

CONTENTS OF SHEET

LAYOUT	PROPOSED BLOCK PLAN PLOT AREA DIAGRAM & AREA CALCULATION BUA STATEMENT, TABLE SHOWING TENAMENT STATEMENT LOCATION PLAN	SQ. MT.
PROFORMA 'A'		
A	AREA STATEMENT	
1	AREA OF PLOT	8412.20
2	DEDUCTIONS FOR	
a	18.30 M WIDE EXISTING JAWAHAR ROAD SET BACK AREA NORTH SIDE	1545.30
b	18.30 M EXISTING JETHABHAI LANE SETBACK AREA SOUTH SIDE	157.50
c	ANY RESERVATION, MUNICIPAL MARKET LAND COMPONENT 1104.27/3 = 368.09	368.09
	TOTAL (a + b + c)	2070.89
3	BALANCE AREA PLOT (1 - 2)	6341.31
4	DEDUCTION FOR	
a	RECREATION GROUND	--
b	INTERNAL ROAD	--
c	TOTAL (a + b)	--
5	NET AREA OF THE PLOT (3 - 4)	6341.31
6	ADDITIONS FOR FSI PURPOSE	2070.89
7	TOTAL AREA (5 + 6)	8412.20
8	FSI PERMISSIBLE ON PLOT	3.00
9	PERMISSIBLE BUA FOR SCHEME (7x8)	25236.60
10	PROPOSED REHAB COMPONENT FOR SCHEME	15070.38
11	PERMISSIBLE SALE COMPONENT FOR SCHEME	15070.38
12	PERMISSIBLE SALE BUA IN SITU	15070.38
13	PROPOSED AREA TOTAL REGULAR FSI	
	REHAB BLDG 1	REHAB = 1764.00 SALE = 163.16
	REHAB BLDG 2	REHAB = 7537.43 SALE = 712.91
	SALE BLDG 3	REHAB = 787.86 SALE = 14184.31
14	TOTAL PROPOSED FUNGI AREA	
	REHAB BLDG 1	REHAB FUNGI = 504.77 SALE FUNGI = --
	REHAB BLDG 2	REHAB FUNGI = 1773.60 SALE FUNGI = --
	SALE BLDG 3	REHAB FUNGI = -- SALE FUNGI = 4408.34
15	TOTAL BUILT UP AREA PROPOSED WITH FUNGI (12 + 13)	
	REHAB BLDG 1	REHAB = 2268.77 SALE = 163.16
	REHAB BLDG 2	REHAB = 9311.01 SALE = 712.91
	SALE BLDG 3	REHAB = 787.86 SALE = 18602.65
16	TOTAL BUILT UP AREA PROPOSED (13)	25159.67
17	FSI CONSUMED (16/7)	2.99

PLOT AREA STATEMENT

18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE (CTS NO. 274A/3)
SUB PLOT (A)

ADDITIONS:
a1 1/2 X 79.77 X 6.164 = 246.65 SQ M
a2 1/2 X 83.07 X 5.45 = 226.37 SQ M
a3 1/2 X 6.06 X 4.09 = 12.39 SQ M
a4 1/2 X 4.85 X 0.675 = 1.57 SQ M
a5 1/2 X 8.82 X 4.03 = 17.77 SQ M

DEDUCTIONS:
a6 2/3 X 8.82 X 1.42 = 8.35 SQ M
TOTAL ADDITIONS = 8.35 SQ M

TOTAL 18.30 D.P. ROAD SET BACK NORTH SIDE = 1 - a = 496.40 SQ M

18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE
SUB PLOT (A1)

ADDITIONS:
a6 1/2 X 83.42 X 13.51 = 563.50 SQ M
a7 1/2 X 81.13 X 11.31 = 458.79 SQ M
a8 1/2 X 14.21 X 2.13 = 15.13 SQ M
a9 1/2 X 8.82 X 1.42 = 8.35 SQ M
a10 1/2 X 4.85 X 1.23 = 2.98 SQ M
a11 1/2 X 4.47 X 0.434 = 0.97 SQ M
a12 1/2 X 80.68 X 7.99 = 322.32 SQ M
a13 1/2 X 26.79 X 10.19 = 452.18 SQ M
a14 1/2 X 88.53 X 32.832 = 1453.31 SQ M
a15 1/2 X 4.06 X 1.21 = 2.46 SQ M
a16 1/2 X 84.46 X 0.70 = 29.56 SQ M
a17 1/2 X 84.46 X 1.86 = 78.55 SQ M
a18 1/2 X 85.70 X 3.80 = 162.83 SQ M

