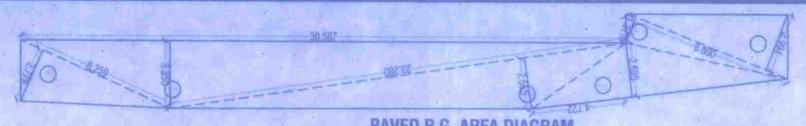
SRA / ENG / 2816 / N / PVT & ML / LOI



PAVED R.G. AREA DIAGRAM

SCALE - 1:200

PAVED R.G. AREA CALCULATION

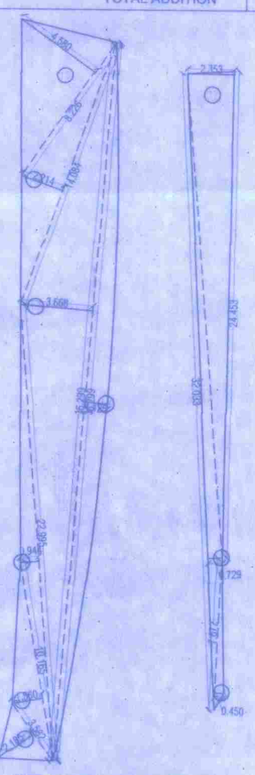
C.T.S. NO. 142 & 144				
1	1/2 X 8.800 X 2.994 X 1 NO	=	13.174	SQ.MT
2	1/2 X 8.800 X 1.377 X 1 NO	=	6.059	SQ.MT
3	1/2 X 4.722 X 2.695 X 1 NO	=	6.363	SQ.MT
4	1/2 X 23.280 X 2.555 X 1 NO	=	29.740	SQ.MT
5	1/2 X 30.587 X 3.350 X 1 NO	=	51.233	SQ.MT
6	1/2 X 8.259 X 2.778 X 1 NO	=	11.472	SQ.MT
	TOTAL ADDITION	=	118.041	SQ.MT X

PLOT AREA DIAGRAM OF CTS NO. 144

SCALE - 1:200

PLOT AREA CALCULATION

C.T.S. NO. 144				
m1	1/2 X 15.464 X 0.534 X 1 NO	=	4.129	SQ.MT
m2	1/2 X 15.809 X 4.088 X 1 NO	=	32.313	SQ.MT
m3	1/2 X 16.122 X 2.818 X 1 NO	=	22.716	SQ.MT
m4	1/2 X 7.320 X 3.440 X 1 NO	=	12.590	SQ.MT
m5	1/2 X 20.295 X 2.847 X 1 NO	=	28.889	SQ.MT
m6	1/2 X 35.042 X 1.762 X 1 NO	=	30.872	SQ.MT
m7	1/2 X 35.042 X 2.327 X 1 NO	=	40.771	SQ.MT
m8	1/2 X 17.090 X 2.291 X 1 NO	=	19.576	SQ.MT
m9	1/2 X 2.500 X 0.235 X 1 NO	=	0.294	SQ.MT
	TOTAL ADDITION	=	192.15	SQ.MT X



SET-BACK AREA DIAGRAM

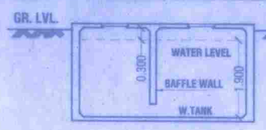
SCALE - 1:200

SET-BACK AREA CALCULATION

C.T.S. NO. 142 & 144				
15	1/2 X 8.226 X 4.580 X 1 NO	=	18.838	SQ.MT
16	1/2 X 14.084 X 2.214 X 1 NO	=	15.591	SQ.MT
17	1/2 X 36.299 X 3.668 X 1 NO	=	66.572	SQ.MT
18	2/3 X 36.299 X 1.125 X 1 NO	=	27.224	SQ.MT
19	1/2 X 22.995 X 0.944 X 1 NO	=	10.854	SQ.MT
20	1/2 X 10.165 X 1.560 X 1 NO	=	7.929	SQ.MT
21	1/2 X 3.582 X 2.185 X 1 NO	=	3.912	SQ.MT
22	1/2 X 24.453 X 2.353 X 1 NO	=	28.769	SQ.MT
23	1/2 X 32.033 X 0.729 X 1 NO	=	11.676	SQ.MT
24	1/2 X 7.672 X 0.450 X 1 NO	=	1.726	SQ.MT
	TOTAL ADDITION	=	193.091	SQ.MT X

