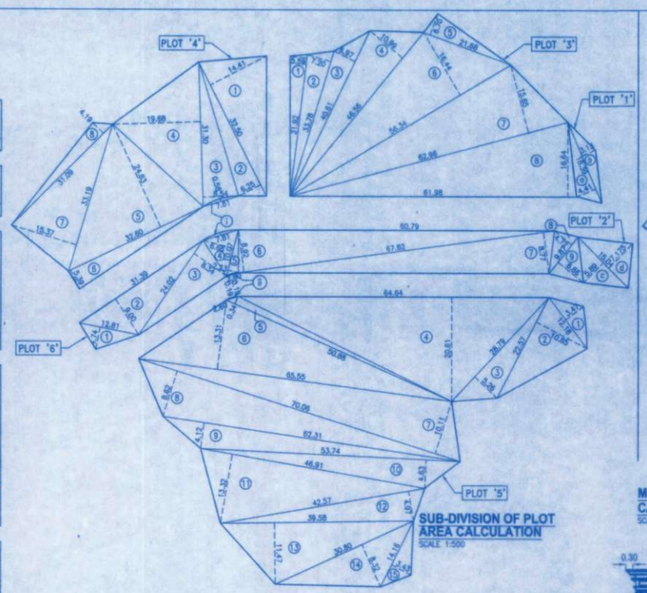
SUB-DIVISION OF PLOT AREA CALCULATION



SUB-DIVISION OF PLOT AREA CALCULATION
SCALE 1:500

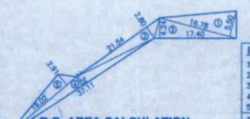
AREA CALCULATION OF PLOT 1				
1) 23.52	X 4.75	X 0.50 =	55.86	SQ.MT.
2) 23.52	X 3.605	X 0.50 =	42.39	SQ.MT.
TOTAL AREA OF PLOT		=	98.25	SQ.MT.

AREA CALCULATION OF PLOT 2				
4) 15.04	X 5.89	X 0.50 =	44.29	SQ.MT.
5) 15.04	X 7.175	X 0.50 =	53.96	SQ.MT.
TOTAL AREA OF PLOT		=	98.25	SQ.MT.

AREA CALCULATION OF PLOT '3'				
1	31.92	X 5.59 X 0.50 =	89.21	SQ.MT.
2	33.78	X 7.20 X 0.50 =	121.61	SQ.MT.
3	40.61	X 6.97 X 0.50 =	141.32	SQ.MT.
4	46.56	X 10.89 X 0.50 =	255.84	SQ.MT.
5	21.68	X 6.70 X 0.50 =	72.62	SQ.MT.
6	56.34	X 16.44 X 0.50 =	463.11	SQ.MT.
7	62.96	X 15.65 X 0.50 =	492.66	SQ.MT.
8	61.98	X 16.64 X 0.50 =	515.67	SQ.MT.
TOTAL AREA OF PLOT			= 2152.24	SQ.MT.

AREA CALCULATION OF PLOT '4'				
1	32.50	X 14.41 X 0.50 =	234.16	SQ.MT.
2	32.50	X 6.25 X 0.50 =	101.56	SQ.MT.
3	31.30	X 8.54 X 0.50 =	133.65	SQ.MT.
4	31.30	X 19.68 X 0.50 =	307.99	SQ.MT.
5	32.60	X 24.83 X 0.50 =	404.73	SQ.MT.
6	32.60	X 5.39 X 0.50 =	87.86	SQ.MT.
7	33.19	X 15.37 X 0.50 =	255.07	SQ.MT.
8	31.09	X 4.19 X 0.50 =	65.13	SQ.MT.
TOTAL AREA OF PLOT			= 1590.15	SQ.MT.
AREA DEDUCTION				
1	7.81	X 0.58 X 2/3 =	3.02	SQ.MT.
TOTAL AREA OF PLOT			= 1587.13	SQ.MT.

