



**SUMMARY**

FLOORS	NET B.U.A.	FUNG COMP F.S.I. FOR REHAB WITHOUT CHARGING PREMIUM	FUNG COMP F.S.I. FOR SALE BY CHARGING PREMIUM	TOTAL AREA	STAIRCASE AREA	STAIRCASE For Charging Premium
STILT.FLR	-----	-----	-----	-----	-----	-----
1ST.FLR	120.59	48.08	-----	168.67	61.46	61.46
2ND.FLR	126.78	22.18	22.19	171.15	61.45	47.01
3RD.FLR	126.78	21.59	22.78	171.15	61.45	47.01
4TH.FLR	128.84	24.24	20.86	173.94	61.37	46.93
5TH.FLR	129.23	25.02	20.21	174.46	61.37	46.93
6TH.FLR	131.02	25.02	20.84	176.88	61.28	46.84
7TH.FLR	138.25	23.84	24.55	186.64	61.24	46.80
8TH.FLR (REFUGE FLR)	81.08	23.84	4.54	109.46	61.56	47.12
9TH.FLR	138.47	25.33	23.13	186.93	61.24	46.80
10TH.FLR	138.47	25.33	23.13	186.93	61.24	46.80
11TH.FLR (PT)	63.00	-----	14.37	77.37	61.24	46.80
<b>TOTAL</b>	<b>1322.51</b>	<b>264.47</b>	<b>196.60</b>	<b>1783.58</b>	<b>674.90</b>	<b>530.50</b>

**EXCESS REFUGE AREA COUNTED IN F.S.I @ 8TH FLR**

EXCESS REFUGE AREA COUNTED IN F.S.I @ 8TH FLR	26.89	461.07	26.89
<b>TOTAL</b>	<b>1349.40</b>	<b>461.07</b>	<b>1810.47</b>

**AREA STATEMENT**

AREA STATEMENT	SQ.MT
EARLIER APPROVED BUA / F.S.I.	-----
<b>TOTAL BUILT UP AREA</b>	<b>1810.47</b>
<b>NON FSI AREA</b>	<b>1055.44</b>
<b>TOTAL CONSTRUCTION AREA</b>	<b>2865.91</b>

**REFUGE AREA CALCULATION**

FLOOR	BUILT UP AREA SQ.MT
8TH	109.46
9TH	186.93
10TH	186.93
11TH	77.37
<b>TOTAL</b>	<b>560.69</b>

560.69 X 4% = 22.43 SQ.MT  
 560.69 X 4.25% = 23.83 SQ.MT  
**REFUGE AREA PROV. = 50.72 SQ.MT**  
**EXCESS REFUGE AREA COUNTED IN F.S.I. = 26.89 SQ.MT**

**PARKING STATEMENT**

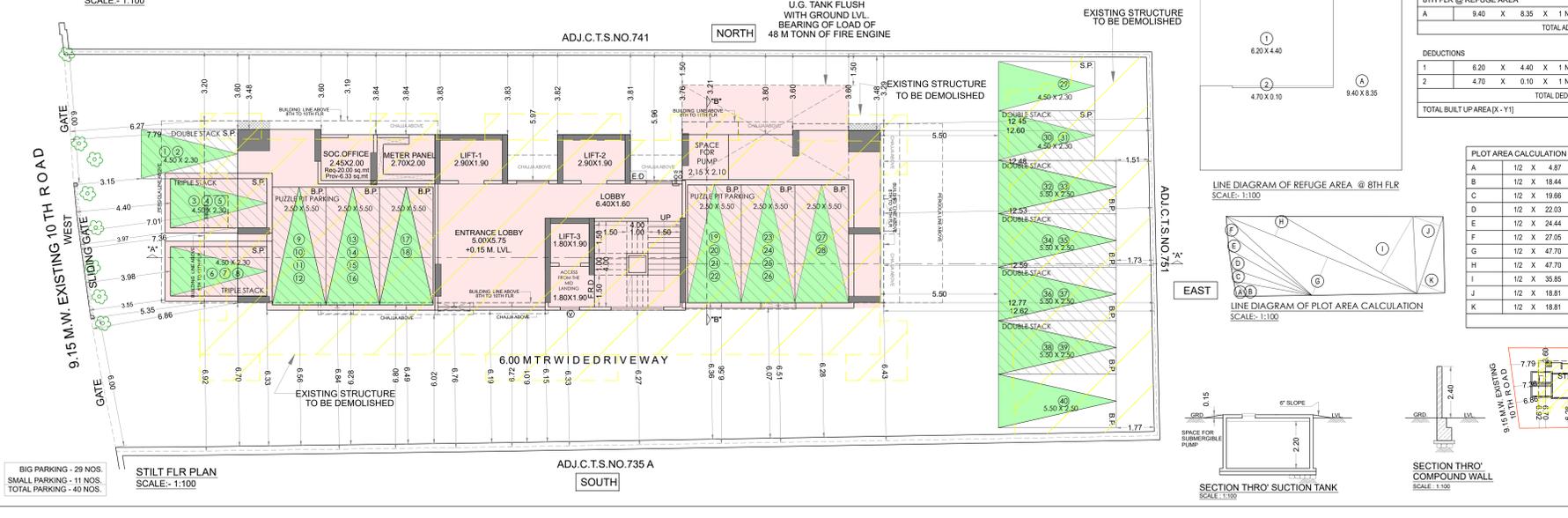
USER	CATAGORY SQ. MT.	NO OF FLATS	CAR PARKING REQUIRED	PARKING PROVIDED
RESI. FLAT 20	45 TO 60	-----	-----	472.29
60 TO 90	-----	15.00	15.00	-----
90 ABOVE	-----	5.00	10.00	-----
<b>TOTAL RESI.</b>	-----	20.00	25.00	-----
VISITORS FOR RESI. (10%)	-----	-----	2.50	-----
<b>TOTAL RESI. + VISITORS (10%)</b>	-----	-----	27.50	-----
<b>TOTAL PARKING REQUIRED</b>	-----	SAY = 28.00	-----	40.00

