

Proposed Layout

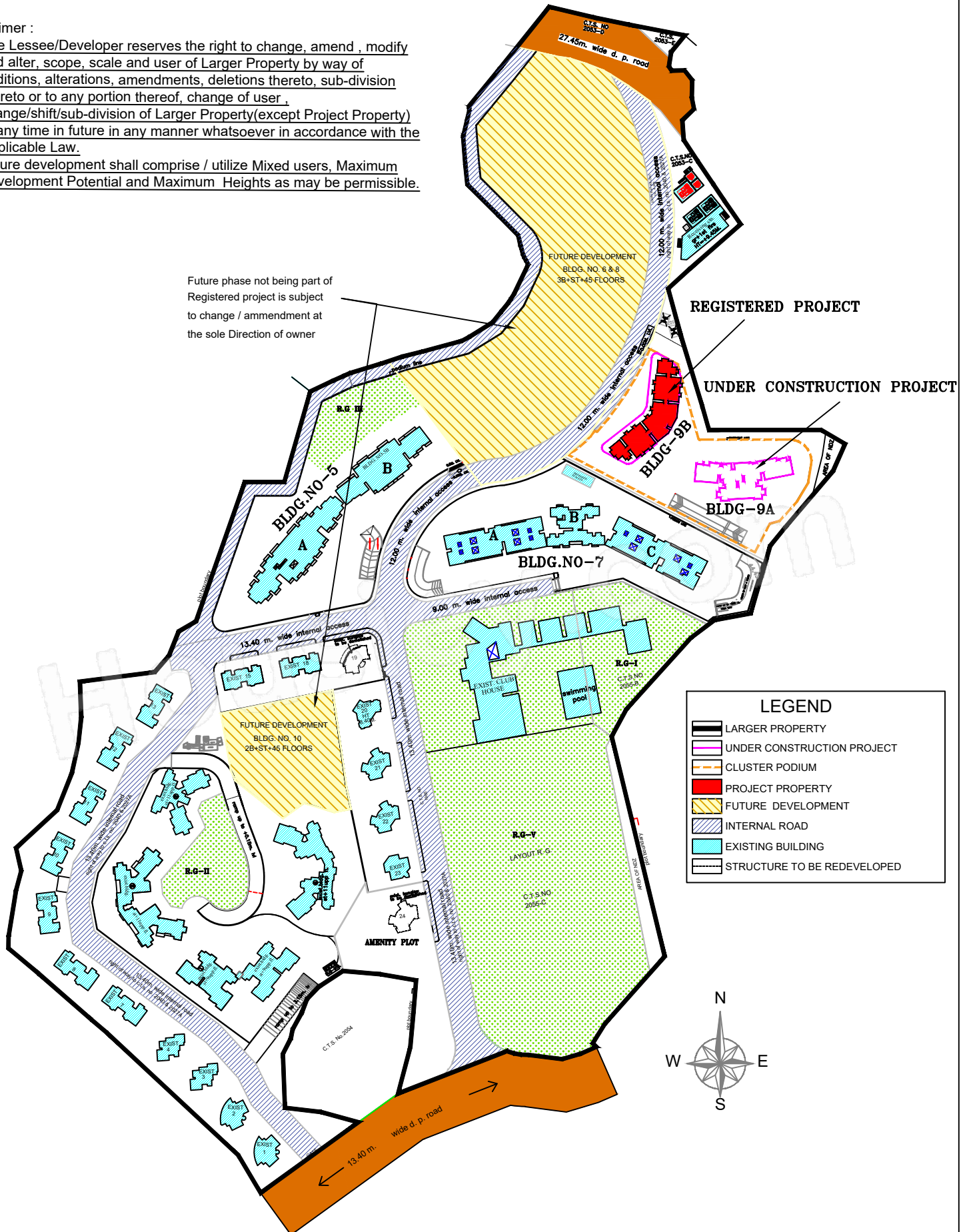
* Disclaimer :

