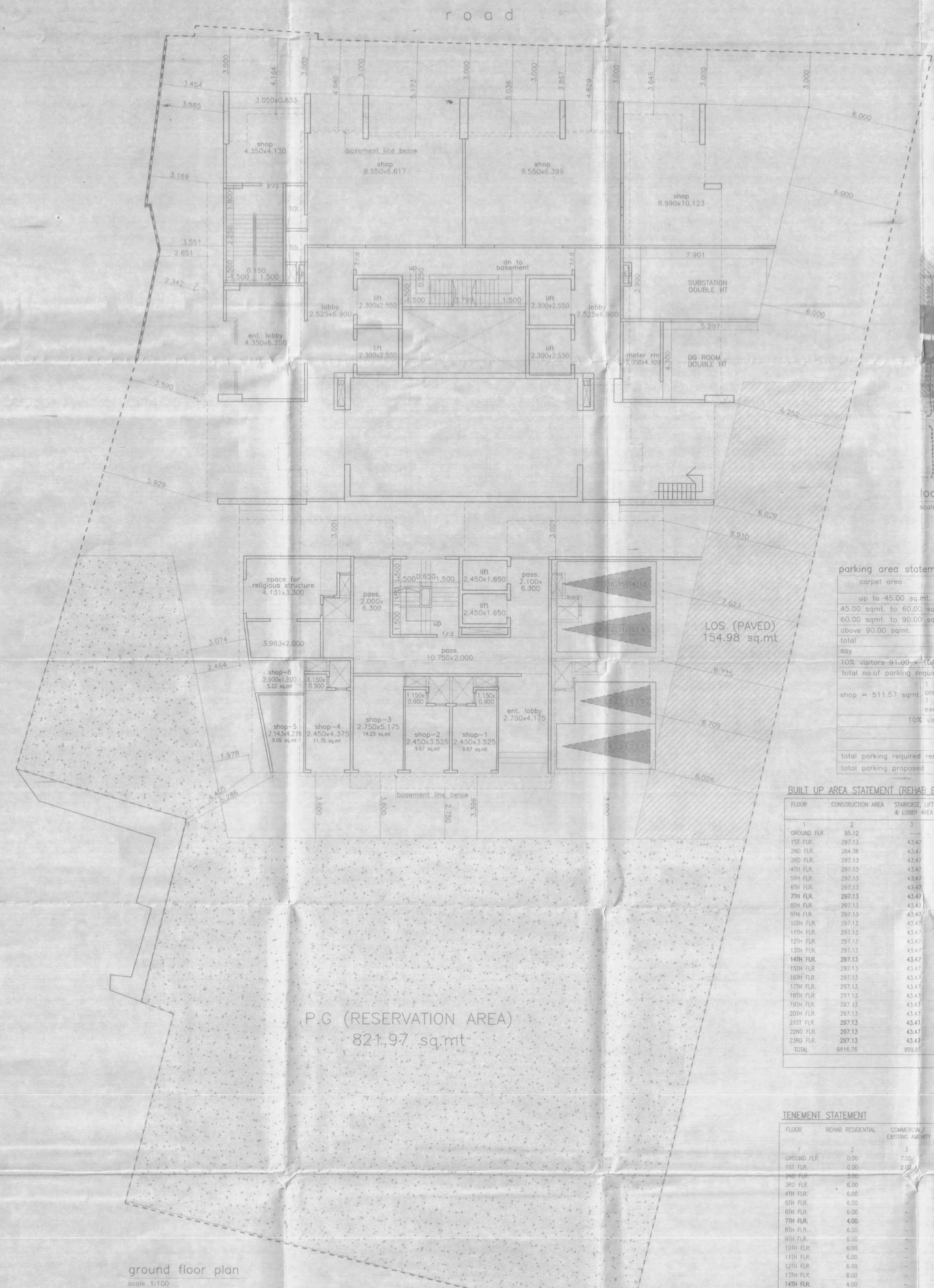
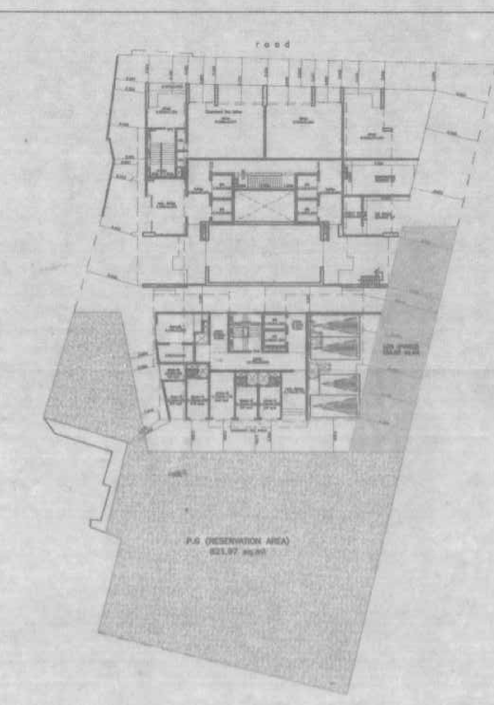
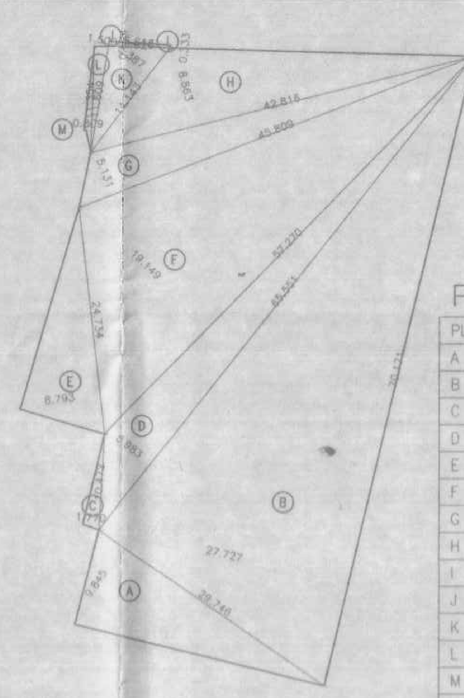


