

PROFORMA - B

STAMP & DATE OF APPROVAL OF PLAN

Approved subject to the conditions mentioned in this office Letter No. P-23332/2024/(E/357)/H/W Ward/BANDRA-E Dtd. 24-02-2025

S.E.(B.P.) HW-C A.E.(B.P.) HW E.E.(B.P.) H-WARD NAME AND ADD. OF L. S. SIGNATURE OF L. S.

GIRISH A. BHAGTANI LICENSE SURVEYOR B/303/L5 ORION, NEHRU ROAD, NR. SANTACRUZ-STATION, SANTACRUZ(E), MUMBAI-400055. TEL.- 65271102/3 Email-gbhagtani@hotmail.com

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT IN OR THAT THE DIMENSION OF SIDES OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT IS 836.10 SQ.MT. TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

CONTENTS OF SHEET

BASEMENT, STILT & 1ST PODIUM TO 4TH PODIUM FLOOR PLANS. BUA SUMMARY STATEMENT, & PARKING AREA STATEMENT. PLOT AREA DIAGRAM & CALCULATION. LOCATION & BLOCK PLAN, ETC.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO E/357 AT JUNCTION OF 13TH & 14TH ROAD, VILLAGE - BANDRA, KHAR (WEST) MUMBAI - 400 054

NAME OF APPLICANT SIGN. OF APPLICANT

HITESH A. BHAGTANI PARTNER OF MIS ZENITH CONSTRUCTION COMPANY CA TO OWNER 201,ORION 2ND FLOOR, NEHRU ROAD, SANTACRUZ (EAST), MUMBAI 400055

DRG.NO. SCALE DATE DRN.BY. CHKD.BY. 401 AS SHOWN SWAPNIL

PROFORMA - A

A PROFORMA - A SQ. MTS. 836.10

- 1 Area of plot as per P.R.C. (C.T.S. NO E/357) 836.10
2 Deductions for a) Road set back area 57.10 b) Proposed road c) Any reservation
3 Balance area of plot (1-2) 779.00
4 Net area of plot 779.00
5 Total Area 779.00
6 Addition for F.S.I. a) 100% for D.P. Road b) 200% for set back
7 F.S.I. Permissible ONE
8 Additions for floor space index

Net Add. FSI as per Table No. 12 of Reg. 30 of DCPR 2034 (799.00 X 0.50 = 399.50 SQ.MT.) Bsp) DFR as per Table No. 12 of Reg.30

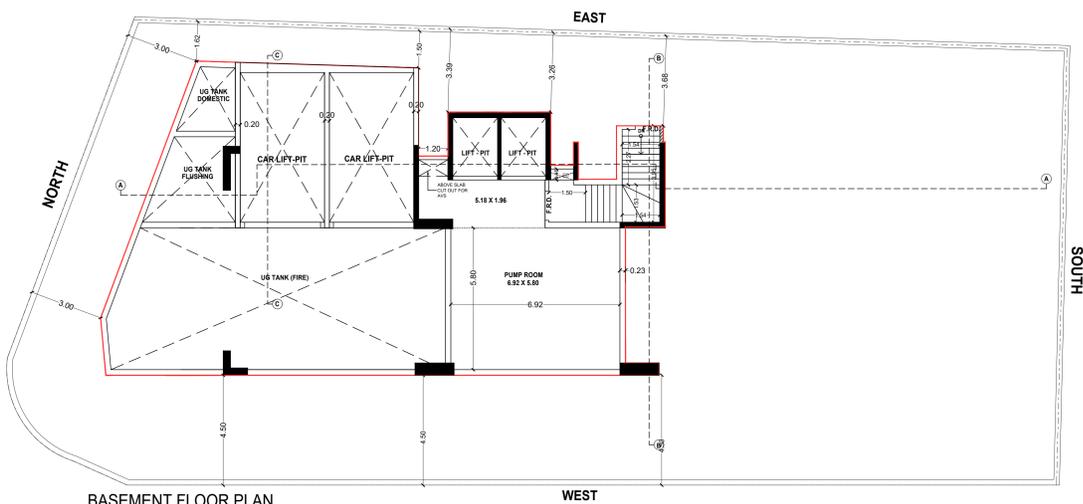
Bsp) Add. 15% Incentive FSI as per Reg. 33(7)(B) of DCPR 2034 (EXISTING AREA 836.64 X 15%) 125.35

- 9 Permissible floor area (5+6+8) 1119.35
10 Existing floor area NIL
11 Proposed built up area 1119.35
12 Total built up area proposed (10 + 11) 1119.35
13 F.S.I. consumed on net holding = (12 / 3) 1.44
B Details of Residential / Non residential areas
1 Purely residential built up area 1119.35
2 Remaining non- residential built up area NIL

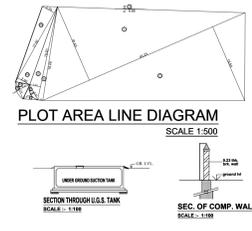
- C Details of FSI availed as per DCR 31 (3)
1 Fungible comp. area component permissible vide Reg. 31 (3) for purely residential = or < (B1 x 0.35) 391.77
2 Fungible comp. area component proposed vide Reg. 31 (3) for residential 383.55
3 Fungible Available for Exis. Tenant without charging premium u/no. CE/3300/BSII/AH (761.75 X 35% = 266.61) 266.61
4 Fungible Available for sale component by charging premium for residential (383.55- 266.61 = 116.94) 116.94
5 TOTAL GROSS BUILT-UP AREA 1502.90

- D Tenements Statement
i Proposed area (item a, 12 above) 1502.90
ii Less deduction on non residential area (shop etc.) NIL
iii Area available for tenements [(i) minus (ii)]
iv Tenements permissible (Density of tenements/hectare) 68
v Tenements proposed 14
vi Tenements existing
Total tenements on the plot 14

E PARKING AREA STATEMENT
i) Parking required by Regulations for Car 23, Visitors 2, Total parking required 25, Total parking proposed 47
ii) 2 WHEELERS --, BICYCLE NIL



BASEMENT FLOOR PLAN SCALE - 1:100



PLOT AREA LINE DIAGRAM SCALE - 1:500

PLOT AREA CALCULATION table with columns for plot area, setbacks, and total plot area.

SUMMARY OF BUILT - UP AREA IN SQ.MT. table listing floor areas from Stilt to 12th floor.

SUMMARY OF STAIRCASE & LIFT IN SQ.MT. table listing areas for Stilt, 1st Podium, and 3rd Podium.

