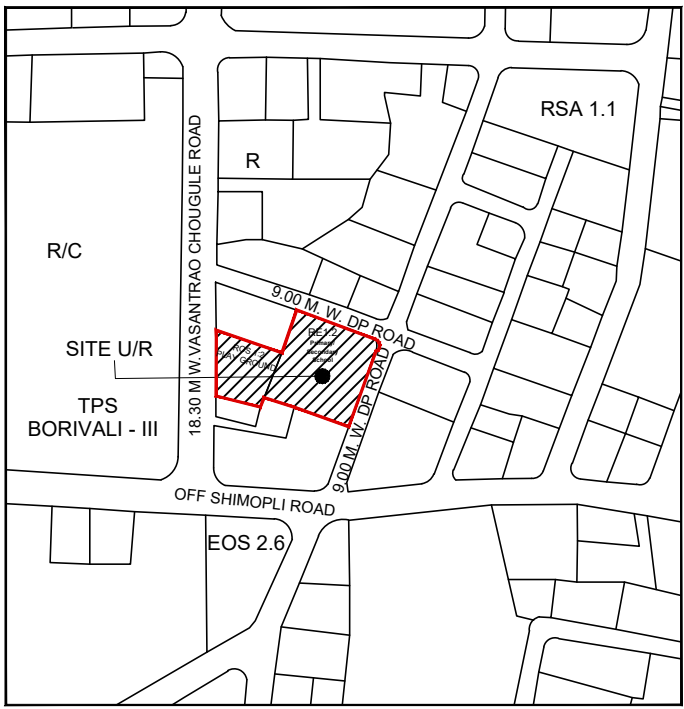
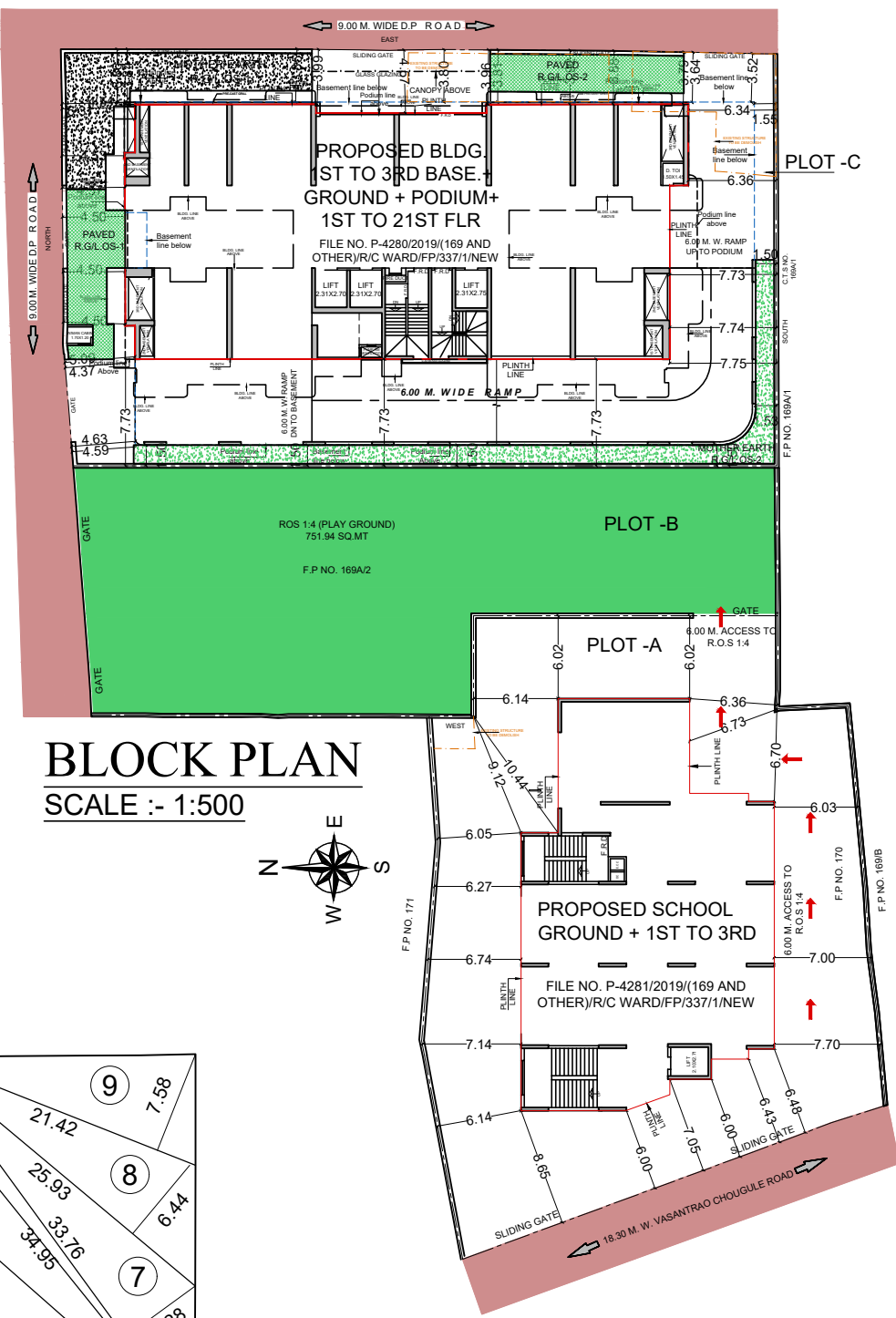
