

PROFORMA 'A'

	SLUM	NON-SLUM	TOTAL
A	AREA STATEMENT	SQ.MT.	SQ.MT.
1	AREA OF PLOT	3054.82	2099.38
2	AREA OF ROAD SET BACK	15.00	NIL
3	AREA OF D.P. ROAD	NIL	NIL
4	AREA OF RESERVATION IF ANY	NIL	NIL
5	DEDUCTIONS FOR	NIL	NIL
6	FOR RESERVATION/ROAD AREA	NIL	NIL
7	ROAD SET BACK AREA TO BE HANDED OVER (100% REG. NO. 16)	15.00	15.00
8	PROP. D.P. ROAD TO BE HANDED OVER (100% REG. NO. 16)	NIL	NIL
9	Reservation area to be handed over (Reg. 17)	NIL	NIL
10	FOR AMENITY AREA	NIL	NIL
11	a) Area of Amenity plots to be handed over as per DCR 14(A) (P.O.S.)	NIL	NIL
12	b) Area of Amenity plots to be handed over as per DCR 14(B)	NIL	NIL
13	c) Area of Amenity plots to be handed over as per DCR 35(Amenity)	NIL	NIL
14	Deductions for existing BUA to be retained if any/Land Component of development was allowed	NIL	NIL
15	Total Deductions: (2(A)+2(B)+2(C) as and when applicable)	15.00	15.00
16	Balance area of plot (1 minus 3)	3039.82	2099.38
17	Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr. No. 4 above	3039.82	2099.38
18	Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00	1.00
19	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4.00	---
20	Permissible FSI as per 33(11A)	NIL	NIL
21	Built-up area as per zonal (basic) FSI (50%) (in case of MH land permissible BUA kept in abeyance.)	12159.28	2099.38
22	Built-up equal to area of land handed over as per regulation 30(A)	---	---
23	i) as per 2(A) and 2(B) except 2(A)(C) ii) above with in cap of admissible TDR as Column B of Table-12 on remaining (Balance) plot	---	---
24	iii) in case of 2(A)(C) iii) permissible over and above permissible BUA on remaining / balance plot	---	---
25	Built up area in lieu of cost of construction of building authority to be handed over (within the limit of permissible BUA on remaining plot)	---	---
26	Built up area due to additional FSI on payment of premium as per Table no. 12 of regulation no. 30(A) on remaining / balance plot (0.50 FSI)	---	---
27	Built up area due to admissible TDR as per Table no. 12 of regulation no. 30(A) and 32 on remaining / balance plot (0.75 FSI)	---	---
28	Permissible Built-up area (as the case may be) without BUA as per 2(C)	---	---
29	Proposed BUA of Reliab. in Comp. Bldg. No. 1 as per before dubbing	6579.94	---
30	Reliab. Component in Comp. Bldg. No. 1 as per before dubbing	8382.11	---
31	Reliab. BUA transferred from Vrindavan to Mild Nager	2810.91	---
32	Reliab. Component transferred from Vrindavan CHS to Mild Nager	3573.20	---
33	Proposed BUA of Reliab. in Comp. Bldg. No. 1 as per dubbing LOR report. Approved DL 29/11/2022	3768.93	---
34	Reliab. Component in Comp. Bldg. No. 1 as per dubbing LOR report. Approved DL 29/11/2022	4806.90	---
35	Permissible Sale Component (1.1 X 6382.11)	8220.32	---
36	Sale Component transferred from Mild Nager to Vrindavan CHS	3573.20	---
37	Permissible Sale Component (incentive X.R. Component) (as per dubbing LOR report. Approved DL 29/11/2022)	12730.53	2099.38
38	Permissible BUA for Transit tenements for SRA / of total additional BUA	---	---
39	Permissible BUA for Sale Component of total additional BUA	12730.53	2099.38
40	Total BUA sanctioned for the scheme	---	18861.84
41	Proposed BUA (as the case may be) without BUA as per 2(C)	---	---
42	Total BUA proposed to be consumed in situ (COMPOSITE BLDG. NO. 1)	---	---
43	Wing A+B+C (3330.30+2138.05+1866.44) AS PER APPROVED PLAN - 13/06/2022	---	7334.87
44	(SALE BLDG. NO. 2)	---	6642.40
45	TOTAL BUA AREA	---	12977.27
46	Proposed BUA for Transit tenements for SRA / of total additional BUA	---	---
47	Proposed BUA for Sale component for Sale Bldg. no.2	---	6642.40
48	TDR generated if any as per regulation 30(A) and 32	---	---
49	TDR generated in the scheme	---	---
50	Fungible compensatory area as per regulation no. 31(3)	---	---
51	i) Permissible fungible compensatory area for Re-Development Component without charging premium (2725.76 SQ.MT. X 35%)	---	954.02
52	ii) Fungible compensatory area available for Re-Development Component without charging premium (2725.76 SQ.MT. X 35%)	---	954.02
53	iii) Permissible fungible compensatory area by charging premium for sale	---	NIL
54	iv) Fungible compensatory area available on payment of premium for Sale	---	NIL
55	i) Total BUA for sale Component	---	6642.40
56	ii) Total BUA including fungible for Sale Component building no-2: 6642.40 + 954.02 + 8596.42	---	8596.42
57	Balance BUA Perm. Fungible Component	---	---

