

PLOT -C 5

HOUSTON RESIDENCY (A2) PH- I (P2 TO 14 TH FLRS)

TABLE NO. 1 - PLOT AREA SUMMARY									
PLOTS	LAND STATUS	ENCROACHMENT	CRZ-I	CRZ-II	NON CRZ	TOTAL	SUB PLOT TOTAL	LAND IN ABATEANCE FOR AREA CORRECTION	BALANCE PLOT AREA
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[8 - 9] = 10
PLOT A1	SRA-ENCROACHMENT	46,870.22				46,870.22	50,584.03		50,584.03
PLOT A2	PM	643.83	2,844.80	225.18		3,713.81			-
PLOT B1	BSBS & BBD	9,781.38				9,781.38	37,083.99		37,083.99
PLOT B2	COMMERCIAL	3,539.17				3,539.17			
PLOT B3	ADARSH	14,868.00				14,868.00			
PLOT C4	VEYALAYA								
PLOT B4	PG	3,621.04				3,621.04			
PLOT B5	SA	5,254.42				5,254.42			
PLOT C1	GOVT STAFF QUARTER	2,189.45			66,193.79	68,383.24	1,96,382.18	-	1,87,609.69
PLOT C2	GOVT DGP & NH				4,692.85	4,692.85			
PLOT C3	GOVT REST, HOUSE & COMM				3,974.85	3,974.85			
PLOT C4	SHAGURI PLOT (UNRESERVED)				1,200.00	1,200.00			
PLOT C5	DEVELOPER COMPONENT (UNRESERVED)				74,656.00	74,656.00			
PLOT C6	COMMERCIAL	601.95		2,961.33	33,012.11	36,575.39		7,771.96 (A)	
PLOT C7	UNRESERVED				6,899.85	6,899.85		1,500.53 (B)	
							TOTAL (A+B)	8,772.49	(y)
PLOT D1	CEMETRY GARDEN		6,281.56	1,567.29	3,526.63	3,526.63	45,960.75		39,331.88
PLOT D2	GOVT LAND (UNRESERVED)		11,590.47	8,957.51	6,507.75	15,670.39		6,628.89 (z)	
PLOT E1	PD & MNL		48.67			48.67	4,359.48		4,359.48
PLOT E2	COURT & COURT HOUSING		1,930.15	17.07		1,947.22			
PLOT E3	INSTITUTIONAL CULTURAL CENTER		1,913.58	449.91		2,363.59			
PLOT F1	PS 2		110.83	2,232.42	456.11	2,798.36	10,580.18		10,580.18
PLOT F2	PG 1		1,432.63	842.02	1,413.81	3,688.46			
PLOT F3	GOVT GYM		1,833.44	806.53	1,408.91	4,048.88			
PLOT F4	SAS		44.45			44.45			
PLOT G	GOVT STAFF QUARTER		12,684.73			12,684.73	12,684.73		12,684.73
A	SUB TOTAL 1	1,00,674.17	28,036.89	18,056.26	2,11,462.20	3,67,635.32	3,67,635.32	15,401.38 (x + z)	3,42,233.94
B	18.30 MP ROAD		1,928.52	1,306.58	5,343.13	8,578.23	46,863.50		46,863.50
	24.60 MP ROAD		9,997.51	2,891.57	8,476.67	23,365.75			
	SUB TOTAL 2	9,997.51	3,820.09	9,786.35	23,559.65	46,863.50	46,863.50		46,863.50
B1	DP ROAD EXCLUDING ENCROACHMENT (COLUMN 4+5+6 OF SUB TOTAL 2)					36,865.99			
C	FOREST AREA / MANGROVE AREA		1,42,541.96			1,42,541.96	1,42,541.96	10,997.75	1,31,544.21
D	TOTAL PLOT AREA (A+B+C)	1,10,071.68	1,74,041.74	27,845.51	3,34,721.85	5,47,040.78	5,47,040.78	26,399.13	5,20,641.65

TABLE NO. 2 : BMC RESERVATION (DEVELOPABLE)								
Sr. NO.	SUB PLOT - >> RESERVATION - >>	D1 CEMETRY	D2 GARDEN	E3 INSTITUTION AL CULTURAL	F1 PG 2	F2 PG 1	F4 SAS	GROSS TOTAL (SQ.MIT)
1)	TOTAL PLOT AREA	3,225.63	15,670.39	2,363.59	2,798.36	3,686.46	44.46	27,790.89
2)	ENCROACHMENT	-	-	-	-	-	-	-
3)	CRZ-I	-	6,281.56	1,913.88	110.83	1,432.63	44.46	9,783.16
4)	CRZ-II	-	1,597.29	449.91	2,232.42	842.02	-	5,091.64
5)	NON CRZ	3,225.63	7,821.54	-	455.11	1,413.81	-	12,816.09
6)	DEDUCTION (ENCROACHMENT)	-	-	-	-	-	-	-
3)	BALANCE PLOT AREA	3,225.63	15,670.39	2,363.59	2,798.36	3,686.46	44.46	27,790.89

