



SUMMARY						
FLOORS	NET B.U.A.	FUNG COMP F.S.I. FOR REHAB WITHOUT CHARGING PREMIUM	FUNG COMP F.S.I. FOR SALE BY CHARGING PREMIUM	TOTAL AREA	STAIRCASE AREA	STAIRCASE For Carhging Premium
STILT.FLR	-----	-----	-----	-----	-----	-----
1ST.FLR	120.59	48.08	-----	168.67	61.46	61.46
2ND.FLR	126.78	22.18	22.19	171.15	61.45	47.01
3RD.FLR	126.78	21.59	22.78	171.15	61.45	47.01
4TH.FLR	128.84	24.24	20.86	173.94	61.37	46.93
5TH.FLR	129.23	25.02	20.21	174.46	61.37	46.93
6TH.FLR	131.02	25.02	20.84	176.88	61.28	46.84
7TH.FLR	138.25	23.84	24.55	186.64	61.24	46.80
8TH.FLR (REFUGE FLR)	81.08	23.84	4.54	109.46	61.56	47.12
9TH.FLR	138.47	25.33	23.13	186.93	61.24	46.80
10TH.FLR	138.47	25.33	23.13	186.93	61.24	46.80
11TH.FLR (PT)	63.00	-----	14.37	77.37	61.24	46.80
TOTAL	1322.51	264.47	196.60	1783.58	674.90	530.50

EXCESS REFUGE AREA COUNTED IN FSI @ 8TH FLR	26.89	461.07	26.89
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TOTAL	1349.40	461.07	1810.47
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CARPET AREA SUMMARY			
FLOORS	FLAT NO.	CARPET AREA AS PER MAHARERA	TOTAL NO.
1st floor	1	85.75	1
	2	68.68	1
2nd floor	1	85.89	1
	2	71.20	1
3rd floor	1	85.89	1
	2	71.20	1
4th floor	1	88.11	1
	2	71.20	1
5th floor	1	88.71	1
	2	71.20	1
6th floor	1	91.10	1
	2	71.20	1
7th floor	1	100.32	1
	2	71.20	1
8th floor	1	94.77	1
	2	-----	-----
9th & 10th floor	1	94.77	2
	2	71.20	2
11th floor	1	71.20	1
	2	71.20	1
TOTAL		20	20

AREA STATEMENT	SQ.MT
EARLIER APPROVED BUA / F.S.I.	-----
TOTAL BUILT UP AREA	1810.47
NON FSI AREA	1055.44
TOTAL CONSTRUCTION AREA	2865.91