ground floor plan
scale 1:100

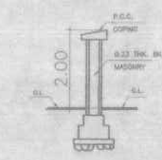


block plan
scale 1:500

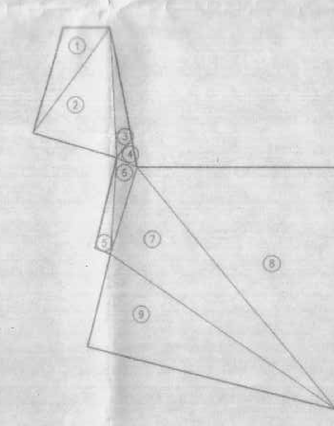


plot area diagram
scale 1:500

location plan
scale 1:4000



sect. thru.comp.wall



p.g reservation area diagram
scale 1:500

PLOT AREA CALCULATION

PLOT AREA									
A	1/2	X 29.746	X 9.845	X 1NO	=	146.42 SQ.MT.
B	1/2	X 70.171	X 27.727	X 1NO	=	972.82 SQ.MT.
C	1/2	X 10.472	X 1.770	X 1NO	=	9.27 SQ.MT.
D	1/2	X 65.551	X 5.983	X 1NO	=	196.10 SQ.MT.
E	1/2	X 24.734	X 8.793	X 1NO	=	108.74 SQ.MT.
F	1/2	X 57.270	X 19.149	X 1NO	=	548.33 SQ.MT.
G	1/2	X 45.809	X 5.131	X 1NO	=	117.52 SQ.MT.
H	1/2	X 42.815	X 8.863	X 1NO	=	189.73 SQ.MT.
I	1/2	X 6.616	X 0.333	X 1NO	=	1.10 SQ.MT.
J	1/2	X 6.626	X 0.574	X 1NO	=	1.90 SQ.MT.
K	1/2	X 14.143	X 5.387	X 1NO	=	38.09 SQ.MT.
L	1/2	X 11.609	X 1.500	X 1NO	=	8.71 SQ.MT.
M	1/2	X 11.354	X 0.814	X 1NO	=	4.62 SQ.MT.
				TOTAL ADDITION	=	2343.35 SQ.MT.

