R.G. Area statement	Area In sq.mt.
RG On Ground	
Green Belt/RG/Scheme open space	10975.39
D.P. RG/PG	10129.16
Total RG on Ground	**21104.55** A

RG On Podium (Approved prior to kohinoor Hon'ble Supreme court order dated: 17.12.2013)	
Building no. 1	6912.15
Building no. 2	2862.24
Total RG on podium of bldg no. 1 & 2	**9774.39** B

RG On Podium	
Building no. 3	3081.68
Building no. 4	4541.36
Building no. 5	5111.08
Building no. 10	1641.31
Total RG on podium of bldg no. 3,4,5&10	**13875.42** C
Total R.G. on ground + podium (A+B+C)	**44754.36**

Details of Barde's tenements (Purchasers)					
Building no.	Total Tenement	Eligible as per VP order	Meet eligibility	Non eligible	Status of allocation
2	73	56	17	-	Allotted
26 A	42	42	-	-	Allotted
19 A	42	-	-	42	Not allotted
Total	**157**	**98**	**17**	**42**	

STATEMENT - IMBALANCE OF FSI
MHADA letter under no. CAP/AUTH /566/2016 dated:- 16.09.2016

CATEGORY	PLOT NO.	PLOT AREA	PROPOSED BUA	FSI CONSUMED
PROPOSED BLDG NO. 1	1	21,229.90	88,351.61	4.15
PROPOSED BLDG NO. 2	2	7,913.73	30,508.27	3.86
PROPOSED BLDG NO. 3	3	10,784.46	45,380.88	4.21
PROPOSED BLDG NO. 5	5	16,564.66	58,028.70	3.51
PROPOSED BLDG NO. 10	10	9,671.98	41,710.36	4.31
EXISTING BLDG/FUTURE DEVELOPMENT	14	1,039.92	3,635.72	3.50
PROPOSED AMENITY/CLUB HOUSE	15&15A	3,326.81	7,337.00	2.03
EXISTING BLDG/FUTURE DEVELOPMENT	18	2,225.00	8,568.00	3.85
EXISTING PUMPING STATION/FUTURE DEVELOPMENT	20	3,673.47	17,338.78	4.72
EXISTING BLDG/FUTURE DEVELOPMENT	22	8,412.42	30,971.76	3.68
EXISTING BLDG/FUTURE DEVELOPMENT	25	15,299.72	92,082.49	6.02
EXISTING BLDG/FUTURE DEVELOPMENT	27	2,301.50	10,429.00	4.53
EXISTING BLDG/FUTURE DEVELOPMENT	4	29,052.72	1,49,996.31	4.82
PROPOSED BLDG NO. 9	9	1,415.65	528.55	0.37
TOTAL		**1,53,138.98**	**5,74,763.43**	

Table - A
Plot area statement as per MHADA Demarcation
EE/BORIVALI DN./1107/MB DT 04/05/2016

