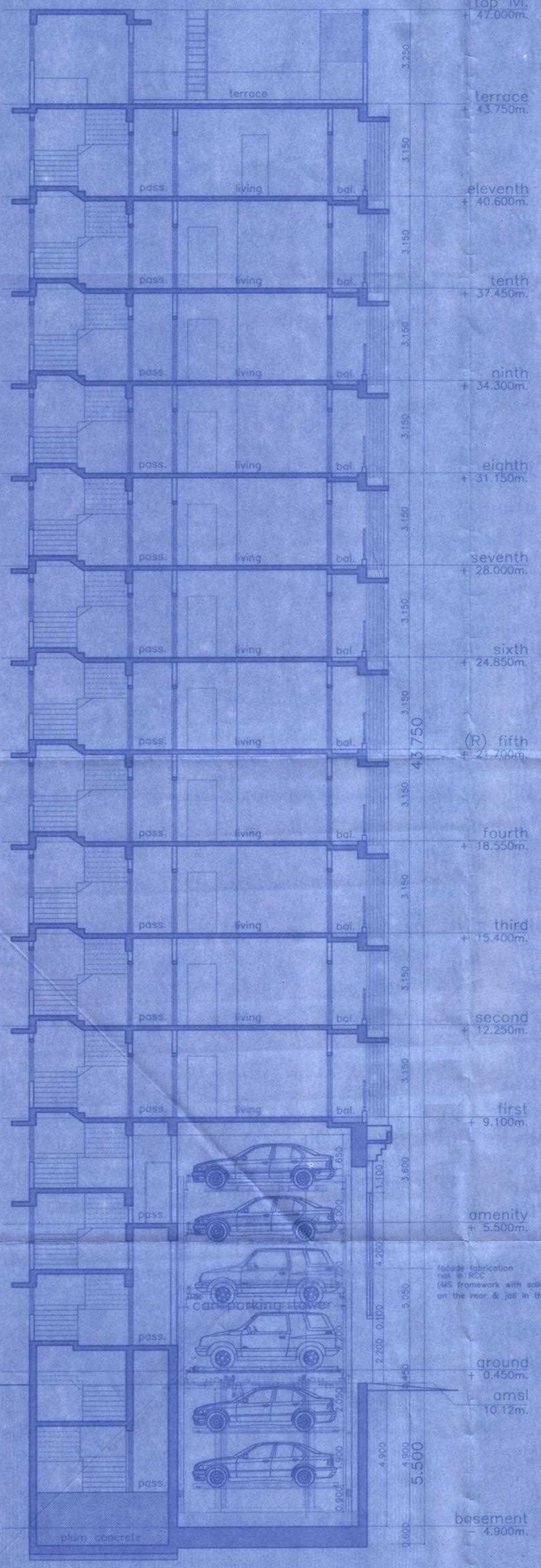
