TABLE SHOWING TENENTS DISTRIBUTATION
(SALE BUILDING)

FLOOR	RESIDENTIAL	COMMERCIAL	SOCIETY OFFICE	MULTIPURPOSE COMMUNITY CENTER	FITNESS CENTER
GROUND FLOOR	—	06	01	—	—
1ST FLOOR	—	01	—	—	—
2ND FLOOR	03	—	—	01	—
3RD FLOOR	06	—	—	—	—
4TH FLOOR	06	—	—	—	—
5TH FLOOR	06	—	—	—	—
6TH FLOOR	06	—	—	—	—
7TH FLOOR	04	—	—	—	—
8TH FLOOR	06	—	—	—	—
9TH FLOOR	06	—	—	—	—
10TH FLOOR	06	—	—	—	—
11TH FLOOR	05	—	—	—	—
12TH FLOOR	05	—	—	—	—
13TH FLOOR	06	—	—	—	—
14TH FLOOR	04	—	—	—	—
15TH FLOOR	06	—	—	—	—
16TH FLOOR	06	—	—	—	—
17TH FLOOR	06	—	—	—	—
18TH FLOOR	06	—	—	—	—
19TH FLOOR	06	—	—	—	—
20TH FLOOR	05	—	—	—	01
TOTAL	104	07	01	01	01

TABLE SHOWING SALE BUA STATEMENT
(SALE BUILDING)

FLOOR	TOTAL BUILT-UP AREA	FUNGIBLE BUILT-UP AREA
GROUND FLOOR	129.06	
1ST FLOOR	212.11	
2ND FLOOR	80.10 + 0.65	
3RD FLOOR	207.09 + 0.65	
4TH FLOOR	207.05 + 0.65	
5TH FLOOR	208.17 + 0.65	
6TH FLOOR	209.44 + 0.65	
7TH FLOOR	151.21 + 0.65	
8TH FLOOR	209.96 + 0.65	
9TH FLOOR	211.99 + 0.65	
10TH FLOOR	214.09 + 0.65	
11TH FLOOR	215.23 + 0.65	
12TH FLOOR	218.89 + 0.65	
13TH FLOOR	223.25 + 1.14	
14TH FLOOR	171.73 + 1.02	
15TH FLOOR	236.80 + 1.02	
16TH FLOOR	16.76	220.04 + 1.02
17TH FLOOR		217.52 + 1.02
18TH FLOOR		224.54 + 1.02
19TH FLOOR		224.54 + 1.02
20TH FLOOR		187.13 + 1.02
TOTAL	3133.22	1078.87
	4212.09	

SALE FUNGIBLE

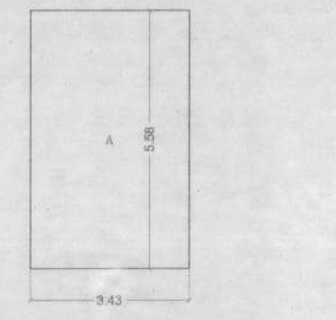
PERMISSIBLE BUILT UP AREA WITH FUNGIBLE = (3852.82+ 1348.49) = 5201.31 SQ.MT.
(COMMERCIAL :- 337.93 X 35% = 118.28)
(RESIDENTIAL :- 3514.89 X 35% = 1230.21)
EXISTING PROPOSED BUILT UP AREA WITH FUNGIBLE (719.60 + 247.93) = 967.53 SQ.MT.
PERMISSIBLE BUILT UP AREA WITH FUNGIBLE (5202.31 - 967.53) = 4234.78 SQ.MT.
PROPOSED BUILT UP AREA WITH FUNGIBLE = 4212.09 SQ.MT.

FITNESS CENTER AREA STATEMENT ON 20TH FLOOR

PERMISSIBLE SALE AREA = 4212.09 SQ.MTR.
PERMISSIBLE FITNESS CENTER AREA= 2% OF TOTAL SALE AREA
2% OF TOTAL SALE AREA IS 84.24 SQ.MT.
PERMISSIBLE FITNESS CENTER AREA = 84.24 SQ.MT.
PROPOSED FITNESS CENTER AREA = 49.64 SQ.MT.
EXCESS AREA COUNTED IN SALE FSI = NIL.



