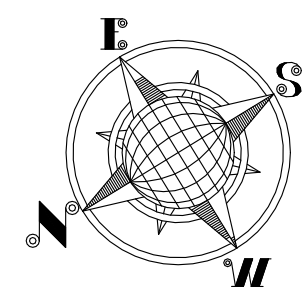
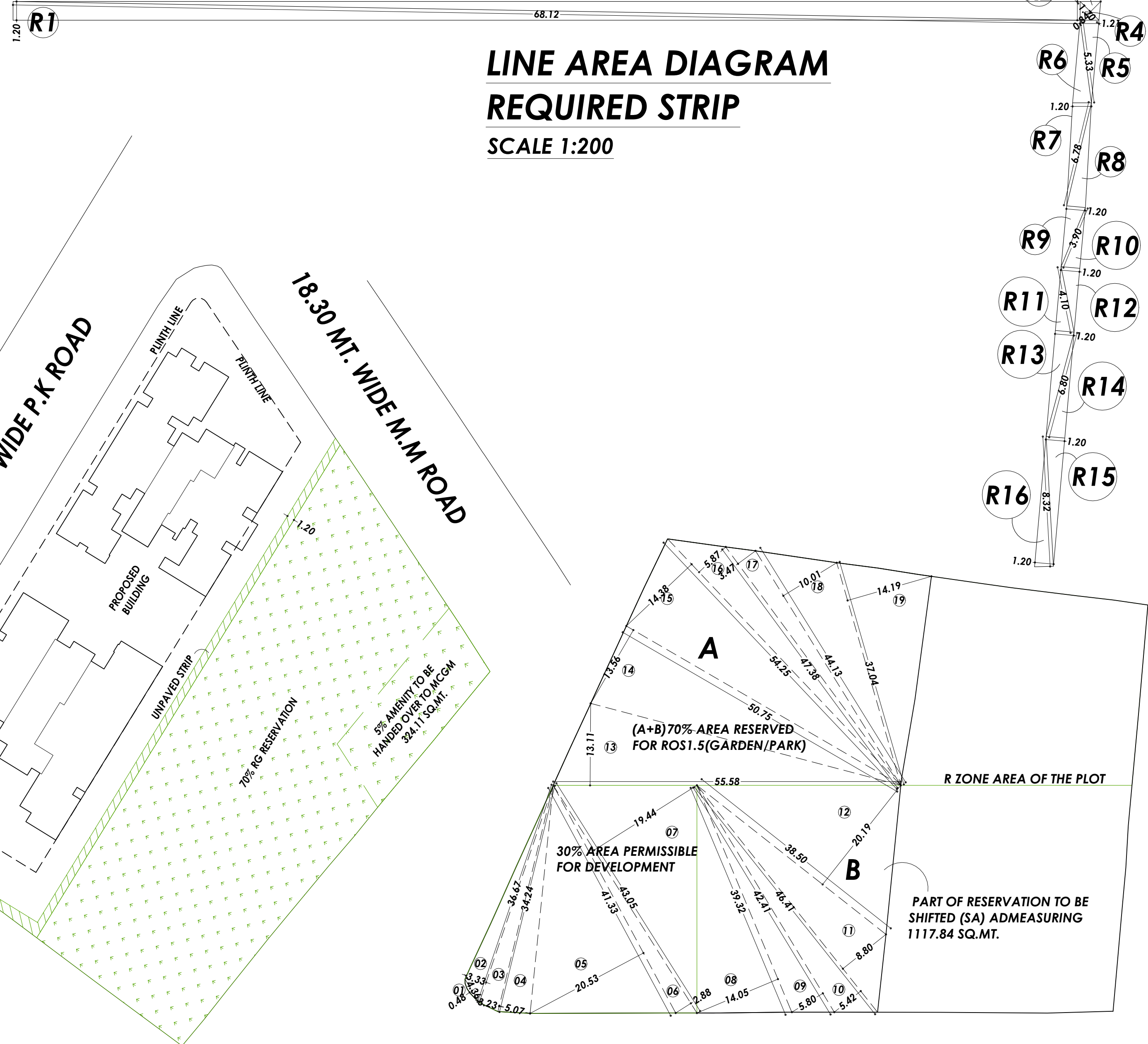


