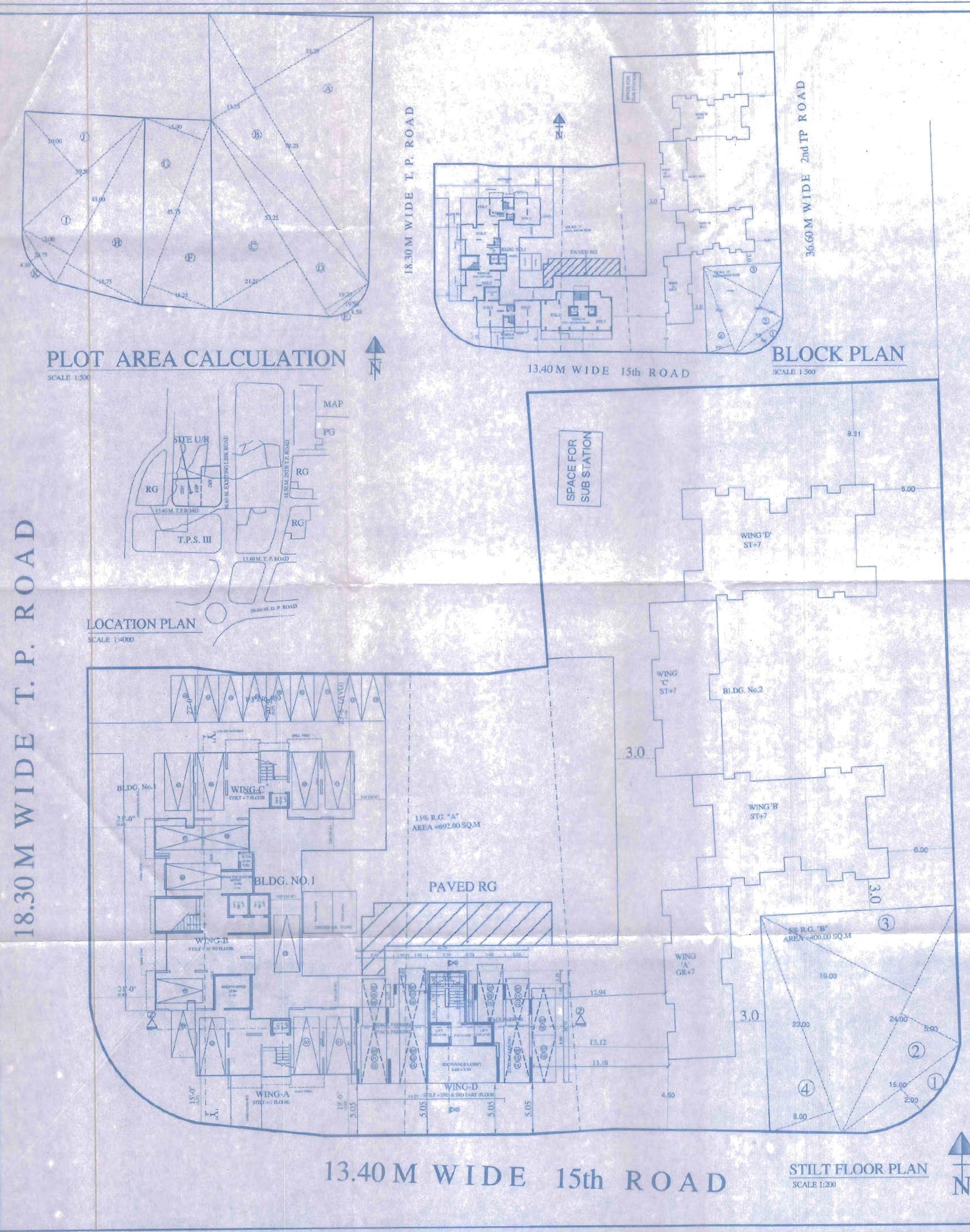


18.30 M WIDE T.P. ROAD



36.60 M WIDE 2nd TP ROAD

PLOT AREA CALC.

