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SCALE = 1 : 4000

[illegible]R.G. AREA CALCULATION FOR SECTOR - 2

R.G. AREA STATEMENT FOR SECTOR - 2

CONTENTS OF SHEET	
LAYOUT PLAN, PLOT AREA DIAGRAM & CALCULATION, I.E. AREA DIAGRAM & CALCULATION SECTION IS-2 BLOCK PLAN AND LOCATION PLAN	
STAMP OF APPROVAL OF PLANS	STAMP OF DATE OF RECEIPT OF PLANS

PLANT AREA: 17 FOR LITTER SPRINGS
DATE: 11/8/2012
REGION SUBJECT TO THE CONTINGENT
AGREEMENT THEREON

Sparks & Evans
Chief
Town & Country Planning Division
BLM B.P.C.

[illegible]

DESCRIPTION OF PROPOSAL & PROPERTY	

PROPOSED LAYOUT FOR SUBDIVISION OF PROPERTY BEARING C.T.S. NO.
112,112A TO 1,111,111E & 1,114 TO 1,118,118I TO S. 119,119I TO 11-ON
AT BAN MANDIA ROAD,GOREGAON(WEST) MUMBAI

M/S. SKYSTAR BUILDCON PVT. LTD.

JOB NO.	DATE	DRAWN BY	CHECKED BY
	26 - 04 - 2011	A. THOMAS	A. KAPLAN
NAME ADDRESS & SIGN. OF LICENCE SURVEYOR			

M/S. B. S. BAROT

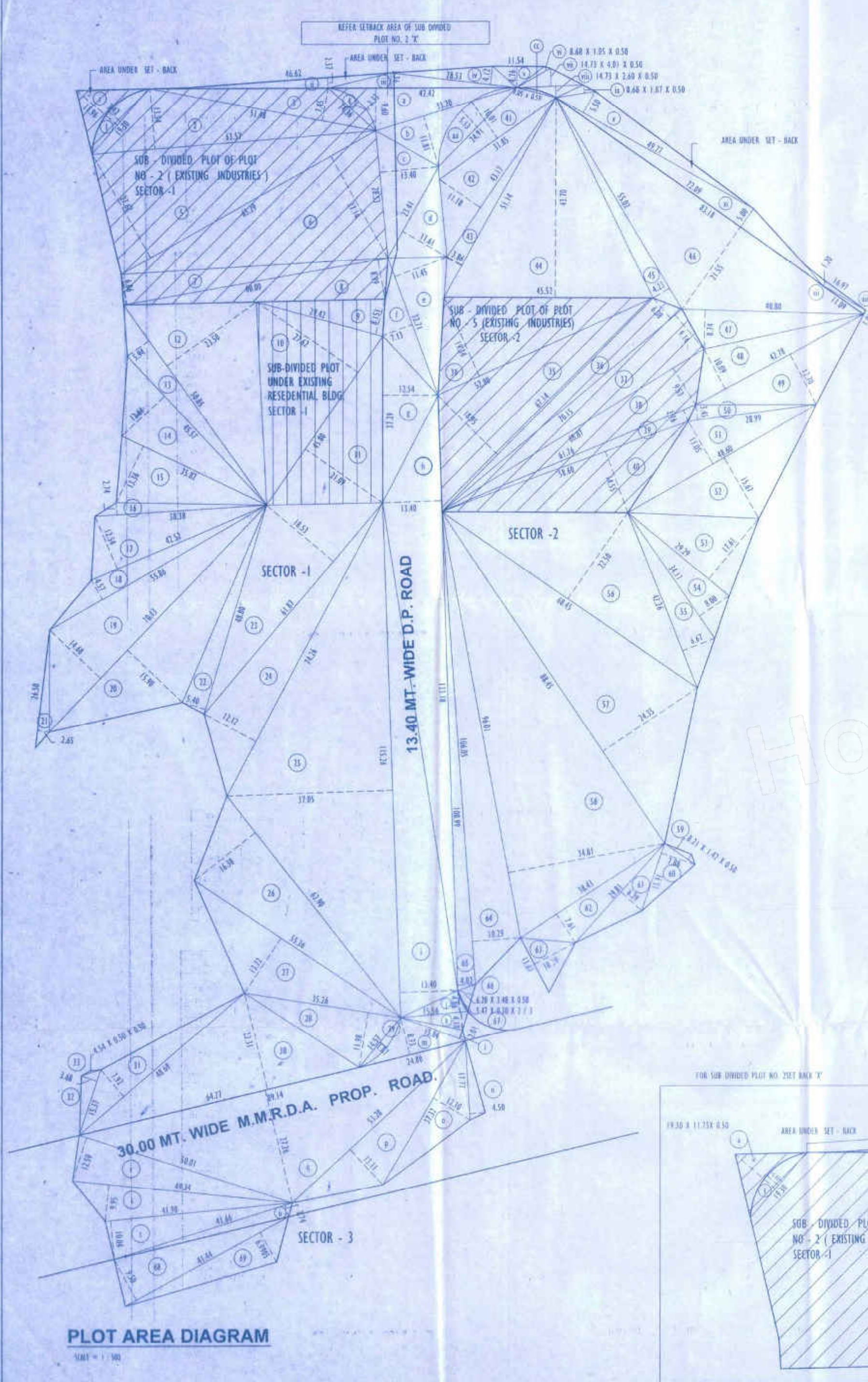
LICENCE SURVEYOR
PLOT NO. 14A, 1ST FLOOR, JAWAHAR NAGAR,
S.V. ROAD, GOREGAON (W), MUMBAI - 400 042

