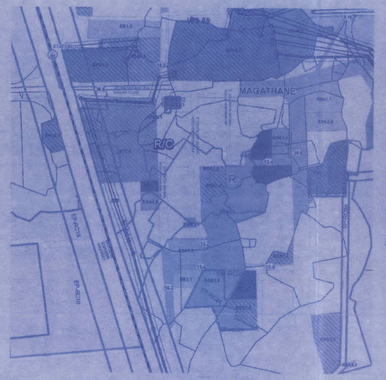
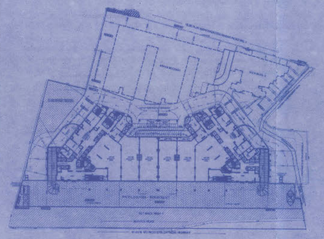


LOCATION PLAN
Scale :- 1:4000
DP AS PER 2034



BLOCK PLAN
Scale :- 1:1000

L.O.S & A.O.S AREA LINE DIAGRAM
SCALE 1:500

L.O.S AREA CALCULATION

1	1/2	X	105.54	X	15.01	X 1.NO	=	1242.06 SQ.MT
2	1/2	X	105.54	X	6.02	X 1.NO	=	317.34 SQ.MT
3	1/2	X	99.75	X	3.23	X 1.NO	=	160.40 SQ.MT
4	1/2	X	71.98	X	9.02	X 1.NO	=	323.26 SQ.MT
5	1/2	X	74.79	X	5.68	X 1.NO	=	212.40 SQ.MT
6	1/2	X	6.90	X	2.80	X 1.NO	=	9.63 SQ.MT
					TOTAL DEDUCTION		=	2429.23 SQ.MT

LOS AREA STATEMENT

LOS AREA REQUIRED AS PER DCPR 2034 27 (1) (a) FOR MIH/EWS	=	6% OF 13244.79 SQ.MT. = 1,064.78 SQ.MT
TOTAL LOS AREA PROPOSED	=	2429.23 SQ.MT

A.O.S AREA STATEMENT

A.O.S AREA REQUIRED		AS PER DCPR 2034 (A) (II)
UP TO 10000 SQ.MT OF PLOT AREA		= 500 SQ.MT.
ABOVE 10000 SQ.MT OF PLOT AREA		= (12700.47 - 10000) = 2700.47 SQ.MT.
		= 2700.47 X 10% = 270.05 SQ.MT.
TOTAL A.O.S AREA REQUIRED		= 500 + 270.05 = 770.05 SQ.MT.
FOR EWS SCHEME @ 35%		= 107.50 SQ.MT.
1433.34 SQ.MT OF PLOT AFFECTED BY D.P FLOORS 42 RESERVATION, HENCE A.O.S AS PER D.C.P.R 2034 (B)(i) 10% is NOT REQUIRED.		

BUILT UP AREA STATEMENT (SALE TOWER)
(TOWER-A)

PROPOSED FLOOR	PROPOSED DWELLING UNITS	TOTAL PROPOSED DWELLING UNITS	TOTAL PROPOSED BUILT UP AREA (FSI) (1) (COMMERCIAL)	TOTAL PROPOSED 50% FUNGIBLE (2) (COMMERCIAL)	TOTAL PROPOSED BUILT UP AREA (FSI) (3) (COMMERCIAL)	TOTAL PROPOSED BUILT UP AREA (FSI) (4) (RESIDENTIAL)	TOTAL WITHOUT FUNGIBLE PREMIUM (5) (RESIDENTIAL)	TOTAL PROPOSED 50% FUNGIBLE (6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (7) =(4 +5+6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (8) = (3 +7) (COMM+RESI)	NO. OF SALE TENAMENTS
	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)
PLATFORM-1	-4	-	-	-	-	2147.18	-	-	2147.18	2147.18	-
BASEMENT-1	-3	-	-	-	-	2894.47	-	-	2894.47	2894.47	-
BASEMENT-2	-2	-	-	-	-	2894.47	-	-	2894.47	2894.47	-
GR. FLR.	+0.00	1	656.05	-	656.05	-	-	-	-	656.05	2655.08
1ST FLR.	+3.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
2ND FLR.	+6.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
3RD FLR.	+9.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
4TH FLR.	+12.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
5TH FLR.	+15.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
6TH FLR.	+18.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
7TH FLR.	+21.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
8TH FLR.	+24.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
9TH FLR.	+27.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
10TH FLR.	+30.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
11TH FLR.	+33.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
12TH FLR.	+36.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
13TH FLR.	+39.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
14TH FLR.	+42.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
15TH FLR.	+45.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
16TH FLR.	+48.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
17TH FLR.	+51.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
18TH FLR.	+54.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
19TH FLR.	+57.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
20TH FLR.	+60.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
21ST FLR.	+63.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
22ND FLR.	+66.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
23RD FLR.	+69.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
24TH FLR.	+72.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
25TH FLR.	+75.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
26TH FLR.	+78.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
27TH FLR.	+81.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
28TH FLR.	+84.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
29TH FLR.	+87.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
30TH FLR.	+90.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
31ST FLR.	+93.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
32ND FLR.	+96.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
33RD FLR.	+99.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
34TH FLR.	+102.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
35TH FLR.	+105.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
36TH FLR.	+108.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
37TH FLR.	+111.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
38TH FLR.	+114.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
39TH FLR.	+117.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
40TH FLR.	+120.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
41ST FLR.	+123.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
42ND FLR.	+126.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
43RD FLR.	+129.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
44TH FLR.	+132.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
45TH FLR.	+135.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
46TH FLR.	+138.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
47TH FLR.	+141.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
48TH FLR.	+144.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
49TH FLR.	+147.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
50TH FLR.	+150.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
TOTAL	150.00	75	75844.38	NIL	75844.38	-	NIL	NIL	75844.38	75844.38	2655.08

