

BLOCK & LOCATION PLAN & BUA STATEMENT

R.G. AREA REQUIRED = NET PLOT AREA X 0.8%
= 997.03 X 0.8% SQ.MT
= 79.78 SQ.MT

ROAD SET-BACK AREA CALCULATION

PLAN: 1/8"

PAVING STATEMENT - COMPOSITE BLDG. (JALE RES.)		
CARPET AREA IN SQ MT	NO. OF PAVING FLATS	PAVING RES.
UP TO 10.45 SQ. MT	708	8.75
45.00 SQ. MT. TO 60.00 SQ. MT	804	00.00
60.00 SQ. MT. TO 80.00 SQ. MT	901	00.00
80.00 SQ. MT. ABOVE	1001	00.00
TOTAL	2,414	8.75
25% FOR WASTE		2.19
TOTAL PAVING REQ.	111.76 SQ. YD.	10.93
ADD. ADDITIONAL 25% PAVING (8 DAY)		3.00
TOTAL PAVING REQ. FOR COM. BLDG.		13.93

PAVING STATEMENT - COMPOSITE BLDG. (FAR RES.)		
CARPET AREA IN SQ. MT.	NO. OF FLATS	PAVING RES.
UP TO 45.00 SQ. MT	566	15.85
45.00 SQ. MT. TO 60.00 SQ. MT	604	00.00
60.00 SQ. MT. TO 80.00 SQ. MT	1027	00.00
80.00 SQ. MT. ABOVE	1001	00.00
TOTAL	2,198	15.85
25% FOR WASTE		2.98
TOTAL PAVING REQ.	113.59 SQ. YD.	13.00
ADD. ADDITIONAL 25% PAVING (8 DAY)		3.00
TOTAL PAVING REQ. FOR COM. BLDG.		16.00

PARKING REQ'D. REVENUE SHOP			
TOTAL FLOOR AREA (A) 2000 SQ. FT. EACH SHOP	288.75 SQ. FT.	1 PARKING / 150 SQ. FT.	2.57
TOTAL FLOOR AREA ABOVE 2000 SQ. FT. EACH SHOP	60.00 SQ. FT.	1 PARKING / 60.00 SQ. FT.	1.25
TOTAL PARKING			
ADDITIONAL PARKING 10% FOR VISITORS	(6.28) DAYS		3.67
TOTAL NOS. OF PARKINGS REQUIRED FOR SHOP (B) (B) DAYS			6.02 (B) DAYS
MUNICIPAL MARKET PARKING REQ. FOR COMPOSITE BLOCK			
TOTAL AREA ABOVE 40 SQ. FT. PER PARKING	107.08 SQ. FT.	1 PARKING / 40 SQ. FT.	2.67 NOS.
ADDITIONAL PARKING 10% FOR VISITORS $(2.67 \times 10\%) = 0.27$ NOS.			
TOTAL NOS. OF PARKINGS REQUIRED FOR COMMERCIAL $(2.67 + 0.27) = 03$ NOS.			
TOTAL NOS. OF PARKINGS PROPOSED FOR COMMERCIAL = 03 NOS.			

SALE RES. PARKING REQD FOR COMP BLDG	15 NOS.
REHAB RES. PARKING REQD FOR COMP BLDG	16 NOS
REHAB COMM. PARKING REQD FOR COMP BLDG	06 NOS
MUNICIPAL MARKET PARKING REQD FOR COMP BLDG	03 NOS
TOTAL PARKING REQD	40 NOS
TOTAL PARKING PROP FOR	44 NOS

[illegible]

DEDUCTIONS					
1	203 X	8.02 X	0.74 X 1 NO	=	3.96 SQ MT
2	203 X	12.50 X	0.72 X 1 NO	=	6.00 SQ MT
TOTAL DEDUCTION					= 9.96 SQ MT
TOTAL BUILT UP AREA (A - B)					= 199.57 SQ MT

