

S. No.	Particulars	Area (sq.m)		Total
		Plot Area	Net Area	
1	Plot Area	23227.30	24609.63	70871.79
Lease Area Under Reservation				
2	(i) Retail Market (As per Reconstruction)	-	395.79	472.39
3	(ii) Play Ground (As per Reconstruction)	-	1484.08	1806.08
4	(iii) Municipal Primary School	-	1034.57	1062.40
5	(iv) Recreation Ground - I, II, & III	-	2548.45	6513.87
6	(v) Housing for Disabled	-	539.18	539.18
7	(vi) D.P. Road	-	8967.06	12053.71
8	Total	0	14970.83	22657.63
9	Balance Plot Area	23227.30	9838.80	48214.16
10	Less 15% R.G. For Scheme DCR 33(14)(D) & DCR 32	3484.13	1445.94	4930.07
11	Net plot area	19743.38	8193.66	43284.10
12	Add back area for 33(14) & Area for PSI in 22	-	1687.60	7687.60
13	Balance Plot Area	19743.38	8193.66	50971.70
14	Total area for PSI Consideration	19743.38	-	-
15	Plot area to be considered for lease PSI 3(1-10)	19743.38	23163.69	65941.73
16	TDR to be loaded on gross plot as per G.R. 02/05/2016	NA	24609.63	24609.63
17	FSI in lieu of permission to MCGM (0.5 X 1.1)	NA	NA	NA
18	Permissible FSI	2.50	2.00	4.00
19	Total BUA Permissible for Scheme	49358.44	47773.32	97138.64
20	Total permissible Rehab-BUA as per revised L.O. dt. 16/2/2017	14804	-	57852.60
21	Total permissible sale BUA as per revised L.O. dt. 16/2/2017	34547.75	47773.32	54169.90



LAYOUT PLAN SCALE 1:500

**PROFORMA 'B'**  
CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED SR SCHEME UNDER REGULATION 33(10), 33(14)(D) (PTC), and Reg 32 of DCR 1991, on plot bearing CTS Nos. 322/C (pt), 323/A, 325/A (pt), 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363 (pt), 364, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A (pt), 376/1-5, 377, 378, 379, 380, 381, 382/A (pt), 416, 422, 424, 425, 426 & 427 of Village Valmiki, Malad West Taluka Borivali, Orlem, at New Link Road, Malad West in 'P' North ward.

STAMP OF DATE OF RECEIPT OF PLANS  
STAMP OF DATE OF APPROVAL OF PLANS

NAME OF OWNER  
M/s. TRANSCON - SHETH CREATORS PVT.LTD.

NAME OF LICENSED SURVEYOR

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