



PROFORMA - A (as per sanc. DCPR 2034 - zonal line as per DP 2034)

Sr. No.	Description / Particulars	Development as per Regn. No. 30, Table 12 & AR Policy				TOTAL Area in sqm.
		'R' Zone	'I' to 'R' Zone Phase I	'I' to 'R' Zone Phase II	'R' Zone Phase II	
1.	Area of Plot (As per PFI Contd)					14798.30
	Less Area of Sea Lane Shipping					2363.80
	Balance Area of Plot	50918.50	41479.29	91624.17	1309.92	14332.50
		19391.96	31526.58			
2.	Deductions For					
A.	For Road Area					
a.	Road Setback (RDP1981-already handed over)	nil	1419.05	585.20	nil	2004.25
b.	Road Setback 01 to be handed over (as per sanctioned ep 2034)	nil	1563.06	86.45	808.54	2457.05
c.	Road Setback 02 to be handed over (as per sanctioned ep 2034)	nil	162.64	nil	nil	162.64
d.	Road Setback 03 to be handed over (as per sanctioned ep 2034)	nil	nil	2485.30	nil	2485.30
e.	Road Setback 04 to be handed over (as per sanctioned ep 2034)	nil	nil	150.30	nil	150.30
B.	For Amenity Area					
a.	14(A) Amenity plot already handed over (500 + (4773.77 - 10000) x 10%)	4277.38	nil	nil	nil	4277.38
b.	14(B) Amenity plot (Phase I) already handed over (2000 + (1417.38 - 20000 - 8845) x 20%) (15% of area 1162.25 sqm already handed over to KDC as per 50% plan dated 01/01/2011)	nil	nil	6165.25	10641.17	844.40
c.	14(B) Amenity plot (Phase II) to be handed over (2000 + (1417.38 - 20000 - 8845) x 20%) (15% of area 1162.25 sqm already handed over to KDC as per 50% plan dated 01/01/2011)	nil	nil	6165.25	10641.17	844.40
d.	14(B) Amenity plot (Phase III) to be handed over (2000 + (1417.38 - 20000 - 8845) x 20%) (15% of area 1162.25 sqm already handed over to KDC as per 50% plan dated 01/01/2011)	nil	nil	6165.25	10641.17	844.40
e.	14(B) Amenity plot (Phase IV) to be handed over (2000 + (1417.38 - 20000 - 8845) x 20%) (15% of area 1162.25 sqm already handed over to KDC as per 50% plan dated 01/01/2011)	nil	nil	6165.25	10641.17	844.40
C.	Total Deductions (2A + 2B)	4277.38	3144.75	6830.80	14688.31	1309.92
3A.	Net Area of Plot (1-2C)	15114.56	28381.81	34848.99	37538.86	115664.24
4.	Plot Area for Development after area to be handed over to KDC as per 50% plan (15114.56 x 30% = 4534.37)	4534.37	28381.81	34848.99	37538.86	105104.03
5.	F.S.I. Permissible				1.00	
6.	Permissible Built up Area as per Zone 'R' (45)	4534.37	28381.81	34848.99	37538.86	105104.03
7.	Permissible Built up Area as per Regn. No. 11(1)(b)(ii)	10860.21	nil	nil	nil	10860.21
8.	Total Perm. Built up area	15114.56	28381.81	34848.99	37538.86	115664.24
d.	Less Plot Area for Future Development under Regulation no. 33(1)(b) with road set-back area measuring 806.54 sqm					7300.20
e.	Total Perm. Built up area					108364.04
7.	Built-up Area due to 'Additional FSI on Payment of Premium' as per Table no. 12 of Regulation no. 30(2) (as remaining / balance 9%) (50% Additional FSI)					3077.80
8.	Built-up Area due to Admissible 'TDR' as per Table no. 12 of Regulation no. 30(2) and 32 on remaining / balance plot. (1 TDR)					3077.80
9.	F.S.I. defined in Reg. of Road / Amenity area 2 times self generated for claimed as per regn. 30(2) (Provisional Road No. ACQ/19/198/5 dt. 04/05/2011)					3077.80
10.	As per Reg. No. 11(1)(b)(ii)(c), in case of reservation area less than or equal to 5 Ha, 60% BUA equal to area of plot as transferred to KDC in accordance with the terms of the agreement, shall be permissible overall above the terms 75 as per Reg. no. 30(2), (15114.56 x 10% = 15114.56 sqm)					10590.21
11.	Total Permissible Built up Area (6 + 7 + 8 + 9 + 10)					182540.50
12.	Existing Floor Area : 40694.83 sqm (proposed to be demolished)					nil
13.	Proposed Floor Area					98232.95
	Residential Building no. 01 (wing A to F)					44502.66
	Residential Building no. 02 (wing I to N)					44502.66
	Residential Building no. 03 (wing P to S)					44502.66
14a.	Purely Residential Built-up Area					142435.81
14b.	Remaining Non Residential Built-up Area					4131.10
15.	Total Built-up Area Proposed (12+14a+14b above)					146566.91
16.	F.S.I. Consumed (15/3 above)					1.35
17.	Balance Built-up Area (11-15 above)					33973.49
18.	DETAILS OF FSI AVAILABLE AS PER D.C.R. 20(4)					
1.	Fungible BUA Permissible					63889.17
2.	Fungible BUA Proposed					63889.17
3.	Fungible BUA Proposed (B1+B2 above)					63889.17
4.	TOTAL GROSS BUA PROPOSED (A15 + B3 above)					180597.06
C.	TEMENT STATEMENT					
a.	NET AREA OF ITEM A(7) ABOVE					1729
b.	LESS DEDUCTIONS OF NON-RESIDENTIAL AREA					86
c.	AREA OF TEMENTS (8-4) ABOVE					1941
D.	PARKING STATEMENT					
a.	PARKING REQUIRED BY RULE (BUL. MD-1)					440
b.	TOTAL PARKING PROVIDED					440
c.	TWO WHEELER PARKING PROVIDED					