AREA STATEMENT FOR F.S.I.-ONE (1.00)					
	AREA STATEMENT	TOTAL	SECTOR-1	SECTOR-2	SECTOR-3
1	AREA OF THE PLOT IN SQ.	16,71.20 SQ.MT			
2	DEDUCTIONS				
	(a) AREA UNDER SETBACK IN SQUARE METER	515.39 SQ.MT			
	(b) AREA UNDER T.O. M.C. RD.	2916.20 SQ.MT			
	(c) AREA UNDER PG. WD.	247.00 SQ.MT			
	TOTAL DEDUCTION (a + b + c)	3678.59 SQ.MT			
3	NET BALANCE AREA IN THE PLOT	13032.61 SQ.MT	12,60.00 SQ.MT	11,684.81 SQ.MT	341.60 SQ.MT
4	DEDUCTIONS: AREA UNDER SUB-DIVIDED PLOT AREA, 5 PLOTS		121.50 SQ.MT	277.00 SQ.MT	
	POST NO. 1, ONE (UNDER PLOT 1000)		121.50 SQ.MT		
	POST NO. 2, ONE (UNDER PLOT 1000)	974.89 SQ.MT			
	POST NO. 3, ONE (UNDER PLOT 1000)				
	POST NO. 4, ONE (UNDER PLOT 1000)				
	POST NO. 5, ONE (UNDER PLOT 1000)				
5	NET AREA IN THE PLOT	13032.61 SQ.MT	12,60.00 SQ.MT	11,684.81 SQ.MT	341.60 SQ.MT
6	REDUCTION FOR M.C. RD.	244.27 SQ.MT	121.50 SQ.MT	116,84.81 SQ.MT	
7	BALANCE AREA OF THE PLOT	12088.34 SQ.MT	12,60.00 SQ.MT	11,684.81 SQ.MT	341.60 SQ.MT
8	ADD PG. WD. & P.D. (According to M.C. of the Sector and with width of 3 meters)	631.65 SQ.MT	621.10 SQ.MT	2,55.44 SQ.MT	
9	TOTAL AREA	17104.54 SQ.MT	13,821.10 SQ.MT	14,240.25 SQ.MT	341.60 SQ.MT
10	PERMITTED FSI	1.00	1.00	1.00	1.00
11	PERMITTED BLDG. AREA	17104.54 SQ.MT	13,821.10 SQ.MT	14,240.25 SQ.MT	341.60 SQ.MT
	DEDUCTIONS				
12	APPL. SETTING BACKWARDS (5% OF 13,821.10)	192.00 SQ.MT	NIL	192.00 SQ.MT	
	TOTAL BALANCE AREA (14-12)	16912.54 SQ.MT	13,821.10 SQ.MT	14,048.25 SQ.MT	341.60 SQ.MT
		17,104.54 SQ.MT	13,821.10 SQ.MT	14,240.25 SQ.MT	341.60 SQ.MT

