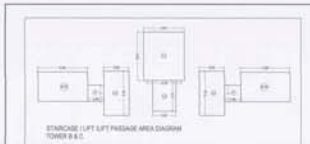

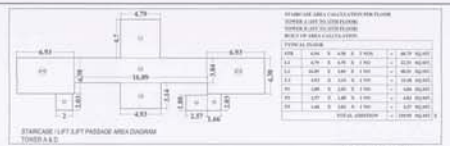

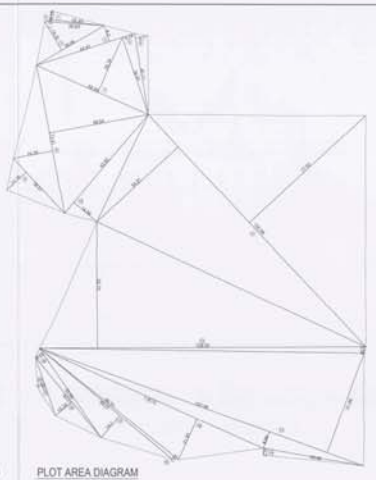

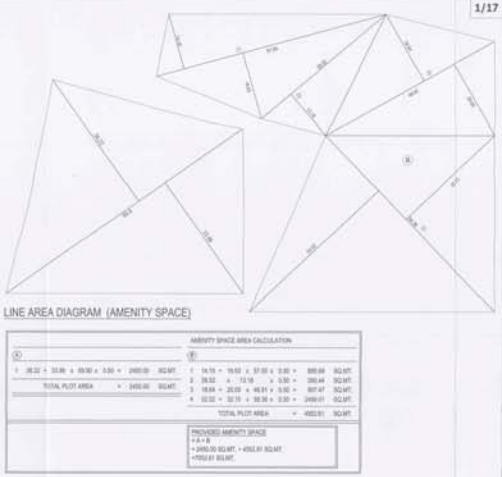

A	PROFORMA - A	Pre Fungible consent F.S.I. as per Last approved plan	Post as per DCR amended (after 6.1.12) (With F.S.I.)	Total
1	AREA OF PLOT	28010.43	28010.43	28010.43
2	DEDUCTIONS FOR a) ROAD-SET BACK AREA b) PROPOSED ROAD c) ANY RESERVATIONS (Sub-plot) d) 25% AMENITY RESERVATION OTHER			7002.61
3	Balance area of plot (1 Minus 2)			21007.82
4	Deduction for 10% Recreational Ground			2100.78
5	Net area of plot (3 minus 2)			18907.04
6	Additions for floor space index (40% of plot area as per			
7	TOTAL AREA (5 plus 6)	-		18907.04
8	Floor Space Index Permissible			1.00
9	9a) Floor Space Index Credit Available by Development Rights Additions for floor space index = 21007.82 SQMT X 0.30 = 6092.66 SQMT (6932.06 SQMT - 1793.65 SQMT = 5138.41 SQMT)	-	6728.21	-
	9b) TDR (DRC NO - SRA/961/CONST.)		5260.00	
	9c) TDR (DRC NO. - 000001.)		7002.61	
10	Permissible Floor Area	18907.04	21007.82	39914.86
11	Additional Parking Area	-	----	-
12	Total Permissible Area	-	----	-
13	Total Permissible Fungible Area	----	----	----
14	Proposed Built Up Area (C/C granted area)	18361.72	21553.14	39914.86
a)	Proposed Built Up Area	18361.72	21553.14	39914.86
b)	Proposed Built Up Area (NOW PROPOSED)	-	-	
15	Excess Balcony Area Taken in Floor Space Index	-	N. A.	
16	Total Built Up Proposed	-	-	-

B	Details of Residential / Non-Residential Area			
1	Purely Residential Built Up Area			
2	Remaining Non-Residential Built Up Area	-	-	-

C	Details of FSI availed as per DCR 35 (4)			
1	Fungible Built Up Area permissible vide DCR 35(4) for purely Residential = 39914.86- 18092.82) x 0.35 = 7357.82		7357.82	7357.82
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non-Residential = nil (B2 x 0.20)			
3	TOTAL PERMISSIBLE AREA (14 + C3+C2)	-	7357.82	7357.82
4	Total Gross Built Up Area Proposed = (14 + C3)	18361.72	28966.81	47268.53

