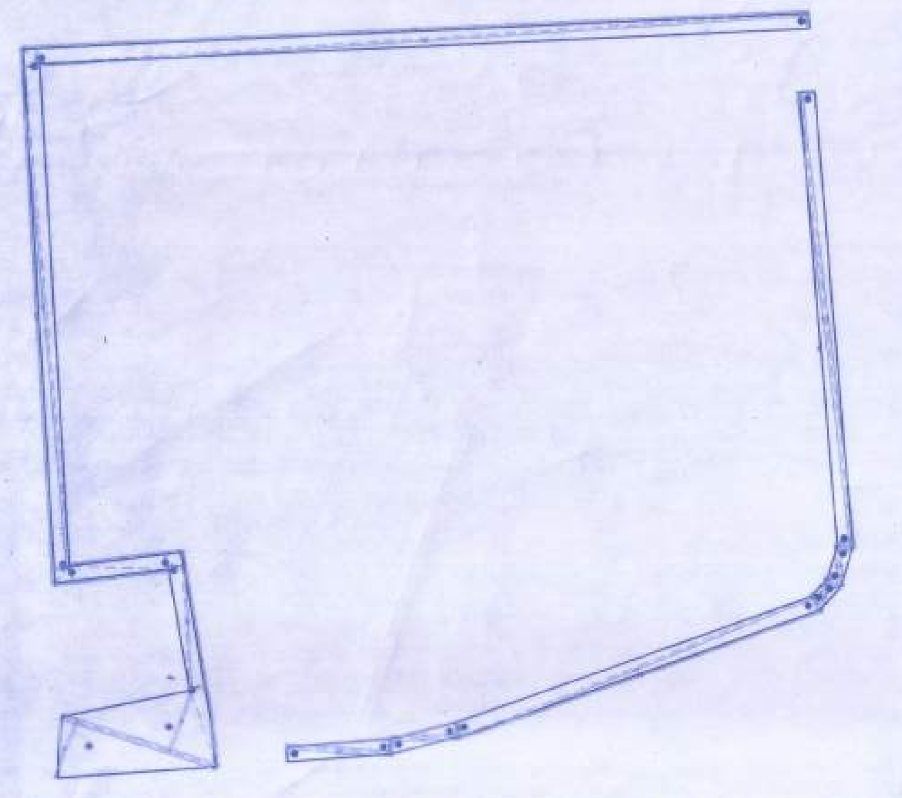
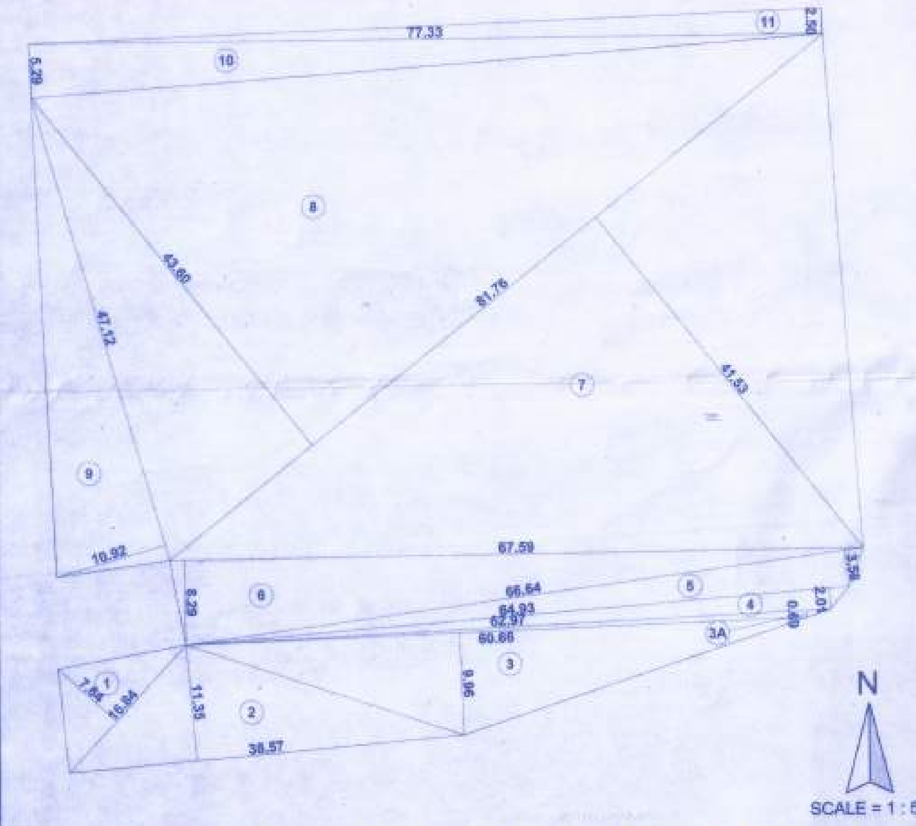
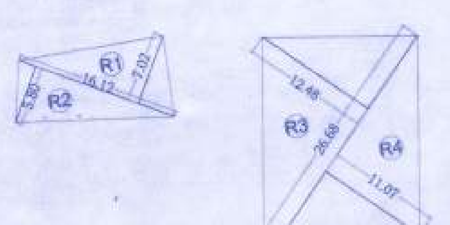


