

PROFORMA - A

AREA STATEMENT	AREA IN SQ. MT.
1. GROSS AREA OF PLOT	490.00
1a. Plot area to be restricted till submission of separate PR card reflecting 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 :- 2(A) + 2(B) + 2(C)	---
4. BALANCE AREA OF PLOT (1 - 3)	447.50
5. PLOT AREA UNDER DEVELOPMENT	447.50
6. ZONAL (BASIC) FSI	ONE
7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5x6)	447.50
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)	231.31
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. 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(7)B OF DCRP 2034	160.00
13. PERMISSIBLE BUILT UP AREA (7+8+9+10+11+12+12a)	838.81
14. PROPOSED BUILT UP AREA	---
(i) PROPOSED REHAB BUILT UP AREA	---
(ii) PROPOSED SALE BUILT UP AREA	801.58
(iii) TOTAL PROPOSED BUILT UP AREA	---
15. FSI consumed on Net plot area	1.79
16. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	---
a) i) Permissible Fungible Compensatory area for rehab component without charging premium	237.58
ii) Fungible Compensatory area for rehab component without charging premium	232.88
b) i) Permissible Fungible Compensatory area by charging premium	---
ii) Fungible Compensatory area available on payment of premium	---
c) Total fungible built up area	237.58
17. TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15a(i)+(ii)+15b(i)+(ii))	1076.39
Rehab deficit area	4.70
BALANCE SALE AREA	37.23

C) TENEMENT STATEMENT		
Tenement Statement		
i) Proposed built up area (13 above)		801.58
ii) Less deduction of Non residential area (Shop etc.)		---
iii) Area available for tenements [(i) minus (ii)]		801.58
iv) Tenement permissible (Density of tenement / hectare)		44.00
v) 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
Car Parking		
Scooter / Motorcycle		
Outsider (Visitors) Parking		
iv) 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 ASALPE, 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 SQ.MT. AS MEASURED ON SITE. THE AREA AS PER CONVEYANCE DEED, P.R. CARDS SIGNED BY S.L.R. CT.SO. OWNER'S AFFIDAVIT AREA 490.00 SQ.MT.

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

SHINDE SACHIN BALAKRIS HINA	Yatish Shrinish Randeria	Bajirao Lahu Patil	Digitally signed by Bajirao Lahu Patil Date: 2021.03.05 16:02:15 +05'30'
S.E.(B.P.)LW	A.E.(B.P.)L&N	E.E.(B.P.) ES-I	

