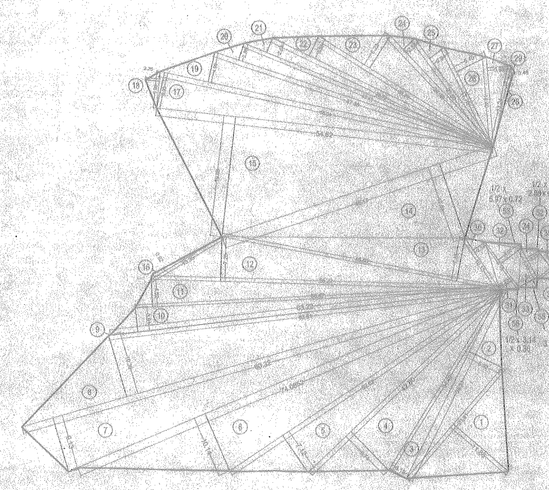
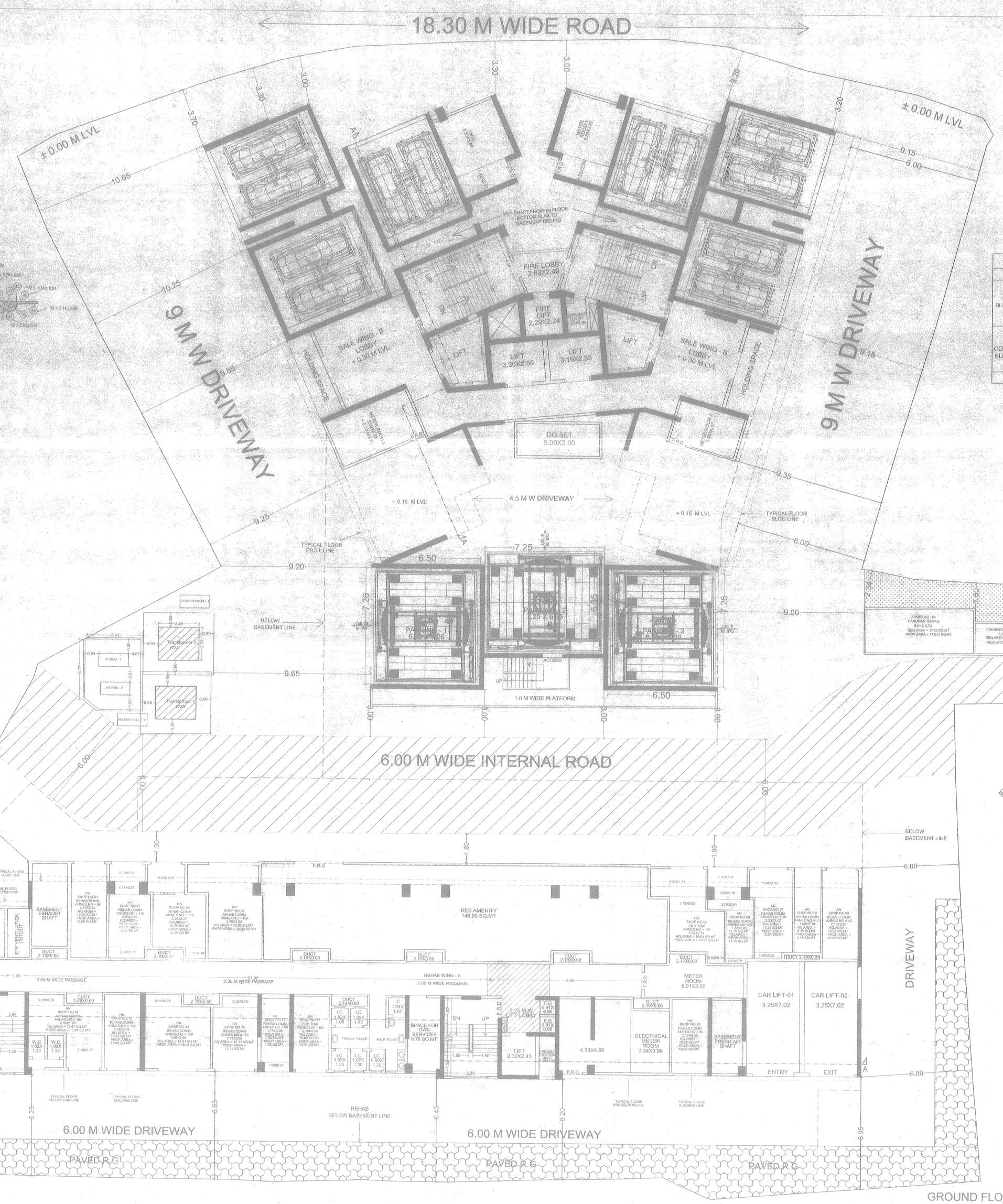
AMEND IOA DWG.
SHEET NO = 01 / 10



