IOA	SALE BLDG. 3	01/06
	BLOCK & LOCATION PLAN	

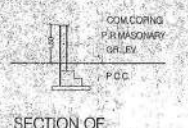
1	REHAB BUA	17623.80
2	REHAB COMPONENT	23659.32
3	SALE COMPONENT(CONSIDERING BASIC RATIO OF 1.1) 23659.32 X 1.10	26025.25
4	PERMISSIBLE FUNGIBLE (26025.25 X 0.35)	9108.84
5	TOTAL PERMISSIBLE AREA (3 + 4)	35134.09
6	TOTAL BUA (PSI) PROPOSED IN SALE BLDG. NO. 3	2900.00

TENEMENT DENSITY STATEMENT

TENEMENT DENSITY = TENEMENTS x NET PLOT AREA / 10000		
650	=	T X 6408.23 / 10000
TENEMENT	=	650 X 6408.23 / 10000
REQUIRED TENEMENTS	=	416
TOTAL TENEMENTS ON PLOT	=	532(ELIGIBLE 524 + NE 8)

STATEMENT FOR BASIC LR/RC RATIO

LAND RATE : 97400
CONSTRUCTION RATE : 27500
LR/ RC RATIO : 3.54 (ie ABOVE 2 AND UPTO 4)
PLOT AREA : 10602.44(ie MORE THAN 1Ha UPTO 5 Ha)
BASIC RATIO (LR/RC) CONSIDERED FOR SCHEME : 1.1



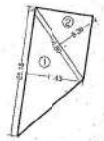
SECTION OF COMPOUND WALL
SCALE 1:100

SECTION OF SUCTION TANK & PUMP ROOM
SCALE 1:100

R.G.-1 AREA CALCULATION

1	0.50	X	29.61	X	9.68	= 143.31 SQ.MT.
				TOTAL ADDITION		= 143.31 SQ.MT.

R.G. 1 AREA LINE DIAGRAM
SCALE 1:500



R.G.-2 AREA CALCULATION

1	0.50	X	25.18	X	11.43	= 143.96 SQ.MT.
2	0.50	X	16.60	X	8.36	= 70.36 SQ.MT.
				TOTAL ADDITION		= 214.26 SQ.MT.

R.G. 2 AREA LINE DIAGRAM
SCALE 1:500

R.G.-3 AREA CALCULATION

1	0.50	X	23.11	X	5.31	= 61.36 SQ.MT.
2	0.50	X	23.11	X	5.47	= 63.21 SQ.MT.
				TOTAL ADDITION		= 124.57 SQ.MT.
DEDUCTION						
3	1	X	5.60	X	8.09	= 45.30 SQ.MT.
4	(5.60+5.02) / 2	X	1.11	=	5.89	SQ.MT.
				TOTAL DEDUCTION		= 51.19 SQ.MT.
				TOTAL		= 73.38 SQ.MT.

