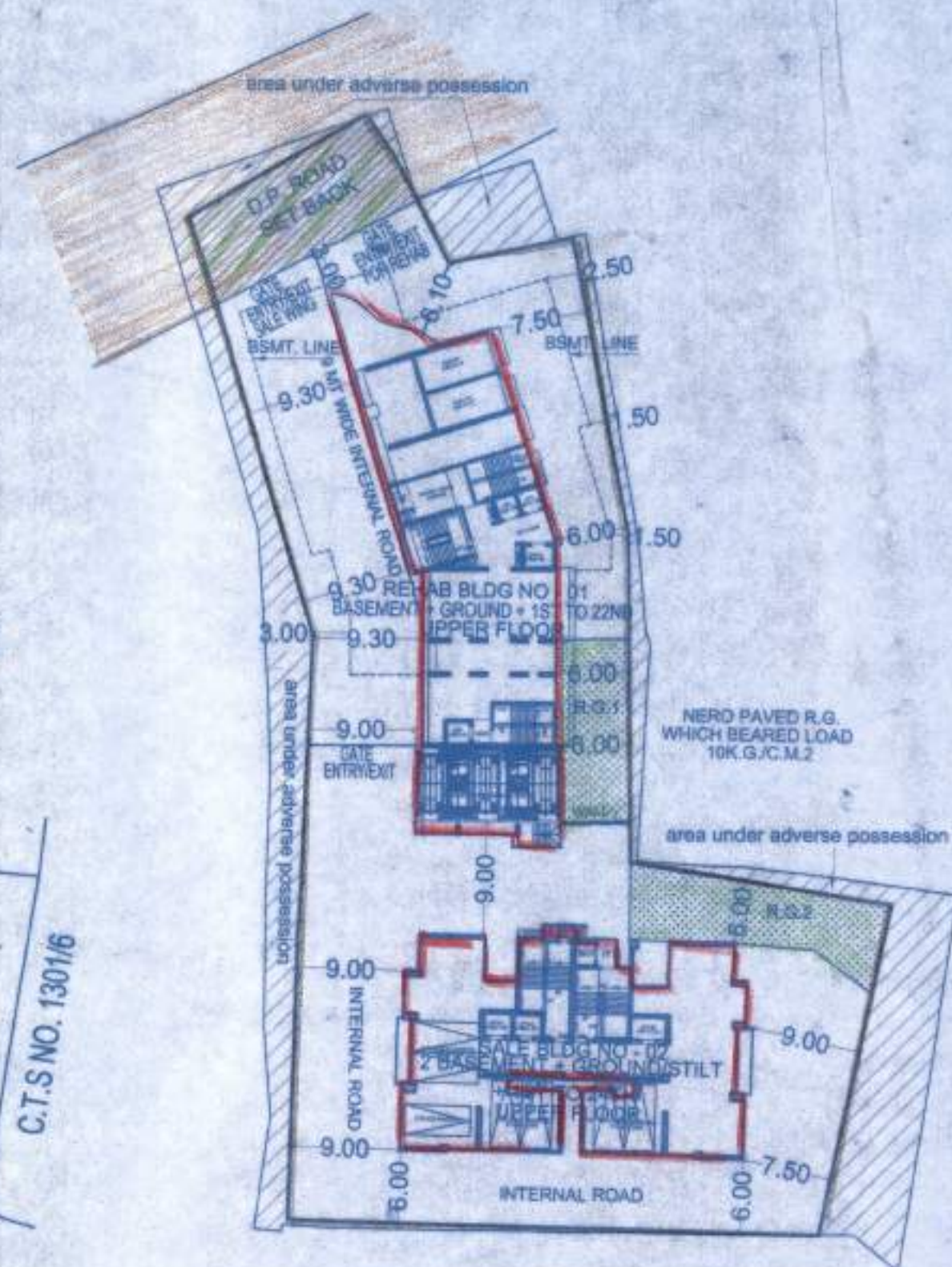