Triangle	Area
A-01	0.30
A-02	0.76
A-03	1.06
A-04	6.93
A-05	5.56
A-06	4.77
A-07	20.22
A-08	6.50
A-09	26.92
A-10	59.83
A-11	64.45
A-12	388.07
A-13	160.95
A-14	124.78
A-15	7.90
A-16	124.56
A-17	100.62
A-18	113.19
A-19	146.39
A-20	351.32
A-21	226.41
A-22	465.16
A-23	174.07
A-24	473.24
A-25	853.90
A-26	230.19
A-27	222.26
A-28	346.82
A-29	587.53
A-30	167.98
A-31	351.13
A-32	349.50
A-33	194.40
A-34	23.37
A-35	55.37
A-36	97.16
A-37	0.60
A-38	0.42
A-39	0.44
A-40	0.91
Total (MAIN PLOT)	6535.91

LEGENDS	
A	70% AREA OF RESERVATION LESS AREA
B	AREA OF RG TO BE RELOCATED
C	RELOCATED AREA OF RG
A+B	70% AREA OF RESERVATION
A+C	RELOCATED 70% OF RESERVATION AREA

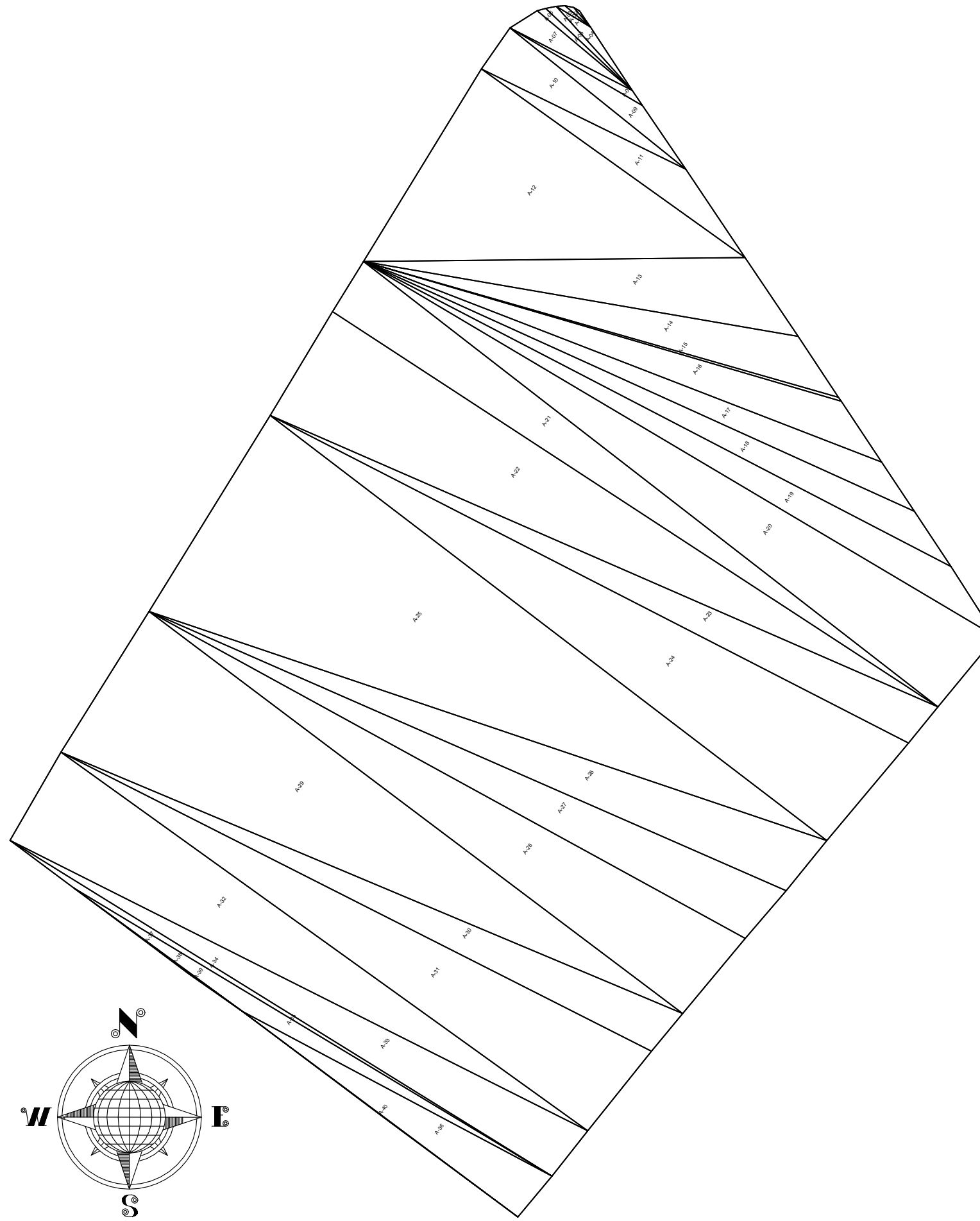
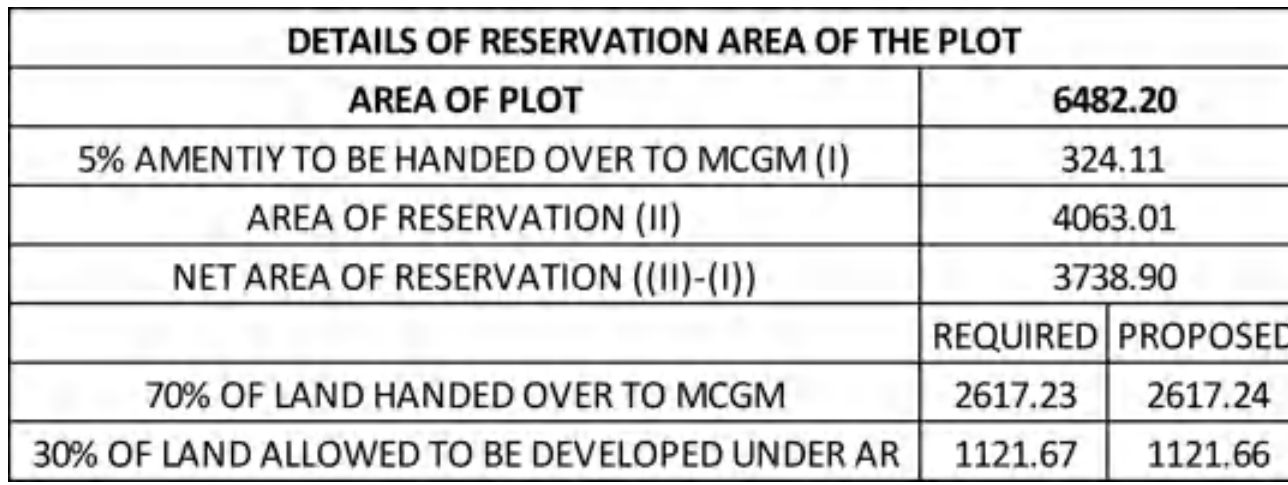


