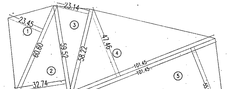
ROS 1:1 PUBLIC OPEN SPACE NON CRZ AREA CALCULATION						
1	1/2	X 18.42	X 5.18	X 1NO	=	47.71 SQ.MT.
2	1/2	X 51.41	X 6.86	X 1NO	=	176.34 SQ.MT.
3	1/2	X 50.14	X 20.39	X 1NO	=	511.18 SQ.MT.
4	1/2	X 48.83	X 7.13	X 1NO	=	174.08 SQ.MT.
5	1/2	X 39.39	X 6.89	X 1NO	=	135.70 SQ.MT.
6	1/2	X 47.05	X 4.94	X 1NO	=	116.21 SQ.MT.
7	1/2	X 14.24	X 0.52	X 1NO	=	3.70 SQ.MT.
8	1/2	X 21.29	X 2.00	X 1NO	=	21.29 SQ.MT.
9	1/2	X 21.63	X 0.37	X 1NO	=	4.00 SQ.MT.
10	1/2	X 28.69	X 11.52	X 1NO	=	165.25 SQ.MT.
11	1/2	X 28.69	X 12.73	X 1NO	=	182.61 SQ.MT.
12	1/2	X 37.67	X 15.13	X 1NO	=	284.97 SQ.MT.
13	1/2	X 42.85	X 1.95	X 1NO	=	41.78 SQ.MT.
14	1/2	X 42.25	X 16.83	X 1NO	=	355.53 SQ.MT.
15	1/2	X 29.74	X 16.15	X 1NO	=	240.15 SQ.MT.
16	1/2	X 36.35	X 14.10	X 1NO	=	256.27 SQ.MT.
17	1/2	X 17.36	X 2.53	X 1NO	=	21.99 SQ.MT.
18	1/2	X 14.78	X 6.26	X 1NO	=	46.26 SQ.MT.
19	1/2	X 54.40	X 14.05	X 1NO	=	382.16 SQ.MT.
20	1/2	X 67.24	X 11.49	X 1NO	=	386.29 SQ.MT.
21	1/2	X 47.39	X 10.69	X 1NO	=	253.30 SQ.MT.
22	1/2	X 61.87	X 8.85	X 1NO	=	273.77 SQ.MT.
23	1/2	X 29.96	X 4.90	X 1NO	=	73.40 SQ.MT.
24	1/2	X 72.24	X 7.01	X 1NO	=	253.20 SQ.MT.
25	1/2	X 64.39	X 2.58	X 1NO	=	81.45 SQ.MT.
26	1/2	X 11.58	X 1.66	X 1NO	=	9.94 SQ.MT.
27	1/2	X 11.98	X 2.10	X 1NO	=	12.58 SQ.MT.
28	1/2	X 43.54	X 15.10	X 1NO	=	328.73 SQ.MT.
29	1/2	X 48.92	X 27.31	X 1NO	=	668.00 SQ.MT.
30	1/2	X 49.92	X 15.92	X 1NO	=	340.48 SQ.MT.
31	1/2	X 22.64	X 3.91	X 1NO	=	44.26 SQ.MT.
32	1/2	X 34.04	X 4.28	X 1NO	=	72.85 SQ.MT.
33	1/2	X 26.55	X 6.49	X 1NO	=	86.15 SQ.MT.
34	1/2	X 21.46	X 6.26	X 1NO	=	67.17 SQ.MT.
		TOTAL ADDITION			=	6118.75 SQ.MT.

NATURAL AREA DIAGRAM

SCALE - 1:1000

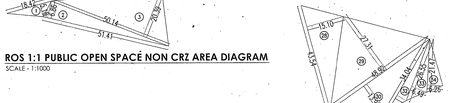
NATURAL AREA CALCULATION						
1	1/2	X 115.30	X 3.61	X 1NO	=	208.12 SQ.MT.
2	1/2	X 112.676	X 43.45	X 1NO	=	2447.88 SQ.MT.
		TOTAL ADDITION			=	2656.00 SQ.MT.



