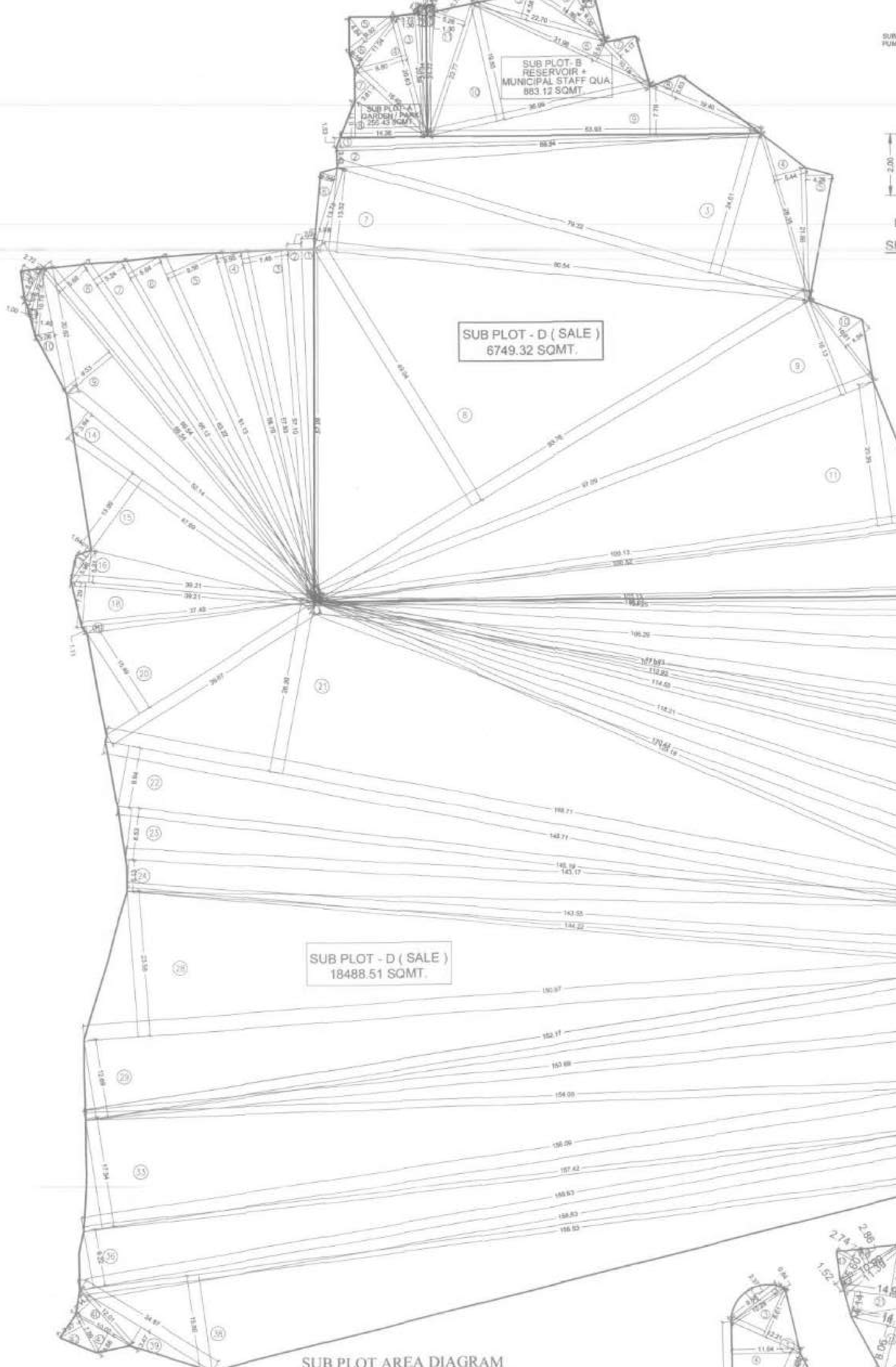
CONTENT OF THE SHEET

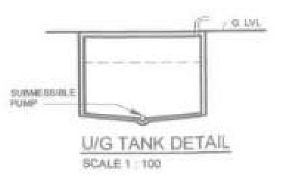
LAYOUT SHEET
PLOT AREA LINE DIAGRAM, BLOCK PLAN
TENEMENTS & BUILT UP AREA STATEMENT.
CAR PARKING AREA STATEMENT.
AMENDED APPROVAL OF PLAN

This cancels Approval to the Previous Plans sanctioned under no. F-N / ST40VT / 0064 / 20140719 / AP / SB-2
Dated 21/09/2020

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ F.N ST40VT / 0064 / 20140719 / AP / SB-2,
16 NOV 2021
Executive Engineer
Slum Rehabilitation Authority

