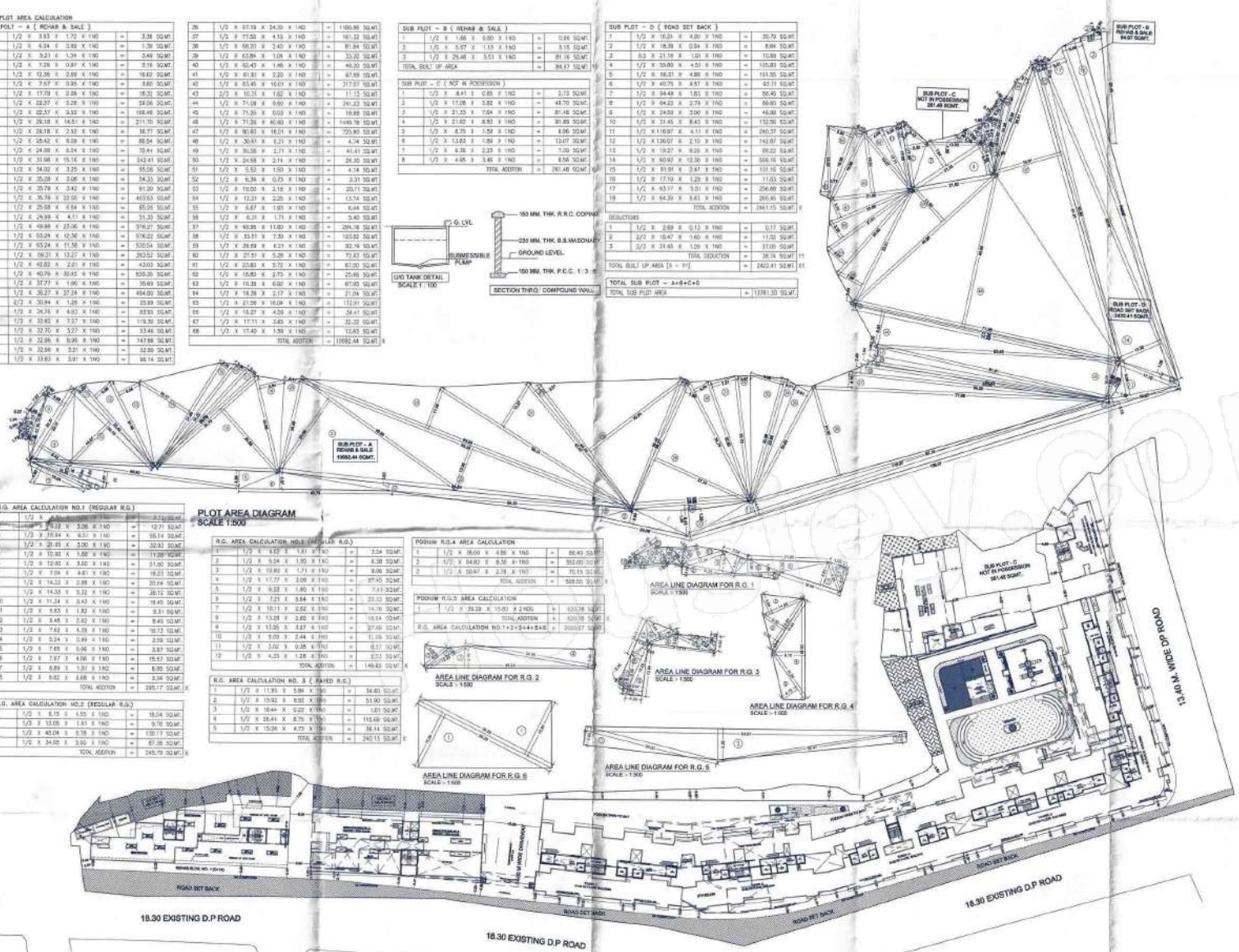
SUB PLOT AREA CALCULATION						
SUB PLOT – A (REHAB & SALE)						
1	1/2 X 3.83 X 1.72 X 1NO	=	3.28	SQ.MT.		
2	1/2 X 4.34 X 0.88 X 1NO	=	1.39	SQ.MT.		
3	1/2 X 3.21 X 1.34 X 1NO	=	3.49	SQ.MT.		
4	1/2 X 7.28 X 0.97 X 1NO	=	3.19	SQ.MT.		
5	1/2 X 12.36 X 2.69 X 1NO	=	16.62	SQ.MT.		
6	1/2 X 7.57 X 0.95 X 1NO	=	3.60	SQ.MT.		
7	1/2 X 17.79 X 2.38 X 1NO	=	18.32	SQ.MT.		
8	1/2 X 22.37 X 3.28 X 1NO	=	34.06	SQ.MT.		
9	1/2 X 22.37 X 3.53 X 1NO	=	158.46	SQ.MT.		
10	1/2 X 29.18 X 14.51 X 1NO	=	211.70	SQ.MT.		
11	1/2 X 29.18 X 2.52 X 1NO	=	36.77	SQ.MT.		
12	1/2 X 25.42 X 6.88 X 1NO	=	86.54	SQ.MT.		
13	1/2 X 24.08 X 6.24 X 1NO	=	75.44	SQ.MT.		
14	1/2 X 31.98 X 15.16 X 1NO	=	242.41	SQ.MT.		
15	1/2 X 34.02 X 3.25 X 1NO	=	55.26	SQ.MT.		
16	1/2 X 35.28 X 3.06 X 1NO	=	54.33	SQ.MT.		
17	1/2 X 35.79 X 3.42 X 1NO	=	61.20	SQ.MT.		
18	1/2 X 35.79 X 22.05 X 1NO	=	460.51	SQ.MT.		
19	1/2 X 25.68 X 6.64 X 1NO	=	85.26	SQ.MT.		
20	1/2 X 29.99 X 4.11 X 1NO	=	61.33	SQ.MT.		
21	1/2 X 49.98 X 23.06 X 1NO	=	576.27	SQ.MT.		
22	1/2 X 53.24 X 12.36 X 1NO	=	576.22	SQ.MT.		
23	1/2 X 53.24 X 11.30 X 1NO	=	530.54	SQ.MT.		
24	1/2 X 58.31 X 13.27 X 1NO	=	263.52	SQ.MT.		
25	1/2 X 42.82 X 2.01 X 1NO	=	43.03	SQ.MT.		
26	1/2 X 40.79 X 30.93 X 1NO	=	630.35	SQ.MT.		
27	1/2 X 37.77 X 1.90 X 1NO	=	35.69	SQ.MT.		
28	1/2 X 35.27 X 27.24 X 1NO	=	484.00	SQ.MT.		
29	1/2 X 30.94 X 1.28 X 1NO	=	25.99	SQ.MT.		
30	1/2 X 24.74 X 4.83 X 1NO	=	83.93	SQ.MT.		
31	1/2 X 32.82 X 7.07 X 1NO	=	119.30	SQ.MT.		
32	1/2 X 32.70 X 3.27 X 1NO	=	53.46	SQ.MT.		
33	1/2 X 32.96 X 8.96 X 1NO	=	147.58	SQ.MT.		
34	1/2 X 32.96 X 3.21 X 1NO	=	52.88	SQ.MT.		
35	1/2 X 33.83 X 3.01 X 1NO	=	50.14	SQ.MT.		
36	1/2 X 97.19 X 34.30 X 1NO	=	1166.86	SQ.MT.		
37	1/2 X 77.52 X 4.13 X 1NO	=	160.32	SQ.MT.		
38	1/2 X 68.20 X 2.40 X 1NO	=	81.84	SQ.MT.		
39	1/2 X 63.84 X 1.08 X 1NO	=	33.20	SQ.MT.		
40	1/2 X 62.43 X 1.46 X 1NO	=	45.50	SQ.MT.		
41	1/2 X 61.81 X 2.20 X 1NO	=	67.99	SQ.MT.		
42	1/2 X 63.45 X 10.01 X 1NO	=	317.57	SQ.MT.		
43	2/3 X 10.31 X 1.62 X 1NO	=	11.13	SQ.MT.		
44	1/2 X 71.09 X 6.60 X 1NO	=	241.23	SQ.MT.		
45	1/2 X 71.26 X 0.53 X 1NO	=	18.88	SQ.MT.		
46	1/2 X 71.26 X 40.60 X 1NO	=	1446.38	SQ.MT.		
47	1/2 X 80.83 X 18.01 X 1NO	=	725.85	SQ.MT.		
48	1/2 X 30.61 X 6.21 X 1NO	=	4.74	SQ.MT.		
49	1/2 X 30.56 X 2.71 X 1NO	=	41.41	SQ.MT.		
50	1/2 X 24.58 X 2.14 X 1NO	=	26.30	SQ.MT.		
51	1/2 X 5.52 X 1.50 X 1NO	=	4.14	SQ.MT.		
52	1/2 X 6.34 X 0.73 X 1NO	=	2.31	SQ.MT.		
53	1/2 X 19.00 X 2.15 X 1NO	=	20.71	SQ.MT.		
54	1/2 X 12.21 X 2.25 X 1NO	=	13.74	SQ.MT.		
55	1/2 X 8.67 X 1.51 X 1NO	=	6.44	SQ.MT.		
56	1/2 X 6.31 X 1.71 X 1NO	=	5.40	SQ.MT.		
57	1/2 X 48.95 X 11.80 X 1NO	=	294.36	SQ.MT.		
58	1/2 X 33.51 X 7.39 X 1NO	=	123.82	SQ.MT.		
59	1/2 X 29.69 X 6.21 X 1NO	=	92.18	SQ.MT.		
60	1/2 X 27.51 X 5.26 X 1NO	=	72.63	SQ.MT.		
61	1/2 X 23.60 X 5.72 X 1NO	=	67.50	SQ.MT.		
62	1/2 X 15.83 X 2.73 X 1NO	=	21.66	SQ.MT.		
63	1/2 X 19.39 X 6.92 X 1NO	=	67.05	SQ.MT.		
64	1/2 X 19.39 X 2.17 X 1NO	=	21.04	SQ.MT.		
65	1/2 X 21.56 X 16.04 X 1NO	=	172.91	SQ.MT.		
66	1/2 X 15.27 X 4.59 X 1NO	=	34.41	SQ.MT.		
67	1/2 X 17.11 X 3.65 X 1NO	=	31.22	SQ.MT.		
68	1/2 X 17.40 X 1.55 X 1NO	=	13.63	SQ.MT.		
	TOTAL ADDITION	=	10992.44	SQ.MT.		

