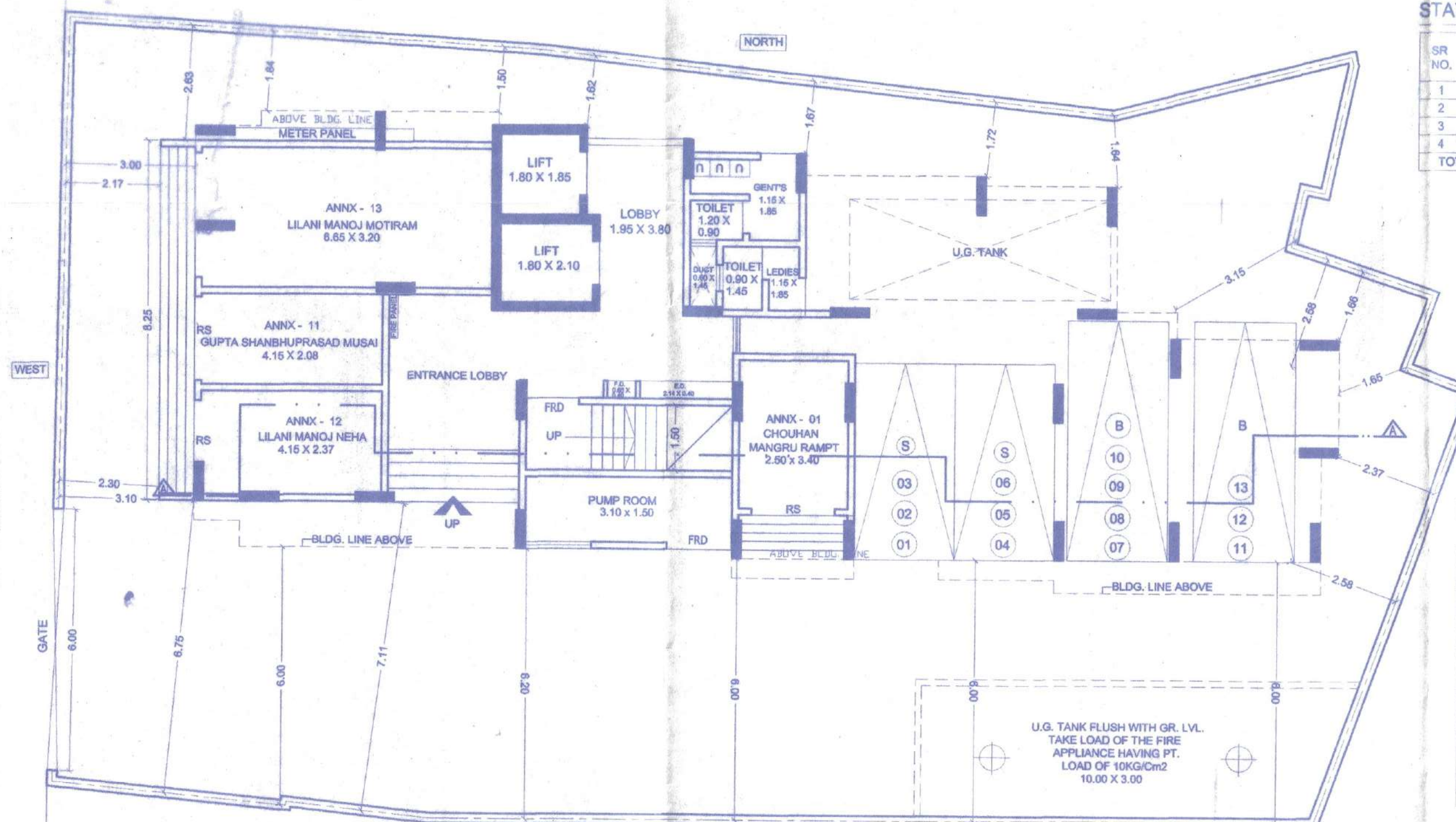
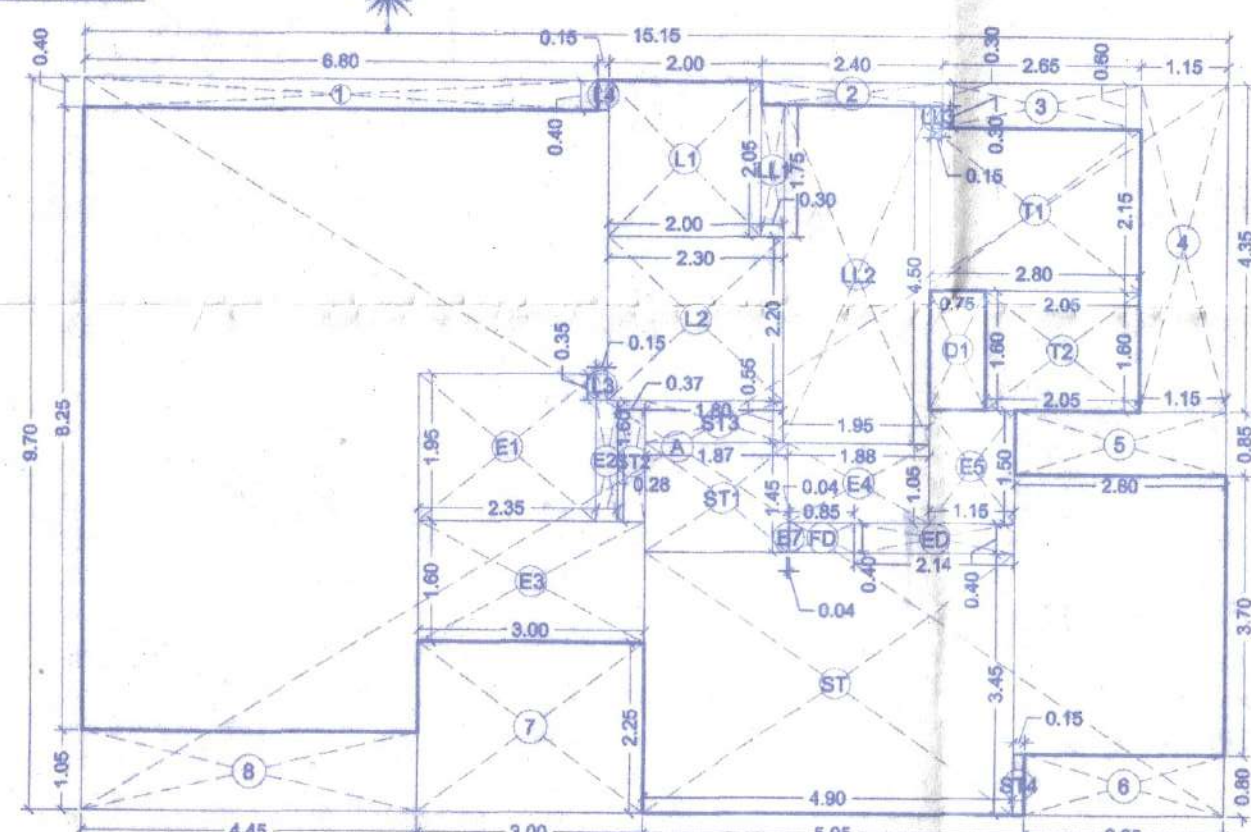