AREA CALCULATION OF PLOT '5'				
1	12.18	X 3.47 X 0.50 =	21.13	SQ.MT.
2	22.57	X 10.85 X 0.50 =	122.44	SQ.MT.
3	28.79	X 5.26 X 0.50 =	75.72	SQ.MT.
4	64.64	X 20.61 X 0.50 =	666.12	SQ.MT.
5	50.88	X 0.34 X 0.50 =	8.65	SQ.MT.
6	65.55	X 13.31 X 0.50 =	436.24	SQ.MT.
7	70.06	X 10.11 X 0.50 =	354.15	SQ.MT.
8	70.06	X 8.62 X 0.50 =	301.96	SQ.MT.
9	62.31	X 4.12 X 0.50 =	128.36	SQ.MT.
10	53.74	X 4.63 X 0.50 =	124.41	SQ.MT.
11	46.91	X 13.32 X 0.50 =	312.42	SQ.MT.
12	42.57	X 4.97 X 0.50 =	105.79	SQ.MT.
13	39.58	X 11.47 X 0.50 =	226.99	SQ.MT.
14	30.80	X 8.32 X 0.50 =	128.13	SQ.MT.
15	14.16	X 3.43 X 0.50 =	24.28	SQ.MT.
TOTAL AREA OF PLOT			= 3036.79	SQ.MT.
AREA DEDUCTION				
1	2.60	X 0.19 X 2/3 =	0.33	SQ.MT.
TOTAL AREA OF PLOT			= 3036.46	SQ.MT.

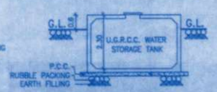


R.G. AREA CALCULATION FOR BUILDING NO.01
SCALE 1:500

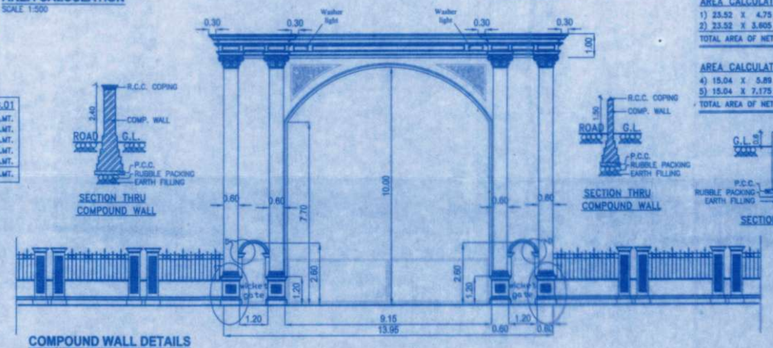
R.G. AREA CALCULATION FOR BLDG.01				
1	16.78	X 5.50 X 1/2 =	46.15	SQ.MT.
2	17.40	X 4.34 X 1/2 =	38.89	SQ.MT.
3	21.54	X 2.80 X 1/2 =	30.16	SQ.MT.
4	37.11	X 2.26 X 1/2 =	41.94	SQ.MT.
5	19.02	X 2.91 X 1/2 =	27.68	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			182.82	SQ.MT.

