BLOCK/LOCATION PLAN/
BUA SUMMARY

SHEET NO - 1/20

BUILT UP AREA STATEMENT OF SALE RESI WING - A

FLOORS	BUA	EDP/D AREA	STAIRCASE AREA, LIFT & LIFT LOBBY	AVS AREA	SERVANT TOILET AREA	REFUGE AREA	ENTRANCE LOBBY AREA	METER ROOM	STILT AREA	TERRACE	TOTAL CONSTRUCTION AREA (b+c+d+e+f+g+h+i+j+k+l+m)	TENEMENT
	a	b	c	d	e	f	g	h	i	j	k	l
G	374.28	2.86	69.00	5.96	0.00		268.24	39.57	178.41		748.08	-
1st	737.77	3.03	84.86	5.96	2.20						837.88	4
2nd	737.77	3.03	84.86	5.96	2.20						837.88	4
3rd	737.77	3.03	84.86	5.96	2.20						837.88	4
4th	737.77	3.03	84.86	5.96	2.20						837.88	4
5th	737.77	3.03	84.86	5.96	2.20						837.88	4
6th	737.77	3.03	84.86	5.96	2.20						837.88	4
7th	737.77	3.03	84.86	5.96	2.20						837.88	4
8th - P	698.02	3.03	84.86	5.96	2.20	235.44					837.88	4
9th	737.77	3.03	84.86	5.96	2.20						837.88	4
10th	737.77	3.03	84.86	5.96	2.20						837.88	4
11th	737.77	3.03	84.86	5.96	2.20						837.88	4
12th	737.77	3.03	84.86	5.96	2.20						837.88	4
13th	737.77	3.03	84.86	5.96	2.20						837.88	4
14th	737.77	3.03	84.86	5.96	2.20						837.88	4
15th	737.77	3.03	84.86	5.96	2.20						837.88	4
16th	737.77	3.03	84.86	5.96	2.20						837.88	4
Roof Mtr	39.14	0.00	0.00	0.00	0.00					546.52	585.66	0
TOTAL	11194.34	48.44	1360.58	92.96	33.00	235.44	268.24	39.57	178.41	546.52	13955.66	65

BUILT UP AREA STATEMENT OF SALE WING - C

FLOORS	BUA	EDP/D AREA	STAIRCASE AREA, LIFT & LIFT LOBBY	AVS AREA	SERVANT TOILET AREA	REFUGE AREA	ENTRANCE LOBBY AREA	METER ROOM	STILT AREA	FITNESS CENTER	TERRACE	TOTAL CONSTRUCTION AREA (b+c+d+e+f+g+h+i+j+k+l+m)	TENEMENT
	a	b	c	d	e	f	g	h	i	j	k	l	m
G	794.64	2.86	92.94	4.52	0.00		202.56	37.08	336.62	194.64		1867.46	0
1st	826.11	2.86	86.15	7.67	2.20							926.99	5
2nd	826.11	2.86	86.15	7.67	2.20							926.99	5
3rd	826.11	2.86	86.15	7.67	2.20							926.99	5
4th	826.11	2.86	86.15	7.67	2.20							926.99	5
5th	826.11	2.86	86.15	7.67	2.20							926.99	5
6th	826.11	2.86	86.15	7.67	2.20							926.99	5
7th	826.11	2.86	86.15	7.67	2.20							926.99	5
8th - P/FURZ	579.51	2.86	86.15	7.67	2.20	254.49						926.99	5
9th	826.11	2.86	86.15	7.67	2.20							926.99	5
10th	826.11	2.86	86.15	7.67	2.20							926.99	5
11th	826.11	2.86	86.15	7.67	2.20							926.99	5
12th	826.11	2.86	86.15	7.67	2.20							926.99	5
13th	826.11	2.86	86.15	7.67	2.20							926.99	5
14th	826.11	2.86	86.15	7.67	2.20							926.99	5
15th	826.11	2.86	86.15	7.67	2.20							926.99	5
16th	826.11	2.86	86.15	7.67	2.20							926.99	5
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		209.39	209.39	
TOTAL	12961.89	45.76	1384.29	119.87	33.00	254.49	202.56	37.08	336.62	194.64	209.39	15809.19	69