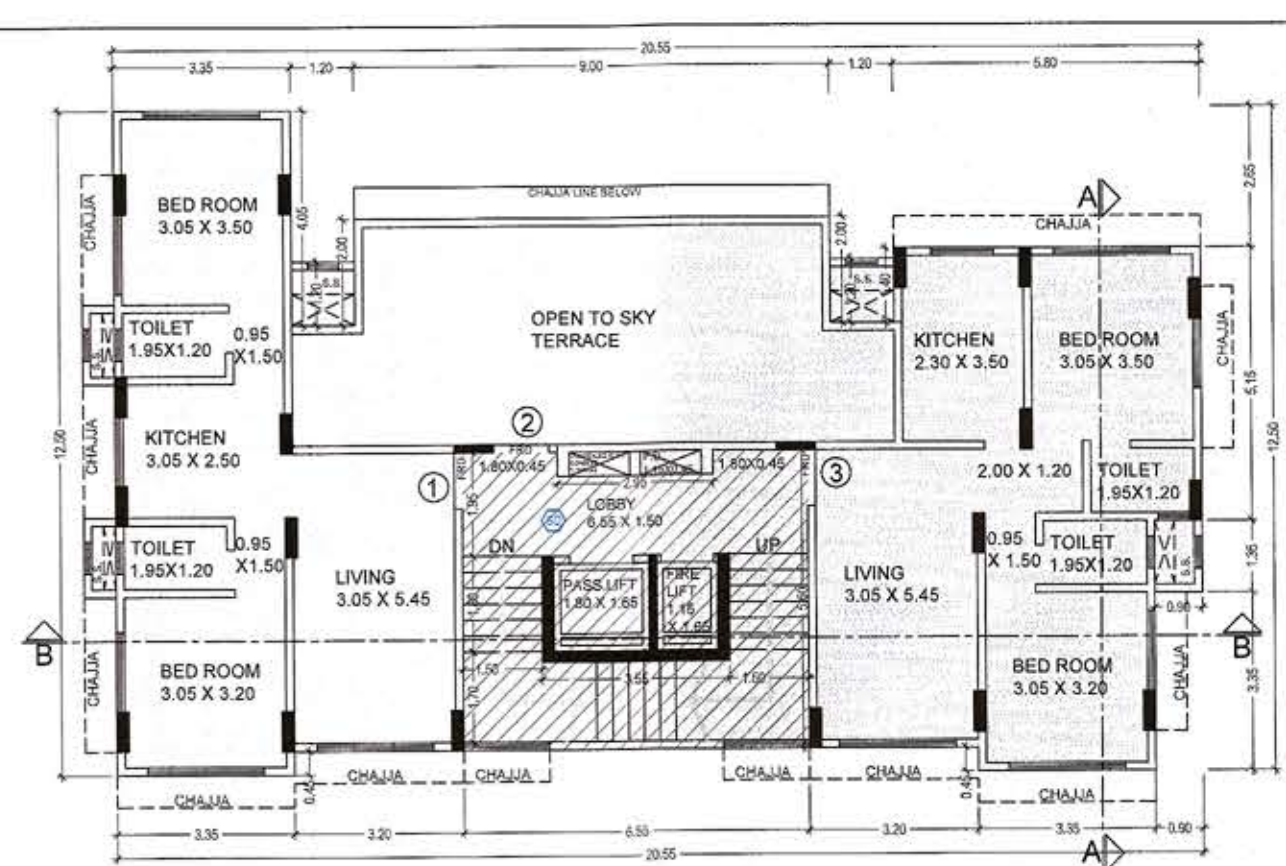
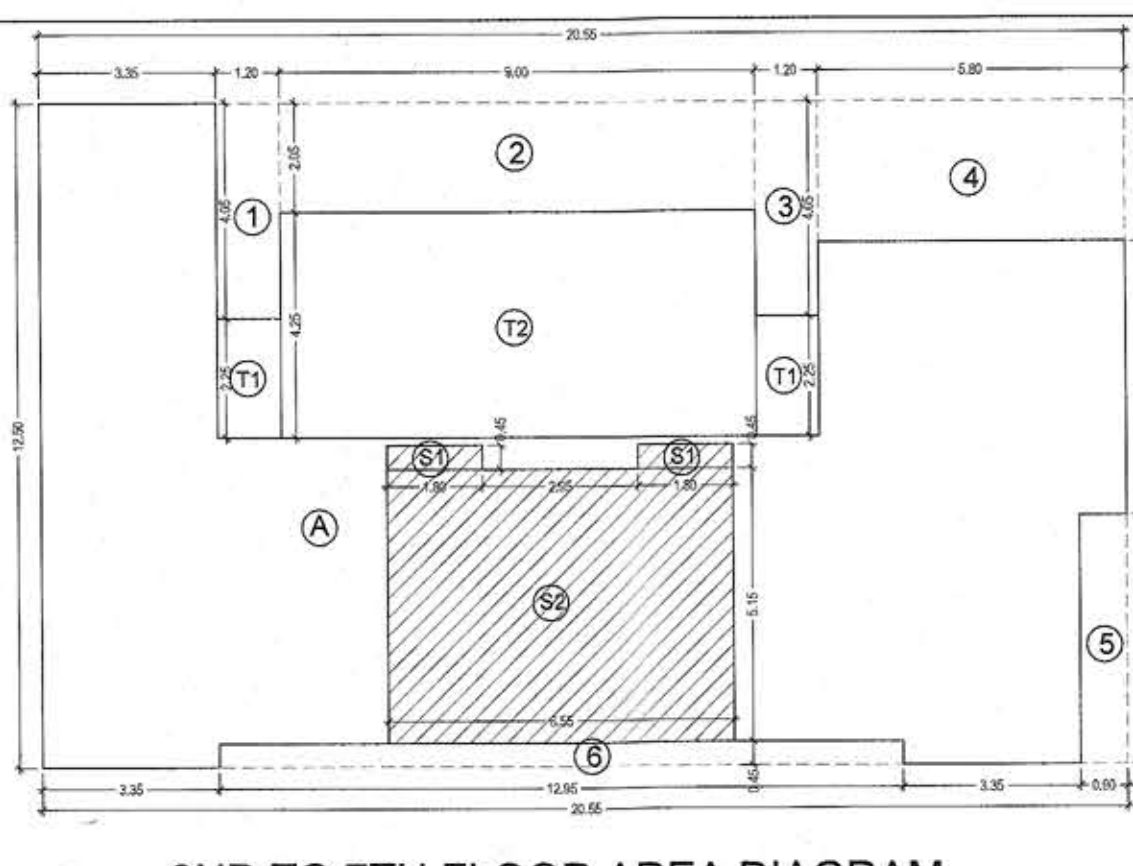
