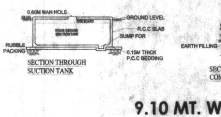
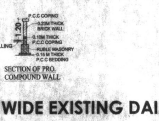
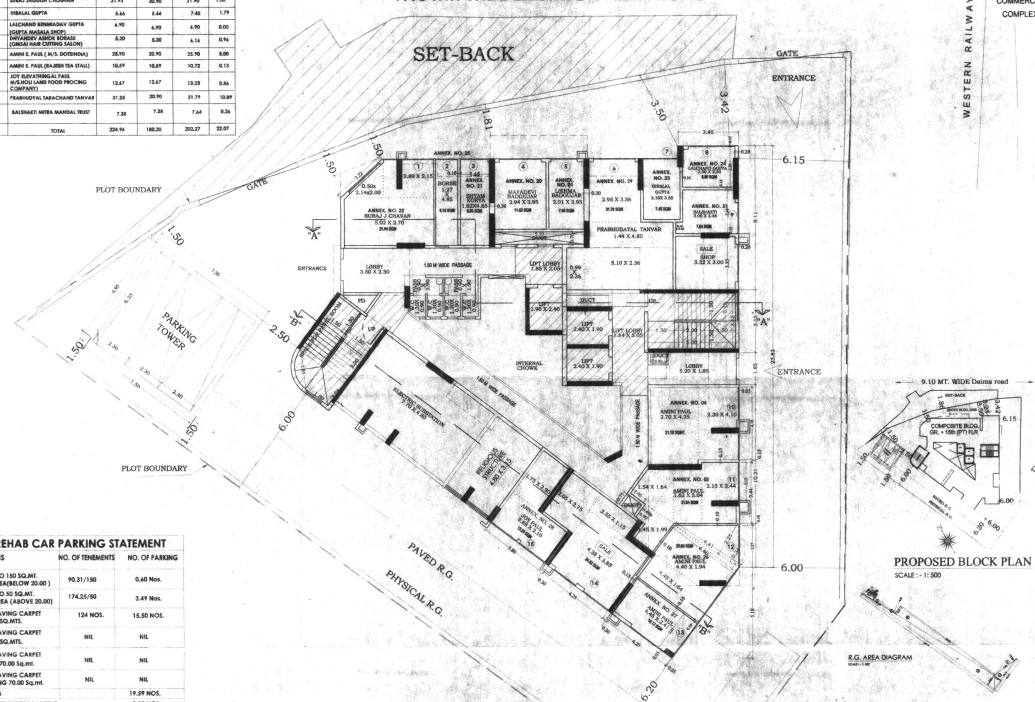
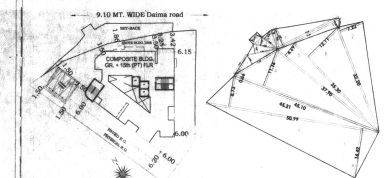
ALLOTMENT LIST :-

PROPOSED SHOP NO. IN PLAN	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT.) AS PER ANNEX.II	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)
1	01	LICHAMA BADGUJAR	7.81	7.81	7.94	0.13
2	02	AMINI E. PAUL	49.24	20.50	21.84	0.74
3	04	AMINI E. PAUL	20.82	20.82	21.18	0.36
4	20	MATADEVI UR-IRIA BADGUJAR	11.42	11.42	11.42	0.00
5	21	SIYAM SHIRAJI KORIYA (JAY-BABA BANDAS RAMRAVI STORE)	7.76	7.76	8.00	0.08
6	22	SIRAJ JAGDISH CHORMAN	31.93	30.90	31.93	1.03
7	23	HIRALAL GUPTA	5.64	5.64	7.43	1.79
8	24	LALCHAND BIRMANDAS GUPTA (GUPTA MASALA SHOP)	6.90	6.90	6.90	0.00
9	25	DAYANDAS ASHOK SORASE (OMSAI HAIR CUTTING SALON)	8.30	8.30	6.14	0.16
10	26	AMINI E. PAUL (M/S. DOSHINAI)	20.90	20.90	20.90	0.00
11	27	AMINI E. PAUL (RAJBIR TEA STALL)	10.69	10.69	10.72	0.13
12	28	JOY ELEVATRINGAL PAUL (M/S.OGILI LAND FOOD PROCING COMPANY)	12.67	12.67	13.23	0.56
13	29	PRABHUDYAL TARACHAND TANVAR	31.35	30.90	31.79	10.89
14	31	BALSWAIT MEHA MANDAL TRUST	7.38	7.38	7.44	0.06
		TOTAL	224.94	168.30	202.27	22.07









