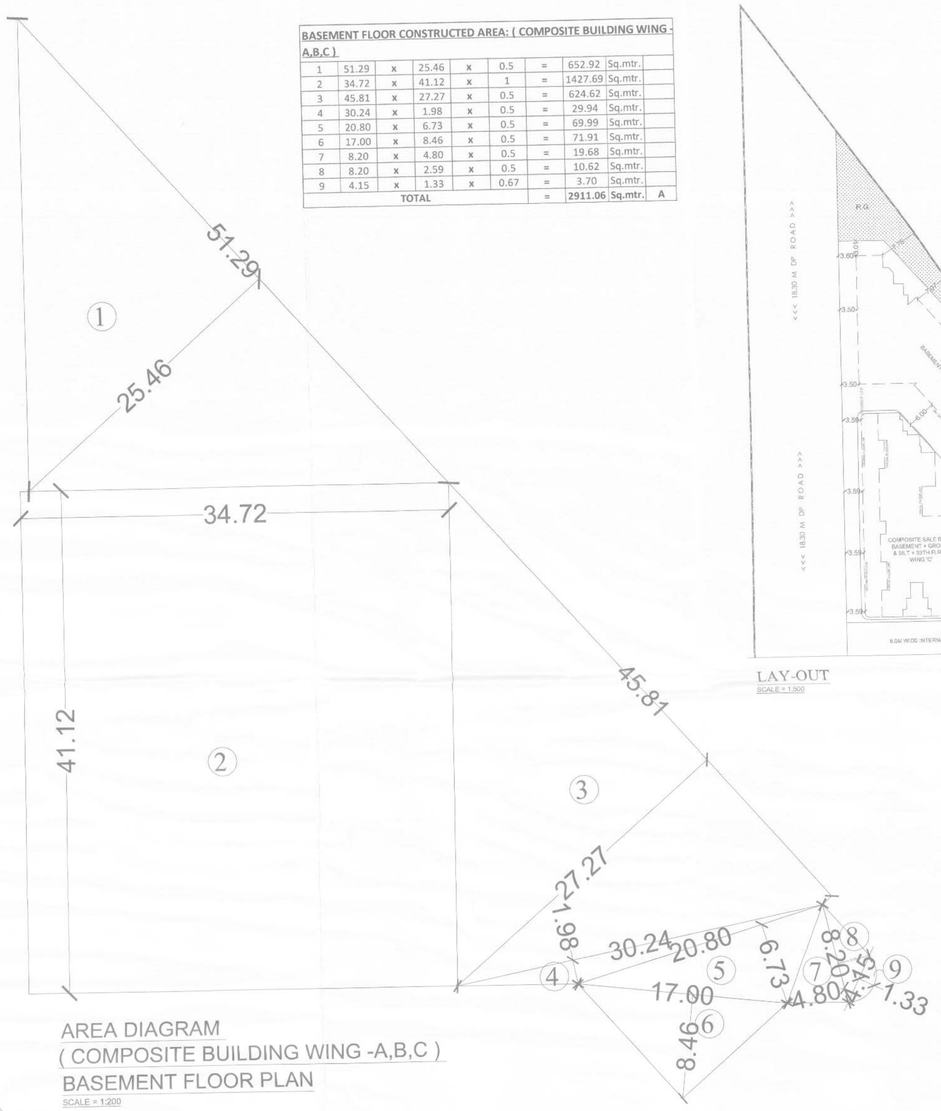
Basement - composit plan

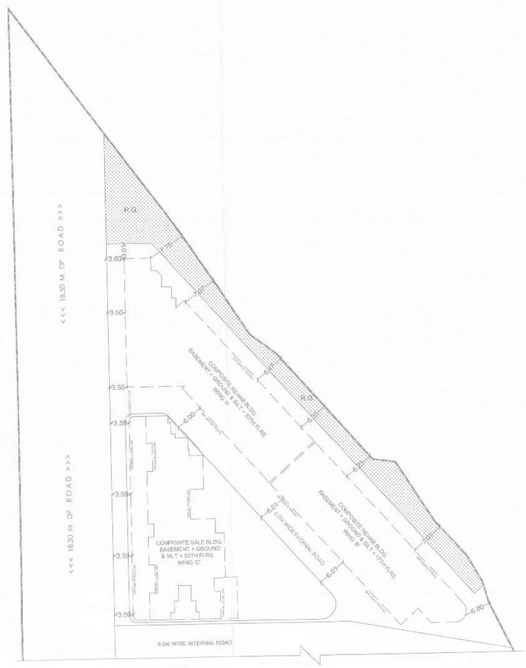
COMPOSITE BUILDING
SHEET NO - 01/12

BASEMENT FLOOR CONSTRUCTED AREA: (COMPOSITE BUILDING WING - A,B,C)

