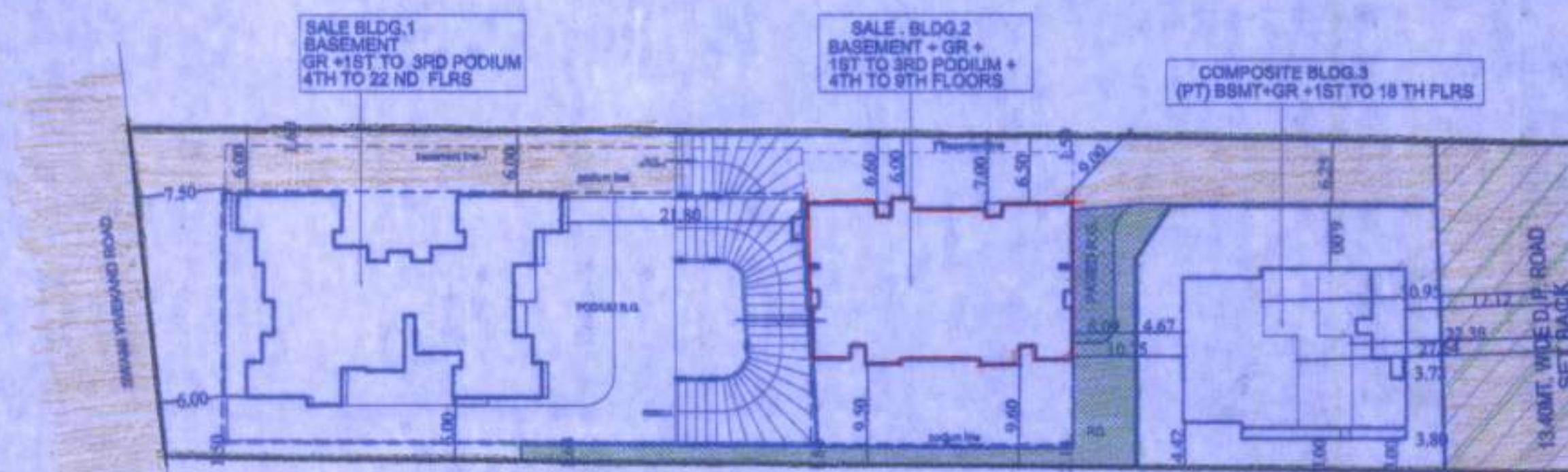
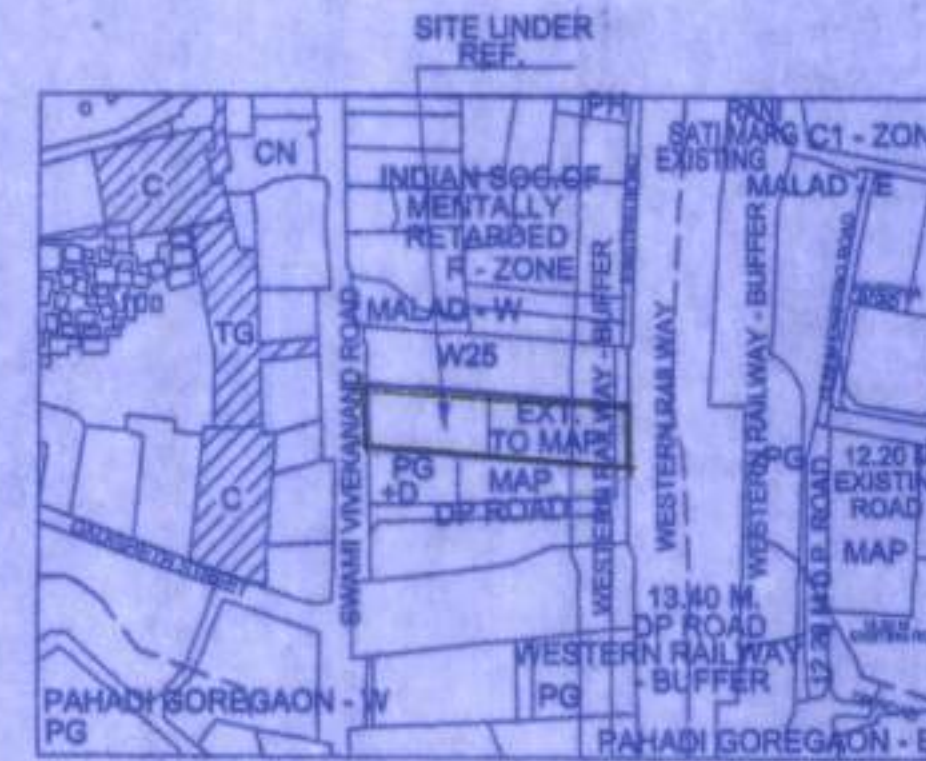
