

PROPORTIONATE DISTRIBUTION OF LOS / R.G. STATEMENT						
SR NO	FSI	C1	C2	C3	C4	C5
1	SETBACK	2948.72	2226.96	532.86	1844.35	2328.1
2	15% LOS / RG (SUB PLOT C)	657.33	496.43	118.79	411.14	0
3	AOS in SUB PLOT C on 11624.70sqmt As per 2034 i.e. (1+3) (500+1624.71*10%)	520.36	392.99	94.03	325.47	410.86
4	15% LOS / RG TO BE KEPT IN ABEYANCE	197.7	149.31	35.73	123.65	156.08
5	LOS / RG CLAIMED IN SUB PLOT C (3-4)	322.66	243.68	58.3	201.82	254.78
6	15% LOS / RG TO BE KEPT IN ABEYANCE (C1 to C3)	322.66	243.68	58.3	201.82	0
7	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner	0	0	0	201.82	0
8	TOTAL 15% LOS / RG TO BE KEPT IN ABEYANCE (C1 to C3)	322.66	243.68	58.3	0	0

PROPORTIONATE DISTRIBUTION OF FSI / SETBACK / TDR STATEMENT

SR NO	FSI	C1	C2	C3	C4	C5	TOTAL
1	SETBACK	2948.72	2226.96	532.86	1844.35	2328.1	9880.99
2	15% LOS / RG (SUB PLOT C)	657.33	496.43	118.79	411.14	0	1683.69
3	AOS in SUB PLOT C on 11624.70sqmt As per 2034	520.36	392.99	94.03	325.47	410.86	1743.71
4	15% LOS / RG TO BE KEPT IN ABEYANCE	197.7	149.31	35.73	123.65	156.08	662.47
5	LOS / RG CLAIMED IN SUB PLOT C	322.66	243.68	58.3	201.82	254.78	1081.24
6	15% LOS / RG TO BE KEPT IN ABEYANCE	322.66	243.68	58.3	201.82	0	826.46
7	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner	0	0	0	201.82	0	201.82
8	TOTAL 15% LOS / RG TO BE KEPT IN ABEYANCE (C1 to C3)	322.66	243.68	58.3	0	0	624.64
9	As per 2034 FSI area (1+5)	3271.38	2470.64	591.16	2046.17	2582.88	10962.23
10	0.7 TDR	2289.97	1729.45	413.83	1432.32	1808.02	7673.56
11	0.5 FSI	1635.69	1235.32	295.58	1023.09	1291.44	5481.12
12	Total 0.7 & 0.5 i.e. (10+11)	3925.66	2964.77	709.39	2455.40	3099.46	13154.68
13	TDR & 0.5 FSI perm (12-2)	3268.33	2468.34	590.60	2044.26	3099.46	11470.99
14	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner (2044.26-836.12=1208.14) only 900sqft (836.12sqmt) TO BE KEPT IN ABEYANCE				1208.14		
15	0.7 TDR & 0.5 FSI TO BE KEPT IN ABEYANCE FSI Entitlement for Bldg C5	3268.33	2468.34	590.60	836.12	0	7163.39
16							

A.O.S as per Reg. No. 14(A)	DCPR 2034
a Area of sub plot 'C' under Development	11624.70 sq. mts.
b Amenity Open Space Required as per DCPR 14 (A) (11624.70 - 10000) X 10% = 500	662.47 sq. mts.
c Less 15% LOS	10962.23 sq. mts.
d Balance Area (c - b)	5481.11 sq. mts.
e Add 0.5 FSI	7873.56 sq. mts.
f Add TDR (0.7)	24116.97 sq. mts.
g Total Permissible FSI (f+g+h)	9236.58 sq. mts.
h Existing Approved BU Area (Bldg no C5-A wing)	1658.76 sq. mts.
i Existing Approved BU Area (Bldg no C5-B & C & D Wing)	4836.41 sq. mts.
j 0.5 / TDR to be kept in abeyance Bldg no C1 to C4	7163.39 sq. mts.
k Balance area to be consumed	1221.83 sq. mts.
l Proportionate plot area for balance development of wing A (1221.83 X 10962.23 = 24116.97)	555.38 sq. mts.
m A.O.S reqd for Balance Development 555.38 X 5%	27.77 sq. mts.