PLOT AREA DIAGRAM
SCALE = 1:500



GROUND FLOOR PLAN [COMPOSITE BLDG]
[REHAB WING - A & SALE WING - B]
SCALE = 1 : 100

PLOT AREA CALCULATION						
1	1/2 x 23.81	x 11.88	x 1NO =	141.43	SQ.MT.
2	1/2 x 34.31	x 5.92	x 1NO =	101.56	SQ.MT.
3	1/2 x 34.50	x 6.13	x 1NO =	31.06	SQ.MT.
4	1/2 x 42.81	x 8.74	x 1NO =	187.08	SQ.MT.
5	1/2 x 52.60	x 7.12	x 1NO =	187.03	SQ.MT.
6	1/2 x 74.0852	x 10.14	x 1NO =	375.612	SQ.MT.
7	1/2 x 80.33	x 9.15	x 1NO =	367.71	SQ.MT.
8	1/2 x 80.33	x 10.39	x 1NO =	417.51	SQ.MT.
9	1/2 x 63.52	x 0.09	x 1NO =	2.86	SQ.MT.
10	1/2 x 63.23	x 3.91	x 1NO =	123.61	SQ.MT.
11	1/2 x 58.88	x 4.52	x 1NO =	133.07	SQ.MT.
12	1/2 x 56.23	x 7.26	x 1NO =	204.11	SQ.MT.
13	1/2 x 55.60	x 7.18	x 1NO =	163.70	SQ.MT.
14	1/2 x 66.18	x 12.81	x 1NO =	296.38	SQ.MT.
15	1/2 x 54.63	x 19.66	x 1NO =	537.01	SQ.MT.
16	1/2 x 12.35	x 0.62	x 1NO =	4.14	SQ.MT.
17	1/2 x 55.05	x 5.93	x 1NO =	161.22	SQ.MT.
18	1/2 x 3.96	x 2.26	x 1NO =	4.38	SQ.MT.
19	1/2 x 55.05	x 0.99	x 1NO =	13.73	SQ.MT.
20	1/2 x 47.38	x 2.86	x 1NO =	67.75	SQ.MT.
21	1/2 x 43.45	x 2.54	x 1NO =	55.18	SQ.MT.
22	1/2 x 39.63	x 3.55	x 1NO =	70.34	SQ.MT.
23	1/2 x 33.30	x 6.22	x 1NO =	103.56	SQ.MT.
24	1/2 x 24.38	x 2.54	x 1NO =	30.96	SQ.MT.
25	1/2 x 21.50	x 2.94	x 1NO =	31.61	SQ.MT.
26	1/2 x 17.76	x 5.40	x 1NO =	47.95	SQ.MT.
27	1/2 x 14.41	x 3.95	x 1NO =	28.46	SQ.MT.
28	1/2 x 13.24	x 0.57	x 1NO =	3.77	SQ.MT.
29	1/2 x 1.71	x 0.48	x 1NO =	0.41	SQ.MT.
30	1/2 x 10.17	x 2.34	x 1NO =	11.83	SQ.MT.
31	1/2 x 9.18	x 2.33	x 1NO =	10.53	SQ.MT.
32	1/2 x 9.18	x 4.07	x 1NO =	18.68	SQ.MT.
33	1/2 x 5.96	x 3.39	x 1NO =	9.32	SQ.MT.
34	1/2 x 5.60	x 2.27	x 1NO =	6.24	SQ.MT.
35	1/2 x 6.22	x 3.37	x 1NO =	10.48	SQ.MT.
36	1/2 x 6.22	x 3.17	x 1NO =	9.86	SQ.MT.
37	1/2 x 4.64	x 4.83	x 1NO =	11.21	SQ.MT.
38	1/2 x 4.64	x 2.58	x 1NO =	5.99	SQ.MT.
39	1/2 x 4.39	x 4.72	x 1NO =	10.36	SQ.MT.
40	1/2 x 5.82	x 3.16	x 1NO =	9.20	SQ.MT.
41	1/2 x 4.20	x 2.19	x 1NO =	4.60	SQ.MT.
42	1/2 x 4.39	x 2.06	x 1NO =	5.04	SQ.MT.
43	1/2 x 1.89	x 0.54	x 1NO =	1.02	SQ.MT.
44	1/2 x 6.14	x 0.64	x 1NO =	1.96	SQ.MT.
45	1/2 x 6.14	x 0.58	x 1NO =	1.78	SQ.MT.
46	1/2 x 4.57	x 1.33	x 1NO =	3.04	SQ.MT.
47	1/2 x 1.50	x 0.55	x 1NO =	0.41	SQ.MT.
48	1/2 x 5.82	x 0.67	x 1NO =	1.95	SQ.MT.
49	1/2 x 5.29	x 0.85	x 1NO =	2.25	SQ.MT.
50	1/2 x 2.99	x 0.59	x 1NO =	0.88	SQ.MT.
51	1/2 x 4.83	x 0.42	x 1NO =	1.01	SQ.MT.
52	1/2 x 2.88	x 0.39	x 1NO =	0.56	SQ.MT.
53	1/2 x 5.97	x 0.72	x 1NO =	2.15	SQ.MT.
54	1/2 x 5.61	x 1.13	x 1NO =	3.18	SQ.MT.
55	1/2 x 3.39	x 1.39	x 1NO =	2.36	SQ.MT.
56	1/2 x 3.14	x 0.36	x 1NO =	0.57	SQ.MT.
	TOTAL AREA		=	4192.302	SQ.MT.

