PLOT -C 5

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

FILE No. CHE/334/BP(SPL.CEL)/AN/337 | 01/29

TABLE NO. 1 : PLOT AREA SUMMARY

PLOTS	LAND STATUS	ENCROACHMENT	CRZ-I	CRZ-II	NON CRZ	TOTAL	SUB PLOT TOTAL	LAND IN ABEYANCE 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	PH	643.83	2,844.80	225.18		3,713.81			-
PLOT B1	BSES & BBD	9,791.36				9,791.36	37,083.99		37,083.99
PLOT B2	COMMERCIAL	3,539.17				3,539.17			
PLOT B3	ADARSH VIDYALAYA	14,868.00				14,868.00			
PLOT B4	PG	3,621.04				3,621.04			
PLOT B5	SAS	5,264.42				5,264.42			
PLOT C1	GOVT STAFF QUARTER	2,189.45			66,193.79	68,383.24	1,96,382.18	-	1,87,809.69
PLOT C2	GOVT DISP & MH				4,692.85	4,692.85			
PLOT C3	GOVT REST HOUSE & COMM				3,974.85	3,974.85			
PLOT C4	SADGURU 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	GOVT LAND (UNRESERVED)				6,899.85	6,899.85		1,000.53	(B)
							TOTAL (A+B)	8,772.49	(y)
PLOT D1	CEMETRY				3,225.63	3,225.63	45,960.75		39,331.88
PLOT D2	GARDEN		6,281.56	1,567.29	7,821.54	15,670.39			
PLOT D3	GOVT LAND (UNRESERVED)		11,599.47	8,957.51	6,507.75	27,064.73		6,628.89	(z)
PLOT E1	PO & MTNL		48.67		-	48.67	4,369.48		4,369.48
PLOT E2	COURT & COURT HOSING		1,930.15	17.07		1,947.22			
PLOT E3	INSTITUTIONAL CULTURAL CENTER		1,913.68	449.91		2,363.59			
PLOT F1	PG 2		110.83	2,232.42	455.11	2,798.36	10,580.16		10,580.16
PLOT F2	PG 1		1,432.63	842.02	1,413.81	3,688.46			
PLOT F3	GOVT GYM		1,833.44	906.53	1,408.91	4,048.88			
PLOT F4	SAS		44.46		-	44.46			
PLOT G	GOVT STAFF QUARTER	12,684.73				12,684.73	12,684.73		12,684.73
A	**SUB TOTAL 1**	**1,00,074.17**	**28,039.69**	**18,059.26**	**2,11,462.20**	**3,57,635.32**	**3,57,635.32**	**15,401.38** (y + z)	**3,42,233.94**
B	18.30 M DP ROAD		1,928.52	1,306.58	5,343.13	8,578.23	46,863.50		46,863.50
	24.00 M DP ROAD	9,997.51	1,891.57	8,479.67	17,916.52	38,285.27			
	SUB TOTAL 2	**9,997.51**	**3,820.09**	**9,786.25**	**23,259.65**	**46,863.50**	**46,863.50**	-	**46,863.50**
B1	**DP ROAD EXCLUDING ENCROACHMENT [COLUMN 4+5+6 OF SUB TOTAL 2]**					**36,885.99**			
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**	**1,74,401.74**	**27,845.51**	**2,34,721.85**	**5,47,040.78**	**5,47,040.78**	**26,399.13** (A9 + C 9)	**5,20,641.65**

TABLE NO. 2 : BMC RESERVATION (DEVELOPABLE)