R.G. AREA CALCULATION FOR SECTOR - I			
REQUIRED R.G. AREA = 20 % of 8182.97 = (1636.59) SQM.			
PROPOSED R.G. AREA CALCULATION			
R.G. - I AREA CALCULATION		R.G. - 2 AREA CALCULATION	
SECTION	AREA IN SQ. MT.	SECTION	AREA IN SQ. MT.
a) 1/355 "N" 2.45 x 0.10	35.57	1) 10.81 x 0.40 x 0.10	168.56
b) 1/408 "N" 0.616 x 0.50	30.40	2) 15.75 x 0.430 x 0.50	133.26
c) 1/319 "N" 1.114 x 0.50	159.64	3) 10.81 x 0.40 x 0.50	217.06
d) 1/319 "N" 0.517 x 0.50	77.88	4) 10.81 x 0.50 x 0.50	164.28
TOTAL ADDITION	603.29	5) 15.75 x 0.51 x 0.50	162.31
TOTAL PROPOSED R.G. - I AREA	846.25	6) 16.60 x 0.51 x 0.50	132.61
TOTAL PROPOSED R.G. AREA	1009.50	7) 12.42 x 0.51 x 0.50	124.41
R.G. AREA - 1	1009.50	8) 16.19 x 0.51 x 0.50	131.17
R.G. AREA - 2	1706.30	9) 16.19 x 0.40 x 0.50	105.15
R.G. AREA - 3	714.71	TOTAL ADDITION	1019.65
TOTAL PROP. R.G. AREA	3430.51	R.G. - 3 AREA CALCULATION	

REQUIRED R.G. AREA = 20 % OF 8182.97 = 1636.59 SQMT.	
PROPOSED R.G. AREA CALCULATION	
R.G. - 1 AREA CALCULATION	R.G. - 2 AREA CALCULATION

ADDITION	AREA OF RECT.	SECTION	AREA OF RECT.
1. 1.3475 x 1.45 x 0.10	0.1954	11. 10.81 x 1.80 x 0.10	1.9458
2. 1.4040 x 1.40 x 0.10	0.1968	12. 10.92 x 0.43 x 0.10	0.4706
3. 1.4118 x 1.1101 x 0.10	0.1564	13. 46.50 x 0.09 x 0.10	0.4186
4. 1.1018 x 1.512 x 0.10	0.1668	14. 14.45 x 1.30 x 0.10	1.8844
TOTAL SECTION	0.6154	15. 11.45 x 1.10 x 0.10	1.2595
TOTAL PROPERTY A AREA	0.6154	16. 44.65 x 1.81 x 0.10	8.0761
TOTAL PROPERTY B AREA		17. 45.40 x 1.17 x 0.10	5.2926
AREA - 1	18.19	18. 16.17 x 1.78 x 0.10	2.8792
AREA - 2	170.67	19. 26.13 x 0.80 x 0.10	2.0904
AREA - 3	71.67	TOTAL SECTION	30.8389
TOTAL PROP. A AREA	793.87	R.G. - 3 AREA CALCULATION	



