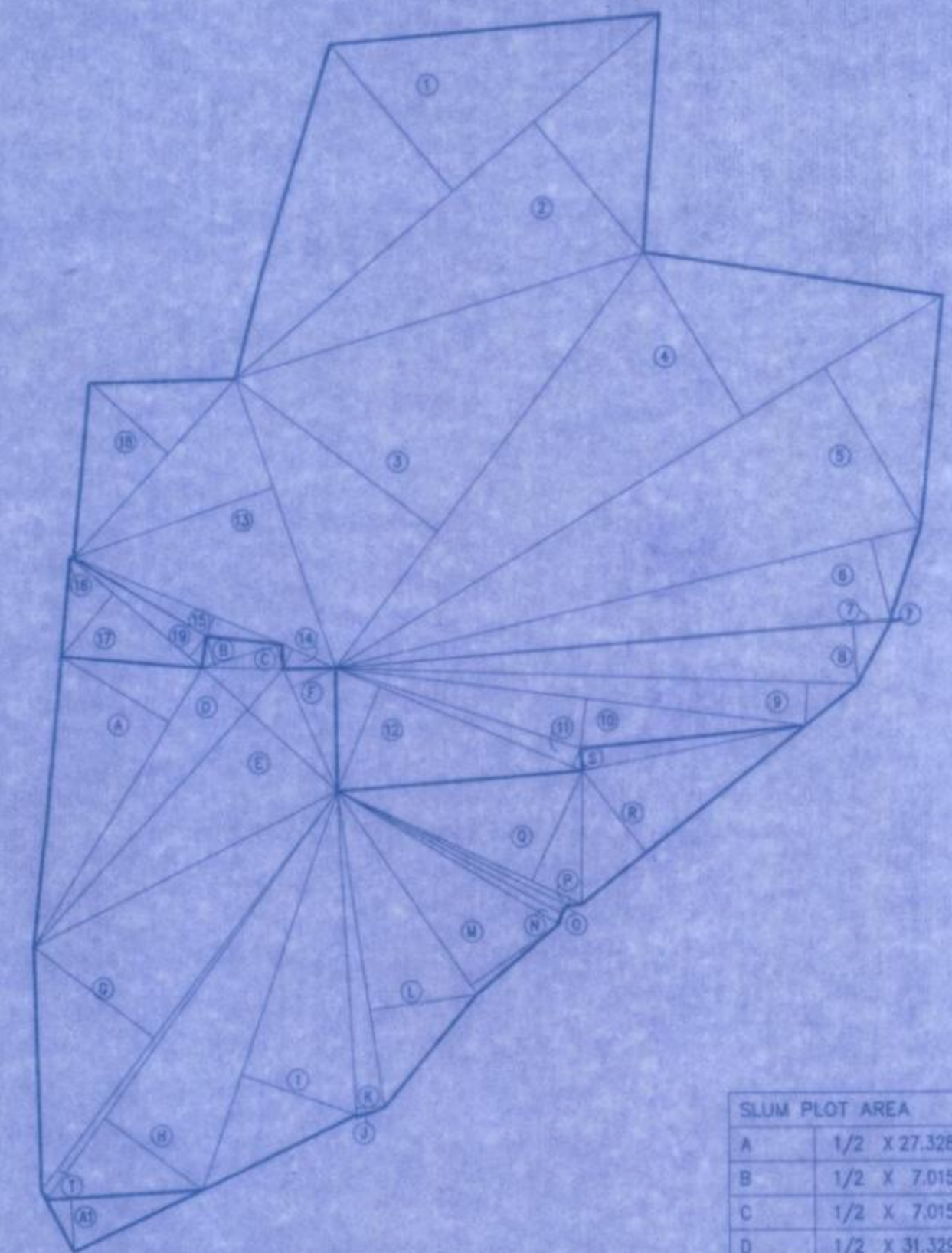


REHAB & SALE BLDG.

