

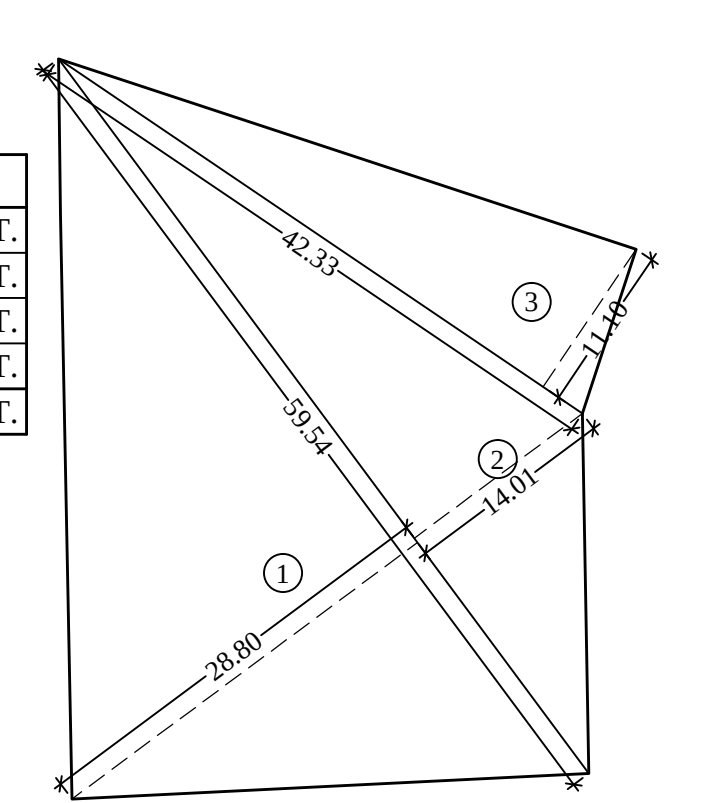
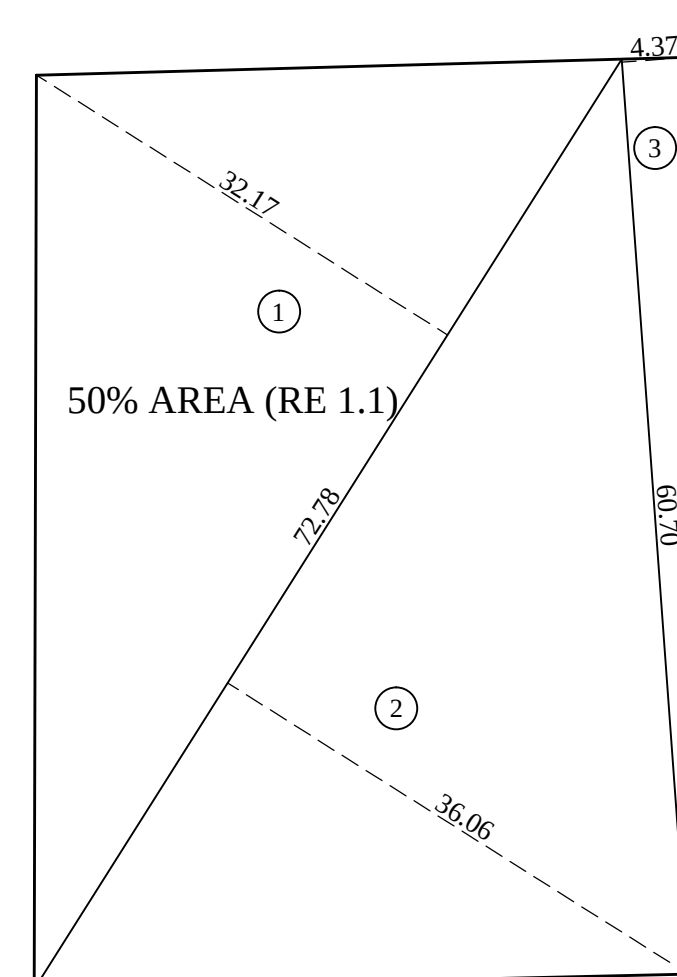
PLOT UNDER RSA 1.2 (RM)	
C.T.S. NO.- 809A/1/1/6	
PLOT AREA AS PER PRC	= 3059.00 SQ.MT.
LESS SET-BACK AREA	= 42.00 SQ.MT.
BALANCE PLOT AREA	= 3017.00 SQ.MT.
REQUIRED 50% OF PLOT & B. U. AREA TO BE HANDED OVER TO BMC	
REQD. PLOT 3017.00 X 50%	= 1508.50 SQ.MT.
PROPOSED PLOT AREA	= 1509.39 SQ.MT.
REQD. B.U.A. 3017.00 X 50%	= 1508.50 SQ.MT.
PROPOSED B.U. AREA	= 1509.68 SQ.MT.

