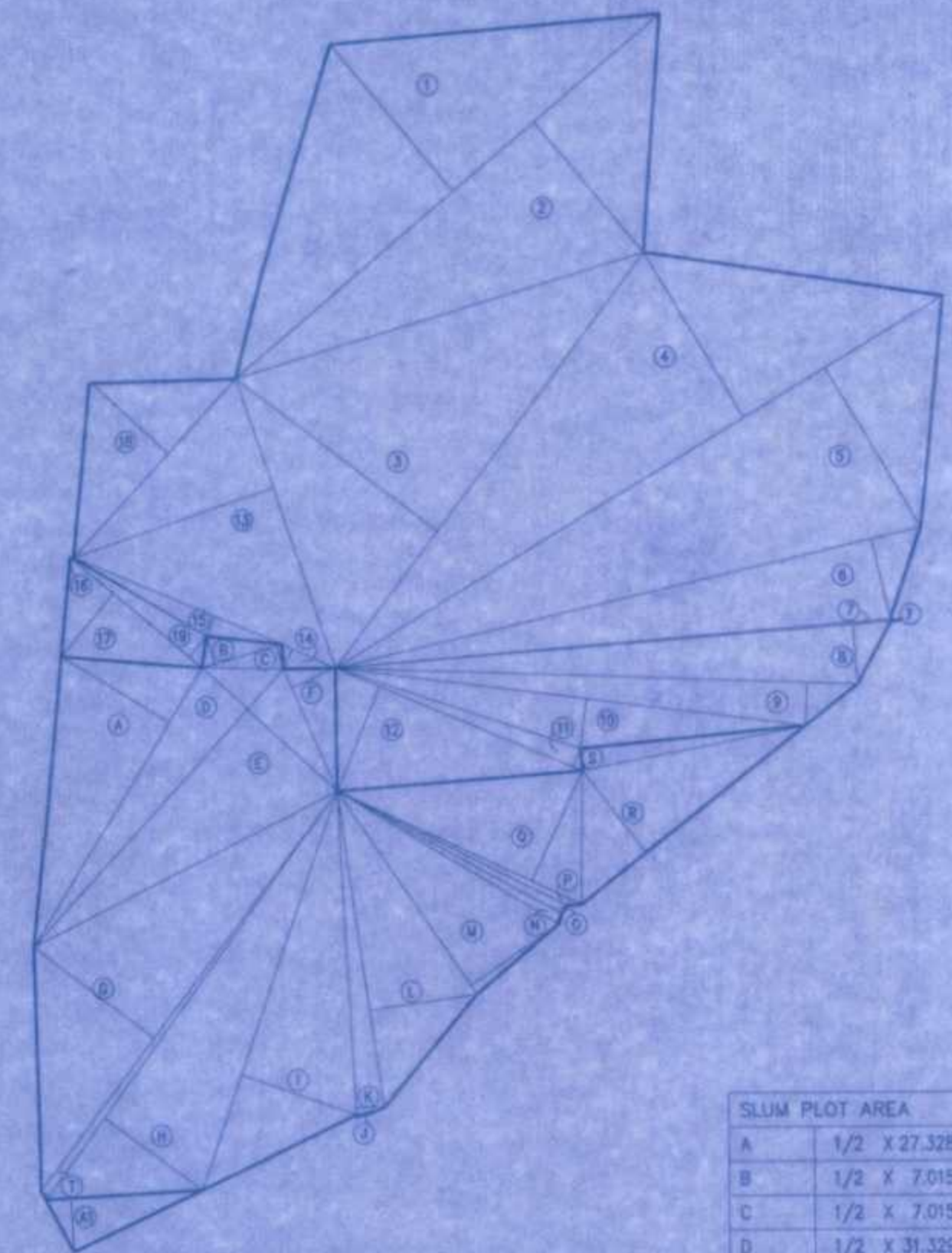
