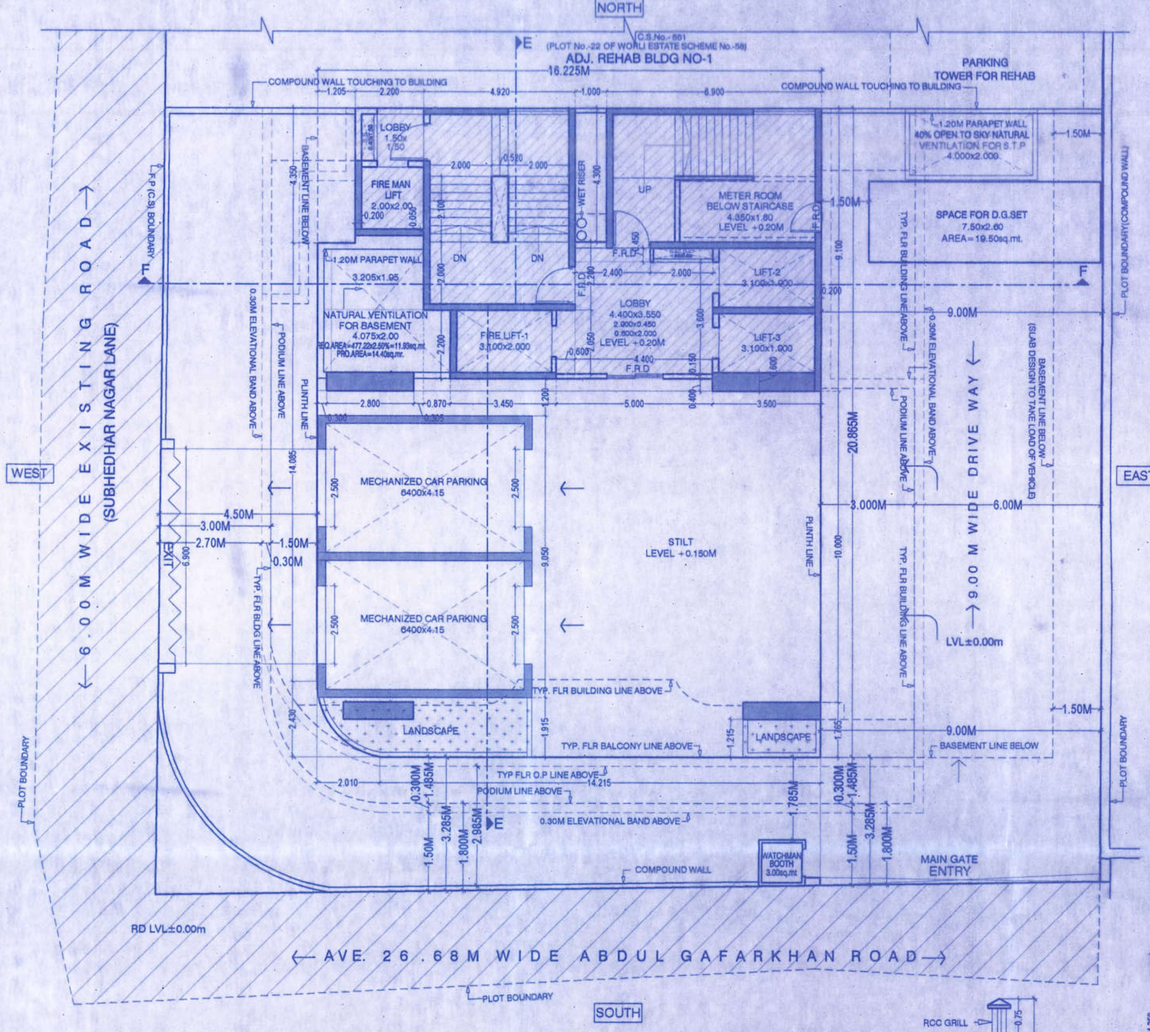
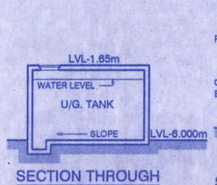
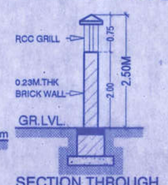


