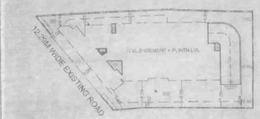
LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

PLOT AREA CALCULATION :-

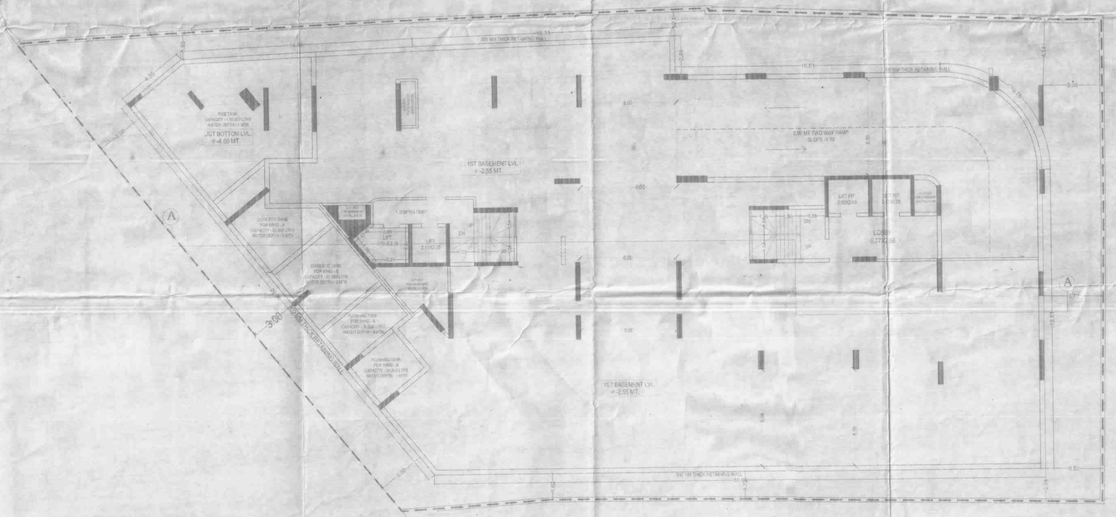
1	1/2	X30.23	X 4.12	X 1.50	=	93.79 SQ.MT.
2	1/2	X 31.96	X 14.41	X 1.50	=	345.17 SQ.MT.
3	1/2	X 31.96	X 19.47	X 1.50	=	466.12 SQ.MT.
4	1/2	X 33.47	X 13.95	X 1.50	=	349.28 SQ.MT.
5	1/2	X 26.65	X 7.91	X 1.50	=	158.14 SQ.MT.
6	1/2	X 14.42	X 14.71	X 1.50	=	317.44 SQ.MT.
7	1/2	X 27.50	X 16.00	X 1.50	=	616.50 SQ.MT.
			TOTAL AREA		=	2486.19 SQ.MT.