TABLE NO. 3 : RESERVATION / DESIGNATION (DEVELOPABLE)									
SR. NO.	SUB PLOT - >>	A-2 PUBLIC HOUSE	C-1 GOVT STAFF QTR	C-2 GOVT DP / MH	C-3 GOVT REST HOUSE & COMM	E-1 POBMTNL	E-2 COURT & HOUSE	F3 GOVT GYM	GRSS TOTAL (SQ.MT)
1)	TOTAL PLOT AREA	3,713.81	68,363.24	4,692.85	3,974.85	48.67	1,947.22	4,048.88	88,809.52
a)	ENCROACHMENT AREA	643.83	2,189.46	-	-	-	-	-	2,833.28
b)	CRZ-1	2,844.80	-	-	-	48.67	1,930.15	1,833.44	6,657.06
c)	CRZ-II	26.18	-	-	-	-	17.07	808.53	851.78
n)	NON CRZ	-	66,193.79	4,692.85	3,974.85	-	-	1,408.91	78,270.40
2)	DEDUCTION (ENCROACHMENT)	643.83	2,189.46	-	-	-	-	-	2,833.28
3)	BALANCE PLOT AREA	3,069.98	66,193.79	4,692.85	3,974.85	48.67	1,947.22	4,048.88	83,976.24
4)	ADD BUA FOR DP ROAD	-	-	-	2861.892	-	-	-	-

TABLE NO. 4 : UNRESERVED PLOT						
SUB PLOT - >>	C-4	C-5	C-6	C-7	D-3	GROSS TOTAL (SQ.MT)
SADGURU PLOT	UNRESERVED ELOT PLOT	COMMERCIAL	UNRESERVED ELOT	UNRESERVED ELOT		
1) AREA OF PLOT	1,200.00	74,656.00	35,575.39	5,899.85	27,064.73	1,46,395.97
2) DEDUCTIONS FOR						
a) ENCROACHMENT	-	-	901.95	-	-	601.95
b) CRZ-I	-	-	-	-	11,599.47	11,599.47
TOTAL DEDUCTION (a + b)			601.95	-	11,599.47	12,201.42
3) BALANCE PLOT AREA (+2)	1,200.00	74,656.00	35,973.44	6,899.85	15,465.26	1,34,194.55
a) CRZ-II			2,961.33	-	8,957.51	11,918.84
b) NON CRZ	1,200.00	74,656.00	33,012.11	6,899.85	6,507.75	1,22,275.71
4) LAND REPT IN ABBAYANCE FOR PRC CORRECTION			7,771.95	1,000.53	6,628.89	15,401.38
5) NET PLOT AREA (3-4)	1,200.00	74,656.00	28,201.48	5,899.32	8,836.37	1,16,793.17
6) PERMISSIBLE BUA	1.00	1.00	1.00	1.00	1.00	1.00
7) PERMISSIBLE BUA	1,200.00	74,656.00	28,201.48	5,899.32	8,836.37	1,16,793.17
8) DP ROAD FSI		6,344.00				6,344.00
9) CLAIMED IN PLOT C5						
10) TOTAL PERMISSIBLE BUILT UP AREA	1,200.00	81,000.00	28,201.48	5,899.32	8,836.37	1,25,137.17
11) LESS SADGURU PLOT (10-10)						1200
TOTAL PERMISSIBLE BUA UNRESERVED PLOT (9-10)						1,23,937.17



	BUILDING WISE PLOT OF C-5 PLOT	AREA IN SQ.MT.
1	Total Plot area of C5	74,656.00
2	Plot area of Ph-I (A1 to A6)	23,283.21
	BUILDING WISE PLOT AREA	
A	Plot area of North sea Heights -A1- Ph-I	5,089.73
	Plot area of North sea Heights -A1- Ph-II	5,089.73
	Plot area of North sea Heights -A1- Ph-III	5,089.73
B	Plot area of Houston Residency-A2-Ph II	3,267.35
	Plot area of Houston Residency -A2- Ph III	3,267.35
	Plot area of Houston Residency -A2- Ph-III	3,267.35
C	Plot area of Atlanta Heights-A3-Ph I	4,340.54
	Plot area of Atlanta Heights -A3- Ph II	4,340.54
	Plot area of Atlanta Heights -A3- Ph III	4,340.54
D	Plot area of Manhattan Residency -A4- Ph I	1,980.42
	Plot area of Manhattan Residency -A4- Ph II	1,980.42
	Plot area of Manhattan Residency -A4- Ph-III	1,980.42
E	Plot area of Detroit Residency -A5- Ph-I	4,289.83
	Plot area of Detroit Residency -A5- Ph II	4,289.83
	Plot area of Detroit Residency -A5- Ph-III	4,289.83
F	Plot area of International Tower -A6- Ph-I	4,315.44
	Plot area of International Tower -A6- Ph-II	4,315.44
	Plot area of International Tower -A6- Ph-III	4,315.44
	Plot area of Ph-I (A1 to A6)	23,283.21

