

Proposed Layout

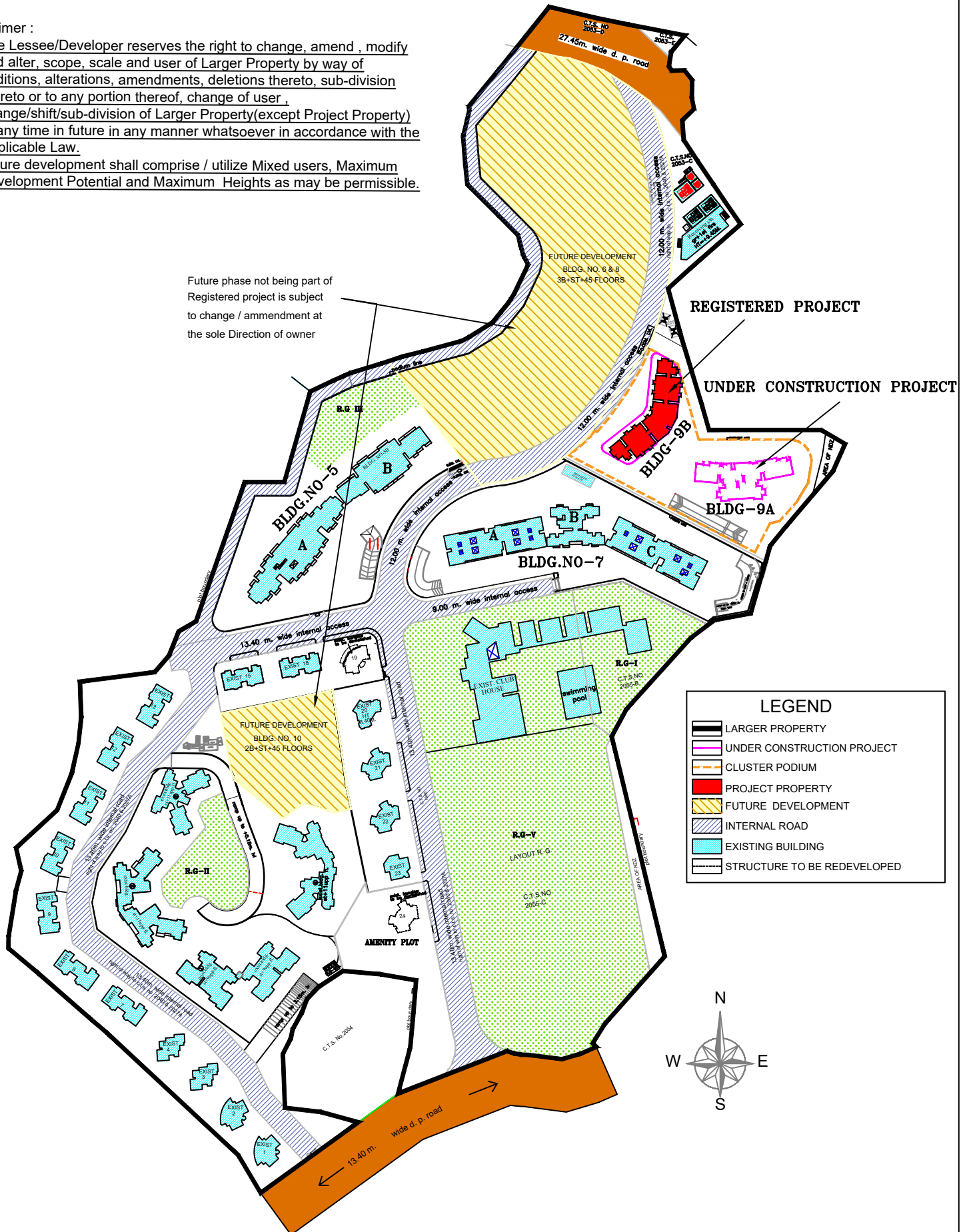
* Disclaimer :