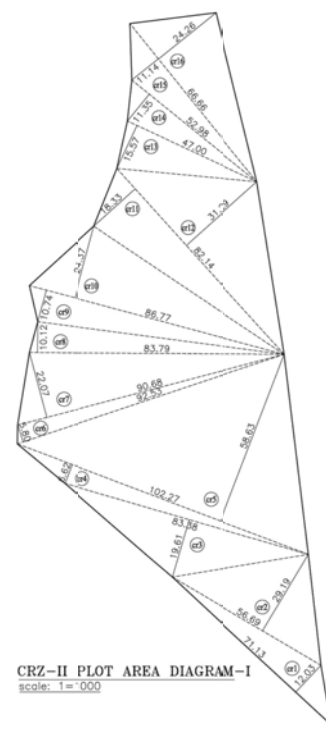
1. The Lessee/Developer reserves the right to change, amend , modify and alter, scope, scale and user of Larger Property by way of additions, alterations, amendments, deletions thereto, sub-division thereto or to any portion thereof, change of user , change/shift/sub-division of Larger Property(except Project Property) at any time in future in any manner whatsoever in accordance with the Applicable Law.
2. Future development shall comprise / utilize Mixed users, Maximum Development Potential and Maximum Heights as may be permissible.

Future phase not being part of Registered project is subject to change / amendment at the sole Direction of owner

REGISTERED PROJECT

UNDER CONSTRUCTION PROJECT

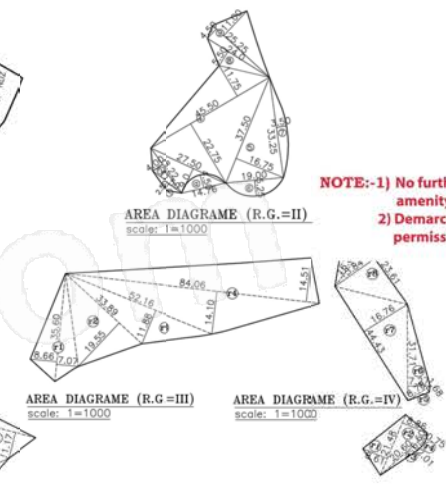


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CRZ-II - AREA CALCULATION				
1 cr:	0.50	71.10	12.03	= 427.67 sqm.
2 cr:	0.50	56.69	29.19	= 827.39 sqm.
3 cr:	0.50	83.38	19.61	= 817.54 sqm.
4 cr:	0.50	102.27	10.12	= 1033.85 sqm.
5 cr:	0.50	102.27	58.63	= 2998.05 sqm.
6 cr:	0.50	92.53	5.80	= 268.34 sqm.
7 cr:	0.50	86.86	22.07	= 1023.65 sqm.
8 cr:	0.50	137.79	10.12	= 1423.98 sqm.
9 cr:	0.50	86.77	10.74	= 465.95 sqm.
10 cr:	0.50	86.77	24.37	= 1057.29 sqm.
11 cr:	0.50	86.77	31.33	= 1343.33 sqm.
12 cr:	0.50	82.14	31.29	= 1285.08 sqm.
13 cr:	0.50	47.00	15.57	= 365.89 sqm.
14 cr:	0.50	66.66	11.14	= 743.33 sqm.
15 cr:	0.50	66.66	11.14	= 371.30 sqm.
16 cr:	0.50	66.66	24.35	= 811.75 sqm.
total CRZ-II - area				= 12512.86 sqm.



