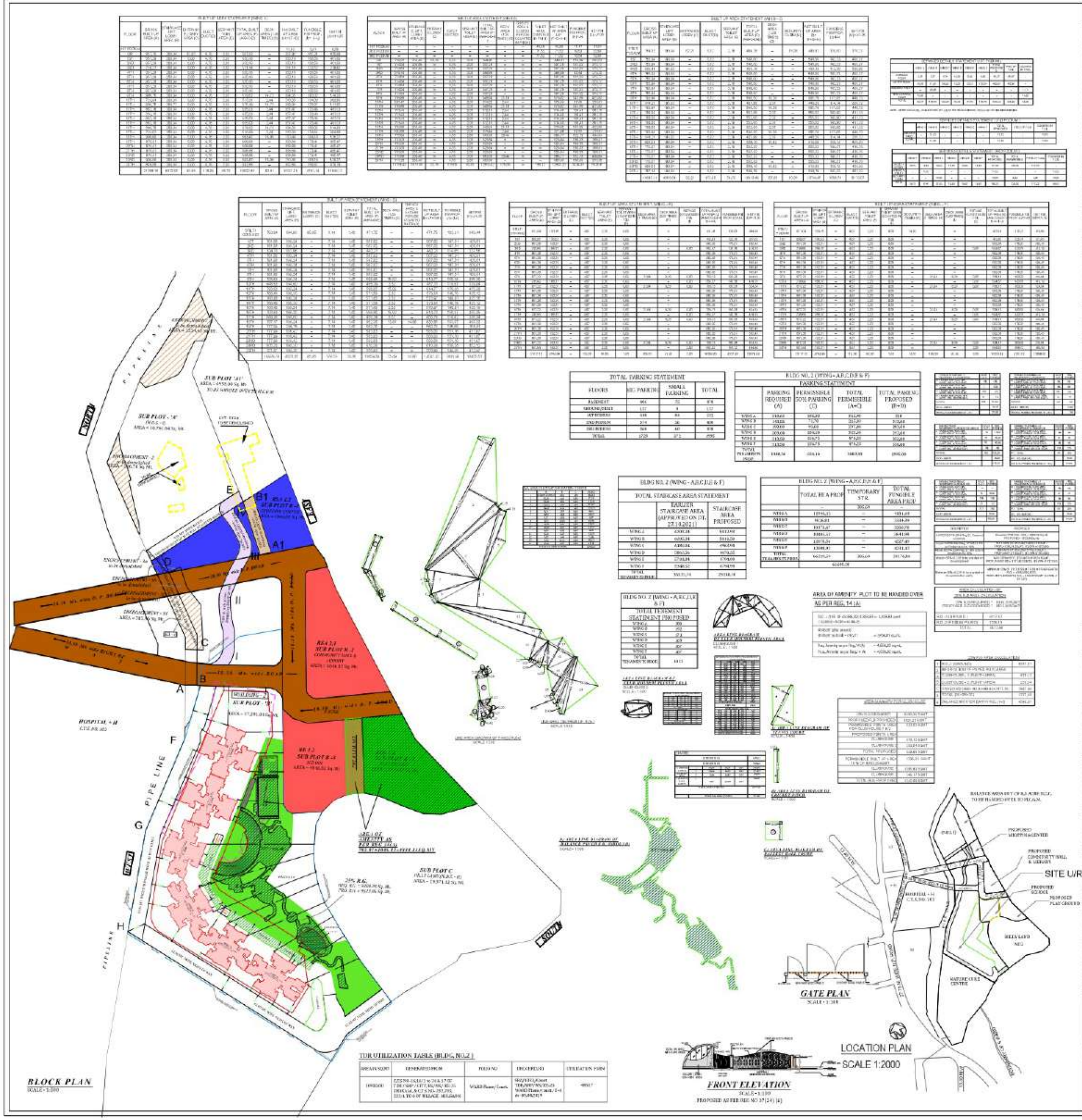

PROFORMA - I

Proposal in (9-6b)

