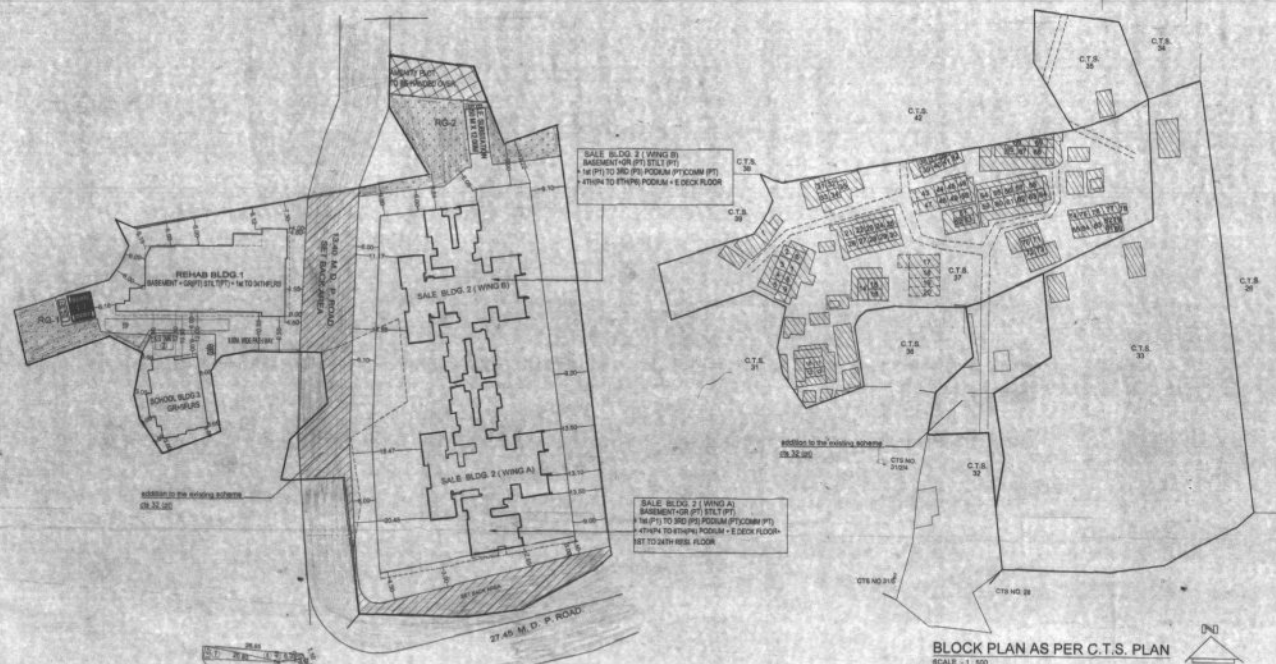


BLOCK PLAN AS PER C.T.S. PLAN

SCALE :- 1 : 500

AREA DIAGRAM RG.1

SCALE :- 1:500

RG.1 AREA CALCULATION

ADDITIONS =

1.	0.0 X 10.88 X 8.75 =	07.27 SQ.M	
2.	0.0 X 16.88 X 4.75 =	47.21 SQ.M	
3.	0.0 X 31.75 X 5.47 =	95.87 SQ.M	
4.	0.0 X 10.33 X 3.27 =	17.41 SQ.M	
5.	0.0 X 23.50 X 1.90 =	22.33 SQ.M	
6.	0.0 X 13.44 X 4.73 =	33.77 SQ.M	
TOTAL ADDITIONS =		265.80 SQ.M	(a)

AREA DIAGRAM RG.2

SCALE :- 1:500

R.G NO.-02 AREA CALCULATION

ADDITIONS =

1.	0.00 X 23.20 X 2.40 =	27.88 SQ.M	
2.	0.00 X 13.00 X 3.25 =	38.60 SQ.M	
3.	0.00 X 10.00 X 3.25 =	16.90 SQ.M	
4.	0.00 X 12.07 X 4.34 =	27.40 SQ.M	
5.	0.00 X 18.00 X 4.25 =	37.76 SQ.M	
6.	0.00 X 23.00 X 8.00 =	177.22 SQ.M	
7.	0.00 X 20.80 X 3.05 =	21.10 SQ.M	
8.	0.00 X 20.80 X 2.45 =	33.80 SQ.M	
9.	0.00 X 8.60 X 1.05 =	3.56 SQ.M	
10.	0.00 X 10.00 X 2.00 =	20.00 SQ.M	
11.	0.00 X 13.00 X 2.00 =	26.00 SQ.M	
12.	0.00 X 14.00 X 2.00 =	28.00 SQ.M	
13.	0.00 X 14.00 X 2.00 =	28.00 SQ.M	
14.	0.00 X 14.17 X 2.00 =	28.35 SQ.M	
TOTAL ADDITIONS =		575.44 SQ.M	(b)

TOTAL R.G. AREA =

a + b =

265.80 + 575.44 = 839.10 SQ.M.

