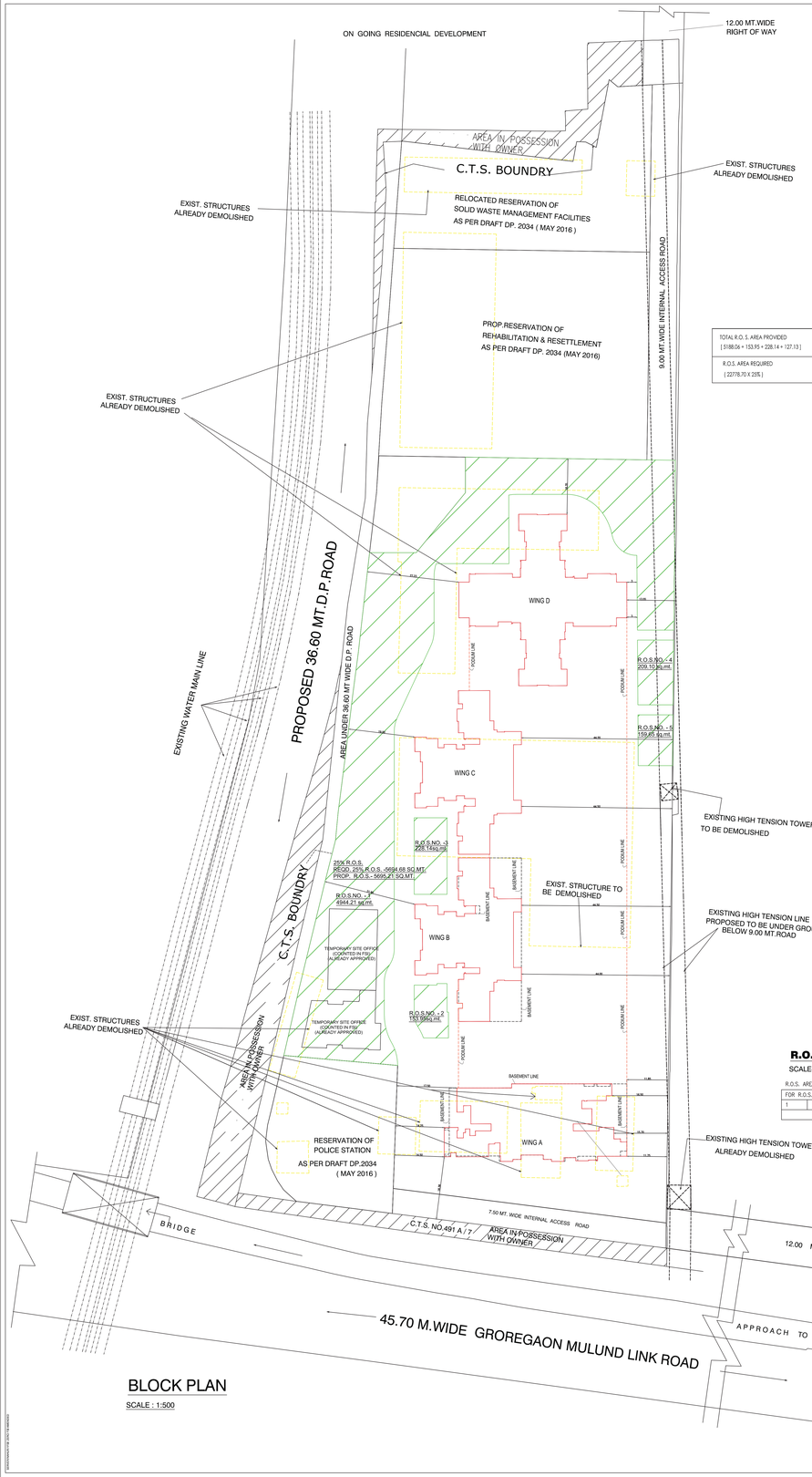
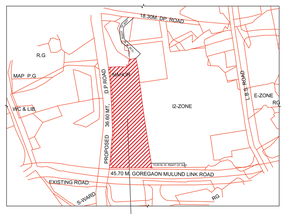


