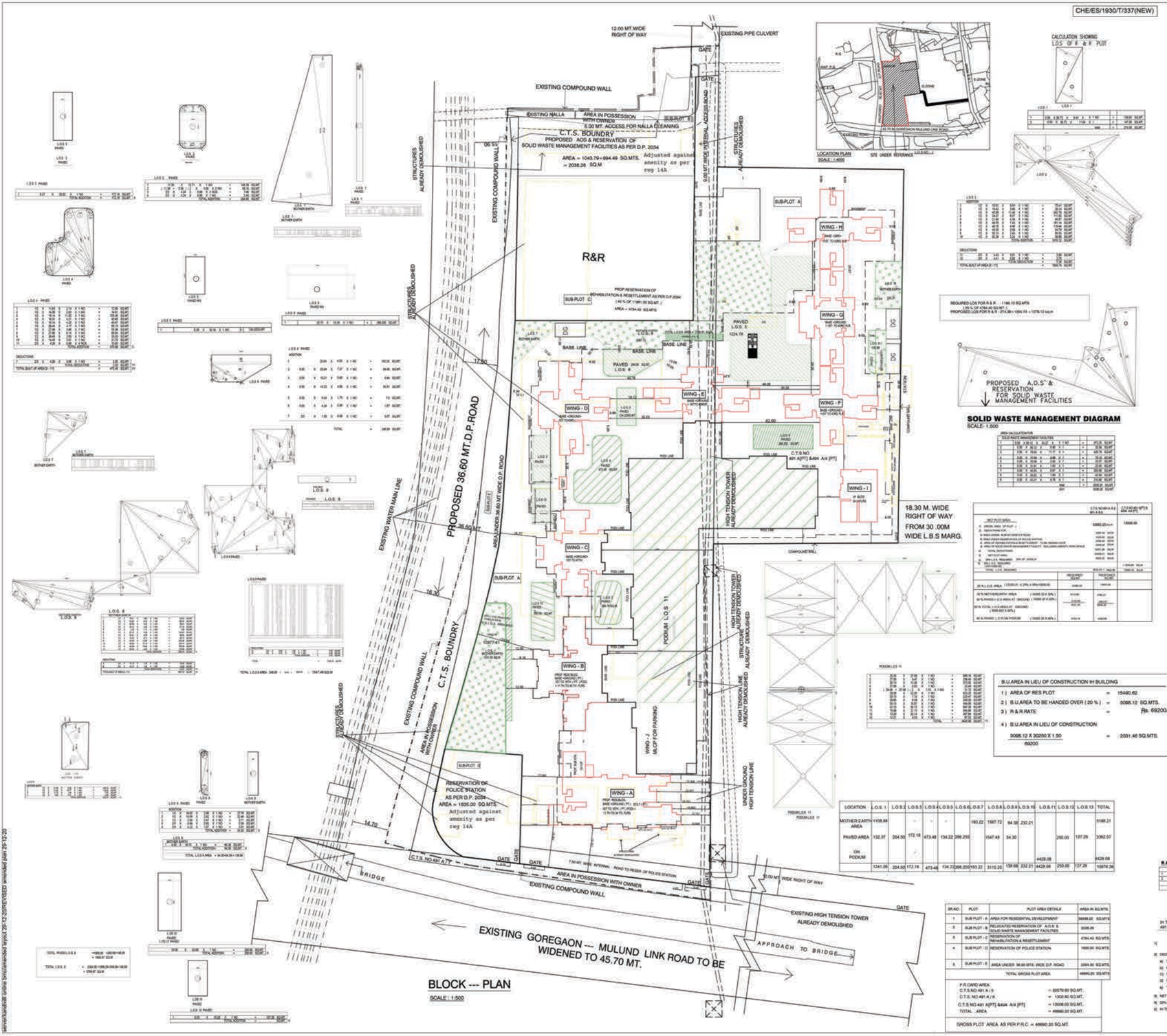
CHE/ES/1930/T/337(NEW)