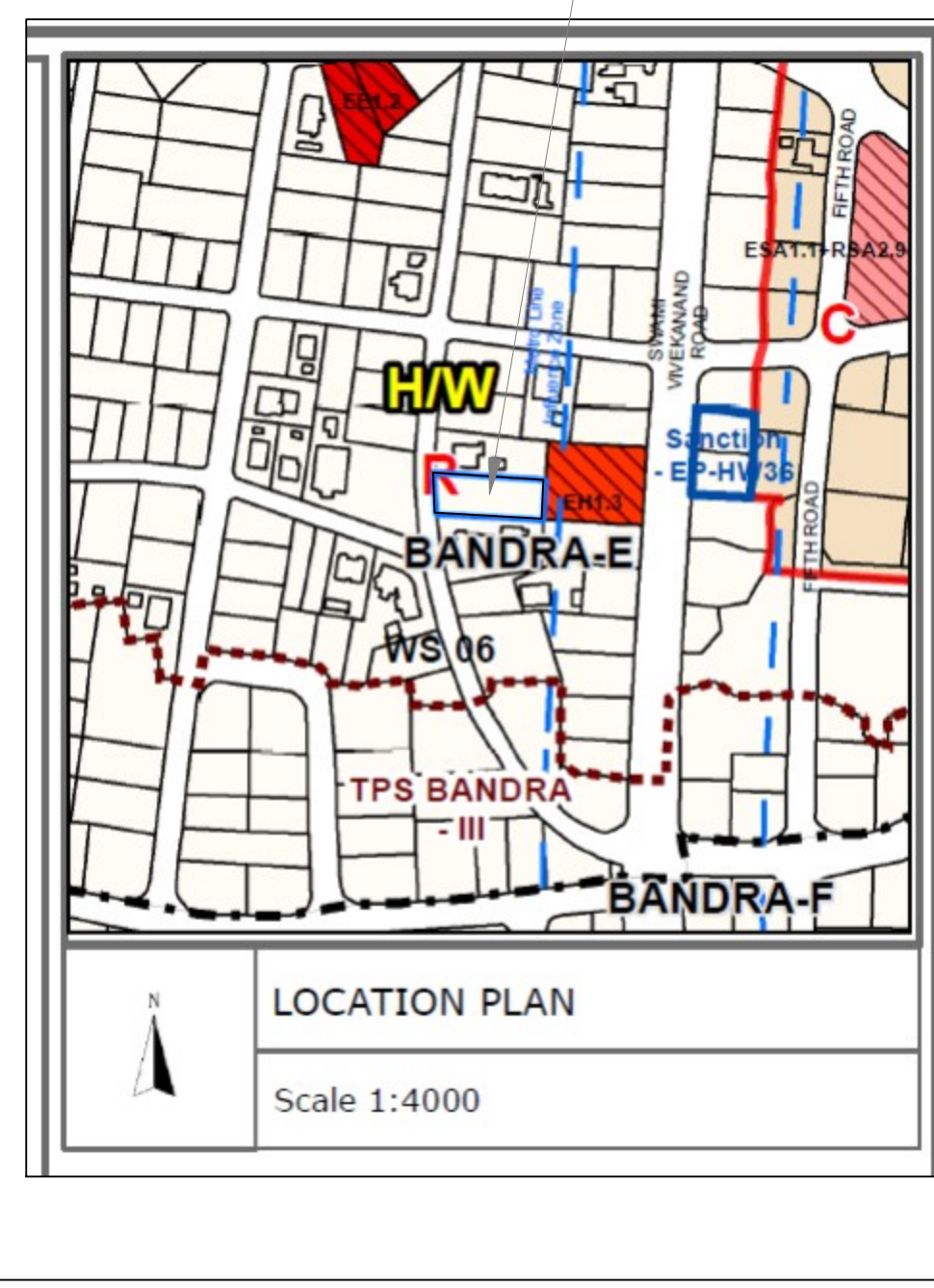
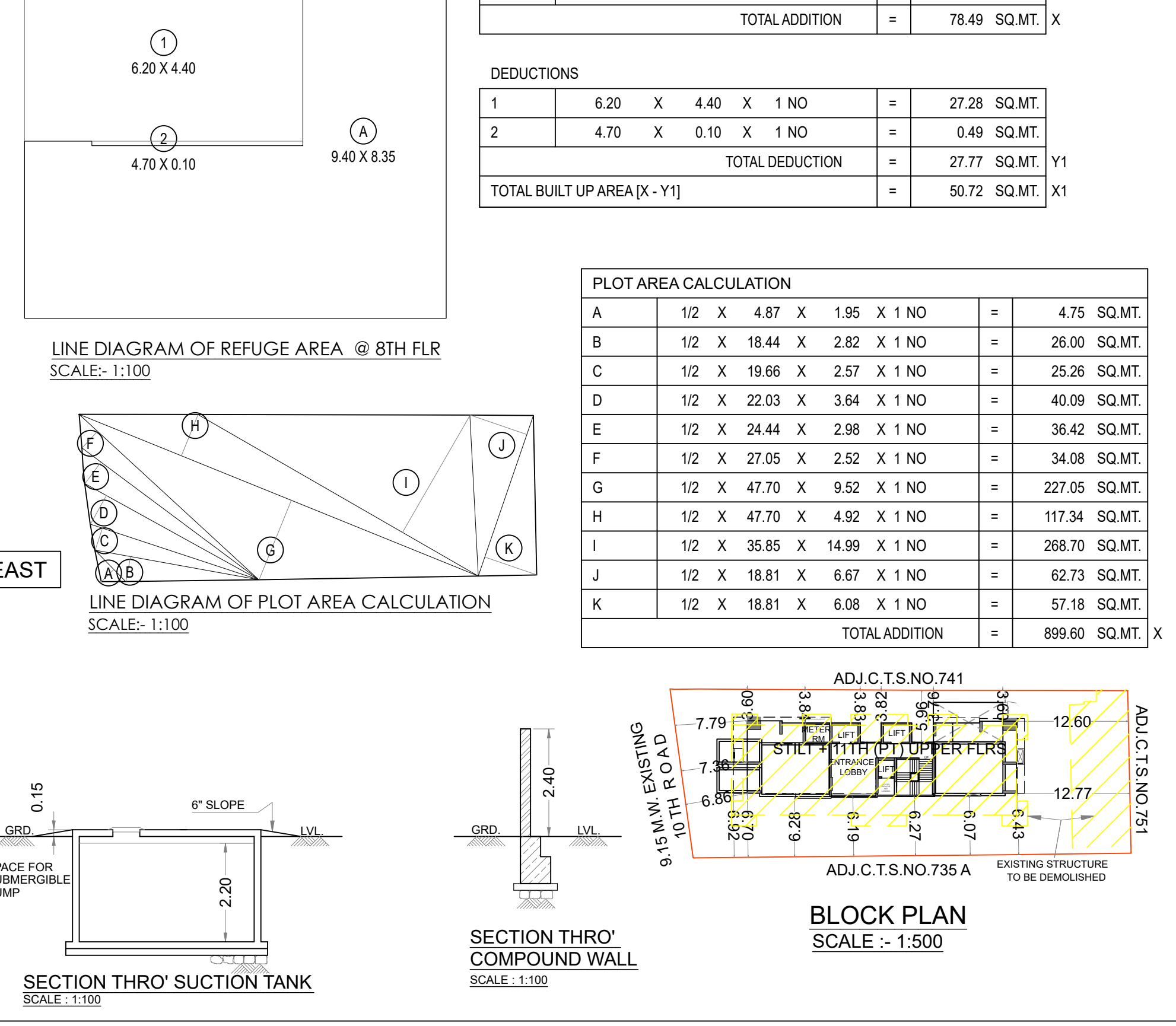
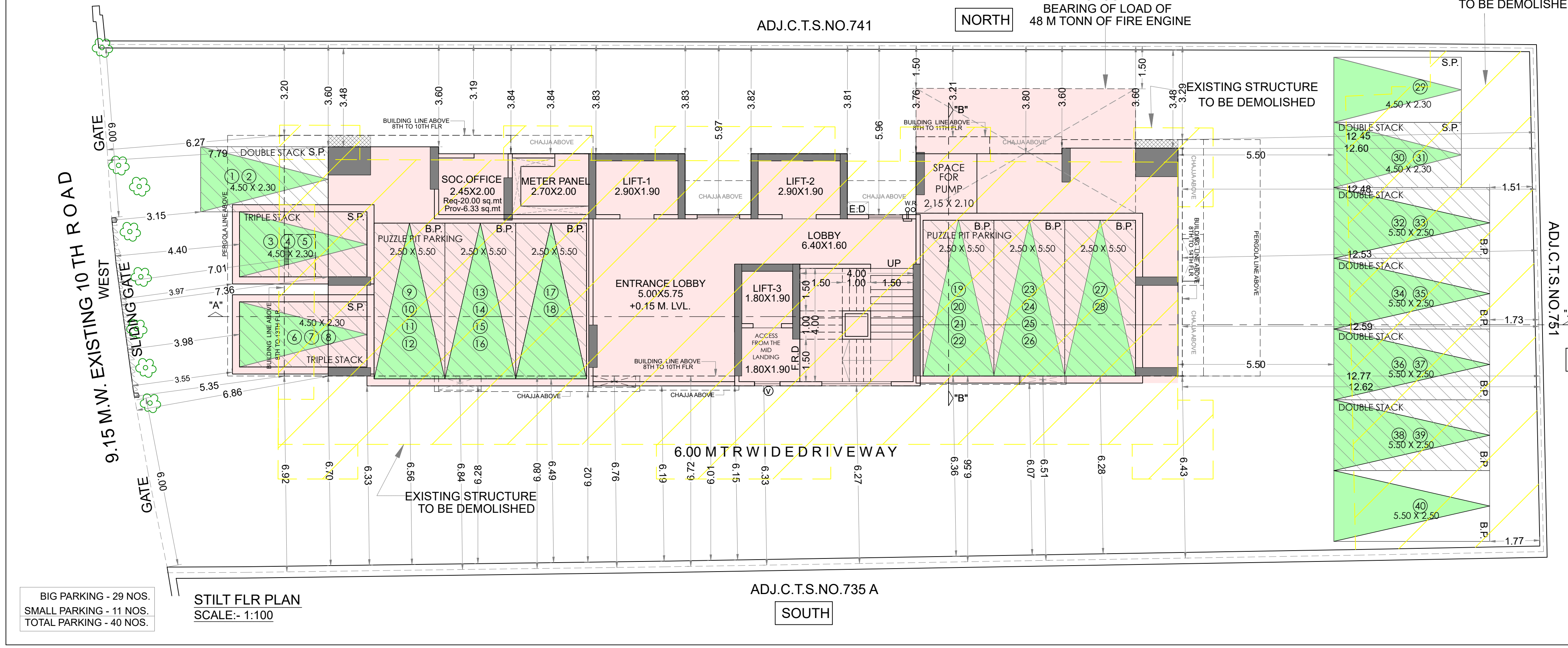
8TH FLR REFUGE AREA	
FLOOR	BUILT UP AREA SQ. MT
8TH	109.46
9TH	186.93
10TH	186.93
11TH	77.37
TOTAL	560.69
560.69 X 4% = 22.43 SQ.MT	
560.69 X 4.25% = 23.83 SQ.MT	
REFUGE AREA PROV. = 50.72 SQ.MT	
EXCESS REFUGE AREA COUNTED IN F.S.I. - 26.89 SQ.MT	

