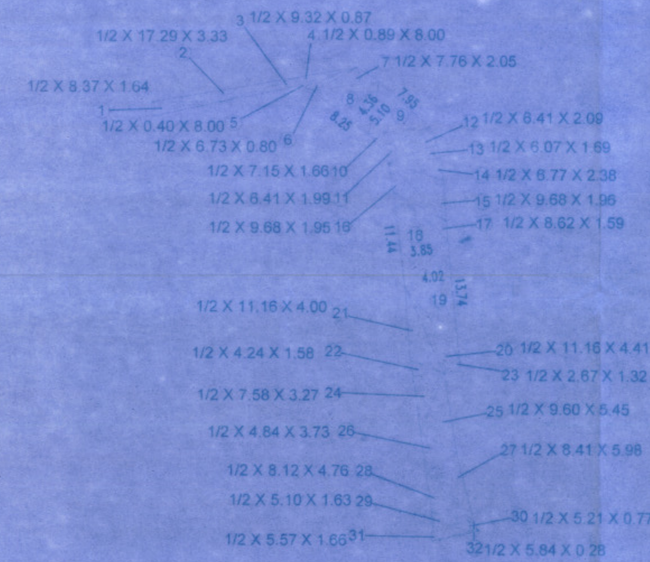
BLOCK PLAN

SCALE 1 : 500

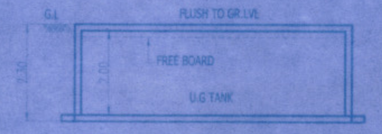


PLOT AREA DIAGRAM FOR NALLA LAND, SUB PLOT-F

SCALE 1 : 500

PLOT AREA CALCULATIONS FOR NALLA LAND

1	1/2 X 8.37 X 3.64	=	15.23	Sq.M.
2	1/2 X 17.29 X 3.33	=	28.79	Sq.M.
3	1/2 X 9.32 X 0.87	=	4.05	Sq.M.
4	1/2 X 0.89 X 8.00	=	3.56	Sq.M.
5	1/2 X 0.40 X 8.00	=	1.60	Sq.M.
6	1/2 X 6.73 X 0.60	=	2.02	Sq.M.
7	1/2 X 7.15 X 2.05	=	7.35	Sq.M.
8	1/2 X 8.25 X 5.36	=	22.11	Sq.M.
9	1/2 X 7.95 X 5.10	=	20.27	Sq.M.
10	1/2 X 7.15 X 1.66	=	5.93	Sq.M.
11	1/2 X 6.41 X 1.99	=	6.38	Sq.M.
12	1/2 X 6.41 X 2.09	=	6.70	Sq.M.
13	1/2 X 5.07 X 1.69	=	5.13	Sq.M.
14	1/2 X 6.77 X 2.36	=	8.00	Sq.M.
15	1/2 X 9.68 X 1.96	=	9.49	Sq.M.
16	1/2 X 9.68 X 1.95	=	9.44	Sq.M.
17	1/2 X 8.62 X 1.59	=	6.85	Sq.M.
18	1/2 X 11.44 X 3.85	=	22.02	Sq.M.
19	1/2 X 13.76 X 4.02	=	27.62	Sq.M.
20	1/2 X 11.16 X 4.41	=	24.61	Sq.M.
21	1/2 X 11.16 X 4.00	=	22.32	Sq.M.
22	1/2 X 4.24 X 1.58	=	3.35	Sq.M.
23	1/2 X 2.67 X 1.32	=	1.76	Sq.M.
24	1/2 X 7.58 X 4.52	=	17.14	Sq.M.
25	1/2 X 9.60 X 5.45	=	26.16	Sq.M.
26	1/2 X 4.84 X 3.73	=	9.03	Sq.M.
27	1/2 X 8.41 X 5.08	=	25.14	Sq.M.
28	1/2 X 8.12 X 4.75	=	19.32	Sq.M.
29	1/2 X 5.10 X 1.63	=	4.16	Sq.M.
30	1/2 X 5.21 X 0.77	=	2.01	Sq.M.
31	1/2 X 5.57 X 1.66	=	4.62	Sq.M.
32	1/2 X 5.84 X 0.29	=	0.85	Sq.M.
			374.31	Sq.M.