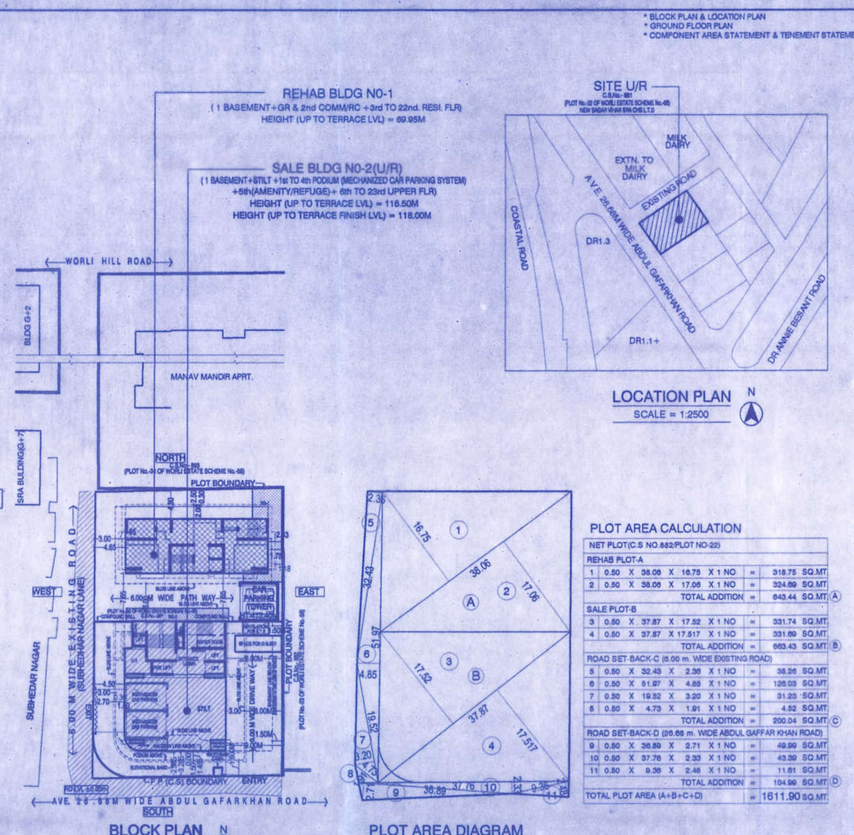
GROUND FLOOR PLAN
SALE BUILDING NO.2
SCALE = 1:100



SECTION THROUGH U/G TANK
SCALE = 1:100



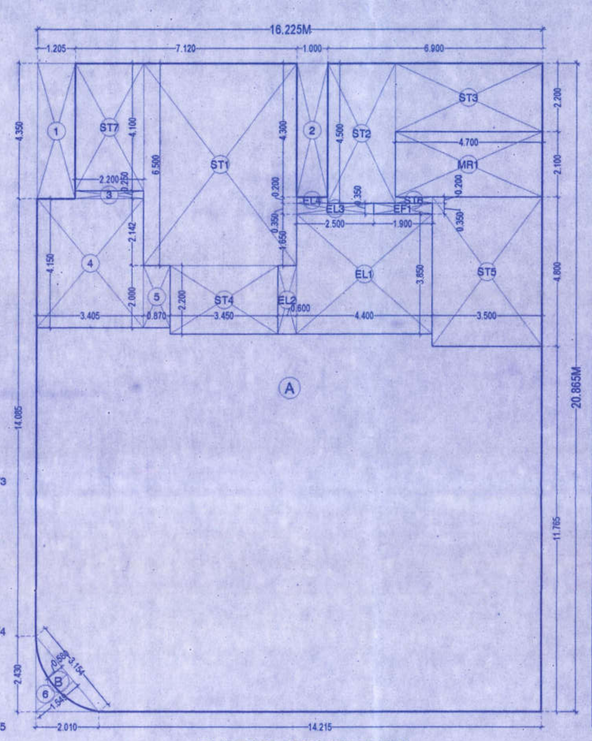
SECTION THROUGH COMPOUND WALL
SCALE = 1:50



