

PROFOMA - A

PROFOMA - B

CONTENTS OF SHEET.		sq.MT.
1	Area of Plot (AS PER P.R.C.)	1067.40
2	Deductions for	---
(A)	For Reservation / Road area	---
a)	Road set-back area to be handed over (100%)	---
b)	Proposed D.P. Road to be handed over (100%)	---
c)	Reservation area (Plot) to be handed over (100%)	---
(B)	For Amenity area	---
a)	Area of amenity plots to be handed over as per DCFR 14(A)	---
b)	Area of amenity plots to be handed over as per DCFR 14(B)	---
c)	Area of amenity plots to be handed over as per DCFR 15	---
(C)	Deductions for Existing B.U.A. to be retained if any, and component of existing BUA as per regulation under which the development was allowed	---
3	Total deductions [2(A) + 2(B) + 2(C)]	---
4	Balance area of plot (1 minus 3)	1067.40
5	Plot area under development after areas to be handed over to MCGM/ Appropriate authority as per Sr. No. 4 above	---
6	Zonal (Basic) FSI (1 or 1.33)	1.00
7	Built up area as per Zonal(basic) fsi (5 x 6)	1067.40
8	Built up equal to area of land handed over as per regulation 30(A)	---
i)	As per 2(A) and 2(B) except 2(a)(c) (ii) above with in cap of Admissible TDR as column no. 6 of table no. 12 on remaining / Balance plot	---
ii)	In case of 2(A)(c) (ii) permissible over and below permissible Built up area remaining / balance plot	---
9	Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limits of permissible built up area remaining plot)	---
10	Built up area due to "Additional fsi on payment of premium" as per table no. 12 of regulation 30(A) and 32 on remaining / balance plot 0.5 x 1067.40 = 533.70 sq.MT.	533.70
11	i) Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on remaining / Balance plot TDR Permissible (1067.40 x 1.0) = 1067.40 - 180 = 887.40 sq.MT. AS PER 33 (7)(b) = 887.40 sq.MT. Already Claim = 667.43 sq.MT. (Refer TDR Utilization Table) Slum TDR = 219.97 sq.MT. as per reg. 33(7)(b) 10 sq.MT x 18 nos = 180 Sq.Meter. tenement as per reg. 33 (7)(b)	667.43 219.97
ii)	30(C) Protected Existing BUA as per Approved plan no. ---	nil
iii)	TDR to be purchased	---
12	Permissible Built up area (as the case may be with / without built up area as per 2(c))	2668.50
13	Proposed Built up area (as the case may be with / without built up area as per 2(c))	2667.70
14	TDR generated if any as per regulation no 30(A)	---
15	TDR generated if any as per regulation no 31(3)	---
a) i)	Permissible fungible compensatory area for rehab component without charging premium (1064.77 x 35% = 372.67 sq.Meter)	372.67
ii)	Fungible Compensatory area availed for rehab component without charging premium	372.67
b) i)	Permissible fungible compensatory area by charging premium (2667.70 x 35% = (933.695) - (372.67) = 561.03 sq.MT.)	561.03
ii)	Fungible compensatory area availed on payment of premium (2667.70 x 35% = (933.695) - (372.67) = 561.03 sq.MT.)	561.03
16	Total Built up area proposed including fungible compensatory area	3601.39
17	FSI Consumed on Net Plot (13/4)	2.499
(H)	Other requirements	---
(A)	Reservation / Designation	---
i)	Name of Reservation	---
ii)	Area of Reservation affecting the plot	---
(C)	Area of Reservation land to be handed over as per Regulation No. 17	---
(d)	Built up area of Amenity to be handed over as per Regulation No.17	---
e)	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 Recreational Open space in Layout / Plot as per Regulation No. 27	---
(D)	Tenement statement	---
i)	Proposed Built up area	---
ii)	Less deduction of Non Residential area (shop etc.)	---
iii)	Area available for tenements (i - ii)	2667.70
iv)	Tenements permissible (Density of 450) tenements/hectare	120 NOS
v)	Tenements existing	---
vi)	Tenements proposed	34 NOS
(E)	Parking statement	---
i)	Parking Required by regulation for	61 NOS
Car	---	
Scoter / Motor Cycle	---	
Outsiders (visitors)	---	
ii)	Covered garage permissible	---
iii)	Covered garage proposed	---
Car	---	
Scoter / Motor Cycle	---	
Outsiders (visitors)	---	
iv)	Total parking provided	62 NOS
(F)	Transport Vehicles Parking	---
i)	Spaces for transport vehicles parking required by Regulations	---
ii)	Total no. of transport vehicles parking spaces provided	---
(G)	NOTES	---

