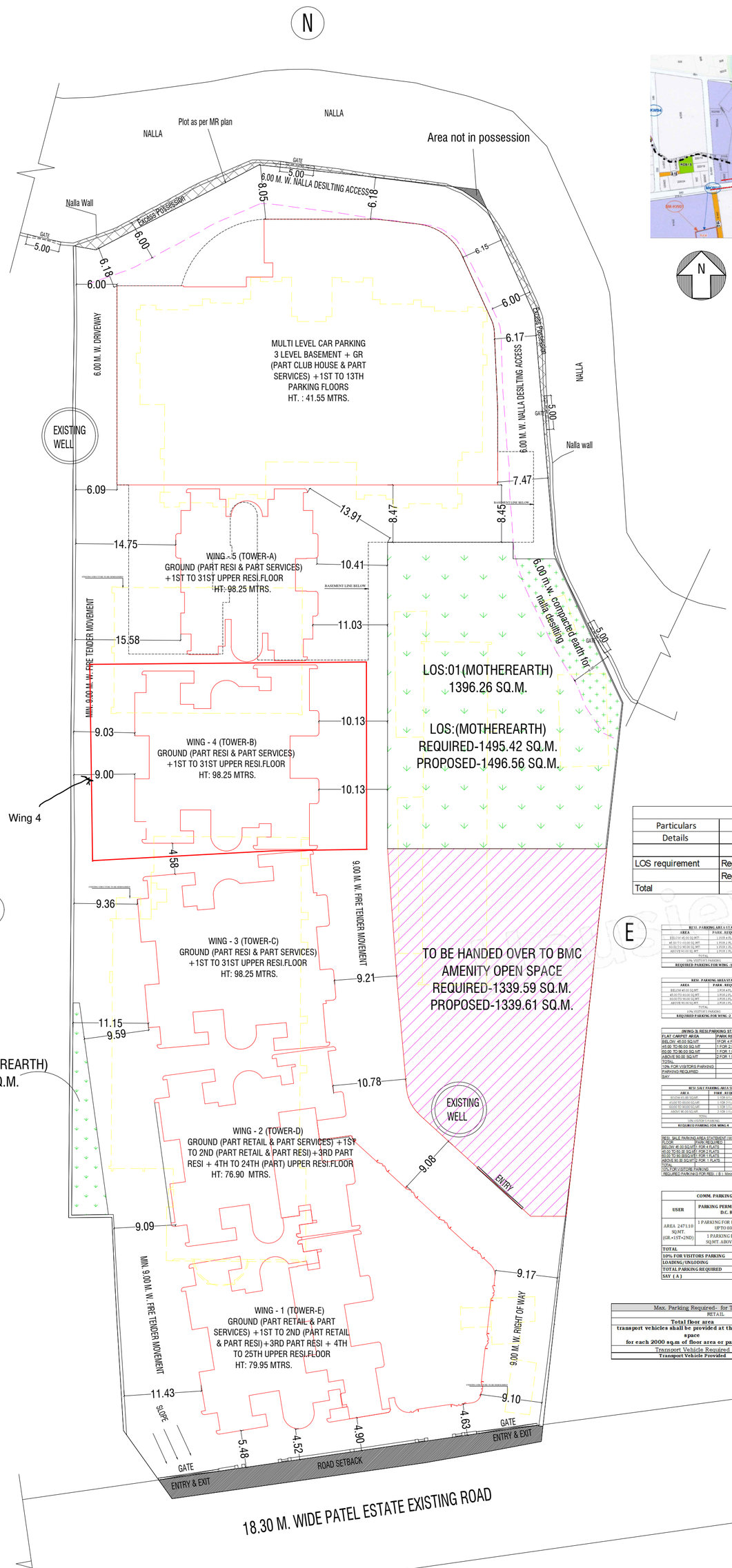
PROFORMA -A

01/31

CONTENTS OF SHEET

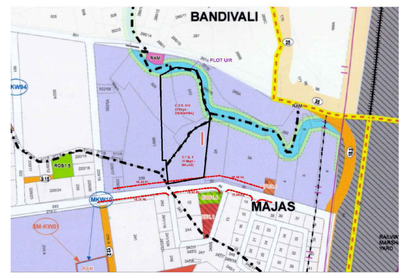
BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT,AREA SUMMARY STATEMENT