SCALE 1:200

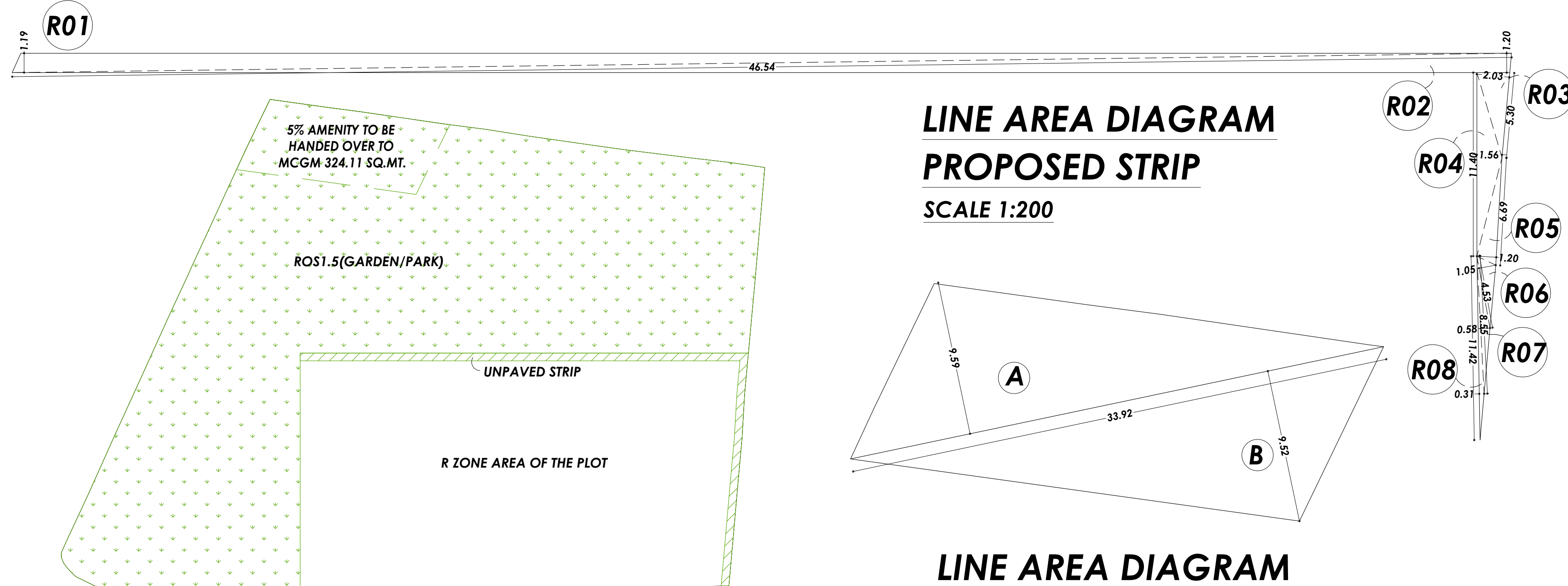


SCALE 1:500

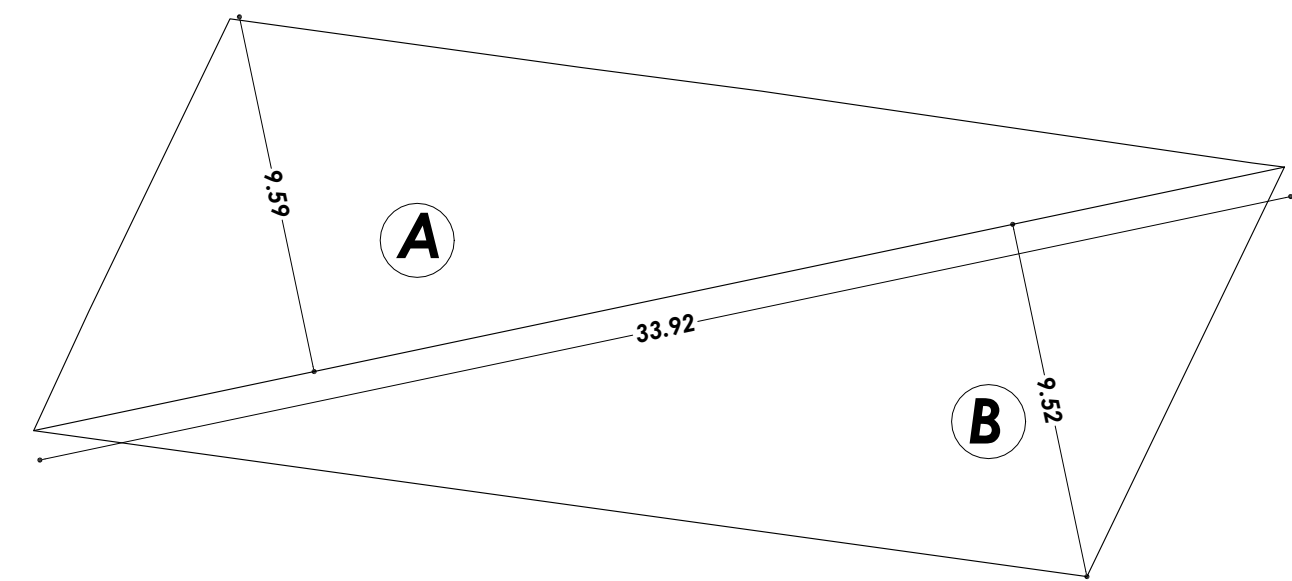
SCALE 1:500



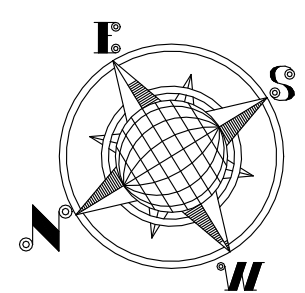
SCALE 1:500



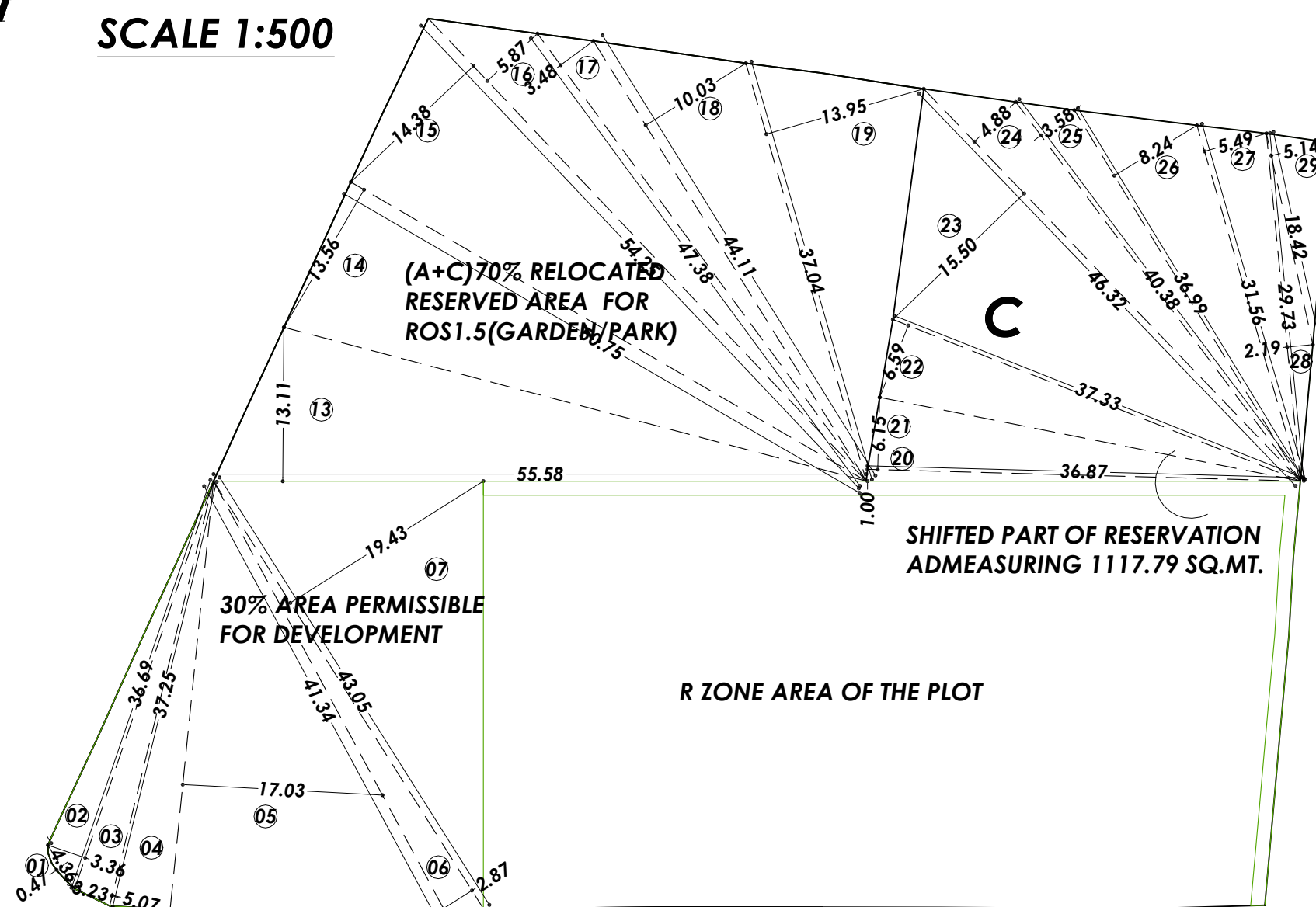
SCALE 1:200



SCALE 1:200

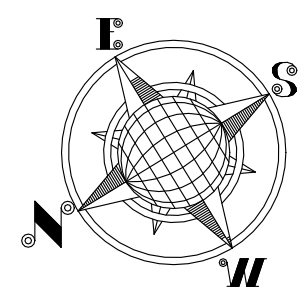


SCALE 1:500



SCALE 1:500

SCALE 1:500



70% RG RESERVATION						
13	55.58	X	13.11	X	0.50	= 364.33
14	50.75	X	13.56	X	0.50	= 344.09
15	54.25	X	14.38	X	0.50	= 390.06
16	54.25	X	5.87	X	0.50	= 159.22
17	47.38	X	3.47	X	0.50	= 82.20
18	44.13	X	10.01	X	0.50	= 122.87
19	37.04	X	14.19	X	0.50	= 262.80
20	36.87	X	1.00	X	0.50	= 18.44
21	36.87	X	6.15	X	0.50	= 113.38
22	37.33	X	6.59	X	0.50	= 123.00
23	46.32	X	15.49	X	0.50	= 358.75
24	46.32	X	4.88	X	0.50	= 113.02
25	40.38	X	3.58	X	0.50	= 72.28
26	36.99	X	8.24	X	0.50	= 152.40
27	31.56	X	5.49	X	0.50	= 86.63
