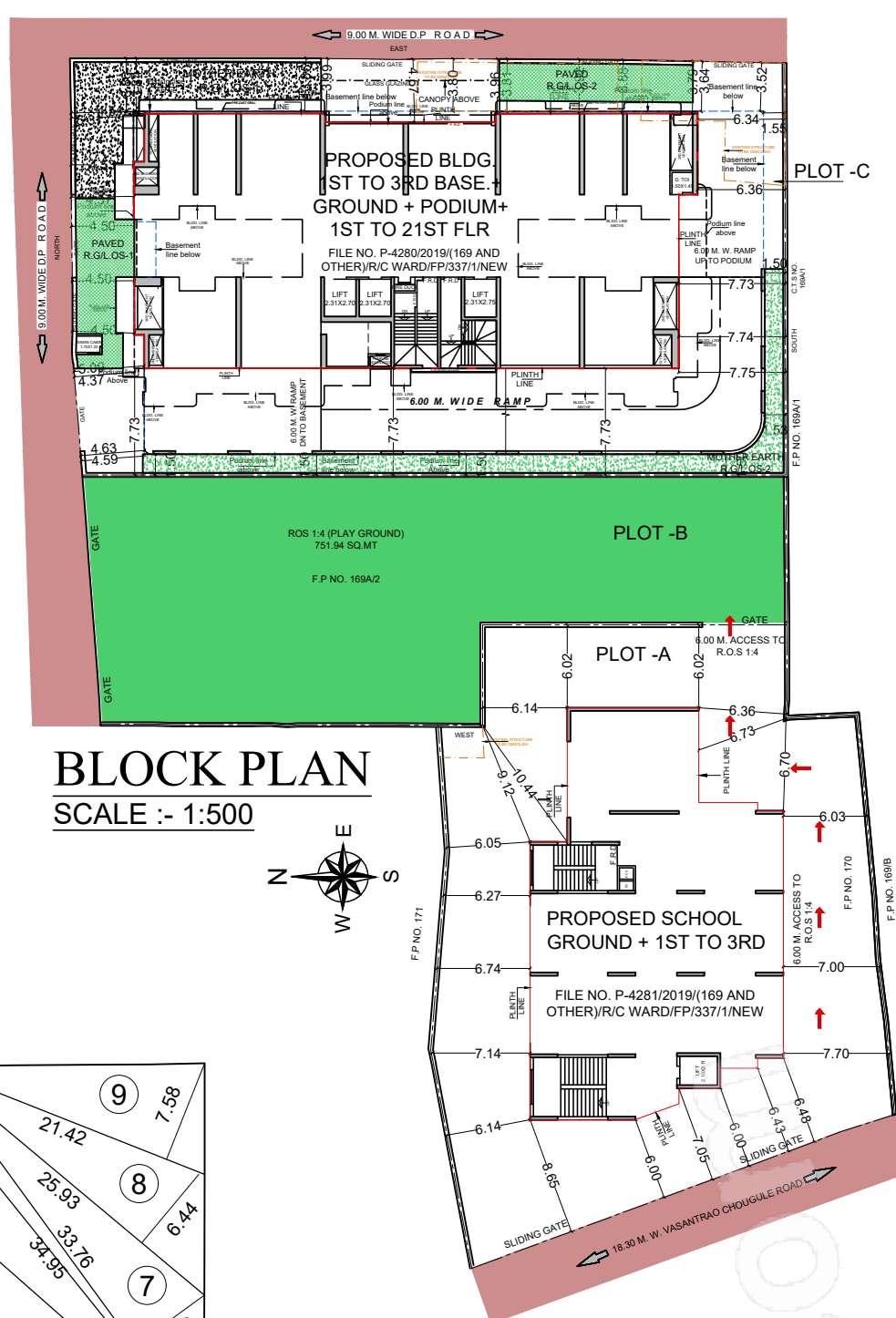
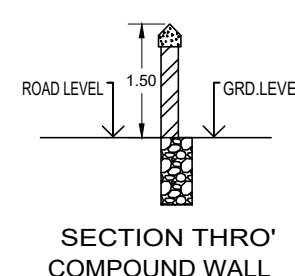


