

PROFORMA - A

A	AREA STATEMENT	AREA IN SQ. MT
1	GROSS AREA OF PLOT	490.00
1a	Plot area to be restricted till submission of corrected area	447.50
	a) Area of Reservation in plot	----
	b) Area of Road Set back	----
	c) Area of D.P. Road	----
2	DEDUCTION FOR:	----
	(A) For Reservation / Road Area	----
	a) Road set-back area to be handed over (100%) (Regulation No.16)	----
	b) Proposed D.P. Road to be handed over (100%) (Regulation No.16)	----
	c) Reservation area (Plot) to be handed over (Regulation No.17)	----
	(B) For Amenity Area	----
	a) Area of amenity plot/plots to be handed over as per DCR 14(A)	----
	b) Area of amenity plot/plots to be handed over as per DCR 14(B)	----
	c) Area of amenity plot/plots to be handed over as per DCR 15	----
	d) Area of amenity plot/plots to be handed over as per DCR 35	----
	(C) Deductions for Existing B.U.A. as per regulation	----
	a) Land component of existing B.U.A. to be retained if any	----
3	TOTAL DEDUCTION - [(2A) + 2(B) + 2(C)]	447.50
4	BALANCE AREA OF PLOT (1 - 3)	447.50
5	PLOT AREA UNDER DEVELOPMENT	ONE
6	ZONAL (BASIC) FSI	447.50
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5x6)	231.31
8	BUILT UP AREA EQUAL TO PROTECTED AREA AS PER REG 30(C) I.E. APPROVED BUA OF EXISTING BLDG. (NOW PROPOSED TO BE DEMOLISHED) AS PER LAST APPROVED PLAN (678.81 - 447.50)	----
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	----
10	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	----
11	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A)3	----
12	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO.12 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)3	----
12a	ADDITIONAL FSI AS PER REGN. 33(7B) OF DCPR 2034	160.00
13	PERMISSIBLE BUILT UP AREA (7+8+9+10+11+12+12a)	838.81
14	PROPOSED BUILT UP AREA	801.58
	(i) PROPOSED REHAB BUILT UP AREA	----
	(ii) PROPOSED SALE BUILT UP AREA	----
	(iii) TOTAL PROPOSED BUILT UP AREA	801.58
15	FSI consumed on Net plot area	1.79
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	Permissible Proposed
	a) i) Permissible Fungible Compensatory area for rehab component without charging premium	237.58 232.88
	ii) Fungible Compensatory area for rehab component without charging premium	----
	b) i) Permissible Fungible Compensatory area by charging premium	----
	ii) Fungible Compensatory area availed on payment of premium	----
	c) Total fungible built up area	237.58 232.88
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13+15(a)(i)+15(b)(ii)]	1076.39 1034.46
	Rehab deficit area	4.70
	BALANCE SALE AREA	37.23
C)	TENEMENT STATEMENT	
	i) Tenement Statement	
	ii) Proposed built up area (13 above)	801.58
	iii) Less deduction of Non residential area (Shop etc.)	----
	iv) Area available for tenements [(i) minus (ii)]	801.58
	v) Tenement permissible (Density of tenement / hectare)	44.00
	vi) Total No. of Tenement proposed on the plot	18.00
D)	Parking Statement	
	i) Parking Required by regulation for Table No. 21, 1 (i) Residential, b & c	10.00
	ii) Car Parking	
	iii) Scooter / Motorcycle	
	iv) Outsider (Visitors) Parking	
	v) Total Parking Provided	14.00
E)	TRANSPORT VEHICLE PARKING	
	i) LOADING & UNLOADING REQUIRED	
	ii) LOADING & UNLOADING PROPOSED	

PROFORMA - B

CONTENTS OF SHEET

STILT FLOOR PLAN, 1ST FLOOR PLAN, 2ND TO 6TH FLOOR PLAN, 7TH FLOOR PLAN, AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS 'RAJA APARTMENT' SITUATED ON PLOT NO B-16 OF PLOT BEARING C.T.S. NO.268 (PART) OF VILLAGE ASALPHA, KURLA, IN 'L' WARD, MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 2020 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 536.68 SMT. AS MEASURED ON SITE. THE AREA AS PER CONVEYANCE DEED, P, R CARDS SIGNED BY S.L.R. /CTSO, OWNERS AFFIDAVIT AREA 490.00 SMT.

PLANS FOR IOD

Approved subject to conditions mentioned in this office letter under no. P-4730/2020/(268)/L Ward/ASALPE/337/1/New

S.E.(B.P.)L/W A.E.(B.P.)-L&N E.E.(B.P.) ES-I

NAME OF APPLICANT

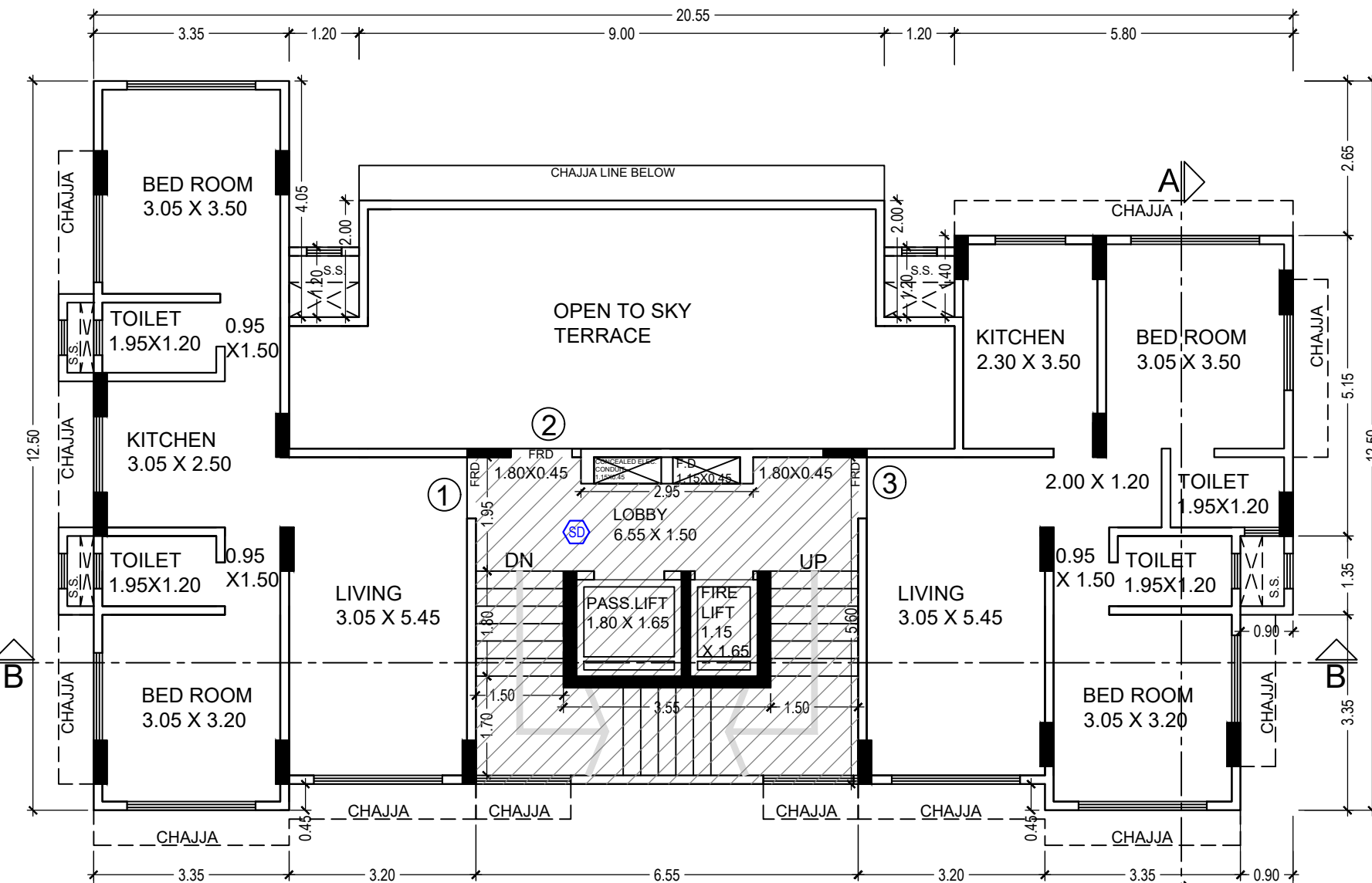
M/S EKISHA INFRA LLP
4, PAREKH APARTMENT, N.S. ROAD, ASALPHA, CHATKOPAR (W), MUMBAI 400084

