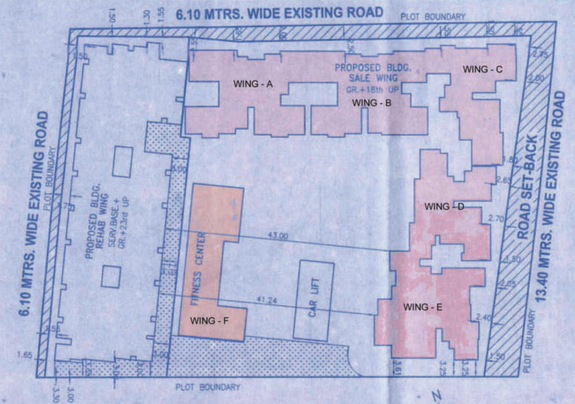


BLOCK PLAN
SCALE 1:500

TENEMENT TABLE OF PROPOSED BLDG.

WING	FLOORS	Nos. OF TENEMENTS REHAB COMM.	REHAB RESI.	PROV.PAP. RESI.	PROV.PAP COMM.	P.A.P. RESI.	SOCIETY OFFICE	REHAB WEL.CEN.	REHAB BALWADI	OTHER AMENITY	COMM. HALL	SALE COMM.
REHAB WING	SERV.BASEMENT	–	–	–	–	–	–	–	–	–	–	–
	GROUND	01	–	–	03	–	01	–	–	02	01	09
	1st FLR.	–	08	–	–	–	03	02	02	02	–	–
	2nd FLR.	–	17	–	–	–	–	–	–	–	–	–
	3rd FLR.	–	17	–	–	–	–	–	–	–	–	–
	4th FLR.	–	17	–	–	–	–	–	–	–	–	–
	5th FLR.	–	17	–	–	–	–	–	–	–	–	–
	6th FLR.	–	17	–	–	–	–	–	–	–	–	–
	7th FLR.	–	17	–	–	–	–	–	–	–	–	–
	8th FLR.	(Refu)–	12	–	–	–	–	–	–	–	–	–
	9th FLR.	–	17	–	–	–	–	–	–	–	–	–
	10th FLR.	–	17	–	–	–	–	–	–	–	–	–
	11th FLR.	–	17	–	–	–	–	–	–	–	–	–
	12th FLR.	–	17	–	–	–	–	–	–	–	–	–
	13th FLR.	–	17	–	–	–	–	–	–	–	–	–
	14th FLR.	–	08	09	–	–	–	–	–	–	–	–
	15th FLR.	(Refu)–	–	12	–	–	–	–	–	–	–	–
	16th FLR.	–	–	17	–	–	–	–	–	–	–	–
	17th FLR.	–	–	17	–	–	–	–	–	–	–	–
	18th FLR.	–	–	05	–	12	–	–	–	–	–	–
	19th FLR.	–	–	–	–	17	–	–	–	–	–	–
	20th FLR.	–	–	–	–	17	–	–	–	–	–	–
	21st FLR.	–	–	–	–	17	–	–	–	–	–	–
	22nd FLR.	(Refu)–	–	–	–	15	–	–	–	–	–	–
	23rd FLR.	–	–	–	–	17	–	–	–	–	–	–
TOTAL		01	215	60	03	95	04	02	02	04	01	09

REHAB. COMPONENT OF REHAB WING FOR PROPOSED BLDG.