10300.47 X 8% RG REQUIRED= 824.39 SQ.M

TOTAL RG AREA PROPOSED = 839.10 SQ.M.

PROPOSED BLOCK PLAN

SCALE :- 1 : 500

FUNGIBLE FSI CALCULATION

COMPOSITE BLDG. NO.-01

- REHAB RES. BUA X 36%
= 12899.05 X 36(%)
= 4644.32 SQ.M. ---(I)

- SALE RES BUA X 35%
= - X 35(%)
= ---(II)

- REHAB COMM. BUA X 35%
= 249.13 X 35(%)
= 87.20 SQ.M. ---(III)

- SALE COMM. BUA X 35%
= 236.49X 35 (%)
= 82.76 SQ.M. ---(IV)

FUNGIBLE FSI CALCULATION

SALE BLDG. NO.-02

- SALE RES BUA X 35%
= 14555.92 X 35(%)
= 5094.57 SQ.M---(I)

- SALE COMM. BUA X 35%
= 8426.02 X 35 (%)
= 2949.91 SQ.M---(II)

FUNGIBLE FSI CALCULATION

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB PORTION

REHAB RES = (I)
= 4644.32 SQ.M. --- (A)

REHAB COMM. = (III)
= 87.20 SQ.M. --- (B)

TOTAL PROPOSED FUNGIBLE FSI FOR REHAB PORTION

REHAB RES = 3879.19 SQ.M. --- (C)
REHAB COMM. = NIL --- (D)

TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE PORTION

SALE RES = (II) + (I)
= 5094.57 SQ.M---(E)

SALE COMM. = (IV) + (I)
= 2352.67 SQ.M. --- (F)

TOTAL PROPOSED FUNGIBLE FSI FOR SALE PORTION

SALE RES = NIL --- (G)
SALE COMM. = NIL --- (H)

TOTAL PROPOSED FUNGIBLE FSI FOR REHAB PORTION

= (C) + (D)
= 3879.19 SQ.M. --- (I)

TOTAL PROPOSED FUNGIBLE FSI FOR SALE PORTION

= (G) + (H)
= NIL --- (J)

FORM I (NONSLUM PLOT)

