



PROFORMA - A (Reg no. 9(6)(a) in DCRP 2014)	SQ.MT	PROFORMA - B
1. Area of Plot	896.15	CONTENTS OF SHEET BLOCK PLAN, LOCATION PLAN, LAYOUT PLAN AREA SUMMARY, PARKING STATEMENT CARPET AREA STATEMENT A.O.S. AREA DIAGRAM & CALCULATION P.G. AREA DIAGRAM & CALCULATION PLOT AREA DIAGRAM & U.G. TANK SECTION COMPOUND WALL & U.G. TANK SECTION STAMP OF APPROVAL BLANK
2. Deductions for:		
A) For Reservation / Road area	---	
B) Road and back area to be handed over (100%)	---	
C) Proposed D.P. Road to be handed over (100%)	---	
D) Reservation area (Plot) to be handed over (100%)	---	
E) For Amenity area	---	
F) Area of amenity accessible to be handed over as per DCRP 14(5)	348.17	
G) Area of amenity accessible to be handed over as per DCRP 14(5)	---	
H) Area of amenity accessible to be handed over as per DCRP 15	---	
I) Deductions for Existing U.G. to be retained / Any land component of existing BU/A as per regulation under which the development was allowed	---	
J) Total deductions (2(A) + 2(B) + 2(C))	348.17	
K) Balance area of plot (100%)	548.00	
L) Plot area under development after areas to be handed over to MCD/ Municipal Corporation as per Reg. No. 4 above	548.00	
M) Net (Usable) FSI (1 of 1.33)	738.80	
N) Built up area as per Zoned (Usable) FSI (5 of 5)	2719.20	
O) Built up area as per Zoned (Usable) FSI (5 of 5)	---	
P) As per 21(A) and 21(B) except 21(5)(ii) (ii) rooms with in cap of 100 sqm	---	
Q) Admissible TDR as calculated on 0 of table no. 12 on remaining / Balance plot	---	
R) In case of 21(5) (ii) permissible over and below permissible Built up area on remaining / balance plot	---	
S) Built up area at the cost of construction of other adjoining plot to be handed over (within the limits of permissible built up area on remaining plot)	---	
T) Built up area due to 'Additional' on payment of premium as per table no. 12 of regulation 30(A) and 32 on remaining / balance plot	3289.80	
U) Built up area due to admissible TDR 'TDR' as per table no. 12 of Regulation 30(A) and 32 on remaining / Balance plot	---	
V) TDR Permissible (6579.79 x 1.00) = 6579.79	---	
W) Permissible Built up area (as the case may be) without built up area as per 20	9899.69	
X) PROPOSED 20% E/W S AREA (WING E)	1543.34	
Y) PROPOSED B.U.A (WING A TO D)	8522.12	
Z) PROPOSED B.U.A (WING A TO D)	8687.46	
AA) Proposed Built up area (as the case may be) without built up area as per 20 (13 + 13A)	---	
AB) TDR generated / Any as per regulation no. 30(A)	---	
AC) TDR generated / Any as per regulation no. 30(A)	---	
AD) Permissible complimentary area for retail component without changing premium	---	
AE) Usable complimentary area available for retail component without changing premium	---	
AF) Usable complimentary area available for retail component (12 X 30%)	2363.52	
AG) Changeable complimentary area available on payment of premium (13 X 30%)	2992.72	
AH) Total Built up area proposed including Usable complimentary area (13B + 13C)	12902.20	
AI) FSI Consumed on Plot (13B+13C)	1.499	
AJ) Other requirements	---	
AK) Reservation / Designation	---	
AL) Name of Reservation	---	
AM) Area of Reservation affecting the plot	---	
AN) Area of Reservation land to be handed over as per Regulation No. 17	---	
AO) Built up area of Amenity to be handed over as per Regulation No. 17	---	
AP) Area of Built up area of Amenity	---	
AQ) Net Usable Area (Net Usable Area) to be handed over as per regulation No. 17	348.17	
AR) TDR	---	
AS) TDR	1375.95	
AT) Requirement of Recreational Open space in Layout / Plot as per Regulation No. 27	1644.96	
AU) Proposed Built up area (13 above)	8522.12	
AV) Less deduction for Non-Residential area (shop etc.)	8202.12	
AW) Less deduction for Non-Residential area (shop etc.)	---	
AX) Tenements permissible (Density of 45%) (tenements/hectare)	383.55	
AY) Tenements permissible	248	
AZ) Tenements proposed	248	
BA) Parking Required by regulation for:	---	
BB) Scooter / Motor Cycle	184 Nos	
BC) Car	---	
BD) Outciders (vehicles)	---	
BE) Covered garage permissible	---	
BF) Covered garage proposed	---	
BG) Scooter / Motor Cycle	---	
BH) Outciders (vehicles)	---	
BI) Total parking provided	324 Nos	
BJ) Transport Vehicles Parking	---	
BK) Covered for transport vehicles parking provided by Regulations	---	
BL) Total no. of transport vehicles parking spaces provided	---	
CM) NOTES	---	
1) BOUNDARY OF THE PLOT BOUNDING THIS BLOCK (REGISTRATION NO. 108/19/2005)	---	
2) AND THAT THE DIMENSIONS OF THE PLOT AS SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 808.14 SQ.M AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / P.P. BOOKED RECORD.	---	
CERTIFICATE FOR AREA		
I, THE ARCHITECT, HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09-10-2025 AND THAT THE DIMENSIONS OF THE PLOT AS SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 808.14 SQ.M AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / P.P. BOOKED RECORD.		
MANU VALIHAIJ DAISARIA SIGNATURE OF ARCHITECT		
TOTAL TENEMENTS		
WING - A - 81 NOS	---	---
WING - B - 79 NOS	---	---
WING - C - 48 NOS	---	---
WING - D - 48 NOS	---	---
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