WING B - LAYOUT	SHEET NO. 01 / 14

PROFORMA - B

CONTENT OF THE SHEET

LOCATION PLAN , BLOCK PLAN , SITE PLAN

[WING B]

(SALE RESIDENTIAL)

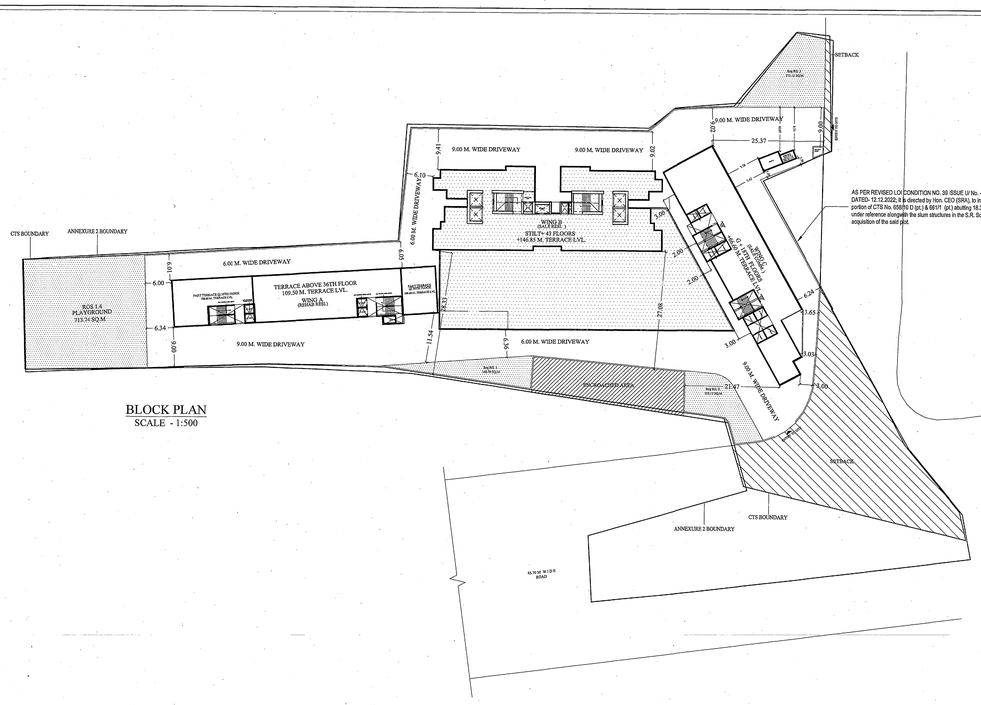
STAMP OF APPROVAL OF PLAN

Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENG/TI/PP/70082/2011005/AP
Dt.: 23 JAN 2025 wing-B

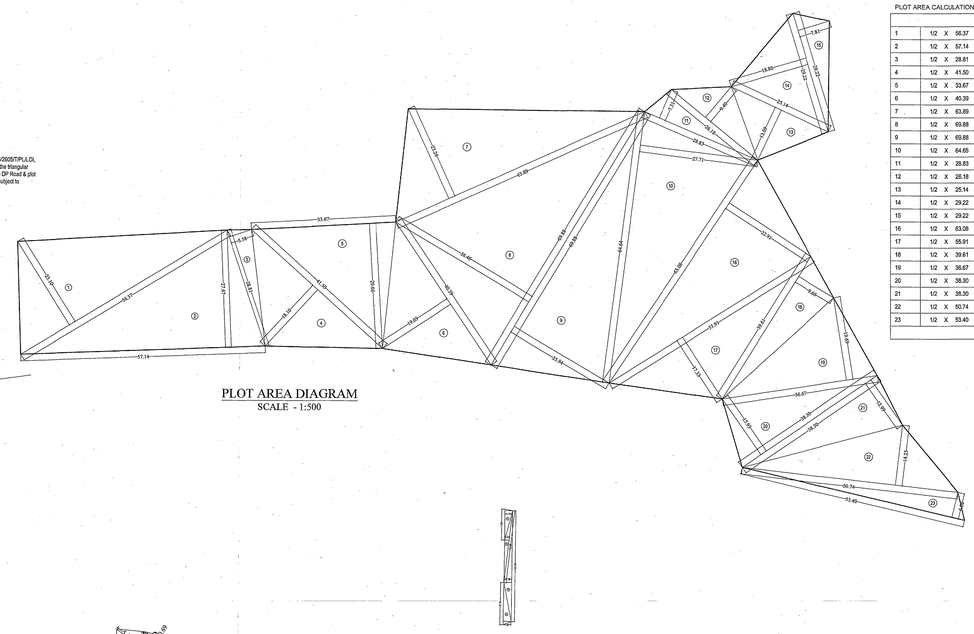
Executive Engineer
Slum Rehabilitation Authority