PLOT UNDER RT 1.6 (PL)	
C.T.S. NO.- 809A/1/1/7	
PLOT AREA	= 3447.10 SQ.MT.
REQUIRED 125% OF B. U. AREA TO BE HANDED OVER TO BMC	
REQD. B.U.A. 3447.10 X 125%	= 4308.88 SQ.MT.
PROPOSED B.U. AREA	= 4341.76 SQ.MT.

PLOT UNDER (RE 1.1) MUNICIPAL SCHOOL	
C.T.S. NO.- 809A/1/1/9	= 2392.60 SQ.MT.
C.T.S. NO.- 809A/1/1/10	= 2838.20 SQ.MT.
PLOT AREA AS PER PRC	= 5230.80 SQ.MT.
REQUIRED 50% OF PLOT & B. U. AREA TO BE HANDED OVER TO BMC	
REQD. PLOT 5230.80 X 50%	= 2615.40 SQ.MT.
PROPOSED PLOT AREA	= 2615.40 SQ.MT.
REQD. B.U.A. 5230.80 X 50%	= 2615.40 SQ.MT.
PROPOSED B.U. AREA	= 2617.83 SQ.MT.

PLOT AREA CALCULATION

PLOT UNDER RSA 1.2 (RM) 50% AREA	
1 1/2 X 59.54 X 28.80 X 1 NO	= 857.38 SQ.MT.
2 1/2 X 59.54 X 14.01 X 1 NO	= 417.08 SQ.MT.
3 1/2 X 42.33 X 11.10 X 1 NO	= 234.93 SQ.MT.
TOTAL	= 1509.39 SQ.MT.
SAY	= 1508.50 SQ.MT.

PLOT AREA LINE DIAGRAM
SCALE 1:500 FOR PLOT UNDER RSA 1.2 (RM)PLOT AREA LINE DIAGRAM 50%
(SCALE 1:500)

PLOT AREA CALCULATION

50 % AREA (RE 1.1) MUNICIPAL SCHOOL	
1 1/2 X 72.78 X 32.17 X 1 NO	= 1170.67 SQ.MT.
2 1/2 X 72.78 X 36.06 X 1 NO	= 1312.22 SQ.MT.
3 1/2 X 60.70 X 4.37 X 1 NO	= 132.63 SQ.MT.
TOTAL	= 2615.52 SQ.MT.
SAY	= 2615.40 SQ.MT.

R.G. AREA STATEMENT

PLOT UNDER RSA 1.2 (RM)	
REQD. PLOT 50%	= 1508.50 SQ.MT.
REQUIRED 25% R.G. AREA FOR PLOT	= 377.13 SQ.MT.
PROPOSED R.G.-5 AREA	= 378.90 SQ.MT.

PLOT UNDER (RE 1.1) MUNICIPAL SCHOOL	
REQD. PLOT 50%	= 2615.40 SQ.MT.
REQUIRED 25% R.G. AREA FOR PLOT	= 653.85 SQ.MT.
PROPOSED R.G.-6 AREA	= 667.37 SQ.MT.