AREA CAL. FOR SECTOR - 1

PLOT AREA CALCULATION FOR SUB-DIVIDED PLOT OF PLOT NO. 2 EXISTING INDUSTRIES (SECTOR - 1)

ADDITION	AREA IN SQ. MT.
1)	19.30 X 5.42 X 2/3
2)	42.57 X 12.54 X 0.50
3)	51.40 X 3.45 X 0.50
4)	14.36 X 2.33 X 2/3
5)	65.29 X 27.82 X 0.50
6)	45.29 X 27.14 X 0.50
7)	40.09 X 6.84 X 0.50
8)	40.09 X 6.99 X 0.50
TOTAL ADDITION	2951.56
TOTAL AREA SUB-DIVIDED PLOT UNDER RESEIDENTIAL BLDG.	2951.56

PLOT AREA CALCULATION FOR SUB-DIVIDED PLOT UNDER EXISTING RESEIDENTIAL BLDG. (SECTOR - 1)

ADDITION	AREA IN SQ. MT.
9)	29.42 X 8.151 X 0.50
10)	45.81 X 27.82 X 0.50
11)	45.80 X 21.09 X 0.50
TOTAL ADDITION	1235.50
TOTAL AREA SUB-DIVIDED PLOT UNDER RESEIDENTIAL BLDG.	1235.50

PLOT AREA CALCULATION FOR NET PLOT SECTOR - 1

ADDITION	AREA IN SQMT.
12)	50.85 X 23.50 X 0.50
13)	50.85 X 5.94 X 0.50
14)	45.52 X 12.61 X 0.50
15)	35.82 X 12.36 X 0.50
16)	18.38 X 2.74 X 0.50
17)	42.52 X 12.54 X 0.50
18)	55.84 X 4.57 X 0.50
19)	70.13 X 14.68 X 0.50
20)	70.13 X 15.90 X 0.50
21)	24.50 X 7.65 X 0.50
22)	40.80 X 5.40 X 0.50
23)	61.87 X 18.53 X 0.50
24)	74.24 X 12.12 X 0.50
25)	115.28 X 37.01 X 0.50
26)	62.90 X 16.38 X 0.50
27)	55.36 X 13.72 X 0.50
28)	35.24 X 11.98 X 0.50
29)	14.57 X 1.07 X 2/3
30)	64.27 X 22.31 X 0.50
31)	48.49 X 2.92 X 0.50
32)	15.37 X 3.68 X 0.50
33)	4.54 X 0.50 X 0.50
TOTAL L. ADDITION	8182.97
TOTAL AREA OF NET PLOT	8182.97

PLOT AREA STATEMENT

1)	SECTOR - 1	12370.03
2)	SECTOR - 2	11654.81
3)	SECTOR - 3	341.68
4)	SET - BACK AREA (SECTOR 1+2)	675.06
5)	UNDER 13.40 MT. WIDE	2997.06
6)	MMRDA ROAD UNDER 30.00 MT. WIDE	2675.06
TOTAL L. PLOT AREA		30713.70

AREA CAL. FOR SECTOR - 2

PLOT AREA CALCULATION FOR SUB-DIVIDED PLOT UNDER EXISTING INDUSTRIES BLDG. (SECTOR - 2)

ADDITION	AREA IN SQ. MT.
34)	52.80 X 19.24 X 0.50
35)	47.14 X 18.95 X 0.50
36)	70.15 X 6.08 X 0.50
37)	70.15 X 9.16 X 0.50
38)	48.87 X 9.53 X 0.50
39)	61.74 X 2.76 X 0.50
40)	58.60 X 14.55 X 0.50
TOTAL ADDITION	2521.00
TOTAL AREA SUB-DIVIDED PLOT UNDER RESEIDENTIAL BLDG.	2521.00