NORTH LINE JOB NO. DATE CHECKED DRAWN BY
2020-21 03.03.2021 SSC SSJ

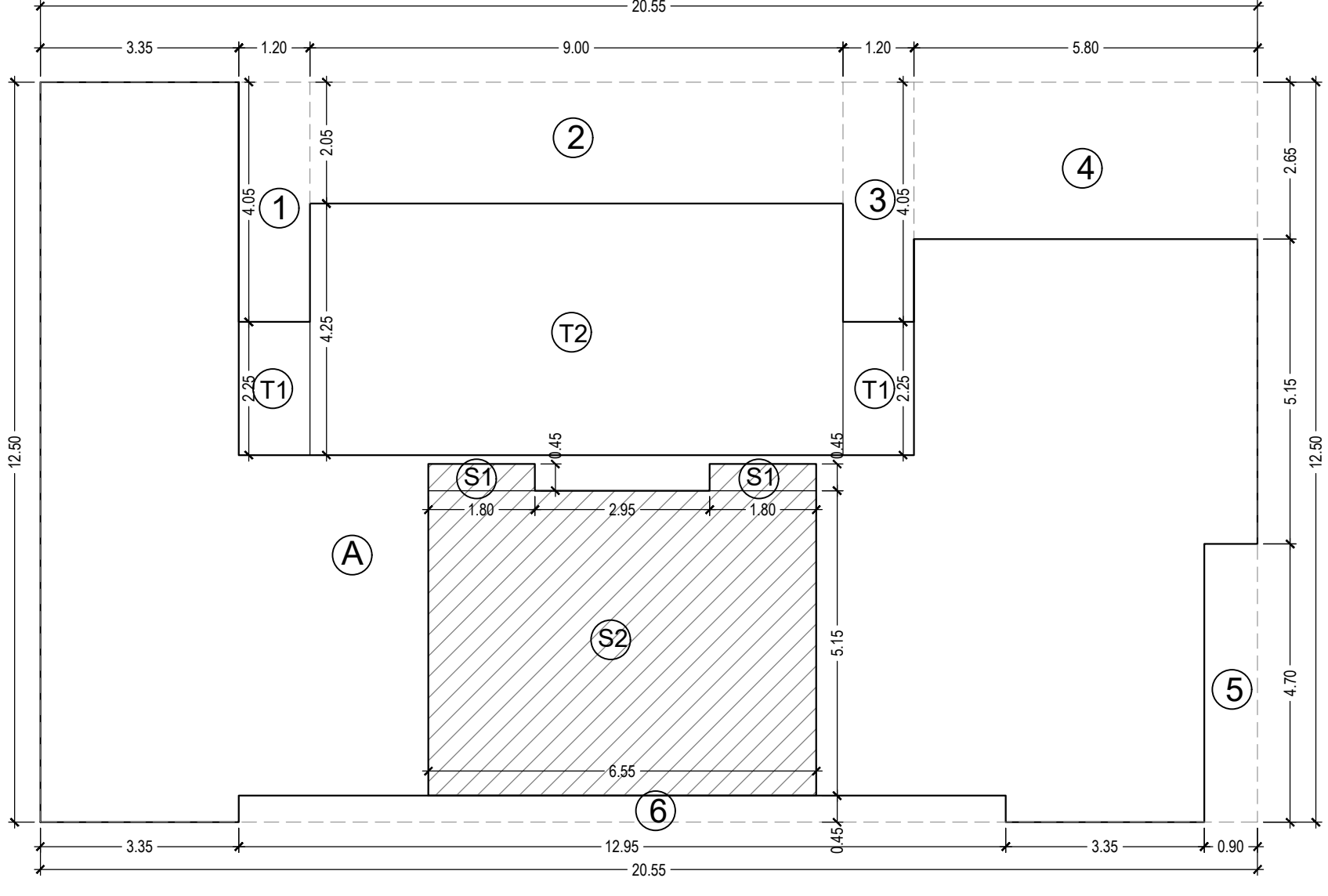
NAME, ADDRESS & SIGNATURE OF CONSULTING ARCHITECT
NAME, ADDRESS & SIGNATURE OF ARCHITECT

KALAMBE AND ASSOCIATES
ARCHITECTURAL CONSULTANT
B/2, Vishnu Kuti ChS Ltd., Shankar Chankar Marg,
Near Datta Raul Masjid, Dattar (W), Mumbai 400 028
Email: vkotamb@gmail.com