		NON SLUM SQ.MTS
1	AREA OF PLOT	6870.69
(a)	Area of reservation in plot	-
(b)	Area of road set back	763.27
(c)	Area of DP road	-
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
(a)	Road set - back area to be handed over (100%) (Regulation no 16)	763.27
(b)	Proposed DP road to be handed over (100%) (Regulation no 16)	-
(c)	(i) Reservation area to be handed over (100%) (Regulation no 17)	-
	(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)	For Amenity area	NA
(a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	340.37
(b)	Area of amenity plot / plots to be handed over as per DCR 14(B)	-
(c)	Area of amenity plot / plots to be handed over as per DCR 16 (alternative)	-
(C)	Deductions for Existing BUA to be retained if any Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed	NA
3	Total deductions (2(A) + 2(B) + 2(C) as and when applicable)	1103.64
4	BALANCE AREA OF PLOT (1 minus 3)	4767.05
5	Plot area under Development after areas to be handed over to MCGM /appropriate Authority as per Sr. No. 4 above	4767.05
6	Zone(basic) FSI (0.50 or 0.75 or 1.0 or 1.33)	1.00
7	Built Up Area as per Zone (basic)FSI (5 x 6) (in case of MIG and Permissible BUA kept in abeyance)	4767.05
8	Built up result in area of land handed over as per Regulation 30(A)	
	(i) As per 30(A) and 30(B) except 30(A) (i) (b) above with in cap of Admissible TDR* as column 6 of Table - 12 on remaining balance plot /	
	(ii) in lieu of 30(A)(i) (a) permissible over and above permissible BUA on remaining balance plot)	
9	Built Up Area in lieu of Cost of construction of built up amenity to be handed over (within the limits of permissible Built up remaining plot)	
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A)on remaining balance plot.	
11	Built up area due to accessible TDR* as per Table No. 12 of Regulation No. 30(A) and 30 on remaining balance plot.	
12	Permissible Built up Area (as the ideal may be with without BUA as per 2(c) 3 (2+8+10+11).	4767.05
12A	10% OF TOTAL SALE BUILT UP AREA IN SITU IN ABEYANCE TILL CERTIFIED AMENDURE 5 OF CTS 32(PT) MCGM LAND IS SUBMITTED 4767.05 X 10% = 476.71 SQ.M	476.71
12B	PERMISSIBLE SALE BUILT UP AREA IN SITU (7 - 12A) PRESENTLY	4110.34
13	Proposed BUA (as the case may be with without BUA as per 2 (c))	4110.34
14	TDR generated if any as per regulation 30(A) and 33	-
15	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
(i)	Permissible Fungible Compensatory area for Rehab component without charging premium	NA
(ii)	fungible compensatory area available for rehab component without charging premium	
(iii)	Permissible Fungible Compensatory area by charging premium.	
(iv)	Fungible Compensatory Area availed on payment of premium	
16	Total Built up Area proposed including Fungible Compensatory Area (13+14+(iii)+(iv)+15(iii))	4110.34
17	FSI consumed on Net Plot (13/4)	0.90
4	OTHER REQUIREMENTS	
A)	Reservation / Designation	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	NA
c)	Area of Reservation land to be handed / handed over as per Regulation No. 17	
d)	Built up area of Amenity to be handed over as per Regulation No. 17	
e)	Area/ Built up Area of Designation	
B)	Plot area / Built up amenity to be handed over as per Regulation no.	
a)	14(A)	NA
b)	14(B)	
c)	15	
C)	Requirement of Recreational Open Space in Layout / Plot as per Regulation No. 27	
D)	Tenement statement	
a)	Proposed built up area (13 above)	AS PER STATEMENT
b)	Less deduction of non-residential area (shop etc.)	
c)	Area available for tenements (b) minus (a)	
e)	Tenement permissible (Density of tenements / hectare)	
f)	Total number of Tenements proposed on the plot	
E)	Parking statement	
a)	Parking required by Regulation for -	AS PER STATEMENT
	Car	
	Scooter / Motor cycle	
	Outsiders (visitors)	
b)	Covered garage permissible	
c)	Covered garage proposed	
	Car	
	Scooter / Motor cycle	
	Outsiders (visitors)	
e)	Total parking provided	
D)	Transport vehicles Parking	
a)	Spaces for transport vehicles parking required by Regulations	NA
b)	Total No. of transport vehicles parking spaces provided	