TOTAL ADDITIONS = 1048.90 SQ M

TOTAL 18.30 D.P. ROAD SET BACK NORTH SIDE = a + a1 = 1545.30 SQ M

SALE SUB PLOT (B) 274A/1 (PT)

ADDITIONS:
b1 1/2 X 5.19 X 0.36 = 0.93 SQ M
b2 1/2 X 83.07 X 1.53 = 63.55 SQ M
b3 1/2 X 77.39 X 15.28 = 591.26 SQ M
b4 1/2 X 14.21 X 2.13 = 15.13 SQ M
b5 2/3 X 8.82 X 1.42 = 8.35 SQ M
b6 1/2 X 4.85 X 1.23 = 2.98 SQ M
b7 1/2 X 4.47 X 0.434 = 0.97 SQ M
b8 1/2 X 80.68 X 7.99 = 322.32 SQ M
b9 1/2 X 26.79 X 10.19 = 452.18 SQ M
b10 1/2 X 88.53 X 32.832 = 1453.31 SQ M
b11 1/2 X 4.06 X 1.21 = 2.46 SQ M
b12 1/2 X 84.46 X 0.70 = 29.56 SQ M
b13 1/2 X 84.46 X 1.86 = 78.55 SQ M
b14 1/2 X 85.70 X 3.80 = 162.83 SQ M

TOTAL ADDITIONS = 3381.36 SQ M

REHAB SUB PLOT (C) CTS 274A/1 (PT)

ADDITIONS:
c1 1/2 X 2.16 X 0.85 = 0.92 SQ M
c2 1/2 X 82.70 X 1.77 = 75.84 SQ M
c3 1/2 X 88.09 X 27.53 = 1212.56 SQ M
c4 1/2 X 88.09 X 13.90 = 612.23 SQ M
c5 1/2 X 45.31 X 5.63 = 127.55 SQ M
c6 1/2 X 55.93 X 14.41 = 402.96 SQ M
c7 1/2 X 55.93 X 29.51 = 825.25 SQ M
c8 1/2 X 40.52 X 3.46 = 70.71 SQ M

