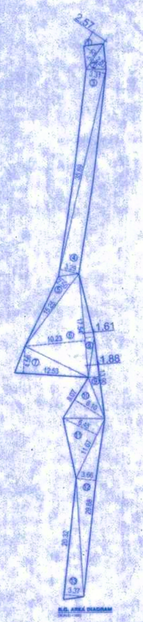
This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/3/PAT/108/20120316/AP/SF Dated 19/12/2022

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/3/PAT/108/20120316/AP/SF Dt. 26 DEC 2022

Executive Engineer
Slum Rehabilitation Authority
Bhiwandi

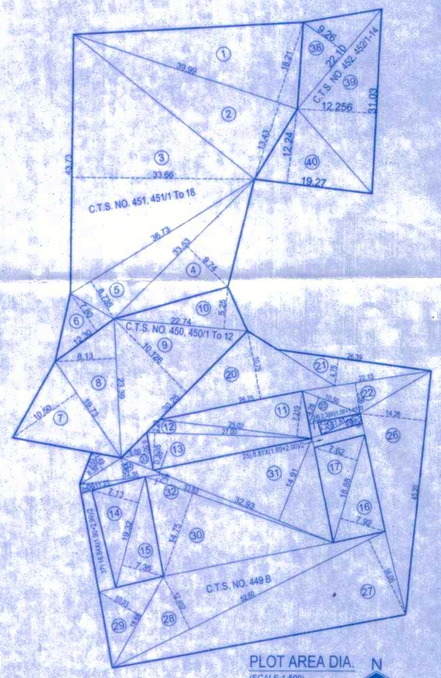


8% R.G. AREA CALCULATIONS

No.	DIMENSION		TOTAL
1	0.50 X 5.20 X 2.57 X 1 NO	=	6.68 SQ.MT.
2	0.50 X 5.20 X 2.81 X 1 NO	=	7.31 SQ.MT.
3	0.50 X 35.69 X 3.31 X 1 NO	=	59.07 SQ.MT.
4	0.50 X 35.69 X 3.29 X 1 NO	=	58.71 SQ.MT.
5	0.50 X 15.25 X 2.50 X 1 NO	=	19.06 SQ.MT.
6	0.50 X 17.54 X 10.23 X 1 NO	=	89.72 SQ.MT.
7	0.50 X 12.53 X 4.56 X 1 NO	=	28.57 SQ.MT.
8	0.50 X 17.54 X 1.61 X 1 NO	=	14.12 SQ.MT.
9	0.50 X 13.90 X 1.88 X 1 NO	=	13.07 SQ.MT.
10	0.50 X 8.07 X 6.10 X 1 NO	=	24.61 SQ.MT.
11	0.50 X 11.07 X 6.45 X 1 NO	=	35.70 SQ.MT.
12	0.50 X 29.88 X 3.66 X 1 NO	=	54.68 SQ.MT.
13	0.50 X 20.32 X 3.37 X 1 NO	=	34.24 SQ.MT.
	TOTAL ADDITION	=	445.54 SQ.MT.
	TOTAL R.G. PROPOSED	=	445.54 SQ.MT.
	Req. R.G. 8% of 5154.20	=	412.34 SQ.MT.