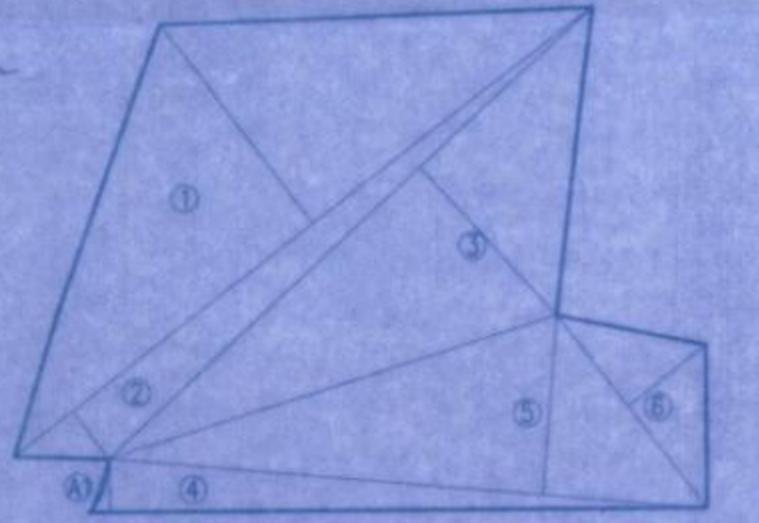
This cancels Approval to the Previous Plans sanctioned under no. P.S/PVT/0034/2014 on 27/11/15  
Dated 30/03/2020

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/1/PVT/0034/2014/1127/15/15 Dt. 20/11/15  
20/11/15  
Executive Engineer  
Slum Rehabilitation Authority



PLOT AREA DIAGRAM SCALE: 1:500

BLOCK PLAN SCALE: 1:500



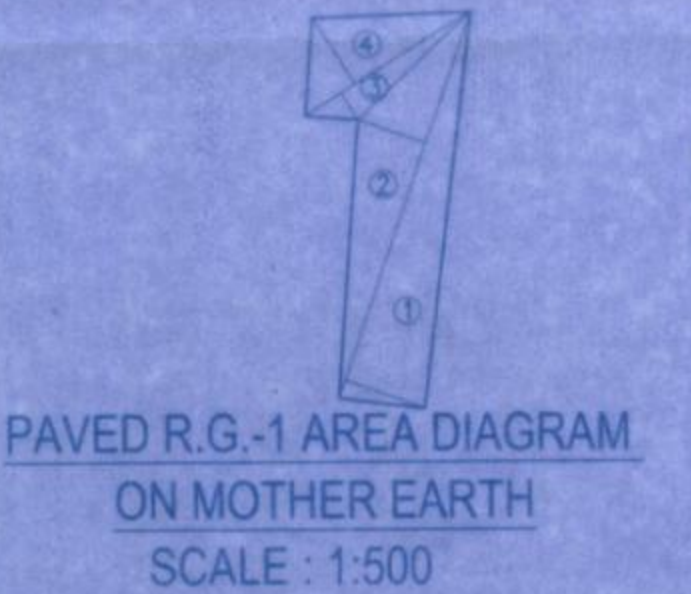
REHAB PLOT AREA DIAGRAM SCALE: 1:500

REHAB PLOT AREA CALCULATION

REHAB PLOT	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X
1	1/2	47.573	16.280	X	1NO	=	388.058	SQ.MT.	
2	1/2	47.673	3.849	X	1NO	=	91.747	SQ.MT.	
3	1/2	43.086	13.075	X	1NO	=	281.675	SQ.MT.	
4	1/2	40.300	3.373	X	1NO	=	67.966	SQ.MT.	
5	1/2	39.208	11.592	X	1NO	=	227.250	SQ.MT.	
6	1/2	15.832	6.468	X	1NO	=	51.201	SQ.MT.	
TOTAL ADDITION									1107.897

DEDUCTIONS

A1	2/3	3.663	0.292	X	1NO	=	0.713	SQ.MT.	
TOTAL DEDUCTION									0.713
TOTAL REHAB PLOT AREA [X - Y1]									1107.184



PAVED R.G.-1 AREA DIAGRAM ON MOTHER EARTH SCALE: 1:500



R.G.-2 AREA DIAGRAM ON MOTHER EARTH SCALE: 1:500

PAVED R.G.-1 AREA CALCULATION

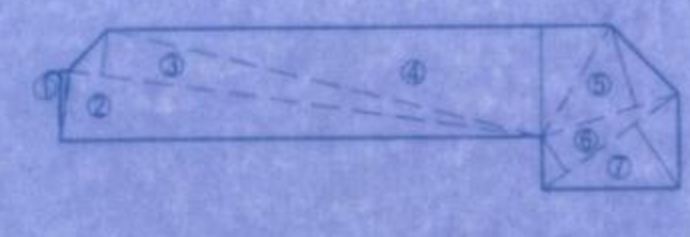
30% PAVED R.G.-1 AREA ON MOTHER EARTH	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X	1/2 X
1	1/2	26.847	5.553	X	1NO	=	74.608	SQ.MT.	
2	1/2	26.847	4.728	X	1NO	=	63.466	SQ.MT.	
3	1/2	12.960	2.059	X	1NO	=	13.342	SQ.MT.	
4	1/2	12.960	5.262	X	1NO	=	34.088	SQ.MT.	
TOTAL ADDITION									185.514