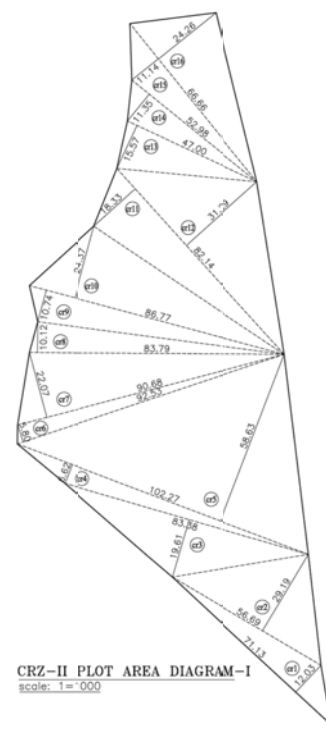
1. The Lessee/Developer reserves the right to change, amend , modify and alter, scope, scale and user of Larger Property by way of additions, alterations, amendments, deletions thereto, sub-division thereto or to any portion thereof, change of user , change/shift/sub-division of Larger Property(except Project Property) at any time in future in any manner whatsoever in accordance with the Applicable Law.
2. Future development shall comprise / utilize Mixed users, Maximum Development Potential and Maximum Heights as may be permissible.

Future phase not being part of Registered project is subject to change / amendment at the sole Direction of owner

REGISTERED PROJECT

UNDER CONSTRUCTION PROJECT

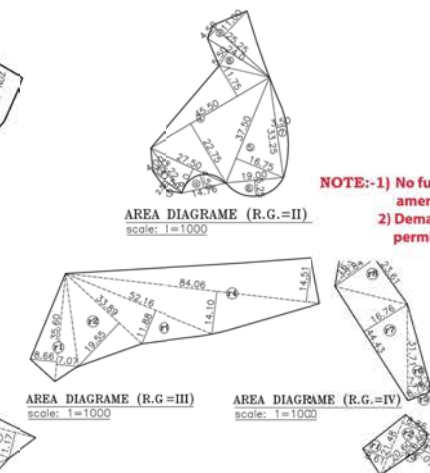


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CRZ-II - AREA CALCULATION				
1 cr:	0.50	71.10	12.03	= 427.67 sqm.
2 cr:	0.50	56.69	29.19	= 827.39 sqm.
3 cr:	0.50	83.38	19.61	= 817.54 sqm.
4 cr:	0.50	102.27	10.12	= 1033.85 sqm.
5 cr:	0.50	102.27	58.63	= 2998.05 sqm.
6 cr:	0.50	92.53	5.80	= 268.34 sqm.
7 cr:	0.50	86.86	22.07	= 1023.65 sqm.
8 cr:	0.50	137.79	10.12	= 1423.98 sqm.
9 cr:	0.50	86.77	10.74	= 465.95 sqm.
10 cr:	0.50	86.77	24.37	= 1057.29 sqm.
11 cr:	0.50	86.77	31.33	= 1343.33 sqm.
12 cr:	0.50	82.14	31.29	= 1285.08 sqm.
13 cr:	0.50	47.00	15.57	= 365.89 sqm.
14 cr:	0.50	66.66	11.14	= 743.33 sqm.
15 cr:	0.50	66.66	11.14	= 371.30 sqm.
16 cr:	0.50	66.66	24.35	= 811.75 sqm.
total CRZ-II - area				= 12512.86 sqm.