FORM I (SLUM PLOT) ANE. II GRANTED

		BLUM SQ.MTS
1	(i) AREA OF PLOT (AS PER ANNE. II)	7646.11
(a)	Area of reservation in plot (Nil) 1.3 (1340.88A + 335.14)	338.14
(b)	Area of road set back (921+352.96)	973.96
(c)	Area of DP road	-
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
(a)	Road set - back area to be handed over (100%) (Regulation no 16)	973.55
(b)	Proposed DP road to be handed over (100%) (Regulation no 16)	-
(c)	(i) Reservation area to be handed over (100%) (Regulation no 17)	338.14
	(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)	For Amenity area	NA
(a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	-
(b)	Area of amenity plot / plots to be handed over as per DCR 14(B)	-
(c)	Area of amenity plot / plots to be handed over as per DCR 16 (alternative)	-
(C)	Deductions for Existing BUA to be retained if any Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed	NA
3	Total deductions (2(A) + 2(B) + 2(C) as and when applicable)	1306.69
4	BALANCE AREA OF PLOT (1 minus 3)	6339.42
5	Plot area under Development after areas to be handed over to MCGM /appropriate Authority as per Sr. No. 4 above	-
5a	ADDITIONS FOR File PURPOSE	1305.69
5b	TOTAL AREA (4 + 5a)	7645.11
6	BASIC FSI PERMISSIBLE	4.00
7	Built Up Area as per Zone (basic)FSI (5b x 6) (in case of MIG and Permissible BUA kept in abeyance)	30580.44
8	PROPOSED AREA REHAB FSI	13147.18
9	PROPOSED REHAB COMPONENT	18877.74
10	SALE COMPONENT PERMISSIBLE FOR SCHEME (18877.74X 1.00)	18877.74
11	Total BUA sanctioned for the project (9+10)	32024.91
12	FSI sanctioned for the project (11/5b)	4.00
13	Sale BUA permissible (total)	19911.63
13A	10% OF TOTAL SALE BUILT UP AREA IN SITU IN ABEYANCE TILL CERTIFIED AMENDURE 5 OF CTS 32(PT) MCGM LAND IS SUBMITTED 19911.63 X 10% = 1991.16 SQ.M	1991.162
13B	PERMISSIBLE SALE BUILT UP AREA IN SITU (13 - 13A) PRESENTLY	17920.46
14	PROPOSED AREA SALE FSI	17110.36
15	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
a) i	Permissible Fungible Compensatory area for Rehab component without charging premium	4501.81
ii	fungible compensatory area availed for rehab component without charging premium	2879.19
b) i	Permissible Fungible Compensatory area by charging premium.	-
ii	Fungible Compensatory Area availed on payment of premium.	-
16	Total Built up Area proposed including Fungible Compensatory Area (8+14+15(a)(i) 17+15(b) 18+15(b)(ii))	39139.73
17	Total Built up Area proposed EXCLUDING Fungible Compensatory Area (8+14+9)	30637.54
18	FSI consumed on Net Plot (17/5b)	4.00
4)	OTHER REQUIREMENTS	
A)	Reservation / Designation	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	NA
c)	Area of Reservation land to be handed / handed over as per Regulation No. 17	
d)	Built up area of Amenity to be handed over as per Regulation No. 17	
e)	Area/ Built up Area of Designation	
B)	Plot area / Built up amenity to be handed over as per Regulation no.	
a)	14(A)	NA
b)	14(B)	
c)	15	
C)	Requirement of Recreational Open Space in Layout / Plot as per Regulation No. 27	
D)	Tenement statement	
a)	Proposed built up area (13 above)	AS PER STATEMENT
b)	Less deduction of non-residential area (shop etc.)	
c)	Area available for tenements (b) minus (b)	
e)	Tenement permissible (Density of tenements / hectare)	
f)	Total number of Tenements proposed on the plot	
E)	Parking statement	
a)	Parking required by Regulation for -	AS PER STATEMENT
	Car	
	Scooter / Motor cycle	
	Outsiders (visitors)	
b)	Covered garage permissible	
c)	Covered garage proposed	
	Car	
	Scooter / Motor cycle	
	Outsiders (visitors)	
e)	Total parking provided	
D)	Transport vehicles Parking	
a)	Spaces for transport vehicles parking required by Regulations	NA
b)	Total No. of transport vehicles parking spaces provided	

1/2

CONTENTS OF SHEET

LAYOUT	PROPOSED BLOCK PLAN PLOT AREA TRANGULATION BLOCK PLAN AS PER C.T.S. PLAN LOCATION PLAN SLUM PLOT AREA TRANGULATION R.G.AREA TRANGULATION

FORM I (SUMMERY)

		SQ.MTS.
1	AREA OF PLOT	
	SLUM + NON SLUM = TOTAL PLOT AREA (6870.69 + 6339.114 = 600.00)	13915.80
2	DEDUCTIONS FOR	-
(A)	FOR RESERVATION / ROAD AREA	-
a)	Road set - back area to be handed over (100%) (Regulation no 16) (763.27 + 973.55)	1736.82
b)	Road set - back area to be handed over (100%) (Regulation no 16)	-
c)	(i) Reservation area to be handed over (100%) (Regulation no 17)	338.14
(B)	For Amenity area	-
a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	340.37
(C)	Deductions for Existing BUA to be retained if any Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed	NA
3	Total deductions (2(A) + 2(B) + 2(C) as and when applicable)	2413.33
4	BALANCE AREA OF PLOT (1 minus 3)	12503.47
5	PERMISSIBLE SALE BUILT UP AREA IN SITU (4867.05+ 19911.63)	24778.68
5A	10% OF TOTAL SALE BUILT UP AREA IN SITU IN ABEYANCE TILL CERTIFIED AMENDURE 5 OF CTS 32(PT) MCGM LAND IS SUBMITTED 24778.68 X 10% = 2477.87 SQ.M	2477.87
5B	PERMISSIBLE SALE BUILT UP AREA IN SITU (5 - 5A) PRESENTLY	21700.81
6	PROPOSED AREA REHAB FSI	13147.18
7	PROPOSED AREA SALE FSI	21223.76
8	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
a) i	Permissible Fungible Compensatory area for Rehab component without charging premium	4501.81
ii	fungible compensatory area availed for rehab component without charging premium	2879.19
b) i	Permissible Fungible Compensatory area by charging premium.	-
ii	Fungible Compensatory Area availed on payment of premium.	-
9	Total Built up Area proposed including Fungible Compensatory Area (6+7+8(a)(i)+8(b)(ii))	37247.07