LOCATION PLAN
SCALE 1:1000



METER ROOM BUA DIAGRAM
SCALE 1:100

METER ROOM BUILT UP AREA CALCULATION

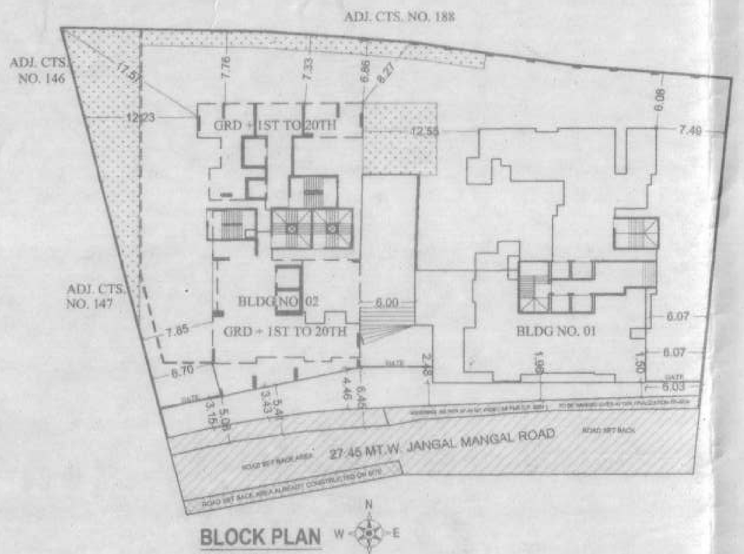
GROUND FLOOR							
A	3.43	X	5.58	X 1 NO	=	19.14 SQ.MT.	
			TOTAL ADDITION		=	19.14 SQ.MT.	

SANITATION REQUIREMENT (SHOP)
Sanitation requirement is as follows. (Occupancy Load)
129.06 sq.mt. x 33.30 /100.00 sq.mt.
Total no of persons area 42.97 say 42 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	

ADDITION RESERVATION AREA FOR FSI

A) ZONAL FSI 1.00 (1412.07 X 1.00)	1412.07
200 % SET BACK AREA (161.88 X 2) = 323.76	323.76
TOTAL AREA FOR FSI (1412.07 + 323.76)	1735.83
B) ADDITIONAL FSI ON PAYMENT OF PREMIUM (1412.07 / 2)	706.04
ADDITIONAL FSI ON PAYMENT OF PREMIUM IS ALREADY PAID	118.73
"ADDITIONAL FSI ON PAYMENT OF PREMIUM" TO BE PAID	587.31
C) BUILT UP AREA DUE TO ADMISSIBLE "TDR" (846.99 + 241.07 + 322.89)	1410.95
D) PERMISSIBLE BUILTUP AREA	3852.82
D1) PERMISSIBLE FUNGIBLE AREA (3852.82 X 35%)	1348.49
D2) FUNGIBLE PAYMENT OF PREMIUM. FOR SALE IS ALREADY PAID	247.93
D3) FUNGIBLE AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	108.86
D4) FUNGIBLE AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	580.17
D5) FUNGIBLE AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	297.10
D6) FUNGIBLE AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	92.74
TOTAL BUILT UP AREA PROPOSED WITH FUNGIBLE AREA (D + D2+ D3+D4+D5+D6)	5179.62

