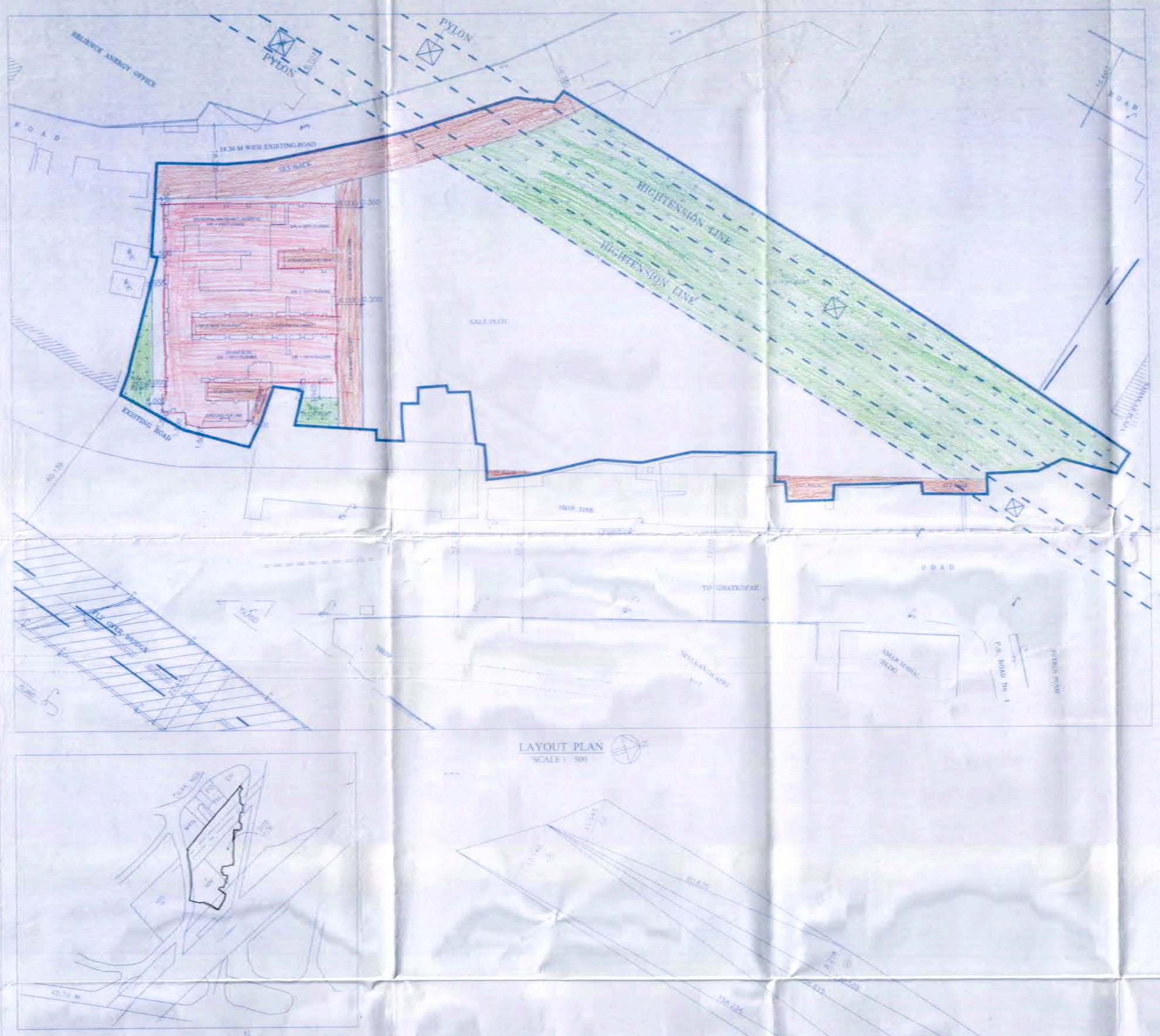
LAY OUT & SUB- DIVISION PLAN | 01

APPROVABLE
Subject to compliance of I.O. issued
Terms & Conditions as per Letter
Letter No. 28A/1/01/Chembur/Revised/Layout/Lea
Dt. 28 AUG 2019
Executive Engineer
City Engineer & Ex. Officio Municipal Commissioner



