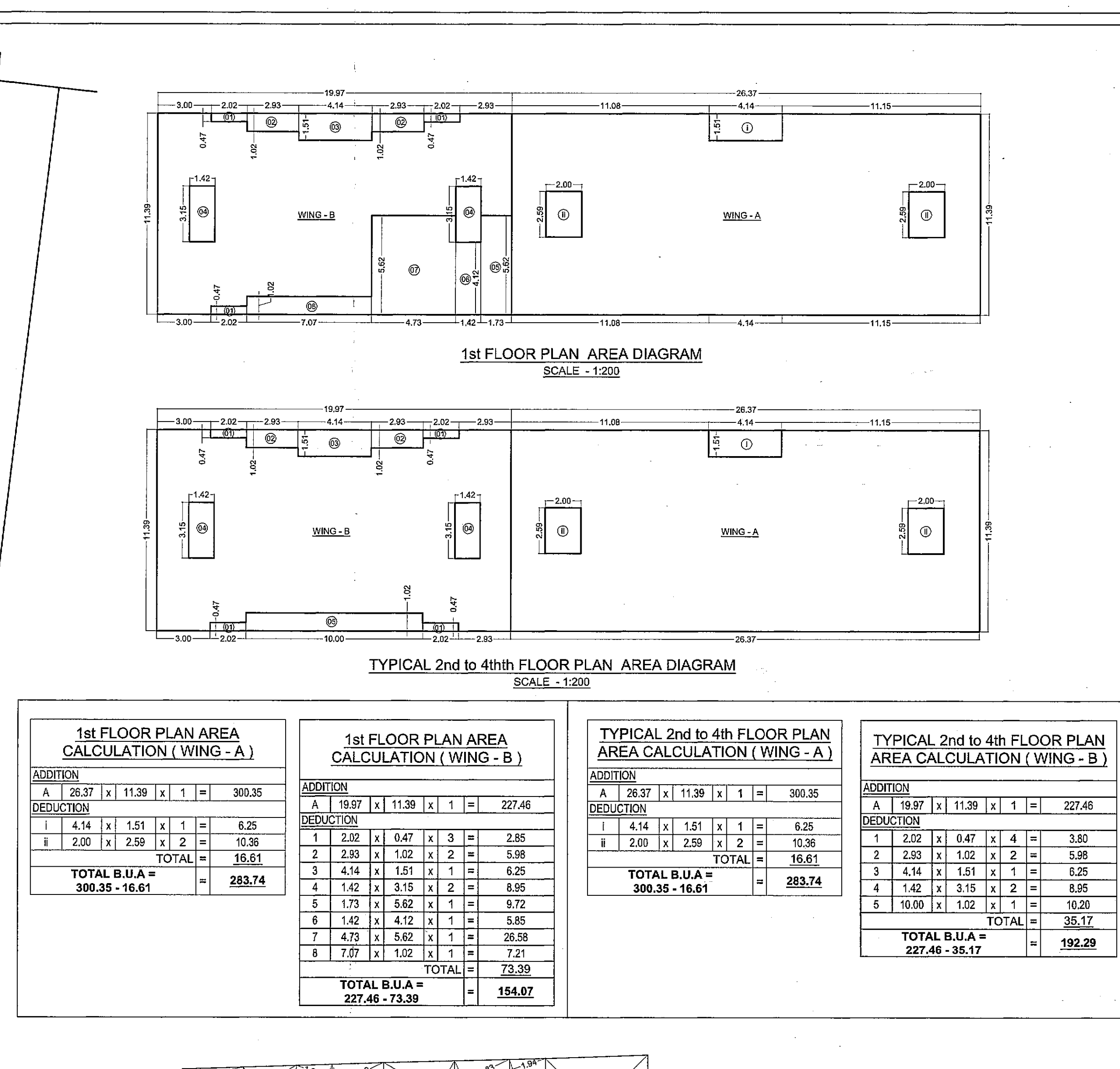
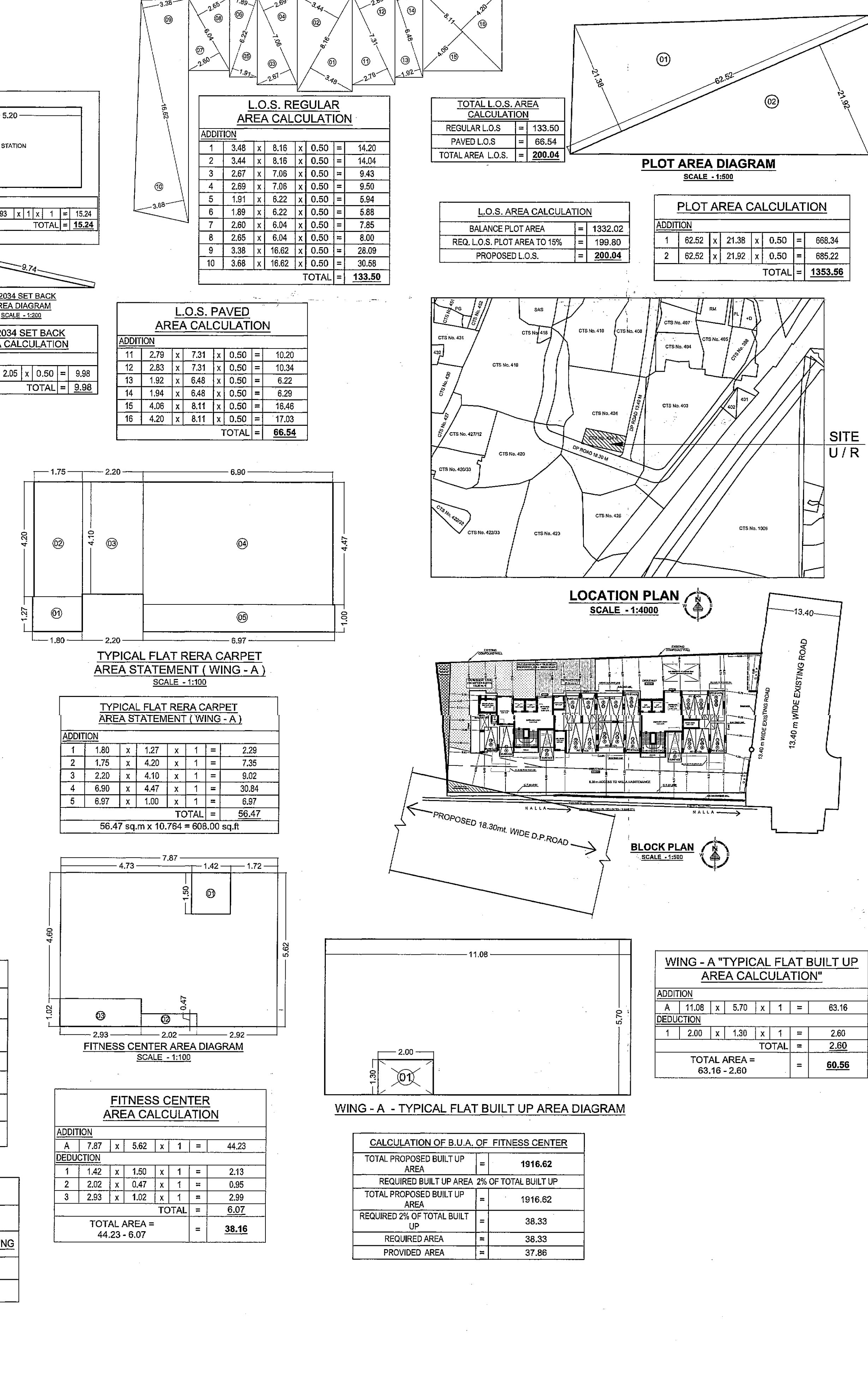