BLOCK PLAN

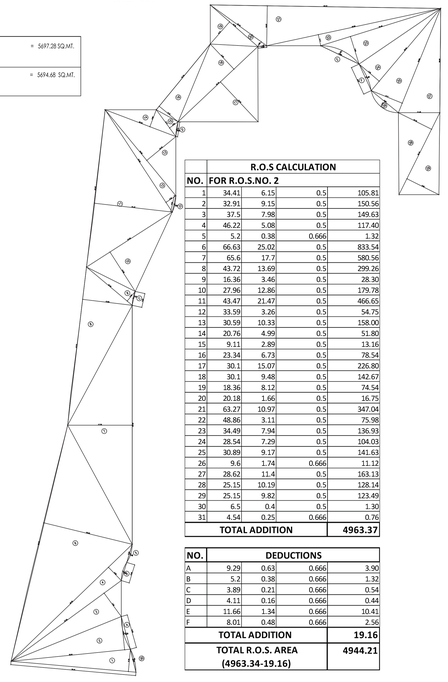
SCALE : 1:500



SITE UNDER REFERANCE

LOCATION PLAN
SCALE : 1:4000

TOTAL R.O. S. AREA PROVIDED (5188.06 + 153.95 + 228.14 + 127.13)	= 5697.28 SQ.MT.
R.O.S. AREA REQUIRED (22778.70 X 25%)	= 5694.68 SQ.MT.



R.O.S. AREA DIAGRAM (R.O.S.NO.1)

SCALE- 1:500

R.O.S CALCULATION				
NO.	FOR R.O.S.NO. 2			
1	34.41	6.15	0.5	105.81
2	32.91	9.15	0.5	150.56
3	37.5	7.98	0.5	149.63
4	46.22	5.08	0.5	117.40
5	5.2	0.38	0.666	1.32
6	66.63	25.02	0.5	833.54
7	65.6	17.7	0.5	580.56
8	43.72	13.69	0.5	299.26
9	16.36	3.46	0.5	28.30
10	27.96	12.86	0.5	179.78
11	43.47	21.47	0.5	466.65
12	33.59	3.26	0.5	54.75
13	30.59	10.33	0.5	158.00
14	20.76	4.99	0.5	51.80
15	9.11	2.89	0.5	13.16
16	23.34	6.73	0.5	78.54
17	30.1	15.07	0.5	226.80
18	30.1	9.48	0.5	142.67
19	18.36	8.12	0.5	74.54
20	20.18	1.66	0.5	16.75
21	63.27	10.97	0.5	347.04
22	48.86	3.11	0.5	75.98
23	34.49	7.94	0.5	136.93
24	28.54	7.29	0.5	104.03
25	30.89	9.17	0.5	141.63
26	9.6	1.74	0.666	11.12
27	28.62	11.4	0.5	163.13
28	25.15	10.19	0.5	128.14
29	25.15	9.82	0.5	123.49
30	6.5	0.4	0.5	1.30
31	4.54	0.25	0.666	0.76
TOTAL ADDITION				4963.37

NO.	DEDUCTIONS			
A	9.29	0.63	0.666	3.90
B	5.2	0.38	0.666	1.32
C	3.89	0.21	0.666	0.54
D	4.11	0.16	0.666	0.44
E	11.66	1.34	0.666	10.41
F	8.01	0.48	0.666	2.56
TOTAL ADDITION				19.16
TOTAL R.O.S. AREA (4963.34-19.16)				4944.21

R.O.S. AREA DIAGRAM (R.O.S.NO.3)

SCALE- 1:500

R.O.S. AREA CALCULATIONS

FOR R.O.S.NO. 3					
1	1/2 X 25.07 X 9.10 X 2 NOS			=	228.14 SQ.MT.
	TOTAL R.O.S.AREA			=	228.14 SQ.MT.

R.O.S. AREA DIAGRAM

SCALE- 1:500 (R.O.S.NO.2)

R.O.S. AREA CALCULATIONS

FOR R.O.S.NO. 2					
1	1/2 X 3.07 X 0.45 X 1NO			=	0.69 SQ.MT.
2	1/2 X 8.69 X 3.01 X 1NO			=	13.08 SQ.MT.
3	1/2 X 10.90 X 5.33 X 1NO			=	29.05 SQ.MT.
4	1/2 X 10.90 X 7.49 X 1NO			=	40.82 SQ.MT.
5	1/2 X 12.73 X 6.06 X 1NO			=	38.57 SQ.MT.
6	1/2 X 7.78 X 0.42 X 1NO			=	1.63 SQ.MT.
7	1/2 X 12.73 X 2.75 X 1NO			=	17.50 SQ.MT.
8	1/2 X 9.61 X 2.47 X 1NO			=	11.87 SQ.MT.
9	1/2/3 X 4.47 X 0.32 X 1NO			=	0.95 SQ.MT.
	TOTAL ADDITION			=	154.16 SQ.MT.