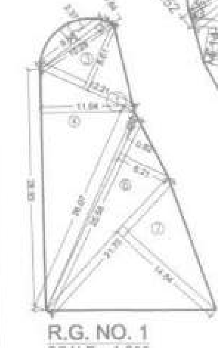


SUB PLOT AREA DIAGRAM
SCALE : - 1:500

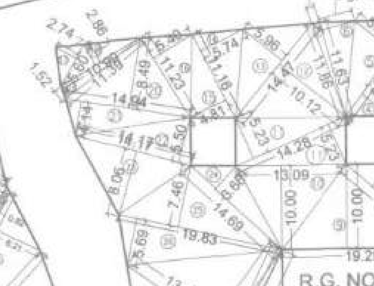


U/G TANK DETAIL
SCALE 1 : 100

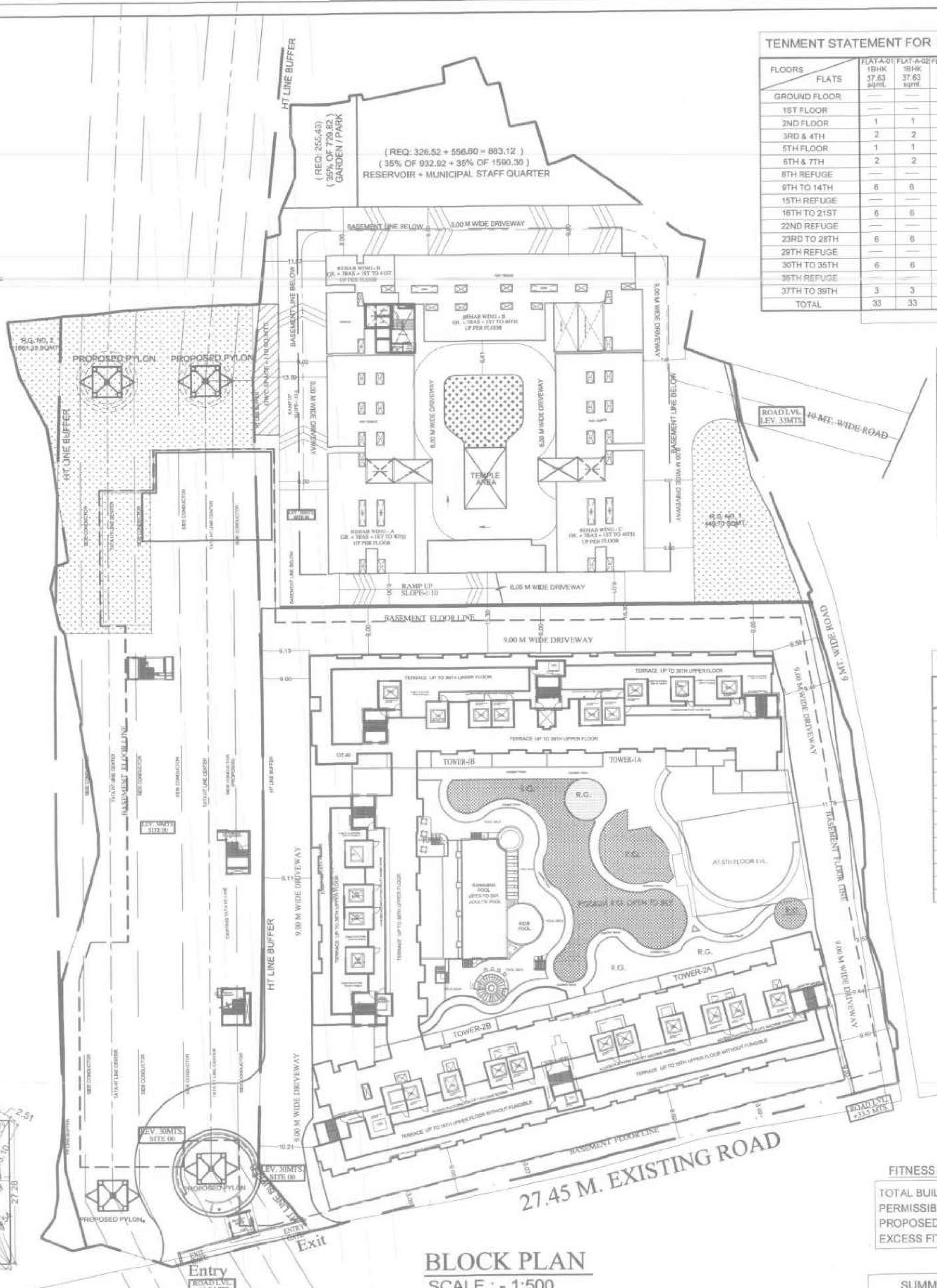
SECTION THRO.' COMPOUND WALL.



R.G. NO. 1
SCALE :- 1:500



R.G. NO. 2
SCALE : - 1:500



BLOCK PLAN
SCALE : - 1:500

TENMENT STATEMENT FOR SALE BUILDING TOWER - 1A

FLOORS / FLATS	FLAT-A-01 1BHK 37.63 sqmt.	FLAT-A-02 1BHK 37.63 sqmt.	FLAT-A-03 1BHK 37.49 sqmt.	FLAT-A-04 1BHK 37.49 sqmt.	FLAT-A-05 2BHK 55.62 sqmt.	FLAT-A-06 3BHK 77.33 sqmt.	FLAT-A-07 1BHK 37.49 sqmt.	FLAT-A-08 1BHK 37.49 sqmt.	FLAT-A-09 2BHK 56.83 sqmt.	FLAT-A-10 1BHK 58.83 sqmt.
GROUND FLOOR	—	—	—	—	—	—	—	—	—	—
1ST FLOOR	—	—	—	—	—	—	—	—	—	—
2ND FLOOR	1	1	1	1	1	—	—	—	—	1
3RD & 4TH	2	2	2	2	2	—	—	—	2	2
5TH FLOOR	1	1	1	1	1	1	1	1	1	1
6TH & 7TH	2	2	2	2	2	2	2	2	2	2
8TH REFUGE	—	—	—	1	1	1	1	1	1	1
9TH TO 14TH	6	6	6	6	6	6	6	6	6	6
15TH REFUGE	—	—	—	1	1	1	1	1	1	1
16TH TO 21ST	6	6	6	6	6	6	6	6	6	6
22ND REFUGE	—	—	—	1	1	1	1	1	1	1
23RD TO 28TH	6	6	6	6	6	6	6	6	6	6
29TH REFUGE	—	—	—	1	1	1	1	1	1	1
30TH TO 35TH	6	6	6	6	6	6	6	6	6	6
36TH REFUGE	—	—	1	1	1	1	1	1	1	1
37TH TO 39TH	3	3	3	3	3	3	3	3	3	3
TOTAL	33	33	34	38	38	35	35	35	37	38
	356									

TENMENT STATEMENT FOR SALE BUILDING TOWER - 1B

FLOORS / FLATS	FLAT-B-01 2BHK 56.83 sqmt.	FLAT-B-02 2BHK 56.83 sqmt.	FLAT-B-03 1BHK 37.50 sqmt.	FLAT-B-04 3BHK 77.00 sqmt.	FLAT-B-05 2BHK 59.76 sqmt.	FLAT-B-06 1BHK 37.49 sqmt.	FLAT-B-07 1BHK 37.49 sqmt.	FLAT-B-08 1BHK 37.63 sqmt.	FLAT-B-09 1BHK 37.63 sqmt.	FLAT-B-10 1BHK 37.49 sqmt.
GROUND FLOOR	—	—	—	—	—	—	—	—	—	—
1ST FLOOR	—	—	—	1	1	1	1	—	—	—
2ND FLOOR	1	1	1	1	1	1	1	1	1	1
3RD & 4TH	2	2	2	2	2	2	2	2	2	2
5TH FLOOR	1	1	1	1	1	1	1	1	1	1
6TH & 7TH	2	2	2	2	2	2	2	2	2	2
8TH REFUGE	1	1	1	1	1	1	—	—	—	—
9TH TO 14TH	6	6	6	6	6	6	6	6	6	6
15TH REFUGE	1	1	1	1	1	1	—	—	—	—
16TH TO 21ST	6	6	6	6	6	6	6	6	6	6
22ND REFUGE	1	1	1	1	1	1	—	—	—	—
23RD TO 28TH	6	6	6	6	6	6	6	6	6	6
29TH REFUGE	1	1	1	1	1	1	—	—	—	—
30TH TO 35TH	6	6	6	6	6	6	6	6	6	6
36TH REFUGE	1	1	1	1	1	1	1	1	—	—
37TH TO 39TH	3	3	3	3	3	3	3	3	3	3
TOTAL	38	38	38	39	39	39	35	34	33	33
	366									

