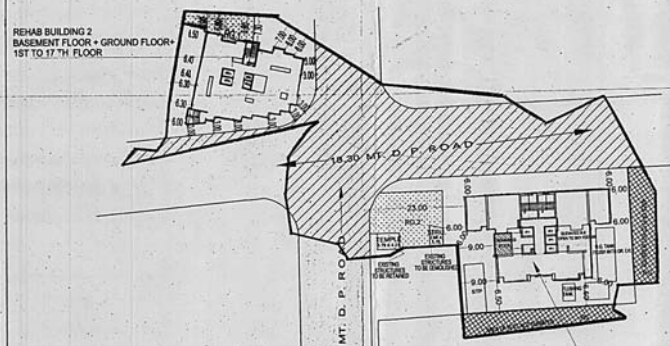
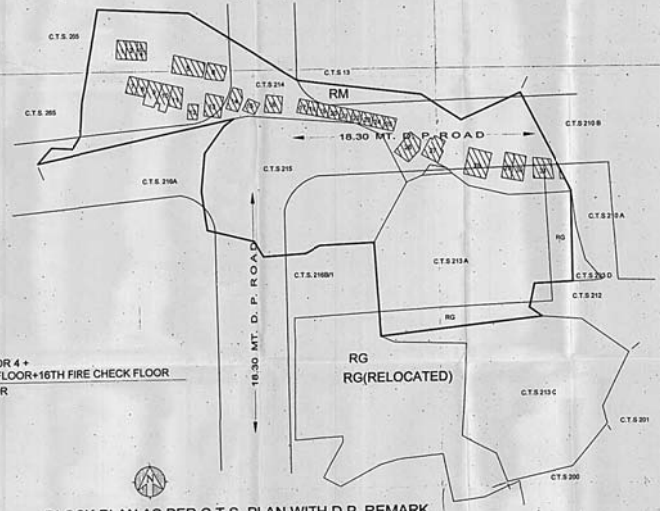
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



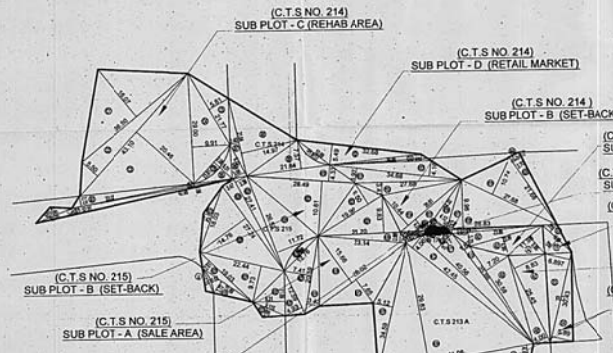
PROPOSED BLOCK PLAN

SCALE: 1: 500



BLOCK PLAN AS PER C.T.S. PLAN WITH D.P. REMARK

SCALE - 1 : 500



PLOT AREA DIAGRAM (SUB PLOT AREA)

SCALE 1: 500

(SUB PLOT AREA)

SUB PLOT	C.T.S. NO. 214	C.T.S. NO. 215	C.T.S. NO. 213 A (pt)	C.T.S. NO. 213 B (pt)	TOTAL
SUB PLOT - A - SALE PLOT	163.55 SQ.M.	510.61 SQ.M.	1298.52 SQ.M.	4.90 SQ.M.	1977.58 SQ.M.
SUB PLOT - B - SET BACK	1217.27 SQ.M	1018.91SQ.M.	--	5.20 SQ.M.	2241.38SQ.M.
SUB PLOT - C - REHAB PLOT	1078.81SQ.M.	--	--	--	1078.81 SQ.M.
SUB PLOT - D - RETAIL MARKET	124.39SQ.M.	--	--	--	124.39 SQ.M.
SUB PLOT - E - R.G. (AREA OF PLOT NOT SUBMITTED)	38.88SQ.M.	--	472.08 SQ.M	--	510.96 SQ.M
TOTAL	2622.90 SQ.M.	1529.52 SQ.M.	1770.60 SQ.M.	10.10 SQ.M.	5913.12 SQ.M.