BUILT UP AREA STATEMENT [REHAB BLDG. & SALE BLDG.]

BUILDING NOS	WING	REHAB B.U.A			REHAB COMPONENT								RES. CAMA INDU. AREA	SALE B.U.A	FUNGIBLE AREA	
		RES. B.U.AREA	COMM. B.U.AREA	TOTAL REHAB B.U.A.	COMMON PASSAGE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	ADD. AMENITY	COMMUNITY HALL	TEMPLE	TOTAL REHAB COMPONENT		SALE RES B.U.A	REHAB FUNGIBLE	SALE FUNGIBLE
		(SQ.MT)	(SQ.MT)	(SQ.MT) (1 + 2)	(SQ.MT)	(SQ.MT)	(SQ.MT)	(SQ.MT)	(SQ.MT)	(SQ.MT)	(SQ.MT)	(SQ.MT) (3 x 4 TO 10)		(SQ.MT)	(SQ.MT)	(SQ.MT)
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
COMPOSITE BLDG	REHAB WING-A	7704.77	1147.69	8852.46	3530.98	63.17	82.75	68.93	130.39	177.02	--	12685.70	146.93	--	501.23	--
	SALE WING-B	--	--	--	--	--	--	--	--	--	--	--	--	13670.12	--	1899.02
	TEMPLE	--	--	--	--	--	--	--	--	--	30.32	30.32	--	--	--	--
	TOTAL	7704.77	1147.69	8852.46	3530.98	63.17	82.75	68.93	130.39	177.02	30.32	12916.02	146.93	13670.12	501.23	1899.02

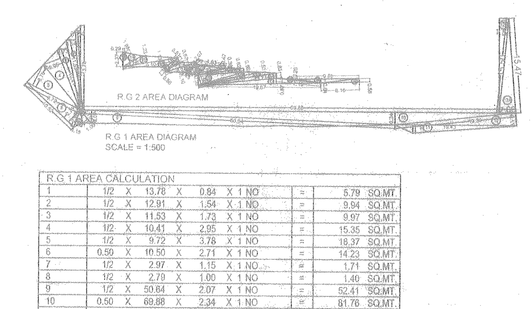
TENEMENTS STATEMENT

BUILDING NOS	WING	REHAB T/S													SALE T/S			TOTAL
		RES.	R/C	COMM.	PROV. PAP. RES.	PROV. PAP. R/C	PROV. PAP. COMM.	REQ. RES. PAP.	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	ADD. AMENITY	COMMUNITY HALL	TEMPLE	CAMA IND. AREA	TOTAL	RES.	AMENITY /TUTIE CENT.	TOTAL
		(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)
		(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)
COMPOSITE BLDG	REHAB WING-A	166	17	72	22	01	06	24	02	02	03	04	01	--	01	321	--	--	--
	SALE WING-B	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	250	0	250
	TEMPLE	--	--	--	--	--	--	--	--	--	--	--	--	02	--	02	--	--	--
	TOTAL	166	17	72	22	01	06	24	02	02	03	04	01	02	01	323	250	0	250