PRELIMINARY FSI BY SCPR 2034		
DEVELOPER PLOT F.S.I. CALCULATIONS FOR SUB PLOT C-6		Area in Sq. Mt. NON-CRZ
1	AREA OF SUB PLOT C-6	74,656.00
2	Deduction For	
a	SET BACK AREA	0.00
b	SET BACK AREA	0.00
c	Encroachment Area	0.00
2	TOTAL (+/-)0.00	
3	BALANCE AREA OF THE PLOT (1-2)	74,656.00
4	FSI PERMISSIBLE	1.00
5	PERMISSIBLE BUA (3 x 4)	74,656.00
6	Add DP Road Benefit IN NON-CRZ	
7	Add DP Road Benefit in NON-CRZ	-
8	BUA due to additional 60 FSI on payment of premium* as per table 12, regulation no 30(a)	-
9	BUA due to additional 50 FSI on payment of premium* as per table no. 12 regulation no 30(a)	-
10	Total Permissible Built up Area (5+6+7+8+9)	74,656.00
11	Restricted to 0.50 \$H handing over of Reservation in Layout	0.50
12	Total Permissible Built up Area	87,160.40
13	Proposed Built up Area	53,388.98
14	Fungible compensatory area 35% as per regulation no 31(i)	18,856.14
a	(i) Permissible Fungible Compensatory area for Resl. component 53388.98x 35% = 18866.14	18,856.14
b	(ii) Fungible Compensatory area available for Resl. component by charging premium Resl.	16,855.00
c	(i) Permissible Fungible Compensatory area for Commercial component	-
d	(ii) Fungible Compensatory area available for Commercial component by charging premium	-
15	Permissible Built up Area including fungible (13 + 14a+i)	72,075.12
16	Proposed Built up Area including Fungible (13 + 14 a+ii)	70,845.98
17	FSI consumed on net plot	0.73
B Other Requirement		
A	Tenament Proposed	782.00
B	Tenament Existing	-
C	Total Tenament Proposed	782.00
Parking Statement		
1	Parking Req. as per Regulation	921.00
i	Car	-
ii	Scooter/Motor cycle	116.00
iii	Outsider /Visitors	-
2	Parking Provided + including additional parking upto 80%	1,090.00

CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 52,064.195 sq.mt. or 12.796 LA. FOURTY SEVEN THOUSAND SIXTY SEVEN HUNDRED POINT FIFTEEN SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.	
Power Amset Ganpatrao	Signature of Architect

PROFORMA 'B'	
CONTENTS OF SHEET	
LAYOUT PLAN	
DESCRIPTION OF PROPOSAL	
NO. 1946 OF LAND REGISTRATION, SUBLOT OF PLOT C IN LAYOUT ON MAP 28 (BEARING: C) OF N.W. 1/4 OF WILLAGE GRANTING, GRANTING MARSHLAND LANE ROAD AT WEAPONS (C) E.T.N N	
THE CANCELS APPROVAL TO THE REMAINS RANS (SANDWICHED UNDER NO. 1042/2009/PLANNING/2017 ON 04/10/2019 15 APR 2022	
APPROVAL SUBJECT TO CONDITIONS REFERENCED IN THE OFFICE LETTER NO. 1042/2009/PLANNING/2017 OF 15 APR 2022	
Witness  Kiran Ramchand at Bari	Witness  RAMCHANDRA SAMPAT SAMPAT
Signature  Kiran Ramchand at Bari	Signature  RAMCHANDRA SAMPAT SAMPAT
SE/PT/CE/PL/RE	EXECUTIVE ENGINEER BL/PP/SL/CE/RE
NAME OF OWNER	
SIGNATURE	
ENTREPRENEUR	
M/S BARE TOWNSHIP PVT. LTD.	
NO. 1248 OF GRANTOR ORDER, GRANTING MARSHLAND LANE ROAD, GRANTING (C) E.T.N N	
SHRENI KRASIK MEHTA	
AUTHORIZED SIGNATORY	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	
SIGNATURE	

LOCATION PLAN

SCALE 1:4000