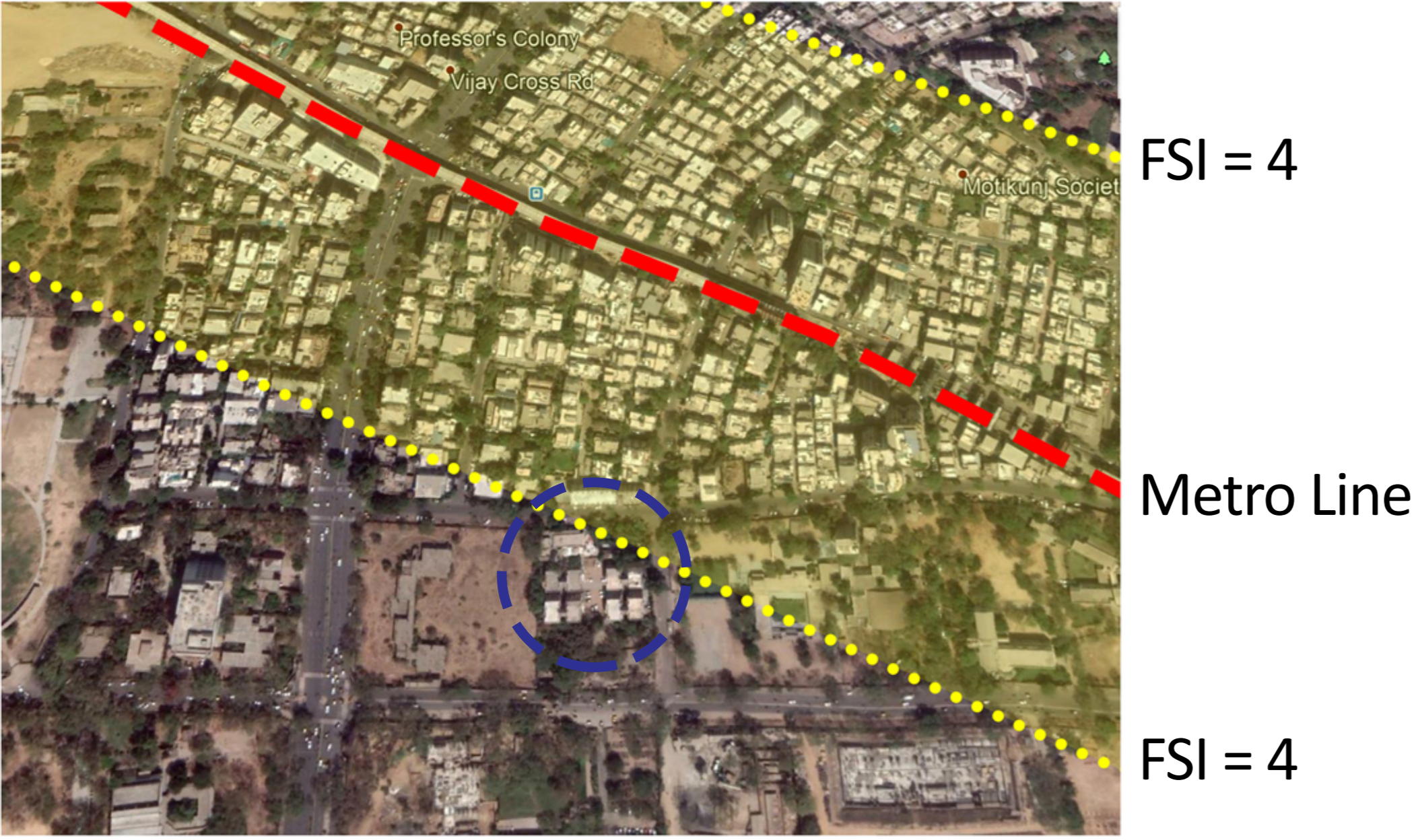


Housing for Jain Families



Jain Families have been living in this housing since last 60 years owing to it sharing a wall with the Dada Saheb na Pagla Temple.

The new relaxed FSI for the Metro line coincides with the need to redevelop this housing (owing largely to its deteriorating health).

Sadly the plot of land falls just outside the 200 m boundary set by the AUDA that would get a FSI of 4.