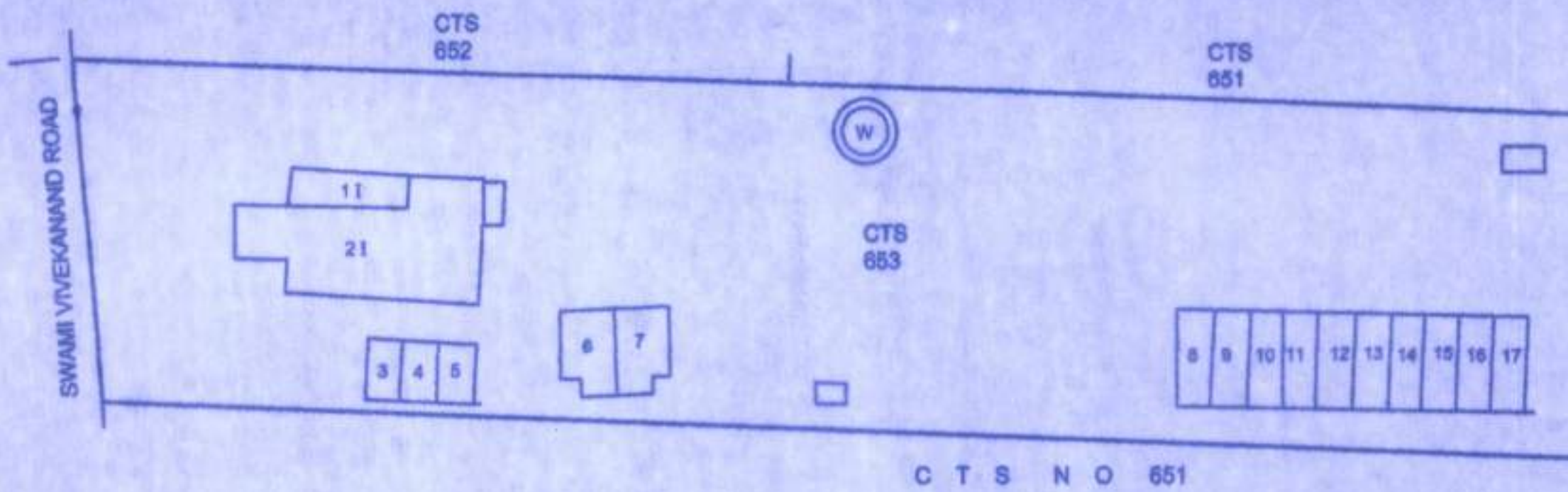




