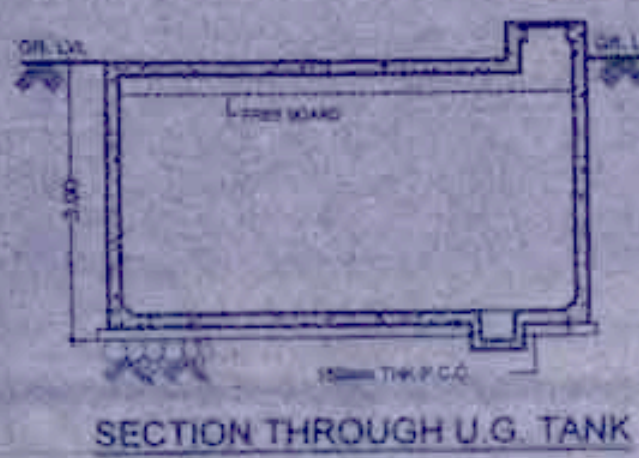
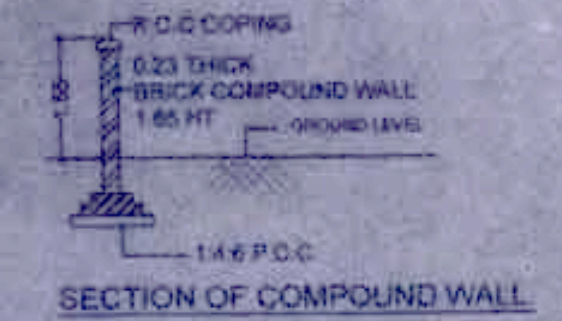


DETAILS OF LAYOUT R.G	
SCHEME	PROPOSED R.G ON GROUND
LAYOUT R.G - 1	952.44 SQ.MTR.
LAYOUT R.G - 2	2063.23 SQ.MTR.
TOTAL	3015.67 SQ.MTR.