D	TENEMENT STATEMENT			
1	PROP. AREA (ITEM A -12 ABOVE)			
2	LESS DEDUCTION OF NON RESI. AREA(SHOP,ETC			
3	AREA OF TENEMENTS.			
4	TENEMENTS PERMISSIBLE (450/HECTARE)			
5	TENEMENTS EXISTING			
6	TENEMENTS (ALREADY APPROVED)			
	TENEMENTS (NOW PROPOSED)			
	TOTAL TENEMENTS (5+6)			

E	PARKING STATEMENT			
1	TOTAL PARKING REQUIRED BY REGULATIONS			
	OUTSIDERS (25% VISITORS)			
	10%10%			
2	TOTAL PARKING EXISTING			
3	TOTAL PARKING REQUIRED			
4	TOTAL PARKING PROVIDED			

F	LOADING & UNLOADING STATEMENT			
1	LOADING & UNLOADING REQUIRED			
2	TOTAL LOADING UNLOADING PROVIDED			

PROFARMA - B

CONTENTS OF SHEET

LAYOUT PLAN
PLOT AREA DIAGRAM & CALCULATION, STAIRCASE AREA DIAGRAM & CALCULATION
AMENITY AREA DIAGRAM & CALCULATION , BUILT UP AREA SUMMARY - A-B-C-D
PARKING AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

PART OCCUPATION to FULL OCCUPATION FOR WING B & C COMPRISING OF GROUND + 11 UPPER FLOORS + STILT + 4TH UPPER FLOORS IN GRANTED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CE/2289/PM/AK / NEW/BHANDUP (WEST) DATED 19/04/2016

Avinash Goraksh Tambewagh
EXECUTIVE ENGINEER (B.P) KS. II

Prasad Rajaram Sutar
A.E (B.P) S/T

Akansha Vishwanath Siddhaye
A.E (B.P) S/T

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE AND THAT THE DIMENSIONS OF THE ASHLETIC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 28010.43 SQ. MTS & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT PROPERTY BEARING C.T.S. NO. 330 (PART) (NEW C.T.S NO. 330A - 1, 3, 365F VILLAGE BHANDUP AT VILLAGE ROAD, S. SAMUEL ROAD , BHANDUP (W), MUMBAI

NAME OF OWNER

M/s. ASHFORD INFOTECH PRIVATE LIMITED

KETAN SHAMJI GOGRI

JOB NO.	DRG. NO.	CHK. BY	DES. BY	DRN. BY	DATE	REV.

NORTH LINE

ARCHITECT

TALATI & PANTHAKY ASSOCIATES PVT. LTD.
ARCHITECTURE & INTERIOR DESIGN
Ganga House, 90+ Sagar Estate,
Sir Anne Besant Road, Worli, Mumbai 400018
e-mail: admin@talatiandthaky.com
Ph.+91-22-24937477/78 Fax:+91-22-24936112

PLOT AREA CALCULATION

1	28.48	x	4.26	x 0.50 =	59.82	SQ.MT.
2	39.83	x	1.10	x 0.50 =	16.98	SQ.MT.
3	38.08	x	16.39	x 0.50 =	311.36	SQ.MT.
4	49.87	x	8.20	x 0.50 =	204.47	SQ.MT.
5	39.62	x	6.24	x 0.50 =	123.61	SQ.MT.
6	40.11	x	6.10	x 0.50 =	122.34	SQ.MT.
7	58.96	x	29.34	x 0.50 =	865.36	SQ.MT.
8	19.36 + 48.69	x	73.40	x 0.50 =	2483.61	SQ.MT.
9	36.47	x	12.78	x 0.50 =	232.88	SQ.MT.
10	63.82	x	14.09	x 0.50 =	457.86	SQ.MT.
11	54.91 + 77.85	x	155.56	x 0.50 =	10333.62	SQ.MT.
12	3.96 + 62.75	x	158.55	x 0.50 =	5218.67	SQ.MT.
13	5.44 + 51.90	x	167.36	x 0.50 =	5738.59	SQ.MT.
14	49.06	x	3.37	x 0.50 =	82.75	SQ.MT.
15	116.73	x	21.83	x 0.50 =	1269.93	SQ.MT.
16	86.02	x	1.73	x 0.50 =	74.84	SQ.MT.
17	59.01	x	14.10	x 0.50 =	382.27	SQ.MT.
18	32.96	x	4.00	x 0.50 =	108.61	SQ.MT.
19	80.51	x	70.04	x 0.50 =	2811.74	SQ.MT.
20	39.03	x	3.63	x 0.50 =	54.00	SQ.MT.
			TOTAL PLOT AREA	=	28010.43	SQ.MT.