FLOOR	REHAB RESI. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT.	PROV.PAP.RESI. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT.	PAP.RESI. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT.	REHAB COMM. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT.	PROV.PAP.COMM. AREA OF EACH FLR. (EXCLUDING STAIR,LIFT,LOBBY, PASS.) IN SQ.MT.	STAIR, LIFT & LOBBY AREA IN SQ.MT.	COMMON PASSAGE AREA IN SQ.MT.	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	OTHER AMENITY	COMM. HALL	PERMISSIBLE AREA OF REHAB, COMP. AREA IN SQ.MT.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	AREA IN SQ.MT. (8)					(1+2+3+4+5+7+8)
SERV.BASEMENT	–	–	–	–	–	19.13	–	–	–	–	–	–	–
GR. FLR.	–	–	–	24.58	38.60	151.87	271.99	–	–	21.95	68.53	195.92	621.57
1st FLR.	274.57	–	–	–	–	151.87	280.21	67.78	67.70	73.87	65.53	–	829.66
2nd FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
3rd FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
4th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
5th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
6th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
7th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
8th FLR.	REFUGE 407.27	–	–	–	–	151.87	218.98	–	–	–	–	–	626.25
9th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
10th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
11th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
12th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
13th FLR.	578.17	–	–	–	–	151.87	280.21	–	–	–	–	–	858.38
14th FLR.	273.15	305.02	–	–	–	151.87	280.21	–	–	–	–	–	858.38
15th FLR.	REFUGE –	407.27	–	–	–	151.87	218.98	–	–	–	–	–	626.25
16th FLR.	–	578.17	–	–	–	151.87	280.21	–	–	–	–	–	858.38
17th FLR.	–	578.17	–	–	–	151.87	280.21	–	–	–	–	–	858.38
18th FLR.	–	170.22	407.95	–	–	151.87	280.21	–	–	–	–	–	858.38
19th FLR.	–	–	578.17	–	–	151.87	280.21	–	–	–	–	–	858.38
20th FLR.	–	–	578.17	–	–	151.87	280.21	–	–	–	–	–	858.38
21st FLR.	–	–	578.17	–	–	151.87	280.21	–	–	–	–	–	858.38
22nd FLR.	REFUGE –	–	510.21	–	–	151.87	280.21	–	–	–	–	–	790.42
23rd FLR.	–	–	578.17	–	–	151.87	280.21	–	–	–	–	–	858.38
TOTAL	7314.86	2038.85	3230.84	24.58	38.60	3664.01	6594.36	67.78	67.70	95.82	134.06	195.92	19803.37
	12647.73 SQ.MT							561.28 SQ.MT					

stamp of date of receipt of plan

SHEET NO.1/25

stamp of date of approval of plan

This cancels Approval to the previous Plans Sanctioned under no. KE/prr/1020/20000121/A/P/R dated 22/8/22

Approved Subject to the condition Mentioned in this office permission Letter no. CHIEF ENGG/KE/prr/1020/20000121/A/P/R Dt.- 5 SEP. 2023

5/9/23
Executive Engineer
Slum Rehabilitation Authority

SUMMARY STATEMENT

WING	FLOOR NOS.	REHAB COMM. IN SQ.MT.	REHAB RESI. IN SQ.MT.	PROV.PAP COMM. IN SQ.MT.	PROV.PAP RESI. IN SQ.MT.	P.A.P. RESI. IN SQ.MT.	TOTAL REHAB B.U.A.	COMMON PASSAGE IN SQ.MT.	AMENITY AREA IN SQ.MT.	PERMISSIBLE AREA OF REHAB. COMP. AREA IN SQ.MT.	SALE B.U.A COMMERCIAL IN SQ.MT.	SALE B.U.A RESIDENTIAL IN SQ.MT.	TOTAL SALE B.U.A. IN SQ.MT.	35% PERMIS FUNGI. FSI IN SQ.MT.	PROPOSED FUNGI. FSI IN SQ.MT.	TOTAL B.U.AREA REHAB+SALE IN SQ.MT.	STAIR,LIFT LOBBY IN SQ.MT.
		(1)	(2)	(3)	(4)	(5)	(1TO5) =(6)	(7)	(8)	(6+7+8)=9	(7)	(9)	(10)	(11)	(12)	(13)	(14)
REHAB WING	SERV.BASE+ GR.+23rd.FL.	24.58	7314.86	38.60	2038.85	3230.84	12647.73	6594.36	561.28	19803.37	161.84	–	161.84	56.64	--	12809.57	3664.01
SALE WING	2BA.+GR.+PODI. 1 to 4+5th to 18th UP	–		–	–	–	–	–	–	–	702.79	19887.55	20590.34	7206.51	--	20590.34	8498.41
TOTAL AREA		24.58	7314.86	38.60	2038.85	3230.84	12647.73	6594.36	561.28	19803.37	864.63	19887.55	20752.18	7263.15	--	33399.91	12162.42
		12647.73 sq.mt.						7155.64 sq.mt.			20752.18						

REHAB COMMUNITY HALL STATEMENT

TOTAL REHAB B.U.AREA OF BLDG. NO.1 = 12647.73 SQ.MT.
PERMISSIBLE COMMUNITY HALL AREA 2% = 252.95 SQ.MT.
MAX.PERMISSIBLE COMMUNITY HALL AREA = 200.00 SQ.MT.
PROPOSED COMMUNITY HALL AREA = 195.92 SQ.MT.
PROPOSED COMMUNITY HALL AREA IS WITHIN LIMIT.