1



LOCATION	L.O.S 1	L.O.S 2	L.O.S 3	L.O.S 4	L.O.S 5	L.O.S 6	L.O.S 7	L.O.S 8	L.O.S 9	L.O.S 10	L.O.S 11	L.O.S 12	L.O.S 13	TOTAL
MOTHER EARTH AREA	1108.89	-	-	-	-	-	193.22	1567.72	84.38	232.21				3188.21
PAVED AREA	132.37	204.50	172.18	473.48	134.22	288.25		1547.48	54.30			250.00	137.29	3362.07
ON PODIUM			-								4428.08			4428.08
	1241.26	204.50	172.18	473.48	134.22	288.25	193.22	3115.20	138.68	232.21	4428.08	250.00	137.29	10078.36

SR.NO	PLOT	PLOT AREA DETAILS	AREA IN SQ.MTS.
1	SUB PLOT - A	AREA FOR RESIDENTIAL DEVELOPMENT	36688.22 SQ.MTS.
2	SUB PLOT - B	RELOCATED RESERVATION OF A.O.S & SOLID WASTE MANAGEMENT FACILITES	2038.28
3	SUB PLOT - C	RESERVATION OF REHABILITATION & RESETTLEMENT	4784.40 SQ.MTS.
4	SUB PLOT - D	RESERVATION OF POLICE STATION	1835.00 SQ.MTS.
5	SUB PLOT - E	AREA UNDER 36.60 MTS. WIDE D.P. ROAD	2094.30 SQ.MTS.
		TOTAL GROSS PLOT AREA	46990.20 SQ.MTS.

P.R.CARD AREA:
C.T.S.NO.491 A /1-5 = 30579.60 SQ.MT.
C.T.S. NO.491 A / 6 = 1320.80 SQ.MT.
C.T.S NO.491 A[PT] &494 A/4 [PT] = 13008.00 SQ.MT.
TOTAL AREA = 44980.20 SQ.MT.
GROSS PLOT AREA AS PER P.R.C = 46990.20 SQ.MT.