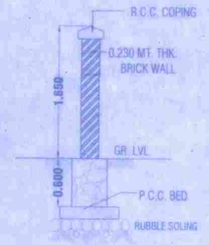
PLOT AREA CALCULATION

C.T.S. NO. 142 & 144				
1	1/2 X 13.021 X 7.273 X 1 NO	=	47.351	SQ.MT
2	1/2 X 21.723 X 2.819 X 1 NO	=	30.619	SQ.MT
3	1/2 X 23.747 X 5.899 X 1 NO	=	70.042	SQ.MT
4	1/2 X 37.069 X 3.522 X 1 NO	=	65.279	SQ.MT
5	1/2 X 42.643 X 10.739 X 1 NO	=	228.972	SQ.MT
6	1/2 X 51.964 X 4.473 X 1 NO	=	116.217	SQ.MT
7	1/2 X 51.964 X 23.195 X 1 NO	=	602.652	SQ.MT
8	1/2 X 24.537 X 4.266 X 1 NO	=	52.337	SQ.MT
9	1/2 X 50.579 X 6.982 X 1 NO	=	176.571	SQ.MT
10	1/2 X 50.579 X 5.687 X 1 NO	=	143.821	SQ.MT
11	1/2 X 16.122 X 2.813 X 1 NO	=	22.676	SQ.MT
12	1/2 X 36.277 X 5.419 X 1 NO	=	98.293	SQ.MT
13	1/2 X 19.604 X 6.892 X 1 NO	=	67.555	SQ.MT
14	1/2 X 9.000 X 0.892 X 1 NO	=	4.015	SQ.MT
	TOTAL ADDITION	=	1726.400	SQ.MT X



