



PROFORMA - A		AS PER REG. NO. (a) OF DCRP 2034
1	AREA OF PLOT	934.00
2	DEDUCTIONS FOR:	
(a)	ROAD SET BACK AREA	.....
(b)	PROPOSED ROAD	.....
(c)	ANY RESERVATION (SUB-PLOT)	.....
(d)	% AMENITY SPACE AS PER DCR 16 / 17 (SUB- PLOT)	.....
TOTAL (a + b + c + d)		.....
3	OTHER	934.00
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF REDUCTIBLE FOR NO.)	.....
5	NET AREA OF PLOT (3 MINUS 4)	934.00
6	ADDITIONS FOR FLOOR SPACE INDEX	
2 (a)	150% FOR D.P. ROAD (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)	.....
FSI AS PER LAST APPROVED PLAN DATED		.....
7	TOTAL AREA (5 PLUS 6)	934.00
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
(a)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ADDITION IN LIEU OF T.D.R. (2 TO T.D.R. TO X 94.00 = 620.80)	.....
(b)	150% F.S.I. AS PER DCRP 2034 (0.5 X 934.00 = 467.00)	.....
HOWEVER PROPOSED AREA = 932.93 SQ.MT.		.....
10	PERMISSIBLE FLOOR AREA (5 X 8) PLUS 9 ABOVE	.....
11	EXISTING BUILT UP AREA	.....
12	PROPOSED BUILT UP AREA	0.00
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	.....
14	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	0.00
15	FSI CONSUMED ON NET HOLDING = 14.3	.....
TOTAL TENEMENTS ON THE PLOT		.....
<b>B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA</b>		
1	PURELY RESIDENTIAL BUILT UP AREA	0.00
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	.....
<b>C) DETAILS OF FSI AVAILED AS PER DCR 31 (3)</b>		
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL + OR + (B) X 0.35	.....
2	EXISTING BLDG. FILE NO.	.....
3	FUNGIBLE AREA BY CHARGING PREMIUM	.....
4	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (C2 + C3)	.....
5	TOTAL GROSS BUILT UP AREA PROPOSED (14 + C3)	.....
<b>D) TENEMENT STATEMENT</b>		
(i)	PROPOSED AREA (ITEM 84 ABOVE)	0.00
(ii)	EXCESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	.....
(iii)	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))	.....
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	.....
(v)	TENEMENTS PROPOSED	.....
(vi)	TENEMENTS EXISTING	.....
<b>E) PARKING STATEMENT</b>		
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR	.....
(ii)	SCOOTER / MOTOR / CYCLE	.....
(iii)	OUTSIDERS (VISITORS)	.....
(iv)	COVERED GARAGES PERMISSIBLE	.....
(v)	COVERED GARAGES PROPOSED	.....
(vi)	SCOOTER / MOTOR / CYCLE	.....
(vii)	OUTSIDERS (VISITORS)	.....
TOTAL PARKING REQUIRED		03.00 NOS.
TOTAL PARKING PROVIDED		.....
<b>F) TRANSPORT VEHICLES PARKING</b>		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	.....
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	.....

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER who. P-12662/2022(622)HW DTD:

**CERTIFICATE OF PLOT AREA**  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE AND THAT THE DIMENSIONS OF THE BLDG. ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 934.00 SQ.MTS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

**PROFORMA - B**  
 DESCRIPTION OF PROPOSAL AND PROPERTY  
 Proposed Redevelopment of Building on plot bearing C.T.S. No. 622 of Village Bandra V at 16th Road Santacruz (West), Mumbai 400 054.

**NAME OF OWNER**  
 EKTIA REALTORS  
 401, Mahesh Business Plaza, OR W.E. Highway, Kallangur, Bandra - East, Mumbai - 400051

**NAME, ADD. & SIGNATURE OF ARCHITECT**  
 M/s. Speciosa Architects  
 Architects, Designers & Planners  
 101, Unnagar House, Central Cactus Road, Chakala, Near P.M. C. Plaza, Andheri (E), Mumbai - 400 099 Phone: 022 49731010/41010. Email: www.speciosa@gmail.com

**DATE**  
 Dt: -16.03.2023

**SIGNATURES**  
 S.E.(BPHW-N)      A.E.B.P.(H-WARD)      E.E.B.P.(H-WARD)