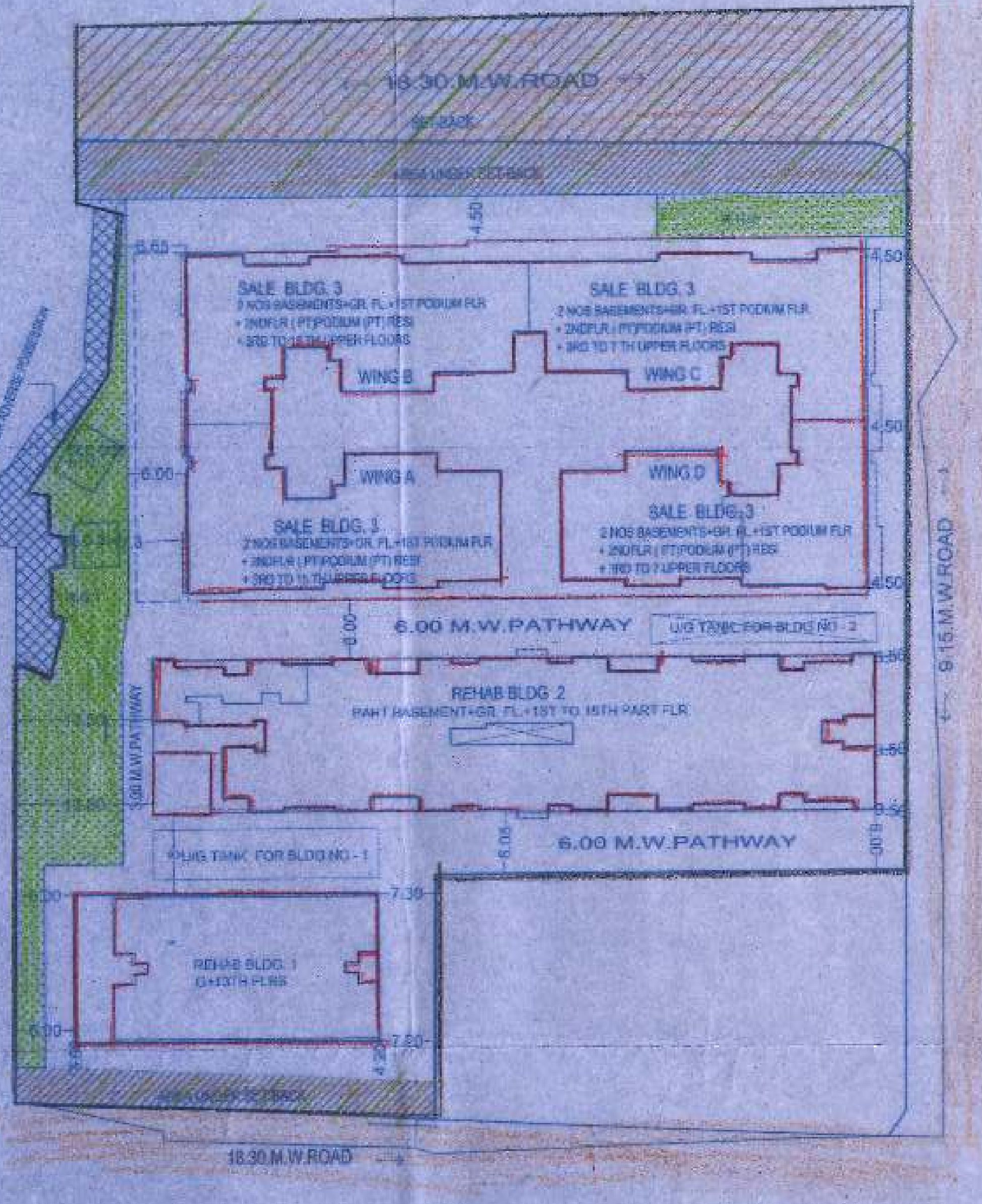
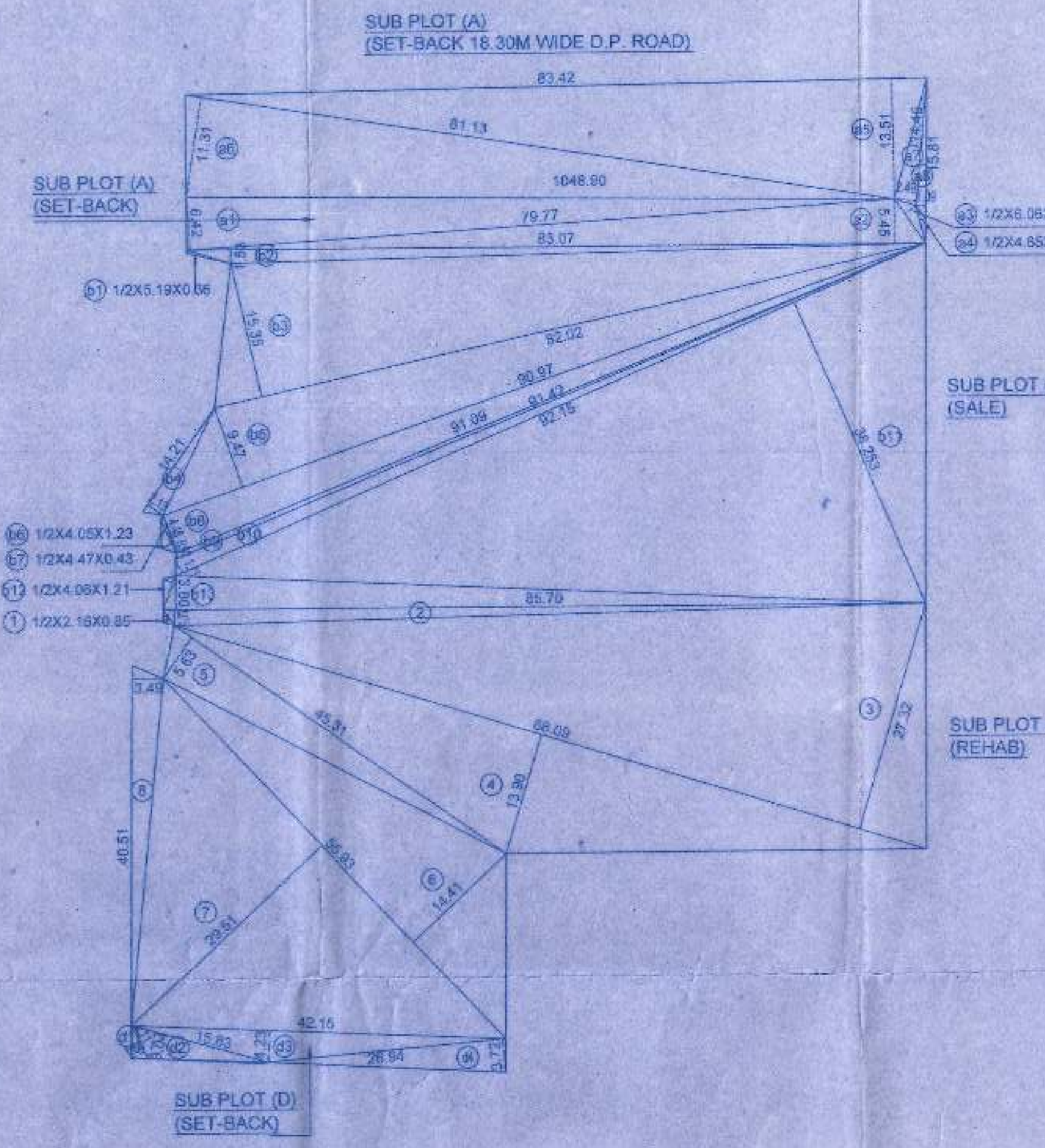

