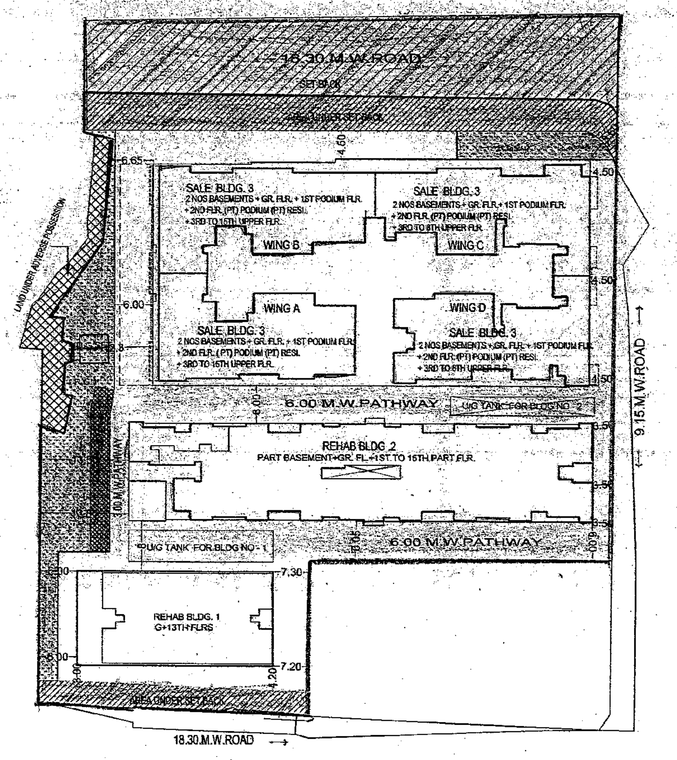
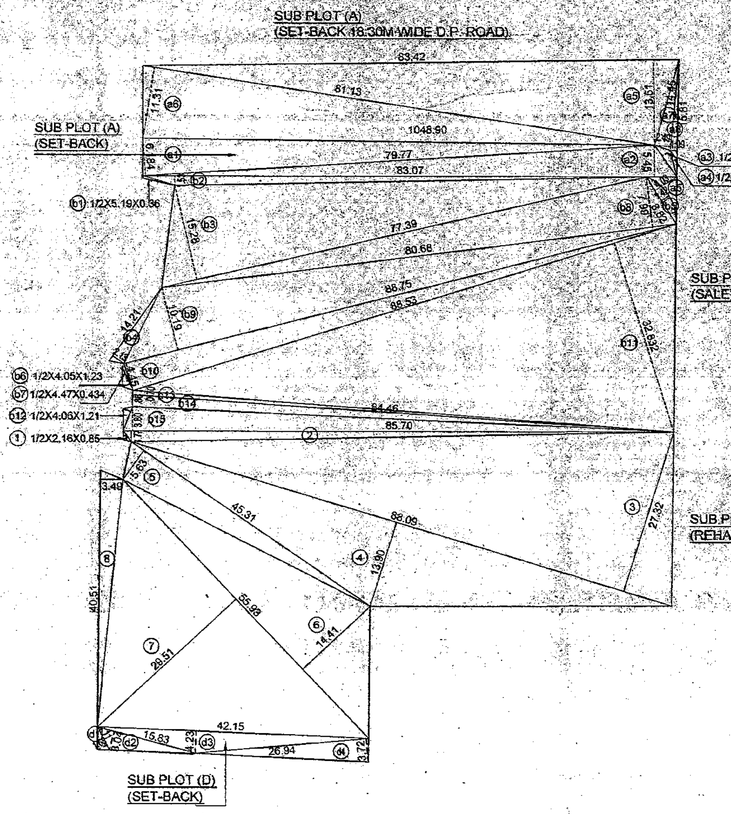
CONTENTS OF SHEET :-

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



PROPOSED BLOCK PLAN
SCALE = 1:500



PLOT AREA DIAGRAM
SCALE : 1:500

PLOT AREA STATEMENT

16.30 D.P. ROAD SET BACK NORTH SIDE

SUB PLOT (A)

ADDITIONS :-

a1. 1/2 X 79.77 X 6.184	=	246.65 SQ.M
a2. 1/2 X 83.07 X 5.45	=	226.37 SQ.M
a3. 1/2 X 16.06 X 4.09	=	12.39 SQ.M
a4. 1/2 X 4.65 X 0.675	=	1.57 SQ.M
a5. 1/2 X 8.82 X 4.03	=	12.77 SQ.M
TOTAL ADDITIONS =		504.75 SQ.M — (a)
DEDUCTION :-		
b5. 2/3 X 8.82 X 1.42	=	8.35 SQ.M
TOTAL ADDITIONS =		8.35 SQ.M — (b)

