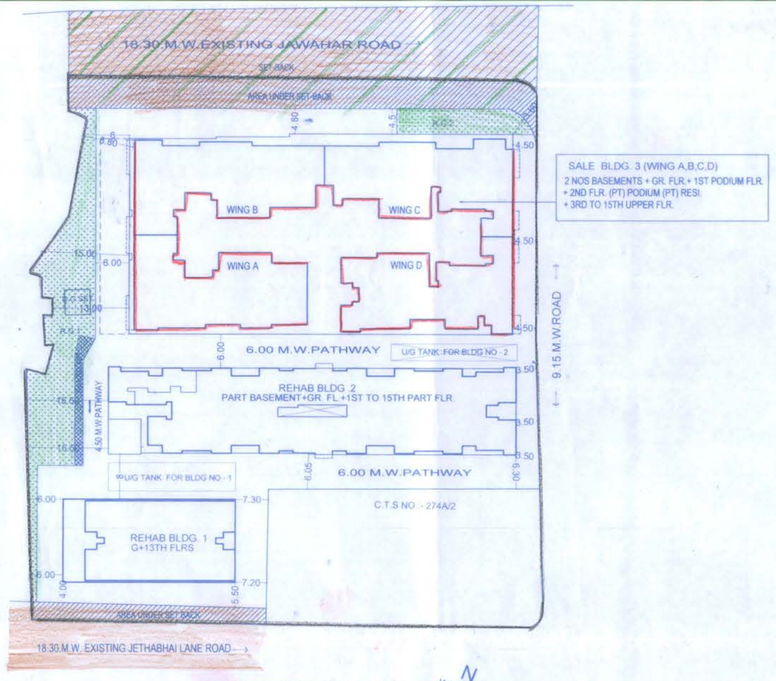
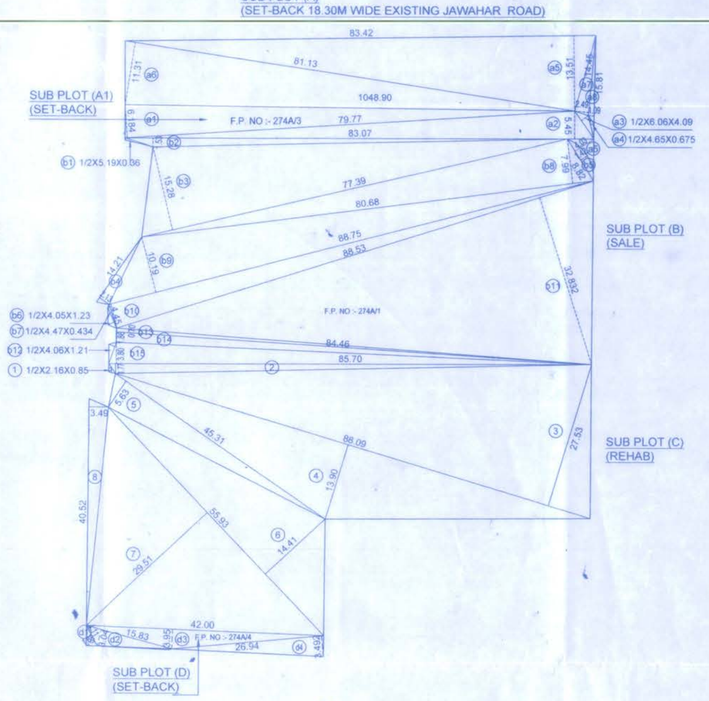