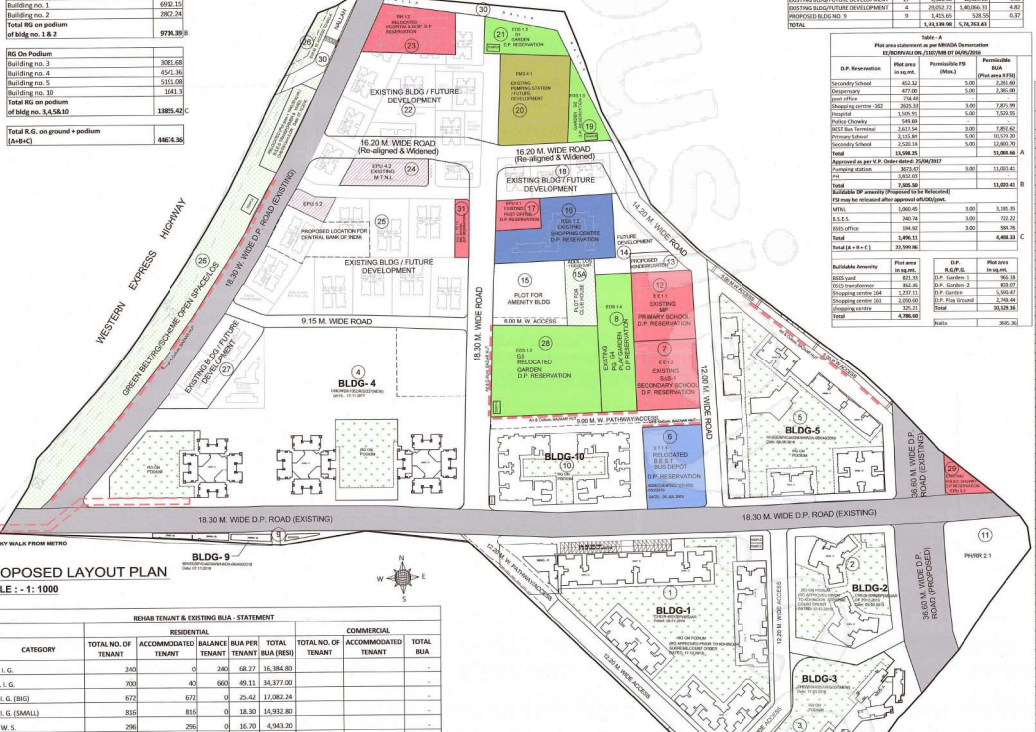
D.P. Reservation	Plot area in sq.mt.	Permissible FSI (Max.)	Permissible BUA (Plot area X FSI)
Secondry School	452.32	5.00	2,261.60
Dispensary	477.00	5.00	2,385.00
post office	734.48	-	-
Shopping centre -162	2625.33	3.00	7,875.99
Hospital	1,505.91	5.00	7,529.55
Police Chowky	549.69	-	-
BEST Bus Terminal	2,617.54	3.00	7,852.62
Primary School	3,115.84	5.00	10,519.20
Secondry School	2,520.14	5.00	12,600.70
Total	**13,598.25**		**51,004.66**
Approved as per V.P. Order dated: 25/04/2017			
Pumping station	3673.47	3.00	11,021.41
Pot	1,632.03		
Total	**7,305.50**		**11,021.41**
Buildable DP amenity (Proportional to be Relocated)			
FSI may be released after approval of UDD/govt.			
MTNL	1,060.45	3.00	3,181.35
B.E.S.T.	240.74	3.00	722.22
BSES office	194.92	3.00	584.76
Total	**1,496.11**		**4,488.33**
Total (A + B + C)	**22,599.86**		

Buildable Amenity	Plot area in sq.mt.	D.P. R.G/P.G.	Plot area in sq.mt.
BEES yard	821.33	D.P. Garden- 1	966.18
BSES transformer	262.46	D.P. Garden- 2	859.07
Shopping centre 164	1,237.11	D.P. Garden	5,593.47
Shopping centre 161	2,050.00	D.P. Play Ground	2,748.44
Shopping centre	325.21	Total	10,129.16
Total	**4,696.00**		

Kota 366.36

Table - B
Residential Plot as per MHADA demarcation
EE/BORIVALI DN./1107/MB DT 04/05/2016