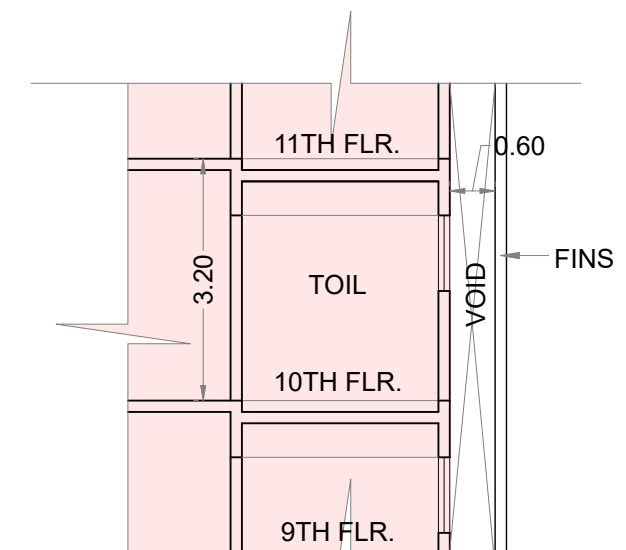
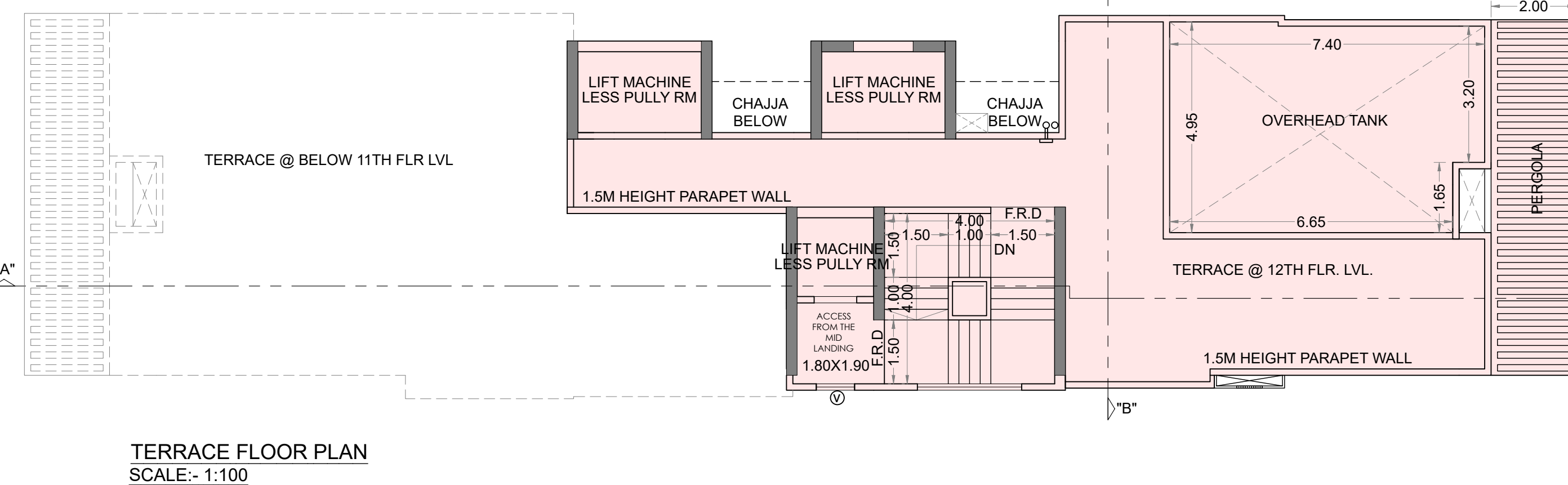
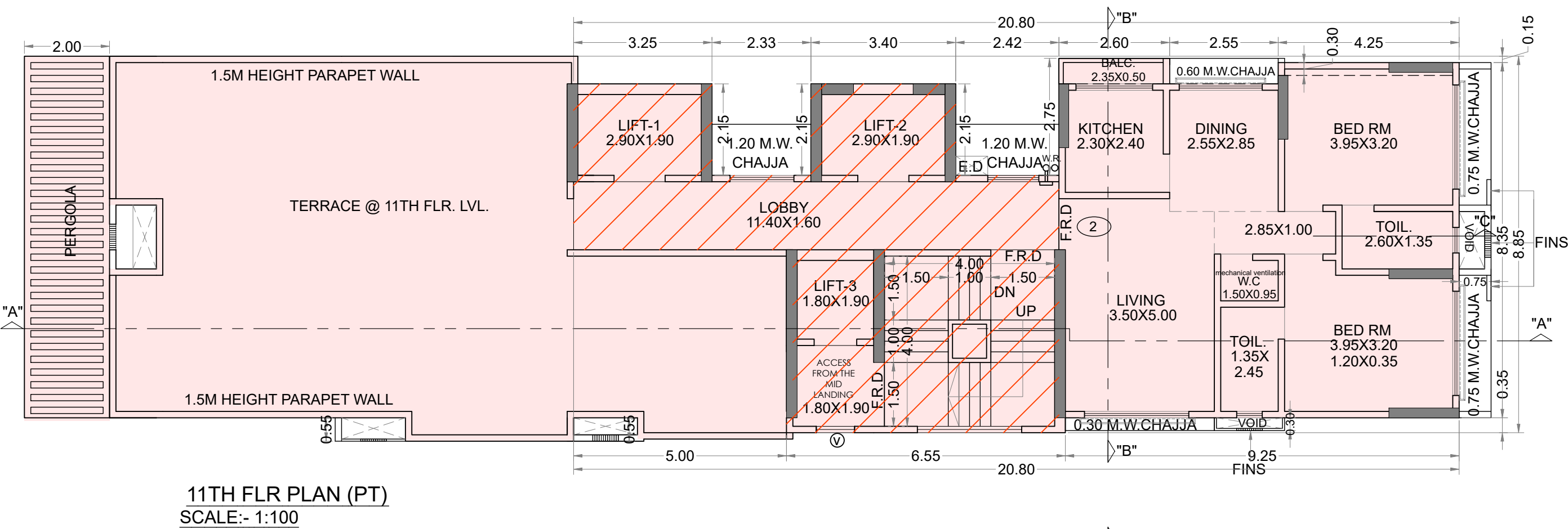
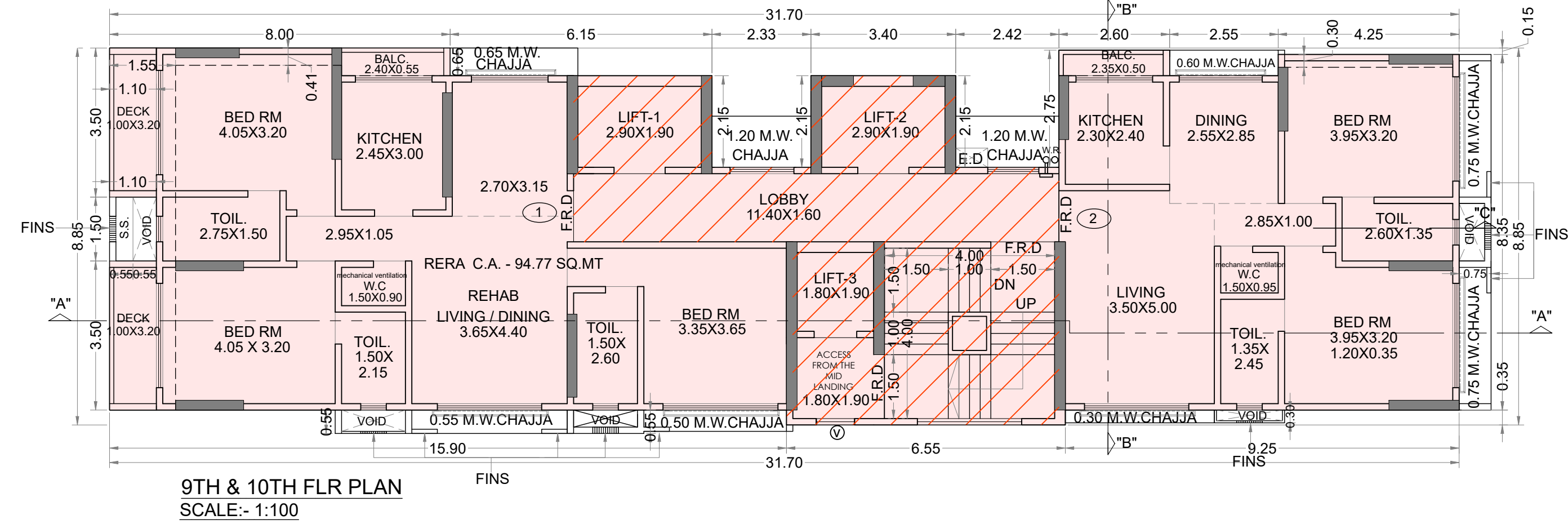
PARKING STATEMENT			
USER	CATAGORY SQ. MT.	NO OF FLATS	CAR PARKING REQUIRED
RESI. FLAT 20	0 TO 45	-----	-----
	45 TO 60	-----	-----
	60 TO 90	15.00	15.00
	90 ABOVE	5.00	10.00
TOTAL RESI.	20.00	25.00	-----
VISITORS FOR RESI. (10 %)	2.50	-----	-----
TOTAL RESI. + VISITORS (10 %)	27.50	-----	-----
TOTAL PARKING REQUIRED + 25.00	SAY - 28.00	-----	40.00

