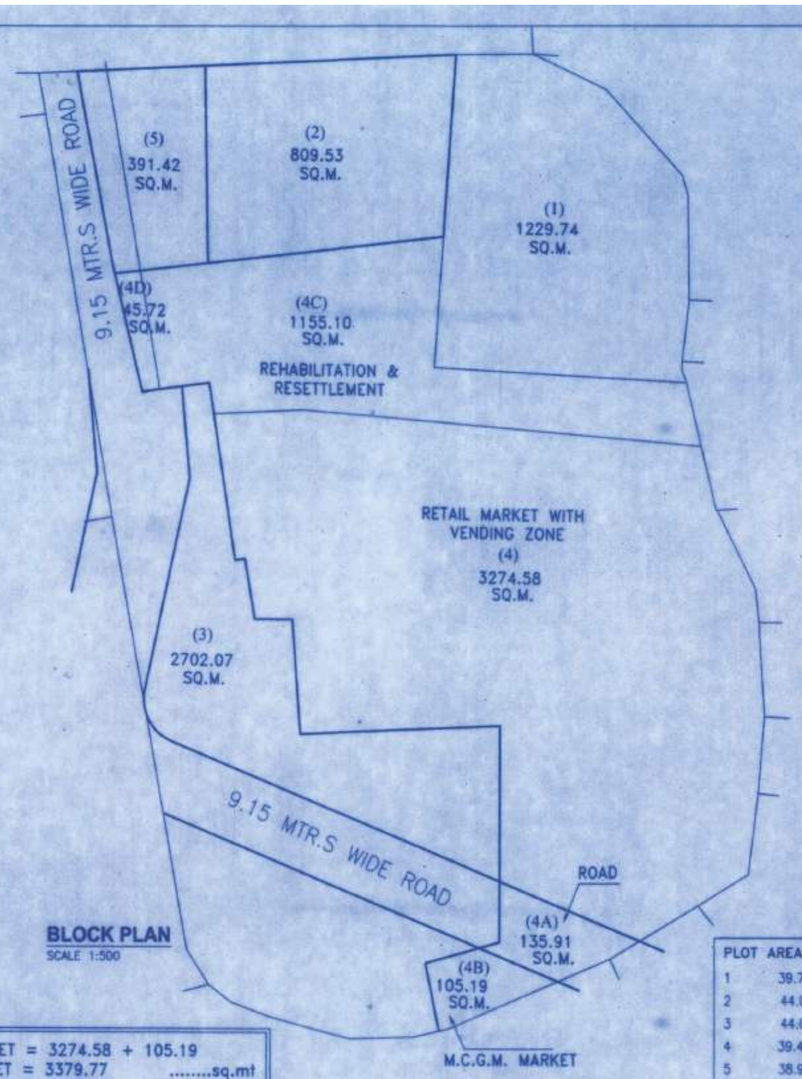
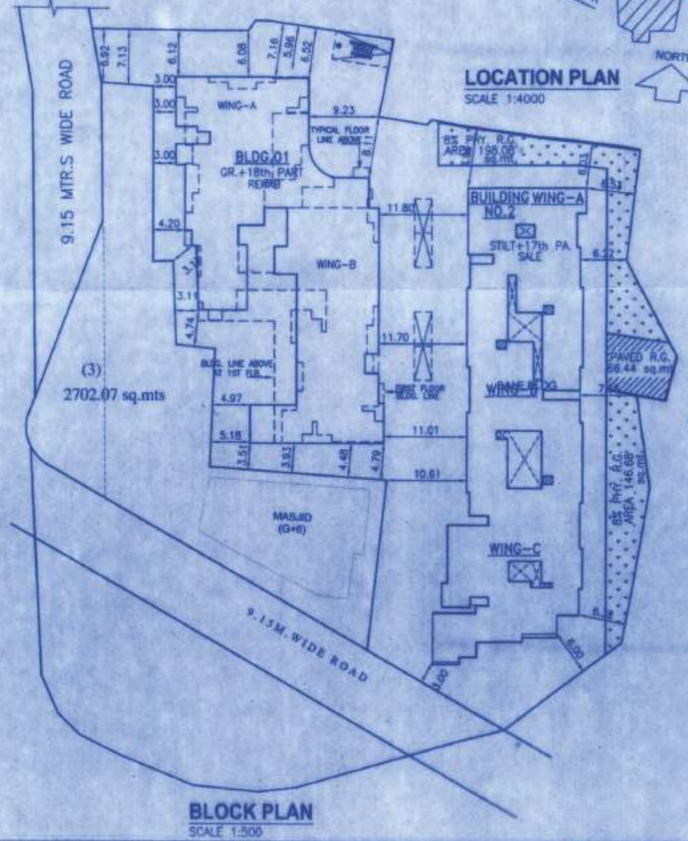


