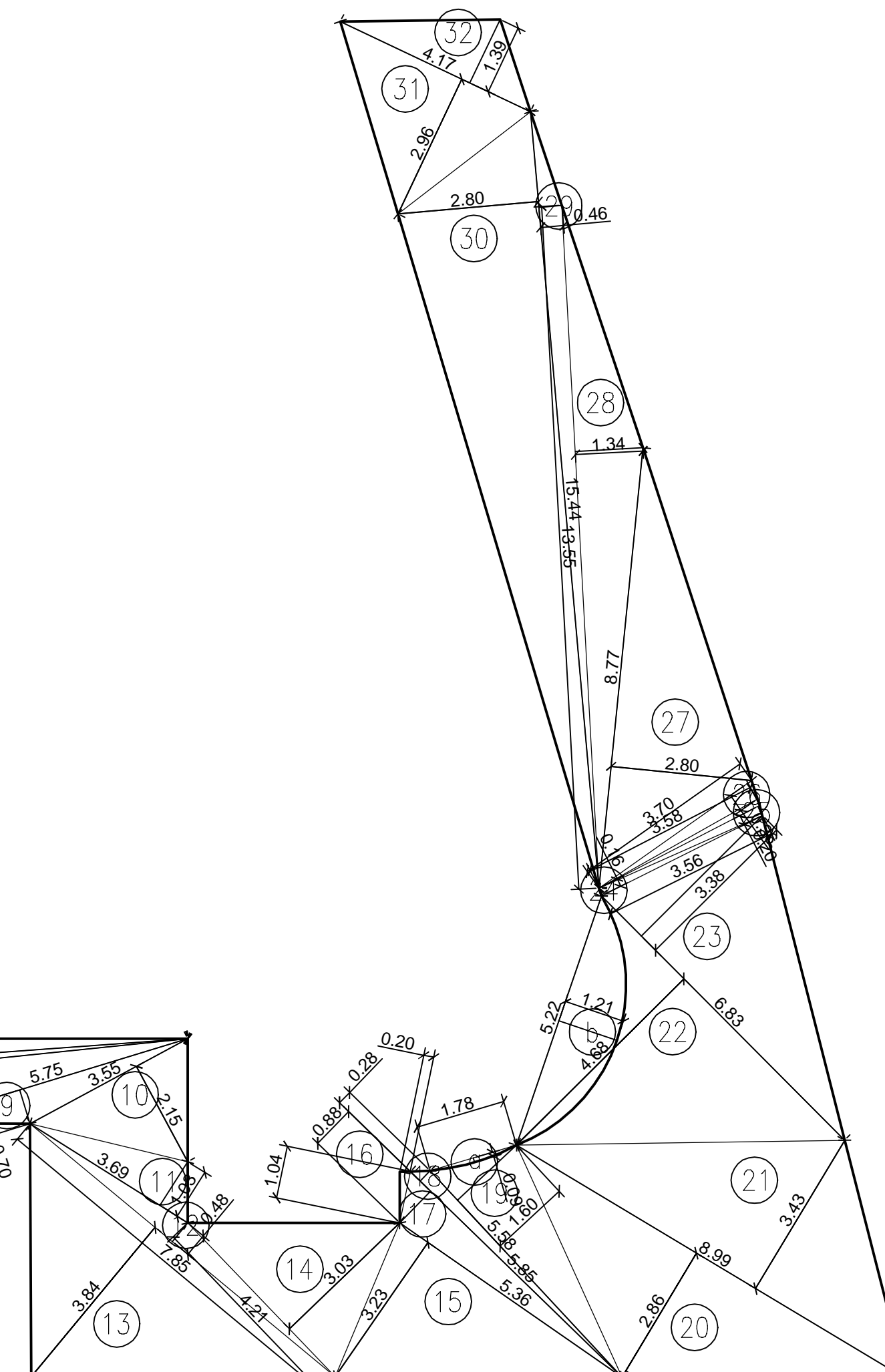


FLOOR			TOTAL BUILT UP AREA	FUNGIBLE BUILT UP AREA	NET BUILT UP AREA
	WING - A	WING - B			
BASEMENT	33.32	*****	33.32	8.64	24.68
GR. FLOOR	140.83	115.43	256.26	66.44	189.82
1ST FLOOR	348.53	340.32	688.85	178.59	510.26
2ND FLOOR	348.53	340.32	688.85	178.59	510.26
3RD FLOOR	348.53	340.32	688.85	178.59	510.26
4TH FLOOR	348.53	340.32	688.85	178.59	510.26
5TH FLOOR	*****	299.62	299.62	77.68	221.94
TOTAL	1668.27	1776.33	3344.60	867.12	2477.48

