TABLE SHOWING TENENTS DISTRIBUTATION

FLOOR	RESIDENTIAL	P-PAP	PAP	SOCIETY OFFICE	BALWADI	WELFARE CENTRE	YUVA KENDRA	FITNESS CENTER	SKILL Development	TOTAL
GROUND FLOOR	--	--	--	02	02	02	01	--	02	09
1ST FLOOR	--	--	05	--	--	--	01	01	--	07
2ND FLOOR	--	--	12	--	--	--	--	--	--	12
3RD FLOOR	--	--	12	--	--	--	--	--	--	12
4TH FLOOR	--	--	12	--	--	--	--	--	--	12
5TH FLOOR	--	--	12	--	--	--	--	--	--	12
6TH FLOOR	--	--	07	05	--	--	--	--	--	12
7TH FLOOR	--	12	--	--	--	--	--	--	--	12
8TH FLOOR	03	06	--	--	--	--	--	--	--	09
9TH FLOOR	12	--	--	--	--	--	--	--	--	12
10TH FLOOR	12	--	--	--	--	--	--	--	--	12
11TH FLOOR	12	--	--	--	--	--	--	--	--	12
12TH FLOOR	12	--	--	--	--	--	--	--	--	12
13TH FLOOR	12	--	--	--	--	--	--	--	--	12
14TH FLOOR	12	--	--	--	--	--	--	--	--	12
15TH FLOOR	09	--	--	--	--	--	--	--	--	09
16TH FLOOR	12	--	--	--	--	--	--	--	--	12
17TH FLOOR	12	--	--	--	--	--	--	--	--	12
18TH FLOOR	12	--	--	--	--	--	--	--	--	12
19TH FLOOR	12	--	--	--	--	--	--	--	--	12
20TH FLOOR	12	--	--	--	--	--	--	--	--	12
21ST FLOOR	12	--	--	--	--	--	--	--	--	12
22ND FLOOR	11	--	--	--	--	--	--	--	--	11
23RD FLOOR	12	--	--	--	--	--	--	--	--	12
TOTAL	179	25	58	02	02	02	02	01	02	273
	262									

TABLE SHOWING TOTAL REHAB COMPONENT

FLOOR	REHAB B.U.A. FOR P.3.1. 1	COMMON PASSAGE 2	SOCIETY OFFICE 3	BALWADI 4	WELFARE CENTER 5	YUVA KENDRA 6	COMMUNITY CENTER 7	SKILL Development 8	TOTAL 9=(2+3+4+5+6)	TOTAL REHAB COMPONENT 10=(1+9)	FUNGIBLE AREA
GROUND FLOOR	--	102.31	43.33	53.66	64.45	31.52	--	50.24	365.51	365.51	16.97
1ST FLOOR	186.58	101.42	--	--	--	32.72	187.11	--	321.25	486.83	16.87
2ND FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	27.12
3RD FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
4TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
5TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
6TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
7TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
8TH FLOOR	294.85	136.42	--	--	--	--	--	--	136.42	431.31	16.87
9TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
10TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
11TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
12TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
13TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
14TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
15TH FLOOR	294.89	136.42	--	--	--	--	--	--	136.42	431.31	16.87
16TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
17TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
18TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
19TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
20TH FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
21ST FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
22ND FLOOR	362.02	136.42	--	--	--	--	--	--	136.42	498.44	16.87 + 0.58
23RD FLOOR	394.67	136.42	--	--	--	--	--	--	136.42	531.09	16.87
TOTAL	8616.11	3204.97	43.33	53.66	64.45	64.24	187.11	50.24	3668.00	12304.11	411.09

REHAB FUNGIBLE
RESIDENTIAL FUNGIBLE AREA = 8616.11 X 35% = 3016.64 SQ.MT.
TOTAL FUNGIBLE PERMISSIBLE = 3016.64 SQ.MT.
TOTAL FUNGIBLE PROPOSED = 411.09 SQ.MT.