PROPOSED BLOCK PLAN
SCALE :- 1: 500

PLOT AREA LINE DIAGRAM
SCALE :- 1:500

R.G. AREA DIAGRAM
SCALE:- 1:500

SALE & REHAB CAR PARKING STATEMENT

DESCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
ONE PARKING TO 150 SQ.MT. FOR COMM. AREA(BELOW 20.00)	90.31/150	0.40 Nos.
ONE PARKING TO 50 SQ.MT. FOR COMM. AREA (ABOVE 20.00)	174.25/50	3.49 Nos.
8 TENEMENTS HAVING CARPET AREA UP TO 45 SQ.MTS.	124 NOS.	15.50 NOS.
4 TENEMENTS HAVING CARPET AREA UP TO 45 SQ.MTS.	NIL	NIL
2 TENEMENTS HAVING CARPET AREA 45.00 TO 70.00 Sq.mt.	NIL	NIL
1 TENEMENTS HAVING CARPET AREA EXCEEDING 70.00 Sq.mt.	NIL	NIL
TOTAL PARKING		19.39 NOS.
5% RESI. (BE.25%)VISITORS PARKING		0.98 NOS.
TOTAL PARKING REQUIRED		20.37 NOS
TOTAL PARKING PROVIDED		SAY 21 NOS 24 NOS.

SANITARY STATEMENT FOR COMMERCIAL ON GROUND FLOOR.

BUILT-UP AREA REHAB+ SALE COMM.	MALE	FEMALE	REQUIRED		PROPOSED	
			MALE	FEMALE	MALE	FEMALE
257.15 SQ.MT MALE - 87.65 NOS. FEMALE - 87.65 NOS.	1 W.C FOR 25 PERSON 1 URINAL FOR 25 PERSON 1 WASH BASIN FOR 25 PERSON	1 W.C FOR 15 PERSON 2 NOS 1 WASH BASIN FOR 25 PERSON	2 NOS 3 NOS ----	3 NOS 2 NOS ----	2 NOS 2 NOS	3 NOS 2 NOS

257.15 X 33.3% = 85.63 / 2 = 42.82 NOS.

GROUND FLOOR PLAN

SCALE : - 1:100

R.G. AREA CALCULATION

1	1/2	X	7.84	X	2.26	X 1 NO	= 8.88 SQ.MT.
2	1/2	X	10.72	X	2.37	X 2 NOS	= 25.41 SQ.MT.
3	1/2	X	38.78	X	3.27	X 1 NO	= 63.41 SQ.MT.
4	1/2	X	33.52	X	2.47	X 1 NO	= 41.40 SQ.MT.
5	1/2	X	11.01	X	0.39	X 1 NO	= 2.15 SQ.MT.
6	1/2	X	11.01	X	0.81	X 1 NO	= 4.46 SQ.MT.
7	1/2	X	3.48	X	2.84	X 1 NO	= 4.94 SQ.MT.
8	1/2	X	3.07	X	1.53	X 1 NO	= 2.35 SQ.MT.
						TOTAL DEDUCTION	= 153.00 SQ.MTY1

REQUIRED R.G. (8 % OF 1275.68 SQ.M.) = 102.05 SQ.M
PROVIDED R.G. = 153.00 SQ.M

PLOT AREA CALCULATION

1	1/2	X	55.99	X	14.62	X	1 NO	=	367.64 SQ.MT.
2	1/2	X	60.99	X	8.73	X	1 NO	=	532.57 SQ.MT.
3	1/2	X	48.21	X	6.06	X	1 NO	=	14.52 SQ.MT.
4	1/2	X	46.10	X	11.18	X	1 NO	=	515.66 SQ.MT.
5	1/2	X	37.86	X	4.09	X	1 NO	=	66.66 SQ.MT.
6	1/2	X	35.29	X	12.11	X	1 NO	=	213.74 SQ.MT.
7	1/2	X	32.26	X	7.22	X	1 NO	=	116.24 SQ.MT.
							TOTAL ADDITION	=	1275.68 SQ.MT.

SET BACK AREA CALCULATION

a	1/2	X	2.34	X	0.48	X 1 NO	=	0.56	SQ.MT.
b	1/2	X	17.88	X	1.80	X 1 NO	=	17.96	SQ.MT.
c	1/2	X	17.88	X	6.80	X 1 NO	=	43.23	SQ.MT.
d	1/2	X	5.98	X	0.80	X 1 NO	=	2.40	SQ.MT.
f	1/2	X	4.32	X	3.34	X 1 NO	=	7.20	SQ.MT.
g	1/2	X	5.47	X	3.20	X 1 NO	=	8.80	SQ.MT.
h	1/2	X	7.65	X	2.42	X 1 NO	=	9.51	SQ.MT.
i	1/2	X	3.24	X	1.36	X 1 NO	=	2.53	SQ.MT.
j	1/2	X	3.24	X	1.36	X 1 NO	=	2.24	SQ.MT.
k	1/2	X	11.22	X	3.85	X 1 NO	=	21.59	SQ.MT.
l	1/2	X	5.65	X	0.95	X 1 NO	=	1.88	SQ.MT.
						TOTAL ADDITION	=	107.84	SQ.MT.

