



### PROFORMA - A

| Sr.No.  | DESCRIPTION   | AREA IN SQM.         |
|---|---|----------------------|
| 1.  | a. Area of plot, as per demarcation Ex.Eng./Ghatkopar division                                | 811.40               |
|   | b. As per layout  | ----                 |
| 2.  | Deductions for  | ----                 |
|   | a. Road setback   | ----                 |
|   | b. Proposed D.P. road   | ----                 |
|   | c. Any reservation  | ----                 |
|   | Total (a+b+c)   | ----                 |
| 3.  | Balance area of plot (1-2)  | 811.40               |
| 4.  | Additions for F.S.I Proposed  | ----                 |
| 5.  | Road Setback  | ----                 |
| 6.  | Net Area of plot  | 811.40               |
| 7.  | Permissible F.S.I   | 3.00                 |
| 8.  | a. Permissible built-up area as per FSI 3.00 (1d X 7)   | 2434.20              |
|   | b. Prorata fsi of layout (55.90 X 32)   | 1788.80              |
|   | c. Additional F.S.I. in form VP quota   | 260.00               |
| 9.  | Total Permissible built up area   | 4483.00              |
| 10.   | Proposed B.U.A  | ----                 |
|   | a. Residential built-up area  | ----                 |
|   | b. Non residential built-up area  | ----                 |
|   | c. Mhada share  | ----                 |
|   | d. Excess balcony area taken into FSI   | ----                 |
| 11.   | Total built-up area proposed (10a+10b)  | ----                 |
| 11.   | FSI consumed (11/6)   | ----                 |
| <b>B. Details of FSI available as per DCR 31(3)</b> |   |                      |
| 1.  |   | PERMISSIBLE PROPOSED |
|   | i. Fungible built-up area component permissible wide DCR 31(3) on residential (4483.00 x 35%) | ----                 |
|   | ii. Fungible built-up area component permissible wide DCR 31(3) on non residential (9x35%)    | ----                 |
| 2.  | Total gross built-up area permissible (8c + b1(i + ii))                                       | 4483.00              |
| 3.  | Total gross built-up area proposed (11+B2)  | ----                 |
| 4.  | FSI consumed (B2/6)   | ----                 |
| <b>C. Tenements Statement</b>                       |   |                      |
|   | i) Total gross built-up area proposed   | ----                 |
|   | ii) Tenement density permissible per hecter for FSI one                                       | ----                 |
|   | iii) Tenement permissible on the plot   | ----                 |
|   | iv) Tenement proposed   | ----                 |
|   | v) Less non residential tenements (Shops)   | ----                 |
|   | vi) Total Tenement on the plot (iv+v)   | ----                 |
| <b>D. Parking Statement</b>                         |   |                      |
| 1.  | a. Parking required by rule as Reg. 44 (2) of DCR 2034  | ----                 |
|   | b. 5% for visitors i.e. 5% of 00.00 = 00.00 Nos.  | ----                 |
|   | c. Total parking required (00.00 + 00.00) = 00.00 Say   | ----                 |
|   | d. 50% additional parking proposed (00.00 X 50%) = 00.00 Say                                  | ----                 |
|   | e. Additional parking 10% parking DCR 2034 (44 (6) (ii) (00.00 X 10%) Say                     | ----                 |
|   | f. Total parking required (c+d)   | ----                 |
| 2.  | Total car parking provided  | ----                 |
|   | a. Total small car parking provided   | ----                 |
|   | b. Total big car parking provided   | ----                 |

### FORM II (PROFORMA B)

**CONTENTS OF SHEET :**  
PLINTH LVL. PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN SECTION - A & B - B.

**DESCRIPTION OF PROPOSAL AND PROPERTY**  
PROPOSED DEVELOPMENT OF BLDG NO.157 KNOWN AS PANT NAGAR ON SAI CHS LTD. ON PLOT BEARING S.236-A (P1), C.T.S.NO.194-A/9/8, OF VILLAGE GHATKOPAR, PANT NAGAR, GHATKOPAR (E) MUMBAI - 400 075

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 801.40 SQUARE METERS AS PER DEMARCATION (EIGHT HUNDRED SIXTY POINT TWELVE ONLY) AND AS PER LAYOUT THE AREA IS 811.53 SQ.MT.

**NOTE:**  
1. ALL DIMENSIONS ARE IN METERS.  
2. SCALE USE  
a) FLOOR PLAN 1:100  
b) BLOCK PLAN 1:500  
c) LOCATION PLAN 1:4000  
3. THE PLANS ARE PREPARED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCDM AND MHADA TIME TO TIME  
4. DIMENSIONS SHOWN IN BLOCK FOLLOWED  
5. THE ARTISTIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

**STAMP OF DATE OF RECEIPT OF PLANS :**

**STAMP OF APPROVAL OF PLANS :**

**NAME AND ADDRESS OF LICENSED SUVEYOR**  
Sachin Rakshie  
SACHIN RAKSHIE  
I.S. B/172/LS/3002

**NAME AND SIGN. OF OWNER :**  
M/S. V. K. DEVELOPERS C.A. TO OWNER  
PANT NAGAR CHS LTD.

**FOR V. K. DEVELOPERS**

**DRAWING TITLE :** MHADA APPROVAL

**DRWG NO. :** I/1

**NORTH :** SCALE DATE

**AS STATED :** 16.01.2021

**DRAWN :** CHECKED

**RAHUL :** SACHIN

Approved subject to conditions mentioned in this office letter No. Mhada - 1/593/2021  
Date 18 FEB 2021  
Ex. Eng. Bldg. Permission Cell/Greater Mumbai  
Maharashtra Housing & Area Development Authority