SUB PLOT - A

SUB PLOT - A AREA STATEMENT C.T.S. 214

ADDITIONS :- (SALE AREA)

A1	0.50 X 26.71 X 1.00	=	13.36 SQ.M
A2	0.50 X 23.86 X 1.70	=	20.24 SQ.M
A3	0.50 X 23.99 X 4.96	=	59.87 SQ.M
A4	0.50 X 11.98 X 5.98	=	35.82 SQ.M
A4i	0.50 X 3.21 X 1.13	=	1.81 SQ.M
A5	0.50 X 3.84 X 2.43	=	4.66 SQ.M
A6	0.50 X 6.54 X 1.17	=	3.82 SQ.M
TOTAL ADDITIONS =			163.55 SQ.M. -- (I)

SUB PLOT - A AREA STATEMENT C.T.S. 213 A (PT)

ADDITIONS :- (SALE AREA)

A7	0.50 X 25.45 X 8.83	=	112.36 SQ.M
A8	0.50 X 25.45 X 4.00	=	50.90 SQ.M
A9	0.50 X 30.58 X 7.20	=	110.00 SQ.M
A10	0.50 X 35.86 X 1.67	=	29.95 SQ.M
A11	0.50 X 40.56 X 5.71	=	115.65 SQ.M
A12	0.50 X 40.48 X 4.86	=	98.17 SQ.M
A13	0.50 X 41.06 X 4.663	=	95.70 SQ.M
A14	0.50 X 41.06 X 25.63	=	526.60 SQ.M
A15	0.50 X 34.99 X 5.12	=	89.53 SQ.M
TOTAL ADDITIONS =			1298.52 SQ.M -- (II)

SUB PLOT - A AREA STATEMENT C.T.S. 215

ADDITIONS :- (SALE AREA)

A16	0.50 X 23.12 X 2.66	=	30.78 SQ.M
A17	0.50 X 28.02 X 7.05	=	197.18 SQ.M
A18	0.50 X 28.02 X 15.06	=	210.40 SQ.M
A19	0.50 X 20.59 X 3.42	=	35.21 SQ.M
A20	0.50 X 12.94 X 4.83	=	31.20 SQ.M
A21	0.50 X 20.59 X 7.41	=	76.29 SQ.M
A22	0.50 X 12.78 X 1.68	=	10.72 SQ.M
TOTAL ADDITIONS =			510.61 SQ.M. -- (III)

SUB PLOT - A AREA STATEMENT C.T.S. 213 B

ADDITIONS :- (SALE AREA)

A23	0.50 X 7.74 X 0.493	=	1.91 SQ.M
A24	0.50 X 6.98 X 0.87	=	3.00 SQ.M
TOTAL ADDITIONS =			4.90 SQ.M. -- (IV)

SUB PLOT - B

SUB PLOT - B AREA STATEMENT C.T.S. 214

ADDITIONS :- (SET-BACK)