13.40 M. WIDE D.P. ROAD



GROUND FLOOR PLAN
SCALE - 1:100



GROUND FLOOR AREA DIAGRAM
SCALE - 1:100

COMPOSITE BLDG. TENEMENT STATEMENT										
Nos. of FLOORS	COMM.	REHAB.	PAP.	SOC. OFFICE	WELFARE CENTRE	BALWADI	AGANWADI	HEALTH CENTRE	TOTAL REHAB T/S	GRAND TOTAL
GR. FLOOR	4	—	—	—	—	—	—	—	4	4
1st	—	1	1	—	—	—	—	—	5	5
2nd	—	4	—	—	—	—	—	—	5	5
3rd	—	5	—	—	—	—	—	—	5	5
4th	—	3	2	—	—	—	—	—	5	5
5th	—	5	—	—	—	—	—	—	5	5
6th	—	5	—	—	—	—	—	—	5	5
7th(REFUGE)	—	2	—	—	—	—	—	—	2	3
8th	—	3	—	—	—	—	—	—	3	6
9th	—	—	—	—	—	—	—	—	—	5
10th	—	—	—	—	—	—	—	—	—	5
11th	—	—	—	—	—	—	—	—	—	5
12th	—	—	—	—	—	—	—	—	—	5
13th	—	—	—	—	—	—	—	—	—	5
14th(REFUGE)	—	—	—	—	—	—	—	—	—	4
15th	—	—	—	—	—	—	—	—	—	5
16th	—	—	—	—	—	—	—	—	—	3
TOTAL	4	12	18	1	1	1	1	1	39	79

