

PROPORTIONATE DISTRIBUTION OF LOS / R.G. STATEMENT						
SR NO	FSI	C1	C2	C3	C4	C5
1	SETBACK	2948.72	2226.96	532.86	1844.35	2328.1
2	15% LOS / R.G (SUB PLOT C)	657.33	496.43	118.79	411.14	0
3	AOS in SUB PLOT C on 11624.70sqmt As per 2034 i.e. (1+3) (500+1624.71*10%)	520.36	392.99	94.03	325.47	410.86
4	15% LOS / R.G CLAIMED IN SUB PLOT C	197.7	149.31	35.73	123.65	156.08
5	15% LOS / R.G CLAIMED IN SUB PLOT C (3-4)	322.66	243.68	58.3	201.82	254.78
6	15% LOS / R.G TO BE KEPT IN ABEYANCE	322.66	243.68	58.3	201.82	0
7	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner	0	0	0	201.82	0
8	TOTAL 15% LOS / R.G TO BE KEPT IN ABEYANCE (C1 to C3)	322.66	243.68	58.3	0	0

PROPORTIONATE DISTRIBUTION OF FSI / SETBACK / TDR STATEMENT

SR NO	FSI	C1	C2	C3	C4	C5	TOTAL
1	SETBACK	2948.72	2226.96	532.86	1844.35	2328.1	9880.99
2	15% LOS / R.G (SUB PLOT C)	657.33	496.43	118.79	411.14	0	1683.69
3	AOS in SUB PLOT C on 11624.70sqmt As per 2034	520.36	392.99	94.03	325.47	410.86	1743.71
4	15% LOS / R.G CLAIMED IN SUB PLOT C	197.7	149.31	35.73	123.65	156.08	662.47
5	15% LOS / R.G TO BE KEPT IN ABEYANCE	322.66	243.68	58.3	201.82	0	826.46
6	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner	0	0	0	201.82	0	201.82
7	TOTAL 15% LOS / R.G TO BE KEPT IN ABEYANCE (C1 to C3)	322.66	243.68	58.3	0	0	624.64
8	As per 2034 FSI area (1+5)	3271.38	2470.64	591.16	2046.17	2582.88	10962.23
9	0.7 TDR	2289.97	1729.45	413.83	1432.32	1808.02	7673.56
10	0.5 FSI	1635.69	1235.32	295.58	1023.09	1291.44	5481.12
11	Total 0.7 & 0.5 i.e. (10+11)	3925.66	2964.77	709.39	2455.40	3099.46	13154.68
12	TDR & 0.5 FSI perm (12-2)	3268.33	2468.34	590.60	2044.26	3099.46	11470.99
13	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner (2044.26-836.12=1208.14) only 900sqft (836.12sqmt) TO BE KEPT IN ABEYANCE				1208.14		
14	As per consent Term dated 04.05.2005 C4 bldg entitlement can be claimed by CA to owner (2044.26-836.12=1208.14) only 900sqft (836.12sqmt) TO BE KEPT IN ABEYANCE				1208.14		
15	0.7 TDR & 0.5 FSI TO BE KEPT IN ABEYANCE	3268.33	2468.34	590.60	836.12	0	7163.39
16	FSI Entitlement for Bldg C5						

A.O.S as per Reg. No. 14(A)	DCPR 2034
a Area of sub plot 'C' under Development	11624.70 sq. mts.
b Amenity Open Space Required as per DCPR 14 (A) (11624.70 - 10000) X 10% = 500	662.47 sq. mts.
c Less 15% LOS	10962.23 sq. mts.
d Balance Area (c - b)	5481.11 sq. mts.
e Add 0.5 FSI	7873.56 sq. mts.
f Add TDR (0.7)	24116.97 sq. mts.
g Total Permissible FSI (f+g+h)	9236.58 sq. mts.
h Existing Approved BU Area (Bldg no C5-A wing)	1658.76 sq. mts.
i Existing Approved BU Area (Bldg no C5-B & C & D Wing)	4836.41 sq. mts.
j 0.5 / TDR to be kept in abeyance Bldg no C1 to C4	7163.39 sq. mts.
k Balance area to be consumed	1221.83 sq. mts.
l Proportionate plot area for balance development of wing A (1221.83 X 10962.23 / 24116.97)	555.38 sq. mts.
m A.O.S reqd for Balance Development 555.38 X 5%	27.77 sq. mts.