A (I)		AREA STATEMENT	Approved Area	Proposed Area	Total Area
1	1	AREA OF PLOT (AS PER P.R.C.)	1,33,246.68	94,206.87	94,206.87
	a	Area of Reservation in plot	—	—	—
	a1	Nature conservation SRDP - 1991	29,446.18	—	—
	a2	N.D.Z. (N.D.Z.-I - II) SRDP - 1991	25,000.76	—	—
	a3	Balance Area Of the Plot [1 - (a1 + a2)]	27,916.46	—	—
	(i)	N.D.Z. (N.D.Z.-I) SUB PLOT-A (13719.64 + 1918.00)	—	18,790.44	10,791.04
	(ii)	N.D.Z. (N.D.Z.-I) SUB PLOT-A1	—	4050.00	4050.00
	(iii)	N.D.Z. (N.D.Z.-II) SUB PLOT-C	—	19,971.12	19,971.12
	(iv)	30 M ROAD (SUB PLOT-B5)	5,127.79	5,127.79	5,127.79
	(v)	SCHOOL (SUB PLOT-B3) (RE - 1.2)	4,046.82	4,046.82	4,046.82
	(vi)	SHOPPING CENTER (SUB PLOT-B1) (RSA - 1.2)	4,046.82	4,046.82	4,046.82
	(vii)	COMMUNITY HALL & LIBRARY (SUB PLOT-B2) (RSA - 2.1)	4,046.82	4,046.82	4,046.82
	(viii)	PLAY GROUND (SUB PLOT-B4) (ROS - 1.4) Reservation area ROS 1.4 to be adjusted against Amenity as per DCPR 14A (ii)	4,046.82	4,046.82	4,046.82
	b	Area of Road set back	—	—	—
	c	Area of D P Road	5127.79	5127.79	5127.79
2		DEDUCTIONS FOR			
	A	For Reservation / Road Area	—	—	—
	a	Road set-Back area to be handed over (100%) Reg. No.16	—	—	—
	b	Proposed DP Road to be handed over (100%) Reg. No.16	5127.79	5127.79	5127.79
	c	i) Reservation area (Plot) to be handed over (100%) Reg. No.17	—	—	—
		ii) Reservation area (Plot) to be handed over as per AR Reg. No.17. Note: All reservations are in EP, no finalisation same will be reflected			
	(i)	SCHOOL (SUB PLOT-B3) (RE - 1.2)	4,046.82	4,046.82	4,046.82
	(ii)	SHOPPING CENTER (SUB PLOT B-1) (RSA - 1.2)	4,046.82	4,046.82	4,046.82
	(iii)	COMMUNITY HALL & LIBRARY (SUB PLOT-B2) (RSA - 2.1)	4,046.82	4,046.82	4,046.82
	(iv)	PLAY GROUND (SUB PLOT-B4) (ROS - 1.4) Reservation area ROS 1.4 to be adjusted against Amenity as per DCPR 14A (ii)	4,046.82	4,046.82	4,046.82
	d	N.D.Z. (N.D.Z.-I) SUB PLOT-A (13719.64 + 4050.00)	—	10791.64	10761.64
		N.D.Z. (N.D.Z.-I) SUB PLOT-A1	—	4050.00	4050.00
		N.D.Z. (N.D.Z.-II) SUB PLOT-C	—	19,971.12	19,971.12
B		For Amenity area			
	a	Area of Amenity plot to be handed over as per DCR 14(A). Req. ROS area = 4,838.83 (Reliable of amenity plot to be handed over). Total of all reservation area on plot = 16,857.28	—	—	—
	b	Area of Amenity plot to be handed over as per DCR 14(B). Note: Plot is in R Zone	—	—	—
	c	Area of Amenity plot to be handed over as per DCR 35 (obsequence)	—	—	—
C		Deduction for existing Built-up area to be retained if any Land component of Existing BUA as per regulation under which the development was allowed	—	—	—
	a	Land component of existing b.u.a., existing b.u.a. as per regulation under which the development was allowed	—	—	—
3		Total deductions [2(A) + 2(B) + 2(C)]	21,313.07	37005.83	37005.83
		Balance area of plot (1/3 - 3) ie (1 minus 3)	96,800.59	57,201.04	57,201.04
		TOTAL ENCROACHMENT AREA	-	-	785.00
3A		Balance area of plot (a3 - 3) ie (1 minus 3)	96,600.59	57,201.04	56,416.04
		Area of Plot as per Conveyance deed & P.O.A. to KANAKIA FUTURE REALTY PVT. LTD.		33,102.00	33,102.00
4a		Deduction for 15% Recreational / 10% Amenity space (if deductible for this)	9,490.00	—	—
5		Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. no.4 above (4 - 4a)	31,110.33	33,102.00	33,102.00
6		Zonal (Basic) FSI (1 or 1.33)	1.00	1.00	1.00
7		Built up area as per Zonal (Basic) FSI (5 x 6)	31,110.33	33,102.00	33,102.00
8		Built up equal to area of land handed over as per regulation 30 (A)	—	—	—
	(i)	As per 2(A) and 2(B) except 2(c)(v) (a) Above with in cap of Admissible TDR as column no. 6 of Table no.12 on Remaining / Balance plot (5127.79 x 2)	5,127.78	10,255.58	10,255.58
	(ii)	In case of 2(A)(v) (ii) permissible over and above permissible Built area on Remaining / Balance plot	—	—	—
9		Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limit of permissible built area on remaining plot)	—	—	—
10		Built up area due to "Additional FSI on Payment of Premium" as per Sr.No.7 of table no. 12 of Regulation 30(A) and 32 on Remaining / Balance plot (Already Purchased Premium - 10666.32) (Now Claimed - 16,551.00) (UNUTILIZED Additional FSI - 2049.52)	—	16,551.00	16,551.00