AREA STATEMENT OF EXISTING BUNGLOW AREA								
SR. NO	BUNGLOW NO.	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT. FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) 1+2+3+④	
A	1	268.95	—	—	—	—	268.95	
	2	268.90	—	—	—	—	268.90	
	3	325.51	—	—	—	—	325.51	
	4	212.62	—	—	—	—	212.62	
	7	387.15	—	—	—	—	387.15	
	8	387.15	—	—	—	—	387.15	
	9	387.15	—	—	—	—	387.15	
	10	387.15	—	—	—	—	387.15	
	11	387.15	—	—	—	—	387.15	
	12	387.18	—	—	—	—	387.18	
	13	387.18	—	—	—	—	387.18	
	15	378.70	—	—	—	—	378.70	
	18	371.22	—	—	—	—	371.22	
	20	245.17	—	—	—	—	245.17	
	21	268.95	—	—	—	—	268.95	
22	268.95	—	—	—	—	268.95		
23	244.60	—	—	—	—	244.60		
TOTAL		5484.68	—	—	—	—	5404.68	
AREA STATEMENT OF EXISTING BUILDING								
BUILDING NO.	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT. FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) ⑦		
B	1	6280.32	—	—	—	—	6280.32	
	2	6385.51	—	—	—	—	6385.51	
	3	4047.67	—	—	—	—	4047.67	
	4	5383.62	—	—	—	—	5383.62	
	5	27162.00	10350.00	—	—	13077.10	50619.10	
	7	27567.67	—	—	—	—	27567.67	
	TOTAL	76756.79	10350.00	—	—	13077.10	100223.89	
+B =		5404.68 + 97146.79 = 92551.47						
AREA STATEMENT OF PROPOSED BUILDING								
BLDG.NO	PLOT POTENTIAL (BASIC FS) ②	0.50 GVFT. FS (N SQ.MT) ③	SLIM TOR. (N SQ.MT) ④	RESERVATION TOR. (N SQ.MT) ⑤	FUNGIBLE AREA (N SQ.MT) ⑥	TOTAL AREA (N SQ.MT) ⑦		
C	6	7126.29	13098.19	—	6025.02	—	26249.50	
	8	1281.94	14241.62	—	18454.76	—	33958.32	
	9	15910.65	13000.00	—	—	10125.73	39036.38	
	10	788.08	—	—	20073.29	—	20861.37	
	TOTAL	25106.96	40339.81	—	44553.07	10625.73	120125.87	
TOTAL		107308.43	50689.81	—	44553.07	23202.83	225754.14	
		157998.24						



PROPOSED R.G. CALCULATIONS (R.G.=I)						
1	=	1/2 X	6693 X	10.46	=	350.04 SQ.MT
2	=	1/2 X	6693 X	1.17	=	78.31 "
3	=	1/2 X	6700 X	47.89	=	1604.32 "
4	=	1/2 X	7700 X	(7.50 + 11.00)	=	71.25 "
TOTAL					=	2744.92 SQ.MT

=I) PROPOSED R.G. CALCULATIONS (R.G.=II)

1	=	1/2 X	1250 X	2.50	=	15.63 SQ.MT
2	=	1/2 X	1825 X	4.00	=	36.50 "
3	=	1/2 X	2750 X	13.50	=	185.63 "
4	=	1/2 X	4550 X	(11.75 + 22.75)	=	784.88 "
5	=	1/2 X	3750 X	16.75	=	314.06 "
6	=	2/3 X	1900 X	5.25	=	66.50 "
7	=	2/3 X	3325 X	5.50	=	77.58 "
8	=	1/2 X	2400 X	5.50	=	66.00 "
9	=	1/2 X	2525 X	(11.00 + 4.50)	=	195.69 "
TOTAL LESS					=	1742.47 SQ.MT
a = 2/3 X 1500 X 4.50					=	45.00 SQ.MT
NET PROPOSED AREA OF R.G.=IV					=	1697.47 SQ.MT

NDZ AREA CALCULATION-I				
1:	1/2	× 122.75	× 9.00	× TNO = 552.38 SQ.MT.
2:	1/2	× 122.75	× 4.00	× TNO = 245.50 SQ.MT.
TOTAL ADDITION				= 797.88 SQ.MT.

