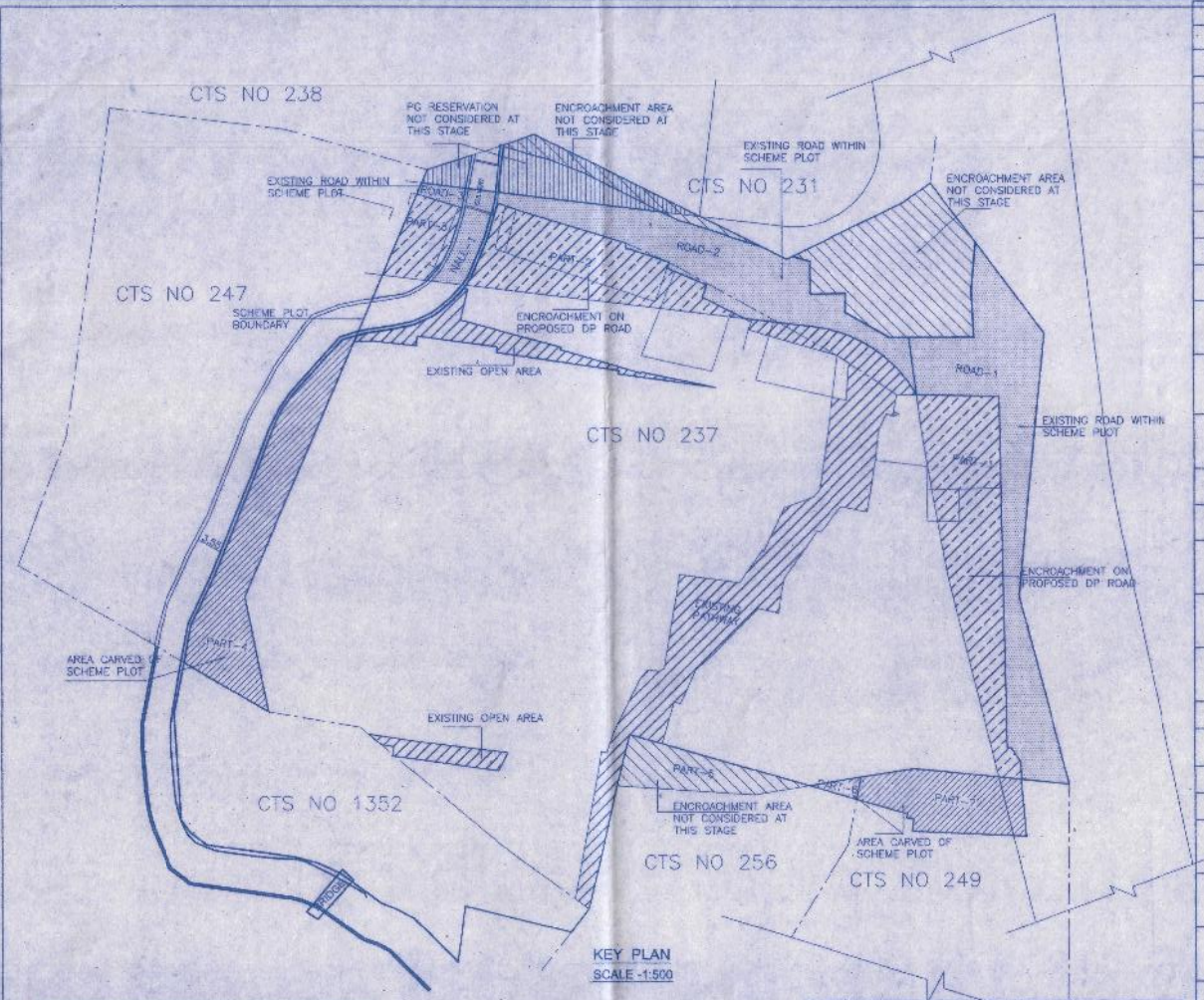


KEY PLAN
SCALE -1:500

	AREA STATEMENT		REMARK
A	AREA OF PLOT AS PER CTSO DEMARCATION		
	CTS NO 237 (PT)	6947.75	AREA AS PER CTSO DEMARCATION
	CTS NO 247 (PT)	308.31	
	CTS NO 249 (PT)	163.66	
	CTS NO 256 (PT)	10.88	
	CTS NO 1352 (NALLA LAND)	973.10	
	TOTAL AREA DEMARCATED TILL DATE	8003.70	
B	ADD PORTION OF PLOT NOT YET DEMARCATED		
	AREA OF CTS 237 BEYOND NALLA (ENCROACHED)	92.89	AREA AS PER TRIANGULATION
	AREA OF CTS 237 BEYOND NALLA (UNENCROACHED EXISTING ROAD) (PROPOSED 13.40MTS DP ROAD)	13.95	
	AREA OF CTS 237(PT) PRESENTLY USED AS EXISTING ROAD 13.40MTS ROAD	336.075	
	AREA OF CTS 237(PT) PRESENTLY USED AS EXISTING ROAD 21.35MTS ROAD	450.58	
	AREA OF CTS 237(PT) AFFECTED BY NALLA	145.82	
	AREA OF CTS 237(PT) AFFECTED BY DP RESERVATION OF PG	153.46	
	AREA OF CTS 237(PT) ON NORTH SIDE OF DP ROAD FOR WHICH CONSENT NOT YET OBTAINED	134.24	
	AREA OF CTS 237(PT) ON SOUTH SIDE NEAR CTS 256 FOR WHICH CONSENT NOT YET OBTAINED	355.37	
	TOTAL OF AREA FOR WHICH DEMARCATION IS YET TO BE DONE BY CTSO	1682.38	0.00
C	DEDUCT AREA CARVED OUT OF THE SCHEME AT THIS STAGE		
	DEDUCT AREA OF CTS 247 (PT)	308.31	NO DEVELOPMENT RIGHTS