PLOT AREA DIAGRAM
SCALE 1:500

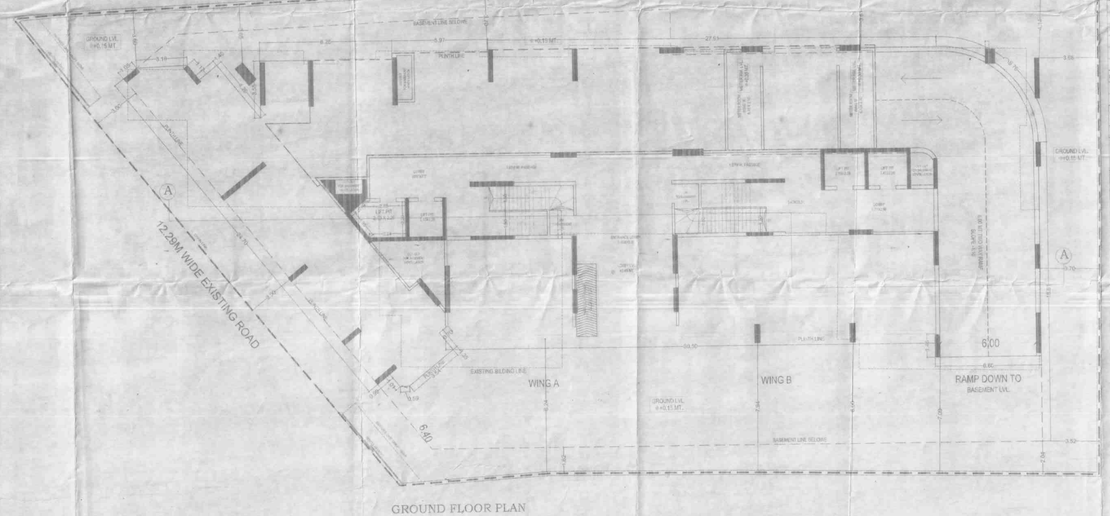
SECTION THRO'
COMPOUND WALL
SCALE 1:100

SECTION THROUGH
U. G. TANK
SCALE 1:100

SECTION - A - A.
SCALE - 1:100



1ST BASEMENT FLOOR
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQMT.
1	a	Area of plot (minimum as required by Development Control	1600.00
	b	Area under D.P. Road	
2		Deductions for	
	a	Area under reservation	
	b	Area under D.P. road	
	c	Any other area	
		Total deductions	
3		Balance area of plot (1-2)	1600.00
4	a	Area of plot before D.P. / Proposed	
	b	Area after D.P.	
5		Road setback	
6	a	Net area of plot	1600.00
	b	Corresponding F.S.I.	2.00
7	a	Permissible F.S.I.	3200.00
	b	Premium FSI to be availed as per DCR 30 (1) (B) (i) & (ii)	1600.00
	c	Additional FSI on Premium to be availed	1918.20
	d	Total FSI permissible (both on plot & premium)	6718.20
8		Proposed F.S.I.	0.00
	a	Proposed as Residential	0.00
	b	Proposed as Non-residential	0.00
	c	Total proposed built-up area	0.00
	d	Refuge area	0.00
	e	Staircase area	0.00
	f	Area of lumber room/ servant toilet	0.00
10		Total deductions (9 (a) to (f))	0.00
11		Net proposed F.S.I. (8-10)	0.00
12	a	Details of FSI proposed as per DCR 30(3)	Residential / Commercial
		Total FSI permissible as per DCR 30 (1) (B) (i) & (ii)	3202 / 3216
		Less FSI proposed as per DCR 30 (3) (a) & (b)	0.00 / 0.00
		Balance FSI as per DCR 30 (3) (c)	3202 / 3216
		Premium FSI to be availed as per DCR 30 (1) (B) (i) & (ii)	1600
		Less FSI proposed as per DCR 30 (3) (a) & (b)	0.00
		Balance premium FSI to be availed	1600
	b	Total area to be set up in proposed BUA (12-a-1)	3200
	c	Total area to be set up in proposed R.G.(3-b-1)	1600
	d	Total proposed F.S.I.	4800
	e	Unconsumed F.S.I.	0.00
		Consumption Table wise	
		Unconsumed F.S.I. for Table No. 1	0
		Unconsumed F.S.I. for Table No. 2	0
		Unconsumed F.S.I. for Table No. 3	0
		Unconsumed F.S.I. for Table No. 4	0
		Unconsumed F.S.I. for Table No. 5	0
	f	Total Consumption (Table Wise)	0
13		Parking Statement	
	a	Parking required as per rule no. Reg. 30, 31 of DCR 2034	0
	b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :-

PLINTH LVL PLAN, PLOT AREA DEVE. CALCULATION
FLOOR & LOCATION PLAN
1ST BASEMENT PLAN, SECTION A - A

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLD.NO.37, KNOW AS 'Tilak Nagar REDEVELOPMENT CTS/C, ON DRAWING C.T.S. NO. 32 (PT) / 6 TO 27 AT VILLAGE TILAK NAGAR.

OWNERSHIP, MUNICIPAL :-

CERTIFICATE OF AREA :-

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON LAND THAT THE DIMENSIONS OF THE SITE ETC. ON THE PLOT STATED ON THIS PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS AS ACCURATE AS POSSIBLE BY ORDINARY METHODS AS PRACTICABLE AND CONFORMS TO THE EXISTING GROUND LAND AS PER LAYOUT. THE AREA IS 1600.00SQ.MTS.

Sachin Rakhe
SACHIN RAKHE
LAND SURVEYOR

NOTE :-
1. ALL DIMENSIONS ARE GIVEN IN METRIC SYSTEM.
2. ALL LEVELS ARE IN METRES.
3. DRAWING PLAN TO BE PLOTTED TO SCALE 1:100
4. LOCATION PLAN 1:4000
5. ALL WORK SHOULD BE DONE AS PER PROVISION OF DCR 2034 AND AS PER THE LATEST AMENDMENTS.
6. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MENTIONED.
7. ALL PROJECTIONS, CHAJJA, SUNSHADES ETC. SHALL BE CONSTRUCTED AS PER THE LATEST DCR 2034 AMENDMENTS.

STAMP OF DATE OF RECEIPT OF PLANS :-

STAMP OF APPROVAL OF PLANS :-

Approved subject to conditions mentioned in this Lr. Letter No. MHADA - 3571/T.T./1217
Dt. 22 DEC 2021

Ex. Eng. Bldg. Proposal (E.S.) Dombivali Mumbai
Maharashtra Housing & Area Development Authority

Sachin Rakhe
SACHIN RAKHE
LAND SURVEYOR

archo
ARCHITECTS & CONSULTANTS

NAME AND SIGN. OF OWNER :-
M/S. NEEL INFRASTRUCTURE CO.LTD. OFFICE
Shed Nagar, Ghatkopar (W), Mumbai-86

REVISIONS

DRAWING TITLE	SCALE	SCALE
AS BUILT	1:100	
CENTRE	DATE	DATE
	AS STATED	AS STATED
DRAWN	CHECKED	
P.N.P.K.	SACHIN R.	