LAYOUT PLAN
SCALE 1 : 500

LOCATION PLAN
SCALE 1 : 4000

AREA DIAGRAM FOR R.G-1
SCALE 1 : 500

AREA CALCULATION
FOR R.G-1

1	1/2 X 26.776 X 5.725 X 1NO	=	82.580 SQ.MT.
2	1/2 X 8.996 X 0.608 X 1NO	=	2.740 SQ.MT.
3	1/2 X 8.517 X 0.884 X 1NO	=	3.764 SQ.MT.
4	1/2 X 7.288 X 5.734 X 1NO	=	20.805 SQ.MT.
5	1/2 X 8.400 X 3.704 X 1NO	=	15.551 SQ.MT.
TOTAL R.G-1 AREA		=	125.336 SQ.MT.

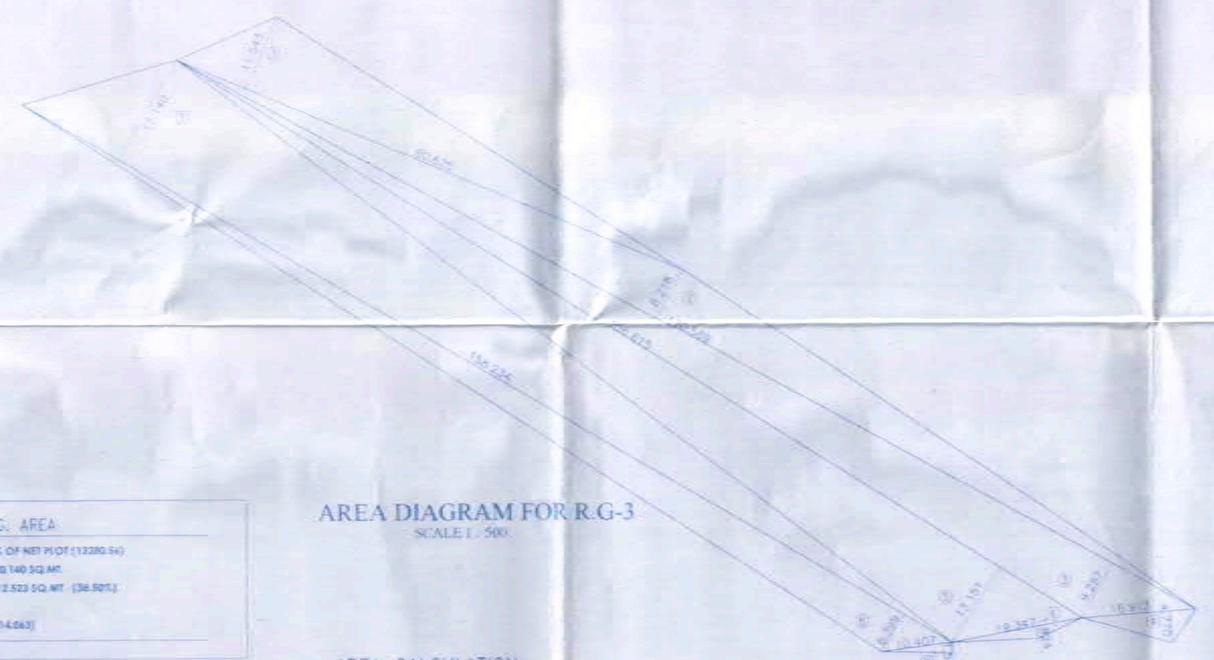
REQUIRED R.G. AREA

REQUIRED R.G. - 25% OF NET PLOT (12280.54)
REQUIRED R.G. - 3320.140 SQ.MT.
PROPOSED R.G. - 31 (2.523 SQ.MT. (36.505))
(R.G 1 TO R.G.3)
(125.336+73.124+4914.063)

AREA DIAGRAM FOR R.G-2
SCALE 1 : 500

AREA CALCULATION
FOR R.G-2

1	1/2 X 11.819 X 5.863 X 1NO	=	34.941 SQ.MT.
2	1/2 X 11.919 X 6.407 X 1NO	=	38.183 SQ.MT.
TOTAL R.G-2 AREA		=	73.124 SQ.MT.