NDZ AREA CALCULATION-II				
3:	1/2	× 22.00	× 7.75	× TNO = 85.25 SQ.MT.
4:	1/2	× 21.00	× 4.50	× TNO = 47.25 SQ.MT.
5:	1/2	× 21.00	× 10.00	× TNO = 105.00 SQ.MT.
TOTAL ADDITION				= 237.50 SQ.MT.
TOTAL NDZ AREA (1+2)				= 1035.38 SQ.MT.

NDZ AREA CALCULATION-II				
3:	1/2	x	22.00 x 7.75	x 1NO = 85.25 SQ.MT.
4:	1/2	x	21.00 x 4.50	x 1NO = 47.25 SQ.MT.
5:	1/2	x	21.00 x 10.00	x 1NO = 105.00 SQ.MT.
TOTAL ADDITION				= 237.50 SQ.MT.
TOTAL NDZ AREA (1+2)				= 1035.38 SQ.MT.

1/2 x 21.00 x 10.00 x 100 = 105.00	SQ.MT.		
TOTAL ADDITION =	237.50	SQ.MT.-2	
TOTAL NDZ AREA (1+2) =	1035.38	SQ.MT.-3	

25 % LAY-OUT R.G. AREA STATEMENT			
NET AREA OF PLOT		=	1,20,535.92
25 % PROVISIONAL R.G.		=	30,133.98
25 % PROPOSED R.G.			
1) R.G. NO. I		=	2744.92
2) R.G. NO. II		=	1697.47
3) R.G. NO. III		=	2123.57
4) R.G. NO. IV		=	1130.08
5) R.G. NO. V (LAYOLT R.G.)		=	22627.30
TOTAL 25% PROPOSED I.G. (1 TO 5)		=	30323.34
TOTAL REQD. 25 % R.G.		=	30,133.98

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NOTE:-1) No further plans shall be approved with balance BUA unless required enhanced amenities provided.
2) Demarcation of CRZ line from respective authority shall be obtained before asking permission for Building No. 10 in the layout.

P R O F O R M A - B CONTENTS OF SHEET		
BLOCK PLAN, LOCATION PLAN & AREA STATEMENT.		
This cancels approval of plans issued previously Under No. CHE/702/BP(WS)/LOP on 05-11-2014		
This drawings shall be read in conjunction with Regd. Term & conditions & Letter issued under No. CHE/702/BP(WS)/LOP signed on even date.		
Vijay Ashok Mohite Digitally signed by Vijay Ashok Mohite Date: 2022.08.11 19:49:49 +05'30'	HARESH CHANDI RAM BHAGAT Digitally signed by HARESH CHANDRAM BHAGAT Date: 2022.08.17 14:20:21 +05'30'	Anil Prabha kar Dihiwar Digitally signed by Anil Prabha kar Dihiwar Date: 2022.08.17 12:12:27 +05'30'

[illegible]

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02-08-89 AND THE DIMENSIONS TO THE BOUNDARIES OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. RECORD.

SUNIL GAJANAN AMBRE

CHIEF ENGINEER
MUNICIPAL CORPORATION
PUNE

SIGNATURE OF ARCHITECT	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED LAY-OUT ON PLOT BEARING C.T.S. NO. 1965, 2053/B, 2053/C & C1, 2053/D, 2053/E, 2058/B & 2055/C OF VILLAGE ERANGAL, TAL-BORIVALI OFF MALAD-MADH ROAD, MALAD (WEST).	

NAME OF OWNER	
KAMALKUMAR MURLI KHEMANI	Digitally signed by KAMALKUMAR MURLI KHEMANI Date: 2022.08.04 15:46:53 +05'30'
M/S. RAHEJA UNIVERSAL (PVT) LTD.	

JOB NO.	DATE	DWG NO.	SHEET NO.	DRN BY	CHKD BY
		M-31	1:1600		



SUNIL GAJANAN AMBRE

SUNIL AMBRE & ASSOCIATES

ARCHITECTS

303, MITTAL AVENUE, 3RD FLOOR,
110, NAGINDAS MASTER ROAD, NEAR BSE,
FORT, MUMBAI-400 001.