BUILT UP AREA STATEMENT OF SALE WING - B

FLOORS	BUA	EDP/D AREA	STAIRCASE AREA, LIFT & LIFT LOBBY	AVS AREA	SERVANT TOILET AREA	REFUGE AREA	ENTRANCE LOBBY AREA	METER ROOM	STILT AREA	FITNESS CENTER	TERRACE	TOTAL CONSTRUCTION AREA (b+c+d+e+f+g+h+i+j+k+l+m)	TENEMENT
	a	b	c	d	e	f	g	h	i	j	k	l	m
G	374.28	2.86	69.00	5.96	0.00		224.00	37.08	297.01	218.40		1233.78	0
1st	600.66	2.86	83.10	6.00	2.20							697.82	4
2nd	600.66	2.86	83.10	6.00	2.20							697.82	4
3rd	600.66	2.86	83.10	6.00	2.20							697.82	4
4th	600.66	2.86	83.10	6.00	2.20							697.82	4
5th	600.66	2.86	83.10	6.00	2.20							697.82	4
6th	600.66	2.86	83.10	6.00	2.20							697.82	4
7th	600.66	2.86	83.10	6.00	2.20							697.82	4
8th - P	598.05	2.86	83.10	6.00	2.20	263.01						676.79	4
9th	600.66	2.86	83.10	6.00	2.20							697.82	4
10th	600.66	2.86	83.10	6.00	2.20							697.82	4
11th	600.66	2.86	83.10	6.00	2.20							697.82	4
12th	600.66	2.86	83.10	6.00	2.20							697.82	4
13th	600.66	2.86	83.10	6.00	2.20							697.82	4
14th	600.66	2.86	83.10	6.00	2.20							697.82	4
15th	600.66	2.86	83.10	6.00	2.20							697.82	4
16th	600.66	2.86	83.10	6.00	2.20							697.82	4
Roof Terrace	212.26									714.66		927.94	
TOTAL	10630.34	45.76	1336.49	102.00	33.00	263.01	224.00	37.08	297.01	214.42	714.66	15306.26	65

BUILT UP AREA STATEMENT OF SALE WING - D

FLOORS	BUA	EDP/D AREA	STAIRCASE AREA, LIFT & LIFT LOBBY	AVS AREA	SERVANT TOILET AREA	REFUGE AREA	ENTRANCE LOBBY AREA	METER ROOM	SOCIETY OFFICE	STILT AREA	SECURITY CABIN	TERRACE	TOTAL CONSTRUCTION AREA (b+c+d+e+f+g+h+i+j+k+l+m)	TENEMENT
	a	b	c	d	e	f	g	h	i	j	k	l	m	n
G	191.05	3.03	87.72	4.06	0.00		203.09	23.69	26	277.86	3.23	0	723.1	0
1st	739.77	3.03	84.8	5.96	2.20								837.88	4
2nd	739.77	3.03	84.8	5.96	2.20								837.88	4
3rd	739.77	3.03	84.8	5.96	2.20								837.88	4
4th	739.77	3.03	84.8	5.96	2.20								837.88	4
5th	739.77	3.03	84.8	5.96	2.20								837.88	4
6th	739.77	3.03	84.8	5.96	2.20								837.88	4
7th	739.77	3.03	84.8	5.96	2.20								837.88	4
8th - P	699.02	3.03	84.8	5.96	2.20	235.44							837.88	4
9th	739.77	3.03	84.8	5.96	2.20								837.88	4
10th	739.77	3.03	84.8	5.96	2.20								837.88	4
11th	739.77	3.03	84.8	5.96	2.20								837.88	4
12th	739.77	3.03	84.8	5.96	2.20								837.88	4
13th	739.77	3.03	84.8	5.96	2.20								837.88	4
14th	739.77	3.03	84.8	5.96	2.20								837.88	4
15th	739.77	3.03	84.8	5.96	2.20								837.88	4
16th	739.77	3.03	84.8	5.96	2.20								837.88	4
Terrace	0	0	0	0	0	0	0					407.86	407.86	0
TOTAL	10072.83	48.48	1356.52	91.06	33	235.44	203.09	23.69	26	277.86	3.23	407.86	12985.26	65