NOTES :-

		AREA (Sq.Mt.) SLUM PLOT 33(10)	AREA (Sq.Mt.) NON SLUM PLOT	TOTAL (Sq.Mt.)
A	PROFORMA - A			
1	AREA OF PLOT	5166.18	4052.17	9218.35
2	LESS DEDUCTIBLE RESERVATION			
	a. ROAD SET BACK AREA	0.00	1179.35	1179.35
	b. AREA OF RESERVATION OF P.G.	1172.81	431.92	1604.73
	c. AREA OF RESERVATION TO BE HANDED OVER OF R.G.=ROS 1.4 (50% ON SLUM PLOT and 75% on NON SLUM PLOT)	410.48	302.34	712.83
3	BUILDABLE RESERVATION OF (a) COLLEGE RE 2.1 Higher Education	4993.37	2305.89	7299.26
4	BUILT UP AREA REQUIRED FOR BUILDABLE RESERVATIONS. (600 STUDENTS ON SLUM PLOT and 50% on NON SLUM PLOT)	640.00	1152.95	1792.95
	(I) PROPORTIONATE PLOT AREA	0.00	1152.95	1152.95
5	TOTAL DEDUCTION : 2a + 2b (I) + 4(I)	410.48	2633.64	3044.13
6	BALANCE PLOT AREA: 1-5	5755.70	1418.53	7174.22
7	DEDUCTION FOR 10% R.G.	0.00	0.00	0.00
8	NET AREA OF PLOT	5755.70	1418.53	7174.22
9	ADDITION FOR FSI PURPOSE : 26(I) + 4(I)	410.48	2634.52	3045.00
10	TOTAL PLOT AREA FOR FSI PURPOSE	6166.18	3872.82	9045.00
11	PERMISSIBLE FSI FOR THE SCHEME	4.00	1.50	
12	ZONAL FSI	-----	2978.82	2978.82
13	ADDITIONAL FSI TO BE PURCHASED FROM GOVT. (0.5)	-----	1436.91	1436.91
14	ADDITIONAL FSI IN LIEU OF TDR (1.0)	-----	2973.82	2973.82
15	TOTAL MAXIMUM PERMISSIBLE BUA ON PLOT	24664.72	7184.65	31849.27
16	PERMISSIBLE REHAB BUA AS PER REVISED LOI dtd :12.12.2022	12582.82	-----	12582.82
17	PROPOSED REHAB BUA AS PER IOA	12583.00	-----	12583.00
17	PROPOSED REHAB BUA IN WING A- REHAB RESIDENTIAL		-----	11114.38
18	PROPOSED REHAB BUA IN WING C- SALE COMMERCIAL		-----	1461.61
19	REHABILITATION COMPONENT AS PER REVISED LOI dtd :12.12.2022	17040.80	-----	17040.80
20	REHABILITATION COMPONENT AS PER IOA	17035.44	-----	17035.44
19	INCENTIVE (AS PER AREA OF SCHEME)	1.05	-----	-----
20	SALE BUILT UP AREA AS PER INCENTIVE	17887.21	-----	17887.21
21	BUILT UP AREA / FSI IN LIEU OF HANDING OVER THE ROAD SETBACK	-----	2355.70	-----
22	BUILT UP AREA / FSI IN LIEU OF HANDING OVER THE RESERVATIONS RG 2.1 Higher Education	454.03	817.93	-----
23	SALE BUA PERMISSIBLE IN SITU	16541.24	10359.18	26700.42
24	TOTAL BUA SANCTIONED FOR THE SCHEME (REFER REVL (D-8)#12.12.2023)	30920.69	10355.18	41288.87
25	TOTAL FSI SANCTIONED FOR THE SCHEME (REFER REVL (D-8)#12.12.2023)	5.016	-----	-----
26	PROPOSED BUA IN WING A (RESIDENTIAL) (REHAB)	-----	-----	11114.38
	(SALE)	-----	-----	437.20
	PROPOSED BUA IN WING B (RESIDENTIAL) (SALE)	-----	-----	20814.08
	PROPOSED BUA IN WING C (COMMERCIAL) (REHAB)	-----	-----	1461.61
	(SALE)	-----	-----	7383.42



