



CONTENTS OF SHEET		(NO-L1)
SALE BLDG. S-2	LAY OUT PLAN	
PROFORMA 'A'		
Sr.no.	Details	Area
1	Area of the plot	63018.35
a	Area of Reservation in plot	
	R.O.S. 1.4/ Playground	2447.10
	R.O.S. 1.5 / Garden/Park	3965.05
	RSA 1.2/ Retail Market with vending zone	1554.80
	R.E. 1.2/Primary/Secondary School	2188.09
	R.E. 1.1/Municipal School	1201.31
	RR 2.1/Rehabilitation and Resttlement	17967.05
b	Area of Road Setback	Nil
c	Area of D.P.Road	3753.57
2	Deductions for	
A	For Reservation/Road Area	
a	Area of Reservation in plot	
	R.O.S. 1.4/ Playground	856.49
	R.O.S. 1.5 / Garden/Park	1387.77
	RSA 1.2/ Retail Market with vending zone	103.65
	R.E. 1.2/Primary/Secondary School	241.25
	R.E. 1.1/Municipal School	241.25
	RR 2.1/Rehabilitation and Resttlement	Nil
b	Area of Road Setback	Nil
c	Area of D.P.Road	3753.57
	TOTAL	6583.98
B	For Amenity Area	
a	Area of Amenity plot/plots to be handed over (24A)	0
b	Area of Amenity plot/plots to be handed over (14B)	0
c	Area of Amenity plot/plots to be handed over (35)	0
	TOTAL	0
C	Deductions of Existing BUA to be retained if any/land Component of Existing BUA/Existing BUA as per reg under which the development was allowed	0
3	Total Deductions	6583.98
4	Balance area of the plot	57334.37
5	Rehabilitation FSI	96855.61
	[(103323.67-6468.06) (BUA of Scheme 1 - BUA transferred to Scheme 2)]	
6	Area under passages/amenities/Community hall	30324.33
7	Rehab Component	127179.98
	[(135101.84-7921.88) (Comp of Scheme 1-Comp transferred to Scheme 2)]	
8	Sale Component	161835.18
	[(155367.12+6468.06)]	
9	Built up area in lieu of construction of	
	i. Retail Market	208.29
	ii. Municipal Primary & Secondary School	969.89
	iii. Total	1178.18
10	Total Built up Area sanctioned for the scheme	239868.99
11	Fungible Compensatory FSI	
a i	Permissible Fungible Compensatory area for Rehab Component without charging premium	
ii	Permissible Fungible Compensatory area availed for Rehab Component without charging premium	
iii	Permissible Fungible Compensatory area by charging premium	
b i	Permissible Fungible Compensatory area availed on payment of premium	
12	Total Built up Area proposed including fungible compensatory area	
13	FSI	4.07
14	Sale Building S-1 B.U.A. (including fungible area = 20017.60+7006.16)	27023.76
15	Proposed Sale Building S-2 B.U.A. (Wing A to D BUA =23927.24 & fungible = 8374.53) (Wing E to G BUA =35136.50)	67438.27

PROFORMA 'B'				
DESCRIPTION OF PROPOSAL & PROPERTY				
PROPOSED SLUM REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 163 A (PT) OF VILLAGE AKURLI, KANDIVALI (EAST)				
FOR : SHRI SAFALYA SHEJAR SAMITEE C.H.S. (LTD.), SHRI SAKRUPA SHEJAR SAMITEE C.H.S. (LTD.), SHRI SAGAR SHEJAR SAMITEE C.H.S. (LTD.), SHRI PRABHAT SHEJAR SAMITEE C.H.S. (LTD.), SHRI DATTA KRUPA C.H.S. (LTD.), SHRI UTTAKARSH C.H.S. (LTD.), SHRI PATHAN CHAWL C.H.S. (LTD.), SHRI SAI DARSHAN-GANGA DARSHAN C.H.S. (PROP.)				
SHANTIKETAN C.H.S. (PROP.), LAKSHMI KRUPA C.H.S. (PROP.), SHRI LAKSHMI C.H.S. (PROP.), SARVODAYA C.H.S. (PROP.), MAMTA C.H.S. (PROP.), SHIVPRAGATI C.H.S. (PROP.), SUKHSAGAR C.H.S. (PROP.)				
JOB NO.	DRG. NO.	SCALE	DRN. BY	CHK. BY
		1:1000	PRATHAM	ANTHONY
NAME OF THE OWNER AND SIGNATURE				
M/S SHIVAM DEVELOPERS				
STAMP AND DATE OF APPROVAL OF PLANS				
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/RS/11464/2018/ Dt. 24 MAR 2019				
Executive Engineer Slum Rehabilitation Authority				
NAME & SIGNATURE OF ARCHITECTS				
B/105-106, Shivam Square, Koldongri, Sahar road, Andheri east, Mumbai 400069.				
www.essagroup.co 022 2684 7722 / 44				
AR. LEENA CHURI [CA/2009/35538]				