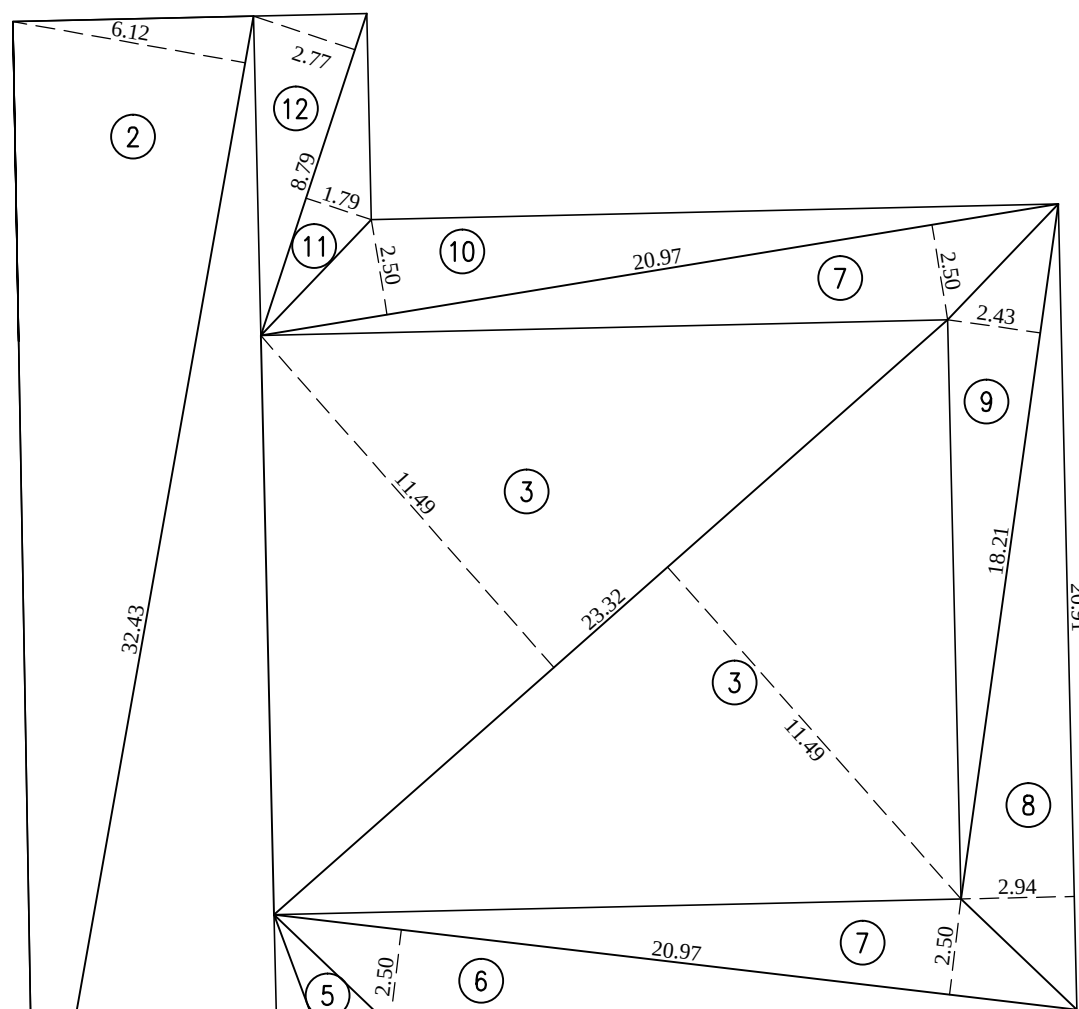
TOTAL PLOT AREA	= 12051.30 SQ.MT.
LESS AREA	
RSA 1.2 RE 1.1 ROOD	
1508.50 + 2615.40 + 42.00	= 4165.90 SQ.MT.
BALANCE AREA OF PLOT	= 7885.40 SQ.MT.
REQUIRED 25% R.G. AREA FOR PLOT	= 1971.35 SQ.MT.
PROPOSED R.G. AREA	
629.50 + 901.27 + 284.65 + 197.04	= 2012.46 SQ.MT.
RG-1 RG-2 RG-3 RG-4	

TOTAL REQUIRED R.G. AREA FOR PLOT	= 377.13 + 653.85 = 1971.35
TOTAL PROPOSED R.G. AREA FOR PLOT	= 3002.33 SQ.MT.
378.90 + 667.37 + 2012.46	= 3058.73 SQ.MT.

REQUIRED R.G. AREA FOR 40% & 60%	
REQUIRED R.G. AREA 25% FOR PLOT	= 1971.35 SQ.MT.
PODIUM LVL. 40% R.G. AREA REQ.	
(1971.35 X 40%)	= 788.54 SQ.MT.
PODIUM LVL. 40% R.G. AREA PROPOSED	
629.50 + 197.04	= 826.54 SQ.MT.
RG-1 RG-4	
GROUND LVL. 60% R.G. AREA REQ.	
(1971.35 X 60%)	= 1182.81 SQ.MT.
GROUND LVL. 60% R.G. AREA PROPOSED	
901.27 + 284.65	= 1185.92 SQ.MT.
RG-2 RG-3	

OPEN R.G. AREA (MOTHER EARTH)

