

COMMERCIAL AREA CALCULATION

GROUND FLOOR							
CI	2.27	X	3.65	X 1 NO	=	8.92	SQ.MT.
TOTAL COMMERCIAL AREA (GROUND FLOOR)					=	8.92	SQ.MT. TI

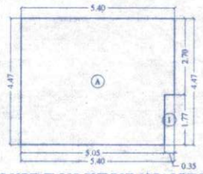
GROUND FLOOR COMMERCIAL BUA DIAGRAM
SCALE 1:100

CARPET AREA STATEMENT OF SHOPS

SHOP NO.	ANNEXURE-II NO'S.	CARPET AREA AS PER 1.1 ANNEXURE SQ.M.	PERMISSIBLE CARPET AREA AS PER SRA SQ.M.	PROPOSED CARPET AREA SQ.M.	EXCESS CARPET AREA SQ.M.
1	1	5.60	5.60	5.60	0.00
TOTAL		5.60	5.60	5.71	0.11

SANITATION REQUIREMENT (SHOP) REHAB BLDG
Sanitation requirement is as follows. (Occupancy-Load)
7.16 sq.mt. x 33.30 /100.00 sq.mt.
Total no of persons area 2.38 nos.
Total no of male persons area 1.38 nos.
Total no of female persons area 1.00 nos.

PARTICULARS	AS PER RULES		REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1 FOR 25 PERSONS	1 FOR 15 PERSONS	0.48 NOS	0.07 NOS	1 NOS	
URINAL	1 FOR 25 PERSONS	----	----	----	----	----



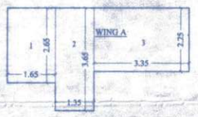
GROUND FLOOR BUILT UP AREA LINE DAIGRAME (SALE)
SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	5.40	X	4.47	X 1 NO	=	24.14	SQ.MT.
TOTAL ADDITION					=	24.14	SQ.MT. X

DEDUCTIONS

1	0.35	X	1.77	X 1 NO	=	0.62	SQ.MT.
TOTAL DEDUCTION					=	0.62	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)					=	23.52	SQ.MT. X1



AREA DIAGRAM OF METER ROOM
SCALE 1:100

BUILT UP AREA CALCULATION

REHAB & SALE METER ROOM							
1	1.65	X	2.65	X 1 NO	=	4.37	SQ.MT.
2	1.35	X	3.65	X 1 NO	=	4.93	SQ.MT.
3	3.35	X	2.25	X 1 NO	=	7.54	SQ.MT.
TOTAL AREA					=	16.84	SQ.MT. X



AREA DIAGRAM OF METER ROOM - 2
SCALE 1:100

BUILT UP AREA CALCULATION

REHAB & SALE METER ROOM							
1	4.05	X	3.91	X 1 NO	=	14.40	SQ.MT.



AREA DIAGRAM OF METER ROOM - 3
SCALE 1:100

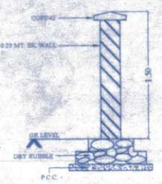
BUILT UP AREA CALCULATION

REHAB & SALE METER ROOM							
1	2.40	X	3.90	X 1 NO	=	9.36	SQ.MT.

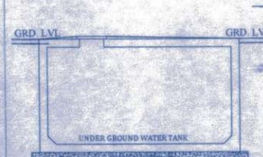
REQUIRED METER & PROPOSED METER ROOM'S
10.00 sq.mtr. for 50 Tfs.
10 / 50 x 327 t.o. 65.40 sq.mtr.
PROPOSED METER ROOM - 1 = 16.84 SQ.MTR.
PROPOSED METER ROOM - 2 = 14.40 SQ.MTR.
PROPOSED METER ROOM - 3 = 9.36 SQ.MTR.
TOTAL PROPOSED METER ROOM - 3 = 40.60 SQ.MTR.