LINE DIAGRAM OF FITNESS CENTER @ 8TH FLR			
SCALE: 1:100			
BUILT UP AREA CALCULATION			
1	6.20	X 4.50	X 1 NO = 27.90 SQ.MT.
TOTAL ADDITION			= 27.90 SQ.MT.
DEDUCTIONS			
1	5.15	X 0.50	X 1 NO = 2.58 SQ.MT.
2	0.28	X 1.20	X 1 NO = 0.33 SQ.MT.
3	1.23	X 0.10	X 1 NO = 0.12 SQ.MT.
TOTAL DEDUCTION			= 3.03 SQ.MT.
TOTAL BUILT UP AREA [X-Y]			= 24.87 SQ.MT.
PERMISSIBLE FITNESS CENTER AREA			= 36.21 SQ.MT.

1.50 F.S.I + FUNGIBLE			File No.P-24190/2024/(738)/H/W Ward/BANDRA-E.	(1/5)
PROFORMA A				
I.	AREA STATEMENT	Area as per P.R.C. = 899.60 SQ.MTS.	SQ.MTR.	
1	Area of Plot	C.T.S. No. 738, 739 & 740	899.60	
2	a) Area of Reservation in plot		--	
	b) Area of Road Set back		--	
	c) Area of D.P. Road		--	
3	Deduction for			
	a) For Reservation/Road Area		--	
	b) Proposed D.P. road area to be handed over (100%) (Regulation No 16)		--	
	c) (i) Reservation area to be handed over (100%) (Regulation No 17)		--	
	(ii) Reservation area to be handed over as per AR (Regulation No 17)		--	
4	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 35 (abeyance)		--	
5	C) Deductions for Existing Built up area to be retained if any (Land component of Existing BUA as per regulation under which the development was allowed.		--	
6	Total deductions: [2(A) + 2(B) + 2(C)] as and when applicable.		--	
7	Balance area of plot (1 minus 3)		899.60	
8	Plot area under Development		899.60	
9	Zonal (basic) FSI		1.00	
10	Built up Area as per Zonal (basic) FSI (5 X 6)		899.60	
11	(In case of Mill land permissible BUA kept in abeyance)		--	
12	BUA equal to area of land handed over as per reg. 30(A)		--	
13	i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot.)		--	
14	ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/ balance plot.		--	
15	Incentive BUA in lieu of Rehab Component (15% of 6b above as per reg. 33(7A) or 10 Spmts per tenement or 50% of rehab component as per reg. 33(7B) etc.		449.80	
16	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation NO 30(A) on remaining / balance plot.		--	
17	Built up area due to admissible "TDR" as per Table No 12 of Regulation NO 30(A) and 32 on remaining/ balance plot.		1349.40	
18	Permissible Built up Area (as the case may be with / without BUA as per 2(c))		1349.40	
19	Proposed Built up Area		472.29	
20	TDR generated if any as per Regulation No 30(A)		1349.40 X 0.30	
21	Fungible Compensatory Area as per Regulation No 31(3)		267.31	
22	a) i) Perm. Fungible Compensatory area for Rehab Comp. w/o charging premium. (160.75 X 0.30)		267.31	
23	ii) Fungible Compensatory area for Rehab comp. w/o charging premium.		264.47	
24	iii) Fungible Compensatory area kept in abeyance.		2.84	
25	a) i) Permissible Fungible Compensatory area by charging premium (35%) (1349.40 X 30% + 472.29 X 35% = 204.98)		204.98	
26	ii) Fungible Compensatory area availed on payment of premium.		196.60	
27	Total Built up Area proposed including FCA [13+15(a)(ii) + 15(b)(ii)]		1810.47	
28	FSI consumed on Net Plot [13/4]		1.50	
OTHER REQUIREMENTS				
(A) Reservation/ Designation				
(a) Name of Reservation				
(b) Area of Reservation land to be handed/ handed over as per Regulation No.17				
(c) Built up area of Amenity to be handed over as per Regulation no. 17				
(d) Area/Built up Area of Designation				
(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.				
(i) 14(A)				
(ii) 14(B)				
(iii) 15				
(C) Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)				
(D) Tenement Statement				
(a) Proposed built up area (16 above)				1810.47
(b) Less deduction of Non-residential area (Shop etc.)				--
(c) Area available for tenements [(i) minus (ii)]				1810.47
(d) Tenements permissible (450/hectare) = 81.47				81.00 Nos.
(e) Total number of Tenements proposed on the plot				20.00 Nos.
(F) Parking Statement				
(i) Parking required by Regulations for -				
Car				28
Scooter/Motor cycle				40
Outsiders (visitors)				
(ii) Covered garage permissible				
(iii) Covered garages proposed				
Car				
Scooter/Motor cycle				
Outsiders (visitors)				
(iv) Total parking provided				40
(F) Transport Vehicles Parking				
(i) Spaces for transport vehicles parking required by Regulations				
(ii) Total No. of transport vehicles parking spaces provided				

PROFORMA B		
S.E.(BP) K/W-S-I	A.E.(BP) WS H/W	E.E.(BP) WS H-WARD
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY A LICENSED SURVEYOR ON 06-02-2024 AND THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 899.60 SQ.MT (EIGHT HUNDRED AND NINE POINT SIXTY SQUARE METERS) AND TALLIES WITH THE AREA MENTIONED IN THE DOCUMENTS OF OWNERSHIP / C. T. SURVEY RECORDS.		
DESCRIPTION OF THE PROPOSAL & PROPERTY		
PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village Bandra - E Ward at 10th Road, Khar (West), Mumbai - 400052 in H/West Ward.		
NAME & SIGNATURE OF OWNER / APPLICANT		
Mr. Zuber Y. Dhanani and Mr. Mihir M. Bhatia of Hariom Sayaji Properties LLP, P. C. A. to Owners.		
ADDRESS:- R-701, and R-701 Part, MIDC, Rabale, Navi Mumbai, Navi Mumbai, Thane, -400701.		
NAME, ADD. & SIGNATURE OF ARCHITECT.		
H.M. JHAVERI & SONS ARCHITECTS		
3RD FLOOR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE(E), MUMBAI-400057		
SAYAJI REALTY MIHIR BHATIA / ARORA BHUVAN / PROPOSAL/2025/OD/31-03-2025		
SCALE:- AS MENTIONED		
DRAWN BY: A/VNASH		