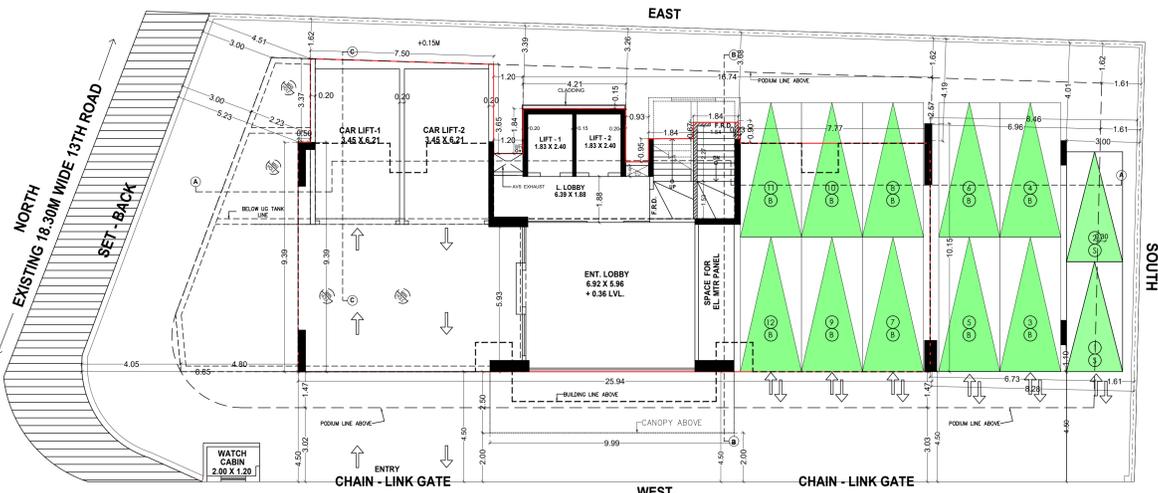
CAR PARKING STATEMENT table showing parking requirements for different car types and total parking provided.

Table showing floor counts for Big, Small, and Total parking.

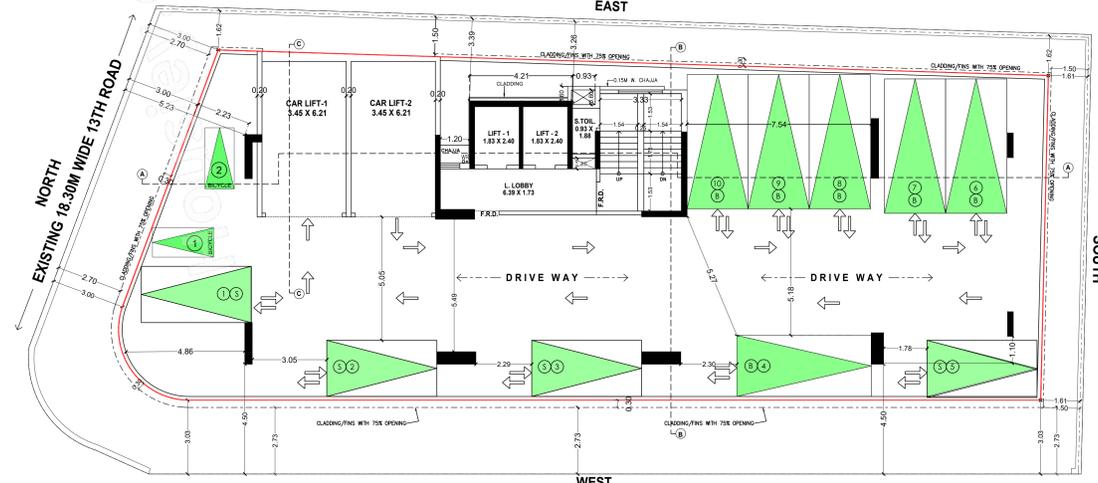
FUNGIBLE STATEMENT

Fungible Statement table listing names, existing floors, and fungible areas for various tenants.

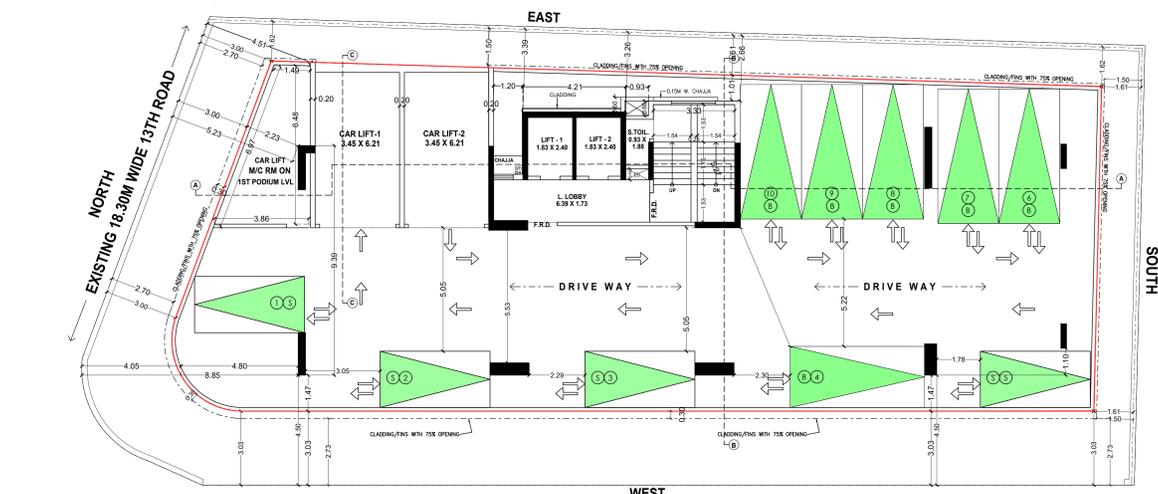
RERA CARPET AREA IN SQ.MT. table showing carpet areas for various floors and flats.