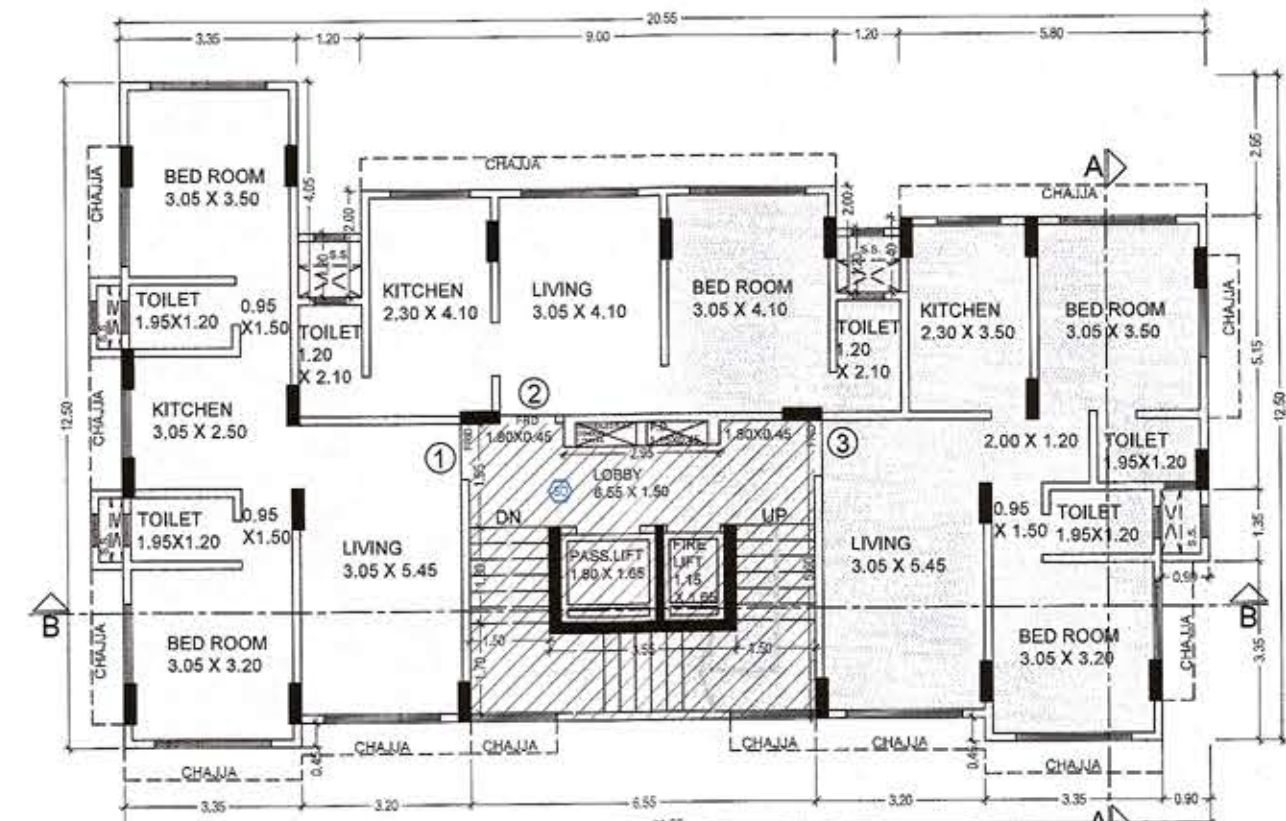
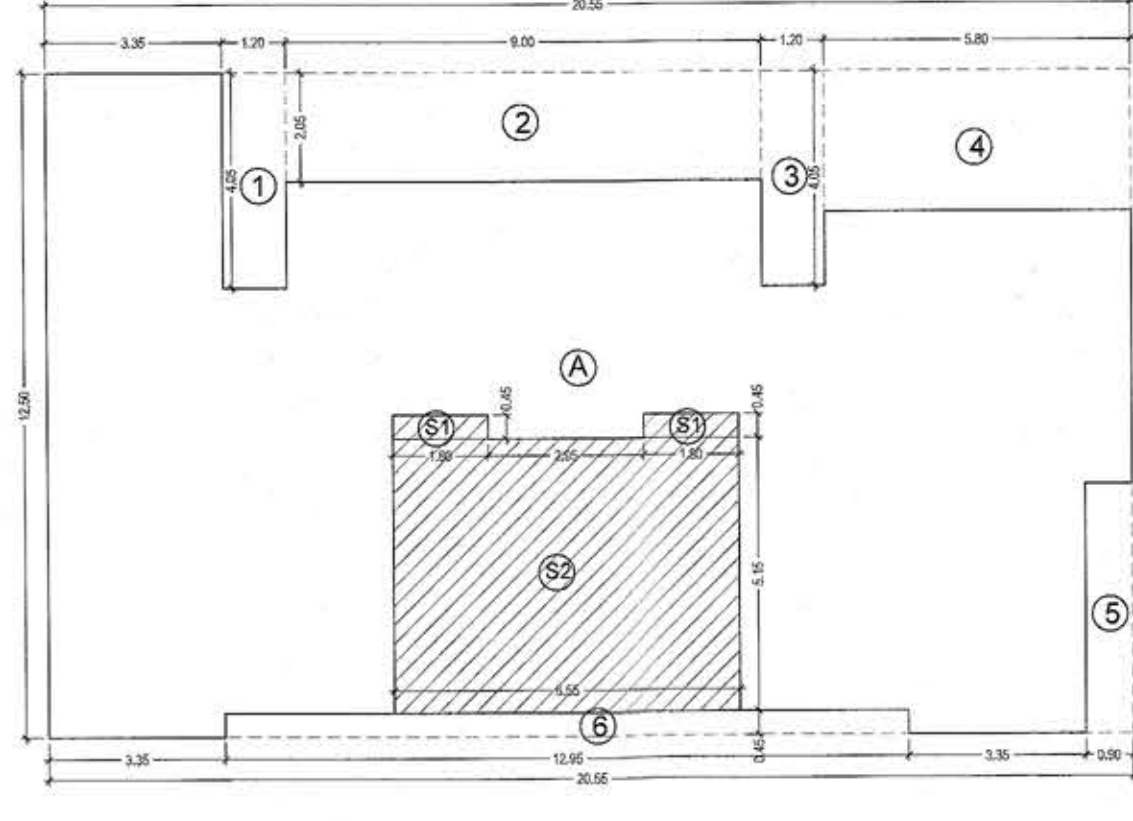