BLOCK PLAN
SCALE 1:500

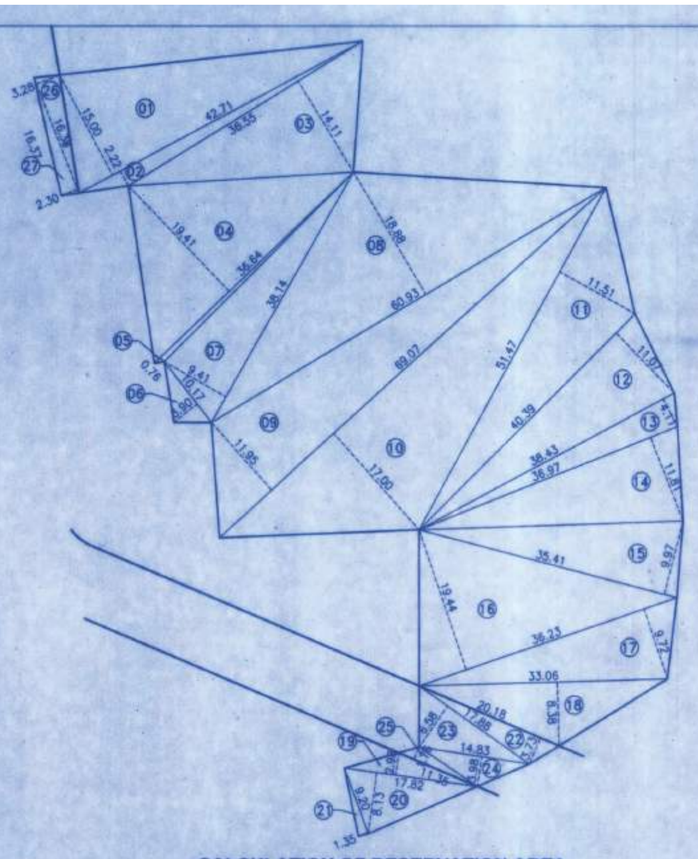
RETAIL MARKET	= 3274.58 + 105.19	
RETAIL MARKET	= 3379.77	.....sq.mt
R & R	= 1155.10	.....sq.mt
D.P. ROAD	= 135.91 + 45.72	
D.P. ROAD	= 181.63	.....sq.mt
TOTAL PLOT AREA	= 4716.50	.....sq.mt