TOTAL 16.30 D.P. ROAD SET BACK NORTH SIDE = 496.40 SQ.M — (a-b)

16.30 D.P. ROAD SET BACK NORTH SIDE

SUB PLOT (A)

ADDITIONS :-

a5. 1/2 X 83.42 X 13.61	=	565.50 SQ.M
a6. 1/2 X 61.13 X 11.31	=	458.99 SQ.M
a7. 1/2 X 14.45 X 2.49	=	17.99 SQ.M
a8. 1/2 X 15.81 X 1.09	=	8.82 SQ.M
TOTAL ADDITIONS =		1049.90 SQ.M — (a1)

TOTAL 16.30 D.P.ROAD SET BACK NORTH SIDE = 1545.30 SQ.M — (A)

SALE SUB PLOT (B)

ADDITIONS :-

b1. 1/2 X 6.19 X 0.38	=	0.89 SQ.M
b2. 1/2 X 83.07 X 1.58	=	63.55 SQ.M
b3. 1/2 X 77.39 X 15.28	=	591.26 SQ.M
b4. 1/2 X 14.21 X 2.13	=	15.10 SQ.M
b5. 2/3 X 8.82 X 1.42	=	8.35 SQ.M
b6. 1/2 X 4.05 X 1.23	=	2.49 SQ.M
b7. 1/2 X 4.47 X 0.434	=	0.97 SQ.M
b8. 1/2 X 80.66 X 7.99	=	322.52 SQ.M
b9. 1/2 X 86.75 X 10.19	=	442.16 SQ.M
b10. 1/2 X 86.75 X 3.45	=	149.47 SQ.M
b11. 1/2 X 86.53 X 22.832	=	1453.81 SQ.M
b12. 1/2 X 4.06 X 1.21	=	2.46 SQ.M
b13. 1/2 X 84.46 X 0.70	=	29.50 SQ.M
b14. 1/2 X 84.46 X 1.66	=	70.03 SQ.M
b15. 1/2 X 85.70 X 3.80	=	162.83 SQ.M
TOTAL ADDITIONS =		3383.36 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 86.09 X 2.732	=	1263.31 SQ.M
4. 1/2 X 86.09 X 13.90	=	597.23 SQ.M
5. 1/2 X 45.31 X 5.63	=	127.55 SQ.M
6. 1/2 X 55.93 X 14.41	=	402.96 SQ.M
7. 1/2 X 55.93 X 29.51	=	825.29 SQ.M
8. 1/2 X 40.51 X 3.49	=	70.69 SQ.M
TOTAL ADDITIONS =		3316.77 SQ.M — (c)

16.30 D.P. ROAD SET BACK SOUTH SIDE

SUB PLOT (D)

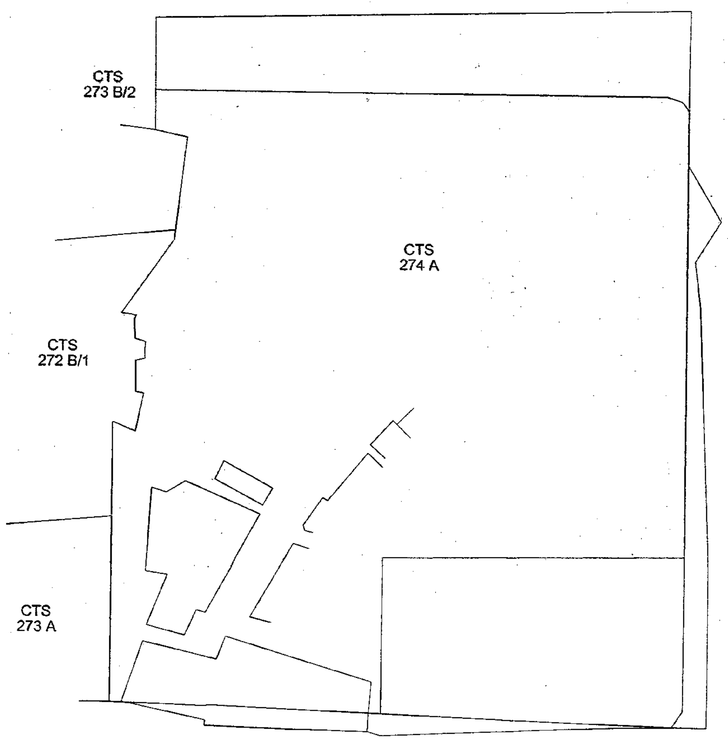
ADDITIONS :-

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 4.29	=	90.15 SQ.M
d4. 1/2 X 28.94 X 3.73	=	50.11 SQ.M
TOTAL ADDITIONS =		166.77 SQ.M — (d)

