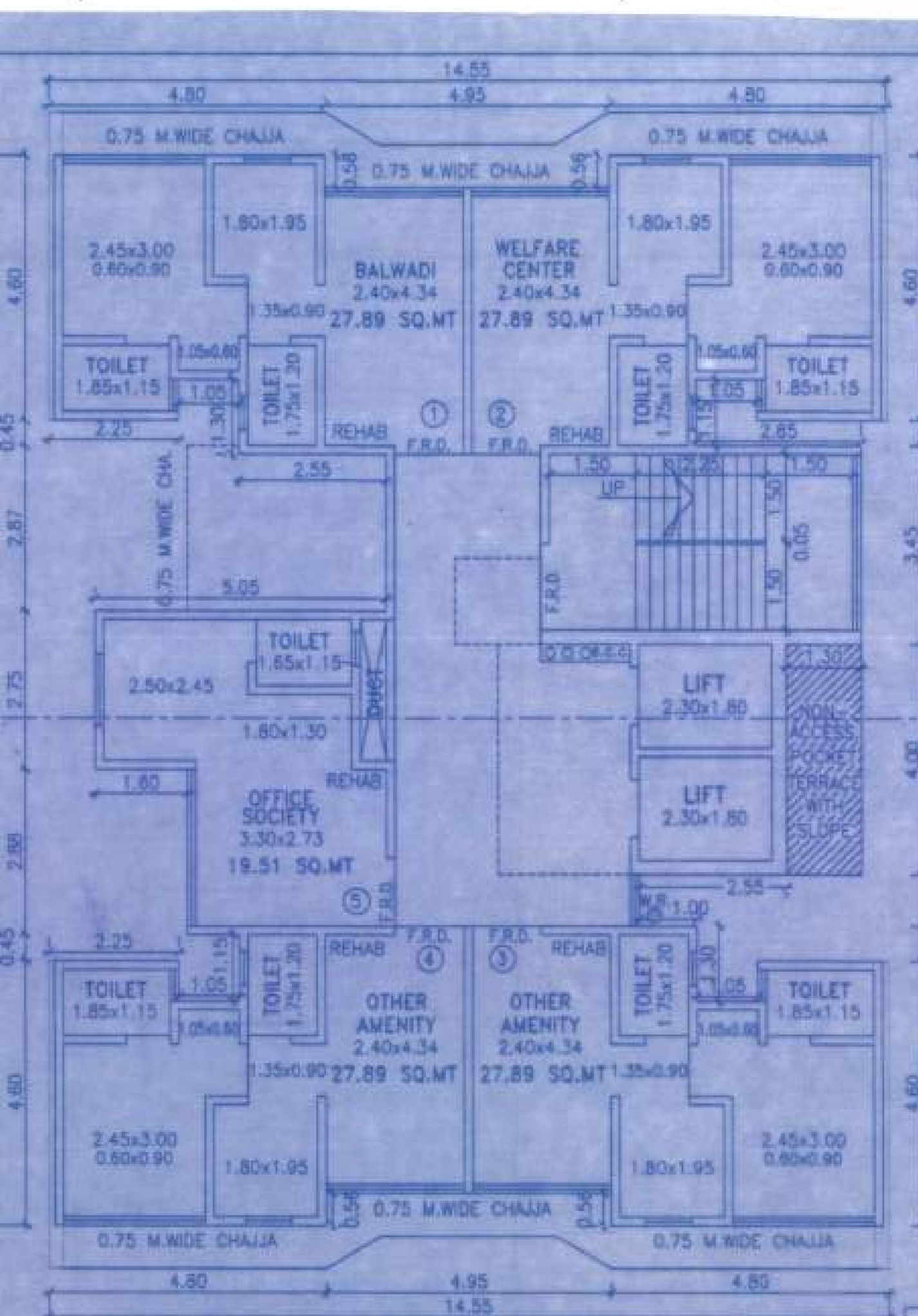
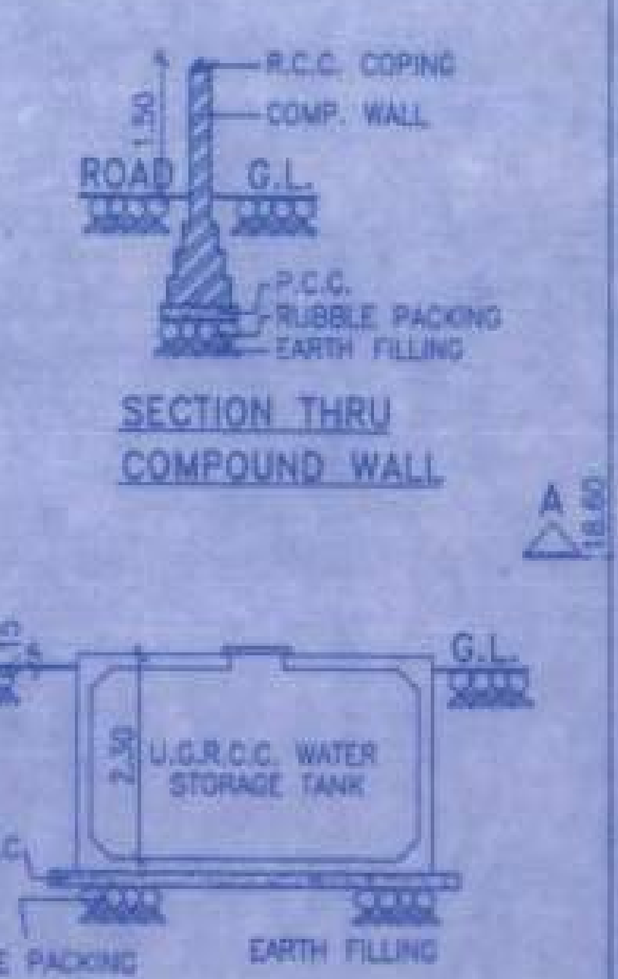
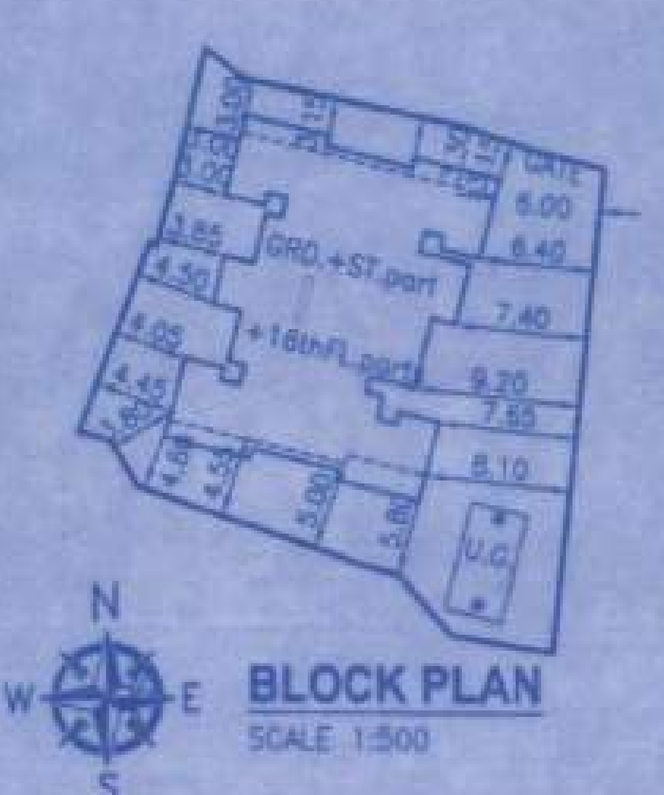