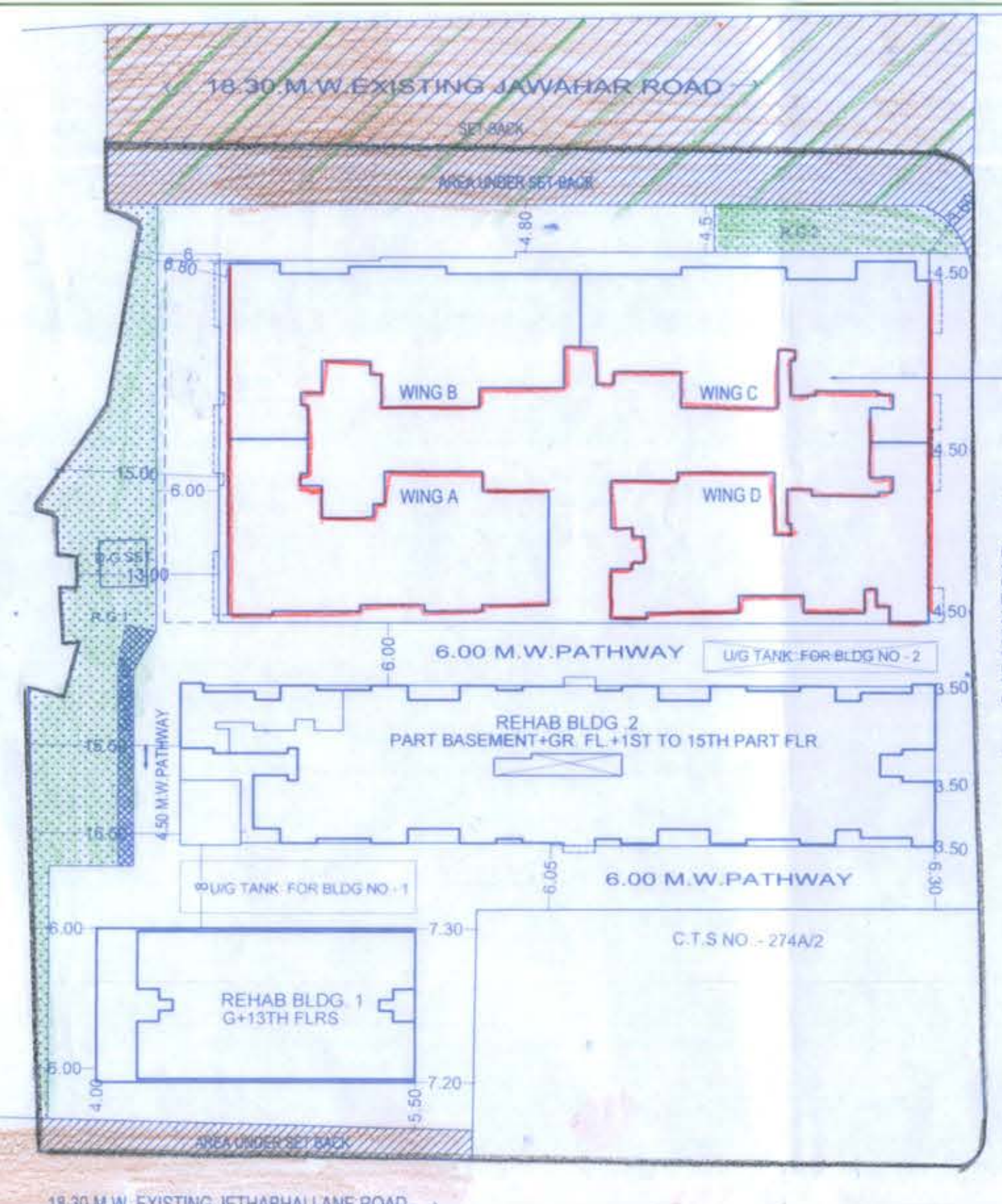
TOTAL ADDITIONS = 3328.04 SQ M

18.30 EXISTING ROAD SET BACK SOUTH SIDE
SUB PLOT (D) CTS 274A/4

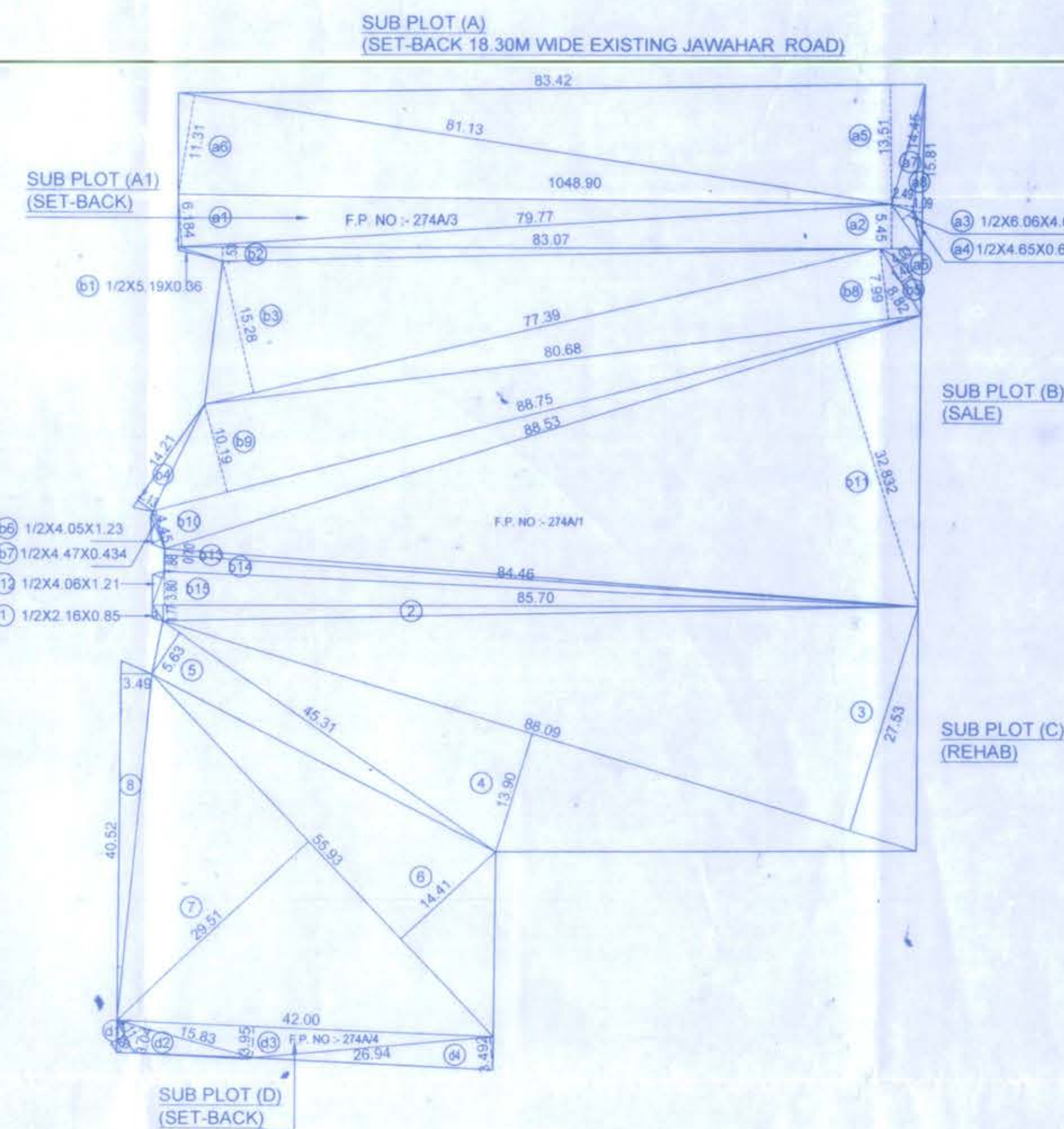
ADDITIONS:
d1 1/2 X 4.11 X 1.66 = 3.45 SQ M
d2 1/2 X 15.83 X 3.04 = 24.06 SQ M
d3 1/2 X 42.00 X 3.95 = 82.86 SQ M
d4 1/2 X 26.94 X 3.46 = 47.04 SQ M

TOTAL ADDITIONS = 157.50 SQ M

TOTAL PLOT AREA:
(A) + (b) + (c) + (d) = 8412.20 sq.mt (A)