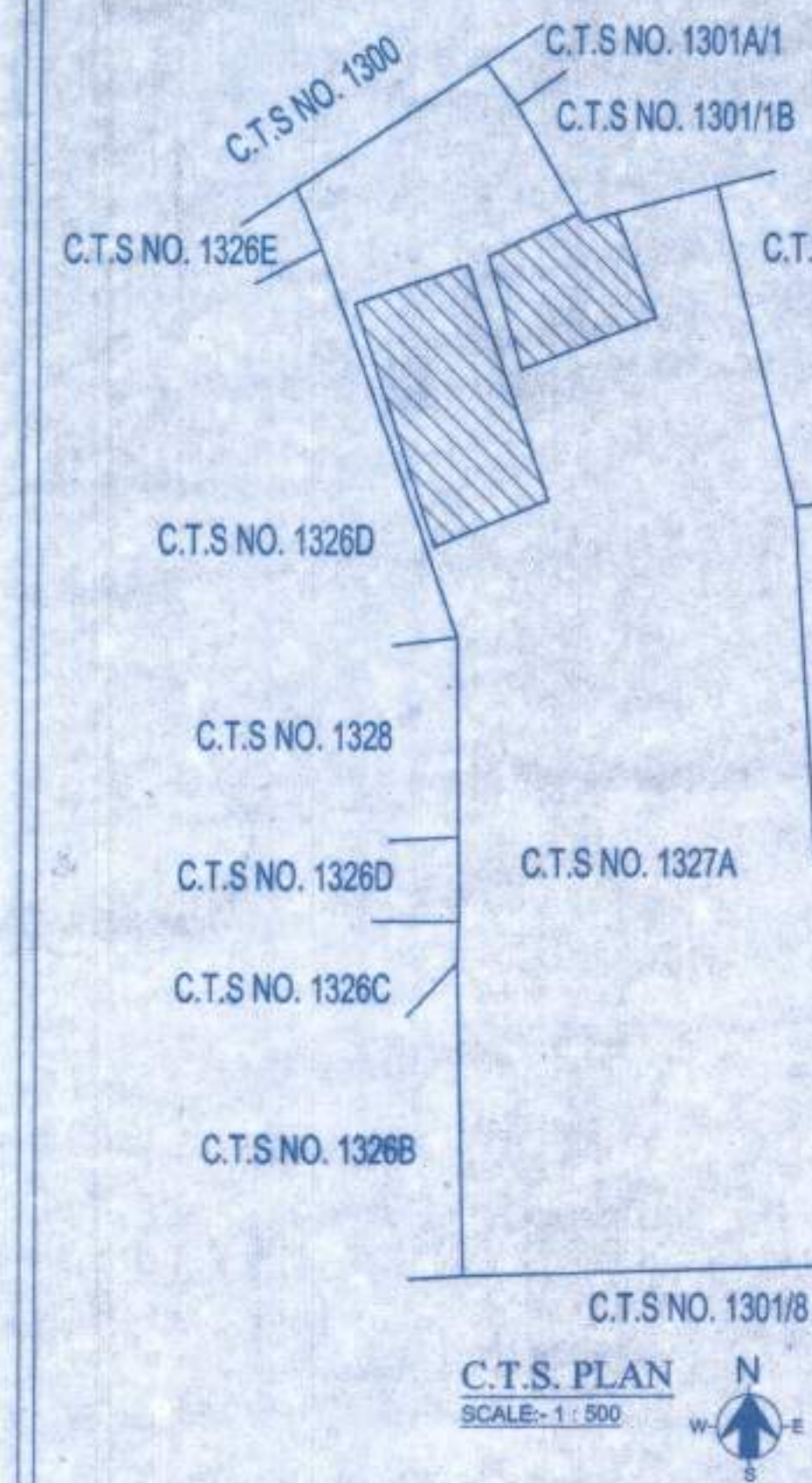