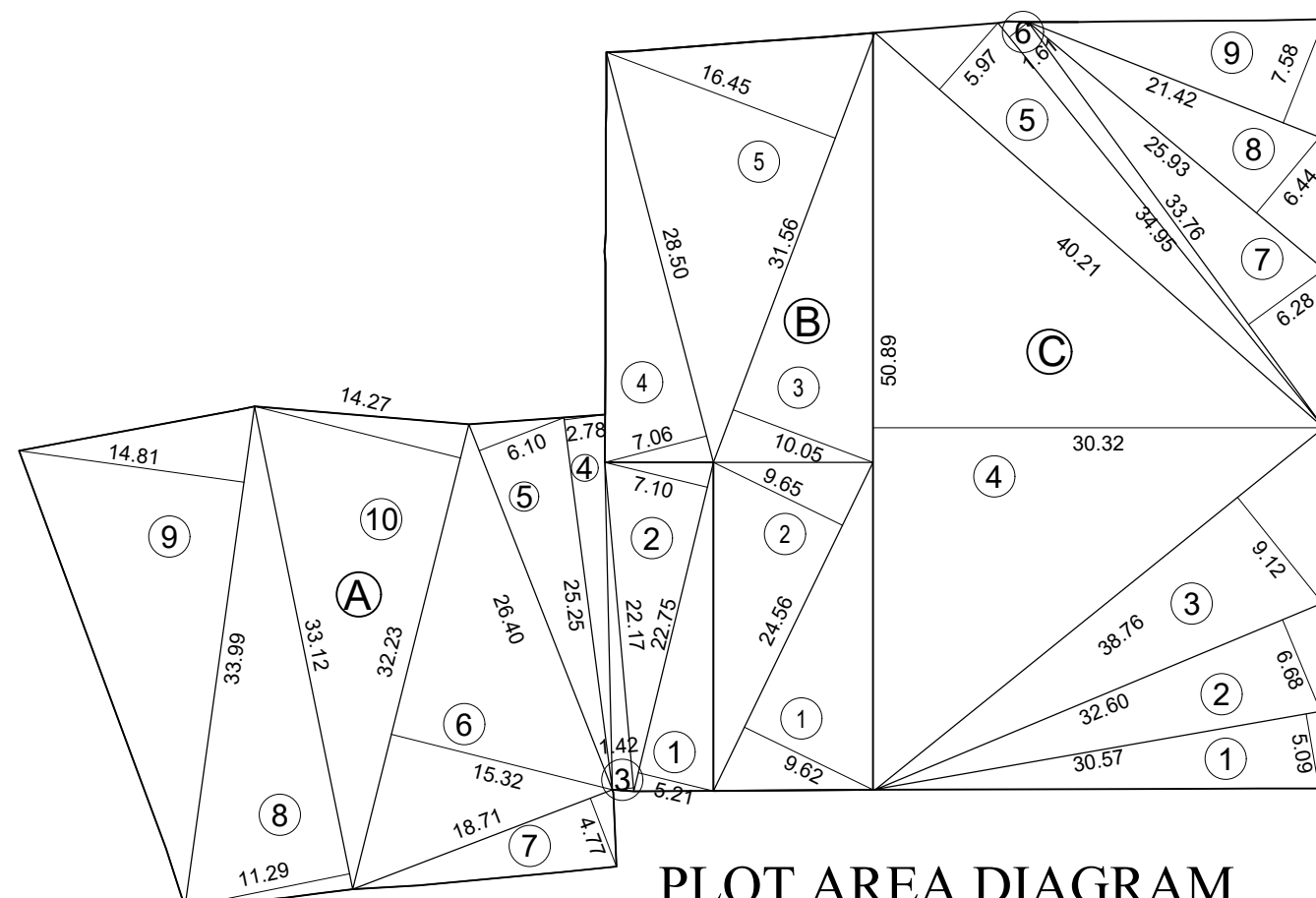


BLOCK PLAN
SCALE :- 1:500



SUMMARY OF SUB-PLOT AREA

Sr.no	SUB PLOT	RESERVATION AS PER 2034	AREA IN SQ.MT
1.	PLOT - 'A'	RE 1:2 (primary/secondary school)	1231.50 SQ.MT.
2.	PLOT - 'B'	ROS 1:4 (Play ground)	751.94 SQ.MT.
3.	PLOT - 'C'	Residential	1553.76 SQ.MT.
TOTAL			3537.20 SQ.MT.