PARKING STATEMENT

PARKING REQUIRED AS PER D.C. RULE		NO.OF FLATS	PARKING REQD.
CARPET AREA OF FLATS			
COMM.	01 CAR PARKING FOR EVERY 50 SQ.M FOR COMM. WITH AREA ABOVE 20.00 SQ.M.	0.00÷50	0.00 Nos.
t/s	01 CAR PARKING FOR EVERY 150 SQ.M FOR COMM. WITH AREA UNDER 20.00 SQ.M.	225.02÷150	1.50 Nos.
10% ADDITIONAL PARKING VISITORS OR MIN 02 THEREFORE		0.11	say 2.00 Nos.
TOTAL REQUIRED FOR COMM.		T/S	3.50 Nos.
UPTO 45 SQ.MT. 1 CAR FOR EVERY 8 FLAT		370 ÷ 8	46.25 Nos.
BETWEEN 45 AND 60 SQ.MT. 1 CAR FOR EVERY 4 FLAT		00 ÷ 4	0.00 Nos.
TOTAL PARKING			46.25 Nos.
ADD 10% FOR VISITORS			4.62 Nos.
NO. OF PARKING REQUIRED		54.37 Say	54.00 Nos.
NO. OF PARKING PROVIDED	GRD. FL.		00.00 Nos.
	PARKING TOWER		64.00 Nos.
	TOTAL =		64.00 Nos.

SALE COMPONENT IN REHAB WING

FLOOR	COMMERCIAL (SHOPS) IN SQ.MT.	EXCESS CARPET IN COMM.	TOTAL SALE.B.U. IN SQ.MT.
GRD. FLR.	161.33	0.51	161.84
TOTAL	161.33	0.51	161.84

CARPET AREA STATEMENT SHOPS

SHOP Nos.	ANNEXURE Nos.	EXISTING SQ.MT.	PERMISSIBLE AREA SQ.MT.	PROPOSED AREA SQ.MT.	ADDITIONAL AREA SQ.MT.
s12	152	2.78	2.78	3.04	0.26
s13	156	20.90	20.90	20.90	0.00
s21	21	13.93	13.93	14.08	0.15
s22	243	13.93	13.93	14.03	0.10
TOTAL		51.54	51.54	52.05	0.51 counted in sale

SUMMARY STATEMENT AS PER ENVIROMENT NOC CALCULATIONS (F.S.I. & NON F.S.I.)

WING	FLOOR NOS.	REHAB COMM. IN SQ.MT.	REHAB RESI. IN SQ.MT.	PROV.PAP COMM. IN SQ.MT.	PROV.PAP RESI. IN SQ.MT.	P.A.P. RESI. IN SQ.MT.	TOTAL REHAB B.U.A.	COMMON PASSAGE IN SQ.MT.	AMENITY AREA IN SQ.MT.	PERMISSIBLE AREA OF REHAB. COMP. AREA IN SQ.MT.	SALE B.U.A COMMERCIAL IN SQ.MT.	SALE B.U.A RESIDENTIAL IN SQ.MT.	TOTAL SALE B.U.A. IN SQ.MT.	35% PERMIS FUNGI. FSI IN SQ.MT.	PROPOSED FUNGI. FSI IN SQ.MT.	TOTAL FSI AREA IN SQ.MT.	STAIR,LIFT LOBBY IN SQ.MT.	BASEMENT AREA IN SQ.MT.	STILT+METER +OTHER UTILITY ROOMS+LOBBY IN SQ.MT.	REFUGE AREA IN SQ.MT.	AMENITY+ PASS.AREA IN SQ.MT.	TOTAL NON-FSI AREA IN SQ.MT.	TOTAL CONSTRUCTION AREA IN SQ.MT.
		(1)	(2)	(3)	(4)	(5)	(1TO5) =(6)	(7)	(8)	(6+7+8)=9	(7)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(14+15+16+17+18 =(19)	(13+19)=(20)
REHAB WING	SERV.BASE+ GR.+23rd.FL.	24.58	7314.86	38.60	2038.85	3230.84	12647.73	6594.36	561.28	19803.37	161.84	–	161.84	56.64	--	12809.57	3664.01	660.67	106.80	532.22	7155.64	12119.34	24928.91
SALE WING	2BA.+GR.+PODI. 1 to 4+5th to 18th UP	–		–	–	–	–	–	–	–	702.79	19887.55	20590.34	7206.51	--	20590.34	8498.41	2056.89	722.27	287.10	664.98	12229.65	32819.99
TOTAL AREA		24.58	7314.86	38.60	2038.85	3230.84	12647.73	6594.36	561.28	19803.37	864.63	19887.55	20752.18	7263.15	--	33399.91	12162.42	2717.56	829.07	819.32	7820.62	24348.99	57748.90
		12647.73 sq.mt.						7155.64 sq.mt.			20752.18												