COMPOSITE BLDG. BUILT-UP AREA STATEMENT													
NO. OF FLOORS	GROSS AREA	STAIRCASE / LIFT LOBBY AREA	ENTRANCE LOBBY AREA	FITNESS CENTRE AREA	ELECTRIC & FIRE DUCT AREA	TOILET AREA EXCESS SHOP AREA	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA	EXCESS REFUGEE BUA	SALE BUILT-UP AREA	SALE FUNGIBLE AREA	REHAB COMPONENT AREA	AMENITY
Ground	119.81	39.93	13.55	—	1.20	14.17	—	—	—	—	—	50.96	—
1st	220.07	39.20	—	—	1.20	—	—	—	—	14.17	—	180.57	123.69
2nd	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
3rd	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
4th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
5th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
6th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
7th(REFUGE)	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
8th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
9th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
10th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
11th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
12th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
13th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	24.82
14th(REFUGE)	226.81	35.38	—	—	1.23	—	17.18	47.94	30.78	141.58	—	—	—
15th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	—
16th	229.92	39.20	—	—	1.20	—	—	—	—	—	—	189.52	—
TOTAL	4251.58	741.72	13.55	44.14	22.83	14.17	83.98	98.30	33.54	1467.67	—	1383.80	156.19

GROUND FLOOR AREA CALCULATION		
SR.NO.	ADDITIONS	SQ.MT.
A	15.15 x 9.70 x 1	146.96
TOTAL		146.96 A
STANDARD DEDUCTION		
1	6.80 x 0.40 x 1	2.72
2	2.40 x 0.30 x 1	0.72
3	2.55 x 0.60 x 1	1.53
4	1.15 x 4.35 x 1	5.00
5	2.80 x 0.85 x 1	2.38
6	2.55 x 0.80 x 1	2.04
7	3.00 x 2.25 x 1	6.75
8	4.45 x 1.05 x 1	4.67
D1	0.75 x 1.80 x 1	1.35
TOTAL DEDUCTION AREA		27.15 x1
TOTAL GROSS AREA = A - x1		119.81 B
STAIRCASE, LIFT & LOBBY AREA		
ST	4.90 x 3.45 x 1	16.91
ST1	1.88 x 1.45 x 1	2.69
ST2	0.37 x 1.80 x 1	0.67
ST3	1.80 x 0.85 x 1	1.53
ST4	0.15 x 0.80 x 1	0.12
L1	2.00 x 2.05 x 1	4.10
L2	2.30 x 2.20 x 1	5.06
L3	0.15 x 0.35 x 1	0.05
L4	0.15 x 0.40 x 1	0.06
LL1	0.30 x 1.75 x 1	0.53
LL2	1.85 x 4.80 x 1	8.78
LL3	0.15 x 0.30 x 1	0.05
TOTAL		36.93 x2
ELECTRIC & FIRE DUCT AREA		
ED	2.14 x 0.40 x 1	0.86
FD	0.85 x 0.40 x 1	0.34
TOTAL		1.20 x3
ENTRANCE LOBBY AREA		
E1	2.35 x 1.95 x 1	4.58
E2	0.28 x 1.80 x 1	0.50
E3	3.00 x 1.80 x 1	5.40
E4	1.88 x 1.05 x 1	1.97
E5	1.15 x 1.50 x 1	1.73
E6	0.04 x 0.40 x 1	0.02
TOTAL		13.95 x4
TOILET AREA		
T1	2.80 x 2.15 x 1	6.02
T2	2.05 x 1.80 x 1	3.69
TOTAL		9.70 x5
TOTAL REHAB COMM. AREA		50.96 SQ.MT.

STATEMENT FOR COMM. TENANT

SR. NO.	ANNEX NO.	EXIST. CARPET AREA AS PER ANNEX II	PERMISSIBLE CARPET AREA	PROPOSED CARPET AREA IN SQ.MT.	EXCESS AREA IN SQ.MT.
1	01	8.37	8.37	8.52	0.15
2	11	8.40	8.40	8.63	0.23
3	12	9.82	9.82	9.83	0.01
4	13	18.00	18.00	21.26	3.26
TOTAL 4 SHOP		44.59	44.59	48.26	3.67

CALCULATION OF EXCESS BUILT-UP AREA FOR REHAB. COMM.	
PROPOSED BUILT-UP AREA (P)	55.83 SMT.
PROPOSED CARPET AREA FOR REHAB. COMM.	48.26 SMT.
PERMISSIBLE CARPET AREA AS PER ANNEX 2 FOR REHAB. COMM.	44.39 SMT.
EXCESS CARPET AREA TOWARDS SALE	3.87 SMT.
PROPOSED EXCESS BUILT-UP AREA TOWARDS SALE	55.83 x 3.87 = 214.34
BUILT-UP AREA FOR REHAB.	4.87 (C)
	50.96