SR. NO	SUB PLOT - >> / RESERVATION - >>	D1 CEMETRY	D2 GARDEN	E3 INSTTUTIONAL CULTURAL	F1 PG 2	F2 PG 1	F4 SAS	GROSS TOTAL (SQ.MT)
1)	**TOTAL PLOT AREA**	**3,225.63**	**15,670.39**	**2,363.59**	**2,798.36**	**3,688.46**	**44.46**	**27,790.89**
a)	ENCROACHMENT	-	-	-	-	-	-	-
b)	CRZ-I	-	6,281.56	1,913.68	110.83	1,432.63	44.46	9,783.16
c)	CRZ-II		1,567.29	449.91	2,232.42	842.02		5,091.64
d)	NON CRZ	3,225.63	7,821.54		455.11	1,413.81		12,916.09
2)	**DEDUCTION (ENCROACHMENT)**	-	-	-	-	-	-	-
3)	**BALANCE PLOT AREA**	**3,225.63**	**15,670.39**	**2,363.59**	**2,798.36**	**3,688.46**	**44.46**	**27,790.89**

TABLE NO. 3 : RESERVATION / DESIGNATION (DEVELOPABLE)

SR. NO	SUB PLOT - >> / RESERVATION - >>	A-2 PUBLIC HOUSING	C-1 GOVT STAFF QTR	C-2 GOVT DISP & MH	C-3 GOVT REST HOUSE & COMM	E-1 PO&MTNL	E-2 COURT & COURT HOUSING	F3 GOVT GYM	GROSS TOTAL (SQ.MT)
1)	**TOTAL PLOT AREA**	**3,713.81**	**68,383.24**	**4,692.85**	**3,974.85**	**48.67**	**1,947.22**	**4,048.88**	**86,809.52**
a)	ENCROACHMENT AREA	643.83	2,189.45	-	-	-	-	-	2,833.28
b)	CRZ-1	2,844.80	-	-	-	48.67	1,930.15	1,833.44	6,657.06
c)	CRZ-II	25.18	-	-	-	-	17.07	806.53	848.78
d)	NON CRZ	-	66,193.79	4,692.85	3,974.85	-	-	1,408.91	76,270.40
2)	**DEDUCTION (ENCROACHMENT)**	**643.83**	**2,189.45**	-	-	-	-	-	**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

SR. NO	SUB PLOT - >> / RESERVATION - >>	C-4 SADGURU PLOT	C-5 UNRESERVED PLOT	C-6 COMMERCIAL	C-7 UNRESERVED	D-3 UNRESERVED	GROSS TOTAL (SQ.MT)
1)	**AREA OF PLOT**	**1,200.00**	**74,656.00**	**36,575.39**	**6,899.85**	**27,064.73**	**1,46,395.97**
2)	DEDUCTIONS FOR						-
a)	ENCROACHMENT AREA	-	-	601.95	-	-	601.95
b)	CRZ-1	-	-	-	-	11,599.47	11,599.47
	TOTAL DEDUCTION (a + b)	**-**	**-**	**601.95**	**-**	**11,599.47**	**12,201.42**
3)	**BALANCE PLOT AREA (1-2)**	**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 KEPT IN ABEYANCE FOR PRC CORRECTION	-	-	7,771.96	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**	**1,18,793.17**
6)	PERMISSIBLE FSI	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**	**1,18,793.17**
8)	DP ROAD FSI CLAIMED IN PLOT C5		**6,344.00**				6,344.00
9)	**TOTAL PERMISSIBLE BUILT UP AREA**	**1,200.00**	**81,000.00**	**28,201.48**	**5,899.32**	**8,836.37**	**1,25,137.17**
10	LESS SADGURU						1200
11	**TOAL PERMISSIBLE BUA UNRESERVED PLOT (9-10)**						**1,23,937.17**

LEGEND

- PLOT LINE
- ENCROACHMENT LINE
- NALLA LINE
- CRZ- I LINE
- CRZ- II LINE
- LOS

LOCATION PLAN

SCALE 1:5000

N

BUILDING WISE PLOT OF C-5 PLOT

	BUILDING NO.	AREA IN SQ.MT PLOT AREA
1	Totel Plot area of C5	74,656.00
2	Plot area of Ph-I (A1 to A6)	23,283.31
	BUILDING NO.	**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-I	3,267.35
	Plot area of Houston Residency -A2 - PH-II	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 Manhatten Residency -A4 - PH-I	1,980.42
	Plot area of Manhatten Residency -A4 - PH-II	1,980.42
	Plot area of Manhatten 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 India International Tower -A6 - PH-I	4,315.44
	Plot area of India International Tower -A6 - PH-II	4,315.44
	Plot area of PH-I (A1 to A6)	**23,283.31**