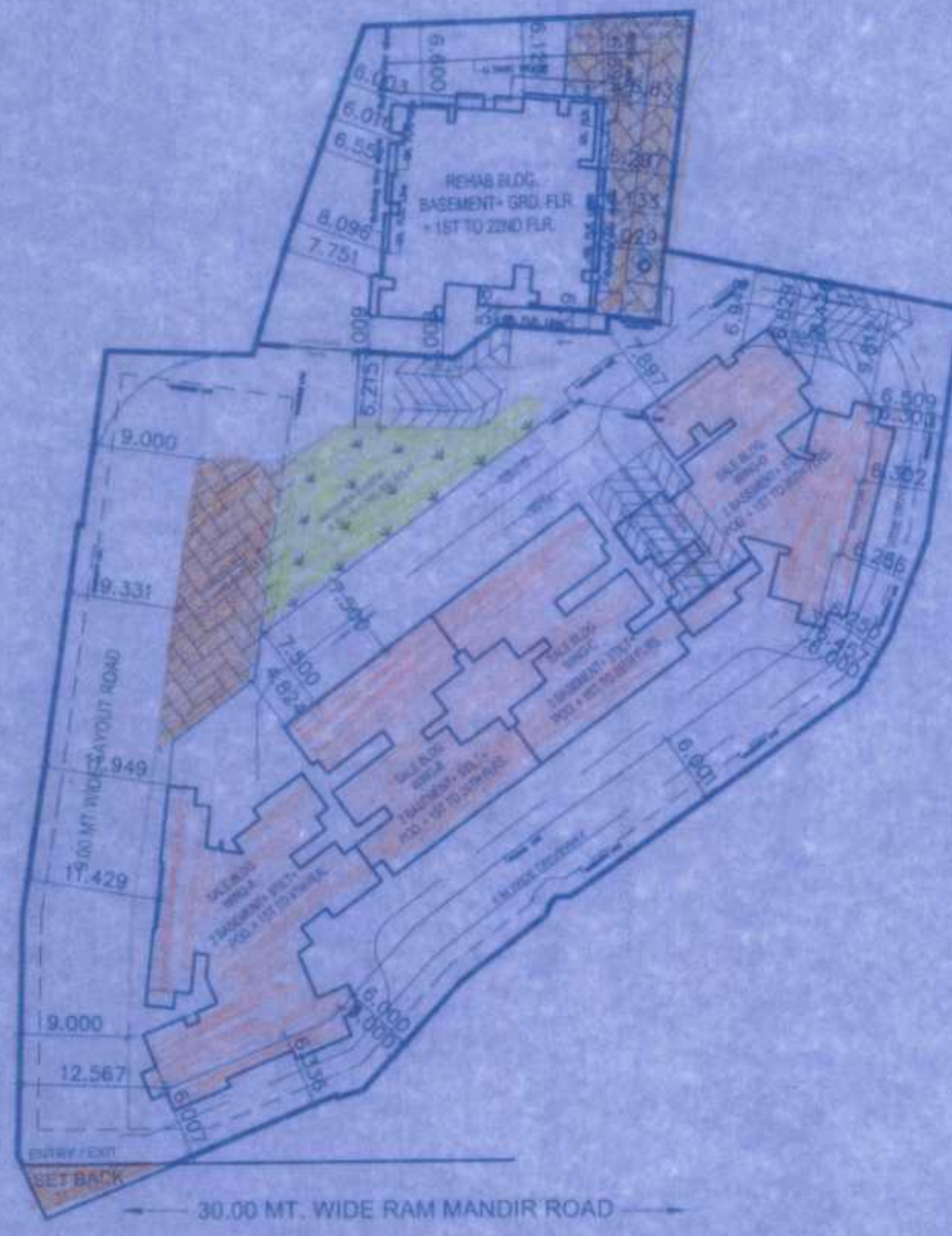