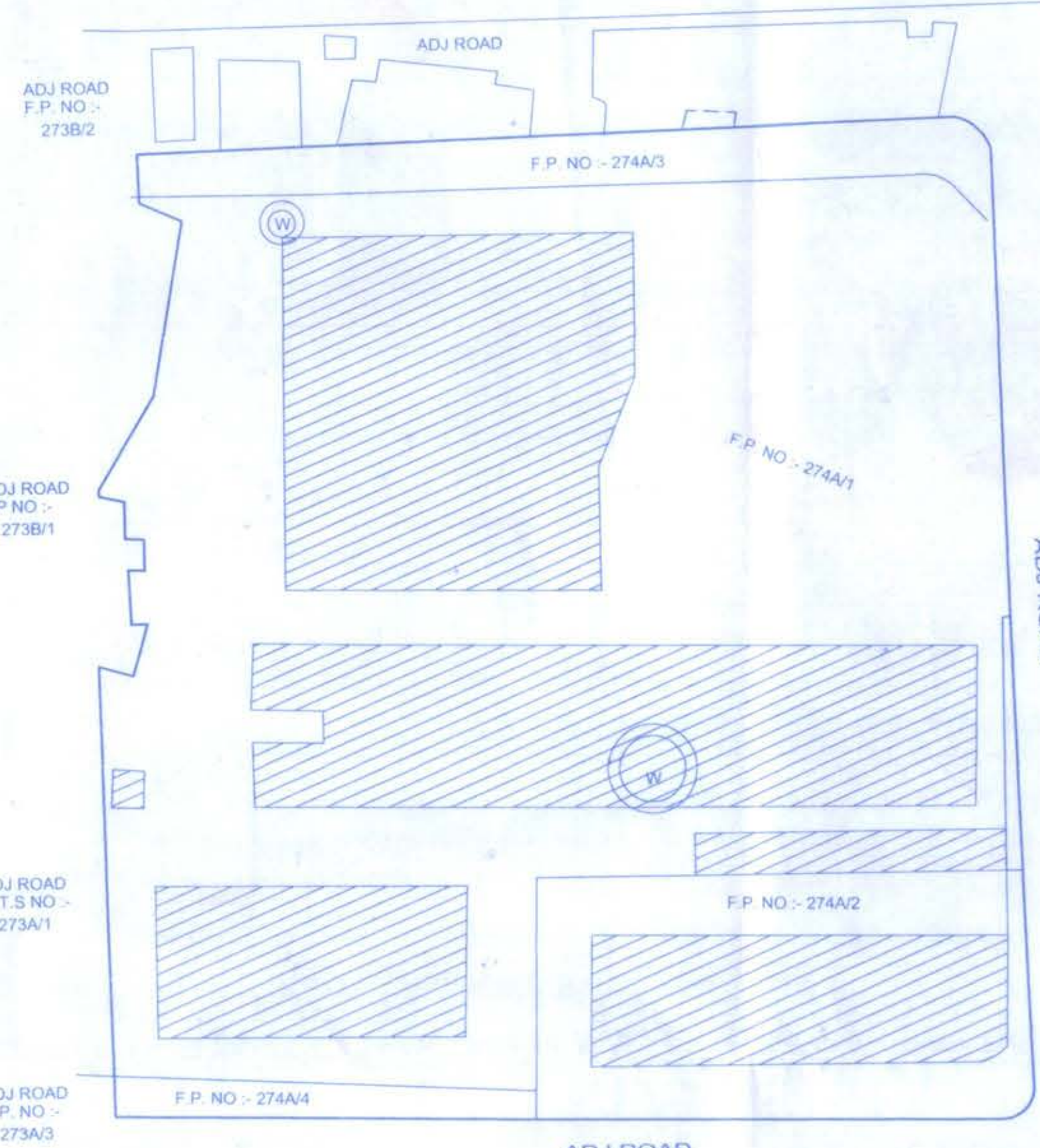
PROPOSED BLOCK PLAN
SCALE = 1:500



PLOT AREA DIAGRAM
SCALE = 1:500

SUB PLOT AREA TABLE

SUB PLOT	CTS NO. 274A/1	CTS NO. 274A/3	CTS NO. 274A/4	18.30M WIDE EXISTING JAWAHAR ROAD	TOTAL
SUB PLOT (A) 18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE	--	496.40	--	--	496.40
SUB PLOT (A1) 18.30M WIDE EXISTING JAWAHAR ROAD SET BACK NORTH SIDE	--	--	--	1048.90	1048.90
SALE SUB PLOT (B)	3381.36	--	--	--	3381.36
REHAB SUB PLOT (C)	3328.04	--	--	--	3328.04
SUB PLOT (D) 18.30 EXISTING ROAD SET BACK SOUTH SIDE	--	--	157.50	--	157.50
TOTAL	6709.40	496.40	157.50	1048.90	8412.20