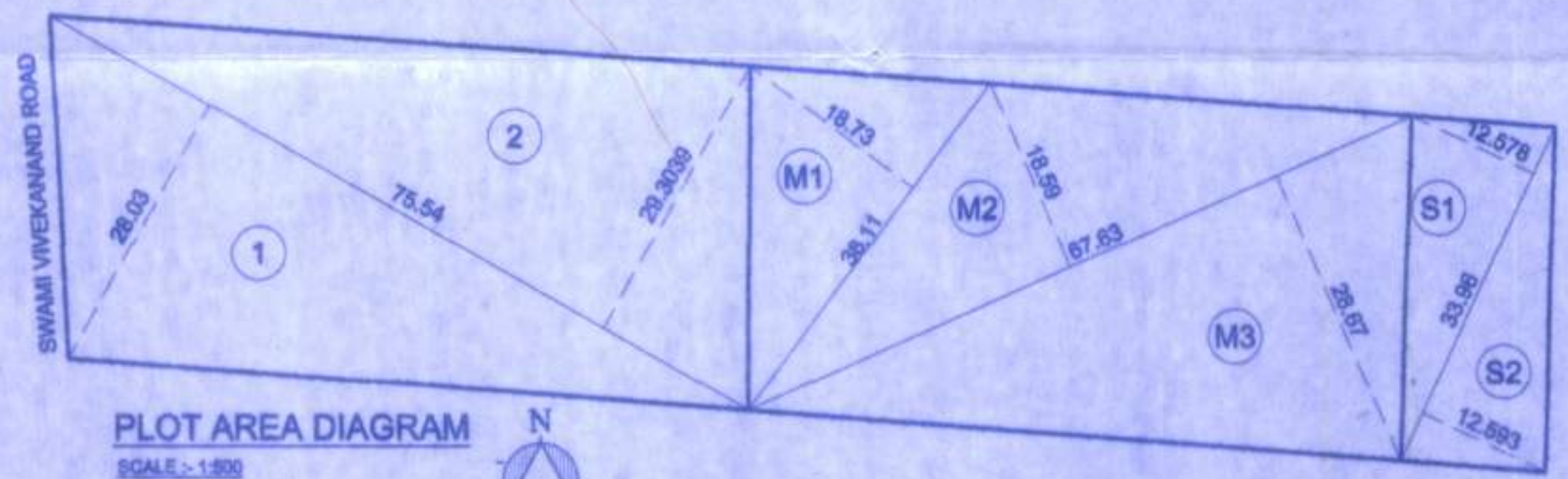
PROPOSED BLOCK PLAN
SCALE: 1:500



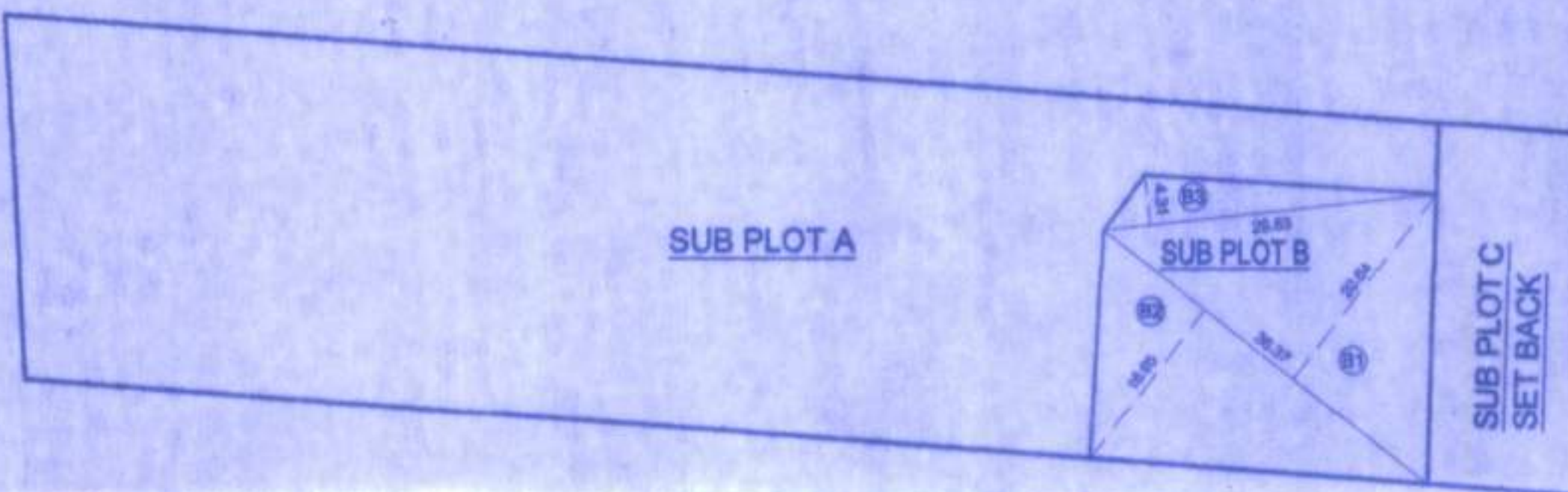
LOCATION PLAN
SCALE: 1:4000



BLOCK PLAN AS PER C.T.S.
SCALE: 1:500



PLOT AREA DIAGRAM
SCALE: 1:500



SUB PLOT A

SUB PLOT B

SUB PLOT C

SUB PLOT B AREA CALCULATIONS :-
B1. $0.5 \times 36.37 \times 20.64 = 375.34 \text{ SQ.M}$
B2. $0.5 \times 36.37 \times 16.85 = 302.78 \text{ SQ.M}$
B3. $0.5 \times 29.63 \times 4.31 = 63.85 \text{ SQ.M}$
741.97 SQ.M (B)

