GROUND FLOOR PLAN,BLOCK PLAN, LOCATION PLAN
PLOT AREA CALCULATION, R.G AREA CALCULATION

1/20

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ 868/PVT/0168/2022-0A/LS/ DI... 11 SEP 2023

Executive Engineer
Slum Rehabilitation Authority

SECTION L-L
SCALE - 1:100

SECTION Z-Z
SCALE - 1:100

R.G AREA DIAGRAM
SCALE - 1:100

BLOCK PLAN
SCALE 1:500

ROAD SETBACK AREA DIAGRAM
SCALE - 1:100

PLOT AREA DIAGRAM
SCALE - 1:100

UNDER GROUND WATER TANK WITH PUMP ROOM PLAN
SCALE 1:50

PART SECTION "K-K" MECHANICAL CANTILEVERED PARKING

PLAN

SITE U/REF.

LOCATION PLAN
SCALE 1:4000

GROUND FLOOR PLAN
SCALE - 1:100

ROAD SETBACK AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 25.74 | X | 2.45 | X 1 NO | = 31.53 SQ.MT. |
| 2 | 0.50 | X | 42.77 | X | 4.0659 | X 1 NO | = 86.95 SQ.MT. |
| 3 | 1/2 | X | 18.60 | X | 0.18 | X 1 NO | = 1.67 SQ.MT. |
| 4 | 1/2 | X | 18.60 | X | 2.11 | X 1 NO | = 19.62 SQ.MT. |
| 5 | 1/2 | X | 35.50 | X | 5.07 | X 1 NO | = 91.97 SQ.MT. |
| 6 | 1/2 | X | 13.56 | X | 7.87 | X 1 NO | = 53.36 SQ.MT. |
| 7 | 1/2 | X | 15.01 | X | 0.72 | X 1 NO | = 5.84 SQ.MT. |
| 8 | 1/2 | X | 30.20 | X | 1.55 | X 1 NO | = 15.96 SQ.MT. |
| 9 | 1/2 | X | 9.50 | X | 1.06 | X 1 NO | = 5.02 SQ.MT. |
| 10 | 1/2 | X | 8.99 | X | 1.34 | X 1 NO | = 4.68 SQ.MT. |
| | | | | | | TOTAL ADDITION | = 377.69 SQ.MT. A |
| DEDUCTION | | | | | | | |
| a | 2/3 | X | 9.61 | X | 2.53 | X 1 NO | = 16.21 SQ.MT. |
| | | | | | | TOTAL DEDUCTION | = 16.21 SQ.MT. b |
| | | | | | | TOTAL ROAD SETBACK AREA (A-b) | = 361.39 SQ.MT. X |

R.G AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 2.40 | + | 2.97 | 1/2 X | 14.45 | X 1 NO | = 38.38 SQ.MT. |
| 2 | 2.69 | + | 2.53 | 1/2 X | 5.70 | X 1 NO | = 14.19 SQ.MT. |
| 3 | 1/2 | X | 9.17 | X | 2.07 | X 1 NO | = 9.97 SQ.MT. |
| 4 | 1/2 | X | 8.77 | X | 2.93 | X 1 NO | = 8.16 SQ.MT. |
| 5 | 1/2 | X | 19.81 | X | 2.25 | X 2 NO | = 20.84 SQ.MT. |
| 6 | 0.50 | X | 19.84 | X | 3.109 | X 1 NO | = 29.75 SQ.MT. |
| | | | | | | TOTAL R.G AREA | = 331.07 SQ.MT. Y1 |

PLOT AREA CALCULATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 35.00 | X | 21.25 | X 1 NO | = 382.50 SQ.MT. |
| 2 | 0.50 | X | 52.00 | X | 14.00 | X 1 NO | = 364.00 SQ.MT. |
| 3 | 0.50 | X | 24.00 | X | 7.00 | X 1 NO | = 84.00 SQ.MT. |
| 4 | 0.50 | X | 52.00 | X | 16.00 | X 1 NO | = 416.00 SQ.MT. |
| 5 | 0.50 | X | 37.00 | X | 25.00 | X 1 NO | = 462.50 SQ.MT. |
| | | | | | | TOTAL | = 1709.00 SQ.MT. |
| | | | | | | PLOT AREA AS PER P.R CARD | = 1707.40 SQ.MT. |

PROFORMA - 'A'