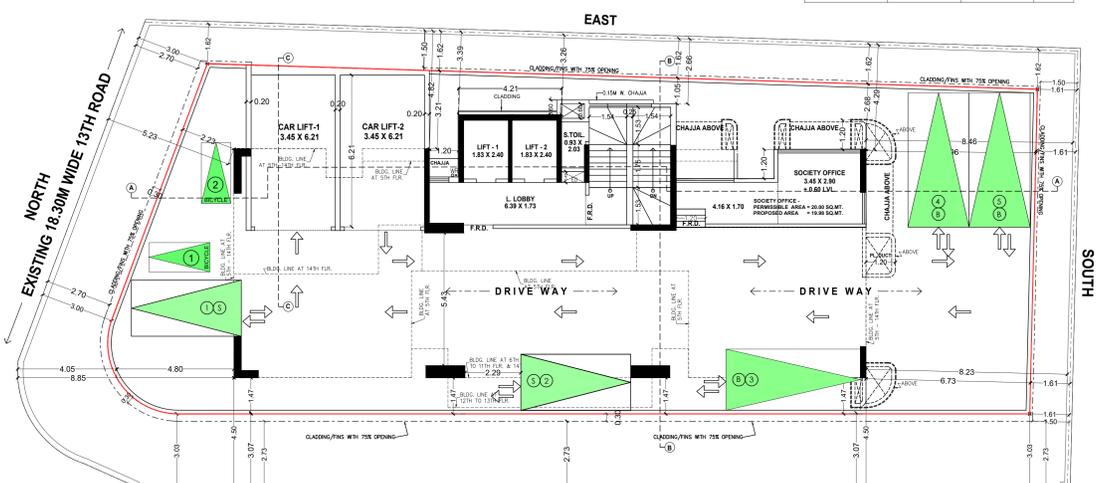
STILT FLOOR PLAN SCALE - 1:100



2ND & 3RD PODIUM FLOOR PLAN SCALE - 1:100



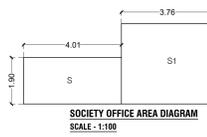
1ST PODIUM FLOOR PLAN SCALE - 1:100



4TH PODIUM FLOOR PLAN SCALE - 1:100



LOCATION PLAN SCALE - 1:4000



SOCIETY OFFICE AREA DIAGRAM SCALE - 1:100

SOCIETY OFFICE AREA CALCULATION table showing area calculations for the office space.



BLOCK PLAN SCALE - 1:100

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S.E.(B.P) HW-C A.E.(B.P) HW E.E.(B.P) H-WARD

NAME AND ADD. OF L. S. SIGNATURE OF L. S.

GIRISH A. BHAGTANI
LICENSE SURVEYOR B/303/LS
ORION, NEHRU ROAD, NR. SANTACRUZ - STATION, SANTACRUZ(E),MUMBAI-400055.
TEL.- 65271102/3 Email-gbhagtani@hotmail.com

CONTENTS OF SHEET
5TH TO 10TH FLOOR PLANS, AREA DIAGRAM & CALCULATION.
REFUGE & FITNESS CENTER DIAGRAM & CALCULATION AREA.

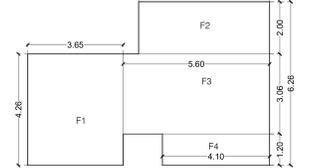
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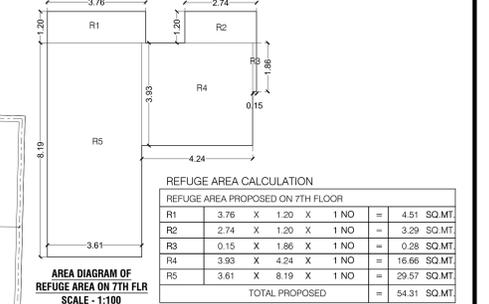


AREA DIAGRAM OF FITNESS CENTER
SCALE - 1:100

FITNESS CENTER AREA CALCULATION

FLOOR	AREA
F1	15.55 SQ.MT
F2	10.02 SQ.MT
F3	17.14 SQ.MT
F4	4.92 SQ.MT
TOTAL PROPOSED	47.63 SQ.MT

FITNESS CENTER AREA PERMISSIBLE = 2% X 1470 SQ.MT. = 29.58 SQ.MT.
PROPOSED AREA = 47.63 SQ.MT.
EXCESS AREA COUNTED IN FSI = 18.05 SQ.MT.



AREA DIAGRAM OF REFUGE AREA ON 7TH FLOOR
SCALE - 1:100

REFUGE AREA CALCULATION

FLOOR	AREA
R1	4.51 SQ.MT
R2	3.29 SQ.MT
R3	0.28 SQ.MT
R4	16.66 SQ.MT
R5	29.57 SQ.MT
TOTAL PROPOSED	54.31 SQ.MT

REFUGE AREA STATEMENT (7TH FLOOR) IN SQ.MT.

FLOOR	AREA
7TH	102.58
8TH	204.20
9TH	204.20
10TH	204.20
11TH	204.20
12TH	214.39
TOTAL	1133.77
REQD. 4%	45.35
REQD. 4.25%	48.19
PROP. AREA	53.98
EXCESS AREA COUNTED IN FSI	5.79

BUILT UP AREA CALCULATION

5TH FLOOR PLAN

A	25.87 X 11.22	=	290.26	SQ.MT
C1	0.20 X 0.50	=	0.10	SQ.MT
C2	0.30 X 1.46	=	0.44	SQ.MT
C3	0.30 X 1.46	=	0.44	SQ.MT
TOTAL ADDITION		=	1.00	SQ.MT
TOTAL AREA		=	291.24	SQ.MT

DEDUCTIONS

1	3.76 X 1.87	=	7.03	SQ.MT
2	1.50 X 3.07	=	4.61	SQ.MT
3	2.74 X 2.37	=	6.49	SQ.MT
4	1.20 X 3.00	=	3.60	SQ.MT
5	4.21 X 0.45	=	1.89	SQ.MT
6	0.93 X 3.23	=	3.00	SQ.MT
7	2.51 X 2.37	=	5.95	SQ.MT
8	1.50 X 3.07	=	4.61	SQ.MT
9	3.76 X 1.87	=	7.03	SQ.MT
10	11.35 X 4.38	=	49.71	SQ.MT
TOTAL		=	93.92	SQ.MT
TOTAL BUILT UP AREA (K - Y1)		=	197.32	SQ.MT

STAIRCASE, LIFT & LOBBY AREA CALCULATION

P1	1.20 X 1.96	=	2.35	SQ.MT
P2	4.72 X 1.86	=	8.87	SQ.MT
P3	6.22 X 1.73	=	10.76	SQ.MT
P4	0.18 X 1.73	=	0.31	SQ.MT
P5	2.13 X 1.88	=	4.00	SQ.MT
L1	4.21 X 2.78	=	11.70	SQ.MT
S1	3.53 X 4.96	=	17.51	SQ.MT
S2	0.23 X 1.87	=	0.43	SQ.MT
TOTAL AREA		=	56.23	SQ.MT