F.P. NO. 482

A 1/2	x	70.25	x	32.25	x	1 NO	=	1132.78	SQ.MT.	
B 1/2	x	70.25	x	13.75	x	1 NO	=	482.97	SQ.MT.	
C 1/2	x	53.25	x	21.25	x	1 NO	=	965.78	SQ.MT.	
D 1/2	x	53.25	x	19.25	x	1 NO	=	512.53	SQ.MT.	
E 2/3	x	19.50	x	4.50	x	1 NO	=	53.50	SQ.MT.	
TOTAL ADDITION								=	2752.56	SQ.MT.
SAY								=	2752.50	SQ.MT.

PLOT AREA CALC.									
F.P. NO. 481									
F 1/2	x	45.75	x	15.25	x	1 NO	=	348.84	SQ.MT.
G 1/2	x	45.75	x	15.00	x	1 NO	=	343.13	SQ.MT.
TOTAL ADDITION							=	691.97	SQ.MT.
SAY							=	691.00	SQ.MT.

PLOT AREA CALC.									
F.P. NO. 480									
H 1/2	x	45.00	x	13.00	x	1 NO	=	292.50	SQ.MT.
I 1/2	x	45.00	x	18.75	x	1 NO	=	421.88	SQ.MT.
J 1/2	x	39.50	x	20.00	x	1 NO	=	395.00	SQ.MT.
K 2/3	x	20.75	x	4.50	x	1 NO	=	62.25	SQ.MT.
TOTAL ADDITION							=	1171.63	SQ.MT.
SAY							=	1171.60	SQ.MT.

15% R.G. "A" CALCULATION

1.	26.00 x 23.00	=	598.00 SQ.M.
2.	8.00 x 11.75	=	94.00 SQ.M.
TOTAL = 692.00 SQ.M.			

5% R.G. "B" PROVIDED

1.	2/3 x 2.00	=	15.00	=	20.00 SQ.M.
2.	0.50 x 5.00	=	12.50	=	60.00 SQ.M.
3.	0.50 x 19.00	=	24.00	=	228.00 SQ.M.
4.	0.50 x 8.00	=	12.00	=	92.00 SQ.M.
TOTAL = 400.00 SQ.M.					

20% R.G. PROVIDED A+B = 1092.00 SQ.M. (692.00 + 400.00)

TOTAL PLOT AREA

F.P. NO. 480	=	1171.60	SQ. MT.
F.P. NO. 481	=	691.00	SQ. MT.
F.P. NO. 482	=	2752.50	SQ. MT.
TOTAL	=	4615.10	SQ. MT.

NOTE : ALL DIMENSIONS ARE IN METER

PROFORMA-II

CONTENTS OF SHEET

GROUND FLOOR & BLOCK & LOCATION PLAN PLOT AREA DIAG. & CALCULATION

REVISION	DESCRIPTION	DATE	SIGNATURE
		21/05/2015	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING NO. 1 ON PLOT BEARING F.P. NO. 480, 481 & 482 OF T.P.S.-III BORIVALI AT THE JUNCTION OF 13.40 MT. WIDE 15TH ROAD & 18.30 MT. WIDE 16TH ROAD AT BORIVALI (W)