AREA DIAGRAM FOR R.G-3
SCALE 1 : 500

AREA CALCULATION
FOR R.G-3

	1/2 X 60.625 X 11.543 X 1NO	=	483.321 SQ.MT.
2	1/2 X 170.588 X 8.218 X 1NO	=	700.968 SQ.MT.
3	1/2 X 170.588 X 9.257 X 1NO	=	789.479 SQ.MT.
4	1/2 X 15.873 X 4.770 X 1NO	=	40.451 SQ.MT.
5	1/2 X 156.612 X 13.151 X 1NO	=	1029.802 SQ.MT.
6	1/2 X 16.347 X 1.825 X 1NO	=	17.864 SQ.MT.
7	1/2 X 156.334 X 17.145 X 1NO	=	1356.065 SQ.MT.
8	1/2 X 158.334 X 6.389 X 1NO	=	506.270 SQ.MT.
9	1/2 X 10.407 X 1.556 X 1NO	=	8.087 SQ.MT.
TOTAL R.G-3 AREA		=	4914.063 SQ.MT.
TOTAL R.G-AREA (1 TO 3)		=	5112.523 SQ.MT.

BUILT UP AREA CALCULATION
REHAB PLOT-A

1	1/2 X 14.846 X 1.498 X 1NO	=	11.030 SQ.MT.
2	1/2 X 36.314 X 13.638 X 1NO	=	248.251 SQ.MT.
3	1/2 X 18.152 X 10.816 X 2NO	=	163.633 SQ.MT.
4	1/2 X 70.406 X 9.851 X 1NO	=	346.167 SQ.MT.
5	1/2 X 51.765 X 20.763 X 1NO	=	537.735 SQ.MT.
6	1/2 X 51.742 X 9.388 X 1NO	=	356.176 SQ.MT.
7	1/2 X 17.086 X 8.128 X 1NO	=	72.085 SQ.MT.
8	1/2 X 39.308 X 1.268 X 1NO	=	13.778 SQ.MT.
9	1/2 X 48.152 X 24.112 X 1NO	=	580.520 SQ.MT.
10	1/2 X 48.152 X 3.550 X 1NO	=	85.909 SQ.MT.
11	1/2 X 43.549 X 23.580 X 1NO	=	513.980 SQ.MT.
12	1/2 X 36.307 X 1.283 X 1NO	=	23.261 SQ.MT.
13	1/2 X 36.307 X 5.851 X 1NO	=	106.238 SQ.MT.
14	1/2 X 36.307 X 9.093 X 1NO	=	165.655 SQ.MT.
15	1/2 X 23.082 X 4.676 X 1NO	=	53.939 SQ.MT.
16	1/2 X 19.646 X 3.134 X 1NO	=	30.756 SQ.MT.
TOTAL REHAB PLOT-A AREA		=	3249.299 SQ.MT. A