REQUIRED R.G. AREA 50% FOR PLOT	= 1182.81 SQ.MT.
GR. LVL. OPEN 50% R.G. AREA REQ. FOR MOTHER EARTH	
(1182.81 X 50%)	= 591.41 SQ.MT.
GR. LVL. OPEN 50% R.G. AREA PROP. FOR MOTHER EARTH	
386.93 + 205.29	= 592.22 SQ.MT.
RG-2 RG-3	
GROUND LVL. PAVED R.G. AREA	
514.34 + 79.36	= 593.70 SQ.MT.
RG-2 RG-3	

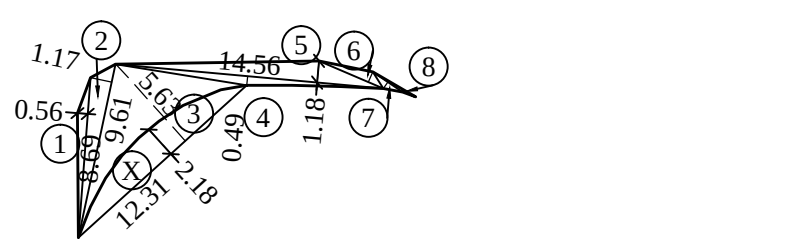
R.G. AREA LINE DIAGRAM
(SCALE 1:200)

R.G. AREA CALCULATION

SCALE 1:200 AT PODIUM TOP

R.G.-6 AREA (MOTHER EARTH AREA)	
1 1/2 X 32.43 X 6.28 X 1 NO	= 101.83 SQ.MT.
2 1/2 X 32.43 X 6.12 X 1 NO	= 99.24 SQ.MT.
3 1/2 X 23.32 X 11.49 X 2 NOS	= 267.95 SQ.MT.
TOTAL ON MOTHER EARTH AREA	= 469.02 SQ.MT.

R.G.-6 AREA PAVED AREA	
4 1/2 X 8.97 X 2.78 X 1 NO	= 12.47 SQ.MT.
5 1/2 X 8.97 X 1.81 X 1 NO	= 8.12 SQ.MT.
6 1/2 X 20.97 X 2.50 X 1 NO	= 26.21 SQ.MT.
7 1/2 X 20.97 X 2.50 X 2 NOS	= 52.43 SQ.MT.
8 1/2 X 20.91 X 2.94 X 1 NO	= 30.74 SQ.MT.
9 1/2 X 18.21 X 2.43 X 1 NO	= 22.13 SQ.MT.
10 1/2 X 20.97 X 2.50 X 1 NO	= 26.21 SQ.MT.
11 1/2 X 8.79 X 1.79 X 1 NO	= 7.87 SQ.MT.
12 1/2 X 8.79 X 2.77 X 1 NO	= 12.17 SQ.MT.
NET R.G.-6 AREA PAVED AREA	= 198.35 SQ.MT.
TOTAL R.G.-6 AREA	= 469.02 + 198.35 = 667.37 SQ.MT.

PLOT AREA LINE DIAGRAM
SCALE 1:500 SET-BACK AREA

R.G. AREA LINE DIAGRAM

SCALE 1:200

R.G. AREA CALCULATION

R.G.-3 AREA (MOTHER EARTH AREA)	
1 1/2 X 31.39 X 11.28 X 1 NO	= 177.04 SQ.MT.
2 1/2 X 31.39 X 1.80 X 1 NO	= 28.25 SQ.MT.
TOTAL ON MOTHER EARTH AREA	= 205.29 SQ.MT.
R.G.-3 AREA PAVED AREA	
3 0.5 X 28.39 X 2.89 X 1 NO	= 41.02 SQ.MT.
4 0.666 X 5.33 X 0.69 X 1 NO	= 2.45 SQ.MT.
5 0.5 X 24.84 X 2.89 X 1 NO	= 35.89 SQ.MT.
NET R.G.-3 AREA PAVED AREA	= 79.36 SQ.MT.
TOTAL R.G.-3 AREA	= 205.29 + 79.36 = 284.65 SQ.MT.