TRIANGULATION METHOD RG AREA DIAGRAM & CALCULATION
SCALE = 1 : 500



TRIANGULATION METHOD PLOT AREA DIAGRAM & CALCULATION
SCALE = 1 : 500



TRIANGULATION METHOD R.G. AREA DIAGRAM & CALCULATION
SCALE = 1 : 500

R. G. AREA CALCULATION

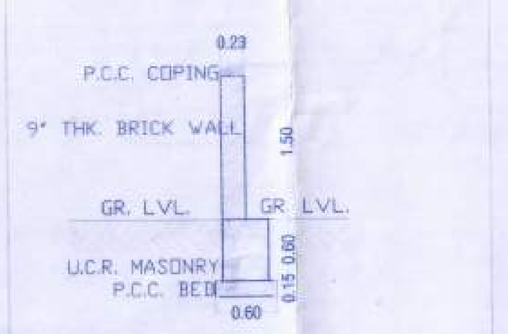
R. G. AREA CALCULATION			
1	1/2 X 16.12 X 5.80 X 1NO	=	46.75 SQ.MT.
2	1/2 X 16.12 X 6.28 X 1NO	=	50.62 SQ.MT.
3	1/2 X 21.35 X 1.50 X 1NO	=	16.01 SQ.MT.
4	1/2 X 13.52 X 1.33 X 1NO	=	8.99 SQ.MT.
5	1/2 X 11.01 X 1.50 X 1NO	=	8.26 SQ.MT.
6	1/2 X 11.18 X 1.50 X 1NO	=	8.39 SQ.MT.
7	1/2 X 19.25 X 1.50 X 1NO	=	14.44 SQ.MT.
8	1/2 X 50.57 X 1.45 X 1NO	=	36.66 SQ.MT.
9	1/2 X 59.25 X 1.50 X 1NO	=	44.44 SQ.MT.
10	1/2 X 75.20 X 1.51 X 1NO	=	56.78 SQ.MT.
11	1/2 X 44.61 X 1.50 X 1NO	=	33.46 SQ.MT.
12	1/2 X 44.61 X 1.49 X 1NO	=	33.23 SQ.MT.
13	1/2 X 4.04 X 1.50 X 1NO	=	3.03 SQ.MT.
14	1/2 X 4.04 X 1.27 X 1NO	=	2.57 SQ.MT.
15	1/2 X 3.12 X 1.48 X 1NO	=	2.31 SQ.MT.
16	1/2 X 3.12 X 1.13 X 1NO	=	1.76 SQ.MT.
17	1/2 X 37.26 X 1.50 X 1NO	=	27.95 SQ.MT.
18	1/2 X 36.92 X 1.50 X 1NO	=	27.69 SQ.MT.
19	1/2 X 6.68 X 1.45 X 1NO	=	4.84 SQ.MT.
20	1/2 X 6.68 X 1.49 X 1NO	=	4.98 SQ.MT.
21	1/2 X 10.37 X 1.46 X 1NO	=	7.57 SQ.MT.
22	1/2 X 10.37 X 1.46 X 1NO	=	7.57 SQ.MT.
	TOTAL ADDITION	=	448.30 SQ.MT.
	REQUIRED R. G. AREA (5110.28 X 8%)	=	408.82 SQ.MT.
	PROVIDED R. G. AREA	=	448.30 SQ.MT.