BUILT UP AREA SUMMARY OF SALE

Proposed Floor's	Proposed gross Composite B.U.A. in sq.mt.
Gr. floor	--
1st/Podium floor	--
2nd/Podium floor	1361.33
3rd/Podium floor	1363.23
4th/Podium floor	528.74
5th/Podium floor	528.74
6th/Podium floor	723.46
7th/Podium floor	528.74
8th/Podium floor	528.74
9th/Amenity floor	399.19
10th/Amenity floor	573.88
11th floor	573.88
12th floor	640.00
13th floor	457.36
14th floor	640.00
15th floor	640.00
16th floor	640.00
17th floor	640.00
18th floor	640.00
19th floor	640.00
20th floor	457.36
21st floor	640.00
22nd floor	640.00
23rd floor	640.00
24th floor	640.00
25th floor	640.00
26th floor	640.00
27th floor	457.36
28th floor	640.00
29th floor	640.00
30th floor	640.00
31st floor	640.00
32nd floor	640.00
33rd floor	673.10
34th floor	704.94
Excess Refuge area	0.00
TOTAL	18567.95

TOTAL BUILT-UP AREA = 17256.63 Sq.mts.	PERMISSIBLE FUNGIBLE AREA = 4814.51 Sq.mts.
	PROPOSED FUNGIBLE AREA = 4812.19 Sq.mts.

* 4692.15 SQ.MT. FUNGIBLE AREA PREMIUM PAID.

* 120.04 SQ.MT. FUNGIBLE AREA PREMIUM - RECEIPT NO. , DATED :

VACANT AREA DIAGRAM
SCALE 1:500

NALLA AREA DIAGRAM
SCALE 1:500

SLUM AREA DIAGRAM
SCALE 1:500

A VACANT AREA						
1	1/2	X 16.79	X 0.52	=	4.37	SQ.MT.
2	1/2	X 16.38	X 3.95	=	32.15	SQ.MT.
TOTAL VACANT AREA				=	36.52	SQ.MT.
B VACANT AREA						
1	1/2	X 21.01	X 6.68	=	70.17	SQ.MT.
TOTAL VACANT AREA				=	70.17	SQ.MT.
C VACANT AREA						
1	1/2	X 10.88	X 4.24	=	23.07	SQ.MT.
2	1/2	X 15.10	X 4.58	=	34.57	SQ.MT.
3	1/2	X 15.10	X 3.42	=	25.81	SQ.MT.
4	1/2	X 13.97	X 3.29	=	22.77	SQ.MT.
5	1/2	X 13.97	X 4.47	=	31.22	SQ.MT.
6	1/2	X 21.10	X 4.85	=	51.19	SQ.MT.
7	1/2	X 21.10	X 4.75	=	50.11	SQ.MT.
8	1/2	X 13.17	X 4.35	=	28.64	SQ.MT.
9	1/2	X 14.47	X 0.86	=	6.22	SQ.MT.
TOTAL VACANT AREA				=	273.57	SQ.MT.
				A+B+C	=	380.26 SQ.MT.
				SAY	=	380.00 SQ.MT.
NALLA FLOOR						
1	1/2	X 2.20	X 25.60	=	28.16	SQ.MT.
2	1/2	X 2.19	X 24.81	=	26.95	SQ.MT.
3	1/2	X 66.36	X 2.20	=	143.78	SQ.MT.
4	1/2	X 1.77	X 9.69	=	8.58	SQ.MT.
5	1/2	X 2.00	X 9.66	=	9.66	SQ.MT.
TOTAL NALLA AREA				=	217.36	SQ.MT.