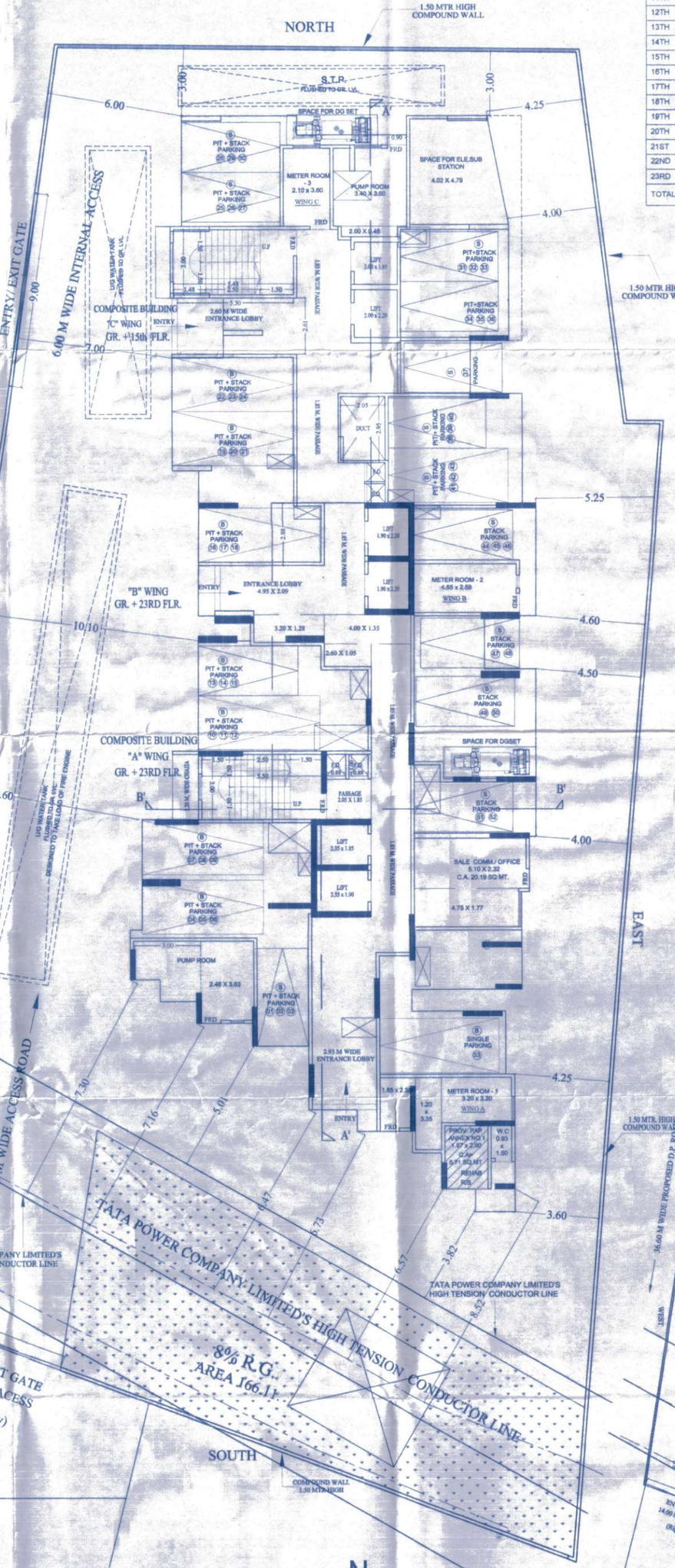
SLUM & NON-SLUM PLOT DIAGRAM
SCALE 1:500