NET PLOT AREA	= 25853.82 SQ.MT
REQUIRED R.G AREA (8% NET PLOT AREA)	= 2068.31 SQ.MT
PROPOSED R.G AREA	= 3015.67 SQ.MT



SECTION THROUGH U.G. TANK



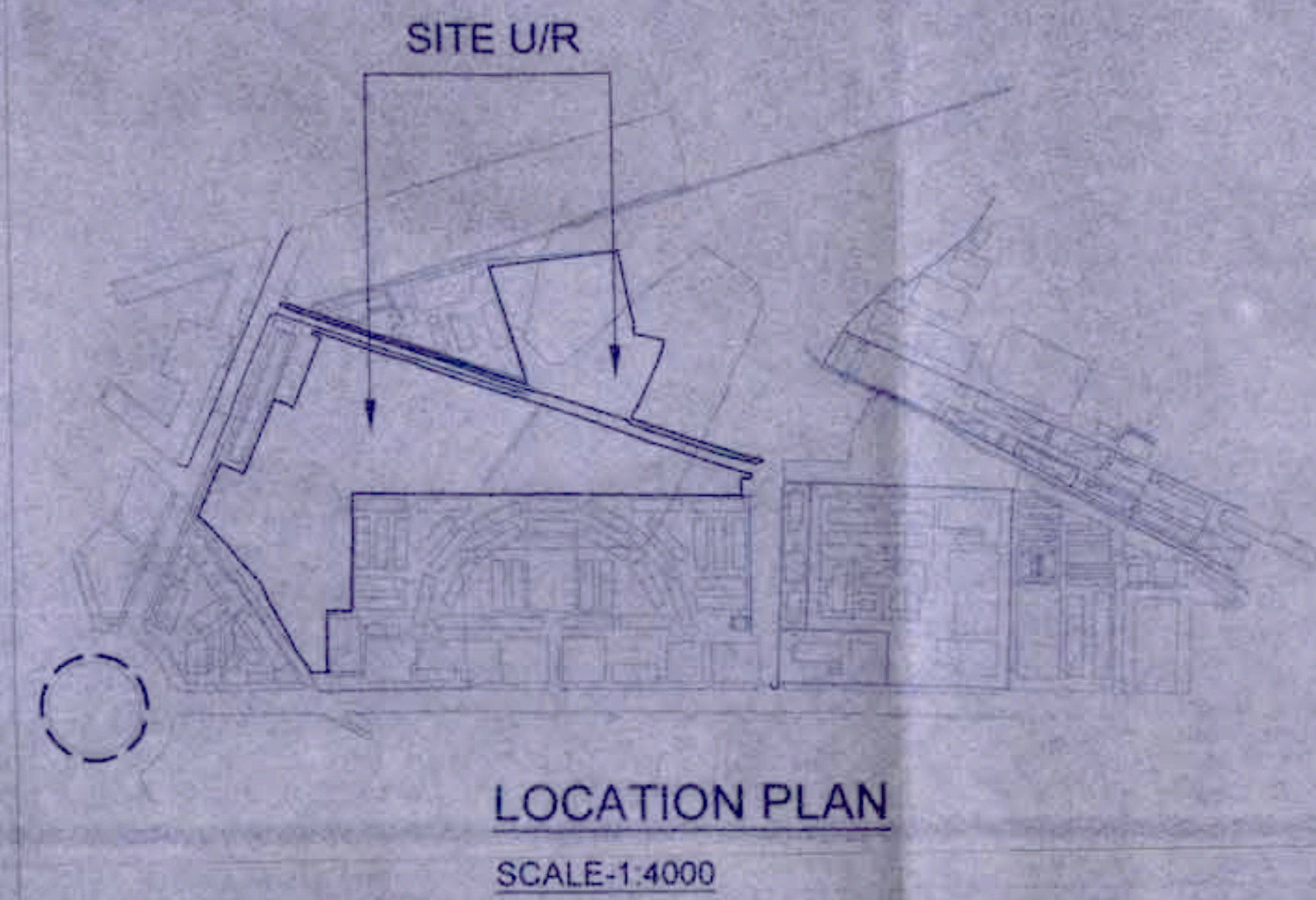
SECTION OF COMPOUND WALL



AREA DIAGRAM

RESULT OF AREA CALCULATION	
NET PLOT AREA (SQ.MT)	25853.82
REQUIRED R.G AREA (8% NET PLOT AREA)	2068.31
PROPOSED R.G AREA	3015.67

ANNEXURE II SUMMARY (ELIGIBILITY)									
Scheme No.	Name of Society	Res.	Com.	Rel.	Office	Others	Religious Structure	TOTAL	Remarks
I	SHREE SAI BABA NAGAR SRA C.H.S. (PROPOSED)	1083	3	28	1	0	1	1116	LOI under no. SRA/Eng/2000/1034/10/1 & As per certified Ann-I issued by competent authority Dated - 23/11/2011
		28	0	1	0	0	0	30	As per certified Supplementary Ann-II issued by competent authority Dated - 21/09/2015
		61	1	1	0	0	0	63	As per certified Supplementary Ann-II issued by competent authority Dated - 23/09/2015
		80	0	2	0	0	0	82	As per certified Supplementary Ann-II issued by competent authority Dated - 17/11/2015
TOTAL (I)		1233	4	32	1	0	1	1271	
II	JAI BHAVANI SRA C.H.S. (PROPOSED)	61	0	0	0	0	0	61	As per certified Ann-I issued by competent authority Dated - 01/02/2016
	SHAKTI NAGAR SRA C.H.S. (PROPOSED)	123	0	0	0	0	0	123	As per certified Ann-I issued by competent authority Dated - 31/02/2016
	SANE GURUJI & COMMITTEE SRA C.H.S. (PROPOSED)	799	06	12	02	0	0	821	As per certified Ann-I issued by competent authority Dated - 23/02/2016
TOTAL (II)		983	6	12	2	0	0	1003	
TOTAL (III - I + II)		2216	10	44	3	0	1	2276	