FLOOR			TOTAL BUILT UP AREA
	WING - A	WING - B	
BASEMENT	-	-	-
GR. FLR.	-	-	-
1ST FLOOR	06	06	12
2ND FLOOR	05	06	11
3RD FLOOR	06	05	11
4TH FLOOR	06	06	12
5TH FLOOR	---	05	05
TOTAL	23	28	51

FLOOR			TOTAL ST_LIFT&LOBBY AREA
	WING - A	WING - B	
BASEMENT	-	-	-
GR. FLR.	-	-	-
1ST FLOOR	40.47	40.47	80.94
2ND FLOOR	40.47	40.47	80.94
3RD FLOOR	40.47	40.47	80.94
4TH FLOOR	40.47	40.47	80.94
5TH FLOOR	-----	41.38	41.38
TOTAL	161.88	203.26	365.14

PARKING FLOORS	BIG CARS	SMALL CARS	TOTAL
STILT FLOOR SURFACE PARKING	00	00	00
STILT FLOOR PIT-STACK PARKING	30	30	60
TOTAL	30	30	60

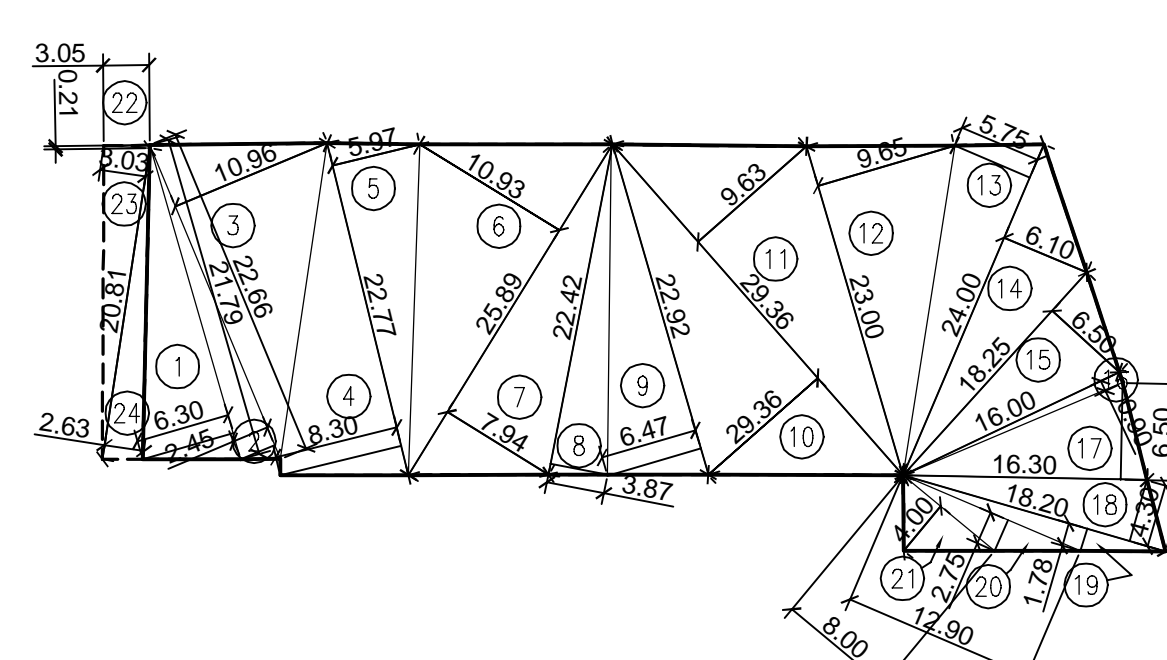


ADDITIONS:-								
1	1/2	8.49	0.79	X 1NO	=	3.35	SG.MT.	
2	1/2	8.62	0.89	X 1NO	=	3.84	SG.MT.	
3	1/2	8.75	0.94	X 1NO	=	4.33	SG.MT.	
4	1/2	21.70	0.30	X 1NO	=	3.25	SG.MT.	
5	1/2	21.74	1.65	X 1NO	=	17.90	SG.MT.	
6	1/2	22.70	1.65	X 1NO	=	18.76	SG.MT.	
7	1/2	22.7	0.41	X 1NO	=	1.86	SG.MT.	
8	1/2	16.11	1.10	X 1NO	=	8.86	SG.MT.	
9	1/2	5.75	0.70	X 1NO	=	2.01	SG.MT.	
10	1/2	3.55	2.15	X 1NO	=	3.82	SG.MT.	