B1	0.50 X 16.06 X 1.46	=	12.36 SQ.M
B2	0.50 X 32.91 X 1.76	=	93.12 SQ.M
B3	0.50 X 33.02 X 2.73	=	45.07 SQ.M
B4	0.50 X 42.55 X 0.56	=	12.03 SQ.M
B5	0.50 X 13.11 X 0.61	=	4.00 SQ.M
B6	0.50 X 9.33 X 3.66	=	17.07 SQ.M
B7	0.50 X 21.04 X 2.40	=	25.25 SQ.M
B8	0.50 X 21.04 X 14.97	=	157.48 SQ.M
B9	0.50 X 21.04 X 7.57	=	82.68 SQ.M
B10	0.50 X 28.49 X 4.33	=	61.68 SQ.M
B11	0.50 X 34.68 X 3.97	=	68.84 SQ.M
B12	0.50 X 27.68 X 3.41	=	47.18 SQ.M
B13	0.50 X 34.68 X 4.16	=	72.13 SQ.M
B14	0.50 X 20.81 X 10.44	=	108.83 SQ.M
B15	0.50 X 20.81 X 4.06	=	41.62 SQ.M
B16	0.50 X 14.32 X 4.12	=	29.50 SQ.M
B17	0.50 X 28.83 X 0.42	=	6.05 SQ.M
B18	0.50 X 28.83 X 9.96	=	143.57 SQ.M
B19	0.50 X 27.68 X 10.14	=	140.64 SQ.M
B20	0.50 X 21.68 X 2.70	=	29.27 SQ.M
TOTAL ADDITIONS =			1247.11 SQ.M -- (I)
DEDUCTIONS :-			
D6	3/3 X 13.91 X 2.08	=	19.15 SQ.M
E1	2/3 X 16.68 X 1.30	=	10.89 SQ.M
TOTAL DEDUCTIONS =			29.94 SQ.M. (I)
1.	1247.11 - 29.94	=	1217.27 SQ.M
TOTAL SET-BACK =			1217.27 SQ.M -- (I)

SUB PLOT - B AREA STATEMENT C.T.S. 215

ADDITIONS :- (SET-BACK)

B21	0.50 X 21.70 X 9.83	=	106.66 SQ.M
B22	0.50 X 19.90 X 6.50	=	64.68 SQ.M
B23	0.50 X 28.49 X 10.81	=	153.99 SQ.M
B24	0.50 X 28.93 X 11.72	=	169.47 SQ.M
B25	0.50 X 27.41 X 3.38	=	46.32 SQ.M
B26	0.50 X 27.41 X 3.47	=	47.56 SQ.M
B27	0.50 X 18.03 X 2.42	=	21.82 SQ.M
B28	0.50 X 27.24 X 14.76	=	201.03 SQ.M
B29	0.50 X 19.03 X 2.61	=	24.83 SQ.M
B30	0.50 X 15.99 X 3.72	=	29.56 SQ.M
B31	0.50 X 22.44 X 9.73	=	109.17 SQ.M
B32	0.50 X 11.69 X 8.31	=	48.57 SQ.M
B33	0.50 X 5.115 X 2.66	=	13.21 SQ.M
TOTAL ADDITIONS =			1021.87 SQ.M -- (I)
DEDUCTIONS :-			
=	3/3 X 7.15 X 2.62	=	2.96 SQ.M
TOTAL DEDUCTIONS =			2.96 SQ.M. (II)
1.	1021.87 - 2.96	=	1018.91 SQ.M
TOTAL SET-BACK =			1018.91 SQ.M -(III)

SUB PLOT - B AREA STATEMENT C.T.S. 213 B

ADDITIONS :- (SET-BACK)

B34	0.50 X 5.37 X 1.41	=	3.93 SQ.M
B35	0.50 X 5.93 X 0.43	=	1.27 SQ.M
TOTAL ADDITIONS =			5.20 SQ.M. (I)

SUB PLOT - C

SUB PLOT - C AREA STATEMENT C.T.S. 214

ADDITIONS :- (SLUM AREA)

C1	0.50 X 36.50 X 16.07	=	293.28 SQ.M
C2	0.50 X 43.10 X 3.50	=	118.53 SQ.M
C3	0.50 X 43.10 X 20.40	=	440.81 SQ.M
C4	0.50 X 29.00 X 9.91	=	143.70 SQ.M
C5	0.50 X 21.77 X 1.01	=	11.00 SQ.M
C6	1/3 X 13.91 X 2.08	=	19.15 SQ.M
TOTAL ADDITIONS =			1026.51 SQ.M. -- (I)

SUB PLOT - D

SUB PLOT - D AREA STATEMENT C.T.S. 214

ADDITIONS :- (RETAIL MARKET)

D1	3/3 X 10.69 X 1.50	=	10.69 SQ.M
D2	0.50 X 33.48 X 5.49	=	91.71 SQ.M
D3	0.50 X 28.83 X 1.80	=	23.99 SQ.M
TOTAL ADDITIONS =			124.39 SQ.M. -- (I)

SUB PLOT E - (AREA OF PLOT NOT SUBMITTED)(C.T.S NO. 213 A (PT))

SUB PLOT -E AREA STATEMENT(RESERVATION R.G.)