LOCATION PLAN
SCALE: 1:4000

SCHEME PARAMETERS		
Sr. No.	ITEM	SLUM (Area in Sq.Mt.)
A	NET PLOT AREA	25853.82
B	DEDUCTIONS	
1	D.P. ROAD	2458.35
2	D.P. ROAD	2522.82
3	DHOBHI GHAT (D.G.)	1921.61
4	MAP	785.00
5	SERVICE INDUSTRIAL ESTATE (S.I.E.)	400.00
6	RETAIL MARKET (R.M.)	980.00
7	SET BACK AREA (TOWARDS SHREE SAI BABA NAGAR) (746.83+836.71)	1583.54
8	SET BACK AREA (TOWARDS SANE GURUJI NAGAR)	1187.38
9	RTS	1307.10
	TOTAL DEDUCTION (1+2+3+4+5+6+7+8+9)	13145.80
C	NET PLOT AREA (A-B)	25853.82
D	BALANCE PLOT AREA (C)	25853.82
E	ADDITION FOR FSI (8/2+3+4+5+6+7+8+9)	10687.45
F	PLOT AREA FOR FSI (D+E)	36541.27
G	PERMISSIBLE BUA ON PLOT	4.00
H	PERMISSIBLE BUA ON PLOT (E X F)	146165.08

PROPOSED PARAMETERS FOR THE SCHEME		
Sr. No.	ITEM	SLUM (Area in Sq.Mt.)
A1	REHAB AREA FOR FSI COMPUTATION	68498.43
B1	PROP. AMENITY AREA (BALWADI, WELFARE CENTRE, SOCIETY OFFICE, ETC.)	1927.21
C1	EX. AMENITY AREA (EXISTING TEMPLE AND OFFICE)	75.70
D1	PASSAGE AREA	2921.10
E1	REHAB COMPONENT (A1+B1+C1)	107722.44
F1	SALE COMPONENT (D1 X 75%)	21958.35
G1	PERMISSIBLE BUA FOR SCHEME (A1+B1)	147780.26
H1	FSI FOR SCHEME (F1/G1)	4.00
I1	PERMISSIBLE SALE BUA IN SITE (H1 X 4)	77665.85
J1	TOTAL PROPOSED SALE BUA	56.77
K1	REHAB COMM. EXCESS BUA TOILET BLOCK AREA	29930.81
L1	PROPOSED SALE BUA	29967.56
M1	TOTAL (J1+K1)	47679.07
N1	BALANCE SALE BUA (I1-J1)	

PLOT AREA CALCULATIONS FOR DENSITY PURPOSE (SLUM DECLARE)		
Sr. No.	ITEM	SLUM (Area in Sq.Mt.)
1	AREA OF SLUM PLOT IN SCHEME U/R	38999.62
2	D.P. ROAD	2458.35
3	D.P. ROAD	2522.82
4	DHOBHI GHAT (D.G.)	1921.61
5	MAP	785.00
6	SERVICE INDUSTRIAL ESTATE (S.I.E.)	400.00
7	RETAIL MARKET (R.M.)	980.00
8	SET BACK AREA (TOWARDS SHREE SAI BABA NAGAR) (746.83+836.71)	1583.54
9	SET BACK AREA (TOWARDS SANE GURUJI NAGAR)	1187.38
10	RTS	1307.10
11	TOTAL DEDUCTION (2+3+4+5+6+7+8+9+10)	13145.80
12	NET PLOT AREA (1-11)	25853.82
13	EXISTING FULFILLING TENEMENTS (2225 NOS. + 13 R/C + 8 EX. AMENITIES + 44 COMM. + 1 Religious Structure)	2276
14	NO. OF EQUIVALENT COMMERCIAL TENEMENTS	23
15	TOTAL NOS. OF EQUIVALENT TENEMENTS (2225 NOS. + 13 R/C + 8 EX. AMENITIES + 21 COMM. + 1 Religious Structure)	2253
16	TENEMENTS DENSITY PER HECTOR (13/12 X 10000)	871.44
17	NO. OF PAP GENERATED	NIL

