

# LAYOUT-01/11

This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/KC/STGOVT/0050/2017-0304/c  
 Dated: 22/09/22

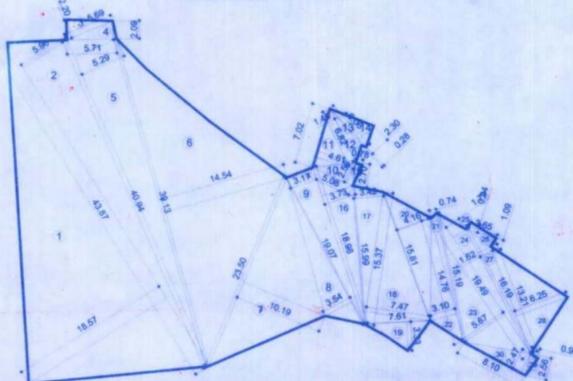
## BUILT-UP AREA STATEMENT FOR REHAB WING.

WING	a	b	c	d	e	f	f	f	h	i = (a+b+c+d+e+f)	j = (a+b)
	REHAB BUILT-UP AREA RESI. (SQ.MT)	REHAB BUILT-UP AREA COMM. (SQ.MT)	REHAB PASSAGE AREA (SQ.MT)	BALWADI (SQ.MT)	WEL. CEN. (SQ.MT)	SOC. OFF. (SQ.MT)	LIBRARY (SQ.MT)	YUVA KENDRA (SQ.MT)	REHAB ST., LIFT & LIFT LOBBY AREA (SQ.MT)	REHAB COMPONENT (SQ.MT)	REHAB BUILT-UP AREA (SQ.MT)
REHAB WING	1925.83	235.10	969.73	33.71	32.79	24.20	32.79	33.94	957.21	3288.09	2160.93
SALE WING	----	135.38	----	----	----	----	----	----	----	135.38	135.38
TOTAL	1925.83	370.48	969.73			157.43			957.21	3423.47	2296.31

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENG/KC/STGOVT/0050/2017-0304/c  
 Dt. 22/09/22

Executive Engineer  
 Slum Rehabilitation Authority

ROAD SET BACK AREA LINE DIAGRAM  
 SCALE :- 1: 500



PLOT AREA LINE DIAGRAM  
 SCALE :- 1: 500

SITE U/R LOCATION PLAN  
 SCALE : 1 : 4000



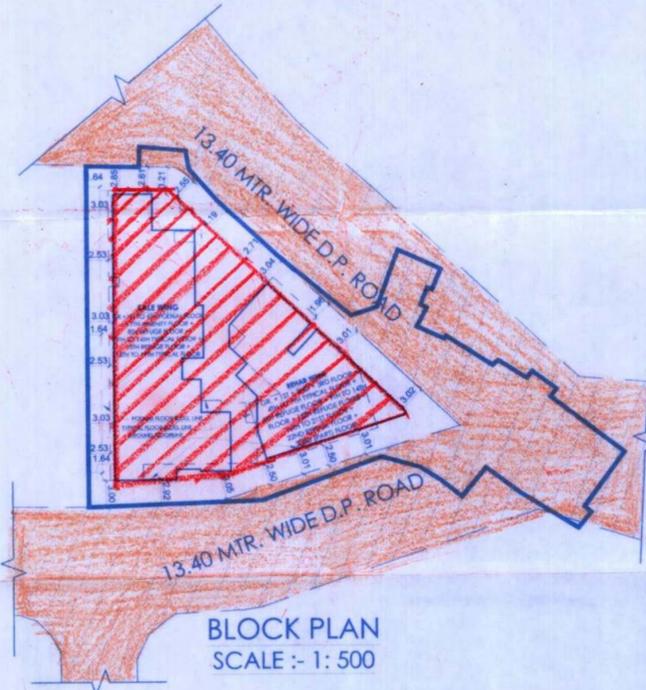
## REHAB WING TENEMENT STATEMENT

REHAB TENEMENT	REHAB TENEMENT										TOTAL
	RESI.	COMM.	R/C	PROV. PAP		BALWADI	WEL. CEN.	SOC. OFF.	LIBRARY	YUVA KENDRA	
				RESI.	COMM.						
REHAB WING	46	13	04	07	02	01	01	01	01	01	77
SALE WING REHAB SHOP	---	10	---	---	---	---	---	---	---	---	10
TOTAL	46	23	04	07	02			05			87