LIFT WELL DEDUCTION AREA

LIFT - 1	1.83 X 2.40	=	4.39	SQ.MT
LIFT - 2	1.83 X 2.40	=	4.39	SQ.MT
TOTAL AREA		=	8.78	SQ.MT

TOTAL AREA

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM Y2 - Y3	=	87.5	SQ.MT
NET BUILT UP PER AREA 5TH FLOOR (X1 - Y2)	=	141.09	SQ.MT

BUILT UP AREA CALCULATION

7TH FLOOR PLAN

A	17.87 X 11.22	=	200.50	SQ.MT
TOTAL ADDITION		=	200.50	SQ.MT

DEDUCTIONS

1	1.20 X 3.00	=	3.60	SQ.MT
2	4.21 X 0.45	=	1.89	SQ.MT
3	0.93 X 3.23	=	3.00	SQ.MT
4	2.51 X 1.87	=	4.69	SQ.MT
5	1.50 X 3.07	=	4.61	SQ.MT
6	3.76 X 1.87	=	7.03	SQ.MT
7	4.86 X 6.26	=	30.42	SQ.MT
8	1.50 X 1.20	=	1.80	SQ.MT
TOTAL		=	57.04	SQ.MT
TOTAL BUILT UP AREA (X1 - Y1)		=	143.46	SQ.MT

STAIRCASE, LIFT & LOBBY AREA CALCULATION

P1	1.20 X 1.96	=	2.35	SQ.MT
P2	5.14 X 1.73	=	8.89	SQ.MT
L1	4.21 X 2.78	=	11.70	SQ.MT
S1	3.53 X 4.96	=	17.51	SQ.MT
S2	0.23 X 1.87	=	0.43	SQ.MT
TOTAL AREA		=	40.88	SQ.MT

LIFT WELL DEDUCTION AREA

LIFT - 1	1.83 X 2.40	=	4.39	SQ.MT
LIFT - 2	1.83 X 2.40	=	4.39	SQ.MT
TOTAL AREA		=	8.78	SQ.MT

TOTAL AREA

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM Y2 - Y3	=	32.10	SQ.MT
NET BUILT UP PER AREA FOR 7TH FLOOR (X1 - Y2)	=	102.58	SQ.MT

BUILT UP AREA CALCULATION

6TH, 8TH TO 11TH FLOOR PLAN

A	25.87 X 11.22	=	290.26	SQ.MT
TOTAL ADDITION		=	290.26	SQ.MT

DEDUCTIONS

1	3.76 X 1.87	=	7.03	SQ.MT
2	1.50 X 3.07	=	4.61	SQ.MT
3	2.74 X 1.87	=	5.12	SQ.MT
4	1.20 X 3.00	=	3.60	SQ.MT
5	4.21 X 0.45	=	1.89	SQ.MT
6	0.93 X 3.23	=	3.00	SQ.MT
7	2.51 X 1.87	=	4.69	SQ.MT
8	1.50 X 3.07	=	4.61	SQ.MT
9	3.76 X 1.87	=	7.03	SQ.MT
10	1.50 X 1.20 X 2 No.	=	3.60	SQ.MT
TOTAL		=	48.18	SQ.MT
TOTAL BUILT UP AREA (X - Y1)		=	242.08	SQ.MT

STAIRCASE, LIFT & LOBBY AREA CALCULATION

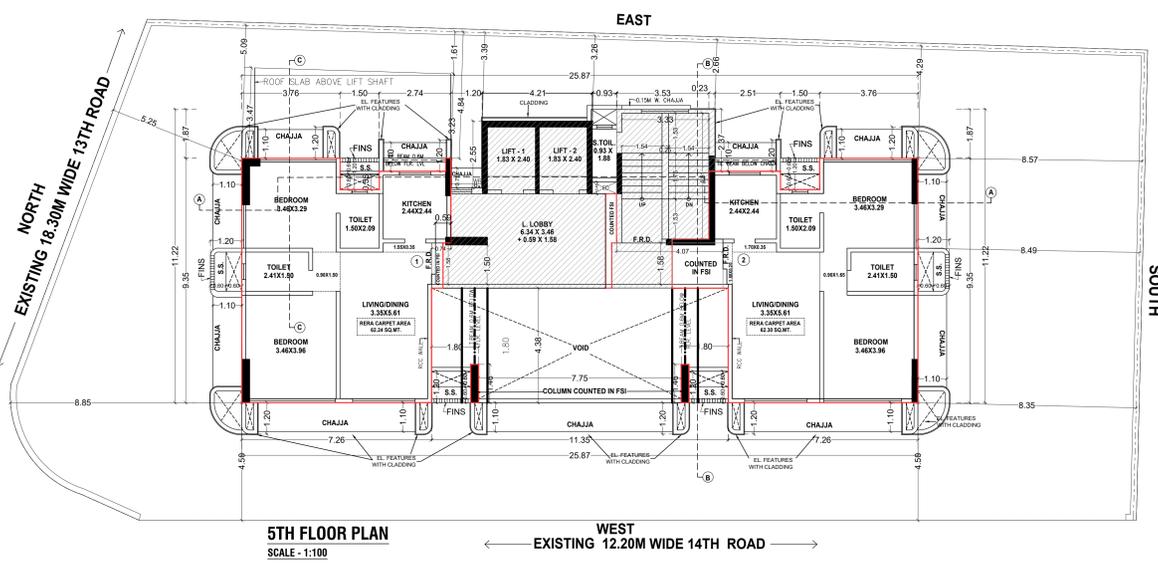
P1	1.20 X 1.96	=	2.35	SQ.MT
P2	5.14 X 1.73	=	8.89	SQ.MT
L1	4.21 X 2.78	=	11.70	SQ.MT
S1	3.53 X 4.96	=	17.51	SQ.MT
S2	0.23 X 1.87	=	0.43	SQ.MT
TOTAL AREA		=	40.88	SQ.MT

LIFT WELL DEDUCTION AREA

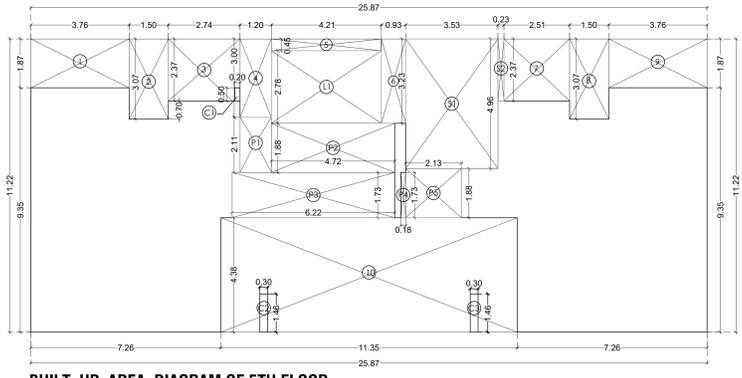
LIFT - 1	1.83 X 2.40	=	4.39	SQ.MT
LIFT - 2	1.83 X 2.40	=	4.39	SQ.MT
TOTAL AREA		=	8.78	SQ.MT