DETAIL AREA STATEMENT FOR SECTOR WISE			
S.No	SECTOR	C.T.S. No.	AREA AS PER PRC
1	SECTOR-A	15/E	7496.30
2	SECTOR-B	15/H	2387.10
3	SECTOR-C	15/B	11377.10
4	SECTOR-D	15/A	3384.20
TOTAL 24892.30 sq.mtr. (B)			

DETAIL AREA STATEMENT FOR ROAD			
S.No	D.P. RESERVATION	C.T.S. No.	AREA AS PER PRC
1	13.40 D.P. ROAD	15/C	343.00
2	13.40 D.P. ROAD	15/D	2888.70
3	13.40 D.P. ROAD	43-B	656.40
4	9.15 MT D.P. ROAD (15/F & 15/G)		807.63
TOTAL 4695.73 sq.mtr. (B)			

DETAIL AREA STATEMENT FOR RESERVATIONS			
S.No	RESERVATION	C.T.S. No.	AREA AS PER PRC
1	R.S.A 3.3	15/F & 15/H (B)	4509.07
2	R.O.S 1.4	15/G & 15/H (B)	3940.20
3	R.O.S 1.4	43-C	1456.70
TOTAL 9905.97 sq.mtr. (C)			

TOTAL (a + b + c) 39494.60 sq.mtr.

S.No	C.T.S. No.	AREA AS PER PRC	REMARKS
1	15/A	3384.20	R-SECTOR-D
2	15/B	11377.10	R-SECTOR-C
3	15/C	343.00	D.P. ROAD
4	15/D	2888.70	D.P. ROAD
5	15/E	7496.30	R-SECTOR-A
6	15/F	3032.20	MAPIRSA 3.3 / 9.15 MT D.P. RD
7	15/G	2383.50	P.G.(R.O.S 1.4/9.15 MT D.P. RD)
8	15/H	2387.10	R-SECTOR-B
9	15/I	3871.90	R.G.(RSA 3.3 & ROS 1.4)
10	43-A	247.60	R-SECTOR-C
11	43-B	656.40	D.P. ROAD
12	43-C	1456.70	P.G.
TOTAL 39494.60 sq.mtr.			

COMPARATIVE AREA STATEMENT				
C.T.S. No.	AREA AS PER PRC	AREA AS PER OLD REG.	AREA AS PER PRC	AREA ADOPTED FOR PROPO.
15/A to 15/I	37133.90	37133.90	37133.90	37133.90
43/A to 43/C	2360.70	2360.70	2360.70	2360.70

AS PER 2034 D.P.	LAND AREA TO BE HANDLED OVER TO MCOM	DEVELOPERS ENTITLEMENT FOR LAND UNDER PROPOSED DEVELOPMENT
CULTURAL CENTER (RSA 3.3)	= 4509.67 sq.mts.	4509.67 x 50 % = 2254.84 sq.mts.
PLAY GROUND (ROS 1.4)	= 3940.20 sq.mts.	3940.20 x 70 % = 2758.14 sq.mts.
D.P.ROAD	= 807.63 sq.mts.	3940.20 x 30 % = 1182.05 sq.mts.
TOTAL AREA = 9257.50 sq.mts.	TOTAL AREA = 5012.98 sq.mts.	TOTAL AREA = 3436.89 sq.mts. RESTRICTED TO 3944.46 sq.mts.