TRIANGULATION METHOD PLOT AREA CALCULATION

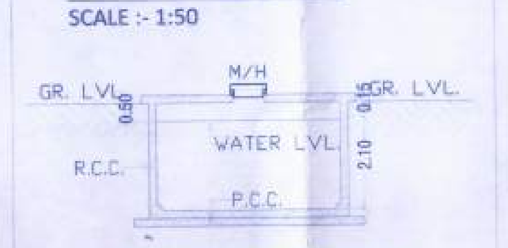
C.T.S. NO. 531			
1	1/2 X 16.84 X 7.64 X 1NO	=	64.33 SQ.MT.
2	1/2 X 38.57 X 11.35 X 1NO	=	218.88 SQ.MT.
3	1/2 X 60.66 X 9.96 X 1NO	=	302.07 SQ.MT.
3A	1/2 X 62.97 X 0.69 X 1NO	=	21.72 SQ.MT.
4	1/2 X 64.93 X 2.01 X 1NO	=	65.25 SQ.MT.
5	1/2 X 66.64 X 3.58 X 1NO	=	119.28 SQ.MT.
6	1/2 X 67.59 X 8.29 X 1NO	=	280.16 SQ.MT.
7	1/2 X 81.76 X 41.53 X 1NO	=	1697.75 SQ.MT.
8	1/2 X 81.76 X 43.60 X 1NO	=	1782.37 SQ.MT.
9	1/2 X 47.12 X 10.92 X 1NO	=	257.27 SQ.MT.
	TOTAL ADDITION	=	4809.08 SQ.MT.
C.T.S. NO. 526 (PART)			
10	1/2 X 77.33 X 5.29 X 1NO	=	204.54 SQ.MT.
11	1/2 X 77.33 X 2.50 X 1NO	=	96.66 SQ.MT.
	TOTAL ADDITION	=	301.20 SQ.MT.
	TOTAL PLOT AREA OF C.T.S. NO. 531 + 526 (PT.)	=	5110.28 SQ.MT.

TRIANGULATION METHOD R. G. AREA CALCULATION

R. G. 01 AREA			
R1	1/2 X 16.12 X 7.02 X 1NO	=	56.58 SQ.MT.
R2	1/2 X 16.12 X 5.80 X 1NO	=	46.75 SQ.MT.
	TOTAL ADDITION	=	103.33 SQ.MT.
R. G. 02 AREA			
R3	1/2 X 26.68 X 12.48 X 1NO	=	166.48 SQ.MT.
R4	1/2 X 26.68 X 11.07 X 1NO	=	147.67 SQ.MT.
	TOTAL ADDITION	=	314.15 SQ.MT.
	TOTAL R. G. AREA (1 + 2)	=	417.48 SQ.MT.
	REQUIRED R. G. AREA (5110.28 X 8%)	=	408.82 SQ.MT.
	TOTAL PROVIDED R. G. AREA (1 + 2)	=	417.48 SQ.MT.



SECTION THROUGH COMPOUND WALL
SCALE :- 1:50



SECTION THROUGH U. G. WATER TANK
SCALE :- 1:100

TENEMENT STATEMENT FOR REHAB RESIDENTIAL BUILDING NO. 1 (REHAB + PAP UNITS) WING-D

FLOOR	RESI	PAP	R/C	REHAB COMM	BALWADI	WELFARE CENTER	SOCIETY OFFICE	LIBRARY	WWC	COMMUNITY HALL	SCHOOL	TOTAL
	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS		NOS	NOS	NOS
	1	2	3	4	5	6	7	8		9	10	11
BASEMENT	-	-	-	-	-	-	-	-		-	-	-
GR FLOOR	-	-	00	00	-	-	-	02		-	01	03
1ST FLOOR	-	-	-	-	-	02	-	-		-	01	03
2ND FLOOR	09	-	-	-	02	-	03	-	02	-	-	16
3RD TO 7TH	15 X 05 75	-	-	-	-	-	-	-		-	-	75
8TH FLOOR (R)	06	01	-	-	-	-	-	-		01	-	08
9TH TO 14TH	-	15 X 06 90	-	-	-	-	-	-		-	-	90
15TH FLOOR (R)	-	12	-	-	-	-	-	-		-	-	12
16TH TO 21ST	-	15 X 06 90	-	-	-	-	-	-		-	-	90
22ND FLOOR (R)	-	14	-	-	-	-	-	-		-	-	14
23RD FLOOR (T)	02	04	-	-	-	-	-	-		-	-	06
TERRACE	-	-	-	-	-	-	-	-		-	-	-
TOTAL	92	211	00	00	02	02	03	02	02	01	02	317

