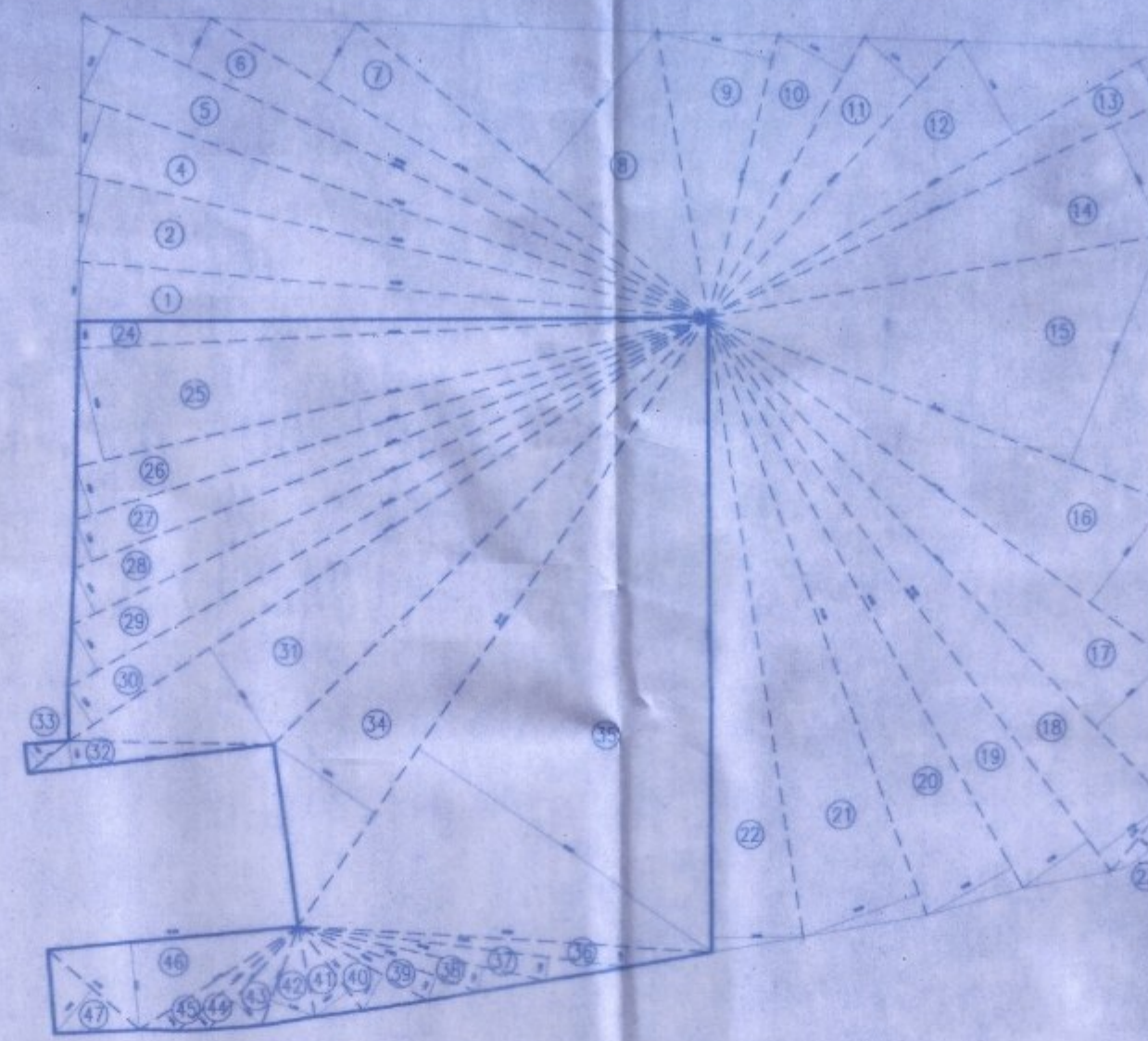
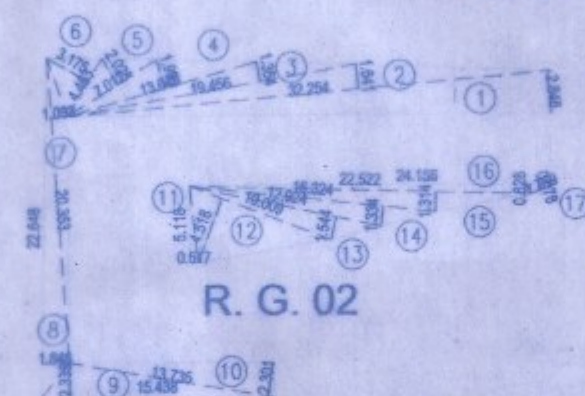
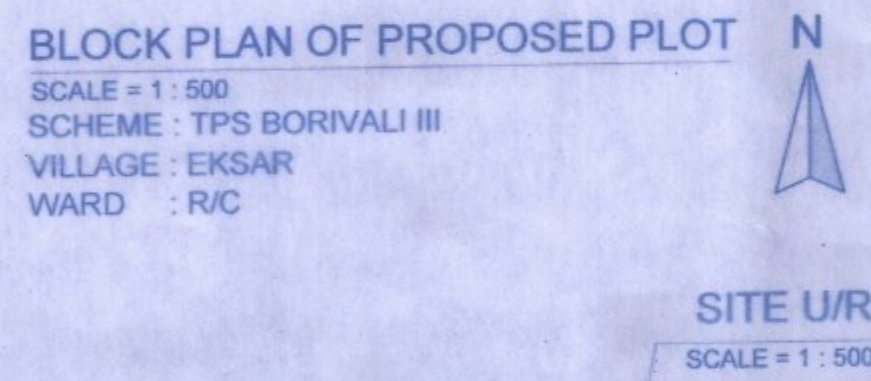