DEDUCTIONS

A	2/3 X 3.53 X 0.09 X 1NO			=	0.21 SQ.MT.
	TOTAL DEDUCTION			=	0.21 SQ.MT.
TOTAL R.O.S. AREA (154.16 – 0.21)				=	153.95 SQ.MT.

R.O.S CALCULATION				
NO.	FOR R.O.S.NO. 4			
1	25.25	9.55	0.5	106.24
2	22.25	9.26	0.5	103.02
TOTAL ADDITION				209.26

R.O.S. AREA DIAGRAM (R.O.S.NO.4)

SCALE- 1:500

R.O.S CALCULATION				
NO.	FOR R.O.S.NO. 5			
1	18.51	8.68	0.5	80.33
2	18.51	8.57	0.5	79.32
TOTAL ADDITION				159.65

R.O.S. AREA DIAGRAM (R.O.S.NO.5)

SCALE- 1:500

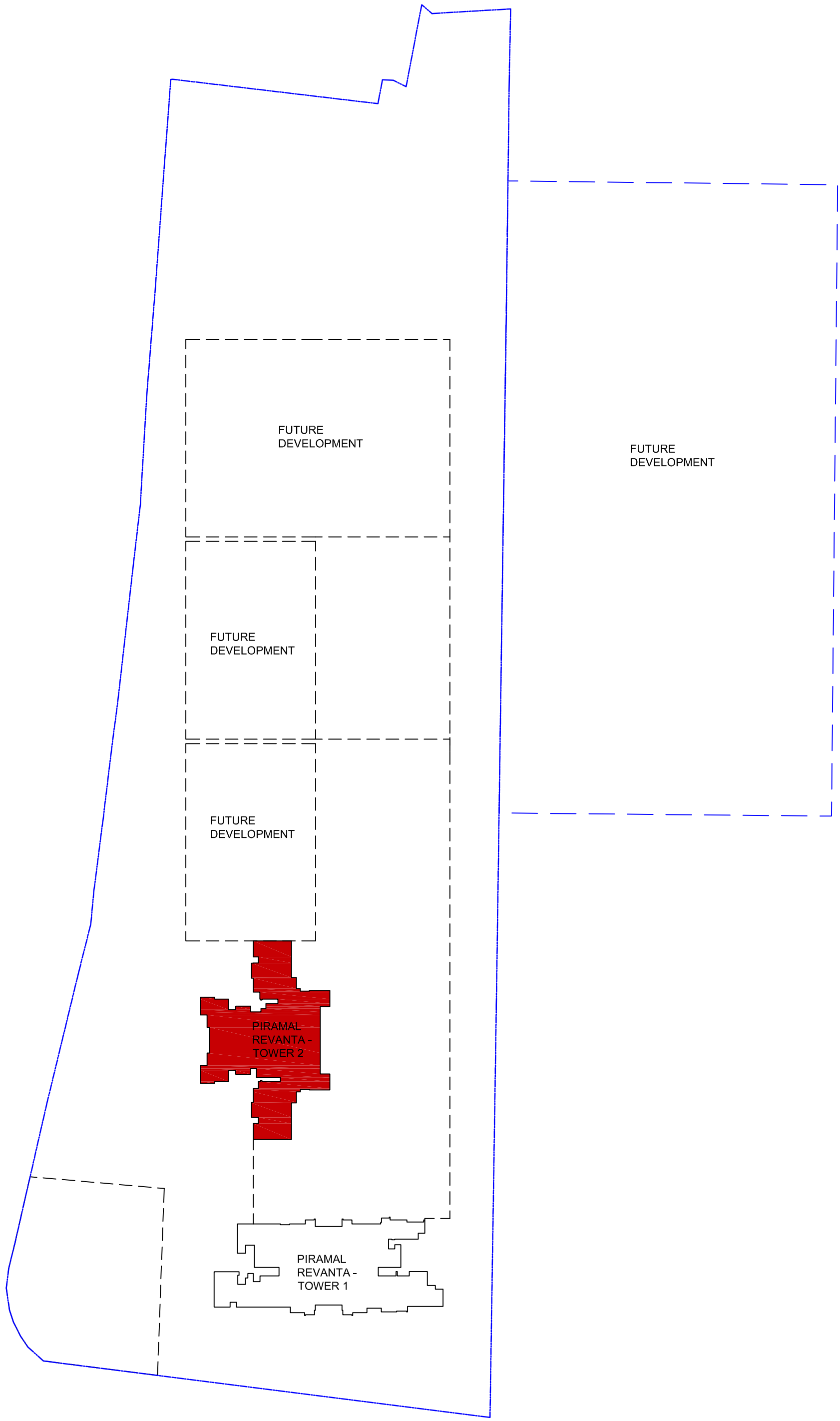
A.	PROFORMA - A	TOTAL
1	AREA OF PLOT (AS PER PRC)	33882.29
2	DEDUCTIONS FOR – (a) ROAD SET-BACK AREA (b) PROPOSED ROAD (36.60 M. D.P ROAD) (c) ANY RESERVATION (d) ___% AMENITY OPEN SPACE AS PER DCR 56/57	---- 2094.30 ---- ----
	TOTAL (a+b+c+d)	2094.30
3	NET AREA OF PLOT (1-2)	31787.99
	DEDUCTIONS FOR – RESERVATION AS PER REVISED DRAFT D.P. 2034(MAY MAY 2016) (a) PLONICE ATATION (b) SOLID WASTE SORTING CENTRE (C) REHABILITATION &RESETTLEMENT	 1680.29 2624.68 4704.49
4	NET BALANCE AREA OF PLOT (3-4)	22778.70
5	DEDUCTION FOR 10% RECREATIONAL GROUND	2277.87
6	NET AREA OF PLOT (4-5)	20500.83
7	FLOOR SPACE INDEX PERMISSIBLE	1.00
8	PERMISSIBLE AREA	20500.83
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	NIL
10	PERMISSIBLE FLOOR AREA (7X8)+9 ABOVE	20500.83
11	EXISTING FLOOR AREA	NIL
12	PROPOSED BUILT UP AREA F TEMPORARY SITE OFFICE	 1292.83
13	EXCESS BALCONY AREA TAKEN INF.S.I.	NIL
14A	PURELY RESIDENTIAL BUILT UP AREA	NIL
14B	REMAINING NON-RESIDENTIAL BUILT UP AREA	NIL
14	TOTAL BUILT UP PROPOSED (11+12+13)	NIL
15	F.S.I. CONSUMED ON NET HOLDING = 14/3	0.056
16	BALANCE AREA	19208.00
B.	DETAILS OF FSI AVAILED AS PER DCR 35(4)	
1.	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR =<(14A X 0.25)	NIL
2.	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR =<(14B. X 0.30)	NIL
3.	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4)= (B.1 + B.2)	NIL
4.	TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	NIL
C.	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM 8 ABOVE)	NIL
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA	NIL
(iii)	AREA AVAILABLE FOR TENEMENTS [(i)-(ii)	NIL
(iv)	TENEMENTS PERMISSIBLE (450/HECTRE)	NIL
(v)	TENEMENTS PROPOSED	NIL
(vi)	TENEMENTS EXISTING	NIL
D.	PARKING STATEMENT	
(i)	TOTAL PARKING REQUIRED	NIL
(ii)	TOTAL PARKING PROPOSED	00
E.	TRANSPORT VEHICLE PARKING	
(i)	TRANSPORT VEHICLE PARKING REQUIRED	N.A.
(ii)	TRANSPORT VEHICLE PARKING PROPOSED	N.A.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 11-09-2014 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 36582.90 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

Digitally signed by Manojkumar Ashwanikumar Dubal
DN: c=IN, o=Personal, CN=, 5.4.20.270.10.1.115=8102080000190224, serialNumber=f8f0f7f4c3d4c2d8c7c5, 2.5.4.20=1c4d1a7f9f8f0f8f4f3f2e1d2c1b0a7f6e5d4c3b2a1f0, 2.5.4.42=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.45=2d4f3f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.65=0f4f3f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.97=3f4f3f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, serialNumber=f8d0a0e0f0c7f8e9e7f0c9d3c5a7f8b3f0d9f7c6b2e3c3f0, 2.5.4.4=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.42=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.43=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.44=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.46=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.51=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.54=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.55=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.65=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.97=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, serialNumber=f8e0a0e0f0c7f8e9e7f0c9d3c5a7f8b3f0d9f7c6b2e3c3f0, 2.5.4.4=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.42=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.43=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.44=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.46=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.51=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.54=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.55=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.65=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, 2.5.4.97=5f4f1f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f0f, serialNumber=f8d



PROPOSED FUTURE DEVELOPMENT PLAN