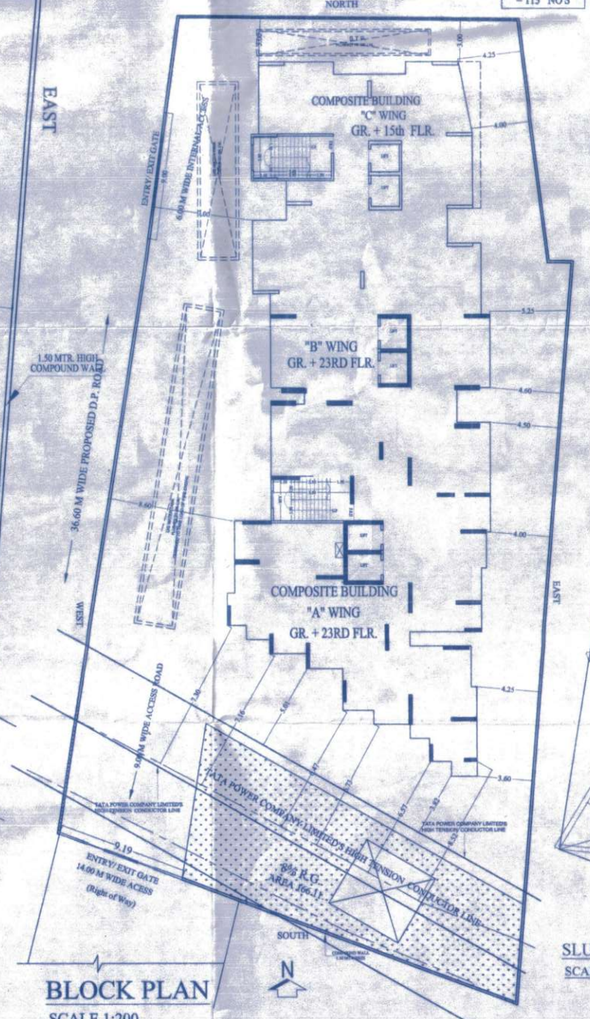
SECTION THROUGH COMPOUND WALL



SECTION THROUGH U.G WATER TANK



GROUND FLOOR PLAN
SCALE 1:100



BLOCK PLAN
SCALE 1:200

TABLE SHOWING REHAB COMPONENT AREA OF COMPOSITE BLDG. WING A, B & C :

FLOORS	CONSTRUCTION AREA	REHAB FUNGIBLE AREA	STR. /LIFT AREA	PTC- BUA	SALE AREA (A) RESI.	COMM.	SO.OFF. (PREM.OF FSI)	F.CEN.	SALE FUNGIBLE FSI	TOTAL REHAB COMPONENT AREA	AMENITY - 01 1	AREA OF WELFARE CENTRE 2	AREA OF BALWADI 3	AMENITY 2 4	AREA OF SOCIETY OFFICE 5	AREA OF PASSAGE REHAB 6	FREE OF AREA 1+2+3+4+5+6	REHAB AREA FOR F.S.I. PURPOSE (B) RESI	COMM.	TOTAL B.U.A (A + B)
GR.	47.28	16.84	--	-	-	23.52	--	--	-	6.92	--	--	--	--	--	--	--	6.92	--	30.44
1ST	701.45	52.24	106.36	-	-	84.40	18.39	74.77	-	365.29	-	32.75	32.73	32.48	47.07	86.82	231.85	133.44	-	217.84
2ND	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	32.73	-	-	-	-	86.82	119.55	263.96	-	460.84
3RD	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
4TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
5TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
6TH	731.74	64.72	86.63	85.83	196.88	-	-	-	-	297.66	-	-	-	-	-	67.39	67.39	230.29	-	513.00
7TH	731.74	64.72	86.63	208.52	197.90	-	-	-	-	174.98	-	-	-	-	-	39.61	39.61	135.37	-	541.49
8TH	731.74	64.72	86.63	208.52	197.90	-	-	-	-	174.98	-	-	-	-	-	39.61	39.61	135.37	-	541.49
9TH	731.74	64.72	86.63	148.88	196.88	-	-	-	-	234.60	-	-	-	-	-	69.48	69.48	165.12	-	510.88
10TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
11TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
12TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
13TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
14TH	731.74	64.72	86.63	-	196.88	-	-	-	-	383.51	-	-	-	-	-	86.82	86.82	296.69	-	493.57
15TH	699.04	64.72	86.63	--	196.88	-	-	-	-	350.81	-	-	-	-	-	86.82	86.82	263.99	-	460.87
16TH	416.02	-	66.66	152.48	196.88	-	-	-	-	--	-	-	-	-	-	--	--	--	-	349.58
17TH	416.02	-	66.66	152.48	196.88	-	-	-	-	--	-	-	-	-	-	--	--	--	-	349.58
18TH	416.02	-	66.66	152.48	196.88	-	-	-	-	--	-	-	-	-	-	--	--	--	-	349.58
19TH	416.02	-	66.66	152.48	196.88	-	-	-	-	--	-	-	-	-	-	--	--	--	-	349.58
20TH	416.02	-	66.66	152.48	196.88	-	-	-	-	--	-	-	-	-	-	--	--	--	-	349.58
21ST	416.02	-	66.66	152.48	58.42	-	-	-	140.46	--	-	-	-	-	-	--	--	--	-	349.69
22ND	416.02	-	66.66	152.48	-	-	-	-	196.88	--	-	-	-	-	-	--	--	--	-	349.69
23RD	416.02	-	66.66	152.48	-	-	-	-	196.88	--	-	-	-	-	-	--	--	--	-	349.69
TOTAL	14288.55	975.16	1852.46	1871.59	3798.58 (3906.50)	107.92	18.39	74.77 (93.16)	534.22	5056.85	32.73	32.75	32.73	32.48	47.07	1168.18	1345.94	3701.06 (3707.98)	6.92	10,020.29