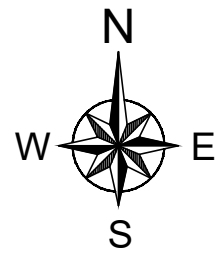
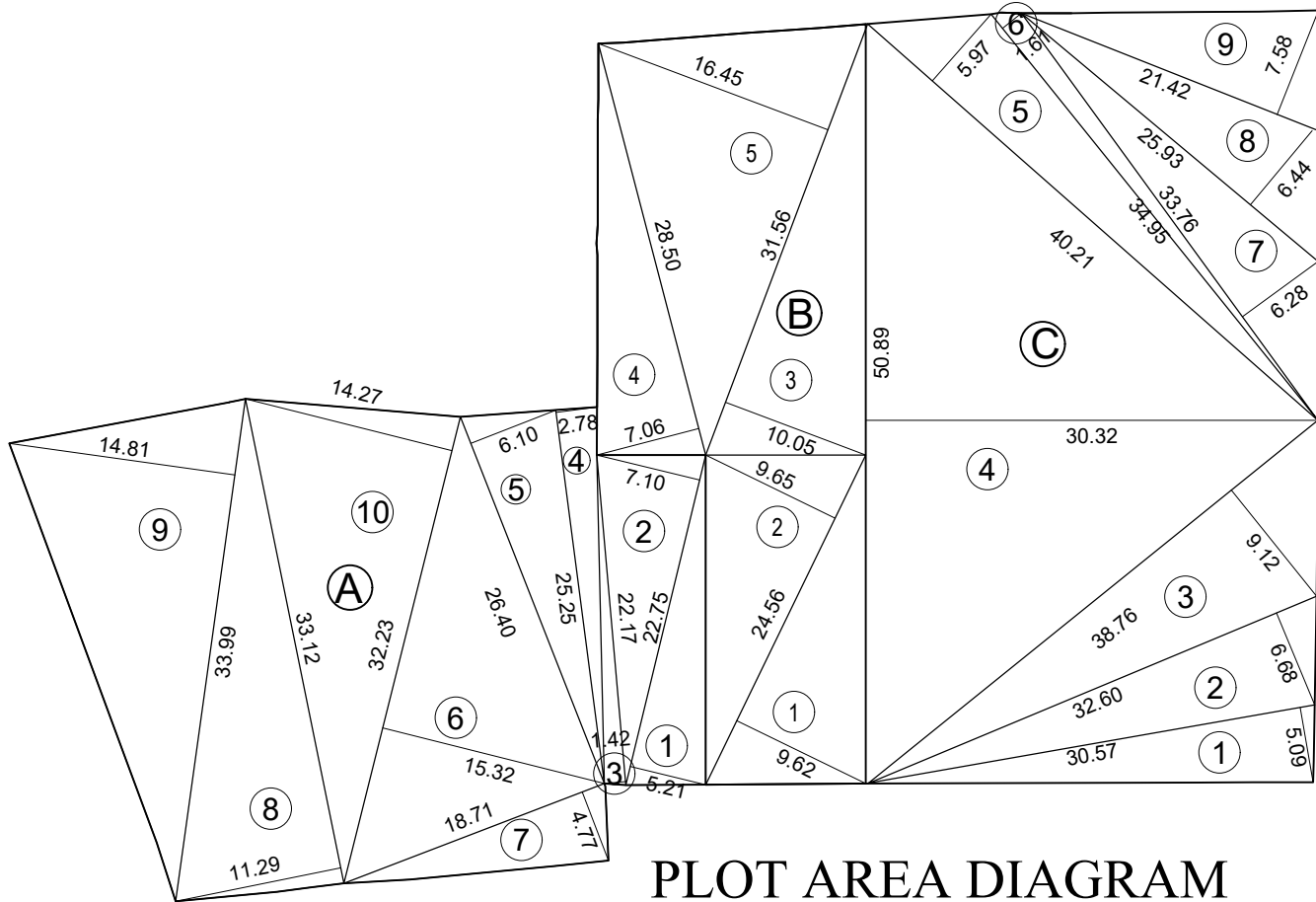