TENEMENT STATEMENT FOR REHAB UNIT & SALE RESIDENTIAL UNIT (WING-A, B & C)

FLOOR	REHAB RESI	REHAB PAP	REHAB R/C	REHAB COMM	SALE COMMERCIAL	SALE RESIDENTIAL	TOTAL
	NOS	NOS	NOS	NOS	NOS	NOS	NOS
	1	2	3	4	5	6	7
BASEMENT	-	-	-	-	-	-	-
GR FLOOR	-	-	-	13	18	-	31
1ST FLOOR	-	-	-	-	-	12	12
2ND FLOOR	-	-	-	-	-	12	12
3RD TO 7TH	-	-	-	-	-	12 X 05 FLR 60	60
8TH FLOOR (R)	-	-	-	-	-	07	07
9TH FLOOR	-	-	-	-	-	11	11
10TH TO 14TH	-	-	-	-	-	20 X 05 FLR 100	100
15TH FLOOR (R)	-	-	-	-	-	14	14
16TH TO 19TH	-	-	-	-	-	20 X 04 FLR 80	80
TERRACE							
TOTAL	00	00	00	13	18	296	327

BUILT-UP AREA STATEMENT FOR REHAB + PAP RESIDENTIAL BUILDING NO. 01 (SUMMARY) WING-D

FLOOR	CONSTRUCTION AREA	OTHER DEDUCTIONS AREA	STAIRCASE/ LIFT / LOBBY AREA	REFUGE AREA	SALE B.U. AREA RESI B.U.A (SALE FLAT) AREA	SALE B.U. AREA COMM B.U.A (SALE SHOP) AREA	REHAB COMPONENT AREA [1 - 2 nd to 6 th]	AMENITY AREA BALWADI AREA	WELFARE CENTER AREA	SOCIETY OFFICE AREA	LIBRARY AREA	WOMEN WELFARE CENTER AREA	COMMON PASSAGE AREA	COMMUNITY HALL	REHAB (PAP) NET B.U.A. RESI BUILT UP AREA [7 - 8 th to 14 th]	REHAB (PAP) NET B.U.A. COMM BUILT UP AREA	BUILT UP AMENITY AREA
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
BASEMENT																	
GR FLOOR	878.74	79.48	108.54	-	-	-	480.75	0.00	0.00	0.00	64.27	-	33.84	0.00	-	0.00	392.64
1ST FLOOR	729.74	31.64	108.54	-	-	-	589.56	-	64.27	-	-	-	48.04	-	-	-	477.29
2ND FLOOR	745.69	-	87.08	-	-	-	658.61	63.67	-	63.71	-	63.45	177.17	-	290.61	-	-
3RD FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
4TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
5TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
6TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
7TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
8TH FLOOR (R)	745.76	-	82.88	132.88	-	-	530.00	-	-	-	-	-	102.45	200.00	227.55	-	-
9TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
10TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
11TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
12TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
13TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
14TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
15TH FLOOR (R)	745.76	-	82.88	132.88	-	-	530.00	-	-	-	-	-	144.18	-	385.82	-	-
16TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
17TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
18TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
19TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
20TH FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
21ST FLOOR	745.69	-	87.08	-	-	-	658.61	-	-	-	-	-	177.17	-	481.44	-	-
22ND FLOOR (R)	745.69	-	87.08	31.71	-	-	626.90	-	-	-	-	-	177.17	-	449.73	-	-
23RD FLOOR (T)	408.26	-	88.50	-	-	-	319.76	-	-	-	-	-	128.06	-	191.70	-	-
TERRACE																	
TOTAL	18222.06	111.09	2212.94	297.47	0.00	00.00	15600.56	63.67	64.27	63.71	64.27	63.45	3999.97	200.00	=10211.33	0.00	869.89
					0.00 SQ.MT			4519.34 SQ.MT							11061.22 SQ.MT (A)		

BUILT-UP AREA STATEMENT FOR FOR REHAB UNIT + SALE RESIDENTIAL + COMMERCIAL UNIT (WING-A, B & C) (SUMMARY)