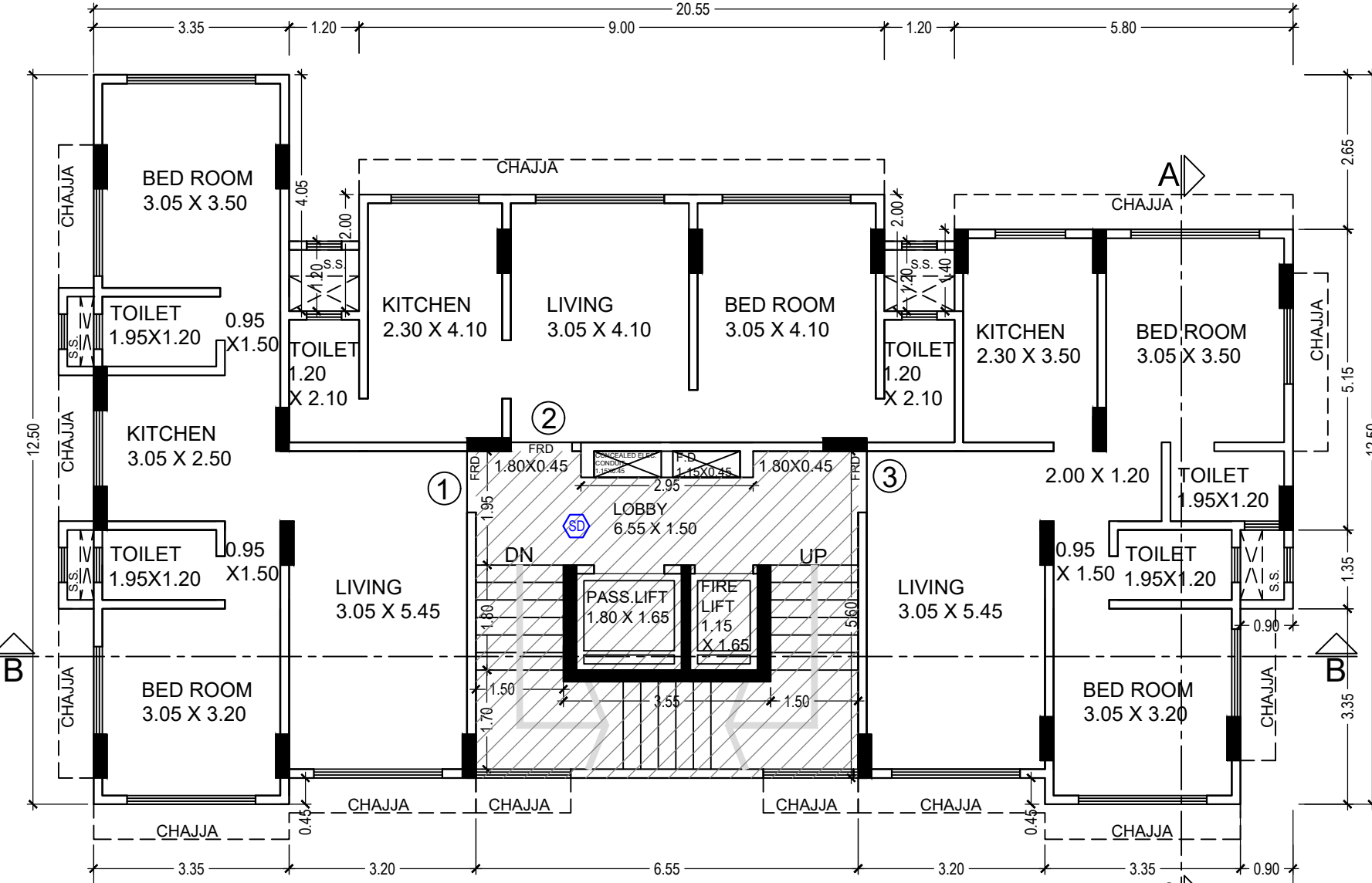
LICENSE SURVEYOR
SAURABH S. JADHAV
LIC NO. J/1891/S



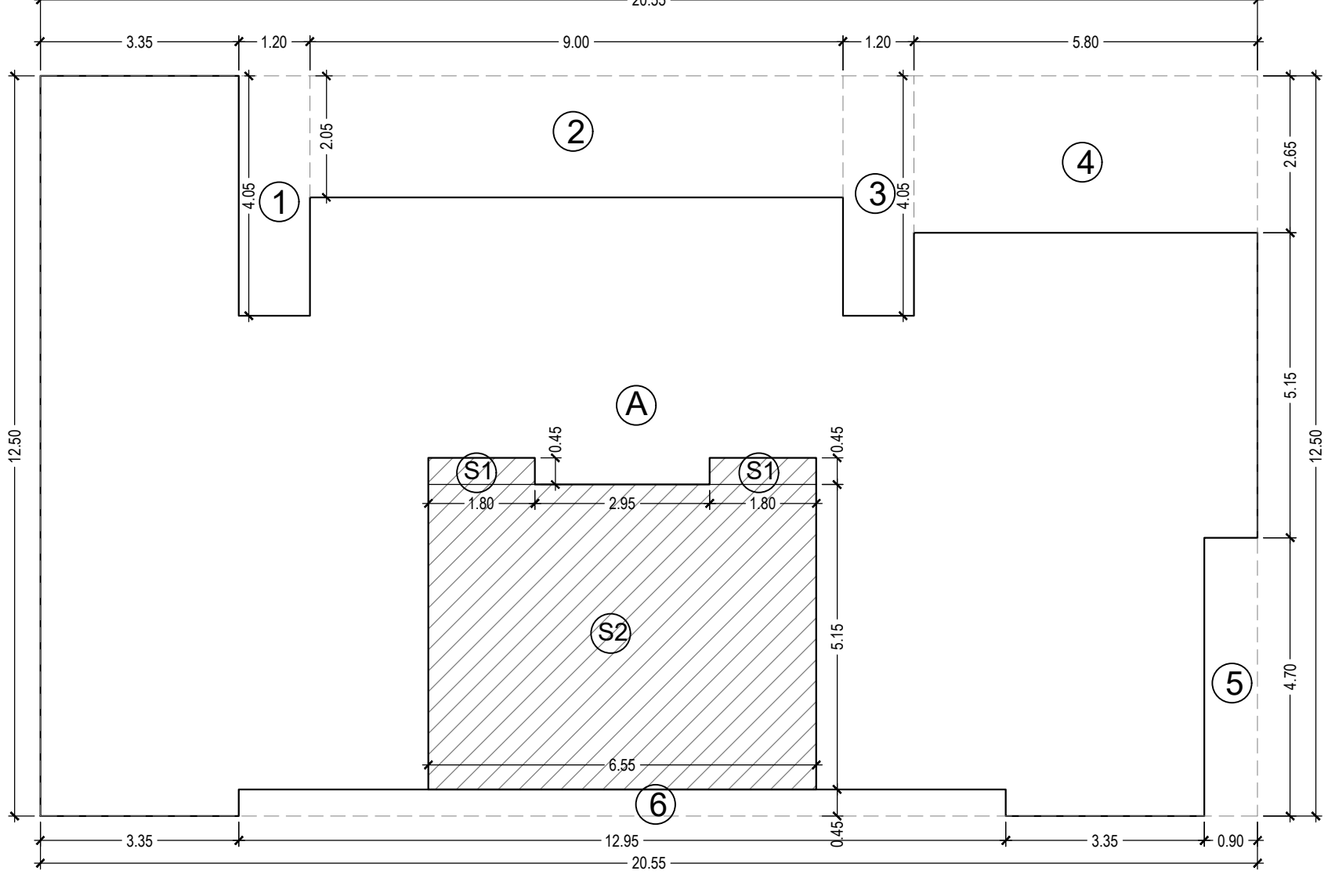