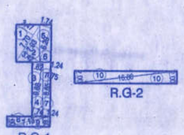
PLOT AREA CALCULATION

NET PLOT(C.S NO.882/PLOT NO-22)										
REHAB PLOT-A										
1	0.50	X	38.06	X	16.75	X 1 NO	=	318.75	SQ.MT	
2	0.50	X	38.06	X	17.06	X 1 NO	=	324.69	SQ.MT	
						TOTAL ADDITION	=	643.44	SQ.MT	A
SALE PLOT-B										
3	0.50	X	37.87	X	17.52	X 1 NO	=	331.74	SQ.MT	
4	0.50	X	37.87	X	17.517	X 1 NO	=	331.69	SQ.MT	
						TOTAL ADDITION	=	663.43	SQ.MT	B
ROAD SET-BACK-C (6.00 m. WIDE EXISTING ROAD)										
5	0.50	X	32.43	X	2.36	X 1 NO	=	38.26	SQ.MT	
6	0.50	X	51.97	X	4.85	X 1 NO	=	126.03	SQ.MT	
7	0.50	X	19.52	X	3.20	X 1 NO	=	31.23	SQ.MT	
8	0.50	X	4.73	X	1.91	X 1 NO	=	4.52	SQ.MT	
						TOTAL ADDITION	=	200.04	SQ.MT	C
ROAD SET-BACK-D (20.68 m. WIDE ABDUL GAFFAR KHAN ROAD)										
9	0.50	X	36.89	X	2.71	X 1 NO	=	49.99	SQ.MT	
10	0.50	X	37.76	X	2.33	X 1 NO	=	43.99	SQ.MT	
11	0.50	X	9.36	X	2.46	X 1 NO	=	11.61	SQ.MT	
						TOTAL ADDITION	=	104.59	SQ.MT	D
TOTAL PLOT AREA (A+B+C+D)							=	1611.90	SQ.MT	

PLOT AREA DIAGRAM
SCALE = 1:500



BUILT UP AREA DIAGRAM
GROUND FLOOR
SCALE = 1:100



R.G. AREA CALCULATION

1	0.50	X	7.70	X	3.47	X 1 NO	=	13.36	SQ.MT	77.50 SQ.MT. RG-1
2	0.50	X	7.93	X	3.42	X 1 NO	=	13.56	SQ.MT	
3	0.50	X	9.68	X	1.82	X 1 NO	=	8.81	SQ.MT	
4	0.50	X	9.68	X	1.74	X 1 NO	=	8.43	SQ.MT	
5	0.50	X	6.29	X	1.74	X 1 NO	=	5.47	SQ.MT	
6	0.50	X	6.29	X	1.75	X 1 NO	=	5.50	SQ.MT	
7	0.50	X	8.85	X	1.24	X 2 NOS	=	10.97	SQ.MT	
8	0.50	X	7.13	X	1.60	X 1 NO	=	5.70	SQ.MT	
9	0.50	X	7.13	X	1.60	X 1 NO	=	5.70	SQ.MT	
10	0.50	X	16.80	X	2.00	X 2 NOS	=	33.60	SQ.MT	RG-2
						TOTAL ADDITION	=	111.15	SQ.MT	

R.G AREA STATEMENT

NET SLUM PLOT AREA	=	1306.87sq.mt.
R.G REQUIRED(8%)	=	104.55sq.mt.
TOTAL R.G PROPOSED IN MOTHER EARTH	=	111.15sq.mt

BUILT UP AREA CALCULATION

GROUND FLOOR									
A	16.225	X	20.865	X	1 NO	=	338.53	SQ.MT	
B	2/3	X	3.154	X	0.580	X 1 NO	=	1.22	SQ.MT
						TOTAL ADDITION	=	339.75	SQ.MT X
DEDUCTIONS									
1	1.205	X	4.350	X	1 NO	=	5.24	SQ.MT	
2	1.000	X	4.300	X	1 NO	=	4.30	SQ.MT	
3	2.200	X	0.250	X	1 NO	=	0.55	SQ.MT	
4	3.405	X	4.150	X	1 NO	=	14.13	SQ.MT	
5	0.870	X	2.000	X	1 NO	=	1.74	SQ.MT	
6	1/2	X	3.154	X	1.549	X 1 NO	=	2.44	SQ.MT
						TOTAL DEDUCTION	=	28.40	SQ.MT Y1
TOTAL BUILT UP AREA [X - Y1]							=	311.35	SQ.MT X1

STAIRCASE AREA CALCULATION

GROUND FLOOR								
ST1	4.920	X	6.500	X	1 NO	=	31.98	SQ.MT
ST2	2.200	X	4.500	X	1 NO	=	9.90	SQ.MT
ST3	4.700	X	2.200	X	1 NO	=	10.34	SQ.MT
ST4	3.450	X	2.200	X	1 NO	=	7.59	SQ.MT
ST5	3.500	X	4.800	X	1 NO	=	16.80	SQ.MT
ST6	1.200	X	0.200	X	1 NO	=	0.24	SQ.MT
ST7	2.200	X	4.100	X	1 NO	=	9.02	SQ.MT
TOTAL STAIRCASE AREA PER FL.						=	85.87	SQ.MT Y2