DETAIL AREA STATEMENT FOR SECTOR WISE			
S.No	SECTOR	C.T.S. No.	AREA AS PER PRIC
1	SECTOR-A	15/E	7496.30
2	SECTOR-B	15/H	2387.10
3	SECTOR-C	15/B	11377.10
4	SECTOR-D	15/A	3384.20
TOTAL 24892.30 sq.mtr. (B)			

DETAIL AREA STATEMENT FOR ROAD			
S.No	D.P. RESERVATION	C.T.S. No.	AREA AS PER PRIC
1	13.40 D.P. ROAD	15/C	343.00
2	13.40 D.P. ROAD	15/D	2888.70
3	13.40 D.P. ROAD	43-B	656.40
4	9.15 MT D.P. ROAD (15/F & 15/G)		807.63
TOTAL 4695.73 sq.mtr. (B)			

DETAIL AREA STATEMENT FOR RESERVATIONS			
S.No	RESERVATION	C.T.S. No.	AREA AS PER PRIC
1	R.S.A 3.3	15/F & 15/H (B)	4509.67
2	R.O.S 1.4	15/G & 15/H (B)	3940.20
3	R.O.S 1.4	43-C	1456.70
TOTAL 9906.57 sq.mtr. (C)			
TOTAL (a + b + c) 39494.60 sq.mtr.			

S.No	C.T.S. No.	AREA AS PER PRIC	REMARKS
1	15/A	3384.20	R-SECTOR-D
2	15/B	11377.10	R-SECTOR-C
3	15/C	343.00	D.P. ROAD
4	15/D	2888.70	D.P. ROAD
5	15/E	7496.30	R-SECTOR-A
6	15/F	3032.20	MAPIRSA 3.3 / 9.15 MT D.P. RD
7	15/G	2388.50	P.G.(R.O.S 1.4/9.15 MT D.P. RD)
8	15/H	2387.10	R-SECTOR-B
9	15/I	3871.80	R.G.(RSA 3.3 & ROS 1.4)
10	43-A	247.60	R-SECTOR-C
11	43-B	656.40	D.P. ROAD
12	43-C	1456.70	P.G.
TOTAL 39494.60 sq.mtr.			

COMPARATIVE AREA STATEMENT				
C.T.S. No.	AREA AS PER PRIC	AREA AS PER OLD MCGM	AREA AS PER PRIC	AREA ADOPTED FOR PROPO.
15/A to 15/I	37133.90	37133.90	37133.90	37133.90
43/A to 43/C	2360.70	2360.70	2360.70	2360.70

AS PER 2034 D.P.	LAND AREA TO BE HANDLED OVER TO MCGM	DEVELOPERS ENTITLEMENT FOR LAND UNDER PROPOSED DEVELOPMENT
CULTURAL CENTER (RSA 3.3)	= 4509.67 sq.mts.	4509.67 x 50 % = 2254.84 sq.mts.
PLAY GROUND (ROS 1.4)	= 3940.20 sq.mts.	3940.20 x 70 % = 2758.14 sq.mts.
D.P.ROAD	= 807.63 sq.mts.	3940.20 x 30 % = 1182.05 sq.mts.
TOTAL AREA = 9257.50 sq.mts.	TOTAL AREA = 5012.98 sq.mts.	TOTAL AREA = 3436.89 sq.mts. RESTRICTED TO 3944.46 sq.mts.

