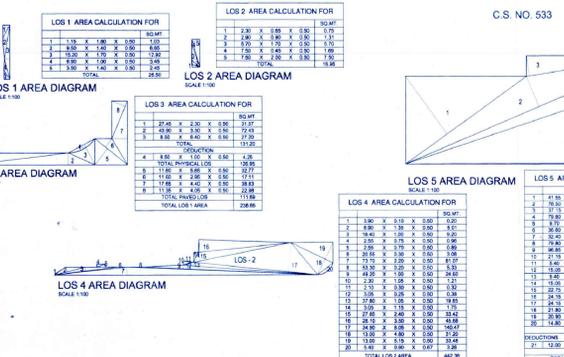
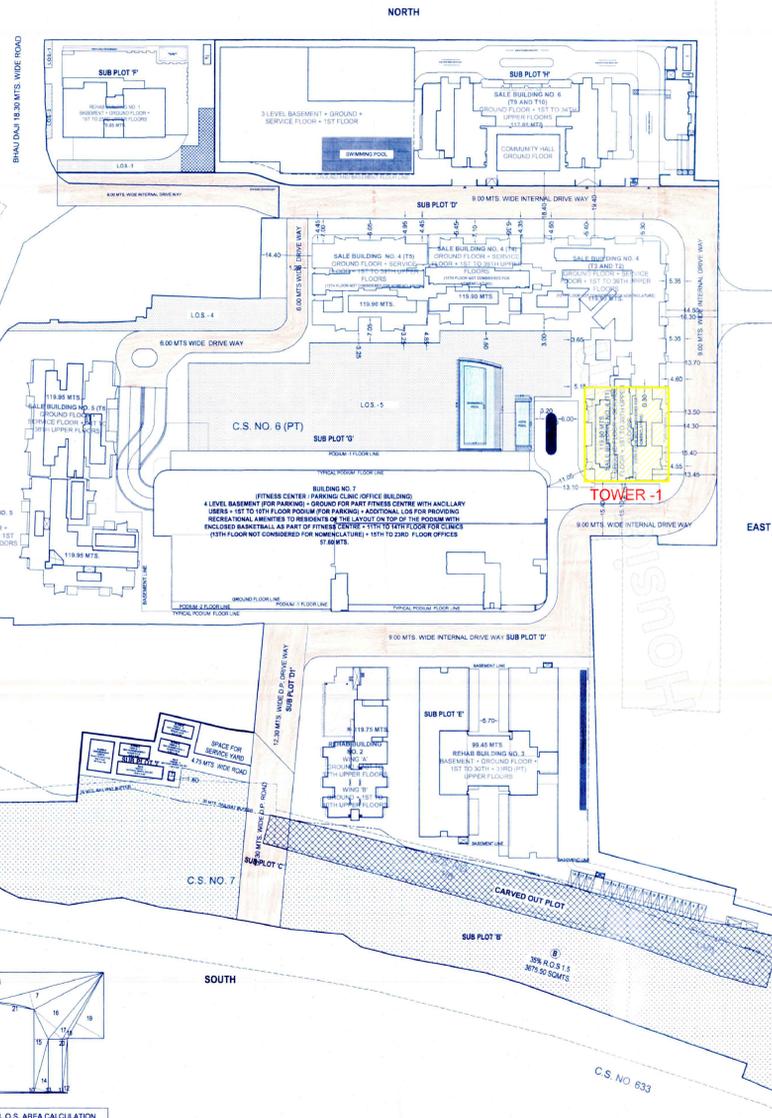


LOCATION PLAN  
SCALE 1:4000  
SHEET NO. IC27 AND IC29



LOS 1 AREA CALCULATION FOR...  
LOS 2 AREA CALCULATION FOR...  
LOS 3 AREA CALCULATION FOR...  
LOS 4 AREA CALCULATION FOR...  
LOS 5 AREA CALCULATION FOR...

BUILDING NO.	CONFIGURATIONS	TENEMENTS DETAILS			REHAB BUILT-UP AREA DETAILS			SALE BUILT UP AREA DETAILS		
		NEW SUNDER KAMALA NAGAR	RAHAT PLAZA CHS	MATUNGA SINDHI COLONY CHS	NEW SUNDER KAMALA NAGAR	RAHAT PLAZA CHS	MATUNGA SINDHI COLONY CHS	NEW SUNDER KAMALA NAGAR	RAHAT PLAZA CHS	MATUNGA SINDHI COLONY CHS
		RES = 730 NOS. E C = 10 NOS. E C = 7 NOS. NE RELIGIOUS = 5 NOS. EXISTING AMENITY = 2 NOS. E TOTAL 807 NOS.	RES = 100 NOS. 33(7) DOCTORS QRTS = 25 NOS. OCCUPATIONAL THERAPY CENTER = 5 NOS. SURAJBA ATHI THIRI GRAMA = 1 NO. BMC CHAWKI = 2 NOS. GODDOWN = 1 NO. RESIDENTIAL = 60 NOS. COMMERCIAL = 21 NOS. TOILET = 1 NO. TOTAL 374 NOS.	RESIDENTIAL = 219 NOS. 33(7) RESIDENTIAL = 25 NOS. COMMERCIAL = 2 NOS. W.C. = 2 NOS. TOTAL 248 NOS.	REG. 33(10)	REG. 33(7)	REG. 33(7)	REG. 33(10)	REG. 33(7)	REG. 33(7)
REHAB BUILDING NO. 1	BASMENT + GROUND FLOOR + 1ST TO 2ND UPPER FLOORS	NIL	MUNICIPAL QRTS = 149 NOS. DOCTORS QRTS = 25 NOS. OCCUPATIONAL THERAPY CENTER = 5 NOS. SURAJBA ATHI THIRI GRAMA = 1 NO. BMC CHAWKI = 2 NOS. GODDOWN = 1 NO.	NIL	NIL	NIL	7177.96	NIL	238.82	NIL
REHAB BUILDING NO. 2	WING 'A' FOR RAHAT PLAZA CHS + 1ST TO 3RD UPPER FLOORS	NIL	RESIDENTIAL = 100 NOS.	RESIDENTIAL = 201 NOS.	NIL	NIL	3600.85	7223.57	NIL	3040.38
REHAB BUILDING NO. 3	BASMENT + GROUND FLOOR + 1ST TO 3RD UPPER FLOORS	RESIDENTIAL = 730 NOS. C = 10 NOS. C = 7 NOS. NE RELIGIOUS = 5 NOS. COMMERCIAL = 21 NOS.	RESIDENTIAL = 60 NOS. COMMERCIAL = 21 NOS.	3.12C UNDER PAP RESIDENTIAL = 25 NOS. COMMERCIAL = 2 NOS. RESIDENTIAL = 19 NOS.	2684.75	8142.94	32227.89	2223.81	865.19	6.79
TEMPLE		TEMPLE = 3 NOS (TEMPLE 2, 5 AND 6)	TEMPLE = 1 NO (TEMPLE 1)	TEMPLE = 2 NOS (TEMPLE 3 AND 4)	NIL	92.70	92.70	59.77	NIL	NIL
MASJID		MASJID = 2 NOS.	MASJID = 1 NO.	MASJID = 1 NO.	NIL	62.03	62.03	52.11	NIL	NIL
EXISTING AMENITY		EXISTING AMENITY = 2 NOS.	NIL	NIL	NIL	21.28	21.28	NIL	NIL	NIL
MADRASA		NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
TOTAL		807 NOS.	373 NOS. (1 NO. W.C. NOT PROPOSED)	248 NOS. (2 NOS. W.C. NOT PROPOSED)	2684.75	6318.95	32403.70	13014.50	8088.76	6.79

This cannot be approved in the previous plans associated with on.

Approved Subject to the condition mentioned in the office permission letter No. 11/2024 dated 11-APR-2024.

Sanjay Neve & Associates  
Architects

BUILDING NO.	BUILT UP AREA PROPOSED	SALE
REHAB BUILDING NO. 1	239.92	
REHAB BUILDING NO. 2	3617.13	
REHAB BUILDING NO. 3	6.79	
TEMPLE, MASJID, MADRASA	287.38	
TOTAL (I)	4148.12	
SALE BUILDING 4 (T1)	1208.10	
SALE BUILDING 4 (T2 AND T3)	23632.47	
SALE BUILDING 4 (T4)	15055.33	
SALE BUILDING 4 (T5)	20351.31	
SALE BUILDING 4 (T6 AND T7)	20876.49	
TOTAL REHABILITATION SALE BUA (2)	106688.79	
SALE BUILDING 5 (PARKING AND AMENITY BUILDING) TOTAL NON RESIDENTIAL AREA (3)	14421.44	
TOTAL BUA RESIDENTIAL AND NON RESIDENTIAL (2+3)	116620.14	
A. TOTAL BUA RESIDENTIAL AND NON RESIDENTIAL (2+3)	109668.28	
B. TOTAL SALE BUA PERMISSIBLE IN THE SCHEME AS PER THE AMALGAMATED SCHEME PARAMETERS	116091.31	

PROFORMA 'A'				PROFORMA 'B'			
DESCRIPTION	NEW SUNDER KAMALA NAGAR (REG. 33(10))	RAHAT PLAZA CHS (PROJ)	MATUNGA SINDHI COLONY CHS (PROJ)	TOTAL FOR SCHEME (A+B+C)	CONTENT OF SHEET	STAMP OF DATE OF RECEIPT OF PLAN	
1. PLOT AREA CONSIDERED FOR FSI PURPOSE	1107.53	876.96	2530.94	7114.42	LAYOUT PLAN, LOCATION PLAN WITH LOS CALCULATIONS.		
2. DEDUCTIONS FOR PLOT AREA							
2.1 ROAD RESERVATION TO EXISTING ROAD DR. BHAU DAU ROAD	116.90	NIL	NIL	116.90			
2.2 PROPOSED D.P. ROAD	506.60	NIL	NIL	506.60			
TOTAL	473.03	NIL	NIL	473.03			
3. NET AREA OF PLOT (1-2)	1084.52	876.96	2032.94	7114.42			
4. DEDUCTION FOR AMENITIES AS PER REG. 14(A)	N/A	N/A	N/A	N/A			
5. BALANCE PLOT AREA	1084.52	876.96	2032.94	7114.42			
6. PORTION FOR FSI PURPOSE							
A. AREA UNDER NET ROAD AND D.P. ROAD	643.00	N/A	N/A	643.00	DESCRIPTION OF PROPERTY.		
7. PORT AREA FOR FSI PURPOSE (2+6)	1107.52	874.99	2030.94	7114.42	PROPOSED SALE BUILDING NO. 1 FOR FSI SCHEME ON LAND BEING PART OF C.S. NO. 6 PART OF C.S. NO. 1 AND PART OF C.S. NO. 17 OF BHOJ OVERSEAS IN FRONT OF BHAU DAU ROAD, MATUNGA SINDHI COLONY CHS. ADJACENT PLOTS FOR FSI PURPOSES DEVELOPMENT OF MUNICIPAL TENANTED PROPERTY KNOWN AS BARACKS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.		
8. FSI PERMISSIBLE IN SITU	4.00	1.50	3.50		PROPOSED SALE BUILDING NO. 2 FOR FSI SCHEME ON LAND BEING PART OF C.S. NO. 1 AND PART OF C.S. NO. 17 OF BHOJ OVERSEAS IN FRONT OF BHAU DAU ROAD, MATUNGA SINDHI COLONY CHS. ADJACENT PLOTS FOR FSI PURPOSES DEVELOPMENT OF MUNICIPAL TENANTED PROPERTY KNOWN AS BARACKS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.		
9. TOTAL BUA PERMISSIBLE FOR SCHEME (5+7+8)	4633.08	7798.33	2231.20	14662.61	PROPOSED SALE BUILDING NO. 3 FOR FSI SCHEME ON LAND BEING PART OF C.S. NO. 1 AND PART OF C.S. NO. 17 OF BHOJ OVERSEAS IN FRONT OF BHAU DAU ROAD, MATUNGA SINDHI COLONY CHS. ADJACENT PLOTS FOR FSI PURPOSES DEVELOPMENT OF MUNICIPAL TENANTED PROPERTY KNOWN AS BARACKS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.		
10. REHAB BUA PROPOSED FOR FSI AS PER 3.12A & C FOR MUNICIPAL T/S	2684.75	11074.81 OF 33(7) + 23632.49 OF 33(10) = 35307.24	8714.52 OF 33(7)	46606.50	NAME OF OWNER		
11. AREA UNDER PASSAGES AND AMENITIES	5116.55	N/A	N/A	5116.55	Sanjay Neve & Associates Pvt. Ltd.		
12. TOTAL BUA PERMISSIBLE IN SITU (9+10+11)	32449.38	N/A	N/A	32449.38	for Rahat Plaza CHS (Proj) jointly with Mrs. New Republic Builders & Developers		
13. TOTAL BUA PERMISSIBLE IN SITU (9+10+11+12)	11012.52	(17014.80 X 6%) = 1020.89	8714.52	48607.79	for New Sunder Kamla Nagar SRA CHS (Proj) and Mrs. Hanuman Developers Pvt. Ltd. for Matunga Sindh Colony Panayatna CHS (Proj)		
14. TOTAL BUA PERMISSIBLE FOR THE PROJECT SCHEME	41728.82	1921.75	14667.74	66818.31			
15. BALANCE BUA FOR DEVELOPMENT OF 33(7)			8671.42	8671.42			
16. 10% SHARE FOR DEVELOPMENT AS PER 33(7)			867.14	867.14			
17. POLICY AGAINST BALANCE BUA			33.37%	288.59			
18. ADDITIONAL BUA ON PAYMENT CAPITAL VALUE TO BANK AS PER GOI FOR FINANCING FORMULA			96.87%	837.82			
19. TOTAL MAX BUA PERMISSIBLE FOR SCHEME	41728.82	7798.33	8714.52	58341.67			
20. FSI ALLOWED FOR THE PROJECT (18+19)	5.36	2.88	3.25	3.27			
21. BUA PERMISSIBLE OVER 40% AS PER REG. 14(B)	662.21	N/A	N/A	662.21			
22. TOTAL BUA PERMISSIBLE IN SCHEME (15+16+17+18+19+20+21)	30956.28	8430.83	15148.44	54535.55			
23. SALE BUA PERMISSIBLE FOR LOI FOR MATUNGA SINDHI COLONY CHS			8714.52	8714.52			
24. TOTAL BUA PERMISSIBLE FOR LOI FOR MATUNGA SINDHI COLONY CHS			8714.52	8714.52			

NAME OF OWNER	NAME & SIGN OF ARCHITECT	SCALE	CHECKED BY	DATE	DRAWN BY
Sanjay Neve & Associates Pvt. Ltd.	Sanjay Neve & Associates	1:500	AMOD MANDEK	15/01/2024	ANISHA MANDEK

SANJAY NEVE & ASSOCIATES ARCHITECTS  
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