LOCATION PLAN
SCALE :- 1:4000



BLOCK PLAN
SCALE :- 1:500



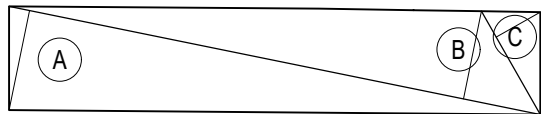
PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION SUB PLOT (C) RESIDENTIAL					
1	1/2	x	30.57	x	5.09 x 1 NO = 77.80 SQ.MT.
2	1/2	x	32.60	x	6.68 x 1 NO = 108.88 SQ.MT.
3	1/2	x	38.76	x	9.12 x 1 NO = 176.75 SQ.MT.
4	1/2	x	50.89	x	30.32 x 1 NO = 771.49 SQ.MT.
5	1/2	x	40.21	x	5.97 x 1 NO = 120.03 SQ.MT.
6	1/2	x	34.95	x	1.61 x 1 NO = 28.13 SQ.MT.
7	1/2	x	33.76	x	6.28 x 1 NO = 106.01 SQ.MT.
8	1/2	x	25.93	x	6.44 x 1 NO = 83.49 SQ.MT.
9	1/2	x	21.42	x	7.58 x 1 NO = 81.18 SQ.MT.
TOTAL ADDITION					= 1553.76 SQ.MT. X

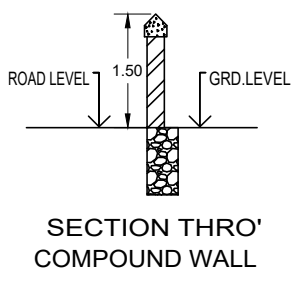
R.O.S AREA CALCULATION SUB PLOT (B)					
1	1/2	x	24.56	x	9.62 x 1 NO = 118.13 SQ.MT.
2	1/2	x	24.56	x	9.65 x 1 NO = 118.50 SQ.MT.
3	1/2	x	30.87	x	10.05 x 1 NO = 155.12 SQ.MT.
4	1/2	x	28.50	x	7.06 x 1 NO = 100.61 SQ.MT.
5	1/2	x	31.56	x	16.45 x 1 NO = 259.58 SQ.MT.
TOTAL ADDITION					= 751.94 SQ.MT. X

PLOT AREA CALCULATION SUB PLOT (A) SCHOOL					
1	1/2	x	22.75	x	5.21 x 1 NO = 59.26 SQ.MT.
2	1/2	x	22.75	x	7.10 x 1 NO = 80.76 SQ.MT.
3	1/2	x	22.17	x	1.42 x 1 NO = 15.74 SQ.MT.
4	1/2	x	25.25	x	2.78 x 1 NO = 35.10 SQ.MT.
5	1/2	x	26.40	x	6.10 x 1 NO = 80.52 SQ.MT.
6	1/2	x	32.23	x	15.32 x 1 NO = 246.88 SQ.MT.
7	1/2	x	18.71	x	4.77 x 1 NO = 44.62 SQ.MT.
8	1/2	x	33.12	x	11.29 x 1 NO = 186.96 SQ.MT.
9	1/2	x	33.99	x	14.81 x 1 NO = 251.70 SQ.MT.
10	1/2	x	32.23	x	14.27 x 1 NO = 229.96 SQ.MT.
TOTAL ADDITION					= 1231.50 SQ.MT. X

