

PLOT -C 5

MANHATTAN RESIDENCY (A4) PH- II (15TH TO 18 TH FLRS

TABLE NO. 1: PLOT AREA SUMMARY									
PLOTS	LAND STATUS	ENCROACHMENT	CR-2	CR-1	NON CR-2	TOTAL	SUB PLOT TOTAL	LAND IN ABYSSANCE FOR AREA CORRECTION	BALANCE PLOT AREA
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[R # = 10]
PLOT A1	SRANENCHMENT	46,670.22				46,670.22	50,584.03		50,584.03
PLOT A2	PH	2,844.80	225.18			3,713.81			-
PLOT B1	BSES & BBD	9,781.36				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 C1	GOVT STAFF QUARTER	2,189.45			66,193.79	68,383.24	1,98,382.18	-	1,87,609.69
PLOT C2	GOVT OHP & MH				4,692.85	4,692.85			
PLOT C3	GOVT REST, HOUSE & COMM				3,974.85	3,974.85			
PLOT C4	SADIGULPLOT (UNRESERVED)			1,200.03		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		39,331.86
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	CR & MH	48.67			-	48.67	4,359.48		4,359.48
PLOT E2	COURT & COURT HOUSING	1,800.15	17.07		-	1,847.22			
PLOT E3	INSTITUTIONAL CULTURAL CENTER	1,913.88	448.91			2,363.59			
PLOT F1	PO2	110.83	2,232.42	456.11	2,798.98		10,580.16		10,580.16
PLOT F2	PO1	1,432.53	842.02	1,471.81	3,686.46				
PLOT F3	GOVT GYM	1,833.44	906.53	1,409.91	4,149.88				
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	1,00,074.17	28,039.69	16,059.26	2,11,462.20	5,67,635.32	3,67,635.32	15,401.36 (X+Y)	5,42,233.94
B	18.30 KM DP ROAD 24.00 KM DP ROAD SUB TOTAL 2	9,997.51 1,891.57 11,889.08	1,928.52 8,478.67 10,407.19	3,306.58 8,478.67 11,785.25	5,343.13 17,916.52 23,259.65	8,787.23 17,916.52 26,663.50	46,653.50	-	46,663.50
B1	DP ROAD EXCLUDING ENCROACHMENT [COLUMN 4+5+6 OF SUB TOTAL 2]					38,865.27			
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	5,97,046.78	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.MT)
1)	TOTAL PLOT AREA	3,225.63	16,670.39	2,363.59	2,798.36	3,686.46	44.46	27,790.89
a)	ENCROACHMENT	-	-	-	-	-	-	-
b)	GRZ-I	-	6,281.56	1,913.68	110.83	1,432.63	44.46	9,783.16
c)	GRZ-II	-	1,567.29	449.91	2,232.42	842.02	-	5,081.64
d)	NON GRZ	3,225.63	7,821.54	-	455.11	1,415.81	-	12,916.09
e)	DEDUCTION (ENCROACHMENT)	-	-	-	-	-	-	-
2)	BALANCE PLOT AREA	3,225.63	16,670.39	2,363.59	2,798.36	3,686.46	44.46	27,790.89

TABLE NO. 3 : RESERVATION / DESIGNATION (DEVELOPABLE)									
SR NO	SUB PLOT - >> RESERVATION - >>	A-2 PUBLIC Housing	G-1 GOVT STAFF QUARTERS	G-2 GOVT DISP & MH	G-3 GOVT REST HOUSE & COMM	E-1 PO&MTNL	E-2 COURT & COUNTING	F3 GOVT GYM	GROSS TOTAL (SQ.MT)
a)	TOTAL PLOT AREA ENCRICHMENT AREA	3,713.91 643.83	68,383.24 2,189.45	4,692.85	3,974.85	48.67	1,947.22	4,048.88	86,809.52 2,833.28
b)	CRZ-1	2,844.80	-	-	-	48.67	1,930.15	1,833.44	6,657.06
c)	CRZ-2	25.19	-	-	-	-	17.07	808.53	848.78
d)	NON CRZ	-	66,193.79	4,692.85	3,974.85	-	1,408.99	76,270.40	-
e)	DEDUCTION (ENCRICHMENT AREA)	643.83	2,189.45	-	-	-	-	-	2,833.28
f)	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
g)	ADD BUA FOR DP ROAD	-	-	-	2861.892	-	-	-	-