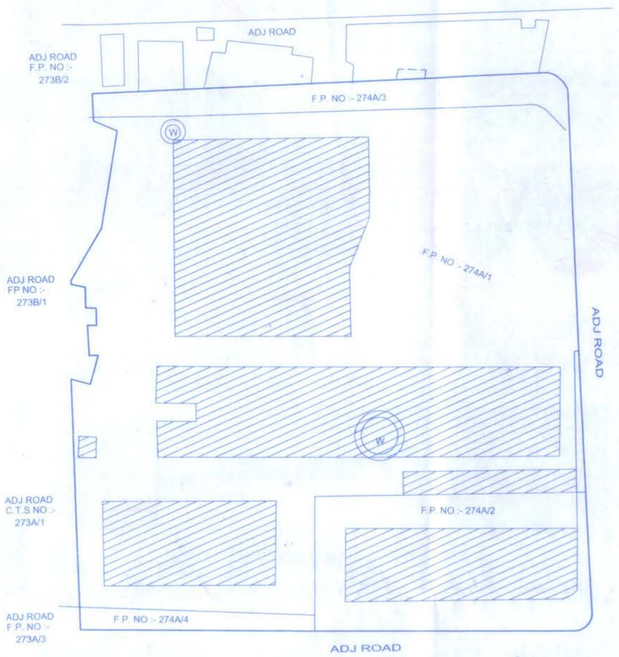
PROPOSED BLOCK PLAN

SCALE = 1:500



PLOT AREA DIAGRAM

SCALE : 1:500



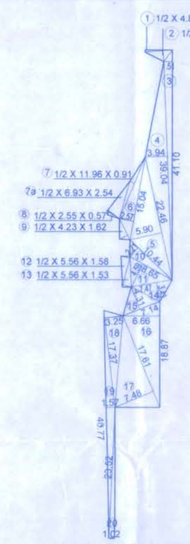
BLOCK PLAN AS PER C.T.S. PLAN

SCALE : 1:500

LOCATION PLAN.

SCALE(1:4000).

S.R.D.P. SHEET NO. - E/2



R.G 1 AREA DIAGRAM

SCALE : - 1: 100

R.G 2 AREA DIAGRAM

SCALE : - 1: 100

SUB PLOT AREA TABLE

SUB PLOT	CTS NO. 274A/1	CTS NO. 274A/3	CTS NO. 274A/4	18.30M WIDE EXISTING JAWAHAR ROAD	TOTAL
SUB PLOT (A) 18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE	--	496.40	--	--	496.40
SUB PLOT (A1) 18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE	--	--	--	1048.90	1048.90
SALE SUB PLOT (B)	3381.36	--	--	--	3381.36
REHAB SUB PLOT (C)	3328.04	--	--	--	3328.04
SUB PLOT (D) 18.30 EXISTING ROAD SET BACK SOUTH SIDE	--	--	157.50	--	157.50
TOTAL	6709.40	496.40	157.50	1048.90	8412.20

PLOT AREA STATEMENT

18.30M WIDE EXISTING JAWAHAR ROAD
SET BACK NORTH SIDE (CTS NO. 274A/3)

SUB PLOT (A)

ADDITIONS :-
a1. 1/2 X 79.77 X 6.184 = 246.65 SQ.M
a2. 1/2 X 83.07 X 5.45 = 226.37 SQ.M
a3. 1/2 X 6.06 X 4.09 = 12.39 SQ.M
a4. 1/2 X 4.65 X 0.675 = 1.57 SQ.M
a5. 1/2 X 8.82 X 4.03 = 17.77 SQ.M
TOTAL ADDITIONS = 504.75 SQ.M — (i)

DEDUCTION :-
b5. 2/3 X 8.82 X 1.42 = 8.35 SQ.M
TOTAL ADDITIONS = 8.35 SQ.M — (ii)

TOTAL 18.30 D.P.ROAD SET BACK NORTH SIDE = i - ii = 496.40 SQ.M. — (a)

18.30M WIDE EXISTING JAWAHAR ROAD
SET BACK NORTH SIDE

SUB PLOT (A1)

ADDITIONS :-
a5. 1/2 X 83.42 X 13.51 = 563.50 SQ.M
a6. 1/2 X 81.13 X 11.31 = 458.79 SQ.M
a7. 1/2 X 14.45 X 2.49 = 17.99 SQ.M
a8. 1/2 X 15.81 X 1.09 = 8.62 SQ.M
TOTAL ADDITIONS = 1048.90 SQ.M —(a1)