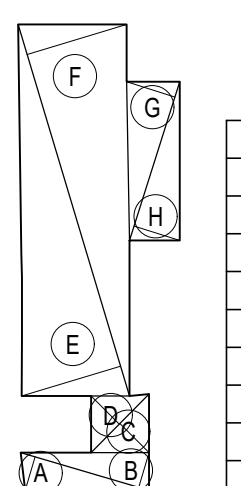
PLOT AREA DIAGRAM

SCALE :- 1:500

PLOT AREA CALCULATION SUB PLOT (C) RESIDENTIAL						
1	1/2	x 30.57	x 5.09	x 1 NO	=	77.80 SQ.MT.
2	1/2	x 32.60	x 6.68	x 1 NO	=	108.88 SQ.MT.
3	1/2	x 38.76	x 9.12	x 1 NO	=	176.75 SQ.MT.
4	1/2	x 50.89	x 30.32	x 1 NO	=	771.49 SQ.MT.
5	1/2	x 40.21	x 5.97	x 1 NO	=	120.03 SQ.MT.
6	1/2	x 34.95	x 1.61	x 1 NO	=	28.13 SQ.MT.
7	1/2	x 33.76	x 6.28	x 1 NO	=	106.01 SQ.MT.
8	1/2	x 25.93	x 6.44	x 1 NO	=	83.49 SQ.MT.
9	1/2	x 21.42	x 7.58	x 1 NO	=	81.18 SQ.MT.
TOTAL ADDITION					=	1553.76 SQ.MT.

R.O.S AREA CALCULATION SUB PLOT (B)						
1	1/2	x	24.56	x	9.62	x 1 NO = 118.13 SQ.MT.
2	1/2	x	24.56	x	9.65	x 1 NO = 118.50 SQ.MT.
3	1/2	x	30.87	x	10.05	x 1 NO = 155.12 SQ.MT.
4	1/2	x	28.50	x	7.06	x 1 NO = 100.61 SQ.MT.
5	1/2	x	31.56	x	16.45	x 1 NO = 259.58 SQ.MT.
					TOTAL ADDITION	= 751.94 SQ.MT. X

PLOT AREA CALCULATION SUB PLOT (A) SCHOOL						
1	1/2	x	22.75	x	5.21	x 1 NO = 59.26 SQ.MT.
2	1/2	x	22.75	x	7.10	x 1 NO = 80.76 SQ.MT.
3	1/2	x	22.17	x	1.42	x 1 NO = 15.74 SQ.MT.
4	1/2	x	25.25	x	2.78	x 1 NO = 35.10 SQ.MT.
5	1/2	x	26.40	x	6.10	x 1 NO = 80.52 SQ.MT.
6	1/2	x	32.23	x	15.32	x 1 NO = 246.88 SQ.MT.
7	1/2	x	18.71	x	4.77	x 1 NO = 44.62 SQ.MT.
8	1/2	x	33.12	x	11.29	x 1 NO = 186.96 SQ.MT.
9	1/2	x	33.99	x	14.81	x 1 NO = 251.70 SQ.MT.
10	1/2	x	32.23	x	14.27	x 1 NO = 229.96 SQ.MT.
TOTAL ADDITION					=	1231.50 SQ.MT. X