REHAB & SALE BLDG.

This cancels Approval to the Previous Plans sanctioned under no. P/S/PVT/0074/2014 on 27/11/15
Dated 30/03/2020

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/1/PVT/0074/2014/1127/11/15
Dt. 20-03-2020
Executive Engineer
Slum Rehabilitation Authority



PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION

NON-SLUM PLOT AREA

| | | |
|----------------|-----------------------------|-------------------|
| 1 | 1/2 x 47.584 x 16.249 x 1NO | = 386.596 SQ.MT. |
| 2 | 1/2 x 47.584 x 14.462 x 1NO | = 344.080 SQ.MT. |
| 3 | 1/2 x 43.976 x 21.541 x 1NO | = 473.644 SQ.MT. |
| 4 | 1/2 x 60.729 x 16.382 x 1NO | = 497.431 SQ.MT. |
| 5 | 1/2 x 60.729 x 15.783 x 1NO | = 478.636 SQ.MT. |
| 6 | 1/2 x 51.426 x 6.955 x 1NO | = 178.834 SQ.MT. |
| 7 | 1/2 x 47.643 x 0.226 x 1NO | = 5.384 SQ.MT. |
| 8 | 1/2 x 0.228 x 0.069 x 1NO | = 0.008 SQ.MT. |
| 9 | 1/2 x 47.643 x 5.091 x 1NO | = 120.322 SQ.MT. |
| 10 | 1/2 x 44.653 x 3.870 x 1NO | = 81.838 SQ.MT. |
| 11 | 1/2 x 40.451 x 4.232 x 1NO | = 85.594 SQ.MT. |
| 12 | 1/2 x 22.794 x 1.704 x 1NO | = 19.420 SQ.MT. |
| 13 | 1/2 x 22.794 x 9.581 x 1NO | = 109.195 SQ.MT. |
| 14 | 1/2 x 25.973 x 18.008 x 1NO | = 233.861 SQ.MT. |
| 15 | 1/2 x 5.007 x 1.878 x 1NO | = 4.702 SQ.MT. |
| 16 | 1/2 x 19.243 x 1.829 x 1NO | = 17.569 SQ.MT. |
| 17 | 1/2 x 13.368 x 0.130 x 1NO | = 0.871 SQ.MT. |
| 18 | 1/2 x 14.831 x 6.974 x 1NO | = 51.018 SQ.MT. |
| 19 | 1/2 x 20.470 x 8.965 x 1NO | = 90.734 SQ.MT. |
| 20 | 1/2 x 14.631 x 2.283 x 1NO | = 16.701 SQ.MT. |
| TOTAL ADDITION | | = 3196.538 SQ.MT. |

SLUM PLOT AREA

| | | |
|----------------|-----------------------------|-------------------|
| A | 1/2 x 27.328 x 10.814 x 1NO | = 145.030 SQ.MT. |
| B | 1/2 x 7.015 x 2.433 x 1NO | = 8.534 SQ.MT. |
| C | 1/2 x 7.015 x 2.027 x 1NO | = 7.110 SQ.MT. |
| D | 1/2 x 31.329 x 5.169 x 1NO | = 80.970 SQ.MT. |
| E | 1/2 x 31.329 x 10.213 x 1NO | = 159.982 SQ.MT. |
| F | 1/2 x 11.177 x 4.048 x 1NO | = 22.628 SQ.MT. |
| G | 1/2 x 41.585 x 12.621 x 1NO | = 262.422 SQ.MT. |
| H | 1/2 x 41.581 x 10.208 x 1NO | = 214.118 SQ.MT. |
| J | 1/2 x 35.101 x 10.281 x 1NO | = 180.437 SQ.MT. |
| K | 1/2 x 2.413 x 0.251 x 1NO | = 0.303 SQ.MT. |
| L | 1/2 x 27.035 x 2.337 x 1NO | = 31.590 SQ.MT. |
| M | 1/2 x 26.703 x 9.150 x 1NO | = 122.166 SQ.MT. |
| N | 1/2 x 20.848 x 9.012 x 1NO | = 93.040 SQ.MT. |
| O | 1/2 x 21.726 x 0.889 x 1NO | = 9.440 SQ.MT. |
| P | 1/2 x 21.845 x 0.789 x 1NO | = 8.538 SQ.MT. |
| Q | 1/2 x 22.882 x 0.620 x 1NO | = 7.031 SQ.MT. |
| R | 1/2 x 22.882 x 10.141 x 1NO | = 115.008 SQ.MT. |
| S | 1/2 x 24.062 x 8.711 x 1NO | = 104.802 SQ.MT. |
| T | 1/2 x 19.214 x 1.875 x 1NO | = 18.014 SQ.MT. |
| U | 1/2 x 41.931 x 0.788 x 1NO | = 16.487 SQ.MT. |
| TOTAL ADDITION | | = 1607.652 SQ.MT. |