SUB PLOT – B (REHAB & SALE)				
1	1/2 X 1.66 X 0.80 X 1NO	=	0.66	SQ.MT.
2	1/2 X 5.57 X 1.15 X 1NO	=	3.15	SQ.MT.
3	1/2 X 29.46 X 5.51 X 1NO	=	81.16	SQ.MT.
TOTAL BUILT UP AREA		=	84.97	SQ.MT.
SUB PLOT – C (NOT IN POSSESSION)				
1	1/2 X 8.41 X 0.65 X 1NO	=	2.73	SQ.MT.
2	1/2 X 17.08 X 3.82 X 1NO	=	43.70	SQ.MT.
3	1/2 X 21.33 X 7.64 X 1NO	=	81.48	SQ.MT.
4	1/2 X 21.82 X 8.93 X 1NO	=	97.89	SQ.MT.
5	1/2 X 8.75 X 1.59 X 1NO	=	6.96	SQ.MT.
6	1/2 X 13.83 X 1.59 X 1NO	=	13.07	SQ.MT.
7	1/2 X 6.38 X 2.23 X 1NO	=	7.09	SQ.MT.
8	1/2 X 4.95 X 3.45 X 1NO	=	8.56	SQ.MT.
	TOTAL ADDITION	=	261.48	SQ.MT.