PROFORMA 'B'

CONTENT OF SHEET

GROUND FLOOR PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATIONS, BUA SUMMARY, R.G. AREA DIAGRAM, R.G. AREA CALC., BLOCK PLAN, LOCATION PLAN, PROFORMA 'A' & 'B'

STAMP OF APPROVAL OF PLANS

Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENG/S/PVT/108/20120316/AP/51
Dt: 17 DEC 2023Ex-Officio Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF RECEIPT OF PLANS

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on 13/05/2019 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 5154.20 sq.mts. and tallies with the area stated in the document of ownership.

- Architect

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 451, 451/1 To 18, 449B, 450, 450/1 To 12, 452, 452/1 To 14 of Village Kanjur, at Bhattipada Cross road, at Bhandup (West), Mumbai 400 078, 'S' Ward of M.C.G.M.
For, Shree Vrindavan SRA CHS. LTD.

NAME OF OWNER/DEVELOPER

M/s. SHREE S S INFRA DEVELOPERS PRIVATE LIMITED

M/s. Shree S S Infra Developers Private Limited

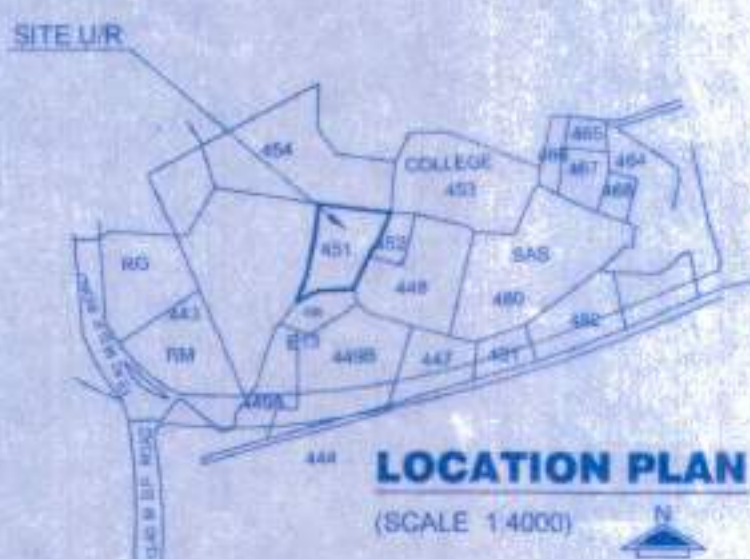
SIGN. NAME & ADDRESS OF ARCHITECT

Director

Office Address :-
0016002, Design-Crest Architects,
Varad-Ashish Apts. Sect-9,
Near Airoli Circle, next to Gauri Masala,
Airoli, Navi Mumbai - 400 708.

ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS

NORTH LINE	REMARK	JOB NO.	SCALE
N		AS STATED	
		DRN BY	
		CHKD BY	



PLOT AREA CALCULATIONS

No.	DIMENSION	TOTAL
1	38.99 X 15.21 X 0.50	364.11 Sq.Mt.
2	38.99 X 13.43 X 0.50	268.93 Sq.Mt.
3	43.73 X 33.66 X 0.50	735.98 Sq.Mt.
4	33.53 X 9.74 X 0.50	163.29 Sq.Mt.
5	36.73 X 8.735 X 0.50	160.42 Sq.Mt.
6	12.30 X 7.80 X 0.50	47.97 Sq.Mt.
TOTAL		1740.30 Sq.Mt.