PROFORMA FOR DCPR 2034

	DEVELOPER PLOT F.S.I. CALCULATIONS FOR SUB PLOT-C-5	Area in Sq. Mt NON-CRZ
1	AREA OF SUB PLOT C-5	74,656.00
2	Deduction For	
a	SET BACK AREA	0.00
b	SET BACK AREA	0.00
c	Encrochment Area	0.00
	TOTAL (a+b+c)	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 CRZ -II	
7	Add DP Road Benefit in NON CRZ	-
8	BUA due to"additional 0.50 FSI on payment of premium" as per table no. 12 regulation no 30(a)	-
9	BUA due toadmissible "TDR" 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 0.90 till handing over of Reservation in Layout	0.90
12	Total Permissible Built up Area	67,190.40
13	Proposed Built up Area	53,388.98
14	Fungible compensatory area 35% as per regulation no 31(1)	
a	i)Permissible Fungible Compensatory area for Resi. component 53388.98x 35% = 18686.14	18,686.14
	ii) Fungible Compensatory area availed for Resi. component by charging premium Rest.	16,695.00
b	i)Permissible Fungible Compensatory area for Commercial component	-
	ii) Fungible Compensatory area availed for Commercial component by charging premium	-
15	Permissible Built up Area including including Fungible (13 + 14a(i))	72,075.12
16	Proposed Built up Area inlcuding Fungible (13 + 14 a(i))	70,083.98
17	FSI consumed on net plot	0.72
II	Other Requirment	
A	Tenament Proposed	782.00
	Tenament Existing	
	Total Tenament Proposed	782.00
B	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 50%	1,090.00

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 5,20,641.65 sq.mt sq.mt (FIVE LAKH 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

Pawar Ameet Gangatrao

SIGNATURE OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET	LAYOUT PLAN
DESCRIPTION OF PROPOSAL	PROPOSED SALE RESIDENTIAL BUILDING ON SUBPLOT 'C-5' IN LAYOUT ON LAND BEARING C.T.S. NO.194/B OF VILLAGE GHATKOPAR, GHATKOPAR MANKHURD LINK ROAD AT GHATKOPAR (E) IN N WARD.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO / CHE/334/BP(SPL.CEL)/AN/337 ON DATED 30 JUN 2022

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER NO CHE/334/BP(SPL.CEL)/AN/337 DT 25.12.2021.

Vijay Rameshchandra Sonawane	Kiran Damodar Bari	RAMCHANDRA A SAMPATRAO SAWANT
Digitally signed by Vijay Rameshchandra Sonawane Date: 2023.12.28 16:57:54 +05'30'		
S.L.(B.P.) SPL.CELL (VI)	A.E.(B.P.) SPL.CELL (II)	EXECUTIVE ENGINEER (B.P)/ SPL.CELL (I)

NAME OF OWNER	SIGNATURE
ENTREPRENEUR M/S RARE TOWNSHIP PVT.LTD. C.T.S.NO. 194/B OF GHATKOPAR DIVISION, GHATKOPER MANKHURD ROAD, GHATKOPAR (EAST), MUMBAI.	SHRENIK RASIKMEHTA AUTHOVISED SIGNATORY
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DATAGURU ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph-022-2612 2832/ 44/ 15/ 66. www.aalkarchitects.org	Pawar Ameet Gangatrao JMEET PAWAR CM/2004/49543

DRAWN BY	JOB NO.	PATH:-
AASHISH / MONAL	3015	W\Ashish\Wzpshish\WEastern B\Pkl 16.RISING CITY\W2. Bmc. drowing\# 01.B.M.C. PROPOSAL\W2. P.s.i. 2 W\PWD resi. buildings