18.30 M.W.ROAD
SET BACK
AREA UNDER SET BACK
SALE BLDG. 3
2 NOS BASEMENTS+GR. FL.+1ST PODIUM FLR
+ 2NDFLR (PT)PODIUM (PT) RESI
+ 3RD TO 15 TH UPPER FLOORS
SALE BLDG. 3
2 NOS BASEMENTS+GR. FL.+1ST PODIUM FLR
+ 2NDFLR (PT)PODIUM (PT) RESI
+ 3RD TO 7 TH UPPER FLOORS
WING B
WING C
WING A
WING D
SALE BLDG. 3
2 NOS BASEMENTS+GR. FL.+1ST PODIUM FLR
+ 2NDFLR (PT)PODIUM (PT) RESI
+ 3RD TO 15 TH UPPER FLOORS
SALE BLDG. 3
2 NOS BASEMENTS+GR. FL.+1ST PODIUM FLR
+ 2NDFLR (PT)PODIUM (PT) RESI
+ 3RD TO 7 UPPER FLOORS
6.00 M.W.PATHWAY
U/G TANK FOR BLDG NO - 2
REHAB BLDG 2
PART BASEMENT+GR. FL.+1ST TO 15TH PART FLR
3.00 M.W.PATHWAY
6.00 M.W.PATHWAY
U/G TANK FOR BLDG NO - 1
REHAB BLDG. 1
G+13TH FLRS
9.15 M.W.ROAD
18.30 M.W.ROAD
LAND UNDER ADVERSE POSSESSION
4.50
6.00
7.30
7.50

