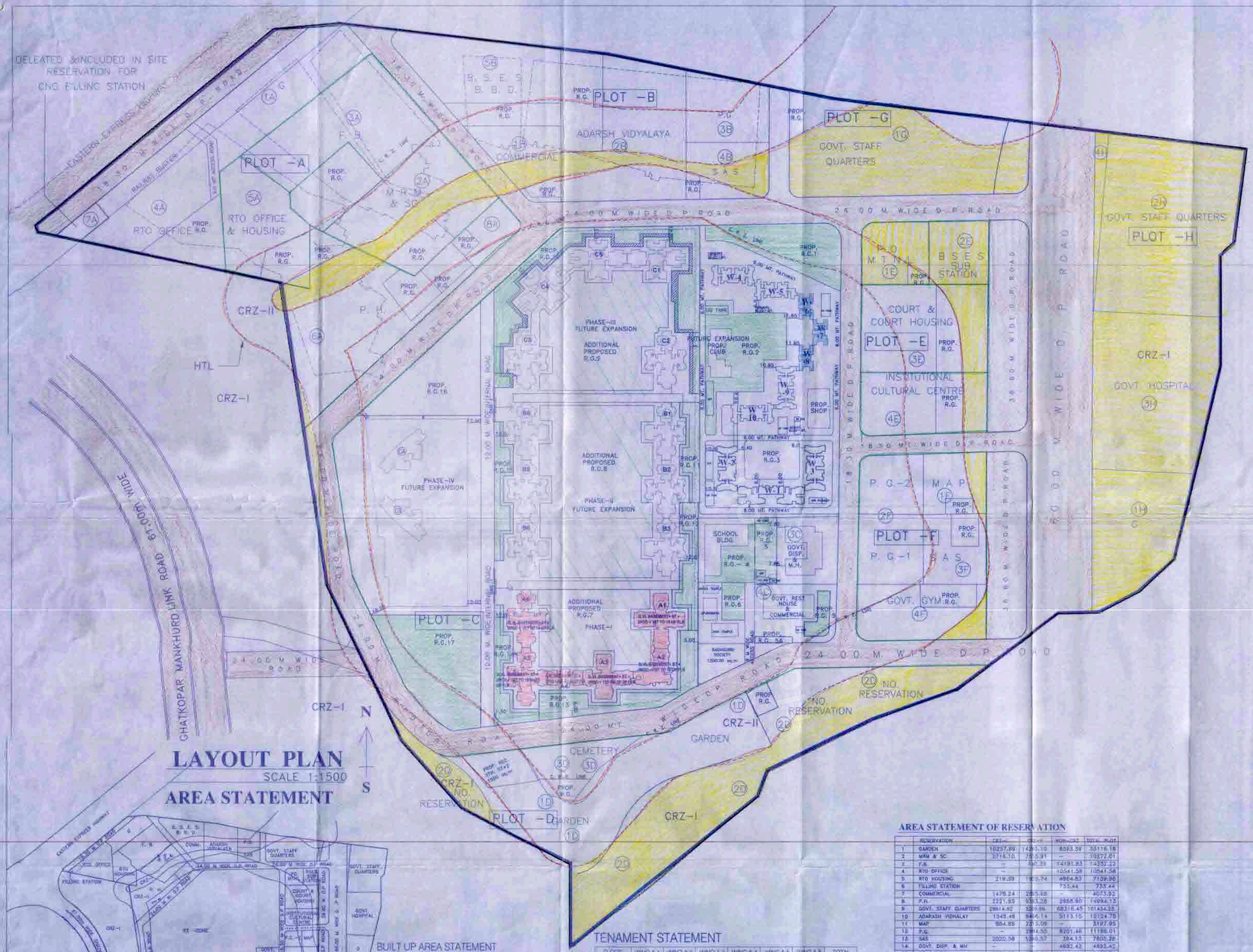
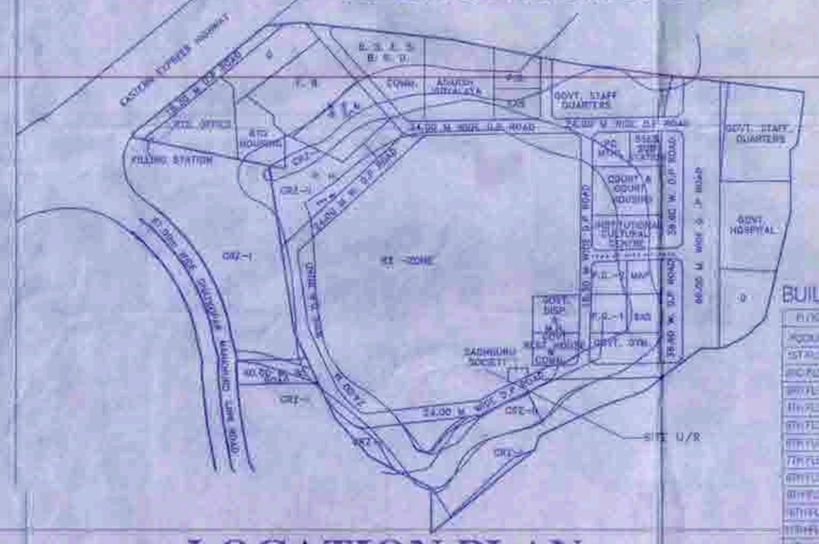