1st FLOOR PLAN FOR COMPOSITE BLDG.
SCALE 1:100



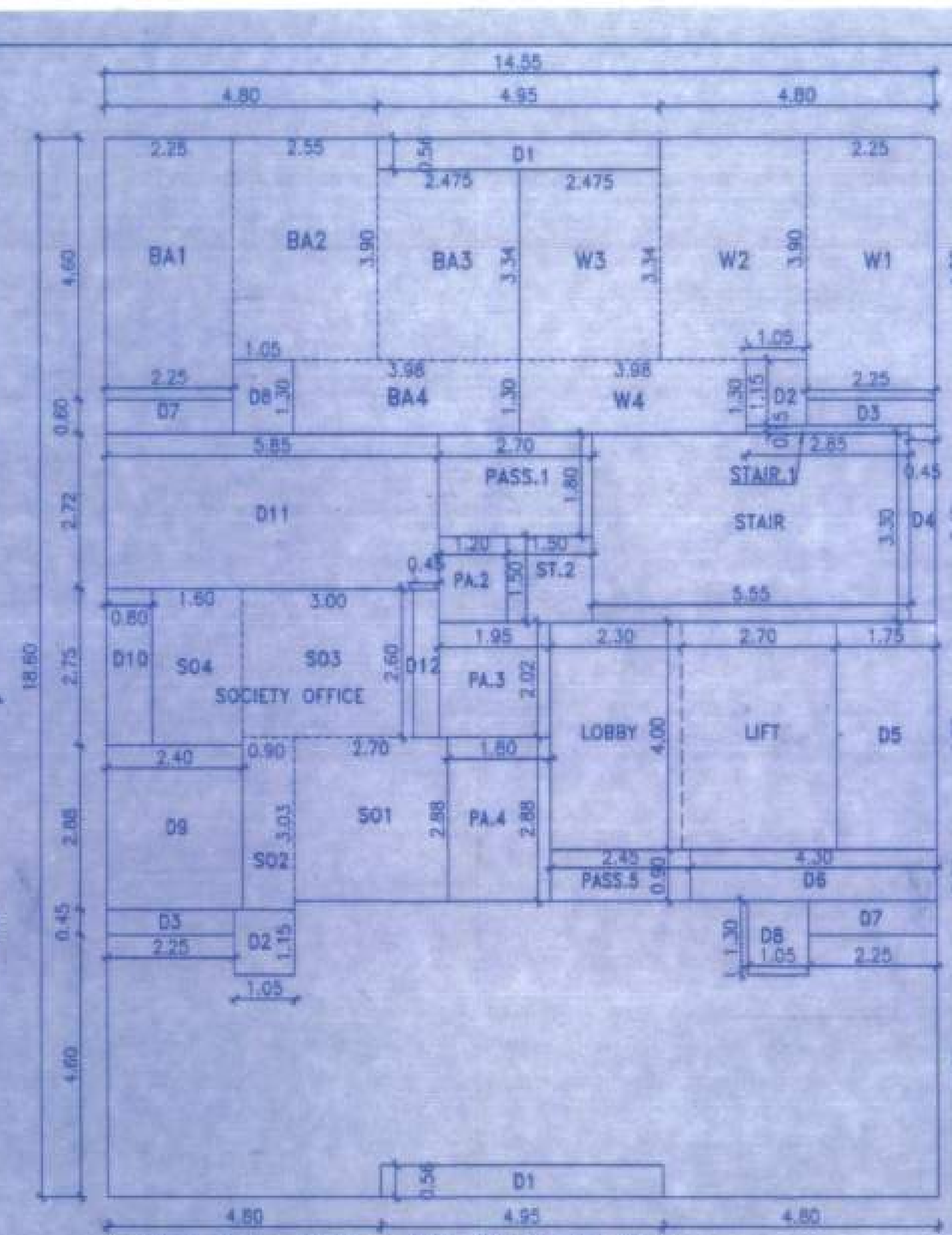
SECTION THRU COMPOUND WALL



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000



1st FLR. AREA DIAGRAM FOR COMPOSITE BLDG.
SCALE 1:100

BUILT-UP AREA CALCU. OF 1st. FLR. FOR COMP. BLDG.

A) 14.55 x 18.60 = 270.63 SQ.MT.

DEDUCTION:-

D1	4.95 x 0.56 x 2	=	5.54 SQ.MT.
D2	1.05 x 1.15 x 2	=	2.41 SQ.MT.
D3	2.25 x 0.45 x 2	=	2.02 SQ.MT.
D4	0.45 x 3.45	=	1.55 SQ.MT.
D5	1.75 x 4.00	=	7.00 SQ.MT.
D6	4.30 x 0.90	=	3.87 SQ.MT.
D7	2.25 x 0.60 x 2	=	2.70 SQ.MT.
D8	1.05 x 1.30 x 2	=	2.73 SQ.MT.
D9	2.40 x 2.88	=	6.91 SQ.MT.
D10	0.80 x 2.75	=	2.20 SQ.MT.
D11	5.85 x 2.72	=	15.91 SQ.MT.
D12	0.45 x 2.60	=	1.17 SQ.MT.

