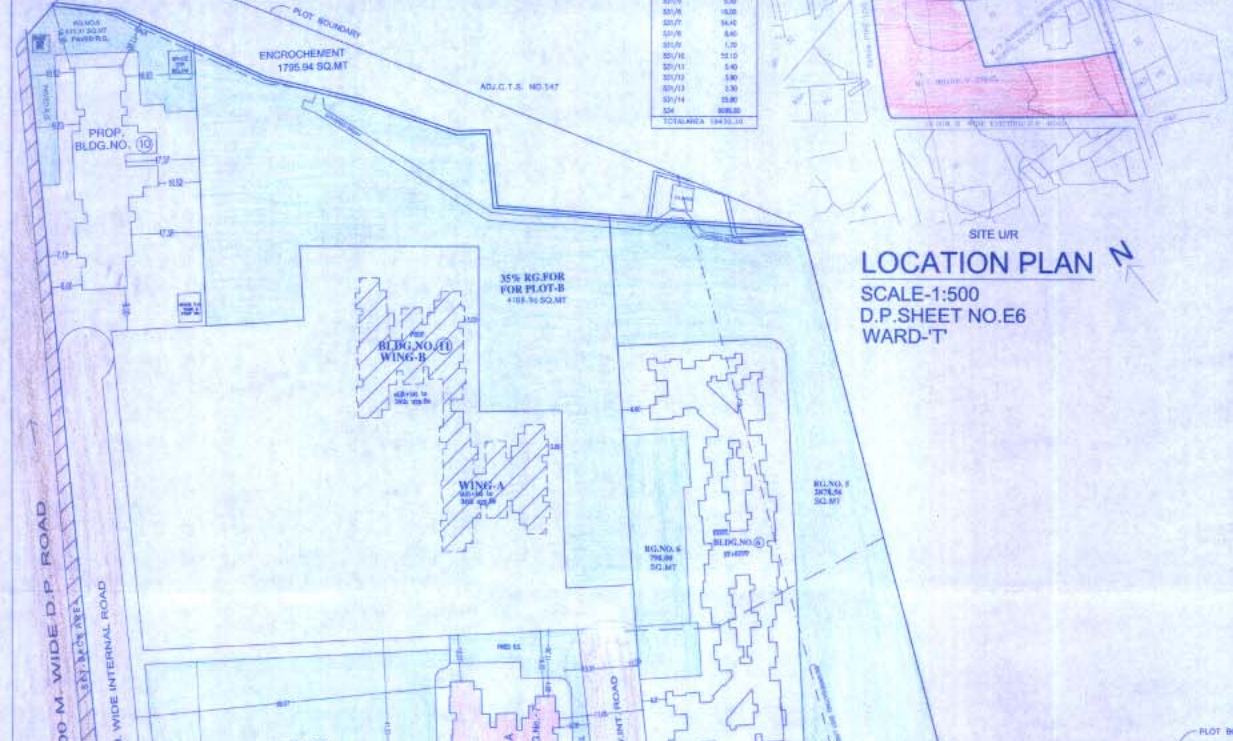
BLDG NO	FILE NO.	BUILTUP AREA
1	CE/4658/BPCS/AT	4167.66
2	CE/4630/BPCS/AT	9128.16
3	CE/4621/BPCS/AT	8052.24
4	CE/4622/BPCS/AT	10999.88
5	CE/4594/BPCS/AT	4579.44
	TOTAL	36927.40

