

PROFORMA - A

Sr.No.	PARTICULARS	AREA IN SQ.MT.
1	PLOT AREA	18850.02
2	DEDUCTION FOR D.P. E.O.S	60831.35
3	SETBACK	18850.02
4	LAYOUT ROAD	121225.27
5	D.P. AMENITIES	54380.39
6	D.P. RESERVED OPEN SPACE (ROS R.G. P.G. G.)	60273.45
7	EXISTING OPEN SPACE AS PER D.P. E.O.S 1.1, 5.2.6	29115.88
8	EXISTING R.G. CONVERTED IN D.P.	6855.61
9	ENCROACHMENT	57108.69
10	EVERSHINE SOCIETY (N-4)	8288.78
11	SHRI SAI CHS (N-4)	14628.99
12	PRIVATE PLOT & COLLECTOR LAND	3416.00
13	TOTAL FOR DEDUCTION (8+9+10+11+12)	382266.75
14	NET PLOT AREA (1-13)	227014.60
15	R.G. P.G. G. 10% ON 13 ABOVE REQ. 2.14.3.39 PROP. 10000.91 - 20422.27 (ENCROACHED R.G. 0.8 & 0.8 & 0.8) = 50484.24	0.00
16	NET PLOT AREA (1-15)	227014.60
17	ADDITIONAL FOR F.S.I. PURPOSE	
18	a 100 % D.P. ROAD (18850.02) - Encroachment road (1884.42) 29175.29-1883.31+1883.28+1555.50	9984.97
19	b 100 % SET BACK AREA LESS SETBACK UNDER LEASED LAND (7727.86 - 1095.42)	6432.24
20	c 100 % EXISTING LAYOUT ROAD AREA	121225.27
21	d EXISTING OPEN SPACE (R.G. P.G. G.) 10% OF 14.001.1 & E.O.S 1.1	0.00
22	e EXISTING IMPROVED R.G. converted into D.P. As per 2034	0.00
23	f TOTAL AREA (a+b+c+d+e)	137642.48
24	g PERMISSIBLE BUILT - UP AREA (7 x 8)	364567.08
25	h AREA RESERVED FOR CLUSTER PLOT E.W.S (55'22'49" X 3.00)	1063971.24
26	i AREA RESERVED FOR H.I.G. PLOT (66'07'07" X 3.00)	16367.47
27	j AREA RESERVED FOR L.I.G. PLOT (116'07'15" X 3.00)	25975.21
28	k AREA RESERVED FOR R. PLOT (34'02'57" X 3.00)	3481.46
29	l AREA RESERVED FOR MHADA PLOT (26'02'13" X 3.00)	123197.71
30	m AREA RESERVED FOR SCHEME AMENITY (108'07'15" X 3.00)	8078.39
31	n AREA RESERVED FOR MERCURY CHS (52'21" X 3.00) LOADED ON N2	32728.69
32	o AREA RESERVED FOR BETAC FOR E.W.S. L.I.G. R.PLOT IN PLOT.	2769.73
33	p AREA RESERVED FOR BETAC FOR E.W.S. L.I.G. R.PLOT IN PLOT.	1637.13
34	q AREA RESERVED FOR BETAC FOR E.W.S. L.I.G. R.PLOT IN PLOT.	18619.79
35	r AREA RESERVED FOR BETAC FOR E.W.S. L.I.G. R.PLOT IN PLOT.	60719.40
36	s AREA RESERVED FOR BETAC FOR E.W.S. L.I.G. R.PLOT IN PLOT.	12658.34
37	t TOTAL BALANCE BUA (9-23)	70811.82
38	u TOTAL BUA RESTRICTED FOR V.P. QUOTA	39105.72
39	v BUA RESTRICTED FOR V.P. QUOTA	35185.96
40	w BALANCE BUILT UP AREA FOR PROXIMA	5228
41	x NO OFFICE	



Noted Subject to the Conditions Mentioned in This
Office Letter No. CAP/4224457/LAC(P/MHADA)
Dated: 09 MAR 2024

C.A.P.
A.P.
Layout Approval Ctr. Planning Authority, MHADA,
Maharashtra Housing & Area Development Authority.

PROFORMA - B

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SCHEDULE OF AREA PROFORMA - A

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL

DESCRIPTION OF PROPOSAL

LAYOUT PLAN SHOWING EXTG. VARIOUS HOUSING SCHEMES IN M.H.A.D. BOARDS COLONY AT VILLAGE OSHWARA DOESHWARI (W)

DATE

JR. ARCH. ASST.

ARCH. ASST.

ARCH. PLANNER

SR. ARCH. & PLANNERS

SCALE - 1:1000

CHNG. NO.

M.H.A.D.B