TENMENT STATEMENT FOR SALE BUILDING TOWER - 2A

FLOORS / FLATS	FLAT-A-01 2BHK 56.83 sqmt.	FLAT-A-02 2BHK 56.83 sqmt.	FLAT-A-03 2BHK 56.83 sqmt.	FLAT-A-04 2BHK 56.83 sqmt.	FLAT-A-05 3BHK 74.41 sqmt.	FLAT-A-06 3BHK 76.29 sqmt.	FLAT-A-07 1BHK 37.41 sqmt.	FLAT-A-08 1BHK 37.41 sqmt.	FLAT-A-09 1BHK 37.41 sqmt.	FLAT-A-10 1BHK 37.41 sqmt.	FLAT-A-11 1BHK 37.41 sqmt.	FLAT-A-12 1BHK 37.41 sqmt.
GROUND FLOOR	—	—	—	—	—	—	—	—	—	—	—	—
1ST FLOOR	—	—	—	—	—	—	—	—	—	—	—	—
2ND FLOOR	1	1	1	1	1	—	—	—	—	—	—	—
3RD & 4TH	2	2	2	2	2	2	2	2	2	2	2	2
5TH TO 7TH	3	3	3	3	3	3	3	3	3	3	3	3
8TH REFUGE	1	1	1	1	1	1	1	1	—	—	—	—
9TH TO 14TH	6	6	6	6	6	6	6	6	6	6	6	6
15TH REFUGE	1	1	1	1	1	1	1	1	—	—	—	—
16TH FLR.	1	1	1	1	1	1	1	1	1	1	1	1
TOTAL	15	15	15	15	15	14	14	14	12	12	12	12
	165											

TENMENT STATEMENT FOR SALE BUILDING TOWER - 2B

FLOORS / FLATS	FLAT-B-01 1BHK 37.41 sqmt.	FLAT-B-02 1BHK 37.41 sqmt.	FLAT-B-03 1BHK 37.41 sqmt.	FLAT-B-04 1BHK 37.41 sqmt.	FLAT-B-05 1BHK 37.22 sqmt.	FLAT-B-06 3BHK 76.89 sqmt.	FLAT-B-07 3BHK 67.84 sqmt.	FLAT-B-08 1BHK 36.46 sqmt.	FLAT-B-09 2BHK 56.83 sqmt.	FLAT-B-10 2BHK 56.83 sqmt.	FLAT-B-11 2BHK 56.83 sqmt.
GROUND FLOOR	—	—	—	—	—	—	—	—	—	—	—
1ST FLOOR	—	—	—	—	—	—	1	—	—	—	—
2ND FLOOR	—	—	—	—	—	—	1	1	1	1	1
3RD & 4TH	2	2	2	2	2	2	2	2	2	2	2
5TH TO 7TH	3	3	3	3	3	3	3	3	3	3	3
8TH REFUGE	—	—	—	—	1	1	1	1	1	1	1
9TH TO 14TH	6	6	6	6	6	6	6	6	6	6	6
15TH REFUGE	—	—	—	—	1	1	1	1	1	1	1
16TH FLR.	1	1	1	1	1	1	1	1	1	1	1
TOTAL	12	12	12	12	14	14	16	15	15	15	15
	152										

TENMENT STATEMENT FOR SALE BUILDING TOWER - 3

FLOORS / FLATS	FLAT-01 3BHK 75.19 sqmt.	FLAT-02 2BHK 56.83 sqmt.	FLAT-03 2BHK 56.83 sqmt.	FLAT-04 3BHK 73.51 sqmt.	FLAT-05 3BHK 77.06 sqmt.	FLAT-06 2BHK 56.83 sqmt.	FLAT-07 2BHK 56.83 sqmt.	FLAT-08 3BHK 75.86 sqmt.	FLAT-08 1BHK 42.78 sqmt.
1ST	—	—	—	—	1	1	1	1	—
2ND	—	—	—	—	1	1	1	1	—
3RD & 4TH	2	2	2	2	2	2	2	2	—
5TH TO 7TH	3	3	3	3	3	3	3	3	—
8TH REFUGE	1	1	1	1	1	—	—	1	—
9TH TO 14TH	6	6	6	6	6	6	6	6	—
15TH REFUGE	1	1	1	1	1	—	—	1	—
16TH TO 21ST	6	6	6	6	6	6	6	6	—
22ND REFUGE	1	1	1	1	1	—	—	1	—
23RD TO 28TH	6	6	6	6	6	6	6	6	—
29TH REFUGE	1	1	1	1	1	—	—	1	—
30TH TO 35TH	6	6	6	6	6	6	6	6	—
36TH REFUGE	1	1	1	1	1	—	—	1	1
37TH TO 39TH	3	3	3	3	3	3	3	3	—
TOTAL	37	37	37	37	39	34	34	39	1
	295								

TOTAL PARKING STATEMENT

FLOOR	TYPE OF CAR		TOTAL
	BIG	SMALL	
2ND BASEMENT	203	202	405
1ST BASEMENT	189	162	351
GROUND	90	146	236
1ST FLOOR	142	192	334
TOTAL CAR	624	702	1326

CAR PARKING AREA STATEMENT (SALE - WING)(AS PER LOI)

SR. NO.	CARPET AREA OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK./FLAT	PARKING REQUIRED	DCR Clause NO.
1)	PARKING REQUIRED FOR SALE RESIDENTIAL					
	UP TO 45.00 SQ.MT	829	1 PARKING FOR 4 TENEMENT	829/4	207.25	44 (2) (Tab. No.21) (1)(i)
	45.00 TO 60.00 SQ.MT	636	1 PARKING FOR 2 TENEMENT	636/2	318.00	
	60.00 TO 90.00 SQ.MT	377	1 PARKING FOR 1 TENEMENT	377/1	377.00	
	ABOVE 90 SQ.MT	NIL	1 PARKING FOR 0.5 TENEMENT	NIL	NIL	
	TOTAL	1842			902.25	
2)	25% ADDITIONAL PARKING FOR VISITORS (25% OF 1)			25% (902.25)	225.56	
3)	MINIMUM PARKING REQUIRED FOR RESIDENTIAL (1+2)				1127.81	
4)	PARKING REQUIRED FOR SALE COMMERCIAL					
	SALE SHOPS 3601.31 SQ.MT		1 PARKING FOR 40 SQ.MT UPTO AREA 800 SQ.MT	800/40	20	44 (2) (Tab. No.21) (3)
			1 PARKING FOR 80 SQ.MT	3601.31 - 800 = 2801.31 / 80	35.01	
			TOTAL		55.01	
5)	10% ADDITIONAL PARKING FOR NON RESIDENTIAL USERS (10% X 4)			10% (55.01)	5.50	44 (2) (Note iii)
6)	MINIMUM PARKING REQUIRED FOR COMMERCIAL (4+5)				60.51	
7)	TOTAL MINIMUM PARKING REQUIRED FOR SALE (3+6)				1188.32	
8)	TOTAL MINIMUM PARKING PROPOSED				1188.32	
9)	10% ADDITIONAL PARKING PERMITTED FREE OF FSI AS VEHICLE HOLDING AREA, WHERE ENTIRE PARKING IS PROPOSED BY MECHANICAL MEANS (10% on 1+4)			NA	NA	44 (8)(iii) (Note iii)
10)	50% ADDITIONAL PARKING PERMITTED FREE OF FSI AND WITHOUT PAYMENT OF PREMIUM (50% on 1+4)			50% (902.25+55.01) 50% (57.26)	478.63	31 (1)(xi)
11)	TOTAL PARKING PERMISSIBLE FREE OF FSI AND WITHOUT PAYMENT OF PREMIUM (8+10)			1666.95	1667.00	
12)	TOTAL MINIMUM REQUIRED (1127.81 + 60.51)			1188.32	1188.00	
13)	ADDITIONAL PARKING PROPOSED			138.00	138.00	
14)	TOTAL PARKING PROPOSED (MINIMUM REQ + ADDITIONAL PROP)				1326	