STAMP OF DATE OF APPROVAL OF PLAN



BLOCK PLAN

SCALE 1:500



LOCATION PLAN

SCALE 1:4000

COMMERCIAL BUA STATEMENT		
Basic FSI consumed for Resi.		10043.68
Basic FSI consumed for Comm.		2008.74
TOTAL Basic FSI		12,052.42
Reqd. Commercial BUA (20% x)	20%	2,008.74
Total Proposed Commercial BUA		2,470.76
I TO R STATEMENT		
Required 20% BUA inc. fungible of Flat Having Carpet < 67.50 sqm		
Basic FSI consumed for Resi.		10,043.68
Reqd. BUA of I to R flats exc fungible	20%	2,008.74
Reqd. BUA of I to R flats inc. fungible		2,711.79
Proposed BUA for I to R Flats		2,726.05

PROPOSED I TO R AREA SUMMARY			
Required B.U.A. of I TO R FLATS	=	**2,711.79**	SQ.MT.
PROPOSED I TO R BUILT UP AREA	=		SQ.MT.
WING - 3	=	274.84	SQ.MT.
WING - 4	=	289.93	SQ.MT.
WING - 5	=	2,161.28	SQ.MT.
TOTAL	=	**2,726.05**	**SQ.MT.**
TOTAL NO. OF UNITS	=	**44.00 NOS**	

LOS requirement					
Particulars				In Sqm	
Details		Net Plot Area	%	Required	Proposed
		12,052.42			
LOS requirement	Reg. 33(20)(B	9,150.62	10%	915.06	
	Reg. 30	2,901.80	20%	580.36	
Total		12,052.42		1,495.42	1,496.56

A.	PROFORMA- As per DCPR 2034			
S. No.	**Particulars**			**Sqm**
1	Gross Plot Area (as per MR Plan)			13563.82
2	**Deduction For**			0.00
	a) Road Setback- merged			167.92
	b) Area not in possession			3.89
3	**Balance Plot Area**			13392.01
4	Amenity Space as per 14(B) - [10% x (13563.82 +3.89]		10%	1339.59
	Total			**1339.59**
5	**Total Deduction**			**12052.42**
6	Net Area of Plot			12052.42
7	**Permissible BUA**			
	a Zonal Basic		1	12,052.42
	b Premum FSI		0.50	6,026.21
	c TDR- self TDR from Amenity		2	2,679.18
	d Road FSI over and above		0	0.00
	e FSI as per Reg. 33(20)(B)			
	i) AH/R&R BUA as per Reg. 33(20)(B)			13725.94
	ii) Sale BUA as per Reg. 33(20)(B)			13725.94
8	**33(20) FSI Total [(i) + ii)]**		2.28	27451.87
9	**Total Permissible Built up area excluding fungible (a + b + c + d + e)**		**4.00**	**48,209.68**
10	Add: Permissible Fungible BUA		35%	16,873.39
11	**Total Permissible Built up area including fungible**			**65,083.07**
12	**Proposed BUA (excluding Fungible)**			**DCPR 2034 / Total**
13	Residential BUA- AH/R&R to be handed over to MCGM [33(20)(B)]			13,725.94 / 13,725.94
14	Residential BUA- Sale			32,441.33 / 32,441.33
15	Commercial BUA- Sale			2,008.74 / 2,008.74
16	**Total Built-up area proposed (excluding fungible)**			**48,176.00 / 48,176.00**
17	FSI Consumed (16/1)			3.99
18	**FUNGIBLE BUILT UP AREA PROPOSED**			
	a) Fungible Built-up Area Component Proposed as per Reg 31(3) without premium- Rehab 33(20)(B) (13725.94 x 0.35 = 4804.08		0%	- / -
	b) Fungible Built-up Area Component Proposed as per Reg 31(3) for Sale Residential (32441.33 x 0.35 = 11354.47 sqmt.)		35%	11,354.47 / 11,354.47
	c) Fungible Built-up Area Component Proposedas per Reg 31(3) for Purely Commercial (2008.74 x 0.35 = 703.06 sqmt.)		23%	462.02 / 462.02
19	**Total Fungible Built-up Area Proposed as per Reg 31(3)**			**11,816.49 / 11,816.49**
20	**GROSS BUA PROPOSED INCLUDING FUNGIBLE**			
	a) Total Gross Built-up Area Proposed - AH/R&R as per Reg 33(20)(B) including Fungible			13,725.94 / 13,725.94
	b) Total Gross Built-up Area Proposed - Sale (Resi) including Fungible			43,795.80 / 43,795.80
	c) Total Gross Built-up Area Proposed - Sale (Comm) including Fungible			2,470.76 / 2,470.76
21	**GRAND Total Gross Built-up Area Proposed including Fungible**			**59,992.49 / 59,992.49**
22	**TENEMENT STATEMENT**			
1	PROPOSED AREA			59,992.49
2	DEDUCT NON-RESI. AREA			2,470.76
3	AREA AVAILABLE FOR TENEMENTS			2,470.76
4	TENEMENT PERM. (600/HECTARE)(450/HECTARE FOR 1 FSI)			2,699.66
5	TENEMENTS PROPOSED			-
6	TENEMENTS EXISTING			-
7	TOTAL TENEMENT			-
D	**PARKING STATEMENT**			
	PARKING STATEMENT SEPERATELY REFLECTED			

