

SCALE: 1:1000 (SEE NORTH) MAHIM  
THESE PLANS ARE LEGALLY BOUND AND REGISTERED

SWAPNIL V. PATIL  
ARCHITECT

S&A/R, A&P/R, E&S&P/R

PROFORMA

TABLE I

NO.	DESCRIPTION	AREA (SQ. M)	REMARKS	STATUS
1	AREA STATEMENT			
(A)	AREA OF PLOT (AS PER FRC)	9521		
(B)	GROSS PLOT AREA	9521		
(C)	AREA OF RESERVATION	NIL		
(D)	AREA OF ROAD/ALLEY/TRACK	8.28		
(E)	AREA OF D.P. ROAD	NIL		
(F)	NET PLOT AREA	9483		
(G)	PERMISSIBLE BASIC FSI (1.30)	12328		
(H)	ADDITIONAL FSI (GOVERNMENT OF PREAMUM OVER)	686.94		
(I)	TDR GENERATED IF ANY AS PER REG. 30(A)	0.0		
(J)	TOTAL PERMISSIBLE BUA (A + B)	13041		
(K)	REHAB AREA AS PER REG. 30(7)(B)	1206.49		
(L)	THESE ARE ADDITIONAL FOR WORK CLAIMED	1903.9		
(M)	TOTAL PERMISSIBLE BUA (A + B)	13041		
2	FOR AMENITY AREA	NIL		
(A)	AREA OF AMENITY PLOT FLOORS TO BE HANDED OVER AS PER D.C.P.R. 34(A)	NIL		
(B)	AREA OF AMENITY PLOT FLOORS TO BE HANDED OVER AS PER D.C.P.R. 34(B)	NIL		
(C)	AREA OF AMENITY PLOT FLOORS TO BE HANDED OVER AS PER D.C.P.R. 34 (B)(b)(i)(ii)	NIL		
(D)	DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA EXCEEDING 50% AS PER REG. 30(7)(B)	NIL		
(E)	THESE ARE ADDITIONAL FOR WORK CLAIMED	1903.9		
(F)	TOTAL DEDUCTIONS (2(A) + 2(B) + 2(C))	0		
3	BALANCE AREA OF PLOT	9483		
(A)	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MAJAM APPROPRIATE AUTHORITY AS PER REG. 30(7)(B)	9483		
4	PERMISSIBLE FSI AS PER REG. 30(A) & 30(7)(B)	1.05		
(A)	PERMISSIBLE FSI AS PER REG. 30(A) & 30(7)(B)	13041		
(B)	PERMISSIBLE BUILT UP AREA	12064.9		
(C)	PROPOSED BUILT UP AREA	12064.9		
(D)	PERMISSIBLE BUILT UP AREA	12064.9		
(E)	FSI COMBINED ON NET PLOT	1.05		
(F)	TDR GENERATED IF ANY AS PER REG. 30(A) AND 30(7)(B)	NIL		
5	PERMISSIBLE COMPENSATORY AREA AS PER REG. NO. 30(3)	PERMISSIBLE	PROPOSED	
(A)	RESIDENTIAL FURNISHABLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM UNDER REG. 30(7)	443.27	443.33	
(B)	RESIDENTIAL FURNISHABLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM UNDER REG. 30(7)	204.25	152.10	
(C)	RESIDENTIAL FURNISHABLE COMPENSATORY AREA ON SALE BY CHARGING PREMIUM UNDER REG. 30(7)	NIL	NIL	
(D)	RESIDENTIAL FURNISHABLE COMPENSATORY AREA ON SALE BY CHARGING PREMIUM UNDER REG. 30(7)	547.44	592.29	
(E)	TOTAL FURNISHABLE COMPENSATORY AREA	1194.96	1187.72	
(F)	DEFICIET REHAB (REG. 30(7)(B) AS PER FURNISHABLE TABLE I	54.75	2.43	
(G)	BALANCE AREA OF SALE COMPONENT	52.22		
6	OTHER REQUIREMENTS			
(A)	RESERVATION DEDUCTION			
(B)	PLOT AREA BUILT UP AMENITY TO BE HANDED OVER AS PER REG. 34(A), 34(B)			
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN PROPOSED RECREATIONAL OPEN SPACE IN LA			
(D)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LA			
(E)	TENANT STATEMENT		2445.10	
(F)	PROPOSED BUILT UP AREA (SEE ABOVE)		2445.10	
(G)	AREA AVAILABLE FOR TENANTS (TABLE I)		2445.10	
(H)	TENANT STATEMENT (SEE ABOVE)		2445.10	
(I)	TOTAL NO. OF TENANTS PROPOSED ON THE PLOT		10	
(J)	PARKING STATEMENT			
(K)	PARKING REQUIRED BY REGULATION			
(L)	TOTAL PARKING PROVIDED			

TABLE II - DETAILS OF FURNISHABLE

DESCRIPTION	REHAB (30(7)(B)) (SQ. M)	SALE (30(7)(C)) (SQ. M)	TOTAL (SQ. M)
1 PERMISSIBLE BUA FOR PROJECT	12064.9	593.50	13041
2 PROPOSED BUA FOR PROJECT	12064.9	593.50	13041
3 % FURNISHABLE	35%	35%	150.41
4 PERMISSIBLE FURNISHABLE BUILT UP AREA (2 X 3)	443.27	204.26	647.54
5 TOTAL PERMISSIBLE BUA INCL. FURNISHABLE (2 + 4)	12708.75	798.31	2445.06
6 DEFICIET BALANCE BUA AS PER TABLE I (1048)	2.74	0.00	1.74
7 NET PERMISSIBLE BUA INCLUDING FURNISHABLE (4 + 5)	12707.00	798.31	2445.31
8 PROPOSED BUA INCLUDING FURNISHABLE	12707.00	798.00	2445.00
9 SALE FURNISHABLE UTILIZED	152.16	152.16	
10 SALE AREA UTILIZED FOR REHAB	0.00	-	1.00
11 FREE FURNISHABLE UTILIZED FOR REHAB	440.53	-	440.53
12 BALANCE SALE FURNISHABLE AREA (4 - 5)	-	52.22	52.22

TABLE III - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE IV - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE V - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE VI - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE VII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE VIII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE IX - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE X - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XI - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XIII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XIV - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XV - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XVI - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XVII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XVIII - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XIX - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XX - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00
3RD PARKING FLOOR	00	00	00
4TH PARKING FLOOR	07	00	07
TOTAL	14	00	14

TABLE XXI - DETAILS OF FURNISHABLE

FLOOR	SALE FURNISHABLE	REHAB FURNISHABLE	TOTAL
BASEMENT FLOOR	07	00	07
GROUND / 1ST FLOOR	07	00	07
1ST PARKING FLOOR	00	00	00
2ND PARKING FLOOR	00	00	00