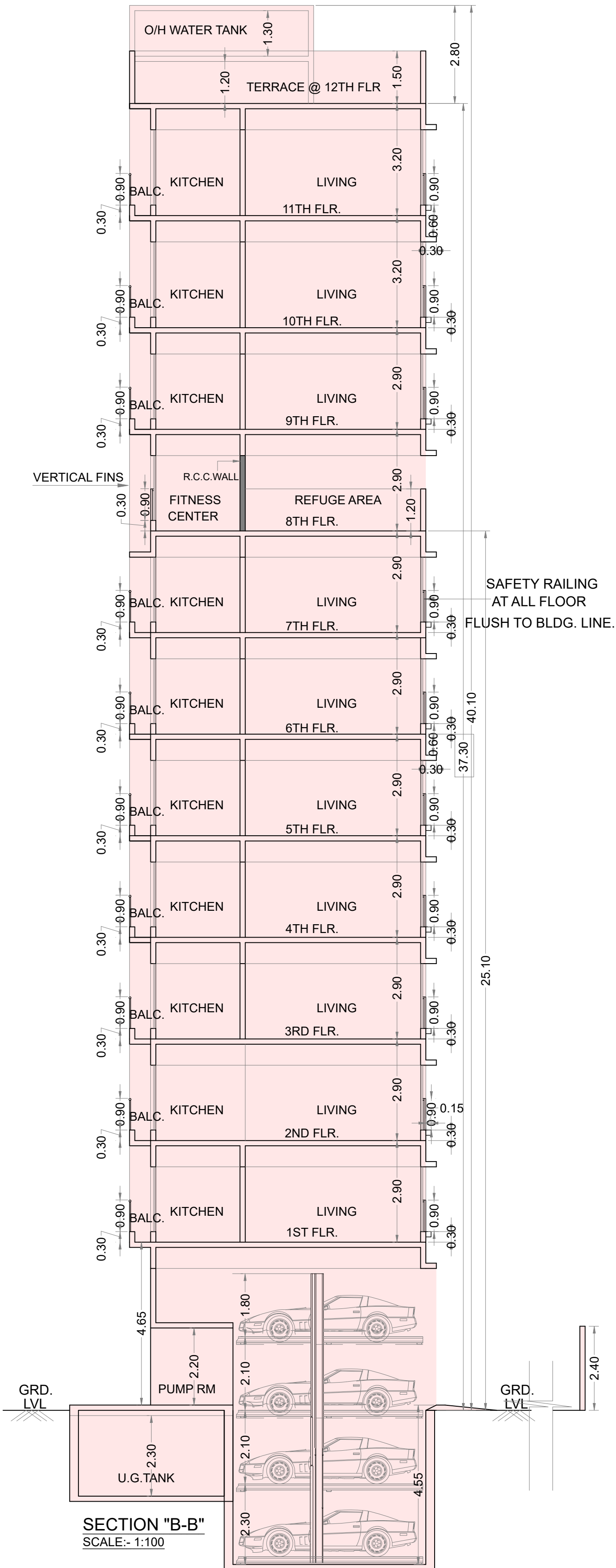




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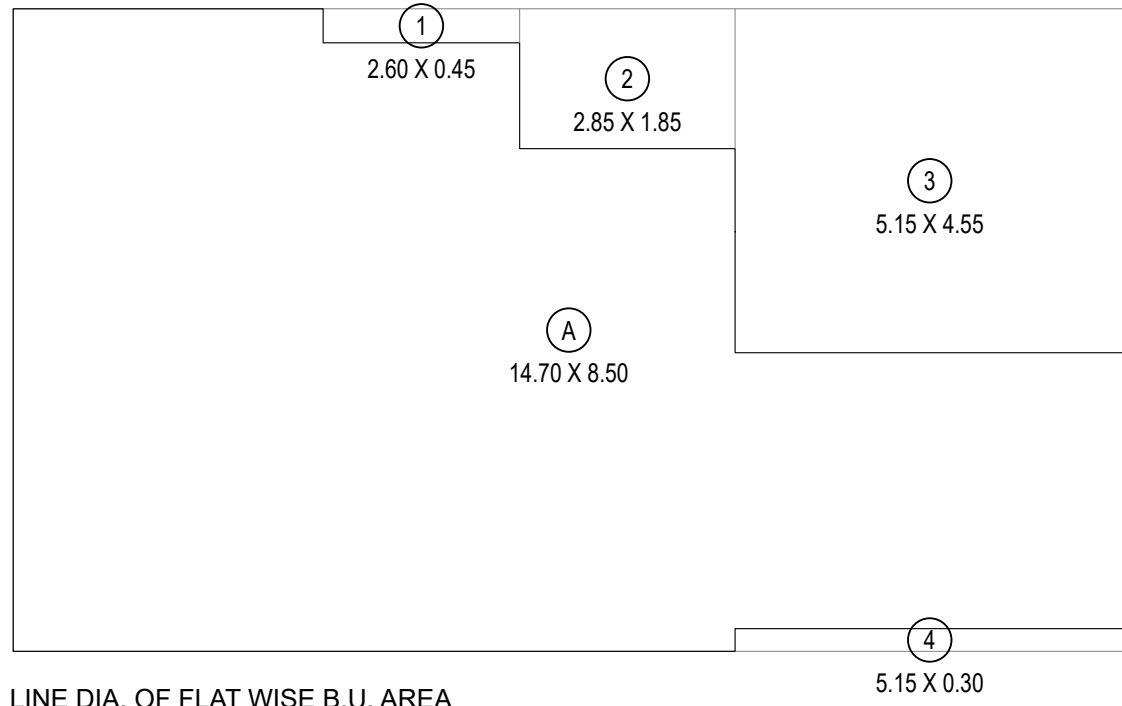


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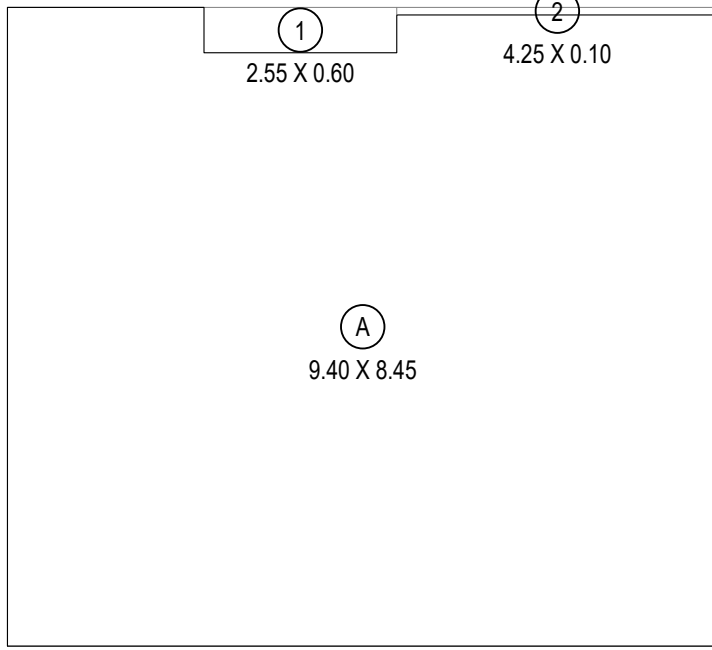
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PROFORMA B		
CONTENTS OF SHEET		
SECTION - A-A, B-B, C-C & FLOOR PLANS		
NOTES :- ALL DIMENSIONS ARE IN METERS		
APPROVAL OF PLANS		
* THIS DOCUMENT IS DIGITALLY SIGNED. * APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025		
S.E.(BP) K/W-S-I	A.E.(BP) WS H/W	E.E.(BP) WS H-WARD
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NAME, ADD. & SIGNATURE OF ARCHITECT.		
Ar.Saumil A. Jhaveri (CA/2000/26353) H. M. JHAVERI & SONS ARCHITECTS 3RD FLOOR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE(E), MUMBAI-400057 SAYAJI REALTY MIHIR BHATIA / ARORA BHUVAN / PROPOSAL/2025/IOD/31-03-2025		
		SCALE: AS MENTIONED