PROFORMA 'A' FOR RESERVATION PLOT					
A	AREA STATEMENT	AREA IN SQ.MT.	RESERVATION OF ROS 1.4 70% LAND TO BE HANDLED OVER TO MCGM	RESERVATION OF ROS 1.4 30% LAND RETAINED BY OWNER	RESERVATION OF ROS 1.4 50% LAND TO BE HANDLED OVER TO MCGM
1	GROSS AREA OF RESERVATION PLOT (AS PER P.R.C.)	9257.50			
a	AREA OF RESERVATION FOR ROS 1.4	3940.20			
b	AREA OF RESERVATION FOR ROS 1.4	4509.67			
c	AREA UNDER 0.15 WIDE D.P. ROAD	807.63			
2	DEDUCTIONS FOR:				
A	FOR RESERVATION ROAD AREA				
a	AREA OF RESERVATION ROS 1.4 70% LAND TO BE HANDLED OVER TO MCGM (SUB PLOT F)	2758.14			
b	AREA OF RESERVATION ROS 1.4 30% LAND TO BE HANDLED OVER TO MCGM (SUB PLOT E)	2254.84			
c	AREA UNDER 0.15 WIDE D.P. ROAD	807.63			
d	DEDUCTION FOR AREA NOT IN POSSESSION	72.44			
B	FOR AMENITY AREA				
a	AREA UNDER AOS AS PER REG. 14 (A) OF DCPR 2034 (SUB PLOT C)	662.47			
b	AREA OF AMENITY PLOT PLOTS TO BE HANDLED OVER AS PER DCPR 14(B)	1182.05			
c	AREA OF INCLUSIVE HOUSING TO BE HANDLED OVER AS PER DCPR 15	1182.05			
d	AREA OF AMENITY PLOT PLOTS TO BE HANDLED OVER AS PER DCPR 15	1182.05			
C	DEDUCTION FOR EXISTING BUILT UP AREA I RETAINED IF ANY	-----			
a	LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----			
3	TOTAL DEDUCTIONS: (2A) + (2B) + (2C)	5893.05			
4	BALANCE AREA OF PLOT (1 MINUS 3)	3364.45			
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCGM (1 - 3)	3436.90			
6	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCGM RESTRICTED TO 3944.46 (SUB PLOT G)	3364.45			
7	ADDITIONAL B.U.A. AS PER REG. 17(I) (NOTE 20 (vi) & (vii) ON REMAINING LAND / PLOT (6-7) ON SUB-PLOT G	5012.98			
8	PERMISSIBLE B.U.A. AS PER REG. 17(I) (NOTE 20 (vi) & (vii) ON REMAINING LAND / PLOT (6-7) ON SUB-PLOT G	8377.43			
9	PROPOSED BUILT UP AREA ON SUB-PLOT G AS PER REG. 17 UNDER AR	8377.43			
10	PROPOSED BUILT UP AREA ON SUB-PLOT G AS PER REG. 17 UNDER AR	8377.43			
11	FSI CONSUMED ON NET PLOT				
B) OTHER REQUIREMENTS					
A. RESERVATION FOR RESERVATION					
Name of Reservation					
a	Area of Reservation land to be handed over as per regulation No 17 (ROS 1.4)	2758.14			
b	Area of Reservation land to be handed over as per regulation No 17 (RSA 3.3)	2254.84			
c	Build up Area of Amenity to be handed over as per regulation No 17 (RSA 3.3)	2254.84			

PROFORMA - A		
SECTOR - A		SECTOR - B
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	7496.30
2	AREA ACCEPTED AS PER	---
3	DEDUCTIONS FOR:	---
a	SET BACK AREA	---
b	D. P. ROAD AREA	---
c	ANY RESERVATION	---
d	TOTAL (a + b + c)	---
4	BALANCE AREA OF PLOT (1 - 2d)	7496.30
5	DEDUCTION FOR R.G. 15%	1124.45
6	NET AREA OF PLOT (RESTRICTED TO)	6371.85
7	ADDITIONS FOR F.S.I.	---
a	100% SET BACK AREA	838.99
b	D. P. ROAD AREA	---
c	ANY OTHER	---
d	TOTAL (a + b + c)	838.99
8	TOTAL AREA (5 + 6)	7210.84
9	F.S.I. PERMISSIBLE	1 (ONE)
10	BUILT UP AREA TO BE RETAINED TILL THE EXISTING STRUCTURES IN RESERVATION AREA DEMOLISHED	500.00
11	PERMISSIBLE FLOOR AREA	6710.84

SECTOR - C			
A	DESCRIPTION	As Per 1991	As Per 2034
1	AREA OF PLOT AS PER P.R.C.	11624.70	11624.70
2	AREA ACCEPTED AS PER	---	---
3	DEDUCTIONS FOR:	---	---
a	AOS Reqdt as per 14(A) (11624.70 - 10000) x 10% + 500	662.47	662.47
b	SET BACK AREA	---	---
c	D. P. ROAD AREA	---	---
d	ANY RESERVATION	---	---
e	TOTAL (a + b + c)	---	662.47
4	BALANCE AREA OF PLOT (1 - 2d)	11624.70	10962.23
5	DEDUCTION FOR R.G. 15%	1743.71	---
6	NET AREA OF PLOT (3 - 4)	9880.99	10962.23
7	ADDITIONS FOR F.S.I.	---	---
a	SET BACK AREA	---	---
b	D. P. ROAD AREA	1683.68	1683.68
c	ANY OTHER	---	---
d	TOTAL (a + b + c)	1683.68	1683.68
8	TOTAL AREA (5 + 6)	11564.67	12645.91
9	F.S.I. PERMISSIBLE	1 (ONE)	1 (ONE)
10	DEDUCTION FOR 15% LOS / RG OF C1 TO C3 BLDG TO BE KEPT IN ABEYANCE	624.64	---
11	F.S.I. CREDIT AVAILABLE BY D.R.	4210.00	4320.00
12	PERMISSIBLE FLOOR AREA (7 + 10) - 9	15774.67	16341.27