SECTION THRU COMPOUND WALL

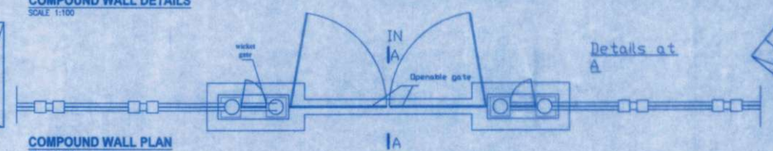
SECTION THRU COMPOUND WALL



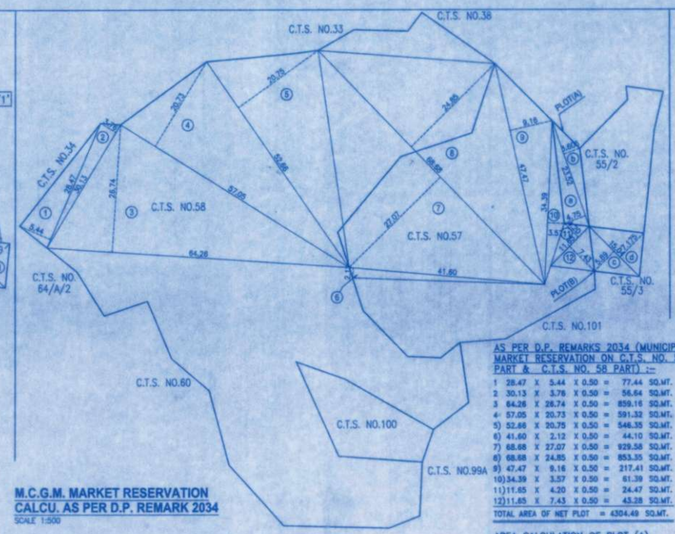
SECTION THRU SUCTION TANK



COMPOUND WALL DETAILS
SCALE 1:100



COMPOUND WALL PLAN
SCALE 1:100

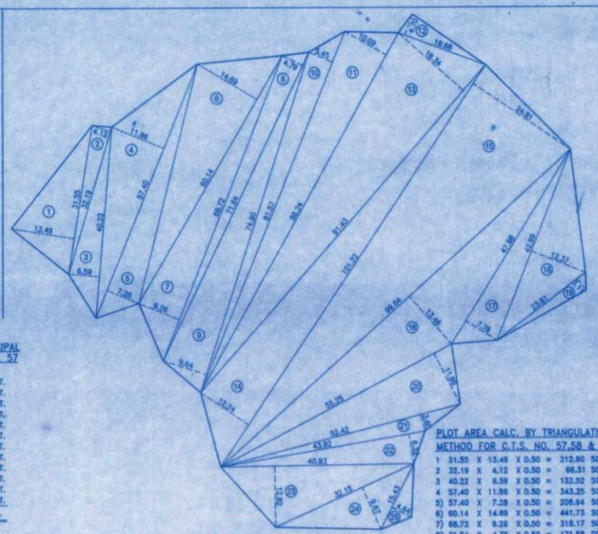


M.C.G.M. MARKET RESERVATION CALCU. AS PER D.P. REMARK 2034
SCALE 1:500

AS PER D.P. REMARKS 2034 (MUNICIPAL MARKET RESERVATION ON C.T.S. NO. 57 PART & C.T.S. NO. 58 PART) :-				
1	28.47	X 5.44 X 0.50 =	77.44	SQ.MT.
2	30.13	X 3.76 X 0.50 =	56.64	SQ.MT.
3	64.26	X 26.74 X 0.50 =	859.16	SQ.MT.
4	57.05	X 20.73 X 0.50 =	591.32	SQ.MT.
5)	52.68	X 20.75 X 0.50 =	546.35	SQ.MT.
6)	41.60	X 2.12 X 0.50 =	44.10	SQ.MT.
7)	68.68	X 27.07 X 0.50 =	929.58	SQ.MT.
8)	68.68	X 24.85 X 0.50 =	853.35	SQ.MT.
9)	47.47	X 9.16 X 0.50 =	217.41	SQ.MT.
10)	34.39	X 3.57 X 0.50 =	61.39	SQ.MT.
11)	11.65	X 4.20 X 0.50 =	24.47	SQ.MT.
12)	11.65	X 7.43 X 0.50 =	43.28	SQ.MT.
TOTAL AREA OF NET PLOT			= 4304.49	SQ.MT.