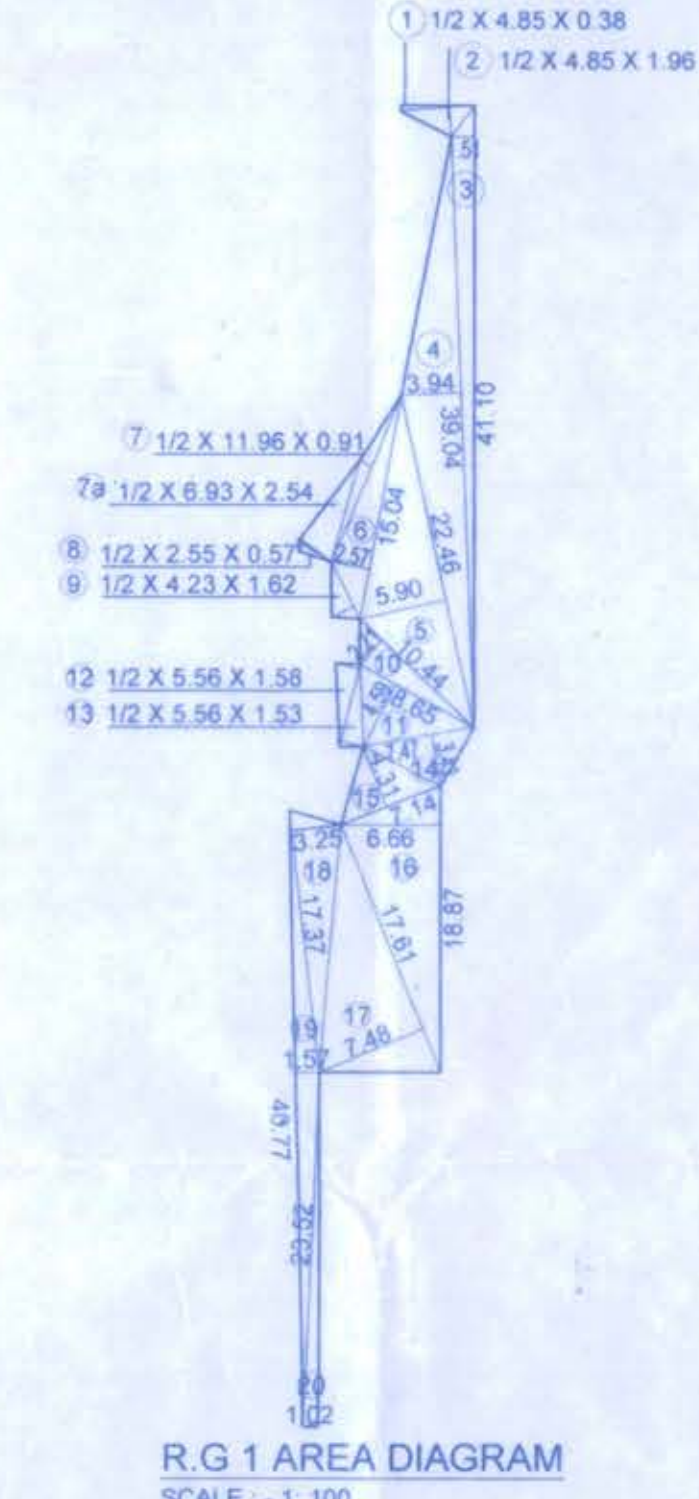
BLOCK PLAN AS PER C.T.S. PLAN
SCALE = 1:500



LOCATION PLAN
SCALE (1:4000)
S.R.D.P. SHEET NO. - E/2

R.G. - 1 AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ M)
1	1/2 X 4.85 X 0.36	0.82
2	1/2 X 4.85 X 1.86	4.75
3	1/2 X 41.10 X 1.51	31.03
4	1/2 X 39.04 X 3.94	78.91
5	1/2 X 22.46 X 5.98	66.28
6	1/2 X 15.04 X 2.57	19.33
7	1/2 X 11.96 X 0.91	5.44
8	1/2 X 6.93 X 2.54	8.80
9	1/2 X 2.55 X 0.57	0.73
10	1/2 X 4.23 X 1.62	3.43
11	1/2 X 10.44 X 2.21	11.54
12	1/2 X 8.95 X 4.59	20.38
13	1/2 X 5.56 X 1.58	4.39
14	1/2 X 5.98 X 1.53	4.25
15	1/2 X 7.47 X 3.43	12.81
16	1/2 X 7.14 X 4.31	15.36
17	1/2 X 18.87 X 6.58	62.84
18	1/2 X 17.61 X 7.48	65.86
19	1/2 X 17.37 X 3.25	28.23
20	1/2 X 40.77 X 1.57	32.00
21	1/2 X 23.52 X 1.02	12.00
TOTAL	ADDITIONS	496.76