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO P-19771/2023/195/152/N Ward/GHATKOPAR/OD/1/New DATED- 20.08.2024

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE NO. P-19771/2023/195/152/N Ward GHATKOPAR

Suhas Vasant Nemane
EXECUTIVE ENGINEER BLDG PROP(ES)-II

SNEHA G NABAR RAJARAM UTTAM JUWALEKAR
S.E. (B.P.) N A.E. (B.P.)L&N

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL ON PLOT BEARING C.T.S. NO- (S) 195/152 OF GHATKOPAR KIROL VILLAGE 'N' WARD MUMBAI -

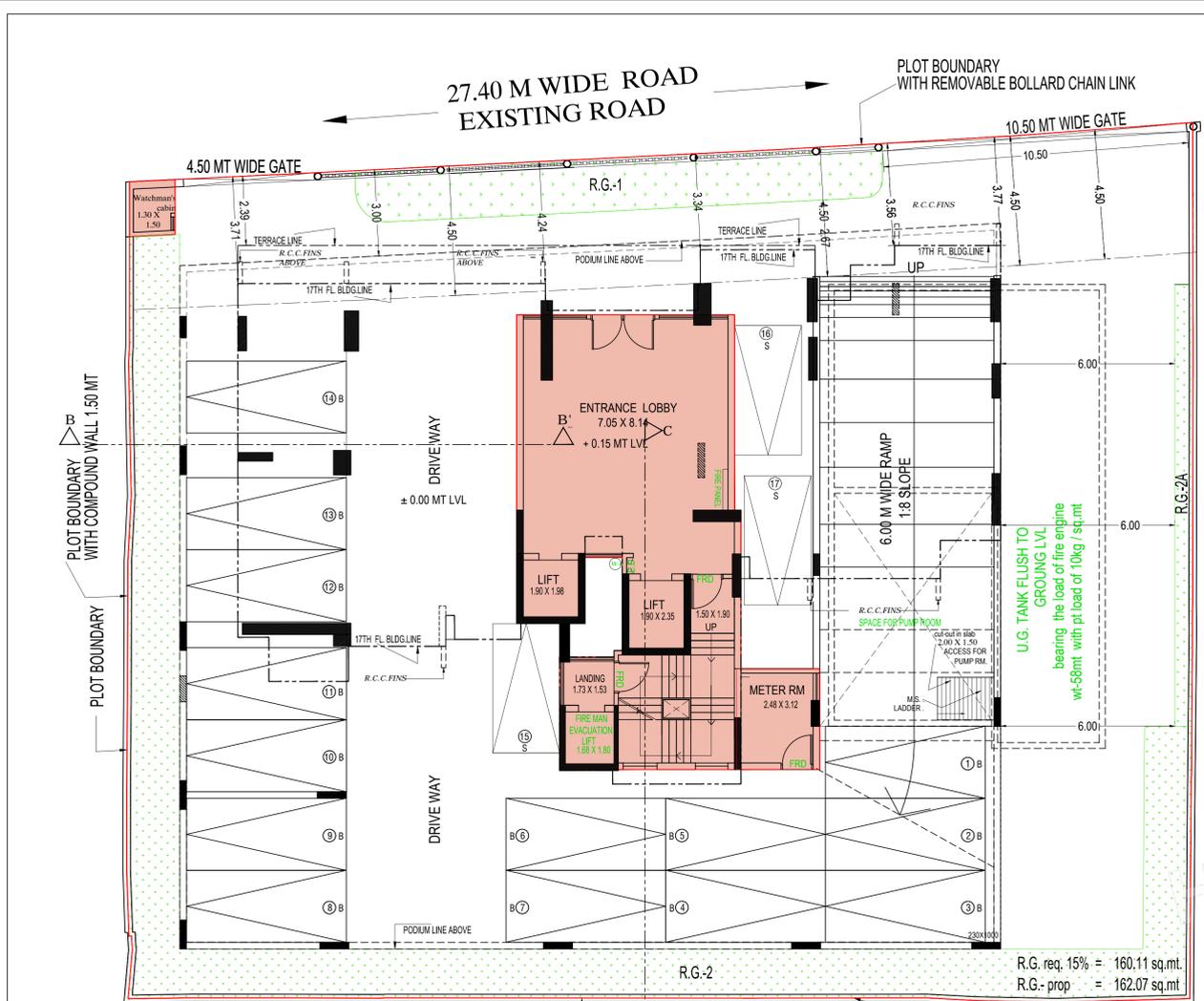
NAME OF OWNER

V.K.DEVELOPERS C.A.TO OWNER
Viral Naresh Shah

SIGN NAME & ADDRESS OF ARCHITECT

NIKHIL SANTOS H PATIL
NP3 Architects & Consultants
302, Nav Monica Apt, Near Castle Mill Junction, Uthalsar road, Thane (w) 400601.

NIKHIL SANTOS H PATIL
SIGNATURE OF ARCHITECT



BIG PARKING = 14 NOS
SMALL PARKING = 03 NOS
TOTAL PARKING = 17 NOS

R.G.-2 AREA CALCULATION

ADDITIONS	sq.mt
1 0.50 X 9.24 X 1.57 =	7.25
2 0.50 X 25.82 X 1.67 =	21.56
3 0.50 X 15.81 X 0.36 =	2.85