FLOOR	CONSTRUCTION AREA	STILT / OTHER DEDUCTIONS AREA	ENTRANCE LOBBY AREA	STAIRCASE/ LIFT / LOBBY AREA	REFUGE AREA	FITNESS CENTER AREA	REHAB COMMERCIAL AREA	REHAB FUNGIBLE AREA	SALE B.U. AREA RESI B.U.A (SALE FLAT) AREA [1 - 2 nd to 8 th]	SALE B.U. AREA COMM B.U.A (SALE SHOP) AREA	REHAB COMPONENT AREA [1 - 2 nd to 10 th]	AMENITY AREA BALWADI AREA	WELFARE CENTER AREA	SOCIETY OFFICE AREA	LIBRARY AREA	COMMON PASSAGE AREA	FITNESS CENTER	REHAB (PAP) NET B.U.A. RESI BUILT UP AREA [10 - 11th to 17th]	REHAB (PAP) NET B.U.A. COMM BUILT UP AREA	TOTAL BUILT UP SALE + REHAB AREA [8 + 9 + 18 + 19]
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
BASEMENT																				
GR FLOOR	1217.17	00.00	353.04	231.42	-	-	218.82	8.12	-	405.77	226.94	0.00	0.00	0.00	0.00	0.00	0.00	-	218.82	624.59
1ST FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
2ND FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
3RD FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
4TH FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
5TH FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
6TH FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
7TH FLOOR	1389.37	449.02+7.56=456.58	0.00	246.94	-	-	-	-	685.85	-	-	-	-	-	-	-	-	-	-	685.85
8TH FLOOR (R)	1389.37	449.02+7.56=456.58	0.00	246.94	260.52	-	-	-	425.33	-	-	-	-	-	-	-	-	-	-	425.33
9TH FLOOR	1319.55	0.00	71.59	244.10	-	388.08	-	-	615.78	-	-	-	-	-	-	-	-	-	-	615.78
10TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
11TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
12TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
13TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
14TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
15TH FLOOR (R)	1337.55	0.00	0.00	240.41	302.96	-	-	-	794.18	-	-	-	-	-	-	-	-	-	-	794.18
16TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
17TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
18TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
19TH FLOOR	1337.55	0.00	0.00	240.41	-	-	-	-	1097.14	-	-	-	-	-	-	-	-	-	-	1097.14
TERRACE																				
EXCESS REFUGE									96.64											96.64
TOTAL	27027.18	3652.64	424.63	5816.78	680.54	388.08	-	-	16807.14	405.77								-	218.82	17231.73
							218.82 SQ.MT		17012.91 + 2.77 =17015.68 SQ.MT			0.00 SQ.MT						218.82 SQ.MT (B)		17231.73 SQ.MT

TOTAL REHAB BUA = A + B = 10430.15 SQ.MT

SITE U/R

LOCATION PLAN OF PROPOSED PLOT
SCALE = 1 : 4000
SCHEME : TPS BORIVALI III
VILLAGE : EKSAR
WARD : R/C
DP PLAN : DP 2034

ANNEXURE - II SHOP AREA CALCULATION AT GROUND FLOOR PROPOSED COMPOSITE REHAB BUILDING

Sr. No.	Annex No.	Propo. Shop	Name	Annex. Shop Area	Permissible	Proposed	Excess
1	13	1	NAROTTAM BHIKU YADAV	6.69	6.69	6.84	0.15
2	01	2	MOHAN RAMCHANDRA KENI	22.76	22.76	20.91	0.01
3	03	3	KALPANA PRAKASH KENI	22.67	22.67	20.92	0.02
4	14	13	ASHWIN POPATLAL LIMBACHIYA	16.41	16.41	14.72	0.00
5	17	14	DATTATRAY THAKUR	5.95	5.95	5.95	0.00
6	57	23	BHUDIRAM MEWALAL KANOJIYA	20.16	20.16	20.08	0.00
7	12	25	RAMESH MAVJIBHAI SIDDHAPURA	10.78	10.78	11.47	0.69
8	42	26	DILIP SHIVKUMAR PANDIT	23.22	23.22	21.39	1.83
9	04	27	ROSHANBI GAFUR PATHAN	11.80	11.80	11.80	0.00
10	07	28	DILIP RAMLAKHAN GUPTA	6.78	6.78	6.79	0.01
11	09	29	RAFIQ JAFAR QURESHI	11.61	11.61	11.66	0.05
12	05	30	BHAVESH PARANSHANKAR JOSHI	22.39	22.39	20.91	0.01
13	06	31	SHUBHANGI SHRIKANT PIMPLE	22.85	22.85	20.90	0.00
			TOTAL	204.07	204.07	194.34	2.77