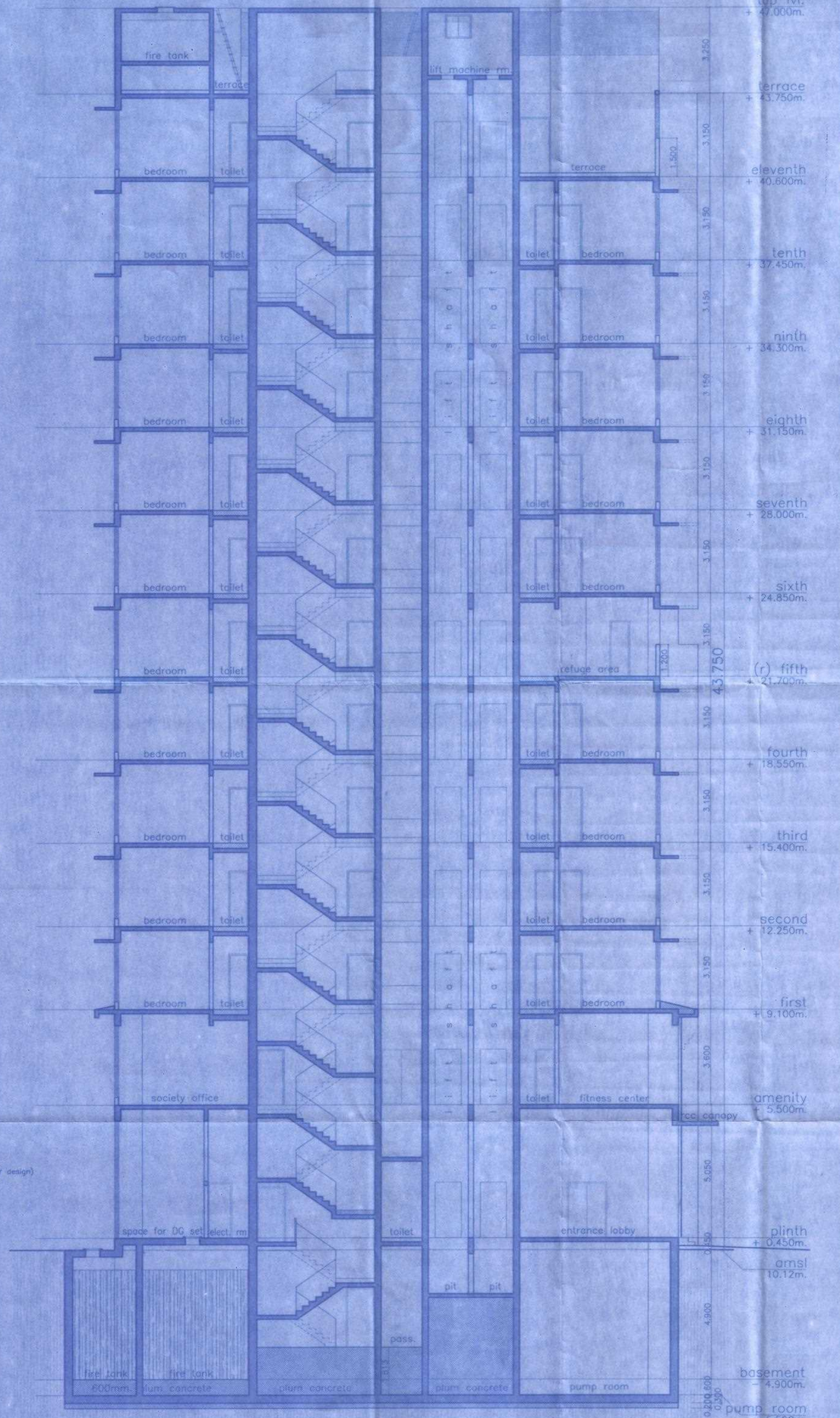