7TH FLOOR PLAN
SCALE 1:100



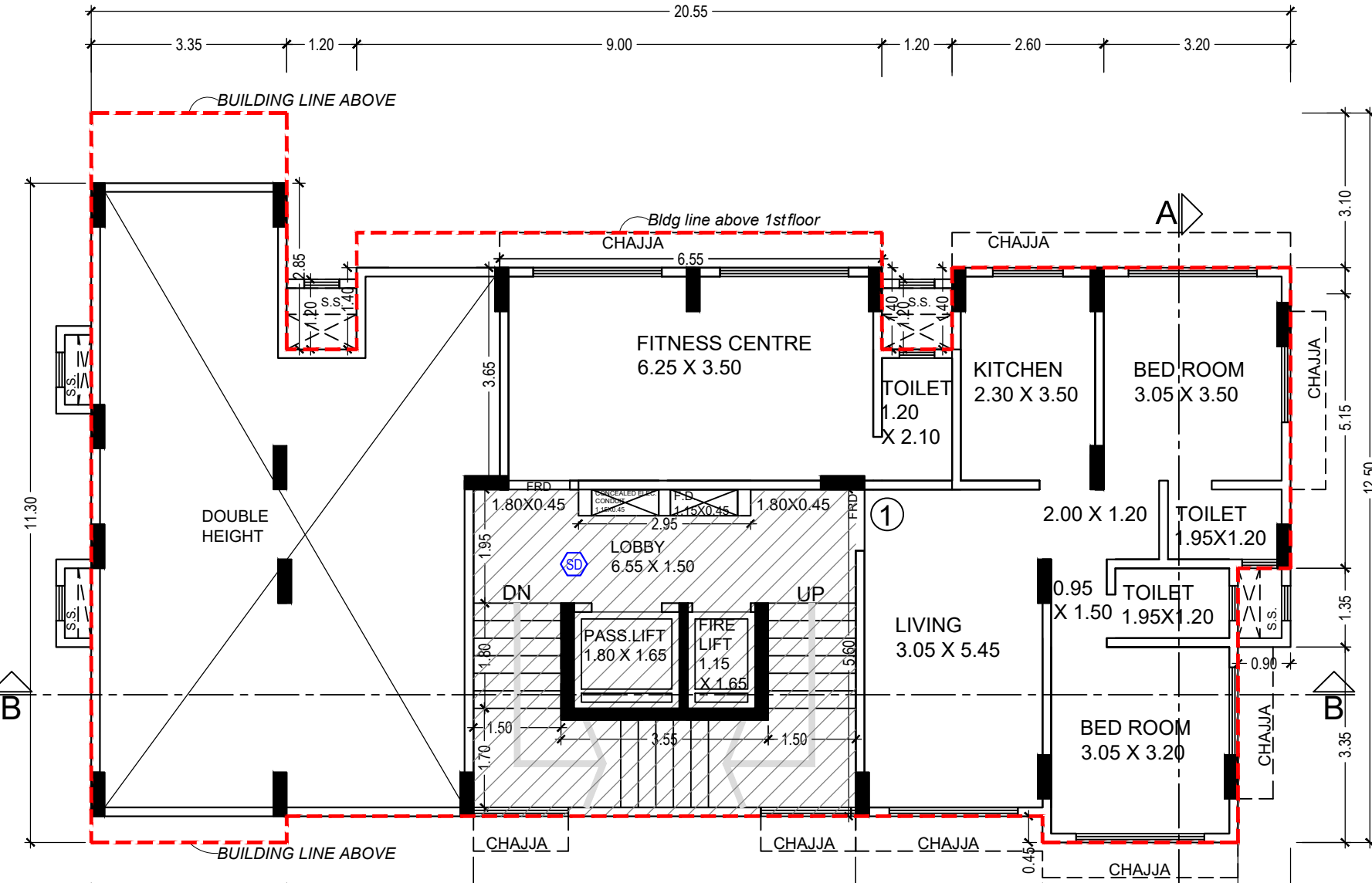
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SCALE 1:100