BUILT UP AREA STATEMENT (SALE TOWER)
(TOWER-B)

PROPOSED FLOOR	PROPOSED DWELLING UNITS	TOTAL PROPOSED DWELLING UNITS	TOTAL PROPOSED BUILT UP AREA (FSI) (1) (COMMERCIAL)	TOTAL PROPOSED 50% FUNGIBLE (2) (COMMERCIAL)	TOTAL PROPOSED BUILT UP AREA (FSI) (3) (COMMERCIAL)	TOTAL PROPOSED BUILT UP AREA (FSI) (4) (RESIDENTIAL)	TOTAL WITHOUT FUNGIBLE PREMIUM (5) (RESIDENTIAL)	TOTAL PROPOSED 50% FUNGIBLE (6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (7) =(4 +5+6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (8) = (3 +7) (COMM+RESI)	NO. OF SALE TENAMENTS
	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)	(0.00 M)
PLATFORM-1	-4	-	-	-	-	2147.18	-	-	2147.18	2147.18	-
BASEMENT-1	-3	-	-	-	-	2894.47	-	-	2894.47	2894.47	-
BASEMENT-2	-2	-	-	-	-	2894.47	-	-	2894.47	2894.47	-
GR. FLR.	+0.00	1	656.05	-	656.05	-	-	-	-	656.05	2655.08
1ST FLR.	+3.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
2ND FLR.	+6.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
3RD FLR.	+9.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
4TH FLR.	+12.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
5TH FLR.	+15.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
6TH FLR.	+18.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
7TH FLR.	+21.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
8TH FLR.	+24.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
9TH FLR.	+27.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
10TH FLR.	+30.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
11TH FLR.	+33.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
12TH FLR.	+36.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
13TH FLR.	+39.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
14TH FLR.	+42.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
15TH FLR.	+45.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
16TH FLR.	+48.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
17TH FLR.	+51.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
18TH FLR.	+54.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
19TH FLR.	+57.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
20TH FLR.	+60.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
21ST FLR.	+63.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
22ND FLR.	+66.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
23RD FLR.	+69.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
24TH FLR.	+72.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
25TH FLR.	+75.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
26TH FLR.	+78.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
27TH FLR.	+81.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
28TH FLR.	+84.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
29TH FLR.	+87.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
30TH FLR.	+90.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
31ST FLR.	+93.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
32ND FLR.	+96.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
33RD FLR.	+99.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
34TH FLR.	+102.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
35TH FLR.	+105.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
36TH FLR.	+108.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
37TH FLR.	+111.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
38TH FLR.	+114.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
39TH FLR.	+117.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
40TH FLR.	+120.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
41ST FLR.	+123.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
42ND FLR.	+126.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
43RD FLR.	+129.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
44TH FLR.	+132.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
45TH FLR.	+135.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
46TH FLR.	+138.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
47TH FLR.	+141.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
48TH FLR.	+144.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
49TH FLR.	+147.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
50TH FLR.	+150.00	1	1224.46	-	1224.46	-	-	-	-	1224.46	2655.08
TOTAL	150.00	75	75844.38	NIL	75844.38	-	NIL	NIL	75844.38	75844.38	2655.08