TOTAL 18.30 D.P.ROAD SET BACK NORTH SIDE = a + a1 = 1545.30 SQ.M — (A)

SALE SUB PLOT (B) 274A/1(PT)

ADDITIONS :-
b1. 1/2 X 5.19 X 0.36 = 0.93 SQ.M
b2. 1/2 X 83.07 X 1.53 = 63.55 SQ.M
b3. 1/2 X 77.39 X 15.28 = 591.26 SQ.M
b4. 1/2 X 14.21 X 2.13 = 15.13 SQ.M
b5. 2/3 X 8.82 X 1.42 = 8.35 SQ.M
b6. 1/2 X 4.05 X 1.23 = 2.49 SQ.M
b7. 1/2 X 4.47 X 0.434 = 0.97 SQ.M
b8. 1/2 X 80.68 X 7.99 = 322.32 SQ.M
b9. 1/2 X 88.75 X 10.19 = 452.18 SQ.M
b10. 1/2 X 88.75 X 4.45 = 197.47 SQ.M
b11. 1/2 X 88.53 X 32.832 = 1453.31 SQ.M
b12. 1/2 X 4.06 X 1.21 = 2.46 SQ.M
b13. 1/2 X 84.46 X 0.70 = 29.56 SQ.M
b14. 1/2 X 84.46 X 1.86 = 78.55 SQ.M
b15. 1/2 X 85.70 X 3.80 = 162.83 SQ.M
TOTAL ADDITIONS = 3381.36 SQ.M — (b)

REHAB SUB PLOT (C) CTS 274A/1(PT)

ADDITIONS :-
1. 1/2 X 2.16 X 0.85 = 0.92 SQ.M
2. 1/2 X 85.70 X 1.77 = 75.84 SQ.M
3. 1/2 X 88.09 X 27.53 = 1212.56 SQ.M
4. 1/2 X 88.09 X 13.90 = 612.23 SQ.M
5. 1/2 X 45.31 X 5.63 = 127.55 SQ.M
6. 1/2 X 55.93 X 14.41 = 402.96 SQ.M
7. 1/2 X 55.93 X 29.51 = 825.25 SQ.M
8. 1/2 X 40.52 X 3.49 = 70.71 SQ.M
TOTAL ADDITIONS = 3328.04 SQ.M — (c)

18.30 EXISTING ROAD SET BACK SOUTH SIDE

SUB PLOT (D) CTS 274A/4

ADDITIONS :-
d1. 1/2 X 4.11 X 1.68 = 3.45 SQ.M
d2. 1/2 X 15.83 X 3.04 = 24.06 SQ.M
d3. 1/2 X 42.00 X 3.95 = 82.95 SQ.M
d4. 1/2 X 26.94 X 3.492 = 47.04 SQ.M
TOTAL ADDITIONS = 157.50 SQ.M — (d)

TOTAL PLOT AREA :-
(A) + (b) + (c) + (d) :- 8412.20 sq.mt — (A)

