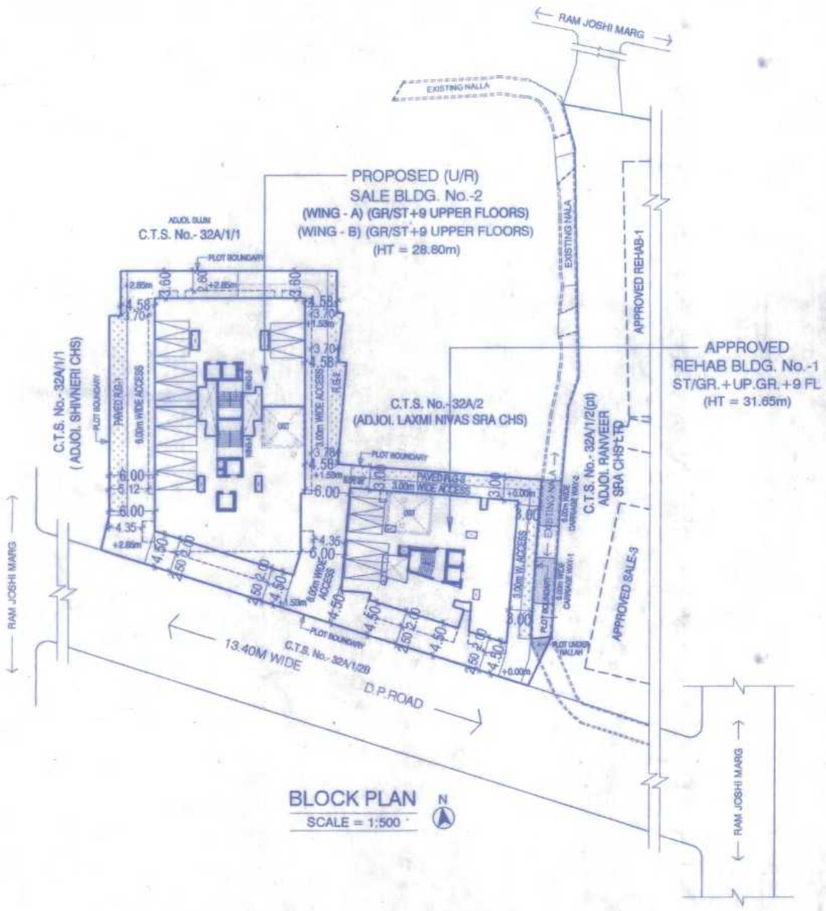
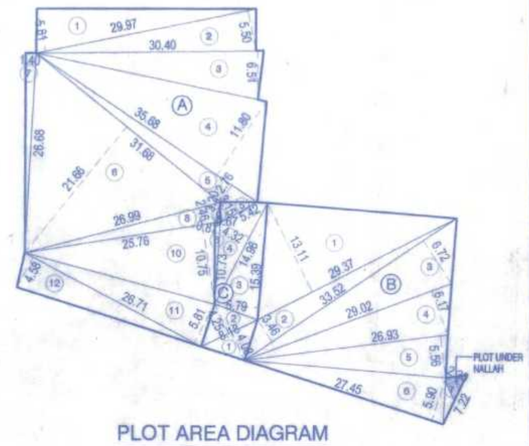
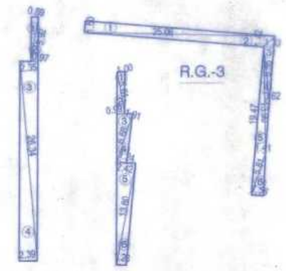


BLOCK PLAN
SCALE = 1:500

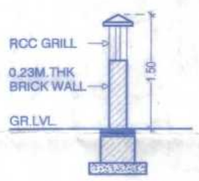
LOCATION PLAN
SCALE = 1:4000



PLOT AREA DIAGRAM
SCALE = 1:500



R.G. AREA DIAGRAM
SCALE = 1:500



SECTION THROUGH
COMPOUND WALL

1.	PLOT AREA	1941.64 sq.m
2.	LAND RATE (LR) (as per R/R 2020-21)	Rs. 46,920/-
3.	RATE OF CONSTRUCTION (RC) (as per R/R 2020-21)	Rs. 30,250/-
4.	RATIO (LR / RC)	1.55
5.	PERMISSIBLE SALE COMPONENT	1.10

PLOT AREA
UNDER NALLAH
SCALE = 1:500

AREA UNDER NALLAH				
1	0.50 X 2.89 X 0.80 X 1 NO	=	1.16	
2	0.50 X 3.75 X 1.85 X 1 NO	=	3.47	
	TOTAL ADDITION	=	4.63	SQ.MT