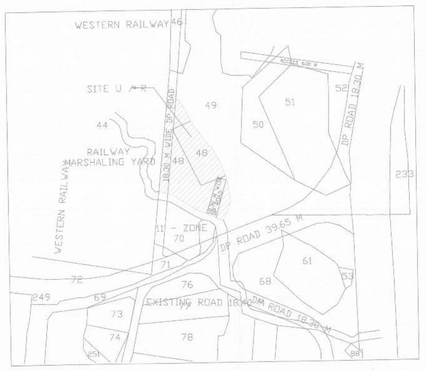
1	51.29	x	25.46	x	0.5	=	652.92	Sq.mtr.
2	34.72	x	41.12	x	1	=	1427.69	Sq.mtr.
3	45.81	x	27.27	x	0.5	=	624.62	Sq.mtr.
4	30.24	x	1.98	x	0.5	=	29.94	Sq.mtr.
5	20.80	x	6.73	x	0.5	=	69.99	Sq.mtr.
6	17.00	x	8.46	x	0.5	=	71.91	Sq.mtr.
7	8.20	x	4.80	x	0.5	=	19.68	Sq.mtr.
8	8.20	x	2.59	x	0.5	=	10.62	Sq.mtr.
9	4.15	x	1.33	x	0.67	=	3.70	Sq.mtr.
	TOTAL					=	2911.06	Sq.mtr. A



AREA DIAGRAM
(COMPOSITE BUILDING WING -A,B,C)
BASEMENT FLOOR PLAN
SCALE = 1:200

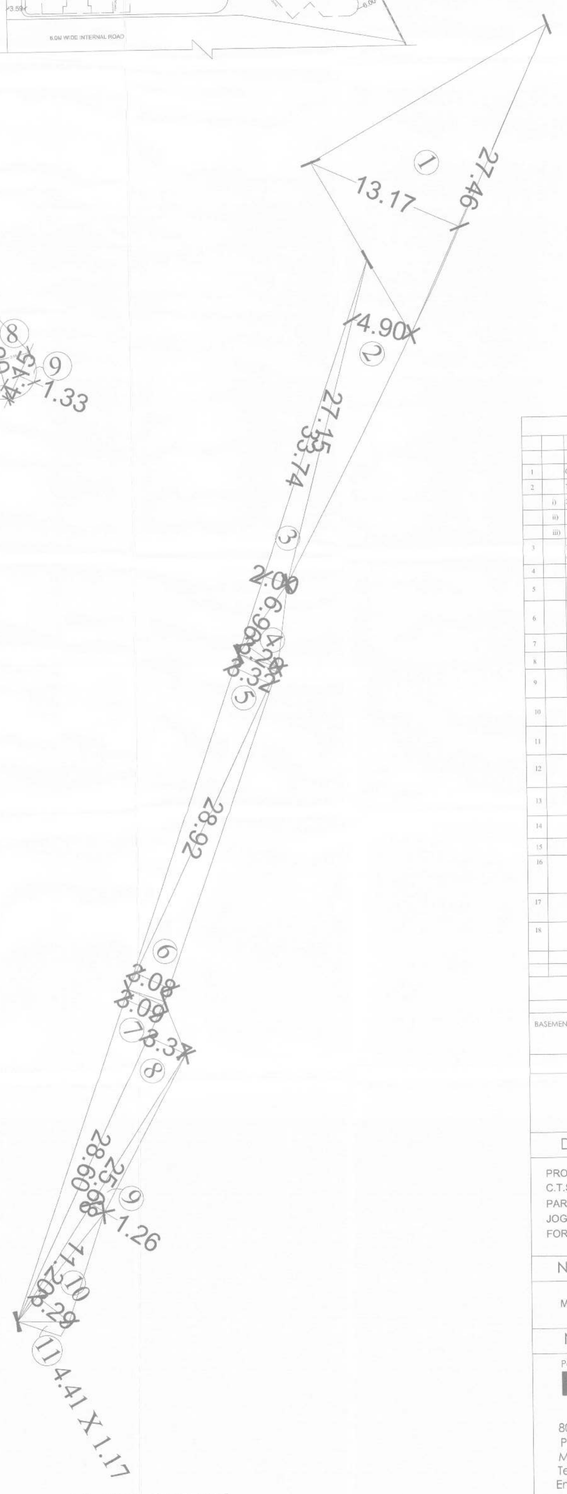


LAY-OUT
SCALE = 1:500



LOCATION PLAN
SCALE = 1:4000

BASEMENT FLOOR PLAN (COMPOSITE BUILDING WING -A,B,C)
SCALE 1: 200



R.G. AREA DIAGRAM
SCALE = 1:500

This cancels Approval to its Previous Plans since under no. K-E/W/1244/1020033/AW/R-1
Dated 21/06/2023