BLOCK PLAN
SCALE - 1:500



PLOT AREA DIAGRAM
SCALE - 1:500

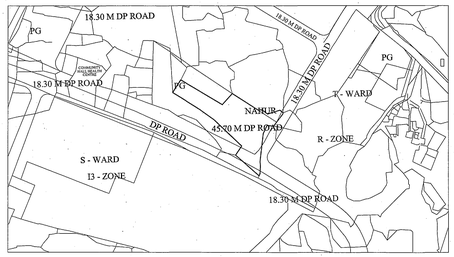
PLOT AREA CALCULATION

1	1/2	X	56.37	X	23.10	X 1 NO	=	651.07 SQ.MT.
2	1/2	X	57.14	X	27.67	X 1 NO	=	790.53 SQ.MT.
3	1/2	X	28.81	X	5.58	X 1 NO	=	80.38 SQ.MT.
4	1/2	X	41.50	X	18.10	X 1 NO	=	375.58 SQ.MT.
5	1/2	X	33.67	X	29.66	X 1 NO	=	499.32 SQ.MT.
6	1/2	X	40.39	X	19.03	X 1 NO	=	384.30 SQ.MT.
7	1/2	X	63.89	X	23.24	X 1 NO	=	742.40 SQ.MT.
8	1/2	X	69.88	X	36.46	X 1 NO	=	1273.91 SQ.MT.
9	1/2	X	69.88	X	25.94	X 1 NO	=	905.34 SQ.MT.
10	1/2	X	64.65	X	27.71	X 1 NO	=	895.73 SQ.MT.
11	1/2	X	28.83	X	7.31	X 1 NO	=	105.37 SQ.MT.
12	1/2	X	26.18	X	9.40	X 1 NO	=	123.05 SQ.MT.
13	1/2	X	25.14	X	13.09	X 1 NO	=	164.54 SQ.MT.
14	1/2	X	29.22	X	18.80	X 1 NO	=	274.67 SQ.MT.
15	1/2	X	29.22	X	7.81	X 1 NO	=	114.10 SQ.MT.
16	1/2	X	63.08	X	22.91	X 1 NO	=	722.58 SQ.MT.
17	1/2	X	55.91	X	17.33	X 1 NO	=	484.46 SQ.MT.
18	1/2	X	39.61	X	9.66	X 1 NO	=	191.32 SQ.MT.
19	1/2	X	36.67	X	19.69	X 1 NO	=	301.02 SQ.MT.
20	1/2	X	38.30	X	15.93	X 1 NO	=	305.06 SQ.MT.
21	1/2	X	38.30	X	12.99	X 1 NO	=	248.76 SQ.MT.
22	1/2	X	50.74	X	14.25	X 1 NO	=	361.52 SQ.MT.
23	1/2	X	53.40	X	6.08	X 1 NO	=	162.34 SQ.MT.
						TOTAL ADDITION	=	10218.35 SQ.MT. X