FITNESS CENTER AREA STATEMENT SALE (AS PER LOI)

TOTAL BUILT UP AREA	=	114417.46 sq.mt.
PERMISSIBLE FITNESS CENTER AREA (2%)	=	2288.35 sq.mt.
PROPOSED FITNESS CENTER AREA	=	2542.99 sq.mt.
EXCESS FITNESS CENTER AREA	=	254.64 sq.mt.

SUMMARY OF BUILT UP AREA FOR SALE BUILDING TOWER -1

FLOORS	CONSTRUCTION AREA	ST. LIFT & LOBBY AREA	ENTRANCE LOBBY	SERVANT TOILET	SERVICE AREA	METER ROOM	SOCIETY OFFICE	SUBSTATI. AREA	FITNESS CENTER	ED & FD AREA	REFUGE AREA	TOTAL B.U.A. AREA
GROUND FLOOR	1223.70	273.28	111.71	59.25	258.14	147.81	53.69	312.51	—	7.31	—	—
1ST FLOOR	723.90	301.59	56.95	32.67	19.45	—	—	—	46.91	8.99	—	257.34
2ND FLOOR	2016.15	310.83	—	—	—	—	—	—	834.16	8.63	—	862.53
3RD & 4TH	1872.45 X 2 3744.90	310.86 X 2 621.72	—	—	—	—	—	—	627.53 X 2 1255.06	8.63 X 2 17.26	—	925.43 X 2 1850.86
5TH FLOOR	1372.83	268.15	—	—	—	—	—	—	—	8.63	—	1096.05
6TH & 7TH	1372.83 X 2 2745.66	268.15 X 2 536.30	—	—	—	—	—	—	—	8.63 X 2 17.26	—	1096.05 X 2 2192.10
8TH REFUGE	1383.24	268.15	—	—	—	—	—	—	—	8.63	304.44	802.02
9TH TO 14TH	1372.83 X 6 8236.98	268.15 X 6 1608.90	—	—	—	—	—	—	—	8.63 X 6 51.78	—	1096.05 X 6 6576.30
15TH REFUGE	1383.24	268.15	—	—	—	—	—	—	—	8.63	304.44	802.02
16TH TO 21ST	1372.83 X 6 8236.98	268.15 X 6 1608.90	—	—	—	—	—	—	—	8.63 X 6 51.78	—	1096.05 X 6 6576.30
22ND REFUGE	1383.24	268.15	—	—	—	—	—	—	—	8.63	304.44	802.02
23RD TO 28TH	1372.83 X 6 8236.98	268.15 X 6 1608.90	—	—	—	—	—	—	—	8.63 X 6 51.78	—	1096.05 X 6 6576.30
29TH REFUGE	1383.24	268.15	—	—	—	—	—	—	—	8.63	304.44	802.02
30TH TO 35TH	1372.83 X 6 8236.98	268.15 X 6 1608.90	—	—	—	—	—	—	—	8.63 X 6 51.78	—	1096.05 X 6 6576.30
36TH REFUGE	1383.48	268.15	—	—	—	—	—	—	—	8.63	178.65	928.05
37TH TO 39TH	1372.83 X 3 4118.49	268.15 X 3 804.45	—	—	—	—	—	—	—	8.63 X 3 25.89	—	1096.05 X 3 3288.15
TOTAL	55809.99	10892.67	168.66	91.92	277.59	147.81	53.69	312.51	2136.13	344.24	1396.41	39988.36

TOTAL SALE BUILT UP AREA

TOWER	FLOOR	REGULAR F.S.I. COMMERCIAL	REGULAR F.S.I. RESIDENTIAL
REHAB BUILDING	GROUND	15.24	—
TOWER - 1	GR. TO 39TH	—	39988.36
TOWER - 2	GR. TO 16TH	3586.07	18827.45
TOWER - 3	GR. TO 39TH	—	23103.95
	TOTAL	3601.31	81919.76
		85521.07	

SUMMARY OF BUILT UP AREA FOR SALE BUILDING TOWER - 2

FLOORS	CONSTRUCTION AREA	ST. LIFT & LOBBY AREA RESID.	ST. LIFT & LOBBY AREA COMME.	METER ROOM	SERVICE AREA	SERVANT TOILET	ENTRANCE LOBBY	ED & FD AREA	REFUGE AREA	TOTAL BUILT UP AREA COMME.	TOTAL BUILT UP AREA RESID.	EXCESS REFUGE AREA
GROUND FLOOR	1943.21	309.13	180.64	66.60	23.96	—	95.12	11.22	—	1256.54	—	—
1ST FLOOR	1859.60	336.31	180.64	—	22.76	—	67.22	10.40	—	1165.30	76.97	—
2ND FLOOR	2339.48	301.08	180.66	—	—	—	—	10.31	—	1164.23	683.20	—
3RD TO 7TH	1629.46 X 5 8147.30	300.62 X 5 1503.10	—	—	—	—	—	10.26 X 5 51.30	—	—	1318.58 X 5 6592.90	—
8TH REFUGE	1664.54	300.62	—	—	—	—	—	10.26	370.95	—	982.71	—
9TH TO 14TH	1629.46 X 6 9776.76	300.62 X 6 1803.72	—	—	—	—	—	10.26 X 6 61.56	—	—	1318.58 X 6 7911.48	—
15TH REFUGE	1664.54	300.62	—	—	—	—	—	10.26	370.95	—	982.71	278.90
16TH FLOOR	1629.46	300.62	—	—	—	—	—	10.26	—	—	1318.58	—
TOTAL	29024.89	5155.20	541.04	66.60	46.72	—	162.34	175.57	741.90	3586.07	18546.55	278.90
										3586.07	18827.45	
										22413.52		

NOTE : TOWER 2 IS RESTRICTED UP TO 16TH FLOOR (WITHOUT FUNGIBLE)