11	1/2	3.85	1.01	X 1NO	=	4.86	SG.MT.	
12	1/2	7.85	0.48	X 1NO	=	3.88	SG.MT.	
13	1/2	7.85	3.84	X 1NO	=	15.07	SG.MT.	
14	1/2	4.21	3.03	X 1NO	=	6.38	SG.MT.	
15	1/2	5.36	3.23	X 1NO	=	8.66	SG.MT.	
16	1/2	1.05	0.29	X 1NO	=	0.57	SG.MT.	
17	1/2	5.85	0.88	X 1NO	=	2.57	SG.MT.	
18	1/2	5.85	0.28	X 1NO	=	0.82	SG.MT.	
19	1/2	5.58	1.60	X 1NO	=	4.46	SG.MT.	
20	1/2	4.95	2.80	X 1NO	=	3.55	SG.MT.	
21	1/2	6.99	3.43	X 1NO	=	15.42	SG.MT.	
22	1/2	8.83	4.68	X 1NO	=	15.98	SG.MT.	
23	1/2	6.85	3.58	X 1NO	=	11.54	SG.MT.	
24	1/2	3.55	0.15	X 1NO	=	0.28	SG.MT.	
25	1/2	3.58	0.20	X 1NO	=	0.36	SG.MT.	
26	1/2	3.70	0.36	X 1NO	=	0.67	SG.MT.	
27	1/2	8.77	2.80	X 1NO	=	12.28	SG.MT.	
28	1/2	15.44	0.48	X 1NO	=	3.35	SG.MT.	
29	1/2	15.44	0.48	X 1NO	=	3.35	SG.MT.	
30	1/2	15.44	2.80	X 1NO	=	21.62	SG.MT.	
31	1/2	4.17	2.96	X 1NO	=	6.17	SG.MT.	
32	1/2	4.17	1.35	X 1NO	=	2.57	SG.MT.	
TOTAL ADDITION						=	229.63	SG.MT.

	L.O.S. AREA PROPOSED
MOTHER EARTH L.O.S.	225.31 SQ.MT.
L.O.S. AREA REQUIRED = 223.64 SQ.MT. (1490.93 X 15% = 223.64 SQ.MT)	
L.O.S. AREA PROPOSED = 225.31 SQ.MT.	