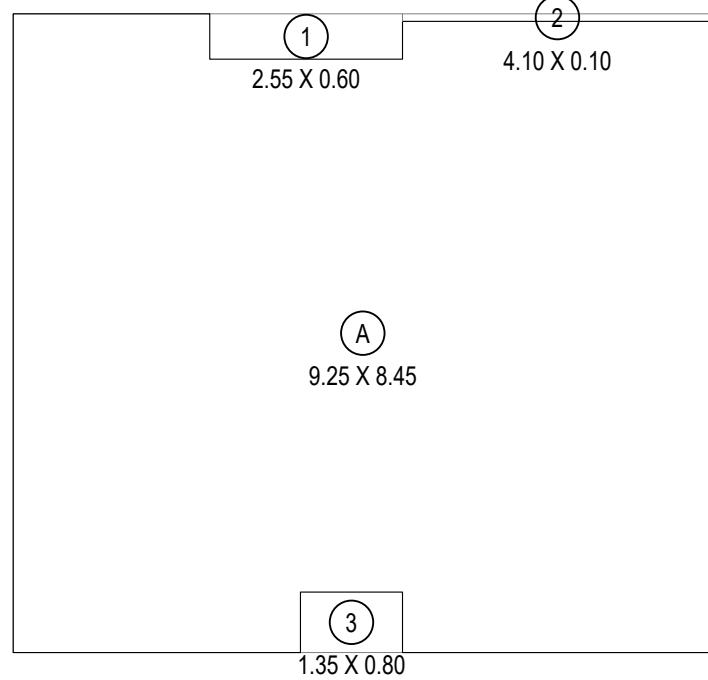
LINE DIA. OF FLAT WISE B.U. AREA
FOR 1ST FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO - 01									
A		14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION							=	124.95	SQ.MT.
DEDUCTIONS									
1		2.60	X	0.45	X	1 NO	=	1.17	SQ.MT.
2		2.85	X	1.85	X	1 NO	=	5.27	SQ.MT.
3		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
4		5.15	X	0.30	X	1 NO	=	1.55	SQ.MT.
TOTAL DEDUCTION							=	31.42	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	93.53	SQ.MT.



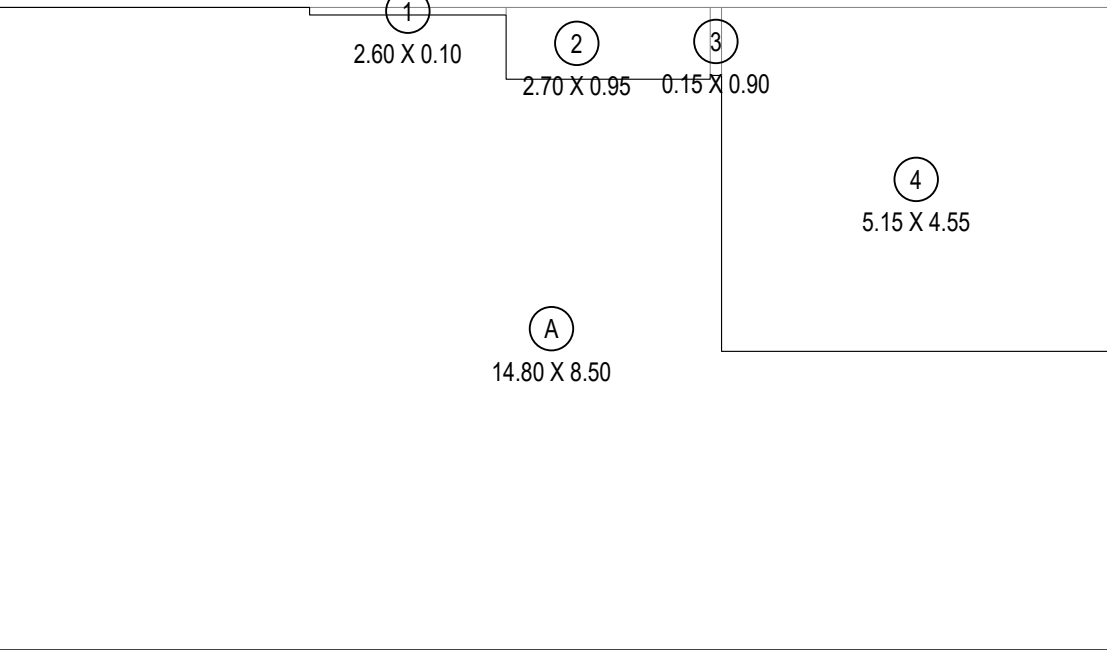
LINE DIA. OF FLAT WISE B.U. AREA
FOR 5TH FLR.
FLAT NO - 02
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO.02									
A		9.40	X	8.45	X	1 NO	=	79.43	SQ.MT.
TOTAL ADDITION							=	79.43	SQ.MT.
DEDUCTIONS									
1		2.55	X	0.60	X	1 NO	=	1.52	SQ.MT.
2		4.25	X	0.10	X	1 NO	=	0.43	SQ.MT.
TOTAL DEDUCTION							=	1.95	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	77.48	SQ.MT.



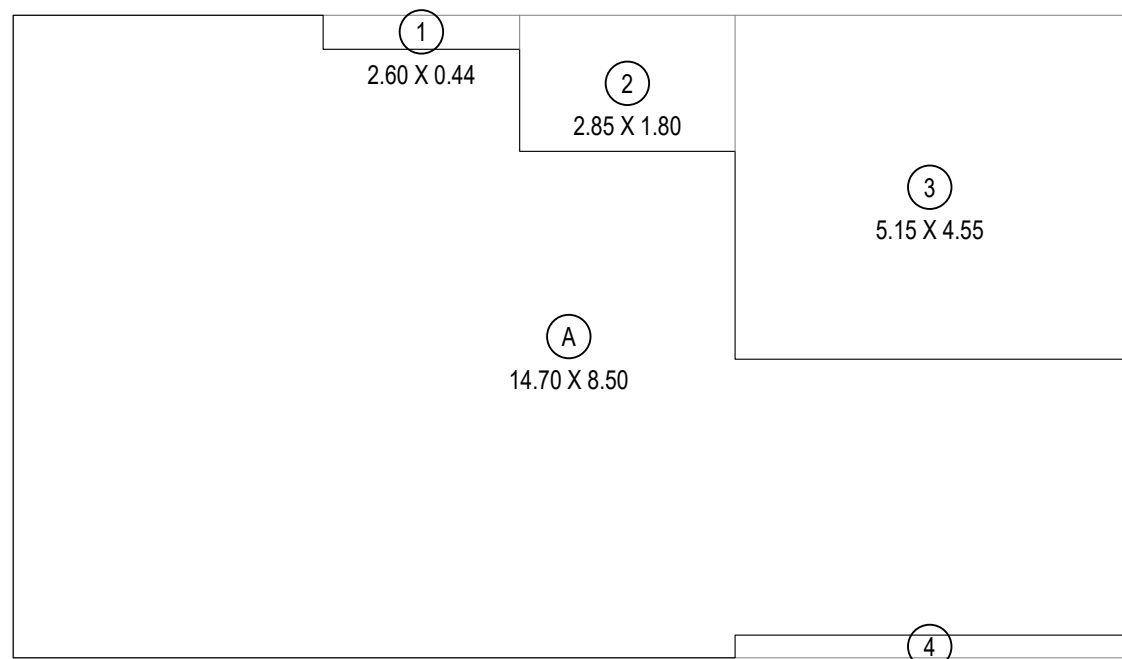
LINE DIA. OF FLAT WISE B.U. AREA
FOR 1ST FLR.
FLAT NO - 02
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO - 02									
A		9.25	X	8.45	X	1 NO	=	78.16	SQ.MT.
TOTAL ADDITION							=	78.16	SQ.MT.
DEDUCTIONS									
1		2.55	X	0.60	X	1 NO	=	1.53	SQ.MT.
2		4.10	X	0.10	X	1 NO	=	0.41	SQ.MT.
3		1.35	X	0.80	X	1 NO	=	1.08	SQ.MT.
TOTAL DEDUCTION							=	3.02	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	75.14	SQ.MT.