SUB PLOT C AREA CALCULATIONS :-
ROAD SET BACK AREA
427.40 SQ.M (C)

SUB PLOT A AREA CALCULATIONS :-
SUB PLOT A = TOTAL PLOT AREA - SUB PLOT B - SUB PLOT C
= $4547.50 - 741.97 - 427.40$
= **3378.13 SQ.M.**

PLOT AREA CALCULATIONS :-

PLOT AREA CALCULATIONS :-
1. $0.5 \times 75.54 \times 28.03 = 1058.69 \text{ SQ.M}$
2. $0.5 \times 75.54 \times 29.3038 = 1106.81 \text{ SQ.M}$
2165.50 SQ.M (A)

SUB PLOT D
ROAD SET BACK AREA CALCULATIONS :-
S1. $0.5 \times 33.96 \times 12.578 = 213.57 \text{ SQ.M}$
S2. $0.5 \times 33.96 \times 12.563 = 213.83 \text{ SQ.M}$
427.40 SQ.M (B)

MAP AREA CALCULATIONS :-
M1. $0.5 \times 38.11 \times 18.709 = 356.50 \text{ SQ.M}$
M2. $0.5 \times 67.63 \times 18.59 = 628.62 \text{ SQ.M}$
M3. $0.5 \times 67.63 \times 28.67 = 969.48 \text{ SQ.M}$
1954.60 SQ.M (C)

TOTAL PLOT AREA :-
A + B + C =
2165.50 + 427.40 + 1954.60 = 4547.50 SQ.M

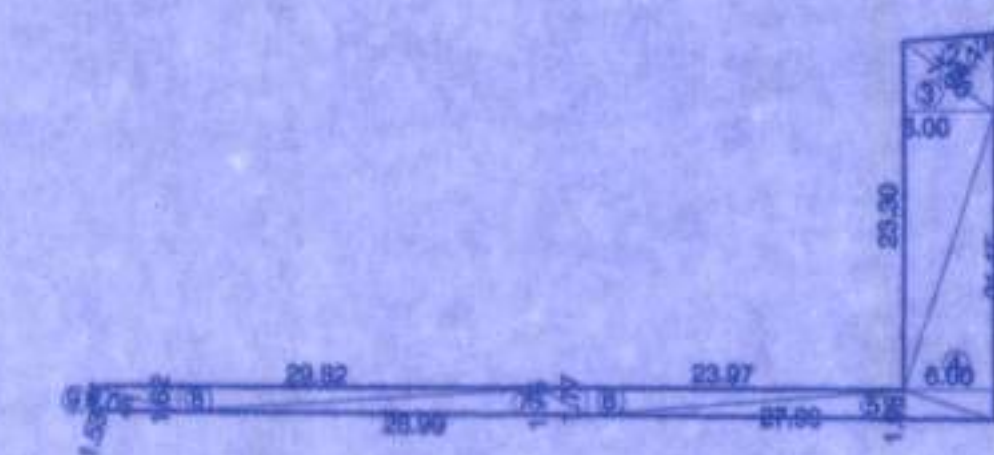
SUB PLOT AREA CALCULATION

SUB PLOT	PLOT AREA
SUB PLOT A	3378.13 SQ.M.
SUB PLOT B	741.97 SQ.M.
SUB PLOT C	427.40 SQ.M.
TOTAL	4547.50 SQ.M.