BUILT UP AREA CALCULATION
SALE PLOT-B

17	1/2 X 92.118 X 5.560 X 1NO	=	512.245 SQ.MT.
18	1/2 X 127.191 X 17.459 X 1NO	=	555.059 SQ.MT.
19	1/2 X 21.871 X 8.233 X 1NO	=	90.032 SQ.MT.
20	1/2 X 21.871 X 11.219 X 1NO	=	122.579 SQ.MT.
21	1/2 X 7.606 X 3.171 X 1NO	=	9.677 SQ.MT.
22	1/2 X 7.275 X 5.451 X 1NO	=	19.804 SQ.MT.
23	1/2 X 9.331 X 2.637 X 1NO	=	12.305 SQ.MT.
24	1/2 X 5.773 X 2.886 X 1NO	=	8.330 SQ.MT.
25	1/2 X 57.130 X 6.018 X 1NO	=	172.243 SQ.MT.
26	1/2 X 44.672 X 10.08 X 1NO	=	150.261 SQ.MT.
27	1/2 X 5.949 X 3.557 X 1NO	=	6.830 SQ.MT.
28	1/2 X 46.254 X 5.048 X 1NO	=	116.646 SQ.MT.
29	1/2 X 46.254 X 10.676 X 1NO	=	246.614 SQ.MT.
30	1/2 X 14.506 X 4.344 X 1NO	=	31.507 SQ.MT.
31	1/2 X 10.853 X 1.750 X 1NO	=	9.212 SQ.MT.
32	1/2 X 14.674 X 4.375 X 1NO	=	32.096 SQ.MT.
33	1/2 X 10.735 X 3.035 X 1NO	=	16.279 SQ.MT.
34	1/2 X 37.865 X 10.086 X 1NO	=	191.029 SQ.MT.
35	1/2 X 35.248 X 10.062 X 1NO	=	161.829 SQ.MT.
36	1/2 X 6.682 X 3.278 X 1NO	=	10.917 SQ.MT.
37	1/2 X 9.228 X 3.763 X 1NO	=	17.362 SQ.MT.
38	1/2 X 10.105 X 3.093 X 1NO	=	15.334 SQ.MT.
39	1/2 X 41.163 X 6.261 X 1NO	=	129.082 SQ.MT.
40	1/2 X 53.812 X 19.587 X 1NO	=	524.955 SQ.MT.
41	1/2 X 55.387 X 11.601 X 1NO	=	321.242 SQ.MT.
42	1/2 X 13.956 X 1.825 X 1NO	=	12.714 SQ.MT.
43	1/2 X 13.076 X 5.960 X 1NO	=	38.932 SQ.MT.
44	1/2 X 16.089 X 1.947 X 1NO	=	15.779 SQ.MT.
45	1/2 X 26.494 X 4.492 X 1NO	=	59.381 SQ.MT.
46	1/2 X 55.387 X 16.836 X 1NO	=	466.145 SQ.MT.
47	1/2 X 30.621 X 9.529 X 1NO	=	174.881 SQ.MT.
48	1/2 X 52.590 X 7.601 X 1NO	=	199.656 SQ.MT.
49	1/2 X 14.915 X 6.578 X 1NO	=	49.318 SQ.MT.
50	1/2 X 33.082 X 10.556 X 1NO	=	174.380 SQ.MT.
51	1/2 X 14.832 X 5.482 X 1NO	=	40.615 SQ.MT.
52	1/2 X 25.671 X 14.067 X 1NO	=	191.237 SQ.MT.
53	1/2 X 25.671 X 4.378 X 1NO	=	56.338 SQ.MT.
54	1/2 X 25.212 X 13.576 X 1NO	=	183.774 SQ.MT.
55	1/2 X 33.839 X 6.063 X 1NO	=	111.042 SQ.MT.
56	1/2 X 66.011 X 10.014 X 1NO	=	330.967 SQ.MT.
57	1/2 X 52.598 X 33.736 X 1NO	=	887.280 SQ.MT.
58	1/2 X 52.598 X 8.609 X 1NO	=	226.466 SQ.MT.
59	1/2 X 45.245 X 21.596 X 1NO	=	488.308 SQ.MT.
60	1/2 X 1668.229 X 1.062 X 1NO	=	88.403 SQ.MT.
61	1/2 X 1016.843 X 35.294 X 1NO	=	2267.390 SQ.MT.
62	1/2 X 1016.843 X 10.352 X 1NO	=	335.391 SQ.MT.
63	1/2 X 24.041 X 6.605 X 1NO	=	79.702 SQ.MT.
64	1/2 X 1016.843 X 21.752 X 1NO	=	1104.111 SQ.MT.
65	1/2 X 53.172 X 5.960 X 1NO	=	158.262 SQ.MT.
66	1/2 X 53.172 X 1.514 X 1NO	=	40.231 SQ.MT.
67	1/2 X 53.020 X 5.075 X 1NO	=	134.284 SQ.MT.
68	1/2 X 19.039 X 5.060 X 1NO	=	48.216 SQ.MT.
69	1/2 X 19.047 X 1.824 X 1NO	=	17.344 SQ.MT.
70	1/2 X 25.998 X 1.580 X 1NO	=	20.115 SQ.MT.
71	1/2 X 16.573 X 4.770 X 1NO	=	39.491 SQ.MT.
TOTAL SALE PLOT-B AREA		=	10424.701 SQ.MT. B

