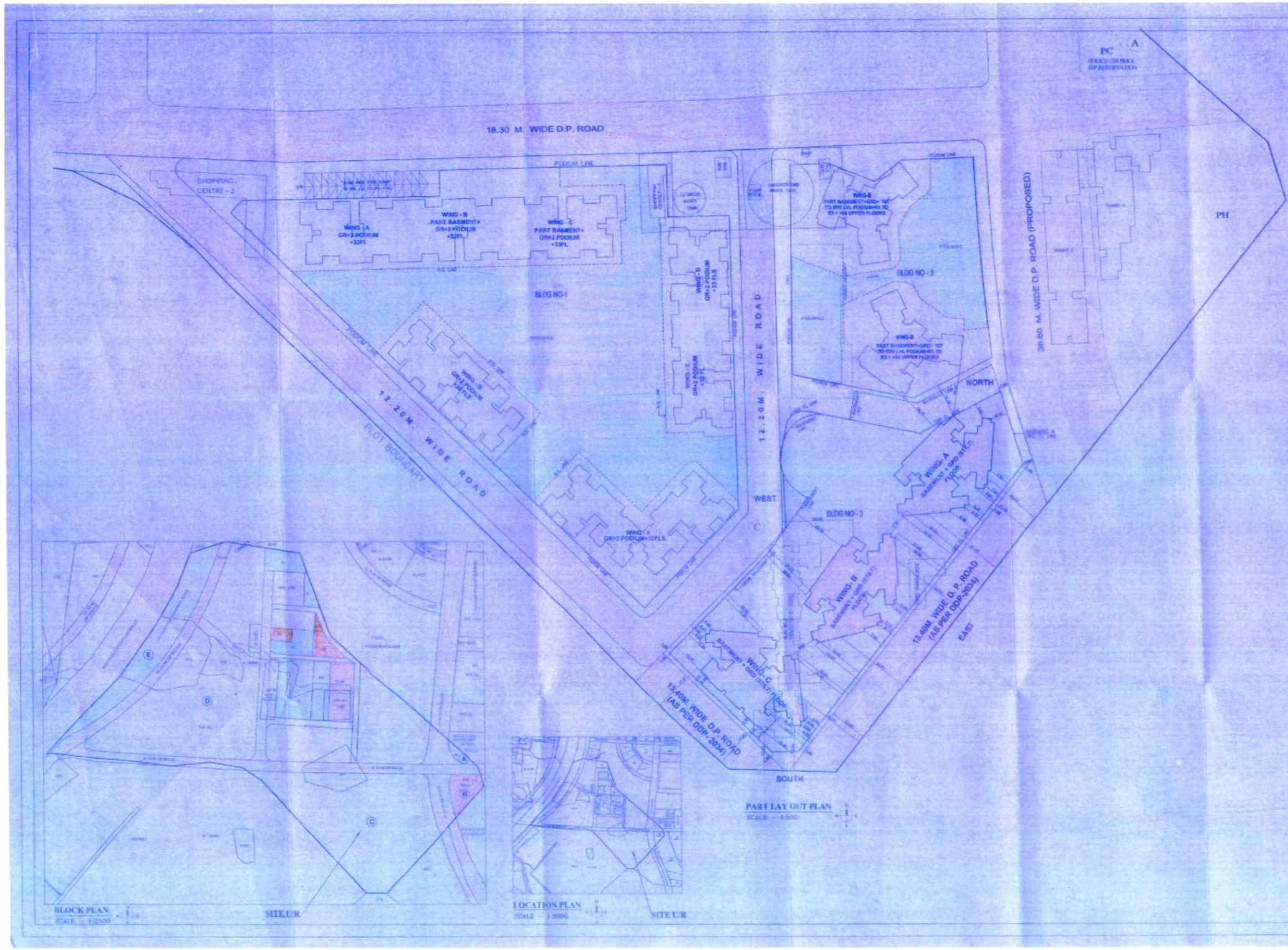

BLOCK, LOCATION PLAN 1/4

PROFORMA - A

A		AREA STATEMENT	AREA (SQ.MT.)
1	a	TOTAL AREA OF PLOT	
		i) AS PER 7/12	2,32,853.00
		ii) AS PER TRIANGULAR CALCULATION	2,24,732.00
		AREA ADOPTED FOR TDR	2,18,867.50
2	a	DEDUCTION FOR :	
		D.P. RESERVATION/DESIGNATIONS	18,118.43
		AMENITY PLOTS	7,647.00
		DEDUCTION FOR SLUM PROJECTS ON PLOT	NIL
	b	D.P. ROADS (REMAINING AREAS)	78,327.85
	c	SETBACK AREAS	NIL
	d	INTERNAL ROADS	17,351.43
	e	N.A./T.P. SCHEME/RECLAMATION	10,512.45
	f	AMENITY PLOT AS PER DCR BY CHAPTER 17 OF REGULATION	NIL
		TOTAL DEDUCTION (2A + 2B + 2C)	82,779.64
3	a	BALANCE AREA OF PLOT (1A - 2D)	1,36,087.86
	b	DEDUCTION FOR DEB R.G. OF AMENITIES	NIL
	c	RESULT FOR LAND COMPONENT OF FSI (NET OF AREA	13,544.45
	d	ENCROACHMENT OF ROADS	NIL
	e	NET BALANCE PLOT AREA (ONLY DNS/T.E./VVD) (3A - (3b+3c+3d))	1,15,063.45
4		ADDITION FOR F.S.I. PURPOSE	
	a	D.P. ROAD/WIDENING AREAS (INCLUDING RG/E AND ADDITIONAL RG/E DUE TO SCHEME) AND (INCLUDING WELL ZONE ENCROACHMENT)	28,817.20
	b	INTERNAL ROADS WITHOUT ENCROACHMENT (INCLUDING ROADS WIDEN AND ADJOINING FSI SCHEMES)	17,351.43
	c	AREA OF AMENITY PLOT	7,647.00
5		TOTAL AREA (3D + 4A + 4B + 4C)	1,68,719.12
6		F.S.I. PERMISSIBLE - 2.50	3.50
7		PERMISSIBLE BUILT UP AREA	4,22,517.92
8		USED BUILT UP AREA BEYOND PER 1.00 UTILISED IN PRE (1821.00 = 15,944.40) (OUT OF SAID COMPONENT OF DNS/UD/MHC PLOTS)	15,944.40
9		NET PERMISSIBLE BUILT UP AREA GROUP M/APEX 3.50 (7) - (8)	4,22,517.92
10	a	EXISTING BUILT UP AREA TO BE RETAINED (50,000.00 - 30,518.64)	19,481.36