R.G. 3 AREA LINE DIAGRAM
SCALE 1:500

R.G.-4 AREA CALCULATION

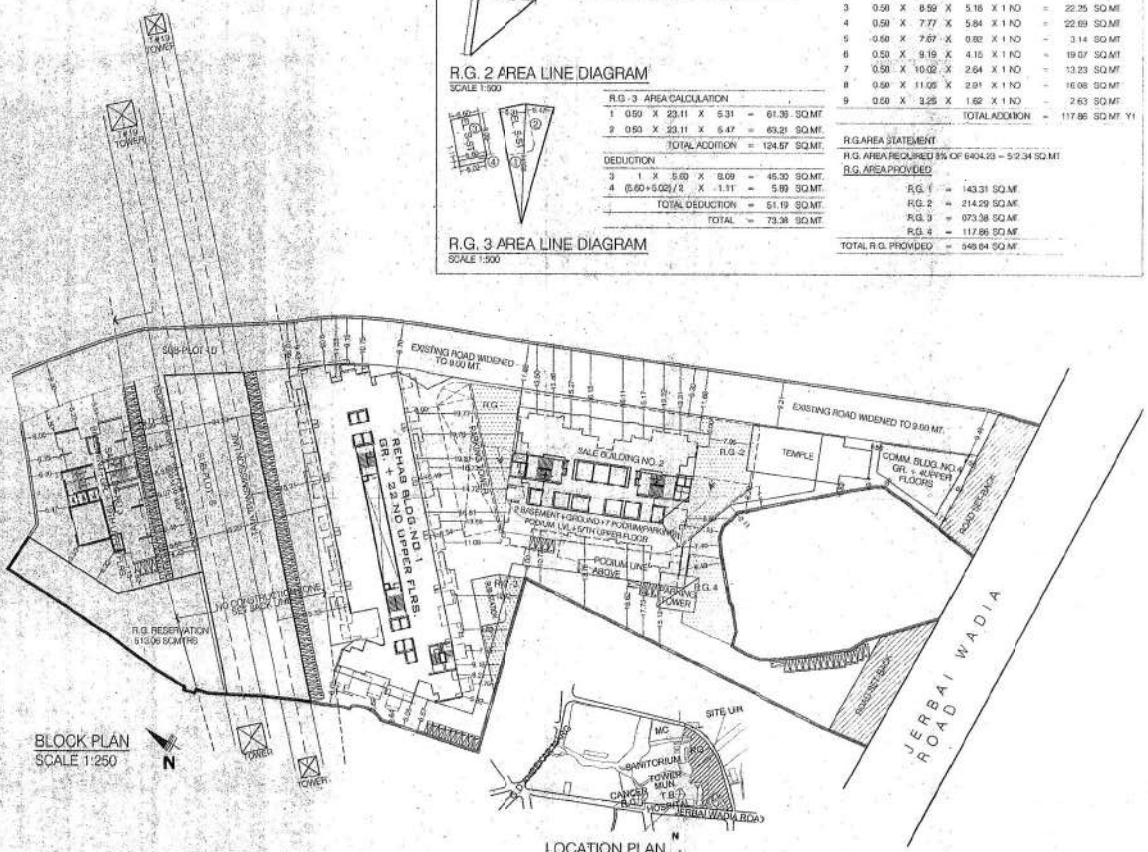
1	0.50	X	7.71	X	3.56	X 1 NO.	= 13.72 SQ.MT.
2	0.50	X	7.71	X	1.31	X 1 NO.	= 5.05 SQ.MT.
3	0.50	X	8.59	X	5.16	X 1 NO.	= 22.25 SQ.MT.
4	0.50	X	7.77	X	5.84	X 1 NO.	= 22.69 SQ.MT.
5	0.50	X	7.67	X	0.82	X 1 NO.	= 3.14 SQ.MT.
6	0.50	X	9.19	X	4.15	X 1 NO.	= 19.07 SQ.MT.
7	0.50	X	10.02	X	2.64	X 1 NO.	= 13.23 SQ.MT.
8	0.50	X	11.05	X	2.91	X 1 NO.	= 16.08 SQ.MT.
9	0.50	X	3.25	X	1.62	X 1 NO.	= 2.63 SQ.MT.
					TOTAL ADDITION		= 117.86 SQ.MT. Y1

R.G.AREA STATEMENT

R.G. AREA REQUIRED 5% OF 6404.23 = 512.34 SQ.MT.

R.G. AREA PROVIDED

R.G. 1	=	143.31 SQ.MT.
R.G. 2	=	214.29 SQ.MT.
R.G. 3	=	073.38 SQ.MT.
R.G. 4	=	117.86 SQ.MT.
TOTAL R.G. PROVIDED	=	548.84 SQ.MT.