SUMMARY OF BUILT UP AREA FOR SALE BUILDING TOWER - 3

FLOORS	CONSTRUCTION AREA	ST. LIFT & LOBBY AREA	METER ROOM	SERVICE AREA	ENTRANCE LOBBY	FITNESS CENTER	ED & FD AREA	REFUGE AREA	TOTAL B.U.A. AREA	EXCESS FITNESS CENTER
GROUND FLOOR	358.63	167.72	70.12	51.34	66.89	—	2.56	—	—	—
1ST FLOOR	505.25	164.98	—	—	20.44	—	2.68	—	317.15	—
2ND FLOOR	883.70	138.54	—	—	—	406.86	2.68	—	315.62	254.64
3TH TO 7TH	758.08 X 5 3790.40	138.54 X 5 692.70	—	—	—	—	2.68 X 5 13.40	—	616.86 X 5 3084.30	—
8TH REFUGE	794.54	138.54	—	—	—	—	2.68	168.07	485.25	—
9TH TO 14TH	758.08 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	2.68 X 6 16.08	—	616.86 X 6 3701.16	—
15TH REFUGE	794.54	138.54	—	—	—	—	2.68	168.07	485.25	—
16TH TO 21ST	758.08 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	2.68 X 6 16.08	—	616.86 X 6 3701.16	—
22ND REFUGE	794.54	138.54	—	—	—	—	2.68	168.07	485.25	—
23RD TO 28TH	758.08 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	2.68 X 6 16.08	—	616.86 X 6 3701.16	—
29TH REFUGE	794.54	138.54	—	—	—	—	2.68	168.07	485.25	—
30TH TO 35TH	758.08 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	2.68 X 6 16.08	—	616.86 X 6 3701.16	—
36TH REFUGE	773.46	138.54	—	—	—	—	2.68	98.22	536.02	—
37TH TO 39TH	758.08 X 3 2274.24	138.54 X 3 415.62	—	—	—	—	2.68 X 3 8.04	—	616.86 X 3 1850.58	—
TOTAL	29937.76	5597.22	70.12	51.34	87.33	406.86	107.08	768.50	22849.31	254.64
									23103.95	

SUMMARY OF BUILT UP AREA FOR SALE BUILDING PODIUM PORTION

FLOORS	CONSTRUC. AREA	BASEMENT AREA	ST. LIFT & LOBBY AREA RESID.	ST. LIFT & LOBBY AREA COMME.	ENTRANCE LOBBY	SOCIETY OFFICE	SUBSTATI. AREA	SERVICE AREA	METER ROOM	FITNESS CENTER	SERVANT TOILET	ED & FD AREA	REFUGE AREA	TOTAL BUA COMMERCIAL	TOTAL BUA RESIDENTIAL	EXCESS REFUGE AREA	EXCESS FITNESS CENTER	EXCESS METER ROOM
2ND BASEMENT	15014.61	14686.78	—	—	—	—	—	327.83	—	—	—	—	—	—	—	—	—	—
1ST BASEMENT	12949.83	12949.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
GROUND FLR. PARKING AREA	4605.98	4605.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
1ST FLR. PARKING AREA	2467.83	2467.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2ND FLR. PODIUM AREA	4898.45	4898.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
TOWER 1	55809.99	—	10892.67	—	168.66	53.69	312.51	277.59	147.81	2136.13	91.92	344.24	1396.41	—	39988.36	—	—	—
TOWER 2	29024.89	—	5155.20	541.94	162.34	—	—	46.72	66.60	—	—	175.57	741.90	3586.07	18548.55	278.90	—	—
TOWER 3	29937.76	—	5597.22	—	87.33	—	—	51.34	70.12	406.86	—	107.08	768.50	—	22849.31	—	254.64	—
TOTAL	154709.34	39608.87	21645.09	541.94	418.33	53.69	312.51	703.48	284.53	2542.99	91.92	626.89	2906.81	3586.07	81386.22	278.90	254.64	—
														84972.29		533.54		
														85505.83				

TENEMENT STATEMENT FOR REHAB BUILDING

FLOOR	Rehab tenements: Rehab Resid.	R/C	Rehab Comm.	Amenities: Balwadi	Welfare Centre	Women Enterp.	Library	Skill dep. Centre	Yuva Kendra	Society Office	Fitness center	TOTAL
GROUND	—	—	55	—	—	—	—	—	—	—	—	55
1ST	—	—	11	—	03	—	—	—	—	16	—	30
2ND	07	01	09	07	04	02	04	04	04	01	06	49
3TH TO 7TH	44 X 05 = 220	—	—	—	—	—	—	—	—	—	—	220
8TH REFUGE	32	—	—	—	—	—	—	—	—	—	—	32
9TH TO 14TH	44 X 06 = 264	—	—	—	—	—	—	—	—	—	—	264
15TH REFUGE	32	—	—	—	—	—	—	—	—	—	—	32
16TH TO 21TH	44 X 06 = 264	—	—	—	—	—	—	—	—	—	—	264
22ST REFUGE	32	—	—	—	—	—	—	—	—	—	—	32
23ND TO 28TH	44 X 06 = 264	—	—	—	—	—	—	—	—	—	—	264
29TH REFUGE	32	—	—	—	—	—	—	—	—	—	—	32
30TH TO 35TH	44 X 06 = 264	—	—	—	—	—	—	—	—	—	—	264
36TH REFUGE	37	—	—	—	—	—	—	—	—	—	—	37
37TH TO 40TH	44 X 04 = 176	—	—	—	—	—	—	—	—	—	—	176
41ST	04	—	—	—	—	—	—	—	—	—	—	04
TOTAL	1628	01	75	07	07	02	04	04	04	17	06	1755

SUB PLOT AREA STATEMENT

SUB PLOT	DESCRIPTION	PLOT AREA	R.G.REQUIRED 8%	R.G.PROPOSED 8%	R.G. ON PODIUM
SUB PLOT - A	GARDEN / PARK	255.43	—	—	—
SUB PLOT - B	RESERVOIR + MUNICIPAL STAFF QUA.	883.12	—	—	—
SUB PLOT - C	REHAB	6749.32	2019.03	2141.05	409.79
SUB PLOT - D	SALE	18488.51			
	TOTAL	26376.38	2019.03	2141.05	409.79

SUB PLOT -A (GARDEN / PARK)

1	1/2 X 1.78 X 0.86 X 1NO	=	0.77 SQ.MT.
2	1/2 X 21.77 X 1.30 X 1NO	=	14.15 SQ.MT.
3	1/2 X 20.59 X 3.72 X 1NO	=	38.30 SQ.MT.
4	1/2 X 20.63 X 8.80 X 1NO	=	90.77 SQ.MT.
5	1/2 X 9.92 X 4.84 X 1NO	=	24.01 SQ.MT.
6	1/2 X 11.04 X 2.19 X 1NO	=	12.09 SQ.MT.
7	1/2 X 16.49 X 3.81 X 1NO	=	31.41 SQ.MT.
8	1/2 X 14.38 X 6.11 X 1NO	=	43.93 SQ.MT.
	TOTAL ADDITION	=	255.43 SQ.MT.