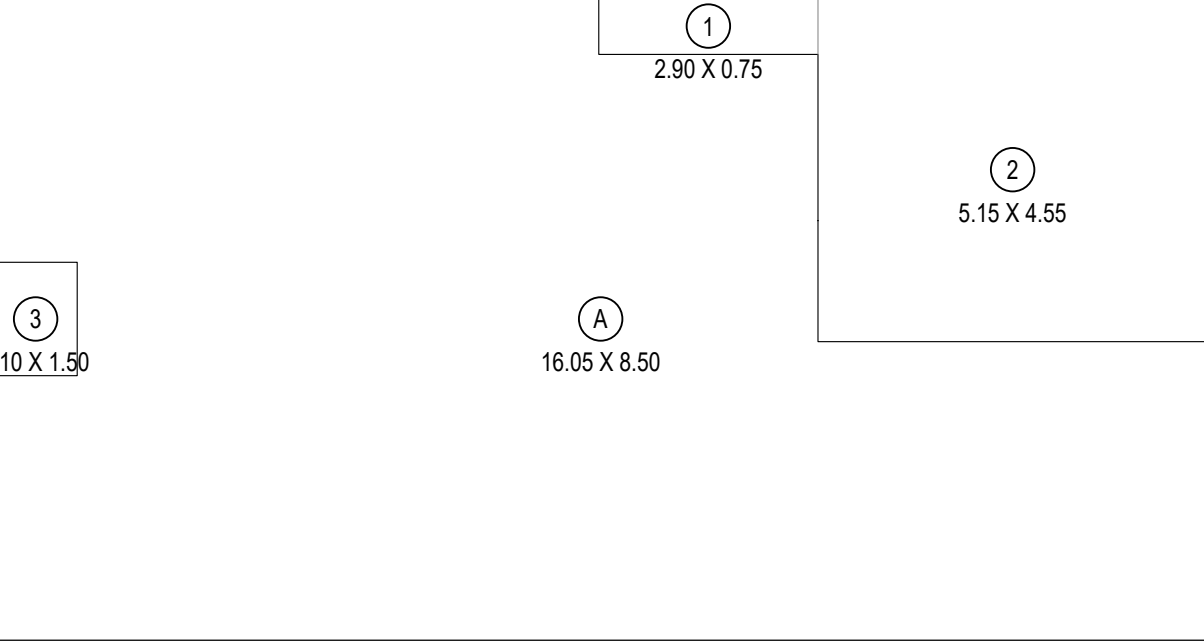
LINE DIA. OF FLAT WISE B.U. AREA
FOR 6TH FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO.01									
A		14.80	X	8.50	X	1 NO	=	125.80	SQ.MT.
TOTAL ADDITION							=	125.80	SQ.MT.
DEDUCTIONS									
1		2.60	X	0.10	X	1 NO	=	0.26	SQ.MT.
2		2.70	X	0.95	X	1 NO	=	2.57	SQ.MT.
3		0.15	X	0.90	X	1 NO	=	0.14	SQ.MT.
4		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION							=	26.40	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	99.40	SQ.MT.



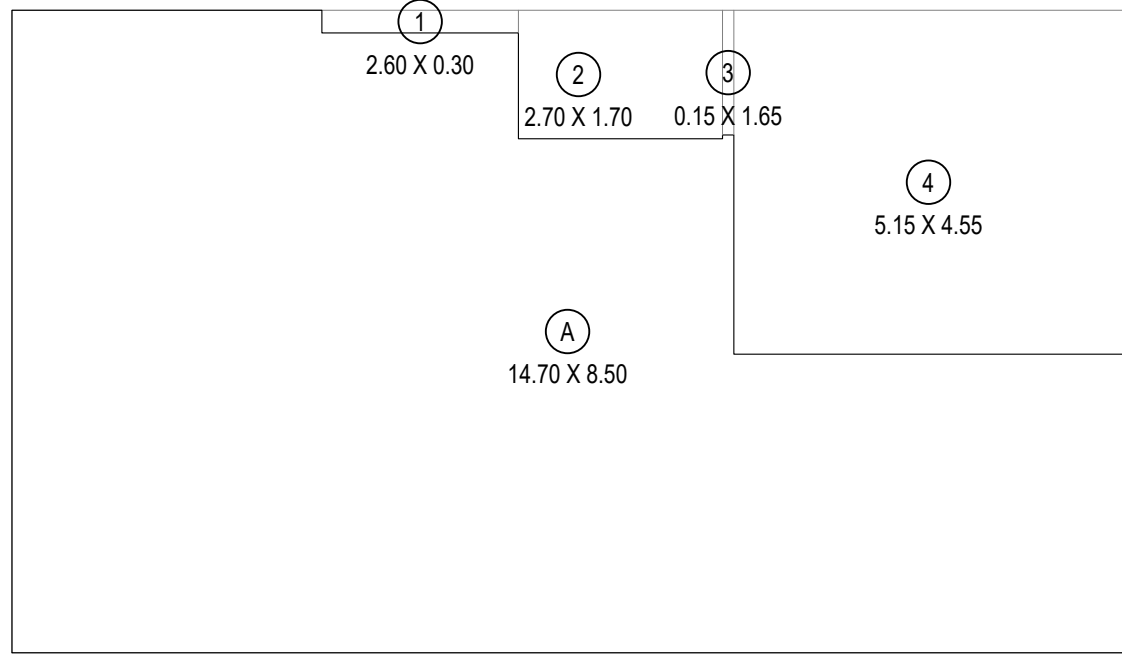
LINE DIA. OF FLAT WISE B.U. AREA
FOR 2ND & 3RD FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO - 01									
A		14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION							=	124.95	SQ.MT.
DEDUCTIONS									
1		2.60	X	0.44	X	1 NO	=	1.14	SQ.MT.
2		2.85	X	1.80	X	1 NO	=	5.13	SQ.MT.
3		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
4		5.15	X	0.30	X	1 NO	=	1.55	SQ.MT.
TOTAL DEDUCTION							=	31.25	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	93.70	SQ.MT.