## ROAD SETBACK AREA CALCULATION

1	5.69	X	2.20	X	1/2	=	6.26
2	1.57	X	5.69	X	1/2	=	4.47
3	1.14	X	2.13	X	1/2	=	1.21
4	0.67	X	5.84	X	1/2	=	1.96
5	0.80	X	26.86	X	1/2	=	10.74
6	2.79	X	17.79	X	1/2	=	24.82
7	4.73	X	6.85	X	1/2	=	16.20
8	1.45	X	6.85	X	1/2	=	4.97
9	2.55	X	5.55	X	1/2	=	7.08
10	0.57	X	2.55	X	1/2	=	0.73
11	2.47	X	5.01	X	1/2	=	6.19
12	0.77	X	2.54	X	1/2	=	0.98
13	2.45	X	16.60	X	1/2	=	20.34
14	2.37	X	12.39	X	1/2	=	14.68
15	0.24	X	10.42	X	1/2	=	1.25
16	4.77	X	10.42	X	1/2	=	24.85
17	3.48	X	9.42	X	1/2	=	16.39
18	0.75	X	4.19	X	1/2	=	1.57
19	0.94	X	3.65	X	1/2	=	1.72
20	1.10	X	3.65	X	1/2	=	2.01
21	2.91	X	10.94	X	1/2	=	15.92
22	4.92	X	19.14	X	1/2	=	47.08
23	6.38	X	19.14	X	1/2	=	61.06
24	4.28	X	13.05	X	1/2	=	27.93
25	0.41	X	8.75	X	1/2	=	1.79
26	2.15	X	8.75	X	1/2	=	9.41
27	0.98	X	10.05	X	1/2	=	4.92
28	2.44	X	5.38	X	1/2	=	6.56
29	4.41	X	6.66	X	1/2	=	14.69
30	2.79	X	6.66	X	1/2	=	9.29
31	2.72	X	9.75	X	1/2	=	13.26
32	0.81	X	29.21	X	1/2	=	11.83
33	1.57	X	19.31	X	1/2	=	15.16
TOTAL SETBACK AREA						=	407.32

PLOT AREA CALCULATION							
1	15.57	X	40.87	X	1/2	=	318.17
2	5.96	X	40.87	X	1/2	=	121.79
3	2.20	X	5.69	X	1/2	=	6.26
4	2.09	X	5.71	X	1/2	=	5.97
5	5.29	X	40.94	X	1/2	=	108.29
6	14.54	X	38.02	X	1/2	=	276.41
7	10.19	X	23.50	X	1/2	=	119.73
8	3.54	X	19.07	X	1/2	=	33.75
9	3.17	X	18.98	X	1/2	=	30.08
10	2.56	X	5.08	X	1/2	=	6.50
11	4.61	X	7.02	X	1/2	=	16.18
12	1.45	X	6.82	X	1/2	=	4.94
13	0.28	X	6.06	X	1/2	=	0.85
14	2.30	X	6.06	X	1/2	=	6.97
15	0.78	X	2.70	X	1/2	=	1.05
16	3.73	X	18.98	X	1/2	=	35.40
17	3.42	X	15.99	X	1/2	=	27.34
18	7.47	X	15.37	X	1/2	=	57.41
19	3.33	X	7.61	X	1/2	=	12.67
20	4.16	X	15.81	X	1/2	=	32.88
21	0.74	X	15.19	X	1/2	=	5.62
22	3.10	X	14.76	X	1/2	=	22.88
23	5.67	X	19.49	X	1/2	=	55.25
24	1.77	X	19.49	X	1/2	=	17.25
25	0.94	X	3.65	X	1/2	=	1.72
26	1.09	X	3.65	X	1/2	=	1.99
27	1.62	X	16.19	X	1/2	=	13.11
28	6.25	X	13.21	X	1/2	=	41.28
29	2.56	X	0.95	X	1/2	=	1.22
30	2.47	X	8.10	X	1/2	=	10.00
TOTAL PLOT AREA						=	1392.97



BLOCK PLAN  
 SCALE :- 1: 500

## FUNGIBLE F.S.I OF SALE WING.

SR. NO.	DESCRIPTION	NET BUA OF BLDG. (SQ.MT)	PROPOSED FUNGIBLE F.S.I. (SQ.MT)	PERMISSIBLE FUNGIBLE F.S.I. (SQ.MT)	TOTAL PROP. BUA (SQ.MT)
1.	TOTAL BUA PROPOSED WITH FUNGIBLE F.S.I.	3081.12	15.60	(35%) 1078.39	3096.72
				FUNGIBLE F.S.I. AREA PERM. = 1078.39 SQ.MT	FUNGIBLE F.S.I. AREA PROP. = 15.60 SQ.MT

## FUNGIBLE F.S.I FOR REHAB WING

SR. NO.	DESCRIPTION	BUA (SQ.MT)	PERMISSIBLE FUNGIBLE F.S.I. (SQ.MT)	PROPOSED FUNGIBLE F.S.I. (SQ.MT)
1.	BUA COUNTED IN F.S.I FOR REHAB BUA	2296.31	35% (803.70)	141.16
			FUNGIBLE F.S.I. AREA PERM. = 803.70 SQ.MT	FUNGIBLE F.S.I. AREA PROP. = 141.16 SQ.MT
				i.e. = 06.14 % OF NET B.U.A.