Approved Subject to the condition Mentioned in this office permission Letter no K-E/W/1244/1020033/AW/R-1 Dt 6 SEP 2024
Executive Engineer & Dy CEO
Slum Rehabilitation Authority

FORM - I

		DESCRIPTION	PROPOSED PARAMETERS AS PER D.C.P.R 2034		
			SLUM 33(10)	SLUM 33(11)	TOTAL
1		GROSS PLOT AREA FOR S.R. SCHEME	9506.50	2535.00	12041.50
2		TOTAL DEDUCTION FOR	---		
	i)	2 NOS OF 18.30 MT. WIDE PROPOSED D.P. ROAD ON EAST & WEST SIDE	2648.19	1450.20	4098.39
	ii)	AMENITY AS PER REG. 14(A) OF D.C.P.R 2034	120.02	54.24	174.26
	iii)	TOTAL [1-2 i) +ii)]	2768.21	1030.56	4272.65
3		NET AREA OF PLOT FOR DENSITY CALCULATION AS PER CL. 3.2(12 A) 33 (10) OF D.C.P.R -2034	6738.29		7768.86
4		ADDITION FOR FSI PURPOSE		1450.20	
5		TOTAL PLOT AREA FOR FSI PURPOSE	6738.29	2480.76	10417.04
6		MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33(10) OF D.C.P.R. -2034.	4.00 OR SANCTIONED FSI	4.00 ZONAL 1.0 PTC 1.50 FREE SALE 1.50	---
7		INCENTIVE F.S.I 1:1.05 SANCTIONED AS PER LOI	1:1.05		
8		REHAB BUILT UP AREA (EXCLUDING AREAS UNDER STAIRCASE & COMMON PASSAGE)	14568.84		14568.84
9		REHABILITATION COMPONET	19120.58		19120.58
10		PTC BUA (2480.76 X 1.50)	---	3721.14	3721.14
11		PERMISSIBLE SALE COMPONENT RAHAB COMPONENT X 1.05	20076.90	---	26278.80
		SALE BUA NON SLUM PLOT (2480.76 X 2.50)		6201.90	
12		TOTAL SALE BUA PROPOSED IN -SITU COMPOSITE BLDG. NO - 1 = 8823.38 SALE BLDG. NO -2 = 17455.42	20076.90	6201.90	26278.80
13		TOTAL BUA PROPOSED TO BE CONSUMED IN SITU (REHAB + PTC +SALE BUA)	34645.74	9923.04	64568.78
14		FSI PROPOSED TO BE CONSUMED IN SITU	5.14	4.00	
15		SPILL OVER TDR GENERATED IN THE SCHEME			
16		NO . OF ELIGIBLE SLUMDWELLERS TO BE ACCOMMODATED IN SCHEME	91		91
		ELIGIBLE RAHAB RESIDENTIAL	89		89
		ELIGIBLE RAHAB COMM.	02		02
17		NO OF PAP /PTC TENEMENTS IN THE SCHME GENERATED IN SCHEME AS PER CL 3.12(A) OF REG.33(10) OF D.C.P.R -2034	167 (PAP)	93 (PTC)	167 (PAP) + 93 (PTC) 260 NOS.
18		NO. OF PROVISIONAL PAP TENEMENTS IN THE SCHEME GENERATED IN SCHEME AS PER CL. 3.12(C) OF REG. 33 (10) OF D.C.P.R.- 2034.	181		181
		PROVISIONAL PAP RESIDENTIAL	180		180
		PROVISIONAL PAP COMMERCIAL	01		01

PROFORMA 'B'

CONTENT OF SHEET

BASEMENT FLOOR PLAN , BLOCK PLAN , LOCATION PLAN , AREA STATEMENT

STAMP OF APPROVAL OF PLANS	STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REHAB BUILDING NO.1 UNDER S.R SCHEME ON PLOT BEARING C.T.S. NO. 45 (pt) AND 48, 48/1 TO 37 VILLAGE MAJAS PART 1, TA. ANDHERI, AT BANDREKAR WADI, JOGESHWARI (EAST), MUMBAI 400060.
FOR- Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.)