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO.35,35 /37,37 /1TO 85 /32 (pt) OF VILLAGE KANDIVALI ,TAL. BORIVALI BEHIND POISAR DEPOT ,KANDIVALI (W) MUMBAI NO. 400067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEETAL	SHEETAL

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO 12615.80SQ.MT WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIPTOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in our office permission Letter no SRA/ENG/ 279/GK/PLAP Dt. 19 MAR 2021

Executive Engineer Slum Rehabilitation Authority

The Sanction Plan is Approved vide SRA/ENG/279/GK/PLAP Date 17/10/2021

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

NORTH

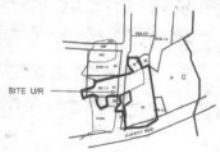
VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
D/34-WING, UPPER GROUND FLOOR, SHAH ARCADE-I, RAM SATI MARG, MALAD (E), MUMBAI – 400 097
TELE. : 2881 2480, 2881 1700

SUMMARY FOR BUILDING NO. 1 & 2

BUILDING No.	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA	ENTRANCE LOBBY OFFICE	SOCIETY OFFICE	FITNESS CENTER	SCHOOL AREA	SALE FSI (A)							FUNGIBLE SALE FSI (B)		TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	SKILL DEVEL. CENTER	LIBRARY	COMMUNITY CENTER	AREA OF TEMPLE	AREA OF PASSAGE REHAB	REHAB AREA FOR F.S.I. PURPOSE (C)		TOTAL REGULER F.S.I. (A) + (C)=(D)	REHAB RESI FUNGI FSI (E)	TOTAL BUA WITH FUNGI B + D + E
								OFFICE AREA	COMMERCIAL SALE SHOP	SALE TOL	EXCESS rehab comm.	RESI. RESI	DWNG ROOM	FIRE CONT. ROOM	COMMERCIAL OFFICE AREA	RESI									RES	COMM			
REHAB BUILDING -1	24907.33	5534.50	458.63	-	-	-	-		56.61	32.78	147.07	-				-	18677.74	64.32	65.26	69.66	67.46	63.33	219.61	22.89	4958.03	12898.05	249.13	13383.64	2879.19	16262.83
SALE BUILDING - 2	32364.80	9702.84	520.44	323.49	43.48	790.31	-	3255.90	3172.42	-	-	14525.82	30.10				-	-	-	-	-	-	-		-	-	-	20984.24	-	20984.24
SCHOOL BUILDING -3	1647.21	306.66	-	-	-	-	1340.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
TOTAL	60918.34	15543.21	979.07	323.49	43.48	790.31	1340.55	3255.90	3229.03	32.78	147.07	14525.82	30.10				18677.74	64.32	65.26	69.66	67.46	63.33	219.61	22.89	4958.03	12898.05	249.13	34367.88	2879.19	37247.07
								6664.78				14555.92														13147.18				
								21220.70																						
								21220.70																						

TABLE SHOWING TENAMENT STATEMENT : BUILDING NO. 1 & 2

BUILDING No.	NO. OF REHAB TENAMENTS	REHAB SHOP	REHAB PAP PROVIS.	REHAB PAP SHOP PROVIS.	REHAB PAP REGULER	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	AMENITY 1 SKILL DEV. CENTER	AMENITY 1 LIBRARY	COMMUNITY HALL	TEMPLE	SCHOOL	SALE SOCIETY OFFICE	SALE FITNESS CENTER	SALE RESI	SALE COMM	SALE OFFICE	TOTAL
REHAB BUILDING -1	188	05	115	12	62	02	02	03	02	02	01	01	-	-	-	-	03	-	398
SALE BUILDING -2	-	-	-	-	-	-	-	-	-	-	-	-	-	02	02	165	16	40	225
SCHOOL BUILDING - 3	-	-	-	-	-	-	-	-	-	-	-	-	01	-	-	-	-	-	01
TOTAL	188	05	115	12	62	02	02	03	02	02	01	01	01	02	02	165	19	40	624



LOCATION PLAN

SCALE :- 1 : 4000