P R O F O R M A - A		
	AREA STATEMENT	AREA IN SQ. MT
1.	GROSS AREA OF PLOT	1342.00
	a) Area of Reservation in plot	NI
	b) Area of Road Set back	NI
	c) Area of D.P. Road	NI
2.	DEDUCTION FOR:	
(A)	For Reservation / Road Area	
	a) Road set-back area to be handed over (100%) (Regulation No.16) 18.30 m D.P. Road	9.98
	b) Proposed D.P. Road to be handed over (100%) (Regulation No.16)	NI
	c) Reservation area (Plot) to be handed over (Regulation No.17)	NI
(B)	For Amenity Area	
	a) Area of amenity plots/to be handed over as per DCR 14(A)	NI
	b) Area of amenity plots/to be handed over as per DCR 14(B)	NI
	c) Area of amenity plots/to be handed over as per DCR 15	NI
	d) Area of amenity plots/to be handed over as per DCR 35	NI
	e) Provisions for seating in U.S. as per regulation	1332.02
	f) Land component of existing B.U. to be retained if any	NI
3.	TOTAL DEDUCTION - (2(A) + 2(B) + 2(C))	9.98
4.	BALANCE AREA OF PLOT (1 - 3)	1332.02
5.	PLOT AREA UNDER DEVELOPMENT	1332.02
6.	ZONAL (BASIC) FSI (1 + 1.33)	ONE
7.	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5x6)	1332.02
	(in case of mall and permissible built up Area shall be as per 4 of Regulation 30(a))	
	BUILT UP AREA EQUIVALENT TO AREA OF LAND HANDED OVER AS PER 30(a) OF REGULATION 30(A)	NI
9.	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	NI
10.	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF 10% PREMIUM" AS PER TABLE NO.12 OF REGULATION NO. 30(A) (SUBJECT TO REGULATION NO. 30(A)3)	NI
11.	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO.12 OF REGULATION NO.30(A) SUBJECT TO REGULATION NO.30(A)3	NI
	a) SET-BACK	NI
	b) ADD FOR SLUM TDR 0.20	NI
	c) ROAD SET BACK TDR	NI
	d) ADD INCENTIVE FSI AS PER 13(7) (B)	320.00
	e) ADD FOR RESERVATION / ROAD TDR	NI
	TOTAL (a + b + c + d + e)	320.00
12.	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1652.02
13.	PROPOSED BUILT UP AREA	1652.02
14.	TDR GENERATED IF ANY AS PER REGULATION 30(A)	NI
15.	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
	a) i) Permissible Fungible Compensatory area for rehab component without charging premium	212.35
	ii) Fungible Compensatory area for avail for Rehab component without charging premium	212.35
	i) Permissible Fungible Compensatory area by charging premium	365.86
	ii) Fungible Compensatory area availed on payment of premium	2.44
16.	BUILT UP AREA REQUIREMENT EXCLUDING FUNGIBLE COMPENSATORY AREA (13+15a)(i)+(15b)(i))	1866.81
17.	FSI CONSUMED ON NET PLOT [13 / 4]	1.40