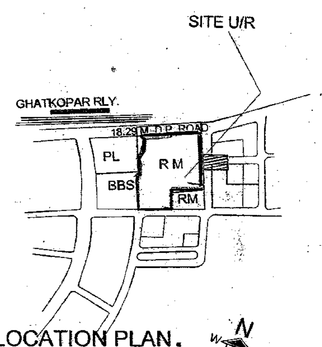
TOTAL PLOT AREA :-
(A) + (b) + (c) + (d) = 8412.20 sq.mt — (A)

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 - MUNICIPLE MARKET (AND 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	0.00 upto 0.50 / 0.50 upto 1.00 / 2.00 upto 3.00	2080.16
7	TOTAL AREA (5 + 6)		8412.20
8	FSI PERMISSIBLE ON PLOT		3.00
9	PERMISSIBLE BUA FOR SCHEME (7 x 8)		25236.60
10	PROPOSED REHAB COMPONENT FOR SCHEME		15103.38
11	PERMISSIBLE SALE COMPONENT FOR SCHEME		15103.38
12	PERMISSIBLE SALE BUA IN SITU		15103.38
13	PROPOSED AREA TOTAL REGULAR FSI		
	REHAB BLDG 1 — REHAB = 1764.06, SALE = 163.16		25069.60
	REHAB BLDG 2 — REHAB = 7534.85, SALE = 700.32		
	SALE BLDG 3 — REHAB = 830.26, SALE = 14076.99		
14	TOTAL PROPOSED FUNGI AREA		
	REHAB BLDG 1 — REHAB FUNGI = 504.77, SALE FUNGI = -		2296.12
	REHAB BLDG 2 — REHAB FUNGI = 1791.35, SALE FUNGI = -		
	SALE BLDG 3 — REHAB FUNGI = -, SALE FUNGI = -		
15	TOTAL BUILT UP AREA PROPOSED WITH FUNGI (12 + 13)		
	REHAB BLDG 1 — REHAB = 2268.77, SALE = 163.16		27365.72
	REHAB BLDG 2 — REHAB = 8326.22, SALE = 700.32		
	SALE BLDG 3 — REHAB = 830.26, SALE = 14076.99		
16	TOTAL BUILT UP AREA PROPOSED (13)		25069.60
17	FSI CONSUMED (17/7)		2.980



BLOCK PLAN AS PER MORA PLAN
SCALE : 1:500

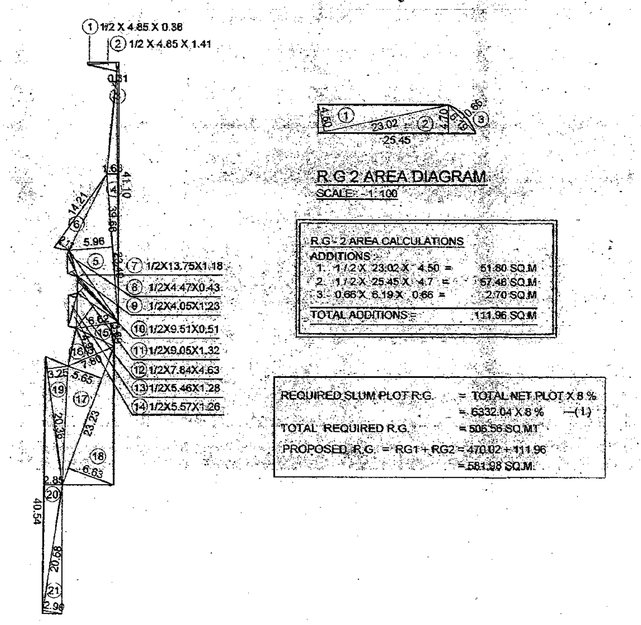


LOCATION PLAN.
SCALE(1:4000).
S.R.D.P. SHEET NO. - E/2 2

R.G - 1 AREA 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 39.66 X 1.88	=	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 4.85	=	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 =		489.89 SQ.M



R.G 1 AREA DIAGRAM
SCALE : - 1: 100

R.G 2 AREA DIAGRAM
SCALE : - 1:100

R.G - 2 AREA CALCULATIONS

ADDITIONS :-

1. 1/2 X 23.02 X 4.50	=	51.80 SQ.M
2. 1/2 X 25.45 X 4.7	=	57.46 SQ.M
3. 0.66 X 6.19 X 0.66	=	2.70 SQ.M
TOTAL ADDITIONS =		111.96 SQ.M

REQUIRED SLUM PLOT R.G. = TOTAL NET PLOT X 8 %
= 6332.04 X 8 % — (1)
TOTAL REQUIRED R.G. = 506.59 SQ.MT.
PROPOSED R.G. = RG1 + RG2 = 470.62 + 111.96
= 582.58 SQ.M.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 5608(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

For, Money Magnum Nest Pvt. Ltd.