R.G. AREA REQUIRED	
8% OF 1941.64 sq.m	155.33 Sq.m

TOTAL R.G. AREA PROPOSED	
R.G.-1	67.98
R.G.-2	41.14
R.G.-2	64.92
TOTAL	174.04 Sq.m (8.96% OF 1941.64 sq.m)

R.G. AREA CALCULATION

R.G.- 1									
1	0.50	X	5.93	X	0.89	X 1 NO	=	2.64	
2	0.50	X	5.93	X	0.98	X 1 NO	=	2.91	
3	0.50	X	26.34	X	2.35	X 1 NO	=	30.95	
4	0.50	X	26.34	X	2.39	X 1 NO	=	31.48	
						TOTAL ADDITION	=	67.98	SQ.MT

R.G.- 2									
1	0.50	X	5.61	X	1.00	X 1 NO	=	2.81	
2	0.50	X	5.61	X	0.99	X 1 NO	=	2.78	
3	0.50	X	6.68	X	1.91	X 1 NO	=	6.38	
4	0.50	X	6.68	X	1.24	X 1 NO	=	4.14	
5	0.50	X	13.60	X	2.42	X 1 NO	=	16.46	
6	0.50	X	13.60	X	1.26	X 1 NO	=	8.57	
						TOTAL ADDITION	=	41.14	SQ.MT

R.G.- 3									
1	0.50	X	25.06	X	1.50	X 1 NO	=	18.80	
2	0.50	X	25.06	X	1.42	X 1 NO	=	17.79	
3	0.50	X	8.55	X	1.33	X 1 NO	=	5.69	
4	0.50	X	13.90	X	0.63	X 1 NO	=	4.38	
6	0.50	X	19.47	X	1.41	X 1 NO	=	13.73	
6	0.50	X	5.81	X	1.56	X 1 NO	=	4.53	
						TOTAL ADDITION	=	64.92	SQ.MT

BUILT UP AREA CALCULATION

PLOT - A									
1	0.50	X	29.97	X	5.81	X 1 NO	=	87.06	
2	0.50	X	29.97	X	5.50	X 1 NO	=	82.42	
3	0.50	X	30.40	X	6.51	X 1 NO	=	98.95	
4	0.50	X	35.68	X	11.80	X 1 NO	=	210.51	
5	0.50	X	35.68	X	2.76	X 1 NO	=	49.24	
6	0.50	X	31.68	X	21.66	X 1 NO	=	343.09	
7	0.50	X	26.68	X	1.40	X 1 NO	=	18.68	
8	0.50	X	26.99	X	2.46	X 1 NO	=	33.20	
9	0.50	X	3.20	X	0.87	X 1 NO	=	1.39	
10	0.50	X	25.76	X	10.75	X 1 NO	=	138.46	
11	0.50	X	26.71	X	5.81	X 1 NO	=	77.59	
12	0.50	X	26.71	X	4.58	X 1 NO	=	61.17	
						TOTAL ADDITION	=	1201.76	SQ.MT

PLOT - B									
1	0.50	X	29.37	X	13.11	X 1 NO	=	192.52	
2	0.50	X	33.52	X	3.46	X 1 NO	=	57.99	
3	0.50	X	33.52	X	6.72	X 1 NO	=	112.63	
4	0.50	X	29.02	X	6.17	X 1 NO	=	89.53	
5	0.50	X	26.93	X	5.56	X 1 NO	=	74.87	
6	0.50	X	27.45	X	5.90	X 1 NO	=	80.98	
7	0.50	X	7.22	X	2.30	X 1 NO	=	8.30	
						TOTAL ADDITION	=	616.82	SQ.MT

PLOT - C (ACCESS)									
1	0.50	X	8.18	X	4.08	X 1 NO	=	16.69	
2	0.50	X	8.18	X	4.25	X 1 NO	=	17.38	
3	0.50	X	15.39	X	5.79	X 1 NO	=	44.55	
4	0.50	X	14.98	X	4.32	X 1 NO	=	32.31	
5	0.50	X	5.42	X	3.15	X 1 NO	=	8.54	
6	0.50	X	10.73	X	0.67	X 1 NO	=	3.59	
						TOTAL ADDITION	=	123.06	SQ.MT

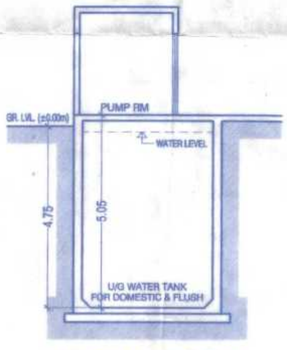
S.No.	PLOT AREA IN Sq.m	
A	1201.76	1941.64 sq.m SLUM PLOT AREA
B	616.82	
C	123.06	
TOTAL	1941.64 Sq.m	