TOTAL DEDUCTION AREA = 54.01 SQ.MT.
270.63 - 54.01 = 216.62 SQ.MT.
B.U. AREA PER FLR. = 216.62 SQ.MT.

TO BE DEDUCTED:
B.U. AREA OF STAIR, LIFT & LOBBY = 40.99 SQ.MT.
B.U. AREA OF COMMON PASSAGE = 17.98 SQ.MT.
B.U. AREA OF BALWADI = 33.73 SQ.MT.
B.U. AREA OF WELFARE CENTER = 33.73 SQ.MT.
B.U. AREA OF SOCIETY OFFICE = 22.71 SQ.MT.
TOTAL DEDUCTION AREA = 149.14 SQ.MT.
NET B.U. AREA PER FLR. REHAB AMENITY (216.62-149.14) = 67.48 SQ.MT.

BUILT-UP AREA CALCU. OF COMMON PASSAGE OF 1st. FLR. FOR COMP. BLDG.

PASS.1	2.70 x 1.80	=	4.86 SQ.MT.
PASS.2	1.20 x 1.50	=	1.80 SQ.MT.
PASS.3	1.95 x 2.02	=	3.94 SQ.MT.
PASS.4	1.80 x 2.88	=	5.18 SQ.MT.
PASS.5	2.45 x 0.90	=	2.20 SQ.MT.
NET B.U. AREA PER FLR.		=	17.98 SQ.MT.

BUILT-UP AREA CALC. OF STAIR, LIFT & LOBBY OF 1st. FLR. FOR COMP. BLDG.

STAIR	5.55 x 3.30	=	18.31 SQ.MT.
STAIR-1	2.85 x 0.15	=	0.43 SQ.MT.
STAIR-2	1.50 x 1.50	=	2.25 SQ.MT.
LIFT	2.70 x 4.00	=	10.80 SQ.MT.
LOBBY	2.30 x 4.00	=	9.20 SQ.MT.
NET B.U. AREA PER FLR.		=	40.99 SQ.MT.

BUILT-UP AREA CALCU. OF WELFARE CENTTER OF 1st. FLR. OF COMP. BLDG.

W.1	2.25 x 4.60	=	10.35 SQ.MT.
W.2	2.55 x 3.90	=	9.94 SQ.MT.
W.3	2.475 x 3.34	=	8.27 SQ.MT.
W.4	3.98 x 1.30	=	5.17 SQ.MT.
NET B.U. AREA PER FLR.		=	33.73 SQ.MT.

PARKING STATEMENT

BUILDING NO.	CARPET AREA	NO. OF FLATS	PARKING PERMISSIBLE AS PER DCR	REQUIRED PARKING/FLAT	REQUIRED PARKING
COMMERCIAL 1/s	01 PARKING FOR EVERY 40 SQ.MT. CHE/DP/24394/GEN.DATED 4/12/2018.			67.48/40	1.69 say 2.00
	10% ADDITIONAL PARKING FOR VISITORS OR MIN 02			0.20 therefor	say 2.00
	TOTAL REQUIRED FOR COMM. 1/S				say 04nos (a)
COMPOSI. BUILDING	UPTO 35.00 SQMT.REHAB	28.00 NOS.	1 CAR FOR EVERY 8 FLAT	28 ÷ 8	3.50 Nos.
	UPTO 35.00 SQMT.SALE	21.00 NOS.	1 CAR FOR EVERY 8 FLAT	21 ÷ 8	2.63 Nos.
	35 TO 45 sq.mt.	15.00 NOS.	1 PARKING FOR 4 TENEMENTS	15 ÷ 4	3.75 Nos.
	Total	64.00 NOS.	--	--	9.88 NOS.(b)
25% ADDITIONAL PARKING FOR VISITORS					2.47 NOS.(c)
TOTAL REQUIRED PARKING		(a + b + c)			16.35 NOS.
TOTAL REQUIRED PARKING.......SAY					16.00 NOS.
TOTAL PROPOSED PARKING					21.00 NOS.

BUILT-UP AREA CALCU. OF SOCIETY OFFICE OF 1st. FLR. OF COMP. BLDG.

SO.1	2.70 x 2.88	=	7.78 SQ.MT.
SO.2	0.90 x 3.03	=	2.73 SQ.MT.
SO.3	3.00 x 2.60	=	7.80 SQ.MT.
SO.4	1.60 x 2.75	=	4.40 SQ.MT.
NET B.U. AREA PER FLR.		=	22.71 SQ.MT.

BUILT-UP AREA CALCU. OF BALWADI OF 1st. FLR. OF COMP. BLDG.