METER ROOM AREA CALCULATION

GROUND FLOOR								
MR1	4.700	X	2.100	X	1 NO	=	9.87	SQ.MT
TOTAL METER ROOM AREA PER FL.						=	9.87	SQ.MT Y3

ENTRANCE LOBBY AREA CALCULATION

GROUND FLOOR								
EL1	4.400	X	3.850	X	1 NO	=	16.94	SQ.MT
EL2	0.600	X	2.200	X	1 NO	=	1.32	SQ.MT
EL3	2.500	X	0.350	X	1 NO	=	0.88	SQ.MT
EL4	1.000	X	0.200	X	1 NO	=	0.20	SQ.MT
TOTAL ENTRANCE LOBBY AREA PER FL.						=	19.34	SQ.MT Y4

ED & FD AREA CALCULATION

GROUND FLOOR								
EF1	1.900	X	0.350	X	1 NO	=	0.67	SQ.MT
TOTAL ED & FD AREA PER FL.						=	0.67	SQ.MT Y5

NET BUILT UP AREA (STILT/DRIVE WAY) [X1 - (Y2+Y3+Y4+Y5)]	=	195.60 SQ.MT

PARKING STATEMENT

SALE BLDG NO-2(SALE RESI.)

1).2 PARKING FOR 1 TENEMENTS HAVING CARPET AREA ABOVE 90.00 sq.m (SALE RESI.)

PARKING REQUIRED

15 TENEMENTS = 30 PARKING (A)

2). 10% GUEST PARKING REQUIRED

30 x 10% = 3 PARKING (B)

MAX PARKING PERMISSIBLE

[30+ 3] = 33 PARKING (C)
[A + B]

3). 10% ADDI. PARKING PERMISSIBLE
(BY MECHANICAL/AUTOMATIC SYSTEM.)

33 x 10% = 3.30 PARKING (D)

MAX PARKING PERMISSIBLE

[33+ 3.30] = 36.30 PARKING (E)
[C + D]

4). 50% ADDI. PARKING PERMISSIBLE

36.30 x 50% = 18.15 PARKING (F)

TOTAL PARKING PERMISSIBLE

[36.30+ 18.15] = 54.45 PARKING (G)
[E + F]
SAY = 54 PARKING

TOTAL PARKING REQUIRED = 54 PARKING
TOTAL PARKING PROPOSED = 69 PARKING
(15 PARKING BY CHARGING PREMIUM)

PARKING PROPOSED

FLOOR	Nos. OF PARKING PROPOSED BIG	SMALL	TOTAL
	MECHANICAL		
1st BASEMENT	--	--	--
GR.FLR.	--	--	--
1st PODIUM	18	--	18
2nd PODIUM	18	--	18
3rd PODIUM	18	--	18
4th PODIUM	15	--	15
TOTAL	69	--	69

BUILT UP AREA STATEMENT. (SALE BUILDING NO-2)