PARKING AREA STATEMENT FOR TOWER B & C
IN THE REST OF THE ISLAND CITY AREAS,
SUBURBS AND EXTENDED SUBURBS
ONE PARKING SPACE FOR EVERY:

	PLAT Nos.	REQUIRED PARKING
4 TENEMENT WITH CARPET AREA (UPTO 50.00 SQMT	43	10.80
2 TENEMENT WITH CARPET AREA EXCEEDING 50.00 SQMT BUT NOT EXCEEDING 65.00 SQMT	10	5.00
1 TENEMENT WITH CARPET AREA EXCEEDING 65.00 SQMT BUT NOT EXCEEDING 90.00 SQMT	145	145.00
1/2 TENEMENT WITH CARPET AREA EXCEEDING 70.00 SQMT	138	276.00
	TOTAL PARKING	433.00
	25% VISITORS PARKING	108.25
	TOTAL PARKING REQUIRED	541.00 Nos.
ADD - 30% PERMISSIBLE NO. OF PARKING AS PER D.C.R		135.25
		677.00 Nos.
PARKING REQUIRED		676.00 Nos. Says ....(A)

PARKING AREA STATEMENT FOR TOWER A & D
IN THE REST OF THE ISLAND CITY AREAS,
SUBURBS AND EXTENDED SUBURBS
ONE PARKING SPACE FOR EVERY:

	PLAT Nos.	REQUIRED PARKING
4 TENEMENT WITH CARPET AREA UPTO 50.00 SQMT	-	-
2 TENEMENT WITH CARPET AREA EXCEEDING 50.00 SQMT BUT NOT EXCEEDING 65.00 SQMT	-	-
1 TENEMENT WITH CARPET AREA EXCEEDING 65.00 SQMT BUT NOT EXCEEDING 70.00 SQMT	8	8.00
1/2 TENEMENT WITH CARPET AREA EXCEEDING 70.00 SQMT	117	234.00
	TOTAL PARKING	242.00
	25% VISITORS PARKING	60.75
	TOTAL PARKING REQUIRED	302.75 Nos.
ADD - 25% PERMISSIBLE NO. OF PARKING AS PER D.C.R		75.68 Nos.
		378.00 Nos.
PARKING REQUIRED		380.00 Nos. Says ....(B)

TOTAL PARKING REQUIRED 1058.00 Nos. Says ....(A+B)

TENEMENT STATEMENT - TOWER - A,B,C & D

FLOOR NOS.	TOWER NO. A	TOWER NO. B	TOWER NO. C	TOWER NO. D
PARKING FLOOR	1ST PODIUM	1ST PODIUM	1ST PODIUM	1ST PODIUM
PARKING FLOOR	2ND PODIUM	2ND PODIUM	2ND PODIUM	2ND PODIUM
PARKING FLOOR	3RD PODIUM	3RD PODIUM	3RD PODIUM	3RD PODIUM
1ST FLOOR REFUGE FLOOR	4	3	3	3
2ND FLOOR	5	4	4	5
3RD FLOOR	5	4	4	5
4TH FLOOR	5	4	4	5
5TH FLOOR	5	4	4	5
6TH FLOOR	5	4	4	5
7TH FLOOR	5	4	4	5
8TH FLOOR REFUGE FLOOR	5	5	5	5
9TH FLOOR	5	4	4	5
10TH FLOOR	5	4	4	5
11TH FLOOR	5	4	4	5
12TH FLOOR	5	4	4	5
13TH FLOOR	---	4	4	5
14TH FLOOR	---	4	4	5
15TH FLOOR REFUGE FLOOR	---	5	5	5
16TH FLOOR	---	4	4	5
17TH FLOOR	---	4	4	5
18TH FLOOR	---	4	4	5
19TH FLOOR	---	4	4	5
20TH FLOOR	---	4	4	5
21ST FLOOR	---	4	4	5
22ND FLOOR REFUGE FLOOR	---	---	---	5
23RD FLOOR	---	4	4	5
24TH FLOOR	---	4	4	5
25TH FLOOR	---	4	4	5
26TH FLOOR	---	4	4	5
27TH FLOOR	---	4	4	5
28TH FLOOR	---	4	4	5
29TH FLOOR REFUGE FLOOR	---	5	5	5
30TH FLOOR	---	4	4	7
31ST FLOOR	---	4	4	5
32ND FLOOR	---	4	4	5
33RD FLOOR	---	4	4	---
34TH FLOOR	---	4	4	---
35TH FLOOR	---	4	4	---
36TH FLOOR REFUGE FLOOR	---	4	4	---
37TH FLOOR	---	4	4	---
38TH FLOOR	---	4	4	---
TOTAL	57.00	164.00	168.00	94.00

PROPOSED PARKING

1) GROUND LVL	=	204.00 Nos.
2) 1ST PODIUM	=	492.00 Nos.
3) 2ND PODIUM	=	336.00 Nos.
4) 3RD/4TH PODIUM	=	132.00 Nos.
TOTAL PROPOSED PARKING	=	1404.00 Nos.