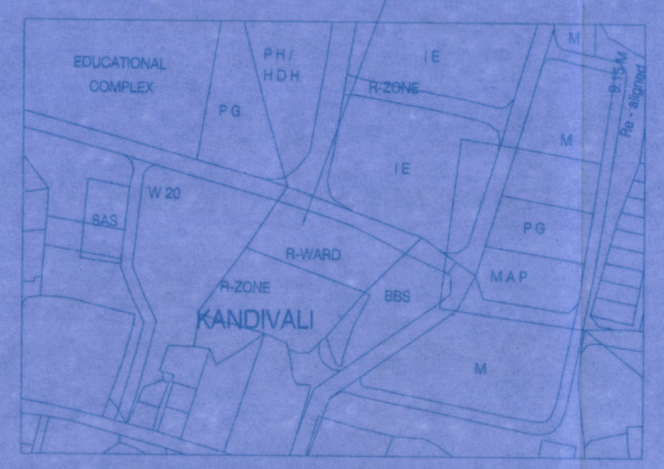


SECTION 'BB' THROUGH U.G TANK

SCALE 1:100

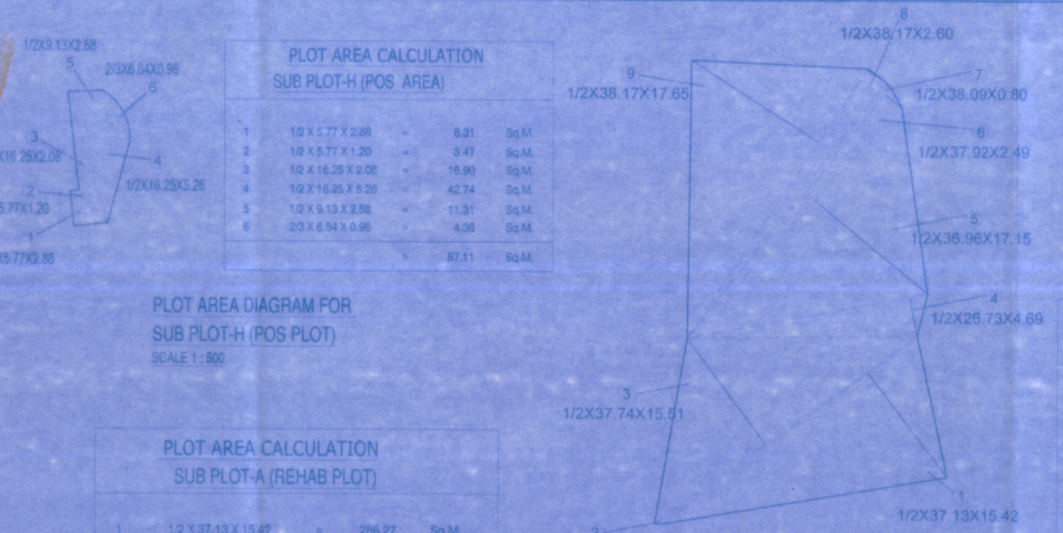
TENEMENT DENSITY CALCULATION:

• SLUM PLOT AREA	5307.00	sq.mtr.
• Deduction for road set back area of 13.4m wide DP road	877.24	sq.mtr.
• BALANCE PLOT AREA	4429.76	sq.mtr.
• Deduction for 5% pos 221.49 sq. mts. reduce up to 35% i.e. 77.52 sq. mts.	77.52	sq.mtr.
• NET PLOT AREA	4352.24	sq.mtr.
• No. of tenement as per 650 l/s. density	282.89 nos.... say 283 nos	
• No. of Equivalent residential units of existing commercial tenements	211.51 / 27.88 sq.mtr = 7.59 nos. ..... say 8 nos	
• Total rehab Tenements prop in Rehab bldg	Resi 147 nos + Non alig prov resi 37 nos + 8 Equivelent resi (15 comm units)=192 NOS	
• Total PAP required	285-192=93nos	
• Total PAP proposed	77 nos	
• Total tenements proposed in Rehab building	Resi 147 nos + Non alig prov resi 37 nos + +15 comm=77 PAP + 12 Ameities =266 nos.	