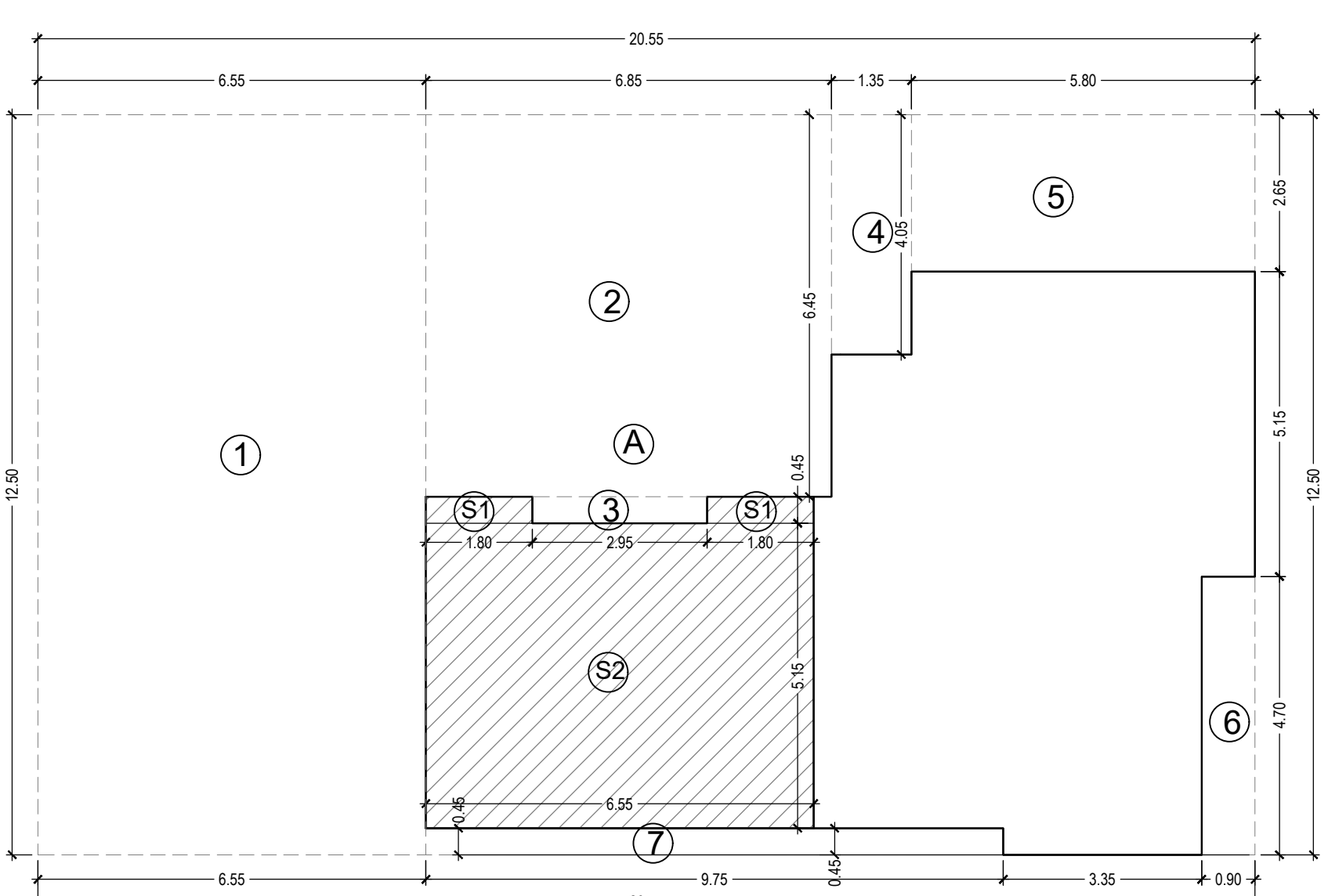
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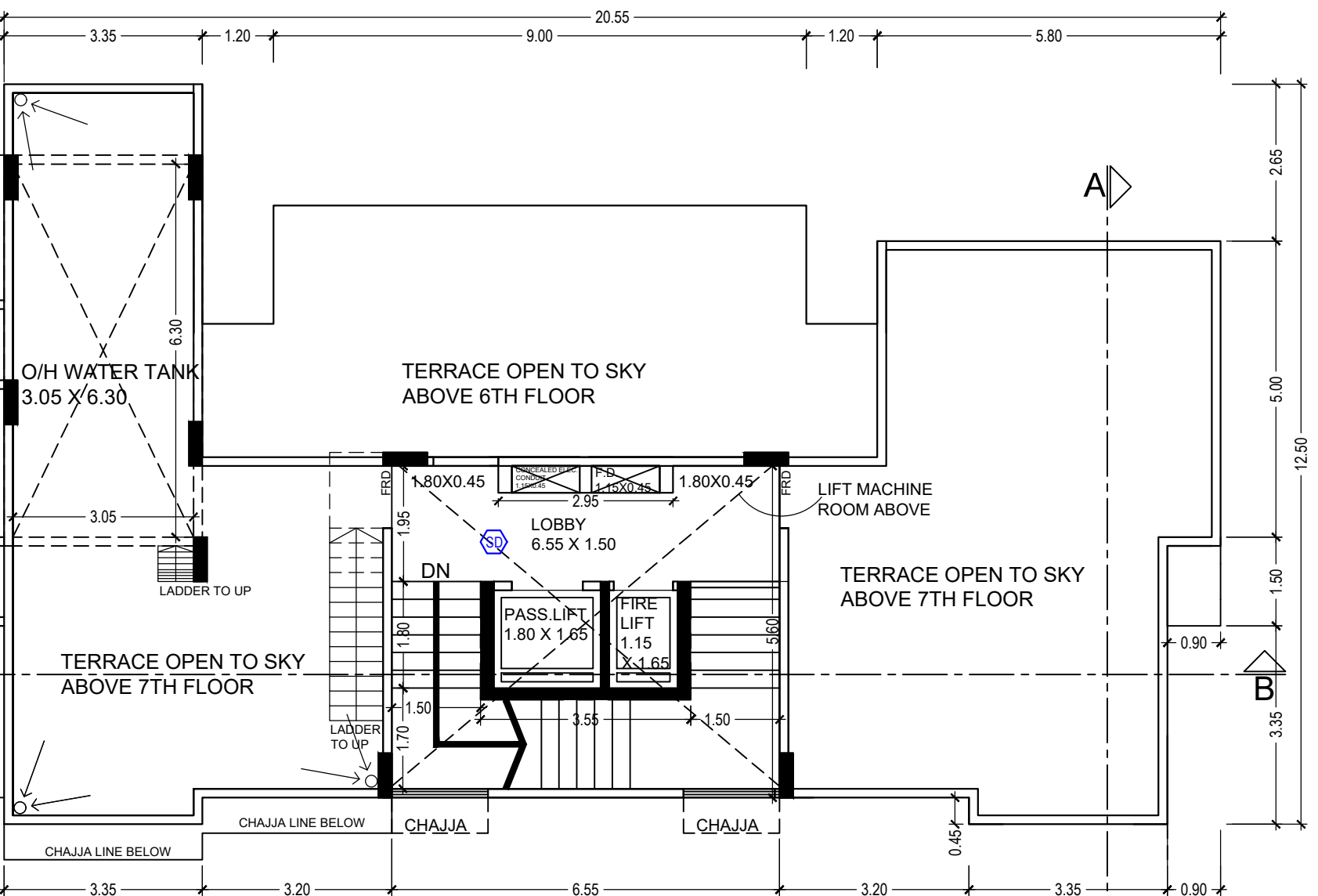
2ND TO 6TH FLOOR AREA DIAGRAM
SCALE 1:100