	DEDUCT AREA OF CTS 249 (PT)	163.66	
	DEDUCT AREA OF CTS 256 (PT)	10.88	
	DEDUCT AREA OF CTS 237(PT) AFFECTED BY DP RESERVATION OF PG	153.46	AREA OF PG RESERVATION CARVED OUT OF THE SCHEME
	AREA OF CTS 237(PT) ON NORTH SIDE OF DP ROAD FOR WHICH CONSENT NOT YET OBTAINED	134.24	AREA NOT CONSIDERED IN SCHEME AT THIS STAGE
	AREA OF CTS 237(PT) ON SOUTH SIDE NEAR CTS 256 FOR WHICH CONSENT NOT YET OBTAINED	355.37	
	TOTAL OF AREA NOT CONSIDERED IN THE SCHEME AT THIS STAGE.	1125.92	
D	AREA OF SCHEME PLOT CONSIDERED AT THIS STAGE	8560.17	

NON SLUM PLOT AREA	AREA IN SQ MT
EXISTING ROAD-1 (PART OF PROPOSED 23.80MTS D.P.ROAD)	450.58
EXISTING ROAD-2 (PART OF PROPOSED 13.40MTS D.P.ROAD)	336.075
EXISTING ROAD-3 (PART OF PROPOSED 13.40MTS D.P.ROAD	13.95
EXISTING PATHWAY	530.53
EXISTING OPEN AREA PART-1	92.47
EXISTING OPEN AREA PART-2	42.53
NALLA PORTION WITHIN CTS 237 (PT)	145.82
TOTAL AREA	1611.96

AREA OF PROPOSED DP ROAD (ENCROACHED AREA)	AREA IN SQ MT
ENCROACHED PORTION OF PROPOSED 13.40MTS D.P.ROAD	277.51
ENCROACHED PORTION OF PROPOSED 23.80MTS D.P.ROAD	373.26
ENCROACHED PORTION OF PROPOSED 13.40MTS D.P.ROAD BEYOND NALLA	78.87
TOTAL AREA	729.64