28	29.73	X	2.19	X	0.50	= 32.55
29	18.42	X	5.14	X	0.50	= 47.34
TOTAL AREA						= 2941.35

70% R.G. RESERVATION AREA	=	2941.35
5% AMENITY TO BE HANDED OVER TO MCGM (6482.20X5% = 324.11)	=	324.11
NET 70% R.G. RESERVATION AREA	=	2617.24

SHIFTING OF RESERVATION AREA OF THE PLOT	
70% OF LAND HANDED OVER TO MCGM	2617.24
AREA OF LAND SHIFTED IN THE SAME PLOT (SA)	1117.84

PROPOSED UNPAVED STRIP AREA CALCULATION						
R01	93.09	X	1.19	X	0.50	= 55.39
R02	93.09	X	1.20	X	0.50	= 55.85
R03	5.30	X	2.03	X	0.50	= 5.38
R04	11.40	X	1.56	X	0.50	= 8.89
R05	6.69	X	1.20	X	0.50	= 4.01
R06	4.53	X	1.05	X	0.50	= 2.38
R07	8.55	X	0.58	X	0.50	= 2.48
R08	11.42	X	0.31	X	0.50	= 1.77
TOTAL AREA						= 136.16

5% AMENITY AREA						
A	33.92	X	9.59	X	0.50	= 162.65
B	33.92	X	9.52	X	0.50	= 161.46
TOTAL AREA						= 324.11

RESERVATION OF GARDEN AS ER DP 2034							
