

BRIHANMUMBAI MAHANAGARPALIKA

No.CHE/1283/BP (WS)/LOP of

15 APR 2015

To,

Shri Yomesh Rao of
M/s. YMS Consultants Ltd.,
Lic. Surveyor

Subject:- Proposed Layout/Sub-division/amalgamation of land bearing C.T.S. Nos. 554, 554-1 to 22 & 560 of Village Pahadi Goregaon (East) at 18.30 mt. wide D.P.Road, Goregaon (East).

Reference:- Your letter No.Nil dated.12.01.2015.

Sir,

Your plans submitted of the layout/sub-division of above plot along with your letter dated 12.01.2015 are approvable as they are as per Development Control Rules, subject to the Terms and conditions registered under No.BRL-5-11892-2014, dated 15.12.2014. These Terms and Conditions of the layout shall be binding not only on the owners for the time being but also on their heirs, executors, administrators, assignees and every person deriving title through or under them. Final approval to the subdivision/layout will be given after you construct the roads including lighting, compound walls/retaining walls, drainage, sewerage etc. and recreation/amenity spaces is developed by leveling and adequate number of trees are provided on the same. You will please make it clear to your client that in case of breach of any of the terms and condition of the deposit amount is liable to be forfeited and the permission granted liable to be revoked.

You will now please demarcate the boundaries of your client's holding / the various plots / the reservation and the road alignments on site as per the approved plans and arrange to, show the same to Assistant Engineer Bldg. Proposal by fixing a prior appointment with him and get approval to the layout / subdivision before proceedings further.

Please note that the work of construction of roads, filling of low lying land diverting nallas, laying sewer lines etc. should not be done unless the due intimation is given to Executive Engineer Roads, Zone-II, Asstt.Engineer Planning and their permission is obtained for proceeding with the work.

Please also note that permission for construction of building on the subdivided plots or amalgamated plot will not be entertained till the access roads are constructed in water bound mode of construction with necessary sewers, storm water drains and water mains.

This permission for developing your client's land is valid for a period of One year from the date of issue and will have to be revalidated thereafter. One copy of approvable plans is sent herewith. The previous approval issued under no. CHE/1283/BP(WS)/LOP, dt.22.12.2014 shall be treated as cancelled.

Yours faithfully,

Acc.: 1 Plan.

