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EXISTING TEMP.STRUCTURES AREA STATEMENT

SR. NO.	AREA	SR. NO.	AREA
1)	35.13 SQM.	15f)	47.44 SQM.
2)	12.31 SQM.	15g)	47.44 SQM.
3)	6.25 SQM.	15h)	47.44 SQM.
4)	29.70 SQM.	16)	33.98 SQM.
5)	3.00 SQM.	17)	29.70 SQM.
6)	33.16 SQM.	18)	29.70 SQM.
7)	29.70 SQM.	19)	2.25 SQM.
8)	29.70 SQM.	20)	33.98 SQM.
9)	13.05 SQM.	21)	28.00 SQM.
10)	37.23 SQM.	22)	3.00 SQM.
11)	12.45 SQM.	23)	3.00 SQM.
12)	12.45 SQM.	24)	6.25 SQM.
13)	12.45 SQM.	25)	6.95 SQM.
14)	18.41 SQM.	26)	11.35 SQM.
15a)	47.44 SQM.	27)	10.80 SQM.
15b)	47.44 SQM.	28)	11.95 SQM.
15c)	47.44 SQM.	29)	11.80 SQM.
15d)	47.44 SQM.	30)	10.75 SQM.
15e)	47.44 SQM.	TOTAL AREA	897.97 SQM. 'X'

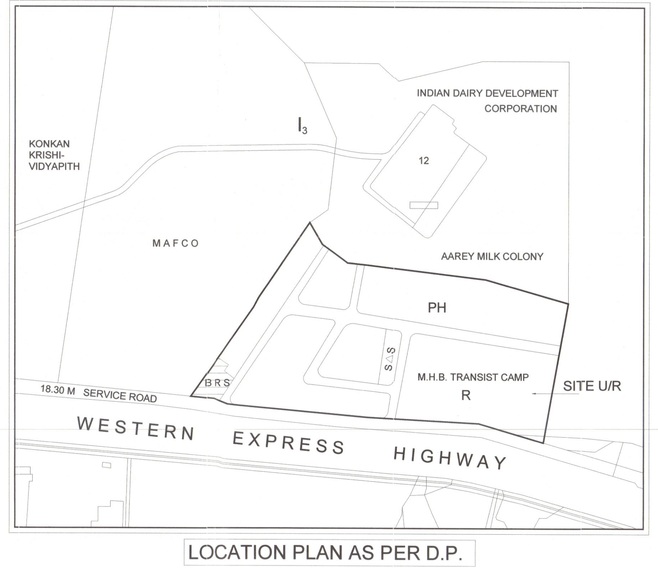
NOTE :-

TWICE THE AREA OF TEMPORARY STRUCTURES TO BE WITHHELD FROM PERMISSIBLE BUA TILL REMOVAL OF IT

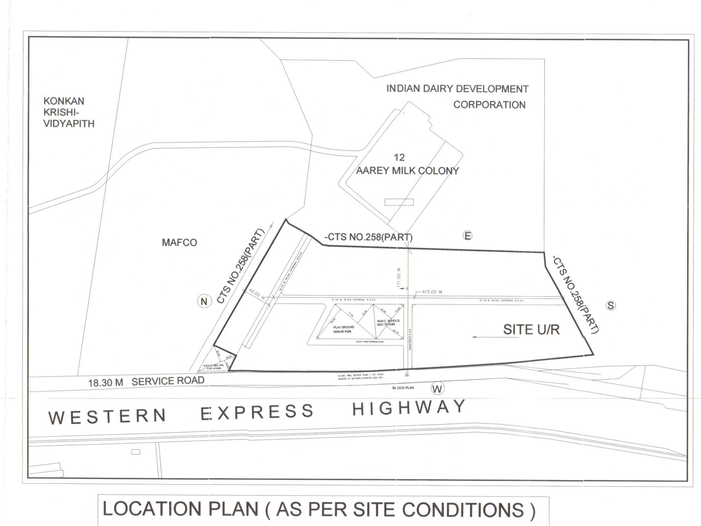
AREA WITHHELD = 2 X 'X' = 2 x 897.97 = 1795.94 SQM. ---------- 'X'