AH& RR area requirement as per 33(20)(B) - BUA to be handed over to MCGM	13,725.94
AH& RR BUA proposed to be handed over to MCGM as per 33(20)(B)	13,725.94

PARKING REQUIRED STATEMENT		
SR.NO.	**WING**	**TOTAL**
1	WING-1	74
2	WING-2	70
3	WING-3	202
4	WING-4	197
5	WING-5	113
6	RETAIL	45
TOTAL-		**701**

Proposed Parking Statement (MLCP)			
Floor	**Big Parking**	**Small Parking**	**Total Parking**
3rd Basement	42	21	63
2nd Basement	40	12	52
1st Basement	37	16	53
1st Podium	30	24	54
2nd Podium	30	27	57
3rd Podium	38	25	63
4th Podium	35	27	62
5th Podium	38	25	63
6thPodium	35	27	62
7th Podium	38	25	63
8th Podium	35	27	62
9th Podium	38	25	63
10th Podium	35	27	62
11th Podium	38	25	63
12th Podium	35	27	62
13th Podium	38	25	63
Total-	**582**	**385**	**967**

RESI. PARKING AREA STATEMENT (WING - 1) - Max.			
AREA	**PARK. REQUIRED**	**NO. OF FLATS**	**PER. PARKING**
BELOW 45.00 SQ.MT	1 FOR 4 FLATS	154	39
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	8	4
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	13	13
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	1	2
TOTAL		**175**	**67.25**
10% VISITOR'S PARKING		10%	6.73
REQUIRED PARKING FOR WING - 1		=	**74**

RESI. PARKING AREA STATEMENT (WING - 2) - Max.			
AREA	**PARK. REQUIRED**	**NO. OF FLATS**	**PER. PARKING**
BELOW 45.00 SQ.MT	1 FOR 4 FLATS	154	39
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	8	4
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	3	3
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	1	2
TOTAL		**171**	**64.00**
10% VISITOR'S PARKING		10%	6.40
REQUIRED PARKING FOR WING - 2		=	**70**

WING-3(RESI.PARKING STATEMENT (AS PER DCR 2034)			
FLAT CARPET AREA	**PARK REQD**	**NO OF FLAT S**	**PARK. REQ.**
BELOW 45.00 SQ.MT	1FOR 4 FLATS	3	0.75
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	3	1.5
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	56	56
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	63	126
TOTAL		124	183.25
10% FOR VISITORS PARKING			18.33
PARKING REQUIRED		=	201.58
SAY		=	202

RESI. SALE PARKING AREA STATEMENT (WING - 4) - Max.			
AREA	**PARK. REQUIRED**	**NO. OF FLATS**	**PER. PARKING**
BELOW 45.00 SQ.MT	1 FOR 4 FLATS	3	0.75
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	3	1.5
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	53	53
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	61	122
TOTAL		**120**	**179.25**
10% VISITOR'S PARKING		10%	17.93
REQUIRED PARKING FOR WING 4		=	**197**