R.G - 1 AREA DIAGRAM
SCALE: 1:500



R.G - 2 AREA DIAGRAM
SCALE: 1:500

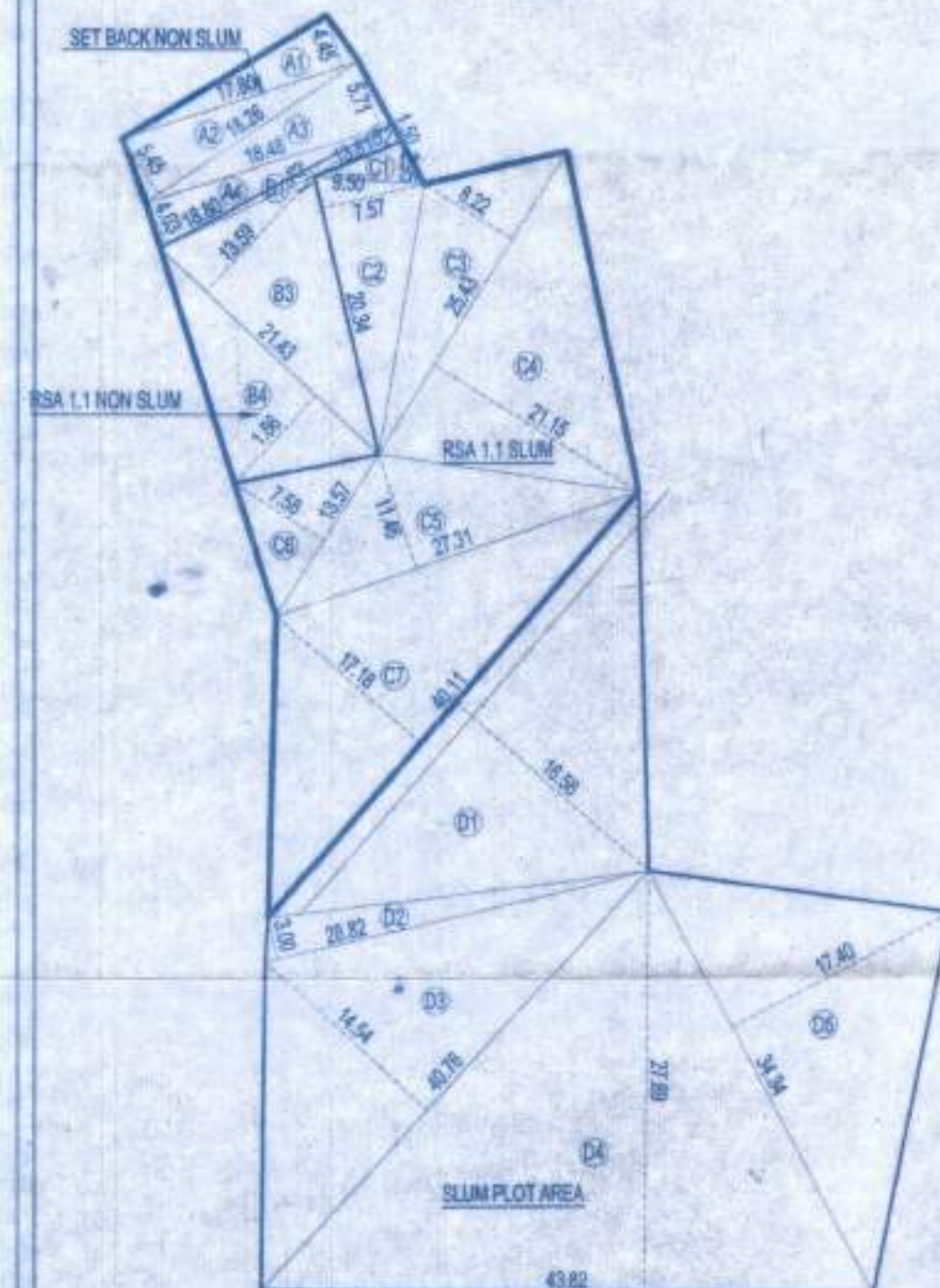
R.G AREA CALCULATION :-

ADDITIONS :-

1. 1/2 X 10.25 X 5.10 =	26.14 SQ.M
2. 1/2 X 8.68 X 0.55 =	2.39 SQ.M
3. 1/2 X 14.97 X 5.59 =	41.84 SQ.M
4. 1/2 X 8.47 X 4.25 =	18.00 SQ.M
5. 1/2 X 10.91 X 5.12 =	27.93 SQ.M
6. 1/2 X 16.73 X 2.30 =	19.24 SQ.M
7. 1/2 X 21.84 X 4.72 =	51.54 SQ.M
8. 1/2 X 7.50 X 5.48 =	20.55 SQ.M

TOTAL ADDITIONS = 207.63 SQ.M

R.G REQUIRED :-
2546.05 NET AREA 8% = 203.68 SQ.MT
R.G PROPOSED :- 207.63 SQ.MT



PLOT AREA CALCULATION :-

NON SLUM SET BACK :-

A1. 0.5 X 17.80 X 4.45 =	39.80 SQ.M
A2. 0.5 X 18.26 X 5.45 =	49.76 SQ.M
A3. 0.5 X 18.48 X 5.71 =	52.76 SQ.M
A4. 0.5 X 18.80 X 4.03 =	37.88 SQ.M

180.00 SQ.M (I)

NON SLUM PLOT AREA (RSA 1.1 MUNICIPAL MARKET WITH VENDING ZONE)