1	4.36	X	0.48	X	0.67	=	1.40
2	36.67	X	3.33	X	0.50	=	61.06
3	37.24	X	3.23	X	0.50	=	60.14
4	37.24	X	5.07	X	0.50	=	94.40
5	41.33	X	20.53	X	0.50	=	424.25
6	43.05	X	2.88	X	0.50	=	61.99
7	43.05	X	19.44	X	0.50	=	418.45
8	39.32	X	14.05	X	0.50	=	276.22
9	42.41	X	5.80	X	0.50	=	122.99
10	46.41	X	5.42	X	0.50	=	125.77
11	46.41	X	8.80	X	0.50	=	204.20
12	38.50	X	20.19	X	0.50	=	388.66
13	55.58	X	13.11	X	0.50	=	364.33
14	50.75	X	13.56	X	0.50	=	344.09
15	54.25	X	14.38	X	0.50	=	390.06
16	54.25	X	5.87	X	0.50	=	159.22
17	47.38	X	3.47	X	0.50	=	82.20
18	44.13	X	10.01	X	0.50	=	220.87
19	37.04	X	14.19	X	0.50	=	262.80
TOTAL AREA							= 4063.11

AREA OF LAND TO BE SHIFTED IN THE SAME PLOT							
8	39.32	X	14.05	X	0.50	=	276.22
9	42.41	X	5.80	X	0.50	=	122.99
10	46.41	X	5.42	X	0.50	=	125.77
11	46.41	X	8.80	X	0.50	=	204.20
12	38.50	X	20.19	X	0.50	=	388.66