ADDITIONS :-

E1	0.50 X 50.60 X 6.33	=	160.15 SQ.M
E2	0.50 X 50.60 X 1.24	=	31.33 SQ.M
E3	0.50 X 74.43 X 2.27	=	84.48 SQ.M
E4	0.50 X 30.43 X 5.98	=	91.14 SQ.M
E5	0.50 X 30.43 X 6.89*	=	104.94 SQ.M
TOTAL ADDITIONS =			472.08 SQ.M

SUB PLOT E - (AREA OF PLOT NOT SUBMITTED)(C.T.S NO. 214)

SUB PLOT -E AREA STATEMENT(RESERVATION R.G.)

ADDITIONS :-

E6	0.50 X 10.09 X 5.04	=	25.42 SQ.M
E7	0.50 X 10.09 X 2.67	=	13.46 SQ.M
TOTAL ADDITIONS =			38.88 SQ.M

R.G 2 AREA DIAGRAM

SCALE - 1 : 100

R.G 1 AREA DIAGRAM

SCALE - 1 : 100

R.G.2 AREA CALCULATIONS :

r1.	0.5 X9.55 X 4.43	=	21.15 SQ.M
r2.	3/3 X 6.08 X 0.58	=	1.58 SQ.M
r3.	0.5 X12.93 X 4.91	=	31.74 SQ.M
r4.	0.5 X16.88 X10.70	=	89.24 SQ.M
r5.	0.5 X 14.57X11.64	=	84.60 SQ.M
r6.	0.5 X12.20 X 3.47	=	21.17 SQ.M
r7.	0.5 X4.71 X 1.25	=	2.94 SQ.M
			252.62 SQ.M --(1)

R.G.1 AREA CALCULATIONS :

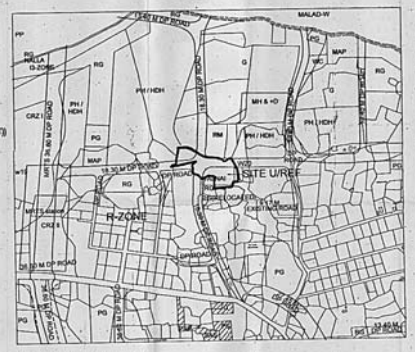
R1.	0.5 X 6.67 X 2.89	=	9.62 SQ.M
R2.	0.5 X 3.99 X 18.04	=	37.19 SQ.M
R3.	0.5 X 13.63 X 3.02	=	20.58 SQ.M
R4.	0.5 X 5.01 X 1.01	=	2.53 SQ.M
R5.	0.5 X 4.08 X 1.33	=	2.71 SQ.M
R6.	0.5 X 4.08 X 0.77	=	1.57 SQ.M
R7.	0.5 X 10.13 X 3.03	=	15.30 SQ.M
R8.	0.5 X 8.26 X 2.25	=	9.29 SQ.M
R9.	0.5 X 7.09 X 1.99	=	6.99 SQ.M
R10.	0.5 X 2.73 X 0.41	=	0.56 SQ.M
			105.84 SQ.M --(II)

REQUIRED SLUM PLOT R.G. = TOTAL NET PLOT - EARLIER NET PLOT 3104.81 X 15 %
= (3104.81 - 1530.78) X 15 % = 1574.03 X 15 % = 236.10 SQ.M. --(I)

REQUIRED SLUM PLOT R.G. = EARLIER NET PLOT1530.78X 8%= 122.46 SQ.M. --(II)

TOTAL REQUIRED R.G. = (I) + (II) = 358.56 SQ.M.