B1. 0.5 X 18.80 X 1.73 =	16.26 SQ.M
B2. 0.5 X 13.81 X 1.50 =	10.36 SQ.M
B3. 0.5 X 21.43 X 13.59 =	145.62 SQ.M
B4. 0.5 X 21.43 X 10.86 =	116.38 SQ.M

288.60 SQ.M (II)

TOTAL NON SLUM PLOT AREA :-

(I) + (II) =

180.00 + 288.60 = 468.60 SQ.M (A)

SLUM PLOT AREA (RSA 1.1 MUNICIPAL MARKET WITH VENDING ZONE)

C1. 0.5 X 9.50 X 2.95 =	14.01 SQ.M
C2. 0.5 X 20.34 X 7.57 =	76.99 SQ.M
C3. 0.5 X 25.43 X 8.22 =	104.52 SQ.M
C4. 0.5 X 25.43 X 21.15 =	268.92 SQ.M
C5. 0.5 X 27.31 X 11.46 =	156.49 SQ.M
C6. 0.5 X 13.57 X 7.58 =	51.43 SQ.M
C7. 0.5 X 40.11 X 17.18 =	344.54 SQ.M

TOTAL ADDITIONS = 1016.90 SQ.M (III)

SLUM PLOT AREA :-

D1. 0.5 X 40.11 X 16.56 =	332.11 SQ.M
D2. 0.5 X 27.82 X 3.00 =	41.73 SQ.M
D3. 0.5 X 40.76 X 14.54 =	296.33 SQ.M
D4. 0.5 X 43.82 X 27.89 =	611.07 SQ.M
D5. 0.5 X 34.34 X 17.40 =	298.76 SQ.M