PLOT AREA CALCULATION NET PLOT SECTOR - 2

ADDITION	AREA IN SQMT.
41)	21.85 X 18.01 X 2/3
42)	45.37 X 11.18 X 0.50
43)	51.14 X 3.84 X 0.50
44)	45.52 X 43.70 X 0.50
45)	55.82 X 4.13 X 0.50
46)	81.18 X 21.55 X 0.50
47)	40.80 X 8.74 X 0.50
48)	42.78 X 10.09 X 0.50
49)	42.78 X 12.20 X 0.50
50)	28.99 X 3.45 X 0.50
51)	48.60 X 11.05 X 0.50
52)	48.60 X 15.67 X 0.50
53)	29.29 X 17.61 X 0.50
54)	34.17 X 8.00 X 0.50
55)	42.24 X 6.67 X 0.50
56)	68.45 X 23.50 X 0.50
57)	68.45 X 24.35 X 0.50
58)	96.81 X 34.81 X 0.50
59)	8.21 X 1.42 X 0.50
60)	15.91 X 7.00 X 0.50
61)	29.81 X 6.29 X 0.50
62)	18.43 X 7.61 X 0.50
63)	13.67 X 10.29 X 0.50
64)	104.85 X 10.29 X 0.50
65)	108.99 X 4.92 X 0.50
66)	6.20 X 3.46 X 0.50
67)	5.47 X 0.30 X 2/3
TOTAL L. ADDITION	9133.81
TOTAL AREA SUB-DIVIDED PLOT UNDER RESEIDENTIAL BLDG.	9133.81

AREA CAL. FOR SECTOR - 3

ADDITION	AREA IN SQMT.
68)	41.44 X 9.50 X 0.50
69)	41.44 X 6.995 X 0.50
TOTAL L. ADDITION	341.68
TOTAL AREA SECTOR - 3	341.68

AREA CALCULATION FOR AREA UNDER SET BACK (RAM HANDIR ROAD) SUB-DIVIDED PLOT OF PLOT NO. 2 EXISTING INDUSTRIES (SECTOR - 1)

ADDITION	AREA IN SQ. MT.
a)	19.30 X 11.25 X 0.50
b)	55.00 X 3.00 X 0.50
c)	46.00 X 1.50 X 0.50
d)	45.25 X 1.25 X 0.50
TOTAL AREA	203.67
DEDUCTIONS	
e)	19.30 X 3.42 X 2/3
NET SET BACK AREA (RAM HANDIR ROAD) SUB-DIVIDED PLOT OF PLOT NO. 2 EXISTING INDUSTRIES (SECTOR - 1)	159.67

SET - BACK AREA CALCULATION (RAM HANDIR ROAD) BOTH SECTOR 1 + 2

ADDITION	AREA IN SQMT.
i)	19.30 X 11.96 X 0.50
ii)	46.67 X 2.37 X 0.50
iii)	42.42 X 2.34 X 0.50
iv)	28.53 X 4.12 X 0.50
v)	11.54 X 4.84 X 0.50
vi)	8.86 X 1.05 X 0.50
vii)	14.73 X 4.91 X 0.50
viii)	14.73 X 2.48 X 0.50
ix)	8.48 X 1.87 X 0.50
x)	49.77 X 5.50 X 0.50
xi)	72.09 X 5.00 X 0.50
xii)	16.97 X 1.20 X 0.50
xiii)	11.89 X 1.04 X 0.50
TOTAL ADDITION	722.62
DEDUCTION	
1)	19.30 X 3.42 X 2/3
ii)	9.85 X 0.59 X 2/3
TOTAL DEDUCTION	47.56
TOTAL SET - BACK AREA	675.06