PLOT AREA DIAGRAM FOR ROAD SETBACK
SCALE - 1:500

ROAD SET-BACK AREA CALCULATION

1	1/2	X	7.09	X	1.77	X 1 NO	=	6.27 SQ.MT.
2	1/2	X	16.68	X	1.01	X 1 NO	=	8.42 SQ.MT.
3	1/2	X	25.56	X	1.78	X 1 NO	=	22.75 SQ.MT.
4	1/2	X	9.75	X	1.84	X 1 NO	=	8.97 SQ.MT.
						TOTAL ADDITION	=	46.41 SQ.MT. X



LOCATION PLAN
SCALE - 1:4000

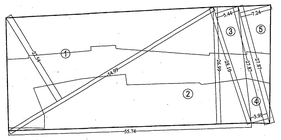
RG.1 AREA CALCULATION								
1	1/2	X	35.01	X	8.50	X 1 NO	=	148.79 SQ.MT.
						TOTAL ADDITION	=	148.79 SQ.MT. X

RG-1 AREA DIAGRAM
SCALE - 1:500

RG-2 AREA DIAGRAM
SCALE - 1:500

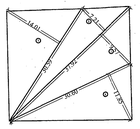
RG 2 AREA CALCULATION

1	1/2	X	10.98	X	5.51	X 1 NO	=	30.19 SQ.MT.
2	1/2	X	10.98	X	8.00	X 1 NO	=	43.93 SQ.MT.
3	1/2	X	10.41	X	3.78	X 1 NO	=	19.67 SQ.MT.
4	1/2	X	8.19	X	1.15	X 1 NO	=	4.83 SQ.MT.
5	1/2	X	13.92	X	4.85	X 1 NO	=	33.75 SQ.MT.
6	1/2	X	8.60	X	3.85	X 1 NO	=	16.72 SQ.MT.
7	2/3	X	5.61	X	0.70	X 1 NO	=	2.62 SQ.MT.
						TOTAL ADDITION	=	152.72 SQ.MT. X



PLOT AREA DIAGRAM FOR P.G.
SCALE - 1:500

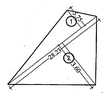
AREA CALCULATION FOR RG								
1	1/2	X	54.99	X	22.54	X 1 NO	=	619.74 SQ.MT.
2	1/2	X	55.74	X	26.99	X 1 NO	=	752.21 SQ.MT.
3	1/2	X	26.10	X	5.44	X 1 NO	=	76.43 SQ.MT.
4	1/2	X	27.87	X	3.98	X 1 NO	=	55.46 SQ.MT.
5	1/2	X	27.87	X	7.24	X 1 NO	=	100.89 SQ.MT.
						TOTAL ADDITION	=	1604.73 SQ.MT. X



PLOT AREA DIAGRAM FOR PLAYGROUND
SCALE - 1:500

PLAY GROUND AREA CALCULATION

1	1/2	X	30.59	X	14.01	X 1 NO	=	214.28
2	1/2	X	37.92	X	7.21	X 1 NO	=	136.70
3	1/2	X	37.92	X	9.57	X 1 NO	=	181.45
4	1/2	X	30.60	X	11.85	X 1 NO	=	181.31 SQ.MT.
						TOTAL ADDITION	=	713.74 SQ.MT.

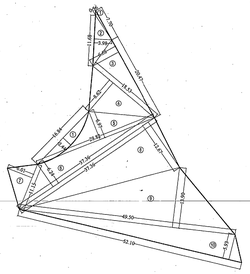


RG-3 AREA DIAGRAM
SCALE - 1:500

RG.3 AREA CALCULATION								
1	1/2	X	28.23	X	4.75	X 1 NO	=	67.16 SQ.MT.
2	1/2	X	28.23	X	13.60	X 1 NO	=	191.56 SQ.MT.
						TOTAL ADDITION	=	273.12 SQ.MT. X

REGULAR RG REQUIRED = 8% OF TOTAL NET PLOT
= 8% X 7174.22 SQ.M.
= 573.94 SQ.M.