TOTAL PLOT AREA

(A + B)

1275.68 + 107.84 = 1383.52 SQ.MT.

CONTENTS OF SHEET

GROUND FLOOR PLAN
PROPOSED BLOCK PLAN
PLOT AREA DIAGRAM & CALCULATION,
SURVEY PLAN, LOCATION PLAN
TABLE SHOWING REHAB COMPONENT AREA & TENAMENT STATEMENT
R.G. AREA DIAGRAM & CALCULATION.

PROFORMA- A

SR. NO.	DESCRIPTION	SCHEME PARAMETERS U/R AS PER DCPR 2034
A	AREA STATEMENT	
1	AREA OF PLOT	1383.52
2	DEDUCTION FOR	
	(a) ROAD SET BACK AREA	107.84
	(b) ROAD SET BACK AREA	0
	Other Reservation Reservation	0
	TOTAL DEDUCTION (a + b + C)	107.84
3	BALANCE AREA OF PLOT	1275.68
4	Less 5 % AGS AS PER REG. 38A (IF ANY)	0
5	NET AREA OF PLOT	1275.68
6	ADDITION FOR FSI PURPOSE	
	2a) 100% (SET BACK)	107.84
	2b) 100%	0
	Less 5 % AGS AS PER REG. 38A (IF ANY)	0
7	TOTAL AREA	1383.52
8	FSI PERMISSIBLE	4 OR SANCTIONED FSI WHICHEVER IS HIGHER
9	LAND RATE (Rs. / PER SQM)	Rs. 89670
10	CONSTRUCTION COST (Rs. / PER SQM)	Rs. 30200
11	BASIC RATIO	1.67
12	INCENTIVE FSI	1.00
13	TOTAL REHAB BUILT UP AREA PROPOSED	2038.47
14	AREA COVERED UNDER BALWADI, WELFARE CENTRE, SOCIETY OFFICE, OTHER AMENITIES & COM. PASSAGE	641.61
15	TOTAL REHAB COMPONENT PROPOSED	2680.08
16	PERMISSIBLE SALE BUA	2680.08
17	SALE BUA PROPOSED SQ.MT	2680.08
18	TOTAL BUILT UP AREA PROPOSED ON PLOT	4718.55
19	TOR GENERATED ON U/U PLOT	0
20	FSI CONSUMED (B2)	3.41
B	DETAILS OF FSI AVAILED AS PER DCPR (B)(4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR SUBSIDISED RESIDENTIAL	0.00
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = NIL	0.00
	PROPOSED FUNGIBLE BUILT UP AREA COMPONENT	0.00
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (1)+(2)	0.00
4	PERMISSIBLE BUILT UP AREA FOR SALE (D+E3)	2680.08
5	PROPOSED REHAB BUILT UP AREA	2038.47
6	PROPOSED SALE BUILT UP AREA	2680.08
7	TOTAL PROPOSED BUILT UP AREA	4718.55
8	BALANCE SALE BUILT UP AREA	0.00
9	FLOOR SPACE INDEX CONSUMED ON SITE	3.41
C	TENEMENT STATEMENT	
i	PROPOSED AREA (ITEM 4)	
ii	LESS NON RESIDENTIAL AREA	
iii	AREA AVAILABLE FOR TENEMENTS (i - ii)	AS PER
iv	TENEMENT PERMISSIBLE	STATEMENT
v	TENEMENT PROPOSED	
vi	TENEMENT EXISTING	
vii	TOTAL TENEMENTS ON THE PLOT	
D	PARKING AREA STATEMENT	
i	PARKING REQUIRED BY REGULATIONS FOR	AS PER
ii	COVERED GARAGES PERMISSIBLE	STATEMENT
iii	COVERED GARAGES PROPOSED	
iv	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING	
i	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02.02.2005 & THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED THE AREA SO WORKED ON SITE AND OUT IS 1383.52 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA- B

STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. 5A/H/E/N/S/C1S/AE/DO/AP Dated 22/12/16

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ Dt. 07 APR 2023

Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF SLUM Authority

NAME OF OWNER

BLUE CASTLE INFRA LLP

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED UNDER S. R. SCHEME ON PLOT BEARING C.T.S. NO. 600 (PT) OF VILLAGE KHERWADI,AT GANAPAT DAIMA MARG, BANDRA (E), MUMBAI 400 051
FOR OM SAI SAHAKAR CO. OP. HSG. SOC. LTD.

PROJ.NO.	DRN.BY	DATE
	JYOTI	NOV 2021
DRG.NO.	CHKED BY	SCALE
	COM COM	1: 100
NORTH	REMARKS	

NAME & ADDRESS OF ARCHITECT

CONSULTANTS COMBINED
architects and interior designer
101, MANISH KUNJ,(MODIWADI), DR. S. S. RAO ROAD, LALBAUG, PAREL, BHOIWAD, 400 012.
TEL. NO. 471 1742 , 471 0798.