FLOORS	SALE. RESI AREA (IN SQ.M)	SWIMMING POOL(COVERED) AREA (IN SQ.M)	TOTAL. AREA FOR F.S.I (IN SQ.M)	FUNGIBLE AREA (IN SQ.M)	STAIR/LIFT & LOBBY AREA (IN SQ.M)	INTERNAL STAIR/LIFT AREA (IN SQ.M) (100% By Charging Premium)	METER ROOM AREA (IN SQ.M)	ENTRANCE LOBBY AREA (IN SQ.M)	STILT AREA (IN SQ.M)	SERVANT TOILET AREA (IN SQ.M)	BASEMENT AREA (IN SQ.M)	SERVICE SLAB AREA (IN SQ.M)	PODIUM (MECHANIZED CAR PARKING) AREA (IN SQ.M)	SWIMMING POOL(OPEN) AREA (IN SQ.M)	SHOWER & CHANGING AREA (IN SQ.M)	ED/F.D AREA (IN SQ.M)	REFUGE AREA (IN SQ.M)	FITNESS CENTER AREA (IN SQ.M)	CONSTRUCTION AREA (IN SQ.M)
BASEMENT	-	-	-	-	-	-	-	-	-	-	493.80	-	-	-	-	-	-	-	493.80
GROUND	-	-	-	-	85.87	-	9.87	19.34	195.60	-	-	-	-	-	-	0.67	-	-	314.77
1st FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-	-	-	-	120.18	-	-	-	-	3.42	-	12.95	276.56	-	-	0.67	-	-	417.20
2nd FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-	-	-	-	120.18	-	-	-	-	3.42	-	12.95	276.56	-	-	0.67	-	-	417.20
3rd FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-	-	-	-	120.18	-	-	-	-	3.42	-	12.95	276.56	-	-	0.67	-	-	417.20
4th FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-	-	-	-	120.18	-	-	-	-	3.42	-	12.95	276.56	-	-	0.67	-	-	417.20
5th FLOOR (AMENITY/REFUGE)	-	85.00	85.00	-	124.18	-	-	-	-	3.42	-	24.13	-	-	-	0.67	71.01	94.08	405.91
6th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
7th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
8th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
9th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
10th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
11th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
12th FLOOR(REFUGE/SERVICE)	-	-	-	-	114.08	-	-	-	-	-	-	224.27	-	-	-	0.67	74.43	-	413.45
13th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
14th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
15th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
16th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
17th FLOOR	295.82	-	295.82	-	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
18th FLOOR	185.33	-	185.33	110.49	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
19th FLOOR(REFUGE/SERVICE)	-	-	-	-	114.08	-	-	-	-	-	-	251.85	-	-	-	0.67	46.85	-	413.45
20th FLOOR	-	-	-	295.82	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
21st FLOOR	-	-	-	295.82	115.58	-	-	-	-	-	-	-	-	-	-	0.67	-	-	412.07
22nd FLOOR(DUPLEX LOWER)	-	-	-	314.23	115.58	6.07	-	-	-	-	-	-	-	-	-	0.67	-	-	436.55
23rd FLOOR(DUPLEX UPPER)	-	-	-	179.46	115.58	9.46	-	-	-	-	-	-	-	-	-	0.67	-	-	305.17
TERRACE FLOOR	-	-	-	18.07	-	5.86	-	-	-	-	-	-	-	86.09	54.16	-	-	-	164.18
TOTAL	3439.35	85.00	3524.35	1213.89	2766.21	21.39	9.87	19.34	195.60	37.62	493.80	552.05	1106.24	86.09	54.16	16.08	192.29	94.08	10385.06

TENEMENT STATEMENT(SALE BLDG NO-2)

FLOORS	SALE. RESI T/S C.AREA ABOVE 90sq.mt. (IN SQ.M)
BASEMENT	-
GROUND	-
1st FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-
2nd FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-
3rd FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-
4th FLOOR PODIUM (MECHANIZED CAR PARKING SYSTEM)	-
5th FLOOR (AMENITY/REFUGE)	-
6th FLOOR	01
7th FLOOR	01
8th FLOOR	01
9th FLOOR	01
10th FLOOR	01
11th FLOOR	01
12th FLOOR(REFUGE/SERVICE)	-
13th FLOOR	01
14th FLOOR	01
15th FLOOR	01
16th FLOOR	01
17th FLOOR	01
18th FLOOR	01
19th FLOOR(REFUGE/SERVICE)	-
20th FLOOR	01
21st FLOOR	01
22nd FLOOR(DUPLEX LOWER)	01
23rd FLOOR(DUPLEX UPPER)	
TERRACE FLOOR	-
TOTAL	15