AREA OF PROPOSED DP ROAD (EXISTING ROAD AREA)	AREA IN SQ MT
EXISTING ROAD-1 (PART OF PROPOSED 23.80MTS D.P.ROAD)	450.58
EXISTING ROAD-2 (PART OF PROPOSED 13.40MTS D.P.ROAD)	336.075
EXISTING ROAD-3 (PART OF PROPOSED 13.40MTS D.P.ROAD	13.95
TOTAL AREA	800.61

AREA OF SCHEME PLOT	AREA IN SQ MT
AREA OF ENCUMBERED SCHEME PLOT CONSIDERED AT THIS STAGE	8560.17
AREA OF NON SLUM SCHEME PLOT CONSIDERED AT THIS STAGE	1611.96
TOTAL AREA	6948.21

LOCATION PLAN
SCALE -1:500

STAMP OF APPROVAL (1/3)

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/S/PVT/0072/2011/0037/33 Dt. 11 JUL 2019
Executive Engineer
Slum Rehabilitation Authority

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, LINE DIAGRAM & AREA CALCULATION OF PLOT, ROAD & P.G. CALCULATION OF REHAB COMPONENT / REHAB BUILT UP AREA / SALE BUA, TENEMENT STATEMENT, TENEMENT DENSITY CALCULATION, PROFOMA-A, R.G. CALCULATION.

PROFORMA-A

A	AREA STATEMENT	ENCUMBERED	NON SLUM PLOT			TOTAL
1	TOTAL AREA OF PLOT CONSIDERED IN THE SCHEME	6948.21	1611.96			8560.17
2	DEDUCTION FOR		-			
a	ROAD / SET BACK AREA	729.65	800.61			1530.26
3	TOTAL (a)	729.65	800.61			1530.26
4	NET AREA OF PLOT	6218.56	811.35			7029.91
	DEDUCTION FOR					
5	RECREATION GROUND 15 %	0.00	0.00			0.00
6	NET AREA OF PLOT (=4- 5)	6218.56	811.35			7029.91
7	ADDITION FOR					
a	ENCUMBERED SET BACK AREA (NOT CONSIDERED AT THIS STAGE)	0.00	-			0.00
	UN ENCUMBERED SET BACK AREA (NOT CONSIDERED AT THIS STAGE)	-	0			0.00
b	TOTAL	0.00	0.00			0.00
8	PLOT AREA FOR FSI	6218.56	811.35			7029.91
9	F.S.I. PERMISSIBLE INSITU	3.00	0.75 (PTC)	0.75 (INCENTIVE)	1.00 (ZONAL)	
10	MAX BUA PERMISSIBLE INSITU	18655.68	608.51	608.51	811.35	20684.06
11	REHAB BUA FOR FSI PURPOSE	9142.49	608.51	-	-	9751.00
12	REHAB COMPONENT	11579.84	0.00			11579.84
13	SALE COMPONENT	11579.84	0.00	608.51	811.35	12999.70
14	TOTAL BUA SANCTIONED FOR PROJECT (11+13)	20722.33	608.51	608.51	811.35	22750.70
15	TOTAL FSI PERMITTED FOR PROJECT (14/8)	3.332	2.5			
16	BUA NOW PROPOSED					
A	REHAB BUA PROPOSED					
a	REHAB BUA PROPOSED IN BLDG No.1	8458.77	0.00	0.00	0.00	8458.77
b	REHAB BUA PROPOSED IN PTC BLDG No.3	0	0.00	0.00	0.00	0.00
c	REHAB BUA PROPOSED IN SALE BLDG No.2	0	0.00	0.00	0.00	0.00
d	TOTAL REHAB BUA PROPOSED TILL DATE	8458.77	0.00	0.00	0.00	8458.77
B	SALE BUA PROPOSED INSITU					
a	SALE BUA PROPOSED IN REHAB BLDG No.1	9.64	0.00	0.00	0.00	9.64
b	SALE BUA PROPOSED IN SALE BLDG No.3	1774.99	0.00	0.00		1774.99
c	SALE BUA PROPOSED IN SALE BLDG No.2	0	0.00	0.00	0.00	0.00
d	TOTAL SALE BUA PROPOSED TILL DATE	1784.63	0.00	0.00	0.00	1784.63
C	TOTAL BUA PROPOSED TILL DATE	10243.40	0.00	0.00	0.00	10243.40
17	TOTAL FSI UTILIZED TILL DATE(=16C/7)	1.65	0.00	0.00	0.00	