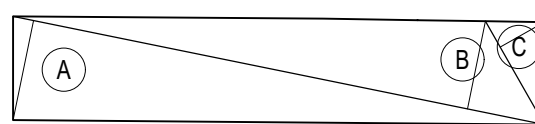
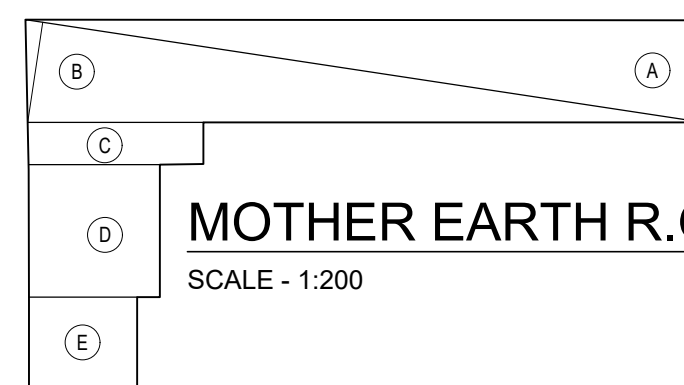
PAVED R.G/L.O.S.-1
SCALE - 1:200

MOTHER EARTH R.G/I.O.S.-2						
A	42.55	X	1.35	X	1 NO	= 57.44 SQ.MT.
B	1.32	X	22.31	X	1 NO	= 10.36 SQ.MT.
C	1.37	X	10.86	X	1 NO	= 14.88 SQ.MT.
TOTAL ADDITION						= 82.68 SQ.MT.

MOTHER EARTH R.G/L.O.S.-2

PAVED WITH PERFORATED PAVING R.G.I. O.S.-1						
A	1/2	x	3.54	x	0.93	x 1 NO = 1.65 SQ.MT.
B	1/2	x	3.54	x	0.96	x 1 NO = 1.70 SQ.MT.
C	1/2	x	2.18	x	1.09	x 1 NO = 1.19 SQ.MT.
D	1/2	x	2.18	x	1.66	x 1 NO = 1.16 SQ.MT.
E	1/2	x	10.25	x	2.73	x 1 NO = 13.99 SQ.MT.
F	1/2	x	10.25	x	2.74	x 1 NO = 14.04 SQ.MT.
G	1/2	x	4.41	x	1.35	x 1 NO = 2.98 SQ.MT.
H	1/2	x	4.41	x	1.27	x 1 NO = 2.80 SQ.MT.
TOTAL ADDITION						= 39.51 SQ.MT. X

PAVED R.G / L.O.S -2						
A	1/2	x	17.34	x	2.69	x 1 NO = 23.32 SQ.MT.
B	1/2	x	17.34	x	2.39	x 1 NO = 20.72 SQ.MT.
C	1/2	x	3.15	x	1.34	x 1 NO = 2.11 SQ.MT.
TOTAL ADDITION					=	46.15 SQ.MT. X

PAVED R.G/L.O.S.-2
SCALE - 1:200

MOTHER EARTH R.G/L.O.S.-1

MOTHER EARTH R.G/LOS-1							
A	1/2	x	18.14	x	2.66	x 1 NO	= 24.13 SQ.MT.
B	1/2	x	18.14	x	2.68	x 1 NO	= 24.31 SQ.MT.
C	4.64	X	1.12	X	1 NO	= 5.20 SQ.MT.	
D	3.47	X	3.50	X	1 NO	= 12.15 SQ.MT.	
E	2.87	X	2.55	X	1 NO	= 7.32 SQ.MT.	
TOTAL ADDITION							= 73.11 SQ.MT. X

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED AMALGAMATION/SUB-DIVISION / LAYOUT ON PROPERTY BEARING F.P. NO. 169 A/2 & 170 OF BORIVALI TPS - III AT 18.30 MTR. WIDE VASANTRAO CHOUGULE ROAD AND JUNCTION OF TWO NOS. OF 9.00 MTR. WIDE EXISTING ROAD, BORIVALI (WEST), MUMBAI IN R/C WARD.