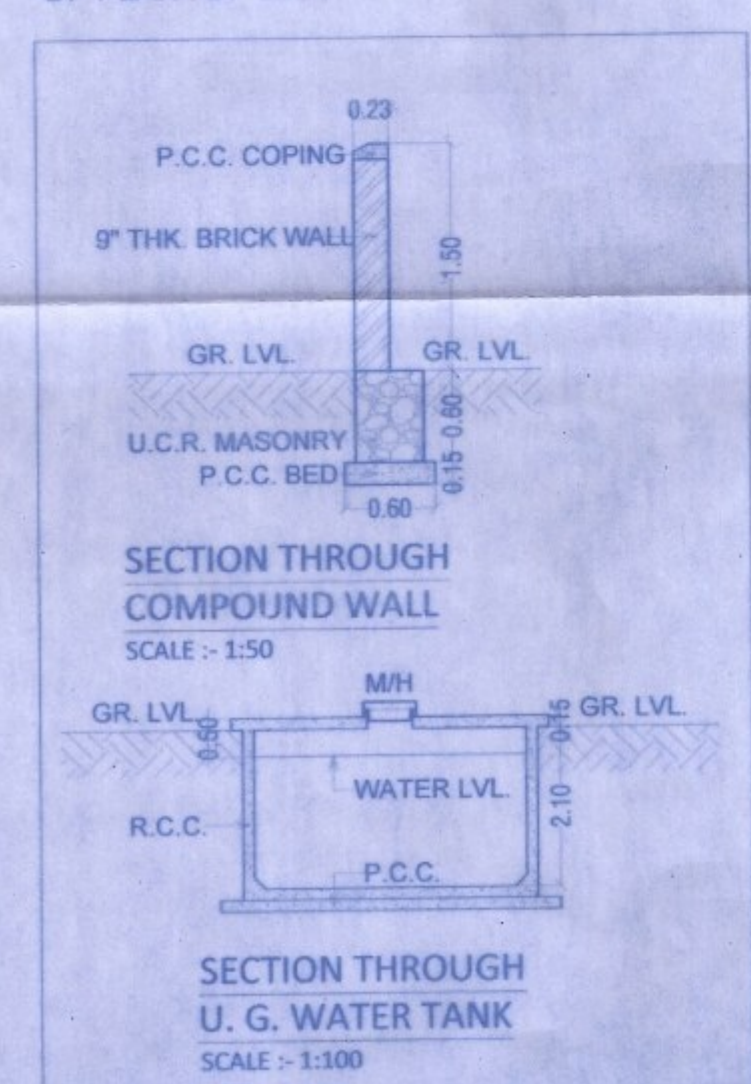
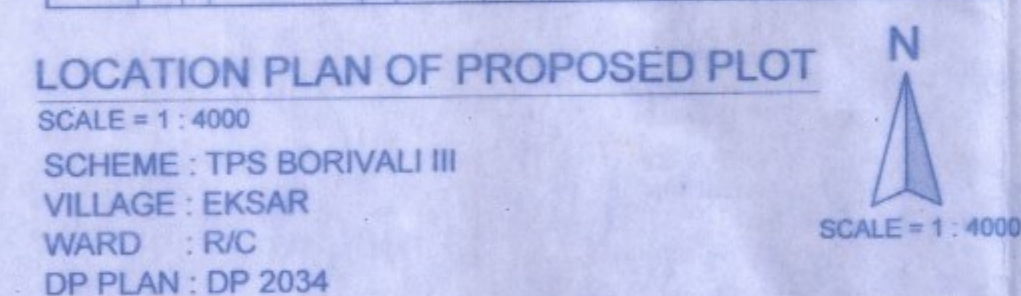
PLOT AREA LINE DIAGRAM