ROAD AREA CALCULATION FOR ROAD UNDER 13.40MT. WIDE

ADDITION	AREA IN SQMT.
a)	42.42 X 9.40 X 0.50
b)	33.20 X 11.81 X 0.50
c)	28.53 X 13.40 X 0.50
d)	27.41 X 11.61 X 0.50
e)	32.71 X 11.45 X 0.50
f)	32.71 X 7.13 X 0.50
g)	37.29 X 12.54 X 0.50
h)	133.18 X 15.40 X 0.50
i)	115.24 X 13.40 X 0.50
j)	15.56 X 4.86 X 0.50
k)	15.56 X 4.18 X 0.50
l)	15.84 X 2.01 X 0.50
m)	24.88 X 8.75 X 0.50
TOTAL ADDITION	3123.80
DEDUCTION	
n)	14.36 X 2.33 X 2/3
o)	14.57 X 1.87 X 2/3
p)	5.47 X 0.30 X 2/3
q)	24.91 X 5.13 X 2/3
TOTAL DEDUCTION	126.74
TOTAL AREA ROAD UNDER 13.40MT. WIDE	2997.06

ROAD AREA CALCULATION FOR ROAD UNDER 30.00MT. WIDE

ADDITION	AREA IN SQMT.
r)	17.27 X 4.50 X 0.50
s)	17.27 X 12.80 X 0.50
t)	53.28 X 13.71 X 0.50
u)	89.14 X 27.24 X 0.50
v)	50.81 X 12.50 X 0.50
w)	49.34 X 9.95 X 0.50
x)	81.86 X 18.84 X 0.50
y)	81.86 X 3.74 X 0.50
TOTAL ADDITION	2675.06
TOTAL AREA ROAD UNDER 30.00MT. WIDE	2675.06

TOTAL AREA SECTOR - 1

1)	TOTAL AREA SUB-DIVIDED PLOT UNDER INDUSTRIES BLDG. SECTOR-1	2951.56
2)	TOTAL AREA SUB-DIVIDED PLOT UNDER RESEIDENTIAL BLDG.	1235.50
3)	TOTAL AREA OF NET PLOT	8182.97
TOTAL L. AREA SECTOR - 1		12370.03

TOTAL AREA SECTOR - 2

1)	TOTAL AREA SUB-DIVIDED PLOT UNDER INDUSTRIES BLDG. SECTOR-2	2521.00
2)	TOTAL AREA OF NET PLOT	9133.81
TOTAL L. AREA SECTOR - 2		11654.81

TOTAL AREA SECTOR - 3

1)	TOTAL AREA OF NET PLOT	341.68
TOTAL L. AREA SECTOR - 3		341.68

PROFORMA - B

CONTENTS OF SHEET

STAMP OF APPROVAL OF PLANS	STAMP OF DATE OF RECEIPT OF PLANS
PLANS APPROVED BY PER (LETTER BEARING NO. <u>118/113/1</u> & <u>118/113/1</u> DATED <u>12.12.2012</u> ISSUED SUBJECT TO THE CONDITIONS MENTIONED THEREIN	

NAME OF OWNER <u>M/S. SKYSTAR BUILDCON PVT. LTD.</u>	NAME ADDRESS & SIGN. OF LICENCE SURVEYOR <u>M/S. B. S. BAROT</u>
DATE <u>20.06.2011</u>	CHECKED BY <u>R. KAPORA</u>

DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED LAYOUT CUM SUBDIVISION OF PROPERTY BEARING C.T.S. NO. <u>112/112/1 TO 4/113/1, 2/114 TO 118/113/1 TO 5/119/1 TO 11</u> OF AT <u>RAM HANDIR ROAD, GOREGAON (WEST) HUMANI</u>	
NAME OF OWNER <u>M/S. SKYSTAR BUILDCON PVT. LTD.</u>	
DATE <u>20.06.2011</u>	
CHECKED BY <u>R. KAPORA</u>	
NAME ADDRESS & SIGN. OF LICENCE SURVEYOR <u>M/S. B. S. BAROT</u>	
LICENCE SURVEYOR PLOT NO. <u>114</u> , 1ST. FLOOR, JAWAHAR NAGAR, S.V. ROAD, GOREGAON (W), MUMBAI - 400 062	