ROS 1:1 PUBLIC OPEN SPACE CRZ AREA DIAGRAM

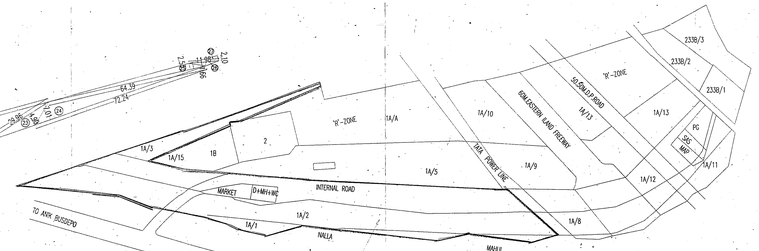
SCALE - 1:1000

ROS 1:1 PUBLIC OPEN SPACE CRZ AREA CALCULATION						
1	1/2	X 60.60	X 23.45	X 1NO	=	710.54 SQ.MT.
2	1/2	X 59.52	X 32.74	X 1NO	=	974.34 SQ.MT.
3	1/2	X 58.22	X 23.14	X 1NO	=	673.61 SQ.MT.
4	1/2	X 101.45	X 47.46	X 1NO	=	2407.41 SQ.MT.
5	1/2	X 101.45	X 55.90	X 1NO	=	2835.53 SQ.MT.
6	1/2	X 103.10	X 3.076	X 1NO	=	158.57 SQ.MT.
		TOTAL ADDITION			=	7750.00 SQ.MT.



ROS 1:1 PUBLIC OPEN SPACE NON CRZ AREA DIAGRAM

SCALE - 1:1000



LOCATION PLAN

SCALE - 1:500

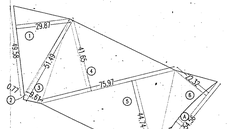
25% R.G.AREA CALCULATION

R.G.NO.1

0.50 x (4.00 x 16.00) x 200.00 x 1 = 2000.00 SQ.MT.

R.G.NO.3							
1	2/3	x 57.70	x 5.40	x 1	=	207.72	SQ.MT.
2	0.50	x (6.75 x 28.50)	x 61.01		=	1075.30	∴
TOTAL AREA					=	1283.02	∴

R.G.NO.4							
1	0.50	x 118.00	x 46.00	x 1	=	2714.00	SQ.MT.
2	0.50	x 158.00	x 50.00	x 1	=	3950.00	∴
					=	163.00	∴
TOTAL AREA					=	6827.00	∴



R.G. NO:2 AREA DIAGRAM

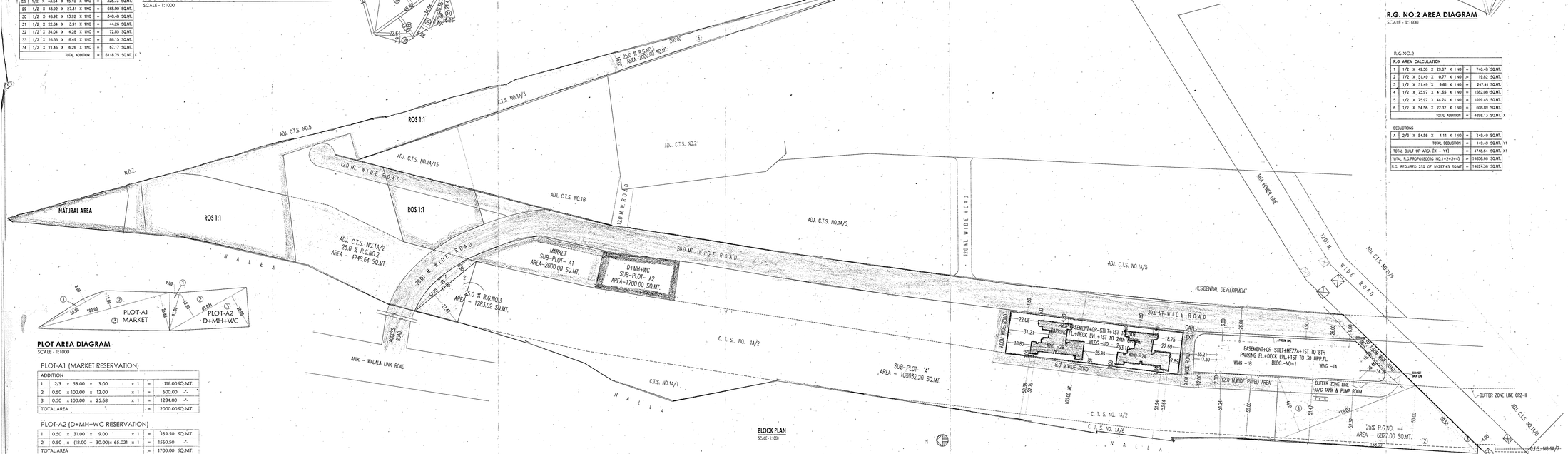
SCALE - 1:1000

R.G.NO.2

R.G AREA CALCULATION						
1	1/2	X 49.55	X 29.87	X 1NO	=	740.49 SQ.MT.
2	1/2	X 51.49	X 0.77	X 1NO	=	19.82 SQ.MT.
3	1/2	X 51.49	X 9.61	X 1NO	=	247.41 SQ.MT.
4	1/2	X 73.97	X 41.65	X 1NO	=	1582.08 SQ.MT.
5	1/2	X 73.97	X 44.74	X 1NO	=	1699.45 SQ.MT.
6	1/2	X 54.56	X 22.32	X 1NO	=	608.99 SQ.MT.
		TOTAL ADDITION			=	4898.13 SQ.MT.