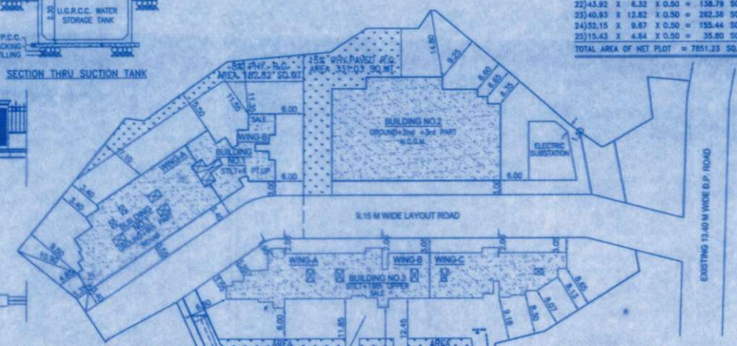
AREA CALCULATION OF PLOT (A)				
1) 23.52	X 4.75	X 0.50 =	55.86	SQ.MT.
2) 23.52	X 3.605	X 0.50 =	42.39	SQ.MT.
TOTAL AREA OF NET PLOT		=	98.25	SQ.MT.

AREA CALCULATION OF PLOT (B)				
4) 15.04	X 5.89	X 0.50 =	44.29	SQ.MT.
5) 15.04	X 7.175	X 0.50 =	53.96	SQ.MT.
TOTAL AREA OF NET PLOT		=	98.25	SQ.MT.



PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE 1:500

PLOT AREA CALC. BY TRIANGULATION METHOD FOR C.T.S. NO. 57,58 & 100				
1	31.55	X 13.49 X 0.50 =	212.80	SQ.MT.
2	32.19	X 4.12 X 0.50 =	66.31	SQ.MT.
3	40.22	X 6.59 X 0.50 =	132.52	SQ.MT.
4	57.40	X 11.96 X 0.50 =	343.25	SQ.MT.
5)	57.40	X 7.28 X 0.50 =	208.94	SQ.MT.
6)	60.14	X 14.69 X 0.50 =	441.73	SQ.MT.
7)	68.72	X 9.26 X 0.50 =	318.17	SQ.MT.
8)	71.64	X 4.79 X 0.50 =	171.58	SQ.MT.
9)	74.90	X 9.64 X 0.50 =	361.02	SQ.MT.
10)	61.57	X 6.45 X 0.50 =	222.28	SQ.MT.
11)	88.24	X 10.09 X 0.50 =	445.06	SQ.MT.
12)	19.68	X 4.70 X 0.50 =	46.25	SQ.MT.
13)	91.43	X 18.34 X 0.50 =	838.41	SQ.MT.
14)	91.22	X 12.24 X 0.50 =	619.47	SQ.MT.
15)	91.22	X 24.81 X 0.50 =	1255.63	SQ.MT.
16)	99.64	X 13.46 X 0.50 =	670.58	SQ.MT.
17)	47.98	X 7.78 X 0.50 =	186.64	SQ.MT.
18)	42.99	X 12.37 X 0.50 =	265.89	SQ.MT.
19)	23.61	X 3.11 X 0.50 =	36.71	SQ.MT.
20)	55.25	X 11.99 X 0.50 =	331.22	SQ.MT.
21)	52.42	X 3.60 X 0.50 =	94.36	SQ.MT.
22)	43.92	X 6.32 X 0.50 =	138.79	SQ.MT.
23)	40.93	X 12.82 X 0.50 =	262.38	SQ.MT.
24)	32.15	X 9.67 X 0.50 =	155.44	SQ.MT.
25)	15.43	X 4.64 X 0.50 =	35.80	SQ.MT.
TOTAL AREA OF NET PLOT			= 7851.23	SQ.MT.