SUB PLOT – D (ROAD SET BACK)				
1	1/2 X 16.24 X 4.00 X 1NO	=	32.79	SQ.MT.
2	1/2 X 18.39 X 0.94 X 1NO	=	8.64	SQ.MT.
3	1/2 X 21.38 X 1.01 X 1NO	=	10.89	SQ.MT.
4	1/2 X 33.60 X 4.51 X 1NO	=	151.63	SQ.MT.
5	1/2 X 66.31 X 4.88 X 1NO	=	161.55	SQ.MT.
6	1/2 X 40.75 X 4.57 X 1NO	=	93.11	SQ.MT.
7	1/2 X 34.44 X 1.83 X 1NO	=	63.45	SQ.MT.
8	1/2 X 54.22 X 2.79 X 1NO	=	75.60	SQ.MT.
9	1/2 X 24.03 X 3.90 X 1NO	=	46.88	SQ.MT.
10	1/2 X 31.45 X 8.43 X 1NO	=	132.56	SQ.MT.
11	1/2 X 116.97 X 4.11 X 1NO	=	240.37	SQ.MT.
12	1/2 X 136.07 X 2.10 X 1NO	=	142.87	SQ.MT.
13	1/2 X 19.27 X 8.26 X 1NO	=	79.22	SQ.MT.
14	1/2 X 40.92 X 12.30 X 1NO	=	503.16	SQ.MT.
15	1/2 X 81.91 X 3.47 X 1NO	=	141.76	SQ.MT.
16	1/2 X 17.10 X 1.23 X 1NO	=	11.03	SQ.MT.
17	1/2 X 83.17 X 3.01 X 1NO	=	250.65	SQ.MT.
18	1/2 X 54.30 X 5.63 X 1NO	=	305.45	SQ.MT.
	TOTAL ADDITION	=	2441.15	SQ.MT.
DEDUCTIONS				
1	1/2 X 2.69 X 0.12 X 1NO	=	0.17	SQ.MT.
2	2/3 X 10.47 X 1.60 X 1NO	=	11.22	SQ.MT.
3	2/3 X 31.45 X 1.29 X 1NO	=	37.05	SQ.MT.
	TOTAL DEDUCTION	=	38.74	SQ.MT.
TOTAL BUILT UP AREA [B + D]		=	2422.41	SQ.MT.
TOTAL SUB PLOT – A+B+C+D				
TOTAL SUB PLOT AREA		=	13761.30	SQ.MT.