Dy.Chief Engineer Building Proposal
(Western Suburbs)II

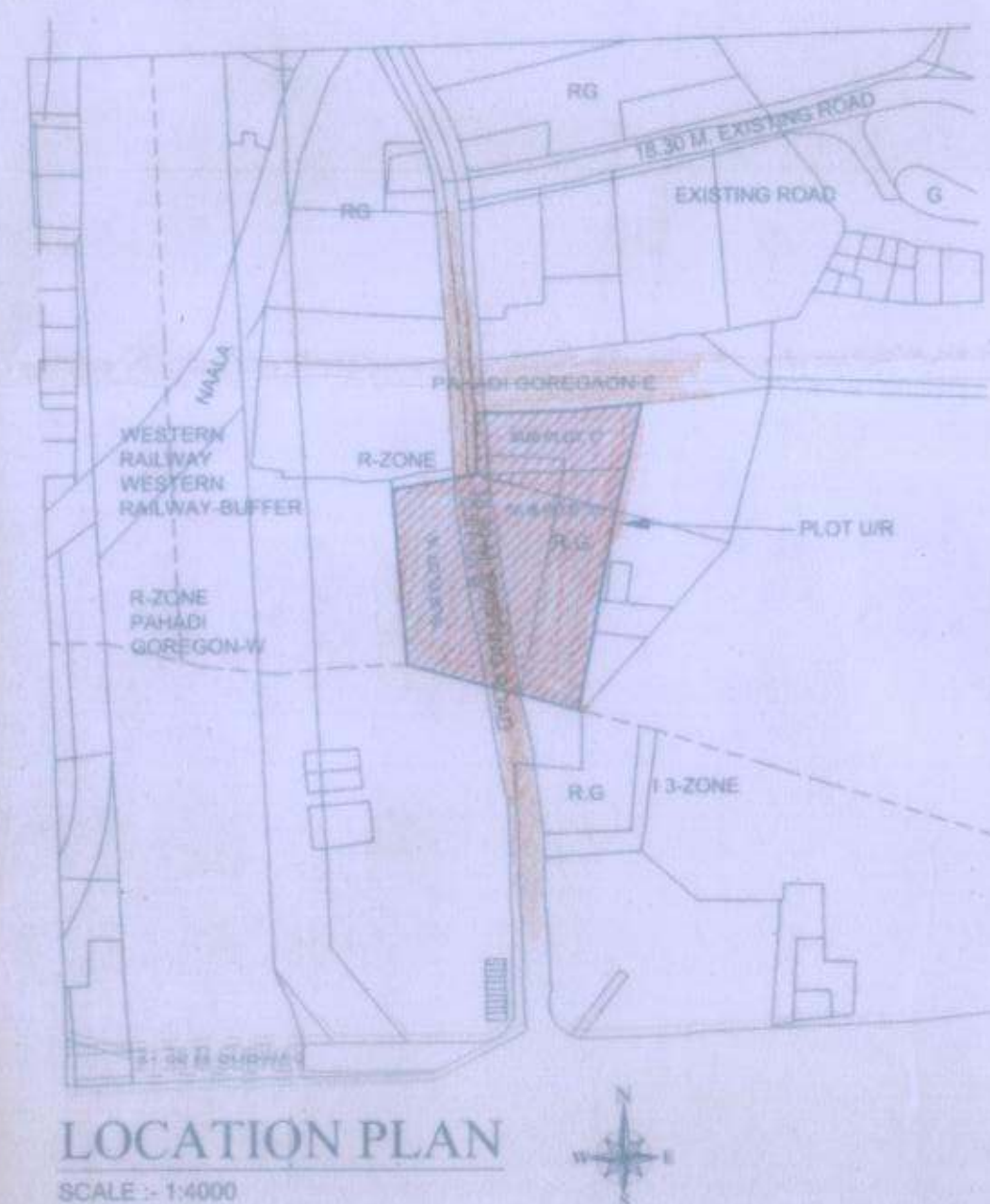
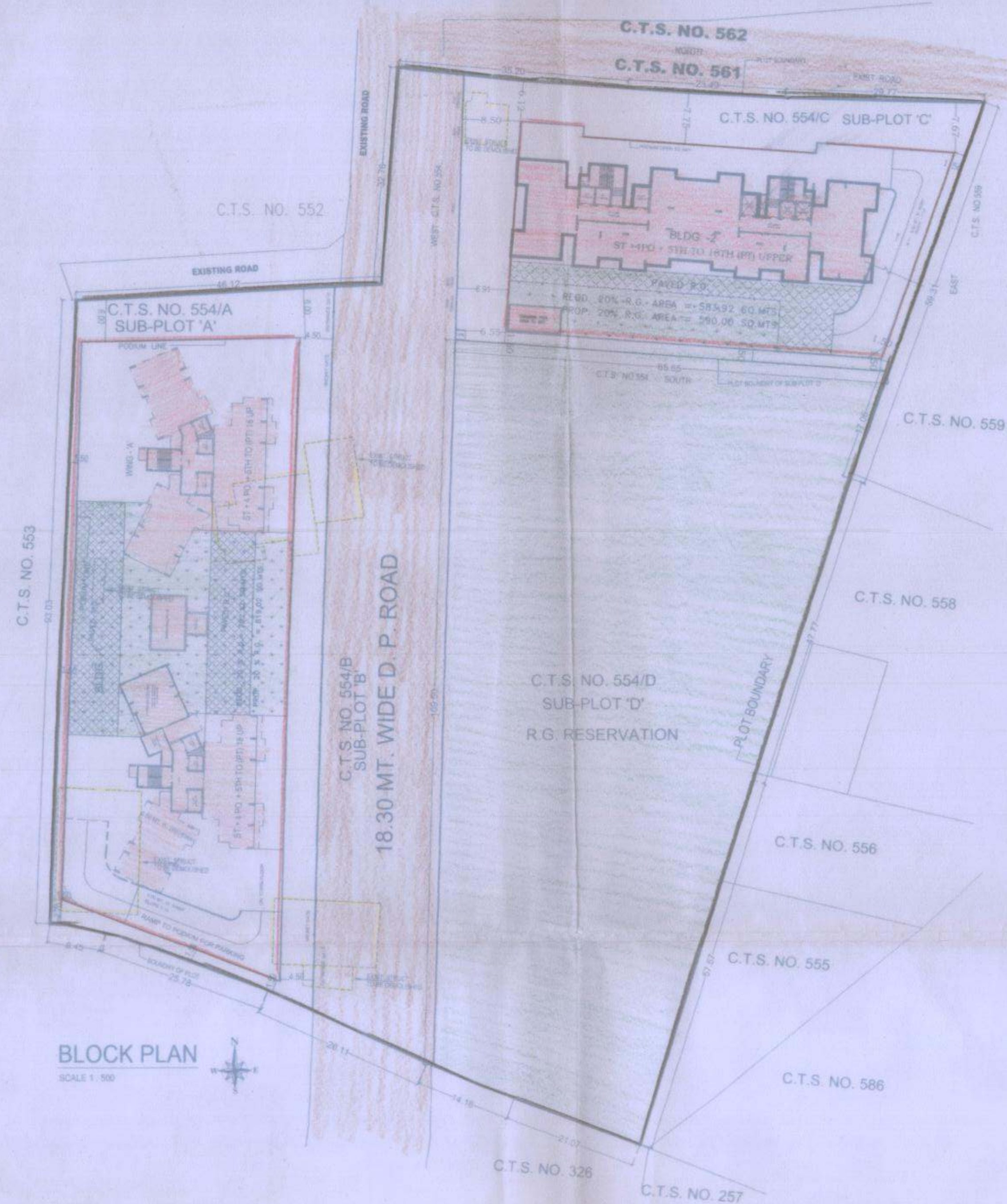
No. CHE/1283/BP (WS)/LOP 15 APR 2015

- Copy to :
1. Owner, M/s. Unique Real Estate Developers,
 2. A.E.- Survey for information
 3. Collector, M.S.D.
10th floor, Administrative Bldg.,
Bandra (East).
 4. A.E. (W.W.) P/South Ward.
 5. A.A. & C. P/South Ward
 6. Asstt. Commissioner P/South Ward
 - ✓ 7. Building File No. CHE/A-0245/BP(WS)/AP
CHE/A-0246/BP(WS)/AP

For information please.

Acc.: 1 plan.

Inform
15/4/15
f Dy.Ch.Engr. (B.P.) W.S.-II



AREA STATEMENT AS PER P.R.C.

C.T.S. NO.	Area in Sq. Mts.
554/A	3960.60
554/B	2316.10
554/C	2919.60
554/D	5586.20
Total Area	14,752.50

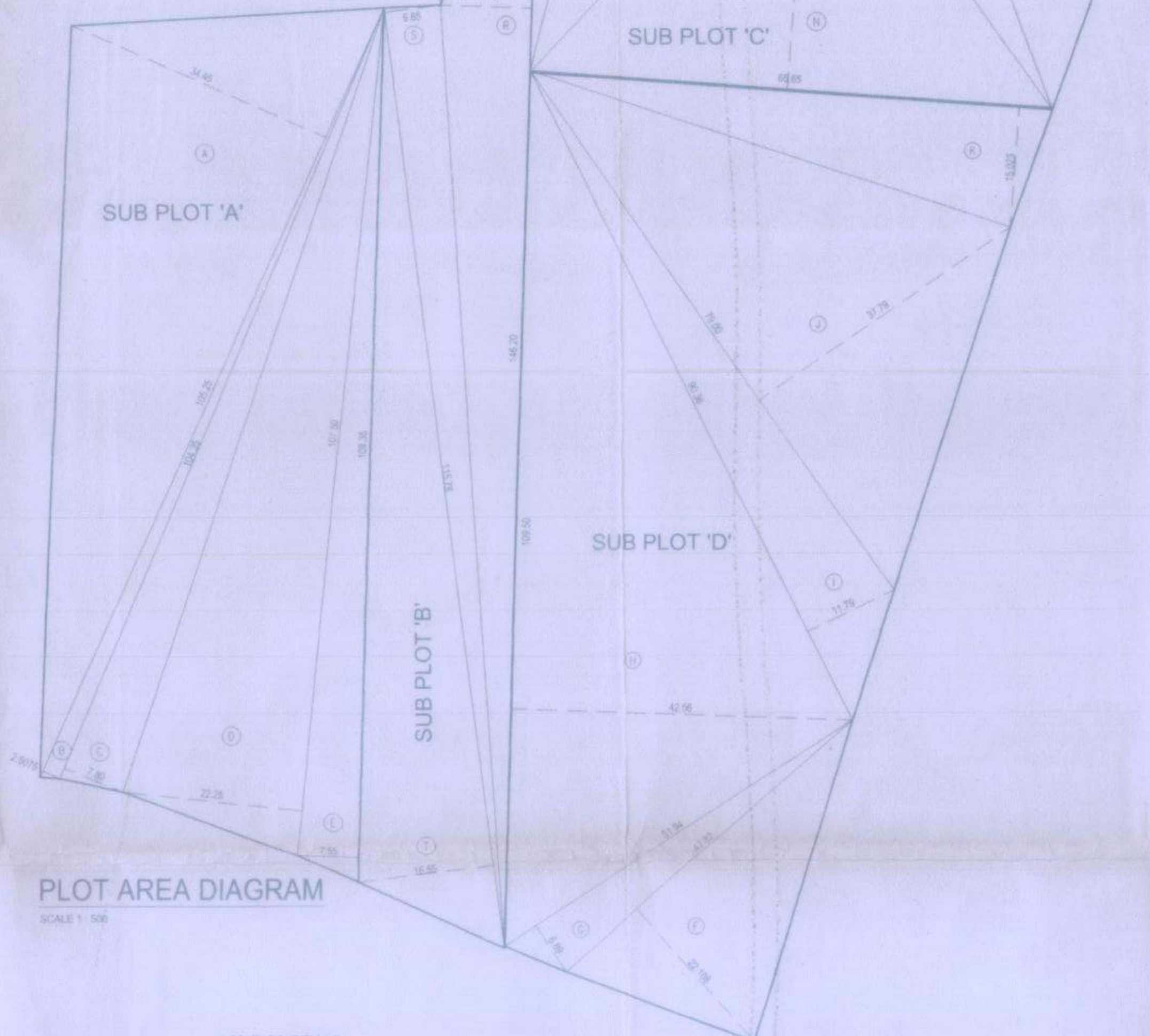
SUMMARY OF SUB-PLOT AREA

SR. NO.	SUB PLOT	DESIGNATION	PLOT AREA	PROP. BLDG. NO.	FILE NO.	ADVANTAGE
1	PLOT 'A'	W-ZONE	3960.60 SQ. MT.	BLDG. 1	CHEA-SHARP/PRIVAT	D.P. ROAD R.G. RESERV.
2	PLOT 'B'	18.30 W. D.P. WIDE ROAD	2316.10 SQ. MT.	---	---	---
3	PLOT 'C'	W-ZONE	2919.60 SQ. MT.	BLDG. 2	CHEA-DMB/PRIVAT	NOT CLAIMED
4	PLOT 'D'	R.G. RESERVATION	5586.20 SQ. MT.	---	---	---
	TOTAL PLOT		14752.50 SQ. MT.			3225.81 SQ. MT.

PERMISSIBLE DISTRIBUTION OF R.G. RESERVATION AREA

PERMISSIBLE DISTRIBUTION OF R.G. RESERVATION AREA 47% OF SUB PLOT 'A'	= 3960.60 SQ. MTS. X 47% = 1861.48 SQ. MTS
CLAIMED = 1863.60 SQ. MTS	
SUB PLOT 'C' = 2919.60 SQ. MTS	
AREA 47% OF SUB PLOT 'C' X 47% = 1372.21 SQ. MTS	
TOTAL AREA OF SUB PLOT 'A' & 'C' = 3225.81 SQ. MTS	
BALANCE AREA OF RESERVATION OF R.G. NOT CLAIMED IN LAYOUT	1558.20 - 3225.81 = 2316.10 SQ. MTS
AREA OF D.P. ROAD NOT CLAIMED IN LAYOUT = 2316.10 SQ. MTS	

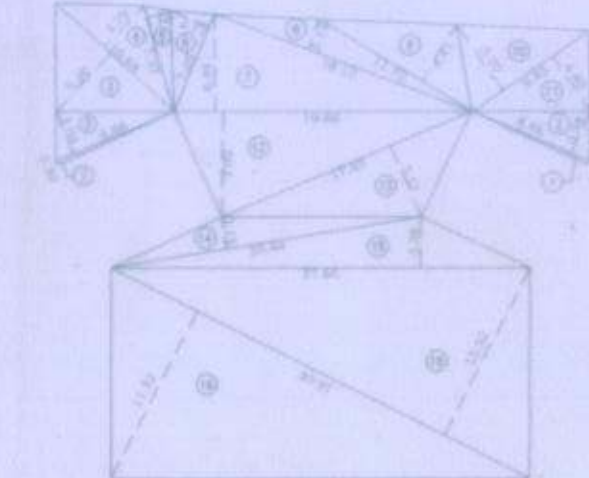
कार्यकारी अभियंता
उत्तर प्रदेश "क" विभाग
10 APR 2015
कार्यकारी अभियंता कुल्लुआ,
प्रताप (प. उपनगर) २
मुहम्मद महमूद खान



PLOT AREA DIAGRAM

SCALE 1:500

(SUB PLOT 'A')



20% R.G. AREA DIAG. (SUB PLOT 'A')

SCALE 1:500 (SUB PLOT 'A')

20% R. G. AREA CALCULATION (C.T.S. NO. 554/A)			
1	1/2 x 8.46 x 0.30 x 2405	=	2.94 SQ.MT
2	1/2 x 8.48 x 3.04 x 2405	=	25.72 SQ.MT
3	1/2 x 10.64 x 5.30 x 140	=	38.20 SQ.MT
4	1/2 x 10.64 x 3.78 x 140	=	26.16 SQ.MT
5	1/2 x 7.32 x 1.68 x 140	=	6.15 SQ.MT
6	1/2 x 7.05 x 2.77 x 140	=	9.76 SQ.MT
7	1/2 x 19.66 x 6.49 x 140	=	63.80 SQ.MT
8	1/2 x 18.12 x 2.15 x 140	=	19.48 SQ.MT
9	1/2 x 11.70 x 4.41 x 140	=	25.80 SQ.MT
10	1/2 x 9.43 x 5.30 x 140	=	24.99 SQ.MT
11	1/2 x 9.43 x 4.40 x 140	=	20.75 SQ.MT
12	1/2 x 19.66 x 7.02 x 140	=	60.01 SQ.MT
13	1/2 x 17.83 x 5.17 x 140	=	46.08 SQ.MT
14	1/2 x 20.64 x 2.15 x 140	=	22.19 SQ.MT
15	1/2 x 27.60 x 3.38 x 140	=	48.64 SQ.MT
16	1/2 x 30.97 x 12.32 x 2405	=	387.74 SQ.MT
TOTAL ADDITION			= 819.02 SQ.MT

REQD. 20% R.G. 3960.60 X 20% = 792.12 SQ. MTS.
TOTAL R.G. PROPOSED = 819.02 m2
15% DEDUCTIBLE R.G. = 594.09 m2
5% PHYSICAL R.G. = 198.03 m2

SUB PLOT 'C'



20% R.G. AREA DIAG. (SUB PLOT 'C')

SCALE 1:500 (SUB PLOT 'C')

20% R.G. AREA CALCULATION (C.T.S. NO. 554/C)				
A	$1/2 \times 42.59 \times 7.77 \times 240$	=	330.92	SQ.MT.
B	$1/2 \times 49.92 \times 3.82 \times 2405$	=	190.69	SQ.MT.
C	$1/2 \times 11.20 \times 5.60 \times 240$	=	62.72	SQ.MT.
D	$1/2 \times 7.62 \times 4.14 \times 140$	=	3.77	SQ.MT.
E	$1/2 \times 5.82 \times 4.14 \times 140$	=	1.90	SQ.MT.
TOTAL ADDITION				= 590.05 SQ.MT.

DEDUCTIBLE 15% R.G. AREA = 437.94 SQ. MTS.
REQD. 20% R.G. AREA = 583.92 SQ. MTS.
PROP. 20% R.G. AREA = 590.05 SQ. MTS.

CERTIFICATE OF AREA

I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 10.04.2015 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 14752.50 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH (SUB PLOT 'D')
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
D.P. ROAD AREA SHOWN BURNT SIENNA
SUB PLOT 'A' SHOWN THUS
SUB PLOT 'C' SHOWN THUS

CHE / 1283 / BPWS / LOP

STAMP OF APPROVAL OF PLAN STAMP OF RECEIPT OF PLAN

15 APR 2015

S.E.B.P.(P/S) A.E.B.P.(P)

Kandhi-Building & ... (M.C.G.M.)
The layout is reproducible Subject to legal
Terms & Conditions and this office letter
No. CE/1283/LOP De...
The approval is for position of access road
and R.G. / A.O.S. Bldgs to be constructed
as per D.C.R. in force

Dy. Che. E-2 P.P.(W.S.)-1

PROFORMA 'A'

A	AREA STATEMENT	SQ. MT.
1	AREA OF THE PLOT (AS PER P.R.C. CARD)	14752.50
2	DEDUCTION FOR	
(a)	ROAD SET BACK AREA	
(b)	PROPOSED ROAD/SUB PLOT (B)	2316.10
(c)	ANY RESERVATION (GARDEN)	9586.20
(d)	% AMENITY SPACE AS PER DCR 90/57 (SUB PLOT)	
(e)	OTHER	
	TOTAL (a) to (e)	7872.30
3	BALANCE AREA OF PLOT (1-2)	6880.20
	SUB PLOT 'A'	3960.60
	SUB PLOT 'C'	2919.60
4	DEDUCTION FOR R.G. (DCR 35/11) 15%	594.09
5	NET AREA OF PLOT (P.S. 1.00) (24-4)	3386.51
6	ADDITIONS FOR P.S. PURPOSE	
(A) D.P. ROAD AREA	NOT CLAIMED	NOT CLAIMED
(B) R.G. RESERVATION AREA (SUB PLOT 'D')	1853.60	1372.21
7	TOTAL S.U.A. PERMISSIBLE (5+6)	5220.11
		3853.87

PLOT AREA CALCULATION

SUB PLOT 'A' (R-ZONE)			
A	1/2 x 105.25 x 34.45 x 140	=	1812.93 SQ.MT.
B	1/2 x 105.25 x 2.5075 x 140	=	131.96 SQ.MT.
C	1/2 x 104.35 x 7.80 x 140	=	406.97 SQ.MT.
D	1/2 x 107.50 x 22.25 x 140	=	1195.94 SQ.MT.
E	1/2 x 109.35 x 7.55 x 140	=	412.80 SQ.MT.
TOTAL ADDITION			= 2960.60 SQ. MT.

PLOT AREA CALCULATION

SUB PLOT 'B' (18.30 MT. WIDE D.P. ROAD)			
Q	1/2 x 33.20 x 2.5950 x 140	=	153.71 SQ.MT.
R	1/2 x 144.20 x 11.05 x 140	=	889.76 SQ.MT.
S	1/2 x 115.78 x 6.85 x 140	=	596.55 SQ.MT.
T	1/2 x 115.78 x 16.55 x 140	=	958.08 SQ.MT.
TOTAL ADDITION			= 2316.10 SQ.MT.

PLOT AREA CALCULATION

SUB PLOT 'C' (R-ZONE)			
L	1/2 x 44.40 x 27.639 x 140	=	618.03 SQ.MT.
M	1/2 x 52.00 x 11.48 x 140	=	299.48 SQ.MT.
N	1/2 x 65.65 x 40.10 x 140	=	1318.28 SQ.MT.
O	1/2 x 51.65 x 16.90 x 140	=	513.92 SQ.MT.
P	1/2 x 40.68 x 8.50 x 140	=	172.65 SQ.MT.
TOTAL ADDITION		=	2619.60 SQ.MT.

PLOT AREA CALCULATION

SUB PLOT 'D' (R.G. RESERVATION)				
F	1/2	x 42.82	x 22.108	x 140 = 528.60 SQ. MT.
G	1/2	x 51.94	x 8.89	x 140 = 1788.9 SQ. MT.
H	1/2	x 109.50	x 42.56	x 140 = 2330.16 SQ. MT.
I	1/2	x 90.36	x 11.79	x 140 = 532.67 SQ. MT.
J	1/2	x 79.00	x 37.79	x 140 = 1492.71 SQ. MT.
K	1/2	x 85.85	x 15.025	x 140 = 483.13 SQ. MT.
TOTAL ADDITION				= 5556.20 SQ. MT.

TOTAL SUB PLOT 'A' + 'B' + 'C' + 'D' = 14752.50 SQ. MTS.

PROFORMA 'B'

CONTENTS OF SHEET
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION,
UG TANK & COMPOUND WALL SECTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT SUB-DIVISION & AMALGAMATION ON PLOT BEARING
CTS NO. 554/A TO D (OLD C.T.S. NOS. 554, 554/1 TO 22 & 560) OF
VILLAGE PAHADI GOREGON (E) AT 18.30 M. W. D. P. ROAD
GOREGON (EAST), MUMBAI

NAME OF OWNER ADDRESS & SIGNATURE

SHRANSH SHAH OF MS. UNIQUE REAL ESTATE DEVELOPERS
A-501 GLADDIOLA OLD HANUMAN ROAD For Unique Real Estate Developers
NEXT TO TILAK SCHOOL, VILEPARLE (EAST)
MUMBAI-400 057.

DRAWING NO. SCALE JOB NO. DATE DRAWN BY CHECKED BY
1 AS SHOWN PR-47 08-01-2015 RD YMS

NAME OF ADDRESS & SIGNATURE ARCHITECT / LICENSED SURVEYOR

yms
YOMESH RAO
LSR-151
BE-CIVIL

202, Shree-Prasad House, Plot No. 517, 30th TRS III,
Off Link Road, Bandra (W), Mumbai - 400 050.