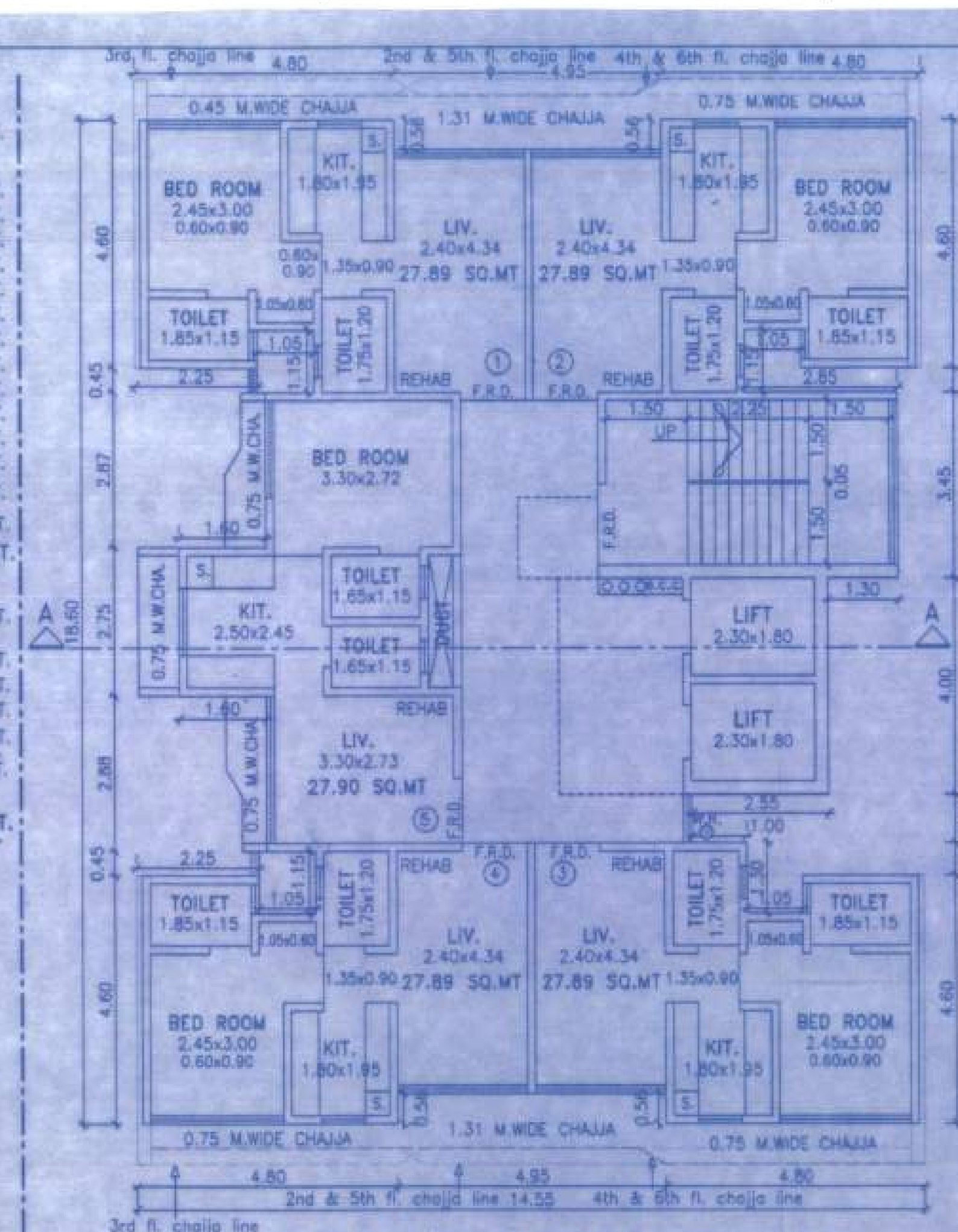
BA.1	2.25 x 4.60	=	10.35 SQ.MT.
BA.2	2.55 x 3.90	=	9.94 SQ.MT.
BA.3	2.475 x 3.34	=	8.27 SQ.MT.
BA.4	3.98 x 1.30	=	5.17 SQ.MT.
NET B.U. AREA PER FLR.		=	33.73 SQ.MT.

BUILT-UP AREA CALC. OF STAIR, LIFT & LOBBY OF TYP. FLR. FOR COMP. BLDG.

STAIR	5.55 x 3.30	=	18.31 SQ.MT.
STAIR-1	2.85 x 0.15	=	0.43 SQ.MT.
STAIR-2	1.50 x 1.50	=	2.25 SQ.MT.
LIFT	2.70 x 4.00	=	10.80 SQ.MT.
LOBBY	2.30 x 4.00	=	9.20 SQ.MT.
NET B.U. AREA PER FLR.		=	40.99 SQ.MT.

FITNESS CENTRE AREA STATEMENT

TOTAL SALE B.U. AREA OF COMP.BLDG. = 1474.97 SQ.MT.
PERMISSIBLE FITNESS CENTRE AREA 2% = 29.50 SQ.MT.
PROPOSED FITNESS CENTRE AREA = 29.45 SQ.MT.
PROPOSED FITNESS CENTER AREA IS WITHIN LIMIT.



TYPICAL FLOOR PLAN (2nd TO 6th) FOR COMPOSITE BLDG.
SCALE 1:100

BUILT-UP AREA CALCU. OF TYP. FLR. (2nd to 6th) FOR COMP. BLDG.

A) 14.55 x 18.60 = 270.63 SQ.MT.