AREA OF SHIFTED PART OF THE RESERVATION IN THE SAME PLOT						
20	36.87	X	1.00	X	0.50	= 18.44
21	36.87	X	6.15	X	0.50	= 113.38
22	37.33	X	6.59	X	0.50	= 123.00
23	46.32	X	15.49	X	0.50	= 358.75
24	46.32	X	4.88	X	0.50	= 113.02
25	40.38	X	3.58	X	0.50	= 72.28
26	36.99	X	8.24	X	0.50	= 152.40
27	31.56	X	5.49	X	0.50	= 86.63
28	29.73	X	2.19	X	0.50	= 32.55
29	18.42	X	5.14	X	0.50	= 47.34
TOTAL AREA						= 1117.79

UNPAVED STRIP REQUIRED AREA CALCULATION						
R1	68.12	X	1.20	X	0.50	= 40.87
R2	68.12	X	1.20	X	0.50	= 40.87
R3	1.70	X	0.84	X	0.50	= 0.71
R4	1.20	X	1.21	X	0.50	= 0.73
R5	1.21	X	5.33	X	0.50	= 3.22
R6	5.33	X	1.20	X	0.50	= 3.20
R7	6.78	X	1.20	X	0.50	= 4.07
R8	6.78	X	1.20	X	0.50	= 4.07
R9	3.90	X	1.20	X	0.50	= 2.34
R10	3.90	X	1.20	X	0.50	= 2.34
R11	4.10	X	1.20	X	0.50	= 2.46
R12	4.10	X	1.20	X	0.50	= 2.46
R13	6.80	X	1.20	X	0.50	= 4.08
R14	6.80	X	1.20	X	0.50	= 4.08
R15	8.32	X	1.20	X	0.50	= 4.99
R16	8.32	X	1.20	X	0.50	= 4.99
TOTAL AREA						= 125.49

FORM I		dcpr.2034 sq.ft.
AREA STATEMENT		
PARTICULARS		
1.	AREA OF PLOT	6482.30
1.	AREA OF RESERVATION IN PLOT	4063.01
(A)	AREA OF ROAD SET BACK	
(B)	AREA OF D P ROAD	
(C)	DEDUCTION FOR.	
2.	FOR RESERVATION / ROAD AREA	
(A)	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	
(B)	PROPOSED D P ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	
(C)	RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)	
(D)	RESERVATION AREA TO BE HANDED OVER AS PER A/R (REGULATION NO 17) 70% OF LAND 4063.01-324.1 = 3738.90 X 70% = 2617.23 SQ.MT.	2617.24
(B)	FOR AMENITY AREA	
(A)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(a)	324.11
(B)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(b)	
(C)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35 (obeyance)	
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	
3.	TOTAL DEDUCTION: [(2(A) + 2(B)) + 2(C) AS AND WHEN APPLICABLE]	2941.35
4.	BALANCE AREA OF PLOT (1 MINUS 3)	3540.85

FORM II		
CONTENTS OF THE SHEET		
LAYOUT PLAN, LINE AREA DIAGRAM RESERVATION GARDEN AND PLOT, LOCATION & BLOCK PLAN.		
SANCTIONING AUTHORITY		
STAMP OF RECEIPTS OF PLANS	&	STAMP OF APPROVAL OF PLANS

SE(BP)T/W	AE (BP) S & T	EE (BP) ES - I
REVISION		
REV.	DATE	DESCRIPTION

DESCRIPTION OF PROPOSAL & PROPERTY
LAYOUT OF PLOT BEARING C.T.S NO. 551/17 AT JUNCTION OF P.K. ROAD M.M ROAD OF NAHUR VILLAGE IN T WARD,MULUND (WEST), MUMBAI - 400 080.

NAME OF OWNER/APPLICANT	SIGNATURE
Shri. PRATAP C. LODAYA PARTNER OF M/S.VIKAS LIFESPACE LLP	
SIGNATURE OF L.SURVEYOR	

ALL DIMENTIONS ARE IN METER		VK  192 1/1	VASTU KHubi ENGINEERS/PLANNER & I. SURVEYOR 3RD FLOOR, SAXENA HOUSE, ABOVE CENTRAL BANK OF INDIA, PLOT NO.38, JUNCTION OF BRAHMAJUMAR MARG, JAYAWAR NAGAR ROAD NO.6, GOREGANM (WEST), MUMBAI 400 104. E-mail - vastukhubi@gmail.com
DRAWN	SA. JACOB		
CHECKED	DPN KHATRI		
SCALE	as drawn		
DATE	29/06/2022		
D.G. No. 192 OF 192/193 FOR 2022-23		Bipin Khatri L.S.No.- K280/L.S.	