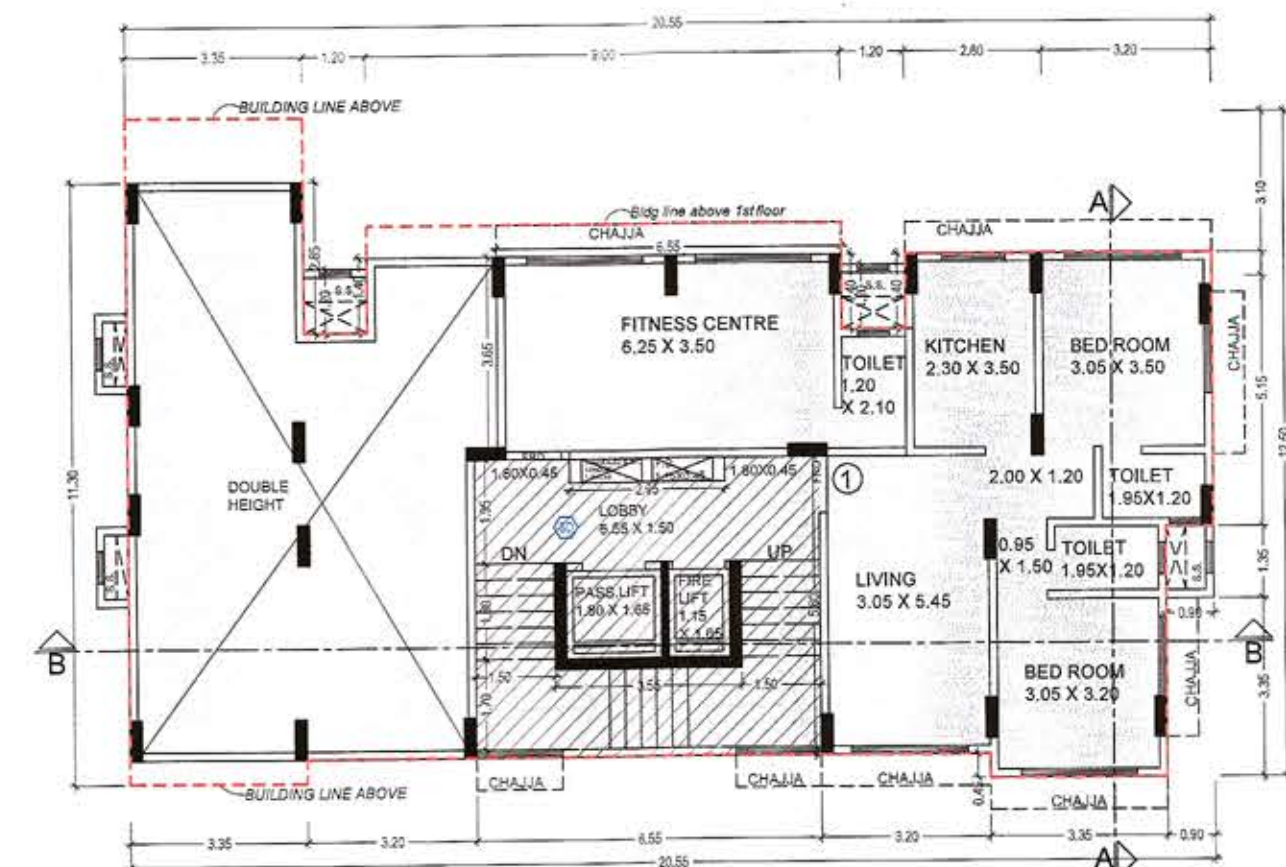
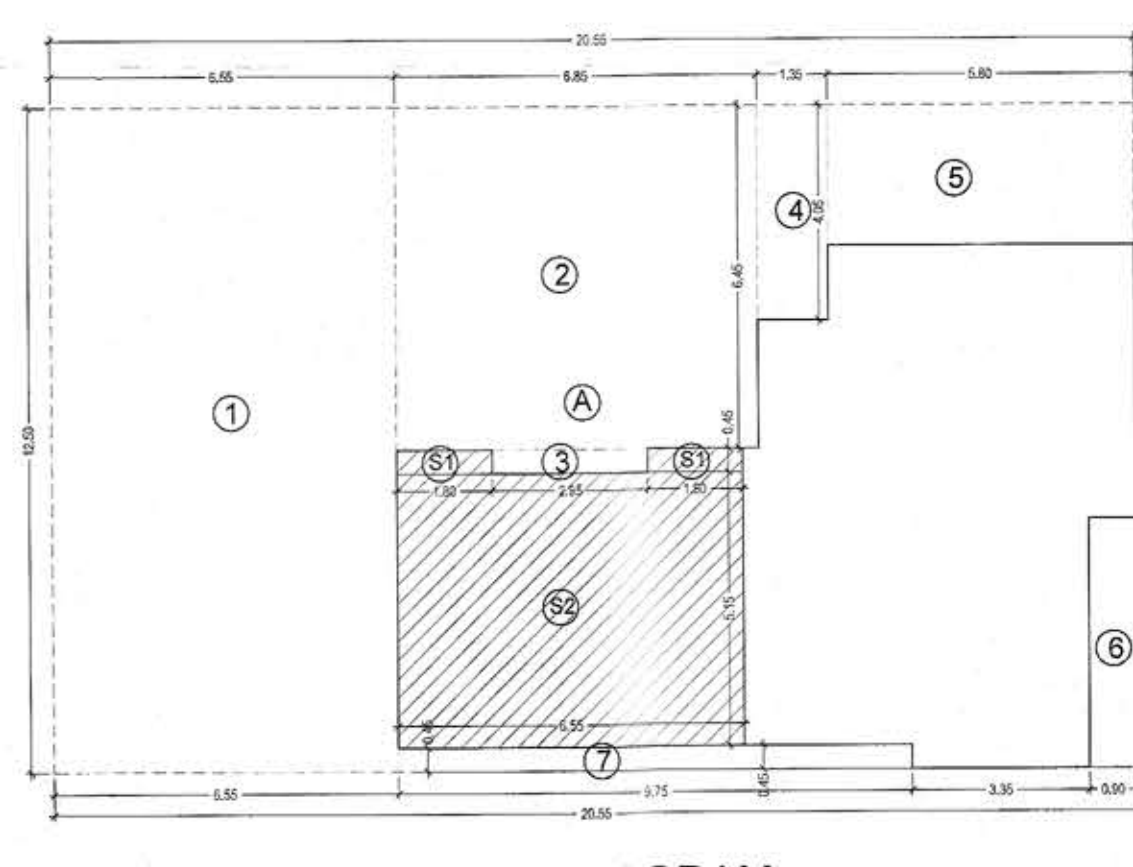