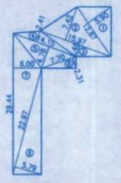


BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:4000
NORTH

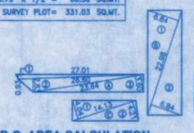
TABLE FOR BUILT-UP AREA OF PROPOSED BUILDING UNDER 3.0 FSI.										
BLDG. No.	WING No.	FLOORS	BUA OF P.T.C. (RESIDENCE) (IN SQ.MT.) (WING-A) (1)	BUA OF P.T.C. (COMMERCIAL) (IN SQ.MT.) (1)	B.U.A. OF M.C.G.M. BLDG. 02 (IN SQ.MT.) (2)	TOTAL B.U.A. (IN SQ.MT.) (1+2)=3	SALE BUA OF RESIDENTIAL BUILDING (IN SQ.MT.) (4)	35% FUNGIBLE F.S.I. OF SALE PERMISSIBLE (IN SQ.MT.) (5)	35% FUNGIBLE F.S.I. OF SALE RESI.PROPOSED (IN SQ.MT.) (6)	TOTAL AREA BUILT UP IN SQ.MT. REHAB+SALE (1+4)=7
01	A&B	GR.+9th PART	2979.41	359.71	---	3339.12	784.66	274.64	---	4123.78
02	--	GR.+3rd PART	---	---	2152.23	2152.23	---	---	---	---
03	A,B&C	BASE+ST.+19	UP. ---	---	---	---	---	---	---	---
04	A,B&C	BASE+ST.+19	UP. ---	---	---	---	5491.28	1921.96	1915.01	5491.28
TOTAL AREA			2979.41	359.71	2152.23	5491.35	6275.94	2196.60	1915.01	9615.06
			3339.12 sq.mt							

AREA CALCULATION OF PLOT 6				
1	12.81	X 4.74 X 0.50 =	30.36	SQ.MT.
2	31.39	X 9.00 X 0.50 =	141.26	SQ.MT.
3	24.02	X 8.34 X 0.50 =	100.16	SQ.MT.
4	10.07	X 6.68 X 0.50 =	33.63	SQ.MT.
5	10.07	X 2.23 X 0.50 =	11.23	SQ.MT.
6	57.62	X 5.92 X 0.50 =	301.59	SQ.MT.
7	67.62	X 8.77 X 0.50 =	296.51	SQ.MT.
8	9.87	X 4.72 X 0.50 =	23.29	SQ.MT.
9	9.87	X 6.86 X 0.50 =	33.85	SQ.MT.
1	7.81	X 0.58 X 2/3 =	3.02	SQ.MT.
TOTAL AREA OF PLOT			= 974.90	SQ.MT.
AREA DEDUCTION				
1	2.60	X 0.19 X 2/3 =	0.33	SQ.MT.
TOTAL AREA OF PLOT			= 974.57	SQ.MT.



R.G. AREA CALCULATION FOR BUILDING NO.02
SCALE 1:500

R.G. AREA CALCULATION FOR BLDG.02				
1	12.87	X 5.90 X 1/2 =	37.38	SQ.MT.
2	15.97	X 7.42 X 1/2 =	59.25	SQ.MT.
3	15.97	X 2.48 X 1/2 =	19.81	SQ.MT.
4	14.15	X 2.41 X 1/2 =	17.05	SQ.MT.
5	14.15	X 4.78 X 1/2 =	33.82	SQ.MT.
6	7.70	X 2.31 X 1/2 =	8.90	SQ.MT.
7	29.44	X 6.00 X 1/2 =	88.32	SQ.MT.
8	22.97	X 5.79 X 1/2 =	66.50	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			331.03	SQ.MT.

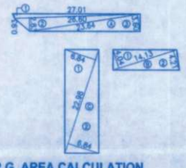


R.G. AREA CALCULATION FOR BUILDING NO.03
SCALE 1:500

R.G.AREA CALC. FOR BLDG.03 PLOT A				
1	27.01	X 0.93 X 1/2 =	12.56	SQ.MT.
2	26.80	X 2.83 X 1/2 =	37.64	SQ.MT.
3	23.64	X 3.60 X 1/2 =	42.55	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			92.75	SQ.MT.

R.G.AREA CALC. FOR BLDG.03 PLOT B				
1	22.98	X 6.84 X 1/2 =	78.59	SQ.MT.
2	22.98	X 6.84 X 1/2 =	78.59	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			157.18	SQ.MT.

