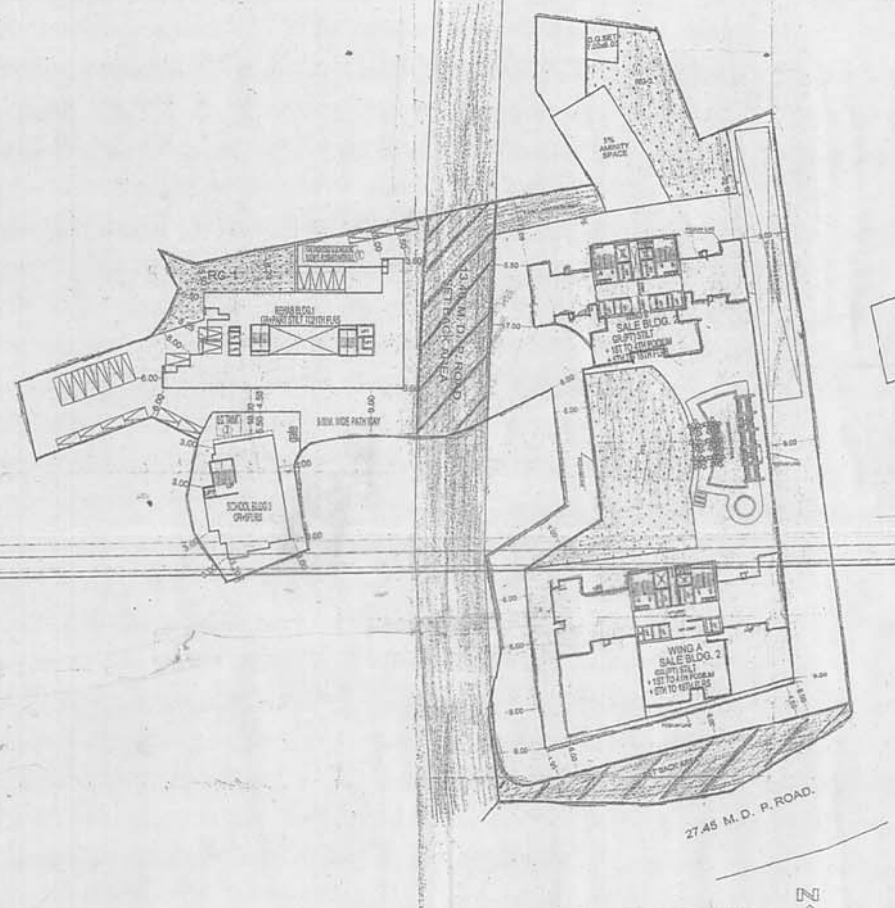


PROPOSED BLOCK PLAN

SCALE :- 1 : 500

BLOCK PLAN AS PER C.T.S. PLAN

SCALE :- 1 : 500

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

PROFORMA 'A'