LOCATION PLAN

SCALE 1 : 4000



PLOT AREA DIAGRAM FOR SUB PLOT-H (POS PLOT)

SCALE 1 : 500

PLOT AREA CALCULATION
SUB PLOT-H (POS AREA)

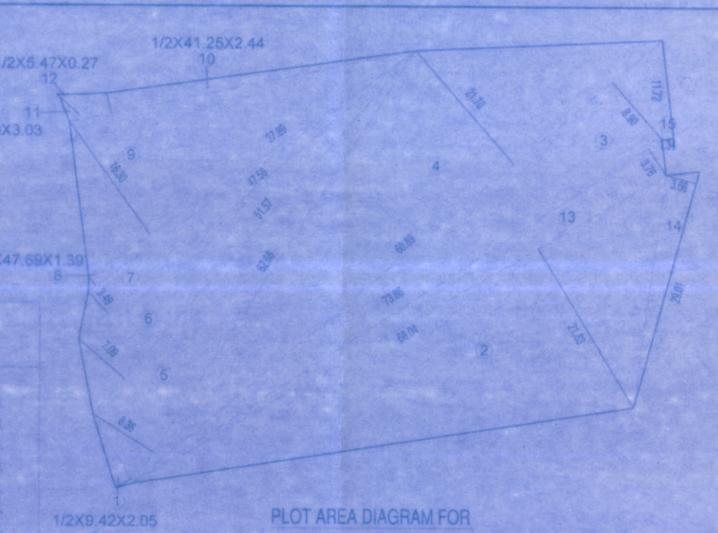
1	1/2 X 1.77 X 3.68	=	3.21	Sq.M.
2	1/2 X 1.77 X 1.20	=	1.06	Sq.M.
3	1/2 X 16.25 X 2.02	=	16.40	Sq.M.
4	1/2 X 16.25 X 5.20	=	42.14	Sq.M.
5	1/2 X 5.13 X 2.56	=	13.31	Sq.M.
6	2/3 X 6.50 X 0.98	=	4.08	Sq.M.
			82.11	Sq.M.

PLOT AREA CALCULATION
SUB PLOT-A (REHAB PLOT)

1	1/2 X 37.13 X 15.49	=	286.27	Sq.M.
2	1/2 X 37.74 X 0.55	=	10.37	Sq.M.
3	1/2 X 37.74 X 15.31	=	290.57	Sq.M.
4	1/2 X 26.73 X 4.69	=	62.68	Sq.M.
5	1/2 X 36.96 X 17.15	=	316.93	Sq.M.
6	1/2 X 37.92 X 2.49	=	47.21	Sq.M.
7	1/2 X 38.09 X 0.80	=	15.23	Sq.M.
8	1/2 X 38.17 X 2.60	=	49.62	Sq.M.
9	1/2 X 38.17 X 17.65	=	336.55	Sq.M.
		=	1417.83	Sq.M.

PLOT AREA DIAGRAM FOR SUB PLOT-A (REHAB PLOT)

SCALE 1 : 500

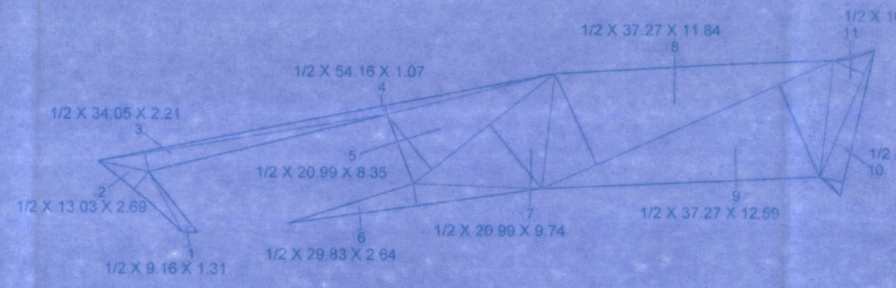


PLOT AREA CALCULATION
SUB PLOT-B (SALE PLOT)