1580.00 SQ.M (IV)

TOTAL SLUM PLOT AREA :-

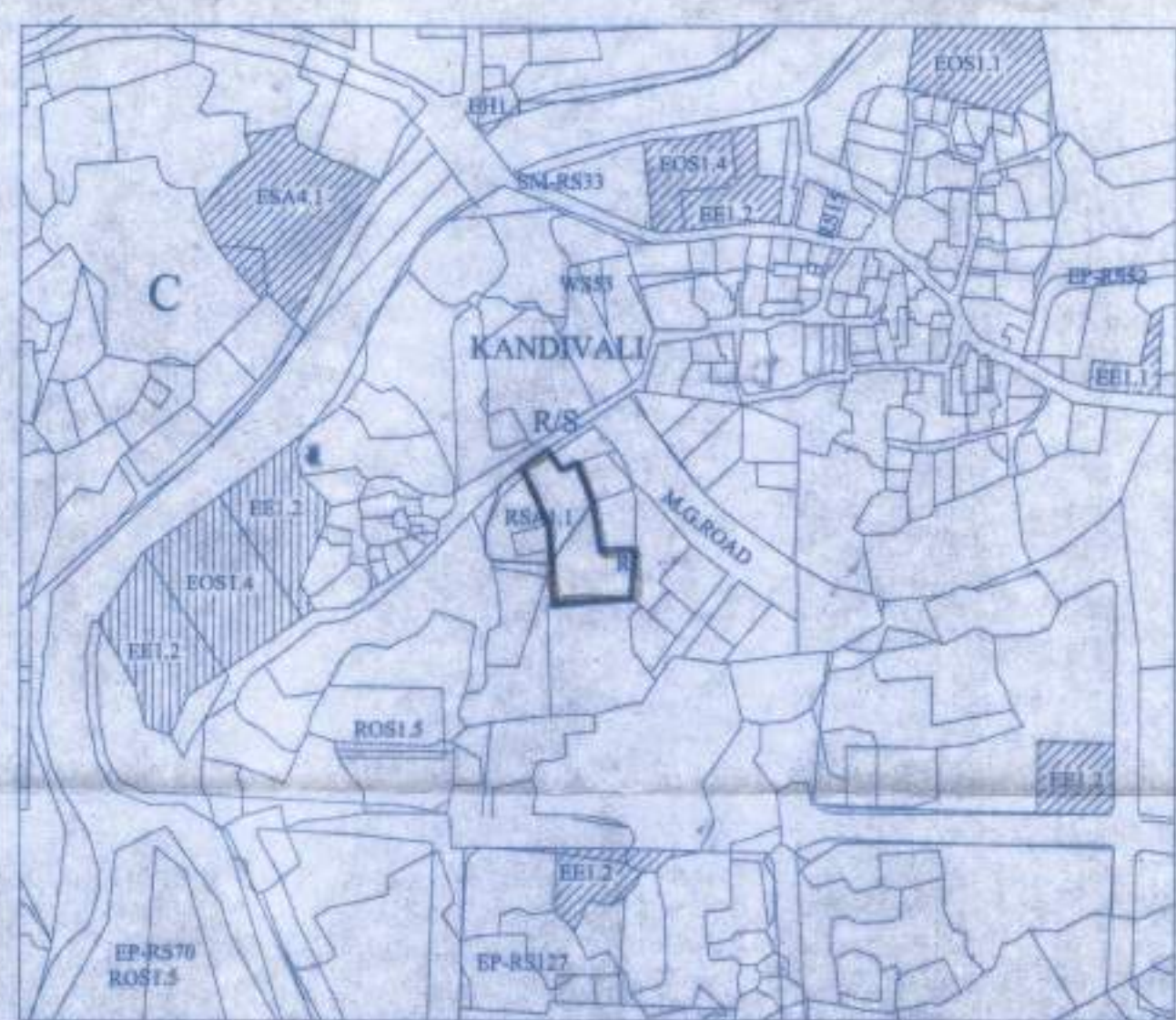
(III) + (IV) =

1016.90 + 1580.00 = 2596.90 SQ.M (B)

