

**COMPENSATRY FUNGIBLE F.S.I. TABLE :-**

FUNGIBLE AREA PERMISSIBLE A) RESIDENTIAL 35% (2814.40 x 0.35%)	=	985.04 SQ.MT.
LESS NON UTILIZED FUNGIBLE F.S.I.	=	SQ.MT.
BALANCE FUNGIBLE AREA PERMISSIBLE	=	985.04 SQ.MT.
FUNGIBLE AREA PERMISSIBLE B) COMMERCIAL 20% ( x 0.20%)	=	SQ.MT.
LESS NON UTILIZED FUNGIBLE F.S.I.	=	SQ.MT.
BALANCE FUNGIBLE AREA PERMISSIBLE	=	SQ.MT.
FUNGIBLE AREA PROPOSED A) RESIDENTIAL 35%	=	968.11 SQ.MT.
FUNGIBLE AREA PROPOSED B) COMMERCIAL 20%	=	SQ.MT.
Fungible Area Claimed (Without Charging Premium) 35% of built up area	A) RESIDENTIAL (1521.32 x 35%)	= 532.55 SQ.MT.
Fungible Area Claimed (Without Charging Premium) 20% of built up area	B) COMMERCIAL ( x 20%)	= SQ.MT.
Fungible Area Claimed By Charging Premium	A) RESIDENTIAL (968.11 - 532.55)	= 435.56 SQ.MT.
	B) COMMERCIAL ( x 20%)	= SQ.MT.
<b>TOTAL</b>		<b>= 435.56 SQ.MT.</b>
FUNGIBLE AREA PREMIUM	= RS.	/-
PAID RECEIPT NO. -	DATE -	

**PROFORMA - A**

Sl. No.	DESCRIPTION	SQ.MTS.
1	AREA OF PLOT	1677.20
2	DEDUCTIONS FOR ROAD-SET BACK AREA	-
3	Balance area of plot (1 Minus 2)	1677.20
4	Deduction for 15% Recreational Ground/10% Amenity Space (if deductible for ind)	-
5	Net area of plot (3 minus 2)	1677.20
6	Additions for floor space index 2(a) 100% for D.P. Road 2(b) 100% for Set-Back (restricted to 40% or 80% of "3")	-
7	<b>TOTAL AREA (5 plus 6)</b>	<b>1677.20</b>
8	Floor Space Index Permissible	ONE
9	9a) Floor Space Index Credit Available by Development Rights (Restricted to % of the balance area vide 3 above)	
	Additions for floor space index 9(b) 50% as per DCR 32 PERMISSIBLE AREA (1677.20 x 50% = 838.60 SQ.MTS.) PROPOSED 703.60	703.60
	9(c) 50% T.D.R. PERMISSIBLE (1677.20 x 50% = 838.60 SQ.MTS.) PROPOSED 703.60	703.60
10	Permissible Floor Area (7 x 8) + 9 above	3084.40
11	Existing Floor Area (WING - B)	257.06
12	Proposed Built Up Area (WING - A)	2814.40
13	<b>TOTAL Proposed Built Up Area</b>	<b>3071.46</b>
14	F.S.I. Consumed on net holding = 13 / 3	1.83

**B Details of Residential / Non-Residential Area**

1	Purely Residential Built Up Area	2814.40
2	Remaining Non-Residential Built Up Area	-

**C Details of FSI availed as per DCR 35 (4)**

1	Fungible Built Up Area component Permissible vide DCR 35(4) for purely Residential = or (B1 x 0.35)	985.04
2	Fungible Built Up Area component Permissible vide DCR 35(4) for Non-Residential = or (B2 x 0.20)	-
3	Total Fungible Built Up Area Permissible vide DCR 35(4) = (C1+C2)	985.04
4	Total Fungible Built Up Area Proposed (Resl.)	968.11
5	Total Fungible Built Up Area Proposed (Comm.)	-
6	Total Gross Built Up Area Proposed = (11 + C4 + C5)	3782.51

**D TENEMENT STATEMENT**

1	PROP. AREA (ITEM A -11 ABOVE)	3782.51
2	LESS DEDUCTION OF NON RESL. AREA(SHOP & Etc.)	-
3	AREA OF TENEMENTS.	3782.51
4	TENEMENTS PERMISSIBLE (450/HECTARE)	170 Nos.
5	TENEMENTS EXISTING	NIL
6	TENEMENTS PROPOSED	53 Nos.
-	TOTAL TENEMENTS ( 5+6 )	53 Nos.

**E PARKING STATEMENT**

1	TOTAL PARKING REQUIRED BY REGULATIONS OUTSIDERS (VISITORS) SHOPS	71.00 Nos.
2	TOTAL PARKING EXISTING	NIL
3	TOTAL PARKING REQUIRED	89 Nos.
4	TOTAL PARKING PROVIDED	47 Nos.