P.G AREA CALCULATION

P.G RESERVATION AREA						
1	1/2	X 14.566	X 4.213	X 1NO	=	30.68 SQ.MT.
2	1/2	X 14.566	X 9.201	X 1NO	=	67.01 SQ.MT.
3	1/2	X 14.513	X 1.766	X 1NO	=	12.81 SQ.MT.
4	1/2	X 3.275	X 2.042	X 1NO	=	3.34 SQ.MT.
5	1/2	X 10.751	X 1.817	X 1NO	=	9.77 SQ.MT.
6	1/2	X 10.751	X 2.343	X 1NO	=	12.59 SQ.MT.
7	1/2	X 34.972	X 8.428	X 1NO	=	147.37 SQ.MT.
8	1/2	X 34.972	X 22.066	X 1NO	=	385.85 SQ.MT.
9	1/2	X 30.538	X 9.991	X 1NO	=	152.55 SQ.MT.
				TOTAL ADDITION	=	821.97 SQ.MT.

parking area statement (sale building)

carpet area	no.of park. req. by rule	no.of flat prop.	no.of park. req.
up to 45.00 sq.mt.	1parking for 4 flats	00	00
45.00 sqmt. to 60.00 sqmt.	1parking for 2 flats	00	00
60.00 sqmt. to 90.00 sqmt.	1parking for 1 flats	00	00
above 90.00 sqmt.	2parking for 1 flats	00	00
total	1parking for 1 flats	91	91
say			91
10% visitors 91.00 x 10% = 9.10 nos. say			09
total no.of parking required residential			100 nos. (1)
shop = 511.57 sqmt.	1 Parking for every 40 sq.mt. of floor area upto 800 sq.mt. (511.57/40) 1 parking space for every 80 sq.mt. exceeding 800 sq.mtr.		12.79 nos.
	10% visitors parking (12.79x10% = 1.28) say		1.00
	total		13.79
	say		14 nos. (2)
total parking required residential + commercial (shop) [1+2]			114 nos. (3)
total parking proposed			114 nos.

parking area statement (rehab building)

carpet area	no.of park. req. by rule	no.of flat prop.	no.of park. req.
up to 45.00 sq.mt.	1parking for 8 flats	120	15.00
45.00 sqmt. to 60.00 sqmt.	1parking for 4 flats	00	00
60.00 sqmt. to 90.00 sqmt.	1parking for 2 flats	00	00
above 90.00 sqmt.	1parking for 1 flats	00	00
total		120	15.00
say			15
10% visitors 15.00 x 10% = 1.50 nos. say			01
total no.of parking required residential			16 nos. (1)
shop = 68.76 sqmt.	1 Parking for every 150 sq.mt. of floor area (68.76/150)		0.46 nos.
	10% visitors parking (0.46x10% = 0.05) say		1.00
	total		1.46
	say		1.00 nos. (2)
total parking required residential + commercial (shop) [1+2]			17 nos. (3)
total parking proposed			17 nos.

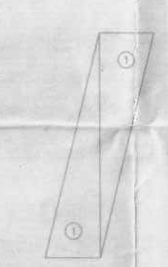
BUILT UP AREA STATEMENT (REHAB BUILDING)