PROPOSED BLOCK PLAN

SCALE = 1:500



PLOT AREA DIAGRAM

SCALE : 1:500

PLOT AREA STATEMENT

18.30 D.P. ROAD SET BACK NORTH SIDE SUB PLOT (A)

ADDITIONS :-
a1. 1/2 X 78.77 X 6.42 = 256.06 SQ.M
a2. 1/2 X 83.07 X 5.45 = 226.37 SQ.M
a3. 1/2 X 8.06 X 4.09 = 12.38 SQ.M
a4. 1/2 X 4.65 X 0.68 = 1.58 SQ.M
TOTAL ADDITIONS = 496.40 SQ.M — (a)

18.30 D.P. ROAD SET BACK NORTH SIDE SUB PLOT (A)

ADDITIONS :-
a5. 1/2 X 83.42 X 13.51 = 563.50 SQ.M
a6. 1/2 X 81.13 X 11.31 = 458.79 SQ.M
a7. 1/2 X 14.45 X 2.49 = 17.99 SQ.M
a8. 1/2 X 15.81 X 1.09 = 8.62 SQ.M
TOTAL ADDITIONS = 1048.90 SQ.M —(a1)

TOTAL 18.30 D.P ROAD SET BACK NORTH SIDE =
a + a1 = 1545.30 SQ.M — (A)

SALE SUB PLOT (B)

ADDITIONS :-
b1. 1/2 X 5.19 X 0.36 = 0.93 SQ.M
b2. 1/2 X 83.07 X 1.53 = 63.55 SQ.M
b3. 1/2 X 82.02 X 15.35 = 629.50 SQ.M
b4. 1/2 X 14.21 X 2.13 = 15.13 SQ.M
b5. 1/2 X 90.97 X 9.47 = 430.74 SQ.M
b6. 1/2 X 4.05 X 1.23 = 2.49 SQ.M
b7. 1/2 X 4.47 X 0.43 = 0.96 SQ.M
b8. 1/2 X 91.09 X 4.46 = 203.13 SQ.M
b9. 1/2 X 91.42 X 0.62 = 28.34 SQ.M
b10. 1/2 X 92.15 X 1.71 = 78.79 SQ.M
b11. 1/2 X 92.15 X 38.253 = 1762.51 SQ.M
b12. 1/2 X 4.06 X 1.21 = 2.46 SQ.M
b13. 1/2 X 85.70 X 3.80 = 162.83 SQ.M
TOTAL ADDITIONS = 3381.36 SQ.M — (b)

REHAB SUB PLOT (C)

ADDITIONS :-
1. 1/2 X 2.16 X 0.85 = 0.92 SQ.M
2. 1/2 X 85.70 X 1.77 = 75.84 SQ.M
3. 1/2 X 88.09 X 27.32 = 1203.31 SQ.M
4. 1/2 X 88.09 X 13.90 = 612.23 SQ.M
5. 1/2 X 45.31 X 5.63 = 127.55 SQ.M
6. 1/2 X 55.93 X 14.41 = 402.98 SQ.M
7. 1/2 X 55.93 X 29.51 = 825.25 SQ.M
8. 1/2 X 40.51 X 3.49 = 70.69 SQ.M
TOTAL ADDITIONS = 3318.77 SQ.M — (c)

18.30 D.P. ROAD SET BACK SOUTH SIDE SUB PLOT (D)

ADDITIONS :-
d1. 1/2 X 4.11 X 1.68 = 3.45 SQ.M
d2. 1/2 X 15.83 X 3.04 = 24.06 SQ.M
d3. 1/2 X 42.15 X 4.23 = 89.15 SQ.M
d4. 1/2 X 26.94 X 3.72 = 50.11 SQ.M
TOTAL ADDITIONS = 166.77 SQ.M — (d)