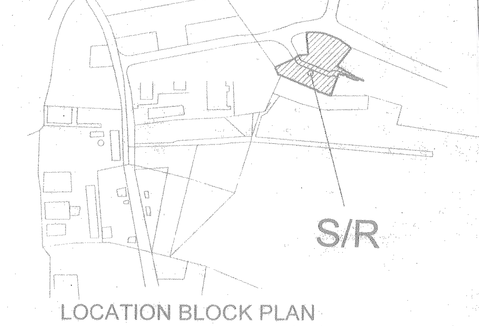
PROJECT PARAMETER			
A)	PLOT AREA	=	4192.30 SQ.MT
B)	DEDUCTION (ROAD SETBACK)	=	NIL
C)	NET PLOT AREA	=	4192.30 SQ.MT
D)	ADD (ROAD SETBACK)	=	NIL SQ.MT
E)	PLOT AREA FOR FSI	=	4192.30 SQ.MT ——— (C + D)
F)	REHAB COMPONANT	=	8916.02 SQ.MT
G)	SALE COMPONANT (1.1 FSI)	=	13561.82 SQ.MT
H)	B.U.A IN LIEU OF BUILDABLE AMENITY	=	1.00 X (30250 / 61500) X 148.93 = 148.93 SQ.MT
I)	SALE B.U.AREA	=	13670.12 SQ.MT ——— (G + H)
J)	REHAB B.U.A	=	8852.46 SQ.MT
K)	SANCTIONED B.U.AREA	=	22522.58 SQ.MT ——— (I + J)
L)	SANCTIONED F.S.I	=	5.3723658 SQ.MT ——— (K / E)
M)	SALE B.U.AREA PERMISSIBLE	=	13670.12 SQ.MT ——— (G + H)
N)	PERMISSIBLE FUNGIBLE (30%)	=	4104.54 SQ.MT
O)	SALE B.U.AREA PERMISSIBLE	=	18404.66 SQ.MT ——— (M + N)

R.G.1 AREA CALCULATION							
1	1/2	X	13.78	X	0.84	X 1 NO	= 5.79 SQ.MT
2	1/2	X	12.81	X	0.54	X 1 NO	= 3.54 SQ.MT
3	1/2	X	11.53	X	1.73	X 1 NO	= 9.97 SQ.MT
4	1/2	X	16.41	X	2.05	X 1 NO	= 16.85 SQ.MT
5	1/2	X	9.72	X	3.78	X 1 NO	= 18.37 SQ.MT
6	0.50	X	16.50	X	2.71	X 1 NO	= 14.32 SQ.MT
7	1/2	X	2.97	X	1.15	X 1 NO	= 1.71 SQ.MT
8	1/2	X	2.73	X	1.00	X 1 NO	= 1.36 SQ.MT
9	1/2	X	50.84	X	2.07	X 1 NO	= 52.41 SQ.MT
10	0.50	X	68.88	X	2.94	X 1 NO	= 81.16 SQ.MT
11	1/2	X	16.43	X	1.32	X 1 NO	= 10.82 SQ.MT
12	1/2	X	19.39	X	2.11	X 1 NO	= 20.46 SQ.MT
12A	0.50	X	15.49	X	2.61	X 1 NO	= 20.22 SQ.MT
12B	0.50	X	15.59	X	1.51	X 1 NO	= 11.70 SQ.MT
			TOTAL ADDITION				= 278.42 SQ.MT X