OTHER REQUIREMENTS		
A)	Reservation / Designation	
a)	Name of Reservation	Nil
a)	Area of Reservation affecting the plot	Nil
a)	Area of Reservation land to be handed over / handed over as per regulation No.17	Nil
d)	Built up area of Amenty to be handed over as per regulation No.17	Nil
e)	Area / Built up Area of Designation	Nil
B)	Reservation / Designation	
i)	14(A)	Nil
i)	14(B)	Nil
i)	15	Nil
C)	Requirement of Recreational open space in layout / plot as per regulation no.27	Nil
D)	Tenement Statement	
i)	Proposed built up area(13 above)	1866.81
ii)	Less deduction of Non residential area (Shop etc.)	
iii)	Area available for tenements (0) minus (0)	1866.81
iv)	Tenement permissible (Density of tenement / hectare)	60
v)	Total No. of Tenement proposed on the plot	31.00
E)	Parking Statement	
i)	Parking Required by regulation for Table No: 21, 1 (i) Residential , b & c	
	Car Parking	15.00
	Scooter / Motorcycle	Nil
	Outsider (Visitors) Parking	2.00
	Total Parking Provided	32.00
F)	Parking Statement	
i)	Space for transport vehicles parking required by Regulations	Nil
ii)	Total no. of transport vehicles parking spaces provided	Nil

P R O F O R M A - B

NAME OF OWNER

M/S SAINATH REALITY C.A. TO M/S
YASHWANT SMRUTI CO-OPERATIVE
HOUSING SOCIETY LTD.

**PRANA
V B
MEHTA**

Designs prepared by
PRANAV B MEHTA
ARCHITECTS
PLOT NO. 424 A
WILLERODE ROAD
MUMBAI 400 078

DESCRIPTION OF PROPOSAL

**PROPOSED REDEVELOPMENT ON PLOT BEARING
CTS NO. 424 A OF VILLAGE BHANDUP , BHANDUP
(W) KHANDELWAL ROAD, MUMBAI -400 078**

**HEMANT S
BHAVSAR**

BHAVSAR & ASSOCIATES

ARCHITECTS - PLANNERS - ENGINEERS

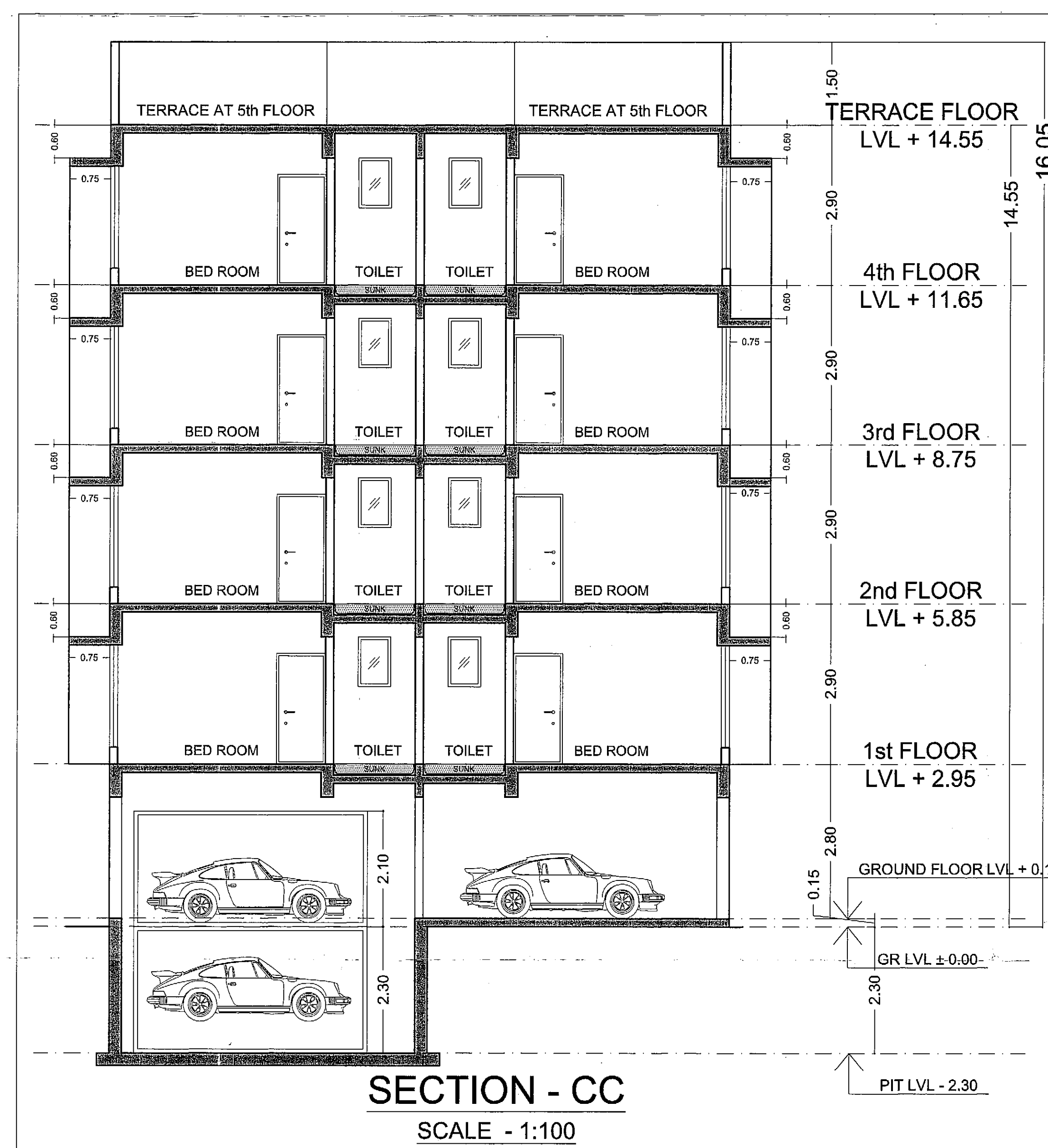
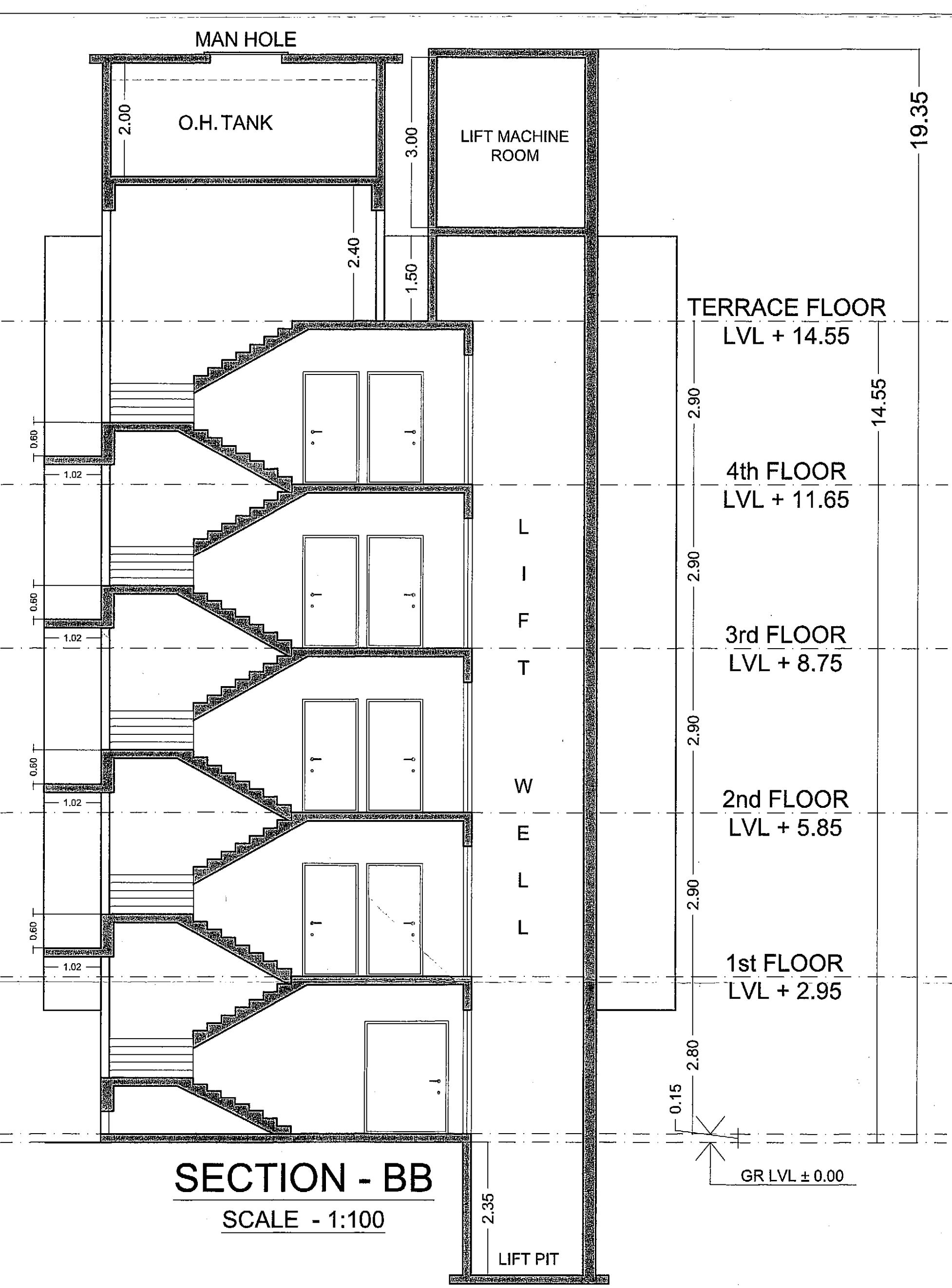
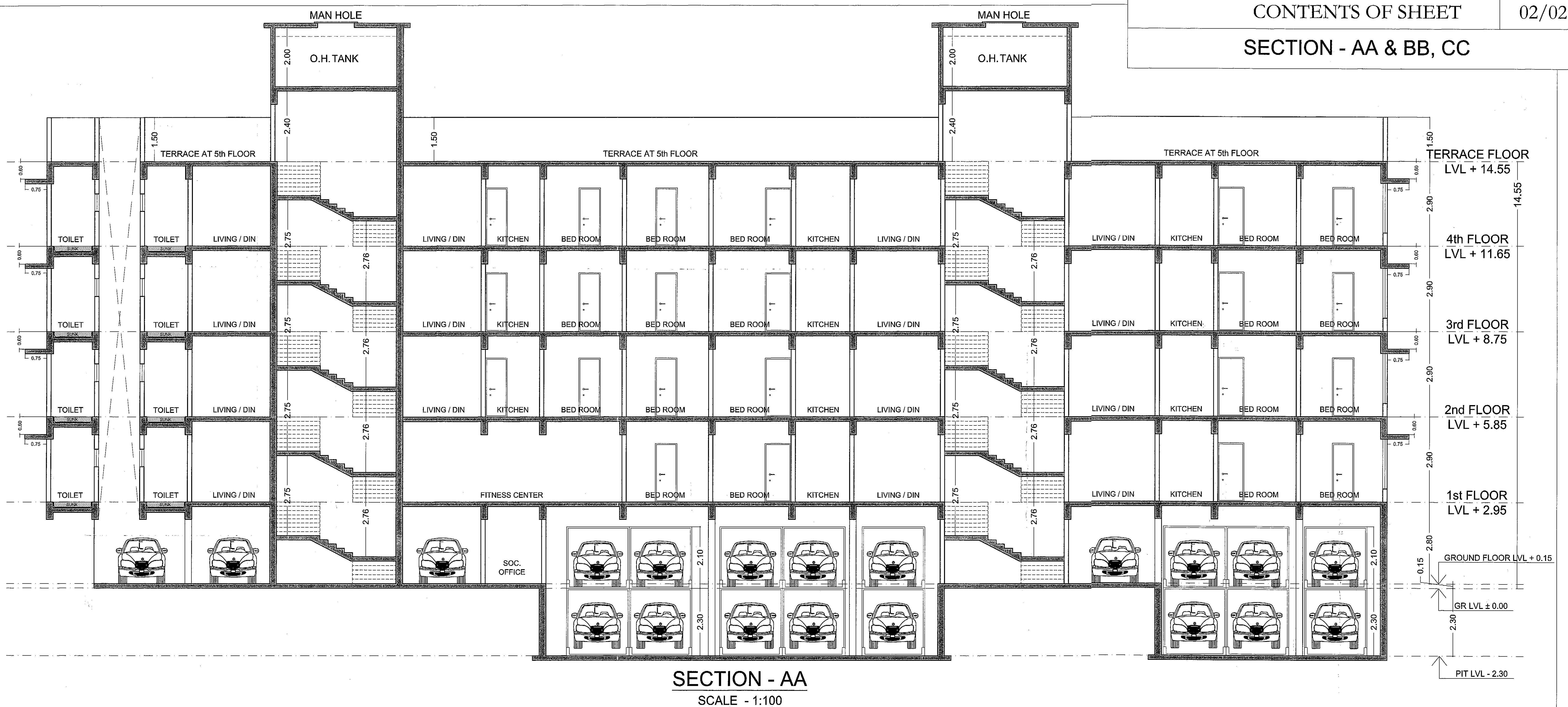
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FILE NO.	DRAWING NO.	REV.	DATE	DIRECTION
----	BA - 01	R14	17.12.2019	
SCALE	DESIGN	DRAWN BY	CHECKED BY	
1:100	A.A.R	A.A.R	H.S.B	



APPROVED SUBJECT TO THE CONDITION
MENTIONED IN THIS OFFICE LETTER NO.
CHE/ES/4119/S/337(NEW)

LOTAN
SUKADEO
AHIRE
E.E. (B.P.) ES-II

VIJAY
SOPAN
PAWAR
S.E. (B.P.) S/W

JAYESH
CHHAGAN
DUSANE
A.E. (B.P.) S & T

NAME OF OWNER

M/S SAINATH REALITY C.A. TO M/S
YASHWANT SMRUTI CO-OPERATIVE
HOUSING SOCIETY LTD.

PRANA
V B
MEHTA

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON PLOT BEARING
CTS NO. 424 A OF VILLAGE BHANDUP, BHANDUP
(W) KHADELWAL ROAD, MUMBAI -400 078

BHAVSAR & ASSOCIATES
ARCHITECTS - PLANNERS - ENGINEERS

HEMANT
S
BHAVSAR

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Digitally signed by HEMANT S
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o=BHAVSAR AND ASSOCIATES,
email=H.S.BHAVSAR@GMAIL.COM,
c=IN
Date: 2019.12.19 13:43:11
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