SANITATION STATEMENT (REHAB COMM. AREA) GR FLOOR

TOTAL COMM. (SALE / REHAB)	TOTAL NO. OF PERSONS REQUIRED
55.83 SQ.MT.	33.30% PER 100.00 SQ.MT. = 18.59 NOS. SAY 19 NOS.
	MALE FEMALE
	9.29 NOS. 9.29 NOS.
NO. OF WC. & URINE REQUIRED FOR MALE	NO. OF WC. REQUIRED FOR FEMALE
ONE FOR 25 PERSONS 10 NOS. / 25 PERSONS	ONE FOR 25 PERSONS 10 NOS. / 25 PERSONS
REGU. 0.40 NOS. 1 NOS.	REGU. 0.40 NOS. 1 NOS.

BLOCK PLAN
SCALE - 1:500



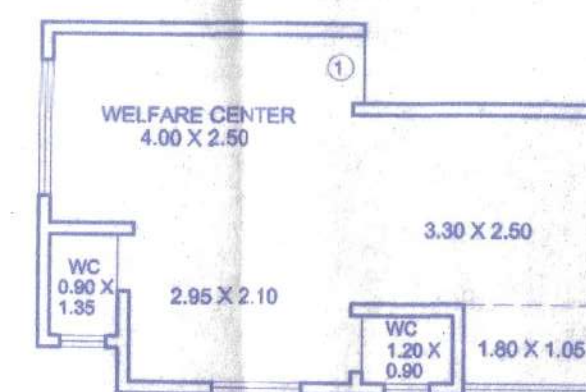
LOCATION PLAN
SCALE - 1:4000

CAR PARKING AREA STATEMENT :-

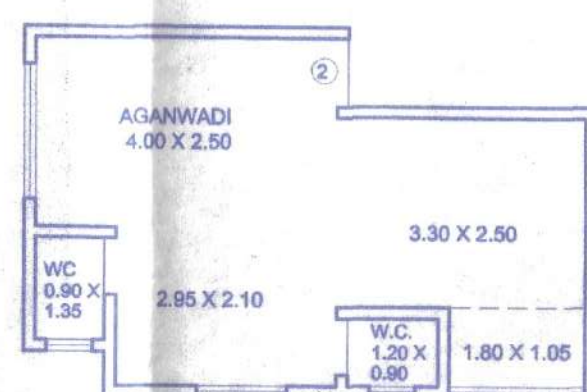
CARPET AREA OF APARTMENTS	NO. OF FLATS	RULE NO.	REQUIRED PARK / APARTMENTS	REQUIRED PARK / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT (REHAB)	35 FLAT	44-T-21	1 FOR 8 FLATS	35/8	4.38 NOS.
UP TO 45 SQ.MT (SALE)	39 FLAT	44-T-21	1 FOR 8 FLATS	39/8	4.88 NOS.
TOTAL	86 FLAT				9.26 NOS.
5% VISITORS (9.26 x 10% = 0.92)					0.92 NOS.
TOTAL					10.18 NOS.
TOTAL PARKING REQUIRED = A					10.00 NOS.
TOTAL PARKING PROPOSED					10.00 NOS.

COMMERCIAL CAR PARKING AREA STATEMENT :-

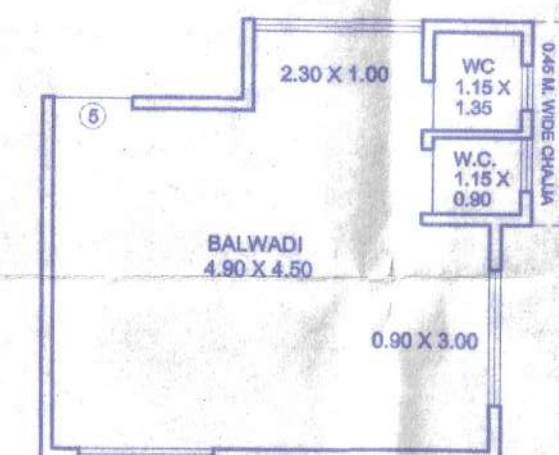
TOTAL BUA FLATS/SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
04 NOS. OF SHOP	ONE PARKING SPACE FOR EVERY 150 SQ.MT. OF TOTAL FLOOR AREA IN SHOP AREA UP TO 20 SQ.MT.	0.34 NOS.
10% ADDITIONAL PARKING FOR VISITORS	0.34 x 10% = 0.034 NOS.	0.03 NOS.
TOTAL		0.37 NOS.
SAY		1.00 NOS.
TOTAL NOS. OF PARKINGS REQUIRED = 'B' (MINIMUM CAR PARKING = 02)		2.00 NOS.
TOTAL NOS. OF PARKINGS PROPOSED = 'A' + 'B'		12 NOS.