PLOT AREA SUMMERY

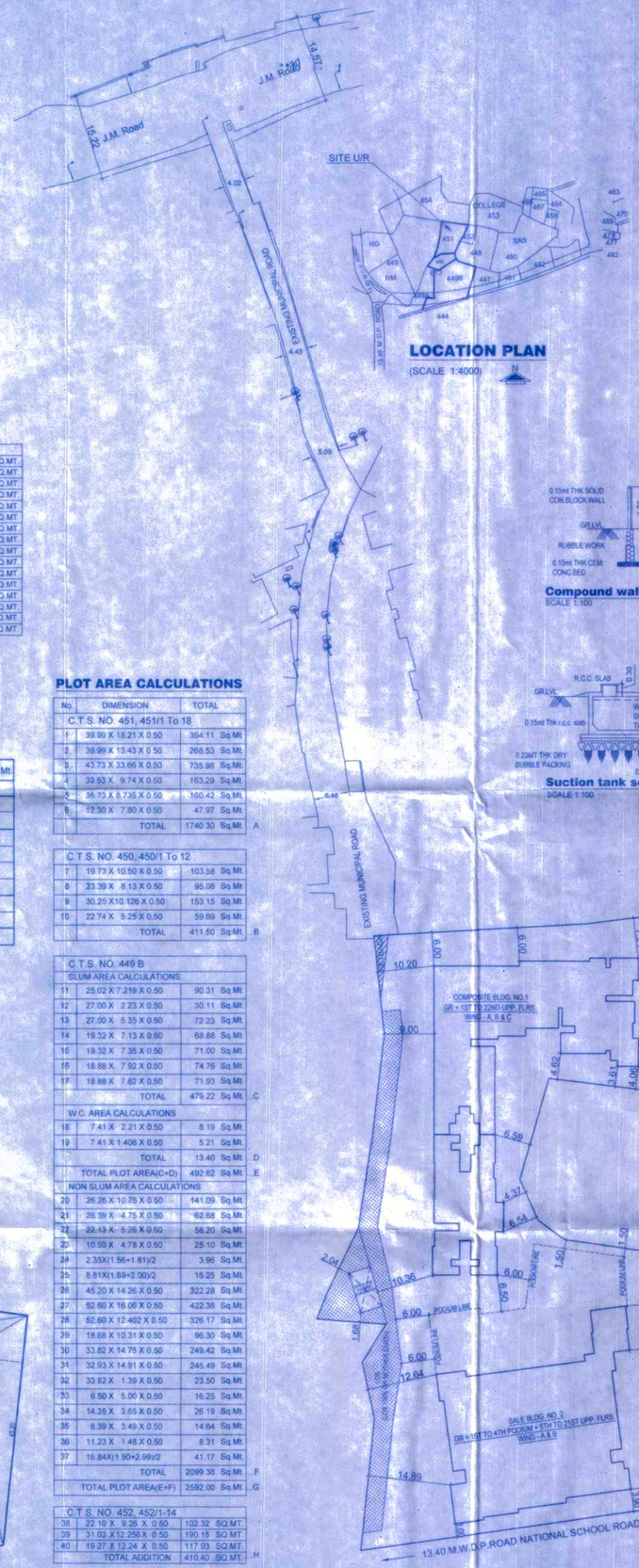
PHASE NO.		C.T.S. NO.	AREA IN Sq.Mt.
			TOTAL
PHASE I	VRINDAVAN	C.T.S. NO. 451, 451/1 To 18	1740.30
PHASE II	AAREEL TOWER CHS LTD & NAGAPPA CHAWL	C.T.S. NO. 450, 450/1 To 12	411.50
		C.T.S. NO. 449 B	2592.00
		TOTAL	3003.50
PHASE III	DABRE CHAWL	C.T.S. NO. 452, 452/1-14	410.40
		TOTAL PLOT AREA(1+2+3)	5154.20



PLOT AREA DIA.
(SCALE:1:500)

PLOT AREA CALCULATIONS

No.	DIMENSION	TOTAL	
C.T.S. NO. 451, 451/1 To 18			
1	39.99 X 18.21 X 0.50	364.11 Sq.Mt.	
2	39.99 X 13.43 X 0.50	268.53 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.	A
C.T.S. NO. 450, 450/1 To 12			
7	19.73 X 10.50 X 0.50	103.58 Sq.Mt.	
8	23.39 X 8.13 X 0.50	95.08 Sq.Mt.	
9	30.25 X 10.126 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.	B
C.T.S. NO. 449 B			
SLUM AREA CALCULATIONS			
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 5.35 X 0.50	72.23 Sq.Mt.	
14	19.32 X 7.13 X 0.50	68.86 Sq.Mt.	
15	19.32 X 7.35 X 0.50	71.00 Sq.Mt.	
16	18.88 X 7.92 X 0.50	74.76 Sq.Mt.	
17	18.88 X 7.62 X 0.50	71.93 Sq.Mt.	
	TOTAL	479.22 Sq.Mt.	C
W.C. AREA CALCULATIONS			
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.	D
	TOTAL PLOT AREA(C+D)	492.62 Sq.Mt.	E
NON SLUM AREA CALCULATIONS			
20	26.25 X 10.75 X 0.50	141.09 Sq.Mt.	
21	26.39 X 4.75 X 0.50	62.68 Sq.Mt.	
22	22.13 X 5.26 X 0.50	58.20 Sq.Mt.	
23	10.50 X 4.78 X 0.50	25.10 Sq.Mt.	
24	2.35X(1.56+1.81)/2	3.96 Sq.Mt.	
25	8.81X(1.69+2.00)/2	16.25 Sq.Mt.	
26	45.20 X 14.26 X 0.50	322.28 Sq.Mt.	
27	52.60 X 16.06 X 0.50	422.38 Sq.Mt.	
28	52.60 X 12.402 X 0.50	326.17 Sq.Mt.	
29	18.88 X 10.31 X 0.50	96.30 Sq.Mt.	
30	33.82 X 14.75 X 0.50	249.42 Sq.Mt.	
31	32.93 X 14.91 X 0.50	245.49 Sq.Mt.	
32	33.82 X 1.39 X 0.50	23.50 Sq.Mt.	
33	6.50 X 5.00 X 0.50	16.25 Sq.Mt.	
34	14.35 X 3.65 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	16.84X(1.90+2.99)/2	41.17 Sq.Mt.	
	TOTAL	2099.38 Sq.Mt.	F
	TOTAL PLOT AREA(E+F)	2592.00 Sq.Mt.	G
C.T.S. NO. 452, 452/1-14			
38	22.10 X 9.26 X 0.50	102.32 SQ.MT.	
39	31.03 X 12.256 X 0.50	190.15 SQ.MT.	
40	19.27 X 12.24 X 0.50	117.93 SQ.MT.	
	TOTAL ADDITION	410.40 SQ.MT.	H
TOTAL PLOT AREA(A+B+G+H)		5154.20 Sq.Mt.	