R.G. AREA CALCULATION NO.1 (REGULAR R.G.)				
1	1/2 X [illegible] X 1NO	=	3.12	SQ.MT.
2	1/2 X 6.33 X 3.08 X 1NO	=	12.71	SQ.MT.
3	1/2 X 28.94 X 6.01 X 1NO	=	86.14	SQ.MT.
4	1/2 X 21.85 X 3.00 X 1NO	=	32.93	SQ.MT.
5	1/2 X 10.92 X 1.90 X 1NO	=	11.28	SQ.MT.
6	1/2 X 12.00 X 3.60 X 1NO	=	21.60	SQ.MT.
7	1/2 X 7.04 X 4.61 X 1NO	=	16.23	SQ.MT.
8	1/2 X 14.33 X 2.88 X 1NO	=	20.64	SQ.MT.
9	1/2 X 14.33 X 5.32 X 1NO	=	38.12	SQ.MT.
10	1/2 X 11.24 X 3.43 X 1NO	=	19.40	SQ.MT.
11	1/2 X 5.83 X 1.82 X 1NO	=	5.31	SQ.MT.
12	1/2 X 6.48 X 2.52 X 1NO	=	8.49	SQ.MT.
13	1/2 X 7.62 X 4.39 X 1NO	=	16.73	SQ.MT.
14	1/2 X 5.24 X 0.99 X 1NO	=	2.59	SQ.MT.
15	1/2 X 7.65 X 0.96 X 1NO	=	3.67	SQ.MT.
16	1/2 X 7.67 X 4.06 X 1NO	=	15.57	SQ.MT.
17	1/2 X 6.89 X 1.31 X 1NO	=	8.95	SQ.MT.
18	1/2 X 6.62 X 3.66 X 1NO	=	3.34	SQ.MT.
	TOTAL ADDITION	=	295.17	SQ.MT.