LOCATION PLAN
SCALE 1:4000

NOTE: 1 NO. OF LOADING & UNLOADING PARKING



BLOCK PLAN
SCALE 1:500



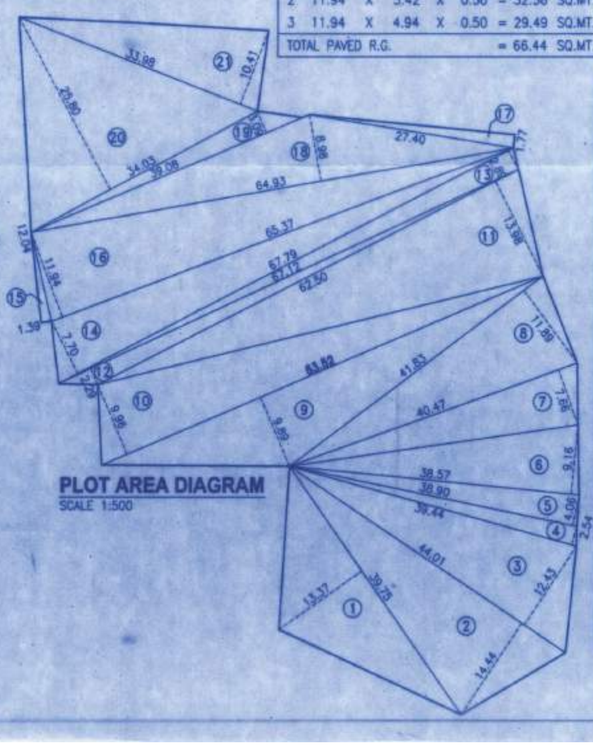
CALCULATION OF RESERVATION AREA
SCALE 1:500

PLOT AREA CALCULATION:–						
1	39.75	X	13.37	X	0.5	= 265.73 SQ.MT.
2	44.01	X	14.44	X	0.5	= 317.75 SQ.MT.
3	44.01	X	12.43	X	0.5	= 273.52 SQ.MT.
4	39.44	X	2.54	X	0.5	= 50.09 SQ.MT.
5	38.90	X	4.06	X	0.5	= 78.97 SQ.MT.
6	38.57	X	9.16	X	0.5	= 176.65 SQ.MT.
7	40.47	X	7.66	X	0.5	= 155.00 SQ.MT.
8	41.83	X	11.89	X	0.5	= 248.88 SQ.MT.
9	63.52	X	9.89	X	0.5	= 314.11 SQ.MT.
10	63.52	X	9.96	X	0.5	= 316.33 SQ.MT.
11	62.50	X	13.98	X	0.5	= 436.88 SQ.MT.
12	67.12	X	2.29	X	0.5	= 76.85 SQ.MT.
13	67.79	X	2.89	X	0.5	= 97.96 SQ.MT.
14	67.79	X	7.70	X	0.5	= 260.99 SQ.MT.
15	12.04	X	1.39	X	0.5	= 8.37 SQ.MT.
16	65.37	X	11.94	X	0.5	= 390.26 SQ.MT.
17	27.40	X	1.77	X	0.5	= 24.25 SQ.MT.
18	64.93	X	8.98	X	0.5	= 291.54 SQ.MT.
19	39.08	X	3.09	X	0.5	= 60.38 SQ.MT.
20	34.03	X	25.80	X	0.5	= 438.99 SQ.MT.
21	33.98	X	10.41	X	0.5	= 176.87 SQ.MT.
TOTAL						=4460.17 SQ.MT.

AREA CAL. FOR RESERVED PLOT:–						
1	42.71	X	15.00	X	0.5	= 320.32 SQ.MT.
2	42.71	X	2.22	X	0.5	= 47.41 SQ.MT.
3	36.55	X	14.11	X	0.5	= 257.86 SQ.MT.
4	36.64	X	19.41	X	0.5	= 355.59 SQ.MT.
5	36.64	X	0.76	X	0.5	= 13.92 SQ.MT.
6	10.17	X	3.90	X	0.5	= 19.83 SQ.MT.
7	38.14	X	9.41	X	0.5	= 179.45 SQ.MT.
8	60.93	X	18.88	X	0.5	= 575.18 SQ.MT.
9	69.07	X	11.95	X	0.5	= 412.69 SQ.MT.
10	69.07	X	17.00	X	0.5	= 587.09 SQ.MT.
11	51.47	X	11.51	X	0.5	= 296.21 SQ.MT.
12	40.39	X	11.07	X	0.5	= 223.56 SQ.MT.
13	38.43	X	4.11	X	0.5	= 78.97 SQ.MT.
14	36.97	X	11.81	X	0.5	= 218.31 SQ.MT.
15	35.41	X	9.97	X	0.5	= 176.52 SQ.MT.
16	36.23	X	19.44	X	0.5	= 352.15 SQ.MT.
17	36.23	X	9.72	X	0.5	= 176.08 SQ.MT.
18	33.06	X	8.38	X	0.5	= 138.52 SQ.MT.
19	17.82	X	2.98	X	0.5	= 26.55 SQ.MT.
20	17.82	X	8.13	X	0.5	= 72.44 SQ.MT.
21	9.20	X	1.35	X	0.5	= 6.21 SQ.MT.
22	20.18	X	3.73	X	0.5	= 37.64 SQ.MT.
23	17.88	X	6.58	X	0.5	= 58.83 SQ.MT.
24	14.83	X	3.98	X	0.5	= 29.51 SQ.MT.
25	11.35	X	1.75	X	0.5	= 9.93 SQ.MT.
26	16.39	X	3.28	X	0.5	= 26.88 SQ.MT.
27	16.39	X	2.30	X	0.5	= 18.85 SQ.MT.
TOTAL						=4716.50 SQ.MT.