PROFORMA 'A' FOR RESERVATION PLOT					
A	AREA STATEMENT	AREA IN SQ.MT.	RESERVATION OF ROS 1.4 70% LAND TO BE HANDLED OVER TO MCOM	RESERVATION OF ROS 1.4 30% LAND RETAINED BY OWNER	RESERVATION OF ROS 1.4 50% LAND TO BE HANDLED OVER TO MCOM
1	GROSS AREA OF RESERVATION PLOT (AS PER P.R.C.)	9257.50			
a	AREA OF RESERVATION FOR ROS 1.4	3940.20			
b	AREA OF RESERVATION FOR ROS 1.4	4509.67			
c	AREA UNDER 0.15 WIDE D.P. ROAD	807.63			
2	DEDUCTIONS FOR:				
A	FOR RESERVATION ROAD AREA				
a	AREA OF RESERVATION ROS 1.4 70% LAND TO BE HANDLED OVER TO MCOM (SUB PLOT F)	2758.14			
b	AREA OF RESERVATION ROS 1.4 30% LAND TO BE HANDLED OVER TO MCOM (SUB PLOT E)	1182.05			
c	AREA UNDER 0.15 WIDE D.P. ROAD	807.63			
d	DEDUCTION FOR AREA NOT IN POSSESSION	72.44			
B	FOR AMENITY AREA				
a	AREA UNDER AOS AS PER REG. 14 (A) OF DCPR 2034 (SUB PLOT C)	662.47			
b	AREA OF AMENITY PLOT PLOTS TO BE HANDLED OVER AS PER DCPR 14(B)	1182.05			
c	AREA OF INCLUSIVE HOUSING TO BE HANDLED OVER AS PER DCPR 15	1182.05			
d	AREA OF AMENITY PLOT PLOTS TO BE HANDLED OVER AS PER DCPR 15	1182.05			
C	DEDUCTION FOR EXISTING BUILT UP AREA I RETAINED IF ANY	1658.76			
a	LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	1658.76			
3	TOTAL DEDUCTIONS: (2A) + (2B) + (2C)	5893.05			
4	BALANCE AREA OF PLOT (1 MINUS 3)	3364.45			
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCOM (1 - 3)	3436.90			
6	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDLED OVER TO MCOM RESTRICTED TO 3944.46 (SUB PLOT G)	3364.45			
7	ADDITIONAL B.U.A. AS PER REG. 17(I) (NOTE 20 (viii) & (viii) REMAINING LAND / PLOT (6-7) ON SUB-PLOT G	5012.98			
8	PERMISSIBLE B.U.A. AS PER REG. 17(I) (NOTE 20 (viii) & (viii) REMAINING LAND / PLOT (6-7) ON SUB-PLOT G	8377.43			
9	PROPOSED BUILT UP AREA ON SUB-PLOT G AS PER REG. 17 UNDER AR	8377.43			
10	PROPOSED BUILT UP AREA ON SUB-PLOT G AS PER REG. 17 UNDER AR	8377.43			
11	FSI CONSUMED ON NET PLOT				
B) OTHER REQUIREMENTS					
A. RESERVATION FOR RESERVATION					
Name of Reservation					
a	Area of Reservation land to be handed over as per regulation No 17 (ROS 1.4)	2758.14			
b	Area of Reservation land to be handed over as per regulation No 17 (RSA 3.3)	2254.84			
c	Built up Area of Amenity to be handed over as per regulation No 17 (RSA 3.3)	2254.84			

PROFORMA - A		
SECTOR - A		SECTOR - B
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	7496.30
2	AREA ACCEPTED AS PER	--
3	DEDUCTIONS FOR:	
a	SET BACK AREA	--
b	D. P. ROAD AREA	--
c	ANY RESERVATION	--
d	TOTAL (a + b + c)	--
4	BALANCE AREA OF PLOT (1 - 2d)	7496.30
5	DEDUCTION FOR R.G. 15%	1124.45
6	NET AREA OF PLOT (RESTRICTED TO)	6371.85
7	ADDITIONS FOR F.S.I.	
a	100% SET BACK AREA	838.99
b	D. P. ROAD AREA	--
c	ANY OTHER	--
d	TOTAL (a + b + c)	838.99
8	TOTAL AREA (5 + 6)	7210.84
9	F.S.I. PERMISSIBLE	1 (ONE)
10	BUILT UP AREA TO BE RETAINED TILL THE EXISTING STRUCTURES IN RESERVATION AREA DEMOLISHED	500.00
11	PERMISSIBLE FLOOR AREA	6710.84

SECTOR - C			
A	DESCRIPTION	As Per 1991	As Per 2034
1	AREA OF PLOT AS PER P.R.C.	11624.70	11624.70
2	AREA ACCEPTED AS PER	--	--
3	DEDUCTIONS FOR:		
a	AOS Reqdt as per 14(A) (11624.70 - 10000) x 10% + 500	662.47	662.47
b	SET BACK AREA	--	--
c	D. P. ROAD AREA	--	--
d	ANY RESERVATION	--	--
e	TOTAL (a + b + c)	--	662.47
4	BALANCE AREA OF PLOT (1 - 2d)	11624.70	10962.23
5	DEDUCTION FOR R.G. 15%	1743.71	--
6	NET AREA OF PLOT (3 - 4)	9880.99	10962.23
7	ADDITIONS FOR F.S.I.		
a	SET BACK AREA	--	--
b	D. P. ROAD AREA	1683.68	1683.68
c	ANY OTHER	--	--
d	TOTAL (a + b + c)	1683.68	1683.68
8	TOTAL AREA (5 + 6)	11564.67	12645.91
9	F.S.I. PERMISSIBLE	1 (ONE)	1 (ONE)
10	DEDUCTION FOR 15% LOS/RG OF C1 TO C3 BLDG TO BE KEPT IN ABEYANCE	624.64	--
11	F.S.I. CREDIT AVAILABLE BY D.R.	4210.00	4320.00
12	PERMISSIBLE FLOOR AREA (7 + 10) - 9	15774.67	16341.27