R.G. AREA CALCULATION NO.2 (REGULAR R.G.)				
1	1/2 X 8.15 X 4.55 X 1NO	=	18.24	SQ.MT.
2	1/2 X 12.05 X 1.61 X 1NO	=	9.70	SQ.MT.
3	1/2 X 45.04 X 6.38 X 1NO	=	130.17	SQ.MT.
4	1/2 X 34.55 X 5.00 X 1NO	=	87.38	SQ.MT.
	TOTAL ADDITION	=	245.79	SQ.MT.

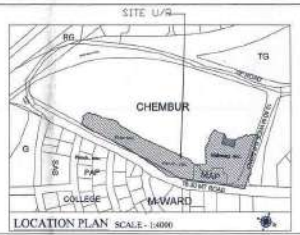
R.G. AREA CALCULATION NO.3 (REGULAR R.G.)				
1	1/2 X 4.52 X 1.81 X 1NO	=	3.04	SQ.MT.
2	1/2 X 9.34 X 1.95 X 1NO	=	9.38	SQ.MT.
3	1/2 X 10.92 X 1.71 X 1NO	=	9.06	SQ.MT.
4	1/2 X 17.77 X 3.09 X 1NO	=	27.45	SQ.MT.
5	1/2 X 9.58 X 1.50 X 1NO	=	7.18	SQ.MT.
6	1/2 X 7.21 X 3.84 X 1NO	=	13.83	SQ.MT.
7	1/2 X 10.11 X 2.92 X 1NO	=	14.76	SQ.MT.
8	1/2 X 13.29 X 2.85 X 1NO	=	18.94	SQ.MT.
9	1/2 X 13.95 X 3.87 X 1NO	=	27.00	SQ.MT.
10	1/2 X 5.09 X 2.44 X 1NO	=	6.20	SQ.MT.
11	1/2 X 3.02 X 0.28 X 1NO	=	0.57	SQ.MT.
12	1/2 X 4.23 X 1.28 X 1NO	=	2.73	SQ.MT.
	TOTAL ADDITION	=	149.45	SQ.MT.

R.G. AREA CALCULATION NO. 3 (PAVED R.G.)				
1	1/2 X 11.83 X 5.84 X 1NO	=	34.53	SQ.MT.
2	1/2 X 13.62 X 8.02 X 1NO	=	54.90	SQ.MT.
3	1/2 X 10.44 X 0.23 X 1NO	=	1.01	SQ.MT.
4	1/2 X 26.41 X 8.75 X 1NO	=	115.48	SQ.MT.
5	1/2 X 15.28 X 4.75 X 1NO	=	36.14	SQ.MT.
	TOTAL ADDITION	=	242.13	SQ.MT.

PODIUM R.G.4 AREA CALCULATION				
1	1/2 X 16.00 X 4.86 X 1NO	=	38.40	SQ.MT.
2	1/2 X 84.82 X 8.36 X 1NO	=	352.00	SQ.MT.
3	1/2 X 50.47 X 2.78 X 1NO	=	70.15	SQ.MT.
	TOTAL ADDITION	=	508.55	SQ.MT.