TOTAL AREA

TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM Y2 - Y3	=	32.10	SQ.MT
NET BUILT UP PER AREA FOR 6TH,8TH TO 11TH FLOOR (X1 - Y2)	=	204.20	SQ.MT



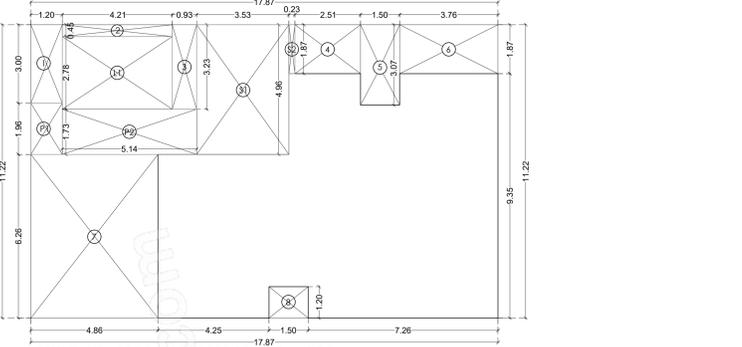
5TH FLOOR PLAN
SCALE - 1:100



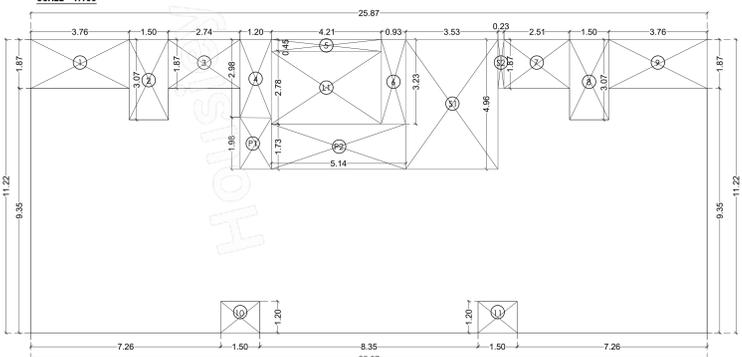
BUILT UP AREA DIAGRAM OF 5TH FLOOR
SCALE - 1:100



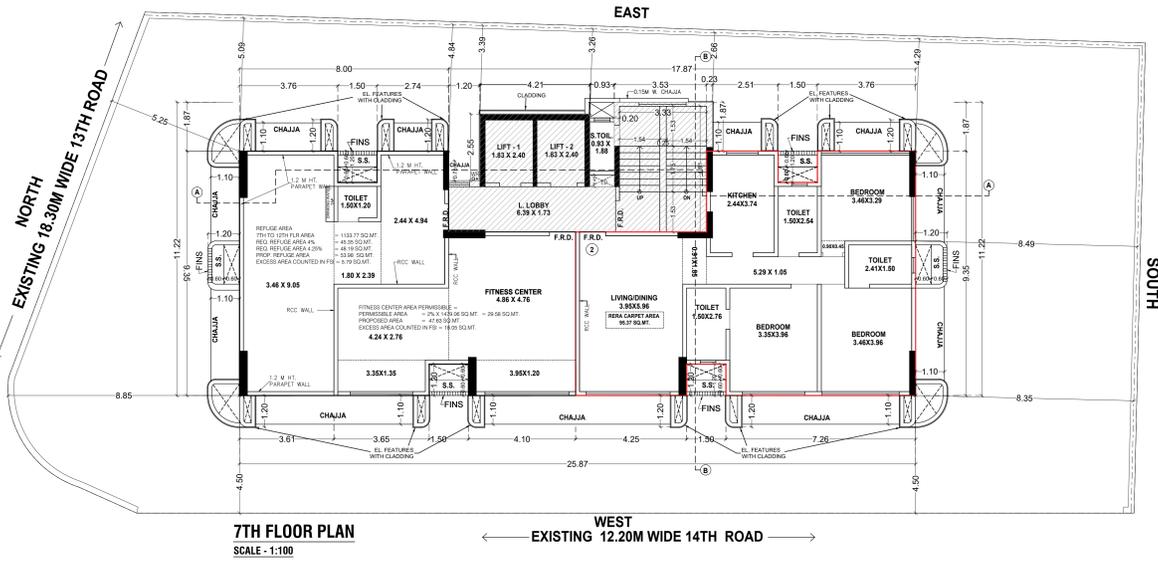
6TH,8TH AND 10TH FLOOR PLAN
SCALE - 1:100



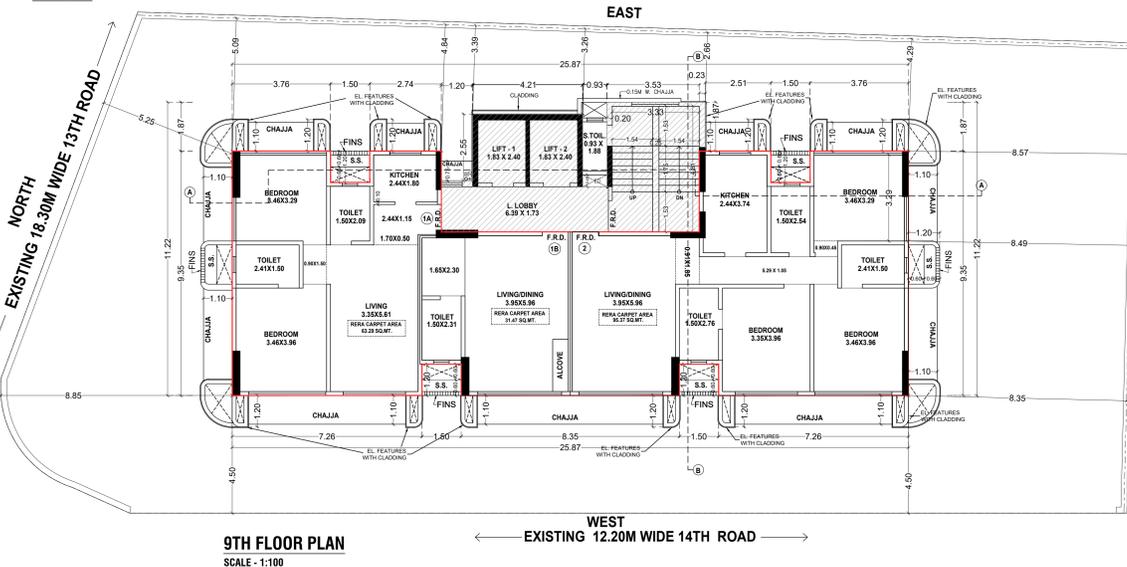
BUILT UP AREA DIAGRAM OF 7TH FLOOR
SCALE - 1:100



BUILT UP AREA DIAGRAM OF 6TH, 8TH TO 11TH FLOOR
SCALE - 1:100



7TH FLOOR PLAN
SCALE - 1:100



9TH FLOOR PLAN
SCALE - 1:100

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NAME AND ADD. OF L. S. SIGNATURE OF L. S.

GIRISH A. BHAGTANI
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 TEL.- 65271102/3 Email-gbhagani@hotmail.com

CONTENTS OF SHEET

11TH & 12TH FLOOR PLANS.
 TERRACE FLOOR PLAN
 AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

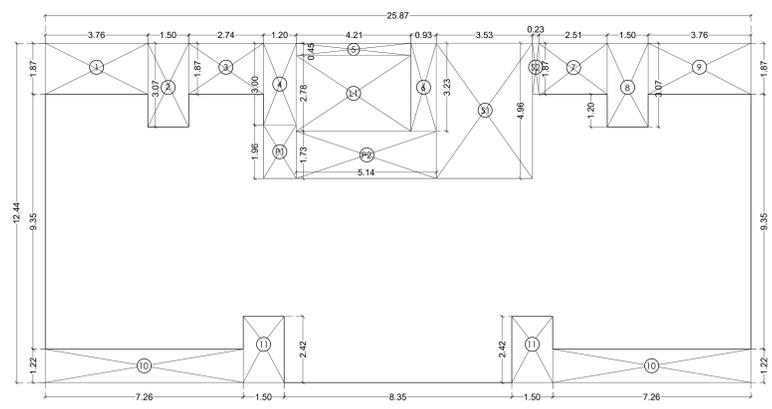
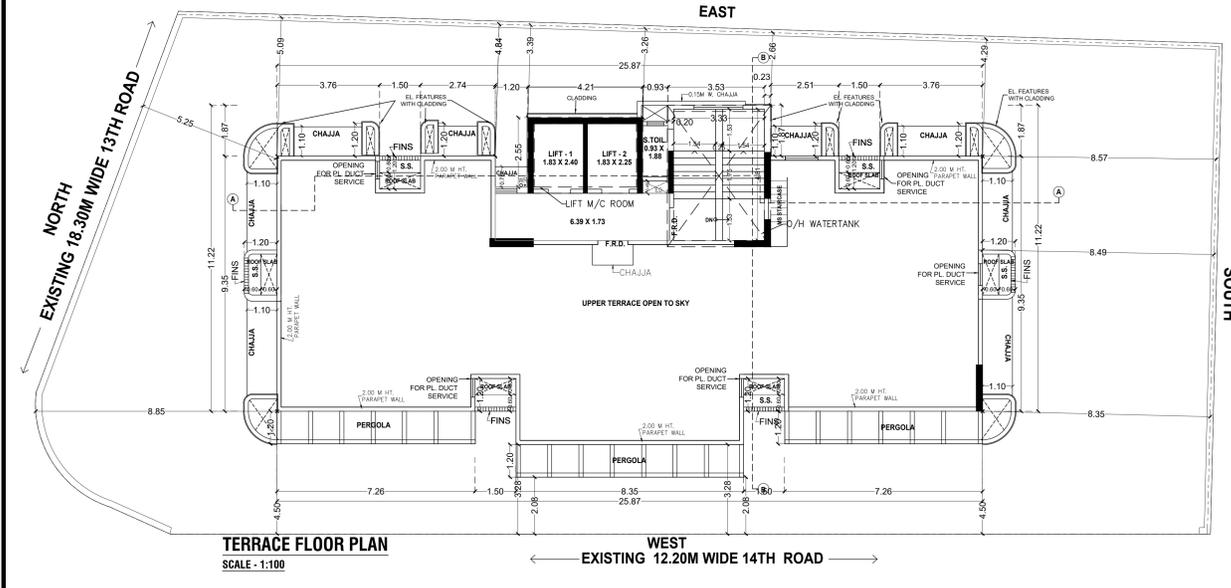
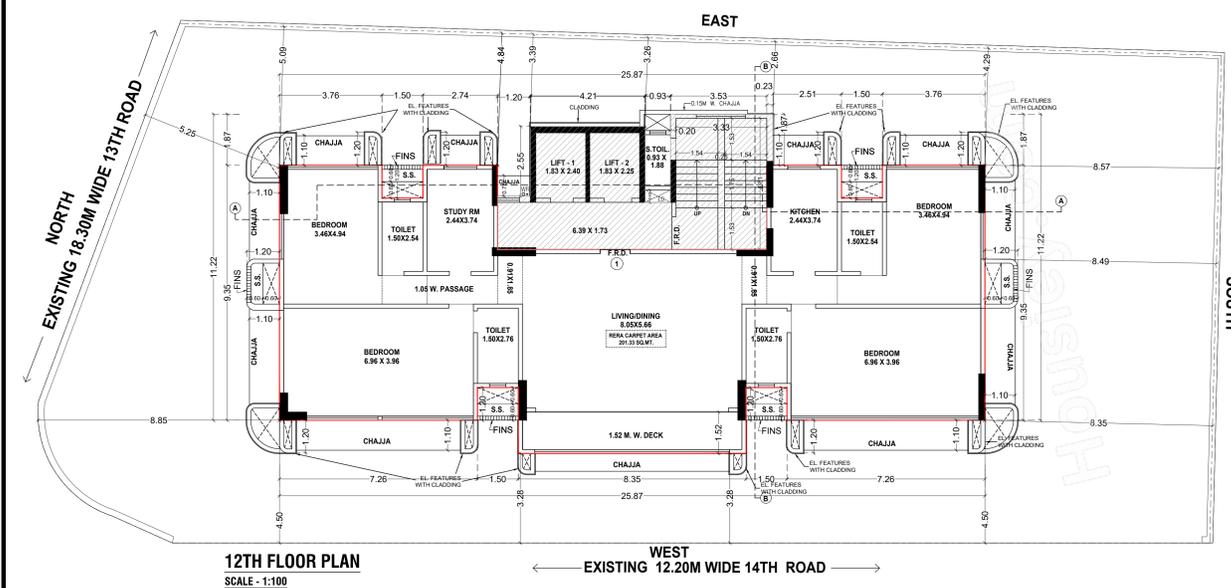
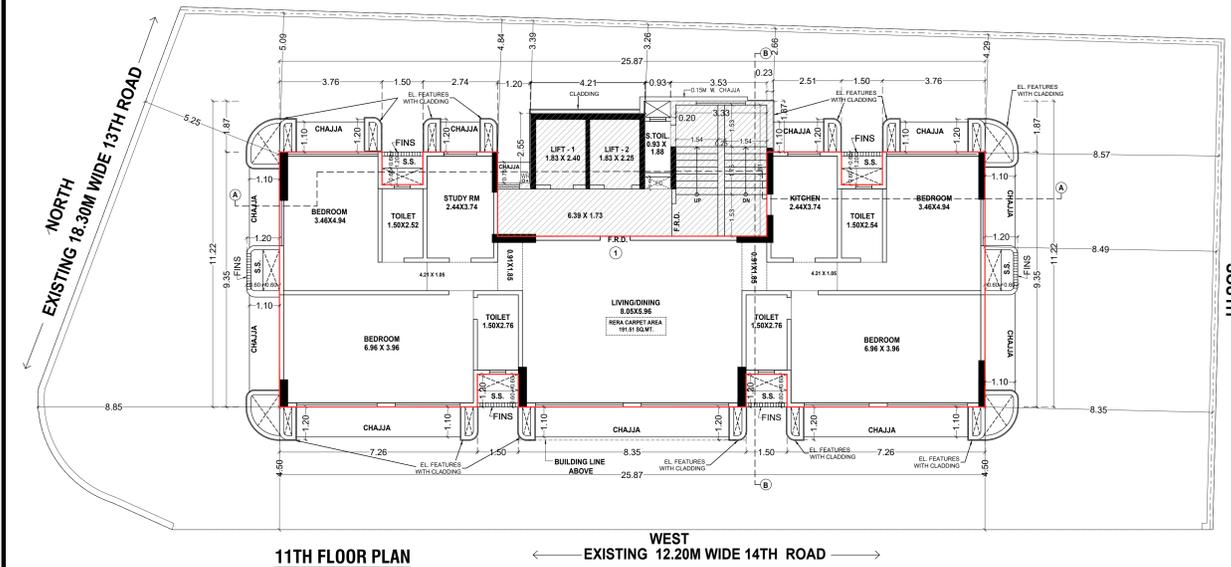
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BUILT UP AREA CALCULATION		
12TH FLOOR PLAN		
A	25.87 X 12.44	= 321.82 SQ.MT.
TOTAL ADDITION		= 321.82 SQ.MT.
DEDUCTIONS		
1	3.76 X 1.87	= 7.03 SQ.MT.
2	1.50 X 3.07	= 4.61 SQ.MT.
3	2.74 X 1.87	= 5.12 SQ.MT.
4	1.20 X 3.00	= 3.60 SQ.MT.
5	4.21 X 0.45	= 1.89 SQ.MT.
6	0.93 X 3.23	= 3.00 SQ.MT.
7	2.51 X 1.87	= 4.69 SQ.MT.
8	1.50 X 3.07	= 4.61 SQ.MT.
9	3.76 X 1.87	= 7.03 SQ.MT.
10	7.26 X 1.22 X 2 No.	= 17.74 SQ.MT.
11	1.50 X 2.42 X 2 No.	= 7.26 SQ.MT.
TOTAL		= 66.55 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		= 255.27 SQ.MT. X1
STAIRCASE, LIFT & LOBBY AREA CALCULATION		
P1	1.20 X 1.96	= 2.35 SQ.MT.
P2	5.14 X 1.73	= 8.89 SQ.MT.
L1	4.21 X 2.78	= 11.70 SQ.MT.
S1	3.53 X 4.96	= 17.51 SQ.MT.
S2	0.23 X 1.87	= 0.43 SQ.MT.
TOTAL AREA		= 40.88 SQ.MT. Y2
LIFT WELL DEDUCTION AREA		
LIFT - 1	1.83 X 2.40	= 4.39 SQ.MT.
LIFT - 2	1.83 X 2.40	= 4.39 SQ.MT.
TOTAL AREA		= 8.78 SQ.MT. Y3
TOTAL STAIRCASE, LIFT & LOBBY AREA FOR PREMIUM [Y2 - Y3]		= 32.10 SQ.MT.
NET BUILT UP PER AREA FOR 9TH, 10TH, 11TH, 12TH TO 11TH FLOOR [X1 - Y3]		= 214.39 SQ.MT.