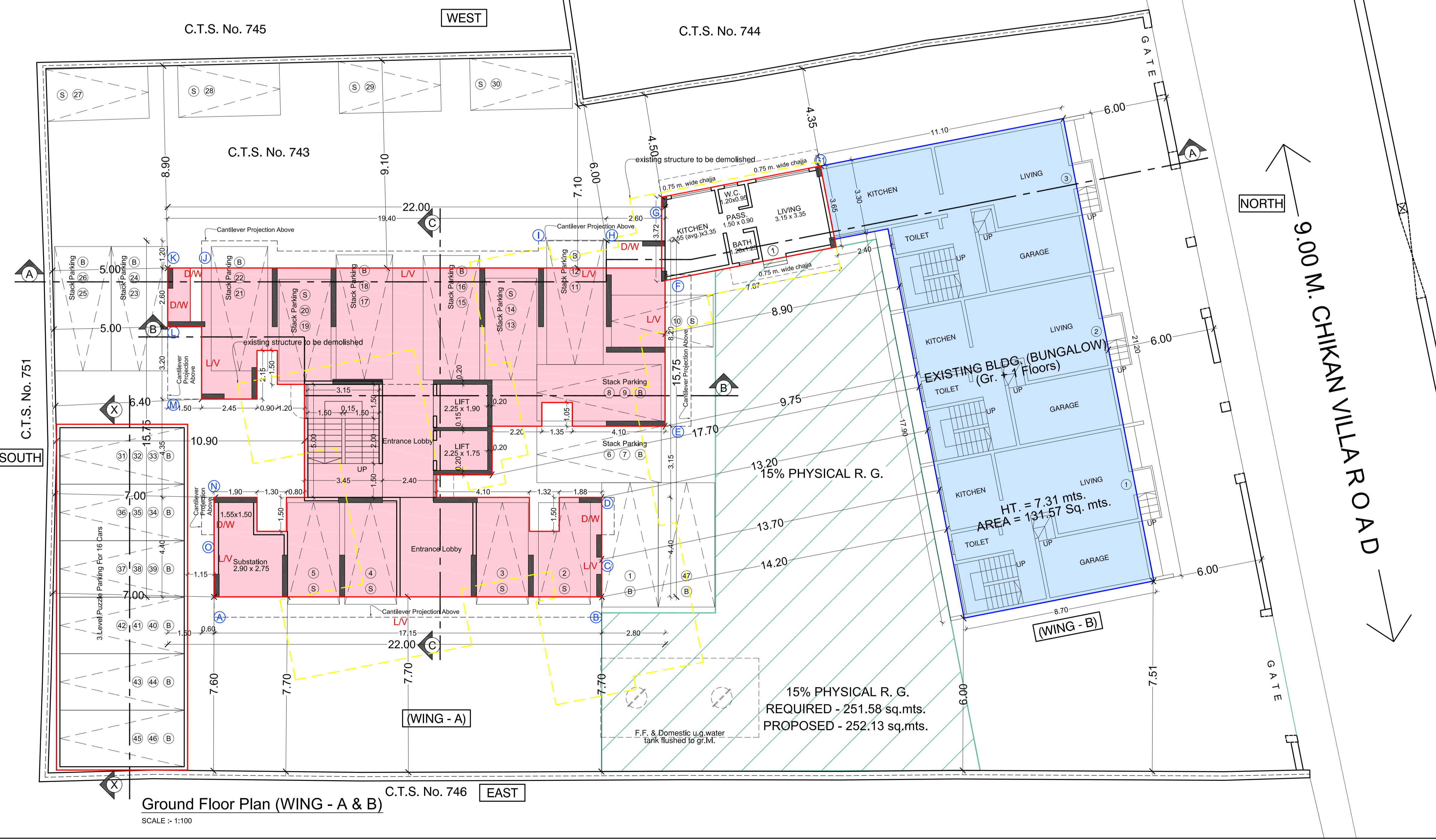
**F LOADING & UNLOADING STATEMENT**

1	LOADING & UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.

**CERTIFICATE OF AREA**

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/02/2014 AND THAT THE DIMENSIONS OF THE SITE, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1677.20 (ONE THOUSAND SIX HUNDRED SEVENTY SEVEN POINT TWO ZERO) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P.S. RECORDS

SIGNATURE OF ARCHITECT



**PROFORMA - B**

**CONTENTS OF THE SHEET**

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, SUCTION TANK SECTION & COMPOUND WALL SECTION.

**DESCRIPTION OF PROP. & PROPERTY**

PROPOSED BUILDING ON F.P. No. 743, T.P.S. - III, BORIVALI - VILLAGE, BORIVALI AT 65th ROAD, SIMPOLI, BORIVALI (WEST).

Plans for Consideration.

A.E.(B.P.)R/C i/c

NAME, ADDRESS & SIGNATURE OF OWNER

Mr. HIREN G. PAREKH & Mr. HARDIK R. SHAH  
PARTNERS OF  
M/S. PRASHAM REALTORS  
(C. A. OWNER)  
9, Sumanta Apts, Vazira Naka, L.T. Road,  
Borivali (west), Mumbai - 400 092.

DRAWN BY	CHECKED BY	SCALE	DATE
NITIN	AS NOTED		

NAME, ADDRESS & SIGNATURE OF ARCHITECT

**A. R. MEHTA & ASSOCIATES**  
101, KRISHNA, DAULAT NAGAR,  
ROAD No. 5 & B, BORIVALI (E), MUMBAI - 68.