No.	DIMENSION	TOTAL
7	19.73 X 10.50 X 0.50	103.58 Sq.Mt.
8	23.39 X 8.13 X 0.50	95.06 Sq.Mt.
9	30.25 X 10.129 X 0.50	153.15 Sq.Mt.
10	22.74 X 5.25 X 0.50	59.69 Sq.Mt.
TOTAL		411.50 Sq.Mt.

No.	DIMENSION	TOTAL
11	25.02 X 7.219 X 0.50	90.31 Sq.Mt.
12	27.00 X 2.23 X 0.50	30.11 Sq.Mt.
13	27.00 X 6.35 X 0.50	72.23 Sq.Mt.
14	19.32 X 7.13 X 0.50	68.88 Sq.Mt.
15	19.32 X 7.35 X 0.50	71.00 Sq.Mt.
16	18.88 X 7.92 X 0.50	74.75 Sq.Mt.
17	18.88 X 7.62 X 0.50	71.93 Sq.Mt.
TOTAL		479.22 Sq.Mt.

No.	DIMENSION	TOTAL
18	7.41 X 2.21 X 0.50	8.19 Sq.Mt.
19	7.41 X 1.406 X 0.50	5.21 Sq.Mt.
TOTAL		13.40 Sq.Mt.

TOTAL PLOT AREA (C+D)

492.82 Sq.Mt.

NON SLUM AREA CALCULATIONS

No.	DIMENSION	TOTAL
20	26.25 X 10.75 X 0.50	141.09 Sq.Mt.
21	26.39 X 4.75 X 0.50	62.88 Sq.Mt.
22	22.13 X 5.26 X 0.50	58.20 Sq.Mt.
23	10.60 X 4.78 X 0.50	25.19 Sq.Mt.
24	2.35 X 1.56 X 0.11/2	3.96 Sq.Mt.
25	6.81 X 1.69 X 0.09/2	16.25 Sq.Mt.
26	45.20 X 14.26 X 0.50	322.26 Sq.Mt.
27	52.60 X 16.06 X 0.50	422.36 Sq.Mt.
28	52.60 X 12.402 X 0.50	326.17 Sq.Mt.
29	19.68 X 10.31 X 0.50	96.30 Sq.Mt.
30	33.82 X 14.75 X 0.50	249.42 Sq.Mt.
31	32.30 X 14.91 X 0.50	240.49 Sq.Mt.
32	33.62 X 1.39 X 0.50	23.50 Sq.Mt.
33	6.90 X 5.00 X 0.50	16.25 Sq.Mt.
34	14.35 X 3.05 X 0.50	26.19 Sq.Mt.
35	8.39 X 3.49 X 0.50	14.64 Sq.Mt.
36	11.23 X 1.48 X 0.50	8.31 Sq.Mt.
37	16.94 X 1.60 X 0.50	11.17 Sq.Mt.
TOTAL		2099.38 Sq.Mt.

No.	DIMENSION	TOTAL
38	22.10 X 9.26 X 0.50	102.32 SQ.MT.
39	31.03 X 12.258 X 0.50	190.15 SQ.MT.
40	19.97 X 12.24 X 0.50	117.53 SQ.MT.
TOTAL ADDITION		410.40 SQ.MT.

TOTAL PLOT AREA (A+B+G+H) 5154.20 Sq.Mt.

STATEMENT FOR SALE FUNGIBLE B.U. AREA (SALE BLDG. NO.2) (WING - A & B)

FLOOR	BUILT-UP AREA	E.D. & F.D.	PART TERRACE AREA	EXCESS SOCIETY OFFICE AREA	TOTAL BUILT-UP AREA	BUILT-UP AREA	E.D. & F.D.	PART TERRACE AREA	TOTAL BUILT-UP AREA
GR.	578.06	---	---	---	578.06	---	---	---	---
1ST	462.39	11.79	---	---	474.17	---	---	---	---
2ND	462.39	11.79	---	---	474.17	---	---	---	---
3RD	462.39	11.79	---	---	474.17	---	---	---	---
4TH	462.39	11.79	---	---	474.17	---	---	---	---
5TH	462.39	11.79	---	21.67	484.06	---	---	---	---
6TH	462.39	11.79	---	---	474.17	---	---	---	---
7TH	462.39	11.79	---	---	474.17	---	---	---	---
8TH	462.39	11.79	---	---	474.17	---	---	---	---
9TH	462.39	11.79	---	---	474.17	---	---	---	---
10TH	462.39	11.79	---	---	474.17	---	---	---	---
11TH	462.39	11.79	---	---	474.17	---	---	---	---
12TH	462.39	11.79	---	---	474.17	---	---	---	---
13TH	4.92	---	---	---	4.92	462.77	11.79	---	474.55
14TH	---	---	---	---	---	462.68	11.79	---	474.47
TOTAL	5479.37	141.36	---	21.67	5642.40	930.46	23.56	---	954.02
TOTAL SALE BUILT-UP AREA	(5642.40 + 954.02) = 6596.42								

TENEMENT STATEMENT FOR SALE BLDG. NO.2 (WING - A & B)

FLOOR	COMMERCIAL	RESIDENTIAL	SOCIETY OFFICE	FITNESS CENTER	TOTAL SALE
GR.	10	---	---	---	10
1ST	38	---	---	---	38
2ND	38	---	---	---	38
3RD	---	37	---	---	37
4TH	---	37	---	---	37
5TH	---	38	31	---	69
6TH	---	10	---	---	10
7TH	---	10	---	---	10
8TH	---	37	---	---	37
9TH	---	10	---	---	10
10TH	---	10	---	---	10
11TH	---	10	---	---	10
12TH	---	10	---	---	10
13TH	---	10	---	---	10
14TH	---	10	---	---	10
TOTAL	32	107	01	03	143

CARPET AREA IN SQ. MT.	TOTAL NOS. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	71 NOS.	1 PARKING FOR 6 TENEMENT	8.85 NOS.
45.00 TO 60.00	38 NOS.	1 PARKING FOR 4 TENEMENT	29 NOS.
60.00 TO 90.00	NIL	1 PARKING FOR 2 TENEMENT	NIL
ABOVE 90.00	NIL	1 PARKING FOR 1 TENEMENT	NIL
TOTAL	107 NOS.		17.88 NOS.
10 % ADDITIONAL PARKING FOR VISITORS			1.78 NOS.
TOTAL COMM. AREA = GR. TO 2ND FL. = 375.06 + 805.39 + 805.39 = 1385.84			20 NOS.
COMM. AREA UPTO 800 SQ.MTS. = 1 FOR 40 Sq.Mt.			6.32 NOS.
COMM. AREA (1305.84 - 800) = 505.84 Sq.Mt. = 1 FOR 80 Sq.Mt.			2.63 NOS.
10 % ADDITIONAL PARKING FOR VISITORS 20 + 6.32 + 26.32			45.61 NOS.
TOTAL			51.49 NOS.
50% ADDITIONAL PARKING			24.50 NOS.
TOTAL PARKING 49 + 24.50			73.50 NOS.
TOTAL PARKING REQUIRED			74 NOS.

TOTAL PARKING
SMALL = 67 NOS.
BIG = 26 NOS.
TOTAL = 95 NOS.

8% R.G. AREA CALCULATIONS

No.	DIMENSION	TOTAL
1	1/2 X 28.75 X 3.34 X 1 NO	= 48.70 SQ.MT.
2	1/2 X 28.75 X 3.46 X 1 NO	= 51.93 SQ.MT.
3	1/2 X 13.65 X 2.65 X 1 NO	= 17.62 SQ.MT.
4	1/2 X 28.22 X 8.05 X 1 NO	= 85.37 SQ.MT.
5	1/2 X 17.20 X 11.72 X 1 NO	= 100.70 SQ.MT.
6	1/2 X 28.20 X 9.99 X 1 NO	= 13.96 SQ.MT.
7	1/2 X 33.58 X 6.97 X 1 NO	= 19.29 SQ.MT.
8	1/2 X 33.58 X 3.92 X 1 NO	= 50.71 SQ.MT.
9	1/2 X 28.51 X 3.80 X 1 NO	= 54.17 SQ.MT.
TOTAL ADDITION		= 440.54 SQ.MT.
TOTAL R.G. PROPOSED		= 440.54 SQ.MT.
8% R.G. OF 5154.20		= 412.34 SQ.MT.

PLOT AREA SUMMARY

PHASE NO.	C.T.S. NO.	AREA IN Sq. Mt.
PHASE I	VRINDAVAN	TOTAL 1740.30
PHASE II	AAREEL TOWER CHS LTD & NAGAPPA CHAWL	C.T.S. NO. 450, 450/1 To 12 411.50 C.T.S. NO. 449 B 2592.00 TOTAL 3003.50
PHASE III	DABRE CHAWL	C.T.S. NO. 452, 452/1-14 410.40
TOTAL PLOT AREA (1+2+3)		5154.20

BLOCK PLAN
SCALE 1:500