TOTAL PLOT AREA :-

(A) + (B) =

468.60 + 2596.90 = 3065.50 SQ.M



LOCATION PLAN
SCALE: 1:4000
D.P. SHEET - WS 53

FORM I (NONSLUM PLOT)		
	AREA OF PLOT (AS PER TRIGULATION)	NON SLUM SQ.MTS.
1	a) Area of reservation in plot (Municipal Market With Vending Zone)	288.60
	b) Area of road set back	180.00
	c) Area of DP road	-
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
	a) Road set - back area to be handed over (100%) (Regulation no 16)	180.00
	b) Proposed DP road to be handed over (100%) (Regulation no 16)	-
	c) (i) Reservation area to be handed over (100%) (Regulation no 17) (Municipal Market With Vending Zone) (288.60 x 50%)	144.30
	(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)	For Amenity area	NA
	a) Area of amenity plot / plots to be handed over as per DCR 14(A)	-
	b) Area of amenity plot / plots to be handed over as per DCR 14(B)	-
	c) Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C)	Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3	Total deductions : [2(A) + 2(B) + 2(C) as and when applicable]	324.30
4	BALANCE AREA OF PLOT (1 minus 3)	144.30
5	Plot area under Development after areas to be handed over to MOGM / Appropriate Authority as per Str. No. 4 above.	144.30
5a	ADDITIONS FOR FSI PURPOSE 2 (a) (c) 100%	144.30
5b	TOTAL AREA (5 + 5a)	288.60
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7	Built Up Area as per Zonal (basic) FSI (5 x 6) (In case of Mill land Permissible BUA kept in abeyance)	288.60
8	Built up equal to area of land handed over as per Regulation 30(A)	-
	(i) As per 2(A) and 2(B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot.)	-
	(area of TDR generated against set back area = 180.00 x 2.00 = 360.00 will be deducted from while purchasing)	-
	(ii) in case of 2(A)(c) (i) permissible over and above permissible BUA on remaining/ balance plot.)	-
9	Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot.) (As per DCPR 2034, Regulation no. 17, table no. 5 note 1(d))	-
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No. 12 of Regulation No. 30(A) on remaining/ balance plot.	-
11	Built up area due to admissible "TDR" as per Table No. 12 of Regulation No. 30(A) and 32 on remaining/ balance plot.	NIL
12	Permissible Built up Area (as the case may be with /without BUA as per 2(c) (i) (7+8+10+11))	288.60
13	Proposed BUA (as the case may be with /without BUA as per 2 (c))	-
14	TDR generated if any as per regulation 30(A) and 32.	-
15	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
	a) i) Permissible Fungible Compensatory area for Rehab component without charging premium	NA
	ii) fungible compensatory area availed for rehab component without charging premium	-
	b) i) Permissible Fungible Compensatory area by charging premium.	-
	ii) Fungible Compensatory Area availed on payment of premium.	-
16	Total Built up Area proposed including Fungible Compensatory Area [13+15(a)(i)+15(b)(ii)]	288.60
17	FSI consumed on Net Plot [13/4]	-
	OTHER REQUIREMENTS	
A)	Reservation / Designation	
	a) Name of Reservation	-
	b) Area of Reservation affecting the plot	-
	c) Area of Reservation land to be handed / handed over as per Regulation No. 17.	-
	d) Built up area of Amenity to be handed over as per Regulation No. 17	-
	e) Area/ Built up Area of Designation	-
B)	Plot area / Built up amenity to be handed over as per Regulation no.	-
	i) 14(A)	-
	ii) 14(B)	-
	iii) 15	-
C)	Requirement of Recreational Open Space in Layout/ Plot as per Regulation No. 27	-
D)	Tenement statement	
	i) Proposed built up area (13 above)	-
	ii) Less deduction of non-residential area (shop etc.)	-
	iii) Area available for tenements (ii) minus (i)	-
	iv) Tenement permissible (Density of tenements / hectare)	-
	v) Total number of Tenements proposed on the plot	-
E)	Parking statement	
	i) Parking required by Regulation for -	-
	Car	-
	Scooter / Motor cycle	-
	Outsiders (visitors)	-
	ii) Covered garage permissible	-
	Car	-
	Scooter / Motor cycle	-
	Outsiders (visitors)	-
	iii) Total parking provided	-
	Transport vehicles Parking	-
	i) Spaces for transport vehicles parking required by Regulations	NA
	ii) Total No. of transport vehicles parking spaces provided.	-

NOTE:- The Proforma is for an illustrative guideline only. The proforma may be modified to suit the provisions of DCR under which the development is proposed.