INDEX

PROPOSED WORK	
ROAD	
P.G	
R.G	
EXISTING STRUCTURE TO BE DEMOLISH	

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION,
SUB PLOT AREA CALCULATION

F	CERTIFICATE OF AREA
---	---------------------

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE
AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED
ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED
OUT IS 3537.20 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE
DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF LICENSED SURVEYOR

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK
PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA

Sr.no	RESERVATION AS PER 2034	AREA IN SQ.MT	AREA TO BE HANDED OVER TO MCGM UNDER REG. 17	BALANCE AREA FOR DEVELOPMENT
1.	RE 1:2 (primary/secondary school)	2463.00 SQ.MT.	1231.50 sq.mt land component along with 1231.50 sq.mt BUA as per Reg. 17 (1) (iv).	1231.50 SQ.MT.
2.	ROS 1:4 (Play ground)	1074.20' SQ.MT.	70% land component i.e 751.94 sq.mt shall be handed over to MCGM.	322.26' SQ.MT.
		3537.20 SQ.MT.		1553.76 SQ.MT.

FILE NO. - P-427/2019/(169 AND OTHER)/R/C WARD/FP/302/1/NEW		1/1
PROFORMA 'A'		
A	AREA STATEMENT	SQ.MT.
1	AREA OF THE PLOT FP No. 170 = 1074.20 SQ.MT (P.G) FP No. 169 = 2463.00 SQ.MT (Primary/Secondary School)	3537.20
2	(a) ROAD SET BACK AREA	-
3	NET PLOT AREA (1-2)	3537.20
4	AR-POLICY HANDOVER (PG AREA 1074.20 = 70%)	751.94
5	AR-POLICY HANDOVER (SCHOOL AREA 2463.00 = 50%)	1231.50
6	TOTAL AREA TO BE HANDOVER AS PER DCPR 17(1) (4 + 5)	1983.44
7	AR-POLICY (PG AREA 1074.20 = 30%)	322.26
8	AR-POLICY (SCHOOL AREA 2463.00 = 50%)	1231.50
9	TOTAL AREA (7 + 8)	1553.76
10	F.S.I. PERMISSIBLE	ONE
11	TOTAL AREA BASE FSI (6 + 9)	3537.20
12	ADDITIONS FOR F.S.I PURPOSE	
	(A) FOR SET-BACK (200%) [DCR 32(1)]	-
	(B) FOR D.P. ROAD/ RESERVATION	-
	(C) EXTERNAL TDR [REG.32] PERMISSIBLE	-
	(I) SLUM TDR (MIN. 20% - MAX. 50%)	-
	(ii) RESERVATION TDR / ADD.FSI (MAX 50%) (INCLUDING BUA WITH SCHOOL)	-
	(D) GOVT. FSI 0.5 PERMISSIBLE	-
	(E) AR-POLICY OVER AND ABOVE	-
	(F) AS PER DCR 17(1) 20 Viii (a)	-
	TOTAL [12(a+b+c+d+e+f)]	-
13	PERMISSIBLE FLOOR AREA [11+12]	3537.20

1) THIS IS DIGITALLY SIGNED & ISSUED
2) THE DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED

THIS PLAN IS DIGITALLY SIGNED

THIS IS DIGITALLY SIGNED PLAN AND DOES NOT REQUIRED PHYSICAL SIGNATURE

Y =		
R		
	E.E.B.P. R WARD	
	S E B P 'B'	A E B P 'B/C'

S.E.B.P. 'R2'

A.E.B.P. 'R/C'

NAME OF OWNER, ADDRESS & SIGNATURE :-

M/S. DEV POOJA BUILDERS PVT. LTD
Mr. DHIREN S. DOSHI

102, Sanghvi Villa, 75, S.V.Road,
Irla, Andheri-West,
Mumbai- 400058

DRAWING No.	SCALE	JOB NO.	DATE	DRAWN BY	CHECK BY
1	AS SHOWN	-	04-09-2020	PRAMOD	SACHIN K

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR:-



YOMESH RAO
LS/R-151
BE-CIVIL

202, Shree-Prasad House, Plot No 517, 35th Road TPS III,
Off Link Road, Bandra (W), Mumbai - 400 050.