section aa
scale - 1:100



section bb
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PROFORMA - B | 03/04

CONTENTS OF SHEET

SECTIONS

STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. MH/EP/100038/2023/CR/AP/S Dated 21/09/2023

Approved Subject to the condition Menticned in this office permission Letter No. SRA/ENG/MH/EP/100038/2023/CR/AP/S Dt. 17 DEC 2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED 33 (11) SCHEME ON LAND BEARING CTS NO. 1605, PLOT NO. 299A, 5TH ROAD, NEAR DIAMOND GARDEN, CHEMBUR, MUMBAI-400071.

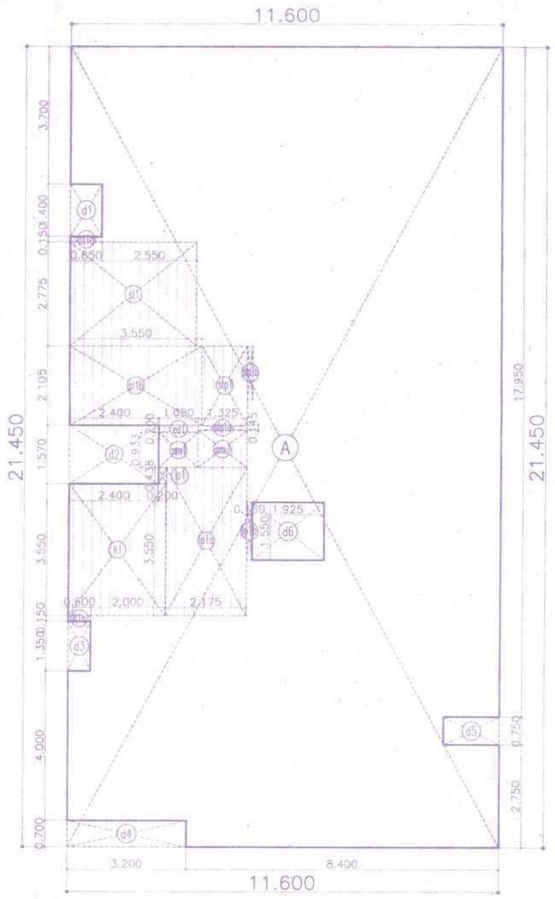
NAME OF DEVELOPER

For TWO TAURUS REALTY LLP
Authorised Signatory

M/S. TWO TAURUS REALTY LLP

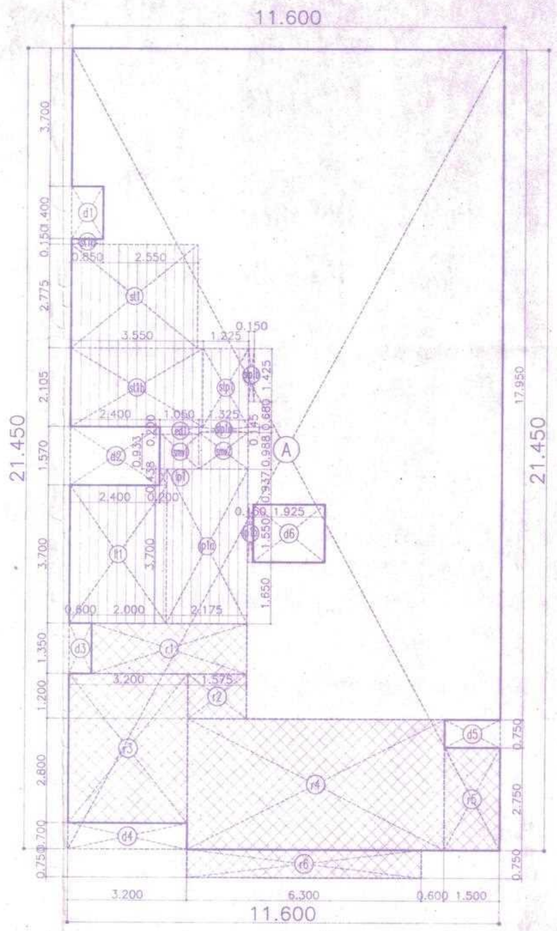
JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M-03	1:100		

ASPIRE ARCHITECTS & CONSULTANTS
A R C H I T E C T S
GROUND FLOOR, KUMUDANI BUILDING, 7TH RAJAWADI, RAJAWADI, BESIDES NEELKANTH VALLY, GHATKOPAR EAST, MUMBAI 400 077. Email : aspire03@gmail.com
Contact : 9819585873 / 9820841112.