| A | | AREA STATEMENT | | | | AREA IN SQ.MT. |
|---|---|---|---|---|---|---|
| | 1 | AREA OF PLOT | | | | 1707.40 |
| | 2 | DEDUCTIONS FOR | | | | --- |
| | a | ROAD SETBACK AREA | | | | 361.39 |
| | 3 | NET AREA OF PLOT (1 - 2a) | | | | 1446.01 |
| | 4 | ADDITIONS FOR R.G | | | | |
| | 5 | AREA UNDER ROAD SETBACK | | | | 361.39 |
| | 6 | PLOT AREA CONSIDERED FOR F.S.I PURPOSE (3 + 5) | | | | 1707.40 |
| | 7 | PERMISSIBLE F.S.I AS PER REG. 33(11) | | | | 4.00 |
| | 8 | PERMISSIBLE BUILT UP AREA FOR SCHEME ( 6 X 7 ) | | ZONAL (A) | FREE SALE (B) | P.T.C (C) | TOTAL |
| | | | | 1.00 | 1.50 | 1.50 | 4.00 |
| | | | | 1707.40 | 2559.10 | 2559.10 | 6796.59 |
| | 9 | BUILT UP AREA PROPOSED | | ZONAL (A) | FREE SALE (B) | P.T.C. (C) | TOTAL |
| | | | | 1707.40 | 2469.51 | 2591.10 | 6767.91 |
| 10 | | RESIDENTIAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER | | | | | 5376.70 |
| 11 | | COMMERCIAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER | | | | | 416.12 |
| 12 | | TOTAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER (10+11) | | | | | 5488.82 |
| 13 | | RESIDENTIAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER (NARAYAN SHARMA) | | | | COUNTED IN SALE | 1394.91 |
| 14 | | COMMERCIAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER (NARAYAN SHARMA) | | | | COUNTED IN SALE | 113.42 |
| 15 | | TOTAL BUILT UP AREA PROPOSED FOR EXISTING MEMBER (NARAYAN SHARMA) (13+14) | | | | COUNTED IN SALE | 2508.33 |
| 16 | | RESIDENTIAL BUILT UP AREA PROPOSED FOR SALE | | | | | 2470.91 |
| 17 | | COMMERCIAL BUILT UP AREA PROPOSED FOR SALE | | | | | 96.05 |
| 18 | | TOTAL BUILT UP AREA PROPOSED FOR SALE (16+17) | | | | | 2566.96 |
| 19 | | TOTAL BUILT UP AREA PROPOSED IN EXISTING MEMBER AND SALE (12+15+18) | | | | | 8195.91 |
| 20 | | RESIDENTIAL BUILT UP AREA PROPOSED FOR PTC | | | | | 2581.10 |
| 21 | | COMMERCIAL BUILT UP AREA PROPOSED FOR PTC | | | | | NIL |
| 22 | | TOTAL BUILT UP AREA PROPOSED FOR PTC (20+21) | | | | | 2581.10 |
| 23 | | TOTAL BUILT UP AREA PROPOSED IN COMPOSITE BUILDING (19+22) | | | | | 6767.91 |
| B | | DETAILS OF F.S.I AVAILED AS PER DCPR 31 (3) | | | | | |
| | 1 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR RESIDENTIAL EXISTING MEMBER | | | | | 410.88 |
| | 2 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR COMMERCIAL EXISTING MEMBER | | | | | 83.34 |
| | 3 | TOTAL FUNGIBLE BUILT UP AREA PROPOSED FOR EXISTING MEMBER = (B 1 + B 2) | | | | | 494.20 |
| | 4 | TOTAL GROSS BUILT UP AREA PROPOSED (23 + B 3) INCLUDING FREE FUNGIBLE | | | | | 7262.21 |
| C | | TENEMENT STATEMENT | | | | | |
| | i | PROPOSED AREA (ITEM 12 ABOVE | | | | | |
| | ii | LESS DEDUCTION OF NON RESIDENTIAL AREA ( SHOP ETC) | | | | | |
| | iii | AREA AVAILABLE FOR TENEMENTS ( i - ii) MINUS (iii) | | | | | |
| | iv | TENEMENTS / FERMISSIBLE DENSITY OF TENEMENTS / HECTOR | | | | | |
| | v | TENEMENTS PROPOSED | | | | | |
| | vi | TENEMENTS EXISTING | | | | | |
| | | TOTAL TENEMENTS ON THE PLOT | | | | | |
| D | | PARKING SYSTEMS | | | | | |
| | 1 | PARKING REQ. BY REGULATIONS FOR | | | | | |
| | | CAR | | | | | |
| | | SCOOTER / MOTOR CYCLE | | | | | |
| | | OUTSIDERS / VISITORS ( ) | | | | | |
| | ii | COVERED GARAGE PERMISSIBLE | | | | | |
| | iii | COVERED GARAGES PROPOSED | | | | | |
| | | CAR | | | | | |
| | | SCOOTER / MOTOR CYCLE | | | | | |
| | | OUTSIDERS / VISITORS ( ) | | | | | |
| | | TOTAL PARKING PROVIDED | | | | | |
| E | | TRANSPORT VEHICLE PARKING | | | | | |
| | 1 | PARKING FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS | | | | | |
| | 2 | TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROPOSED | | | | | |

AS PER STATEMENT

**PROFORMA B**

CONTENT OF THE SHEET

GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN
PLOT AREA CALCULATION, R.G AREA CALCULATION

| STAMP OF DATE OF RECEIPT OF PLANS | STAMPS OF APPROVAL OF PLANS |
|---|---|
| | |

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S. NO. 127 ,127/1 TO 3, 128, 125/1 & 2 OF VILLAGE- ANDHERI, J.P. ROAD, ANDHERI (WEST), MUMBAI.

**NAME AND ADDRESS OF OWNER**

**M/S. NAUMI DEVELOPERS**
404 NIRANJAN, 99, MARINE DRIVE,
MARINE LINES WEST, MUMBAI 400002

| JOB NO. | DRG NO. | SCALE | DATE | DRAWN BY |
|---|---|---|---|---|
| | 1 | 1:100 | | IMRAN |

**NAME, ADDRESS & SIGNATURE OF ARCHITECT**

BHUSHAN VILAS PALANDE

GROUND FLOOR, GHARKUL APARTMENT, AZAD ROAD, VILEPARLE (EAST), MUMBAI.- 400 057.
Reg.No-CA/2009/45564.