TABLE NO. 4: UNRESERVED PLOT							GROSS TOTAL (SQ.MT)
S.R. NO.	SUB PLOT - >>	C-4 SADGURU PLOT	C-5 UNRESERVED ELOT	C-6 COMMERCIAL	C-7 UNRESERVED	D-3 UNRESERVED	
	RESERVATION - >>						
	AREA OF PLOT	1,200.00	74,656.00	35,575.39	6,899.85	27,964.73	1,46,395.97
a)	DEDUCTIONS FOR 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
c)	BALANCE PLOT AREA	1,200.00	74,656.00	35,973.44	6,899.85	15,465.26	1,34,194.55
d)	CRZ-II	-	-	2,961.33	-	8,957.51	11,918.84
e)	NON CRZ	1,200.00	74,656.00	32,012.11	6,899.85	6,507.75	12,227.71
f)	LAND KEPT IN ABEYANCE FOR FRC CORRECTION	-	-	7,771.95	1,000.53	6,628.89	15,401.38
g)	NET PLOT AREA (3-4) - 100	1,200.00	74,656.00	28,201.48	5,899.32	8,836.37	1,18,793.17
h)	PERMISSIBLE BUA - 100	1,200.00	74,656.00	28,201.48	5,899.32	8,836.37	1,18,793.17
i)	PERMISSIBLE BUA - 100	1,200.00	74,656.00	28,201.48	5,899.32	8,836.37	1,18,793.17
j)	DP ROAD FSI CLAIMED IN PLOT CS	-	6,344.00	-	-	-	6,344.00
k)	TOTAL PERMISSIBLE BUILT UP AREA	1,200.00	81,000.00	28,201.48	8,899.32	8,836.37	1,25,137.17
l)	LESS SADGURU	-	-	-	-	-	1200
m)	TOTAL PERMISSIBLE BUA UNRESERVED PLOT (9-10)	-	-	-	-	-	1,23,937.17



BUILDING WISE PLOT OF C/S PLOT		AREA IN SQ.MT
1	Total Plot area of C2	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 -A2- Ph-I	5,089.73
	Plot area of North sea Heights -A3- Ph-I	5,089.73
	Plot area of Houston Residency -A2- Ph-I	3,267.35
	Plot area of Houston Residency -A2- Ph-II	3,267.35
B	Plot area of Houston Residency -A3- Ph-I	3,267.35
	Plot area of Atlanta Heights -A3- Ph-I	3,430.54
	Plot area of Atlanta Heights -A3- Ph-II	3,430.54
	Plot area of Atlanta Heights -A3- Ph-III	3,430.54
	Plot area of Manhattan Residency -A5- Ph-I	1,980.42
C	Plot area of Manhattan Residency -A5- Ph-II	1,980.42
	Plot area of Manhattan Residency -A4- Ph-III	1,980.42
	Plot area of Detroit Residency -A5- Ph-I	4,299.83
	Plot area of Detroit Residency -A5- Ph-II	4,299.83
	Plot area of Detroit Residency -A5- Ph-III	4,299.83
D	Plot area of Intra International Tower -A6- Ph-I	4,299.83
	Plot area of Intra International Tower -A6- Ph-II	4,299.83
	Plot area of Intra International Tower -A6- Ph-III	4,299.83
Plot area of Ph-I (A1 to A6)		23,283.31