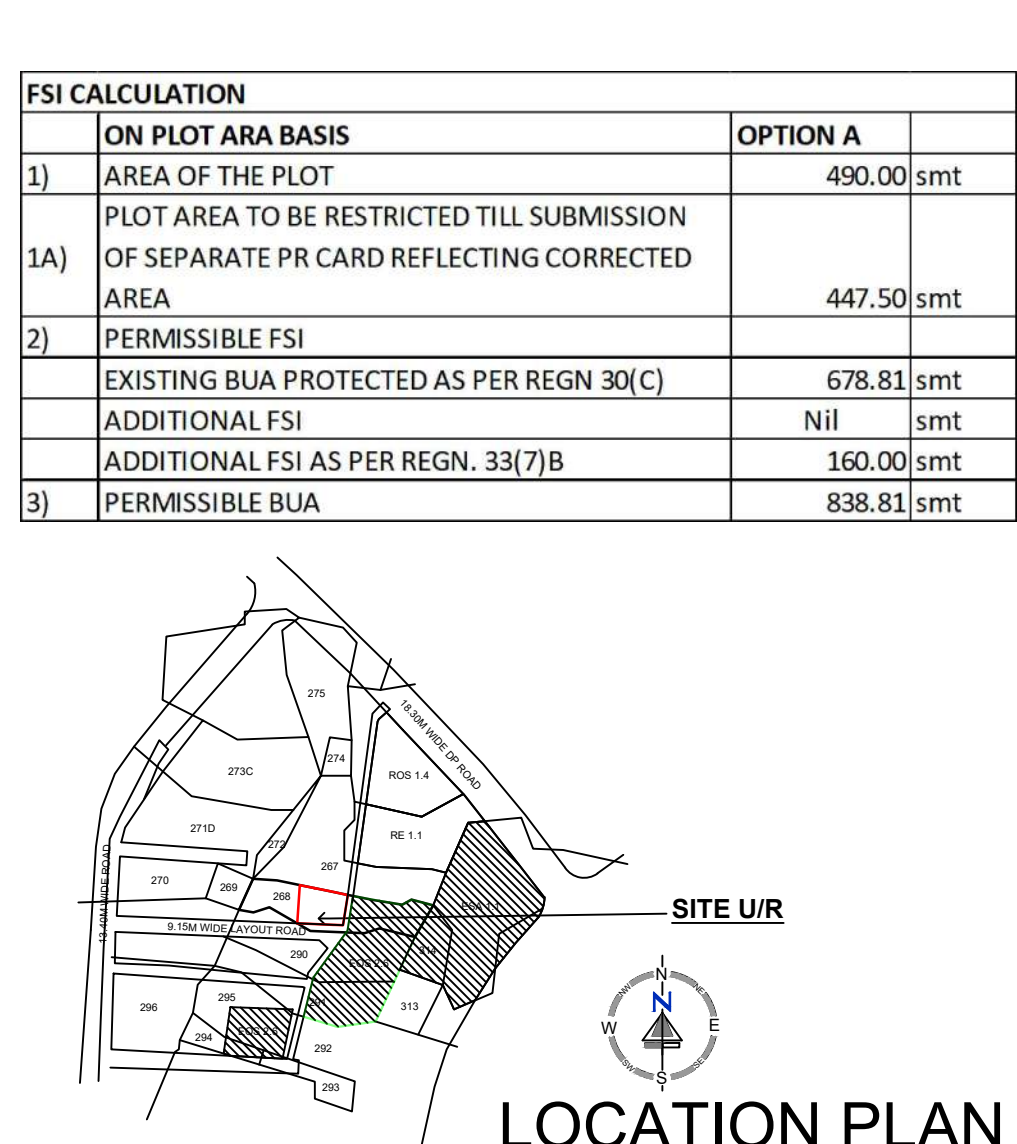
1ST FLOOR PLAN
SCALE 1:100



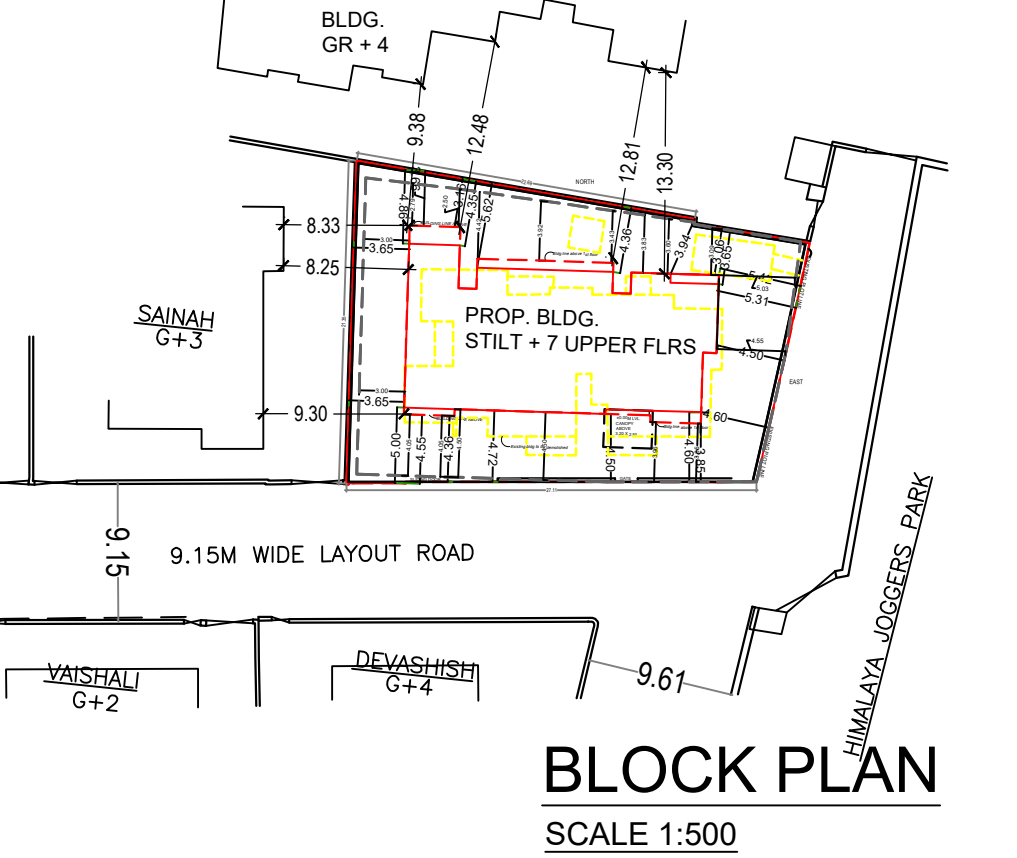
1ST FLOOR AREA DIAGRAM
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

1ST FLOOR BUA AREA CALCULATION				
A	20.55	X	12.50	X 1.00 = 256.88 SQ.MT.
DEDUCTIONS				
1	6.55	X	12.50	X 1.00 = 81.88 SQ.MT.
2	6.85	X	6.45	X 1.00 = 44.18 SQ.MT.
3	2.95	X	0.45	X 1.00 = 1.33 SQ.MT.
4	1.35	X	0.45	X 1.00 = 0.61 SQ.MT.
5	5.80	X	2.65	X 1.00 = 15.37 SQ.MT.
6	0.90	X	4.70	X 1.00 = 4.23 SQ.MT.
7	9.75	X	0.45	X 1.00 = 4.39 SQ.MT.
TOTAL DEDUCTIONS				156.85 SQ.MT.
GROSS BUA				100.03 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				
S1	1.80	X	0.45	X 2.00 = 1.62 SQ.MT.
S2	6.55	X	5.15	X 1.00 = 33.73 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				35.35 SQ.MT.
NET BUILT UP AREA				64.68 SQ.MT.

TYPICAL 2ND TO 6TH FLOOR BUA AREA CALCULATION				
A	20.55	X	12.50	X 1.00 = 256.88 SQ.MT.
DEDUCTIONS				
1	1.20	X	4.05	X 1.00 = 4.86 SQ.MT.
2	9.00	X	2.05	X 1.00 = 18.45 SQ.MT.
3	1.20	X	4.05	X 1.00 = 4.86 SQ.MT.
4	5.80	X	2.65	X 1.00 = 15.37 SQ.MT.
5	0.90	X	4.70	X 1.00 = 4.23 SQ.MT.
6	12.95	X	0.45	X 1.00 = 5.83 SQ.MT.
TOTAL DEDUCTIONS				53.60 SQ.MT.
GROSS BUA				203.28 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				
S1	1.80	X	0.45	X 2.00 = 1.62 SQ.MT.
S2	6.55	X	5.15	X 1.00 = 33.73 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				35.35 SQ.MT.
NET BUILT UP AREA				167.93 SQ.MT.

7TH FLOOR BUA AREA CALCULATION				
A	20.55	X	12.50	X 1.00 = 256.88 SQ.MT.
DEDUCTIONS				
1	1.20	X	4.05	X 1.00 = 4.86 SQ.MT.
2	9.00	X	2.05	X 1.00 = 18.45 SQ.MT.
3	1.20	X	4.05	X 1.00 = 4.86 SQ.MT.
4	5.80	X	2.65	X 1.00 = 15.37 SQ.MT.
5	0.90	X	4.70	X 1.00 = 4.23 SQ.MT.
6	12.95	X	0.45	X 1.00 = 5.83 SQ.MT.
T1	1.20	X	2.25	X 2.00 = 5.40 SQ.MT.
T2	9.00	X	4.25	X 1.00 = 38.25 SQ.MT.
TOTAL DEDUCTIONS				97.25 SQ.MT.
GROSS BUA				159.63 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				
S1	1.80	X	0.45	X 2.00 = 1.62 SQ.MT.
S2	6.55	X	5.15	X 1.00 = 33.73 SQ.MT.
STAIRCASE / LIFT / LOBBY FREE OF FSI				35.35 SQ.MT.
NET BUILT UP AREA				124.28 SQ.MT.