A	AREA STATEMENT	TOTAL AREA IN (SQ.MT.)
1	AREA OF PLOT FOR THE SCHEME	1392.97
2	DEDUCTIONS FOR	
A)	D.P. ROAD	407.32
B)	ANY OTHER BUILDABLE RESERVATION	----
C)	ANY RESERVATION (NON BUILDABLE)	----
	TOTAL (A+B+C)	407.32
3	NET GROSS AREA OF PLOT (1-2)	985.65
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	N.A.
5	BALANCE AREA OF PLOT (3-4)	985.65
6	ADDITION FOR F.S.I PURPOSE	
2A)	100 % 28) 100 %	407.32
7	TOTAL PLOT AREA (5+6)	1392.97
8	F.S.I PERMISSIBLE	4.00 OR SANCTIONED FSI
9	PERMISSIBLE FLOOR AREA	SANCTIONED FSI
10	REHAB COMPONENT PROPOSED	3423.47
11	AREA OF BALWADI, WELFARE CENTER, SOCIETY OFF, YUVA KENDRA, LIBRARY & PASSAGE	1127.16
12	REHAB BUA FOR FSI PURPOSE	2296.31
12A	SALE COMPONENT PERMISSIBLE	3423.47
12B	SALE BUA PERMISSIBLE WITH INCENTIVE (3X)	3081.12
12C	SALE BUA PERMISSIBLE AGAINST REHAB COMPONENT	3081.12
13	SALE AREA PROPOSED	3081.12
14	TOTAL AREA PROPOSED FOR SCHEME (12+13)	5377.43
15	FSI CONSUMED (14/7)	3.58
16	TDR PERMISSIBLE	NIL
B	FUNGIBLE AREA STATEMENT	
1	FUNGIBLE FSI PERMISSIBLE FOR REHAB BUA	803.70
2	FUNGIBLE FSI PROPOSED FOR REHAB BUA	141.16
3	FUNGIBLE FSI PERMISSIBLE FOR SALE BUA (28) (2 X 35%)	1078.39
4	FUNGIBLE FSI PROPOSED FOR SALE BUA	15.60
C	PARKING STATEMENT	
A	PARKING REQUIRED BY RULE	
CAR		
SCOOTER / M.CYCLE		
OUTSIDERS / VISITORS		AS PER PARKING AREA STATEMENT
B	PARKING PROVIDED BY RULE	
CAR		
SCOOTER / M.CYCLE		
OUTSIDERS / VISITORS		
D	LOADING/UNLOADING STATEMENT.	
A	LOADING/UNLOADING REQUIRED	N.A.
B	LOADING/UNLOADING PROVIDED	N.A.

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED COMPOSITE BLDG. OF S. R. SCHEME ON PLOT BEARING C.T.S.NO. 1A(P1), 3A(P1), 3B(P1), 40(P1), 41(P1) OF VILLAGE OSHWARA AT JOGESHWARI (W), MUMBAI- 400 102.

NAME OF THE OWNER:  
 "MADANI SRA CHS" For M H LASHKARIA CONSTRUCTION

NAME OF THE DEVELOPER:  
 M/S. M.H. LASHKARIA CONSTRUCTION

CERTIFICATE OF AREA  
 I hereby certify that the plot under reference was got surveyed by me and the dimension & side etc of plot stated on plan are as measured on site and the area so measured out tallied with the area stated on documents of owners.

NAME OF THE LICENSE SURVEYOR:  
 K P CONS

M/s KAHAN ARCHPRO CONSULTANTS  
 1403, ASHOK HEIGHTS, OPP. SARASWATI TOWER, NICHOLASWADI LANE, OFF. PARASI PANCHAYAT ROAD, ANDHERI (E), MUMBAI-69  
 PHONE :- 690 64 790.  
 EMAIL :- KPCONS2010@GMAIL.COM

DRG. NO.	SCALE	DATE	PPD BY	CHK BY
1	AS GIVEN	05-01-2022	PRATHAMESH	PRADEEP