R. G. 01
R. G. AREA LINE DIAGRAM
SCALE = 1 : 500



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



AREA SUMMARY

BUILT-UP AREA SUMMARY													
floor	construction area ①	staircase+lift lobby area ②	other deduction ③	SALE BUA area 1-(2+3)= ④	rehab component area 1-(2+3)= ④	common passage ⑤	Balwadi ⑥	welfare Center ⑦	Society Office ⑧	Yogalaya ⑨	Library ⑩	Community Hall ⑪	net rehab built up area 4-(5TO10)= ⑫
REHAB WING-A SCHEME-I	8988.96 sqm.	1363.77 sqm.	255.36 sqm.	0.00 sqm.	6089.27 sqm. + 76.61 sqm. 6165.88 sqm.	2127.38 sqm.	36.29 sqm.	36.28 sqm.	20.00 sqm.	35.74 sqm.	35.32 sqm.	199.96 sqm.	3568.30 sqm. + 76.61 sqm. 3674.91 sqm.
REHAB BLDG SCHEME-II (entire scheme bldg.)	22776.38 sqm.	2987.70 sqm.	394.79 sqm.	0.00 sqm.	4299.77 sqm.	1313.89 sqm.	00.00 sqm.	00.00 sqm.	00.00 sqm.	00.00 sqm.	00.00 sqm.	00.00 sqm.	2985.88 sqm.
TOTAL AREA	31765.34 sqm.	4351.47 sqm.	650.15 sqm.	0.00 sqm.	10465.65 sqm.	3441.27 sqm.	36.29 sqm.	36.28 sqm.	20.00 sqm.	35.74 sqm.	35.32 sqm.	199.96 sqm.	6680.79 sqm.

R. G. AREA CALCULATION				
R. G. 01 AREA				
1	$1/2 \times 3,725.54 \times 2,846 \times 1 \text{ NO}$	=	45.90	SQ. MT.
2	$1/2 \times 3,725.54 \times 1,641 \times 1 \text{ NO}$	=	26.46	SQ. MT.
3	$1/2 \times 19,456 \times 1,354 \times 1 \text{ NO}$	=	13.17	SQ. MT.
4	$1/2 \times 13,040 \times 1,995 \times 1 \text{ NO}$	=	13.01	SQ. MT.
5	$1/2 \times 1,212 \times 2,025 \times 1 \text{ NO}$	=	7.10	SQ. MT.
6	$1/2 \times 4,463 \times 3,175 \times 1 \text{ NO}$	=	7.09	SQ. MT.
7	$1/2 \times 20,353 \times 1,093 \times 1 \text{ NO}$	=	11.12	SQ. MT.
8	$1/2 \times 32,648 \times 1,846 \times 1 \text{ NO}$	=	20.90	SQ. MT.
9	$1/2 \times 15,438 \times 2,335 \times 1 \text{ NO}$	=	18.02	SQ. MT.
10	$1/2 \times 13,735 \times 2,301 \times 1 \text{ NO}$	=	15.80	SQ. MT.
	TOTAL ADDITION	=	178.57	SQ. MT.
R. G. 02 AREA				
11	$1/2 \times 5,118 \times 0,517 \times 1 \text{ NO}$	=	1.32	SQ. MT.
12	$1/2 \times 10,009 \times 4,518 \times 1 \text{ NO}$	=	22.61	SQ. MT.
13	$1/2 \times 12,924 \times 1,544 \times 1 \text{ NO}$	=	9.98	SQ. MT.
14	$1/2 \times 18,274 \times 1,354 \times 1 \text{ NO}$	=	10.69	SQ. MT.
15	$1/2 \times 28,572 \times 1,134 \times 1 \text{ NO}$	=	14.80	SQ. MT.
16	$1/2 \times 2,156 \times 0,628 \times 1 \text{ NO}$	=	7.58	SQ. MT.
17	$2/3 \times 1,259 \times 0,078 \times 1 \text{ NO}$	=	0.09	SQ. MT.
	TOTAL ADDITION	=	67.27	SQ. MT.
TOTAL R. G. AREA (R. G. 01 + R. G. 02)			245.84	SQ. MT.
R. G. AREA REQUIRED 2991.00 X 8% = 239.28500			239.28	SQ. MT.
TOTAL R. G. PROVIDED			245.84	SQ. MT.