COMPONENT AREA STATEMENT (SALE BUILDING No.-2) (WING- A & B) (REHAB + SALE)

WING	REHAB RESI. AREA (IN Sq.m)	REHAB COMM. AREA (IN Sq.m)	REHAB BUA FOR F.S.I (IN Sq.m)	REHAB PASSAGE AREA (IN Sq.m)	REHAB COMP. AREA (IN Sq.m)	REHAB FUNGIBLE AREA (IN Sq.m)	SALE BUILT-UP AREA: SALE RESI. AREA (IN Sq.m)	SALE BUILT-UP AREA: SALE COMM. AREA (IN Sq.m)	SALE FUNGIBLE AREA (IN Sq.m)	STAIR/LIFT & L.LOBBY AREA (IN Sq.m)	STILT AREA (IN Sq.m)	SOCIETY OFFICE AREA (IN Sq.m)	ED & METER RM AREA (IN Sq.m)	ENTRANCE LOBBY AREA (IN Sq.m)	CONSTRUCTION AREA (IN Sq.m)
WING - A	–	–	–	–	–	–	1785.05	301.86	1295.10 (1292.00+3.10)	434.08	115.48	–	10.40	26.27	3968.24
WING - B	349.23	–	349.23	31.09	380.32	58.25	2026.17	–	–	358.90	111.27	10.97	29.63	41.12	3016.63
TOTAL	349.23	–	349.23	31.09	380.32	58.25	3811.22	301.86	1295.10	792.98	226.75	10.97	40.03	67.39	6984.87
							4113.08								

FUNGIBLE AREA STATEMENT

BUILDING No.		REHAB: REHAB RESI.& R/C AREA (IN SQ.M)	REHAB: REHAB COMM AREA (IN SQ.M)	REHAB: REHAB B.U.A FOR F.S.I (IN SQ.M)	REHAB: PERMISSIBLE REHAB FUNGIBLE AREA: REHAB RESI.& R/C (35.00%) (IN SQ.M)	REHAB: PERMISSIBLE REHAB FUNGIBLE AREA: REHAB COMM. (35.00%) (IN SQ.M)	REHAB: PROPOSED REHAB FUNGIBLE AREA: REHAB RESI.& R/C (IN SQ.M)	REHAB: PROPOSED REHAB FUNGIBLE AREA: REHAB COMM (IN SQ.M)	SALE: SALE RESI. AREA (IN SQ.M)	SALE: SALE COMM AREA (IN SQ.M)	SALE: SALE B.U.A FOR F.S.I (IN SQ.M)	SALE: PERMISSIBLE SALE FUNGIBLE AREA: SALE RESI. (35.00%) (IN SQ.M)	SALE: PERMISSIBLE SALE FUNGIBLE AREA: SALE COMM. (35.00%) (IN SQ.M)	SALE: PROPOSED SALE FUNGIBLE AREA: SALE RESI. (IN SQ.M)	SALE: PROPOSED SALE FUNGIBLE AREA: SALE COMM. (IN SQ.M)
SALE BLDG No-2	WING-A (ST/GR.+9 Fl.)	–	–	–		–	–	–	1785.05	301.86	2086.91	624.77	105.65	1295.10 (1292.00+3.10)	–
	WING-B (ST/GR.+9 Fl.)	64.65	–	64.65	22.63	–	–	–	2026.17	–	2026.17	709.16	–	–	–
TOTAL		64.65	–	64.65	22.63	–	–	–	3811.22	301.86	4113.08	1333.93	105.65	1295.10	–
					22.63		–					1439.58		1295.10 (31.49%)	