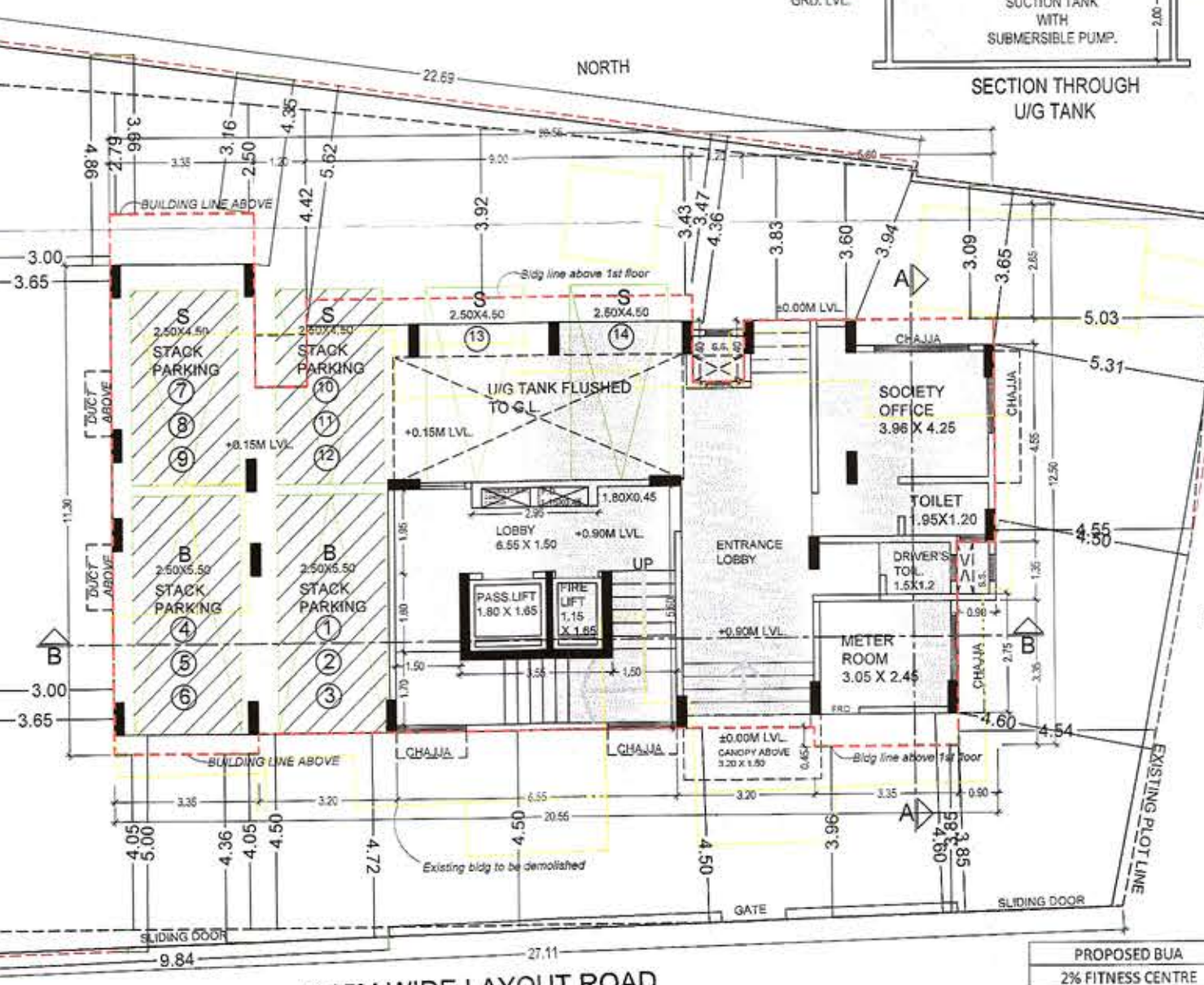
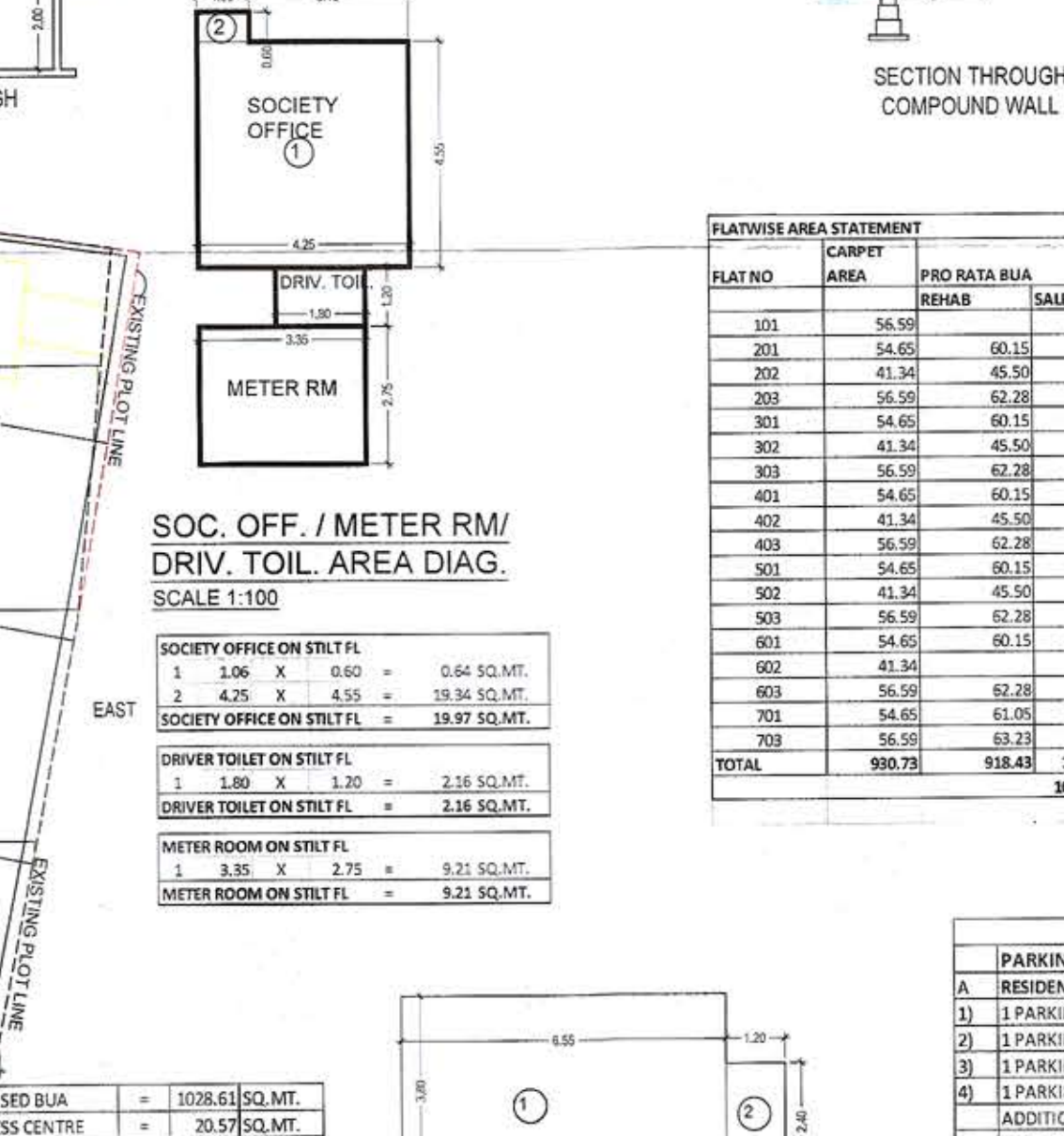