SECTOR - D		
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	3384.20
2	AREA ACCEPTED AS PER	---
3	DEDUCTIONS FOR:	---
a	SET BACK AREA	---
b	D. P. ROAD AREA	---
c	ANY OTHER	---
d	TOTAL (a + b + c)	---
4	BALANCE AREA OF PLOT (1 - 2d)	3384.20
5	DEDUCTION FOR R.G. 15%	507.63
6	NET AREA OF PLOT (3 - 4)	2876.57
7	ADDITIONS FOR F.S.I.	---
a	100% SET BACK AREA	1365.43
b	D. P. ROAD AREA	---
c	ANY OTHER	---
d	TOTAL (a + b + c)	1365.43
8	TOTAL AREA (5 + 6)	4242.00
9	F.S.I. PERMISSIBLE	1 (ONE)
10	F.S.I. CREDIT AVAILABLE BY D.R.	4242.00
11	PERMISSIBLE FLOOR AREA	4242.00

C.T.S. 43/C		
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	1456.70
2	DEDUCTIONS FOR:	---
a	SET BACK AREA	150.94
b	D. P. ROAD AREA	---
c	ANY RESERVATION	45.20
d	TOTAL (a + b + c)	196.14
3	BALANCE AREA OF PLOT (1 - 2d)	1260.56
4	DEDUCTION FOR R.G. 15%	---
5	NET AREA OF PLOT	1260.56
6	ADDITIONS FOR F.S.I.	---
a	100% SET BACK AREA	150.94
b	D. P. ROAD AREA	---
c	ANY OTHER	---
d	TOTAL (a + b + c)	150.94
7	TOTAL AREA (5 + 6)	1411.50
8	F.S.I. PERMISSIBLE	0.15
9	F.S.I. CREDIT AVAILABLE BY D.R.	---
10	PERMISSIBLE FLOOR AREA	211.73

FILE NO. CHE/1143/BP(WS)/LOR 01/02

NOTE:- THIS LAYOUT PLAN ARE APPROVED SUBJECT TO REGISTERED TERMS & CONDITIONS UNO: BRL - 9/ 1961/2021 dt.09.02.2021 AND THIS OFFICE LETTER ISSUED UNO CHE/1143/BP(WS)/LOR TO BE READ ALONG WITH THE PLAN.

PROFORMA - A	
CONTENTS OF SHEET	
BLOCK PLAN & LOCATION PLAN AREA DIAGRAM & CALCULATION R.G AREA DIAGRAM & CALCULATION	
STAMP OF DATE OF RECEIPT OF PLAN	
THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNO CHE/1143/BP(WS)/LOR DATED - 01-04-2020	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNO CHE/1143/BP(WS)/LOR TO BE READ ALONG WITH THE PLAN.	
STAMP OF DATE OF APPROVAL OF PLAN	

S.E.B.P.(R/C WARD)	A.E.B.P.(R/C WARD)	E.E.B.P.(R/WARD)	DY. CHENG. BP WS II
REV.	DESCRIPTION	DATE	SIGN.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AMALGAMATION SUB-DIVISION & LAYOUT OF PLOT BEARING C.T.S.Nos. 15/A to 15/I, 43/A to 43/C OF VILLAGE - KANDIVALI, POISAR, AT S.V.ROAD, BORIVALI (W).

NAME OF OWNER
SHRI JAYESH T. SHAH CA TO 1, BAI MOTIBAI KASARA BAUG, BORIVALI TRUST
2, JOSEPH F MENDES.
Laxmi Palace, 76, Mathuradas Road, Kandivali (W), Mathuradas Road, Kandivali (W), Mum - 67

CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE IS SURVEYED BY ME ON REA THAT THE DIMENSIONS OF SIDES ETC. OF THE PLAN ARE MEASURED SITE & THE AREA SO WORKED OUT 5044.60 sq.mts. THIRTY- NINE THOUSAND FOUR HUNDRED & NINETY FOUR POINT SIXTY ONLY) TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P.S. RECORD.	
SIGNATURE OF LICENSED SURVEYOR	
JOB No.	DATE
DRAWING No.	SCALE
CHECKED BY	

NAME OF LICENSED SURVEYOR
DESIGN CONCEPTS
Laxmi Palace, 76, Mathuradas Road, Kandivali (W), Mumbai - 400 067
Tel : 2807 8999 / 6570 8050 / 3291 4621/2223
Fax :