DEDUCTION:-

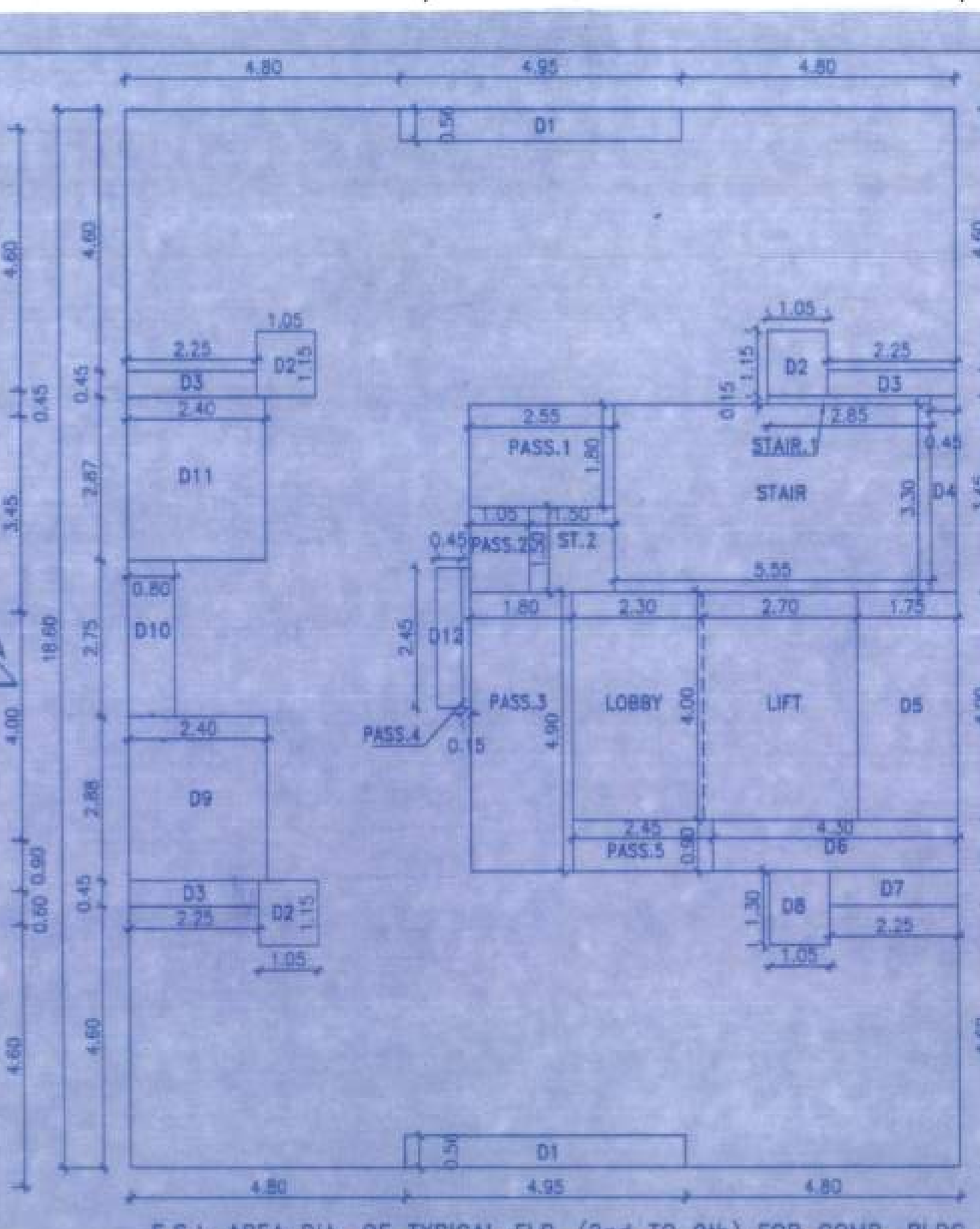
D1	4.95 x 0.56 x 2	=	5.54 SQ.MT.
D2	1.05 x 1.15 x 3	=	3.62 SQ.MT.
D3	2.25 x 0.45 x 3	=	3.04 SQ.MT.
D4	0.45 x 3.45	=	1.55 SQ.MT.
D5	1.75 x 4.00	=	7.00 SQ.MT.
D6	4.30 x 0.90	=	3.87 SQ.MT.
D7	2.25 x 0.60	=	1.35 SQ.MT.
D8	1.05 x 1.30	=	1.36 SQ.MT.
D9	2.40 x 2.88	=	6.91 SQ.MT.
D10	0.80 x 2.75	=	2.20 SQ.MT.
D11	2.40 x 2.87	=	6.89 SQ.MT.
D12	0.45 x 2.45	=	1.10 SQ.MT.

TOTAL DEDUCTION AREA = 44.43 SQ.MT.
270.63 - 44.43 = 226.20 SQ.MT.
B.U. AREA PER FLR. = 226.20 SQ.MT.

TO BE DEDUCTED:
B.U. AREA OF STAIR, LIFT & LOBBY = 40.99 SQ.MT.
B.U. AREA OF COMMON PASSAGE = 17.55 SQ.MT.
TOTAL DEDUCTION AREA = 58.54 SQ.MT.
NET B.U. AREA PER FLR. REHAB. (226.20 - 58.54) = 167.66 SQ.MT.

BUILT-UP AREA CALCU. OF COMMON PASSAGE OF TYP. FLR. FOR COMP. BLDG.

PASS.1	2.55 x 1.80	=	4.59 SQ.MT.
PASS.2	1.05 x 1.50	=	1.57 SQ.MT.
PASS.3	1.80 x 4.90	=	8.82 SQ.MT.
PASS.4	0.15 x 2.45	=	0.37 SQ.MT.
PASS.5	2.45 x 0.90	=	2.20 SQ.MT.
NET B.U. AREA PER FLR.		=	17.55 SQ.MT.



F.S.I. AREA DIA. OF TYPICAL FLR. (2nd TO 9th) FOR COMP. BLDG.
SCALE 1:100

TENEMANT STATEMENT OF COMP.BLDG.

FLOORS	REHAB. RESI.	PROV./PAP REHAB. COMM.	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	OTHER AMENITY	SALE RESI.	SOCIETY OFFICE	FITNESS CENTER
GR. FLR.	-	02	-	-	-	-	-	-	-
1st FLR.	-	-	1	1	1	2	-	-	-
2nd FLR.	05	-	-	-	-	-	-	-	-
3rd FLR.	05	-	-	-	-	-	-	-	-
4th FLR.	05	-	-	-	-	-	-	-	-
5th FLR.	05	-	-	-	-	-	-	-	-
6th FLR.	05	-	-	-	-	-	-	-	-
7th FLR.	02(P.A.P)	-	-	-	-	-	03	-	-
8th FLR.	-	-	-	-	-	-	03	01	01
9th FLR.	-	-	-	-	-	-	04	-	-
10th FLR.	-	-	-	-	-	-	04	-	-
11th FLR.	-	-	-	-	-	-	04	-	-
12th FLR.	-	-	-	-	-	-	04	-	-
13th FLR.	-	-	-	-	-	-	04	-	-
14th FLR.	-	-	-	-	-	-	04	-	-
15th FLR.	-	-	-	-	-	-	04	-	-
16th FLR. port	-	-	-	-	-	-	02	-	-
TOTAL	27	02	1	1	1	2	36	1	1