FLOOR	CONSTRUCTION AREA	STAIRCASE, LIFT & LOBBY AREA	REFUGE AREA/ TERRACE AREA	SALE AREA	REHAB COMPONENT AREA (1-2-3)= 4	SOCIETY AREA	BALWADI AREA	AADHAR KENDRA AREA	WELFARE CENTER AREA	YUVA KENDRA AREA	LIBRARY AREA	COMMON PASSAGE AREA	PAP AREA	GROSS BUILT UP AREA
1	2	3	4	5	6 = 2-3-4-5	7	8	9	10	11	12	13	14	15 = 6 - 7 to 14
GROUND FLR.	95.12	---	0.00	28.00	67.12	---	---	---	---	---	---	---	---	67.12
1ST FLR.	297.13	43.47	0.00	127.94	125.72	---	32.34	0.00	31.64	---	---	61.74	---	0.00
2ND FLR.	284.78	43.47	0.00	---	241.31	19.99	---	---	---	31.64	31.64	61.74	---	96.30
3RD FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
4TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
5TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
6TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
7TH FLR.	297.13	43.47	63.98	---	189.68	---	---	---	---	---	---	61.74	---	127.94
8TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
9TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
10TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
11TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
12TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
13TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
14TH FLR.	297.13	43.47	63.98	---	189.68	---	---	---	---	---	---	61.74	---	127.94
15TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
16TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
17TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
18TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
19TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
20TH FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	---	191.92
21ST FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	95.62	96.30
22ND FLR.	297.13	43.47	0.00	---	253.66	---	---	---	---	---	---	61.74	191.92	0.00
23RD FLR.	297.13	43.47	159.13	---	94.53	---	---	---	---	---	---	61.74	32.79	0.00
TOTAL	6916.76	999.81	287.09	155.94	5473.92	19.99	32.34	0.00	31.64	31.64	31.64	1420.02	320.33	3586.32

TOTAL GROSS BUILT UP AREA = 3906.65 SQ.MT.

TENEMENT STATEMENT

FLOOR	REHAB RESIDENTIAL	COMMERCIAL/ EXISTING AMENITY	PAP	SOCIETY OFFICE	BALWADI	WELFARE CENTER	YUVA KENDRA	LIBRARY	TOTAL
1	2	3		4	5	6			
GROUND FLR.	0.00	7.00	-	-	-	-	-	-	7.00
1ST FLR.	0.00	2.00	-	-	1.00	1.00	-	-	4.00
2ND FLR.	3.00	-	-	1.00	-	-	1.00	1.00	6.00
3RD FLR.	6.00	-	-	-	-	-	-	-	6.00
4TH FLR.	6.00	-	-	-	-	-	-	-	6.00
5TH FLR.	6.00	-	-	-	-	-	-	-	6.00
6TH FLR.	6.00	-	-	-	-	-	-	-	6.00
7TH FLR.	4.00	-	-	-	-	-	-	-	4.00
8TH FLR.	6.00	-	-	-	-	-	-	-	6.00
9TH FLR.	6.00	-	-	-	-	-	-	-	6.00
10TH FLR.	6.00	-	-	-	-	-	-	-	6.00
11TH FLR.	6.00	-	-	-	-	-	-	-	6.00
12TH FLR.	6.00	-	-	-	-	-	-	-	6.00
13TH FLR.	6.00	-	-	-	-	-	-	-	6.00
14TH FLR.	4.00	-	-	-	-	-	-	-	4.00
15TH FLR.	6.00	-	-	-	-	-	-	-	6.00
16TH FLR.	6.00	-	-	-	-	-	-	-	6.00
17TH FLR.	6.00	-	-	-	-	-	-	-	6.00
18TH FLR.	6.00	-	-	-	-	-	-	-	6.00
19TH FLR.	6.00	-	-	-	-	-	-	-	6.00
20TH FLR.	6.00	-	-	-	-	-	-	-	6.00
21ST FLR.	3.00	-	3.00	-	-	-	-	-	6.00
22ND FLR.	0.00	-	6.00	-	-	-	-	-	6.00
23RD FLR.	0.00	-	1.00	-	-	-	-	-	1.00
TOTAL	110.00	9.00	10.00	1.00	1.00	1.00	1.00	1.00	134.00



los area diagram
scale 1:500

LOS AREA CALCULATION

LAYOUT OPEN SPACE						
1	1/2	X 25.830	X 6.000	X 2 NOS	=	154.98 SQ.MT.
				TOTAL ADDITION	=	154.98 SQ.MT.