R.G.AREA CALC. FOR BLDG.03 PLOT C				
1	14.13	X 4.04 X 1/2 =	28.54	SQ.MT.
2	14.13	X 4.21 X 1/2 =	29.74	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			58.28	SQ.MT.



R.G. AREA CALCULATION FOR BUILDING NO.04
SCALE 1:500

R.G. AREA CALCULATION FOR PLOT A				
1	27.01	X 0.93 X 1/2 =	12.56	SQ.MT.
2	26.80	X 2.83 X 1/2 =	37.64	SQ.MT.
3	23.64	X 3.60 X 1/2 =	42.55	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			92.75	SQ.MT.

R.G. AREA CALCULATION FOR PLOT B				
1	22.98	X 6.84 X 1/2 =	78.59	SQ.MT.
2	22.98	X 6.84 X 1/2 =	78.59	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			157.18	SQ.MT.

R.G. AREA CALCULATION FOR PLOT C				
1	14.13	X 4.04 X 1/2 =	28.54	SQ.MT.
2	14.13	X 4.21 X 1/2 =	29.74	SQ.MT.
TOTAL AREA OF SURVEY PLOT=			58.28	SQ.MT.

NO. OF P.T.C., M.C.G.M. & SALE TENEMENTS ACCUMULATED UNDER 3.0 FSI					
BLDG. No.	WING No.	P.T.C. RESIDENCE	P.T.C. SHOPS	SALE RESIDENCE	M.C.G.M. SHOPS
01	A&B	82	19	23	---
02	--	---	---	---	88
03	A,B&C	---	---	198	---
04	A,B&C	---	---	236	---
TOTAL		82	19	457	88