**CARPET AREA SUMMARY**

FLOORS	FLAT NO.	CARPET AREA	TOTAL NO.
1st floor	1	85.75	1
	2	68.68	1
2nd floor	1	85.89	1
	2	71.20	1
3rd floor	1	85.89	1
	2	71.20	1
4th floor	1	88.11	1
	2	71.20	1
5th floor	1	88.71	1
	2	71.20	1
6th floor	1	91.10	1
	2	71.20	1
7th floor	1	100.32	1
	2	71.20	1
8th floor	1	94.77	1
	2	-----	-----
9th floor & 10th floor	1	94.77	2
	1	71.20	2
11th floor	1	71.20	1
	2	71.20	1
<b>TOTAL</b>			<b>20</b>

**PROFORMA A**

AREA STATEMENT	Area as per PR.C. = 899.60 SQ.MTS.	SQ.MTR.
1 Area of Plot (C.T.S. No. 738, 739 & 740)	899.60	899.60
2 Deduction for:		
a) Area of Reservation in plot	---	---
b) Area of Road Set back	---	---
c) Area of D.P. Road	---	---
3 Deduction for:		
a) For Reservation/Road Area	---	---
b) Road set-back area to be handed over (100%) (Regulation No 16)	---	---
c) Proposed D.P. road area to be handed over (100%) (Regulation No 16)	---	---
d) Reservation area to be handed over (100%) (Regulation No 17)	---	---
e) Reservation area to be handed over as per AR. (Regulation No 17)	---	---
4 B) For Amenity Area		
a) Area of amenity plot/plots to be handed over as per DCR 14(A)	---	---
b) Area of amenity plot/plots to be handed over as per DCR 14(B)	---	---
c) Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	---	---
5 C) Deductions for Existing Built up area to be retained if any Land component of Existing BUA as per regulation under which the development was allowed.	---	---
6 Total deductions: [2(A) + 2(B) + 2(C)] as and when applicable.	---	899.60
7 Balance area of plot (1 minus 3)	---	899.60
8 Plot area under Development	---	899.60
9 Zonal (basic) FSI	---	1.00
10 Built up Area as per Zonal (basic) FSI (6 X 6)	---	899.60
(In case of Hill land permissible BUA kept in abeyance)	---	---
11 BUA equal to area of land handed over as per reg. 30(A)	---	---
i) As per 2(A) and 2(B) except 2(A)(ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot.	---	---
ii) In case of 2(A)(ii) permissible over and above permissible BUA on remaining/balance plot.	---	---
12 Incentive BUA in lieu of Rehab Component (15% of 6b above as per reg. 33(A) or 10 Sqrmts per tenement or 50% of rehab component as per reg. 33(B) etc.	---	449.80
13 Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) on remaining / balance plot.	---	---
14 Permissible Built up Area (as the case may be with / without BUA as per 2(c))	---	1349.40
15 Proposed Built up Area	---	1349.40
16 TDR generated if any as per Regulation No 30(A)	---	---
17 If Fungible Compensatory area as per Regulation No 31(3)	---	1349.40 X 0.35
a) i) Perm. Fungible Compensatory area for Rehab Comp. w/o charging premium.	---	267.31
ii) Fungible Compensatory area for Rehab comp. w/o charging premium.	---	264.47
iii) Fungible Compensatory area kept in abeyance.	---	2.84
a) i) Permissible Fungible Compensatory area by charging premium.	---	204.98
ii) Fungible Compensatory area availed on payment of premium.	---	196.60
18 Total Built up Area proposed including FCA [13+15(a)(i) + 15(b)(ii)]	---	1810.47
19 FSI consumed on Net Plot [13/4]	---	1.50
20 OTHER REQUIREMENTS		
(A) Reservation/ Designation		
(a) Name of Reservation		
(b) Area of Reservation land to be handed/ handed over as per Regulation No.17		
(c) Built up area of Amenity to be handed over as per Regulation No. 17		
(d) Area/Built up Area of Designation		
(B) Plot area/Built up Amenity to be Handled Over as per Regulation No.		
(a) 14(A)		1810.47
(b) 14(B)		---
(c) 15		---
(C) Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)		---
(D) Tenement Statement		---
(a) Proposed built up area (16 above)		1810.47
(b) Less deduction of Non-residential area (Shop etc.)		---
(c) Area available for tenements (ii) minus (ii.)		1810.47
(d) Tenements permissible (450/hectare) = 81.47	SAY	81.00 Nos. 20.00 Nos.
(e) Total number of tenements proposed on the plot		---
(F) Parking Statement		---
(i) Parking required by Regulations for -		---
Car		28
Motorcycle		---
Outsiders (visitors)		---
(ii) Total parking provided		40
(F) Transport Vehicles Parking		---
(i) Spaces for transport vehicles parking required by Regulations		---
(ii) Total No. of transport vehicles parking spaces provided		---



**LINE DIAGRAM OF SOCIETY OFFICE, GROUND FLR**

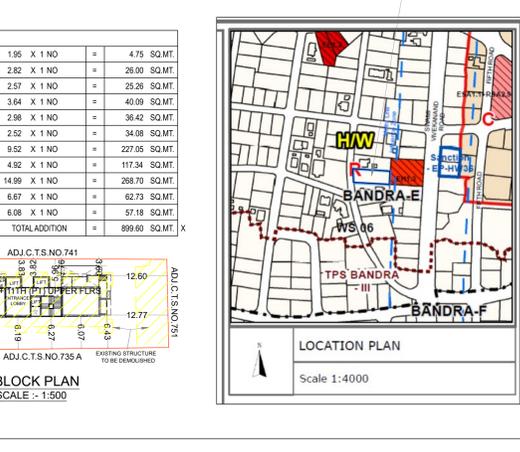
BUILT UP AREA CALCULATION	
SOCIETY OFFICE @ GROUND FLOOR	
A 2.75 X 2.30 X 1 NO	= 6.33 SQ.MT.
<b>TOTAL ADDITION</b>	<b>= 6.33 SQ.MT.</b>

**LINE DIAGRAM OF FITNESS CENTER @ 8TH FLR**

BUILT UP AREA CALCULATION	
FITNESS CENTER @ 8TH FLR	
A 6.20 X 4.50 X 1 NO	= 27.90 SQ.MT.
<b>TOTAL ADDITION</b>	<b>= 27.90 SQ.MT.</b>

**DEDUCTIONS**

1 5.15 X 0.50 X 1 NO	= 2.58 SQ.MT.
2 0.28 X 1.20 X 1 NO	= 0.33 SQ.MT.
3 1.23 X 0.10 X 1 NO	= 0.12 SQ.MT.
<b>TOTAL DEDUCTION</b>	<b>= 3.03 SQ.MT.</b>
<b>TOTAL BUILT UP AREA [X-Y]</b>	<b>= 24.87 SQ.MT.</b>
<b>PERMISSIBLE FITNESS CENTER AREA</b>	<b>= 36.21 SQ.MT.</b>
1810.47 X 2%	