SLUM AREA						
1	1/2	X 25.45	X 2.61	=	33.21	SQ.MT.
2	1/2	X 25.45	X 4.43	=	56.37	SQ.MT.
3	1/2	X 25.68	X 0.32	=	4.11	SQ.MT.
4	1/2	X 25.68	X 8.04	=	103.23	SQ.MT.
5	1/2	X 26.99	X 2.36	=	31.86	SQ.MT.
6	1/2	X 27.72	X 2.30	=	31.88	SQ.MT.
7	1/2	X 26.78	X 4.25	=	91.16	SQ.MT.
8	1/2	X 31.96	X 0.27	=	4.23	SQ.MT.
9	1/2	X 72.80	X 25.23	=	918.37	SQ.MT.
10	1/2	X 57.81	X 16.61	=	480.11	SQ.MT.
11	1/2	X 72.80	X 11.71	=	426.24	SQ.MT.
12	1/2	X 67.72	X 25.17	=	866.11	SQ.MT.
13	1/2	X 50.25	X 10.16	=	255.27	SQ.MT.
14	1/2	X 42.47	X 18.01	=	382.44	SQ.MT.
15	1/2	X 37.60	X 6.62	=	125.45	SQ.MT.
16	1/2	X 41.10	X 1.42	=	29.18	SQ.MT.
17	1/2	X 41.10	X 9.48	=	194.61	SQ.MT.
TOTAL SLUM AREA				=	4024.02	SQ.MT.
				SAY =	4023.84	SQ.MT.

LOCATION PLAN
SCALE 1:4000

R.G. AREA DIAG.
SCALE 1:500

REHAB BUILDING MOEF AREA	=	15585.72	SQ.MT.
SALE BUILDING MOEF AREA	=	35350.00	SQ.MT.
TOTAL MOEF AREA	=	50935.72	SQ.MT.