TOTAL PLOT AREA :-

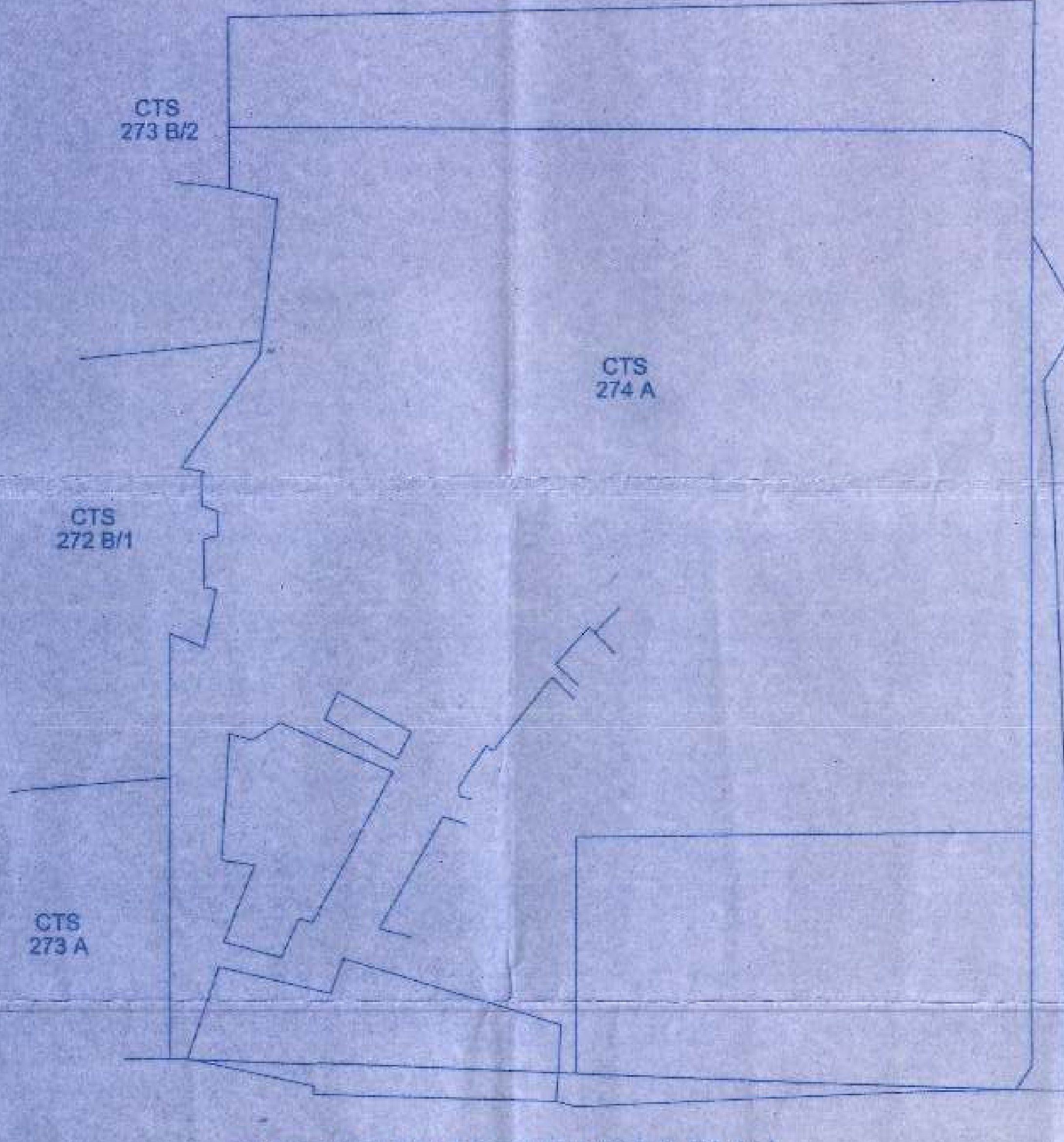
(A) + (b) + (c) + (d) :- 8412.20 sq.mt. — (A)