**PROFORMA B**

**CONTENTS OF SHEET**

STILT FLR., FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA CALCULATION

**NOTES**

- ALL DIMENSIONS ARE IN METERS

**APPROVAL OF PLANS**

- \*THIS DOCUMENT IS DIGITALLY SIGNED.
- \*APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025

**S.E.(BP) K/W-S-I A.E.(BP) WS H/W E.E.(BP) WS H-WARD**

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY A LICENSED SURVEYOR ON 06-02-2024 AND THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 899.60 SQ.MT (EIGHT HUNDRED AND NINETY NINE POINT SIXTY SQUARE METERS) AND TALLIES WITH THE AREA MENTIONED IN THE DOCUMENTS OF OWNERSHIP / C. T. SURVEY RECORDS.

**DESCRIPTION OF THE PROPOSAL & PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village Bandra - E Ward at 10th Road, Khar (West), Mumbai - 400052 in H/West Ward.

**NAME & SIGNATURE OF OWNER / APPLICANT**

Mr. Zuber Y. Dhani and Mr. Mihir M. Bhatia  
 of Hariom Sayaji Properties L.L.P. Co. Owners.

**ADDRESS**

R-701, and R-701 Part, MIDC, Rabale, Navi Mumbai, Navi Mumbai, Thane - 400701.

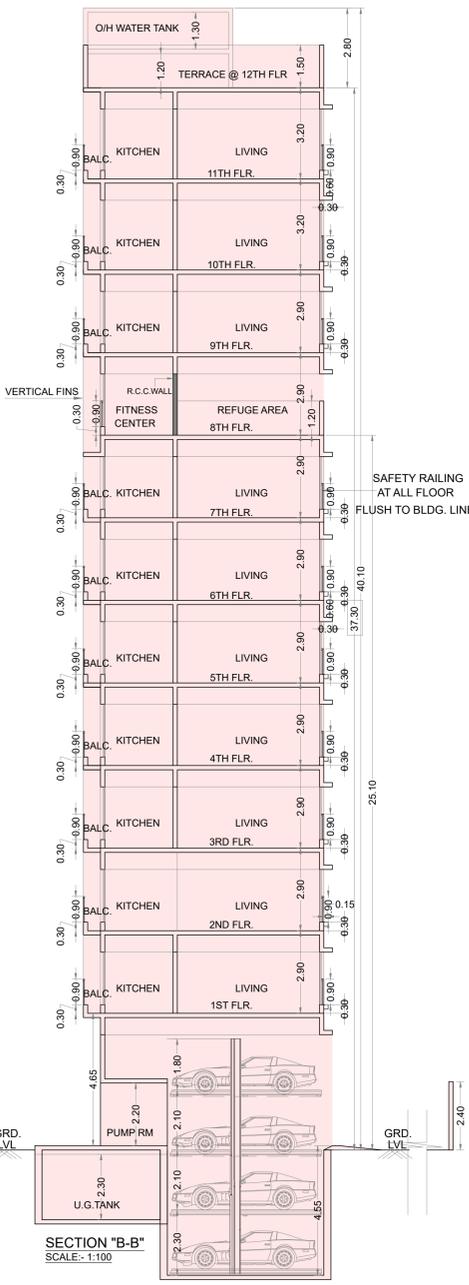
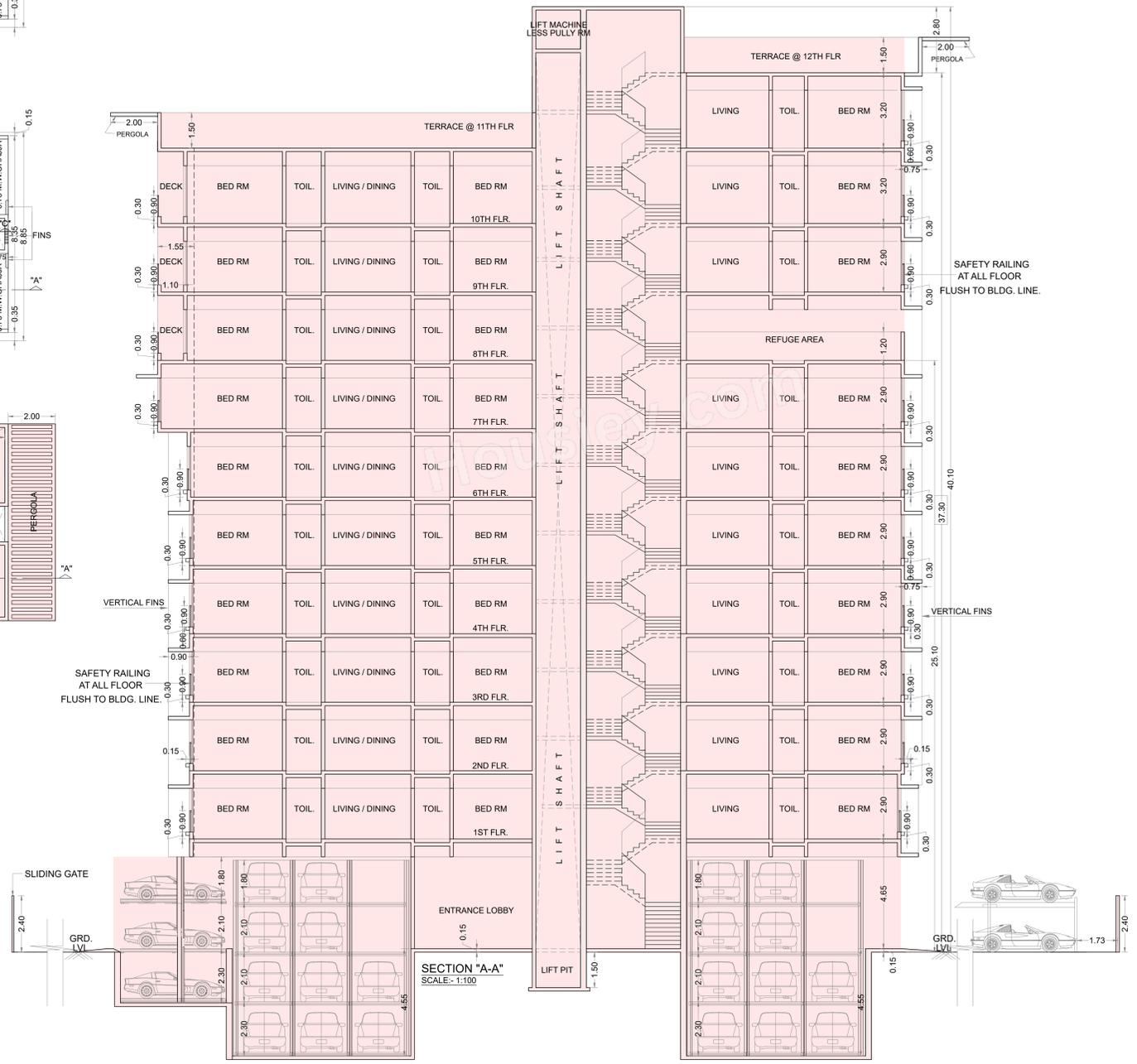
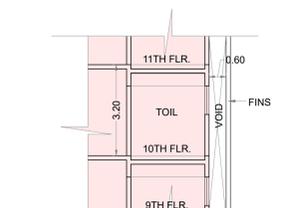
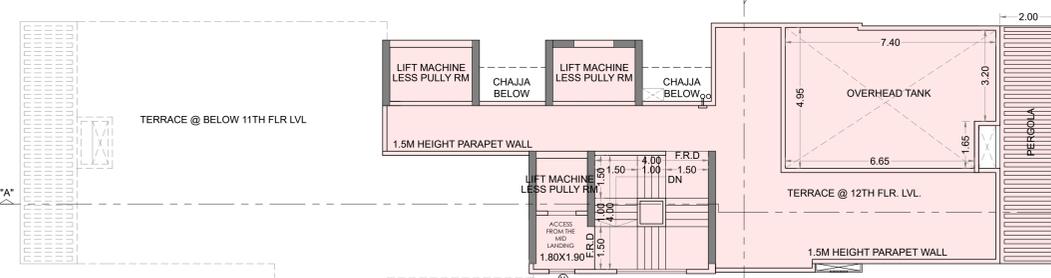
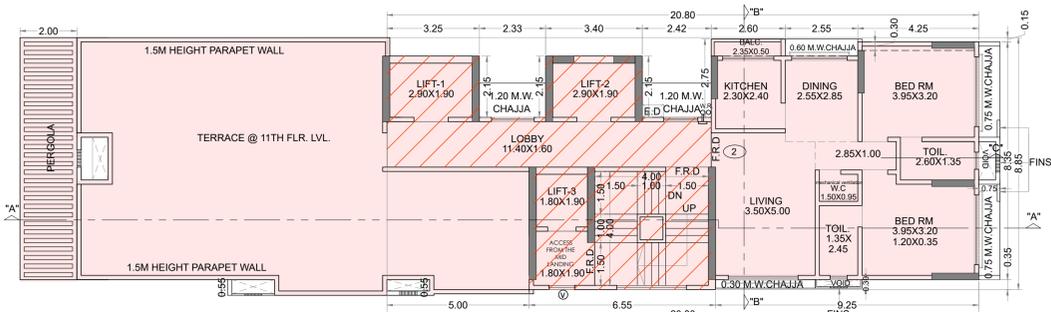
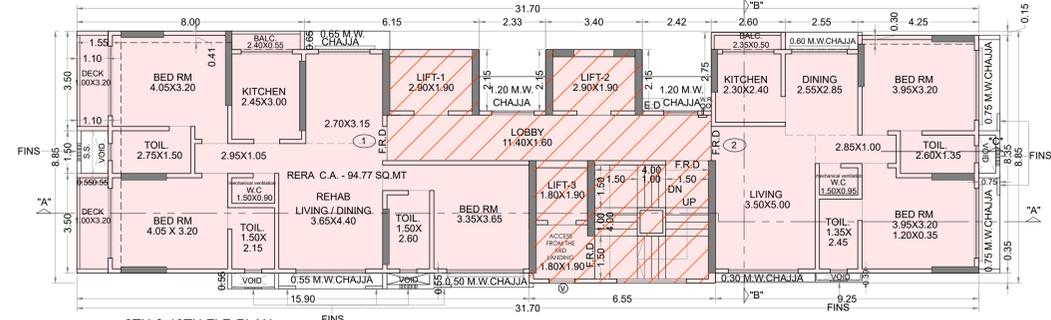
**NAME, ADD. & SIGNATURE OF ARCHITECT.**

