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PARKING STATEMENT SALE BUILDING.

FLOOR	C. A BELOW 45 SQ.MT.	C. A BETWEEN 45 TO 60 SQ.MT.	C. A BETWEEN 60 TO 80 SQ.MT.
REQUIRED	1 Parking = 4 FLAT	1 Parking = 2 FLAT	1 Parking = 1 FLAT
GROUND	—	—	—
1 ST TO 9 TH (PT)	38.00	7.00	0.00
TOTAL	38.00	7.00	0.00

PARKING REQD. = 38.00 / 4 = 9.50 7.00 / 2 = 3.50

TOTAL = 9.50 + 3.50 = 13.00

VISITORS PARKING 25%
13.00 X 25% = 3.25
16.25 say 16.00 NOS

COMMERCIAL (SHOP) 1 PARKING FOR 40 SQ. MT.
COMMERCIAL AREA = 125.82 / 40 = 3.15
VISITORS PARKING 10%
3.15 X 10% = 0.32
3.47 say 3.00 NOS

TOTAL = 16.00 + 3.00 = 19 NOS

TOTAL PARKING REQUIRED = 19 NOS.
TOTAL PARKING PROVIDED = 41 NOS.

(SALE BLDG.)
PARKING AREA TABLE BIG & SMALL

SR. NO.	FLOOR	BIG	SMALL
1)	GROUND	00	12
2)	BASMENT	21	08
	TOTAL	21	41

PARKING STATEMENT WELFARE CENTER

WELFARE CENTER 1 PARKING FOR 40.00 SQ. MT.
WELFARE CENTER AREA = 235.57 / 40.00 = 5.89 SAY 6.00 NOS.

TABLE SHOWING TENENTS DISTRIBUTATION
(SALE BUILDING)

FLOOR	RESIDENTIAL	COMMERCIAL	SOCIETY OFFICE	WELFARE CENTER
GROUND FLOOR	---	06	01	---
1ST FLOOR	---	---	---	01
2ND FLOOR	04	---	---	---
3RD FLOOR	06	---	---	---
4TH FLOOR	06	---	---	---
5TH FLOOR	06	---	---	---
6TH FLOOR	06	---	---	---
7TH FLOOR	06	---	---	---
8TH FLOOR	06	---	---	---
9TH FLOOR	05	---	---	---
TOTAL	45	06	01	01

TABLE SHOWING SALE BUA STATEMENT
(SALE BUILDING)

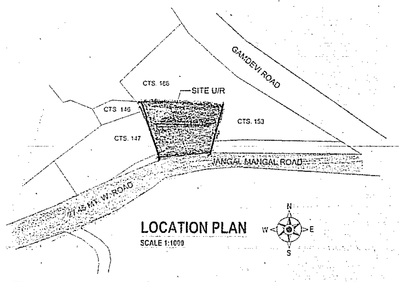
FLOOR	TOTAL BUILT-UP AREA
GROUND FLOOR	125.82
1ST FLOOR	0.00
2ND FLOOR	133.18 + 0.99 + 41.25
3RD FLOOR	207.25 + 0.99
4TH FLOOR	207.25 + 0.99
5TH FLOOR	207.25 + 0.99
6TH FLOOR	210.00 + 0.99
7TH FLOOR	210.34 + 0.99
8TH FLOOR	210.34 + 0.99
9TH FLOOR	160.55 + 0.99
TOTAL	1721.15

FITNESS AREA STATEMENT

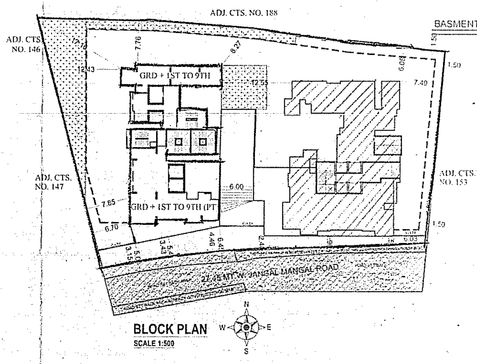
PERMISSIBLE AREA FOR FITNESS CENTRE
2% X (TOTAL BUA OF SALE)
2% X (1679.90) = 33.60 SQ.M
REQUIRED FITNESS CENTRE = 33.60 SQ.M
PROVIDED FITNESS CENTRE = 74.85 SQ.M
AREA COUNTED IN FSI = 74.85 - 33.60 = 41.25 SQ.MT.