SETBACK PLOT AREA

| | | |
|----------------------------|----------------------------|-------------------|
| A1 | 1/2 x 13.808 x 4.604 x 1NO | = 31.328 SQ.MT. |
| TOTAL ADDITION | | = 31.328 SQ.MT. |
| TOTAL SLUM PLOT AREA (Y+Z) | | = 1638.980 SQ.MT. |

TOTAL PLOT AREA (X+Y+Z) = 4835.518 SQ.MT.



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. - 13.12 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) = 618.381 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 PDIUM = 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. |

PAVED R.G.-3 AREA CALCULATION

40% PAVED R.G.-3 AREA ON PDIUM FLOOR

| | | |
|-----------------|----------------------------|------------------|
| 1 | 2/3 x 4.074 x 0.457 x 1NO | = 1.241 SQ.MT. |
| 2 | 2/3 x 28.098 x 4.080 x 1NO | = 78.427 SQ.MT. |
| 3 | 2/3 x 28.098 x 2.677 x 1NO | = 50.146 SQ.MT. |
| 4 | 2/3 x 29.550 x 6.419 x 1NO | = 128.435 SQ.MT. |
| 5 | 2/3 x 8.403 x 4.954 x 1NO | = 27.752 SQ.MT. |
| 6 | 2/3 x 9.747 x 2.535 x 1NO | = 16.472 SQ.MT. |
| 7 | 2/3 x 9.747 x 4.544 x 1NO | = 29.527 SQ.MT. |
| TOTAL R.G. AREA | | = 328.000 SQ.MT. |