SUB PLOT - B (RESERVOIR + MUNICIPAL STAFF QUARTER)

1	1/2 X 7.56 X 2.60 X 1NO	=	9.83 SQ.MT.
2	1/2 X 7.56 X 5.65 X 1NO	=	21.36 SQ.MT.
3	1/2 X 9.00 X 2.25 X 1NO	=	10.13 SQ.MT.
4	1/2 X 14.99 X 4.14 X 1NO	=	31.03 SQ.MT.
5	1/2 X 22.70 X 4.58 X 1NO	=	51.98 SQ.MT.
6	1/2 X 31.98 X 3.51 X 1NO	=	56.12 SQ.MT.
7	1/2 X 10.18 X 4.17 X 1NO	=	21.23 SQ.MT.
8	1/2 X 19.40 X 3.63 X 1NO	=	35.21 SQ.MT.
9	1/2 X 53.93 X 7.79 X 1NO	=	210.06 SQ.MT.
10	1/2 X 36.99 X 19.55 X 1NO	=	361.58 SQ.MT.
11	1/2 X 22.77 X 5.28 X 1NO	=	60.11 SQ.MT.
12	1/2 X 21.34 X 1.30 X 1NO	=	13.87 SQ.MT.
13	1/2 X 1.66 X 0.74 X 1NO	=	0.61 SQ.MT.
	TOTAL ADDITION	=	883.12 SQ.MT.

SUB PLOT - C REHAB

1	1/2 X 68.54 X 1.53 X 1NO	=	52.43 SQ.MT.
2	1/2 X 68.54 X 3.43 X 1NO	=	117.55 SQ.MT.
3	1/2 X 79.32 X 24.01 X 1NO	=	952.24 SQ.MT.
4	1/2 X 28.35 X 5.44 X 1NO	=	77.11 SQ.MT.
5	1/2 X 21.66 X 4.28 X 1NO	=	46.35 SQ.MT.
6	1/2 X 13.73 X 2.39 X 1NO	=	16.41 SQ.MT.
7	1/2 X 80.55 X 13.52 X 1NO	=	544.52 SQ.MT.
8	1/2 X 93.76 X 49.04 X 1NO	=	2299.00 SQ.MT.
9	1/2 X 97.09 X 16.13 X 1NO	=	783.03 SQ.MT.
10	1/2 X 16.81 X 4.84 X 1NO	=	40.68 SQ.MT.
11	1/2 X 100.13 X 23.29 X 1NO	=	1166.01 SQ.MT.
12	1/2 X 100.52 X 1.65 X 1NO	=	82.93 SQ.MT.
13	1/2 X 103.13 X 9.35 X 1NO	=	482.13 SQ.MT.
14	1/2 X 9.83 X 0.80 X 1NO	=	3.93 SQ.MT.
15	1/2 X 103.66 X 1.64 X 1NO	=	85.00 SQ.MT.
	TOTAL ADDITION	=	6749.32 SQ.MT.

SUB PLOT -D SALE

1	1/2 X 57.06 X 1.98 X 1NO	=	56.49 SQ.MT.
2	1/2 X 57.10 X 2.24 X 1NO	=	63.95 SQ.MT.
3	1/2 X 57.83 X 7.45 X 1NO	=	215.42 SQ.MT.
4	1/2 X 58.70 X 3.95 X 1NO	=	115.93 SQ.MT.
5	1/2 X 61.13 X 8.58 X 1NO	=	262.25 SQ.MT.
6	1/2 X 63.22 X 5.64 X 1NO	=	178.28 SQ.MT.
7	1/2 X 66.12 X 5.24 X 1NO	=	173.23 SQ.MT.
8	1/2 X 69.54 X 5.68 X 1NO	=	197.49 SQ.MT.
9	1/2 X 69.54 X 9.53 X 1NO	=	331.36 SQ.MT.
10	1/2 X 20.62 X 3.08 X 1NO	=	31.75 SQ.MT.
11	1/2 X 10.78 X 1.49 X 1NO	=	8.03 SQ.MT.
12	1/2 X 6.72 X 1.00 X 1NO	=	3.36 SQ.MT.
13	1/2 X 5.57 X 2.72 X 1NO	=	7.58 SQ.MT.
14	1/2 X 52.14 X 3.94 X 1NO	=	102.72 SQ.MT.
15	1/2 X 47.69 X 13.99 X 1NO	=	333.59 SQ.MT.
16	1/2 X 39.21 X 5.21 X 1NO	=	102.14 SQ.MT.
17	1/2 X 5.96 X 1.64 X 1NO	=	4.89 SQ.MT.
18	0.5 X 39.21 X 7.30 X 1NO	=	143.12 SQ.MT.
19	1/2 X 37.49 X 1.11 X 1NO	=	20.81 SQ.MT.
20	1/2 X 39.67 X 15.49 X 1NO	=	307.24 SQ.MT.
21	1/2 X 148.71 X 28.30 X 1NO	=	2104.25 SQ.MT.
22	1/2 X 148.71 X 9.94 X 1NO	=	739.09 SQ.MT.
23	1/2 X 145.19 X 8.53 X 1NO	=	619.24 SQ.MT.
24	1/2 X 143.17 X 5.13 X 1NO	=	367.23 SQ.MT.
25	1/2 X 143.55 X 7.22 X 1NO	=	518.22 SQ.MT.
26	1/2 X 2.59 X 0.23 X 1NO	=	0.30 SQ.MT.
27	1/2 X 144.22 X 2.50 X 1NO	=	180.28 SQ.MT.
28	1/2 X 150.97 X 23.58 X 1NO	=	1779.94 SQ.MT.
29	1/2 X 152.17 X 12.69 X 1NO	=	965.52 SQ.MT.
30	1/2 X 152.17 X 2.62 X 1NO	=	199.34 SQ.MT.
31	1/2 X 153.69 X 7.17 X 1NO	=	550.98 SQ.MT.
32	1/2 X 154.08 X 9.07 X 1NO	=	698.75 SQ.MT.
33	1/2 X 156.09 X 17.94 X 1NO	=	1400.13 SQ.MT.
34	1/2 X 5.78 X 1.00 X 1NO	=	2.89 SQ.MT.
35	1/2 X 157.42 X 5.60 X 1NO	=	440.78 SQ.MT.
36	1/2 X 158.63 X 9.22 X 1NO	=	731.28 SQ.MT.
37	1/2 X 158.63 X 6.34 X 1NO	=	502.86 SQ.MT.
38	1/2 X 158.53 X 15.80 X 1NO	=	1252.39 SQ.MT.
39	1/2 X 24.87 X 3.47 X 1NO	=	43.15 SQ.MT.
40	1/2 X 12.01 X 3.11 X 1NO	=	18.68 SQ.MT.
41	1/2 X 10.02 X 3.68 X 1NO	=	18.44 SQ.MT.
42	0.5 X 7.10 X 3.97 X 1NO	=	14.09 SQ.MT.
43	1/2 X 123.18 X 7.08 X 1NO	=	436.06 SQ.MT.
44	1/2 X 120.44 X 4.63 X 1NO	=	278.82 SQ.MT.
45	1/2 X 118.21 X 7.88 X 1NO	=	465.75 SQ.MT.
46	1/2 X 114.53 X 4.40 X 1NO	=	251.97 SQ.MT.
47	1/2 X 112.93 X 2.31 X 1NO	=	130.43 SQ.MT.
48	1/2 X 111.23 X 4.74 X 1NO	=	263.62 SQ.MT.
49	1/2 X 107.93 X 8.55 X 1NO	=	461.40 SQ.MT.
50	1/2 X 105.29 X 3.97 X 1NO	=	209.00 SQ.MT.
51	1/2 X 104.25 X 3.53 X 1NO	=	184.00 SQ.MT.
	TOTAL ADDITION	=	18488.51 SQ.MT.
	TOTAL SUB PLOT (A + B + C + D)	=	26376.38 SQ.MT.