11		Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on Remaining / Balance plot. 0.90 X 33,102.00 = 29791.80 - 10255.58 (Setback) = 19536.22 (Already Claimed TDR - 10782.00)	—	10910.00	10782.00
12, 13		Permissible Built up area (as the case may be with / without built area as per Sr. (7 + 8 + 10 + 11) = 33,102.00 + 10,255.58 + 16,551.00 + 10,910.00)		70818.58	70818.58
13		Proposed Built up area (as the case may be with / without built)	—	—	—
14		Floor space index permissible	—	—	—
14a		Area as per Sr. ( ) SALE BUILDING = WING-A = 11466.12 sq.m. WING-B = 9526.81 sq.m. WING-C = 10037.07 sq.m. WING-D = 10865.53 sq.m. WING-E = 12074.09 sq.m. WING-F = 12008.25 sq.m.	—	66219.89	66615.20
		TEMPORARY STR. = 305.49 sq.m.	305.49	305.49	
14B		TDR generated if any as per regulation 30 (A)	—	—	—
15		Fungible Compensatory area as per regulation no. 31(3)	—	—	—
16, 17	i.	Permissible Fungible Compensatory area for Rehab component without Charging Premium	—	—	—
	ii.	Fungible Compensatory area availed for Rehab component without Charging Premium	—	—	—
A	i.	Fungible Compensatory area availed on Payment of Premium (Already purchased = 26757.33) (UNUTILIZED = 3580.72) WING-A = 4101.14 sq.m. WING-B = 3104.37 sq.m. WING-C = 3346.78 sq.m. WING-D = 3641.55 sq.m. WING-E = 4227.31 sq.m. WING-F = 4301.33 sq.m.	—	23175.89	23175.89
		Total Built up area Proposed including Fungible Compensatory area	—	89782.24	89782.24
		FSI Consumed on Net Plot [14/5A]		1.829	1.829
(II)		Other Requirements			
		Reservation / Designation			
	a	Name of Reservation	—	—	—
	b	Area of Reservation affecting the plot	—	—	—
	c	Area of Reservation land to be handed over as per Regulation No.17	—	—	—
	d	Built up area of Amenity to be handed over as per Regulation No.17	—	—	—
	e	area / built up area of Designation	—	—	—
B		Plot area / Built up Amenity to be handed over as per regulation No.			
	i	14(A) N.A. as per section 2.8 (a)	—	—	—
	ii	14(B) - N.A.	—	—	—
	iii	15	—	—	—
C		Requirement of Recreational Open space in Layout / Plot as per Regulation No. 27	—	—	—
D		Tenement statement			
	i.	Proposed Built up area (13 above)	—	89782.18	89782.18
	ii.	Less Deduction of Non - residential area (Shop Etc.)	—	305.49	305.49
	iii.	Area available for tenements (i minus ii)	—	89296.47	89296.47
	iv.	Tenements permissible (Density of tenements / Hectare) 450 / HECT	—	4022.04 nos	4022.04 nos
	v	Total number of Tenements proposed on the plot	—	1052 nos	1052 nos
E		Parking statement			
	i.	Parking Required by regulation for (Bldg.no.2 Wing A,B,C,D,E & F)	—	1388 nos	1388 nos
		Car	—	1388 nos	1388 nos
		Scooter / Motor cycle	—	—	—
		Outsiders (Visitors)	—	—	—
	ii.	Covered garage Permissible	—	—	—
	iii.	Covered garage Proposed	—	—	—
		Car	—	—	—
		Scooter / Motor cycle	—	—	—
		Outsiders (Visitors)	—	—	—
	iv.	Total parking provided	—	1993 nos	1993 nos
F		Transport Vehicles parking			
	i.	Spaces for transport vehicles parking required by Regulations	—	—	—
	ii.	Total No. of transport vehicles parking spaces provided	—	—	—

3 NOTES

BOUNDARY OF THE PLOT SHOWN BY THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW
AREA UNDER PROPOSED ROAD SHOWN BROWN WASH
DRAINAGE SHOWN RED
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04-05-92 AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 94,206.87 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

MANOJ VALJIBHAI DAIGARIA

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

STAMP OF APPROVAL OF PLANS

This Concession Approval to the Previous Plans Sanctioned under no. CE/11/WS/PS/A/5 Dated 17.10.2021

Approved subject to the conditions mentioned in the office letter No. CE/11/WS/PS/A/5

Loran Sukode o Ahire

Executive Engineer Bldg. Pros (ES) W

S.E. (B.P.) SW

A.E. (B.P.) S & T

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF OWNER

Rasesh Babubhai Kanakia

SIGNATURE & ADDRESS OF ARCHITECT

DAIGARIA