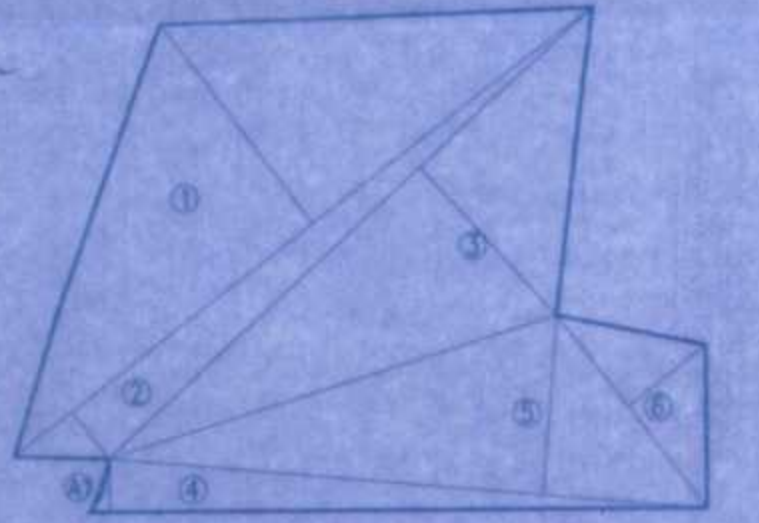
PAVED R.G.-4 AREA ON MOTHER EARTH

| | | |
|----------------|----------------------------|------------------|
| 1 | 1/2 x 10.720 x 3.700 x 1NO | = 19.831 SQ.MT. |
| 2 | 1/2 x 28.997 x 7.895 x 1NO | = 86.844 SQ.MT. |
| 3 | 1/2 x 11.512 x 2.224 x 1NO | = 12.801 SQ.MT. |
| 4 | 1/2 x 11.732 x 0.792 x 1NO | = 4.646 SQ.MT. |
| 5 | 1/2 x 11.732 x 2.409 x 1NO | = 14.131 SQ.MT. |
| 6 | 1/2 x 13.642 x 0.260 x 1NO | = 1.773 SQ.MT. |
| 7 | 1/2 x 13.642 x 5.524 x 1NO | = 37.679 SQ.MT. |
| 8 | 1/2 x 10.200 x 1.552 x 1NO | = 7.915 SQ.MT. |
| TOTAL ADDITION | | = 185.620 SQ.MT. |

DEDUCTIONS

| | | |
|------------------------------------|---------------------------|------------------|
| b | 2/3 x 3.708 x 0.251 x 1NO | = 0.620 SQ.MT. |
| TOTAL DEDUCTION | | = 0.620 SQ.MT. |
| TOTAL PAVED R.G. AREA AREA (X - Y) | | = 185.000 SQ.MT. |

BLOCK PLAN
SCALE: 1:500



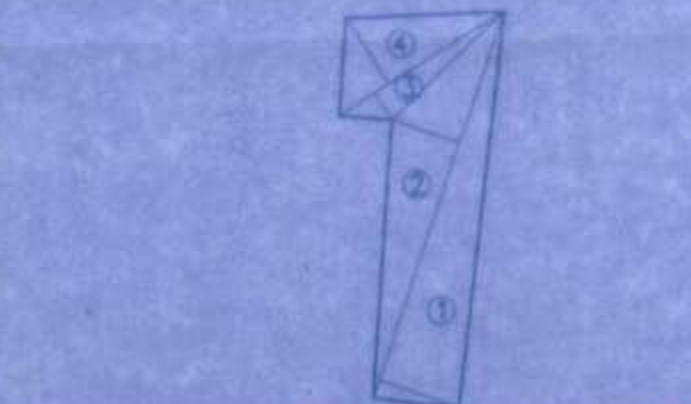
REHAB PLOT AREA DIAGRAM
SCALE: 1:500

REHAB PLOT AREA CALCULATION

| | | |
|----------------|-----------------------------|-------------------|
| 1 | 1/2 x 47.573 x 16.280 x 1NO | = 388.058 SQ.MT. |
| 2 | 1/2 x 42.673 x 3.849 x 1NO | = 91.747 SQ.MT. |
| 3 | 1/2 x 43.086 x 13.075 x 1NO | = 281.675 SQ.MT. |
| 4 | 1/2 x 40.300 x 3.373 x 1NO | = 67.966 SQ.MT. |
| 5 | 1/2 x 38.208 x 11.592 x 1NO | = 227.250 SQ.MT. |
| 6 | 1/2 x 15.832 x 6.468 x 1NO | = 51.201 SQ.MT. |
| TOTAL ADDITION | | = 1107.897 SQ.MT. |

DEDUCTIONS

| | | |
|-------------------------------|---------------------------|-------------------|
| A1 | 2/3 x 3.663 x 0.292 x 1NO | = 0.713 SQ.MT. |
| TOTAL DEDUCTION | | = 0.713 SQ.MT. |
| TOTAL REHAB PLOT AREA (X - Y) | | = 1107.184 SQ.MT. |



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

PAVED R.G.-2 AREA ON MOTHER EARTH

| | | |
|----------------|----------------------------|------------------|
| 1 | 1/2 x 26.847 x 5.558 x 1NO | = 74.608 SQ.MT. |
| 2 | 1/2 x 26.847 x 4.728 x 1NO | = 63.466 SQ.MT. |
| 3 | 1/2 x 12.960 x 2.059 x 1NO | = 13.342 SQ.MT. |
| 4 | 1/2 x 12.960 x 5.262 x 1NO | = 34.088 SQ.MT. |
| TOTAL ADDITION | | = 185.514 SQ.MT. |