CAR PARK PROVISION

Sr. No.	Name	BIG CAR PARK	SMALL CAR PARK	TOTAL
1	BASEMENT FLOOR LEVEL	12	32	44
2	GROUND FLOOR LEVEL	08	19	27
3	1ST PODIUM FLOOR LEVEL	13	24	37
4	2ND PODIUM FLOOR LEVEL	13	24	37
5	3RD PODIUM FLOOR LEVEL	13	24	37
6	4TH PODIUM FLOOR LEVEL	13	24	37
7	5TH PODIUM FLOOR LEVEL	13	24	37
8	6TH PODIUM FLOOR LEVEL	13	24	37
9	7TH PODIUM FLOOR LEVEL	13	24	37
9	8TH PODIUM FLOOR LEVEL	13	24	37
10	TOTAL CAR PARK PROVIDED	124.00	243.00	367

FITNESS CENTER AREA STATEMENT AS PER DCPR 2034 REG. 33 (28)

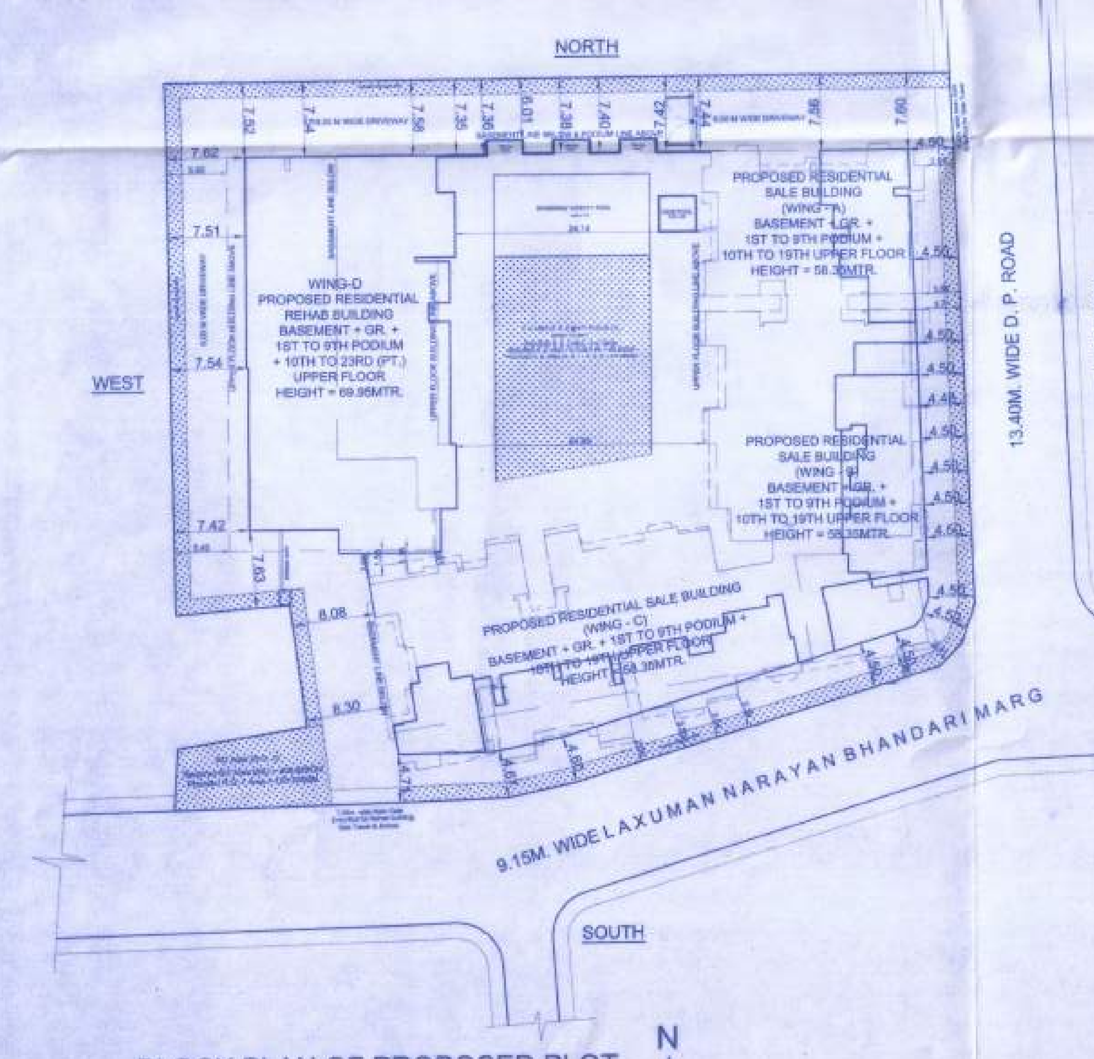
REHAB NON RESIDENTIAL PARKING			
BUILDING	LOCATION	REQUIRED AREA AS PER DCPR 2034 REG. 33 (28)	PROPOSED AREA
COMPOSITE BLDG.	AT 9TH PODIUM FLOOR OF WING- A, B & C	PERMISSIBLE FITNESS CENTER AREA LIMIT 2% OF TOTAL PROPOSED BUILT-UP AREA I.E. 21187.775QM X 2% = 423.755QM FREE OF FSI.	PROPOSED FITNESS CENTER BUILT-UP AREA = 388.085QM FREE OF FSI.