FORM - I

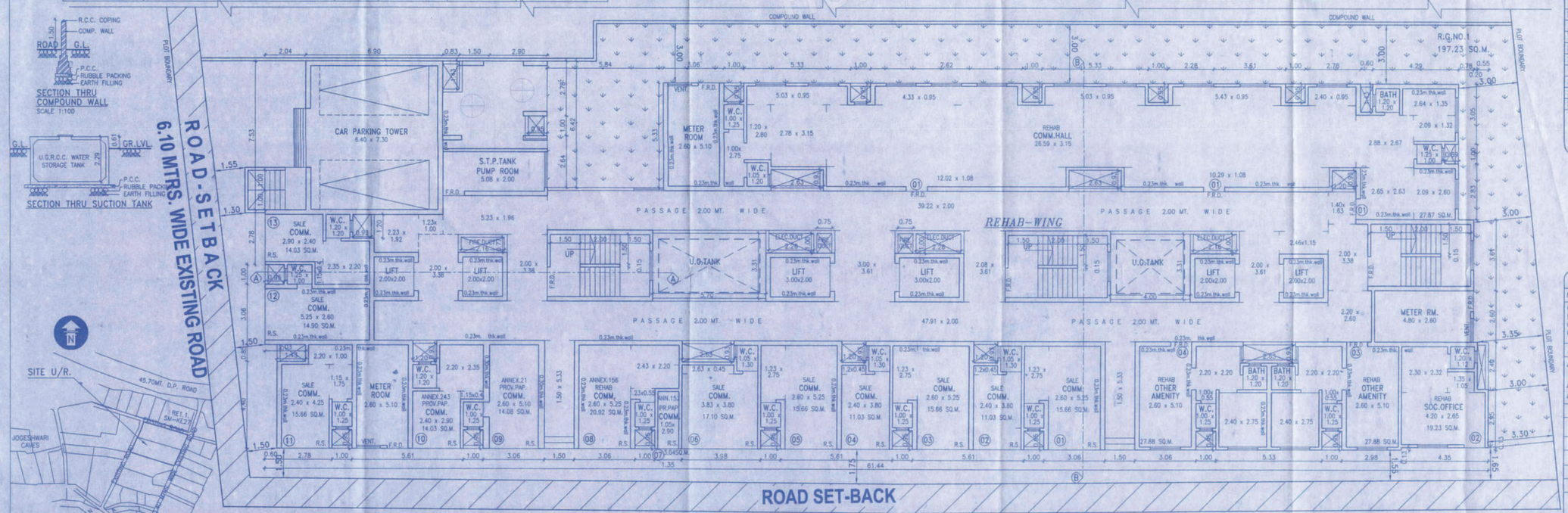
SHEET NO.1

A	AREA STATEMENT	SQ.MTS.
		TOTAL
1	TOTAL AREA OF PLOT (AS PER REVISION)	6254.80
2	DEDUCTION FOR	
a	D.P. ROAD	–
b	SETBACK AREA	536.75
c	TOTAL	536.75
3	NET GROSS AREA OF PLOT (1–2c)	5718.05
4	NET AREA OF PLOT FOR COMPUTATTION OF T/S DENSITY	5718.05
5	DEDUCTION FOR	
a	8% RECREATION GROUND (IF DEDUCTIBLE)(457.44)	457.44
6	ADDITIONS FOR F.S.I. PURPOSE	5718.05
a	D.P. ROAD	–
b	SETBACK AREA	536.75
c	TOTAL	536.75
7	TOTAL AREA OF PLOT FOR F.S.I. PURPOSE (4+6c)	6254.80
8	F.S.I. PERMISSIBLE ON PLOT	4.00
9	PERMISSIBLE BUILT–UP AREA	25019.20
10	REHAB BUILT–UP AREA	12647.73
11	COMMON PASSAGE & AMENITY STRUCTURE	7155.64
12	REHAB COMPONENT (10+11)	19803.37
13	INCENTIVE BUILT–UP AREA (1.05 X (12))	20793.54
14	SALE B.U.A. PERMISSIBLE (SAME AS 13)	20793.54
15	TOTAL B.U.A APPROVED FOR THE SCHEME (10+14)	33441.27
16	SALE B.U.A. PROPOSED IN SITU.	20793.54
17	PROPOSED B.U.AREA OF REHAB IN REHAB WING OF PROPOSED BLDG.	12647.73
18	PROPOSED B.U.AREA OF SALE IN REHAB WING OF PROPOSED BLDG.	161.84
19	PROPOSED B.U.AREA OF SALE IN SALE WING A–F OF PROPOSED BLDG.	20590.34
20	TOTAL PROPOSED REHAB B.U. AREA (16)	12647.73
21	TOTAL PROPOSED SALE B.U. AREA (17+18)	20752.18
22	TOTAL PROPOSED B.U. AREA (19+20)	33399.91
23	BALANCE AREA (21–15)	41.36
24	F.S.I. CONSUMED (22/7)	5.34
	FUNGIBLE AREA STATEMENT	
25	PERMISSIBLE 35% SALE FUNGIBLE AREA (35%OF20752.18=7263.15)	7263.15
26	PROPOSED 35% SALE FUNGIBLE AREA	0.00