P R O F O R M A – A

		area in sq.mt
A	Area Statement	
1	area of plot	2343.35
2	a) set-back area	0.00
	b) proposed dp road	NIL
	b) any reservation	0.00
	c) any reservation	0.00
	d) total (a to c)	0.00
3	net area of plot (1 – 2d)	2343.35
4	required amenity as per DCR 14A (@35%)	nil
5	deductions for	
	a) recreation ground	nil
	b) reservation 35% (2343.35x35%)	820.17
	c) total (a+b)	820.17
6	balance area of plot (3 – 5c)	1523.18
7	additions for f.s.i. purpose	
	100% setback area &/or proposed road	0.00
8	total area	1523.18
9	F.S.I permissible	4.00
10	permissible floor area	9373.40
11	land rate (Rs. /– per sqm)	75170
12	construction cost (Rs. /– per sqm)	30250
13	basic ratio	2.48
14	incentive fsi	1.00
15	rehab built up area	3586.32
15a	pap built up area [as per 3.12 (b)]	320.33
16	area covered under balwadi, welfare centre, society office (amenities) & com. passage	1567.27
17	rehab component	5473.92
18	permissible sale area (17 x 14)	5473.92
19	proposed sale built up area	5465.36
20	balance fsi available for sale (18 – 19)	8.56
21	F.S.I. consumed (15+18/3)	4.00
B	details of fsi availed as per dcr 31 (3)	
b1	fungible builtup area permissible vide dcr 31(3) @ 35% (for rehab buildings)	nil
b2	fungible builtup area proposed vide dcr 31(3) @ 35% (for rehab buildings)	nil
b3	balance fungible built-up area (rehab)	nil
b4	fungible builtup area permissible vide dcr 31(3) @ 35% (for sale area)	nil
b5	fungible builtup area proposed vide dcr 31(3) @ 35% (for sale area)	nil
b6	balance fungible built-up area (sale)	nil
b7	Total gross built-up area permissible (15+b4)	nil
b8	Total gross built-up area proposed (15+19+b2+b5)	5465.36
b9	Balance gross built-up area (b7–b8)	8.56
C	balcony statement	
1	perm. balc. area per floor	as per statement
2	prop balc. area per floor	
3	excess balc. area per floor	
4	total accessible. area for all floors	
D	tenement statement	
1	proposed area	as per statement
2	deduct non-resi. area	
3	area available for tenements	
4	tenement perm. (500/hectare)	
5	tenements proposed	
6	tenements existing	
7	total tenement	
E	parking statement	
1	park. reqd. by rule	131
2	parking proposed	131
3	scooter parking proposed	nil
4	total park. provided	
F	transport vehicles parking	
	loading/unloading required,	nil
	total loading/unloading provided	nil

P R O F O R M A – B

CONTENTS OF SHEET

block plan & location plan, ground floor plan, plot area diagram

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

certified that the plot under reference was surveyed by me on .... and the dimensions of the sides etc. of the plot stated on the plans are as measured on site & the area so worked out tallied with the area stated in the documents of ownership / t.p. record.

[signature]

DESCRIPTION OF PROPOSAL & PROPERTY

proposed slum rehabilitation scheme on plot bearing c.t.s no. 1A(pt) of village Oshiwara, jogeshwari (w), Mumbai–400102.

NAME OF OWNER

Approved Subject to the conditions Mentioned in this office permission Letter no. SRA/ENG/..................
Dt. 21 OCT 2022
[signature]
Executive Engineer
Slum Rehabilitation Authority

M/s. Dream India Builders

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		01	as shown		

[signature]

N O R T H

ASPIRE ARCHITECTS & CONSULTANTS
A R C H I T E C T S
C/604, MANAVSTHAL HEIGHTS, OFF. MILITARY ROAD, NEAR ASHOK NAGAR, MAROL, ANDHERI (EAST)
PIN-400 023, TEL NO. 22024892, 22822067 / 2084