COMBINED BUILT UP AREA STATEMENT FOR SALE
(TOWER- A & B ,SALE BLDG. -2)

BLDGS.	TOTAL BUILT UP AREA (FSI) (1) (COMMERCIAL)	TOTAL PROPOSED 50% FUNGIBLE (2) (COMMERCIAL)	TOTAL BUILT UP AREA (FSI + FPSI) (3) (COMMERCIAL)	TOTAL BUILT UP AREA (FSI) (4) (RESIDENTIAL)	TOTAL WITHOUT FUNGIBLE PREMIUM (5) (RESIDENTIAL)	TOTAL PROPOSED 50% FUNGIBLE (6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (7) =(4 +5+6) (RESIDENTIAL)	GROSS BUILT UP AREA (FSI + FPSI) (8) = (3 +7) (COMM+RESI)	NO. OF SALE TENAMENTS
TOWER- A (WITH PLATFORM-1 & BASEMENT-1 TO 3 FOR PARKING)	7784.08	NIL	7784.08	17060.61	NIL	NIL	17060.61	24844.69	288.00
TOWER- B (WITH PLATFORM-1 & BASEMENT-1 TO 3 FOR PARKING)	7782.69	NIL	7782.69	16225.84	NIL	NIL	16225.84	24008.53	276.00
SALE BLDG. -2 (WITH PLATFORM-1 & BASEMENT-1 TO 3 FOR PARKING)	472.40	NIL	472.40	2760.63	919.04	38.68	3718.37	4190.77	74.00
TOTAL	16039.17	NIL	16039.17	36047.10	919.04	38.68	37004.82	53043.99	638.00

PROFORMA - A
AREA STATEMENT

		PLOT AREA (IN SQ.MT.) SCHEME-1 & 2 SLUM Reg.33(10)	SCHEME-3 NON-SLUM Reg.33(11)	TOTAL
1A	AREA OF PLOT (12179.60 + 1725.72+)	13905.32	2130.00	16035.32
1B	AREA ON HOLD	198.02	--	198.02
1B	AREA CARVED OUT FOR P.G (2130 - 33.55 =2096.45)	--	33.55	33.55
1C	NET AREA OF PLOT	13707.30	2096.45	15803.75
2	DEDUCTION FOR	--	--	--
a	SET BACK AREA	1786.13	--	1786.13
b	PROPOSED ROAD	--	--	--
c	PLAY GROUND RESERVATION (1613.38 X 35%)	564.68	--	564.68
	TOTAL (a + b + c)	2350.81	--	2350.81
3	NET AREA OF PLOT (1 - 2)	11356.49	2096.45	13452.94
4	DEDUCTION FOR			
a	A.O.S AS PER D.C.P.R 2034	--	--	--
b	INTERNAL ROAD	--	--	--
	TOTAL (a + b)			
5	BALANCE AREA OF PLOT (3 - 4)	11356.49	2096.45	13452.94
6	100% Additions for Floor Space Index			
	a) D.P. Road area (Set back Area)	1786.13	--	1786.13
	b) PLAY GROUND RESERVATION (1,691.41 X 35%)	564.68	--	564.68
7	TOTAL AREA (5 + 6)	13707.30	2096.45	15803.75
8	F.S.I. PERMISSIBLE	4.00	4.00	4.00
9	NET PERMISSIBLE FLOOR AREA	54829.20	8385.80	63215.00
10	PROTECTED AREA (3199.40 -2130.00 = 1069.40)		1069.40	1102.95
11	Zonal FSI AS PER 33 (11) =1.00 x 2096.45		2096.45	2096.45
12	BALANCE BUA FOR PTC + SALE SHARING [9 -(10+11)]	--	5219.95	5186.40
13	Free Sale AS PER 33 (11)= 50% x 5219.95	--	2609.97	2609.97
14	PTC BUA AS PER 33 (11)= 50% x 5219.95	--	2609.97	2609.97
15	Total (10 +11+13+14)	54829.20	8385.80	63215.00
16	PROPOSED PTC AREA	--	--	2612.72
17	PROPOSED REHAB AREA	29664.50	--	29664.50
18	PROPOSED REHAB COMMON PASSAGE = AMENITY AREA	13956.59	--	13956.59
19	PROPOSED REHAB COMPONENT (17 +18)	43621.09	--	43621.09
20	PERMISSIBLE SALE INCENTIVE 1.10 (AS PER DCR 2034)	47983.20	--	47983.20
21	PERMISSIBLE SALE BUILT UP IN SITU	47983.20	5773.08	53756.28
22	PROPOSED SALE BUILT UP AREA IN REHAB BLDG			1384.13
23	PROPOSED RESIDENTIAL SALE BUILT UP AREA			16947.10
24	PROPOSED COMMERCIAL SALE BUILT UP AREA			16039.17
25	TOTAL PROPOSED SALE BUILT UP AREA (22+23+24)			53470.40
26	TOTAL PROPOSED REHAB + PTC + SALE BUILT UP AREA (16+17+25)			85747.62
27	FLOOR SPACE INDEX CONSUMED			5.42