CONTENTS OF SHEET

PROPOSED BLOCK PLAN
PLOT AREA DIAGRAM & AREA CALCULATION
BUA STATEMENT, TABLE SHOWING TENAMENT STATEMENT
LOCATION PLAN

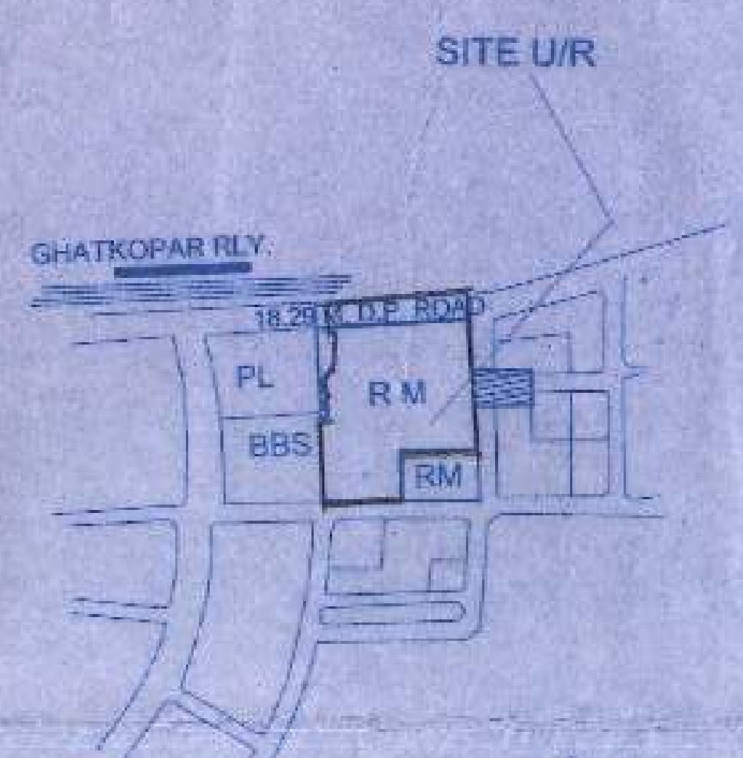
PROFORMA 'A'

A	AREA STATEMENT	SQ MT.
1	AREA OF PLOT	8412.20
2	DEDUCTIONS FOR	
	a. 18.30 D. P. ROAD SET BACK AREA NORTH SIDE	1545.30
	b. 18.30 D. P. ROAD SET BACK AREA SOUTH SIDE	166.77
	c. ANY RESERVATION - MUNCIPLE MARKET LAND COMPONENT 1104.27 /3 = 368.09	368.09
	TOTAL (a + b + c)	2080.16
3	BALANCE AREA PLOT (1 - 2)	6332.04
4	DEDUCTION FOR	
	a. RECREATION GROUND	--
	b. INTERNAL ROAD	--
	c. TOTAL (a + b)	--
5	NET AREA OF THE PLOT (3 - 4)	6332.04
6	ADDITIONS FOR FSI PURPOSE 2 (a) 100% 2 (b) 100% 2 (c) 100%	2080.16
7	TOTAL AREA (5 + 6)	8412.20
8	FSI PERMISSIBLE ON PLOT	3.00
9	PERMISSIBLE BUA FOR SCHEME (7x8)	25236.60
10	PROPOSED REHAB COMPONENT FOR SCHEME	15105.30
11	PERMISSIBLE SALE COMPONENT FOR SCHEME	15105.30
12	PERMISSIBLE SALE BUA IN SITU	15105.30
13	PROPOSED AREA TOTAL REGULAR FSI REHAB BLDG 1 REHAB = 1764.00 SALE = 163.16 REHAB BLDG 2 REHAB = 7534.87 SALE = 700.32 SALE BLDG 3 REHAB = 831.63 SALE = 13999.39	24993.37
14	TOTAL PROPOSED FUNGI AREA REHAB BLDG 1 REHAB FUNGI = 504.77 SALE FUNGI = - REHAB BLDG 2 REHAB FUNGI = 1791.35 SALE FUNGI = - SALE BLDG 3 REHAB FUNGI = - SALE FUNGI = -	7290.21
15	TOTAL BUILT UP AREA PROPOSED WITH FUNGI (12 + 13) REHAB BLDG 1 REHAB = 2268.77 SALE = 163.16 REHAB BLDG 2 REHAB = 9326.22 SALE = 700.32 SALE BLDG 3 REHAB = 831.63 SALE = 13999.39	27289.49
16	TOTAL BUILT UP AREA PROPOSED (13)	24993.37
17	FSI CONSUMED (17/7)	2.971