ANNEXURE - II SHOP AREA CALCULATION AT GROUND FLOOR PROPOSED REHAB WING-A							
Sr No.	Annex No.	Propn Shop	Name	Annex Shop Area	Permissible	Proposed	Excess
1	03	01	Kalpna Prakash Kani	24.53	0.00	24.54	3.64
2	05	02	Bheshwari Narasimhan Joshi	27.69	20.50	27.69	6.89
3	04	03	Shubhangini Giridhar Joshi	21.14	20.90	21.30	0.30
4	06	11	Dilip Ramakrishna Gupta	6.69	6.69	6.69	0.00
5	11	09	Narayan Mayibhoi Siddhupura	9.19	9.19	9.19	0.00
6	12	08	Narantam Bhoji Yadav	7.69	7.69	7.73	0.04
7	13	09	Manjappa Poojara Thakur	6.89	6.89	6.90	0.04
8	40	05	Dilip Shikharapur Pandit	26.60	20.90	26.60	5.71
9	46	05	Pooja Molan Jarnad	22.30	30.98	22.29	1.93
10	55	10	Khalid Mohammod Shaikh	12.46	20.80	12.47	0.87
11	78	12	Madhavi Sahasram Shinde	4.46	4.46	4.46	0.00
12	79	12	Sudharshan Sahasram Shinde	6.54	9.54	6.54	0.00
TOTAL				107.05	156.83	187.20	18.37

Sr.No.	Annex No.	Propo. Shop	Name	Annex Shop Area	Permissible	Proposed	Excess
13	01	12	Mohan Ramchandani kani	21.14	25.60	21.79	0.86
14	09	02	Ratiff Gauri Gureishi	15.78	15.70	16.72	0.83
15	13	09	Asimw Popatlal Chudashi	14.03	14.85	15.14	0.31
16	32	06	Manjesh Handchandra Bhandari	11.59	11.56	11.58	0.00
			TOTAL	63.55	63.51	65.24	2.19
			Annex A	250.47	231.94	252.44	2.15

SALE WING-B CAR PARK PROVISION				
Sr.No.	Name	BIG CAR PARK	SMALL CAR PARK	TOTAL
1	GROUND FLOOR LEVEL	97	07	07
2	1ST FLOOR LEVEL	99	00	00
3	2ND FLOOR PARKING 01	29	16	45
4	3RD FLOOR PARKING 02	32	16	48
5	4TH FLOOR PARKING 03	32	16	48
6	5TH FLOOR PARKING 04	32	16	48
7	6TH FLOOR PARKING 05	32	16	48
8	7TH FLOOR PARKING 06	32	16	48
9	8TH FLOOR PARKING 07	32	16	48
10	9TH FLOOR PARKING 08	16	10	26
	TOTAL CAR PARK PROVIDED	237	129	366

REHAB WING-A CAR PARK PROVISION					
Sr.No	Name	BIG CAR PARK	SMALL CAR PARK	TOTAL	TWO WHEELS
1	BASIMENT FLOOR LEVEL	05	10	15	06
2	GROUND FLOOR LEVEL				08
	TOTAL CAR PARK PROVIDED	05	10	15	
	TWO WHEELER				14
	TOTAL CAR PARK PROVIDED			15	14

SCHOOL BUILDING CAR PARK PROVISION				
Sr.No	Name	BIG CAR PARK	SMALL CAR PARK	TOTAL
2	GROUND FLOOR LEVEL	07	00	07
	TOTAL CAR PARK REQUIRED	07	00	07