R.G. 1 AREA DIAGRAM
SCALE = 1:100

R.G. 2 AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ M)
1	1/2 X 23.02 X 2.54	29.45
2	1/2 X 4.85 X 0.36	0.82
3	1/2 X 4.85 X 1.86	4.75
4	1/2 X 4.11 X 1.66	3.45
5	1/2 X 15.83 X 3.04	24.06
6	1/2 X 42.00 X 3.95	82.86
7	1/2 X 26.94 X 3.46	47.04
TOTAL	ADDITIONS	111.96

REQUIRED SLUM PLOT R.G. = TOTAL NET PLOT X 8%
= 632.04 X 8% = 505.63 SQ M
TOTAL REQUIRED R.G. = 505.63 SQ M
PROPOSED R.G. = R.G1 + R.G2 = 486.76 + 111.96 = 598.72 SQ M

TABLE SHOWING BUILT-UP AREA 1,2,3

BLDG	CONSTRUCTED BUILT-UP AREA	STR. LIFT AREA	REFUGE AREA REHAB	SOCIETY OFFICE AREA	ELE. SUB STATION	MUNICIPAL MARKET AREA	REGULAR SALE FSI (A)						SALE RESI FUNGI FSI (B)		TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF BUDDHA VIHAR	AREA OF MUNICIPAL CHOWKY	REHAB AREA FOR FSI PURPOSE (C)	REGULAR TOTAL BUA AREA (A + C) = D	REHAB RESI FUNGI AREA (E)	TOTAL BUA WITH FUNGI AREA (D + E + B)
							TOL	EXCE AREA	COMM	SERVICE UTILITY AREA	PASS AREA	EXCESS BUDDHA VIHAR	RESI AREA	MTR RM AREA										
REHAB BLDG NO 1	4836.32	696.13	97.46	--	--	1104.27	6.88	56.83	99.45	--	--	--	2775.30	26.06	--	--	--	--	985.24	1598.12	165.88	1927.16	504.77	2431.93
REHAB BLDG NO 2	14149.62	1728.39	278.60	--	--	--	84.30	185.83	141.53	3.48	76.82	42.42	178.53	--	--	--	--	--	77.50	6385.31	1152.12	8250.34	1773.60	10023.94
SALE BLDG NO 3	24232.78	4202.25	414.90	77.53	70.09	--	110.58	60.14	--	28.49	--	--	13777.78	137.82	20.27	20.25	38.98	--	--	787.86	14882.17	--	--	19390.51
TOTAL	43218.72	6626.77	790.96	77.53	70.09	1104.27	201.76	302.80	240.98	31.97	76.82	42.42	4408.34	15070.38	108.75	96.95	68.75	14.84	51.91	4639.89	7983.43	2105.86	2278.37	31846.38

TENAMENT STATEMENT

BLDG	REHAB RESI	REHAB R/C	REHAB SHOP	PROVISIONAL PAP AGAINST NOT ELIGIBLE T/S			REGULAR PAP	ADDITIONAL PAP TENAMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	FITNESS CENTER	SALE SHOP	SALE OFFICE	SERVICE UTILITY ROOM	BUDDHA VIHAR	MUNICIPAL CHOWKY	TOTAL
				RESI	COMM	R/C												
REHAB BLDG NO 1	52	10	--	--	--	--	--	01	--	--	--	--	02	--	04	01	01	65
REHAB BLDG NO 2	133	04	58	28	16	--	27	09	03	04	03	--	08	04	01	01	01	300
SALE BLDG NO 3	--	--	54	--	--	--	--	--	--	--	--	--	--	284	01	--	--	345
TOTAL	185	04	122	28	16	--	27	09	04	04	07	02	02	289	02	01	01	710

FUNGIBLE FSI CALCULATION

REHAB BUILDING NO - 01
- REHAB RES. BUA X 35%
= 1598.12 X 35%
= 559.34 SQ M --- (A)
- SALE RES BUA X 35%
= NIL X 35%
= NIL SQ M --- (1)
- REHAB COMM. BUA X 20%
= 165.88 X 20%
= 33.18 SQ M --- (11)
- SALE COMM. BUA X 20%
= 163.16 X 20%
= 32.63 SQ M --- (111)