SALE BUILDING No.-2 | G-S/MCGM/0004/20100823/AP/S-2 | SHEET NO - 1/5

FOR: NEW SAGAR VIHAR SRA CHS L.T.D

FORM I

A	AREA STATEMENT	SLUM AREA IN SQ.M 33 (10)
1.	AREA OF PLOT	1611.90
2.	DEDUCTIONS FOR	
	a. ROAD SET BACK AREA	305.03
	b. PROPOSED ROAD	-
	c. BUILDABLE RESERVATION	
	TOTAL (a+b+c)	305.03
3.	BALANCE AREA OF PLOT (1-2)	1306.87
4.	DEDUCTION FOR RECREATION GROUND 15%	-
5.	NET AREA OF PLOT (3-4)	1306.87
6.	ADDITION FOR F.S.I.	
	2(a) 100% ROAD SETBACK	305.03
	2(b) 100% RESERVATION (BUILDABLE)	-
7.	TOTAL AREA OF PLOT(5+6)	1611.90
8.	F.S.I. SANCTIONED	4.31
09.	SANCTIONED FLOOR AREA (7X8)+9 ABOVE	6942.63
10.	B.U.A FOR REHAB BLDG. NO.1(APPROVED) (3408.65+9.63) (REHAB+SALE)	3418.28
11.	B.U.A FOR SALE BLDG NO-2(U/R)	3524.35
12.	EXCESS BALCONY AREA TAKEN IN F.S.I.	-
13.	TOTAL BUILT-UP-AREA PROPOSED (10+11)	6942.63
14.	F.S.I. CONSUMED (13/7)	4.31
B	BALCONY AREA STATEMENT	-
(I)	PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
(II)	PROPOSED BALCONY AREA PER FLOOR	
(III)	EXCESS BALCONY AREA PER FLOOR	
(IV)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C	TENEMENT STATEMENT	AS PER STATEMENT
(I)	PROPOSED AREA (ITEM A-12 ABOVE)	
(II)	LESS DEDUCTION OF NON RESI. AREA (SHOPS,ETC)	
(III)	AREA AVAILABLE FOR TENEMENT	
(IV)	TENEMENTS PERMISSIBLE (1/HECTARE)	
(V)	TENEMENTS PROPOSED	
(VI)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	AS PER STATEMENT

E COMPENSATORY FUNGIBLE F.S.I. STATEMENT

BLDG.NO.	USER.	B.U.A (PROPOSED) (IN SQ.M)	FUNGIBLE FSI. (PERMISSIBLE) (IN SQ.M)	FUNGIBLE FSI. (PROPOSED) (IN SQ.M)	DETAILS OF PAYMENT PAID TOWARDS (FUNGIBLE FSI)
SALE BLDG NO-2 (U/R)	SALE RESI.	3524.35	1233.52 (35.00%)	128.56 (3.64%)	1st Installment = Rs.33,55,000/- Paid Vide Receipt No. 70879 , Dtd. 09/08/2023 Deferment Of Total Payment Of Rs.1,05,42,595/- Towards Sale Fungible Compensatory Fsi Is Obtained From Hon'ble CEO (SRA) Balance To Be Paid In 3No. Of Stages.
				1085.33 (30.71%)	1st Installment = Rs.2,85,89,175/- Paid Vide Receipt No. 77205 , Dtd. 20/04/2024 Deferment Of Total Payment Of Rs.11,43,56,700/- Towards Sale Fungible Compensatory Fsi Is Obtained From Hon'ble CEO (SRA) Balance To Be Paid In 3No. Of Stages.
	SALE COMM.	NIL	NIL	NIL	
	TOTAL	3524.35	1233.52	1213.89 (34.44%)	Rs.= 3,19,67,805/-(PAID)

FORM II

CONTENTS OF SHEET

* BLOCK PLAN & LOCATION PLAN * PLOT AREA DIAGRAM AND AREA CALCULATION.
* R.G AREA STATEMENT* GROUND FLOOR PLAN* B.U.A DIAGRAM AND AREA CALCULATION.
* COMPONENT AREA STATEMENT & TENEMENT STATEMENT* PARKING STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED IOA OF SALE BUILDING NO-2 AT S.R. SCHEME
ON PLOT BEARING C.S.NO - 881 WORLI DIVISION
CORRESPONDING TO PLOT NO.- 22, OF WORLI ESTATE SCHEME No.-58
SITUATED AT KHAN ABDUL GAFARKHAN ROAD, WORLI, MUMBAI-18.
FOR: NEW SAGAR VIHAR SRA CHS L.T.D

NAME OF DEVELOPER

For D & A Infra Heritage Pvt Ltd.
Director

M/s. D & A INFRA HERITAGE PRIVATE LIMITED.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATED 03/01/2008 & 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 1611.90 SQ.M & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP & F.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. Floor, Nishigantha CHS LTD, Opp MIG Club. Gandhi Nagar, Bandra (E) Mumbai - 400051 TEL: 26512543. FAX: 26510399.	"This cancels Approval to the Previous Plans sanctioned under no. G-S/MCGM/0004/20100823/AP/S-2 Dated 18/08/2023
NORTH		STAMP OF APPROVAL OF PLANS
		Approved Subject to the condition Mentioned in this office permisson Letter no G-S/MCGM/0004/20100823/AP/S-2 Dt. 06 MAY 2024 Executive Engineer Slum Rehabilitation Authority

SCALE	DATE	DSGN.BY	DRAWN BY	JOB NO.	DRG. NO.
1:100	----	----	BINU NAIR	----	IOA/S