PODIUM R.G.5 AREA CALCULATION				
1	1/2 X 26.29 X 15.80 X 2 NOS	=	415.36	SQ.MT.
	TOTAL ADDITION	=	415.36	SQ.MT.
R.G. AREA CALCULATION NO.1+2+3+4+5+6		=	2060.07	SQ.MT.

SUB PLOT AREA STATEMENT					
SUB PLOT	DESCRIPTION	PLOT AREA	R.G.PROPOSED		
			R.G. PHYSICAL	PERCOLATED R.G	PODIUM R.G
SUB PLOT - A	REHAB & SALE	10992.44	690.61	240.13	1129.33
SUB PLOT - B	REHAB & SALE	84.97	—	—	—
SUB PLOT - C	AREA NOT IN POSSESION (TO BE CARVED OUT)	261.48	—	—	—
SUB PLOT - D	D.P.ROAD SET BACK	2422.41			
	TOTAL	13761.30	2060.07		



LOCATION PLAN SCALE - 1:4000

SHEET NO.01/01

CONTENT OF THE SHEET

LAYOUT PLAN

STAMP OF APPROVAL OF PLAN

This cancels Approval to the Previous Plans Sanctioned under no. CHA/EN/1/503/P1/H/1576L/LAY Dated 09/05/2016

APPROVABLE Subject to completion of Registered Terms & Conditions as per Office Letter No. SRA/ENG/503/P1/H/1576L/LAY Dt. 7/11/2016