NAME, ADDRESS & SIGNATURE OF THE C.A. TO OWNER

NASAR ASSOCIATES
C/PRASHAL CH.S. LTD. SANTA JANABAI ROAD VILE PARLE (E)
MUMBAI - 400057

CHE/7706/BP(WS)/AR

1/7

PROFORMA 'A'-1

PLAN AS PER OLD REGULATION	PLAN AS PER D.C.R. MODIFIED LETTER 56-05-2015	TOTAL
A AREA STATEMENT		
1 AREA OF THE PLOT	4615.10	4615.10
2 DEDUCTION FOR		
(a) SET BACK AREA	2.9 MAR 2016	
(b) PROPOSED ROAD		
(c) ANY RESERVATION		
TOTAL (1-2+3+4)		
3 BALANCE AREA OF PLOT (1-2)	4615.10	4615.10
4 DEDUCTION FOR RECREATIONAL GROUND (15% OF 1)	692.27	692.27
5 10% AMENITY SPACE		
6 NET AREA OF PLOT (1-4)	3922.83	3922.83
7 ADDITIONS FOR FSI PURPOSE		
2(a) 100% D.P. ROAD (10% (2) advantage)	1569.64	1569.64
2(b) 100% SET BACK (Restricted to 40% OR 60% of net area)		
8 TOTAL AREA (5+6)	5492.47	5492.47
9 FLOOR SPACE INDEX PERMISSIBLE	ONE	ONE
9(a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	1.80	
9(b) 0.33 % F.S.I. AS PER D.C.R. 32	276.00	276.00
9(c) TOR (RESERVATION)	150.00	150.00
9(d) ROAD TOR	1203.35	1203.35
9(e) SLUM TOR		
10 PERMISSIBLE FLOOR AREA (7x8)+9 ABOVE	7121.82	7121.82
11 EXISTING BUILT UP AREA		
12 EXISTING BUILT UP AREA BUILDING NO. 1 (WING A & C)	1169.14	1169.14
PROPOSED BUILT UP AREA BUILDING NO. 1 (WING B & D)		1885.83
BUILDING NO. 2 CHE/7671/AR	4003.18	4003.18
13 EXCESS BALCONY AREA COUNTED IN FSI		
bldg. no. 1	6.30	6.30
bldg. no. 2	45.03	45.03
14 TOTAL BUILT UP AREA PROPOSED (11+12+13)	5223.65	1885.83
15 F.S.I. CONSUMED ON NET HOLDING = 14 / 3		1.61
B DETAILS OF RESI. / NON RESI. AREA		
1 PURELY RESIDENTIAL BUILT-UP AREA	5223.65	1885.83
2 REMAINING NON RESIDENTIAL BUILT-UP AREA	N.A.	N.A.
C DETAILS OFF S.I. AVAILABLE AS PER D.C.R. 35 (4)		
1 FUNDIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE D.C.R. 35 (4) FOR PURELY RESIDENTIAL		659.81
2 FUNDIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE D.C.R. 35 (4) FOR NON RESIDENTIAL		
3 TOTAL FUNDIBLE BUILT-UP AREA VIDE D.C.R. 35 (4) = (1+2)		659.81
4a TOTAL GROSS BUILT-UP AREA PERM. (14+13)	7109.48	659.81
C TENEMENT STATEMENT		
1 PROP. AREA (AS PER A-12 ABOVE)		7709.29
2 LESS DEDUCTION OF NON RES. AREA (SHOPS & OFFICE)		
3 AREA OF TENEMENTS		7709.29
4 TENEMENTS PERMISSIBLE (456/RE(TARE))		349.62 NOS.
5 TENEMENTS EXISTING		NIL
6 TENEMENTS PROPOSED (BLDG NO 1 = 61 BLDG. NO 2 = 86)		146 NOS.
7 TOTAL TENEMENTS (5+6)		146 NOS.
D PARKING AREA STATEMENT		
1 PARKING REQUIRED BY REGULATIONS FOR CAR		06 Nos
2 SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)		42 Nos
3 TOTAL PARKING REQUIRED (WING A,B & C,D)		48 Nos
4 COVERED GARAGE PROPOSED CAR		
5 SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)		
6 TOTAL PARKING PROVIDED		06 Nos
7 TOTAL PARKING PROVIDED		16 Nos

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE OV20L/1989 AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED OUT SITE AND THE AREA SO WORKED OUT IS 4615.10 SQ.MTS. (FOUR THOUSANT SIX HUNDRED FIFTY FIVE POINT TEN SQ.MTRS) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
	1/7	AS SHOWN	NLESH	DHARMESH
NORTH LINE		NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR		
		S.G.NASAR C/PRASHAL CO-OP.HSG.CO.LTD. SANTA JANABAI ROAD VILE PARLE (E) MUMBAI-57		
STAMP OF DATE OF RECEIPT OF PLAN		STAMP OF APPROVAL OF PLAN		
THIS CANCELS APPROVAL OF THE PREVIOUS PLANS SANCTIONED UNDER NOS CHE/7706/BP(WS)/AR DATE 31.07.2009		CHE 7706 / BP / WS / AR APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE ACCOMPANYING OFFICE LETTER / 109		
S.E.B.P.(R/C) A.E.B.P.(R/C)		EXECUTIVE ENGINEER BLDG. PROPOSAL (W.S.) R. BRIHAN MUMBAI MAHANAGAR PALIKA		