R.G - 1 AREA CALCULATIONS

ADDITIONS :-
1. 1/2 X 4.85 X 0.38 = 0.92 SQ.M
2. 1/2 X 4.85 X 1.96 = 4.75 SQ.M
3. 1/2 X 41.10 X 1.51 = 31.03 SQ.M
4. 1/2 X 39.04 X 3.94 = 76.91 SQ.M
5. 1/2 X 22.46 X 5.90 = 66.26 SQ.M
6. 1/2 X 15.04 X 2.57 = 19.33 SQ.M
7. 1/2 X 11.96 X 0.91 = 5.44 SQ.M
7a. 1/2 X 6.93 X 2.54 = 8.80 SQ.M
8. 1/2 X 2.55 X 0.57 = 0.73 SQ.M
9. 1/2 X 4.23 X 1.62 = 3.43 SQ.M
10. 1/2 X10.44 X 2.21 = 11.54 SQ.M
11. 1/2 X 8.65 X 4.59 = 19.85 SQ.M
12. 1/2 X 5.56 X 1.58 = 4.39 SQ.M
13. 1/2 X 5.56 X 1.53 = 4.25 SQ.M
14. 1/2 X 7.47 X 3.43 = 12.81 SQ.M
15. 1/2 X 7.14 X 4.31 = 15.39 SQ.M
16. 1/2 X 18.87 X 6.66 = 62.84 SQ.M
17. 1/2 X 17.61 X 7.48 = 65.86 SQ.M
18. 1/2 X 17.37 X 3.25 = 28.23 SQ.M
19. 1/2 X 40.77 X 1.57 = 32.00 SQ.M
20. 1/2 X 23.52 X 1.02 = 12.00 SQ.M
TOTAL ADDITIONS = 486.76 SQ.M

R.G - 2 AREA CALCULATIONS

ADDITIONS :-
1. 1/2 X 23.02 X 4.50 = 51.80 SQ.M
2= 1/2 X 25.45 X 4.7 = 57.46 SQ.M
3. 0.66 X 6.19 X 0.66 = 2.70 SQ.M
TOTAL ADDITIONS = 111.96 SQ.M

REQUIRED SLUM PLOT R.G = TOTAL NET PLOT X 8 %
= 6332.04 X 8 % —(I)
TOTAL REQUIRED R.G. = 506.56 SQ.MT
PROPOSED R.G. = RG1 + RG2 = 486.76 + 111.96
= 598.72 SQ.M.

TABLE SHOWING BUILT-UP AREA 1,2,3

BLDG	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA REHAB	SOCIETY OFFICE AREA	ELE SUB STATION	MUNICIPAL MARKET AREA	REGULAR SALE FSI (A) COMMERCIAL TOI.	EXCE. AREA	COMM	SERVICE UTILITY AREA	PASS AREA	EXCESS BUDDHA VIHAR	RESI. RESI. AREA	MTR RM AREA	ELE. / FF DUCT AREA	D.G.SET AREA	L.V. & B.M.S ROOM AREA	SALE RESI FUNGI FSI (B)	TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF BUDDHA VIHAR	AREA OF MUNICIPAL CHOWKY	AREA OF PASSAGE REHAB	REHAB AREA FOR F.S.I PURPOSE (C) RESI	COMM	REGULAR TOTAL BUA AREA (A + C) = D	REHAB RESI. FUNGI. AREA (E)	TOTAL B.U.A WITH FUNGI. AREA (D + E + B)
REHAB BLDG NO 1	4836.32	696.13	97.46	---	---	1104.27	6.88	56.83	99.45	---	---	---	---	---	---	---	---	---	2775.30	26.06	---	---	---	---	985.24	1598.12	165.88	1927.16	504.77	2431.93
REHAB BLDG NO 2	14149.62	1728.39	278.60	---	---	---	84.30	185.83	141.53	3.48	76.82	42.42	178.53	---	---	---	---	---	11429.72	82.69	96.95	68.75	14.84	51.91	3577.15	6385.31	1152.12	8250.34	1773.60	10023.94
SALE BLDG NO 3	24232.78	4202.25	414.90	77.53	70.09	---	110.58	60.14	---	28.49	---	---	13777.78	137.82	20.27	20.25	38.98	4408.34	865.36	---	---	---	---	---	77.50	---	787.86	14982.17	---	19390.51
TOTAL	43218.72	6626.77	790.96	77.53	70.09	1104.27	201.76	302.80	240.98	31.97	76.82	42.42	13956.31	137.82	20.27	20.25	38.98	4408.34	15070.38	108.75	96.95	68.75	14.84	51.91	4639.89	7983.43	2105.86	25159.67	2278.37	31846.38
									896.75				14173.63													10089.29				
									15070.38																					