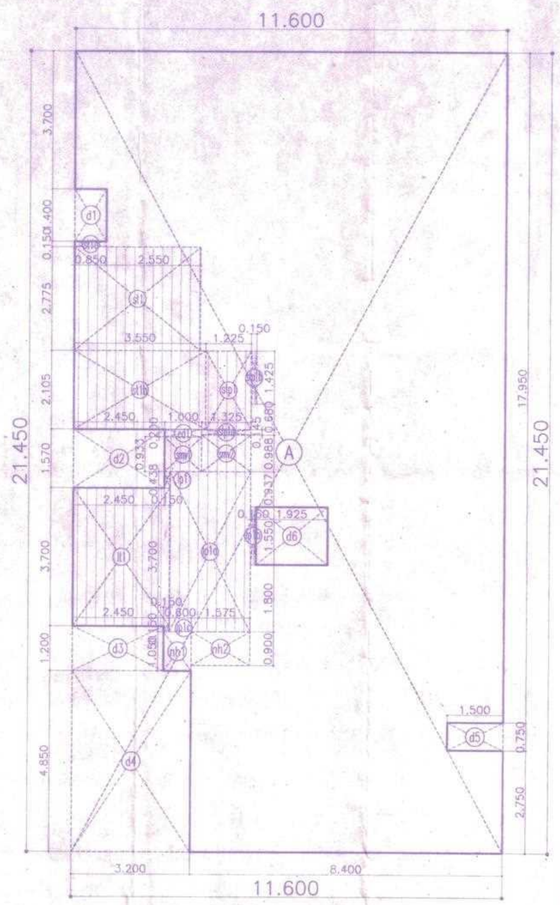
area diagram : typical (1st–4th & 6th–10th) floor

scale – 1:100



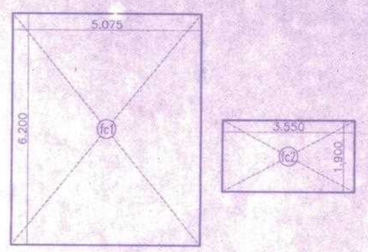
area diagram : (refuge) fifth floor

scale – 1:100



area diagram : eleventh floor

scale – 1:100

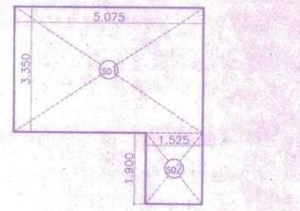


area diagram : fitness center

scale – 1:100

fitness center area provided at first floor

additions			
1 fc1:	5.075 x 6.200 x 1 =	31.47 sqm.	
2 fc2:	3.550 x 1.900 x 1 =	6.75 sqm.	
fitness center area provided	=	38.22 sqm.	(1)



area diagram : society office

scale – 1:100

society office area provided at first floor

additions			
1 so1:	5.075 x 3.350 x 1 =	17.00 sqm.	
2 so2:	1.525 x 1.900 x 1 =	2.90 sqm.	
society office area provided	=	19.90 sqm.	(1)

area calculations

typical (1st–4th & 6th–10th)

additions			
1 A:	11.600 x21.450 x 1 =	248.82 sqm.	
total additions	=	248.82 sqm.	(1)
deductions			
1 d1:	0.850 x 1.400 x 1 =	1.19 sqm.	
2 d2:	2.400 x 1.570 x 1 =	3.77 sqm.	
3 d3:	0.600 x 1.350 x 1 =	0.81 sqm.	
4 d4:	3.200 x 0.700 x 1 =	2.24 sqm.	
5 d5:	1.500 x 0.750 x 1 =	1.13 sqm.	
6 d6:	1.925 x 1.550 x 1 =	2.98 sqm.	
total deductions	=	12.12 sqm.	(2)

stair+lift lobby area calculations

1 st1:	3.400 x 2.775 x 1 =	9.44 sqm.
2 st1a:	0.850 x 0.150 x 1 =	0.13 sqm.
3 st1b:	3.550 x 2.105 x 1 =	7.47 sqm.
4 stp1:	1.225 x 2.105 x 1 =	2.58 sqm.
5 stp1a:	1.325 x 0.145 x 1 =	0.19 sqm.
6 stp1b:	0.150 x 1.425 x 1 =	0.21 sqm.
7 lt1:	2.600 x 3.550 x 1 =	9.23 sqm.
8 lt1a:	0.600 x 0.150 x 1 =	0.09 sqm.
9 lp1:	0.200 x 0.438 x 1 =	0.09 sqm.
10 lp1a:	2.175 x 3.988 x 1 =	8.67 sqm.
11 lp1b:	0.150 x 1.550 x 1 =	0.23 sqm.
12 smv1:	1.050 x 0.933 x 1 =	0.98 sqm.
13 smv2:	1.325 x 0.988 x 1 =	1.31 sqm.
total stair+lift lobby area	=	40.62 sqm. (3)