TENEMENT STATEMENT

BUILDING	RESI.	TOTAL
BUILDING A	57	57
BUILDING B	164	164
BUILDING C	168	168
BUILDING D	94	94
TOTAL	484	484

BUILT UP AREA SUMMARY - A,B,C & D

FLOOR NOS.	TOWER NO. A	TOWER NO. B	TOWER NO. C	TOWER NO. D
PARKING FLOOR	1ST PODIUM	1ST PODIUM	1ST PODIUM	1ST PODIUM
PARKING FLOOR	2ND PODIUM	2ND PODIUM	2ND PODIUM	2ND PODIUM
PARKING FLOOR	3RD PODIUM	3RD PODIUM	3RD PODIUM	3RD PODIUM
1ST FLOOR REFUGE FLOOR	344.02	187.96	187.96	344.02
2ND FLOOR	478.28	357.40	357.40	478.28
3RD FLOOR	468.28	357.40	357.40	468.28
4TH FLOOR	478.28	357.40	357.40	478.28
5TH FLOOR	468.28	357.40	357.40	468.28
6TH FLOOR	478.28	357.40	357.40	478.28
7TH FLOOR	468.28	357.40	357.40	468.28
8TH FLOOR REFUGE FLOOR	348.21	187.96	187.96	348.21
9TH FLOOR	468.28	357.40	357.40	468.28
10TH FLOOR	478.28	357.40	357.40	478.28
11TH FLOOR	468.28	357.40	357.40	468.28
12TH FLOOR	478.28	357.40	357.40	478.28
13TH FLOOR	---	357.40	357.40	468.28
14TH FLOOR	---	357.40	357.40	478.28
15TH FLOOR REFUGE FLOOR	---	187.96	187.96	344.02
16TH FLOOR	---	357.40	357.40	478.28
17TH FLOOR	---	357.40	357.40	468.28
18TH FLOOR	---	357.40	357.40	478.28
19TH FLOOR	---	357.40	357.40	468.28
20TH FLOOR	---	357.40	357.40	478.28
21ST FLOOR	---	357.40	357.40	468.28
22ND FLOOR REFUGE FLOOR	---	---	---	348.21
23RD FLOOR	---	357.40	357.40	468.28
24TH FLOOR	---	357.40	357.40	478.28
25TH FLOOR	---	357.40	357.40	468.28
26TH FLOOR	---	357.40	357.40	478.28
27TH FLOOR	---	357.40	357.40	468.28
28TH FLOOR	---	357.40	357.40	478.28
29TH FLOOR REFUGE FLOOR	---	187.96	187.96	344.02
30TH FLOOR	---	357.40	357.40	478.28
31ST FLOOR	---	357.40	357.40	468.28
32ND FLOOR	---	477.23	477.23	359.57
33RD FLOOR	---	511.00	511.00	---
34TH FLOOR	---	477.23	477.23	---
35TH FLOOR	---	511.00	511.00	---
36TH FLOOR REFUGE FLOOR	---	494.76	494.76	---
37TH FLOOR	---	511.00	511.00	---
38TH FLOOR	---	477.23	477.23	---
TOTAL	3303.73	13795.00	13795.00	11102.47

TOTAL BUILT UP AREA

BUILDING	AREA (SQ.MT.)
TOWER A	3303.73
TOWER B	13795.00
TOWER C	13795.00
TOWER D	14102.47
EXCESS REFUGE AREA	186.73
TOTAL	47268.53

AMENITY SPACE AREA CALCULATION

1	14.19 + 19.65	x	57.65	x 0.50 =	989.69	SQ.MT.
2	39.52	x	13.19	x 0.50 =	260.44	SQ.MT.
3	18.64 + 20.09	x	46.91	x 0.50 =	807.47	SQ.MT.
4	32.02 + 32.15	x	56.36	x 0.50 =	2469.01	SQ.MT.
	TOTAL PLOT AREA			=	4552.61	SQ.MT.

PROVIDED AMENITY SPACE
= A + B
= 2456.00 SQ.MT. + 4552.61 SQ.MT.
=7052.61 SQ.MT.