RESERVED AREA = 4429.68 sq.mt
SET BACK=135.91 M.C.G.M.=105.19

C)PAVED R.G. AREA CALCULATION:–						
1	7.65	X	1.20	X	0.50	= 4.59 SQ.MT.
2	11.94	X	5.42	X	0.50	= 32.36 SQ.MT.
3	11.94	X	4.94	X	0.50	= 29.49 SQ.MT.
TOTAL PAVED R.G.						= 66.44 SQ.MT.



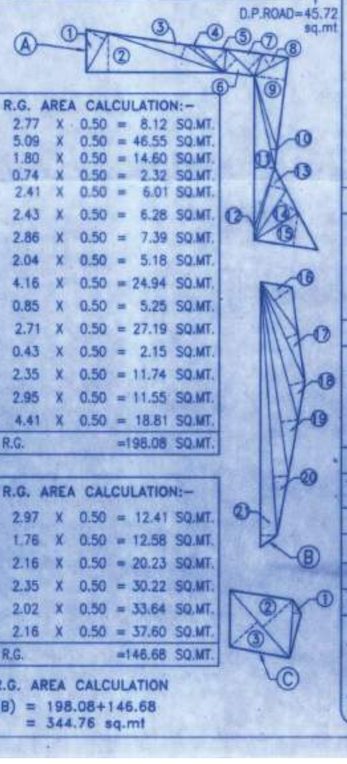
PLOT AREA DIAGRAM
SCALE 1:500

A) 8% PHY. R.G. AREA CALCULATION:–						
1	5.86	X	2.77	X	0.50	= 8.12 SQ.MT.
2	18.29	X	5.09	X	0.50	= 46.55 SQ.MT.
3	16.22	X	1.80	X	0.50	= 14.60 SQ.MT.
4	6.26	X	0.74	X	0.50	= 2.32 SQ.MT.
5	4.99	X	2.41	X	0.50	= 6.01 SQ.MT.
6	5.17	X	2.43	X	0.50	= 6.28 SQ.MT.
7	5.17	X	2.86	X	0.50	= 7.39 SQ.MT.
8	5.08	X	2.04	X	0.50	= 5.18 SQ.MT.
9	11.99	X	4.16	X	0.50	= 24.94 SQ.MT.
10	12.35	X	0.85	X	0.50	= 5.25 SQ.MT.
11	20.07	X	2.71	X	0.50	= 27.19 SQ.MT.
12	9.99	X	0.43	X	0.50	= 2.15 SQ.MT.
13	9.99	X	2.35	X	0.50	= 11.74 SQ.MT.
14	7.83	X	2.95	X	0.50	= 11.55 SQ.MT.
15	8.53	X	4.41	X	0.50	= 18.81 SQ.MT.
TOTAL 8% PHY. R.G.						=198.08 SQ.MT.

B) 8% PHY. R.G. AREA CALCULATION:–						
16	8.36	X	2.97	X	0.50	= 12.41 SQ.MT.
17	14.30	X	1.76	X	0.50	= 12.58 SQ.MT.
18	18.73	X	2.16	X	0.50	= 20.23 SQ.MT.
19	25.72	X	2.35	X	0.50	= 30.22 SQ.MT.
20	33.31	X	2.02	X	0.50	= 33.64 SQ.MT.
21	34.82	X	2.16	X	0.50	= 37.60 SQ.MT.
TOTAL 8% PHY. R.G.						=146.68 SQ.MT.