PLOT AREA CALCULATION

FOR SET-BACK AREA	
1 1/2 X 8.69 X 0.56 X 1 NO	= 2.43 SQ.MT.
2 1/2 X 9.61 X 1.17 X 1 NO	= 5.62 SQ.MT.
3 1/2 X 12.31 X 5.63 X 1 NO	= 34.65 SQ.MT.
4 1/2 X 14.56 X 0.49 X 1 NO	= 3.57 SQ.MT.
5 1/2 X 14.56 X 1.18 X 1 NO	= 8.59 SQ.MT.
6 1/2 X 3.79 X 0.61 X 1 NO	= 1.16 SQ.MT.
7 1/2 X 1.96 X 0.43 X 1 NO	= 0.42 SQ.MT.
8 1/2 X 2.69 X 0.13 X 1 NO	= 0.17 SQ.MT.
TOTAL	= 56.61 SQ.MT.
DEDUCTIONS	
X 2/3 X 12.31 X 1.78 X 1 NO	= 14.61 SQ.MT.
TOTAL DEDUCTION	= 14.61 SQ.MT.
NET AREA SET-BACK AREA	= 42.00 SQ.MT.

PLOT AREA CALCULATION

FOR PLOT	
1 1/2 X 54.50 X 46.03 X 1 NO	= 1254.32 SQ.MT.
2 1/2 X 93.06 X 40.06 X 1 NO	= 1863.99 SQ.MT.
3 1/2 X 104.15 X 11.13 X 1 NO	= 579.59 SQ.MT.
4 1/2 X 16.19 X 1.50 X 1 NO	= 12.14 SQ.MT.
5 1/2 X 8.57 X 0.75 X 1 NO	= 3.21 SQ.MT.
6 1/2 X 107.83 X 12.75 X 1 NO	= 687.42 SQ.MT.
7 1/2 X 107.83 X 3.49 X 1 NO	= 188.16 SQ.MT.
8 1/2 X 4.00 X 0.75 X 1 NO	= 1.50 SQ.MT.
9 1/2 X 105.70 X 36.25 X 1 NO	= 1915.81 SQ.MT.
TOTAL	= 6506.14 SQ.MT.
SAY	= 6506.10 SQ.MT.

PLOT AREA CALCULATION

C.T.S. NO. 809A/1/1/8 (Residential Zone)	
A 1/2 X 39.20 X 7.89 X 1 NO	= 154.64 SQ.MT.
B 1/2 X 39.20 X 8.16 X 1 NO	= 159.94 SQ.MT.
TOTAL	= 314.58 SQ.MT.
SAY	= 314.40 SQ.MT.

PLOT AREA CALCULATION

C.T.S. NO. 809A/1/1/9 (RE 1.1) MUNICIPAL SCHOOL	
C 1/2 X 73.50 X 32.14 X 1 NO	= 1181.15 SQ.MT.
D 1/2 X 73.50 X 32.97 X 1 NO	= 1211.65 SQ.MT.
TOTAL	= 2392.80 SQ.MT.
SAY	= 2392.60 SQ.MT.

PLOT AREA CALCULATION

C.T.S. NO. 809A/1/1/10 (RE 1.1)	
E 1/2 X 79.97 X 35.67 X 1 NO	= 1426.26 SQ.MT.
F 1/2 X 79.97 X 35.33 X 1 NO	= 1412.67 SQ.MT.
TOTAL	= 2838.93 SQ.MT.
SAY	= 2838.20 SQ.MT.
TOTAL PLOT AREA	6506.10 + 314.40 + 2392.60 + 2838.20 = 12051.30 SQ.MT.

PLOT AREA STATEMENT

C.T.S. NO.	AREA	RESERVATION
809A/1/1/6	3059.00 SQ.MT.	RSA 1.2 (RM)
809A/1/1/7	3447.10 SQ.MT.	RT 1.6 (PARKING LOT)
809A/1/1/8	314.40 SQ.MT.	Residential Zone
809A/1/1/9	2392.60 SQ.MT.	(RE 1.1) MUNICIPAL SCHOOL
809A/1/1/10	2838.20 SQ.MT.	(RE 1.1) MUNICIPAL SCHOOL
TOTAL AREA	12051.30 SQ.MT.	