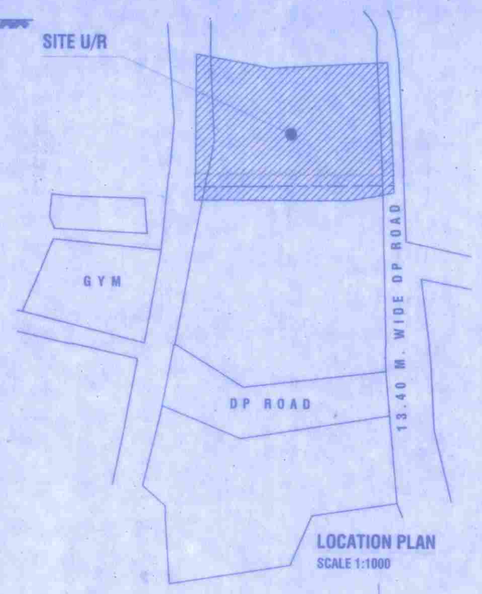
THROUGH U G TANK

SCALE - 1:100



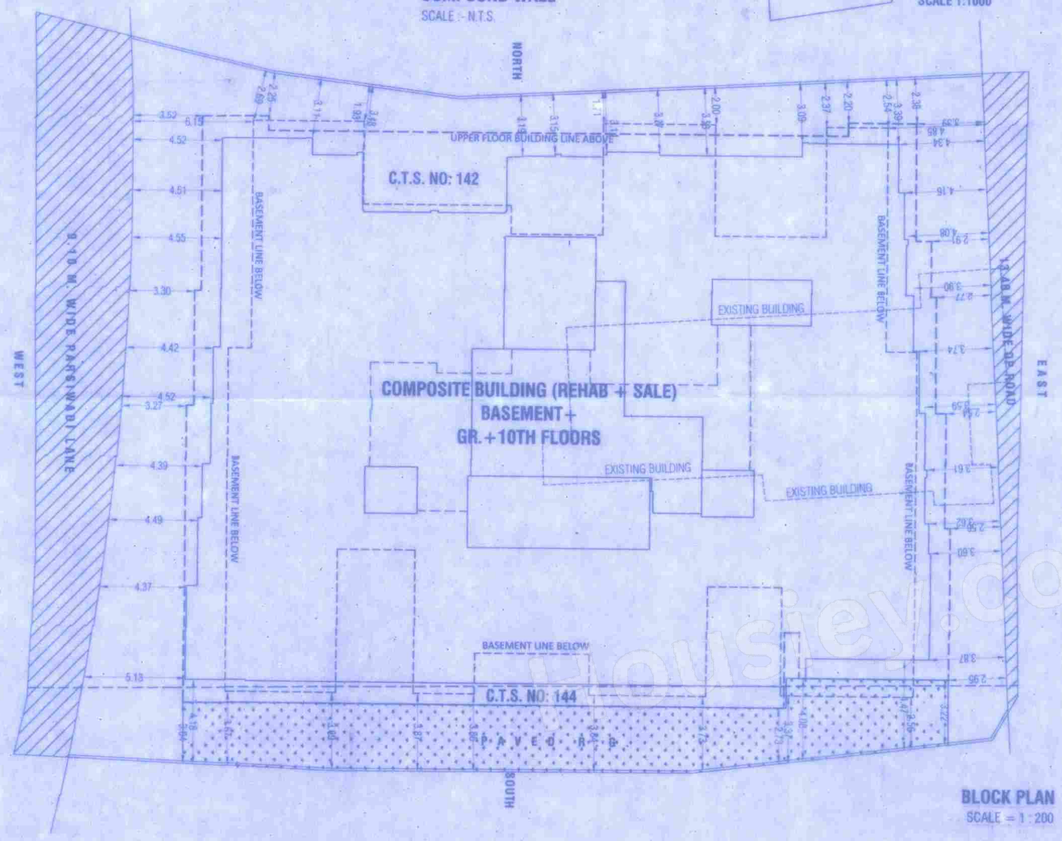
SECTION OF COMPOUND WALL

SCALE :- N.T.S.



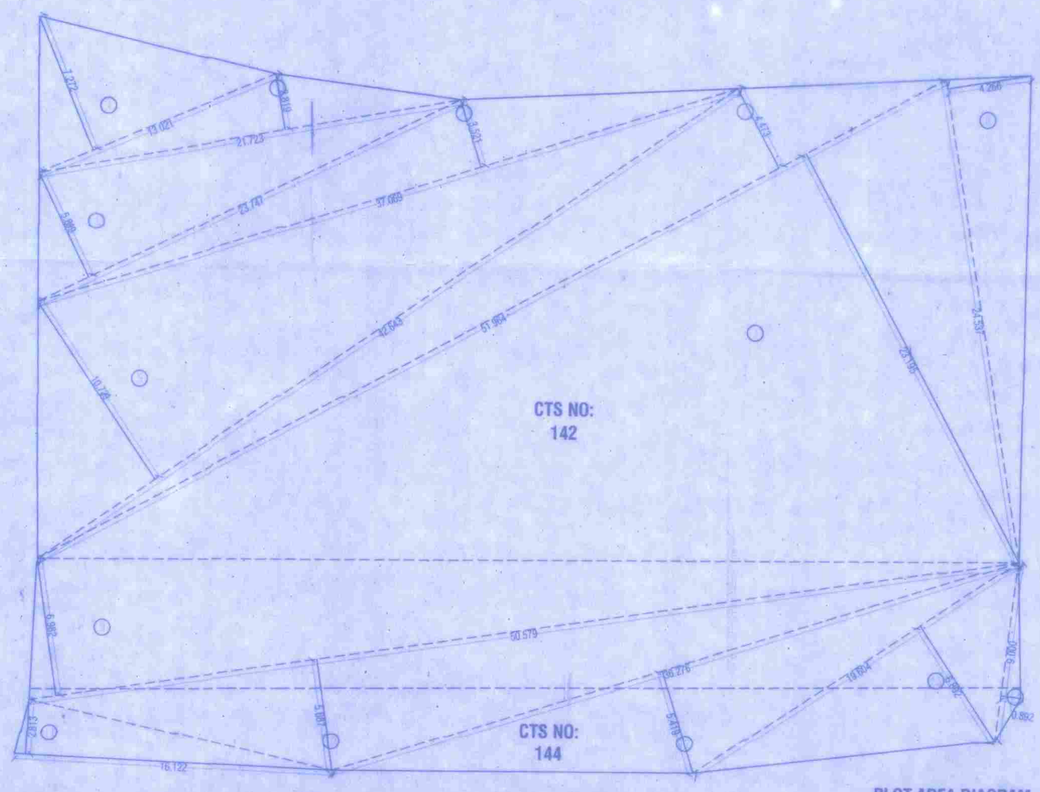
LOCATION PLAN

SCALE 1:1000



BLOCK PLAN

SCALE = 1 : 200



PLOT AREA DIAGRAM

SCALE - 1:200

LAYOUT, & PLOT AREA STATEMENTS

PROFORMA-A

A	AREA STATEMENT	area in smt (slum plot)	area in smt (non-slum plot)	area in smt (slum plot)
1	area of plot	1340.60	385.80	1726.40
2	deduction for	-	-	-
	a) set-back area	193.01	0.00	193.01
	b) any reservation (192.15/4)	48.03	0.00	48.03
	total (a+b)	241.04	0.00	0.00
3	balance plot area	1099.56	385.80	1485.36
4	deduction for recreation ground (if any)	-	-	-
5	net area	1099.56	385.80	1485.36
6	additions for f.s.i.	-	-	-
7	2a)100% (set-back)	0.00	0.00	0.00
9	2b)100%	-	-	-
10	total area	1099.56	385.80	1485.36
11	F.S.I permissible	4.00	1.00 (zonal FSI)	
12	permissible floor area	4398.24	385.80	4784.04
13	land sale (Rs. /- per sqm)	Rs.29400.00	0.00	
14	construction cost (Rs. /- per sqm)	Rs.27500.00	0.00	
15	basic ratio (	1.06	0.00	
16	incentive fsi	1.10	0.00	
17	rehab built up area (2463.14+190.08)	2653.22	0.00	
18	area covered under balwadi, welfare centre, society office (amenities) & com. passage	822.26	0.00	
19	rehab component	3475.48	0.00	
20	permissible sale area (19 x 16)	3823.03	385.80	4208.83
21	total bua permissible on plot (17+20)	6476.25	385.80	6862.05
22	total proposed BUA OF Rehab & Sale	6476.25	385.80	6862.05
23	sale bua proposed	3823.03	385.80	4208.83
24	F.S.I sanctioned/ consumed	3.48	1.00	4.48
B	DETAILS OF FSI AVAILED AS PER.REG. 31 (1)			
b1	fungible builtup area permissible vide REG. 31(1) for purely resi. & comm. =<(20x0.35)		(4208.83 X 35%)	1473.09
b2	Fungible builtup area proposed vide REG. 31(1) Existing tenants 35% fungible FSI claimed without charging premium			216.69
b3	Fungible builtup area proposed vide REG. 31(1) proposed building 35% fungible area with charging premium			899.90
b4	Total gross built-up area permissible (20+b2+b3)			5681.92
b5	Total gross builtup area proposed			5325.42
b6	Balance gross built-up area (b4-b5)			356.50
C	BALCONY STATEMENT			
1	perm. balc. area per floor			
2	prop balc. area per floor			
3	excess balc. area per floor			as per statement
4	total accessible area for all floors			
D	TENEMENT STATEMENT			
1	proposed area			
2	deduct non-resi. area			
3	area available for tenements			
4	tenement perm. (500/hectare)			as per statement
5	tenements proposed			
6	tenements existing			
7	total tenement			
E	PARKING STATEMENT (SALE BUILDING)			
1	park. reqd. by rule			67 Nos.
2	parking proposed			67 Nos.
3	scooter parking proposed			
4	total park. provided			67 Nos.
F	TRANSPORT VEHICLES PARKING			
	loading/unloading required			nil
	total loading/unloading provided			nil

CERTIFICATE OF PLOT AREA:

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT.: 25.08.2015 & THAT THE DIMENSIONS, OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE & THE AREA SO WORKED OUT IS 1672.180 SQ.MT. & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

FORM - B

CONTENTS OF SHEET

LAYOUT, SLUM PLAN, LOCATION PLAN & PARKING ARE STATEMENTS .

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S. R. SCHEME ON PLOT BEARING C. T. S. NO. 142, 142/1 TO 61,144(pt) OF VILLAGE KIROL, BEHIND MUNICIPAL SCHOOL, PARSHIWADI TALUKA-KURLA,GHATKOPAR(W), MUMBAI - 400 086 FOR ASHIRWAD SRA CHS (PROP.)

NAME OF OWNER

M/S. ARIHANT INFRASTRUCTURE COMPANY

DATE	JOB. NO.	DRG. NO.	SCALE	DRN. BY	CHKD. BY
01.03.2017	SRA/ENG/MUN.DRG/2016	DRG. NO.	1:100	VISHAL	S.K.

NORTH LINE	NAME OF ARCHITECT	SIGNATURE
N	SAMIR V. KULKARNI ARCHITECT 2197, Building No. 44, Pranav Co-op Housing Society, Gandhi Nagar, Bandra (East), Mumbai : 400 051. Ph. No. : 0222 651 33 55. samirvkulkarni@gmail.com	

STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN
This certifies Approval to the previous Plans sanctioned under no. SRA/ENG/2016/N/PLSmL/AP Dated 23/06/2017	Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/2018/N/PLSmL/AP Dt. 12 SEP 2020 Executive Engineer Slum Rehabilitation Authority