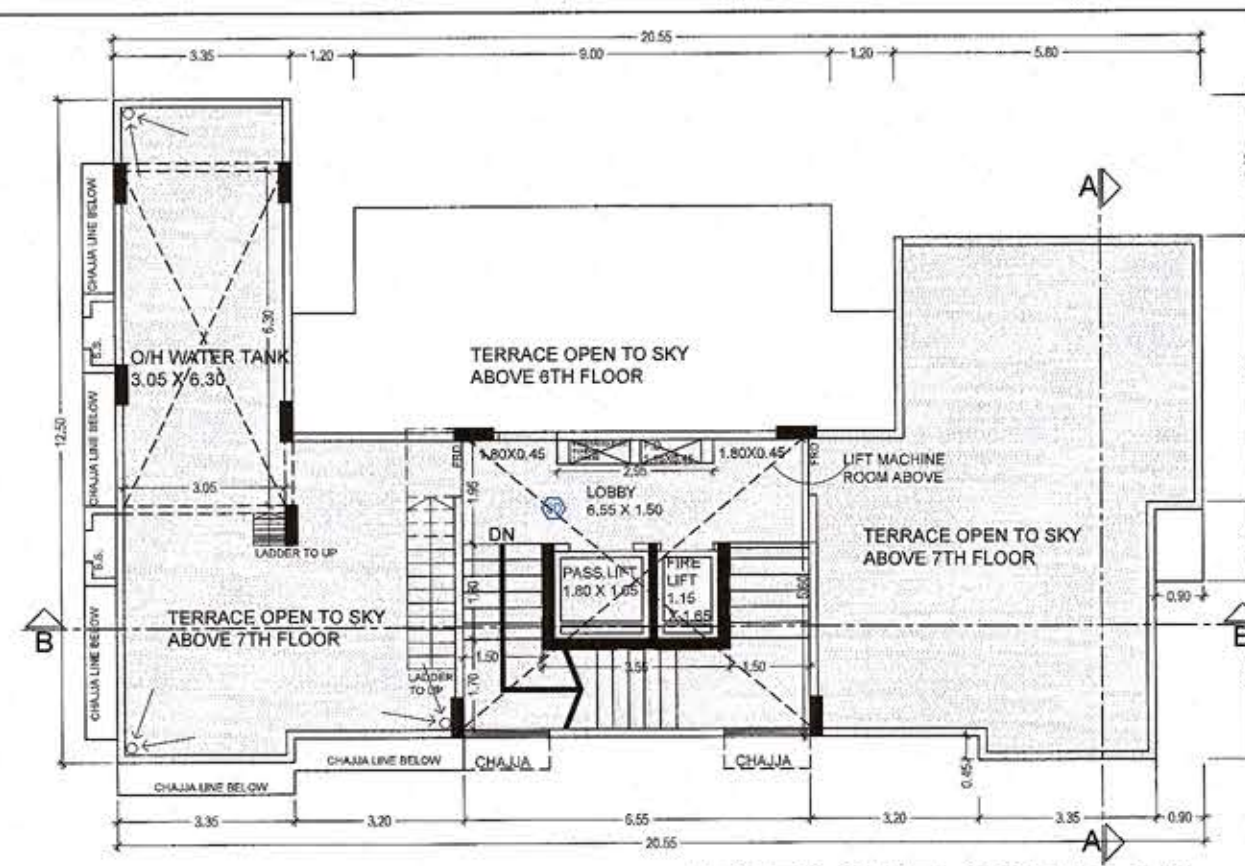
NAME OF APPLICANT