1	1/2 X 9.42 X 2.05	=	9.65	Sq.M.
2	1/2 X 66.04 X 21.60	=	712.55	Sq.M.
3	1/2 X 60.89 X 7.50	=	228.32	Sq.M.
4	1/2 X 81.98 X 21.70	=	889.13	Sq.M.
5	1/2 X 52.65 X 6.39	=	262.00	Sq.M.
6	1/2 X 51.97 X 7.09	=	184.86	Sq.M.
7	1/2 X 41.06 X 3.46	=	52.99	Sq.M.
8	1/2 X 47.69 X 1.39	=	33.14	Sq.M.
9	1/2 X 48.89 X 18.30	=	392.44	Sq.M.
10	1/2 X 91.23 X 2.44	=	55.37	Sq.M.
11	1/2 X 3.50 X 3.03	=	5.33	Sq.M.
12	1/2 X 5.47 X 0.27	=	0.79	Sq.M.
13	1/2 X 29.86 X 3.75	=	139.86	Sq.M.
14	1/2 X 29.01 X 3.66	=	53.09	Sq.M.
15	1/2 X 11.72 X 1.34	=	7.87	Sq.M.
		=	3094.31	Sq.M.

PLOT AREA DIAGRAM FOR SUB PLOT-B (SALE PLOT)

SCALE 1 : 500

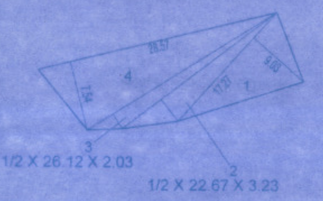


PLOT AREA DIAGRAM FOR SUB PLOT-C (SLUM SET-BACK AREA)

SCALE 1 : 500

PLOT AREA CALCULATION
SUB PLOT-C (SLUM SET-BACK AREA)

1	1/2 X 9.16 X 1.31	=	5.99	Sq.M.
2	1/2 X 15.03 X 2.69	=	20.22	Sq.M.
3	1/2 X 34.05 X 2.21	=	37.62	Sq.M.
4	1/2 X 54.16 X 1.07	=	28.97	Sq.M.
5	1/2 X 20.99 X 8.35	=	87.63	Sq.M.
6	1/2 X 29.83 X 2.64	=	39.37	Sq.M.
7	1/2 X 20.99 X 9.74	=	102.22	Sq.M.
8	1/2 X 37.27 X 11.84	=	220.69	Sq.M.
9	1/2 X 37.27 X 12.59	=	234.54	Sq.M.
10	1/2 X 17.74 X 2.83	=	25.10	Sq.M.
11	1/2 X 16.31 X 3.97	=	32.37	Sq.M.
		=	821.06	Sq.M.

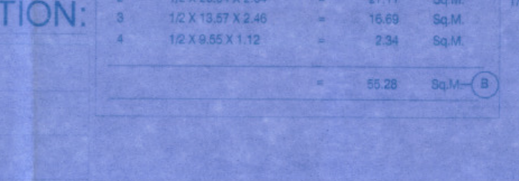


PLOT AREA DIAGRAM FOR SUB PLOT-D (NON SLUM SET-BACK AREA)

SCALE 1 : 500

PLOT AREA CALCULATION
SUB PLOT-D (NON SLUM SET-BACK AREA)

1	1/2 X 17.21 X 9.09	=	78.40	Sq.M.
2	1/2 X 22.67 X 3.23	=	36.61	Sq.M.
3	1/2 X 26.12 X 2.03	=	26.51	Sq.M.
4	1/2 X 28.57 X 7.54	=	107.71	Sq.M.
		=	249.23	Sq.M.



PLOT AREA DIAGRAM FOR SUB PLOT-E (SLUM SET-BACK AREA)

SCALE 1 : 500

PLOT AREA CALCULATION
SUB PLOT-E (SLUM SET-BACK AREA)

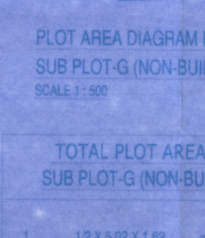
1	1/2 X 20.84 X 0.89	=	9.14	Sq.M.
2	1/2 X 20.84 X 2.64	=	27.11	Sq.M.
3	1/2 X 13.57 X 2.02	=	13.69	Sq.M.
4	1/2 X 9.55 X 1.12	=	2.34	Sq.M.
		=	52.28	Sq.M. — (8)

TOTAL SUB-PLOT AREA STATEMENT

SUB PLOT-A(REHAB PLOT)	=	1417.83	Sq.M.
SUB PLOT-B(SALE PLOT)	=	3094.51	Sq.M.
SUB PLOT- C (SLUM SET-BACK -1)	=	821.06	Sq.M.
SUB PLOT-D(NON SLUM SET BACK)	=	249.23	Sq.M.
SUB PLOT-E(SLUM SET BACK- 2)	=	55.28	Sq.M.
SUB PLOT-F (NALLA LAND)	=	374.31	Sq.M.
SUB PLOT-G (NON BUILDABLE PLOT)	=	4.07	Sq.M.
SUB PLOT-H (POS PLOT)	=	87.11	Sq.M.
TOTAL PLOT AREA	=	6104.36	Sq.M.