R.G. AREA CALCULATION
R.G. NO. 1 CALCULATION

1	0.67 X 9.56 X 2.37 X 1NO	=	15.18 SQ.MT.
2	1/2 X 10.28 X 0.84 X 1NO	=	4.32 SQ.MT.
3	1/2 X 12.21 X 8.61 X 1NO	=	52.56 SQ.MT.
4	1/2 X 28.83 X 11.04 X 1NO	=	159.14 SQ.MT.
5	1/2 X 26.07 X 0.62 X 1NO	=	8.08 SQ.MT.
6	1/2 X 25.58 X 6.21 X 1NO	=	79.43 SQ.MT.
7	1/2 X 21.70 X 14.84 X 1NO	=	161.01 SQ.MT.
	TOTAL ADDITION	=	479.72 SQ.MT.

R.G. NO. 2 CALCULATION

1	1/2 X 27.28 X 6.15 X 1NO	=	83.89 SQ.MT.
2	1/2 X 16.87 X 2.08 X 1NO	=	17.54 SQ.MT.
3	1/2 X 13.10 X 2.52 X 1NO	=	16.51 SQ.MT.
4	1/2 X 14.50 X 4.32 X 1NO	=	31.32 SQ.MT.
5	1/2 X 14.50 X 5.90 X 1NO	=	42.78 SQ.MT.
6	1/2 X 11.63 X 3.98 X 1NO	=	23.14 SQ.MT.
7	1/2 X 11.86 X 0.92 X 1NO	=	5.46 SQ.MT.
8	1/2 X 15.28 X 3.54 X 1NO	=	27.05 SQ.MT.
9	1/2 X 19.29 X 10.00 X 1NO	=	96.45 SQ.MT.
10	1/2 X 13.09 X 10.00 X 1NO	=	65.45 SQ.MT.
11	1/2 X 14.28 X 5.23 X 2 NOS	=	74.68 SQ.MT.
12	1/2 X 14.47 X 10.12 X 1NO	=	73.22 SQ.MT.
13	1/2 X 14.47 X 5.96 X 1NO	=	43.12 SQ.MT.
14	1/2 X 11.16 X 5.74 X 1NO	=	32.03 SQ.MT.
15	1/2 X 11.16 X 4.81 X 1NO	=	26.84 SQ.MT.
16	1/2 X 11.23 X 5.40 X 1NO	=	30.32 SQ.MT.
17	1/2 X 5.60 X 2.74 X 1NO	=	7.67 SQ.MT.
18	1/2 X 10.99 X 2.86 X 1NO	=	15.72 SQ.MT.
19	1/2 X 11.39 X 1.52 X 1NO	=	8.66 SQ.MT.
20	1/2 X 14.94 X 8.49 X 1NO	=	63.42 SQ.MT.
21	1/2 X 14.94 X 4.14 X 1NO	=	30.93 SQ.MT.
22	1/2 X 14.17 X 5.50 X 1NO	=	38.97 SQ.MT.
23	1/2 X 14.17 X 8.06 X 1NO	=	57.11 SQ.MT.
24	1/2 X 14.69 X 3.68 X 1NO	=	27.03 SQ.MT.
25	1/2 X 19.83 X 7.46 X 1NO	=	73.97 SQ.MT.
26	1/2 X 19.83 X 5.69 X 1NO	=	56.42 SQ.MT.
27	1/2 X 26.37 X 13.86 X 1NO	=	182.74 SQ.MT.
28	1/2 X 6.00 X 1.65 X 1NO	=	4.95 SQ.MT.
29	1/2 X 12.59 X 2.72 X 1NO	=	17.12 SQ.MT.
30	1/2 X 37.92 X 4.17 X 1NO	=	79.06 SQ.MT.
31	1/2 X 38.47 X 1.21 X 1NO	=	23.27 SQ.MT.
32	1/2 X 38.47 X 14.79 X 1NO	=	284.49 SQ.MT.
	TOTAL ADDITION	=	1661.33 SQ.MT.
	TOTAL ADDITION	=	2141.05 SQ.MT.

REHAB UNIT AREA CALCULATION

ROOM	AREA IN SQMT
LIVING	4.00 X 2.90 = 11.60
KITCHEN	2.10 X 1.75 = 3.67
BEDROOM	3.15 X 2.30 = 7.24
BATH	1.20 X 1.25 = 1.50
W.C.	1.05 X 1.25 = 1.31
DOOR JAMB	0.15 X 1.00 = 0.15 0.15 X 0.90 = 0.13 0.15 X 0.90 = 0.13 0.15 X 0.90 = 0.13 0.15 X 0.75 = 0.11 0.15 X 0.75 = 0.11
PASSAGE	2.0 X 0.90 = 1.80
TOTAL	27.88

BUILT UP AREA STATEMENT FOR REHAB BLDG. (A+B+C)

WING	GROSS AREA	PARKING AREA	STAIR CASE /LIFT AREA	SERVICE AREA	COMMON TOILET AREA	FLOWER BED AREA	METER ROOM AREA	ED & FD AREA	REFUGE AREA	ENTRAN LOBBY	SALE AREA RESI.	SALE AREA COMM.	EXCESS COMMUNITY HALL AREA	REHAB COMPONENT	PASSAGE AREA	AMENITY AREA	FITNESS CENTER AREA	RELIGIOUS STRUCTURE	TOTAL REHAB BUILT UP AREA COMM.	TOTAL REHAB BUILT UP AREA RESI.	FUNGIBLE AREA: COMMON TOIL. AREA	FLOWER BED AREA	COMMUNITY HALL AREA	EXCESS REFUGE
GROUND BLOCK - A	119.88	—	—	—	—	—	—	—	—	—	—	—	—	119.88	—	—	—	119.88	—	—	—	—	—	—
1ST BASEMENT	3865.67	3288.99	237.44	79.10	—	—	260.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2ND BASEMENT	4515.15	3557.17	241.13	716.85	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
3RD BASEMENT	4515.15	2941.05	241.13	1332.97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
WING A	26248.00	—	3094.23	—	213.63	888.06	—	237.86	635.34	15.18	—	4.81	—	21158.89	3761.66	384.91	—	—	157.73	16854.59	213.63	888.06		31.96
WING B	40147.56	—	8917.42	—	—	1268.09	—	380.08	775.75	—	—	2.50	6.56	28797.18	4222.10	749.14	200.00	—	343.73	23282.21	-	1268.09	6.56	0.18
WING C	26161.02	—	3178.32	—	—	879.10	—	233.41	652.56	9.57	—	7.93	—	21200.13	3709.03	270.69	—	—	620.46	16599.95		879.10		51.64
TOTAL	105572.45	9787.21	15909.67	2128.92	213.63	3035.25	260.14	851.35	2063.65	24.75	—	15.24	6.56	71276.08	11692.79	1404.74	200.00	119.88	1121.92	56736.75	213.63	3035.25	6.56	83.78
											15.24								57858.67		3339.22			