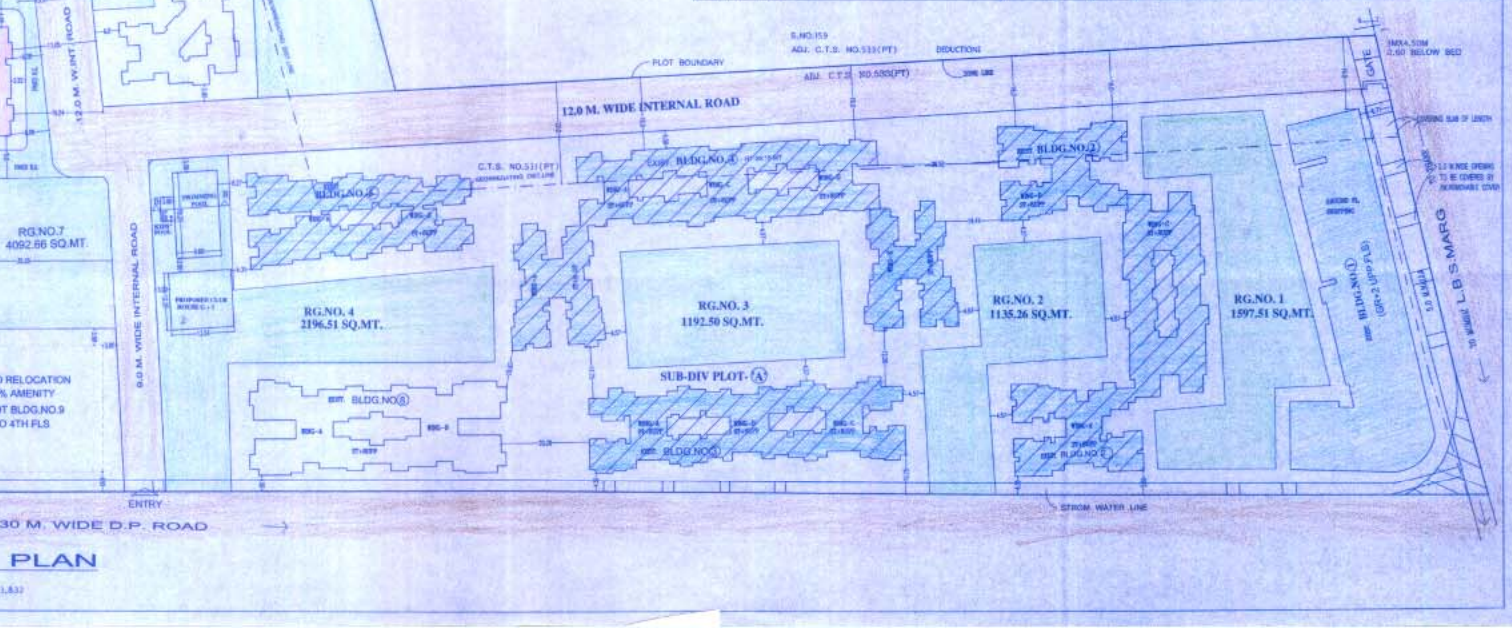
BLDG NO	FILE NO.	BUILTUP AREA
6	CE/4693/BPCS/AT	7009.36
8	CE/4773/BPCS/AT	5810.48
	TOTAL	12819.84

PLOT AREA AS PER 7/12 EXTRACT	
C.T.S.NO.	AREA IN SQ.MT.
531(PT)	37365.50
532/A	10222.70
514	3464.70
531/1	8.40
531/2	6.70
531/3	21.10
531/4	41.40
531/5	5.00
531/6	16.00
531/7	14.40
531/8	6.40
531/9	1.70
531/10	52.10
531/11	5.40
531/12	5.90
531/13	5.30
531/14	15.80
524	8085.00
TOTAL AREA	194.50.10



LOCATION PLAN

SCALE-1:500
D.P.SHEET NO.E6
WARD-'T'