NAME OF DEVELOPER

M/s. GYAN S.P. DEVELOPERS L.L.P.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

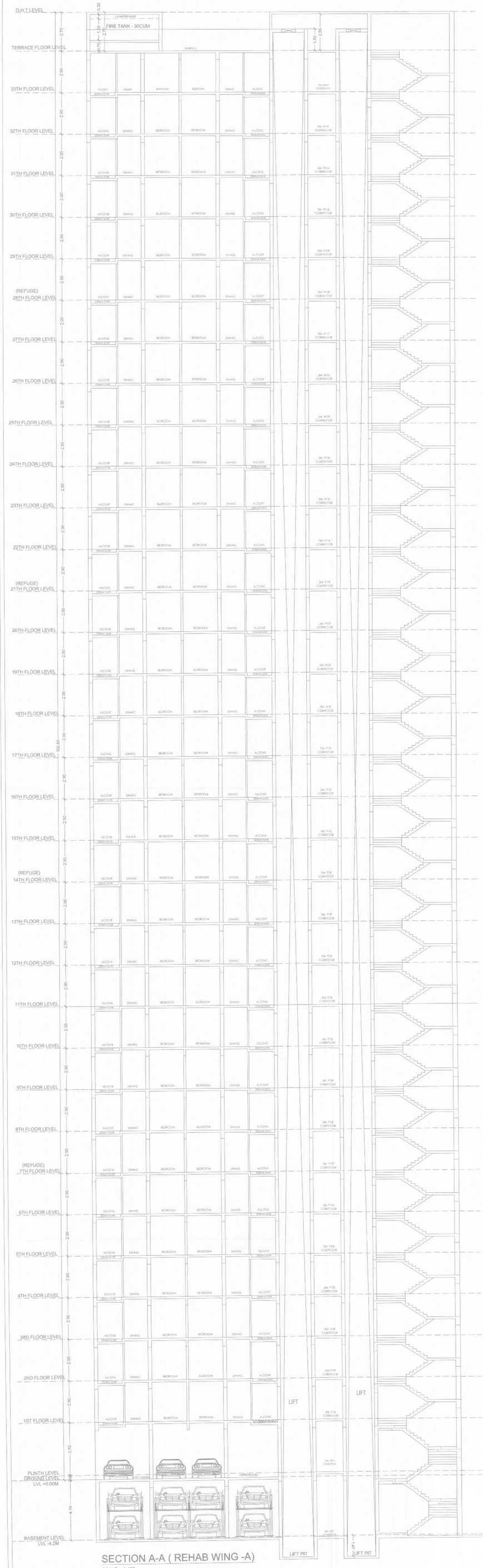
Patil's Architectural CONCEPT
802 , Skyline Wealth Space, C -2 , Wing ,
Premier Road , Vidyavihar (West) ,
Mumbai - 400 086.
Tel.: 2510 0465 , 2510 3561
Email : archconcept07@yahoo.co.in

ROHIT PATIL
LIC. SURVEYOR

NORTH LINE	REMARK	JOB NO. :-	SCALE :- 1:100
		DRG.NO.:- 01	DRN BY :- OMKAR
		DATE :- 03-09-2024	CHKD BY :- KISHOR

Schematic sec. (A)

COMPOSITE BUILDING
SHEET NO - 10/12



SECTION A-A (REHAB WING -A)

SCALE = 1:100



TERRACE FLOOR PLAN (REHAB WING - A)

SCALE = 1:100

TYPICAL SCHEMATIC SECTION FOR O.H.T.

TERRACE FLOOR PLAN (REHAB WING - B)

SCALE = 1:100

SECTION B-B (REHAB WING -B)

SCALE = 1:100

PROFORMA 'B'

CONTENT OF SHEET

SECTION A-A (REHAB WING -A) & SECTION B-B (REHAB WING -B)
TERRACE FLOOR PLAN (WING - A & B)

STAMP OF APPROVAL OF PLANS.

This is Approval to the Previous Plans same under no. K-E/PVT/0644/Redevelop/AP/R1 Dated 01/06/2023

STAMP OF DATE OF RECEIPT OF PLANS.

