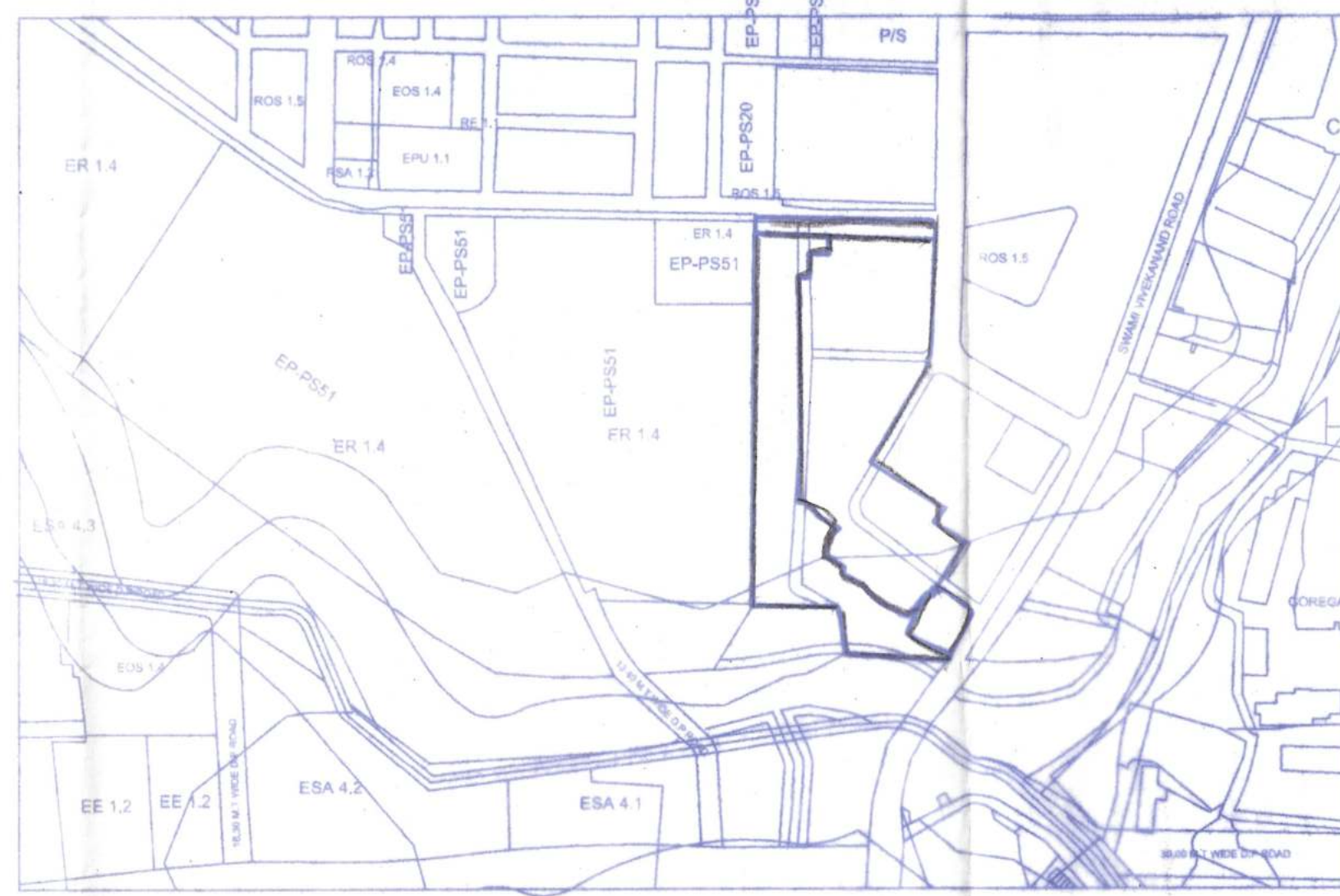
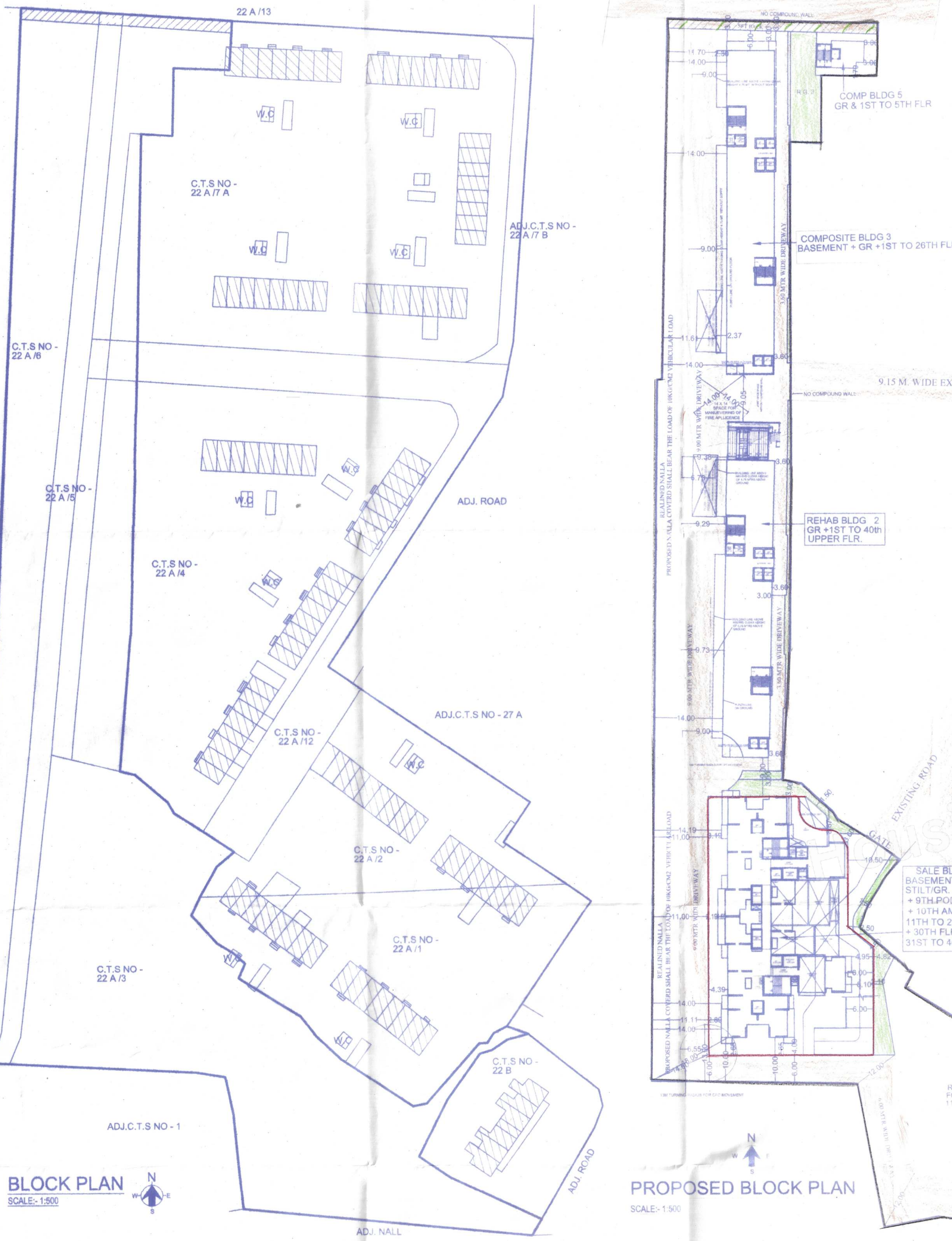




LOCATION PLAN
SCALE: 1:4000

R.G. AREA CALCULATION :-

R.G. 1 AREA:-	
1. 1/2 X 12.68 X 11.26 =	71.26 SQ.M
2. 1/2 X 11.45 X 3.12 =	17.86 SQ.M
3. 1/2 X 4.80 X 2.03 =	4.87 SQ.M
4. 1/2 X 5.11 X 1.03 =	2.63 SQ.M
5. 1/2 X 3.88 X 2.70 =	5.20 SQ.M
6. 1/2 X 3.85 X 1.58 =	3.04 SQ.M
7. 1/2 X 5.32 X 2.33 =	6.20 SQ.M
8. 1/2 X 5.32 X 1.29 =	3.43 SQ.M
9. 1/2 X 2.88 X 1.45 =	2.09 SQ.M
10. 1/2 X 3.88 X 1.73 =	3.36 SQ.M
11. 1/2 X 4.33 X 2.37 =	5.13 SQ.M
12. 1/2 X 8.22 X 2.73 =	11.22 SQ.M
13. 1/2 X 6.10 X 1.93 =	5.89 SQ.M
14. 1/2 X 6.93 X 2.12 =	7.35 SQ.M
15. 1/2 X 10.10 X 3.58 =	18.08 SQ.M
16. 1/2 X 12.26 X 5.73 =	35.12 SQ.M
17. 1/2 X 11.90 X 4.75 =	28.41 SQ.M
18. 1/2 X 15.90 X 4.34 =	34.63 SQ.M
19. 1/2 X 8.33 X 4.95 =	20.62 SQ.M
20. 1/2 X 11.36 X 2.82 =	16.02 SQ.M
21. 1/2 X 11.36 X 0.96 =	5.38 SQ.M
22. 1/2 X 18.48 X 3.19 =	29.47 SQ.M
TOTAL ADDITIONS = 335.99 SQ.M (I)	
R.G. 2A, 2B & 2C AREA:-	
1. 1/2 X 16.99 X 3.50 =	29.73 SQ.M
2. 1/2 X 24.55 X 1.35 =	16.57 SQ.M
3. 1/2 X 8.05 X 3.25 =	13.08 SQ.M
4. 1/2 X 7.85 X 1.52 =	5.97 SQ.M
5. 1/2 X 5.60 X 0.74 =	2.07 SQ.M
6. 1/2 X 5.60 X 1.45 =	4.06 SQ.M
7. 1/2 X 1.29 X 1.34 =	0.86 SQ.M
8. 2/3 X 1.29 X 0.14 =	0.12 SQ.M
9. 1/2 X 1.75 X 0.93 =	0.83 SQ.M
10. 1/2 X 3.50 X 1.17 =	2.05 SQ.M
11. 1/2 X 2.46 X 0.17 =	0.21 SQ.M
12. 1/2 X 5.61 X 2.00 =	5.61 SQ.M
13. 1/2 X 15.64 X 1.21 =	9.46 SQ.M
TOTAL ADDITIONS = 162.57 SQ.M (II)	
TOTAL ADDITIONS = 274.34 SQ.M (I+II)	
TOTAL R.G. AREA:-	
(I) + (II) = (A)	335.99 + 162.57 = 772.90 SQ.M (A)
R.G. REQUIRED :-	
9991.29 NET AREA 8% = 772.89 SQ.M	
R.G. PROPOSED = 772.90 SQ.M	



BLOCK PLAN
SCALE: 1:500

PROPOSED BLOCK PLAN
SCALE: 1:500

TABLE SHOWING REHAB AREA OF REHAB BUILD. NO. 1, 2, 3, 4, 5

BLDG. NO.	CONSTRUCTED BUILT-UP AREA	STR. LIFT AREA	REFUGEE AREA	M. ROOM AREA	D.G. SET/ CWC AREA	FIRE CONTROL AREA	BMS ROOM AREA	STYL/ CAR LIFT AREA	ENT. LOBBY AREA	POOL/ MEZANINE AREA	BASEMENT AREA	FITNESS CENTER AREA	SOCIETY AREA	AMENITY AREA (IN 90'44')	FIRE PUMP ROOM AREA	TOILET AREA	P.T.C. AREA (A)	REGULAR SALE AREA (B)										TOTAL REHAB COMPONENT AREA		TOTAL SALE WITH FUNGI AREA (C+E+F)	
																		RESI.	TEMPLE	NURSING HOME	EXCESS	TEMPLE	EXCESS	COMM.	EXCESS	RESI.	COMM.	REHAB AREA FOR PURPOSE (D)	TOTAL REHAB AREA (A+D)	REHAB FUNGI (E)	TOTAL SALE WITH FUNGI AREA (C+E+F)
SALE BLDG 1	50646.58	12362.90	952.22	106.83	47.28	12.91	12.60	516.51	295.67	14613.29	467.71	571.24	23.41	—	2.20	—	10933.13	20647.78	—	—	0.59	11.22	0.22	—	—	—	—	—	—	20659.81	20659.81
REHAB BLDG. 2	33935.37	6602.08	704.92	425.49	46.77	20.27	—	164.16	67.40	—	—	—	—	—	—	—	10933.13	—	—	—	—	—	—	—	—	—	—	—	—	20675.52	20675.52
COMPOSITE BLDG.3	24343.18	4393.31	467.64	351.51	—	7.98	—	66.36	27.30	—	125.14	—	—	—	41.75	—	—	685.61	—	—	—	—	—	—	—	—	—	—	—	13127.83	13127.83
TEMPLE BLDG 4	47.75	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47.75	47.75
COMPOSITE BLDG 5	371.52	158.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	35.53	35.53
TOTAL	109346.40	23516.63	2114.68	885.83	94.05	41.16	12.60	749.03	390.37	14613.29	592.85	571.24	23.41	177.65	41.75	2.20	10933.13	21333.39	47.75	1692.76	0.59	11.22	0.22	—	—	—	—	—	—	21333.39	21333.39

TABLE SHOWING REHAB TENEMENT STATEMENT BUILD. NO. 1, 2, 3, 4, 5

BLDG. NO.	NO. OF REHAB RESI.						REGULAR PAP	BALWADI	WELFARE CENTER	SOCIETY OFFICE	SKILL & DEVL.	LIBRARY	COMMUNITY HALL	GOVT. RESOLUTION UNDER YACHIKRA 2023 PRA. KRA 220 (BHAS-1) ZONE-2 DATED 19 AUG. 24														NO. OF SALE TENEMENTS			SALE SOCIETY OFFICE	AMENITY (IN 90'44')	FITNESS CENTER	SALE NURSING HOME	NO. OF TOTAL	TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	ELIGIBLE TENEMENTS			NOT ELIGIBLE TENEMENTS (PROVISIONAL PAP)										SCHEME NO.1				SCHEME NO.2				SCHEME NO.3				SCHEME NO.4				SCHEME NO.5							SCHEME NO.6				SCHEME NO.7																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	RESI.	COMM.	R/C	RESI.	COMM.	R/C								AMENITY	PAP	T/S	PTC	T/S	AMENITY	PAP	T/S	PTC	T/S	AMENITY	PAP	T/S	PTC	T/S	AMENITY	PAP							T/S	PTC	T/S	AMENITY	PAP	T/S	PTC	T/S	AMENITY	PAP	T/S	PTC	T/S	RESI.	COMM.	TEMPLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
SALE BLDG 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SLUM PLOT		SQ.MTS.
1) AREA OF PLOT	11092.05	
2) RELOCATE FOR MHADA (TO BE HANDLED OVER TO MHADA)	1114.15	
3) BALANCE AREA OF PLOT	9977.90	
4) Area of reservation in plot	—	
5) Area of road set back	144.59	
6) Area of DP road	—	
7) DEDUCTIONS FOR		
(A) FOR RESERVATION / ROAD AREA		
a) Road set - back area to be handed over (100%) (Regulation no 16)	144.59	
b) Proposed DP road to be handed over (100%) (Regulation no 16)	—	
c) Reservation area to be handed over (100%) (Regulation no 17)	—	
d) Reservation area to be handed over as per AR (Regulation no 17)	—	
e) Area 15% deductible RG for CRP plot	—	
(B) For Amenity area		
a) Area of amenity plot / plots to be handed over as per DCR 14(A) 9977.90 - 144.59 = 9833.31 X 5% = 491.67 X 35% = 172.08	172.08	
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.		
3 Total deductions : (2A) + (2B) + (2C) as and when applicable	316.67	
4 BALANCE AREA OF PLOT (1 minus 3)	9661.23	
5 Plot area under Development after area to be handed over to MCOM (Appropriate Authority) as per Sec. No. 4. above.	9661.23	
6 ADDITIONS FOR FSI PURPOSE		
a) TOTAL AREA (5 + 6)	9805.82	
b) 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)	39223.28 or more	
8 PROPOSED REHAB COMPONENT	32434.69	
9 PROPOSED AREA REHAB FSI	21661.47	
10 SALE COMPONENT PERMISSIBLE FOR SCHEME	34056.42	

11	AREA OF PTC FOR CLUBBING WITH PROPERTY		
	(a) ALREADY CLUBBED WITH		
	1) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 1) PTC AREA = 148.22 SQ.M. — (I)		
	2) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 2) PTC AREA = 117.80 SQ.M. — (II)	5218.73	
	3) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 3) PTC AREA = 268.71 SQ.M. — (III)		
	(b) NOW FURTHER CLUBBING WITH		
	4) S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 4) PTC AREA = 108.50 SQ.M. — (IV)		
	5) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 5) PTC AREA = 108.50 SQ.M. — (V)	5712.14	
	6) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 6) PTC AREA = 108.50 SQ.M. — (VI)		
	7) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 7) PTC AREA = 268.71 SQ.M. — (VII)	10930.87	
	8) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 8) PTC AREA = 268.71 SQ.M. — (VIII)		
	9) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 9) PTC AREA = 268.71 SQ.M. — (IX)		
	10) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 10) PTC AREA = 268.71 SQ.M. — (X)		
	11) Proposed S.R. Scheme under Reg. 33 (1) of DCRP 2034 situated on plot bearing C.T.S. No. 10 1477 and 14771 of Village Elgar, known as State Sector Bank Employees CHS Ltd. Village Elgar, Taluka, District West, Mumbai. (Scheme No. 11) PTC AREA = 268.71 SQ.M. — (XI)		
12	PROPOSED PTC BLA	10933.13	
13	SALE BLA TRANSFERRED TO SCHEME	10930.87	
14	BALANCE SALE BLA IN SITE	10 1, 2, 3, 5, 6, 7	10933.13
15	BLA BLA surrendered for the project	(9 + 12 + 14)	877.817.89
16	PS (surrendered for the project)	(16th)	5.68
17	SALE BLA, surreasable in-house		20123.29