**H.M. JHAVERI & SONS ARCHITECTS**  
 Ar. Saumil A. Jhaveri (CA/2000/26353)  
 3RD FLOOR, SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE(E), MUMBAI-400057  
 SAYAJI REALTY MIHIR BHATIA / ARORA BHUVAN / PROPOSAL/2025/IOD/31-03-2025

**SCALE:- AS MENTIONED**

**LOCATION PLAN**

Scale: 1:4000



PROFORMA B		
CONTENTS OF SHEET		
SECTION - A-A, B-B, C-C & FLOOR PLANS		
NOTES :- ALL DIMENSIONS ARE IN METERS		
APPROVAL OF PLANS		
* THIS DOCUMENT IS DIGITALLY SIGNED.		
* APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025		
S.E.(BP) K/W-S-I	A.E.(BP) WS H/W	E.E.(BP) WS H-WARD
DESCRIPTION OF THE PROPOSAL & PROPERTY		
PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village Bandra - E Ward at 10th Road, Khar (West), Mumbai - 400052 in H/West Ward.		
NAME & SIGNATURE OF OWNER / APPLICANT		
Mr. Zuber Y. Dhanani and Mr. Mihir M. Bhatia of Hariom Sayaji Properties L.L.P., C.A. to Owners.		
ADDRESS :- R-701, and R - 701 Part, MIDC, Rabale, Navi Mumbai, Navi Mumbai, Thane, - 400701..		
NAME, ADD. & SIGNATURE OF ARCHITECT.		
 Ar.Saumil A. Jhaveri ( CA/2000/26353) <b>H. M. JHAVERI &amp; SONS</b> ARCHITECTS 3RD FLOOR - SATYANARAYANPRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, OFF. NEHRU ROAD, VILE PARLE(E), MUMBAI-400057 SAYAJI REALTY MIHIR BHATIA / ARORA BHUVAN / PROPOSAL/2025/IOD/31-03-2025		
		SCALE: AS MENTIONED