LAYOUT PLAN

SCALE 1:1500

AREA STATEMENT



LOCATION PLAN

SCALE 1:4000

BUILT UP AREA STATEMENT

FLOOR	WING A-1	WING A-2	WING A-3	WING A-4	WING A-5	WING A-6	TOTAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1ST FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2ND FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3RD FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
13TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
19TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TENAMENT STATEMENT

FLOOR	WING A-1	WING A-2	WING A-3	WING A-4	WING A-5	WING A-6	TOTAL
1ST FLOOR	04	04	04	02	06	04	24
1ST FLOOR	04	04	04	02	06	04	24
2ND FLOOR	06	06	06	04	08	08	42
3RD FLOOR	06	06	06	04	08	08	42
4TH FLOOR	06	06	06	04	08	08	42
5TH FLOOR	06	06	06	04	08	08	42
6TH FLOOR	06	06	06	02	06	06	31
7TH FLOOR	06	06	06	04	08	08	42
8TH FLOOR	06	06	06	04	08	08	42
9TH FLOOR	06	06	06	04	08	08	42
10TH FLOOR	06	06	06	04	08	08	42
11TH FLOOR	06	06	06	04	08	08	42
12TH FLOOR	06	06	06	04	08	08	42
13TH FLOOR	06	06	06	02	06	06	31
14TH FLOOR	06	06	06	04	08	08	42
15TH FLOOR	06	06	06	04	08		34
16TH FLOOR	06	06	06	04	08		34
17TH FLOOR	06	06	06	04	08		34
18TH FLOOR	06	06	06	04	08		34
19TH FLOOR	06	06	06	04	04		30
TOTAL	146	114	148	72	146	108	734

AREA STATEMENT OF RESERVATION

	RESERVATION	CRZ-I	CRZ-II	NON-CRZ	TOTAL PLOT
1	GARDEN	10237.69	1425.10	8593.39	33116.18
2	MHA & SC	2718.10	785.91	–	10377.01
3	P.H.	–	597.39	14181.83	14833.22
4	RTO OFFICE	–	–	10541.58	10541.58
5	RTO HOUSING	219.39	1905.74	4964.83	7139.96
6	FILLING STATION			733.44	733.44
7	COMMERCIAL	1476.24	2885.68	–	4073.92
8	P.H.	2221.95	6383.28	2688.90	14994.13
9	GOVT. STAFF QUARTERS	28814.92	5209.86	68316.45	101434.23
10	ADARSH VIDYALAY	1343.46	9446.14	3113.15	13124.75
11	MAP	804.85	2201.09	–	3197.95
12	P.G.	–	2984.55	8201.46	11186.01
13	SAS	2020.58	5280.57	284.13	7585.28
14	GOVT. DISP. & MH	–	–	4692.42	4692.42
15	PO & MTNL	1901.60	1586.14	–	3487.74
16	BBD/BSES/SUB STATION	3113.06	1707.15	8117.24	12959.45
17	COURT & HOUSING	2244.27	4034.28	2985.93	9264.48
18	GOVT. HOSPITAL	15640.28	–	–	15640.28
19	GOVT. REST HOUSE/COM.	–	236.87	3740.76	3977.63
20	CEMETERY	–	198.28	2979.41	3147.69
21	INST. CULTURAL CENTER	1148.43	3018.37	2339.72	6506.52
22	GOVT. GYM	846.34	4448.00	989.16	5981.52
23	GOVT. OFFICE				
	SUB TOTAL	76255.07	74418.51	148585.81	299389.39
	TOTAL RESERVATION				299389.39

PARKING STATEMENT(RESI.)

CARPET AREA IN sq.mt.	NOS. OF FLATS	PARKING REQD.
UPTO TO 35.00 SQ.MT	0076	00.00
35.00 SQ.MT TO 45.00 SQ.MT	42.72	21.00
45.00 SQ.MT TO 70.00 SQ.MT	238.01	238.00
70.00 SQ.MT. Above	458.22	916.00
TOTAL	738	1176.00
25% FOR VISITORS		293.75
TOTAL PARKING REQD.FOR RESI.		1469.75 NOS
		SAY 1469 NOS

FORM II 1/33

CONTENTS OF SHEET

LAYOUT PLAN, LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS

मुख्यमंत्री महानगर पालिका, जन अभियंता अभियंता-उपनगर (विशेष प्रकल्प) मोठी जलाशय
09 DEC 2015
कार्य. अभि. (प्र.) विशेष कक्ष

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/04/2004 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 520641.85 sq.mt.(FIVE LAKH TWENTY THOUSAND SIX HUNDRED FORTY ONE POINT EIGHT FIVE SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