PLOT AREA CALCULATION				
1	22.71	X	0.34	X 0.50 = 3.86 SQ.MT.
2	17.55	X	7.15	X 0.50 = 62.74 SQ.MT.
3	33.94	X	10.70	X 0.50 = 181.59 SQ.MT.
4	33.94	X	17.00	X 0.50 = 288.49 SQ.MT.
PLOT AREA CALCULATION				536.68 SQ.MT.

CARPET AREA STATEMENT AS PER RERA				
FLAT NO. 101				
1a	5.50	X	4.85	X 1.00 = 26.68 SQ.MT.
1b	1.65	X	1.20	X 1.00 = 1.98 SQ.MT.
1c	6.25	X	4.25	X 1.00 = 26.56 SQ.MT.
1d	3.05	X	0.45	X 1.00 = 1.37 SQ.MT.
FLAT NO. 101				56.59 SQ.MT.

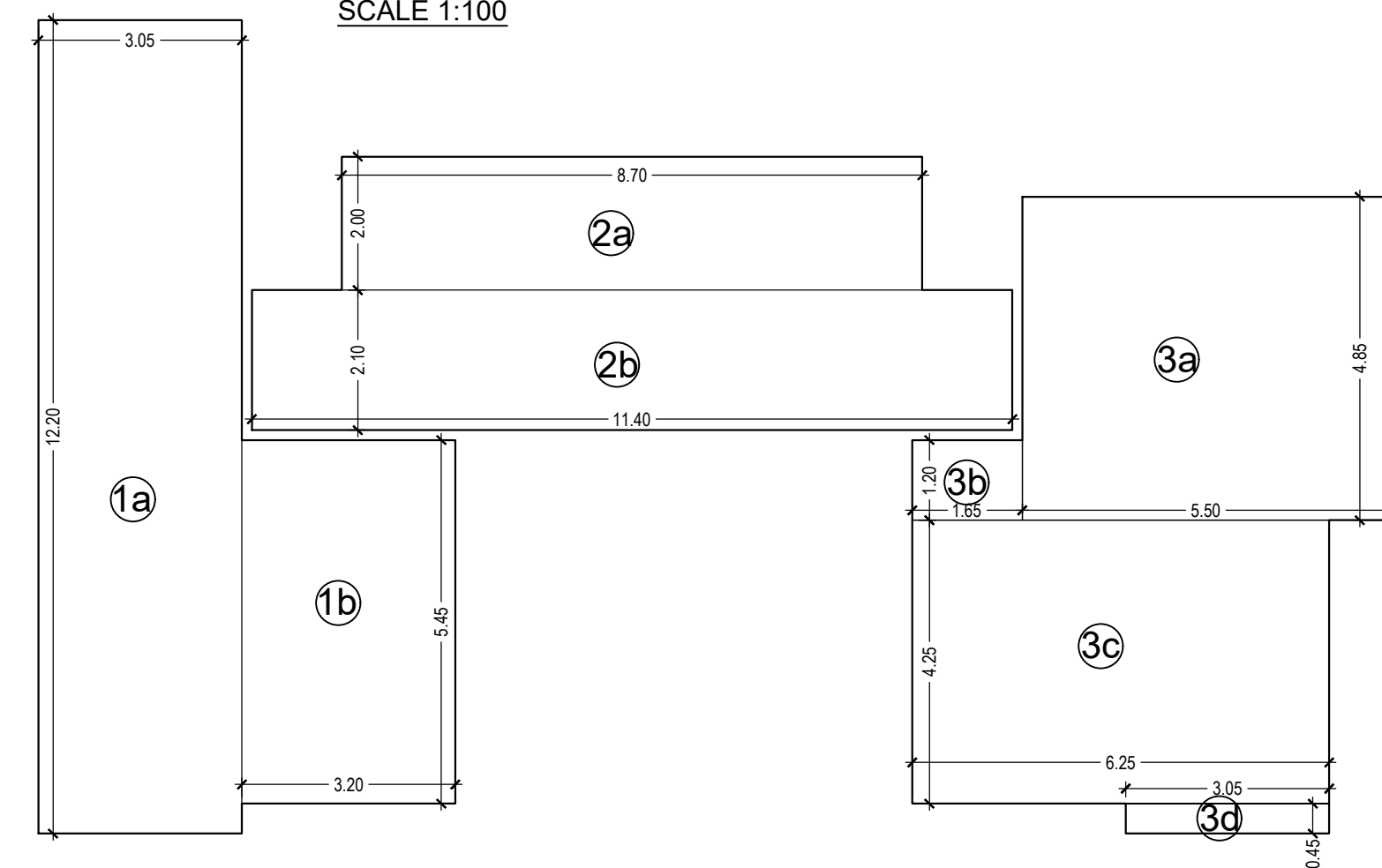
CARPET AREA STATEMENT AS PER RERA				
FLAT NO. 201,301,401,501,601,701				
1a	3.05	X	12.20	X 1.00 = 37.21 SQ.MT.
1b	3.20	X	5.45	X 1.00 = 17.44 SQ.MT.
FLAT NO. 201,301,401,501,601,701				54.65 SQ.MT.

FLAT NO. 202,302,402,502,602				
2a	8.70	X	2.00	X 1.00 = 17.40 SQ.MT.
2b	11.40	X	2.10	X 1.00 = 23.94 SQ.MT.
FLAT NO. 202,302,402,502,602				41.34 SQ.MT.

FLAT NO. 203,303,403,503,603,703				
3a	5.50	X	4.85	X 1.00 = 26.68 SQ.MT.
3b	1.65	X	1.20	X 1.00 = 1.98 SQ.MT.
3c	6.25	X	4.25	X 1.00 = 26.56 SQ.MT.
3d	3.05	X	0.45	X 1.00 = 1.37 SQ.MT.
FLAT NO. 203,303,403,503,603,703				56.59 SQ.MT.