PERMISSIBLE PTC FUNGIBLE AREA (RESI.) = $1917.81 \times 35\% = 671.23 \text{ SQ.M.}$
PROPOSED PTC FUNGIBLE AREA (RESI.) = 27.17 SQ.M.
PERMISSIBLE SALE FUNGIBLE AREA (RESI.) = $(7995.09 - 6376.53 \text{ SQ.M.}) \times 35\% = 1618.66 \times 35\% \text{ SQ.M.} = 566.49 \text{ SQ.M.}$
PROPOSED SALE FUNGIBLE AREA (RESI.) = **451.61 SQ.MT**

FORM I REGULATION 17 (NONSLUM PLOT)

	NON SLUM SQ.MTS.
1 AREA OF PLOT	1954.60
a) Area of reservation in plot (Municipal School)	1954.60
b) Area of road set back	-
c) Area of DP road	-
2 DEDUCTIONS FOR	
(A) FOR RESERVATION / ROAD AREA	
a) Road set - back area to be handed over (100%) (Regulation no 16)	-
b) Proposed DP road to be handed over (100%) (Regulation no 16)	-
c) (i) Reservation area to be handed over (100%) (Regulation no 17)	-
(ii) Reservation area to be handed over as per AR (Regulation no 17) (MUNICIPAL SCHOOL) (1(a) X 50%)	977.30
(B) For Amenity area	NA
a) Area of amenity plot / plots to be handed over as per DCR 14(A)	-
b) Area of amenity plot / plots to be handed over as per DCR 14(B)	-
c) Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C) Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3 Total deductions : [2(A) + 2(B) + 2(C) as and when applicable]	977.30
4 BALANCE AREA OF PLOT (1 minus 3)	977.30
4A Addition for FSI purpose (4 + 2 (A) of (i))	977.30
5 Plot area under Development after areas to be handed over to MCGM (Appropriate Authority as per Sr. No. 4 above. (4+4A)	1954.60
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7 Built Up Area as per Zonal (basic) FSI (5 x 6) (In case of Mill land Permissible BUA kept in abeyance)	1954.60
8 Built up equal to area of land handed over as per Regulation 30(A)	-
(i) As per 2(A) and 2(B) except 2(A) (c) (i) above with in cap of "Admissible TDR" as column 6 of Table - 12 on remaining/balance plot." (1954.60 x 1.00)	600.00
(ii) In case of 2(A)(c) (i) permissible over and above permissible BUA on remaining/balance plot.	-
9 Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot.) (As per DCPR 2034, Regulation no. 17, table no. 5 note 1(d) (1954.60 x 50% = 977.30) 1.5 x (30250/55190) x 977.30	-
10 Built up area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) on remaining/balance plot. (1954.60X 0.50)	977.30
11 Built up area due to rule no.17 note (20) (viii) (If complied within 5 years or if approved by Authority)	-
12 Permissible Built up Area (as the case may be with /without BUA as per 2(c) (i) (7+8+9+10+11)	3531.90
12A Total Permissible Built up Area sale (12)	3531.90
13 Proposed BUA (as the case may be with /without BUA as per 2 (c) (i))	3531.90
14 TDR generated if any as per regulation 30(A) and 32	-
15 Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
a) (i) Permissible Fungible Compensatory area for Rehab component without charging premium	NA
(ii) Fungible compensatory area availed for rehab component without charging premium	-
b) (i) Permissible Fungible Compensatory area by charging premium.	-
(ii) Fungible Compensatory Area availed on payment of premium.	-
16 Total Built up Area proposed including Fungible Compensatory Area (13+15(a)(ii)+15(b)(ii))	-
17 FSI consumed on Net Plot (13A)	1.80
(i) OTHER REQUIREMENTS	
A) Reservation / Designation	AS PER STATEMENT
B) Tenement statement	AS PER STATEMENT
C) Parking statement	AS PER STATEMENT
Parking required by Regulation for -	AS PER STATEMENT



RG. AREA DIAGRAM
SCALE: 1:500

LOS. I CALCULATION :-
1. $0.5 \times 6.23 \times 2.89 = 9.00 \text{ SQ.M}$
2. $0.5 \times 7.88 \times 4.12 = 16.01 \text{ SQ.M}$
3. $0.5 \times 23.30 \times 6.00 = 69.90 \text{ SQ.M}$
4. $0.5 \times 21.15 \times 6.00 = 63.45 \text{ SQ.M}$
5. $0.5 \times 27.96 \times 1.95 = 27.71 \text{ SQ.M}$
6. $0.5 \times 23.97 \times 1.77 = 21.21 \text{ SQ.M}$
7. $0.5 \times 38.99 \times 1.75 = 33.82 \text{ SQ.M}$
8. $0.5 \times 29.82 \times 1.62 = 24.15 \text{ SQ.M}$
9. $0.5 \times 6.05 \times 1.53 = 4.63 \text{ SQ.M}$
259.28 SQ.M. (H)

REQUIRED R.G. AREA :-
3142.80 X 8 % = 251.42 SQ.M

PROPOSED R.G. AREA :-
= 259.28 SQ.M.