**CARPET AREA CALCULATION**



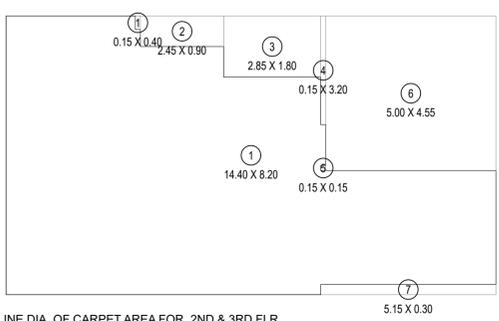
LINE DIA. OF CARPET AREA FOR 1ST & 2ND FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.1					
A	14.40	X	8.20	X	1 NO
				=	118.08 SQ.MT.
TOTAL ADDITION					= 118.08 SQ.MT. X

DEDUCTIONS

1a	2.45	X	0.90	X	1 NO	=	2.20 SQ.MT.
1	0.15	X	0.40	X	1 NO	=	0.06 SQ.MT.
2	2.85	X	1.85	X	1 NO	=	5.27 SQ.MT.
3	0.15	X	3.20	X	1 NO	=	0.48 SQ.MT.
4	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
5	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
6	5.15	X	0.30	X	1 NO	=	1.55 SQ.MT.
TOTAL DEDUCTION							= 32.33 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 85.75 SQ.MT. X1



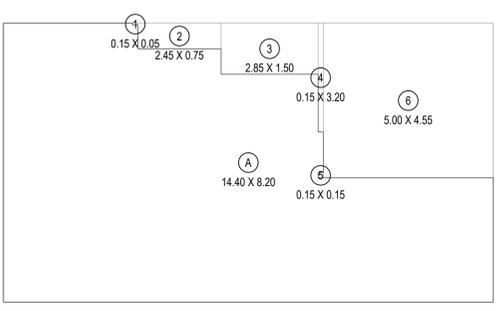
LINE DIA. OF CARPET AREA FOR 2ND & 3RD FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.1					
1	14.40	X	8.20	X	1 NO
				=	118.08 SQ.MT.
TOTAL ADDITION					= 118.08 SQ.MT. X

DEDUCTIONS

1	0.15	X	0.40	X	1 NO	=	0.06 SQ.MT.
2	2.45	X	0.90	X	1 NO	=	2.20 SQ.MT.
3	2.85	X	1.80	X	1 NO	=	5.13 SQ.MT.
4	0.15	X	3.20	X	1 NO	=	0.48 SQ.MT.
5	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
6	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
7	5.15	X	0.30	X	1 NO	=	1.55 SQ.MT.
TOTAL DEDUCTION							= 32.19 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 85.89 SQ.MT. X1



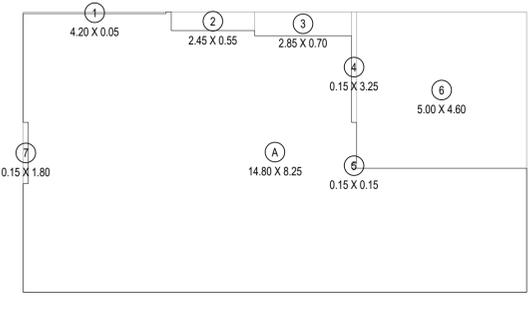
LINE DIA. OF CARPET AREA FOR 5TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.1					
A	14.40	X	8.20	X	1 NO
				=	118.08 SQ.MT.
TOTAL ADDITION					= 118.08 SQ.MT. X

DEDUCTIONS

1	0.15	X	0.05	X	1 NO	=	0.01 SQ.MT.
2	2.45	X	0.75	X	1 NO	=	1.84 SQ.MT.
3	2.85	X	1.50	X	1 NO	=	4.28 SQ.MT.
4	0.15	X	3.20	X	1 NO	=	0.47 SQ.MT.
5	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
6	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
TOTAL DEDUCTION							= 29.37 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 88.71 SQ.MT. X1



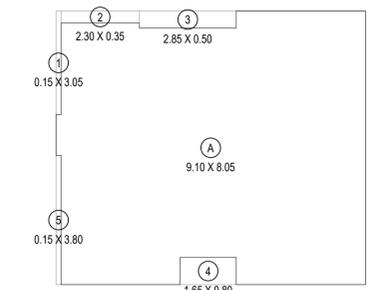
LINE DIA. OF CARPET AREA FOR 8TH TO 10TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.01					
A	14.80	X	8.25	X	1 NO
				=	122.10 SQ.MT.
TOTAL ADDITION					= 122.10 SQ.MT. X

DEDUCTIONS

1	4.20	X	0.05	X	1 NO	=	0.20 SQ.MT.
2	2.45	X	0.55	X	1 NO	=	1.35 SQ.MT.
3	2.85	X	0.70	X	1 NO	=	2.00 SQ.MT.
4	0.15	X	3.25	X	1 NO	=	0.49 SQ.MT.
5	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
6	5.00	X	4.60	X	1 NO	=	23.00 SQ.MT.
7	0.15	X	1.80	X	1 NO	=	0.27 SQ.MT.
TOTAL DEDUCTION							= 27.33 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 94.77 SQ.MT. X1



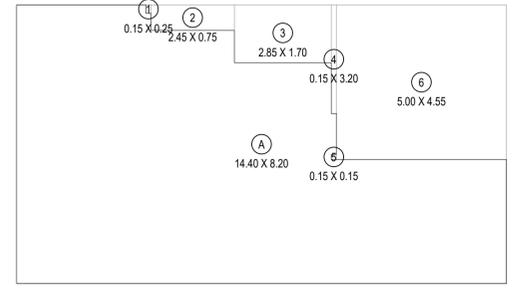
LINE DIA. OF CARPET AREA FOR 1ST FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.2					
A	9.10	X	8.05	X	1 NO
				=	73.26 SQ.MT.
TOTAL ADDITION					= 73.26 SQ.MT. X

DEDUCTIONS

1	0.15	X	3.05	X	1 NO	=	0.46 SQ.MT.
2	2.30	X	0.35	X	1 NO	=	0.80 SQ.MT.
3	2.85	X	0.50	X	1 NO	=	1.43 SQ.MT.
4	1.65	X	0.80	X	1 NO	=	1.32 SQ.MT.
5	0.15	X	3.80	X	1 NO	=	0.57 SQ.MT.
TOTAL DEDUCTION							= 4.58 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 68.68 SQ.MT. X1