Executive Engineer Slum Rehabilitation Authority

PROFORMA - A

AREA STATEMENT		Square Meters
(1)	Area of Slum plot as per plot demarcation.	13761.30
	(a) Plot area not in possession (to be carved out)	261.48
	(1) (b) Area of slum plot considered for S.R.Scheme (1- 1(a))	13499.82
(2)	Deductions for	—
(A)	For Reservation / Road Area	—
	a) Road Set Back Area To Be Handed Over (100%) (REG.NO.16)	2422.41
	b) Prep. D.P.Road To Be Handed Over (100%) (REG.NO.16)	—
	c) i) Reservation area To Be Handed Over (100%)(REG.17)	—
	ii) Reservation area To Be Handed Over As Per (REG. NO. 17) (RE 1.1)	234.98
(B)	For Amenity Area	—
	a) Area of Amenity Plot / plot to be handed over as per DCR 14(A)	—
	b) Area of Amenity Plot / plot to be handed over as per DCR 14(B)	—
	c) Area of Amenity Plot / plot 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	—
(3)	Total Deduction - [(2 (A)+2(B)+2(C) as when applicable)	2657.39
(4)	Balance area of plot (1 minus 3)	11077.41
(5)	Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr. No. 4 above	11077.41
(6)	Zonal Basic FCI (0.80 or 0.75 or 1 or 1.33)	1.00
	SR1.1) Minimum FSI to be bettered as per clause 3.8 of 33(10) OF DCPR 2034	4.00
	SR2.1) Permissible FSI As Per 33(11)A	—
(7)	Built up area as per zonal (basic) FCI (1(b) x S.R.2.1) (In case of mill land permissible BUA kept in abeyance)	53999.28
(8)	Built up equal to area of land handed over as per REG. 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)	—
	i) In case of 2(A)(C)	—
	ii) Permissible over and above permissible BUA on remaining/balance plot	—
(9)	Built up area in lieu of cost of construction of builtup amenity to be handed over (within the limit of permissible BUA on remaining plot (RE 1.1)	—
(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 30 on on remaining /balance plot	—
(12)	Permissible built up area (as the case may be with/without BUA as per 2(C))	—
	SR2.1 Proposed BUA of Rehab [Rehab Bldg 2, 3 & 4) - (a)	17679.37
	Proposed Rehab Component (Rehab Bldg 2,3 & 4) - (b)	23455.69
	Existing BUA of Rehab (Rehab Bldg 1) - (c)	5582.40
	Existing Rehab Component (Rehab Bldg 1) - (d)	6030.19
	Total BUA of Rehab - (a+c) - (e)	23261.77
	Total Rehab Component - (b+d) - (f)	31485.88
	Permissible Sale Component (Incentive X R Component) (1.10 X Rehab (f)) - (g)	34634.47
	—	—
	SR2.2 Permissible BUA for Transit tenement for SRA / of total additional BUA	—
	Permissible BUA for Sale Component of total additional BUA	34634.47
	SR3 Total builtup are sanctioned for the project (SR2.2 + SR2.1(e))	57796.24
(13)	Proposed BUA(as the case may be with/without BUA as per2(C))	—
	SR4.1 Total built up area consumed in situ	57796.24
	SR4.2 Proposed BUA for transit tenements for SRA/ of total additional BUA	—
	Proposed BUA for sale component of total additional BUA	—
(14)	F.S.I sanctioned for the scheme (S.R.4 1/1 (b))	4.281
	—	—
(14)	TDR generated if any as per regulation 30(A) and 32	—
	SRE TDR generated in scheme	—
(15)	Fungible compensatory area as per regulation no. 31(3)	—
	a. i) Permissible Fungible compensatory area for rehab component without charging premium (SR.1(e) x 35%)	—
	ii) Fungible compensatory area availed for rehab component without charging premium	—
	b. i) Permissible Fungible compensatory area by charging premium for sale	—
	ii) Fungible compensatory area availed on payment of premium for sale	—
(16)	SR6 i) Total BUA including fungible for rehab component	23373.67
	ii) Total BUA including fungible for sale component	34472.54
	Total BUA proposed including fungible compensatory area(13+15(a)(i) + 15(b)(ii))	57946.21
(17)	FSI consumed on net plot-13 SR4/4.1a	—
II	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 as per regulation no. 27	As per statem.
D)	Tenement statement	—
	i) Proposed built up area(13 above)	—
	ii) Less deduction of non-residential area(shop etc.)	—
	iii) Area available for tenements [(i) minus (ii)]	—
	iv) Tenements permissible(density of tenements/hectare)	850 T/S
	v) Total number of tenements proposed on the plot	755
E)	Parking statement	—
	i) Parking required by regulations for car scooter/ motor cycle outsiders(visitors)	As per statem.
	ii) Covered garage permissible	—
	iii) Covered garage proposed car scooter/ motorcycle outsiders(visitors)	—
	iv) Total parking provided	—
F)	Transport vehicles parking	—
	i) Space for transport vehicles parking required by regulations	—
	ii) Total no. of transport vehicles parking spaces provided	—

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

PROFORMA - B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S. R. A. SCHEME ON PLOT BEARING C.T.S. NO. 34(pt) OF VILLAGE CHEMBUR, LAL DONGAR, CHEMBUR, MUMBAI - 400 071. "NANDHAN-A2 TEXTA SRA CHS. (PROP.)" "PANCHSHEEL SRA CHS. (PROP.)" "VISHWAGAUTAM SRA CHS. (PROP.)"

NAME AND ADDRESS OF THE DEVELOPER

STAMP & SIGNATURE OF DEVELOPER

M/s. Paradigm DOTCOM Buildheights LLP. Joint Venture with M/s. Jai Bhagwati Developers & Builders & Mr. R. R. Madani & Co. Ground Floor, Mardia Bungalow Vitaliyan Bldg., N.R. Marg, Kalbadevi (Bombay-2), Mumbai - 400002.

NAME AND ADDRESS OF THE ARCHITECT

SIGNATURE & SEAL OF ARCHITECT

DRAWN BY : NORTH
CHECK BY :
DATE :
SCALE : AS SHOWN
DRG NO. :
REVISION :

DOT ARCHITECTS

Al. Azeez Vakwalamu
A. ABDUL RAZAK