BLOCK PLAN
SCALE 1:500

FORM - I

		AREA STATEMENT	NON SLUM IN SQ.MT.	SR. # 1 SLUM IN SQ.MT.	SR. # 2 TOTAL IN SQ.MT.
1		AREA OF PLOT	591.56	4023.84	4571.40
	a	AREA OF RESERVATION IN PLOT		--	--
	b	AREA OF ROAD SET BACK		--	--
	c	AREA OF DP ROAD		--	--
2		DEDUCTION FOR		--	--
	a	FOR RESERVATION/ROAD AREA		--	--
	b	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)		--	--
	c	i) EXISTING NALLA AREA KEPT IN ABYEANCE	217.36	--	217.36
		ii) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)		--	--
		iii) RESERVATION AREA TO BE HANDED OVER AS PER LAR (REGULATION NO 17)		--	--
		BALANCE AREA OF PLOT (1 MINUS 2)	380.20	4023.84	4404.04
3		TOTAL DEDUCTIONS (2(a) + 2(b) +2(c) AS AND WHEN APPLICABLE)		--	--
4		BALANCE AREA OF PLOT (1 MINUS 3)	380.20	4023.84	4404.04
	a	FOR AMENITY AREA		--	--
		i) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)		--	--
	b	ii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)		--	--
	c	iii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 30(ANTERANCE)		--	--
5		DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXTG. BUA (EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED)		--	--
6		TOTAL DEDUCTIONS (2(a) + 2(b) +2(c) AS AND WHEN APPLICABLE)		--	--
		PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE		--	--
7		ZONAL (BASIC) FSI (0.55 OF 0.75 OR 1 OR 1.33)		--	--
SR# 1		MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.5 OF 33 (10) OF DCPR 2034		3.00 & above	--
SR# 2		PERMISSIBLE FSI AS PER 33(11) #		--	--
8		BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)		--	--
		(IN CASE OF HILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)		--	--
9		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 20(A)		--	--
		i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) # ABOVE WITH IN CAF OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE -13 ON REMAINING / BALANCE PLOT)		--	--
		ii) IN CASE OF 2(A)(C) # PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		--	--
10		NALLA AREA BENEFIT		--	--
11		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.	190.10	--	190.10
		BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO 13 OF REGULATION NO 30(A) AND 32 (3) REMAINING / BALANCE PLOT.	212.14	--	212.14
		GENERAL TDR - (SRA/BP/)	54.00	--	54.00
		SLUM TDR - (SRA/BP/Construction/0324)	436.44	--	436.44
12		PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)) (4 + 10 + 11)	936.44	--	936.44
SR# 2.1		PROPOSED BUILT-UP AREA OF REHAB		8616.11	8616.11
		REHAB COMPONENT		12304.11	12304.11
		PERMISSIBLE SALE COMPONENT (INCENTIVE & REHAB COMPONENT)		12919.32	12919.32
SR# 2.2		PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA		--	--
		PERMISSIBLE BUA FOR SALE	936.44	12919.32	13755.76
SR# 3		TOTAL BUA SANCTIONED FOR THE PROJECT	936.44	12919.32	13755.76
13		PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))		--	--
SR# 4		TOTAL BUA PROPOSED TO BE CONSUMED IN SITU	936.44	21334.43	22271.87
SR# 4.2		PROPOSED BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA		--	--
		PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA		--	--
14		TDR GENERATED FROM AS PER REGULATION 30 (A) AND 33		--	--
SR5		TDR GENERATED IN SCHEME		--	--
15		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)		--	--
	a	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		--	--
		ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM		--	--
	b	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR SALE	4814.51	--	4814.51
		ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM FOR SALE	4812.19	--	4812.19
		iii) FUNGIBLE AREA ALREADY PAID PREMIUM	4692.15	--	4692.15
		iv) FUNGIBLE AREA NOW PROPOSED - SEE TEP NO: DATED :	120.04	--	4812.19
16	SR8	i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT		8616.11	8616.11
		ii) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT	5648.63	12919.32	18567.95
		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (23 = 15a(iii) + 15a(iv))	5648.63	12919.32	18567.95
17		FSI CONSUMED ON NET PLOT -(13 SR# 1 / 4		--	--
(I)		OTHER REQUIREMENTS		--	--
A)		RESERVATION /DESIGNATION		--	--
	a	NAME OF RESERVATION		--	--
	b	AREA OF RESERVATION AFFECTING THE PLOT		--	--
	c	AREA OF RESERVATION LAND TO BE HANDED/AMENDED OVER AS PER REGULATION NO.17		--	--
	d	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17		--	--
	e	AREA/BUILT UP AREA OF DESIGNATION		--	--
B)		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO		--	--
	f	14(A)		--	--
	g	14(B)		--	--
	h	15		--	--
C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27		--	--
D)		TENEMENT STATEMENT		--	--
	i	PROPOSED BUILT UP AREA (13 ABOVE)		--	--
	ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)		--	--
	iii	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)		--	--
	iv	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	500/HECTOR	909 NOS	--
	v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT		550 NOS	--
E)		PARKING STATEMENT		--	--
	i	PARKING REQUIRED BY REGULATIONS FOR:- CAR BOOSTER/ MOTOR CYCLE OUTSIDERS (VISITORS)		378 NOS	--
	ii	COVERED GARAGE PERMISSIBLE		--	--
	iii	COVERED GARAGES PROPOSED CAR/ SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)		--	--
	iv	TOTAL PARKING PROVIDED		378 NOS	--
D)		TRANSPORT VEHICLES PARKING		--	--
	i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS		--	--
	ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		--	--

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

FORM - II

CONTENT OF SHEET

GROUND FLOOR PLAN WITH AREA LINE DIAGRAM & CALCULATION,
BLOCK PLAN, LOCATION PLAN, COMPONENT AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. SR/PVT/00337/2019131/AP Dated 08/04/2024

Approved Subject to the condition Mentioned in this office permission Letter no SR/PVT/00337/2019131/AP Dt 26 AUG 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 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/ SUPERVISOR

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON C.T.S. NO. 620A/1A/4A/4/2/1/B, OF VILLAGE MALAD (E), J.A.K.V. ROAD, GOREGAON MUMBAI - 400063.

NAME & SIGN. OF OWNER

M/s. NEWINE CONSTRUCTION PVT. LTD.

JOB NO.	01
DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	

ALPESH M. GANDHI
LIC. SURVEYOR,
7TH FLOOR, S-14, SOLITAIRE CORPORATE PARK,
ANDHERI-GHATKOPER LINK ROAD, ANDHERI (EAST),
MUMBAI -400093.

GROUND FLOOR PLAN
SCALE 1:100