This layout plan are approved subject to registered terms & conditions under no- BRL-9/10437/2019 Dt.-16/10/2019 and BRL-9/4677/2022 Dt.-21/03/2022 and this office letter issued under CHE/A-3990/BP(WS)/LOR even No. signed on even date -

PROFORMA - A

(I) AREA STATEMENT		TOTAL AREA IN SQ.MTS
1	Area Of Plot	12051.30
a) Area Reservation In Plot		
b) Area Of Road Set-Back		42.00
c) Area Of D.P. Road		
Total (a+b+c)		12009.30
2	Deduction For	
A) For Reservation / Road Area		
a) Road Set-Back Area To Be Handled over (100%) (Regulation No.- 16)		
b) Proposed D.P. Road To Be Handled over (100%) (Regulation No.- 16)		
c) (i) Reservation Area To Be Handled over (100%) (Regulation No.- 17)		
(ii) Reservation Area To Be Handled over As Per AR (Regulation No.- 17)		
B) For Amenity Area		
a) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 14(A)		
b) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 14(B)		
c) Area Of Amenity plot/ Plots To Be Handled over As Per DCR. 35(Abeyance)		
d) Area Of 15% R.G. of 40% Area Handled over		
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		
DEDUCTION FOR 15% R.G. OF (3)		
3	Total Deduction	[(2(A) + 2(B)) + 2(C) As And When Applicable]
4	Balance Area Of Plot	(7) Minus 3)
5	Plot Area Under Development After Areas To Be Handled Over To BMC/Appropriate Authority As Per Sr. No.4 Above	12009.30
6	Zone (Basic) F.S.I. (0.50) Or (0.75) Or (1.1) Or (1.33)	1.00
7	Built Up Area As Per Zonal (Basic) F.S.I. (5 X 6)	12009.30
8	Built Up Equal To Area Of Land Handled Over As Per Reg. No.- 30(A) (i) As Per 2(A) And 2(b) Except 2(A) (C) (42.00 X 2)	84.00
(ii) Above With In Cap Of Admissible TDR As Column (6) Of Table-12 On Remaining/ Balance Plot		
(iii) Permissible Over And Above Permissible BUA On Remaining/ Balance Plot (RSA 1.2 + RE 1.1) (1508.50 + 2615.40)		
9	Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handled Over (Within The Limit Of Permissible BUA On Remaining Plot)	
(i) Built Up Area Due To "Additional FSI On Payment Of Premium" As per Table No.-12 Of Regulation No.-30(A) On Remaining/Balance Plot		
Proposed area = 12009.30 X 50% = 6004.65		3232.05
NOW CLAIMED		
11	Built Up Area Due To Admissible TDR As Per Table No.-12 Of Regulation No.-30(A) And 32 On Remaining/Balance Plot (12009.30 x 1.00 = 12009.30)	
Reservation / D.P. Road TDR General (T.D.R.)		
DRC No.- RES/0006/2021 = 101.39 SQ.MT.		5258.57
DRC No.- RES/0013/2021 = 1104.44 SQ.MT.		
DRC No.- RES/0020/2021 = 1061.61 SQ.MT.		
DRC No.- 001036 = 2991.13 SQ.MT.		
Slum TDR		
DRC No.- SRA/141/CONST. = 3500.00 SQ.MT.		3500.00
TOTAL TDR		8758.57
12	Permissible Built Up Area	24083.92

PROFORMA-B

CONTENTS OF SHEET

BLOCK PLAN

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

S.E. (BP) R/S	AKSHAY BHARGAV DUDHANE	Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.10.27 17:27:09 +05'30'	DHARAJ
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A.E. (BP) R/S	Shivohant Sudhakarro Dake	Digitally signed by Shivohant Sudhakarro Date: 2022.10.31 11:23:10 +05'30'	
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E.E. (BP) R-Ward	HANUMANT SADASHIVRAO BURE	Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2022.10.31 17:26:09 +05'30'	
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Dy.CHE. (BP) WS-II	CHANDRAKANT DATTATRAYA CHAUDHARI	Digitally signed by CHANDRAKANT DATTATRAYA CHAUDHARI Date: 2022.10.26 17:26:09 +05'30'	
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REV	DESCRIPTION	DATE	SIGN
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DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT PLAN ON PLOT BEARING C.T.S. NO.- 809A/1/6, 809A/1/7, 809A/1/8, 809A/1/9 & 809A/1/10 OF VILLAGE- POISAR, MUMBAI SUBURBAN DISTRICT SITUATED AT THAKUR VILLAGE ROAD, KANDIVALI (E), IN R/SOUTH WARD.

NAME OF OWNER

AUTHORISED SIGNATORY, M/s. BOMBAY REAL ESTATE DEVELOPMENT CO. PVT.LTD. C.A. TO OWNERS. M/s. Nanubhai jejeebhoy pvt. Ltd.	KAIKHUSHRU FAREDMAN DINSHAW	Signature of Owner
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CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 12-12-2019 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 12051.30 SQ.MT. (twelve thousand fifty one point thirty) AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP T.P.S. RECORD.