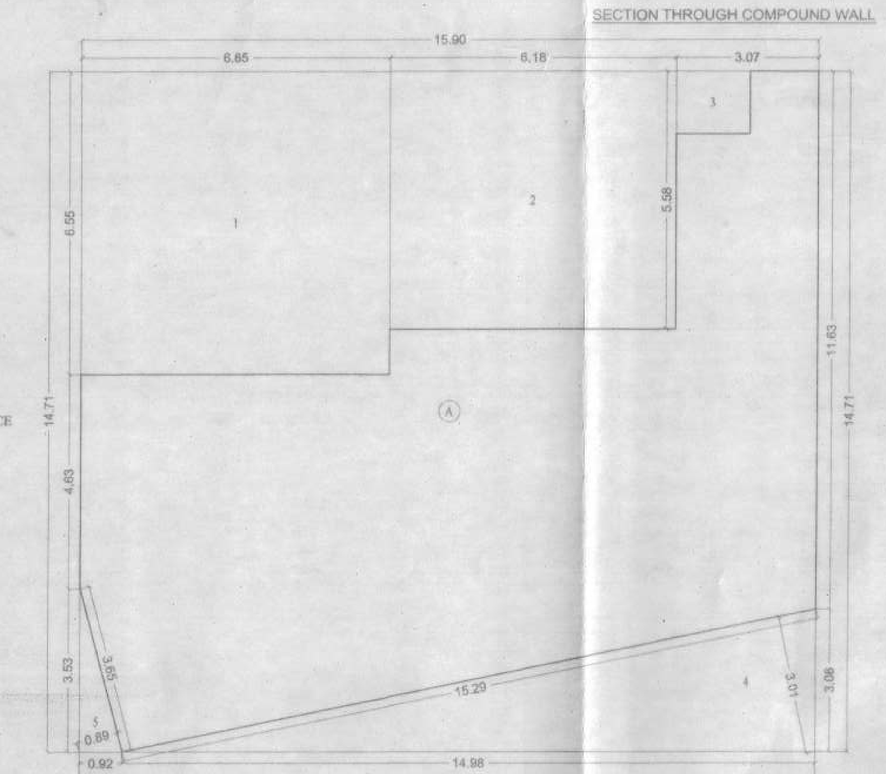


BLOCK PLAN
SCALE 1:500



SECTION THROUGH U.G.WATER TANK

SECTION THROUGH COMPOUND WALL

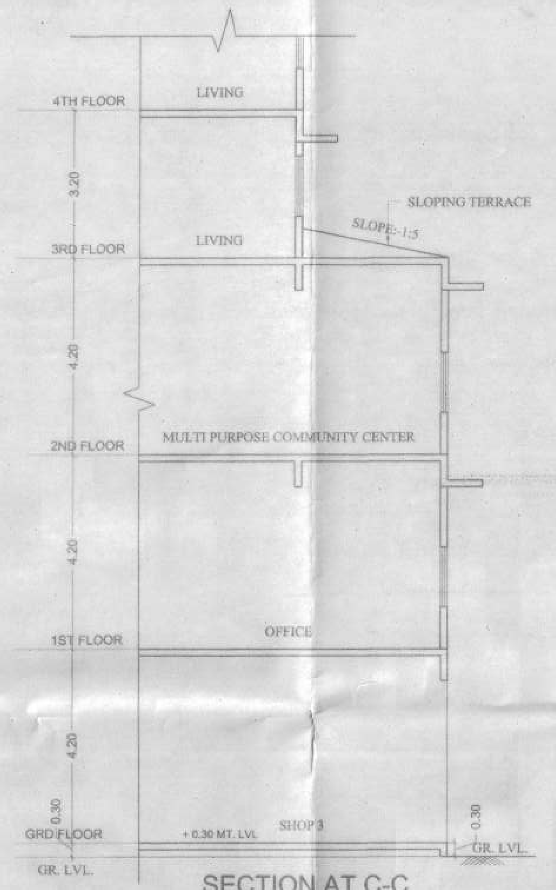


GROUND BUA DIAGRAM SHOP
SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR							
A	15.90	X	14.71	X 1 NO	=	233.89 SQ.MT.	X
			TOTAL ADDITION		=	233.89 SQ.MT.	

DEDUCTIONS								
1		6.65	X	6.55	X 1 NO	=	43.56 SQ.MT.	
2		6.18	X	5.58	X 1 NO	=	34.48 SQ.MT.	
3		1.60	X	1.35	X 1 NO	=	2.16 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 DEDUCTION			=	104.83 SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	129.06 SQ.MT.	X1



SECTION AT C-C
SCALE :- 1 : 100

FORM - I

01 / 09

SR.		AREA STATEMENT	NON SLUM IN SQ.MT.	SR. #1 SLUM IN SQ.MT.	SR. #2 TOTAL IN SQ.MT.
1		AREA OF PLOT	1573.95	1636.20	
	a	AREA OF RESERVATION IN PLOT	468.71	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)	—	—	
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 35(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)	1412.07	1405.75	
5		ADDITIONAL FOR FLOOR SPACE INDEX	—	—	
	2 b	200 % SET BACK AREA (161.88 X 2)	323.76	—	
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 3.8 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.)	—	—	
		ii) IN CASE OF 2(A)(C), ii) 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.	706.04	—	
	a	"ADDITIONAL FSI ON PAYMENT OF PREMIUM" IS ALREADY PAID	118.73		
	b	"ADDITIONAL FSI ON PAYMENT OF PREMIUM" TO BE PAID	587.31		
11		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT. (ALREADY CLAIM = 241.07) (ALREADY CLAIM = 846.99) (NOW PROPOSED TO BE CLAIM = 322.89)	1410.95	—	
12		PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C)) (5A + 10 + 11)	3852.82	—	
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	3852.82	2833.36	
SR3		TOTAL BUA SANCTIONED FOR THE PROJECT	3852.82	4914.80	
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	3852.82	4914.80	
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	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM, FOR SALE	1348.49	1241.38	
		i) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM, FOR SALE	247.93	1237.45	
		ii) FUNGIBLE COMPENSATORY PAYMENT OF PREMIUM, FOR SALE IS ALREADY PAID	108.86		
		iii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	580.17		
		vi) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	297.10		
		V) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	92.74		
		TOTAL FUNGIBLE FOR SALE (247.93 + 108.86 + 580.17 + 297.10 + 92.74)	1326.80		
16	SR6	i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT		2602.46	
		ii) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT	5179.62	4070.81	
		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a)(ii) + 15(b)(i)]	5179.62	6673.27	
17		FSI CONSUMED ON NET PLOT -13 SR4.1 / 4	2.73		