elec.duct area calculations

1 ed1:	1.050 x 0.200 x 1 =	0.21 sqm.
total elec.duct area	=	0.21 sqm. (4)
gross deductions (2+3+4)	=	52.95 sqm. (5)
total bua area / floor (1–5)	=	195.87 sqm. (6)

area calculations

(refuge) fifth

additions			
1 A:	11.600 x21.450 x 1 =	248.82 sqm.	
total additions	=	248.82 sqm.	(1)
deductions			
1 d1:	0.850 x 1.400 x 1 =	1.19 sqm.	
2 d2:	2.450 x 1.570 x 1 =	3.85 sqm.	
3 d3:	0.600 x 1.350 x 1 =	0.81 sqm.	
4 d4:	3.200 x 0.700 x 1 =	2.24 sqm.	
5 d5:	1.500 x 0.750 x 1 =	1.13 sqm.	
6 d6:	1.925 x 1.550 x 1 =	2.98 sqm.	
7 r1:	4.175 x 1.350 x 1 =	5.64 sqm.	
8 r2:	1.575 x 1.200 x 1 =	1.89 sqm.	
9 r3:	3.200 x 4.000 x 1 =	12.80 sqm.	
10 r4:	6.900 x 3.500 x 1 =	24.15 sqm.	
11 r5:	1.500 x 2.750 x 1 =	4.13 sqm.	
total deductions	=	60.81 sqm.	(2)

stair+lift lobby area calculations

1 st1:	3.400 x 2.775 x 1 =	9.44 sqm.
2 st1a:	0.850 0.150 1 =	0.13 sqm.
3 st1b:	3.550 x 2.105 x 1 =	7.47 sqm.
4 stp1:	1.225 x 2.105 x 1 =	2.58 sqm.
5 stp1a:	1.325 x 0.145 x 1 =	0.19 sqm.
6 stp1b:	0.150 x 1.425 x 1 =	0.21 sqm.
7 lt1:	2.600 x 3.700 x 1 =	9.62 sqm.
8 lp1:	0.150 x 0.438 x 1 =	0.07 sqm.
9 lp1a:	2.175 x 4.138 x 1 =	9.00 sqm.
10 lp1b:	0.150 x 1.550 x 1 =	0.23 sqm.
11 smv1:	1.000 x 0.933 x 1 =	0.93 sqm.
12 smv2:	1.325 x 0.988 x 1 =	1.31 sqm.
total stair+lift lobby area	=	41.18 sqm. (3)

elec.duct area calculations

1 ed1:	1.000 x 0.200 x 1 =	0.20 sqm.
total elec.duct area	=	0.20 sqm. (4)
gross deductions (2+3+4)	=	102.19 sqm. (5)
total bua area / floor (1–5)	=	146.63 sqm. (6)

refuge area requirement calculations

refuge area required at fifth floor

1 hab. bua at 5th flr	=	146.63 sqm.
2 hab. bua at 6th to10th flr	=	979.35 sqm.
3 hab. bua at 11th flr	=	177.28 sqm.
total hab. bua to be served	=	1303.26 sqm. (7)
total refuge area required @ 4%	=	52.13 sqm. (8)
total refuge area permissible @ 4.25%	=	55.39 sqm. (9)

refuge area provided at fifth floor

additions			
1 r1:	4.175 x 1.350 x 1 =	5.64 sqm.	
2 r2:	1.575 x 1.200 x 1 =	1.89 sqm.	
3 r3:	3.200 x 4.000 x 1 =	12.80 sqm.	
4 r4:	6.900 x 3.500 x 1 =	24.15 sqm.	
5 r5:	1.500 x 2.750 x 1 =	4.13 sqm.	
6 r6:	6.300 x 0.750 x 1 =	4.73 sqm.	
refuge area provided	=	53.34 sqm.	(10)
excess refuge area (in f.s.i.)	=	nil sqm.	(11)
total built-up area / floor (6+11)	=	146.64 sqm.	(12)