SUMMARY

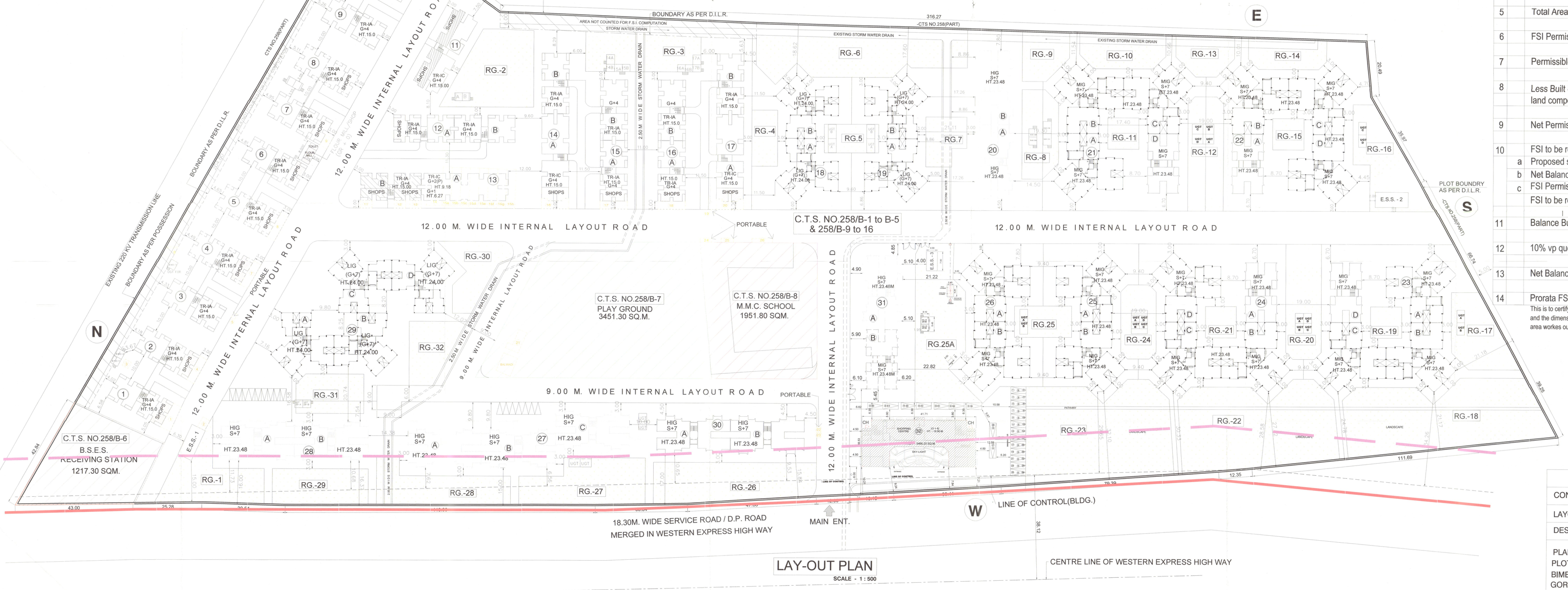
S.NO.	DESCRIPTION	AREA IN SM
1	RESIDENTIAL PLOTS AREA	41467.83
2	ROADS	14201.59
3	RG AREA	18646.33
4	RESERVATION-MMC SCHOOL	1952.10
5	RESERVATION-PLAYGROUND	3451.40
6	RESERVATION-BSES RECEIVING STATION	1217.31
	TOTAL AREA OF PLOT	80936.56



LOCATION PLAN AS PER D.P.
(SCALE 1 : 4000)



LOCATION PLAN (AS PER SITE CONDITIONS)
(SCALE 1 : 4000)



LAY-OUT PLAN
SCALE - 1 : 500

		PROFORMA A	AREA - SQ.MT.
1		Plot Area	
	a	As per P. R. C.	80936.40
	b	As per Triangular Calcilation / CFT by MHADA	80941.07
	c	Area Adopted	80936.40
2		Deduction for	
	i	Road (Internal)	14201.59
	ii	DP RG & PG	3451.30
	iii	Amenity Plot (MMC School)	1952.10
	iv	BSES Receiving Station	1217.30
	v	Total Deduction	20822.29
3	a	Balance area of Plot (1c - 2v)	60114.11
	i	Deduction of 25% RG required RG as per DCPR 2034 is 9017.16 sq.m. But proposed RG Area = 18646.33 sq.m.	00.00
	b	Land component of HIG BUA	00.00
	c	Encroachment of Roads	00.00
	iv	Net Balance Plot Area (Only EWS / LIG / MIG) { 3a - (3i + 3b + 3c) }	60114.11
4		Addition for FSI Purpose	
	a	Internal Roads without encroachments	14201.59
5		Total Area (3a + 4a)	74315.70
6		FSI Permissible : 3.00	3.00
7		Permissible Built Up Area	222947.10
8		Less Built Up Area beyond FSI 1.00 utilised in HIG/(out of land component of EWS/LIG/MIG Plots) Amenity	00.00
9		Net Permissible Built Up Area Under modified 33(5) : 7 - 8	222947.10
10		FSI to be retained on Notionally Subdivided Plots	
	a	Proposed scheme RG	18646.33
	b	Net Balance area of plot (3a - 10a)	41467.78
	c	FSI Permissible : 3.00	3.00
		FSI to be retained on Notionally Subdivided Plots	124403.34
11		Balance Built up area	98543.76
12		10% vp quota (10% X 11)	9854.38
13		Net Balance Built up area for prorata	88689.38
14		Prorata FSI distribution for Tenements (2439 T/S])	36.36

This is to certify that the Plot U/R was surveyed by Me on
and the dimensions of the sides etc of the Plot stated on the plans are as measured on site and the area workes out tallies with the area stated on documents of ownership / T. P. Records

PROFORMA 'B'

CONTENTS OF SHEET			
LAYOUT PLAN , LOCATION PLAN			
DESCRIPTION OF PROPOSAL & PROPERTY			
PLAN SHOWING BLOCK PLAN AND LAYOUT OF THE EXISTING PLOT BEARING C.T.S. NO. 258 / B - 1 TO 16, BIMBISAR NAGAR, OFF WESTERN EXPRESS HIGHWAY, GOREGAON (E), MUMBAI - 400063			
NAME & ADDRESS OF THE OWNER			
MHADA			
JOB NO.	DRG. NO.	DESIGN BY	CHECKED BY
JCA / BN / 001	001	SIMRAN	SIMRAN
NORTH	NAME OF THE ARCHITECT		
	JYOTSNA CHAVAN & ASSOCIATES. B/2, SINDHI NAGAR, NEAR WORLI BUS DEPOT, SASMIRA MARG, WORLI, MUMBAI - 400030 TEL - 9769401667		

Approved subject to the conditions mentioned in this Letter No. CAP/ 83 /LAO(P)/MHAD
Date 27 FEB 2024
A.A.P. A.P. C.A.O.
Layout Approval Cell, Planning Authority, MHADA
Maharashtra Housing & Area Development

ISSUED

LEGEND

- HIGHWAY BUFFER
- ROAD SET-BACK
- M.M.C. SCHOOL
- PLAY GROUND
- RECEIVING STATION

JCA / BN / 001

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