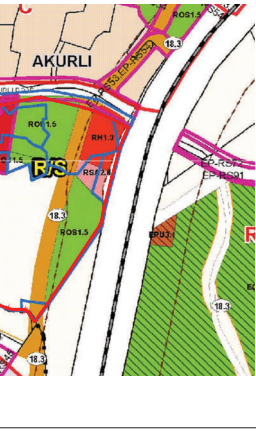
PROFORMA -A

PROFORMA -A		Reservation- To be developed under AR						
		Residential Zone Plot	RSA 2.9 (Homeless Shelter)	RSA2.1 (Multipurpose Community Centre)	RD81.8 (Garden Park)	RH1.3 (Municipal Maternity Home)	EE 1.1 deemed to be EE 1.1 (Municipal School)	(EE 1.1 deemed to be EE 1.1 Municipal School	RSA 5.3 (Cultural Centre/Drama Theatre/ Theater)	Total
S. No.	Particulars	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm
1	Plot Area	44,528.38	1,176.62	3,043.02	16,418.60	2,075.73	273.65	6,056.44	1,952.88	**76,328.10**
2	Deduction For									
	a) Road Setback	8,561.90								**8,561.90**
	b) Existing Amenity									
	c) Area not in possession	195.74						E	E	**195.74**
	d) Amenity as per 14(A) adjusted against Reservation	-	-	-	6,142.62	-	-	-	-	**6,142.62**
3	Total of (a+b+c+d)	8,987.64			6,142.62					**15,240.26**
4	Balance area of plot/ Area of Plot to be considered for AR	35,230.74	1,176.62	3,043.02	10,275.98	2,075.71	273.65	6,056.44	1,952.88	**61,087.84**
	% Area to be handed over under AR	-	50%	50%	70%	40%	50%	50%	50%	
	Area of plot to be handed over in sqm under AR	-	588.31	1,521.51	7,193.19	830.28	136.83	3,028.22	976.34	**14,274.18**
	% of Zonal Basic FSI to be developed as amenity	-	50%	50%	0%	50%	50%	50%	50%	
	BUA to be developed as amenity	-	588.31	1,521.51	-	1,037.86	136.83	3,028.22	976.34	**7,289.06**
5	Deduct amenity space									
	Amenity Space as per DCR 14(A)									0.00
	Net Plot area	35,230.74	588.31	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	**45,811.67**
6	Deduct R.G % 0%									
	Plot Area for Development/ Planning	35,230.74	588.31	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	**45,811.67**
7	Area of the plot for FSI calculation	35,230.74	588.31	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	**45,811.67**
8	Basic / [road FSI @ 1.00]	1.00	35,230.74	588.31	1,521.51	3,082.79	1,245.43	136.83	3,028.22	976.34	**45,811.67**
9	Additional Premium FSI as per Reg. 30	0.50	17,615.37	294.61	760.76	1,541.40	622.71	68.41	1,514.11	488.17	**22,965.53**
10	Permissible TDR (based on road width)	0	-	-	-	-	-	-	-	-	**0.00**
11	Add FSI for Road Setback	2	17,603.80	-	-	-	-	-	-	-	**17,603.80**
11a	Add FSI for AR (deh handed over	0	-	-	-	-	-	-	-	-	**0.00**
11b	Over and above Add FSI in lieu of Inclusive Housing (IH)										**0.00**
11c	Less: Earlier BUA to be retained										**0.00**
12	**Total Permissible BUA (excluding fungible)**		70,849.91	884.72	2,282.27	4,624.19	1,868.14	205.24	4,542.33	1,464.51	**86,521.00**
13	**Total Permissible FSI (excluding fungible)**		2.01	1.50	1.50	1.50	1.50	1.50	1.50	1.50	**1.89**
14	Add Fungible FSI (permissible)	35%	24,727.47	309.65	798.79	1,618.47	653.85	71.83	1,589.82	512.58	**30,282.65**
15	**Total Permissible FSI (including fungible)**		95,577.38	1,194.37	3,081.06	6,242.66	2,521.99	277.07	6,132.15	1,977.09	**1,16,803.76**
16	**Proposed BUA**										
17	Residential BUA										**84,833.17**
18	Commercial BUA										**0.00**
19	**Add Fungible FSI- (Proposed)**										
20	(a) Fungible FSI - Res	35%									**29,691.61**
21	(b) Fungible FSI - Comm	0%									**0.00**
22	**Total Proposed BUA including fungible FSI- Rsd**										**1,14,524.78**
23	**Total Proposed BUA including fungible FSI- Comm**										**0.00**
24	**Grand Total of Proposed BUA including fungible (Resi + Comm)**										**1,14,524.78**
25	**Tenement Statement**										
i)	**Proposed Area**										**1,14,524.78**
ii)	**less deduction for Non Resi. Area**										**0.00**
iii)	**Area available for tenement (i-ii)**										
iv)	**Tenement Permissible**										**2,061.52**
v)	**Tenement Proposed**										**922.00**
26	**Parking Statement**										
	Min. PARK. REQ. AT WALE (Considering 10% Visitor)										**1,656**
	COVERED GARAGES PERMISSIBLE										
	COVERED GARAGES PROVIDED										
	TOTAL PARK. PROVIDED										**4,867**

NOTE:- SETBACK AREA SHOWN ON THIS PLAN ARE SUBJECT TO DEMARCATION



PROFORMA -B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, R.G. AREA STATEMENT

STAMP AND DATE OF RECEIPT OF PLAN

FILE NO.
P-17708/2023/1124 AND OTHER(S)/RS WARD/AKURLI-R/S

NOTE:-
1) THIS DRAWING SHALL BE READ IN CONJUCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.P-17708/2023/1124 AND OTHER/RS WARD/AKURLI-R/S VIDE SHEET NO. 1 OF 1 DATED.
2) THIS IS DIGITALLY SIGNED & ISSUED.

PLAN FOR APPROVAL

ROHIT SURESHCHANDRA DSA SONAR	Digitally signed by ARVIND SURESHCHANDRA MEHTA Date: 2024.03.19 15:04:37 +05'30'	Shivdhwaj Sudhakaran Dube	Digitally signed by Shivdhwaj Sudhakaran Dube Date: 2024.03.19 15:04:37 +05'30'	HANUMANT SADASHIVRAO BAGAL	Digitally signed by HANUMANT SADASHIVRAO BAGAL Date: 2024.03.19 15:04:37 +05'30'
S.E.B.P.(W-2)		**A.E.B.P.(R/S)**		**E.E.;B.P.;WS-II 'R'-1**	

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PROPERTY BEARING CTS NO. 124, 125,126,127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5,146/6, 146/7 OF VILLAGE AKURLI . R/S WARD, MUMBAI.- 400101.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	573	1 / 26	Prachi
	SCALE	DATE	CHECKED BY
	1:500		Nimal
REVISIONS	DESCRIPTION :		
R-0			

NAME AND ADDRESS OF DESIGN ARCHITECT

KAPADIA ASSOCIATES
DESIGN LLP, PAREL(E),
MUMBAI - 400012.

NAME OF THE OWNER	SIGNATURE
M/S. GODREJ PROPERTIES LIMITED	Avane esh Arya

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
B-106, Natraj Building, Mukund Goregaon Link Road Mulund (w), Mumbai : 4000 080	Shashikant Laxman Jadhav