FORM I (SLUM PLOT)		
	AREA OF PLOT	SLUM SQ.MTS.
1	i) AREA OF PLOT	2596.90
	a) Area of reservation in plot (Municipal Market With Vending Zone) SLUM = 1016.90 X 20% = 203.38/4 = 50.85	50.85
	b) Area of road set back	-
	c) Area of DP road	-
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
	a) Road set - back area to be handed over (100%) (Regulation no 16)	-
	b) Proposed DP road to be handed over (100%) (Regulation no 16)	-
	c) (i) Reservation area to be handed over (100%) (Regulation no 17)	50.85
	(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)	For Amenity area	NA
	a) Area of amenity plot / plots to be handed over as per DCR 14(A)	-
	b) Area of amenity plot / plots to be handed over as per DCR 14(B)	-
	c) Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C)	Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3	Total deductions : [2(A) + 2(B) + 2(C) as and when applicable]	50.85
4	BALANCE AREA OF PLOT (1 minus 3)	2546.05
5	Plot area under Development after areas to be handed over to MOGM / Appropriate Authority as per Str. No. 4 above.	2546.05
5a	ADDITIONS FOR FSI PURPOSE	50.85
5b	TOTAL AREA (5 + 5a)	2596.90
6	BASIC FSI PERMISSIBLE	4.00 or more
7	Built Up Area as per Zonal (basic) FSI (5b x 6) (In case of Mill land Permissible BUA kept in abeyance)	10387.60
8	PROPOSED REHAB COMPONENT	7081.08
9	PROPOSED AREA REHAB FSI	5811.25
10	SALE COMOPONENT PERMISSIBLE FOR SCHEME (7081.08 X 1.00)	7081.08
10a	Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot.) (As per DCPR 2034, Regulation no. 17, table no. 5 note 1(d)) (1016.90 X 20% = 203.38) 1.5 x (30250/65430) x 203.38	141.04
11	Total BUA sanctioned for the project (9+10)	12833.37
12	FSI sanctioned for the project (11/5b)	4.94
13	Sale BUA permissible in-situ	7081.08
14	PROPOSED AREA SALE FSI	7081.08
15	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
	a) i) Permissible Fungible Compensatory area for Rehab component without charging premium	-
	ii) fungible compensatory area availed for rehab component without charging premium	NIL
	b) i) Permissible Fungible Compensatory area by charging premium.	-
	ii) Fungible Compensatory Area availed on payment of premium.	-
16	Total Built up Area proposed including Fungible Compensatory Area [13+15(a)(i)+15(b)(ii)]	-
17	FSI consumed on Net Plot [15/5b]	-
	OTHER REQUIREMENTS	
A)	Reservation / Designation	
	a) Name of Reservation	-
	b) Area of Reservation affecting the plot	-
	c) Area of Reservation land to be handed / handed over as per Regulation No. 17.	-
	d) Built up area of Amenity to be handed over as per Regulation No. 17	-
	e) Area/ Built up Area of Designation	-
B)	Plot area / Built up amenity to be handed over as per Regulation no.	-
	i) 14(A)	-
	ii) 14(B)	-
	iii) 15	-
C)	Requirement of Recreational Open Space in Layout/ Plot as per Regulation No. 27	-
D)	Tenement statement	
	i) Proposed built up area (13 above)	-
	ii) Less deduction of non-residential area (shop etc.)	-
	iii) Area available for tenements (ii) minus (i)	-
	iv) Tenement permissible (Density of tenements / hectare)	-
	v) Total number of Tenements proposed on the plot	-
E)	Parking statement	
	i) Parking required by Regulation for -	-
	Car	-
	Scooter / Motor cycle	-
	Outsiders (visitors)	-
	ii) Covered garage permissible	-
	Car	-
	Scooter / Motor cycle	-
	Outsiders (visitors)	-
	iii) Total parking provided	-
	Transport vehicles Parking	-
	i) Spaces for transport vehicles parking required by Regulations	NA
	ii) Total No. of transport vehicles parking spaces provided.	-