PERFORMA - A		
Sr. No.	DESCRIPTION	SLUM (Area in Sq.Mt.)
A	GROSS AREA OF THE PLOT	38999.62
B	DEDUCTION FOR :-	
1	D.P. ROAD	2458.35
2	D.P. ROAD	2522.82
3	DHOBHI GHAT (D.G.)	1921.61
4	MAP	785.00
5	SERVICE INDUSTRIAL ESTATE (S.I.E.)	400.00
6	RETAIL MARKET (R.M.)	980.00
7	SET BACK AREA (TOWARDS SHREE SAI BABA NAGAR) (746.83+836.71)	1583.54
8	SET BACK AREA (TOWARDS SANE GURUJI NAGAR)	1187.38
9	RTS	1307.10
	TOTAL DEDUCTION (1+2+3+4+5+6+7+8+9)	13145.80
C	NET PLOT AREA (A-B)	25853.82
D	DEDUCTION FOR 15% RG (IF APPLICABLE)	NIL
E	BALANCE PLOT AREA (C-D)	25853.82
F	ADDITION FOR FSI PURPOSE	
1	D.P. ROAD	2458.35
2	D.P. ROAD	2522.82
3	DHOBHI GHAT (D.G.)	1921.61
4	MAP	785.00
5	SERVICE INDUSTRIAL ESTATE (S.I.E.)	400.00
6	RETAIL MARKET (R.M.)	980.00
7	SET BACK AREA (TOWARDS SHREE SAI BABA NAGAR) (746.83+836.71)	1583.54
8	SET BACK AREA (TOWARDS SANE GURUJI NAGAR)	1187.38
9	RTS	1307.10
	TOTAL ADDITION (1+2+3+4+5+6+7+8+9)	10687.45
G	PLOT AREA FOR FSI PROPOSE (E+F)	36541.27
H	MAXIMUM FSI PERMISSIBLE ON PLOT	4.00
I	MAXIMUM BUA PERMISSIBLE ON PLOT (F X G)	146165.08

Approved Subject to the condition mentioned in this office permission Letter No. SRA/Eng/2000/1034/10/1 dated 27 DEC 2016.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE. THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 38999.62 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

PROFORMA - II

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED S.R. SCHEME ON PLOT BEARING C.S. NO. 1(P.T) & 2 (P.T) OF LOWER PARCEL DIV. QRS. WARD AT G.B. SAKPAL MARG, DHOBHI GHAT, BATHASTA, MUMBAI - 400 011 FOR SHREE SANBABA NAGAR C.H.S. (PROP.) & OTHER J. SOCIETIES.

STAMP OF DATE OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

JOB No.	SCALE	DATE	DRAWN BY	CHECKED BY
(JOB LAYOUT)	AS SHOWN		N.T.	N.T.S.
NAME & SIGNATURE OF OWNERS				
OMKAR REALTORS PROJECTS PVT.LTD.				
NAME & ADDRESS OF ARCHITECT				
ANAND V. DHOKAY				
M. DES. & ARCH. A.I.A.				
ARCHITECT AND DESIGNER				
F-63, 'PALM ACRES', CHS. MAHATMA PHULE ROAD, BULIND EAST, MUMBAI - 400001.				

METRO III BUFFER LINE

LAYOUT PLAN
Scale : 1:500

PROPOSED REHAB TENEMENTS SUMMARY (under 33/10)									
Sr. No.	BUILDING	RESI.	COMM.	RES. COMM.	OFFICE	RELIGIOUS STRUCTURE	PHC	BALWADI	WELFARE CENTER
1	LAYOUT	-	-	-	-	-	-	-	-
2	REHAB BLDG. NO-1	1099	32	4	1	-	2	11	11
3	REHAB BLDG. NO-2	1110	12	9	2	-	1	12	12
	TOTAL	2216	44	13	3	1	3	23	23
	TOTAL	2276							

PROPOSED SALE TENEMENTS SUMMARY									
Sr. No.	BUILDING	RESI.	COMM.	RES. COMM.	OFFICE	RELIGIOUS STRUCTURE	PHC	BALWADI	WELFARE CENTER
1	SALE BLDG. NO-1	290	-	-	-	-	-	-	-
	TOTAL	290	0	0	0	0	0	0	0