27	BALANCE SALE FUNGIBLE AREA (25–26)	7263.15

NOTE: BOUNDARY OF PLOT SHOWN IN BLACK.
PROPOSED WORK SHOWN IN PINK.
PROPOSED RECREATION GROUND SHOWN IN GREEN
D.P. ROAD SHOWN IN GREEN DOTTED LINES.
SET BACK AREA SHOWN IN HATCHED BLACK.

METER ROOM AREA STATEMENT

10 SQ.M. OF METER RM. ALLOWED FOR EVERY 50 TENEMENT (i.e. 0.20 SQ.M. FOR 1 TENEMENT) AS PER REGULATION 31/1 (xxxii)
PERMISSIBLE METER ROOM FOR 398 TENEMENT = 79.60 SQ.MT.
(398 X 0.2) FREE OF F.S.I.
TOTAL B.U.A OF METER ROOM PROPOSED = 44.55 SQ.MT.
B.U.A OF METER ROOM TAKEN IN WITHIN LIMIT



LOCATION PLAN
SCALE 1:4000
D.P. SHEET NO.W/39

GRD. FLR. PLAN OF REHAB WING FOR PROPOSED BLDG.
SCALE 1:100

FORM-II

SHEET NO.1/25

Contents of sheet

GRD. FLR. PLAN (WING–A,B&C), SUMMARY OF BUILT–UP–AREA, BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, TENEMENT TABLE, SUMMARY CARPET AREA STATEMENT OF REHAB SHOPS, SECTION THROUGH COMPOUND WALL & U.G. TANK FOR PROPOSED BUILDING

Description of proposal and property

Proposed Bldg. in S.R.Scheme on plot bearing c.t.s. no.154, 154/1 to 134 & 155, 155/1 to 113 at village Majas at Meghwadi Prem Nagar, Jogeshwari (East), Mumbai–400 060.
For Soc.Majaswadi Sankalp SRA. CHS. LTD

Name of owner	Owner signature
M/S. ABHISHEK PROPERTIES (I) PVT.LTD.	

job no.	date	drg. no.	scale	checked	drawn by
		–	AS SHOWN		YUSUF

office ref. no.:		architect signature
north	architect	

daddy & Assoc.
B–14,1st Flr., Bindya CHS, 51–Hill Road, Bandra (W), Mumbai. Tel.26418052