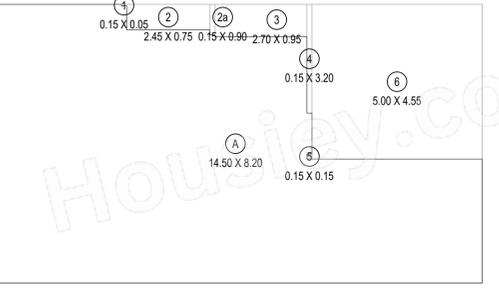
LINE DIA. OF CARPET AREA FOR 4TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.1					
A	14.40	X	8.20	X	1 NO
				=	118.08 SQ.MT.
TOTAL ADDITION					= 118.08 SQ.MT. X

DEDUCTIONS

1	0.15	X	0.25	X	1 NO	=	0.04 SQ.MT.
2	2.45	X	0.75	X	1 NO	=	1.84 SQ.MT.
3	2.85	X	1.70	X	1 NO	=	4.85 SQ.MT.
4	0.15	X	3.20	X	1 NO	=	0.48 SQ.MT.
5	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
6	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
TOTAL DEDUCTION							= 29.97 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 88.11 SQ.MT. X1



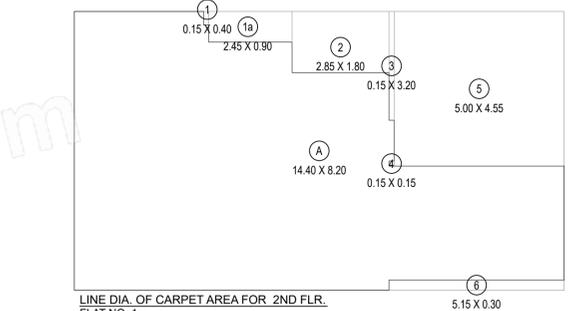
LINE DIA. OF CARPET AREA FOR 6TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.01					
A	14.50	X	8.20	X	1 NO
				=	118.90 SQ.MT.
TOTAL ADDITION					= 118.90 SQ.MT. X

DEDUCTIONS

1	0.15	X	0.05	X	1 NO	=	0.01 SQ.MT.
2	2.45	X	0.75	X	1 NO	=	1.83 SQ.MT.
2a	0.15	X	0.90	X	1 NO	=	0.14 SQ.MT.
3	2.70	X	0.95	X	1 NO	=	2.57 SQ.MT.
4	0.15	X	3.20	X	1 NO	=	0.48 SQ.MT.
5	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
6	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
TOTAL DEDUCTION							= 27.80 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 91.10 SQ.MT. X1



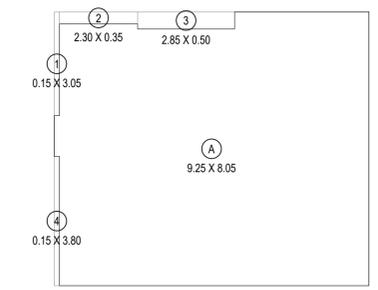
LINE DIA. OF CARPET AREA FOR 2ND FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.1					
A	14.40	X	8.20	X	1 NO
				=	118.08 SQ.MT.
TOTAL ADDITION					= 118.08 SQ.MT. X

DEDUCTIONS

1a	2.45	X	0.90	X	1 NO	=	2.20 SQ.MT.
1	0.15	X	0.40	X	1 NO	=	0.06 SQ.MT.
2	2.85	X	1.80	X	1 NO	=	5.13 SQ.MT.
3	0.15	X	3.20	X	1 NO	=	0.48 SQ.MT.
4	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
5	5.00	X	4.55	X	1 NO	=	22.75 SQ.MT.
6	5.15	X	0.30	X	1 NO	=	1.55 SQ.MT.
TOTAL DEDUCTION							= 32.19 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 85.89 SQ.MT. X1



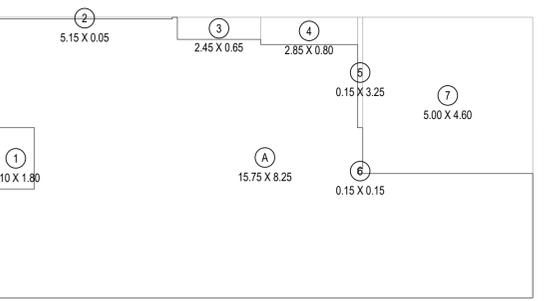
LINE DIA. OF CARPET AREA FOR 2ND TO 7TH FLR. & 9TH TO 11TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.2					
A	9.25	X	8.05	X	1 NO
				=	74.46 SQ.MT.
TOTAL ADDITION					= 74.46 SQ.MT. X

DEDUCTIONS

1	0.15	X	3.05	X	1 NO	=	0.46 SQ.MT.
2	2.30	X	0.35	X	1 NO	=	0.80 SQ.MT.
3	2.85	X	0.50	X	1 NO	=	1.43 SQ.MT.
4	0.15	X	3.80	X	1 NO	=	0.57 SQ.MT.
TOTAL DEDUCTION							= 3.26 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 71.20 SQ.MT. X1



LINE DIA. OF CARPET AREA FOR 7TH FLR.  
FLAT NO. 1  
SCALE - 1:100

CARPET AREA CALCULATION

FLAT NO.01					
A	15.75	X	8.25	X	1 NO
				=	129.94 SQ.MT.
TOTAL ADDITION					= 129.94 SQ.MT. X

DEDUCTIONS

1	1.10	X	1.80	X	1 NO	=	1.98 SQ.MT.
2	5.15	X	0.05	X	1 NO	=	0.26 SQ.MT.
3	2.45	X	0.65	X	1 NO	=	1.59 SQ.MT.
4	2.85	X	0.80	X	1 NO	=	2.28 SQ.MT.
5	0.15	X	3.25	X	1 NO	=	0.49 SQ.MT.
6	0.15	X	0.15	X	1 NO	=	0.02 SQ.MT.
7	5.00	X	4.60	X	1 NO	=	23.00 SQ.MT.
TOTAL DEDUCTION							= 29.62 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 100.32 SQ.MT. X1

**PROFORMA B**

CONTENTS OF SHEET  
 CARPET AREA CALCULATION  
 NOTES :-  
 ALL DIMENSIONS ARE IN METERS  
 APPROVAL OF PLANS  
 THIS DOCUMENT IS DIGITALLY SIGNED.  
 APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER  
 File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025

S.E.(BP) K/W-S-I      A.E.(BP) WS H/W      E.E.(BP) WS H-WARD

DESCRIPTION OF THE PROPOSAL & PROPERTY  
 PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village  
 Bandra - E Ward at 10th Road, Khar (West), Mumbai - 400052 in H/West Ward.