A	AREA STATEMENT	SQ.MT. SLUM PLOT	SQ.MT. NONSLUM PLOT	SQ.MT. TOTAL
1.	AREA OF PLOT (as per score 4)	6239.11	5570.69	11809.80
2.	DEDUCTIONS FOR.			
	a. ROAD SET BACK AREA	587.59	763.27	1350.86
	b. PROPOSED ROAD	-	-	
	c. ANY RESERVATION - SAS (1773 993+591.33)	591.33	-	591.33
	d.5% AMENITY SPACE (as per order no CHS/BS/SOPWS PR)	-	258.00	258.00
	TOTAL (a + b + c)	1178.92	1021.27	2200.19
3.	BALANCE AREA PLOT (1 - 2)	5060.19	4549.42	9609.61
4.	DEDUCTION FOR			
	a. RECREATION GROUND	-	682.44	682.41
	b. INTERNAL ROAD			
	c. TOTAL (a + b)	-	-	
5.	NET AREA OF THE PLOT (3 - 4)	5060.19	3867.01	8927.20
6.	ADDITIONS FOR FSI PURPOSE	1178.92	763.27	1942.19
7.	TOTAL AREA (5 + 6)	6239.11	4630.28	10869.39
8.	FSI PERMISSIBLE ON PLOT AS PER DCR 33(10) = 3.0 FSI IN SLUM	3.00	1.00	
9.	F.S.I. CREDIT AVAILABLE BY T.D.R.	-	3528.15	3528.15
10.	TOTAL PERMISSIBLE BUA FOR SCHEME	18717.33	4630.28+3528.15 + 8158.43 TOR	26675.75
11.	PERMISSIBLE SALE BUA FOR SCHEME	11105.51	8158.43	19263.94
12.	PROPOSED SALE BUA FOR SCHEME	11087.56	8158.43	19245.99
13.	TOTAL PROPOSED AREA REGULER FSI (a) REHAB BLDG 1 (APPROVED) SALE - 10.0	17768.31	4630.28	22398.59
	(b) SALE BLDG 2 (URRF) REHAB - SALE -			
14.	TOTAL PROPOSED SALE REGULER FSI AREA RESTRICTED UP TO 18TH FLOOR OF SALE BLDG NO 2 (URRF)	9668.65	4630.28	14298.93
15.	BALANCED SALE REGULER FSI & TOR AREA PROPOSED ABOVE 18TH FLOOR OF SALE BLDG NO2 SALE BLDG 2 (URRF)	928.59	3528.15 TOR	4456.74
16.	TOTAL PERMISSIBLE FUNGIBLE AREA BUILT BLDG 2 (URRF) (a) AFFORDABLE - 160(0.25 x 25% + 60(0.1) SQ.M. (b) LUXURY - 140 (0.1 x 20% + 140 SQ.M. TOTAL PERMISSIBLE FUNGIBLE AREA (a+b) - 300.00 SQ.M.			
17.	TOTAL PROPOSED FUNGI AREA REHAB BLDG 1 (APPROVED) FUNGI - 2573.44 SALE BLDG 2 (URRF) FUNGI -	2573.44	-	2573.44
18.	TOTAL PROPOSED BUA AREA WITHOUT FUNGI (13 +17) REHAB BLDG 1 (APPROVED) - 20873.12 SALE BLDG 2 (URRF) - 12300.00	20341.75	4630.28	24972.03
19.	EXCESS BALCONY AREA TAKEN IN TO FSI (AS PER BLDG 1 BELOW)			
17.	TOTAL BUILT UP AREA PROPOSED (13)	17768.31	4630.28	22398.59
18.	FSI CONSUMED (17/7)	2.85	1.00	
19.	BALCONY AREA STATEMENT		AS PER STATEMENT	
20.	TENEMENT STATEMENT		AS PER STATEMENT	
21.	PARKING STATEMENT.		AS PER STATEMENT	

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING SLUM PLOT AND NON SLUM PLOT AT C.T.S. NO. 33,35 ,37,37 (TO 35 OF VILLAGE KANDIVALI (TAL. BORIVALI) BEHIND FOSAR DEPOT , KANDIVALI (W) (MUMBAI NO 400067

NAME OF THE OWNER AND SIGNATURE

M/S RAGHULEELA REALTORS PVT. LTD.

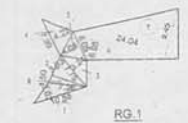
REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEET AL	SHEET AL

SUMMARY FOR BUILDING NO. 1 & 2

BUILDING No.	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA	SAL AREA	SERVANT TOI	SALE AREA (A) RESI	POLYCLINIC	SALE TOI	EXCESS SALE	COMM.	METER RM.	CHANGING RM.	D.G.SET	LOBY AREA	EXCESS REFUGE	SCHOOL AREA	TOTAL REHAB COMPONENT AREA	TEMPLE AREA (EXISTING VAINITY)	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF PASSAGE REHAB	HYPOTHETICAL BALC. AREA IN F.S.I.	REHAB AREA FOR F.S.I. PURPOSE RES	COMM	(B) TOTAL REGULER F.S.I. (A)+ (B)=(C)	FUNGI FSI (D)	TOTAL BUA WITH FUNGI WITH T.O.R. C+D
REHAB BUILDING -1	13831.87	1628.61	256.84	368.34	-	242.33	199.71	32.47	3.91	11.90	-	-	-	-	-	-	11087.56	33.31	80.69	79.81	53.29	3231.12	7.28	7546.54	62.80	8099.66	2573.44	10673.10
SALE BUILDING -2	21849.49	6959.84	507.12	-	83.60	13166.86	-	59.85	-	747.84	78.06	59.04	42.00	141.16	4.12	-	-	-	-	-	-	-	-	-	-	14298.93	-	14298.93
TOTAL	35681.36	8588.65	763.96	368.34	83.60	13409.19	199.71	92.32	3.91	759.74	78.06	59.04	42.00	141.16	4.12	-	11087.56	33.31	80.69	79.81	53.29	3231.12	7.28	7546.54	62.80	22398.59	2573.44	24972.03