DENSITY CALCULATIONS

A	SLUM PLOT AREA FOR DENSITY CALCULATIONS	
1	Area of plot to be considered for scheme purpose	6948.21
2	Less area of Encroached portion of Proposed DP Road	729.64
3	Net Slum plot area (=1-2)	6218.57

B	DENSITY CALCULATIONS	
	Net Slum plot area	6218.57
	Existing tenements as per Annexure-II (Eligible + Non Eligible)	
	Residential tenements	215
	R/C tenements	2
	Commercial tenements	51
	Equivalent Commercial tenements	27
	Total tenements to be considered calculation of tenement density	244.00
	Existing tenement density	392.57
	Tenements required for density of 500 T/Hect	310.93
	Say	311
	No of PAP T/s required to achieve density of 500 T/Hect	87
	No of T/S to be Proposed in the Scheme	
	Residential T/s	215
	Commercial T/s	51
	R/C T/s	2
	PAP T/s	87.00
	Balwadi	4
	Welfare Centre	4
	Society Office	3
	Total	346

TOTAL REHAB COMPONENT

BUILDING	REHAB RESI COMPONENT	REHAB COMM COMPONENT	TOTAL REHAB COMPONENT
Building 2 (sale)	0.0	0	0.00
Building 1 (rehab)	10829.22	66.90	10896.12
TOTAL	10829.22	66.90	10896.12

TOTAL NET REHAB BUA

BUILDING	NET REHAB RESI BUA	NET REHAB COMM BUA	TOTAL NET REHAB BUA
Building 2 (sale)	0.0	0	0.00
Building 1 (rehab)	8391.87	66.90	8458.77
TOTAL	8391.87	66.90	8458.770

TOTAL NET SALE BUA

BUILDING	NET SALE RESI BUA	NET SALE COMM BUA	TOTAL NET SALE BUA
Building 2 (sale)	0	0	0.00
Building 1 (rehab)	0	9.64	9.64
Building 3 (sale)	1774.99	0.0	1774.99
TOTAL	1774.990	9.640	1784.630

NET SALE BUA U/R 33(14)D

SALE BUA FOR BASIC FSI	0
SALE BUA AGAINST INCENTIVE FSI	0
TOTAL NET SALE BUA	0.00

NET IN SITU SALE BUA

SALE BUA U/R RESI 33(14)D	0.00
SALE BUA U/R RESI 33(10)D	9513.19
TOTAL NET SALE BUA	9513.19

CALCULATION OF SALE COMM-FUNGIBLE BUA

BUILDING	TOTAL GROSS SALE COMM BUA	SALE COMM FUNGIBLE BUA	NET SALE COMM BUA
Building 2 (sale)	0	0	0.00
Building 1 (rehab)	9.64	0	9.64
TOTAL	9.640	0.000	9.640

CALCULATION OF SALE RESI FUNGIBLE BUA

BUILDING	TOTAL GROSS SALE RESI BUA	SALE RESI FUNGIBLE BUA	NET SALE RESI BUA
Building 2 (sale)	0	0	0.00
Building 1 (rehab)	0	0	0.00
Building 3 (sale)	1774.99	0	1774.99
TOTAL	1774.990	0.000	1774.990

PERMISSIBLE / PROPOSED FUNGIBLE SALE BUA

	NET SALE BUA PROPOSED	PERMISSIBLE SALE FUNGIBLE	PROPOSED SALE FUNGIBLE	BAL. SALE FUNGIBLE
SALE RESI.	638.88	293.54	0.00	293.54
SALE COMM.	9.6400	1.93	0.00	1.93
TOTAL	648.52	295.47	0.00	295.47