RG PROPOSED	TOTAL
RG -1	148.79
RG -2	152.12
RG -3	273.12
TOTAL RG PROPOSED	= 574.03 SQ.M.



PLOT AREA DIAGRAM FOR ROAD SETBACK
SCALE - 1:500

ROAD SET BACK AREA CALCULATION

1	1/2	X	7.70	X	0.56	X 1 NO	=	2.16 SQ.MT.
2	1/2	X	11.68	X	3.98	X 1 NO	=	23.24 SQ.MT.
3	1/2	X	20.47	X	6.66	X 1 NO	=	68.37 SQ.MT.
4	1/2	X	18.53	X	8.62	X 1 NO	=	79.86 SQ.MT.
5	1/2	X	28.82	X	6.97	X 1 NO	=	100.44 SQ.MT.
6	1/2	X	37.36	X	6.24	X 1 NO	=	116.55 SQ.MT.
7	1/2	X	11.15	X	6.01	X 1 NO	=	33.51 SQ.MT.
8	1/2	X	37.36	X	12.67	X 1 NO	=	236.68 SQ.MT.
9	1/2	X	49.50	X	13.90	X 1 NO	=	344.03 SQ.MT.
10	1/2	X	52.10	X	5.93	X 1 NO	=	154.48 SQ.MT.
						TOTAL ADDITION	=	1159.33 SQ.MT. X

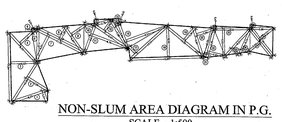
DEDUCTIONS

1	2/3	X	16.84	X	2.44	X 1 NO	=	27.39 SQ.MT.
						TOTAL DEDUCTION	=	27.39 SQ.MT. Y1
TOTAL ROAD SET-BACK AREA [X - Y1]							=	1131.94 SQ.MT. X1

AREA STATEMENT FOR SALE RESIDENTIAL (WING B)			
FLOORS	SALE B.U.A (SQ.MT.)	PROPOSED FUNGIBLE AREA (SQ.MT.)	TOTAL BAUZ AREA (SQ.MT.)
TOTAL	20814.08	0.00	20814.08
TOTAL SALE B.U.A. PROPOSED	= 20814.08 SQ.MT.		

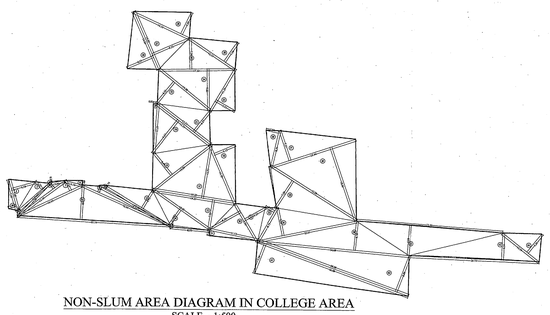
BUILT UP AREA SUMMARY					
	REHAB B.U.A (SQ.MT.)	REHAB COMPONENT (SQ.MT.)	SALE BUA (SQ.MT.) (A)	SALE FUNGIBLE (39%) (SQ.MT.) (B)	TOTAL SALE BUA (SQ.MT.) (A+B)
WING A- REHAB RESI.	11114.38	15180.63	437.20	0.00	437.20
WING B- SALE RESI.	—	—	20814.08	0.00	20814.08
WING C- SALE COM.	1461.61	1832.48	7383.42	0.00	7383.42
TEMPLE	—	15.54	—	—	—
REHAB SHOP @ TEMPLE	7.01	7.01	—	—	—
TOTAL	12583.00	17036.44	28634.70	0.00	28634.70

NON-SLUM AREA CALCULATION IN P.G.								
1	1/2	X	8.27	X	2.51	X 1 NO	=	10.38 SQ.MT.
2	1/2	X	10.24	X	5.26	X 1 NO	=	26.93 SQ.MT.
3	1/2	X	14.94	X	5.65	X 1 NO	=	42.21 SQ.MT.
4	1/2	X	8.53	X	3.60	X 1 NO	=	15.35 SQ.MT.
5	1/2	X	7.13	X	1.13	X 1 NO	=	4.03 SQ.MT.
6	1/2	X	1.29	X	0.52	X 1 NO	=	0.34 SQ.MT.
7	1/2	X	11.38	X	6.37	X 1 NO	=	36.25 SQ.MT.
8	1/2	X	11.38	X	3.29	X 1 NO	=	18.72 SQ.MT.
9	1/2	X	6.89	X	3.50	X 1 NO	=	12.06 SQ.MT.
10	1/2	X	6.61	X	2.01	X 1 NO	=	6.64 SQ.MT.
11	1/2	X	6.61	X	8.79	X 1 NO	=	29.05 SQ.MT.
12	1/2	X	9.07	X	2.92	X 1 NO	=	13.24 SQ.MT.
13	1/2	X	3.78	X	0.84	X 1 NO	=	1.59 SQ.MT.
14	1/2	X	7.28	X	1.18	X 1 NO	=	4.30 SQ.MT.
15	1/2	X	1.87	X	0.63	X 1 NO	=	0.59 SQ.MT.
16	1/2	X	5.94	X	9.33	X 1 NO	=	27.71 SQ.MT.
17	1/2	X	10.65	X	1.91	X 1 NO	=	10.17 SQ.MT.
18	1/2	X	15.89	X	6.94	X 1 NO	=	55.14 SQ.MT.
19	1/2	X	10.46	X	3.54	X 1 NO	=	18.51 SQ.MT.
20	1/2	X	6.60	X	3.90	X 1 NO	=	12.87 SQ.MT.
21	1/2	X	6.59	X	0.59	X 1 NO	=	1.94 SQ.MT.
22	1/2	X	6.59	X	3.87	X 1 NO	=	12.76 SQ.MT.
23	1/2	X	8.04	X	5.92	X 1 NO	=	23.80 SQ.MT.
24	1/2	X	8.04	X	0.47	X 1 NO	=	1.89 SQ.MT.
25	1/2	X	8.21	X	2.05	X 1 NO	=	8.42 SQ.MT.
26	1/2	X	6.11	X	2.06	X 1 NO	=	6.29 SQ.MT.
27	1/2	X	7.99	X	3.25	X 1 NO	=	12.98 SQ.MT.
28	1/2	X	7.99	X	4.04	X 1 NO	=	16.14 SQ.MT.
29	1/2	X	5.06	X	0.64	X 1 NO	=	1.62 SQ.MT.
						TOTAL ADDITION	=	431.92 SQ.MT. Y
SLUM AREA CALCULATION IN P.G. (X-Y)							=	1172.81 SQ.MT. Z

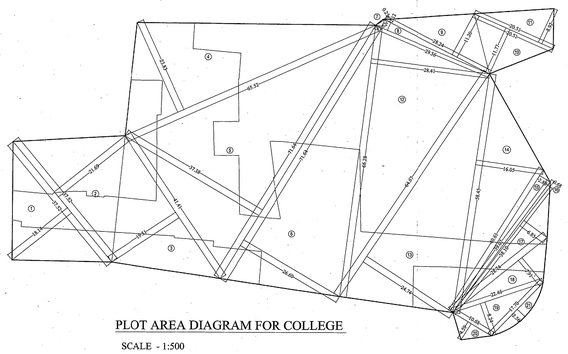


NON-SLUM AREA DIAGRAM IN P.G.
SCALE - 1:500

NON-SLUM AREA CALCULATION IN COLLEGE AREA								
1	1/2	X	7.40	X	1.86	X 1 NO	=	6.88 SQ.MT.
2	1/2	X	7.40	X	5.58	X 1 NO	=	20.65 SQ.MT.
3	1/2	X	9.52	X	2.35	X 1 NO	=	11.19 SQ.MT.
4	1/2	X	10.38	X	0.76	X 1 NO	=	3.94 SQ.MT.
5	1/2	X	13.49	X	1.65	X 1 NO	=	11.13 SQ.MT.
6	1/2	X	3.64	X	0.30	X 1 NO	=	0.55 SQ.MT.
7	1/2	X	16.43	X	2.65	X 1 NO	=	21.77 SQ.MT.
8	1/2	X	4.16	X	1.00	X 1 NO	=	2.08 SQ.MT.
9	1/2	X	35.14	X	8.03	X 1 NO	=	141.09 SQ.MT.
10	1/2	X	22.30	X	1.40	X 1 NO	=	15.61 SQ.MT.
11	1/2	X	18.56	X	0.75	X 1 NO	=	6.96 SQ.MT.
12	1/2	X	17.58	X	4.72	X 1 NO	=	41.49 SQ.MT.
13	1/2	X	8.95	X	0.43	X 1 NO	=	1.92 SQ.MT.
14	1/2	X	16.02	X	4.23	X 1 NO	=	33.88 SQ.MT.
15	1/2	X	19.22	X	7.05	X 1 NO	=	67.75 SQ.MT.
16	1/2	X	14.79	X	5.15	X 1 NO	=	38.08 SQ.MT.
17	1/2	X	19.22	X	12.51	X 1 NO	=	120.22 SQ.MT.
18	1/2	X	16.89	X	6.49	X 1 NO	=	54.81 SQ.MT.
19	1/2	X	15.31	X	9.67	X 1 NO	=	74.02 SQ.MT.
20	1/2	X	11.55	X	0.92	X 1 NO	=	5.31 SQ.MT.
21	1/2	X	15.31	X	6.07	X 1 NO	=	46.47 SQ.MT.
22	1/2	X	14.98	X	6.32	X 1 NO	=	47.34 SQ.MT.
23	1/2	X	11.29	X	5.01	X 1 NO	=	28.28 SQ.MT.
24	1/2	X	17.30	X	9.66	X 1 NO	=	83.56 SQ.MT.
25	1/2	X	17.30	X	7.26	X 1 NO	=	62.80 SQ.MT.
26	1/2	X	12.53	X	5.34	X 1 NO	=	33.46 SQ.MT.
27	1/2	X	14.60	X	9.32	X 1 NO	=	68.04 SQ.MT.
28	1/2	X	14.10	X	5.50	X 1 NO	=	38.78 SQ.MT.
29	1/2	X	14.60	X	6.55	X 1 NO	=	47.82 SQ.MT.
30	1/2	X	9.95	X	8.20	X 1 NO	=	40.80 SQ.MT.
31	1/2	X	11.13	X	1.25	X 1 NO	=	6.96 SQ.MT.
32	1/2	X	9.95	X	5.33	X 1 NO	=	26.52 SQ.MT.
33	1/2	X	8.73	X	2.35	X 1 NO	=	10.26 SQ.MT.
34	1/2	X	23.01	X	6.58	X 1 NO	=	75.70 SQ.MT.
35	1/2	X	23.29	X	7.29	X 1 NO	=	84.89 SQ.MT.
36	1/2	X	20.44	X	18.06	X 1 NO	=	184.57 SQ.MT.
37	1/2	X	20.44	X	7.31	X 1 NO	=	74.71 SQ.MT.
38	1/2	X	8.56	X	2.94	X 1 NO	=	12.58 SQ.MT.
39	1/2	X	34.68	X	6.78	X 1 NO	=	117.57 SQ.MT.
40	1/2	X	36.68	X	8.89	X 1 NO	=	163.04 SQ.MT.
41	1/2	X	36.68	X	7.34	X 1 NO	=	134.62 SQ.MT.
42	1/2	X	33.44	X	6.98	X 1 NO	=	116.71 SQ.MT.
43	1/2	X	29.71	X	6.24	X 1 NO	=	92.70 SQ.MT.
44	1/2	X	10.59	X	5.36	X 1 NO	=	28.38 SQ.MT.
						TOTAL ADDITION	=	2305.89 SQ.MT. Y
SLUM AREA CALCULATION IN P.G. (X-Y)							=	4993.37 SQ.MT. Z