PROPOSED R.G. = RG1 + RG2 = 252.62 + 105.94
= 358.56 SQ.M.



LOCATION PLAN

SCALE: 1: 4000

SHEET NO. W/26

CONTENTS OF SHEET

LAYOUT

PROPOSED BLOCK PLAN ,LOCATION PLAN
BLOCK PLAN AS PER C.T.S
TENEMENT STATEMENT, F.S.I. STATEMENT

PROFORMA 'A'

	AREA STATEMENT	SQ.MT. SLUM PLOT	SQ.MT. NON SLUM PLOT	SQ.MT. TOTAL
1	TOTAL AREA OF THE PLOT	-	-	5933.12
1a	AREA OF THE PLOT NOT SUBMITTED	-	-	510.96
2	NET AREA OF THE PLOT	2658.44	2037.36+525.46* 2562.82	5422.16
3	DEDUCTIONS FOR	-	-	-
	a. ROAD SET BACK AREA	1391.39	506.48+243.55 850.03	2241.38
	b. PROPOSED ROAD	-	-	-
	c. RESERVATION RETAIL MKT SLUM PLOT - (52.825 20%) x13.213 = 4.40	4.40	71.57	75.97
	d. R.G. AREA	-	-	-
	TOTAL (a + b + c + d)	1395.79	921.60	2317.35
4	BALANCE AREA PLOT (1 - 2)	1463.69	1641.12	3104.81
5	DEDUCTION FOR	-	-	-
	a. RECREATION GROUND (15 %)	-	-	-
	b. INTERNAL ROAD	-	-	-
	TOTAL (a + b)	-	-	-
6	BALANCE AREA PLOT (3 - 4)	1463.69	1641.12	3104.81
7	ADDITIONS FOR FSI PURPOSE (SLUM / NON SLUM)	1395.75	850.03	2245.78
8	TOTAL AREA (5 + 6)	2858.44	2491.15	5350.59
		PTC	FREE SALE	NORMAL / TOTAL
9	FSI PERMISSIBLE ON PLOT	3.00	0.75	0.75 / 1.00 / 2.50
10	PERMISSIBLE BUA FOR SCHEME (8x9)	8578.32	1868.36	1868.36 / 2491.15 / 6227.87

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON SLUM AND NON SLUM PLOT BEARING C.T.S. NO. 213A(PT), 213B, 214, 214/1 TO 31, 215(PT) OF VILLAGE VALNAI, TAL.: BORIVALI, PATEL COMPOUND, G.B. LANE, ORLEM CHURCH, MALAD (W), MUMBAI

NAME OF THE OWNER AND SIGNATURE

CRESCENT AMITY REALTORS PVT LTD

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEETAL	

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UR WAS SURVYED BY ME ON DATED _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO _____ WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIPTOWN PLANNING RECORDS.

(ARCHITECT)

STAMP AND DATE OF APPROVAL OF PLANS

This concept Approval to the Previous Plans Submitted under No. ____ Dated 21/08/2015

APPROVABLE
Subject to compliance of Regulations Terms & Conditions as per Letter No. CHE/SRA/PRO/1015/ DL/ F-2 AIC-2014 dt. 23/9/2015
Executive Engineer (W.S.) Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

NOTARY Mr. ASHOK M. PANDYA Advocate & Notary Govt. of India Regn. No. 10000 GOVT. OF I.

VISHWAS SATODIA
(ARCHITECT)

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
21/A WING, UPPER GROUND FLOOR, SHAH ARCADE-II, MALAD (W), MUMBAI - 400 097

CERTIFIED TRUE COPY

ASHOK M. PANDYA
ADVOCATE & NOTARY (GOVT. OF INDIA)
24, Dhanraj A.p., Behind Dhanraj Bhawan L. T. Road, Borivali (W), MUMBAI-400 092

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