AREA SUMMARY OF SALE RESI. WING - A,B,C & D

WING	BUA	EDP/D AREA	STAIRCASE AREA, LIFT & LIFT LOBBY	AVS AREA	SERVANT TOILET AREA	REFUGE AREA	ENTRANCE LOBBY AREA	METER ROOM	STILT AREA	SECURITY CABIN	SOCIETY OFFICE	FITNESS CENTER	TERRACE	TOTAL CONSTRUCTION AREA (b+c+d+e+f+g+h+i+j+k+l+m)	TENEMENT
	a	b	c	d	e	f	g	h	i	j	k	l	m	n	
A	11194.34	48.44	1360.58	92.96	33.00	235.44	268.24	39.57	178.41	0	0	546.52		13955.66	65
B	10630.34	45.76	1336.49	102.00	33.00	263.01	224.00	37.08	297.01	0	0	214.42	714.66	15306.26	65
C	12961.89	45.76	1384.29	119.87	33.00	254.49	202.56	37.08	336.62	0	0	194.64	209.39	15809.19	69
D	10072.83	48.48	1356.52	91.06	33.00	235.44	203.09	23.69	277.86	3.23	26		407.86	12985.26	65
TOTAL RESI WING BUA	47857.86	188.44	5438.43	429.49	132.00	978.14	897.9	137.66	1089.9	3.23	26	955.06	3015.86	59786.93	261
TOTAL COMM. WING BUA	34011.87													38402.87	34
GRAND TOTAL BUA	81869.73													98189.8	

Area Calculation for Meter Room - SALE RESI WING A TO D

Required area for Meter room as per Clause 35.1.22	65.2	sq.mt.
(no of flats x 10/18)		
Proposed area for meter room	157.66	sq.mt.
Excess area required as it is a regular building	108.46	sq.mt.

TOTAL PROPOSED SALE BUA = (47857.86 + 34011.87)	=	81869.07
PURMISSIBLE FITNESS CENTER AREA 2 % OF 81869.07	=	1621.58
PROPOSED FITNESS CENTER AREA	=	787.99

NET PLOT AREA	=	26196.62
REQUIRED RG AREA (5% NET PLOT AREA)	=	2095.73
PROPOSED LAYOUT RG (ON GROUND)	=	2324.16

PARKING REQUIRED FOR REHAB AS PER REVISED IOA DT.26.11.2020

SR.NO	BUILDING	TOTAL
	RESIDENTIAL & COMMERCIAL	333

PARKING REQUIRED FOR SALE RESI. WING AS PER DCPR 2034

FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT	1FOR 4 FLATS	19	4.75
45.00 TO 90.00 SQ.MT	1 FOR 2 FLATS	0	0.00
90.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	0	0.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	222	444.00
TOTAL		241	448.75
10% FOR VISITORS PARKING			44.88
PARKING REQUIRED RESI. (A)		=	493.63
SAY		=	494

PARKING STATEMENT

SR.NO		TOTAL
1	SALE RESIDENTIAL WING	494
2	SALE COMMERCIAL WING	521
	PARKING REQUIRED FOR (RESI)	1015
	PERMISSIBLE ADDITIONAL 50% PARKING - (1) SAY	508
	TOTAL PARKING (1015 + 508)	1523