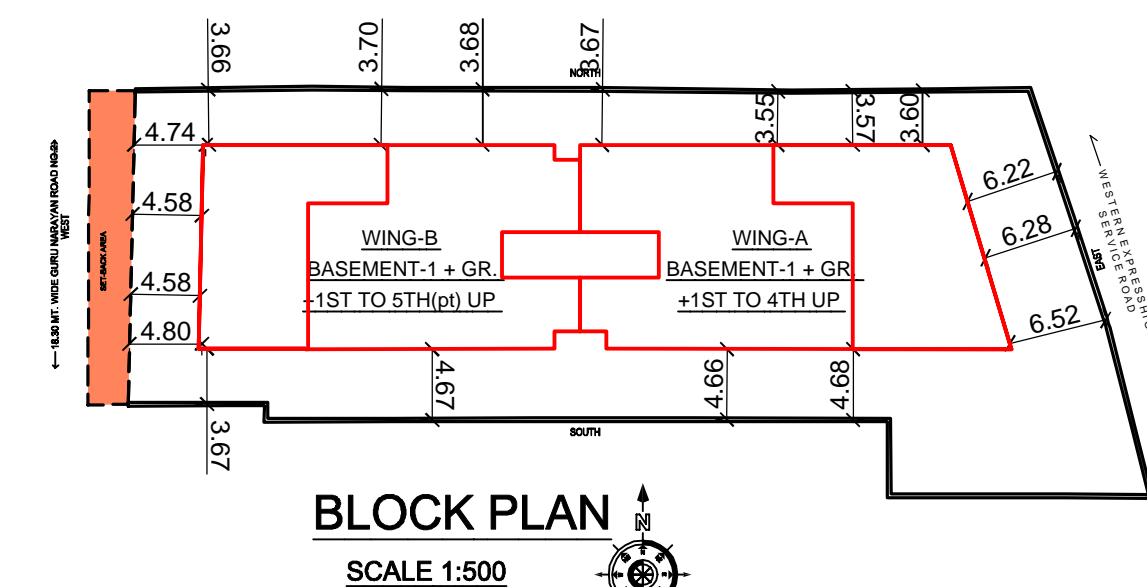
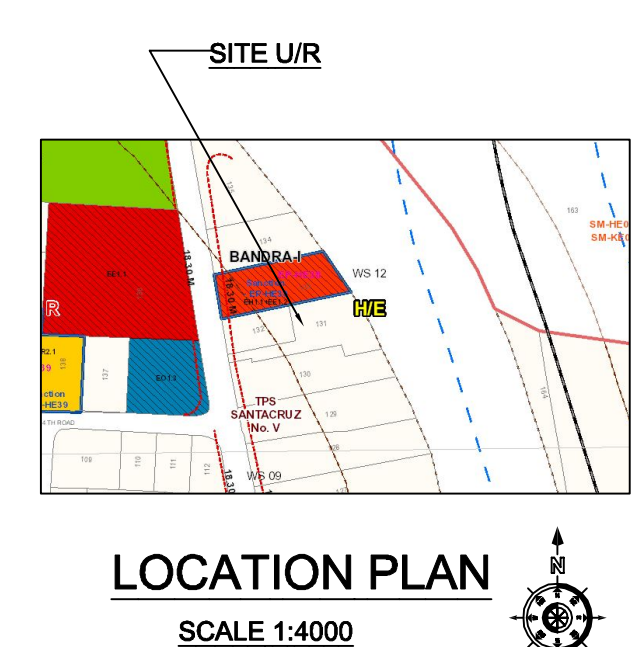
P R O F O R M A - A		SQ/MTS
1	Area Statement	
a)	Gross area of plot	1506.16
a)	Area of Reservation in plot	-
a)	Area of Road Set back	-
a)	Area of P of Road	-
2	Deductions for	
a)	For reservation/road area	-
a)	Road setback area to be handed over (100%) (Regulation no 16)	58.23
b)	Proposed p of road to be handed over (100%) (Regulation no 16)	-
c)	Retention area (plot) to be handed over (Regulation no 17)	-
3	For proposed area	
a)	Area of amenity plots/lot to be handed over as per para 14(b)	-
a)	Area of amenity plots/lot to be handed over as per para 14(b)	-
a)	Area of amenity plots/lot to be handed over as per para 15	-
a)	Area of amenity plots/lot to be handed over as per para 35	-
c)	Deductions for existing built up area to be retained if any	-
a)	Land component of existing built up as per regulation under which the development was made	-
4	OTHER (ENCROACHMENT AREA)	
3	Total Deductions: (2(a)+2(b)+2(c))	58.23
3	Balance area of plot (1 minus 3)	1460.93
3	Plot area under development (4 + 2(a)+2(b))	1414.00
3	Zone (Basic 1/1 or 1.33)	-
3	Permissible built up area as per Zonal/Basic 1/1 (5 + 6)	1474.00
3	In case of full land permissible built up area shall be as per of regulation 30(ba)	-
3	Permissible built up area of land to be handed over as per 30(b) of regulation 30(ba)	1474.00
3	Built up area in lieu of cost of construction to built up amenity to be handed over	-
3	Built up area due to "addition/loss" on payment of premium* as per rate of 1% of regulation no 30(a) shall be regulated on 30(a)(3)	-
3	Built up area due to "addition/loss" as per para no 12 of regulation no 30(a) shall be regulated on 30(a)(3)	737.00
3	Permissible built up area of regulation no 30(a)(3)	(permissible=1474.00)
2	Protected as 1: as per reg. 30(c) sub-sec.b/c/d read	58.23