TENAMENT STATEMENT

BLDG	REHAB RESI.	REHAB R/C	REHAB SHOP	PROVISIONAL PAP AGAINST NOT ELIGIBLE T/S RESI.	COMM.	R/C	REGULAR PAP	ADDITIONAL PAP TENAMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	FITNESS CENTER	SALE SHOP	SALE OFFICE	SALE RESI.	SERVICE UTILITY ROOM	EXISTING AMENITY BUDDHA VIHAR	MUNICIPAL CHOWKY	TOTAL
REHAB BLDG NO 1	52	-	10	-	-	-	-	-	01	--	--	-	02	-	-	-	--	--	65
REHAB BLDG NO 2	133	04	58	28	16	-	27	09	03	04	03	-	-	08	04	01	01	01	300
SALE BLDG NO 3	-	-	54	-	-	-	-	-	-	-	04	02	-	-	284	01	--	--	345
TOTAL	185	04	122	28	16	-	27	09	04	04	07	02	02	07	289	02	01	01	710
			311																

FUNGIBLE FSI CALCULATION

REHAB BUILDING NO - 01

- REHAB RES. BUA X 35(%) = 1598.12 X 35(%) = 559.34 SQ.M. ——(A)
- SALE RES BUA X 35% = NIL X 35(%) = NIL SQ.M. ——(I)
- REHAB COMM. BUA X 20% = 165.88 X 20(%) = 33.18 SQ.M. ——(II)
- SALE COMM. BUA X 20% =163.16 X 20(%) = 32.63 SQ.M. ——(III)

FUNGIBLE FSI CALCULATION

REHAB BUILDING NO - 02

- REHAB RES. BUA X 35(%) = 6385.31 X 35(%) = 2234.86 SQ.M. ——(A1)
- SALE RES BUA X 35% = 178.53 X 35(%) = 62.49 SQ.M. ——(a)
- REHAB COMM. BUA X 20% = 1152.12 X 20(%) = 230.42 SQ.M.——(B1)
- SALE COMM. BUA X 20% = 534.38 X 20% = 106.88 SQ.M.——(b)

FUNGIBLE FSI CALCULATION

SALE BUILDING NO - 03

- REHAB RES. BUA X 35(%) = NIL X 35(%) = NIL ——(A1)
- SALE RES BUA X 35% = 13995.10 X 35(%) = 4898.28 SQ.M.——(a)
- REHAB COMM. BUA X 20% = 787.86 X 20(%) = 157.57 SQ.M.——(C1)
- SALE COMM. BUA X 20% = 199.21 X 20% = 39.84 SQ.M. ——(b)

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB PORTION
PERMISSIBLE REHAB RESI.FUNGI. FOR BLDG.1, 2 (A + A1) = 2794.20 SQ.M.–(A)
PERMISSIBLE REHAB COMM.FUNGI. FOR BLDG.1, 2, 3(II+B1+c1) = 421.17 SQ.M.–(i)

TOTAL PROPOSED FUNGIBLE FSI FOR REHAB PORTION
PROPOSED REHAB RESI.FUNGI. FOR BLDG.1 BLDG NO.1 = 504.77 SQ.M.–(B)
PROPOSED REHAB RESI.FUNGI. FOR BLDG.2 BLDG NO.2 = 1773.60 SQ.M.–(ii)
TOTAL PROPOSED REHAB RESI.FUNGI. BLDG.1, 2 (B+ii) = 2278.37 SQ.M.

PROPOSED FUNGI AR. REHAB COMM. = NIL SQ.M.

TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE PORTION
PERMISSIBLE COMM. SALE FUNGI AR. SALE BLDG 3 = (C) = 39.84 SQ.M.
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 1 = 32.63 SQ.M.–(C)
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 2 = 106.88 SQ.M.–(iii)
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE COMM. = 179.35 SQ.MT

PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 2 = 62.49 SQ.M.
PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 3 = 4898.28 SQ.M.
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE RESI. = 4960.77 SQ.M.