M/S EKISHA INFRA LLP
4, PAREKH APARTMENT, N.S. ROAD, ASALPE, GHATKOPPER (W), MUMBAI-400034

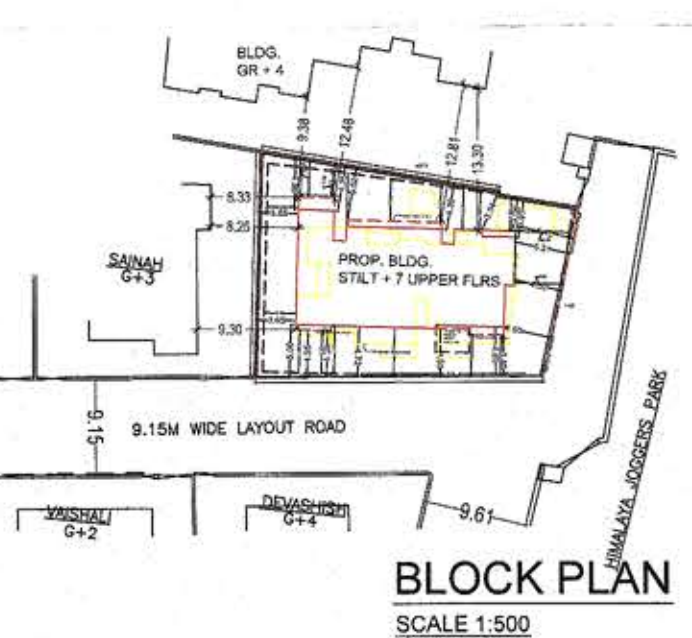
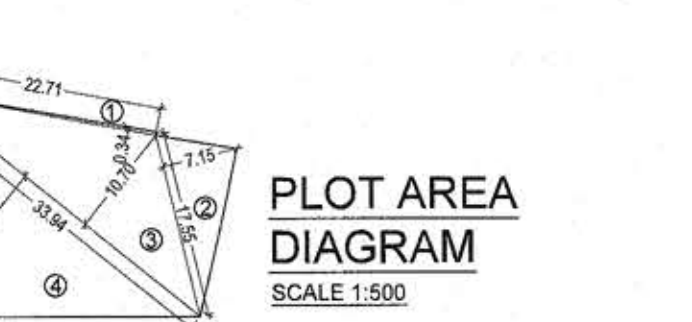
JATIN S SHAH
NORTH LINE JOB NO. DATE CHECKED DRAWN BY
2020-21 03.03.2021 SSC SSJ

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

KALAMBE AND ASSOCIATES ARCHITECTURAL CONSULTANT	LICENSE SURVEYOR SAURASH JADHAV UC NO. J18845	SAURASH JADHAV KATYU JADHAV
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7TH FLOOR PLAN
SCALE 1:1002ND TO 7TH FLOOR AREA DIAGRAM
SCALE 1:1002ND TO 6TH FLOOR PLAN
SCALE 1:1002ND TO 6TH FLOOR AREA DIAGRAM
SCALE 1:1001ST FLOOR PLAN
SCALE 1:1001ST FLOOR AREA DIAGRAM
SCALE 1:100STILT FLOOR PLAN
SCALE 1:100FITNESS CENTRE AREA DIAG.
SCALE 1:100TERRACE FLOOR PLAN
SCALE 1:100

FSI CALCULATION ON PLOT AREA BASIS	OPTION A
1) AREA OF THE PLOT	490.00 sq.mt.
2) PERMISSIBLE FSI	447.50 sq.mt.
3) EXISTING BUA PROTECTED AS PER REGN. 30(C)	678.81 sq.mt.
4) ADDITIONAL FSI AS PER REGN. 33(7)B	160.00 sq.mt.
5) PERMISSIBLE BUA	838.81 sq.mt.