30% R.G.-2 AREA ON MOTHER EARTH

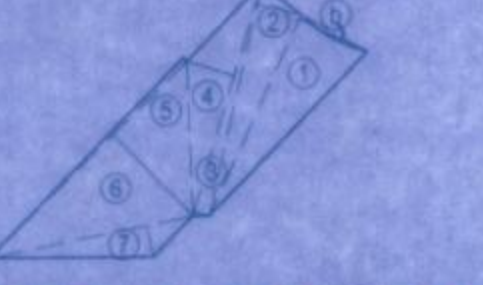
1	1/2	25.005	8.975	X	1NO	=	112.210	SQ.MT.	
2	1/2	9.581	3.116	X	1NO	=	14.927	SQ.MT.	
3	1/2	10.499	7.045	X	1NO	=	36.983	SQ.MT.	
4	1/2	8.675	2.380	X	1NO	=	10.323	SQ.MT.	
5	1/2	4.305	2.029	X	1NO	=	4.367	SQ.MT.	
6	1/2	4.305	2.029	X	1NO	=	4.367	SQ.MT.	
7	1/2	2.652	0.868	X	1NO	=	1.151	SQ.MT.	
8	1/2	2.652	0.444	X	1NO	=	0.589	SQ.MT.	
9	1/2	2.308	0.783	X	1NO	=	0.904	SQ.MT.	
10	2/3	1.567	0.543	X	1NO	=	0.567	SQ.MT.	
11	2/3	0.588	0.054	X	1NO	=	0.021	SQ.MT.	
TOTAL ADDITION									186.409

DEDUCTIONS

a	2/3	3.356	0.183	X	1NO	=	0.409	SQ.MT.	
TOTAL DEDUCTION									0.409
TOTAL R.G. AREA [X - Y1]									186.000



PAVED R.G.-3 AREA DIAGRAM ON PODIUM FLOOR SCALE: 1:500



PAVED R.G.-4 AREA DIAGRAM ON MOTHER EARTH SCALE: 1:500

PAVED R.G.-3 AREA CALCULATION

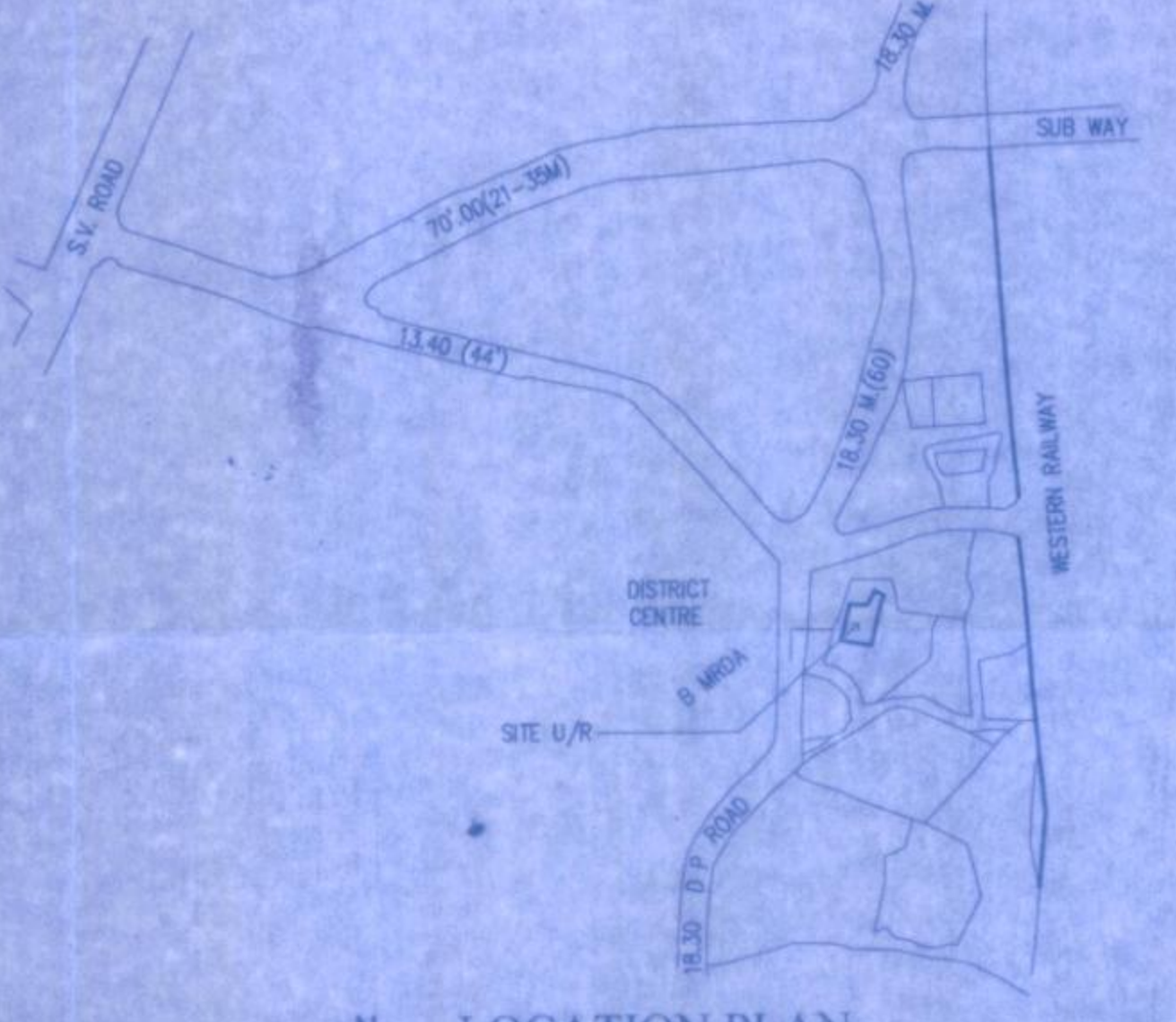
40% PAVED R.G.-3 AREA ON PODIUM FLOOR	2/3 X	2/3 X	2/3 X	2/3 X	2/3 X	2/3 X	2/3 X	2/3 X	2/3 X
1	2/3	4.074	0.457	X	1NO	=	1.241	SQ.MT.	
2	2/3	28.098	4.080	X	1NO	=	76.427	SQ.MT.	
3	2/3	28.098	2.677	X	1NO	=	50.146	SQ.MT.	
4	2/3	29.550	6.418	X	1NO	=	128.435	SQ.MT.	
5	2/3	8.403	4.954	X	1NO	=	27.752	SQ.MT.	
6	2/3	9.747	2.535	X	1NO	=	16.472	SQ.MT.	
7	2/3	9.747	4.544	X	1NO	=	29.527	SQ.MT.	
TOTAL R.G. AREA									328.000

