Approved subject to the condition Mentioned in this office permission Letter No. SRA/ENG/HRC/LS/2021/0410/L2 Dt. 31 DEC 2021

Sd/- Chief Executive Officer Slum Rehabilitation Authority Brihanmumbai

SHEET NO - 1 /30
SALE BUILDING

The Plot Area for Project S- CITY-R1 for Wing A and Wing B= 3759.38 Sq. Mtrs

Summary of BUA:
BUA of Wing A :13909.71 Sq.mtrs
BUA of Wing B:14410.79 Sq.mtrs
Total BUA Applied for Registration:
Wing A + Wing B= 13909.71+14410.79= 28320.5 Sq.mtrs

BLOCK PLAN
SCALE 1:1250

LAYOUT PLAN
SCALE 1:250

SUB PLOT AREA STATEMENT		
SUB PLOT	DESCRIPTION	PLOT AREA
SUB PLOT - A	REHAB	4058.75
SUB PLOT - B	SALE	15571.30
SUB PLOT - C	ROAD SET BACK	300.57
SUB PLOT - D	9.15 M. WIDE D.P.ROAD	1852.69
SUB PLOT - D1	9.15 M. WIDE D.P.ROAD	1007.79
SUB PLOT - D2	9.15 M. EXISTING ROAD	1501.87
SUB PLOT - E	9.00 M. WIDE INTERNAL ACCESS ROAD	1524.28
SUB PLOT - F	RESERVED R.G.	163.90
SUB PLOT - G	AOS	418.23
	TOTAL	26429.44

PROFORMA - A

A	AREA STATEMENT		
1a		Area of Plot (as per Plot Boundary Demarcation given by CTSO Malad)	27152.10
1b		Area kept in Abeyance (as per DSLR SRA)	722.66
1c		Area of Plot considered for the Scheme	26429.44
2		Deduction for	
	a)	D.P. Road Area (2880.46 +1501.87)	4382.35
	b)	Road Setback Area	300.57
	c)	DP.RG Reservation (35% of 554 sq.mt)	193.90
	d)	Total (a+b+c)	4856.82
3		Net Area of Plot (1c - 2d)	21572.62
4		Deduction for A.O.S as per Reg.14 of D.C.P.R 2034	418.23
5		Net Area of Plot (3 - 4)	21154.39
6		Additions for Floor Space Index	-
	a)	D.P. Road Area	4382.35
	b)	Road Setback Area	300.57
	c)	DP.RG Reservation (35% of 554.02 sq.mt)	193.90
	d)	Total (a+b+c)	4856.82
7		Plot Area For FSI (5 + 6d)	26011.21
8		Permissible F.S.I.	4.00
9		Permissible Area to be Consumed on Situ.	104044.84
10		Proposed Rehab Built-up Area	50329.57
11		Proposed Rehab Component	81327.05
12		Sale Incentive Permissible as per DCPR 2034 (1.10 x Rehab Component)	89459.75
13		Proposed Sale Built Up Area in Rehab Bldg.	1601.23
14		Proposed Sale Commercial Built Up Area	59990.47
15		Proposed Sale Residential Built Up Area	27179.06
16		Total Proposed Sale Built Up Area	88770.76
17		Total Proposed Rehab + Sale Built Up Area	139100.33
18		Floor Space Index Consumed	5.35
A	FUNGIBLE STATEMENT		
	i)	35% Fungible Area on Total Residential BUA (27179.06 X 35 %)	9512.67
	ii)	Proposed Residential Fungible Area	------
	iii)	Permissible 35% Fungible Area on Total Commercial BUA (59990.47 X 35 %)	20996.66
	iii)	Proposed Fungible Area on Total Commercial BUA	------
	iv)	Total Fungible Area (ii+iii)	------
	v)	Total Proposed BUA	139100.33
A	TENEMENT STATEMENT		
	i)	Proposed Area (Item A-14 above)	
	ii)	Less Non Residential Area (Shops, Offices etc.)	
	iii)	Area Available for Tenements (i - ii)	
	iv)	Tenements Permissible (450 / Hectare)	
	v)	Tenements Proposed	
	vi)	Tenements Existing	
	vii)	Total Tenements on the Plot	AS PER TENEMENT STATEMENT
A	PARKING STATEMENT		
	i)	Parking Required by Regulations	
		Car	
		Scooter / Motor Cycle	
		Outsiders (Visitors)	
	ii)	Covered Garages Permissible	
	iii)	Covered Garages Proposed	
		Car	
		Scooter / Motor Cycle	
		Outsiders (Visitors)	
	iv)	Total Parking Provided	AS PER PARKING STATEMENT
A	TRANSPORT PARKING STATEMENT		
	i)	Space for Transport Vehicles Parking Required by Regulations	
	ii)	Space for Transport Vehicles Parking Provided	

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS ------ 26509.85 ------ SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF LS

PROFORMA - B

CONTENTS OF SHEET

LAYOUT PLAN

STAMP OF DATE OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY	SIGNATURE NAME & ADDRESS OF L/S
Proposed Amalgamation of S.R. scheme on property bearing CTS no. 612(Pt.), 613 (Pt.), 614, 615, 616, 617, 618, 610A/1A(pt), 620A/3(Pt.), 620A/2/2 (Pt.) & 699 (Pt.) of village -Malad (E), Tal-Borivali Gokuldham General Arunkumar Vaidya Marg, Goregaon (E), Mumbai- 400 063	

NAME OF SOCIETY: New Shivaji Nagar SRA CHS (Prop.)', Haji Mohammed Sharif CHS (Prop), Vijay Bhagyalaxmi SRA CHS (Prop) & Shree Jade Baslingeshwar Swami SRA CHS (Prop)

NAME OF DEVELOPERS: ALCHEMI DEVELOPERS PVT. LTD. SEJAL

SIGN

DGN. BY	SONAL	JOB No.
DRAWN	BHAGYASHRI	
SCALE	As Noted	
DATE		

ELLORA
PROJECT CONSULTANTS PVT.LTD.
317-321 NINAD CHS.LTD.,
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