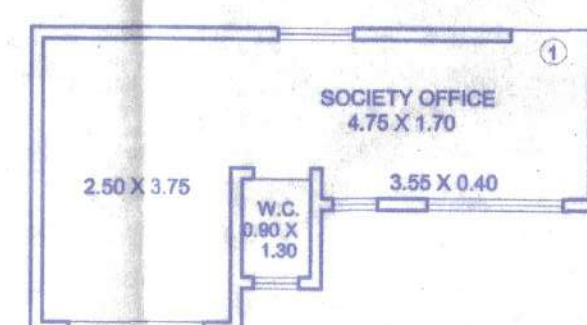
WELFARE CENTER	
WIDTH x LENGTH	SQ.MT.
4.00 x 2.50 x 1	10.00
2.95 x 2.10 x 1	6.20
3.30 x 2.50 x 1	8.25
1.80 x 1.05 x 1	1.89
W.C. 0.90 x 1.30 x 1	1.17
W.C. 1.20 x 0.90 x 1	1.08
TOTAL	27.88



AGANWADI	
WIDTH x LENGTH	SQ.MT.
4.00 x 2.50 x 1	10.00
2.95 x 2.10 x 1	6.20
1.80 x 1.05 x 1	1.89
W.C. 0.90 x 1.30 x 1	1.17
W.C. 1.20 x 0.90 x 1	1.08
TOTAL	27.88



BALWADI	
WIDTH x LENGTH	SQ.MT.
4.90 x 4.50 x 1	22.05
2.90 x 1.00 x 1	2.90
0.90 x 3.00 x 1	2.70
W.C. 1.15 x 1.35 x 1	1.55
W.C. 1.15 x 0.90 x 1	1.04
TOTAL	27.88



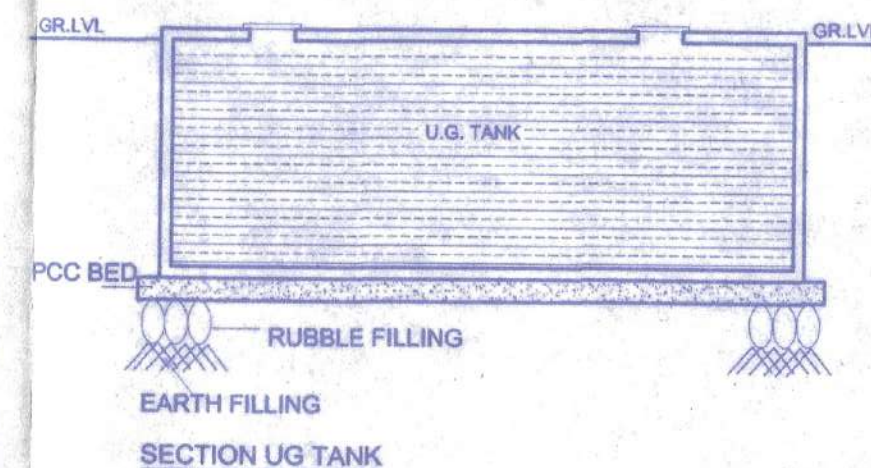
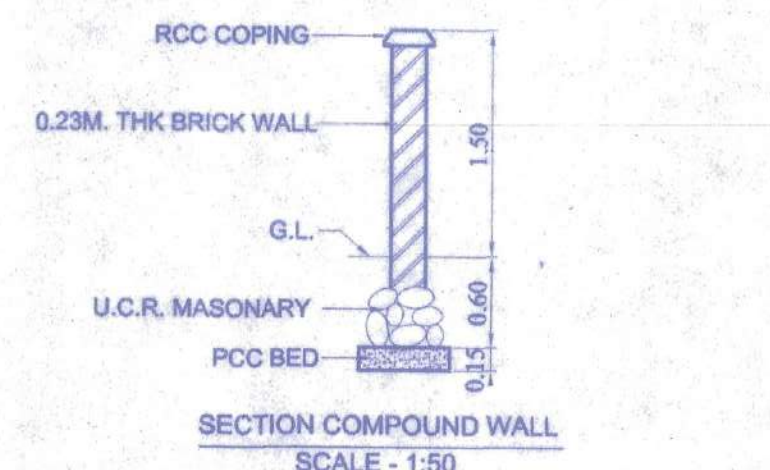
SOCIETY OFFICE	
WIDTH x LENGTH	SQ.MT.
4.75 x 1.70 x 1	8.08
3.55 x 0.40 x 1	1.42
2.50 x 3.75 x 1	9.38
W.C. 0.90 x 1.30 x 1	1.17
TOTAL	20.00