MUNICIPAL MANHOLE AREA CALCULATION											
1	0.50	X	2.70	X	0.81	X	NO	--	0.82	SQ. MT.	
2	0.90	X	5.57	X	2.26	X	NO	--	6.39	SQ. MT.	
3	0.50	X	7.96	X	4.03	X	NO	--	14.83	SQ. MT.	
4	0.50	X	8.18	X	1.00	X	NO	--	4.07	SQ. MT.	
5	0.50	X	1.34	X	0.40	X	NO	--	0.20	SQ. MT.	
6	0.50	X	12.21	X	1.32	X	NO	--	0.86	SQ. MT.	
7	0.35	X	10.01	X	2.57	X	NO	--	15.43	SQ. MT.	
8	0.50	X	14.24	X	2.74	X	NO	--	15.58	SQ. MT.	
9	0.50	X	14.57	X	0.76	X	NO	--	0.58	SQ. MT.	
10	0.50	X	18.61	X	7.30	X	NO	--	66.07	SQ. MT.	
11	0.50	X	18.05	X	3.12	X	NO	--	29.03	SQ. MT.	
12	0.50	X	23.80	X	7.72	X	NO	--	91.87	SQ. MT.	
13	0.50	X	25.00	X	3.07	X	NO	--	36.38	SQ. MT.	
14	0.50	X	36.88	X	1.10	X	NO	--	153.16	SQ. MT.	
15	0.50	X	15.56	X	0.50	X	NO	--	4.28	SQ. MT.	
16	0.50	X	46.94	X	20.57	X	NO	--	439.26	SQ. MT.	
17	0.50	X	24.30	X	3.07	X	NO	--	37.35	SQ. MT.	
18	0.50	X	54.30	X	1.53	X	NO	--	19.49	SQ. MT.	
19	0.50	X	22.43	X	4.80	X	NO	--	52.72	SQ. MT.	
TOTAL ADDITION									=	1300.00	SQ. MT.



BLOCK PLAN 
SCALE - 1:500

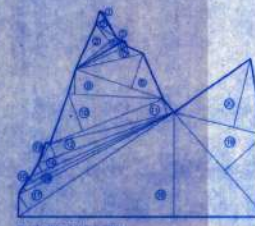
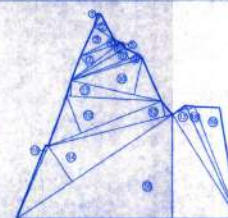


PLATE AREA CALCULATION

PLUT ANALYSIS		
1	0.97 X 6.66 X 0.59 X 1 NO	1.16 SQ MM
2	0.90 X 6.06 X 1.97 X 1 NO	5.96 SQ MM
3	0.87 X 10.93 X 4.43 X 1 NO	22.92 SQ MM
4	0.96 X 10.61 X 1.17 X 1 NO	6.21 SQ MM
5	0.50 X 10.87 X 0.23 X 1 NO	1.25 SQ MM
6	0.50 X 1.17 X 1.09 X 1 NO	0.63 SQ MM
7	0.50 X 13.65 X 2.18 X 1 NO	14.77 SQ MM
8	0.50 X 13.07 X 7.70 X 1 NO	49.34 SQ MM
9	0.50 X 19.90 X 4.56 X 1 NO	45.43 SQ MM
10	0.50 X 23.91 X 3.72 X 1 NO	91.91 SQ MM
11	0.50 X 25.02 X 3.07 X 1 NO	36.41 SQ MM
12	0.50 X 26.48 X 2.77 X 1 NO	30.40 SQ MM
13	0.50 X 4.53 X 0.64 X 1 NO	1.90 SQ MM
14	0.50 X 30.77 X 1.71 X 1 NO	28.31 SQ MM
15	0.50 X 32.86 X 1.12 X 1 NO	18.46 SQ MM
16	0.50 X 34.98 X 1.02 X 1 NO	17.50 SQ MM
17	0.50 X 36.66 X 3.31 X 1 NO	64.34 SQ MM
18	0.50 X 46.16 X 1.06 X 1 NO	48.16 SQ MM
19	0.50 X 27.07 X 10.36 X 1 NO	140.39 SQ MM
20	0.50 X 16.22 X 13.76 X 1 NO	222.37 SQ MM
TOTAL ADDITION		1280.37 SQ MM



MARKET AREA CALCULATION

MUNICIPAL MARKET AREA REQUIRED	= 1002.00 x 0.30 x 0.5
	= 100.20 SQ MI.
MUNICIPAL MARKET AREA PROPOSED	= 107.06 SQ MI.