NON-SLUM AREA DIAGRAM IN COLLEGE AREA
SCALE - 1:500



PLOT AREA DIAGRAM FOR COLLEGE
SCALE - 1:500

PLOT AREA CALCULATION

COLLEGE								
1	1/2	X	37.52	X	18.14	X 1 NO	=	340.31 SQ.MT.
2	1/2	X	37.52	X	21.69	X 1 NO	=	406.90 SQ.MT.
3	1/2	X	41.41	X	19.91	X 1 NO	=	493.95 SQ.MT.
4	1/2	X	65.52	X	23.83	X 1 NO	=	780.67 SQ.MT.
5	1/2	X	71.64	X	37.38	X 1 NO	=	1338.95 SQ.MT.
6	1/2	X	71.64	X	26.60	X 1 NO	=	952.81 SQ.MT.
7	1/2	X	2.52	X	0.25	X 1 NO	=	0.31 SQ.MT.
8	1/2	X	29.05	X	2.12	X 1 NO	=	31.33 SQ.MT.
9	1/2	X	28.24	X	11.20	X 1 NO	=	158.14 SQ.MT.
10	1/2	X	20.51	X	11.77	X 1 NO	=	120.70 SQ.MT.
11	1/2	X	20.51	X	8.92	X 1 NO	=	91.47 SQ.MT.
12	1/2	X	65.28	X	28.41	X 1 NO	=	941.51 SQ.MT.
13	1/2	X	64.87	X	24.74	X 1 NO	=	799.97 SQ.MT.
14	1/2	X	58.45	X	16.05	X 1 NO	=	469.05 SQ.MT.
15	1/2	X	40.61	X	2.88	X 1 NO	=	58.48 SQ.MT.
16	1/2	X	39.07	X	0.68	X 1 NO	=	13.28 SQ.MT.
17	1/2	X	35.10	X	6.85	X 1 NO	=	120.49 SQ.MT.
18	1/2	X	28.74	X	7.91	X 1 NO	=	113.67 SQ.MT.
19	1/2	X	22.46	X	8.24	X 1 NO	=	92.54 SQ.MT.
20	1/2	X	10.68	X	4.59	X 1 NO	=	24.51 SQ.MT.
21	2/3	X	17.70	X	2.56	X 1 NO	=	30.21 SQ.MT.
						TOTAL ADDITION	=	7299.26 SQ.MT. X

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED S. R. SCHEME ON PLOT BEARING CTS NO.867-C, GROUND FLOOR, NEAR DATTA MANDIR JAWAHARLAL NEHRU ROAD, MULUND (W), MUMBAI - 80 KNOWN AS "SADGURU S.R.A C.H.S (PROP.)"

NAME AND ADDRESS OF THE DEVELOPER

STAMP & SIGNATURE OF DEVELOPER
Harmony Homes Creation
Partner

M/S. HARMONY HOMES CREATION
CTS NO. 867/C,GROUND FLOOR, NEAR DATTA MANDIR
JAWAHARLAL NEHRU ROAD, MULUND (W), MUMBAI - 80

STAMP & SIGNATURE OF ARCHITECT

DRAWN BY : Akshay G.
CHKD BY : K.S.M
DATE : AS SHOWN
SCALE : AS SHOWN
DRG NO :
REVISION :

NORTH

DOT ARCHITECTS
COMMERCIAL ARCHITECTS PLANNERS INTERIORS

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Ar. Kelan Mulaik