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

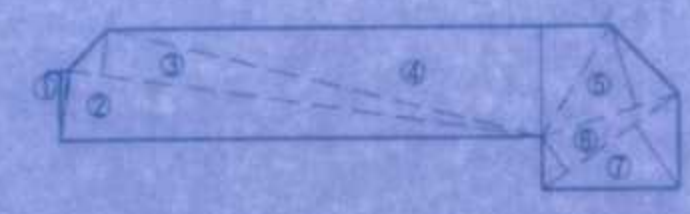
| | | |
|----------------|----------------------------|------------------|
| 1 | 1/2 x 25.005 x 8.975 x 1NO | = 112.210 SQ.MT. |
| 2 | 1/2 x 9.581 x 3.116 x 1NO | = 14.927 SQ.MT. |
| 3 | 1/2 x 10.499 x 7.045 x 1NO | = 36.983 SQ.MT. |
| 4 | 1/2 x 8.675 x 2.380 x 1NO | = 10.323 SQ.MT. |
| 5 | 1/2 x 4.305 x 2.029 x 1NO | = 4.367 SQ.MT. |
| 6 | 1/2 x 4.305 x 2.029 x 1NO | = 4.367 SQ.MT. |
| 7 | 1/2 x 2.652 x 0.888 x 1NO | = 1.151 SQ.MT. |
| 8 | 1/2 x 2.652 x 0.444 x 1NO | = 0.589 SQ.MT. |
| 9 | 1/2 x 2.308 x 0.783 x 1NO | = 0.904 SQ.MT. |
| 10 | 2/3 x 1.567 x 0.543 x 1NO | = 0.567 SQ.MT. |
| 11 | 2/3 x 0.988 x 0.054 x 1NO | = 0.021 SQ.MT. |
| TOTAL ADDITION | | = 186.409 SQ.MT. |

DEDUCTIONS

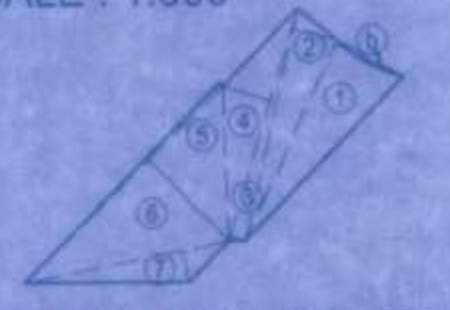
| | | |
|-------------------------|---------------------------|------------------|
| a | 2/3 x 3.356 x 0.183 x 1NO | = 0.409 SQ.MT. |
| TOTAL DEDUCTION | | = 0.409 SQ.MT. |
| TOTAL R.G. AREA (X - Y) | | = 186.000 SQ.MT. |



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



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



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

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 DCRPH 2034 | - | - | - |
| b | INTERNAL ROADS | - | - | - |
| c | TOTAL (a+b) | - | - | - |
| 5 | NET AREA OF PLOT (3-4c) | 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 DCRPH 30 | - | - | 1598.269 |
| b. ROAD WIDTH TOP | | - | - | - |
| 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.) | 5317.089 | 4794.807 | 10111.876 |
| 13 | PERMISSIBLE REHAB FUNGIBLE AREA | - | - | 98.508 |
| 14 | PROPOSED REHAB FUNGIBLE AREA | - | - | - |
| 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 PROPSAL & 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: N
CHECK BY: RAJENDRA U. PAGNIS
ARCHITECTS DESIGNERS & PLANNING CONSULTANT
4, ANAND, OPP WITAL MANDIR, D.L. VAIDYA F. DADAR(WEST), MUMBAI-4000 28
OFF.TEL.-24312025, 24308081