CALCULATION OF REHAB COMM FUNGIBLE BUA

BUILDING	TOTAL GROSS REHAB COMM BUA	REHAB COMM FUNGIBLE BUA	NET REHAB COMM BUA
Building 2 (sale)	0	0	0.00
Building 1 (rehab)	76.54	0	76.54
TOTAL	76.540	0.000	76.540

CALCULATION OF REHAB RESI FUNGIBLE BUA

BUILDING	TOTAL GROSS REHAB RESI BUA	REHAB RESI FUNGIBLE BUA	NET REHAB RESI BUA
Building 2 (sale)	0	0	0.00
Building 1 (rehab)	8391.87	0	8391.87
TOTAL	8391.870	0.000	8391.870

PERMISSIBLE / PROPOSED FUNGIBLE REHAB BUA

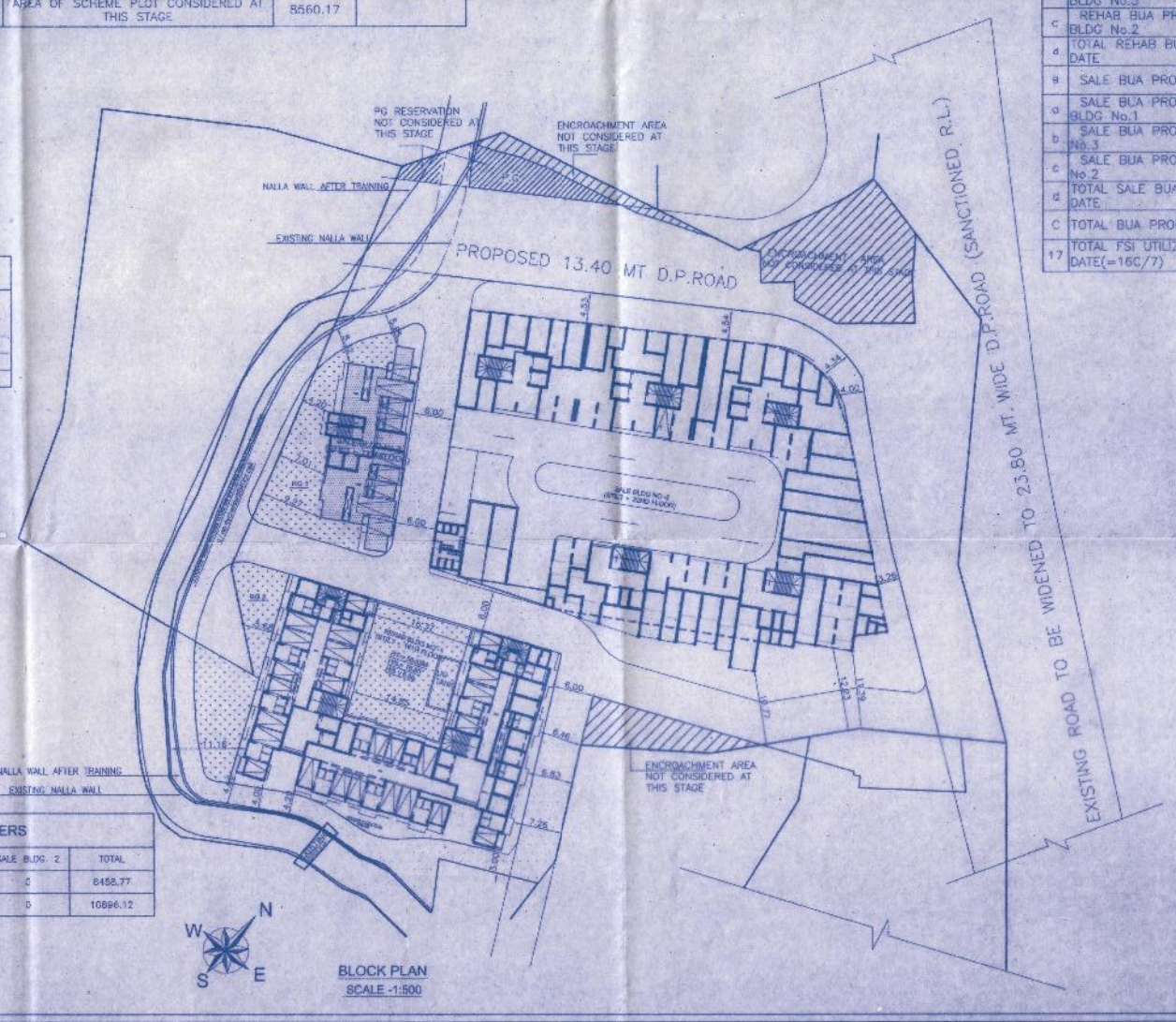
	NET REHAB BUA PROPOSED	PERMISSIBLE REHAB FUNGIBLE	PROPOSED REHAB FUNGIBLE	BAL. REHAB FUNGIBLE
REHAB RESI.	8391.87	2937.15	2377.34	559.81
REHAB COMM.	66.90	13.38	0.00	13.38
TOTAL	8458.770	2950.535	2377.340	573.195