REHAB NON RESIDENTIAL PARKING				NO OF SHOP	AREA SQ. MT	NO OF PARKING
OCCUPANCY	PARKING SPACE REQUIRED					
REHAB COMMERCIAL	ONE PARKING SPACE FOR EVERY 1500SQ. FT. TOTAL FLOOR AREA IN CASE OF SHOPPING USER WITH EACH SHOP UP TO 20000. IN AREA	07	263.81 86.96 176.85 /750			
	ONE PARKING SPACE FOR EVERY 500SQ. FT. TOTAL FLOOR AREA FOR SHOP. EACH OVER 20000 AREA	09	66.96/50	1.73	3.00	
	TOTAL PARKING FOR REHAB COMMERCIAL	16	263.81		5.00	
10 % VISITORS PARKING (3.00 X 100%) = 0.30 SAY MINIMUM = 02 NOS						2.00
TOTAL PARKING REQUIRED						5.00
REHAB PARKING STATEMENT				NO. OF RES. TYS.	NO. OF PARKING	
1 FOUR WHEELER PARKING FOR EVERY 8 TENEMENTS HAVING CARPET AREA UP TO 40.00 SQ. MT. (66.00 / 8 = 8.25 nos.) say					8.50 say=9.00	
10 % VISITORS PARKING (3.00 X 100%) = 0.30 say					1.00	
TOTAL FOUR WHEELER PARKING REQUIRED FOR REHAB UNITS					68	10.00
1 TWO WHEELER PARKING FOR EVERY 2 TENEMENTS HAVING CARPET AREA UP TO 45.00 SQ. MT				26	26/2 =13.00 nos	
10 % VISITORS PARKING (13.00 X 100%) = 1.30 say					1.00	
TOTAL TWO WHEELER PARKING REQUIRED FOR 26 REHAB UNITS				26	14.00	
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL + COMMERCIAL (15 FOUR WHEELER + 14 TWO WHEELER)						29.00
TOTAL PARKING REQUIRED FOR RESIDENTIAL + COMMERCIAL (15 FOUR WHEELER + 14 TWO WHEELER)						29.00

SALE NON RESIDENTIAL PARKING			
OCCUPANCY	PARKING SPACE REQUIRED	NO OF SHOP	NO OF PARK.
SALE COMMERCIAL	ONE PARKING SPACE FOR EVERY 50SQM OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USE WITH EACH SHOP ABOVE 50SQM.	08	615.3050 = 63.31 say 12.00
10 % ADDITIONAL PARKING	1/100 X 10% = 1.20 say Minimum 2.00		2.00
TOTAL PARKING REQUIRED FOR SALE COMMERCIAL			14.00
SALE RESIDENTIAL PARKING			
1 PARKING FOR 4 TENEMENTS HAVING CARPET AREA UP TO 45.00 SQ.MT.		00	00
1 PARKING FOR 2 TENEMENTS HAVING CARPET AREA UP TO 45.00 SQ.MT. TO 80.00 SQ.MT.		00	00
1 PARKING FOR 1 TENEMENTS HAVING CARPET AREA UP TO 80.00 TO 90.00 SQ.MT.		84	84
2 PARKING FOR 1 TENEMENTS HAVING CARPET AREA ABOVE 90.00 SQ.MT.		118	236
TOTAL PARKING [1 + 2 + 3]		202	320.00
10 % VISITORS PARKING [320.00X 10%] = 32.00 SAY			32.00
TOTAL PARKING REQUIRED [320.00 + 32.00]			352.00
TOTAL REQUIRED PARKING [SALE RES + COMM.] (C + D)			395.00
TOTAL PROVIDED PARKING [SALE RES + COMM.]			395.00

SCHOOL BUILDING PARKING				
OCCUPANCY	PARKING SPACE REQUIRED	NO OF UNIT	AREA (SQM)	NO OF PARK
SCHOOL BUILDING	ONE PARK. SPACE FOR EVERY 150 SQ.M	01	982.83	6.55
TOTAL PARKING		01	982.83	6.55
10% ADDITIONAL PARKING $[6.55 \times 10\% = 0.65]$				0.65
TOTAL REQUIRED PARKING FOR SCHOOL BUILDING $(6.55 + 0.65) = 7.20$ SAY				7.00
TOTAL PROVIDED PARKING FOR SCHOOL BUILDING				7.00