14789.25

7609.34



RG.1

RG.1 AREA CALCULATION

ADDITIONS :-

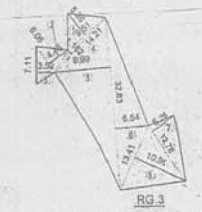
RG1.	0.5 X 10.92 X 3.02 =	16.33 SQ.M
RG2.	0.5 X 7.73 X 3.63 =	14.02 SQ.M
RG3.	0.5 X 7.73 X 3.24 =	12.50 SQ.M
RG4.	0.5 X 7.92 X 4.22 =	16.67 SQ.M
RG5.	0.5 X 8.00 X 4.65 =	18.54 SQ.M
RG6.	0.5 X 24.04 X 6.05 =	72.72 SQ.M
RG7.	0.5 X 24.04 X 9.45 =	113.39 SQ.M
RG8.	0.5 X 7.28 X 1.60 =	5.82 SQ.M
		353.40 SQ.M (a)

PODIUM RG.2

R.G NO -02 AREA CALCULATION

ADDITIONS :-

1.	2/3 X 24.64 X 3.44 =	56.29 SQ.M
2.	0.5 X 25.68 X 13.38 =	184.58 SQ.M
3.	0.5 X 28.68 X 14.396 =	206.37 SQ.M
4.	0.5 X 18.68 X 10.78 =	66.08 SQ.M
5.	0.5 X 22.31 X 7.05 =	131.18 SQ.M
	TOTAL DEDUCTIONS =	677.74 SQ.M (b)



RG.3

R.G. AREA DIAGRAM

SCALE :- 1 : 500

R.G NO - 03 AREA CALCULATION

ADDITIONS :-

1.	0.5 X 8.91 X 5.36 =	23.48 SQ.M
2.	0.5 X 6.06 X 4.48 =	13.55 SQ.M
3.	0.5 X 7.11 X 3.52 =	12.51 SQ.M
4.	0.5 X 14.31 X 1.142 =	8.16 SQ.M
5.	0.5 X 32.83 X 9.99 =	163.98 SQ.M
6.	0.5 X 32.83 X 6.54 =	107.26 SQ.M
7.	0.5 X 12.79 X 3.33 =	21.74 SQ.M
8.	0.5 X 13.41 X 10.98 =	73.42 SQ.M
	TOTAL DEDUCTIONS =	436.26 SQ.M (c)

TOTAL R.G. AREA =

a + b + c =

353.40 + 677.74 + 436.26 = 1379.40 SQ.M

5060.19 X 8% RG REQUIRED = 404.82 SQM

TOTAL RG AREA REQUIRED

404.82 + 4549.42 x 20% = 1314.70 SQM

TOTAL RG PROPOSED = 1379.40 SQM

TABLE SHOWING TENAMENT STATEMENT : BUILDING NO. 1 & 2

BUILDING No.	NO. OF REHAB. TENAMENTS	REHAB COMM.	R/C	PAP	SCHOOL	TEMPLE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE RESI	SALE COMM	SALE POLYCLINIC	TOTAL
REHAB BUILDING -1	165	05	-	86	-	01	03	03	02	06	02	05	278
SALE BUILDING -2	-	-	-	-	-	-	-	-	-	83	07	-	90
TOTAL	165	05	-	86	-	01	03	03	02	89	09	05	368

LOCATION PLAN

SCALE :- 1 : 4000

D. P. SHEET NO. - W - 15

This cancels Approval to the Previous Plans Sanctioned under No. MRA/CHI/1338/BP/P-AP Dated 25/05/2012

Approved Subject to the condition mentioned in this office permission Letter no SRA/ENG/338/MHL/CHI/AP Dt. 17 OCT 2012

Executive Engineer "II" SRA Competent Authority

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME ON DATED 03-09-2010 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA 9011809.80 SQ.MT. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIPTOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
01/A-WING, UPPER GROUND FLOOR, ABHAY ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TELE.: 2881 0480, 2881 7705