BLOCK PLAN
SCALE 1:250

LOCATION PLAN
SCALE 1:4000

PROFORMA - A

			IN SQ.MT.
A	AREA STATEMENT		
1	TOTAL ARE OF PLOT		SLUM 10602.44
2	DEDUCTION FOR ANY RESERVATION AREA UNDER		
i	(a) NON BUILDABLE RG RESERVATION (@ 35% of 1465.88)		513.06
	AREA UNDER INTERNAL ROAD		
	A) UNDER NON SLUM (1467.81 -74.81(UNDER SETBACK))		1393.00
ii	B) UNDER SLUM		303.37
iii	AREA UNDER JERBAI WADIA ROAD		
iv	20% RESERVATION UNDER TB HOSPITAL (5738.3300.20)/4		286.92
v	AREA UNDER TATA TRANSMISSION LINE		1271.10
vi	ROAD SETBACK ON 24.40M WIDE JERBAI WADIA ROAD	359.06	420.99
vii	ROAD SETBACK ON 24.40M WIDE JERBAI WADIA ROAD (UNDER INTERNAL ROAD SIDE)	74.81	
3	NET AREA OF PLOT		6404.23
4	TOTAL SANCTIONED BUA FOR THE SCHEME		43849.05
5	SALE COMPONENT (INCENTIVE) PERMISSIBLE (CONSIDERING BASIC RATIO OF 1.1) REHAB COMPONENT X 1.10 i.e. 23659.32 X 1.10		26025.25
6	BUA PROPOSED IN BLDGS.	REHAB BUA / SALE BUA	
	REHAB BLDG. No.1	17623.80 / —	17623.80
	SALE BLDG. No.2	— / 23109.13	
	SALE BLDG. No.3	— / 2900.00	26009.13
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1	TOTAL SALE RESIDENTIAL B. UP AREA IN BLDG NO. 3		2900.00
2	REMAINING SALE NON- RESIDENTIAL B. UP AREA		—
C	DETAILS OF F. S. I. AVAILED AS PER 35 (4)		
1	FUNGIBLE B. UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR PURELY SALE RESIDENTIAL = OR < [(B1 + B2) X 0.35]		—
2	FUNGIBLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL		—
3	FUNGIBLE B. UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY SALE COMMERCIAL = OR < (B2 X 0.20)		—
4	FUNFIBLE B. UP AREA PROPOSED		—
5	TOTAL BUA OF SALE (B1 + C4)		2900.00
D	TENEMENT STATEMENT		
(i)	PROPOSED AREA (ITEM A, 12 ABOVE)	AS PER STATEMENT SHOWN IN DRAWING	
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		
(iii)	LESS DEDUCTION FOR REHOUSING OF EXISTING TENANTS		
(iv)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii) & (iii)].		
(v)	TENEMENTS PERMISSIBLE (500 / HECTARE)		
(vi)	TENEMENTS PROPOSED		
(vii)	TENEMENTS EXISTING		
	TOTAL TENEMENTS ON PLOT (6+7)		
E	PARKING AREA STATEMENT		
(vi)	PARKING REQUIRED BY REGULATION	AS PER STATEMENT SHOWN IN DRAWING	
(vii)	PARKING PROVIDED		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 10602.44 SQ.M. (TEN THOUSAND SIX HUNDRED TWO POINT EIGHTY FIVE SQ.MT.) AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

SIGN OF LIC. SURVEYOR

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN , LOCATION PLAN ; R.G. AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL

Proposed SR scheme on property bearing C. S. No. 177(pt), 180(pt), 183(pt), 184(pt),185(pt),186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 191(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt),198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon in Sewree Wadala Estate scheme No. 57 and C.S. No. 604(pt), 605(pt), 608(pt), 609(pt), 610, 611(pt) & 612(pt) in F/S ward of MCGM Mumbai for "Mamta Sahakari Grihanirman Sanstha CHS (Ltd.)" in F/S ward of MCGM Mumbai.

NAME OF OWNER	SIGNATURE
M/s. SHREE SUKHAKARTA DEVELOPERS MUNICIPAL CHAWL NO.404/2, OFFICE NO-3, KATRKA ROAD, WADALA, MUMBAI- 400 031	AMR

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
Rahul Kamathi Architect & Interior Designer Plot 273 Sampark Sagar Marg Matunga (W) Tel 022 2439 1198 E-mail : rahulkamathi@gmail.com	

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	This valid Approval to the Previous plans Sanctioned under no. F-5/1404/M/0051/Proposal/375/A/99 dated 25-01-2005

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/375/A/M/0051/Proposal/2060/25/A/99 Dt - 7-11-2019

07/02/19
Executive Engineer
Slum Rehabilitation Authority

NORTH	DRAWN BY	JOB NO.	PATH: