133.59	"
9TH	133.59	"
10TH	135.19	"
11TH	135.19	"
12TH	135.19	"
13TH	135.19	"
14TH	135.19	"
15TH	135.19	"
16TH	143.73	"
17TH	143.73	"
TOTAL	2152.23	SQ.MT

COMMERCIAL GROSS B.U.AREA = 53.24 SQ.MT. (INCLUDING COLUMN AREA)
PROP. 20% FUNGIBLE AREA = 8.87 SQ.MT.
NET BUILT UP AREA = 44.37 SQ.MT.

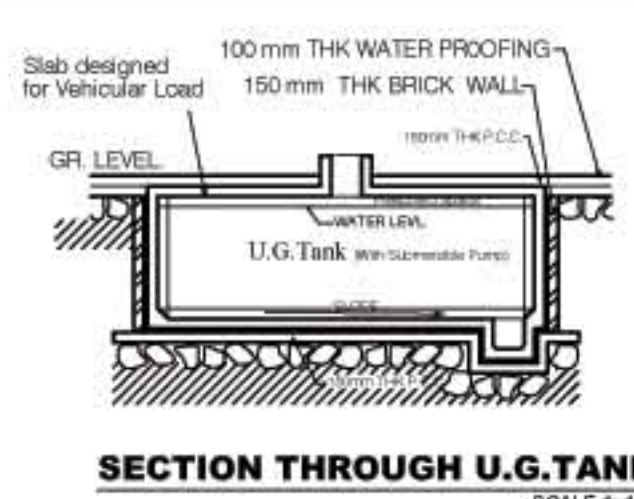
TOTAL GROSS B.U.AREA = 2098.99 SQ.MT.
PROP. 35% FUNGIBLE AREA = 543.36 SQ.MT.
NET BUILT UP AREA = 1555.63 SQ.MT.

AVG.OPEN SPACE DIAG.	
SCALE = 1:100	
AVG.OPEN SPACE CALC. =	
9.20 + 4.50	= 6.85 MT.
2	

STILT FLOOR PLAN	
SCALE = 1:100	
COLUMN AREA TAKEN IN FSI (GR FLR)	
A. 0.30 X 1.80 X 1 NOS	= 0.54 SQ.MT
TOTAL AREA B.U.AREA	= 0.54 SQ.MT



PLOT AREA CALCULATION	
a) 36.68 X 18.29 X 0.50	= 335.44 SQ.MT.
b) 36.68 X 25.58 X 0.50	= 469.14 SQ.MT.
TOTAL PLOT AREA	= 804.58 SQ.MT.
AS PER PRC AREA	= 800.00 SQ.MT.



LOCATION PLAN
SCALE = 1:4000

BLOCK PLAN
SCALE = 1:500

SECTION THROUGH COMPOUND WALL
SCALE 1:100

PLOT AREA DIAG.
SCALE = 1:500