PROFORMA - A

SHEET NO.1

A	AREA STATEMENT	SQ.MTS. SLUM	SQ.MTS. NON-SLUM	SQ.MTS. TOTAL
1	AREA OF PLOT TAKEN IN THE SCHEME	528.10	260.50	788.50
2	DEDUCTION FOR			
a	SETBACK AREA	147.10	08.50	155.60
b	D.P. ROAD AREA	-	-	-
c	TOTAL (a + b)	147.10	08.50	155.60
3	NET GROSS AREA OF PLOT (1-2c)	381.00	252.00	633.00
4	DEDUCTION FOR			
a	15% RECREATION GROUND (IF DEDUCTIBLE)	-	-	-
5	NET PLOT AREA (3-4a)	381.00	252.00	633.00
6	ADDITIONS FOR F.S.I. PURPOSE			
a	100% OF SETBACK AREA	147.10	08.50	155.60
b	100% OF D.P. ROAD AREA	-	-	-
c	TOTAL (a + b)	147.10	08.50	155.60
7	NET AREA OF PLOT (5+6c)	528.10	260.50	788.60
8	MAX. F.S.I. PERMISSIBLE ON PLOT	4.00	1.00	-
9	PERMISSIBLE FLR. AREA (7 X 8)	2112.40	260.50	2372.90
10	PROPOSED FLR. AREA OF REHAB. IN COMPOSITE BLDG.	947.79	-	947.79
11	COMMON PASSAGE AREA	111.95	-	111.95
12	AMENITY TENEMENTS AREA	157.65	-	157.65
13	REHABILITATION COMPONENT (10+11+12)	1217.39	-	1217.39
14	SALE COMPONENT FOR COMPOSITE BLDG. (13)	1217.39	-	1217.39
15	TOTAL B.U.A. SANCTIONED FOR PROJECT (10+14)	2165.18	-	2165.18
16	TOTAL FSI SANCTIONED FOR PROJECT (15/7)	4.100	-	-
17	SALE IN SITU B.U.A. PERMISSIBLE (SAME AS 14)	1217.39	260.50	1477.89
18	T.D.R. GENERATED IN THE SLUM SCHEME	NIL	-	-
19	AREA OF RESERVATION TO BE HANDED OVER SET BACK	147.10	8.50	155.60
20	TOTAL PROPOSED REHAB BUILT-UP AREA	947.79	-	947.79
21	TOTAL PROPOSED SALE BUILT-UP AREA	1214.47	260.50	1474.97
22	TOTAL PROPOSED BUILT-UP AREA (20+21)	2162.26	260.50	2422.76
23	BALANCE AREA (17-21)	2.92	0.00	2.92
24	F.S.I. CONSUMED (22/7)	4.09	1.00	
B	FUNGIBLE AREA STATEMENT			
25	BIFURCATION OF AREA			
a	RESIDENTIAL AREA OF SALE IN COMP.BLDG.	-	-	1474.97
b	COMMERCIAL AREA OF SALE IN COMP.BLDG.	-	-	-
26	FUNGIBLE AREA WORKOUT ON (25)			
a	RESIDENTIAL : 35% OF 25(a)	-	-	516.25
b	COMMERCIAL : 35% OF 25(b)	-	-	-
c	TOTAL PERMISSIBLE FUNGIBLE AREA (a + b)	-	-	516.25
27	TOTAL MAX. PERMISSIBLE B.U.A. FOR SALE INCLUDING FUNGIBLE AREA ON SITU (25+26c)	-	-	1991.22
28	PROPOSED B.U. AREA OF COMP. FOR BLDG. UNDER ZONAL FSI	-	-	1474.97
29	PROPOSED B.U. AREA OF COMP. FOR BLDG. UNDER FUNGIBLE FSI	-	-	NIL
30	TOTAL PROPOSED B.U. AREA OF SALE FOR COMP. BLDG. NO.2 (ZONAL+FUNGIBLE FSI) ie. (28+29)	-	-	1474.97
31	BALANCE FUNGIBLE AREA (27-30)	-	-	516.25

NOTE:
BOUNDARY OF PLOT SHOWN IN BLACK.
PROPOSED WORK SHOWN IN PINK.
PROPOSED RECREATION GROUND SHOWN IN GREEN
D.P. ROAD SHOWN IN GREEN DOTTED LINES.
SET BACK AREA SHOWN IN HATCHED BLACK.

PROFORMA - B

SHEET NO.1

contents of sheet

GRD FLR. PLAN, 1st FLR. PLAN, TYPICAL FLOOR PLAN (2nd TO 6th)
BLOCK PLAN, LOCATION PLAN, TENEMENT STATEMENT
AREA DIAGRAM & CALCULATION FOR COMP. BLDG.