TABLE SHOWING REHAB & SALE TENENT STATEMENT (COMPOSITE BUILDING OF WING "A", "B" & "C")

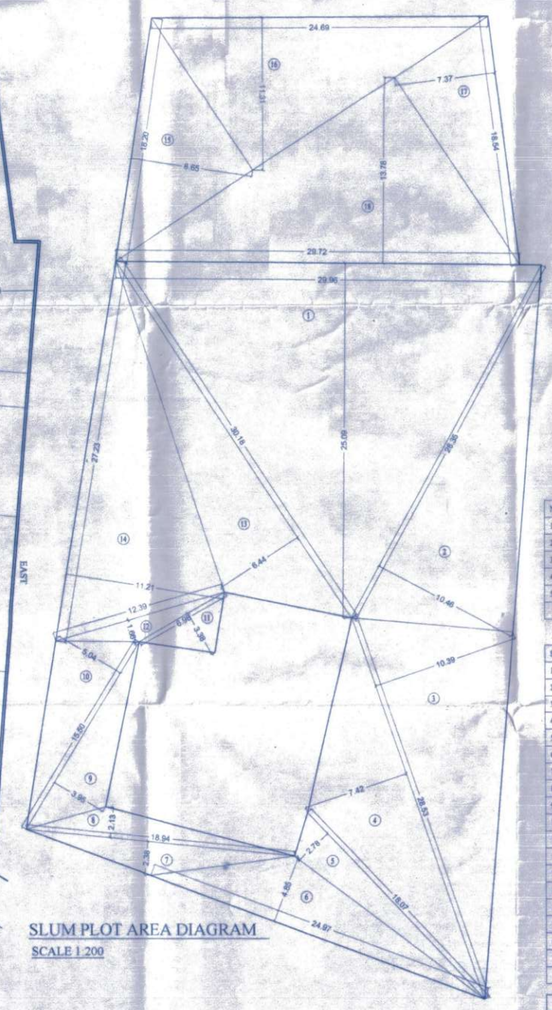
FLOOR	WING - B (REHAB) RESI.	PAP Prov.	PAP Regul.	BALWADI	WELFARE CENTER	SOCIETY OFFICE	AM-I LIBRARY	AM-2 SKILL DEVELOPMENT	PTC T/S.	WING - C PTC T/S.	REHAB RESI.	Provisional PAP	Regular PAP	SALE RESI.	SOCIETY OFFICE	WING - A RESI.	SALE T/S. COMM.	S.O.	F.CEN.	REHAB PROV. PAP COMM.
GROUND FLOOR	-----	--	----	----	----	----	----	----	----	--	--	--	--	--	--	----	01	--	--	01
1ST FLOOR	--	----	---	01	01	01	01	---	----	--	04	--	--	--	01	03	--	01	01	--
2ND FLOOR	03	----	---	----	----	----	----	01	----	--	05	--	--	--	--	07	--	--	--	--
3RD FLOOR	04	----	---	----	----	----	----	----	----	--	05	--	--	--	----	07	----	--	----	----
4TH FLOOR	04	----	---	----	----	----	----	----	----	--	05	--	--	--	----	07	----	--	----	----
5TH FLOOR	04	----	---	----	----	----	----	----	----	--	05	--	--	--	----	07	----	--	----	----
6TH FLOOR	04	----	---	----	----	----	----	----	----	02	--	03	--	--	----	07	----	--	----	----
7TH FLOOR	04	----	---	----	----	----	----	----	----	05	--	--	--	--	----	07	----	--	----	----
8TH FLOOR	04	----	---	----	----	----	----	----	----	05	--	--	--	--	----	07	----	--	----	----
9TH FLOOR	04	----	---	----	----	----	----	----	----	04	--	--	01	--	----	07	----	--	----	----
10TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	05	--	----	07	----	--	----	----
11TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	05	--	----	07	----	--	----	----
12TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	05	--	----	07	----	--	----	----
13TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	05	--	----	07	----	--	----	----
14TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	05	--	----	07	----	--	----	----
15TH FLOOR	04	----	---	----	----	----	----	----	----	--	----	--	04	--	----	07	----	--	----	----
16TH FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
17TH FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
18TH FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
19TH FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
20TH FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
21ST FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
22ND FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
23RD FLOOR	----	----	---	----	----	----	----	----	----	04	----	----	--	--	----	07	----	--	----	----
TOTAL	55	--	--	01	01	01	01	01	32	16	24	03	30	--	01	157	01	01	01	01
	60								PTC 48							161				