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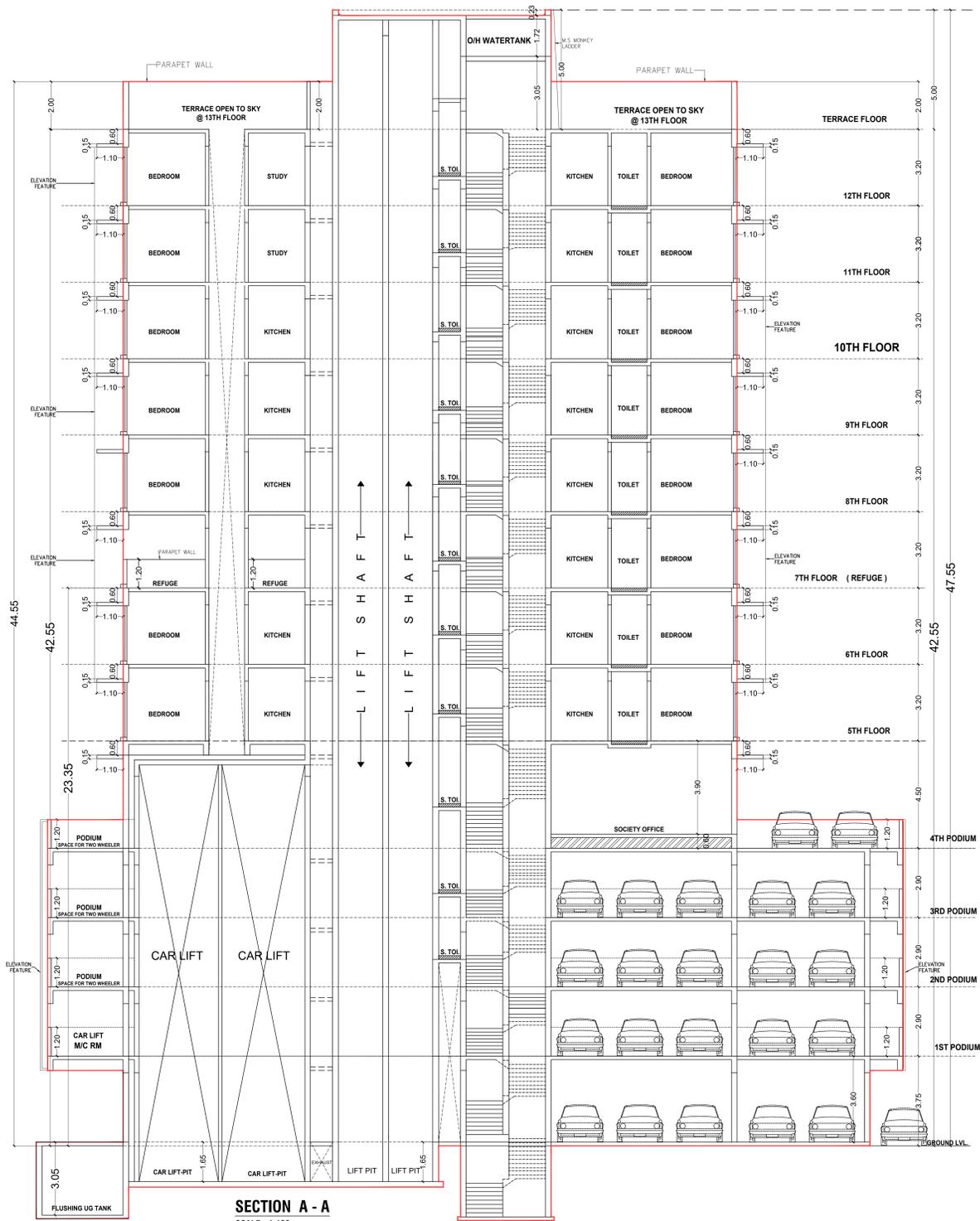
SECTION : A-A, B-B & C-C .