TOTAL 8% R.G. AREA CALCULATION
(A) + (B) = 198.08+146.68
= 344.76 sq.mt

D.P.ROAD=45.72 sq.mt



FORM-I SHEET NO.1/5

A		AREA STATEMENT	SQ.MTS.
1		TOTAL AREA OF PLOT	4716.50
2		DEDUCTIONS FOR	
	a	SETBACK	181.63
	b	ANY RESERVATION	
		(MUNICIPAL RETAIL MARKET & MUNI. MARKET)=3379.77X20%=675.95 sq.mt	3 225.32
3		TOTAL(a+b+c)	406.95
4		BALANCE PLOT AREA(1–3)	4309.55
5		DEDUCTION FOR 8% R.G. IF DEDUCTIBLE (4309.55 x 8% =344.76 sq.mt)	--
6		Net plot area	4309.55
7		Additional for FSI purpose	
	a	Setback	181.63
	b	Any reservation (Retail Market=675.95 SQ.MT 3)	225.32
	d	TOTAL (a+b+c)	406.95
8		PLOT AREA FOR FSI COMPUTATION on gross (6+7)	4716.50
9		MAX. F.S.I. PERMISSIBLE ON PLOT (Road width is 9.15)	3.00
10		BUA PERMISSIBLE on plot (8x9)	14149.50
11		Approved Rehab Built up area	7289.70
12		Amenity BUA & common passage	2643.65
13		Rehab Component (11+12)	9933.35
14		SALE COMPONENT (same as above 13)	9933.35
15		Incentive FSI (9933.35 x 1.05=10430.02)	10430.02
16		Total BUA SANCTIONED FOR PROJECT (11+15)	17719.72
17		Total FSI SANCTIONED FOR PROJECT (16/8)	3.756
18		SALE BUA Proposed on SITU	10430.02
19		TDR generated	NIL
20		Area of Reservation to be handed over a)setback	181.63
21		Proposed sale BUA	10424.08
	B)	Proposed BUA Statement (Rahab + Sale)	
23		Approved BUA for Rehab Building No.01	7289.70
24		Aprroved BUA for Sale Building No.01	5.14
25		Proposed BUA for Sale Building No.02	10423.69
28		Total BUA (23+24+25)	17718.53
30		BALANCE (16–26)	1.19
	C)	TENEMENT STATEMENT	
31		NO. OF TENEMENT PROPOSED FOR SALE BUILDING (RESIDENTIAL)	218 NOS.

FORM-II SHEET NO.1/5

contents of sheet

PROFORMA "A", AREA DIA. LOCATION PLAN, BLOCK PLAN & COMPOUND WALL SECTION OF SALE BLDG. NO.02

stamp of date of receipt of plan

stamp of approval of plan

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/KW/4761/20/PS/200 812.21/AP/SALE Dt... 26 FEB 2021
Executive Engineer
Slum Rehabilitation Authority

certificate of area | *architect signature*

Certified that I have surveyed the plot under reference on dd–mm–yy and that the dimension of the sides, etc. of of the plot stated on plan are as measured on site and the area so worked out is *4716.50 sq.mts. and tallies with the area stated in the document of ownership / Town Planning Scheme Records.

description of proposal and property

Proposed sale building no.2 on slum rehabilitation scheme on plot bearing c.t.s. no.815 (pt.) of village Andheri (west). Mumbai.

name of owner | *owner signature*

M/S. PRIME INFRABUILDCON PVT.LTD.

job no.	date	drg. no.	scale	checked by	drawn by
--			AS SHOWN		NILOFAR

office ref. no.: | *architect signature*

architect *architect*

M/S.t.n.hasan
B–14,1st Flr., Bindya CHS, 51–Hill Road, Bandra (W), Mumbai. Tel.26418052