NAME OF OWNER	SIGN
1. SUPERINTENDING ENGINEER THANE (PWD) CIRCLE, THANE	SIGN
2. EXECUTIVE ENGINEER BUILDING CONSTRUCTION DIVISION P.W.D MULUND (W) MUMBAI.	SIGN
3. ENTREPRENEUR M/S RARE TOWNSHIP PVT.LTD (FORMALLY KNOWN AS M/S INFRASTRUCTURE VENTURES INDIA PVT.LTD.	SIGN

ARCHITECTS' NAME, ADDRESS

PERFORMA – 'A'

1)	AREA OF PLOT (AS PER PRC)		520641.85 SQ.MT
2)	DEDUCTION FOR		
a)	ROAD SETBACK AREA		NIL
b)	PROPOSED ROAD		100804.18 SQ.MT
c)	ANY OTHER RESERVATION		151775.97 SQ.MT
d)	AREA UNDER CRZ – I		93361.09 SQ.MT
	TOTAL (a + b + c + d)		347941.24 SQ.MT
3)	BALANCE AREA OF PLOT (1–2 : subplot 'c')		172700.41 SQ.MT
		CRZ– II	NON CRZ
1)	AREA OF PLOT (sub plot 'c)	9830.83	162869.59
	DEDUCTION OF SADDURU SOC.	0.00	1200.00
	BALANCE PLOT AREA	9830.83	161669.59
2)	DEDUCT 15% RG AREA	1474.62	24250.44
3)	NET PLOT AREA (1 – 2)	8356.21	137419.15
4)	DEDUCTION FOR ENCROACHMENT	–	–
5)	NET PLOT AREA	8356.21	137419.15
	ADDITION FOR F.S.I.	–	100804.18
6)	NET PLOT AREA	8356.21	238223.33
7)	f.s.i. permissible	0.75	0.75
8)	TOTAL PERMISSIBLE AREA	6267.16	178667.90
9)	TO BE RESTRICTED 80% NON SUBMISSION OF PRC IN WORD	–	0.90
10)	NET PERMISSIBLE AREA	–	160800.75
11)	a) KEPT IN ABEYANCE FOR TRANSIST CAMP CONSTRACTION SUB PLOT –E	–	10457.37
12)	BALANCE PERMISSIBLE AREA		150343.38
		GOVT./COMP.	SALE COMP.
13)	AREA TO BE RESTRICTED AS PER PWD AGREEMENT		81000.00
14)	EXISTING BUA (CE/408/BPES/GSVT/AN DATED 22.06.2011)	9363.72	
15)	BUA OF OTHER BUILDING APPROVED IN LAYOUT PLOT U/R (CC/408/BPES/GSVT/AN DATED 22.06.2011)	46211.55	
16)	BUA AREA OF BLDG U/R		80741.03
17)	TOTAL BUA (14+15+16)		136318.30
18)	TENEMENT PROPOSED		
	TENEMENT EXISTING (1221+738)		1959 NOS
	TOTAL TENEMENTS ON THE PLOT		1959 NOS
19)	PARKING STATEMENT		
	1) PARKING REQD. BY REGULATION FOR		1469
	CAR		
	SCOOTER / M.CYCLE		
	OUTSIDES / VISITERS		
	2) PRAKING PROVIDED FOR		
	CAR		
	SCOOTER / M.CYCLE		
	OUTSIDES / VISITERS		
	3) TOTAL PARKING PROVIDED		2424
20)	TRANSPORT VEHICLE PARKING		
	i) SPACE FOR TRANSPORT VEHICLES		
	PARKING BY REGULATION		
	ii) TOTAL NO. OF TRANSPORT VEHICLES		
	PARKING PROVIDED		

PROFORMA 'B'

CONTENTS OF SHEET

LAYOUT PLAN

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 194/B OF GHATKOPAR DIVISION/GHATKOPER MANKHURD ROAD, GHATKOPAR (EAST)

NAME OF OWNER	SIGNATURE
M/S RARE TOWNSHIPS PVT.LTD.	

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
GROUND FLOOR, SRIYANAWAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD VILE PARLE (E) MUMBAI 400 057 Ph.:022-2612 0825/26/46	

Ammended Plan

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL
	This cancels approval to the previous Plans Sanctioned under No. CHB/ /BP (SPL.CELL)/ 9 DEC 2015 CC/1464/BPES/GSVT/AN/ dtd 26/6/15 APPROVED Subject to conditions mentioned this office No. CHB/ 534 /BP (SPL.CELL). Ex. Eng. (B.P.) Spl. Cell

NORTH	DRAWN BY	CHECK BY	JOB NO.	PAPER
	ASHISH MOHAN	AVINASH / PRAVIN	3015	Architect:-Rare Eastern BP 16,RISING CITY100, Emc drawing 08,B.M.C. PROPOSAL(N) F.S.I.1 FINAL PROPOSAL 09.11.2015