BLOCK PLAN AS PER MORA PLAN

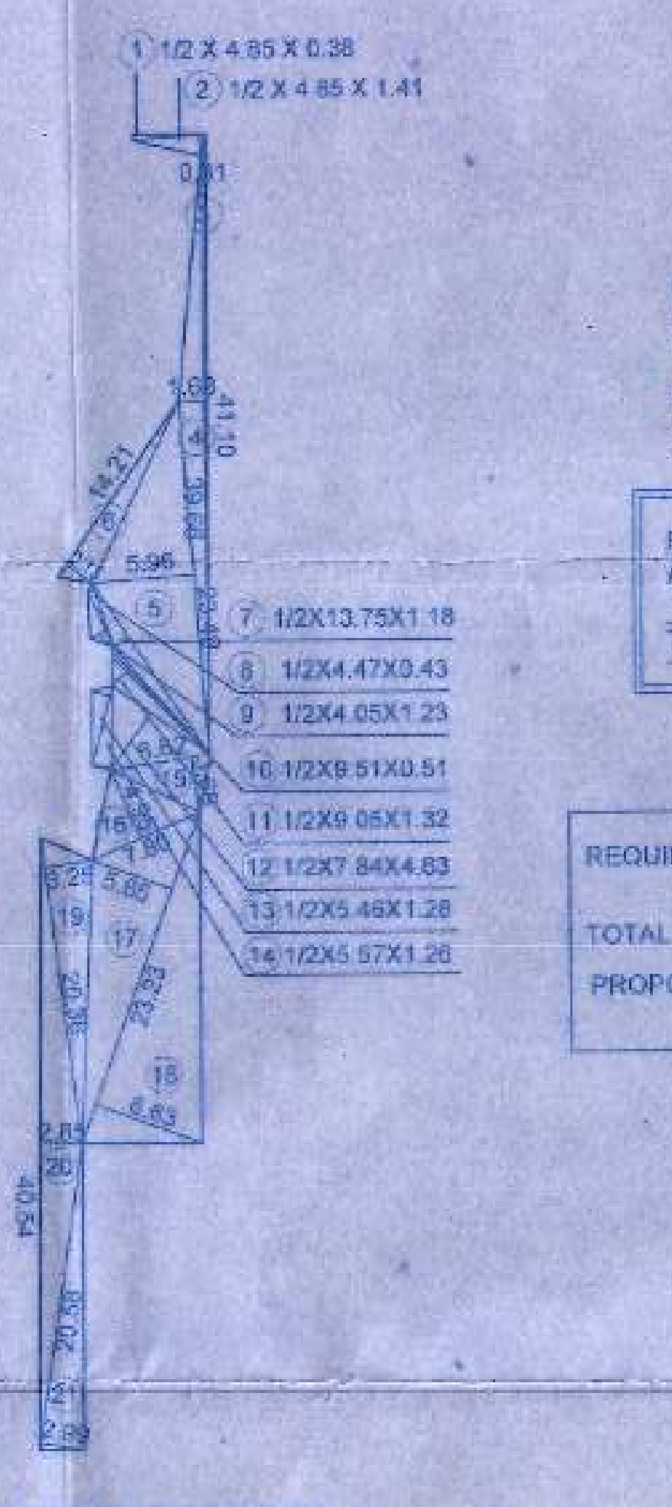
SCALE : 1:500



LOCATION PLAN.

SCALE(1:4000)