B	FUNGIBLE AREA STATEMENT		
	i) PERMISSIBLE FUNGIBLE AREA RESIDENTIAL (36047.10 X 0.35)		12616.48
	ii) PROPOSED FUNGIBLE AREA RESIDENTIAL		957.72
	ii) PERMISSIBLE FUNGIBLE AREA COMMERCIAL (16039.17X 0.35)		5613.70
	iii) PROPOSED FUNGIBLE AREA COMMERCIAL		NIL
	iv) TOTAL PROPOSED FUNGIBLE AREA (ii+iii)		957.72
	v) TOTAL PROPOSED BUILT UP + FUNGIBLE AREA (25+ iv)		54428.12
C	TENEMENT STATEMENT		
	i) Proposed Area (Item A-14 above)		AS STATED
	ii) Less Non Residential Area (Shops, Offices etc.)		
	ii) Area Available for Tenements (i - ii)		
	iv) Tenements Permissible (650/ Hectare)		
	v) Tenements Existing		
	vi) Total Tenements on the Plot		
D	PARKING AREA STATEMENT		
	i) Parking Required as per regulations Outsiders (Visitors)		AS STATED
	ii) Covered Garages Permissible		
	iii) Covered Garages Proposed Car Scooter / Motor Cycle Outsiders (Visitors)		
	iv) Total Parking Provided		
E	TRANSPORT VEHICLE PARKING		
	i) Parking Required by Regulations		
	ii) Parking Provided		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 15783.62 SQ.MTS. WHICH TALLIES WITH THE AREA

SIGNATURE OF L.S.

PROFORMA - B

CONTENTS OF THE SHEET

GROUND PLAN ,BLOCK PLAN, & LOCATION PLAN, CARPET AREA STATEMENT
BUILT UP AREA STATEMENT, TENAMENT STATEMENT, CAR PARKING AREA STATEMENT
PLOT AREA DIAGRAM & CALCULATION, R.G. AREA DIAGRAM & CALCULATION
SET-BACK AREA DIAGRAM & CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF RECEIPT OF PLANS
This cancels Approved So the previous Plans Approved vide no. [illegible]	Approved Subject to the conditions Mentioned in this office permission Letter no. [illegible] Dt. 27 FEB 2021 Principal Engineer Slum Rehabilitation Authority

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed amalgamated S.R. Schemes under Reg. 33(10) of DCPR 2034, for proposed Scheme no. 1"Ganesh Nagar Magathane Rahiwasi SRA CHS Ltd." on plot bearing CTS No. 182(pt) & 191(pt) of village- Magathane, Western Express Highway, Ganesh Nagar, Borivali East, Mumbai- 400066 and Scheme no. 2"Siddharth Welfare SRA CHS (Prop)" on plot bearing CTS No. 182A (pt), 183(pt) & 191(pt) of Village- Magathane, Ganesh Nagar, Tata Power House at Borivali(East), Mumbai – 400066 andS.R. Scheme no. 3 under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 181/A of Jai Maharashtra Nagar Road No. 1, village- Magathane, Borivali (East) Mumbai- 400066 with additional S.R. Scheme no. 4 under Reg. 33(11) of DCPR-2034 on plot bearing C.T.S. No. 181/E of Jai Maharashtra Nagar Road No. 1, village- Magathane, Borivali (East) Mumbai- 400066

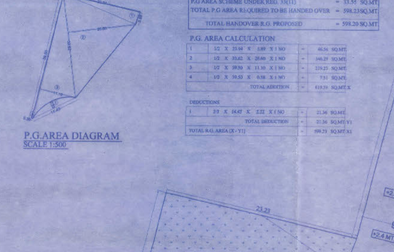
NAME OF SOCIETY :
M/s. Ganesh Nagar Magathane SRA CHS Ltd.(Prop)
M/s. Siddharth Welfare Society SRA CHS (Prop)

SIGNATURE NAME & ADDRESS OF LIC. SUR.