1ST FLR CARPET AREA DIAGRAM

SCALE 1:100



2ND TO 7TH FLR CARPET AREA DIAGRAM
SCALE 1:100

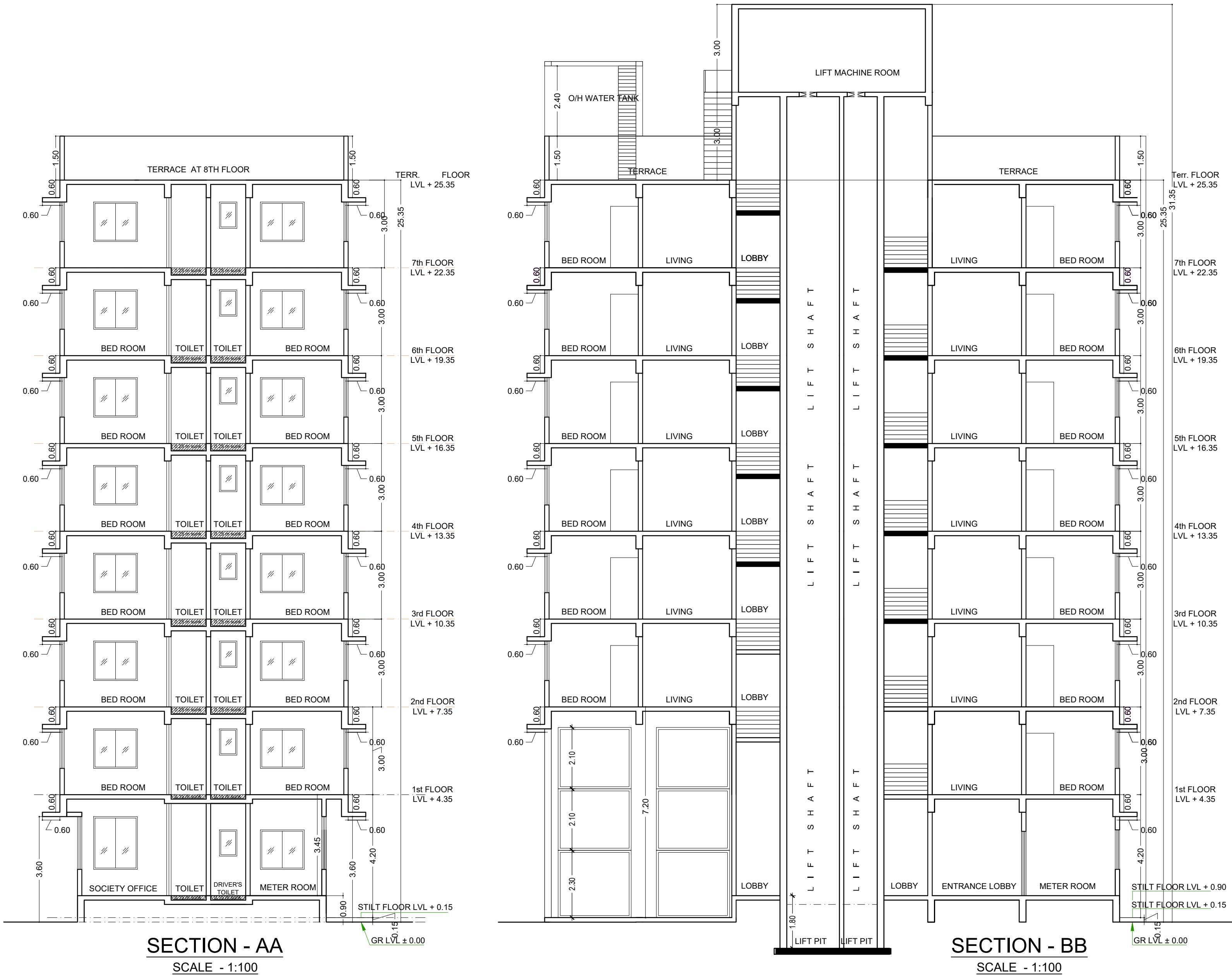
FLATWISE AREA STATEMENT		
FLAT NO.	CARPET AREA	PRO RATA BUA REHAB SALE
101	56.59	60.15
201	54.65	60.15
301	54.65	60.15
401	54.65	60.15
501	54.65	60.15
601	54.65	60.15
701	54.65	60.15
TOTAL	990.73	1101.88

TABLE NO. I PROPOSED BUA STATEMENT				
SR NO.	FLOOR	GROSS BUA	STAIR / LIFT / LOBBY AREA	NET BUA
(1)	(2)	(3)	(4)	5 = (3 - 4)
1	STILT			
2	1ST FLOOR	100.03	35.35	64.68
3	2ND FLOOR	203.28	35.35	167.93
4	3RD FLOOR	203.28	35.35	167.93
5	4TH FLOOR	203.28	35.35	167.93
6	5TH FLOOR	203.28	35.35	167.93
7	6TH FLOOR	203.28	35.35	167.93
8	7TH FLOOR	159.63	35.35	124.28
9	EXCESS FITNESS			5.85
10	TOTAL BUA			
11	PROPOSED NET BUA	1276.06	247.45	1028.61
12	FUNGIBLE COMPENSATORY AREA PROPOSED			801.58
13	(2 - 3)			232.88

TABLE NO. III PARKING STATEMENT as per Regn 44 Table No. 21		
A	RESIDENTIAL TENANTS	FLATS Nos
1	1 PARKING FOR 4 TENANTS 4-45 SMT	5.00 1.25 nos
2	1 PARKING FOR 2 TENANTS 45-60 SMT	15.00 6.50 nos
3	1 PARKING FOR 1 TENANTS 60-90 SMT	0.00 nos
4	1 PARKING FOR 1/2 TENANTS ABOVE 90SMT	- - nos
5	ADDITIONS	18.00 7.75 nos
6	ADD: 25% VISITORS OR MIN 1	1.94 nos
7	TOTAL REQUIRED	9.99 nos
8	PARKING PROVIDED	10.00 nos
9	SAY	14.00 nos

PROPOSED BUA		
2% FITNESS CENTRE	=	20.57 SQ.MT.
PROPOSED FITNESS CENTRE AT STILT FL		
1	6.50	X 3.65 = 23.73 SQ.MT.
2	1.20	X 2.25 = 2.70 SQ.MT.
PROPOSED FITNESS CENTRE	=	26.43 SQ.MT.
EXCESS AREA COUNTED IN FSI	=	5.85 SQ.MT.

FITNESS CENTRE AREA DIAG.
SCALE 1:100



PROFORMA - B				
CONTENTS OF SHEET				
SECTION AA & BB.				
DESCRIPTION OF PROPOSAL & PROPERTY				
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS 'RAJA APARTMENT' SITUATED ON PLOT NO.B-16 OF PLOT BEARING C.T.S. NO.268 (PART) OF VILLAGE ASALPHA, KURLA, IN 'L' WARD, MUMBAI.				
PLANS FOR IOD				
Approved subject to conditions mentioned in this office letter under no. P-4730/2020/(268)/L Ward/ASALPE/337/1/New				
S.E.(B.P.)L/W		A.E.(B.P.)-L&N		E.E.(B.P.) ES -I
NAME OF APPLICANT				
M/S EKISHA INFRA LLP 4, PAREKH APARTMENT, N.S. ROAD, ASALPHA, GHATKOPAR (W), MUMBAI 400084				
NORTH LINE	JOB NO.	DATE	CHECKED	DRAWN BY
	2020-21	03.03.2021	SSC	SSJ
NAME, ADDRESS & SIGNATURE OF CONSULTING ARCHITECT				
NAME, ADDRESS & SIGNATURE OF ARCHITECT				
 B/2, Vishwa Kutir CHS. Ltd., Shankar Ghanekar Marg, Near Datta Raul Maidan, Dadar (W), Mumbai 400 028 Email: vithoba4@gmail.com				LICENSE SURVEYOR SAURABH S JADHAV LIC NO. J/188/LS