HEALTH CENTER	
WIDTH x LENGTH	SQ.MT.
4.15 x 2.95 x 1	12.24
2.30 x 2.25 x 1	5.17
2.50 x 3.45 x 1	8.63
W.C. 0.90 x 1.20 x 1	1.08
W.C. 1.70 x 0.90 x 1	1.53
TOTAL	27.88

COMPOSITE BLDG. 1/4

CONTENTS OF SHEET
* GROUND FLOOR PLAN/AREA DIAGRAM & CALCULATION.
* BUILT UP AREA STATEMENT, TENEMENT STATEMENT.
* BLOCK PLAN & LOCATION PLAN. PLOT AREA DIAGRAM & CALCULATION.



PROFORMA - A (COMPOSITE BUILDING)

A	AREA STATEMENT	SLUM	NON SLUM
1	PLOT AREA FOR SCHEME	499.40	118.73
2	DEDUCTIONS FOR		
a)	13.40 MT. D.P. ROAD SET BACK	—	—
TOTAL DEDUCTIONS		—	—
3	NET PLOT AREA	499.40	118.73
a)	DEDUCTION FOR 15% R.G.	NIL	NIL
4	BALANCE PLOT AREA (3-3a)	499.40	118.73
5	ADDITION FOR F.S.I PURPOSE	—	—
a)	100 % D.P. ROAD SET BACK AREA	—	—
6	PLOT AREA FOR FSI (4+5a)	499.40	118.73
7	MAX. FSI PERMISSIBLE ON PLOT	4.00	1.00
8	MAX. BUA PERMISSIBLE ON PLOT (6x7)	1997.60	118.73
9	REHAB BUA	1041.32	—
10	REHAB COMMON PASSAGE AREA	186.29	—
11	AMENITY TENEMENTS AREA	156.19	—
12	REHAB COMPONENT (9+10+11)	1383.80	—
13	SALE COMPONENT (12)	1383.80	—
14	TOTAL BUA GENERATED FOR SCHEME (9+13)	2425.12	—
15	ADDITIONAL F.S.I. 0.50 ON PAYMENT OF PREMIUM AS Reg. 30 (A) TABLE NO. 12(1)(ii)	—	—
16	ADMISSIBLE TOR ON NET PLOT AS PER Reg. 30(A) TABLE NO. 12(1)(ii)	—	—
17	SALE BUA PERMISSIBLE IN SITU (RATIO 1:1)	1383.80	118.73
18	TOTAL REHAB & SALE BUA (9+17)	2425.12	118.73
19	TOTAL FSI CONSUMED ON PLOT (17/5a)	4.866	1.00
20	PERMISSIBLE SALE BUA IN COMP. BLDG.	1502.63	—
21	PROPOSED SALE BUA IN COMP. BLDG.	1501.21	—
22	TDR, IF ANY (12-17)	NIL	—
23	PERMISSIBLE FUNGIBLE	526.88	—
24	PROPOSED FUNGIBLE	NIL	—

PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved: Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENG/...
Dtd. 14/11/2022

Executive Engineer
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING
C.T.S. NO.282 (PT) OF VILLAGE - WADHAWALI
CHEMBUR, NITYA NAND ROAD, MW, MUMBAI.

NAME OF OWNERS & DEVELOPERS

M/S. SRUSHTI RAJ ENTERPRISES (I) LTD.

SIGN/ NAME & ADDRESS OF ARCHITECT

KEN ASSIST
SACHIN JADHAV
36/ 1030, Shree Shree Ch.S. LTD.,
Near Ghandi Nagar,
W.E. Highway, Bandra (East),
MUMBAI - 400 051.

NORTH LINE	REMARKS	JOB NO. :-	SCALE: AS SHOWN
		DRG. NO. :-	DRG. BY: SACHIN
		DATE: -	CHK. BY: SACHIN