SECTION THROUGH
U/G TANK

HIND MARATHA SRA CHS LTD.	SALE BUILDING No.-2 (WING - A & B)	1/4

N/PVT/0097/20170218/S-2

FORM I

A	AREA STATEMENT	SLUM PLOT AREA IN SQ.M
1.	AREA OF PLOT	1941.64
2.	DEDUCTIONS FOR	–
	a. ROAD SET BACK AREA	–
	b. PROPOSED ROAD (13.40M D.P.ROAD)	–
	c. PLOT UNDER NALLAH	4.63
	TOTAL (a+b+c)	4.63
3.	BALANCE AREA OF PLOT (1-2)	1937.01
4.	DEDUCTION FOR RECREATION GROUND 15%	–
5.	NET AREA OF PLOT (3-4)	
6.	ADDITION FOR F.S.I.	–
	2(a) 100% ROAD SETBACK	–
	2(b) 100% PROPOSED ROAD (13.40M D.P.ROAD)	–
	2(c) 100% PLOT UNDER NALLAH	4.63
	TOTAL (a+b+c)	4.63
7.	TOTAL AREA OF PLOT(5+6)	1941.64
8.	F.S.I. PERMISSIBLE	3.743
9.	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	–
10.	PERMISSIBLE FLOOR AREA (7x8)+9 ABOVE	7267.60
11.	APPROVED REHAB BUILDING - 1	2799.48 (REHAB) + 4.42 (SALE) = 2803.90
12.	B.U.A FOR SALE BUILDING-2 (U/R)	349.23 (REHAB) + 4113.08 (SALE) = 4462.31
13.	TOTAL BUILT-UP AREA PROPOSED (11+12)	7266.21
14.	F.S.I. CONSUMED (13/7)	3.742
B	BALCONY AREA STATEMENT	AS PER STATEMENT

NOTES:

FUNGIBLE AREA STATEMENT (REHAB)

BUILDING No.		USER	SALE BUILTUP AREA (IN SQ.M)	FUNGIBLE AREA PERMISSIBLE (IN SQ.M)	FUNGIBLE AREA PROPOSED (IN SQ.M)	DETAILS OF PAYMENT PAID TOWARDS FUNGIBLE FSI (WITHOUT CHARGING PREMIUM) AS PER DCPR 2034
REHAB BLDG. NO.-1	REHAB	RESI.	2799.48	979.82(35%)	616.32(22.02%)	NIL
		COMM.	NIL	NIL	NIL	
SALE BLDG. NO.-2	REHAB	RESI.	349.23	122.23(35%)	58.25(16.68%)	NIL
		COMM.	NIL	NIL	NIL	
TOTAL			3148.71	1102.05	674.57	NIL

FUNGIBLE AREA STATEMENT(SALE)

BUILDING No.		USER	SALE BUILTUP AREA (IN SQ.M)	FUNGIBLE AREA PERMISSIBLE (IN SQ.M)	FUNGIBLE AREA PREMIUM EARLIER PROPOSED PAID (IN SQ.M)	DETAILS OF PAYMENT PAID TOWARDS FUNGIBLE FSI	FUNGIBLE AREA PREMIUM NOW PROPOSED PAID (IN SQ.M)
REHAB BLDG. NO.-1	SALE	RESI.	4.42	1.55(35%)	NIL	NIL	NIL
		COMM.	NIL	NIL	NIL		NIL
SALE BLDG. NO.-2	SALE	RESI.	3811.22	1333.93(35%)	1313.18	Rs.- 57,47,150/- (PAID) VIDE RECEIPT No.- 61518 DTD - 05.05.2021 Rs.- 26,81,200/- (PAID) VIDE RECEIPT No.- 83605 DTD - 13.08.2021 Rs.- 33,63,300/- (PAID) VIDE RECEIPT No.- 98173 DTD - 14.12.2021	1295.10
		COMM.	301.86	105.65(35%)	NIL		NIL
TOTAL			4117.50	1441.13	1313.18	Rs.- 1,17,91,650/- (PAID)	1295.10

FORM II

CONTENTS OF SHEET

*BLOCK PLAN, LOCATION PLAN & BUILTUP AREA STATEMENT
*PLOT AREA DIAGRAM, CALCULATION & SUMMARY

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SALE BUILDING No.-2 (WING - A & B) ON PLOT BEARING C.T.S. NO.- 32/A/1/2/A/2
AT VILLAGE KIROL, GHATKOPAR, TALUKA- KURLA, MUMBAI.
FOR HIND MARATHA SRA CHS LTD

NAME OF DEVELOPER

For SATRE INFRASTRUCTURE PVT. LTD.
Managing Director

M/S. SATRE INFRASTRUCTURE PVT. LTD.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATED 15.02.2017 & THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1941.64 sq.m & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS.

ARCHITECT

REVISION	NAME AND ADDRESS OF ARCHITECT	STAMP OF DATE OF RECEIPT OF PLANS
	SAMAR RAUT VISION Architects Designers Planners 51/2419, GR. FLR, NISHIGANDHA CHS. LTD., GANDHI NAGAR, OPP.- M.I.G CLUB, BANDRA(E) OFF: 26512543, 26510399	This cancels Approval to the Previous Plans sanctioned under no. N/PVT/0097/20170218/S-2 Dated 15-12-2021
NORTH		STAMP OF APPROVAL OF PLANS Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ N/PVT/0097/20170218/S-2 Dt. 26 AUG 2022 Executive Engineer Slum Rehabilitation Authority

SCALE	DATE	DGN/DWN BY	CHKD BY	SUB-MITTED	SHEET NO.
AS SHOWN		JOSHI			B2(IOA)-1/4