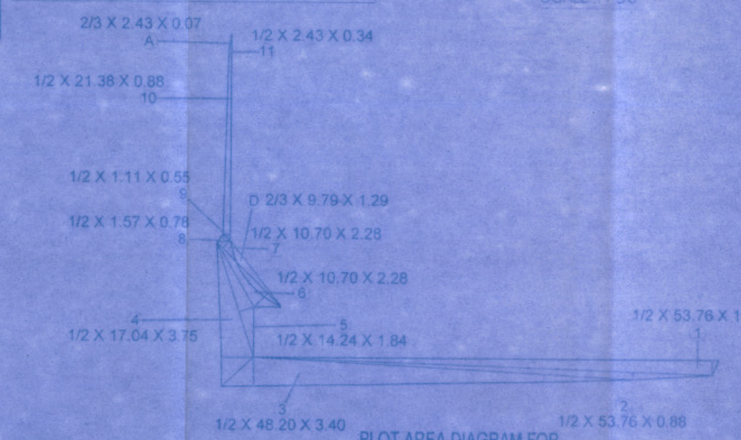
TOTAL PLOT AREA CALCULATION
SUB PLOT-G (NON-BUILDABEL PLOT)

1	1/2 X 5.02 X 1.62	=	4.07	Sq.M.
		=	4.07	Sq.M.



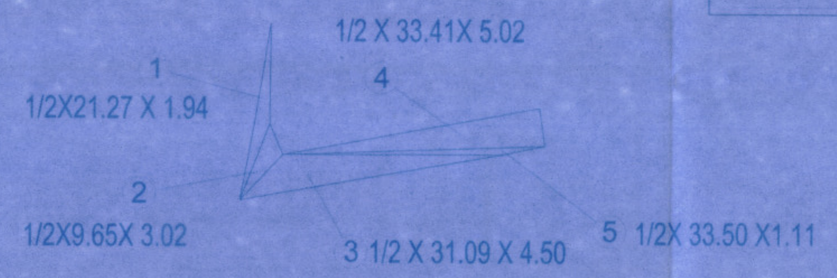
PLOT AREA DIAGRAM FOR SUB PLOT-G (NON-BUILDABEL PLOT)

SCALE 1 : 500



PLOT AREA DIAGRAM FOR LOS-2

SCALE 1 : 500



PLOT AREA DIAGRAM FOR LOS-1

SCALE 1 : 500

TOTAL R.G AREA

LOS 1 AREA	=	207.72	Sq.M.
LOS 2 AREA	=	225.33	Sq.M.
TOTAL R.G AREA PROVIDED	=	433.05	Sq.M.
FOR 8% R.G AREA REQUIRED	=	356.14	Sq.M.

LOS-1 AREA CALCULATION

1	1/2 X 21.27 X 1.94	=	20.66	Sq.M.
2	1/2 X 9.65 X 3.02	=	14.57	Sq.M.
3	1/2 X 31.09 X 4.50	=	69.96	Sq.M.
4	1/2 X 33.41 X 5.02	=	83.86	Sq.M.
5	1/2 X 33.50 X 1.11	=	18.59	Sq.M.
TOTAL		=	206.58	Sq.M.

LOS-2 PLOT AREA CALCULATION

1	1/2 X 53.76 X 1.78	=	47.84	Sq.M.
2	1/2 X 53.76 X 0.88	=	23.65	Sq.M.
3	1/2 X 48.20 X 3.40	=	81.94	Sq.M.
4	1/2 X 17.04 X 3.76	=	31.95	Sq.M.
5	1/2 X 14.24 X 1.84	=	13.10	Sq.M.
6	1/2 X 10.70 X 2.28	=	12.19	Sq.M.
7	1/2 X 10.70 X 2.28	=	12.19	Sq.M.
8	1/2 X 1.57 X 0.78	=	0.61	Sq.M.
9	1/2 X 1.11 X 0.55	=	0.30	Sq.M.
10	1/2 X 21.38 X 0.88	=	9.40	Sq.M.
11	1/2 X 2.43 X 0.34	=	0.41	Sq.M.
A	1/2 X 2.43 X 0.07	=	0.08	Sq.M.
	TOTAL	=	235.66	Sq.M.
B	2/3 X 9.79 X 1.29	=	8.33	Sq.M.
		=	226.33	Sq.M.