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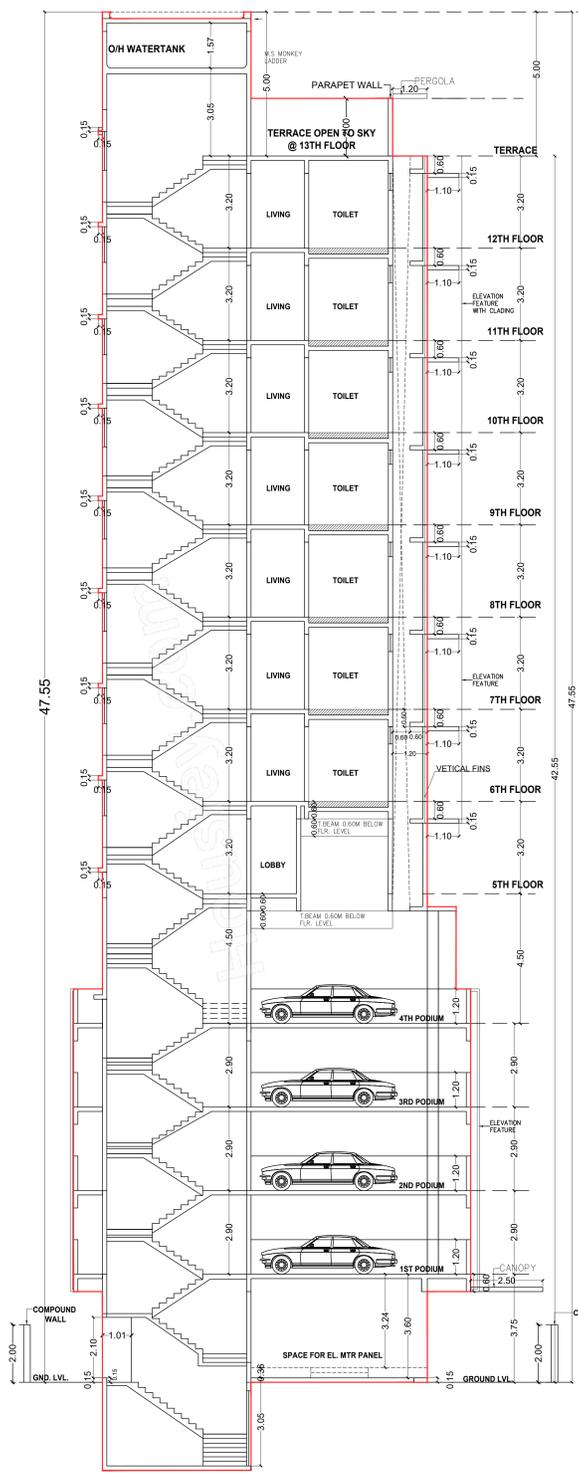
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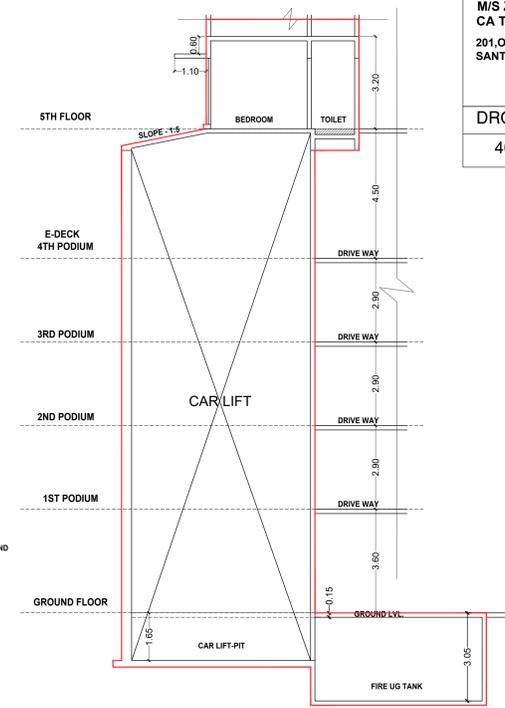
DRG.NO.	SCALE	DATE	DRN.BY.	CHKD.BY.
401	AS SHOWN		SWAPNIL	



SECTION A - A
SCALE - 1:100



SECTION B - B
SCALE - 1:100



SECTION C - C
SCALE - 1:100