FUNGIBLE FSI CALCULATION

REHAB BUILDING NO - 02
- REHAB RES. BUA X 35%
= 6385.31 X 35%
= 2234.86 SQ M --- (A1)
- SALE RES BUA X 35%
= 178.53 X 35%
= 62.48 SQ M --- (a)
- REHAB COMM. BUA X 20%
= 1152.12 X 20%
= 230.42 SQ M --- (B1)
- SALE COMM. BUA X 20%
= 534.38 X 20%
= 106.88 SQ M --- (b)

FUNGIBLE FSI CALCULATION

SALE BUILDING NO - 03
- REHAB RES. BUA X 35%
= NIL X 35%
= NIL --- (A1)
- SALE RES BUA X 35%
= 13995.10 X 35%
= 4898.28 SQ M --- (a)
- REHAB COMM. BUA X 20%
= 787.86 X 20%
= 157.57 SQ M --- (C1)
- SALE COMM. BUA X 20%
= 199.21 X 20%
= 39.84 SQ M --- (b)

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB PORTION
PERMISSIBLE REHAB RESI FUNGI FOR BLDG 1, 2 (A + A1) = 2784.20 SQ M --- (A)
PERMISSIBLE REHAB COMM FUNGI FOR BLDG 1, 2, 3 (11+111+11) = 421.17 SQ M --- (111)

TOTAL PROPOSED FUNGIBLE FSI FOR REHAB PORTION
PROPOSED REHAB RESI FUNGI FOR BLDG 1 BLDG NO 1 = 504.77 SQ M --- (B)
PROPOSED REHAB RESI FUNGI FOR BLDG 2 BLDG NO 2 = 1773.60 SQ M --- (111)
TOTAL PROPOSED REHAB RESI FUNGI BLDG 1, 2 (B+111) = 2278.37 SQ M
PROPOSED FUNGI AR. REHAB COMM = NIL SQ M

TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE PORTION
PERMISSIBLE COMM. SALE FUNGI AR. SALE BLDG 3 (C) = 39.84 SQ M
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 1 = 32.63 SQ M --- (111)
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 2 = 106.88 SQ M --- (111)
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE PORTION = 179.35 SQ M

PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 2 = 62.48 SQ M
PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 3 = 4898.28 SQ M
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE RESI = 4960.77 SQ M

TOTAL PROPOSED FUNGIBLE FSI FOR SALE RES. = 4408.34 SQ M

PROFORMA 'B'
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 5808 (PT) CORRESPONDING NEW F.P. NO. 274A/1, 274A/3, 274A/4 & EXISTING AREA UNDER 18.30 M WIDE JAWAHAR ROAD OF T.P.S. III OF VILLAGE GHATKOPAR, JAWAHAR ROAD, AT GHATKOPAR EAST, MUMBAI. FOR 'NALANDA SRA. C.H.S. LTD.'

NAME OF THE OWNER AND SIGNATURE
For Money Magnum Nest Pvt. Ltd.
MONEY MAGNUM NEST PVT. LTD.

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

CERTIFICATE OF AREA
CERTIFICATE THAT THE PLOT U/R WAS SURVEYED BY ME ON DATED 19-07-2013 AND ADDITIONAL PLOT IS SURVEYED BY ME ON DATED 1-12-2016 THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO- 8412.20 sq.m. WORKS OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/TOWN PLANNING RECORDS.

This certificate is approved to the Previous Plots sanctioned under the SRA/ENG/2/63(N)/M/1/P
Dated: 22/01/2020

(ARCHITECT)
STAMP AND DATE OF APPROVAL OF PLANS
VISHWAS SATODIA
(ARCHITECT)

NAME & SIGNATURE OF ARCHITECTS
VISHWAS SATODIA
(ARCHITECT)
VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102/18 - WING, 11TH FLOOR, SHAH ARCADE - II,
RAVI SATHI MARG, MALAD (E), MUMBAI - 400 087
TEL / FAX - 771951475