AREA STATEMENT OF EXISTING BUNGLOW AREA							
SR. NO	BUNGLOW NO.	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) 1+2+3+④+⑤
A	1	268.95	—	—	—	—	268.95
	2	268.90	—	—	—	—	268.90
	3	325.51	—	—	—	—	325.51
	4	212.62	—	—	—	—	212.62
	7	387.15	—	—	—	—	387.15
	8	387.15	—	—	—	—	387.15
	9	387.15	—	—	—	—	387.15
	10	387.15	—	—	—	—	387.15
	11	387.15	—	—	—	—	387.15
	12	387.18	—	—	—	—	387.18
	13	387.18	—	—	—	—	387.18
	15	378.70	—	—	—	—	378.70
	18	371.22	—	—	—	—	371.22
	20	245.17	—	—	—	—	245.17
21	268.95	—	—	—	—	268.95	
22	268.95	—	—	—	—	268.95	
23	244.60	—	—	—	—	244.60	
TOTAL		5484.68	—	—	—	—	5484.68
AREA STATEMENT OF EXISTING BUILDING							
B	BUILDING NO.	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) 1+2+3+④+⑤
	1	6280.32	—	—	—	—	6280.32
	2	6385.51	—	—	—	—	6385.51
	3	4047.67	—	—	—	—	4047.67
	4	5383.62	—	—	—	—	5383.62
	5	27162.00	10350.00	—	—	13077.10	50619.10
	7	27567.67	—	—	—	—	27567.67
TOTAL		76756.79	10350.00	—	—	13077.10	100223.89
+B = 5408.68 + 97146.79 = 92551.47							
AREA STATEMENT OF PROPOSED BUILDING							
C	BLDG.NO.	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) 1+2+3+④+⑤
	6	7126.29	13098.19	—	6025.02	—	26249.50
	8	1281.94	14241.62	—	18454.76	—	33958.32
	9	15910.65	13000.00	—	—	10125.73	39036.38
	10	788.08	—	—	20073.29	—	20861.37
	TOTAL	25106.96	40339.81	—	44553.07	10625.73	120125.87
TOTAL		107308.43	50689.81	—	44553.07	23202.83	225754.14
157998.24							



PROPOSED R.G. CALCULATIONS (R.G.=I)						
1	=	1/2 X	6693 X	10.46	=	350.04 SQ.MT
2	=	1/2 X	6693 X	1.17	=	78.31 "
3	=	1/2 X	6700 X	47.89	=	1604.32 "
4	=	1/2 X	7700 X	(7.50 + 11.00)	=	712.25 "
TOTAL					=	2744.92 SQ.MT

=I) PROPOSED R.G. CALCULATIONS (R.G.=II)

1	=	1/2 X	1250 X	2.50	=	15.63 SQ.MT
2	=	1/2 X	1825 X	4.00	=	36.50 "
3	=	1/2 X	2750 X	13.50	=	185.63 "
4	=	1/2 X	4550 X	(11.75 + 22.75)	=	784.88 "
5	=	1/2 X	3750 X	16.75	=	314.06 "
6	=	2/3 X	1900 X	5.25	=	66.50 "
7	=	2/3 X	3325 X	5.50	=	77.58 "
8	=	1/2 X	2400 X	5.50	=	66.00 "
9	=	1/2 X	2525 X	(11.00 + 4.50)	=	195.69 "
TOTAL					=	1742.47 SQ.MT
LESS						
9	=	2/3 X	1500 X	4.50	=	45.00 SQ.MT
NET PROPOSED AREA OF R.G.=IV					=	1697.47 SQ.MT

PROPOSED R.G. CALCULATIONS (R.G.=III)			
r1 =	1/2 X	3560 X (7.07 + 8.66) =	279.99 SQ.MT
r2 =	1/2 X	3239 X 19.55 =	331.27
r3 =	1/2 X	5216 X 11.88 =	309.83
r4 =	1/2 X	8406 X (14.10 + 14.51) =	1202.48
TOTAL			= 2123.57 SQ.MT

PROPOSED R.G. CALCULATIONS (R.G.=IV)			
r5 =	1/2 X	1367 X 5.17 =	35.34 SQ.MT
r6 =	1/2 X	5375 X (12.36 + 11.03) =	628.61
r7 =	1/2 X	4947 X 13.95 =	345.05
r8 =	1/2 X	4569 X 5.30 =	121.08
TOTAL			= 1130.08 SQ.MT

25 % LAY-OUT R.G. AREA STATEMENT		
NET AREA OF PLOT	=	1,20,535.92 SQ.M
25 % PROVISIONAL R.G.	=	30,133.98 SQ.M
25 % PROPOSED R.G.		
1) R.G. NO. I	=	2744.92 SQ.M
2) R.G. NO. II	=	1697.47 SQ.M
3) R.G. NO. III	=	2123.57 SQ.M
4) R.G. NO. IV	=	1130.08 SQ.M
5) R.G. NO. V (LAYOUT R.G.)	=	22627.30 SQ.M
TOTAL 25% PROPOSED L.G. (1 TO 5)	=	30323.34 SQ.M
TOTAL REQD. 25% R.G.	=	30,133.98 SQ.M