LAYOUT

CONTENT OF SHEET
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION
BLOCK PLAN AS PER C.T.S. TABLE SHOWING BUILT-UP BUILDING 1,2,3
TABLE SHOWING TENEMENT STATEMENT

FORM I (33 (14-D))

	NON SLUM SQ.MTS.
1 AREA OF PLOT	2592.90
a) Area of reservation in plot	-
b) Area of road set back	427.40
c) Area of DP road	-
2 DEDUCTIONS FOR	
(A) FOR RESERVATION / ROAD AREA	
a) Road set - back area to be handed over (100%) (Regulation no 16)	427.40
b) Proposed DP road to be handed over (100%) (Regulation no 16)	-
c) (i) Reservation area to be handed over (100%) (Regulation no 17)	-
(ii) Reservation area to be handed over as per AR (Regulation no 17) (MUNICIPAL PRIMARY SCHOOL)	-
(B) For Amenity area	NA
a) Area of amenity plot / plots to be handed over as per DCR 14(A)	-
b) Area of amenity plot / plots to be handed over as per DCR 14(B)	-
c) Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C) Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3 Total deductions : [2(A) + 2(B) + 2(C) as and when applicable]	427.40
4 BALANCE AREA OF PLOT (1 minus 3)	2165.50
PLOT AREA RESTRICTED TO 2125 SQ.M.	2125.00
ADDITION FOR FSI PERPOSE	427.40
5 TOTAL PLOT AREA	2592.40
6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00 0.75 0.75 2.50
7 Built Up Area as per Zonal (basic) FSI (5 x 6) (In case of Mill land Permissible BUA kept in abeyance)	2552.40 1914.30 1914.30 6381.00
8 Proposed BUA	2552.40 1917.81 1910.79 6381.00
Proposed SALE BUA	4463.19
a) (i) Permissible Fungible Compensatory area for PTC component without charging premium (1917.81 X 35 %)	671.23
(ii) Fungible compensatory area availed for PTC component without charging premium	27.17
b) (i) Permissible Fungible Compensatory area by charging premium.	NA
(ii) Fungible Compensatory Area availed on payment of premium.	-
PERMISSIBLE SALE BUA	-
9 Built up equal to area of land handed over as per Regulation 30(A)	-

NOTE - NO FUNGIBLE FSI PROPOSED ON 33,(14) D SALE AS ITS APPROVAL IS BEFORE FUNGH RULE

SUMMARY

1 TOTAL PLOT AREA (1954.60 + 2592.90)	4547.50
A Area of road set back	427.40
B (i) Reservation area to be handed over as per AR (Regulation no 17) (MUNICIPAL SCHOOL) (1954.60X 50%)	977.30
2 Total deductions : [1(A) + 1(B)]	1404.70
3 BALANCE AREA OF PLOT (1 minus 2)	3142.80
4 TOTAL PERMISSIBLE BUA FOR SCHEME (3531.90 + 6381.00)	9912.90
5 PROPOSED PTC BUA	1917.81
6 PROPOSED SCHOOL BUA (SCH BUA + TERRACE AREA=1008.63+234.82)	1243.45
7 PERMISSIBLE SALE BUA (3531.90 + 4463.19)	7995.09
8 PROPOSED SALE BUA	7995.09
9 Permissible Fungible Compensatory area by charging premium.	566.49
Fungible Compensatory Area availed on payment of premium.	451.61

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PLAN SHOWING THE PROPERTY BEARING C.T.S NO. 653, 653/10/17 OF MALAD (S) TALUKA MALAD S.V. ROAD, MALAD (W), MUMBAI

NAME OF THE OWNER AND SIGNATURE

M/S AYYAPPA DEV. PVT LTD. *[Signature]* Director

REVISION	DATE	SCALE	DRAWN BY	CHK BY
		1:500	Sheetal	Sheetal

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT WAS SURVIED BY ME ON DATED 04-05-2011 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO 4547.50 SQ.MT. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/TOWN PLANNING RECORDS.

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. F-4/PVT/2136/2-10-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224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