3	ADDITIONAL FSI AS PER 30(c)(2) 22 N=12x	240.00
3	Permissible built up as per regulation 30(1b)	240.00
3	Proposed built up area	247.48
3	Fugible Compensatory area as per regulation no 31(3)	-
a)	Permissible Fugible Compensatory area for Retail component without changing premium	296.31
a)	Permissible Fugible Compensatory area for Retail component without changing premium	296.31
a)	Permissible Fugible Compensatory area by charging premium	334.80
a)	Permissible Fugible Compensatory area without payment of premium	526.81
3	Total Built up Area proposed including Fugible Compensatory Area (15+16(a)) + 16(b)(i))	5346.81
3	FSI Consumed on Plot No 15(4 + 5)	1.68
3	Other Requirements	-
(A)	Reservation/Designation	-
a)	Name of Reservation	-
a)	Area of Reservation affecting the plot	-
a)	Area of Reservation land to be handed over as per Regulation No.17	-
a)	Area of Amenity in Plot to be handed over as per Regulation No.17	-
a)	Area/BuiltUp Area of Designation	-
(B)	Plot Area/BuiltUp Area to be Handled over as per Regulation No	-
1)	145A	-
1)	145B	-
1)	145C	-
(C)	Requirement of Recreational Open Space in Layout Plot as per Regulation No.27	-
(D)	Tenants' Stomation	-
a)	Proposed built up area (13 above)	240.00
a)	Less deduction of non-residential area (Shop etc)	35.26
a)	Area available for tenements (13) minus (14)	308.34
a)	No Tenements permissible (Deduction of tenements/tenures)	139.38
a)	Total number of Tenements proposed on the plot	516.31
(E)	Parking Statement	-
a)	Plot Parking required by Regulations for -	-
a)	Car	-
a)	Scooter/Motor cycle	37.00
a)	Outside visitors)	-
a)	(i) Covered garage permissible	-
a)	(ii) Covered garages proposed	-
a)	Car	-
a)	Scooter/Motor cycle	-
a)	Outside Visitors)	-
(F)	Total parking proposed	60.00
(G)	Non Tenement Vehicles Parking	-
a)	1) Spaces for transport vehicles parking required by Regulations	-

(ii) Total No. of transport vehicles parking spaces provided	
CERTIFICATE OF AREA	
<p>CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 09/01/2023 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS <u>1556.16</u> SQ.MT. (ONE THOUSAND FIVE HUNDRED FIFTY POINT SIXTEEN) AND TALKES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ P.P.S. RECORDS. SIGN OF ARCHITECT</p>	

SCALE 1:500

ADDITIONS:									
1	0.5	X	21.79	X	6.30	X	1 NO	=	68.64 SQ.M
2	0.5	X	22.66	X	2.45	X	1 NO	=	27.76 SQ.M
3	0.5	X	22.66	X	10.96	X	1 NO	=	124.18 SQ.M
4	0.5	X	22.77	X	8.30	X	1 NO	=	94.50 SQ.M
5	0.5	X	22.77	X	5.87	X	1 NO	=	67.40 SQ.M
6	0.5	X	25.89	X	10.93	X	1 NO	=	141.53 SQ.M
7	0.5	X	25.89	X	7.94	X	1 NO	=	102.79 SQ.M
8	0.5	X	22.42	X	3.87	X	1 NO	=	43.39 SQ.M
9	0.5	X	22.92	X	6.47	X	1 NO	=	74.16 SQ.M
10	0.5	X	23.36	X	9.74	X	1 NO	=	142.86 SQ.M
11	0.5	X	29.17	X	9.63	X	1 NO	=	282.00 SQ.M
12	0.5	X	23.00	X	9.65	X	1 NO	=	110.98 SQ.M
13	0.5	X	24.00	X	5.75	X	1 NO	=	69.00 SQ.M
14	0.5	X	24.00	X	6.10	X	1 NO	=	73.20 SQ.M
15	0.5	X	18.25	X	6.50	X	1 NO	=	59.31 SQ.M
16	0.5	X	16.00	X	0.00	X	1 NO	=	20.00 SQ.M
17	0.5	X	16.00	X	6.50	X	1 NO	=	52.96 SQ.M
18	0.5	X	18.20	X	4.30	X	1 NO	=	39.13 SQ.M
19	0.5	X	18.20	X	1.78	X	1 NO	=	16.20 SQ.M
20	0.5	X	12.90	X	2.75	X	1 NO	=	17.24 SQ.M
21	0.5	X	8.00	X	4.00	X	1 NO	=	16.00 SQ.M
TOTAL PLOT AREA									1490.80 SQ.M
TOTAL PLOT AREA									1490.80 SQ.M

SET-BACK AREA CALCULATION				
22	0.5	X	3.05	X 0.21 X 1 NO = 0.33 SQ.MT
23	0.5	X	20.81	X 3.03 X 1 NO = 31.53 SQ.MT
24	0.5	X	20.81	X 2.63 X 1 NO = 27.37 SQ.MT
TOTAL ADDITION				= 59.23 SQ.MT
TOTAL PLOT AREA (A + B)				= 1550.21 SQ.MT



**SHIVADAS
KRISHNA
GURAV**

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.)-I 'H' WARD

NITIN
TULSHIRAM
KAMBLE
Digitally signed by NITIN TULSHIRAM Kamble
 DN: cn = nitin, o = aebphealth, email = nitin@nitin.com,
 c = IN, postalCode = 400001, st = Maharashtra, serial = 1
 Date: 2024.07.11 12:29:42 +05'30'

SHAIKH
ASIF
MUSA
Digitally signed by SHAIKH ASIF MUSA
 DN: cn = asifmusa, o = AEBPHEALTH, email = asif@nitin.com,
 c = IN, postalCode = 400001, st = Maharashtra, serial = 1
 Date: 2024.07.11 12:30:12 +05'30'

SEBPHEN
AEBPHEAST

AMEET PAWAR CA/2004/34543

AMEET PAWAR CA/2004/34543

OWNER/DEVELOPER

	PROFORMA 'B'
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CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA CALCULATION, BUILT-UP AREA SUMMARY

TENEMENT STATEMENT, PARKING STATEMENT, R.G. AREA CALCULATION.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING

C.T.S. No. 2063 , 2069 & 2070 , F.P. NO. 131 & 132 OF TPS SANTACRUZ No.V,

IN H/E WARD, MUMBAI.

NAME OF OWNER

M/S SANGHVIP BUILDERS LLP C/A TO OWNER
NAHAR CO-OP HSG SOCIETY LTD

1ST FLOOR, VEETRAG CHAMBERS, 46 CAWASJI PATEL STREET,

FORT, MUMBAI-400 001.

NAME ADDRESS & SIGNATURE OF ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILUPPUTHUR 625 001. TEL: 0462-221111-199-609

VILE PARLE (E), MUMBAI-400 057.
Ph:-022-2612 9933/ 44/ 55/ 66.
www.aakararchitect.org

aakar
ARCHITECTS&CONSTRUCTORS

NORTH	JOB No.	DRAWN BY	CHECKED BY	PATH:-
				U:\ASHISH\WESTERN JOGESHWARI

	1122	SUNIL	BMCJ06.NO.1122 - SANGHAVI REALTY DIMPLE APPARTMENTY02. BMC.
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DROWING/01.B.M.C. PROPOSAL/
F.S.I.-1.00+0.50 ADD F.S.I.+ 337(B) +
35% FUNGIBLE/17-11-2023

[illegible]