AREA CALCULATION
SET BACK-C AREA

L1	1/2 X 38.124 X 9.898 X 1NO	=	188.443 SQ.MT.
L2	1/2 X 38.124 X 4.445 X 1NO	=	84.682 SQ.MT.
L3	1/2 X 19.844 X 6.136 X 1NO	=	60.801 SQ.MT.
L4	1/2 X 41.478 X 11.023 X 1NO	=	228.647 SQ.MT.
L5	1/2 X 39.252 X 9.280 X 1NO	=	182.008 SQ.MT.
L6	1/2 X 32.693 X 8.948 X 1NO	=	146.299 SQ.MT.
L7	1/2 X 32.693 X 9.317 X 1NO	=	152.108 SQ.MT.
L8	1/2 X 10.986 X 8.044 X 1NO	=	44.174 SQ.MT.
L9	1/2 X 10.982 X 4.204 X 1NO	=	42.284 SQ.MT.
L10	1/2 X 9.288 X 3.372 X 1NO	=	15.497 SQ.MT.
TOTAL SET BACK-C AREA		=	1161.443 SQ.MT. C

AREA CALCULATION
SET BACK-D AREA

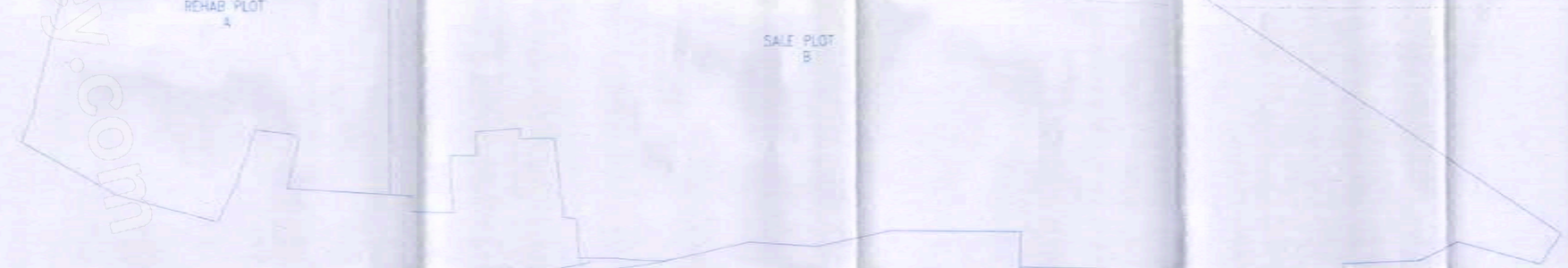
S1	1/2 X 10.867 X 2.437 X 1NO	=	12.187 SQ.MT.
S2	1/2 X 10.883 X 0.587 X 1NO	=	3.081 SQ.MT.
S3	1/2 X 5.083 X 0.447 X 1NO	=	1.136 SQ.MT.
S4	1/2 X 4.715 X 0.759 X 1NO	=	1.788 SQ.MT.
TOTAL SET BACK-D AREA		=	19.143 SQ.MT. D