Approved Subject to the condition Mentioned in this office permisson Letter no K-E/PVT/0644/Redevelop/AP/R1 Dt 26 SEP 2024
Executive Engineer
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REHAB BUILDING NO.1 UNDER S.R.A. SCHEME ON PLOT BEARING C.T.S. NO. 45 (pt) AND 48, 48/1 TO 37 VILLAGE MAJAS PART 1, TA. ANDHERI, AT BANDREKAR WADI, JOGESHWARI (EAST), MUMBAI 400060.
FOR- Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.)

NAME OF DEVELOPER

M/s. GYAN S.P. DEVELOPERS L.L.P.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Patil's Architectural CONCEPT
802 , Skyline Wealth Space, C -2 , Wing ,
Premier Road , Vidyavihar (West) ,
Mumbai - 400 086.
Tel.: 2510 0465 , 2510 3561
Email : archconcept07@yahoo.co.in
ROHIT PATIL
LIC. SURVEYOR

NORTH LINE	REMARK	JOB NO.:-	SCALE :- 1:100
		DRG.NO.:- 10	DRN BY :- OMKAR
		DATE :- 05-09-2024	CHKD BY :- KISHOR

Rehab 14th flr (B)

COMPOSITE BUILDING
SHEET NO - 09/12

BUILT UP AREA CALCULATION 14TH REFUGE FLOOR (REHAB WING- B)									
ADDITIONS :									
1	12.4	x	46.61	x	1	=	577.96	Sq.mtr.	
TOTAL							577.96	Sq.mtr.	A
DEDUCTIONS :									
1	1.15	x	1.7	x	5	=	9.78	Sq.mtr.	
2	3.18	x	1.59	x	0.5	=	2.53	Sq.mtr.	
3	5.80	x	2.9	x	0.5	=	8.41	Sq.mtr.	
4	4.90	x	7.76	x	1	=	38.02	Sq.mtr.	
D./F.D.-I	0.32	x	4.03	x	1	=	1.29	Sq.mtr.	
F.D. 2	1.74	x	0.64	x	0.5	=	0.56	Sq.mtr.	
F.D. 3	2.21	x	0.70	x	0.5	=	0.77	Sq.mtr.	
A	-3.18	x	0.64	x	0.67	=	-1.36	Sq.mtr.	
R1	12.40	x	5.78	x	1	=	71.67	Sq.mtr.	78.30
R2	3.90	x	0.85	x	2	=	6.63	Sq.mtr.	
TOTAL						=	138.30	Sq.mtr.	B
TOTAL CONSTRUCTED AREA:									
A		-		B		=	439.67	Sq.mtr.	C
STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :									
ST1	2.42	x	1.50	x	1	=	3.63	Sq.mtr.	
ST2	4.78	x	5.53	x	1	=	26.43	Sq.mtr.	
ST3	7.07	x	2.55	x	0.5	=	9.01	Sq.mtr.	
ST4	7.07	x	3.27	x	0.5	=	11.56	Sq.mtr.	
ST5	6.41	x	2.07	x	0.5	=	6.63	Sq.mtr.	
ST6	4.14	x	1.13	x	0.5	=	2.34	Sq.mtr.	
ST7	3.18	x	0.64	x	0.67	=	1.36	Sq.mtr.	
ST8	1.63	x	0.15	x	0.67	=	0.16	Sq.mtr.	
LT1	5.20	x	7.12	x	1	=	37.02	Sq.mtr.	
LT2	7.50	x	2.18	x	1	=	16.35	Sq.mtr.	
TOTAL						=	114.51	Sq.mtr.	D
TOTAL PTC AREA:									
C		-		D					
439.67		-		114.51		=	325.16	Sq.mtr.	E

14TH FLOOR REFUGE AREA STATEMENT

"B" WING		
14TH FLOOR	=	262.30 sq.mt.
TYPICAL FLOOR BUA 403.46 X 3	=	1210.38 sq.mt.
TOTAL	=	1473.68 sq.mt.
4% PERMISSIBAL REFUGE AREA = 1473.68 X 4%	=	58.91 sq.mt.
4.25% PERMISSIBAL REFUGE AREA = 1473.68 X 4.25%	=	62.65 sq.mt.
PROPOSED REFUGE AREA	=	78.30 sq.mt.
EXCESS REFUGE AREA	=	19.39 sq.mt.