LOCATION PLAN
(SCALE 1:4000)

BLOCK PLAN
SCALE 1:500

Compound wall section
SCALE 1:100

Suction tank section
SCALE 1:100

SUMMARY OF TENAMENT STATEMENT (COMPOSITE BLDG. NO. 1 & SALE BLDG. NO.2)

BUILDING NO.	REHAB RES.	COMM.	PAP	BAL.	W/C	SOC.	HEALTH CENTER	YOGA/AYA	COMM. HALL	TOTAL	PTC	SALE
SALE BLDG. NO. 2	---	---	---	---	---	---	---	---	---	---	31	142
TOTAL	---	---	---	---	---	---	---	---	---	---	31	142

SUMMARY OF BUA (COMPOSITE BLDG. NO. 1 & SALE BLDG. NO. 2)

BUILDING NO.	REHAB BUA	REHAB COMPONENT	SALE BUA	TOTAL BUA IN SITU	FUNGIBLE BUA	PTC BUA
SALE BLDG. NO. 2	---	---	7367.18	7367.18	924.20	1097.55
TOTAL	---	---	7367.18	7367.18	924.20	1097.55
				8291.38		
AS PER CLUBBING LOI DT. 19/10/2022	3768.93	4808.90	12793.53 + 3823.32 = 16616.84	20385.77	924.20	1097.55

PROFORMA 'A'