RESI. SALE PARKING AREA STATEMENT (WING + 5)			
FLOOR	**PARK REQUIRED**	**NO OF FLATS**	**PERMI PARK.**
BELOW 45.00 SQ.MT. FOR 4 FLATS		2	0.5
45.00 TO 60.00 SQ.MT. FOR 2 FLATS		31	15.5
60.00 TO 90.00SQ.MT. FOR 1 FLATS		57	57
ABOVE 90.00 SQ.MT. FOR 1 FLATS		2	2
TOTAL		120	103
10% FOR VISITORS PARKING			10.3
REQUIRED PARKING FOR RESI. (B) Minimum		113.3	113

COMM. PARKING STATEMENT (A)		
USER	**PARKING PERMISSABLE AS PER D.C. RULES**	**PARKING REQUIREMENT**
AREA 2471.10 SQ.MT. (GR.+1ST+2ND)	1 PARKING FOR EVERY 40 SQ.MT. UPTO 800 SQ.MT.	20.00
	1 PARKING FOR EVERY 80 SQ.MT. ABOVE 800 SQ.MT.	20.90
TOTAL		**40.90**
10% FOR VISITORS PARKING		**4.09**
LOADING/UNLOADING		**0.00**
TOTAL PARKING REQUIRED		**44.99**
SAY (A)		**45**

Max. Parking Required- for Transport Vehicle	
RETAIL	
Total floor area	2471.10
transport vehicles shall be provided at the rate of one space for each 2000 sq.m of floor area or part thereof	
Transport Vehicle Required	1.24
Transport Vehicle Provided	**2.00**

ELEC. METRE RM. AREA CALC. OF GROUND FLOOR [WING - 1]										
ADDITION										
A	1.99	X	0.85	X	1.00	X	1	=	1.69	SQ.MT
	4.58	X	1.84	X	1.00	X	1	=	8.43	SQ.MT
B	4.73	X	2.06	X	1.00	X	1	=	9.74	SQ.MT
	2.05	X	1.87	X	1.00	X	1	=	3.83	SQ.MT
	1.92	X	0.61	X	1.00	X	1	=	1.17	SQ.MT
TOTAL PROPOSED METRE RM. AREA								=	**24.87**	**SQ.MT**
PERMISSIBLE METRE RM. AREA (50 TENEMENT = 10 sq.mt. free of fsi area										
TOTAL TENEMENT PROPOSED (185 nos.)								=	36.60	SQ.MT
i.e. 0.00 sq.mt. AREA COUNTED IN FSI										

ELEC. METRE RM. AREA CALC. OF GROUND FLOOR [WING - 2]										
ADDITION										
1	1.76	X	2.59	X	1.00	X	1	=	4.56	SQ.MT
2	2.00	X	2.69	X	1.00	X	1	=	5.38	SQ.MT
3	0.64	X	2.12	X	1.00	X	1	=	1.36	SQ.MT
4	3.91	X	2.06	X	1.00	X	1	=	8.05	SQ.MT
TOTAL PROPOSED METRE RM. AREA								=	**19.35**	**SQ.MT**
PERMISSIBLE METRE RM. AREA (50 TENEMENT = 10 sq.mt. free of fsi area										
TOTAL TENEMENT PROPOSED (185 nos.)								=	37.00	SQ.MT
i.e. 0.00 sq.mt. AREA COUNTED IN FSI										

ELECTRIC METER ROOM AREA CALC. OF GROUND FLOOR (WING-3)										
1	1.83	X	2.02	X	1.00	X	1	=	3.70	SQ.MT
2	3.36	X	2.37	X	1.00	X	1	=	7.96	SQ.MT
3	1.73	X	2.45	X	1.00	X	1	=	4.24	SQ.MT
TOTAL PROPOSED METER RM. AREA								=	**15.90**	**SQ.MT**
PERMISSIBLE METER RM. AREA (50 Tenement=10 sq.mt Free of fsi)										
TOTAL TENEMENT PROPOSED (124 NOS.)								=	24.80	SQ.MT
i.e.0.00 sq.mt. Area Counted In fsi								=	**0.00**	**SQ.MT**