AREA DIAGRAM 14TH REFUGE FLOOR
(REHAB WING - B)
SCALE = 1:100



14TH REFUGE FLOOR PLAN (REHAB WING - B)
SCALE = 1:100

BUILT UP AREA CALCULATION 17THFLOOR (REHAB WING- B)									
ADDITIONS :									
1	12.4	x	46.61	x	1	=	577.96	Sq.mtr.	
TOTAL							577.96	Sq.mtr.	A
DEDUCTIONS :									
1	1.15	x	1.7	x	5	=	9.78	Sq.mtr.	
2	3.18	x	1.59	x	0.5	=	2.53	Sq.mtr.	
3	5.80	x	2.9	x	0.5	=	8.41	Sq.mtr.	
4	4.90	x	7.76	x	1	=	38.02	Sq.mtr.	
E.D./F.D.-01	0.32	x	4.03	x	1	=	1.29	Sq.mtr.	
F.D. 2	1.74	x	0.64	x	0.5	=	0.56	Sq.mtr.	
F.D. 3	2.21	x	0.70	x	0.5	=	0.77	Sq.mtr.	
A	-3.18	x	0.64	x	0.67	=	-1.36	Sq.mtr.	
TOTAL						=	59.99	Sq.mtr.	B
TOTAL CONSTRUCTED AREA:									
A		-		B		=	517.97	Sq.mtr.	C
STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :									
ST1	2.42	x	1.50	x	1	=	3.63	Sq.mtr.	
ST2	4.78	x	5.53	x	1	=	26.43	Sq.mtr.	
ST3	7.07	x	2.55	x	0.5	=	9.01	Sq.mtr.	
ST4	7.07	x	3.27	x	0.5	=	11.56	Sq.mtr.	
ST5	6.41	x	2.07	x	0.5	=	6.63	Sq.mtr.	
ST6	4.14	x	1.13	x	0.5	=	2.34	Sq.mtr.	
ST7	3.18	x	0.64	x	0.67	=	1.36	Sq.mtr.	
ST8	1.63	x	0.15	x	0.67	=	0.16	Sq.mtr.	
LT1	5.20	x	7.12	x	1	=	37.02	Sq.mtr.	
LT2	7.50	x	2.18	x	1	=	16.35	Sq.mtr.	
TOTAL						=	114.51	Sq.mtr.	D
PTC AREA :									
PT1	5.78	x	5.20	x	1	=	30.06	Sq.mtr.	
PT2	1.70	x	3.90	x	3	=	19.89	Sq.mtr.	
PT3	1.70	x	0.15	x	2	=	0.51	Sq.mtr.	
PT4	11.09	x	5.20	x	2	=	115.34	Sq.mtr.	
PT5	7.75	x	5.62	x	1	=	43.56	Sq.mtr.	
TOTAL						=	209.35	Sq.mtr.	E
TOTAL SALE BUILT UP AREA									
C		-	D	-	E				
517.97		-	114.51		209.35	=	194.11	Sq.mtr.	F



AREA DIAGRAM 17TH FLOOR
(REHAB WING - B)
SCALE = 1:100



17TH FLOOR PLAN (REHAB WING - B)
SCALE = 1:100

PROFORMA 'B'

CONTENT OF SHEET

14TH REFUGE FLOOR PLAN & 17TH FLOOR PLAN (REHAB WING - B)
AREA LINE DIAGRAM & CALCULATION

STAMP OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. K-E/pvt/0248/ECC/S.R/19/15 Dated 01/08/2023

STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter no. K-E/pvt/0248/ECC/S.R/19/15 Dt. - 6 SEP 2024

Executive Engineer
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REHAB BUILDING NO.1 UNDER S.R.A. SCHEME ON PLOT BEARING C.T.S. NO. 45 (pt) AND 48, 48/1 TO 37 VILLAGE MAJAS PART 1, TA. ANDHERI, AT BANDREKAR WADI, JOGESHWARI (EAST), MUMBAI 400060.
FOR- Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.)

NAME OF DEVELOPER

M/s. GYAN S.P. DEVELOPERS L.L.P.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Patil's Architectural CONCEPT
802., Skyline Wealth Space, C -2 , Wing , Premier Road , Vidyavihar (West) , Mumbai - 400 086.
Tel.: 2510 0465 , 2510 3561
Email : archconcept07@yahoo.co.in
ROHIT PATIL
LIC. SURVEYOR

NORTH LINE	REMARK	JOB NO. :-	SCALE :- 1:100
		DRG.NO.:- 09	DRN BY :- OMKAR
		DATE :- 05-09-2024	CHKD BY :- KISHOR