	b	AREA TO BE KEPT IN ABEYANCE	17,944.64
11		BALANCE BUILT UP AREA FOR DEVELOPMENT IN THIS LAYOUT (9 - (10a+10b))	3,54,791.21
12		PROPOSED BUA	
	a	BUILDING NO. 1	1,01,146.13
	b	BUILDING NO. 2	1,17,000.00
	c	BUILDING NO. 3 (BLDG. 1+2+3)	3,18,146.13
	d	TOTAL BUA (12a+12b+12c)	3,54,791.21
13		TOTAL BUA ON PLOT (10a+12a+12b)	3,54,791.21
14		BALANCE BUA (11-12d)	0.00
15		FSI CONSUMED (13/D)	3.06

CERTIFIED THAT THE PLOT BEING REFERRED WAS SURVEYED BY ME ON ... & FOR ... AND THE ... DIMENSIONS OF THE SAID PLOT SHOWN ON THE PLANS ARE AS MEASURED IN SITE AND THE AREA MENTIONED THEREIN ARE TALLIES WITH AREA SHOWN IN THE DOCUMENTS OF OWNERSHIP (7 / 12 RECORD.

PLOT AREA :- 2,32,853.00 SQ.M.
(NET PLOT AREA AFTER HANDING OVER PARKING RESERVATION AREA TO MCGM)

Signature of Architect

PROFORMA - B

CONTENT OF SHEET	NORTH	SCALE	DATE
PART LAYOUT, BLOCK, LOCATION PLAN & AREA SUMMARY	N	AS SHOWN	

DESCRIPTION

Proposed building no- 3 (wing- A To C) On plot bearing c.t.s. no. 837 to 840 of village Poisar, Kandivali (East), Mumbai - 400 101.

NAME & SIGN. OF THE CLIENT

SAMATA NAGAR CO-OP. HSG. SOC. UNION LTD.

STAMP OF SIGN. OF CLIENT

CE(WS)/WSP/ G/C/(N) /2339(NEW)
APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER
Dated 17 FEB 2016
EXECUTIVE ENGINEER (G/C PROPOSAL) (WS) I/C
BRIHAN MUMBAI MAHANAGAR PALIKA
S.E.E.P.(R/S)

STAMP OF APPROVING OF PLANS

15 MAR '16

NAME OF THE CONSULTATION

M.K.A.S.A.

NAME, ADD. & SIGN. OF ARCHITECT

ANIL KODKANI
ARCHITECT
SP CENTRAL AVE NEHRU CENTRE, WORLI, MUMBAI - 400 018.
Mobile : 9223700700
Email : anil.kodkani@rediffmail.com