PARKING STATEMENT [COMMERCIAL]

REHAB NON RESIDENTIAL PARKING		NO OF SHOP	AREA SM.MT	NO.OF PARK	
OCCUPANCY	PARKING SPACE REQUIRED				
REHAB COMMERCIAL	ONE PARKING SPACE FOR EVERY 150SQM OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UPTO 20SQM. IN AREA ONE PARKING SPACE OF EVERY 50SQM OF TOTAL FLOOR AREA FOR SHOP EACH OVER 20SQM AREA	07	218.82-139.69 =79.13 /150	0.53	
		06	139.69/50	2.79	
SALE NON RESIDENTIAL PARKING					
SALE COMMERCIAL	ONE PARKING SPACE FOR EVERY 150SQM OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UPTO 20SQM. IN AREA ONE PARKING SPACE OF EVERY 50SQM OF TOTAL FLOOR AREA FOR SHOP EACH OVER 20SQM AREA	06	104.06/150 = 0.69	0.69	
		12	310.49/50 =6.21	6.21	
SCHOOL BUILDING	ONE PARK. SPACE FOR EVERY 35 SQ.MT	01	115.65 /35= 3.30	3.30	
TOTAL PARKING		32	1586.99	13.52 SAY 14.00	
10 % ADDITIONAL PARKING [14.00 X 10% = 1.40] say 2.00				02	
TOTAL REQUIRED PARKING				16	[A]

PARKING STATEMENT [RESIDENTIAL]

REHAB PARKING STATEMENT	NO. OF RESI. T/S.	NO. OF PARKING	
1 PARKING FOR 8 TENEMENTS HAVING CARPET AREA UP TO 35.00 SQ.MT	303	37.87	[1]
SALE RESIDENTIAL PARKING			
1 PARKING FOR 8 TENEMENTS HAVING CARPET AREA UP TO 35.00 SQ.MT	00	00	
1 PARKING FOR 4 TENEMENTS HAVING CARPET AREA UP TO 35.00 SQ.MT. TO 45.00 SQ.MT.	00	00	[2]
1 PARKING FOR 2 TENEMENTS HAVING CARPET AREA UP TO 45.00 SQ.MT. TO 70.00 SQ.MT.	373	186.50	[3]
1 PARKING FOR 1 TENEMENTS HAVING CARPET AREA EXCEEDING 70.00 Sq.MT.	00	00	
TOTAL PARKING [1+2+3]	676	224.37	[B]
25 % VISITORS PARKING [224.37 X 25%]		56.09	[C]
TOTAL PARKING REQUIRED [A + B]	280.46 SAY	281	[D]
PERMISSIBLE ADDITIONAL PARKING 25% (281 X 25% = 70.25 NOS.) SAY		70.00	[E]
TOTAL PERMISSIBLE PARKINGS [A+D+E] i. e. 16 + 281 + 70 =		367	
TOTAL PROVIDED PARKING		367	