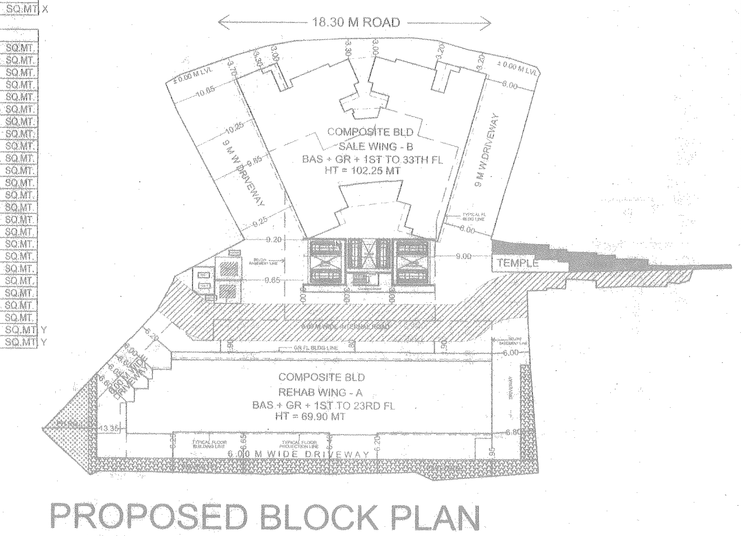
R.G.2 AREA CALCULATION							
13	1/2	X	0.79	X	2.22	X 1 NO	= 0.34 SQ.MT
14	1/2	X	1.50	X	1.82	X 1 NO	= 1.36 SQ.MT
15	1/2	X	9.90	X	1.21	X 1 NO	= 5.99 SQ.MT
16	1/2	X	2.34	X	1.10	X 1 NO	= 1.14 SQ.MT
17	1/2	X	3.18	X	0.55	X 1 NO	= 0.87 SQ.MT
18	1/2	X	3.58	X	0.51	X 1 NO	= 0.91 SQ.MT
19	1/2	X	5.24	X	0.87	X 1 NO	= 2.28 SQ.MT
20	1/2	X	5.24	X	1.10	X 1 NO	= 2.88 SQ.MT
21	1/2	X	2.97	X	0.27	X 1 NO	= 0.39 SQ.MT
22	1/2	X	2.48	X	0.51	X 1 NO	= 0.63 SQ.MT
23	1/2	X	1.31	X	6.23	X 1 NO	= 4.08 SQ.MT
24	1/2	X	0.93	X	6.23	X 1 NO	= 1.93 SQ.MT
25	1/2	X	4.83	X	0.42	X 1 NO	= 1.01 SQ.MT
26	1/2	X	2.37	X	0.38	X 1 NO	= 0.45 SQ.MT
27	1/2	X	7.37	X	0.62	X 1 NO	= 2.28 SQ.MT
28	1/2	X	7.83	X	0.59	X 1 NO	= 2.31 SQ.MT
29	1/2	X	10.97	X	0.56	X 1 NO	= 3.06 SQ.MT
30	1/2	X	12.71	X	0.53	X 1 NO	= 3.37 SQ.MT
31	1/2	X	12.71	X	0.85	X 1 NO	= 5.40 SQ.MT
32	1/2	X	10.67	X	0.82	X 1 NO	= 4.86 SQ.MT
33	1/2	X	1.10	X	0.20	X 1 NO	= 0.11 SQ.MT
34	1/2	X	5.90	X	0.64	X 1 NO	= 3.78 SQ.MT
35	1/2	X	6.16	X	0.58	X 1 NO	= 1.77 SQ.MT
			TOTAL ADDITION				= 53.46 SQ.MT Y
			TOTAL R.G.AREA (X + Y)				= 339.95 SQ.MT



R.G.1 AREA DIAGRAM
SCALE = 1:50



LOCATION BLOCK PLAN
SCALE = 1:4000



PROPOSED BLOCK PLAN
SCALE = 1 : 500

Approved Subject to the condition Mentioned in this office permission Letter No. STDA/ BP/ Dt. 3-0 APR 2024
Executive Engineer
Slum Rehabilitation Authority