S.R.D.P. SHEET NO. - E/2 2

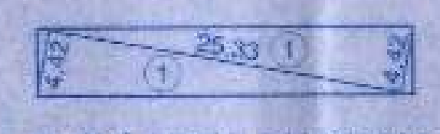


R.G 1 AREA DIAGRAM

SCALE :- 1: 100

R.G - 1 AREA CALCULATIONS

ADDITIONS :-
1. 1/2 X 4.85 X 0.38 = 0.92 SQ.M
2. 1/2 X 4.85 X 1.41 = 3.42 SQ.M
3. 1/2 X 41.10 X 0.31 = 6.37 SQ.M
4. 1/2 X 39.68 X 1.68 = 33.31 SQ.M
5. 1/2 X 23.49 X 6.81 = 79.98 SQ.M
6. 1/2 X 14.21 X 2.13 = 15.13 SQ.M
7. 1/2 X 13.75 X 1.18 = 8.11 SQ.M
8. 1/2 X 4.47 X 0.43 = 0.96 SQ.M
9. 1/2 X 4.05 X 1.23 = 2.49 SQ.M
10. 1/2 X 9.51 X 0.51 = 2.43 SQ.M
11. 1/2 X 9.05 X 1.32 = 5.97 SQ.M
12. 1/2 X 7.84 X 4.63 = 18.15 SQ.M
13. 1/2 X 5.46 X 1.28 = 3.49 SQ.M
14. 1/2 X 5.57 X 1.26 = 3.51 SQ.M
15. 1/2 X 6.62 X 3.69 = 12.21 SQ.M
16. 1/2 X 7.80 X 4.95 = 19.30 SQ.M
17. 1/2 X 23.23 X 5.65 = 65.62 SQ.M
18. 1/2 X 23.23 X 7.49 = 87.00 SQ.M
19. 1/2 X 20.36 X 3.25 = 33.08 SQ.M
20. 1/2 X 40.54 X 2.85 = 57.77 SQ.M
21. 1/2 X 20.58 X 2.99 = 30.77 SQ.M
TOTAL ADDITIONS = 469.99 SQ.M



R.G 2 AREA DIAGRAM

SCALE :- 1: 100

R.G - 2 AREA CALCULATIONS

ADDITIONS :-
1. 1/2 X 25.33 X 4.42 X 2 = 111.96 SQ.M
TOTAL ADDITIONS = 111.96 SQ.M

REQUIRED SLUM PLOT R.G. = TOTAL NET PLOT X 8 %
= 6332.04 X 8 % —(I)
TOTAL REQUIRED R.G. = 506.56 SQ.MT
PROPOSED R.G. = RG1 + RG2 = 470.02 + 111.96
= 581.98 SQ.M

TABLE SHOWING BUILT-UP AREA 1,2,3

BLDG	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA REHAB	SOCIETY OFFICE AREA	MUNICIPAL MARKET AREA	REGULAR SALE FSI (A)										SALE RESI FUNGI FSI (B)	TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF BUDDHA VIHAR	AREA OF MUNICIPAL CHOWKY	AREA OF PASSAGE REHAB	REHAB AREA FOR F.S.I. PURPOSE (C)		REGULAR TOTAL B.U.A AREA (A + C) = D	REHAB RESI. FUNGI AREA (E)	TOTAL B.U.A WITH FUNGI AREA (D + E + B)
						COMMERCIAL						RESI																
						TOI	EXCE. AREA	COMM.	SALE CLINIC	PASS AREA	EXCESS BUDDHA VIHAR	RESI AREA	MTR.RM AREA	D.G.SET AREA	ELE / FT DUCT AREA									RESI	COMM.			
REHAB BLDG NO 1	4636.32	696.13	97.46	—	1104.27	6.56	56.83	99.45		—		—	—	—		—	2775.30	96.06	-	-	-	-	985.24	1598.12	165.88	1927.16	504.77	2431.93
REHAB BLDG NO 2	14132.20	1697.74	275.60	—	—	85.11	205.08	—	—	138.65	40.55	230.92	—	—		—	11425.53	82.69	96.85	68.75	12.24	51.91	3578.22	6386.66	1148.21	8235.19	1791.35	10026.54
SALE BLDG NO 3	18278.52	3114.13	217.88	43.58		110.85	63.33	—	—	—	—	13648.08	136.51	20.25	20.27		903.84	—	—	—	—	—	72.21	—	831.63	14831.02	—	14831.02
TOTAL	37217.43	5508.00	593.94	43.58	1104.27	202.94	325.24	99.45	-	138.66	40.55	13879.00	136.51	20.25	20.27	-	15104.77	168.75	96.85	68.75	12.24	51.91	4635.67	7984.78	2145.72	24993.37	2296.12	27289.49
						506.84						14056.03												10130.50				
						14882.67																						