parking area statement (wing A to F)

wing	carpet area	no. of flats	regulation	required parking	req. 10% Visitors
wing-A	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	nil
	>60.00sq.m. & <90.00sq.m.	293	1 car / 1 flat	293	293
	>90.00sq.m.	nil	2 cars / 1 flat	nil	nil
		293		293	293
wing-B	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	nil
	>60.00sq.m. & <90.00sq.m.	293	1 car / 1 flat	293	293
	>90.00sq.m.	nil	2 cars / 1 flat	nil	nil
		293		293	293
wing-C	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	nil
	>60.00sq.m. & <90.00sq.m.	nil	1 car / 1 flat	nil	nil
	>90.00sq.m.	193	2 cars / 1 flat	386	386
		193		386	386
wing-D	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	nil
	>60.00sq.m. & <90.00sq.m.	270	1 car / 1 flat	270	270
	>90.00sq.m.	11	2 cars / 1 flat	22	22
		281		292	292
wing-E	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	172	1 car / 2 flats or 1 car / 1 flat	86	86
	>60.00sq.m. & <90.00sq.m.	80	1 car / 1 flat	80	80
	>90.00sq.m.	nil	2 cars / 1 flat	nil	nil
		252		166	166
wing-F	less than 45.00sq.m.	nil	1 car / 4 flats or 1 car / 1 flat	nil	nil
	>45.00sq.m. & <60.00sq.m.	nil	1 car / 2 flats or 1 car / 1 flat	nil	nil
	>60.00sq.m. & <90.00sq.m.	142	1 car / 1 flat	142	142
	>90.00sq.m.	142	2 cars / 1 flat	284	284
		142		142	142
total		1454		1572	1572
					1729
					86
					1941
					440
					1729

total car parking statement : building no. 01

type	surface	big	small	stack	total	2-wh.
basement	-	-	-	308	30	338
plot	2	2	486	144	814	80
1st podium	264	65	-	-	329	105
2nd podium	264	65	-	-	329	89
3rd podium	262	69	-	-	331	108
total	792	201	774	174	1941	440

summary of built-up area

wing	built-up area	staircase+lift lobby area
wing - A	21670.44 sqm.	7892.81 sqm.
wing - B	21670.44 sqm.	7892.81 sqm.
wing - C	21698.75 sqm.	7287.32 sqm.
wing - D	22463.88 sqm.	7943.10 sqm.
wing - E	15422.12 sqm.	6784.39 sqm.
	(13432.05 + 3829.29)	nil sqm.
wing - F	17361.34 sqm.	3702.83 sqm.
total	120586.97 sqm.	31702.83 sqm.

summary of RG area

wing	built-up area	staircase+lift lobby area
total	5576.98 sqm.	722.97 sqm.
wing - I	3003.68 sqm.	208.78 sqm.
wing - J	15147.20 sqm.	8119.88 sqm.
wing - K	17038.78 sqm.	8092.79 sqm.
wing - L	17603.08 sqm.	8992.78 sqm.
wing - M	3002.85 sqm.	2095.04 sqm.
wing - N	2489.39 sqm.	2148.83 sqm.
terrace area	688.08 sqm.	nil sqm.
multi purpose room & park area	271.67 sqm.	nil sqm.
fire control room/bud	91.91 sqm.	nil sqm.
fibres center access area	115.89 sqm.	nil sqm.
total	65010.09 sqm.	31365.99 sqm.

PROFORMA - B
CONTENTS OF SHEET
BLOCK & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS
This certifies Approval to the previous plan sanctioned u/no. CHE/ES/1699/S/337(NEW)/337/13/Amend dated 20.10.2020
APPROVED subject to conditions mentioned in this office no. CHE/ES/1699/S/337(NEW)/337/13/Amend

Lotan Sukade
o Ahire
Executive Engineer Bldg. Prop.(E/S)-II

Hemant Shriam Medhavi
S.E.(B.P.)S&T/E
A.E.(B.P.)S&T

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09.07.2004 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD. SIGNATURE OF ARCHITECT

SUNIL GAJANAN AMBRE
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RES. BLDG. NO. 1 COMPRISING OF WINGS A, B, C, D, E & F ON PROPERTY BEARING C.T.S. NO. 1004/1005/1005/1/1005/1007(P1), 1007/3(P1), 1007/4, 1009(P1), 1009/5 & 6, 1010(P1), 1013(P1), 1014(P1), 1014/1 TO 6, 1017, 1017/1 TO 6, 1018, 1018/1 TO 9 OF VILLAGE KANJUR, AT KANJURMARG (E), MUMBAI.

NAME OF OWNER
Evie Real Estate Pvt. Ltd.

NAME OF ARCHITECT
SUNIL GAJANAN AMBRE
303, MITTAL AVENUE, 3RD FLOOR, 110, NAGINDAS MASTER ROAD, NEAR BSE, FORT, MUMBAI-400 001, TEL. NO. 20824545, 20824544

NAME OF OWNER
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