Sr. No.	Building/Society Name	Building No.	Category	Total plot area in sq.mt.
1	Samata Nagar Jeevandhara CHS	48, 49	LIG (B)	
2	Poisar Nilkamal CHS	50, 51	LIG (B)	3,618.11
3	Samata Nagar Salicha CHS	52, 53	LIG (B)	
4	Samata Nagar Saiprasad CHS	4, 55, 56, 57	LIG (B)	2,511.66
5	Poisar Adersh CHS	6, 59, 60, 61	LIG (B)	2,289.04
6	Poisar Panchsheel CHS	2, 63, 64, 65	LIG (B)	2,402.72
7	Poisar Aradhana CHS	66	LIG (B)	1,685.13
8	Samata Nagar Ekroop CHS	67, 68	LIG (B)	
9	Poisar Sai Niketan CHS	9, 70, 71, 7	LIG (B)	2,332.17
10	Samata Nagar Sheetal CHS	73, 74	LIG (B)	1,900.67
11	Poisar Trupti CHS	75, 76	LIG (B)	
12	Poisar Yogeshwar CHS	7, 76, 79, 8	LIG (B)	2,614.14
13	Poisar Shrirang CHS	1, 82, 83, 8	LIG (B)	2,052.34
14	Poisar Abhilasha CHS	85, 86	LIG (B)	2,668.13
15	Poisar Pushpanjali CHS	87,8 89	LIG (B)	
16	Poisar Laxmi CHS	88	LIG (B)	640.28
17	Poisar Saidham CHS	90, 91, 92	LIG (B)	1,228.90
18	Samata Nagar Gangprasad CHS	94, 95, 96	LIG (S)	1,586.83
19	Samata nagar Anandvan CHS	99 & 104	LIG (S)	1,801.44
20	Poisar Vrindavan CHS	103	LIG (S)	
21	Best Sadan CHS	100	LIG (S)	1,952.64
22	Poisar Varsha CHS	101, 102	LIG (S)	
23	Samata Nagar Jalbajrang CHS	105	LIG (S)	710.72
24	Samata Nagar Shree Swastik CHS	106	LIG (S)	761.97
25	Poisar Pandhali CHS	108, 110,	LIG (S)	3,074.68
26	Samata Nagar Sai Krupa CHS	109	LIG (S)	820.31
27	Samata Nagar Sudarshan CHS	12, 114, 11	LIG (S)	2,794.20
28	Samata Nagar Jaibhavani CHS	113	LIG (S)	
29	Samata Nagar Pitruchhaya CHS	116	LIG (S)	660.18
30	Samata Nagar Shivdarshan CHS	17, 118, 11	LIG (S)	2,404.37
31	Samata Nagar Vinayak CHS	120, 121	LIG (S)	1,236.82
32	Samata Nagar Vakratund CHS	122	LIG (S)	1,117.39
33	Samata Nagar Ganesh CHS	123	LIG (S)	645.31
34	MHADA	98	LIG (S)	
35	Samata Nagar Saprem CHS	97	LIG (S)	2,068.06
36	Samata Nagar Takshashila CHS	93	LIG (S)	
37	Poisar Ashtavinayak CHS	124 to 133	EWS	2,778.81
38	Poisar Gharkul CHS	134 to 142	EWS	2,414.85
39	Poisar Sukhshanti CHS	143 to 152	EWS	2,149.66
40	Poisar Shyamsafalya CHS	153 to 160	EWS	1,628.64
41	Poisar Indraprasstha CHS	1	MIG	915.53
42	Poisar Vaibhav CHS	2	MIG	922.08
43	Poisar Nakshatra CHS	6	MIG	898.96
44	Samata Nagar Ekta CHS	7	MIG	902.90
45	Poisar Nishigandha CHS	9	MIG	867.74
46	Poisar Sanchay CHS	10	MIG	940.07
47	Poisar Alankar CHS	38	MIG	886.89
48	Samata Nagar Harilom CHS	40	MIG	1,033.68
49	Poisar Kirti CHS	41	MIG	856.71
50	Samata Nagar Mangal CHS	42	MIG	1,223.57
51	Samata Nagar Anand CHS	43	MIG	941.11
52	Samata Nagar Sai CHS	44	MIG	913.07
53	Poisar Girdarshan CHS	45	MIG	866.59
54	Poisar Venus CHS	46	MIG	988.03
55	Poisar Parimohak CHS	47	MIG	956.18
56	Poisar Samruddhi CHS	3	MIG	909.85
57	Poisar Gitanjali CHS	4	MIG	894.12
58	Poisar Shwetankan CHS	5	MIG	929.01
59	Samata Nagar Kaustubh CHS	8	MIG	870.92
60	Poisar Akanksha CHS	35	MIG	1,064.51
61	Poisar Saurabh CHS	36	MIG	844.58
62	MSFC	11 & 12	MIG	1,830.44
63	Poisar Shraddha CHS	37	MIG	820.32
64	Shree Shantal CHS	163		840.56
65	Central Bank of India	13 to 22	MIG	9,089.72
66	Custom Staff Quarters	39	MIG	972.88
67	Poisar Aasiyana CHS	23	HIG	918.64
68	Poisar Vishwadarshan CHS	25	HIG	984.22
69	Poisar Aashirwad CHS	27	HIG	1,220.06
70	Poisar Sunrise CHS	28	HIG	1,473.25
71	Poisar Aakash CHS	29	HIG	1,253.74
72	Poisar Nilgiri CHS	34	HIG	1,107.80
73	Poisar Himgiri CHS	31	HIG	1,265.18
74	Poisar Suyog CHS	32	HIG	1,240.25
75	SAIL	24	HIG	1,043.04
76	Indian Airlines	26, 30 & 33	HIG	3,815.43
	Total			**1,03,851.89**