FUNGIBLE PAID UNDER RECIEPT NO. 49467 DATED :- 14/01/2021 (33% INITIAL DEFER PAYMENT)
ADDITIONAL 0.50 FSI PAID UNDER RECEIPT NO. 49466 DATED :- 14/01/2021 (33% INITIAL DEFER PAYMENT)
FUNGIBLE PAID UNDER RECIEPT NO. 53684 DATED :- 17/08/2021 (10 % INITIAL DEFER PAYMENT)
FUNGIBLE PAID UNDER RECIEPT NO. 56656 DATED :- 24/12/2021
FUNGIBLE PAID UNDER RECIEPT NO. 64881 DATED :- 10/01/2023 (33 % INITIAL DEFER PAYMENT)

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 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)	54 NOS	52 NOS
	ii	COVERED GARAGE PERMISSIBLE		—
	iii	COVERED GARAGES PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)		—
	iv	TOTAL PARKING PROVIDED	54 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, BUILT UP AREA STATEMENT, TENENTS AREA STATEMENT & LAYOUT PLAN ETC.

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

BEAUTY GANRAJ CONSTRUCTION LLP

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. S/PVT/0101/20110826/AP Dated 27/12/2021

Approved subject to the condition Mentioned in this office permission Letter no. SRA/ENG/S/PVT/0101/20110826/AP 12 JAN 2023

Executive Engineer
Slum Rehabilitation Authority

REVISION	DATE	DESCRIPTION	SIGNATURE

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

S.S. ASSOCIATES
ARCHITECT AND INT. DESIGNER
1103, 11TH FLOOR, OPAL SQUARE, NEAR MIDC , WAGLE ESTATE, THANE (W). 022 20813369

SALE SOCIETY OFFICE
SCALE 1:100

SALE SOCIETY AREA CALCULATION

1	4.88	X	2.25	X 1 NO	=	10.98 SQ.MT.
			TOTAL ADDITION		=	10.98 SQ.MT.

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	12.52	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 (212.15 X 8%)					=	256.97 SQ.MT.
TOTAL PROPOSED R.G. AREA					=	262.81 SQ.MT.

PARKING STATEMENT SALE BUILDING.

FLOOR	C. A.BELOW 45 SQ.MT.	C. A. BETWEEN 45 TO 60 SQMT.	C. A. BETWEEN 60 TO 90 SQMT.
REQUIRED	1 Parking = 4 FLAT	1 Parking = 2 FLAT	1 Parking = 1 FLAT
GROUND	—	—	—
2 ND TO 20 TH	82.00	22.00	0.00
TOTAL	82.00	22.00	0.00
PARKING REQD. = 82.00 / 4 = 20.50	22.00 / 2 = 11		

TOTAL = 20.50 + 11 = 31.50

VISITORS PARKING 25%
31.50 X 25% = 7.88
31.50 + 7.88 = 39.38 NOS

COMMERCIAL (SHOP) 1 PARKING FOR 150 SQ.MT.
COMMERCIAL AREA = 129.06 / 150 = 0.86 NOS
COMMERCIAL (OFFICE) 1 PARKING FOR 37.50 SQ. MT.
COMMERCIAL AREA = 212.11 / 37.50 = 5.66 NOS
TOTAL = 0.86 + 5.66 = 6.52 NOS.

VISITORS PARKING 10%
6.52 X 10% = 0.65 MIN - 02
TOTAL = 39.38 + 6.52 + 2.00 = 47.90 SAY 48 NOS.
TOTAL PARKING REQUIRED = 48 NOS.
TOTAL PARKING PROVIDED = 48 NOS.

(SALE BLDG.)
PARKING AREA TABLE BIG & SMALL

SR. NO.	FLOOR	BIG	SMALL
1)	GROUND	06	06
2)	BASEMENT	21	15
	TOTAL	27	21
		48	

PARKING STATEMENT MULTIPURPOSE COMMUNITY CENTER
MULTIPURPOSE COMMUNITY CENTER 1 PARKING FOR 40.00 SQ. MT.
MULTIPURPOSE COMMUNITY CENTER AREA = 248.79 / 40.00 = 6.22 SAY 6.00 NOS.



GROUND FLOOR PLAN
SCALE 1:100

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.