NAME & SIGNATURE OF OWNER / APPLICANT  
 Mr. Zuber Y. Dhanani and Mr. Mihir M. Bhatia  
 of Hariom Sayaji Properties L.L.P., C.A. to Owners.

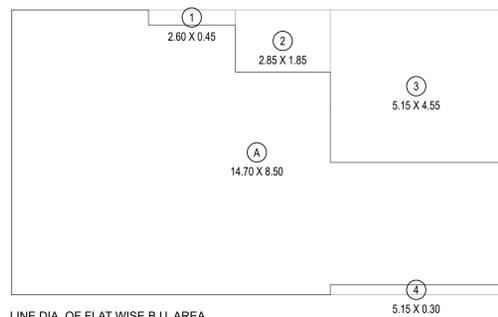
ADDRESS -  
 R -701, and R - 701 Part, MIDC, Rabale, Navi Mumbai,  
 Navi Mumbai, Thane, - 400701..

NAME, ADD. & SIGNATURE OF ARCHITECT.  
 Ar.Saumil A. Jhaveri  
 ( CA/2000/26353)

**H. M. JHAVERI & SONS**  
 ARCHITECTS  
 3RD FLOOR, SATYANARAYANPRASAD  
 COMMERCIAL CENTRE, DAYALDAS ROAD,  
 OFF. NEHRU ROAD, VILE PARLE(E),  
 MUMBAI-400057

 SCALE: AS MENTIONED

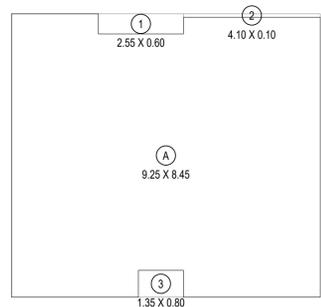




**FLAT WISE B.U. AREA CALCULATION**

FLAT NO - 01								
A	14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION						=	124.95	SQ.MT.
DEDUCTIONS								
1	2.60	X	0.45	X	1 NO	=	1.17	SQ.MT.
2	2.85	X	1.85	X	1 NO	=	5.27	SQ.MT.
3	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
4	5.15	X	0.30	X	1 NO	=	1.55	SQ.MT.
TOTAL DEDUCTION						=	31.42	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	93.53	SQ.MT.

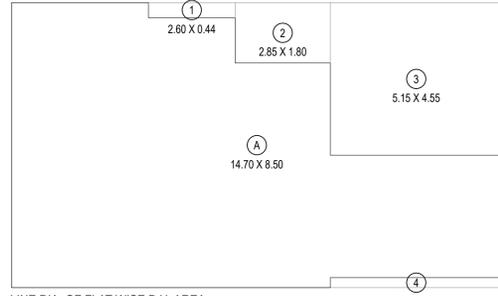
LINE DIA. OF FLAT WISE B.U. AREA FOR 1ST FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

FLAT NO - 02								
A	9.25	X	8.45	X	1 NO	=	78.16	SQ.MT.
TOTAL ADDITION						=	78.16	SQ.MT.
DEDUCTIONS								
1	2.55	X	0.60	X	1 NO	=	1.53	SQ.MT.
2	4.10	X	0.10	X	1 NO	=	0.41	SQ.MT.
3	1.35	X	0.80	X	1 NO	=	1.08	SQ.MT.
TOTAL DEDUCTION						=	3.02	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	75.14	SQ.MT.

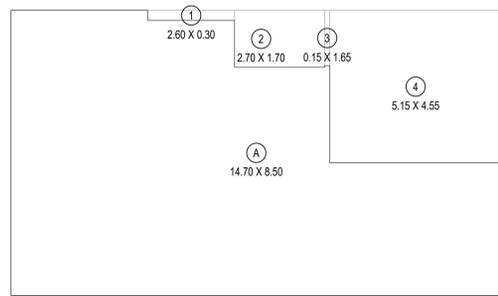
LINE DIA. OF FLAT WISE B.U. AREA FOR 1ST FLR. FLAT NO - 02 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

FLAT NO - 01								
A	14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION						=	124.95	SQ.MT.
DEDUCTIONS								
1	2.60	X	0.44	X	1 NO	=	1.14	SQ.MT.
2	2.85	X	1.80	X	1 NO	=	5.13	SQ.MT.
3	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
4	5.15	X	0.30	X	1 NO	=	1.55	SQ.MT.
TOTAL DEDUCTION						=	31.25	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	93.70	SQ.MT.

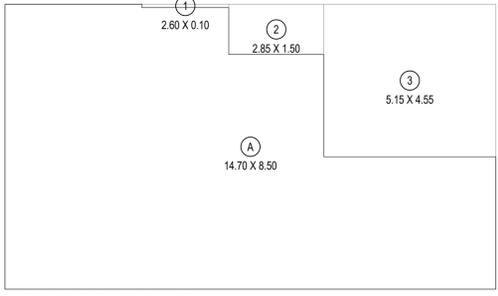
LINE DIA. OF FLAT WISE B.U. AREA FOR 2ND & 3RD FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

4TH FLOOR								
A	14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION						=	124.95	SQ.MT.
DEDUCTIONS								
1	2.60	X	0.30	X	1 NO	=	0.78	SQ.MT.
2	2.70	X	1.70	X	1 NO	=	4.59	SQ.MT.
3	0.15	X	1.65	X	1 NO	=	0.25	SQ.MT.
4	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION						=	29.05	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	95.90	SQ.MT.