PAVED R.G.-4 AREA ON MOTHER EARTH

1	1/2	10.720	3.700	X	1NO	=	19.631	SQ.MT.	
2	1/2	21.997	7.896	X	1NO	=	86.844	SQ.MT.	
3	1/2	11.512	2.224	X	1NO	=	12.801	SQ.MT.	
4	1/2	11.732	0.792	X	1NO	=	4.646	SQ.MT.	
5	1/2	11.732	2.409	X	1NO	=	14.131	SQ.MT.	
6	1/2	13.642	0.260	X	1NO	=	1.773	SQ.MT.	
7	1/2	13.642	5.524	X	1NO	=	37.679	SQ.MT.	
8	1/2	10.200	1.552	X	1NO	=	7.915	SQ.MT.	
TOTAL ADDITION									185.620

DEDUCTIONS

b	2/3	3.708	0.251	X	1NO	=	0.620	SQ.MT.	
TOTAL DEDUCTION									0.620
TOTAL PAVED R.G. AREA [X - Y1]									185.000



LOCATION PLAN SCALE: 1:4000 SHEET NO. W/35

REHAB BUA = 4458.990 SQ.MT.  
REHAB COMPONENT = 5422.028 SQ.MT.  
SALE COMPONENT = 5422.028 SQ.MT. X 1.00 = 5422.028 SQ.MT.  
TOTAL BUA = 4458.990 SQ.MT. + 5422.028 SQ.MT. = 9881.018 SQ.MT.  
FSI FOR SCHEME = 9881.018 / 1638.98 = 6.029  
BASIC RATIO = LR/RC = 80500/- = 2.93  
27500/-  
INCENTIVE = 1.00

REQUIRED SLUM PLOT R.G. AREA

REQUIRED R.G. - SLUM PLOT (1638.98)  
REQUIRED R.G. - 8% OF REHAB PLOT (1638.98)  
REQUIRED R.G. - 131.12 SQ.MT. (1)

REQUIRED NON SLUM PLOT R.G. AREA

REQUIRED R.G. - NON SLUM PLOT (3196.538 - internal access 760.23) = 2436.308  
REQUIRED R.G. - 20% OF 2436.308  
REQUIRED R.G. - 487.261 SQ.MT. (2)  
REQUIRED R.G. (1+2) = 018.381 SQ.MT.  
PROPOSED R.G. = 884.514 SQ.MT.