BLOCK PLAN OF PROPOSED PLOT
SCALE = 1 : 500
SCHEME : TPS BORIVALI III
VILLAGE : EKSAR
WARD : R/C

PROFORMA-A

SR. NO.	DESCRIPTION	SCHEME PARAMETERS LOI AS PER DCPR 2034
A	AREA STATEMENT	
1	AREA OF PLOT	5110.28
2	DEDUCTION FOR	
	a) ROAD SET BACK AREA	0
	b) RESERVATION OF MUNICIPAL SCHOOL (1045/4)	261.25
	TOTAL DEDUCTION (a + b)	261.25
3	BALANCE AREA OF PLOT	4849.03
4	DEDUCTION FOR 14 (A) (IF ANY)	84.85
5	NET AREA OF PLOT	4764.18
6	ADDITION FOR FSI PURPOSE	
	2a) 100% (SET BACK)	0
	2b) RESREVATION OF MUNICIPAL SCHOOL	261.25
	2c) AMENITY PLOT 14 (A)	84.85
7	TOTAL PLOT FOR FSI PURPOSES (5 + 6)	5110.28
8	FSI PERMISSIBLE	4 OR SANCTIONED FSI WHICHEVER IS HEGHER
9	PERMISSIBLE FLOOR AREA (7 X 8)	20441.12
10	LAND RATE (Rs. / - PER SQM)	55480
11	CONSTRUCTION COST (Rs. / - PER SQM)	30250
12	BASIC RATIO	1.83
13	INCENTIVE FSI FACTOR	1.15
14	TOTAL REHAB BUILT UP AREA PROPOSED (10211.33 + 218.82)	10430.15
15	AREA COVERED UNDER BALWADI, WELFARE CENTRE, SOCIETY OFFICE OTHER (AMENITIES) & COM. PASSAGE	4514.85
16	TOTAL REHAB COMPONENT PROPOSED	14945.00
17	PERMISSIBLE SALE BUA (16 X 13)	17186.75
18	PROPOSED SALE BUILT UP AREA	17015.68
19	TOTAL PROPOSED BUILT UP AREA ON PLOT (14 + 18)	27445.83
20	FSI CONSUMED 19/7	5.37
21	BALANCE AREA OF (SELF GENRATED TDR)	
B	DETAILS OF FSI AVAILED AS PER DCPR 35(4)	
1	FUNGIBLE BUILT UP AREA COMPENENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = 17186.75 X 0.35 = 6015.36 SQM	0.00
2	FUNGIBLE BUILT UP AREA COMPENENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = NIL	0.00
	PROPOSED FUNGIBLE BUILT UP AREA COMPONENT	0.00
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B1 + B2)	0.00
4	PERMISSIBLE BUILT UP AREA FOR SALE (20 + B3)	17186.75
5	PROPOSED BUILT UP AREA	17015.68
6	BALANCE SALE BUILT UP AREA (4 - 5)	171.07
C	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A	
ii)	LESS NON RESIDENTIAL AREA	
iii)	AREA AVAILABLE FOR TENEMENTS (i -ii)	
iv)	TENEMENT PERMISSIBLE	AS PER STATEMENT
v)	TENEMENT PROPOSED	
vi)	TENEMENT EXISTING	
vii)	TOTAL TENEMENTS ON THE PLOT	
D	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR :	367
ii)	TOTAL PARKING PERMISSIBLE	367
iii)	TOTAL PRKING PROPOSED	367
E	TRANSPORT VEHICLES PARKING	
i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ______ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 5110.28 SQ.MT. (FIVE THOUSAND ONE HUNDRED TEN POINT TWENTY EIGHT SQ.MT.) WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF THE SHEET

BLOCK LOCATION PLAN & CALCULATIONS

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ R/C/ MCGM/ 0023/ 20210505/ AP/C
Dt. 1 DEC 2021
Executive Engineer
Slum Rehabilitation Authority

REV	DESCRIPTION	DATE

DESCRIPTION OF PROPOSAL & PROPERTY

PLAN SHOWING PROPOSAL UNDER SLUM REHABILITATION SCHEME ON PLOT BEARING F. P. NO. 526 (PT) & 531 OF TPS BORIVALI NO III, LAXMAN BHANDARI MARG, CHIKUWADI RAOD, BORIVALI (WEST), MUMBAI-400092. FOR GAODEVI RAHIWASHI SRA AHS. (PROPOSED)

NAME OF OWNER/APPLICANT — SIGNATURE

M/s. SHUBHYUVI INFRASTRUCTURE LLP

For SHUBHYUVI INFRASTRUCTURE LLP
Authorised Signatory

201, NOVAN, 2ND FLOOR, OPP. PODDAR INTERNATIONAL SCHOOL, S. V. ROAD, KHAR (W), MUMBAI-400 052.

ALL DIMENTIONS ARE IN METER	NORTH	
DRAWN		
CHECKED		
SCALE	as shown	
DATE	21.05.2021	
DRG NO.	01 / 01	

ASPIRE ARCHITECTS & CONSULTANTS
B/1005, SANT TUKARAM CHS LTD., OPP. W.E.HIGHWAY, NEAR TEACHERS COLONY, BANDRA (EAST), MUMBAI 400 050.