area calculations

eleventh

additions			
1 A:	11.600 x21.450 x 1 =	248.82 sqm.	
total additions	=	248.82 sqm.	(1)
deductions			
1 d1:	0.850 x 1.400 x 1 =	1.19 sqm.	
2 d2:	2.450 x 1.570 x 1 =	3.85 sqm.	
3 d3:	2.450 x 1.200 x 1 =	2.94 sqm.	
4 d4:	3.200 x 4.850 x 1 =	15.52 sqm.	
5 d5:	1.500 x 0.750 x 1 =	1.13 sqm.	
6 d6:	1.925 x 1.550 x 1 =	2.98 sqm.	
total deductions	=	27.61 sqm.	(2)

stair+lift lobby area calculations

1 st1:	3.400 x 2.775 x 1 =	9.44 sqm.
2 st1a:	0.850 0.150 1 =	0.13 sqm.
3 st1b:	3.550 x 2.105 x 1 =	7.47 sqm.
4 stp1:	1.225 x 2.105 x 1 =	2.58 sqm.
5 stp1a:	1.325 x 0.145 x 1 =	0.19 sqm.
6 stp1b:	0.150 x 1.425 x 1 =	0.21 sqm.
7 lt1:	2.600 x 3.700 x 1 =	9.62 sqm.
8 lp1:	0.150 x 0.438 x 1 =	0.07 sqm.
9 lp1a:	2.175 x 4.28 x 1 =	9.32 sqm.
10 lp1b:	0.150 x 1.550 x 1 =	0.23 sqm.
11 lp1c:	0.150 x 0.150 x 1 =	0.02 sqm.
12 smv1:	1.000 x 0.933 x 1 =	0.93 sqm.
13 smv2:	1.325 x 0.988 x 1 =	1.31 sqm.
total stair+lift lobby area	=	41.52 sqm. (3)

elec.duct area calculations

1 ed1:	1.000 x 0.200 x 1 =	0.20 sqm.
total elec.duct area	=	0.20 sqm. (4)
gross deductions (2+3+4)	=	69.33 sqm. (5)
total bua area / floor (1–5)	=	179.49 sqm. (6)

non–hab. f.s.i area deductions

1 nh1:	1.750 x 1.050 x 1 =	0.79 sqm.
2 nh2:	1.575 x 0.900 x 1 =	1.42 sqm.
total non–hab. f.s.i area deductions	=	2.21 sqm. (7)
total hab. f.s.i area / floor (6–7)	=	177.28 sqm. (8)

details of fungible fsi permissible/ proposed for existing occupant/ tenants

unit	user (r/nr)	room no.	floors	existing carpet area	permissible built up area ((5)x1.2)	permissible fungible ((6)x35%)	total permissible built up area	total proposed bua area	deficit fungible area	excess fungible area	free fungible claimed area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
G–01	resi.	01	eleventh	107.40 sqm.	128.88 sqm.	45.11 sqm.	173.99 sqm.	179.49 sqm.	– sqm.	5.50 sqm.	45.11 sqm.
101	resi.	01	first	59.30 sqm.	71.16 sqm.	24.91 sqm.	96.07 sqm.	110.26 sqm.	– sqm.	14.19 sqm.	24.91 sqm.
102	resi.	01	second	66.20 sqm.	79.44 sqm.	27.80 sqm.	107.24 sqm.	110.26 sqm.	– sqm.	3.02 sqm.	27.80 sqm.
201	resi.	01	third	54.50 sqm.	65.40 sqm.	22.89 sqm.	88.29 sqm.	110.26 sqm.	– sqm.	21.97 sqm.	22.89 sqm.
202	resi.	01	fifth	71.00 sqm.	85.20 sqm.	29.82 sqm.	115.02 sqm.	146.63 sqm.	– sqm.	31.61 sqm.	29.82 sqm.
			total	358.40 sqm.	430.08 sqm.	150.53 sqm.	580.61 sqm.	656.90 sqm.	– sqm.	76.29 sqm.	150.53 sqm.