REQUIRED R.G. (1+2) = 618.381 SQ.MT.  
REQUIRED 30% PAVED R.G. ON MOTHER EARTH = 185.514 SQ.MT.  
REQUIRED 30% R.G. ON MOTHER EARTH = 186.000 SQ.MT.  
REQUIRED 40% R.G. ON PODIUM = 328.000 SQ.MT.

TOTAL R.G. & PAVED R.G. AREA CALCULATIONS

30% PAVED R.G.-1 AREA	=	185.514	SQ.MT.
30% R.G.-2 AREA	=	186.000	SQ.MT.
40% PAVED R.G.-3 AREA	=	328.000	SQ.MT.
PAVED R.G.-4 AREA	=	186.000	SQ.MT.
TOTAL	=	884.514	SQ.MT.

PROFORMA "A"

A	AREA STATEMENT	SLUM	NON-SLUM	SQ.MT.
1	AREA OF PLOT	1638.98	3196.538	4835.518
2	DEDUCTIONS FOR			
a	ROAD ACQUISITION (Set Back Area)	31.328	-	31.328
b	PROPOSED ROAD	-	-	-
c	ANY RESERVATION	-	-	-
TOTAL (a+b+c)		31.328	-	31.328
3	NET GROSS AREA OF PLOT (1-2)	1607.652	3196.538	4804.190
4	DEDUCTIONS FOR			
a	AMENITIES OPEN SPACE AS PER 5% RULE NO. 14(A) of DCRPR 2034	-	-	-
b	INTERNAL ROADS	-	-	-
c	TOTAL (a+b)	-	-	-
5	NET AREA OF PLOT (3-4)	1607.652	3196.538	4804.190
6	ADDITION FOR F.A.R. 200% 100%	31.328	-	31.328
TOTAL BUILT-UP AREA 200% 100%		-	-	-
PURPOSE + FOR 2(c) 100%		-	-	-
7	TOTAL AREA (5+6)	1638.98	3196.538	4835.518
8	F.S.I. PERMISSIBLE	6.029	1.00	-
9	PERMISSIBLE FLOOR AREA (7 x 8)	9881.018	3196.538	13077.556
10	ADDITIONAL FSI 50% AS PER DCRP 30	-	-	1598.269
ROAD WIDTH TOR		-	-	-
11	TOTAL PERMISSIBLE FLOOR AREA (9 + 10)	9881.018	4794.807	14675.825
12	EXISTING FLOOR AREA	-	-	-
13	PROPOSED REHAB AREA (COMPOSITE BLDG)	4458.990	-	4458.990
14	PROPOSED SALE BUA AREA (REHAB BLDG.)	104.959	-	104.959
15	PROPOSED SALE BUA AREA (SALE BLDG.)	5317.069	4794.807	10111.876
13	PERMISSIBLE REHAB FUNGIBLE AREA	-	-	98.508
13	PROPOSED REHAB FUNGIBLE AREA	-	-	3575.892
14	PERMISSIBLE SALE FUNGIBLE BUA	-	-	3575.892
14	PROPOSED SALE FUNGIBLE BUA	-	-	3545.955
16	TOTAL BUILT-UP AREA PROPOSED (13+14+15)	9881.018	4794.807	14675.825
17	F.S.I. CONSUMED (16/7)	-	6.029	1.50

PROFORMA "B"

CONTENTS OF SHEETS

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, AREA & TENEMENT STATEMENT, PLOT AREA, RG AREA CALCULATION & CAR PARKING STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL PLANS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 03/06/2014 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/AND T.P. SCHEME RECORDS/ LAND RECORDS DEPT/ CITY SURVEY RECORDS

SIGNATURE OF LIC. ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON PLOT BEARING C.T.S. NO. 92, 93, 94 (PT) & 97 (PT) OF VILLAGE GOREGAON OSHIWARA DISTRICT, RAM MANDIR ROAD, GOREGAON (W) MUMBAI - 400 104

NAME OF DEVELOPER

GOREGAON ELECTRICAL INDUSTRIES LLP  
For Goregaon Electrical Industries LLP

JOB NO.	DATE	SIGNATURE OF DEVELOPER

DRW. NO. 01

SCALE 1:100

NORTH

CHECK BY

RAJENDRA U. PAGNIS  
PAGNIS AND PAGNIS  
ARCHITECTS DESIGNERS & PLANNING CONSULTANTS  
4, ANAND, OPP WITAL MANDIR, D.L. VAIDYA FADAR (WEST), MUMBAI-4000 28  
OFF. TEL - 24312025, 24308081