TENEMENT STATEMENT

	REHAB TENAMENT OF 269 SQ.ft	REHAB COMM.	REHAB R & C	SOCIETY OFFICE	BALWADI	WELFARE CENTRE	PAP	PTC	SALE COMM.	SALE RESI.	TOTAL
REHAB BUILDING-1	215	8	0	3	4	4	67	0	1	0	302
SALE BUILDING-3	0	0	0	0	0	0	0	0	0	42	42
SALE BUILDING-2	0	0	0	0	0	0	0	0	0	0	0
TOTAL	215	8	0	3	4	4	67	0	1	42	344

CALCULATION OF REHAB COMPONENT / REHAB BUILT UP AREA / SALE BUA

	REHABILITATION COMPONENT	Total Common Passage	SOCIETY OFFICE	BALWADI	WELFARE CENTRE	REHAB BUA FOR FSI PURPOSE	BUA AREA PTC T/S	SALE BUA FOR FSI PURPOSE	TOTAL BUA FOR FSI
REHAB BUILDING No.1	10896.12	2171.26	70.43	97.83	97.83	8458.77	0.00	9.64	8468.41
SALE BUILDING No.3	0.00	0.00	00.0	000.0	00.0	0.00	0.00	1774.99	1774.99
SALE BUILDING No.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	10896.12	2171.26	70.43	97.83	97.83	8458.77	0.00	1784.63	10243.40



BLOCK PLAN
SCALE -1:500

PARAMETERS

	REHAB BLDG. 1	SALE BLDG. 2	TOTAL
REHAB BUA	8458.77	0	8458.77
REHAB COMPONENT	10896.12	0	10896.12

V. S. VAIDYA & ASSOCIATES
LICENSED ENGINEERS & LICENSED SURVEYORS
437,HIND RAJASTHAN BLDG.,DADASAHEB PHALKE RD.,DADAR (E)

Signature of L.S.:

DEVELOPERS :
AAKAAR NIRMAAN PROPERTIES

Signature of Developers:
For AAKAAR NIRMAAN PROPERTIES
Partner

SOCIETY :
SUKHAKARTA SRA C.H.S. Ltd.

PROJECT : PROPOSED SALE BLDG. No.3 IN S.R.S. ON PLOT BEARING CTS No. 237 (PT) ,1352 OF VILLAGE KANJUR, KNOWN AS SAYADRI NAGAR AT JANGAL MAGAL ROAD , BHANDUP (W) MUMBAI. 78

DESCRIPTION : PLANS FOR IOA APPROVAL
SALE BLDG. No.3 LAYOUT PLAN

JOB NO.	DRAWING NO.	SCALE	DRN. BY	SHEET NO.	CHECKED
5134	SRA/IOA-2	1:100	POONAM	1/3	

D:\AREH JOB\5134\ J5134 PROP. DRG FOR SRA\J5134 M-01 FOR IOA APP DRG