BLOCK PLAN

SCALE-1:500
TIKKA SHEET NO.11,12,21,22,23,&32
VILLAGE-:NAHUR

FORM - A

A	AREA STATEMENT	PLANNING FOR REMODIFICATION AS PER LAY OUT	PLANNING FOR REMODIFICATION AS PER DETAILED LAY OUT	TOTAL SQ.MTS
1	AREA OF PLOT (SQ.MTS)	8044.30	10598.80	10598.80
2	DEDUCTIONS FOR			
2	ROAD SETBACK AREA	421.00	421.30	421.30
3	PROPOSED ROAD			
4	ANY RESERVATION			
5	% AMENITY SPACE AS PER DCR 35(4) FOR RESIDENTIAL PLOT			
6	ENCROACHMENT AREA	1795.94	1795.94	1795.94
	TOTAL (a+b+c+d+e)	2216.94	2216.94	2216.94
7	BALANCE AREA OF PLOT (1 - 7)	5827.36	8381.86	8381.86
8	DEDUCTION FOR 10% RECREATIONAL GROUND	8045.77	1045.77	1045.77
	SPACE OF DEDUCTED FOR RG	-	-	-
9	NET AREA OF PLOT (8 - 9)	5581.59	7836.09	7836.09
10	ADDITION FOR FLOOR SPACE INDEX			
	3 (a) 80% FOR D.P.ROAD			
	3 (b) 80% FOR SET BACK	421.00	421.30	421.30
11	TOTAL AREA (9 + 10)	5581.59	7836.09	7836.09
12	F.S.I. PERMITTED UPTO 0.66	5581.59	7836.09	7836.09
13	FLOOR SPACE INDEX PERMISSIBLE	0.66	0.66	0.66
14	FLOOR SPACE INDEX CREDIT AVAILABLE BY SPECIAL TDR RIGHTS (AMENITY PURPOSE + REMAINING)	3616.83	3616.83	3616.83
	T.D.R. CREDIT AVAILABLE BY 35%			
15	PERMISSIBLE FLOOR AREA (13+14) ABOVE	9202.12	9447.19	9447.19
16	EXISTING FLOOR AREA BLDG.NO.1,2,3 & 4	5436.42	0.00	2369.40
17	PROPOSED BUILT UP AREA BLDG.NO. 7 WR	0.00	0.00	0.00
18	PROPOSED BUILT UP AREA BLDG.NO. 4 & 8	1357.64	0.00	1357.64
19	PROPOSED BUILT UP AREA BLDG.NO. 9	0.00	4805.25	4805.25
20	EXCESS BALCONY AREA UNDER 60 FLOOR SPACE INDEX			
21	TOTAL BUILT UP AREA PROPOSED (15 + 19 + 20)	4805.25	4805.25	12469.48
22	PURELY RESIDENTIAL BUILT UP AREA	4805.25	4805.25	10177.81
23	REMAINING NON - RESIDENTIAL BUILT UP AREA (UNDER DCR) BLDG.NO.	0.00	0.00	2291.67
24	FSI CONSUMED AS PER NET HOLDING (21/3)			1.28
B	**DETAILS OF FSI AVAILED AS PER DCR 35(4)**			
1	SALEABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL + OR + (15A+23)			
2	SALEABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON - RESIDENTIAL + OR (15-15A)			
3	TOTAL SALEABLE BUILT UP AREA VIDE DCR 35(4) (B1+B2)			
4	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B3)	4805.25	4805.25	10470.48
C	**TENEMENT STATEMENT**			
(i)	PROPOSED AREA (FOR A, B ABOVE)	4805.25	4805.25	10470.48
(ii)	LESS DEDUCTION (IF NON RESIDENTIAL AREA EXCEPT C)	4161.00	00.00	4161.00
(iii)	AREA AVAILABLE FOR TENEMENT (i) MINUS (ii)	44382.50	4805.25	6631.81
(iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS PER HECTARE)	3300 NOS	00.00	1300 NOS
(v)	TENEMENT PROPOSED BLDG.NO. 7	NIL	00.00	NIL
(vi)	TENEMENT EXISTING BLDG.NO. 1 + 2 + 3 + 4 + 5 + 6 + 8 (1B1 NOS + 1B2 NOS + 1B3 NOS + 1B4 NOS + 1B5 NOS + 1B6 NOS + 1B8 NOS)	1041 NOS	00.00	1041 NOS
(vii)	TENEMENT PROPOSED BLDG.NO. 4 + 8 (2B1 NOS + 2B2 NOS)	192 NOS	00.00	192 NOS
(viii)	TOTAL TENEMENT ON THE PLOT	1041 NOS	00.00	1233 NOS
D	**PARKING STATEMENT**			
(i)	PARKING REQUIRED BY REGULATION/DCR			
	CAR			
	SCOOTER / MOTOR CYCLE			
	OUTSIDERS / VISITORS			
(ii)	COVERED GARAGE PERMISSIBLE			
(iii)	COVERED GARAGE PROPOSED			
	CAR			
	SCOOTER / MOTOR CYCLE			
	OUTSIDER'S / VISITORS			
	TOTAL PARKING PROVIDED			

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 22.07.2016 and dimensions of sides etc. Of plot stated on plan are as measured on site and the area worked out is 10,722.40 sq.Mt. (plotted thousand nine hundred thirty two and a point four zero) and tallies with the area stated in document of P Scheme records / land records and city survey record.

PROFORMA 'B'

CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN (ZONE PLAN)

DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL BLDG. NO. 7 ON SUB-DIV. PLOT - A , PLOT BEARING S.NO.159 & 533(PT) OF VILLAGE NAHUR AT L.B.S. MARG, MULUND(W), MUMBAI.

NAME OF OWNER	SIGNATURE
M/S.LOHITKA PROPERTIES LLP CA TO OWNER	

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, GAVALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph-022-2612 9633 / 44 Fax-NA www.aakararchitect.org	AMIT PAWAR, CA/2004/54143

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	01 SEP 2016 Approved subject to the conditions mentioned in this Office letter No.CHE/EE/S.P.I.T./837/(New)
	Asstt. Engineer (D.P.) (E/S) - II
	S.E.(B.P.) T/W

NORTH	DRAWN BY	JOB NO.	PATH :-
	SADANAND	3051	