ELLORA
PROJECT CONSULTANTS PVT. LTD
317-321, KHER NAGAR
SAHYADRI CHS LTD. BLDG NO.7
KHER NAGAR, SERVICE ROAD,
BANDRA (E), MUMBAI- 400 051.
TEL : 02226434144/ 26474177

NAME OF DEVELOPERS : M/s. Suraj Landmark Reality LLP

DGN. BY	SONAL	JOB No.	
DRAWN	BHAGYASHRI		
SCALE	As Noted		
DATE			



P.G.AREA DIAGRAM
SCALE 1:500

P.G. AREA STATEMENT

P.G AREA REQUIRED TO BE HANDED OVER (1613.38 X 35%)	= 564.68 SQ.MT
P.G AREA SCHEME UNDER REG. 33(11)	= 33.55 SQ.MT
TOTAL P.G AREA REQUIRED TO BE HANDED OVER	= 598.23 SQ.MT
TOTAL-HANDOVER R.G. PROPOSED	= 598.20 SQ.MT

P.G. AREA CALCULATION

1	1/2	X	20.64	X	6.67	X 1.NO	=	68.86 SQ.MT
2	1/2	X	35.62	X	20.40	X 1.NO	=	363.20 SQ.MT
3	1/2	X	19.86	X	11.10	X 1.NO	=	110.25 SQ.MT
4	1/2	X	36.22	X	4.00	X 1.NO	=	72.44 SQ.MT
					TOTAL ADDITION		=	614.76 SQ.MT X
DEDUCTIONS								
1	1/2	X	16.07	X	2.72	X 1.NO	=	21.86 SQ.MT
					TOTAL DEDUCTION		=	21.86 SQ.MT X1
TOTAL R.G.AREA (X-Y1)							=	592.91 SQ.MT X1

LAYOUT PLAN
SCALE 1:200

PLOT-2 AREA DIAGRAM
SCALE 1:500

PLOT-2 AREA CALCULATIONS

1	1/2	X	32.40	X	0.01	X 1.NO	=	0.40 SQ.MT
2	1/2	X	31.83	X	15.31	X 1.NO	=	242.30 SQ.MT
					TOTAL PLOT-2 AREA		=	251.70 SQ.MT.X

PARKING STATEMENT (COMMERCIAL+RESI.)

FLOORS	TOTAL PARKING NOs.
1st BASEMENT FLOOR	97.00
2nd BASEMENT FLOOR	80.00
2ND FLOOR	36.00
3RD FLOOR	69.00
4TH FLOOR	69.00
5TH FLOOR	69.00
6TH FLOOR	69.00
7TH FLOOR	69.00
8TH FLOOR	69.00
9TH FLOOR	69.00
10TH FLOOR	69.00
TOTAL PARKINGS	765.00

CAR PARKING STATEMENT (SALE BLDG.)

CARPET AREA IN SQ.MT.S	TOTAL NO. OF FLATS TOWER - A	TOWER - B	SALE BLDG.2	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQ.S.SELF
30LOW - 45.00	108.00 Nos.	96.00 Nos.	68.00 Nos.	264.00 Nos.	1 PARKING FOR 4 TENEMENTS	66.00 Nos.
45.00 TO 60.00	168.00 Nos.	186.00 Nos.	66.00 Nos.	420.00 Nos.	1 PARKING FOR 1 TENEMENTS	195.00 Nos.
60.00 TO 90.00	NIL	NIL	NIL	NIL	1 PARKING FOR 1 TENEMENTS	NIL
ABOVE - 90.00	NIL	NIL	NIL	NIL	2 PARKING FOR 1 TENEMENTS	NIL
TOTAL	288.00 Nos.	279.00 Nos.	134.00 Nos.	684.00 Nos.		261.00 Nos.
BUILT UP AREA OF PLOT FOR - 18030.37 sq.mt. FOR GR. FLR. TO 9TH FLR					1 PARKING FOR 40.00 SQ.MT. UP TO 300 SQ.MT. 1 PARKING FOR 30.00 SQ.MT. ABOVE 300 SQ.MT. 600.00 SQ.MT. = 15.00 + 15.00 + 15.00 + 15.00 = 60.00	210.49 Nos.
TOTAL						471.49 Nos.
10 % ADDITIONAL PARKING FOR VISITORS				(FOR RESIDENTIAL)	(261.00 x 0.10)	26.10 Nos.
10 % ADDITIONAL PARKING FOR VISITORS				(FOR SHOP)	(210.49 x 0.10)	21.05 Nos.
TOTAL PARKING REQUIRED					SAY - TOWARDS	518.64 Nos.
TOTAL PARKING PROVIDED WITH ADDITIONAL 50% (