PROPOSED LAYOUT PLAN

SCALE : - 1: 1000

LOCATION PLAN SCALE 1:4000

SITE U/R

REHAB TENANT & EXISTING BUA - STATEMENT

SR.NO.	CATEGORY	RESIDENTIAL: TOTAL NO. OF TENANT	ACCOMMODATED TENANT	BALANCE TENANT	BUA PER TENANT	TOTAL BUA (RES)	COMMERCIAL: TOTAL NO. OF TENANT	ACCOMMODATED TENANT	TOTAL BUA
1	H. I. G.	240	0	240	68.27	16,384.80			-
2	M. I. G.	700	42	660	49.11	34,377.00			-
3	L. I. G. (BIG)	672	672	0	25.42	17,082.24			-
4	L. I. G. (SMALL)	815	815	0	18.30	14,932.80			-
5	E. W. S.	296	296	0	16.70	4,943.20			-
6	MIG								-
5	Bldg no. 163	20	20	0	-	724.15			-
7	Amenity Plot Krupa Sindhu CHS (164)	28	0	28	36.80	1,030.51			-
8	Amenity Plot Samadhan CHS (161)	39	0	39	-	1,807.49	14	14	241.13
9	Amenity Plot Samata Nagar Shopping CHS (165)	0	0	0	-	-	14	14	260.94
10	D.P. RESERVATION Udyan Darshan CHS (162)	52	0	52	-	2,061.73	28	28	518.10
11	**TOTAL**	**2863**	**1844**	**1019**	**-**	**93,343.92**	**56**	**56**	**1,020.17**

ISSUED

Proforma - A

Sr. No.	Description	Area (in sq.mt.)
1		
1	**Total Plot area**	
a	**As per PRC**	**2,22,823.50**
b	**As per Demarcation by EE/Borivali Div./MB**	**2,22,820.72**
c	**AS per Site Survey**	**2,22,823.50**
d	**Area Adopted**	**2,22,820.72**
2	**Deduction for**	
	D. P. Reservations - as per table A (Post office, school,BEST Bus depot,Hospital, Dispensary, Notice Chowky, Shopping centre, Pumping station,PH, MTNL & BSES, RR 2.1)	22,599.86
b	D.P. Road	28,222.15
c	Internal Road	17,643.17
d	D.P. - Garden & Play Ground- as per table -A	10,129.16
e	**Total Deductions (2a to 2d)**	**78,594.34**
3	**Balance Plot area (1d - 2e)**	**1,44,226.38**
4	**Required LCS (10% of 3)**	**14,422.64**
5	**Proposed LCS on ground - 21104.55 (10975.39 Geen Belt + 10129.16 D.P.G./P.G.) On podium 9774.39 (Bldg no. 1 & 2)**	**30,818.94**
6	**Addition for FSI**	
a	D.P. Road	28,222.15
b	Internal Road	17,643.17
c	**Total Addition (6a + 6b)**	**45,865.32**
7	**Total plot area (3 + 6c)**	**1,90,091.70**
8	**Permissible FSI**	**3.00**
9	**Total Permissible BUA (7 x 8)**	**5,70,275.10**
10	**BUA on Residential Plot- as per table -B (103851.89 x 3.00)**	**3,11,555.67**
11	**BUA for buildable scheme amenity as per table-A (4786.60 x 3.00)**	**14,359.80**
12	**Nett BUA alotted to Society**	**7,490.34**
13	**a) BUA for prorata (9 - 10 - 11 - 12)**	**2,36,869.29**
	b) Prorata BUA (10% of 9000)	**23,686.93**
	c) Balance BUA for prorata (13a - 13b)	**2,13,182.36**
14	**Total Tenaments**	**2,863.00**
15	**Prorata BUA per tenant (13c/14)**	**74.46**
16	**1496.11 x 3.00 (MTNL, BSES , BSES office)**	**4,488.33**

Note:- FSI calculated above in 16 buildable DP Amenity may be released after approval of UDD/govt. as per point no.6(e).

PROFORMA - B

CONTENTS OF SHEET	NORTH	DRAWN BY
LAY-OUT PLAN & LOCATION PLAN AREA STATEMENT	N	ARJN
		CHECKED BY

DESCRIPTION
PROPOSED INTEGRATED LAY OUT OF SAMATA NAGAR ON PLOT BEARING C.T.S. NO.837 TO 840 OF VILLAGE:- POISAR, KANDIVALI (EAST)MUMBAI-400101.

NAME & SIGN. OF THE LESSEE
AMIT THACKER
Authorised Signatory
S. D. Corporation Pvt. Ltd.
G.A. le Samata Nagar CHS (Joint Ltd.

SAMATA NAGAR CO-OP. HSG. SOC. UNION LTD.
PLOT NO. 163, SAMATA NAGAR, KANDIVALI (E), MUMBAI-400101

NAME OF THE OWNER/LESSOR

ISSUED
Approved Subject to Conditions Mentioned in This Letter Vide Ref. No. CAP/ 1139 ... LAC(PA)/MHADA.
Dated :- 18 FEB 2021

STAMP OF APPROVAL OF PLANS

J.A.A. | A.E.P. | A.P. | S.A.P.
Layout Approval Cell, Planning Authority MHADA.
Maharashtra Housing & Area Development Authority

NAME, ARIS & SIGN OF ARCHITECT

ANIL KODKANI
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