METER/ PANEL ROOM AREA CALC. OF GROUND FLOOR (WING-4)										
1	3.10	X	2.20	X	1.00	X	1	=	6.82	SQ.MT
2	1.82	X	4.17	X	1.00	X	1	=	7.59	SQ.MT
TOTAL PROPOSED METER RM. AREA								=	**14.41**	**SQ.MT**
PERMISSIBLE METER RM. AREA (50 Tenement=10 sq.mt Free of fsi)										
TOTAL TENEMENT PROPOSED (120 NOS.)								=	24.00	SQ.MT
i.e.0.00 sq.mt. Area Counted In fsi								=	**0.00**	**SQ.MT**

METER / PANEL ROOM AREA CALC. OF GROUND FLOOR (WING-5)										
1	1.13	X	4.03	X	1.00	X	1	=	4.55	SQ.MT
2	2.52	X	3.08	X	1.00	X	1	=	7.76	SQ.MT
3	1.55	X	2.16	X	1.00	X	1	=	3.35	SQ.MT
4	3.45	X	2.14	X	1.00	X	1	=	7.38	SQ.MT
TOTAL PROPOSED METER RM. AREA								=	**23.05**	**SQ.MT**
PERMISSIBLE METER RM. AREA (50 Tenement= 10 sq.mt Free of fsi)										
TOTAL TENEMENT PROPOSED (120 NOS.)								=	24.00	SQ.MT
i.e.0.00 sq.mt. Area Counted In fsi								=	**0.00**	**SQ.MT**

LAYOUT PLAN

SCALE 1:200

CONSTRUCTION AREA AS PER PLANS		
		sqm
(i)	**BUILT UP AREA(FSI)**	59992.49
(ii)	**Non FSI Area**	60242.15
	Total Construction Area	**120234.64**

NOTE:-

1) ALL DIMENSIONS ARE IN METER.
2) THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
3) APPROVAL SUBJECT TO CONDITIONS MENTIONEDIN OFFICE IOD UNDER AUTO DCR FILE NO. P-27855/2025/(510)/K/W Ward/OSHIWARA DATE : 01/12/2025

PLAN FOR APPROVAL

Nikhil Suresh Parbat	RAMESH KALPNATH YADAV	NANDKISHOR GANGADHAR PATIL
Digitally signed by Nikhil Suresh Parbat Date: 2025.11.28 18:25:54 +05'30'	Digitally signed by RAMESH KALPNATH YADAV Date: 2025.11.28 17:52:29 +05'30'	Digitally signed by NANDKISHOR GANGADHAR PATIL Date: 2025.11.28 18:45:29 +05'30'
S.E.B.P. (K/W-N-I)	A.E.B.P. (K/W-N Ward)	E.E.B.P. (K/W Ward)

STAMP OF DATE OF RECEIPT OF PLAN

PROFORMA -B

CERTIFICATE OF AREA

Certified That The Plot Under Reference Is Got Surveyed Through Surveying Agency To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners.
The Said Area As Per Survey Now Works Out To 13563.82 Sq.mts.

Shashikant Laxman Jadhav

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 1 OF VILLAGE MAJAS AND 510 OF VILLAGE OSHIWARA, AT PRABHAT ESTATE,OFF S.V. ROAD JOGESHWARI (W), MUMBAI-400102.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-	01/31	Priyanka
	SCALE	**DATE**	**CHECKED BY**
	-	-	Ninad

REVISIONS	DESCRIPTION :
R-0	

NAME & ADDRESS OF DESIGN ARCHITECT

Hafeez Contractor 29,Bank Street,
Fort Mumbai -400 023

NAME OF THE OWNER	SIGNATURE
M/S. LODHA DEVELOPERS LTD.	GADKARI GAURAV AVINASH

NAME AND ADDRESS OF LICENSED SURVEYOR	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	Shashikant Laxman Jadhav

Red Highlighted area denotes the land area for this particular RERA project