FORM - 1

AREA STATEMENT.	Square Meters
(1) : Area of plot	26376.38
(a) Area of Reservation in plot (Garden)	255.43
(b) Area of Reservation in plot (Reservoir + Municipal Staff Quarter)	883.12
(c) Area of Road set-back	—
(d) Area of D.P.Road.	—
(2) : Deductions for	—
(A) : For Reservation / Road Area	—
a) Road Set Back Area To Be Handed Over (100%) (REG.NO.16)	—
b) Prop. D.P.Road To Be Handed Over (100%) (REG.NO.16)	—
c) i) Reservation area To Be Handed Over (100%)(REG.17)	—
ii) Reservation area To Be Handed Over As Per (REG. NO. 17)	1138.55
(B) : For Amenity Area	—
a) Area of Amenity Plot / plot to be handed over as per DCR 14(A)	—
b) Area of Amenity Plot / plot to be handed over as per DCR 14(B)	—
c) Area of Amenity Plot / plot to be handed over as per DCR 35(Abeyance)	—
(C) : Deductions for existing BUA to be retained if any / land component of existing BUA / Existing BUA as per regulation under which the development was allowed.	—
(3) : Total Deduction : [(2 (A)+2(B)+2(C) as when applicable]	1138.55
(4) : Balance area of plot (1 minus 3)	25237.83
(5) : Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr.No. 4 above	25237.83
(6) : Zonal (Basic) FCI (0.50 or 0.75 or 1 or 1.33)	1.00
SR1.1) Minimum FSI to be battened as per clause 3.8 of 33(10) OF DCPR 2034	4.00
SR2.1) Permissible FSI As Per 33(11)A	—
(7) : Built up area as per zonal (basic) FCI (5X6) (in case of mill land permissible BUA kept in abeyance)	100951.32
(8) : Built up equal to area of land handed over as per REG. 30(A)	—
i) As per 2(A) and 2(B) Except 2(A)(C) ii) Above with in cap of admissible TDR as column 6 of table-12 on remaining/ balance plot)	—
ii) In case of 2(A)(C) ii) Permissible over and above permissible BUA on remaining/balace plot	—
(9) : Built up area in lieu of cost of construction of builtup amenity to be handed over (within the limit of permissible BUA on remaining plot	—
(10) : Built up area due to 'additional FSI on payment of premium" as per table no. 12 of regulation no 30(A) on remaining /balance plot.	—
(11) : Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 on on remaining /balance plot.	—
(12) : Permissible built up area (as the case may be with/without BUA as per 2(C))	—
SR2.1 Proposed BUA of Rehab	57858.67
Rehab Component	71276.08
Permissible Sale Component (incentive X.R.Component) (1.20 X Rehab)	85531.29
SR2.2 Permissible BUA for Transit tenement for SRA / of total additional BUA	—
Permissible BUA for Sale Component of total additional BUA	85531.29
SR3 Total builtup are sanctioned for the project	143389.96
(13) : Proposed BUA(as the case may be with/without BUA as per2(C)	—
SR4.1 Total built up area consumed in situ	143389.96
SR4.2 Proposed BUA for transit tenements for SRA/ of total additional BUA	—
Proposed BUA for sale component of total additional BUA	—
(14) : TDR generated if any as per regulation 30(A) and 32	—
SR5 TDR generated in scheme	—
(15) : Fungible compensatory area as per regulation no. 31(3)	—
a. i) Permissible Fungible compensatory area for rehab component without charging premium	20250.53
ii) Fungible compensatory area availed for rehab component without charging premium	3339.22
b. i) Permissible Fungible compensatory area by charging premium for sale	29935.95
ii) Fungible compensatory area availed on payment of premium for sale	—
(16) : SR6 i) Total BUA including fungible for rehab component	61197.89
ii) Total BUA including fungible for sale component	—
Total BUA proposed including fungible compensatory area[13+15(a)(ii) + 15(b)(ii)]	175885.23
(17) : FSI consumed on net plot-13 SRA4.1/4	5.68
II) Other requirements	—
A) : Reservation/ designation	—
a) Name of reservation	—
b) Area of reservation affecting the plot	—
c) Area of reservation land to be handed/ handed over as per regulation no. 17	—
d) Built up area of amenity to be handed over as per regulation no 17	—
e) Area/ built up area of designation	—
B) : Plot area/ built up amenity to be handed over as per regulation no.	—
i) 14(A)	—
ii) 14(B)	—
iii) 15	—
C) : Requirement of recreational open space in layout as per regulation no. 27	As per statem.
D) : Tenement statement	—
i) Proposed built up area(13 above)	—
ii) Less deduction of non-residential area(shop etc.)	—
iii) Area available for tenements [(i) minus (ii)]	—
iv) Tenements permissible(density of tenements/hectare)	650 T/S
v) Total number of tenements proposed on the plot	1662
E) : Parking statement	—
i) Parking required by regulations for car scooter/ motor cycle outsiders(visitors)	As per statem.
ii) Covered garage permissible	—
iii) Covered garage proposed car scooter/ motorcycle outsiders(visitors)	—
iv) Total parking provided	—
F) : Transport vehicles parking	—
i) Space for transport vehicles parking required by regulations	—
ii) Total no. of transport vehicles parking spaces provided	—
NOTE : The Proforma is for illustrative guideline only. The proforma may be modified to suit the provisions of DCR Under which the development is proposed.	—

FORM -2

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED S.R. SCHEME ON PLOT BEARING C.S.NO.6(PT),16(PT) TO 21(PT) OF SALT PAN DEVISION & 12 (PT) OF SION DEVISION FOR "NIRMAL NAGAR CHS".

NAME AND ADDRESS OF THE DEVELOPER

STAMP & SIGNATURE OF DEVELOPER

SEJAL SHAKTI REALTORS LLP.
SEZAL ENCASA ,173/174 ,S.V.ROAD, OPP. BATA SHOW ROOM KANDIVALI (W), MUMBAI-400 067

NAME AND ADDRESS OF THE ARCHITECT

STAMP & SIGNATURE OF ARCHITECT

DRAWN BY	YAKUB
CHKD BY	
DATE	
SCALE	AS SHOWN
DRG NO	DOT / / /
REVISION	00

NORTH

DOT ARCHITECTS

Ar. Manoj Vishwakarma
Ar. Ketan Musale