PROFORMA-A FOR SCHEME-II		SCHEME PARAMETERS LOI AS PER DCPR 2034
SRL NO.	DESCRIPTION	
A	AREA STATEMENT	AREA IN SQM
1	Total plot area	5110.28
2	Deductions for	
	a) Road Set back Area	nil
	b) Plot for Reservation(RSA1.2) Municipal School	2119.28
3	Net Plot area (1-2)	2991.00
4	Deduction for POS as per Reg. 14 (if any)	0.00
5	Balance plot area	2991.00
6	Addition for FSI purpose	
	2a) 100% (set-back) - nil	0.00
	2b) Any Reservations	0.00
7	Total Plot Area for FSI purpose	2991.00
8	FSI permissible	4 or sanctioned FSI whichever is
9	Permissible floor area	11964.00
10	Land rate (Rs. /-per sq. m)	55480.00
11	Construction cost (Rs. /-per sq. m)	30250.00
12	Basic ratio	1.83
13	Incentive FSI	1.15
14	Rehab Built up area	6660.79
15	BUA under common passages & Amenities	3804.86
16	Rehabilitation Component (14+15)	10465.65
17	Sale BUA Permissible (16 x 13)	12035.50
18	Rehab BUA transferred to Scheme-I	2985.88
19	Rehab BUA balance in Scheme-II under reference	3674.91
20	Rehab Component transferred to Scheme -I	4299.77
21	Balance Rehab Component in Scheme -II under reference	6165.88
22	Sale BUA brought in Scheme -II u/ref from Scheme-I	4299.77
23	Total Sale BUA permissible in Scheme -II after clubbing	16335.27
24	Total BUA proposed in Scheme -II under reference	20010.18
24	FSI Sanctioned	3.92
25	Total Sale BUA proposed in situ	16335.27
B	DETAILS OF FSI AVAILABLE AS PER DCPR 35(4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = 16335.27 X 0.35 = 5717.34SQM	5717.34
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = NIL	0.00
	PROPOSED FUNGIBLE BUILT UP AREA COMPONENT	5698.05
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B1 + B2)	5717.34
4	PERMISSIBLE BUILT UP AREA FOR SALE (22 + B3)	22052.61
5	PROPOSED BUILT UP AREA (SALE BLDG.)	22033.32
6	BALANCE SALE BUILT UP AREA (4 - 5)	19.29
C	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM A	
ii)	LESS NON RESIDENTIAL AREA	
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)	AS PER
iv)	TENEMENT PERMISSIBLE	STATEMENT
v)	TENEMENT PROPOSED	
vi)	TENEMENT EXISTING	
vii)	TOTAL TENEMENTS ON THE PLOT	
D	PARKING AREA STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR :	384
ii)	COVERED GARAGES PERMISSIBLE	
iii)	COVERED GARAGES PROPOSED	
iv)	TOTAL PARKING PROVIDED	352
E	TRANSPORT VEHICLES PARKING	
i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REG.	
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - B

CONTENTS OF THE SHEET

BLOCK LOCATION PLAN & CALCULATIONS

STAMP OF DATE OF RECEIPT OF PLAN

This cancels Approval
to the Previous Plans
sanctioned under no.
PC/MC/M/0023/20240517/AD/C
Dated 16/10/2023

Approved Subject to the condition
Mentioned in this office permission
Letter No. SP/ENGR/REG/100023/2021 of 07
Dated 28 OCT 2024 APIC
[Signature]
Executive Engineer
Stunt Rehabilitation Authority
Brihanmumbai

STAMP OF DATE OF APPROVAL OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES
SFC. OF THE PLOT AS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 5120.25
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

REV	DESCRIPTION	DATE
	गवर्नेर रोडवेज एत आउर, गवर्नमेन्ट सेस (निपेक्टि) <i>Muzhar Singh</i> इण्डियन व फुलार <i>(Punjab)</i> जय्यस सांख्य खलिमवार	

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 RAHWASHI SRA AHS. (PROPOSED)

NAME OF OWNER/APPLICANT SIGNATURE

UBHYUWI INFRASTRU

M/s. SHUBHYOVI INFRASTRUCTURE LLP

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

ALL DIMENSIONS
ARE IN METER

NORTH

03/08/2015, ASP/IR

DRAWN

N

CHECKED: _____
 SCALE: as shown
 DATE: 13.08.2024

W N E
 S

ASPIRE ARCHITECTS & CONSULTANTS
 GROUND FLOOR, KUMUDINI BUILDING, 11A, RAJAWADI, RAJAWADI,
 (CONTACT NO: 9600444444) (E-MAIL: ASPIREARCHITECTS@GMAIL.COM, ASPIREARCHITECTS@HOTMAIL.COM)

REGD. NO. 01/21