INCENTIVE BUA CALCULATION AS PER TABLE IN DCPR 2034 - 33(10)
BASIC RATIO = LR / RC
65430 / 30250 = 2.17 (ABOVE 2 UPTO 4)
PLOT AREA = 2596.90 (UP TO 0.4 HA)
INCENTIVE AS PER AREA OF SCHEME = 1.00
SALE COMOPONENT PERMISSIBLE FOR SCHEME = REHAB COMP. X 1.00

FORM I (SUMMARY)		
	AREA OF PLOT	SQ.MTS.
1	SLUM + NON SLUM = TOTAL PLOT AREA (AS PER TRIGULATION) (2596.90 + 468.60)	3065.50
a)	Area of reservation in plot (Municipal Market With Vending Zone) (50.85 + 288.60)	339.45
b)	Area of road set back	180.00
c)	Area of DP road	-
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
	a) Road set - back area to be handed over (100%) (Regulation no 16)	180.00
	b) Proposed DP road to be handed over (100%) (Regulation no 16)	-
	c) (i) Reservation area to be handed over (100%) (Regulation no 17) (Municipal Market With Vending Zone) (288.60 x 50%)	144.30
	(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)	For Amenity area	NA
	a) Area of amenity plot / plots to be handed over as per DCR 14(A)	-
	b) Area of amenity plot / plots to be handed over as per DCR 14(B)	-
	c) Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C)	Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3	Total deductions : [2(A) + 2(B) + 2(C) as and when applicable]	324.30
4	BALANCE AREA OF PLOT (1 minus 3)	2741.20
5	PERMISSIBLE BUILT UP AREA IN SITU (288.60 + 10387.60)	10676.20
6	PROPOSED AREA REHAB FSI	5811.25
7	PROPOSED AREA SALE FSI (288.60 + 7081.08)	7369.68
8	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	-
	a) i) Permissible Fungible Compensatory area for Rehab component without charging premium	-
	ii) fungible compensatory area availed for rehab component without charging premium	-
	b) i) Permissible Fungible Compensatory area by charging premium.	-
	ii) Fungible Compensatory Area availed on payment of premium.	-
9	Total Sale Area Permissible including Fungible Compensatory Area (7+8)	7369.68

FORM II
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED SLUM REDEVELOPMENT OF PROPERTY BEARING C.T.S. NO. 1327/A OF VILLAGE KANDIVALI, SHIVAJI NAGAR, OPP. M.G. ROAD, KANDIVALI (WEST) MUMBAI.

NAME OF THE OWNER AND SIGNATURE
M/S PARADISE CONSTRUCTION COMPANY

REVISION DATE SCALE DRN BY CHK BY
1:500 RACHANA

CERTIFICATE OF AREA
CERTIFICATE THAT THE PLOT WAS SURVEYED BY ME ON DATED AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO \$147.50 SQ.M. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNER SHIP TOWN PLANNING RECORDS.

STAMP AND DATE OF APPROVAL OF PLANS

APPROVABLE
Subject to compliance of Registered Terms & Conditions as per Office Letter No. S-117/V/1005/2008/02/L.R.Y.
27 JUN 2021
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS
VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102 / B WING, 11TH FLOOR, SHAH ARCADE - II, RANI SATI MARG, MALAD (E), MUMBAI - 400 037
MOBILE : 771981475