AREA CALCULATION
SET BACK-E AREA

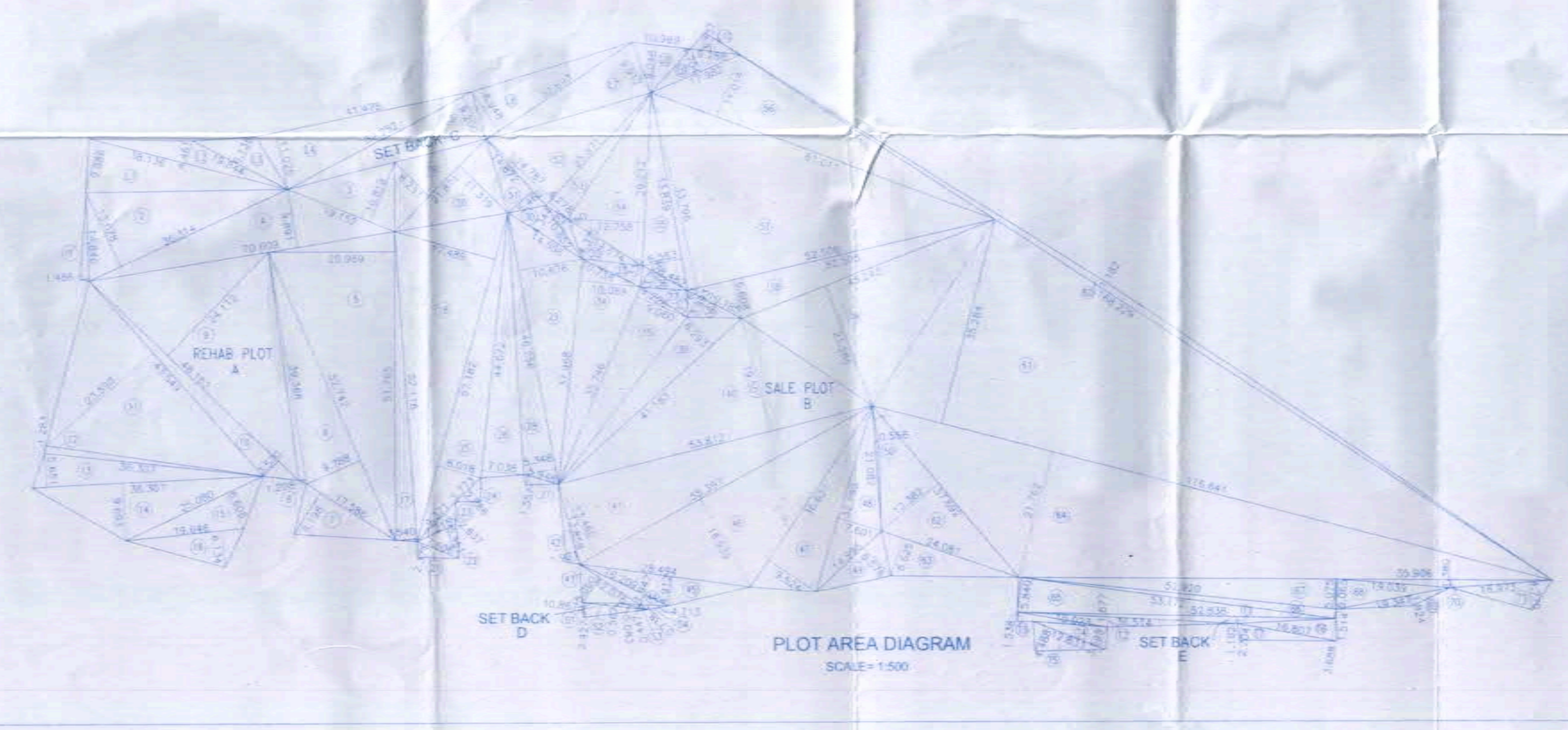
1	1/2 X 52.538 X 1.182 X 1NO	=	30.998 SQ.MT.
2	1/2 X 36.514 X 19.673 X 1NO	=	359.016 SQ.MT.
3	1/2 X 15.023 X 1.528 X 1NO	=	11.552 SQ.MT.
4	1/2 X 12.833 X 3.588 X 1NO	=	23.096 SQ.MT.
5	1/2 X 12.833 X 4.485 X 1NO	=	28.757 SQ.MT.
6	1/2 X 16.807 X 3.668 X 1NO	=	30.992 SQ.MT.
7	1/2 X 16.807 X 2.704 X 1NO	=	22.723 SQ.MT.
TOTAL SET BACK-E AREA		=	178.464 SQ.MT. E
TOTAL PLOT AREA(A+B+C+D+E)		=	15033.050 SQ.MT.