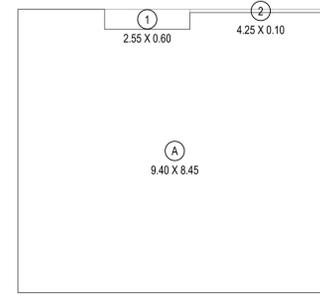
LINE DIA. OF FLAT WISE B.U. AREA FOR 4TH FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

FLAT NO - 01								
A	14.70	X	8.50	X	1 NO	=	124.95	SQ.MT.
TOTAL ADDITION						=	124.95	SQ.MT.
DEDUCTIONS								
1	2.60	X	0.10	X	1 NO	=	0.26	SQ.MT.
2	2.85	X	1.50	X	1 NO	=	4.28	SQ.MT.
3	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION						=	27.97	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	96.98	SQ.MT.

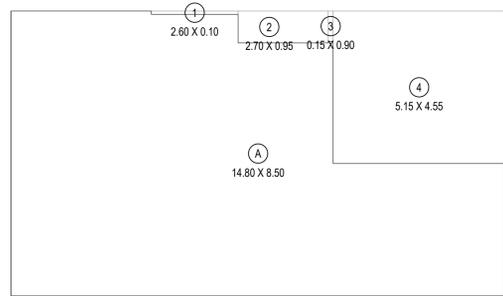
LINE DIA. OF FLAT WISE B.U. AREA FOR 5TH FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

FLAT NO.02								
A	9.40	X	8.45	X	1 NO	=	79.43	SQ.MT.
TOTAL ADDITION						=	79.43	SQ.MT.
DEDUCTIONS								
1	2.55	X	0.60	X	1 NO	=	1.52	SQ.MT.
2	4.25	X	0.10	X	1 NO	=	0.43	SQ.MT.
TOTAL DEDUCTION						=	1.95	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	77.48	SQ.MT.

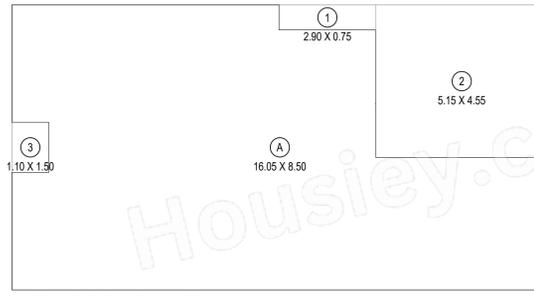
LINE DIA. OF FLAT WISE B.U. AREA FOR 5TH FLR. FLAT NO - 02 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

FLAT NO.01								
A	14.80	X	8.50	X	1 NO	=	125.80	SQ.MT.
TOTAL ADDITION						=	125.80	SQ.MT.
DEDUCTIONS								
1	2.60	X	0.10	X	1 NO	=	0.26	SQ.MT.
2	2.70	X	0.95	X	1 NO	=	2.57	SQ.MT.
3	0.15	X	0.90	X	1 NO	=	0.14	SQ.MT.
4	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
TOTAL DEDUCTION						=	26.40	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	99.40	SQ.MT.

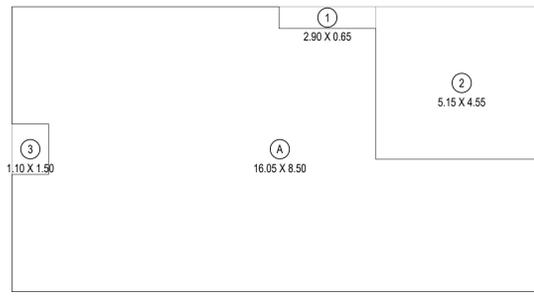
LINE DIA. OF FLAT WISE B.U. AREA FOR 6TH FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

7TH FLOOR								
A	16.05	X	8.50	X	1 NO	=	136.43	SQ.MT.
TOTAL ADDITION						=	136.43	SQ.MT.
DEDUCTIONS								
1	2.90	X	0.75	X	1 NO	=	2.18	SQ.MT.
2	5.15	X	4.55	X	1 NO	=	23.42	SQ.MT.
3	1.10	X	1.50	X	1 NO	=	1.65	SQ.MT.
TOTAL DEDUCTION						=	27.25	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	109.18	SQ.MT.

LINE DIA. OF FLAT WISE B.U. AREA FOR 7TH FLR. FLAT NO - 01 SCALE - 1:100



**FLAT WISE B.U. AREA CALCULATION**

8TH TO 13TH FLR								
A	16.05	X	8.50	X	1 NO	=	136.43	SQ.MT.
TOTAL ADDITION						=	136.43	SQ.MT.
DEDUCTIONS								
1	2.90	X	0.65	X	1 NO	=	1.89	SQ.MT.
2	5.15	X	4.55	X	1 NO	=	23.43	SQ.MT.
3	1.10	X	1.50	X	1 NO	=	1.65	SQ.MT.
TOTAL DEDUCTION						=	26.97	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	109.46	SQ.MT.

LINE DIA. OF FLAT WISE B.U. AREA FOR 8TH FLR. FLAT NO - 01 SCALE - 1:100

**PROFORMA B**

**CONTENTS OF SHEET**

FLAT WISE B.U. AREA CALCULATION

NOTES :-  
ALL DIMENSIONS ARE IN METERS

**APPROVAL OF PLANS**

- THIS DOCUMENT IS DIGITALLY SIGNED.  
- APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER File No.P-24190/2024/(738)/H/W Ward/BANDRA-E. DATED 31/03/2025

S.E.(BP) K/W-S-I	A.E.(BP) WS H/W	E.E.(BP) WS H-WARD
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**DESCRIPTION OF THE PROPOSAL & PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON property bearing C.T.S. No. 738, 739 & 740 of Village Bandra - E Ward at 10th Road, Khar (West), Mumbai - 400052 in H/West Ward.

**NAME & SIGNATURE OF OWNER / APPLICANT**

Mr. Zuber Y. Dhanani and Mr. Mihir M. Bhatia  
of Hariom Sayaji Properties L.L.P., C.A. to Owners.

**ADDRESS -**

R-701, and R - 701 Part, MIDC, Rabale, Navi Mumbai,  
Navi Mumbai, Thane, - 400701.,

**NAME, ADD. & SIGNATURE OF ARCHITECT.**

**Ar.Saumil A. Jhaveri**  
 (CA/2000/26353)  
**H. M. JHAVERI & SONS**  
**ARCHITECTS**  
 3RD FLOOR, SATYANARAYANPRASAD  
 COMMERCIAL CENTRE, DAYALDAS ROAD,  
 OFF. NEHRU ROAD, VILE PARLE(E).  
 MUMBAI-400057



SCALE: AS MENTIONED