COMPOUND WALL DETAILS
SCALE NTS

PROFORMA - A

SHEET NO.1/11

A	AREA STATEMENT		SCHEME NO.1 33(11)as per DCPR-2034 AREA (IN sq.mt.)	SCHEME NO.2 17(1)as per DCPR-2034 AREA (IN sq.mt.)	TOTAL AREA IN SQ.MT.
SR.NO.	DESCRIPTION		1	2	(1+2)=3
A	PLOT AREA AS PER P.R. CARD		–	–	7799.10
B	PLOT AREA CONSIDEREDFOR THE SCHEME		–	–	7750.40
C	LESS GIVE AND TAKE AREA		–	–	98.25
1	PLOT AREA (B–C)		3347.66	4304.49	7652.15
2	DEDUCTION FOR				
	a	SET BACK AREA	–	–	–
	b	D.P. ROAD	–	–	–
	c	TOTAL(a+b)	–	–	–
3	NET PLOT AREA (1–2c)		3347.66	4304.49	7652.15
4	ADDITIONAL AREA FOR FSI PURPOSE		–	–	–
	a	SET–BACK AREA	–	–	–
	b	D.P ROAD	–	–	–
	c	TOTAL(a+b)	–	–	–
5	PLOT AREA FOR FSI CALCULATION (3+4c)		3347.66	4304.49	7652.15
6	MAXIMUM FSI PERMISSIBLE PLOT		3.00	1.00	
7	TOTAL BUA PERMISSIBLE ON PLOT		10042.98	4304.49	14347.47
8	PERMISSIBLE FSI		–	–	–
	a	PTC 33(11) (1.00)		–	–
	b	FREE SALE 33 (11) (1.00)	3339.12	–	–
	c	ZONAL FSI		–	–
	d	TOTAL (a+b+c)	3339.12	–	–
9	AREA OF (AR) UNDER MUNICIPAL MARKET WITH VENDING ZONE+HOMELESS SHELTER. (ZONAL AREA/FSI)		–	4304.49	–
10	50% OF 'X'(ZONAL AREA/FSI), TO BE PROVIDED AS BUA OF (AR), AS PER 17(1)(1)(i)		–	–	–
11	50% OF 'Y' RESERVED PLOT, AS PER 17(1)(1)(i)		–	2152.24	–
12	ENTITLED TO AVAIL (100–50%(Y)), AS PER 17(1)(1)(i)		–	2152.24	–
13	'Y' % (3) LAND IS TRANSFERRED IN NAME OF M.C.G.M. 2 TIMES THE AREA (2) AS PER TABLE 12A OF REG. 32 (4.1.1.)			50%	
14	'Y' % (AR) PLOT IS TRANSFERRED IN NAME OF M.C.G.M. WITHIN 5 YEARS, AS PER REG. NO. 17(1)(1) 20 (iii) (a)		–	2152.24	–
15	TOTAL SALE AREA GENERATED FROM PLOT 'Y' (4+5+6)+(8b+8c)		3339.12	2152.24	5491.36
16	TOTAL SALE AREA GENERATED FROM PLOT 'Y'		–	2152.24	–
17	TOTAL BUA PERM (SCHEME 1+SCHEME 2)(8d+16)		10025.90	8608.97	18634.87
18	PROPOSED BUA OF PTC BUILDING NO.1 (WING–A)		–	–	3339.12
19	PROPOSED BUA OF SALE BUILDING NO.1 (WING–B)		–	–	784.66
20	PROPOSED BUA OF BUILDING NO.1 (18+19)		–	–	4123.78
21	PROPOSED BUA OF M.C.G.M. BUILDING NO.2		–	–	2152.23
22	PROPOSED BUA OF SALE BUILDING NO.3		–	–	---
23	PROPOSED BUA OF SALE BUILDING NO.4(BLDG. U/R) (3339.12+2152.23)		–	–	5491.28
24	SALE BUA PROPOSED IN SCHEME2 (19+22+23)		–	–	6275.94
25	TOTAL BUA PRO. IN SCHEME1+SCHEME2 (18+24)		–	–	9815.06
26	SALE FUNGIBLE AREA TO BE PROPOSED (35% OF '24')		–	–	2196.60
27	SALE FUNGIBLE AREA PROPOSED IN SCHEME2		–	–	1915.01
28	TOTAL BUA OF PTC, M.C.G.M. & SALE(ZONAL FSI+FUNGIBLE FSI) (20+21+24+27)		–	–	14466.96

PROFORMA - B

SHEET NO.1/11

contents of sheet

PROFORMA "A", PLOT AREA CALCU., M.C.G.M. MARKET RESERVATION CALCU., BLOCK PLAN, LOCATION PLAN, SECTION THROUGH COMP. WALL & SUCTION TANK, COMPOUND WALL PLAN & DETAILS, TENEMENT STATEMENT, AREA CALCULATION, PARKING STATEMENT OF BLDG. NO.3 (SALE)

stamp of date of receipt of plan

This cancels Approval to the Previous Plans sanctioned under no. MCS/WT/Lo 226/2018 1213/A/S/A Dated 04/11/2019

stamp of approval of plan

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/ 104/0233/2089(2.1.5)/ A/S/A Dt. 28 MAY 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 *7799.10 sq.mts. and tallies with the area stated in the document of ownership / Town Planning Scheme Records.

description of proposal and property

Proposed slum rehabilitation scheme under 33(11)A of DCPR 2034 & Reg. 17(1) of DCPR 2034 on plot bearing c.t.s. no.57, 58 & 100 OF Village Kondivita, Andheri (East), Mumbai.

PROPOSED LAYOUT CONFIRM SUB–DIVISION OF ABOVE REPORT

name of owner				owner signature
M/s. CHANDIWALA ENTERPRISES				
job no.	date	drg. no.	scale	checked by / drawn by
---		01	AS SHOWN	YUSUF

office ref. no.: | architect signature

architect

M/S.t.n.hasan

B–14,1st Flr., Bindjo CHS, 51–Hill Road, Bandra (W), Mumbai. Tel.26418052