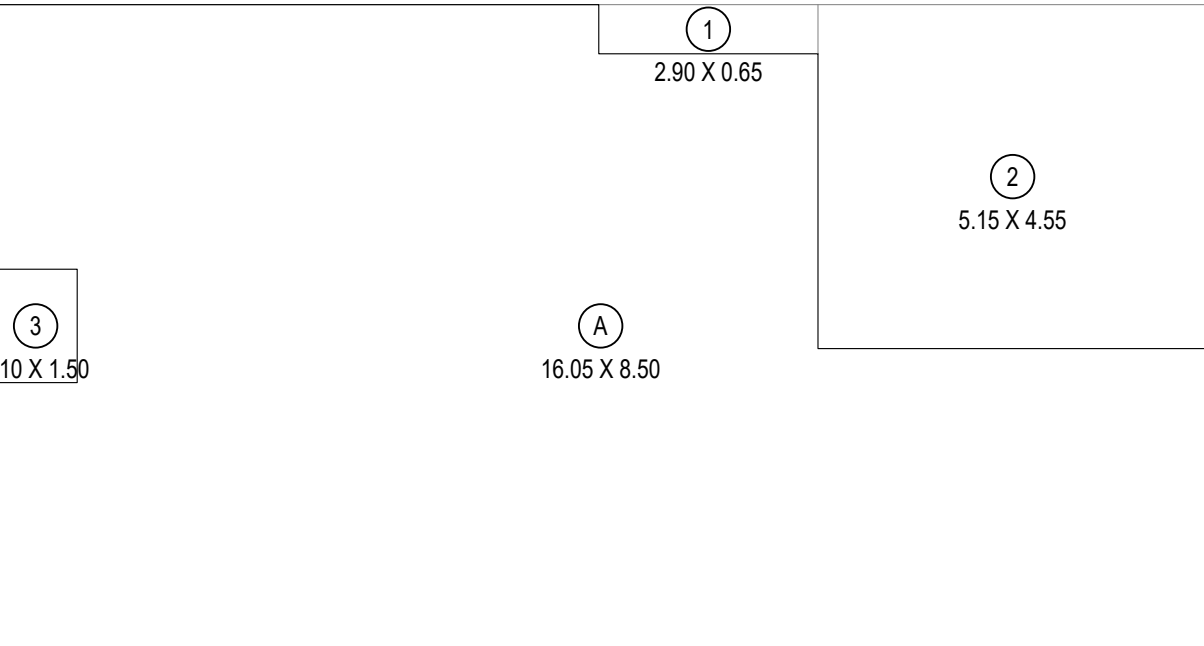
LINE DIA. OF FLAT WISE B.U. AREA
FOR 7TH FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
7TH FLOOR									
A		16.05	X	8.50	X	1 NO	=	136.43	SQ.MT.
TOTAL ADDITION							=	136.43	SQ.MT.
DEDUCTIONS									
1		2.90	X	0.75	X	1 NO	=	2.18	SQ.MT.
2		5.15	X	4.55	X	1 NO	=	23.42	SQ.MT.
3		1.10	X	1.50	X	1 NO	=	1.65	SQ.MT.
TOTAL DEDUCTION							=	27.25	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	109.18	SQ.MT.



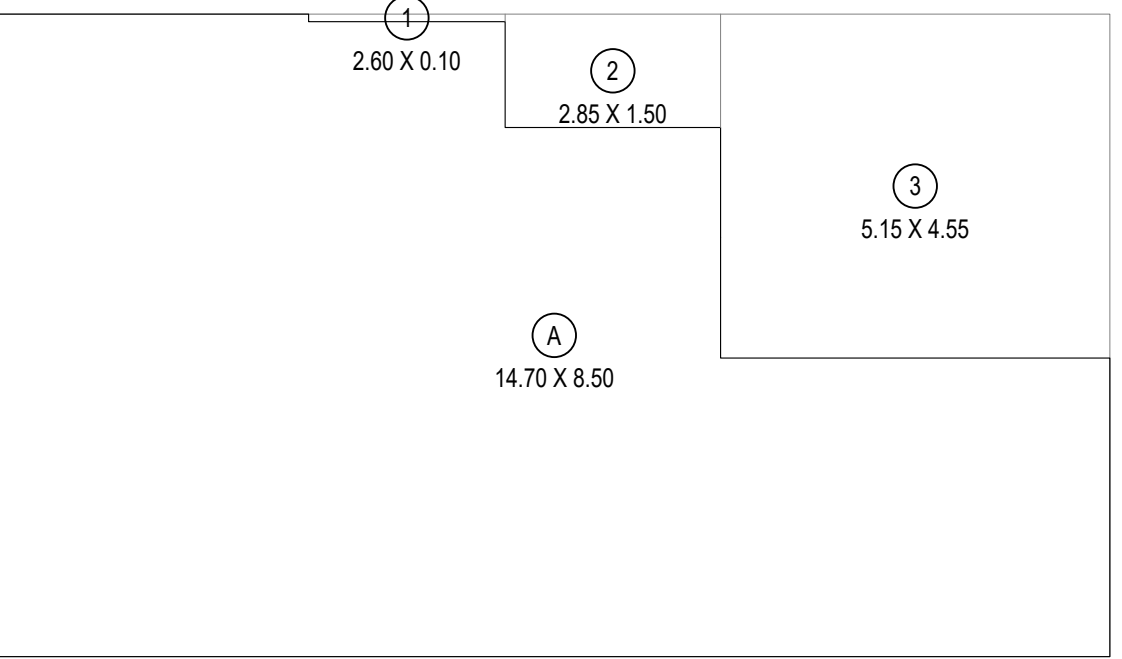
LINE DIA. OF FLAT WISE B.U. AREA
FOR 4TH FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
4TH FLOOR									
A		14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION							=	124.95	SQ.MT.
DEDUCTIONS									
1		2.60	X	0.30	X	1 NO	=	0.78	SQ.MT.
2		2.70	X	1.70	X	1 NO	=	4.59	SQ.MT.
3		0.15	X	1.65	X	1 NO	=	0.25	SQ.MT.
4		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION							=	29.05	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	95.90	SQ.MT.



LINE DIA. OF FLAT WISE B.U. AREA
FOR 8TH FLR.
FLAT NO - 01
SCALE - 1:100

BUILT UP AREA CALCULATION									
8TH TO 13TH FLR									
A		16.05	X	8.50	X	1 NO	=	136.43	SQ.MT.
TOTAL ADDITION							=	136.43	SQ.MT.
DEDUCTIONS									
1		2.90	X	0.65	X	1 NO	=	1.89	SQ.MT.
2		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
3		1.10	X	1.50	X	1 NO	=	1.65	SQ.MT.
TOTAL DEDUCTION							=	26.97	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	109.46	SQ.MT.



LINE DIA. OF FLAT WISE B.U. AREA
FOR 5TH FLR.
FLAT NO - 01
SCALE - 1:100

FLAT WISE B.U. AREA CALCULATION									
FLAT NO - 01									
A		14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION							=	124.95	SQ.MT.
DEDUCTIONS									
1		2.60	X	0.10	X	1 NO	=	0.26	SQ.MT.
2		2.85	X	1.50	X	1 NO	=	4.28	SQ.MT.
3		5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION							=	27.97	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	96.98	SQ.MT.

PROFORMA B

CONTENTS OF SHEET

FLAT WISE B.U. AREA CALCULATION

NOTES :-

ALL DIMENSIONS ARE IN METERS

APPROVAL OF PLANS

* THIS DOCUMENT IS DIGITALLY SIGNED.

* APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER
File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025

S.E.(BP) K/W-S-I

A.E.(BP) WS H/W

E.E.(BP) WS H-WARD

DESCRIPTION OF THE PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village
Bandra - E Ward at 10th Road, Khar (West), Mumbai – 400052 in H/West Ward.

NAME & SIGNATURE OF OWNER / APPLICANT

Mr. Zuber Y. Dhanani and Mr. Mihir M. Bhatia
of Hariom Sayaji Properties L.L.P., C.A. to Owners.

ADDRESS -

R -701, and R - 701 Part, MIDC, Rabale, Navi Mumbai,
Navi Mumbai, Thane, – 400701.,

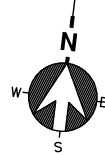
NAME, ADD. & SIGNATURE OF ARCHITECT.



Ar.Saumil A. Jhaveri
(CA/2000/26353)

H. M. JHAVERI & SONS
ARCHITECTS

3RD FLOOR, SATYANARAYANPRASAD
COMMERCIAL CENTRE, DAYALDAS ROAD,
OFF. NEHRU ROAD, VILE PARLE(E).
MUMBAI-400057



SCALE: AS MENTIONED