PROFORMA - A		
A.	AREA STATEMENT	SQ.M.
1	AREA OF PLOT	1222.37
2	DEDUCTION	---
a)	ROAD SET BACK AREA	199.57
b)	ANY RESERVATION 20% (MARKET) 1022.80X 0.50 X 0.20 / 4	25.57
	TOTAL DEDUCTION (a + b)	225.14
3	BALANCE AREA OF PLOT	997.23
4	DEDUCTIONS FOR RECREATION GROUND (IF ANY) 20% ON NON SLUM PLOT	---
5	NET PLOT AREA (1 - 2)	997.23
6	ADDITIONS FOR F.S.I.	---
7	00% (SET - BACK)	199.57
a)	ANY RESERVATION 20% (MARKET)	25.57
b)	100% R.G.	---
9	TOTAL AREA FOR F.S.I. PURPOSE (5 * 7 + 8a)	1222.37
10	F.S.I. PERMISSIBLE AS PER 33(10)	4.00
11	PERMISSIBLE FLOOR AREA	4889.48
12	LAND RATE / (PER SQ.M.)	4040.00
13	CONSTRUCTION COST (Rs. 27500/- PER SQ.M.)	27500.00
14	BASIC RATIO	1.69
15	INCENTIVE FSI	1.10
16	REHAB BUILT UP AREA	2087.94
17	REHAB COMPONENT	2704.81
18	PERMISSIBLE SALE AREA (17 X 15)	2975.29
19	PROPOSED SALE BUILT UP AREA	2949.15
20	TOTAL PROPOSED AREA (16 + 19)	5037.09
21	F.S.I. CONSUMED (20 / 8)	4.12
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1	TOTAL CORP.BLDG. B. UP AREA FOR SALE RESID.	2927.34
2	REMAINING SALE NON- RESIDENTIAL B. UP AREA	21.81
C.	DETAILS OF F. S. I. AVAILABLE AS PER 31 (3)	
1	FURNISHABLE B. UP AREA COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR PURELY SALE RESIDENTIAL = CR + (B2 X 0.20)	---
2	FURNISHABLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL	---
3	FURNISHABLE B. UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY SALE COMMERCIAL = CR + (B2 X 0.20)	---
4	FURNISHABLE B. UP AREA PROPOSED	---
5	TOTAL BUA OF SALE	---
D.	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A, 12 ABOVE)	---
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
iii)	LESS DEDUCTION FOR REHUSING OF EXISTING TENANTS	---
iv)	AREA AVAILABLE FOR TENEMENTS (B) MINUS (ii) & (iii)	AS PER STATEMENT SHOWN IN DRAWING
v)	TENEMENTS PERMISSIBLE (300 / HECTARE)	---
vi)	TENEMENTS PROPOSED	---
vii)	TENEMENTS ON PLOT (B+7)	---
E.	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATION	AS PER STATEMENT SHOWN IN DRAWING
ii)	PARKING PROVIDED	---
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THE DIMENSIONS OF SIZES ETC. OF THE PLOT STATED ON THE PLAN ARE 1222.37 SQ.M. (ONE THOUSAND TWO HUNDRED TWENTY TWO POINT THIRTY SEVEN SQ.MT.) AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS IN ACCORDANCE WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP & TOWN PLANNING SCHEME RECORDS.		
SIGN. OF L.C. SURVEYOR		
PROFORMA 'B'		
CONTENTS OF SHEET		
BLOCK PLAN & LOCATION PLAN, PLOT AREA CALCULATION, BUILT UP AREA STATEMENT, DESCRIPTION OF PROPOSAL		
PROPOSED S.R. SCHEME ON PLOT BEARING CTS NO. 11 (PT) OF VILLAGE KURLA NEHRU NAGAR, S.G. 3, BARVE MARG, KURLA (E) MUMBAI - 400024, FOR SURVAYS CO-OP OF HSG CO-OP, (PROF).		
NAME OF OWNER	SIGNATURE	
M/s. Shree Siddhivinayak Classic Construction PVT LTD.		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		SIGNATURE
		
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF DATE OF APPROVAL OF PLANS
		Approved Subject to the condition mentioned in the office permission letter no. <u>1/MHADA/2023/5</u> Dt <u>24 JAN 2020</u> Enclaves Engineer Urban Regulation Authority
NORTH	DRAWN BY	JOB NO.
PATH:-		