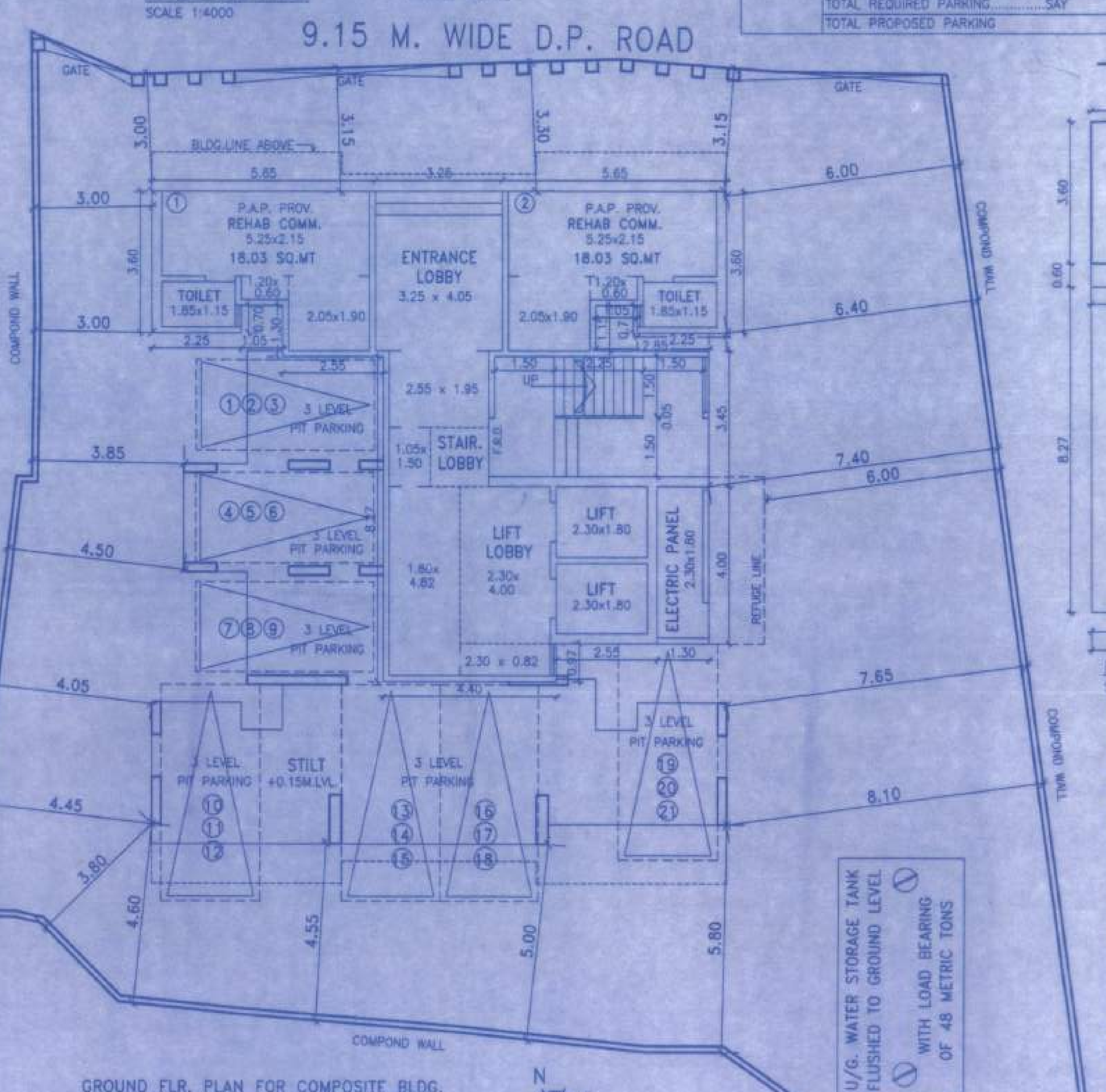
stamp of date of receipt of plan

stamp of approval of plan

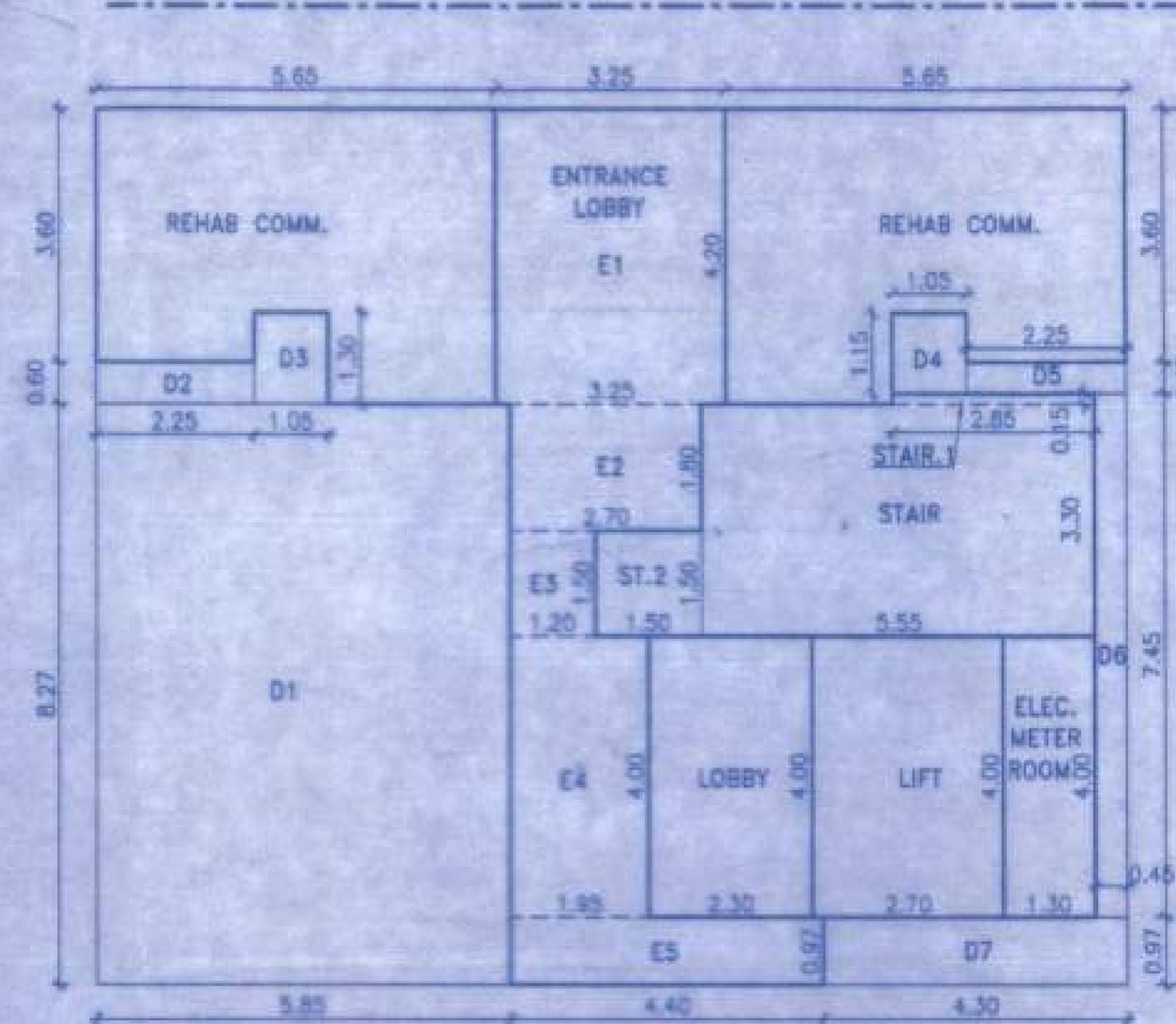
This cancels Approval to the Previous Plans Sanctioned under no. [illegible] Dated. 08/12/2017

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/[illegible] Dt. 14 NOV 2019
14/11/19
Executive Engineer - III
Slum Rehabilitation Authority

9.15 M. WIDE D.P. ROAD



GROUND FLR. PLAN FOR COMPOSITE BLDG.
SCALE 1:100



F.S.I. AREA DIA. OF GROUND FLOOR FOR COMP. BLDG.
SCALE 1:100

BUILT-UP AREA CALCU. OF GRD. FLR. FOR COMP. BLDG.