TOTAL REHAB TENANT PROPOSED
RESI. 55 + 24 + PROV. PAP RESI. 3 + PROV. PAP COMM. 1 + PAP 30 = 113 NO'S

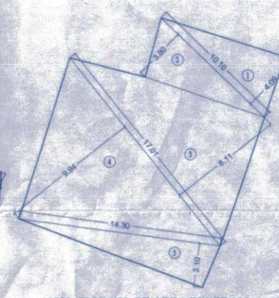
TOTAL PTC TENANT PROPOSED 32 + 16 = 48 NO'S

TOTAL SALE TENANT PROPOSED 157 + C 01 = 158 NO'S

PERMISSIBLE R.G. AREA (1958.50 X 8%)	=	156.68	SQ.MT.
TOTAL PROPOSED R.G. AREA =	=	166.11	SQ.MT.



SLUM PLOT AREA DIAGRAM
SCALE 1:200



NON- SLUM PLOT AREA DIAGRAM
SCALE 1:200

NON-SLUM PLOT AREA CALCULATION

1	1/2	X	10.31	X 4.09 X 1 NO	=	20.66	SQ.MT.
2	1/2	X	10.31	X 3.80 X 1 NO	=	19.19	SQ.MT.
3	1/2	X	17.61	X 8.51 X 1 NO	=	68.98	SQ.MT.
4	1/2	X	17.61	X 9.91 X 1 NO	=	84.54	SQ.MT.
5	1/2	X	14.30	X 3.10 X 1 NO	=	22.19	SQ.MT.
TOTAL NON-SLUM PLOT AREA					=	215.55	SQ.MT. X

SLUM PLOT AREA CALCULATION

1	1/2	X	39.86	X 21.09 X 1 NO	=	373.85	SQ.MT.
2	1/2	X	28.85	X 10.46 X 1 NO	=	148.27	SQ.MT.
3	1/2	X	28.85	X 10.39 X 1 NO	=	149.81	SQ.MT.
4	1/2	X	28.85	X 7.42 X 1 NO	=	105.85	SQ.MT.
5	1/2	X	18.07	X 2.78 X 1 NO	=	25.12	SQ.MT.
6	1/2	X	24.97	X 4.85 X 1 NO	=	60.55	SQ.MT.
7	1/2	X	18.84	X 2.38 X 1 NO	=	22.94	SQ.MT.
8	1/2	X	18.84	X 2.13 X 1 NO	=	20.07	SQ.MT.
9	1/2	X	15.70	X 3.95 X 1 NO	=	30.61	SQ.MT.
10	1/2	X	15.70	X 3.84 X 1 NO	=	30.06	SQ.MT.
11	1/2	X	6.98	X 3.55 X 1 NO	=	11.80	SQ.MT.
12	1/2	X	12.39	X 1.66 X 1 NO	=	10.28	SQ.MT.
13	1/2	X	30.18	X 6.43 X 1 NO	=	97.02	SQ.MT.
14	1/2	X	27.23	X 11.21 X 1 NO	=	152.62	SQ.MT.
15	1/2	X	18.20	X 9.04 X 1 NO	=	82.27	SQ.MT.
16	1/2	X	24.69	X 11.31 X 1 NO	=	139.63	SQ.MT.
17	1/2	X	18.54	X 7.37 X 1 NO	=	68.32	SQ.MT.
18	1/2	X	28.72	X 13.56 X 1 NO	=	204.78	SQ.MT.
TOTAL SLUM PLOT AREA					=	1742.95	SQ.MT. Y1
TOTAL SLUM & NON-SLUM PLOT AREA					=	1958.50	SQ.MT.