SECTOR - D		
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	3384.20
2	AREA ACCEPTED AS PER	--
3	DEDUCTIONS FOR:	
a	SET BACK AREA	--
b	D. P. ROAD AREA	--
c	ANY OTHER	--
d	TOTAL (a + b + c)	--
4	BALANCE AREA OF PLOT (1 - 2d)	3384.20
5	DEDUCTION FOR R.G. 15%	507.63
6	NET AREA OF PLOT (3 - 4)	2876.57
7	ADDITIONS FOR F.S.I.	
a	100% SET BACK AREA	1365.43
b	D. P. ROAD AREA	--
c	ANY OTHER	--
d	TOTAL (a + b + c)	1365.43
8	TOTAL AREA (5 + 6)	4242.00
9	F.S.I. PERMISSIBLE	1 (ONE)
10	F.S.I. CREDIT AVAILABLE BY D.R.	--
11	PERMISSIBLE FLOOR AREA	4242.00

C.T.S. 43/C		
A	DESCRIPTION	Sq.Mtr.
1	AREA OF PLOT AS PER P.R.C.	1456.70
2	DEDUCTIONS FOR:	
a	SET BACK AREA	150.94
b	D. P. ROAD AREA	--
c	ANY RESERVATION	45.20
d	TOTAL (a + b + c)	196.14
3	BALANCE AREA OF PLOT (1 - 2d)	1260.56
4	DEDUCTION FOR R.G. 15%	--
5	NET AREA OF PLOT	1260.56
6	ADDITIONS FOR F.S.I.	
a	100% SET BACK AREA	150.94
b	D. P. ROAD AREA	--
c	ANY OTHER	--
d	TOTAL (a + b + c)	150.94
7	TOTAL AREA (5 + 6)	1411.50
8	F.S.I. PERMISSIBLE	0.15
9	F.S.I. CREDIT AVAILABLE BY D.R.	--
10	PERMISSIBLE FLOOR AREA	211.73

FILE NO. CHE/1143/BP(WS)/LOR 01/02

NOTE:- THIS LAYOUT PLAN ARE APPROVED SUBJECT TO REGISTERED TERMS & CONDITIONS UNO: BRL - 9/ 1961/2021 dt.09.02.2021 AND THIS OFFICE LETTER ISSUED UNO CHE/1143/BP(WS)/LOR TO BE READ ALONG WITH THE PLAN.

PROFORMA - A	
CONTENTS OF SHEET	
BLOCK PLAN & LOCATION PLAN AREA DIAGRAM & CALCULATION R.G AREA DIAGRAM & CALCULATION	
STAMP OF DATE OF RECEIPT OF PLAN	
THIS CANCELS THE PREVIOUS APPROVAL ISSUED UNO CHE/1143/BP(WS)/LOR DATED - 01-04-2020	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNO CHE/1143/BP(WS)/LOR TO BE READ ALONG WITH THE PLAN.	
STAMP OF DATE OF APPROVAL OF PLAN	

S.E.B.P.(VIC WARD)	A.E.B.P.(VIC WARD)	E.E.B.P.(VIC WARD)	DY. CHENG. BP WS II
REV.	DESCRIPTION	DATE	SIGN.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AMALGAMATION SUB-DIVISION & LAYOUT OF PLOT BEARING C.T.S.Nos. 15/A to 15/I, 43/A to 43/C OF VILLAGE - KANDIVALI, POISAR, AT S.V.ROAD, BORIVALI (W).

NAME OF OWNER
SHRI JAYESH T. SHAH CA TO 1, BAI MOTIBAI KASARA BAUG, BORIVALI TRUST
2, JOSEPH F MENDES.
Laxmi Palace, 76, Mathuradas Road, Kandivali (W), Mathuradas Road, Kandivali (W), Mum - 67

CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE IS SURVEYED BY ME ON REA THAT THE DIMENSIONS OF SIDES ETC. OF THE PLAN ARE MEASURED SITE & THE AREA SO WORKED OUT 5044.60 sq.mts. THIRTY- NINE THOUSAND FOUR HUNDRED & NINETY FOUR POINT SIXTY ONLY) TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P.S. RECORD.	
SIGNATURE OF LICENSED SURVEYOR	
JOB No.	DATE
DRAWING No.	SCALE
CHECKED BY	

NAME OF LICENSED SURVEYOR
DESIGN CONCEPTS
Laxmi Palace, 76, Mathuradas Road, Kandivali (W), Mumbai - 400 067
Tel : 2807 8999 / 6570 8050 / 3291 4621/2223
Fax : 91-2020808 5300
Z. A. KHAN
LICENSED SURVEY