KETAN HIMTAL MEHTA	Signature of Lic. surveyor
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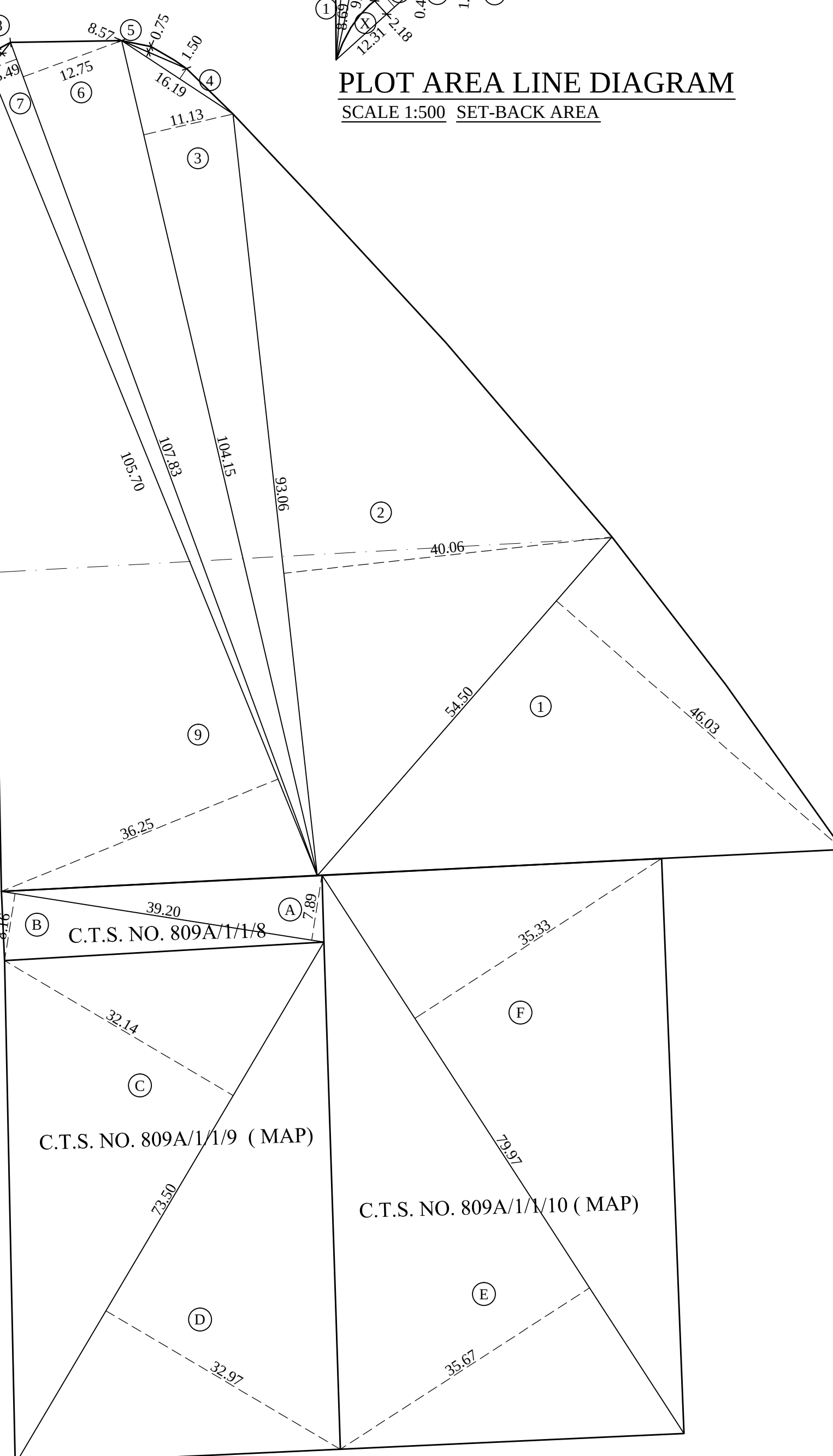
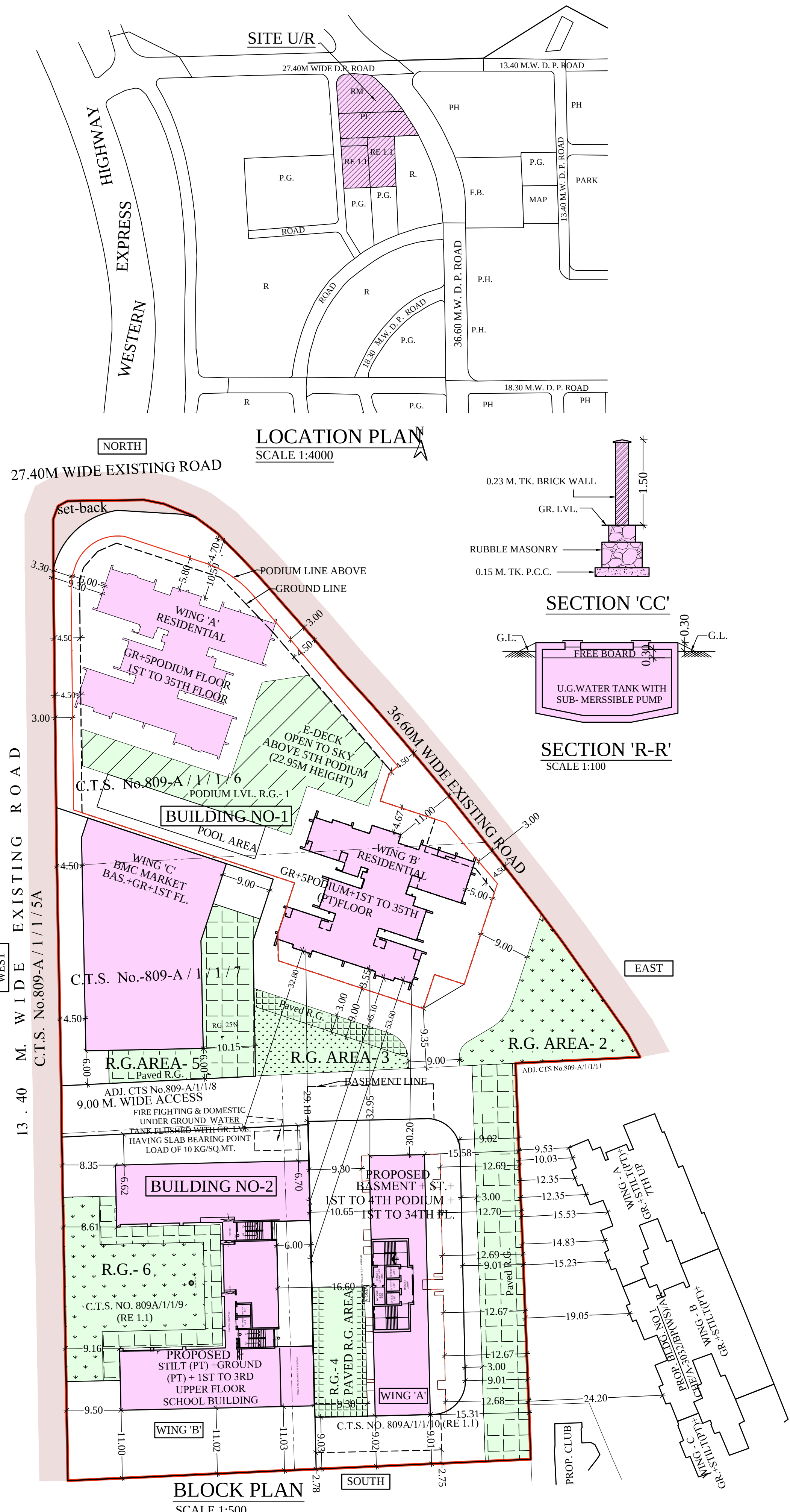
JOB NO	DATE	DRN BY
B-386		DHARAJ
DRG NO	SCALE	CHKD BY
	1:100	

NAME ADDRESS & SIGNATURE OF Lic. SURVEYOR

KETAN HIMTAL MEHTA	Signature of Lic. surveyor
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Ketan H. Mehta
ENGINEERS & SURVEYOR

1st, Floor, Acme Shopping Arcade, Sona Theatre compound, Trikamdas Road, Kandivali (West), Mumbai- 400 067



PLOT AREA LINE DIAGRAM

SCALE 1:500

PLOT AREA LINE DIAGRAM

SCALE 1:500

R.G. AREA LINE DIAGRAM

(SCALE 1:200)

R.G. AREA LINE DIAGRAM

SCALE 1: