LAY-OUT APPROVABLE

30 JUN 2017

This copy of Approval is the Sanction Plans under RR

Dated: 28/08/2011

SRA/DDTP/548/1/PR/Layout

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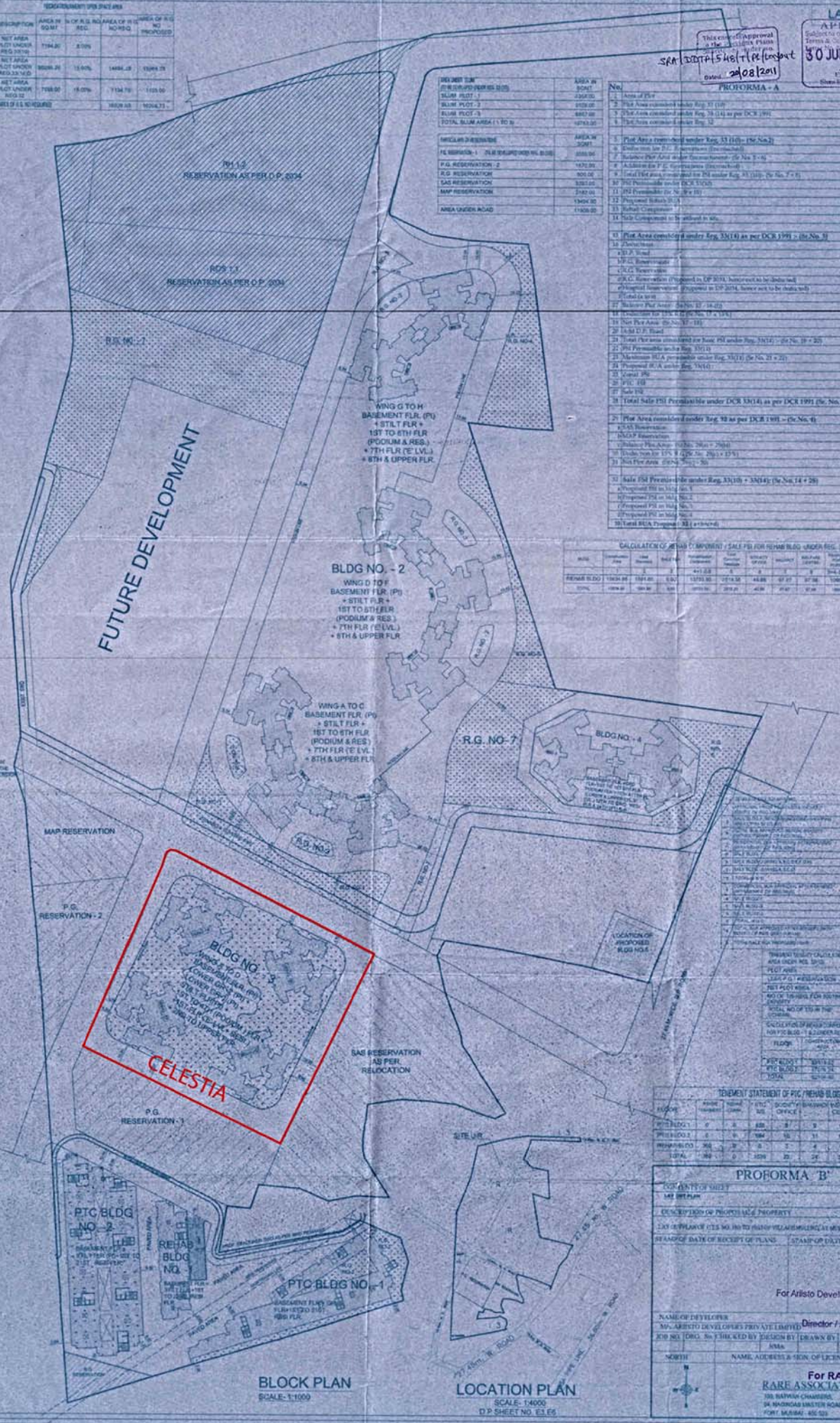

BLOCK PLAN
SCALE- 1:1000

LOCATION PLAN
SCALE- 1:4000
D.P. SHEET NO. E3,E6

No.	PROFORMA - A	AREA IN SQ.MT.
1	Area of 25%	19,881.20
2	Plot Area considered under Reg. 33 (10)	19,759.00
3	Plot Area considered under Reg. 33 (14) as per DCR 1991	113,565.20
4	Plot Area considered under Reg. 33 (16)	7,565.00
5	Plot Area considered under Reg. 33 (10) – (Sr.No.2)	10,793.00
6	Deduction for P.C. Reservations (Encroached)	3,506.00
7	Balance Plot Area after Encumbrance - (Sr.No.5 - 6)	7,194.00
8	Addition for P.C. Reservations (Encroached)	3,506.00
9	Total Plot area considered for FSI under Reg. 33 (10) - (Sr.No.7 + 8)	10,793.00
10	FSI Permissible under DCR 33(10)	1.00
11	FSI Permissible for Sr.No.9 x 10)	10,793.00
12	Proposed Rehab B.U.A	10,992.63
13	Rehab Component	13,753.00
14	Sale Component to be utilized in situ	13,753.00
15	Plot Area considered under Reg. 33(14) as per DCR 1991 – (Sr.No. 3)	113,565.20
16	Deduction	
	a D.P. Road	21,900.00
	b P.G. Reservation	1,870.00
	c R.G. Reservation	500.00
	d R.G. Reservation (Proposed in DP 2034, hence not to be deducted)	
	e Hospital Reservation (Proposed in DP 2034, hence not to be deducted)	
	f Total (a to e)	24,270.00
17	Balance Plot Area - (Sr.No.15 - 16 (f))	89,295.20
18	Deduction for 15% R.G. (Sr.No. 17 x 15%)	14,894.28
19	Net Plot Area (Sr.No.17 - 18)	74,400.92
20	Total D.P. Road	21,900.00
21	Total Plot area considered for basic FSI under Reg. 33(14) – (Sr.No. 19 + 20)	96,300.92
22	FSI Permissible under Reg. 33(14)	2.50
23	Maximum BUA permissible under Reg. 33(14) (Sr.No. 21 x 22)	240,752.30
24	Proposed BUA under Reg. 33(14)	
25	Total FSI	99,300.92
26	PTC FSI	72,225.69
27	Sale FSI	72,225.69
28	Total Sale FSI Permissible under DCR 33(14) as per DCR 1991 (Sr. No. 25 + 27)	168,526.61
29	Plot Area considered under Reg. 33 as per DCR 1991 – (Sr.No. 4)	7,565.00
	a SAS Reservation	5,367.00
	b MAP Reservation	2,187.00
	c Balance Plot Area (Sr.No. 29(a) + 29(b))	7,565.00
30	Deduction for 15% R.G. (Sr.No. 29(c) x 15%)	1,134.75
31	Net Plot Area (Sr.No. 29(c) - 30)	6,430.25
32	Sale FSI Permissible under Reg. 33(10) + 33(14); (Sr.No.14 + 28)	182,279.61
	a Proposed FSI in bldg.No.1	2,281.79
	b Proposed FSI in bldg.No.2	100,464.52
	c Proposed FSI in bldg.No.3	18,973.56
	d Proposed FSI in bldg.No.4	61,558.55
33	Total BUA Proposed - 32 (a+b+c+d)	182,279.61

CALCULATION OF REHAB COMPONENT / SALE FSI FOR REHAB BLDG. UNDER REG. 33 (10)

BLDG	Construction Area	Lift Deduction	Staircase Deduction	Total Deduction (Sum of 2 to 4)	Residential Office	Shop	Sale Area (Sum of 5 to 7)	Proportion Area for Rehab Component	Sale Area for Rehab Component	Total Area for Rehab Bldg
	1	2	3	4=(1-2-3)	5	6	7	8	9=(4-5-6-7-8)	10
REHAB BLDG	13634.00	1364.00	0.00	12270.00	10318.58	46.00	97.37	97.00	1708.05	0.00
TOTAL	13634.00	1364.00	0.00	12270.00	10318.58	46.00	97.37	97.00	1708.05	0.00

TENEMENT STATEMENT OF PTC / REHAB BLDG

BLDG	REHAB TENEMENTS	REHAB SHOPS	PTC TENEMENTS	SOCIETY OFFICE	BALWADI	BALWADI CENTER	SALE SHOPS	SALE OFFICE	TOTAL
PTC BLDG 1	0	0	828	8	9	9	0	0	862
PTC BLDG 2	0	0	984	10	11	11	0	0	976
REHAB BLDG	366	0	0	2	4	4	0	0	376
TOTAL	366	0	1812	20	24	24	0	0	1838

PROFORMA 'B'

DOCUMENTS OF SHEET

LAY OUT PLAN

DESCRIPTION OF PROPOSED PROPERTY

LAY OUT PLAN OF CTS NO. 180 TO 180/D VILLAGE MALAD (WEST) MUMBAI

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF DATE OF APPROVAL OF PLANS

For Aristo Developers Private Limited

Director / Authorised Signatory

NAME OF DEVELOPER: M/s. ARISTO DEVELOPERS PRIVATE LIMITED

JOB NO.	DRG. No.	CHECKED BY	DESIGN BY	DRAWN BY	DATE	REV.	SCALE
				MMa			1:00

NORTH

NAME, ADDRESS & SIGN. OF LICENSED SURVEYOR

For RARE ASSOCIATES

RARE ASSOCIATES
105, NARWAR CHAMBERS,
24, NAGINDAS MASTER ROAD,
FORT, MUMBAI - 400 023.

Authorised Signatory