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 approval is for Revised Plans
SRA/ENG/2128/N/MHADAP
Dated 17/4/2017

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/2128/N/MHADAP Dt. 26 APR 2019
26.04.19
Name & Designation
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. : 2681 2480, 2681 1705

TABLE SHOWING BUILT-UP AREA 1,2,3

BLDG	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA	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)
						TOT	EXCE. AREA	COMM.	SALE CLINIC	PASS AREA	EXCESS BUDDHA VIHAR	RESI. AREA	MTR.RM. AREA	ELE. / FF DUCT ARA	D.G SET AREA											RESI	COMM.			
REHAB BLDG NO 1	4836.32	696.13	97.46	---	1104.27	6.88	56.83	99.45	---	---	---	---	---	---	---	---	---	2775.30	26.06	-	-	-	-	985.24	1598.12	165.88	1927.16	504.77	2431.93
REHAB BLDG NO 2	14102.29	1697.74	278.60	---	---	85.11	205.08	---	---	138.66	40.55	230.92	---	---	---	---	---	11425.63	82.69	96.95	68.75	12.24	51.91	3578.22	6386.66	1148.21	8335.19	1791.35	10026.54
SALE BLDG NO 3	18746.89	3318.65	414.77	35.73	---	110.94	64.18	---	---	---	---	13724.99	136.76	20.27	20.25	---	---	902.45	---	---	---	---	---	72.19	---	830.26	14907.25	---	14907.25
TOTAL	37687.50	5712.82	790.83	35.73	1104.27	202.93	326.09	99.45	---	138.66	40.55	13955.51	136.76	20.27	20.25	---	---	15103.38	108.75	96.95	68.75	12.24	51.91	4635.65	7984.78	2144.35	25069.60	2296.12	27365.72
							807.68						14132.79												10129.13				
													14940.47																

TENAMENT STATEMENT

BLDG	REHAB RESI.	REHAB R/C	REHAB SHOP	PROVISIONAL PAP AGAINST NOT ELIGIBLE T/S			REGULAR PAP	ADDITIONAL PAP TENAMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	FITNESS CENTER	SALE SHOP	SALE RESI.	SALE CLINIC	EXISTING AMENITY		TOTAL
				RESI.	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	06	03	04	03		-	07	-	01	01	290
SALE BLDG NO 3	-	-	54		01	-	-	-	-	-	04	02	-	200	-	--	--	261
TOTAL	179	04	120	11	19	-	49	06	04	04	07	02	02	207	-	01	01	816

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(%) = 33.18 SQ.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(%) = 6386.66 X 35(%) = 2235.33 SQ.M. ----(A1)
- REHAB COMM. BUA X 20% =1148.21X 20(%) = 229.64 SQ.M.----(B1)
- SALE RES. BUA X 35(%) = 230.92 X 35(%) = 80.82 SQ.M. ----(a)
- SALE COMM. BUA X 20% = 469.40 X 20(%) = 93.88 SQ.M. ----(b)

SALE BLDG - 03

- REHAB COMM. BUA X 20(%) = 830.26 X 20(%) = 166.05 SQ.M. ----(c1)
- SALE RES. BUA X 35(%) = 13901.87 X 35(%) = 4865.65 SQ.M. ----(V)
- SALE COMM. BUA X 20(%) = 175.12 X 20(%) = 35.02 SQ.M. ----(c)

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB PORTION
PERMISSIBLE REHAB RESI.FUNGI. FOR BLDG.1, 2 (A + A1) = 2794.67 SQ.M.--(A)
PERMISSIBLE REHAB COMM.FUNGI. FOR BLDG.1, 2, 3(II+B1+c1) = 428.87 SQ.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.2 BLDG NO.2 = 1791.35 SQ.M.--(ii)
TOTAL PROPOSED REHAB RESI.FUNGI, BLDG.1, 2 (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) = 35.02 SQ.M.
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 1 = 32.63 SQ.M.--(C)
PERMISSIBLE COMM. SALE FUNGI AR. REHAB BLDG 2 = 93.88 SQ.M.--(iii)
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE COMM. = 161.53 SQ.M.

PERMISSIBLE RESI. SALE FUNGI AR. REHAB BLDG 2 = 80.82 SQ.M.
PERMISSIBLE RESI. SALE FUNGI AR. SALE BLDG 3 = 4565.65 SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR SALE RESI. = -
TOTAL PROPOSED FUNGIBLE FSI FOR SALE RES. = -