FORM - I — COMPOSITE BLDG. WING A,B & C — 01/06

		AREA STATEMENT	NON SLUM PLOT IN SQ.MT.	SLUM PLOT IN SQ.MT.	TOTAL PLOT IN SQ.MT.
1		AREA OF PLOT	215.55	1742.95	1958.50
2		DEDUCTIONS	---	---	---
	a	AREA OF RESERVATION IN PLOT	---	---	---
	b	AREA OF ROAD SET BACK	---	---	---
3		TOTAL DEDUCTIONS [(2(a)- 2(b)]	---	---	---
4		BALANCE AREA OF PLOT (1 - 2) =	215.55	1742.95	1958.50
		MAXIMUM FSI = AS PER CLAUSE 3.8 OF 33 (10) & 30 (A) OF DCPR 2034	2.20	4.00	
5	I)	ZONAL (BASIC) FSI = 1.00	215.55	---	---
	II)	PERMISSIBLE "ADDITIONAL FSI ON PAYMENT OF PREMIUM" = 0.50	107.775	---	---
	III)	ADMISSIBLE "TDR" = 0.70	150.885	---	---
6	I)	PROPOSED BUILT-UP AREA OF REHAB	---	3707.98	3707.98
	II)	REHAB COMPONENT	---	5056.85	5056.85
7	I)	PERMISSIBLE SALE COMPONENT IN SLUM PLOT (5056.85 X 1.10)	---	5562.54	5562.54
	II)	PERMISSIBLE SALE COMPONENT NON-SLUM PLOT	474.21	---	474.21
8		TOTAL BUA SANCTIONED FOR THE PROJECT	474.21	9270.32	9744.73
9		FSI SANCTIONED FOR THE SCHEME	2.20	5.32	---
10		SALE BUA TRANSFER TO CHHATKOPAR CLUBBING SCHEME	---	1871.39	---
11		SALE BUA PERMISSIBLE	474.21	3690.95	4165.16
12		SALE BUA PROPOSED IN SITU	215.55	3690.95	3906.50
13		PTC BUA PROPOSED IN SITU (RECEIVED FROM CHHATKOPAAR SCHEME)	---	1871.39	1871.39
14		TOTAL BUA PROPOSED TO BE CONSUMED IN SITU	215.55	9270.52	9486.07
15		FSI CONSUMED IN SITU	1.00	5.32	---
16		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 33(3)			
A	I)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	1297.79	1297.79
	II)	ii) PROPOSED FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	975.16	975.16
B	I)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR SALE	165.97	1291.83	1457.80
	II)	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR SALE	--	534.22	534.22

NOTE: THE PROFORMA IS FOR ANY ILLUSTRATIVE GUIDELINES ONLY. THE PROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

TOTAL PARKING STATEMENT SALEWING A

AREA OF FLATS	NO OF FLATS	REQUIRED AS PER DCR	REQUIRED PARKING / FLAT	PARKING PROPOSED
COMM. 1 PARKING FOR 150 SQ.MTR.		37.5 FOR 1 PARKING	20.19 / 37.5	0.40
BELOW 35.00 SQ.MT.	157	6 T/S 1 PARKING	157 / 6	19.62
35.00 TO 45.00 SQ.MT.	--	4 T/S 1 PARKING	--	--
45.00 TO 70.00 SQ.MT.	--	2 T/S 1 PARKING	--	--
UP TO 70.00 SQ.MT.	NIL	1 T/S-1 PARKING	NIL	NIL
TOTAL	344 NOS			20.02 NOS
25% PARKING FOR VISITORS				2.00
TOTAL				22.00
ADDITIONAL 25% PARKING FOR VISITORS				9.00
TOTAL PARKING REQUIRED				31.00
TOTAL PARKING REQUIRED				31 NOS
TOTAL PARKING PROPOSED				31 NOS A