4 0.50 X 13.66 X 1.45 =	9.83
5 0.50 X 3.32 X 1.22 =	2.03
6 0.50 X 1.72 X 0.46 =	0.40
7 0.50 X 2.49 X 1.11 =	1.38
8 0.50 X 27.28 X 1.71 =	23.32
9 0.50 X 29.27 X 1.70 =	24.88
10 0.50 X 3.25 X 1.08 =	1.76
11 0.50 X 2.78 X 1.81 =	2.52
12 0.50 X 6.74 X 1.29 =	4.35
13 0.50 X 6.74 X 1.25 =	4.21
14 0.50 X 9.45 X 1.63 =	7.70
15 0.50 X 7.91 X 1.59 =	6.29
TOTAL	120.32

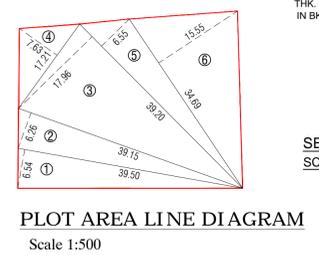
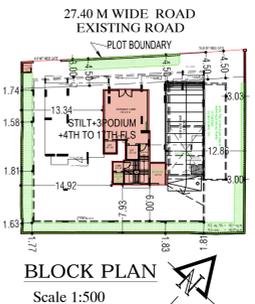
R.G.-2A AREA CALCULATION

ADDITIONS	sq.mt
16 0.50 X 15.35 X 0.58 =	4.45
17 0.50 X 15.35 X 0.62 =	4.76
TOTAL	9.21

R.G.-1 AREA CALCULATION

ADDITIONS	sq.mt
1 18.17 + 16.55 / 2 X 1.81 =	31.42
2 0.50 X 1.93 X 0.37 =	0.36
3 0.67 X 0.83 X 0.16 =	0.09
4 0.67 X 1.48 X 0.29 =	0.29
5 0.50 X 2.07 X 0.37 =	0.38
TOTAL	32.54

PLOT AREA = 1067.40 sq.mt.
REQ.15% R.G. AREA = 160.11 sq.mt.
PROP.15% R.G. AREA = 162.07 sq.mt.
PROP. R.G. AREA-1 GROUND = 32.54 sq.mt.
PROP. R.G. AREA-2 GROUND = 120.32 sq.mt.
PROP. R.G. AREA-2A GROUND = 9.21 sq.mt.
ADDI. R.G. AREA ON 4TH PODIUM = 250.78 sq.mt.



PLOT AREA CALCULATION

ADDITIONS	sq.mt
1 0.50 X 39.50 X 6.54 =	129.17
2 0.50 X 39.15 X 6.26 =	122.54
3 0.50 X 39.20 X 17.96 =	352.02
4 0.50 X 17.21 X 7.63 =	65.66
5 0.50 X 39.20 X 6.55 =	128.38
6 0.50 X 34.69 X 15.55 =	269.71
TOTAL	1067.47

TYPICAL FLOOR LIFT WELL AREA CALCULATION

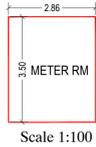
ADDITIONS	sq.mt
L1 1.90 X 1.98 X 1 =	3.76
L2 1.90 X 2.35 X 1 =	4.47
L3 1.68 X 1.80 X 1 =	3.02
TOTAL	11.25



BUILT UP AREA STATEMENT

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT LOBBY AREA (B)	LIFT WELL AREA (C)	TOTAL STAIRCASE, LIFT, LOBBY AREA (B+C) (D)	ELE DUCT (E)	REFUGE AREA (F)	NET GROSS BUILT UP AREA (H) (A-D-E-F-G)	EXCESS REFUGE AREA (I)	TOTAL NET GROSS BUILT UP AREA (K) (H+I+J)	FUNGIBLE AREA (L) (M-K)	NET BUILT UP AREA (M) K/1.35
GR(STILT)	143.80	---	---	---	---	---	---	---	---	---	---
1ST PODIUM	690.83	---	---	---	---	---	---	---	---	---	---
2ND PODIUM	690.83	---	---	---	---	---	---	---	---	---	---
3RD PODIUM	690.83	---	---	---	---	---	---	---	---	---	---
4TH	320.20	62.37	---	62.37	0.74	0.00	257.09	---	257.09	66.65	190.44
5TH	320.14	51.12	11.25	62.37	0.74	0.00	257.03	---	257.03	66.64	190.39
6TH	320.14	51.12	11.25	62.37	0.74	0.00	257.03	---	257.03	66.64	190.39
7TH	320.14	51.12	11.25	62.37	0.74	0.00	257.03	---	257.03	66.64	190.39
8TH	320.14	51.77	11.25	63.02	0.74	76.43	179.95	0.50	180.45	46.78	133.67
9TH	320.14	51.12	11.25	62.37	0.74	0.00	257.03	---	257.03	66.64	190.39
10TH	320.14	51.12	11.25	62.37	0.74	0.00	257.03	---	257.03	66.64	190.39
11TH	333.99	48.90	11.25	60.15	0.55	0.00	273.29	---	273.29	70.85	202.44
12TH	333.99	48.90	11.25	60.15	0.55	0.00	273.29	---	273.29	70.85	202.44
13TH	333.76	48.90	11.25	60.15	0.55	0.00	273.06	---	273.06	70.79	202.27
14TH	333.76	48.90	11.25	60.15	0.55	0.00	273.06	---	273.06	70.79	202.27
15TH	333.76	48.90	11.25	60.15	0.55	33.18	239.88	---	239.88	62.19	177.69
16TH	333.76	48.90	11.25	60.15	0.55	0.00	273.06	---	273.06	70.79	202.27
17TH	333.76	48.90	11.25	60.15	0.55	0.00	273.06	---	273.06	70.79	202.27
TOTAL	6794.11	712.04	146.25	858.29	9.03	109.61	3600.89	0.50	3601.39	933.69	2667.70

4TH TO 17TH FL. TOTAL = 4577.82



METER ROOM AREA CALCULATION

ADDITIONS	sq.mt
M1 2.86 X 3.50 X 1 =	10.01
TOTAL	10.01

WATCHMAN'S CABIN AREA CALCULATION

ADDITION	sq.mt
W1 1.00 X 1.57 X 1.99 =	3.12
TOTAL	3.12



TDR UTILISATION TABLE

Sr. No.	D.R.C. CERTIFICATE No.	FOLIO No.	RESERVATION FROM	UTILISATION FORM No.	AREA IN Sqmtrs FOR DEDUCTION	AREA IN Sqmtrs FOR UTILIZATION	DETAILS OF LAND SURRENDERED
1	ROAD/0077/2024 Dated - 16th april 2024	TDR / CITY / D - 17	Residential	ON LINE	127.78 SQ. MT.	667.43 SQ. MT.	ASR/2024-2025 Village No. & Zone No.7/Land/61A
2	SRA/1510/Construction Dated - 2nd april 2024	TDR / SRP / ES/24 WARD Phase-I/ Const	Residential	ON LINE	267.51 SQ. MT.	220.0 SQ.MT Restricted to 219.97 SQ. MT.	ASR/2021-22 Village No. & Zone No.124/Land/570

CERTIFICATE FOR AREA

BOUNDARY OF THE PLOT BOUNDED THICK RED
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH

NIKHIL SANTOS H PATIL
SIGNATURE OF ARCHITECT