PROPOSED REHAB COMMERCIAL AREA STATEMENT									
Sr. No.	BUILDING	No. OF COMM. SHOP	COMM. BUA	EXISTING CARPET AREA AS PER ANNEX - II (sq.m.)	AREA TO BE ALLOTTED TO EXT. T.S./CARPET AREA (sq.m.)	PROPOSED CARPET AREA (sq.m.)	EXCESS CARPET AREA (sq.m.)	DIFF. OF CARPET AREA COUNTED IN SALE F.S.I.	DIFF. OF CARPET AREA COUNTED IN SALE F.S.I.
1	REHAB BLDG. NO-1	32	525.94	925.68	444.76	444.76	444.76	3.51	4.11
2	REHAB BLDG. NO-2	12	119.49	89.06	89.06	89.06	89.06	1.29	1.71
	TOTAL	44	645.43	1014.74	533.84	533.84	533.84	4.80	5.82
BUILT UP AREA OF 44 NOS. REHAB COMM. T.S. AREA TO BE ALLOTTED TO EXT. T.S./CARPET AREA = 533.84/25.00 sq.m. = 21.35 SAY = 21 NOS. (EQUIVALENT COMMERCIAL)									
TOTAL TOILET BLOCK AREA PROPOSED IN REHAB BLDG. 1 & 2 COUNTED IN SALE F.S.I. (25.05 + 25.90) = 50.95									
PROPOSED AMENITY IN REHAB BLDG. 1 & 2 EXCESS AREA IS COUNTED IN SALE F.S.I.									
TOTAL PROPOSED SALE F.S.I. IN REHAB BLDG. NO. 1 & 2 (5.82 + 50.95) = 56.77									

PROPOSED PARKING STATEMENT - REHAB BUILDING			
BUILDING	BIG	SMALL	TOTAL
REHAB BUILDING-1	20 Nos.	31 Nos.	51 Nos.
REHAB BUILDING-2	65 Nos.	144 Nos.	212 Nos.
TOTAL	85 Nos.	175 Nos.	260 Nos.
PARKING REQUIRED			350 Nos.
PARKING PROPOSED			260 Nos.

BUILT UP AREA SUMMARY (under 33/10)				
Sr. No.	FLOORS	REHAB BLDG. NO-1	REHAB BLDG. NO-2	GRAND TOTAL
1	REHAB BUILT UP AREA	34144.07	34353.78	68498.43
2	PROPOSED AMENITIES (BWS)	961.26	965.95	1927.21
3	COMMON PASSAGE	16968.67	18254.43	35223.10
4	EXISTING AMENITIES (TEMPLE & OFFICE)	25.34	38.80	75.70
5	REHAB COMPONENT (1+2+3+4)	52097.94	53612.94	105710.88
BUILT UP AREA SUMMARY SALE BLDG.				
1	SALE BUILT UP AREA			29930.81

SUMMARY OF PROPOSED FUNGIBLE AREA IN REHAB BLDG. NO. 1 & 2				
GR.NO	REHAB BLDG. NO-1	REHAB BLDG. NO-2	GRAND TOTAL	
1	REHAB BUILT UP AREA	34144.07	34353.78	68498.43
2	PERMISSIBLE FUNGIBLE FSI (35%)	11950.63	12023.82	23974.45
3	PROPOSED FUNGIBLE FSI	9417.00	8973.00	18390.00
4	EXCESS FUNGIBLE AREA	NIL	NIL	NIL
5	EXCESS REFUGE AREA	NIL	NIL	NIL

PROPOSED PARKING STATEMENT - SALE WING			
PARKING FLOOR	BIG	SMALL	TOTAL
BASEMENT-1	36 Nos.	13 Nos.	51 Nos.
BASEMENT-2	48 Nos.	15 Nos.	61 Nos.
BASEMENT-3	31 Nos.	10 Nos.	41 Nos.
GROUND	14 Nos.	05 Nos.	20 Nos.
1ST PODIUM	49 Nos.	11 Nos.	60 Nos.
2ND PODIUM	40 Nos.	11 Nos.	51 Nos.
3RD PODIUM	31 Nos.	13 Nos.	44 Nos.
4TH PODIUM	22 Nos.	13 Nos.	35 Nos.
AMENITY FLOOR	05 Nos.	02 Nos.	07 Nos.
TOTAL	279 Nos.	94 Nos.	373 Nos.
PARKING REQUIRED			370 Nos.
PARKING PROPOSED			370 Nos.

ARTHUR ROAD JAIL