TOTAL PARKING STATEMENT WING B & C :
(Full Potential as per Revised LOI requirement)

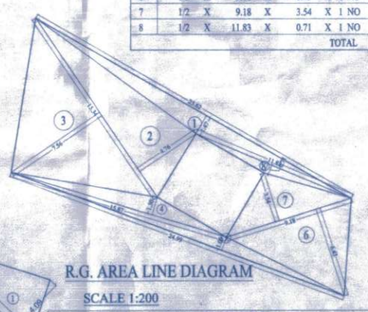
AREA OF FLATS	NO OF FLATS	REQUIRED AS PER DCR	REQUIRED PARKING / FLAT	PARKING PROPOSED
BELOW 35.00 SQ.MT. (61 + 22 + 48)	161	6 T/S 1 PARKING	161 / 6	20.13
TOTAL	161 NOS			20.00 NOS
25% PARKING FOR VISITORS				2.00
TOTAL				22.00
TOTAL PARKING REQUIRED				22 NOS
TOTAL PARKING PROPOSED				22 NOS B

TOTAL PARKING (A+ B)

TOTAL PARKING REQUIRED (A+ B)	53 NOS
TOTAL PARKING PROPOSED	53 NOS B

R.G. AREA CALCULATION :

1	1/2	X	25.62	X 1.47 X 1 NO	=	18.83	SQ.MT.
2	1/2	X	15.34	X 4.76 X 1 NO	=	36.50	SQ.MT.
3	1/2	X	15.34	X 4.95 X 1 NO	=	37.99	SQ.MT.
4	1/2	X	15.87	X 1.30 X 1 NO	=	10.31	SQ.MT.
5	1/2	X	24.99	X 1.00 X 1 NO	=	12.50	SQ.MT.
6	1/2	X	9.18	X 6.43 X 1 NO	=	29.51	SQ.MT.
7	1/2	X	9.18	X 3.54 X 1 NO	=	16.27	SQ.MT.
8	1/2	X	11.83	X 0.71 X 1 NO	=	4.20	SQ.MT.
				TOTAL	=	166.11	SQ.MT.



R.G. AREA LINE DIAGRAM
SCALE 1:200

FORM - II

CONTENT OF SHEET

LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN,
PLOT AREA DIAG. & CAL.
BUA AREA STATEMENT & TENEMENT STATEMENT
R.G. AREA DIAG. & CAL., PARKING AREA STATEMENT

STAMP OF DATE OF RECEIPT / APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. S/PVT/0112/2012/0311/AP
Dated 09/10/2019

Approved Subject to the condition Mentioned in this office permisson Letter no S/PVT/0112/2012/0311/AP
Dt. 12 JUN 2024
Executive Engineer
Slum Rehabilitation Authority

REVISION	DATE	DESCRIPTION	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1958.50 SQ.M. & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R.SCHEME U/REG. 33(10) & 30 (A) OF DCPR 2034
ON PLOT BEARING C.T.S. NO 78,78/1 TO 6 & CTS NO. 80, 80/1 TO 5 OF VILLAGE BHANDUP, BHANDUP (W), MUMBAI.
FOR - NISARG SRA CHS LTD

NAME & SIGN. OF OWNER / DEVELOPER

M/S. ANUSHKA DEVELOPER

SIGNATURE , NAME & ADDRESS OF ARCHITECTS

DRG NO.	
DRN BY	
CHK BY	
SCALE	AS SHOWN
NORTH	

SANDEEP SIRSAT
ARCHITECTS
1, DIGAMBAR NIWAS, GOGATE WADI, SENAPATI BAPAT MARG, MAHIM, MUMBAI-400016.
TEL. 2432 1585
SANDEEP S. SIRSAT
C.O.A.RCH.
R.NO.CA/97/14707