BUILT UP AREA CALCULATION					
PAVED R.G./L.O.S.-2					
A	1/2	x	17.34	x	2.69 x 1 NO = 23.32 SQ.MT.
B	1/2	x	17.34	x	2.39 x 1 NO = 20.72 SQ.MT.
C	1/2	x	3.15	x	1.34 x 1 NO = 2.11 SQ.MT.
TOTAL ADDITION					= 46.15 SQ.MT. X



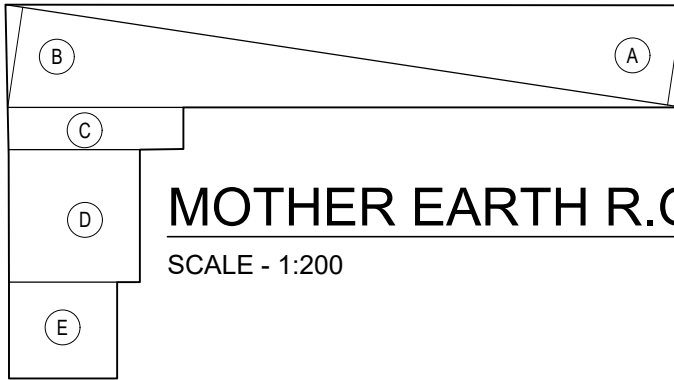
PAVED R.G./L.O.S.-2
SCALE - 1:200



SUMMARY OF SUB-PLOT AREA

Sr.no	SUB PLOT	RESERVATION AS PER 2034	AREA IN SQ.MT
1.	PLOT - 'A'	RE 1:2 (primary/secondary school)	1231.50 SQ.MT.
2.	PLOT - 'B'	ROS 1:4 (Play ground)	751.94 SQ.MT.
3.	PLOT - 'C'	Residential	1553.76 SQ.MT.
TOTAL			3537.20 SQ.MT.

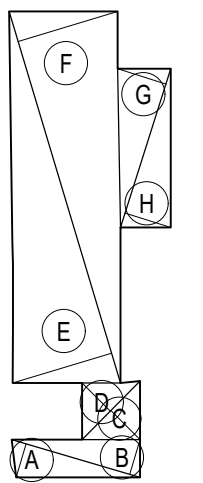
Sr.no	RESERVATION AS PER 2034	AREA IN SQ.MT	AREA TO BE HANDED OVER TO MCGM UNDER REG. 17	BALANCE AREA FOR DEVELOPMENT
1.	RE 1:2 (primary/secondary school)	2463.00 SQ.MT.	1231.50 sq.mt land component along with 1231.50 sq.mt BUA as per Reg. 17 (1) (iv).	1231.50 SQ.MT.
2.	ROS 1:4 (Play ground)	1074.20 SQ.MT.	70% land component i.e 751.94 sq.mt shall be handed over to MCGM.	322.26 SQ.MT.
			3537.20 SQ.MT.	1553.76 SQ.MT.



MOTHER EARTH R.G./L.O.S.-1
SCALE - 1:200

MOTHER EARTH R.G./L.O.S.-2					
A	42.55	X	1.35	X	1 NO = 57.44 SQ.MT.
B	1.32	X	22.31	X	1 NO = 10.36 SQ.MT.
C	1.37	X	10.86	X	1 NO = 14.88 SQ.MT.
TOTAL ADDITION					= 82.68 SQ.MT. X

MOTHER EARTH R.G./L.O.S.-2
SCALE - 1:500



PAVED R.G./L.O.S.-1
SCALE - 1:200

PAVED WITH PERFORATED PAVING R.G./L.O.S.-1					
A	1/2	x	3.54	x	0.93 x 1 NO = 1.65 SQ.MT.
B	1/2	x	3.54	x	0.96 x 1 NO = 1.70 SQ.MT.
C	1/2	x	2.18	x	1.09 x 1 NO = 1.19 SQ.MT.
D	1/2	x	2.18	x	1.06 x 1 NO = 1.16 SQ.MT.
E	1/2	x	10.25	x	2.73 x 1 NO = 13.99 SQ.MT.
F	1/2	x	10.25	x	2.74 x 1 NO = 14.04 SQ.MT.
G	1/2	x	4.41	x	1.35 x 1 NO = 2.98 SQ.MT.
H	1/2	x	4.41	x	1.27 x 1 NO = 2.80 SQ.MT.
TOTAL ADDITION					= 39.51 SQ.MT. X

DESCRIPTION OF PROPOSAL & PROPERTY:	
PROPOSED AMALGAMATION/SUB-DIVISION / LAYOUT ON PROPERTY BEARING F.P. NO. 169 A/2 & 170 OF BORIVALI TPS - III AT 18.30 MTR. WIDE VASANTRAO CHOUGULE ROAD AND JUNCTION OF TWO NOS. OF 9.00 MTR. WIDE EXISTING ROAD, BORIVALI (WEST), MUMBAI IN R/C WARD.	
INDEX	
PROPOSED WORK	
ROAD	
P.G	
R.G	
EXISTING STRUCTURE TO BE DEMOLISH	
CONTENTS OF SHEET	
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, SUB PLOT AREA CALCULATION	
F CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3537.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.	
SIGNATURE OF LICENSED SURVEYOR	
NOTES	
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNT SIENNA	

FILE NO. - P-4279/2019/(169 AND OTHER)/R/C WARD/FP/302/1/NEW			1/1
PROFORMA 'A'			
A	AREA STATEMENT	SQ.MT.	
1	AREA OF THE PLOT FP No. 170 = 1074.20 SQ.MT (P.G) FP No. 169 = 2463.00 SQ.MT (Primary/Secondary School)	3537.20	
2	(a) ROAD SET BACK AREA	-	
3	NET PLOT AREA (1-2)	3537.20	
4	AR-POLICY HANDOVER (PG AREA 1074.20 = 70%)	751.94	
5	AR-POLICY HANDOVER (SCHOOL AREA 2463.00 = 50%)	1231.50	
6	TOTAL AREA TO BE HANDOVER AS PER DCPR 17(1) (4 + 5)	1983.44	
7	AR-POLICY (PG AREA 1074.20 = 30%)	322.26	
8	AR-POLICY (SCHOOL AREA 2463.00 = 50%)	1231.50	
9	TOTAL AREA (7 + 8)	1553.76	
10	F.S.I. PERMISSIBLE	ONE	
11	TOTAL AREA BASE FSI (6 + 9)	3537.20	
12	ADDITIONS FOR F.S.I PURPOSE		
	(A) FOR SET-BACK (200%) [DCR 32(1)]	-	
	(B) FOR D.P. ROAD/ RESERVATION	-	
	(C) EXTERNAL TDR [REG.32] PERMISSIBLE	-	
	(i) SLUM TDR (MIN. 20% - MAX. 50%)	-	
	(ii) RESERVATION TDR / ADD.FSI (MAX 50%) (INCLUDING BUA WITH SCHOOL)	-	
	(D) GOVT. FSI 0.5 PERMISSIBLE	-	
	(E) AR-POLICY OVER AND ABOVE	-	
	(F) AS PER DCR 17(1) 20 Viii (a)	-	
TOTAL [12(a+b+c+d+e+f)]			-
13	PERMISSIBLE FLOOR AREA [11+12]	3537.20	

1) THIS IS DIGITALLY SIGNED & ISSUED 2) THE DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED	
THIS PLAN IS DIGITALLY SIGNED	
THIS IS DIGITALLY SIGNED PLAN AND DOES NOT REQUIRED PHYSICAL SIGNATURE	
E.E.B.P. R WARD	
S.E.B.P. 'R2'	
A.E.B.P. 'R/C'	
NAME OF OWNER, ADDRESS & SIGNATURE :-	
M/S. DEV POOJA BUILDERS PVT. LTD Mr. DHIREN S. DOSHI 102, Sanghvi Villa, 75, S.V.Road, Irla, Andheri-West, Mumbai- 400058	
DRAWING No.	SCALE
1	AS SHOWN
JOB NO.	DATE
-	04-09-2020
DRAWN BY	CHECK BY
PRAMOD	SACHIN K
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR:-	
SIGNATURE OF LICENSED SURVEYOR	
NOTES	
BOUNDARY OF PLOT SHOWN THICK BLACK PROPOSED WORK SHOWN RED WASH DRAINAGE LINE SHOWN RED DOTTED RECREATION GROUND SHOWN GREEN WASH EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW SETBACK AREA SHOWN BURNT SIENNA	
YOMESH RAO LS/R-151 BE-CIVIL	
202, Shree-Prasad House, Plot No 517, 35th Road TPS III, Off Link Road, Bandra (W), Mumbai - 400 050.	