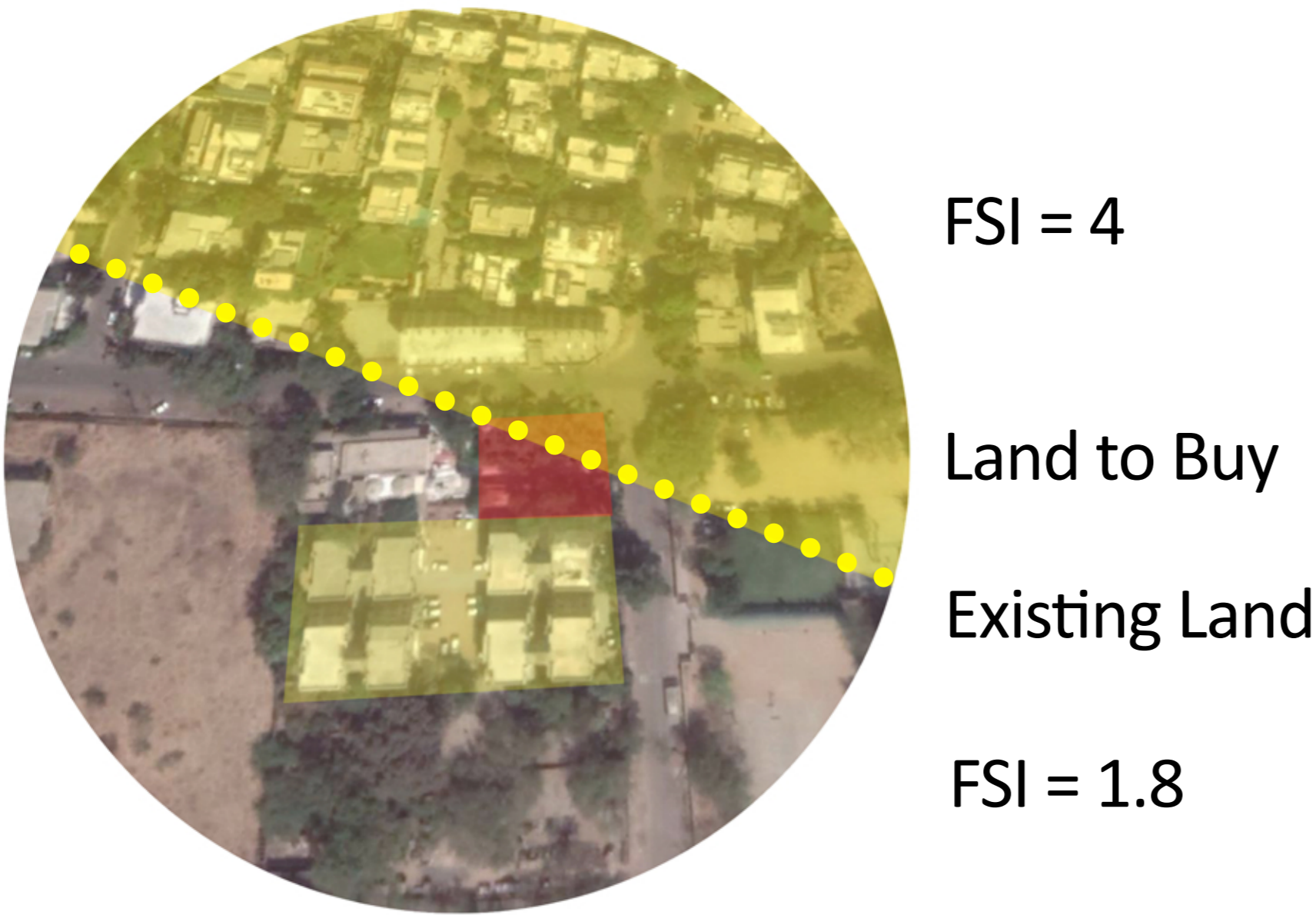
Proposal: To buy 500 sqm of the temple's land (unbuilt).

Benefit:

1. The new land and the existing plot would automatically get FSI as 4 thus increasing the built area by 257% .
2. The new land faces a wider road thus giving us permission to build taller towers.

Why is it feasible?

1. Dada Saheb Pagla society houses several Jains who are devotees at the Temple thus the transaction would be in good faith.
2. The sale of land would merely be a process on papers for profit and the land will continue to function as it is.
3. Due to closer relationship of this housing with the Temple it shall attract more middle class Jain families as customers.



Calculations

Building on the given land

Plot Area	FSI	Total Built Up (sqm)	Units Buildable(100 sqm)
3183	1.8	5729.4	57

Buying 500 sqm of land from the temple

Plot Area	FSI	Total Built Up (sqm)	Units Buildable(100 sqm)
3683	4	14732	147

Buying 15% more land will yield 257 % more housing units and profit