DEDUCTIONS

A	2/3	X 54.56	X 4.11	X 1NO	=	149.49 SQ.MT.
		TOTAL DEDUCTION			=	149.49 SQ.MT.
TOTAL BUILT UP AREA [X - Y]					=	4748.64 SQ.MT.
TOTAL R.G.PROPOSED(RG NO.1+2+3+4)					=	14858.66 SQ.MT.
R.G. REQUIRED 25% OF 59397.45 SQ.MT.					=	14824.36 SQ.MT.



BLOCK PLAN

SCALE - 1:1000

PLOT AREA DIAGRAM

SCALE - 1:1000

PLOT-A1 (MARKET RESERVATION)

ADDITION							
1	2/3	x 58.00	x 3.00	x 1	=	116.00 SQ.MT.	
2	0.50	x 100.00	x 12.00	x 1	=	600.00	∴
3	0.50	x 100.00	x 25.68	x 1	=	1284.00	∴
TOTAL AREA					=	2000.00 SQ.MT.	

PLOT-A2 (D+MH+WC RESERVATION)

1	0.50	x 31.00	x 9.00	x 1	=	139.50 SQ.MT.
2	0.50	x (18.00 + 30.00)+ 65.021		x 1	=	1560.50 ∴
TOTAL AREA					=	1700.00 SQ.MT.

FORM – A

01/09

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN.

STAMP OF DATE OF RECEIPT OF PLAN: This Copies Approval to the Previous Plans Sanctioned under no/ CE/7019/BP/SA/N Dated 24/11/2015

STAMP OF DATE OF APPROVAL OF PLAN: 28 JUL 2016. Approved subject to the conditions mentioned in this office Letter No.CE/ 7019 /BP/SA/N. 24/7/16. Executive Engineer Bldg. Prop.(E/S) - I. S.E(B.P)-I 26/7/2016

FORM – A

A	AREA STATEMENT		CRZ AREA IN SQ.MTS	NON CRZ AREA IN SQ.MTS	TOTAL AREA IN SQ.MTS
1	AREA OF PLOT AS PER P. E. CARD (SUB PLOT-A)		43070.00	66002.20	111072.20
2	DEDUCTIONS FOR		-	-	-
a	ROAD SET-BACK AREA		-	-	-
b	PROPOSED ROAD		-	-	-
c	ANY RESERVATION (MARKET [1000.00+1700.00]D+MH+WC)=2700.00)			2700.00	2700.00
d	___S (AMENITY SPACE AS PER DCR 16(9)/(SUB PLOT_)			-	-
e	AREA UNDER 'R'-ZONE(NATURAL FORCED)		32200.00	-	32200.00
f	ROS 1:1 PUBLIC OPEN SPACE		7750.00	6118.75	13868.75
g	NATURAL AREA		2656.00	-	2656.00
	TOTAL (a+b+c+d+e+f)		43606.00	8818.75	52424.75
3	BALANCE AREA OF PLOT (1 - 2)		54.00	59243.45	58297.45
4	DEDUCTION FOR 15% RECREATIONAL GROUND		8.10	8886.52	8894.62
	SPACE (IF DEDUCTIBLE FOR INCS		-	-	-
5	NET AREA OF PLOT (3 - 4)		45.90	50356.93	50402.83
6	ADDITION FOR FLOOR SPACE INDEX				-
	3 (a) 100% FOR S.P.ROAD		-	-	-
	2 (f) 100% FOR SET -BACK		-	-	-
7	TOTAL AREAS (5 + 6)		45.90	50356.93	50402.83
8	FLOOR SPACE INDEX PERMISSIBLE			ONE	-
9	FLOOR SPACE INDEX UNDER DISPOSAL/ AVAILABLE OF DEVELOPMENT RIGHT ADDITION F.S.I. 0.33 AS PER NOTIFICATION NO.TPS 1414/CTS/(P)-137/2008 (U)-11.01-(P)/TC/2008 (PROMAN AMENDT OF RG-4/R,S/R,C)(AS TO AFORE UNDER PWD REGIST/ DAP DOC NO.1002/2008/BP-(P)/CE/7019 & RG-4/R,S/R,SWG/- PWD TO STATE GOVT/PRR) UNDER RECEIPT NO.01/1/2015 DATED 01-10-2015	1414/2-45 ICZM	-	9250.00	9250.00
	A = TOTAL FSI TO BE PURCHASED				-
	FSI= ___		-	-	-
10	PERMISSIBLE FLOOR AREA (7 x 8) + 9 ABOVE.		34.42	59606.93	59641.35
11	EXISTING FLOOR AREA				-
12	PROPOSED BUILT UP AREA (B.DC.NO.1/2970B.S1)+B.DC.NO.2)2903A.S1)+B/R				58245.00
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX				-
14	TOTAL BUILT UP AREA PROPOSED (11+12 +13)				58245.00
a	PURELY RESIDENTIAL BUILT UP AREA (B.DC.NO.1-2922S.4S)+B.DC.NO.3-2904A.4S)b/R				57827.51
b	REMAINING NON - RESIDENTIAL BUILT UP AREA (B.DC.NO.1-1T5.4S)+B.DC.NO.3-1T3.4S)b/R				1417.55
c	(AS PER @ID APPROVED PLAN_ DT_____PRIOR TO DC-01-2012)				-
d	TOTAL BUILT UP AREA (a+b+c)				58245.00
15	FSI CONSUMED AS PER NOT (COLUMN) + 14d /7				5.17
B	DETAILS OF FSI AVAILED AS PER DCR 33(4)				
1	FLAMABLE BUILT UP AREA COMPONENT PROPOSED WDC DCR 35(4) PER AS PER RESIDENTIAL ___ = DR x (12% X 0.5) (Bldg.no.1 2922S.4S + 3S.7S)	N.A			10223.73
2	FLAMABLE BUILT UP AREA COMPONENT PROPOSED WDC DCR 35(4) FOR NON -RESIDENTIAL ___ = DR (12% X 0.25) (Bldg.no.1 4T5.4S+2S.1S)	N.A			95.61
3	TOTAL FLAMABLE BUILT UP AREA WDC DCR 35(4) = (B.1 +B.2)				10225.34
4	TOTAL GROSS BUILT UP AREA PROPOSED [14 a + B.3]				68571.00
C	TENEMENT STATEMENT				
(i)	PROPOSED AREA (FSI# A_) [2 ABOVE]				68571.00
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (EXCEP ERC.)				1783.54
(iii)	AREA AVAILABLE FOR TENEMENT [(i) MINUS (ii)]				67869.24
(iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS 450 / HECTARE)				3054.50 NOS
(v)	TENEMENT PROPOSED BLDC.NO.1 & 2 (224+184)				408 NOS
(vi)	TENEMENT EXISTING				-
(v)	TOTAL TENEMENT ON THE PLOT				408 NOS
D -	PARKING STATEMENT				
(i)	PARKING REQUIRE BY REGULATION FOR -				
	CAR				
	SCOOTER / MOTOR CYCLE				
	OUTSIDER (VISITORS)				
(ii)	COVERED GAGAGE PERMISSIBLE				
(iii)	COVERED GAGAGE PROPOSED				
	CAR				
	SCOOTER / MOTOR CYCLE				
	OUTSIDER (VISITORS)				
	TOTAL PARKING PROVIDED				

FORM – B

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on -28-10-2007 and dimensions of sides etc. Of plot stated on plan are as measured on site and the area worked out is -111072.20 - sq.M. (one lakh eleven thousand seven hundred thirty two and twenty sq. meters) ---------- and tallies with the area stated in document /LP/Scheme records / land records and/or approved development plan ---------- Resource R.Bavdekar/L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING NO.1 ON PROPERTY BEARING SUBDIVISION PLOT A BEARING C.T.S.NO.1A/1,1A/2. 1A/3 & 1A/6 OF VILLAGE ANIK, KURLA (W) CHEMBUR.

NAME OF THE OWNER	SIGNATURE
M/S VIJAY NAGAR APARTMENTS & OTHERS	

ENG. NO.	DATE	SCALE	SCRUTINY	CHECKED BY	DRAWN BY
CON./ 01	28 march 2016	1:1000	V.PATIL	GOKUL	GOKUL

NAME ADDRESS AND SIGNATURE OF L.S./ARCHITECT

SHRI.HIREN S. THAKKER. LIC.NO :- T/107/L.S)
M/S H. S. THAKKER & ASSOCIATES
LICENCED SURVEYOR & ENGINEERS
334/336, KAILAS PLAZA, VALLABHBAUG LANE, GHATKOPAR (E),
MUMBAI - 400 075.
Email :- svtarchitects@yahoo.com.