PROFORMA - A

	AREA STATEMENT	TOTAL NET AREA, IN DOPR,2034	RESI PLOT C.T.S NO 491 A[PT] &494 A/4 [PT] [OLD I TO R]	NET RESI. PLOT C.T.S. NO 491-A /5 & 491- A /6 DOPR,2034	RESERVATION OF R&R DOPR,2034	RESERVATION OF R&R (DOPR,2034	RESERVATION OF SOLID WASTE SORTING CENTRE DOPR,2034	RESERVATION OF SOLID WASTE SORTING CENTRE (DOPR,2034	POLICE STATION
1	GROSS AREA OF PLOT - I.AS PER P.R.C =	46990.20				Land to be		Land to be	
	a) AREA UNDER PROPOSED 36.60 MT WIDE D.P. ROAD	2094.30				bacded over t.o. BCDR		bacded over t.o. BCDR	
	b) AREA OF RESERVATION FOR POLICE STATION								
	c) AREA OF RESERVATION FOR REHABILITATION & RESETTLEMENT								
	d) AREA OF RESERVATION FOR SOLID WASTE MANAGEMENT FACILITY								
2	NET PLOT AREA	44785.90	13008.00	13490.62	11981.00		2701.28		1835.00
A	FOR RESERVATIONS IN(A2) AREA								
	a) AREA UNDER RESERVATION OF POLICE STATION	1835.00	-						1835.00
	b) A.O.S. = (2678.79 -1635) = 1043.79	1043.79	-					1043.79	
	c) AREA OF REHABILITATION & RESETTLEMENT =2.4S HANDED OVER. (REQ. AO 13.) (11981.00 X 40%)								
	d) AREA OF SOLID WASTE MANAGEMENT FACILITIES A.O.S =2.4S HANDED OVER. (REQ. NIL!!!) (2701.28 X 70%)								
B	FOR AMENITY AREA								
	a) AREA OF AMENITY PLOT (PLOTS TO BE HANDED OVER AS PER DCR)=2A	-							
	b) AREA OF AMENITY PLOT (PLOTS TO BE HANDED OVER AS PER DCR)=2B	-							
	c) AREA OF INCLUSIVE HOUSING TO BE HANDED OVER AS PER DCR 10	-							
	d) AREA OF AMENITY PLOT PLOTS TO BE HANDED OVER AS PER DCR 28	-							
C	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	-							
	a) LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-							
D	TOTAL DEDUCTIONS : (I)A+(II)B+(II)C	2878.79					1043.79		1835.00
4	NET PLOT AREA OF PLOT [1 MINUS 3]	42317.11	13008.00	13490.62	11981.00		1657.49		0.00
5	NET PLOT AREA FOR DEVELOPMENT IN R ZONE & AS PER POLICY	42317.11	13008.00	13490.62	= (1981.00)60% + 7176.00	11981.00(60% + 40%) 40	994.49	2701.28 -1043.79)@ 60%	2701.28 -1043.79)@ 60% 994.49
6	ZONE(Basic) FSI : (1) or 1.33)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	PERMISSIBLE BUILT UP AREA AS PER ZONAL (base) FSI (4 = 5)	42317.11	13008.00	13490.62	7176.60	4794.40	993.00	994.49	
	In case of Infill land Permissible Area shall be a per 4 of Regulation 30 (A)								
7	BUILT UP AREA IN LIEU OF S.F.SOLD TO BE HANDED AS PER Sec 37 REGULATION 30(A)	NIL			NIL	-	-	-	
8	BUILT UP AREA IN LIEU OF LAND HANDED OVER AS PER Table 20(a) (4 reg. 17(1) (POLICE STATION, REHABILITATION & RESETTLEMENT, SOLID WASTE MANAGEMENT A.O.S FACILITY)	nil.			NIL	-	NIL	-	
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY. =3.0S HANDED OVER	NIL			NIL	-	-	-	
10	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO 33(A),3	nil.	NIL	NIL	NIL	-	NIL	-	
11	(a) BUILT UP AREA DUE TO ADMISSIBLE " TDR" AS PER TABLE NO.12 OF REGULATION NO 30 (A) SUBJECT TO REGULATION NO 33(A)3	-	-	-	-	-	-	-	
	a) BUILT UP AREA DUE TO ADMISSIBLE " ELUN TDR" AS PER REGULATION 33(10)								
12	PERMISSIBLE BUILT UP AREA (8+7+9+9+10+11)	42317.11	13008.00	13490.62	7176.60	4794.40	993.00	994.49	
13	PROPOSED BUILT UP AREA	-	-	-	-	-	-	-	
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	—	—	—	—	—	—	—	
15	Fungible Compensatory Area as per regulation No 31(3)	—	—	—	—	—	—	—	
a	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RR/HAB COMPONENT WITHOUT CHARGING PREMIUM	-	-	-	-	-	-	-	
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR RR/HAB COMPONENT WITHOUT CHARGING PREMIUM	-	-	-	-	-	-	-	
	iii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA - BY CHARGING PREMIUM	-	-	-	-	-	-	-	
	iv) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF OF PREMIUM	NIL		NIL	-	-	-	-	
16	Total PERMISSIBLE Area including Fungible Compensatory Area (12 + 15.5(iii))	42317.11	13008.00	13490.62	7176.60	4794.40	993.00	994.49	
17	FSI CONSUMED On NET PLOT [13/4]	—	—	—	—	—	—	—	
b	OTHER REQUIREMENTS	—	—	—	—	—	—	—	
c	RESERVATION/DESIGNATION	—	—	—	—	—	—	—	
	a) Name of Reservation								
	b) Area of Reservation affecting the plot --(Police Station)	NIL							
	c) Area of Reservation land to be handed/handed over as per regulation No. 17 - (Rehabilitation & Resettlement)	NIL		-	-	-	-	-	
	d) Area of Reservation land to be handed/handed over as per regulation No. 17 - (Solid Waste Management Facility) &A.O.S	NIL		-	-	-	-	-	
	e) Built up Area of Amenity to be handed over as per regulation no 17 - (Rehabilitation & Resettlement)	NIL		-	-	-	-	-	
	f) Area /Built up Area of Designation.	NIL		-	-	-	-	-	
a	PLOT AREA /BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	—		—	—	—	—	—	
	1) 1(E.W.) -	-		-	-	-	-	-	
	2) 1A.(N.)	-		-	-	-	-	-	
	3) 1S	-		-	-	-	-	-	
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO.31	10340.19 (25 %&30%.)		-	-	-	-	-	
D	TENEMENT STATEMENT								
	1) Proposed built up area (10 above)								
	2) Less deduction of non-residential area (shop etc.)								
	3) Area available for tenements(2) minus (3)	SEPARATELY GIVEN IN BLDG. TAB	—	—	—	—	—	—	—
	4) Tenements permissible (Density of tenements/hectare)								
	5) Total number of Tenements proposed on the plot								
E	PARKING STATEMENT								
	1) Parking required by Regulations for-								
	Car -								
	scooter / motor cycle								
	Out sides (Visitors)								
	2) Covered garage permissible								
	3) Covered garage proposed	SEPERATELY GIVEN IN BLDG. TAB	—	—	—	—	—	—	—
	Car -								
	scooter / motor cycle								
	Out sides (Visitors)								
	4) Total parking proposed								
F	TRANSPORT VEHICLES PARKING								
	1) Spaces for transport vehicles parking required by Regulations	SEPARATELY GIVEN IN BLDG. TAB	—	—	—	—	—	—	—
	2) Total No.of transport vehicles parking spaces provided.								

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 11-09-2014 &01-10-2020 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 46990.90 SQ.M AND DO NOT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

MANOJKUMAR ASHWANIKUMAR DUBAL — SIGNATURE OF LICENSED SURVEYOR

PROFORMA-II

CONTENTS OF SHEET : BLOCK - LOCATION PLAN & R.G.AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMALGAMATION,SUB DIVISION & LAYOUT OF PLOT BEARING C.T.S. NO.491-A /5 & 491- A /6,& C.T.S NO 491 A[PT] &494 A/4 [PT]OF VILLAGE NAHUR, AT MULUND (WEST)MUMBAI.

NAME, ADDRESS & SIGNATURE OF OWNER — SHIJU BHASKAR Digitally signed by SHIJU BHASKAR Date: 2021.02.22 13:03:03 +05'30' M/S. PRL DEVELOPERS PVT.LTD. C.A.TO OWNER

JOB No.	DRG. No.	DATE	DRN. BY	CHK.BY	REVISION
	1A				

NORTH — NAME, ADD. & SIGN. OF LICENSED SURVEYOR

MANOJKUMAR ASHWANIKUMAR DUBAL Digitally signed by MANOJKUMAR ASHWANIKUMAR DUBAL Date: 2021.02.22 12:53:54 +05'30'

MANOJ DUBAL & ASSOCIATES
LICENSED SURVEYORS
GAL SAGAR HOUSE, GAL SAGAR ROAD, OPP. RLT SITE VILE PARLE (W), MUMBAI- 400056

STAMP OF RECEIPT OF PLAN — STAMP OF APPROVAL OF PLAN

THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNDER NO. CHE/ES/1937/T/302 DATED 20.01.2020.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/ES/1937/T/302 TO BE READ ALONGWITH THE PLAN.

MANISHA P BURGHATE
SUB. ENG. (BP) T/W

JAYESH CHHAGAN DUSANE
ASST. ENG. (S &T)

Hardeepsingh Balwantsingh Sachdeo — Digitally signed by Hardeepsingh Balwantsingh Sachdeo Date: 2021.02.24 19:45:46 +05'30'
EX. ENG. (BP) ES-III

Autodesk Docs://1930 GAL SAGAR HOUSE/1930_GAL SAGAR HOUSE_ARCH.rvt
2021-02-24 19:45:46