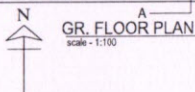
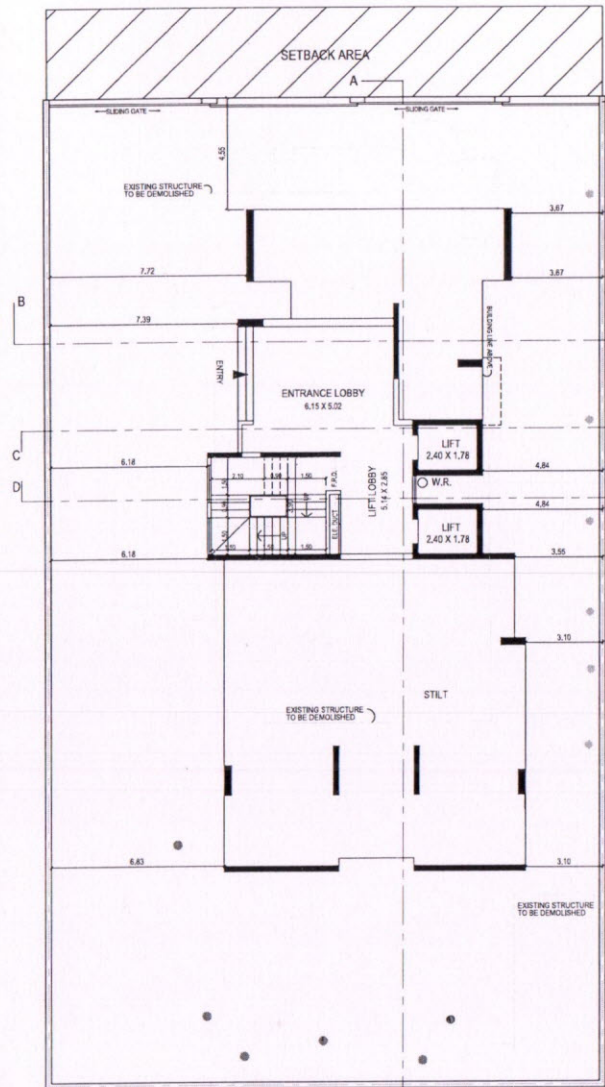


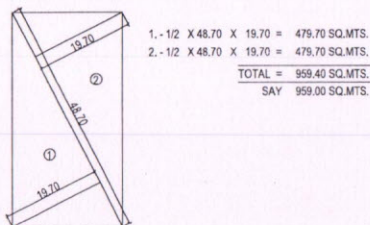
18.30 MTS. WIDE D.P. ROAD  
11TH ROAD OF S.S. III SCHEME



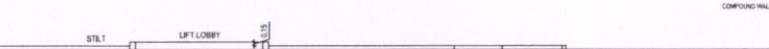
**SETBACK AREA CALCULATIONS**

a. - 1/2 X 21.61 X 3.60 = 38.90 SQ.MTS.  
 b. - 1/2 X 21.61 X 3.60 = 38.90 SQ.MTS.  
**TOTAL = 77.80 SQ.MTS.**

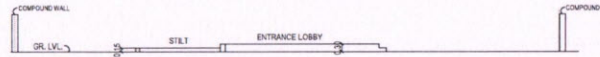
**PLOT AREA CALCULATIONS**



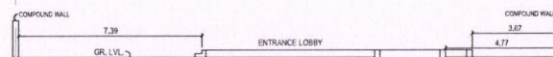
**SECTION A-A**



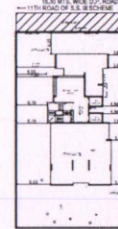
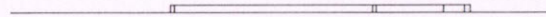
**SECTION B-B**



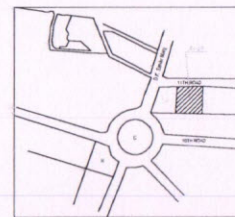
**SECTION C-C**



**SECTION D-D**



**BLOCK PLAN**  
scale - 1:500



**LOCATION PLAN**  
scale - 1:4000

**PROFORMA - 'A'** SHEET 1/1

Sl. No.	DESCRIPTION	AMOUNT
1.	AREA OF PLOT (AS PER P.A. CARD)	959.00
2.	DEDUCTIONS FOR	
A.	For Reservation/Road Area	NIL
a)	Road setback Area to be handed over (100%) Reg. No. 16	NIL
b)	Proposed D.P. Road to be handed over (100%) Reg. No. 16	NIL
c)	Reservation Area to be handed over (100%) Reg. No. 17(B)	NIL
d)	Reservation Area to be handed over as per AR(100%) Reg. No.17	NIL
B.	For Amenity Area	
a)	Area of amenity plot (plot) to be handed over as per Reg. No. 16(A)	NIL
b)	Area of amenity plot (plot) to be handed over as per Reg. No. 16(B)	NIL
c)	Area of amenity plot (plot) to be handed over as per Reg. No. 35)	NIL
C.	DEDUCTION FOR R.G. AREA AS PER LAST APPROVED LAYOUT	NIL
3.	TOTAL DEDUCTIONS (2)+(A)+(B)+(C) as and when applicable	77.80
4.	BALANCE AREA OF PLOT (1-3)	881.20
5.	Plot area under Development after areas to be handed over to MCOA/ Appropriate Authority as per Sr. No. 4 above	NIL
6.	Zonal (existing) FSI 1.00	1.00
7.	Built up Area as per Zonal (existing) FSI (50%)	-
8.	Built up Area equal to area of land handed over as per Reg. 30(A)	NIL
9.	Built up Area in lieu of cost of construction of built up area to be handed over equal to area of land handed over as per Reg. 30(A)	NIL
10.	Built up Area due to "AGREED" Form of payment of premium under table No. 11 of Reg. No. 30(A) on remaining balance plot	NIL
11.	Built up Area due to agreement "TDR" as per Table No. 12 of Reg. 30(A) and 30.01 on remaining balance plot	NIL
12.	Permissible Built up Area (in the cases may be with/ without BUA as per 2(i))	881.20
13.	Proposed BUA (in the cases may be with/ without BUA as per 2(i))	NIL
14.	TDR generated if any as per Reg. 30(A) and 32	NIL
15.	Fungible Compensatory Area as per Reg. No. 31(i)	NIL
a)	Permissible Fungible Compensatory Area for Rehab component, without charging premium	NIL
b)	Fungible Compensatory Area for Rehab component without charging premium	NIL
c)	Permissible Fungible Compensatory Area by charging premium	NIL
d)	Fungible Compensatory Area availed on payment of premium	NIL
16.	Total Built up Area proposed including Fungible Compensatory Area	113 + 15(4)(B) + 15 (5)(B)
17.	FSI consumed on Net Plot (14)	NIL

**PROFORMA - B**

FLOOR PLANS, LOCATION & BLOCK PLAN, PLOT AREA CALCULATIONS, SET BACK AREA CALCULATIONS.

**STAMP OF APPROVAL OF PLANS**

Approved subject to the conditions mentioned in this office letter No. P-2635/2019/1065/M/W Ward/CHEMBUR/W3371/INew.

Patil Deelip  
Parasharam  
Executive Engineer Bldg. Prop. (EIS) - I

PRASAD: sinkar  
CHAND: mahesh  
RAKANT: balkrishna  
GOSAVI: S.E. (B.P.) 'M-I' A.E. (B.P.) 'M' WARD

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/05/2019 AND DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT IS 959.30 SQ.MTS. TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF CONVEYANCE. I AM SIGNED: NANDKUMAR JAGANNATH SIKARWAR/CHANDRANATH SIKARWAR

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT ON PLOT BEARING CTS. NO. 1065, 1065/1 OF VILLAGE CHEMBUR IN 'M' WEST WARD ON 11TH ROAD IN S.S. III SCHEME, CHEMBUR, MUMBAI.  
 NAME & SIGNATURE OF OWNER

M/S. GeoCue Ventures Ltd. SureshKumar Vazhathara Digitally signed by SureshKumar Vazhathara Vaseudev Pillai Date: 2020.09.18 12:05:40 +05'30'  
 Director  
 NAMBARCH D/371, 10th ROAD, CHEMBUR, MUMBAI- 400 071. tel: 022 2528 95 98.

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