	PROFORMA - A	C/RZ Area (sq. ft.)	Area (sq. ft.)	Total	C/RZ Area (sq. ft.)	Area (sq. ft.)	Total
A	AREA OF PLOT	10453.95	10453.95	10453.95	10453.95	11100.54	11100.54
B	ROAD WIDTH						
C	ROAD WIDTH						
D	ROAD WIDTH						
E	ROAD WIDTH						
F	ROAD WIDTH						
G	ROAD WIDTH						
H	ROAD WIDTH						
I	ROAD WIDTH						
J	ROAD WIDTH						
K	ROAD WIDTH						
L	ROAD WIDTH						
M	ROAD WIDTH						
N	ROAD WIDTH						
O	ROAD WIDTH						
P	ROAD WIDTH						
Q	ROAD WIDTH						
R	ROAD WIDTH						
S	ROAD WIDTH						
T	ROAD WIDTH						
U	ROAD WIDTH						
V	ROAD WIDTH						
W	ROAD WIDTH						
X	ROAD WIDTH						
Y	ROAD WIDTH						
Z	ROAD WIDTH						
AA	ROAD WIDTH						
AB	ROAD WIDTH						
AC	ROAD WIDTH						
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AE	ROAD WIDTH						
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AH	ROAD WIDTH						
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CQ	ROAD WIDTH						
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IN	ROAD WIDTH						
IO	ROAD WIDTH						
IP	ROAD WIDTH						
IO	ROAD WIDTH						
IR	ROAD WIDTH						
IS	ROAD WIDTH						
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NOTE:-1) No further plans shall be approved with balance BUA unless required enhanced amenity is provided.

2) Demarcation of CRZ line from respective authority shall be obtained before asking permission for Building No. 10 in the layout.

P R O F O R M A - B CONTENTS OF SHEET		
BLOCK PLAN, LOCATION PLAN & AREA STATEMENT.		
This cancels approval of plans issued previously Under No. CHE/702/BP(WS)/LOP on 05-11-2014		
This drawings should be read in conjunction with Regd. Term & conditions & Letter issued under No. CHE/702/BP(WS) /LOP signed on even date.		
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2022.08.11 19:49:49 +05'30'	HARESH CHANDRAM BHAGAT Digitally signed by HARESH CHANDRAM BHAGAT Date: 2022.08.17 14:20:01 +05'30'	Anil Prabha kar Dhiwar Digitally signed by Anil Prabha kar Dhiwar Date: 2022.08.17 14:20:01 +05'30'
S.E.B.P. (P/N WARD)	A.E.B.P. ('P' WARD)	E.E.B.P. ('Y' WARD)

[illegible]

CERTIFICATE OF AREA CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02-08-89. AND THE DIMENSIONS OF THE SITE, ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD. SUNIL GAJANAN AMBRE	
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SIGNATURE OF ARCHITECT	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED LAY-OUT ON PLOT BEARING C.T.S. NO. 1965, 2063/B, 2053/C & C1, 2053/D, 2053/E, 2055/B & 2055/C OF VILLAGE FRANCAI, TAL. BORNALI OFF. MAJAD-MADH. ROAD, MAJAD (WEST)	

NAME OF OWNER

KAMALKUMAR MURLI KHEMANI

Digitally signed by
KAMALKUMAR MURLI KHEMANI
Date: 2022.08.04 15:46:53
DN: cn

M/S. RAHEJA UNIVERSAL (PVT) LTD.					
JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M-01	1:1000		



NORTH

SUNIL GAJANAN AMBRE

SUNIL AMBRE & ASSOCIATES

A R C H I T E C T S

303, MITTAL AVENUE, 3RD FLOOR,
110, NAGINDAS MASTER ROAD, NEAR BSE,
FORT. MUMBAI-400 001.