SANITATION REQUIREMENT (SHOP) REHAB BLDG
Sanitation requirement is as follows. (Occupancy Load)
125.82 sq.mt. x 33.30 /100.00 sq.mt.
Total no of persons area 41.90 say 42.00 nos.
Total no of male persons area 21 nos.
Total no of female persons area 21 nos.

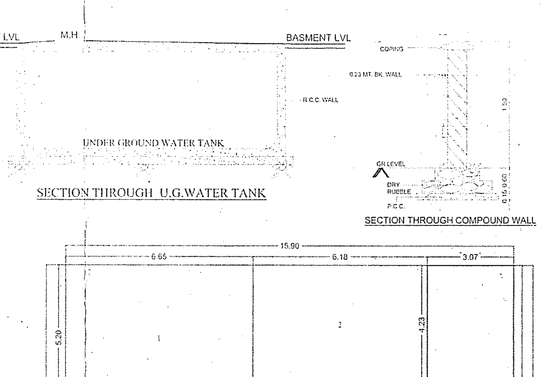
PARTICULARS	AS PER RULES		REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1 FOR 25 PERSONS	1 FOR 15 PERSONS	1 NOS	1 NOS	1 NOS	



LOCATION PLAN
SCALE 1:1000

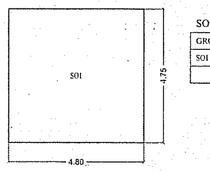


BLOCK PLAN
SCALE 1:500



SECTION THROUGH U.G.WATER TANK

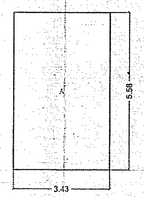
SECTION THROUGH COMPOUND WALL



SOC. OFFICE BUA DIAGRAM
SCALE 1:100

SOCIETY OFFICE BUILT UP AREA CALCULATION

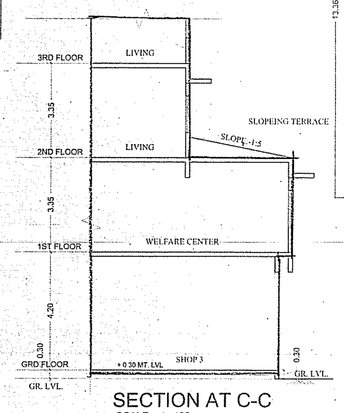
GROUND FLOOR							
SOI	4.80	X	4.75	X	1 NO	=	22.80 SQ.MT.
TOTAL ADDITION						=	22.80 SQ.MT.



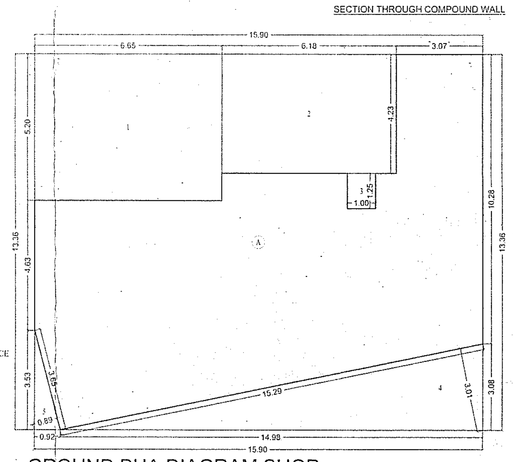
METER ROOM BUA DIAGRAM
SCALE 1:100

METER ROOM BUILT UP AREA CALCULATION

GROUND FLOOR							
A	3.43	X	5.56	X	1 NO	=	19.14 SQ.MT.
TOTAL ADDITION						=	19.14 SQ.MT.



SECTION AT C-C
SCALE :- 1 : 100



GROUND BUA DIAGRAM SHOP
SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	15.90	X	13.36	X	1 NO	=	212.42 SQ.MT.
TOTAL ADDITION						=	212.42 SQ.MT. X

REDUCTIONS

1	6.65	X	5.20	X	1 NO	=	34.58 SQ.MT.
2	6.15	X	4.23	X	1 NO	=	26.14 SQ.MT.
3	1.00	X	1.25	X	1 NO	=	1.25 SQ.MT.
4	1/2 X	15.29	X	3.01	X 1 NO	=	23.01 SQ.MT.
5	1/2 X	3.65	X	0.89	X 1 NO	=	1.62 SQ.MT.
TOTAL REDUCTION						=	36.60 SQ.MT. YI
TOTAL BUILT UP AREA [X - YI]						=	125.82 SQ.MT. XI



TOILET BUA DIAGRAM

TOILET BUILT UP AREA CALCULATION

GROUND FLOOR							
1	1.60	X	1.35	X	1 NO	=	2.16 SQ.MT.
TOTAL ADDITION						=	2.16 SQ.MT.



GROUND FLOOR PLAN
SCALE 1:100

PHYSICAL R.G. - 1 AREA DIAGRAM
SCALE 1:500

PHYSICAL R.G. 1 AREA CALCULATION

PHYSICAL R.G. 1							
1	1/2 X	33.56	X	8.18	X 1 NO	=	137.26 SQ.MT.
TOTAL ADDITION						=	137.26 SQ.MT.

PAVED R.G. - 2 AREA DIAGRAM
SCALE 1:500

PAVED R.G. 2 AREA CALCULATION

PAVED R.G. 2							
1	1/2 X	13.64	X	1.65	X 1 NO	=	11.25 SQ.MT.
2	1/2 X	13.64	X	1.50	X 1 NO	=	10.23 SQ.MT.
3	1/2 X	18.44	X	1.71	X 1 NO	=	15.77 SQ.MT.
4	1/2 X	17.52	X	1.59	X 1 NO	=	13.93 SQ.MT.
5	1/2 X	8.37	X	1.25	X 1 NO	=	5.23 SQ.MT.
6	1/2 X	8.37	X	1.61	X 1 NO	=	6.74 SQ.MT.
TOTAL ADDITION						=	63.15 SQ.MT.

PAVED R.G. - 3 AREA DIAGRAM
SCALE 1:500

PAVED R.G. 3 AREA CALCULATION

PAVED R.G. 3							
1	8.00	X	7.80	X	1 NO	=	62.40 SQ.MT.
TOTAL ADDITION						=	62.40 SQ.MT.

REQUIRED R.G. AREA (2212.15 X 9%)	=	256.97 SQ.MT.
TOTAL PROPOSED R.G. AREA	=	262.81 SQ.MT.

FORM - I

		AREA STATEMENT	NON SLUM (E.SQ.MT.	SR # 1 SLUM IN SQ.MT.	SR # 2 TOTAL IN SQ.MT.
I		AREA OF PLOT	1573.95	1636.20	
	a	AREA OF RESERVATION IN PLOT (4[8.71 / 2 = 234.35)	234.35	13.24	
	b	AREA OF ROAD SET BACK	161.88	215.21	
	c	AREA OF DP ROAD	---	---	
2		DEDUCTIONS FOR	---	---	
A		FOR RESERVATION/ROAD AREA	---	---	
	a	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	---	---	
	b	PROPOSED D. P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	161.88	---	
	c	i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)	---	---	
		ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	234.35	---	
B		FOR AMENITY AREA	---	---	
	a	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	---	---	
	b	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	---	---	
	c	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 39(ABEYANCE)	---	---	
C		DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/ LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---	---	
3		TOTAL DEDUCTIONS. [(2(A) + 2(B)) +2(C)] AS AND WHEN APPLICABLE.]	161.88	228.45	
4		BALANCE AREA OF PLOT (1 MINUS 3)	1177.72	1409.75	
5		ADDITIONAL FOR FLOOR SPACE INDEX		---	
	2 b	200 % SET BACK AREA (161.88 X 2)	323.76		
	2 c	RESERVATION AREA (468.71 / 2)	234.35		
5A		TOTAL AREA (4 + 5)	1735.83		
6		ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00	---	
	SR1.1	MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.6 OF 33 (10) OF DCPR 2034		3.00	
	SR2.1	PERMISSIBLE FSI AS PER 33(11) A		---	
7		BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)		---	
8		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)		---	
		i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) ii) ABOVE WITH IN CAP OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE -12 ON REMAINING / BALANCE PLOT.)		---	
		iii) IN CASE OF 2(A)(C) iii)PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.		---	
9		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILTUP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)		---	
10		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.		---	
11		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.		---	
12		PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)) (4 + 10 + 11)	1735.83	---	
	SR2.1	PROPOSED BUILT-UP AREA OF REHAB			2081.24
		REHAB COMPONENT			2848.74
		PERMISSIBLE SALE COMPONENT (INCENTIVE X REHAB COMPONENT)			2833.36
	SR2.2	PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA			---
		PERMISSIBLE BUA FOR SALE	1735.83		2833.36
	SR3	TOTAL BUA SANCTIONED FOR THE PROJECT	1735.83		4914.60
13		PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))			---
	SR4.1	TOTAL BUA PROPOSED TO BE CONSUMED IN SITU	1721.15		4914.60
	SR4.2	PROPOSED BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA			---
		PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA			---
14		TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32			---
	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			694.26
		ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM			521.22
	b	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR SALE			1241.38
		ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE			1237.45
16	SR6	i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT			2602.46
		II) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT	1721.15		4070.81
		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a)(ii) + 15(b)(ii)]	1721.15		6673.27
17		FSI CONSUMED ON NET PLOT -13 SR4.1 / 4			---
II		OTHER REQUIREMENTS			
A)		RESERVATION /DESIGNATION			---
	a	NAME OF RESERVATION			---
	b	AREA OF RESERVATION AFFECTING THE PLOT			---
	c	AREA OF RESERVATION LAND TO BE HANDED/HANDED 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			---
	i	14(A)			---
	ii	14(B)			---
	iii	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
	v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT			73 NOS
E)		PARKING STATEMENT			---
	i	PARKING REQUIRED BY REGULATIONS FOR:- CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)	19 NOS	52 NOS	
	ii	COVERED GARAGE PERMISSIBLE			---
	iii	COVERED GARAGES PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)			---
	iv	TOTAL PARKING PROVIDED	41 NOS	52 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. THE 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, TENENTS AREA STATEMENT, SECTION C-C & LAYOUT PLAN ETC.

STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/1(PV)/ 0101/20/1032/AP Dt 10 SEP 2019

Executive Engineer
Slum Rehabilitation Authority

STAMP OF APPROVAL OF PLANS

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 ..... SQUAREMETERS 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 PLOT BEARING C. T. S. NO. 148, 149, 149/1 OF VILLAGE KANJUR, JANGAL MANGAL ROAD, BHANDUP (W), TALUKA: KURLA , MUMBAI : 400 078. FOR MANAV SRA CHS LTD.

NAME & SIGN. OF OWNER — For BEAUTY GANRAJ CONSTRUCTION LLP

BEAUTY GANRAJ CONSTRUCTION LLP

Partner

JOB.NO.	00
DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	N

S.S. ASSOCIATES
ARCHITECT AND INT. DESIGNER
202, ODYSSEY IT PARK, ROAD NO. 9
NEAR OLD PASSPORT OFFICE LANE.
WAGLE ESTATE, THANE (W)

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