			SLUM 33(10)	NON-SLUM 33(11)	TOTAL
A		AREA STATEMENT	SQ.MT.	SQ.MT.	SQ.MT.
1.		AREA OF PLOT	3054.82	2099.38	5154.20
	a)	AREA OF ROAD SET BACK	15.00	NIL	NIL
	b)	AREA OF D.P. ROAD	NIL	NIL	NIL
	c)	i) AREA OF RESERVATION IF ANY	NIL	NIL	NIL
2		DEDUCTIONS FOR	NIL	NIL	NIL
A		FOR RESERVATION/ROAD AREA	NIL	NIL	NIL
	a)	ROAD SET BACK AREA TO BE HANDED OVER (100%)(REG.NO.16)	15.00	NIL	15.00
	b)	PROP. D.P. ROAD TO BE HANDED OVER (100%)(REG.NO.16)	NIL	NIL	NIL
	c)	i) Reservation area to be handed over (Reg.17)	NIL	NIL	NIL
B		FOR AMENITY AREA	NIL	NIL	NIL
	a)	Area of Amenity plot/plots to be handed over as per DCR 14(A) (P.O.S.)	NIL	NIL	NIL
	b)	Area of Amenity plot/plots to be handed over as per DCR 14(B)	NIL	NIL	NIL
	c)	Area of Amenity plot/plots to be handed over as per DCR 35(Abeyance)	NIL	NIL	NIL
C		Deductions for existing BUA to be retained if any/Land Component of existing BUA/ Existing BUA as per regulation under which the development was allowed	NIL	NIL	NIL
3		Total Deductions. [(2(A)+2(B)+2(C) as and when applicable]	15.00	NIL	15.00
4		Balance area of plot (1 minus 3)	3039.82	2099.38	5139.20
5		Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr.No. 4 above.	3039.82	2099.38	5139.20
6		Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00	1.00	
	SR1.1	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4.00		
	SR2.1	Permissible FSI as per 33(11)A	Nil	3.00	Nil
7		Built-up area as per zonal (basic) FSI (5X6) (in case of Mill land permissible BUA kept in abeyance)	12159.28	6298.14	18457.42
7a		Protected FSI as per Last Approved BUA beyond permissible 1.00 FSI (2725.76-2099.38)	Nil	626.38	626.38
8		PTC Built up area proposed	Nil	1097.55	1097.55
9		SALE. Built up area permissible against PTC Built up area	Nil	1097.55	1097.55
10		Total BU Area proposed (5 + 7a + 8 + 9)	Nil	4920.86	4920.86
11		Built-up equal to area of land haned over as per regulation 30(A)	---	---	---
		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)	---	---	---
		ii) in case of 2(A)(C) ii) permissible over and above permissible BUA on remaining / balance plot	---	---	---
12		Built up area in lieu of cost of construction of builtup amenity to be handed over (within the limit of permissible BUA on remaining plot)	---	---	---
13		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)	---	---	---
14		Built up area due to admissible TDR as per Table no. 12 of regulaion no. 30(A) and 32 on remaining / balance plot (0.70 FSI)	---	---	---
15		Permissible Builtup area (as the case may be with/without BUA as per 2(C)	---	---	---
		Proposed BUA of Rehab in comp. bldg. no.1 as per after clubbing	6573.32	---	6573.32
		Rehab Component in Comp. Bldg. No.1 as per after clubbing	8382.22	---	8382.22
		Rehab BUA transferred from Vrindavan to Milind Nagar	(-) 2810.91	---	2810.91
		Rehab Component transferred from Vrindavan CHS to Milind Nagar	(-) 3573.20	---	3573.20
	SR2.1	Proposed BUA of Rehab in Comp. Bldg. No.1 as per clubbing LOI report. Approved Dt. 29/11/2022	3768.93	---	3768.93
		Rehab Component in Comp. Bldg. No.1 as per clubbing LOI report. Approved Dt. 29/11/2022	4808.90	---	4808.90
		Permissible Sale Compohent (1.1 X 8382.22)	9220.44	---	9220.44
		Sale Component transferred from Milind Nagar to Vrindavan CHS	3573.20	---	3573.20
		Permissible Sale Component (incentive X R. Component) (Less as per clubbing LOI report. Approved Dt. 29/11/022)	12793.53	3823.31	16616.84
	SR2.2	Permissible BUA for Transit tenements for SRA / of total additional BUA	---	---	---
16		Proposed BUA (as the case may be with/without BUA as per 2(C)			---
	SR4.1	Total BUA proposed to be consumed in situ (COMPOSITE BLDG. NO. 1)			
	SR4.1	(Wing A+B+C) (5319.95 +256.28+1773.43) AS PER PROPOSED PLAN UREF			9249.66
		(SALE BLDG. NO. 2) AS PER PROPOSED PLANS			7367.18
		TOTAL BU AREA			16616.84
	SR4.2	Proposed BUA for Transit tenements for SRA / of total additional BUA			---
17		TDR generated if any as per regulation 30(A) and 32			---
	SR5	TDR generated in the scheme			---
18		Fungible compensatory area as per regulation no. 31(3)			---
	a	i) Permissible fungible compensatory area for Sale & Re -Development Component with charging premium (16616.84 SQ.MT. X 35%)			5815.89
	Less	ii) Fungible compensatory area availed for Re -Development Component without charging premium (2725.76 SQ.MT. X 35%)			954.02
		iii) Permissible fungible compensatory area for Sale Component with charging premium (16616.84 SQ.MT. X 35%) + 5815.89 - 954.02			4861.87
		iv) Fungible compensatory area availed for Sale Component with charging premium (Composite Bldg. NO.1) (1779.12 + 2623.32)			4402.44
		v) Fungible compensatory area for Sale Component with charging premium (Sale Bldg. NO.2)			924.20
19	SR5	i) Total BUA including fungible for Sale Bldg No.2 (7367.18 + 924.20)			8291.38
		ii) Total BUA for PTC			1097.55
		Total built up area proposed including fungible compensatory area (19(i)+19(ii)+19(iii)+19(iv)			9388.93
20		FSI consumed on net plot			1.827

PROFORMA 'B'

CONTENT OF SHEET

FLOOR PLAN, AREA DIEGRAM, AREA CALCULATION , PROFORMA 'A' & 'B'

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

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
Director

SIGN. NAME & ADDRESS OF ARCHITECT

DESIGN Crest
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS
Office Address :-
001&002, Design-Crest Architects,
Varad-Ashish Apts.,Sect-9,
Near Airoli Circle, next to Garam Masala,
Airoli, Navi Mumbai - 400 708.

NORHT LINE	REMARK	JOB NO. :-	SCALE :- AS STATED
N		DRG.NO. :-	DRN BY :-
			CHKD BY :-