TOTAL PROPOSED FUNGIBLE FSI FOR SALE RES. = 4408.34 SQ.M.

CONTENTS OF SHEET

LAYOUT	PROPOSED BLOCK PLAN PLOT AREA DIAGRAM & AREA CALCULATION BUA STATEMENT, TABLE SHOWING TENAMENT STATEMENT LOCATION PLAN

PROFORMA 'A'

A.	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	8412.20
2	DEDUCTIONS FOR	
	a. 18.30 M WIDE EXISTING JAWAHAR ROAD SET BACK AREA NORTH SIDE	1545.30
	b. 18.30 M EXISTING JETHABHAI LANE SETBACK AREA SOUTH SIDE	157.50
	c. ANY RESERVATION - MUNCIPLE MARKET LAND COMPONENT 1104.27 / 3 = 368.09	368.09
	TOTAL (a + b + c)	2070.89
3	BALANCE AREA PLOT (1 - 2)	6341.31
4	DEDUCTION FOR	
	a. RECREATION GROUND	--
	b. INTERNAL ROAD	--
	c. TOTAL (a + b)	--
5	NET AREA OF THE PLOT (3 - 4)	6341.31
6	ADDITIONS FOR FSI PURPOSE (2 (a) 100%, 2 (b) 100%, 2 (c) 100%)	2070.89
7	TOTAL AREA (5 + 6)	8412.20
8	FSI PERMISSIBLE ON PLOT	3.00
9	PERMISSIBLE BUA FOR SCHEME (7x8)	25236.60
10	PROPOSED REHAB COMPONENT FOR SCHEME	15070.38
11	PERMISSIBLE SALE COMPONENT FOR SCHEME	15070.38
12	PERMISSIBLE SALE BUA IN SITU	15070.38
13	PROPOSED AREA TOTAL REGULAR FSI REHAB BLDG 1 REHAB = 1764.00 SALE = 163.16 REHAB BLDG 2 REHAB = 7537.43 SALE = 712.91 SALE BLDG 3 REHAB = 787.86 SALE = 14194.31	25159.67
14	TOTAL PROPOSED FUNGI AREA REHAB BLDG 1 REHAB FUNGI = 504.77 SALE FUNGI = - REHAB BLDG 2 REHAB FUNGI = 1773.60 SALE FUNGI = - SALE BLDG 3 REHAB FUNGI = - SALE FUNGI = 4408.34	6686.71
15	TOTAL BUILT UP AREA PROPOSED WITH FUNGI (12 + 13) REHAB BLDG 1 REHAB = 2268.77 SALE = 163.16 REHAB BLDG 2 REHAB = 9311.01 SALE = 712.91 SALE BLDG 3 REHAB = 787.86 SALE = 18602.65	31846.36
16	TOTAL BUILT UP AREA PROPOSED (13)	25159.67
17	FSI CONSUMED (16/7)	2.99

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 5808(pt) CORRESPONDING NEW F.P.NO. 274A/1,274A/3,274A/4 & EXISTING AREA UNDER 18.30 M WIDE JAWAHAR ROAD OF TPS -III OF VILLAGE GHATKOPAR, JAWAHAR ROAD, AT GHATKOPAR EAST, MUMBAI.
FOR ' NALANDA SRA. C.H.S. LTD.'

NAME OF THE OWNER AND SIGNATURE

For Money Magnum Nest Pvt. Ltd.
MONEY MAGNUM NEST PVT. LTD.
Director

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

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME ON DATED 19-07-2013 AND ADDITIONAL PLOT IS SURVYED BY ME ON DATED 1-12-2016 THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO- 8412.20 sq.m. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIPTOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

This cancels approval to the Previous Plans sanctioned under no. SRA/ENG/2163/N/ML/AP
Dated 22/01/2020

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/2163/N/ML/AP
Dt.
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102 / B - WING, 11TH FLOOR, SHAH ARCADE - II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TEL / FAX - 7715951475