A) 14.55 x 12.47 = 181.44 SQ.MT.

DEDUCTION:-

D1	5.85 x 8.27	=	48.38 SQ.MT.
D2	2.25 x 0.60	=	1.35 SQ.MT.
D3	1.05 x 1.30	=	1.37 SQ.MT.
D4	1.05 x 1.15	=	1.21 SQ.MT.
D5	2.25 x 0.45	=	1.01 SQ.MT.
D6	0.45 x 7.45	=	3.35 SQ.MT.
D7	4.30 x 0.97	=	4.17 SQ.MT.

TOTAL DEDUCTION AREA = 60.84 SQ.MT.
181.44 - 60.84 = 120.60 SQ.MT.
B.U. AREA PER FLR. = 120.60 SQ.MT.

TO BE DEDUCTED:
B.U. AREA OF STAIR, LIFT & LOBBY = 40.99 SQ.MT.
B.U.AREA OF ELEC.METER ROOM = 5.20 SQ.MT.
B.U.AREA OF ENTRANCE LOBBY = 32.38 SQ.MT.
TOTAL DEDUCTION AREA = 78.57 SQ.MT.
NET B.U. AREA PER FLR. REHAB. (120.60 - 78.57) = 42.03 SQ.MT.

BUILT-UP AREA CALCU. OF ENTRANCE LOBBY OF TYP. FLR. FOR COMP. BLDG.

E1	3.25 x 4.20	=	13.65 SQ.MT.
E2	2.70 x 1.80	=	4.86 SQ.MT.
E3	1.20 x 1.50	=	1.80 SQ.MT.
E4	1.95 x 4.00	=	7.80 SQ.MT.
E5	4.40 x 0.97	=	4.27 SQ.MT.
NET ENTRANCE LOBBY B.U.A		=	32.38 SQ.MT.

BUILT-UP AREA OF ELEC.METER ROOM

EL.METER.RM. 1.30 x 4.00 = 5.20 SQ.MT.
NET METER RM. AREA = 5.20 SQ.MT.

BUILT-UP AREA CALC. OF STAIR, LIFT & LOBBY OF TYP. FLR. FOR COMP. BLDG.

STAIR	5.55 x 3.30	=	18.31 SQ.MT.
STAIR-1	2.85 x 0.15	=	0.43 SQ.MT.
STAIR-2	1.50 x 1.50	=	2.25 SQ.MT.
LIFT	2.70 x 4.00	=	10.80 SQ.MT.
LOBBY	2.30 x 4.00	=	9.20 SQ.MT.
NET B.U. AREA PER FLR.		=	40.99 SQ.MT.

REHAB. COMPONENT FOR COMPOSITE BLDG.

FLOOR	REHAB RESI. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT. (1)	REHAB COMM. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT. (2)	STAIR, LIFT & LOBBY AREA IN SQ.MT. (3)	COMMON PASSAGE AREA IN SQ.MT. (4)	BALWADI (5)	WELFARE CENTRE (5)	SOCIETY OFFICE (5)	OTHER AMENITY	PERMISSIBLE AREA OF REHAB. COMP. AREA IN SQ.MT. (1+2+4+5=6)	SALE RESI. AREA OF AREA IN SQ.MT. (7)	METER ROOM AREA (10)	35% PERMI. FUNGEIBLE AREA AREA IN SQ.MT. (8)	35% PROP. FUNGIBLE RESI.AREA AREA IN SQ.MT. (9)	SALE SOCIETY OFFICE AREA IN SQ.MT. (11)	FITNESS CENTER AREA OF AREA IN SQ.MT. (12)
GR. FLR.	-	42.03	37.79	-	-	-	-	-	42.03	-	5.20	1.82	-	-	-
1st FLR.	-	-	40.99	17.98	33.73	33.73	22.71	67.48	175.63	-	-	-	-	-	-
2nd FLR.	167.66	-	40.99	17.55	-	-	-	-	185.21	-	-	-	-	-	-
3rd FLR.	167.66	-	40.99	17.55	-	-	-	-	185.21	-	-	-	-	-	-
4th FLR.	167.66	-	40.99	17.55	-	-	-	-	185.21	-	-	-	-	-	-
5th FLR.	167.66	-	40.99	17.55	-	-	-	-	185.21	-	-	-	-	-	-
6th FLR.	167.66	-	40.99	17.55	-	-	-	-	185.21	-	-	-	-	-	-
7th FLR.	67.46	-	52.32	6.22	-	-	-	-	73.68	100.20	-	35.07	-	-	-
8th FLR.	-	-	49.32	-	-	-	-	-	-	118.22	-	41.38	-	21.04	29.45
9th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
10th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
11th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
12th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
13th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
14th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
15th FLR.	-	-	49.32	-	-	-	-	-	-	168.71	-	59.05	-	-	-
16th FLR. port	-	-	49.32	-	-	-	-	-	-	70.38	-	24.63	-	-	-
TOTAL	905.76	42.03	1028.11	111.95	33.73	33.73	22.71	67.48	1217.39	1469.77	5.20	516.25	NIL	21.04	29.45
	947.79 SQ.MT					157.65 SQ.MT				1474.97 SQ.MT					

certificate of area | *architect signature*

Certified that I have surveyed the plot under reference on dd-mm-yy and that the dimension of the sides, etc. of the plot stated on plan are as measured on site and the area so worked out is *788.60 sq.mts. and tallies with the area stated in the document of ownership / Town Planning Scheme Records.

description of proposal and property

Proposed slum rehabilitation scheme on plot bearing c.t.s.no.287, 274, 274/1 to 15, 287/1 TO 6 of village Mogra at Natwar Nagar Jogeshwari(East),Mumbai. for ShevantaBai Chwal SRA CHS.(Prop.)

name of owner | *owner signature*

M/s. AIM REALTORS PVT. LTD.

job no.	*date*	*drg. no.*	*scale*	*checked by*	*drawn by*
		-	AS SHOWN		YUSUF

office ref. no.:	*architect signature*
north	*architect*

daddy & Assoc.

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