PURCHASE FORM BCR 2014		Area In Sq.M
DEVELOPER PLOT F.S.I CALCULATIONS FOR SUB PLOT-C-5		NON-CRZ
I AREA OF SUB PLOT C-5		74,656.00
A Deduction For		
a. SET BACK AREA		0.00
b. SET BACK AREA		0.00
c. Encroachment Area		0.00
TOTAL (a+b+c)		0.00
3 BALANCE AREA OF THE PLOT (I-2)		74,656.00
FSI PERMISSIBLE = 1.00		1.00
F PERMISSIBLE IS RUA (X 4)		
6. Add DP Road Benefit IN CRZ-I		-
7. Add DP Road Benefit IN NON CRZ		-
B RUA due to additional 0.50 FSI on payment of premium*		
as per table no. regulation no 30(9)		-
9 RUA due to roadlesside "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 0.50 ft handing over of Reservation in Layout		0.50
12 Total Permissible Built up Area		67,140.50
13 Proposed Built up area		52,38.98
14 Fungible compensatory area 35% as per regulation no 31(C)		
i) Permissible Fungible Compensatory area for Resi. component : 53398.98x35% = 18586.14		18,586.14
ii) Fungible Compensatory area available for Resi. component by charging premium RES.		16,555.00
iii) Permissible Fungible Compensatory area for Commercial component		-
iv) Fungible Compensatory area available for Commercial component by charging premium		-
15 Feasible Built up Area including including Fungible (13 + 16+17)		72,675.12
16 Proposed Built up Area including Fungible [13 + 14.a(i)]		70,663.98
17 FSI consumed on net plot		0.72
II Other Requirement		
A Tenement Proposed		782.00
Tenament Existing		-
Total Tenement Proposed		782.00
B Parking Statement		
(1) Parking Req. as per Regulation		-
ii) Car		-
iii) Scooter/ Motor cycle		116.00
iv) Outrider (Vehicles)		-
Total Parking Proposed + including additional parking upto 50%		1,690.00

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 5,20,61.65 sq.mt sq.m. (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

SIGNATURE OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

LAYOUT PLAN

DESCRIPTION OF PROPOSAL

PROPOSED SALE RESIDENTIAL BUILDING ON SUBPLOT 'C-8' IN LAYOUT ON LAND BEARING C.T.S. NO.194B OF VILLAGE GHATKOPAR, GHATKOPAR MANKHURD LINK ROAD AT GHATKOPAR (E) IN N.Y.WAR.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS
SANCTIONED UNDER NO / CHE/634/0/PSPLCELW/437
ON DATED 01 APR 2022

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER NO CH-6348P/SP, CILYANSEN dtd 29.12.2023.

Vijay Ramesh	Digitally signed by Vijay Ramesh	Kiran	Digitally signed by Kiran Ramesh	RAMCHANDR A SAMPATRAO
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handra
a Sonawane
Dane:
Sawant

Sonawan 02831228
165754
e +0530

SENIOR SR CELL (D)	SENIOR SR CELL (D)	EXECUTIVE ENGINEER (SR SR CELL (A))
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NAME OF OWNER	SIGNATURE
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ENTREPRENEUR.
M/S RARE TOWNSHIP PVT.LTD.

C.T.S.NO. 1948 OF GHATKOPAR DIVISION,
GHATKOPER MANIKHURD ROAD, GHATKOPAR (EAST), MUMBAI

MEHTA
AUTHORISED SIGNATORY

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE

GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI-400 057.

Pr-022-2612 99/33/ 44/ 55/ 66.
www.aakararchitect.org

DRAWN BY		JOB NO	PATH:-
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AASHISH / WWashishWashish@Eastern.BPW
16 RISING CITYWAY02, Bosc. derryville

MONAL	3015	REPAIRS ON FW2. Bldg. growing w 01.B.M.C. PROPOSALW02. F.s.i. 2 WFW2 resi. buildings
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