TOTAL PLOT AREA

REHAB PLOT- A	3249.299 SQ.MT.
SALE PLOT- B	10424.701 SQ.MT.
SET BACK-C	1161.443 SQ.MT.
SET BACK-D	19.143 SQ.MT.
SET BACK-E	178.464 SQ.MT.
TOTAL PLOT AREA	15033.050 SQ.MT.



PLOT AREA DIAGRAM
SCALE= 1:500



PLOT AREA DIAGRAM
SCALE= 1:500

REHAB BLDG.

PROFORMA - A

AREA STATEMENT.		Sq. Mt.
(1.)	Area of plot	15033.05
(2.)	Deductions for	
(a)	Road set-back area	1359.05
(b)	Road set-back area	
(c)	Any reservation (Maternity House)	393.44
	Total (a+b+c)	1752.49
(3.)	Balance area of plot (1-minus 2.)	13280.56
(4.)	Deduction for recreation ground (5%)	—
(5.)	Net area of plot (3 minus 4.)	13280.56
(6.)	Additional for floor space index	
	(a) 100 % Road set-back area	1359.05
	(b) 100 % Any reservation (Maternity House)	393.44
	Total Addition (b+c)	1752.49
(7.)	Total area (5 plus 6)	15033.05
(8.)	Floor Space Index Permissible	3.00
(9.)	Floor Space Index credit available by	
	Transferable Development Rights (Fsi)	
	of the balance area vide item 5 above	
(10.)	Permissible floor area	45099.15
	5x(8+9)	
(11.)	Existing floor area	—
(12.)	Proposed floor area	—
(a)	Rehab Bldg	19793.330
(b)	Sale B.U.A.	19395.330
	TOTAL(a+b)	39188.330
(13.)	Excess balcony area taken as floor space index (As per B.P.D.Circular)	—
(14.)	Total built up area proposed	39188.330
	(11+12+13)	
(15.)	Area Balance	—
(16.)	Floor Space Index Consumed	2.910

PROFORMA - B

CONTENT OF THE SHEET

BLOCK PLAN, LOCATION PLAN & LAY OUT PLAN

STAMP OF APPROVAL OF PLAN

NOTES :-

CERTIFICATE OF AREA

Certified that I have examined the plot under reference on C.T.S. No. 28(Pt.) & 183(pt) of Village Chembur, and that dimensions of the boundaries of the plot marked on the plan are as measured on site and the area as worked out is 15033.33 sq. mts. and tallies with the area stated in Property Register Card.

Sign. Of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON PLOT BEARING C.T.S.NO. 28(pt) & 183(pt) OF VILLAGE CHEMBUR, MUMBAI.
KNOWN AS "NIAGEEN CHS. (PROP.)", "VAISHALI CHS. (PROP.)", "SIDDHARTH CHS. (PROP.)", "SANYATH CHS. (PROP.)", "MARTHWADA CHS. (PROP.)", "RCD CHS. (PROP.)

NAME AND ADDRESS OF THE DEVELOPER

For Arihant Realtors
Partner / Authorised Signatory

ARIHANT REALTORS

NAME AND ADDRESS OF THE ARCHITECT

DESIGNED BY	ARCHITECT
CHECKED BY	MUNICIPAL
DATE	
SCALE	AS SHOWN
DRAWN BY	
DESCRIPTION	

DESIGN TECHNOLOGY
Architects & Planners
Mumbai