carpet area

floor	1	2
first	97.85 sqm.	76.37 sqm.
second	97.85 sqm.	76.37 sqm.
third	97.85 sqm.	76.37 sqm.
fourth	97.85 sqm.	76.37 sqm.
fifth	131.30 sqm.	– sqm.
sixth	97.85 sqm.	76.37 sqm.
seventh	97.85 sqm.	76.37 sqm.
eighth	97.85 sqm.	76.37 sqm.
nineth	97.85 sqm.	76.37 sqm.
tenth	97.85 sqm.	76.37 sqm.
eleventh	157.05 sqm.	– sqm.
total no. of flat	10 nos.	10 nos.



area diagram : elect.meter room

scale – 1:100

elect.meter room area provided at ground floor

additions			
1 ed1:	5.050 x 1.850 x 1 =	9.34 sqm.	
elect.meter room area provided	=	9.34 sqm.	(1)

tenement statement

floors	existing tenements residential	sale residential	total
ground	–	–	–
first	01	01	02
second	01	01	02
third	01	01	02
fourth	–	02	02
fifth	01	–	01
sixth	–	02	02
seventh	–	02	02
eighth	–	02	02
ninth	–	02	02
tenth	–	02	02
eleventh	01	–	01
total	05	15	20

parking summary

sr.no.	carpet area	no. of flats	required parking @	parking required
1	up to 45	–	1 car/4 units	–
2	45 to 60	–	1 car/2 units	–
3	60 to 90	09	1 car/1 units	09
4	above 90	11	2 car/1 unit	22
5	total	20	–	31
			say	31
6	visitors parking @ 10%			3.10
7	gross parking including visitors			34.10
			say	34 (a)
8	22% add parking as per regulation 31(vi) = (31 x 22%)			6.82
			say	7 (b)
	total parking required (a+b)			41
	total parking proposed			42

summary of built–up area

floor	const. area	parking/ services area	terrace water tank area	staircase+ lift lobby area	ele.duct area	refuge area	net bua	rehab bua	sale bua
basement	271.34	271.34	–	–	–	–	–	–	–
ground	248.82	248.82	–	–	–	–	–	–	–
parking	112.74	112.74	–	–	–	–	–	–	–
first	236.62	–	–	40.55	0.20	–	195.87	110.26	85.61
second	236.62	–	–	40.55	0.20	–	195.87	110.26	85.61
third	236.62	–	–	40.55	0.20	–	195.87	110.26	85.61
fourth	236.62	–	–	40.55	0.20	–	195.87	110.26	85.61
(r) fifth	241.35	–	–	41.18	0.20	53.34	146.63	139.57	7.06
sixth	236.62	–	–	40.55	0.20	–	195.87	–	195.87
seventh	236.62	–	–	40.55	0.20	–	195.87	–	195.87
eighth	236.62	–	–	40.55	0.20	–	195.87	–	195.87
nineth	236.62	–	–	40.55	0.20	–	195.87	–	195.87
tenth	236.62	–	–	40.55	0.20	–	195.87	–	195.87
eleventh	221.21	–	–	41.52	0.20	–	179.49	–	179.49
terrace	74.24	–	74.24	–	–	–	–	–	–
total	3299.28	632.90	74.24	447.65	2.20	53.34	2088.95	580.61	1508.34

PROFORMA – B

CONTENTS OF SHEET

CALCULATIONS

STAMP OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. mh/prr/0038/2023/0108/AP/C Dated 21/04/2023

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/MH/PRR/0038/2023/0108/AP/S Dt. 17 DEC 2024

Executive Engineer
Slum Rehabilitation Authority
Bandra(E)Mumbai

DESCRIPTION OF PROPOSAL & PROPERTY

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NAME OF DEVELOPER

For TWO TAURUS REALTY LLP

Authorized Signatory

M/S. TWO TAURUS REALTY LLP

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ASPIRE ARCHITECTS & CONSULTANTS
A R C H I T E C T S
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