Approved Subject to the condition Mentioned in the letter of permission Letter no. SRA/ENG/PVT/0076/2014/0325/AP/SCALE Dt. 08 AUG 2023

Executive Engineer
Slum Rehabilitation Authority

PROFORMA 'A'

Sr.no	Particular	33(10) slum plot	32 non- slum plot	Total
1	Area of the plot	5307.00	797.36	6104.36
	Deductions			
2	i) Set back area	877.24	249.29	1126.53
	ii) Reservation if any (I.E)	—	—	—
	iii) Nalla area	—	374.31	—
	iv) Well area	—	22.39	22.39
3	Total deduction	877.24	646.99	1523.23
4	Balance Plot Area	4429.76	151.37	4603.10
5	deduct for POS area Slum plot 4429.76 x 0.05x 0.35 = 77.52	77.52	9.59	87.11
	deduct for POS area Non Slum plot 546.07 x 0.05x 0.35 = 9.59			
6	Balance Plot area	4352.24	141.78	4494.02
7	Add back area (3(b) & 3(k)(10)	877.24	—	877.24
8	Plot area for computation of FSI	5229.48	141.78	5371.26
9	FSI permissible			
10	Plot Area to be considered for Base FSI 1.0	—	141.78	141.78
11	FSI in lieu of premium to MCGM (0.5) as per DCPR 2034	—	70.89	70.89
12	Admissible TDR FSI AS PER SECTION 30A table 12 as per DCPR 2034 141.78 x 0.90		99.25	99.25
13	BUA against set back area to be handed over 24249.29		498.58	498.58
14	Total Built Up Area Permissible (10+11+12+13)		810.50	810.50
15	Proposed built up area for rehab	9293.00	—	9293.00
16	Proposed built up area for rehab component	14765.83	—	14765.83
17	Permissible sale component with fsi as 1.05 as regulation 33(10) of DCPR 2034	15504.12	—	15504.12
18	Total BUA permitted for project (13+15)	24797.12	810.50	25607.62
17	Total FSI permited for project	4.741	5.716	
19	Total sale built area as per 33(10) +30 as per DCPR 2034		16314.62	
19	PERMISSIBLE 35% SALE EUNSIBLE FSI	5710.12		
20	PERMISSIBLE TOTAL SALE BUA	22024.74		

PROFORMA 'B'

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS.	STAMP OF DATE OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY :

PLAN SHOWING ON PLOT BEARING C.T.S NO 1112, 1112/1 TO 127 OF VILLAGE KANDIVALI, M.G. CROSS ROAD NO-1, SAI NAGAR, KANDIVALI (W.), MUMBAI- 400 067.

NAME OF OWNER

For SHIVANI BUILDERS & DEVELOPERS

PARTNER

M/S SHIVANI BUILDERS & DEVELOPERS.

COLOURING OF PLANS

1. PLOT LINE THICK BLACK
2. EXISTING STREET GREEN
3. FUTURE STREET GREEN DOTTED
4. PERM. BLDG. THICK DOTTED BLACK
5. OPEN SPACES NO COLOUR
6. WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
7. PROPOSED WORK RED FILLED IN
8. DRAINAGE AND SEWERAGE WORK RED DOTTED
9. WATER SUPPLY WORK BLUE DOTTED THIN
10. DEVIATION RED HATCHED
11. RECREATION GROUND GREEN WASH
12. ROADS AND SET BACKS BURNT SIENNA
13. RESERVATION APPROPRIATE COLOUR CODE

SKY-TECH CONSULTANTS
ARCHITECTS
A-301, AGARWAL B2B CENTRE, D'MONTE LANE,
ABOVE SILVER OAK HOTEL, ORLEM,
KANCHPADA, MALAD (WEST), MUMBAI - 400 064
PH. NO. 022 2889 6778 / 6769