LOCATION PLAN
SCALE 1:4000BLOCK PLAN
SCALE 1:500PLOT AREA
DIAGRAM
SCALE 1:500

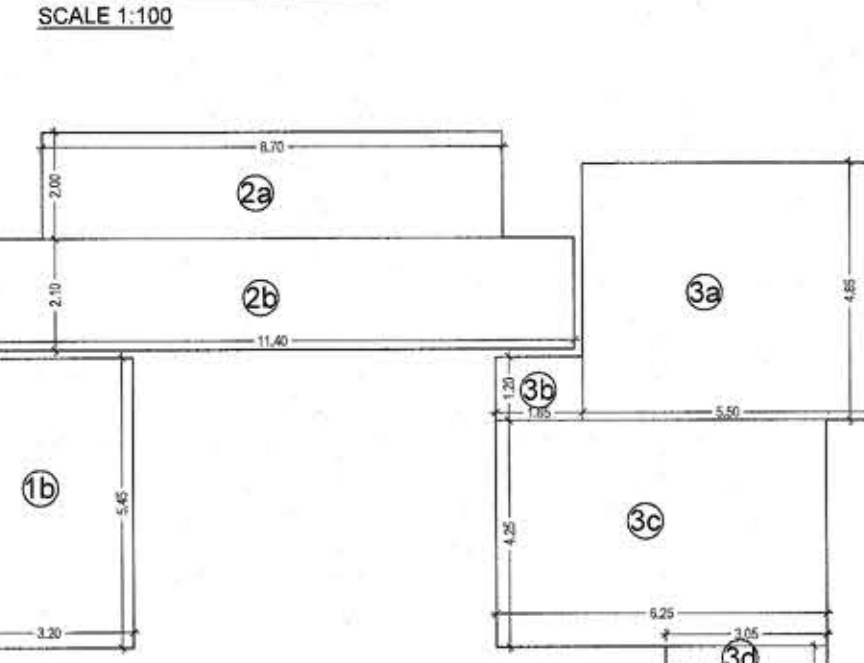
PLOT AREA CALCULATION	
1 22.71 X 0.34 X 0.50	= 3.86 SQ.MT.
2 17.55 X 7.15 X 0.50	= 62.74 SQ.MT.
3 33.94 X 10.70 X 0.50	= 181.59 SQ.MT.
4 33.94 X 17.00 X 0.50	= 288.49 SQ.MT.
PLOT AREA CALCULATION	= 536.68 SQ.MT.

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.

CARPET AREA STATEMENT AS PER RERA	
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.

CARPET AREA STATEMENT AS PER RERA	
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 1:1002ND TO 7TH FLR CARPET AREA DIAGRAM
SCALE 1:100

FLATWISE AREA STATEMENT				
FLAT NO	CARPET AREA	PRO BATA BUA REHAB	SALE	
101	56.59			
201	54.65	60.15		
302	41.34	45.50		
303	56.59	62.28		
301	54.65	60.15		
302	41.34	45.50		
303	56.59	62.28		
401	54.65	60.15		
402	41.34	45.50		
403	56.59	62.28		
501	54.65	60.15		
502	41.34	45.50		
503	56.59	62.28		
601	54.65	60.15		
602	41.34	45.50		
603	56.59	62.28		
701	54.65	61.05		
703	56.59	63.21		
TOTAL	930.73	938.43		

TABLE NO. I PROPOSED BUA STATEMENT				
SR NO.	FLOOR	GROSS BUA	STAIR / LIFT / LOBBY AREA	NET BUA
(1)	(2)	(3)	(4)	(5) = (3 -
	STILT			
	1ST FLOOR	100.03	35.35	64.68
	2ND FLOOR	203.28	35.35	167.93
	3RD FLOOR	203.28	35.35	167.93
	4TH FLOOR	203.28	35.35	167.93
	5TH FLOOR	203.28	35.35	167.93
	6TH FLOOR	203.28	35.35	167.93
	7TH FLOOR	159.63	35.35	124.28
	EXCESS FITNESS			5.85
	TOTAL BUA			
2	PROPOSED	1276.06	247.45	1028.61
	PROPOSED NET			
3				801.24
	FUNGIBLE COMPENSARY			

TABLE NO. III PARKING STATEMENT as per Regn 44 Table No. 21	
A RESIDENTIAL TENANTS	
1) 1 PARKING FOR 4 TENANTS 0-45 SMT	5.00
2) 1 PARKING FOR 4 TENANTS 45-60 SMT	13.00
3) 1 PARKING FOR 4 TENANTS 60-90 SMT	0.00
4) 1 PARKING FOR 1/2 TENANTS ABOVE 90SMT	18.00
ADDITIONS	1.94
ADD: 25% VISITORS OR MIN 1	0.99
TOTAL REQUIRED	39.99
PARKING PROVIDED	14.00

PROPOSED BUA	
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.