FORM I		
		SQ.MT
1	AREA OF PLOT A	4192.30
2	DEDUCTION FOR	
(a)	ROAD SETBACK AREA	
(b)	BUILDABLE RESERVATION (148.93H)	35.73
3	BALANCE AREA OF PLOT (1-(2(a)+2(b)))	4156.57
4	DEDUCTION FOR OPEN RECREATION GROUND / 10% AMENITY SPACE - IF REQUIRED (FOR RED	
5	NET AREA OF PLOT (3-(4(a)+4))	4156.57
6	ADDITIONAL FSI FOR AFFORDABLE	
	(a) (a) 100% TOWARDS SALE AREA	
	(b) (b) 100% FOR BUILDABLE RESERVATION	35.73
7	TOTAL AREAS (5+6(a)+6)	4192.30
8	ALLOWABLE FSI WITH PERMISSIBLE FLOOR SPACE INDEX	4.05
8A	SANCTION FSI FOR SCHEME	5.3723658
8B	PERMISSIBLE FSI IN STILL 8 OR 8A WHICHEVER IS HIGHER)	5.3723658
9	PERMISSIBLE FLOOR AREA (7x 8) - FOR THESE	22522.58
10	PROPOSED BUILT UP AREA FOR COMPOSITE BLDG	
A	REHAB WING - A (REHAB BUILT UP AREA = 8852.46 SQ.MT)	
B	SALE WING - B (SALE BUILT UP AREA = 13670.12 SQ.MT) 22522.58	22522.58
11	FSI CONSUMED ON NET HOLDING = 10/7	5.3723658
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	22522.58
1	PURELY RESIDENTIAL BUILT UP AREA FOR COMPOSITE BLDG	
	(a) REHAB RES B.U.AREA (REHAB WING-A) = 7704.77 SQ.MT	
	+ (b) SALE RES B.U.AREA (SALE WING - B) = 13670.12 SQ.MT	21374.89
2	REMAINING NON - RESIDENTIAL BUILTUP AREA COMPOSITE BLDG	
A	REHAB COMMERCIAL BUILT UP AREA (REHAB WING-A) = 1147.69 SQ.MT	1147.69
C	DETAIL OF FSI AVAILED AS PER DCR 38 (4)	22522.58
1	FUNGIBLE BUILT UP AREA PERMISSIBLE FOR PURELY RESIDENTIAL (COMPOSITE BLDG)	
A	REHAB RES PERMISSIBLE FUNGIBLE AREA = (B(1) x 0.35) = [(7704.77x0.35) = 2696.67]	7401.21
	SALE RES PERMISSIBLE FUNGIBLE AREA = (B(1) x Fsi(2.25)) - (B(1)) (30%) [(13670.12x2.25) - 13670.12]	
2	FUNGIBLE BUILT UP AREA PROPOSED WITH DCR 38(4) FOR PURELY RESIDENTIAL	
	REHAB RESIDENTIAL PROPOSED FUNGIBLE AREA = (B(1) x 0.35) = 501.23	2400.25
	SALE RES PROPOSED FUNGIBLE AREA = (B(1) x Fsi x 0.35) - (30%) = 1899.02	
3	TOTAL FUNGIBLE BUILTUP AREA UNDER DCR 38 (4) (C 2)	2400.25
A	TOTAL GROSS BUILTUP AREA PROPOSED (11 + C 3)	24922.83
D	TENEMENT STATEMENT	
10	PROPOSED AREA (ITEM B 1 ABOVE)	
9B	LESS DEDUCTION OF NON RES AREA IN FSI (TS)	AS PER STATEMENT
9G	AREA AVAILABLE FOR TENEMENTS (9 MINUS 9B)	
9H	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	
9J	TENEMENTS PROPOSED	
9K	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
E	PARKING STATEMENT	
15	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR CYCLE DOTSCRIPTS (VISITORS)	AS PER STATEMENT
20	COVERED GARAGE PERMISSIBLE	
20B	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR CYCLE DOTSCRIPTS (VISITORS)	AS PER STATEMENT
	TOTAL PARKING PROVIDED	
F	TRANSPORT VEHICLES PARKING	
15	SPACES FOR TRANSPORT VEHICLES (PARKING) REQUIRED BY REGULATIONS	
16	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

FORM II

CONTENTS OF SHEET

LAYOUT PLAN

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIGATE THAT THE PLOT UIR WAS SURVYED BY ME AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO 4192.30 SQ.MT. VIGORED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING RECORDS.

[LICENCE SURVEYOR]

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED R.R.SCHEME CASE UNA PLOT BEARING ETC NO 703A (PT) OF VILLAGE PAHADI EGREGAON , SITUATED AT CAMA INDUSTRIAL ESTATE WALBHAT ROAD, GOREGAON (E) MUMBAI FOR "HANUMAN NAGAR CHS (PROP) & AZAD NAGAR CHS (PROP)"

NAME OF OWNER :-
M/S PRATHA CONSTRUCTIONS

JOB NO.	DWG.NO	DATE	SCALE	CHECKED BY	DRAWN BY
	01 / 10	29-04-2024	1:100	SHUBHAM	PRASHANT

SIGNATURE, NAME & ADDRESS OF ARCHITECT

SHUBHAM SHAM SAWANT
ARCHITECT & INTERIOR DESIGNER
4 / 12, ABHINANDAN NIWAS , FERBUNDER , R.B. MARG ,
COTTON GREEN (W) , MUMBA-400033