TENAMENT STATEMENT

BLDG	REHAB RESI.	REHAB R/C	REHAB SHOP	NOT ELIGIBAL PAP			P.A.P	NO. OF ADD.P.A.P. TENAMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE SHOP	SALE RESI.	SALE CLINIC	EXISTING AMENITY		TOTAL
				RES.	COMM.	R/C									BUDDHA VIHAR	MUNICIPAL CHOWKY	
REHAB BLDG NO 1	52	-	10			-	-		01	—	—	02	-	-	—	—	65
REHAB BLDG NO 2	127	04	56	11	18	-	49	05	03	04	03	-	07	-	01	01	290
SALE BLDG NO 3	-		54		01	-	-	-	-	-	04	-	174	-	—	—	233
TOTAL	179	04	120	11	19	-	49	05	04	04	07	02	181	-	01	01	588

FUNGIBLE FSI CALCULATION

PERMISSIBLE FUNGIBLE FSI CALCULATION

REHAB BUILDING NO - 01

- REHAB RES. BUA X 35(%)
= 1598.12 X 35(%)
= 559.34 SQ.M —(A)

- SALE RES BUA X 35%
= NIL X 35(%)
= NIL SQ.M —(I)

- REHAB COMM. BUA X 20%
= 165.88 X 20(%)
=33.18SQ.M —(II)

- SALE COMM. BUA X 20%
=163.16 X 20(%)
= 32.63 SQ.M —(III)

REHAB BLDG NO. 2

- REHAB RES. BUA X 35(%)
= 6086.66 X 35(%)
= 2130.33SQ.M —(A1)

- REHAB COMM. BUA X 20%
=1148.21X 20(%)
= 229.64SQ.M —(B1)

- SALE RES. BUA X 35(%)
= 230.92 X 35(%)
= 80.82SQ.M —(a)

- SALE COMM. BUA X 20%
= 469.40X 20(%)
= 93.88SQ.M —(b)

SALE BLDG - 03

- REHAB COMM. BUA X 20(%)
= 831.63X 20(%)
= 166.33 SQ.M—(c1)

- SALE RES. BUA X 35(%)
= 13825.11 X 35(%)
= 4838.79SQ.M —(V)

- SALE COMM. BUA X 20(%)
= 174.28 X 20(%)
= 34.86 SQ.M —(c)

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB PORTION
PERMISSIBLE REHAB RESI.FUNGI. FOR BLDG.1,2,3 (A+A1) =2689.67SQ.M.–(A)
PERMISSIBLE REHAB COMM.FUNGI. FOR BLDG.1,2,3,(II+B1+c1) = 429.25SQ.M –(I)

TOTAL PROPOSED FUNGIBLE FSI FOR REHAB PORTION
PROPOSED REHAB RESI.FUNGI. FOR BLDG 1 BLDG NO.1 = 504.77 SQ.M.–(B)
PROPOSED REHAB RESI.FUNGI. FOR BLDG 1 BLDG NO.2 = 1791.35 SQ.M.–(ii)
TOTAL PROPOSED REHAB RESI.FUNGI. BLDG.1,2,3 (B+ii) =2296.12 SQ.M.

PROPOSED FUNGI AR. REHAB COMM. = NIL SQ.M.

TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE PORTION
PERMISSIBLE COMM. SALE FUNGI AR. SALE BLDG 3= (C) = NIL SQ.M.
PERMISSIBLE COMM.SALE FUNGI AR. REHAB BLDG 1 =32.53SQ.M –(C)
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 2 =93.88SQ.M.–(iii)
TOTAL PROPOSED FUNGIBLE FSI FOR SALE COMM. =34.86

PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 3= (a+v) =4919.61SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR SALE RES.
= NIL SQMT.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 5806(pt) CORRESPONDING F.P.NO. 274(pt) OF TPS -III OF VILLAGE GHATKOPAR, JAWAHAR ROAD, AT GHATKOPAR EAST, MUMBAI.

FOR " NALANDA SRA. C.H.S. LTD."

NAME OF THE OWNER AND SIGNATURE

MONEY MAGNUM NEST PVT. LTD.

For MONEY MAGNUM NEST PVT. LTD.
Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	Sheetal	Sheetal

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME ON DATED 19-07-2013 AND ADDITIONAL PLOT IS SURVYED BY ME ON DATED 1-12-2016 THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO- 8412.20 sq.m. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIPTOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans Sanctioned under no. SRA/ENG/[illegible] LAY
Dated 11/8/2014

APPROVABLE
Subject to [illegible]
Letter [illegible] LAY
Dt. 13 APR 2022
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER

01/A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TELE. : 2881 2460, 2881 1705