PROPOSED PARKING STATEMENT

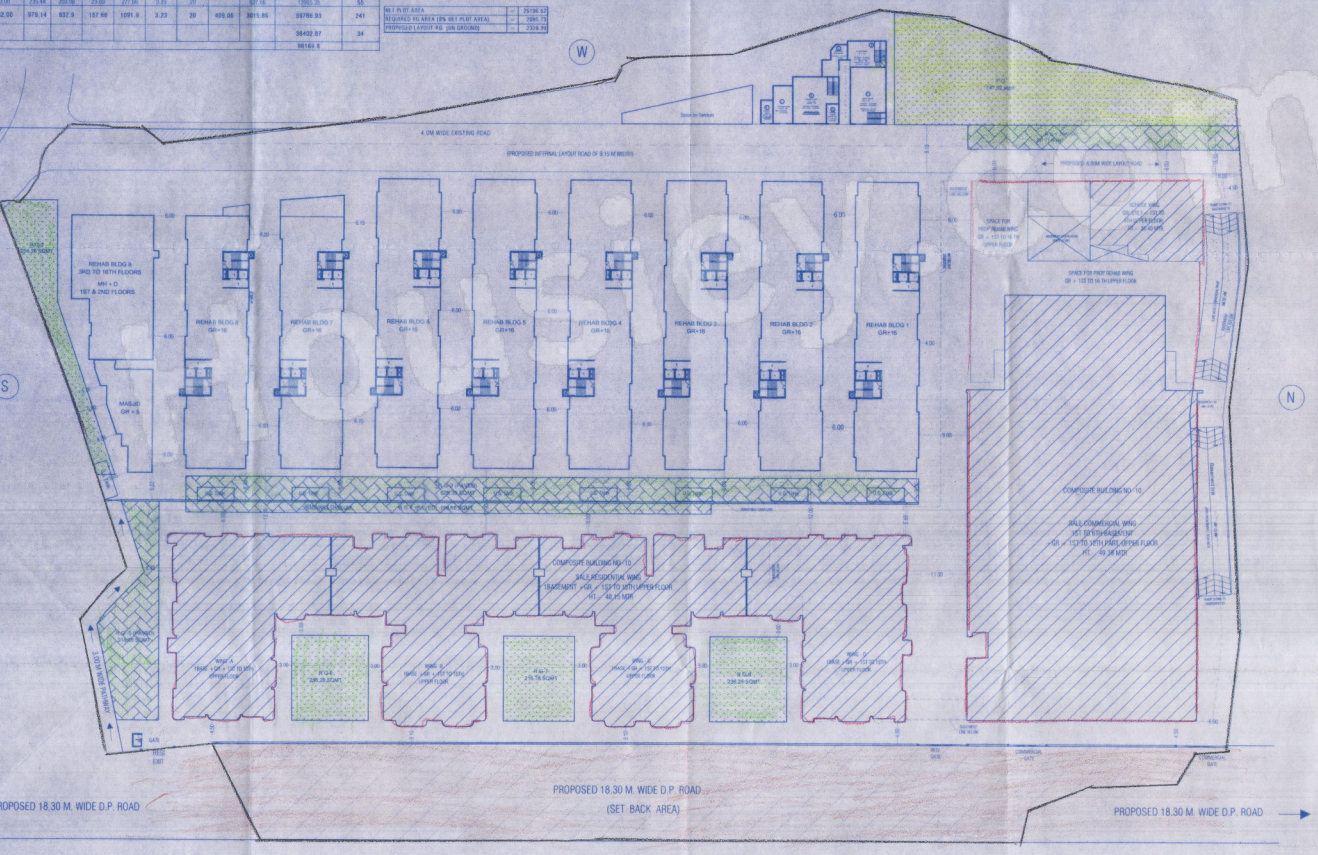
FLOOR	BIG CAR	SMALL CAR	TOTAL
BASEMENT 1	84	161	245
BASEMENT 2	114	160	274
BASEMENT 3	160	140	300
BASEMENT 4	59	102	161
BASEMENT 5	122	189	311
BASEMENT 6	116	184	300
TOTAL	657	935	1592

PARKING REQUIRED FOR SALE COMMERCIAL WING

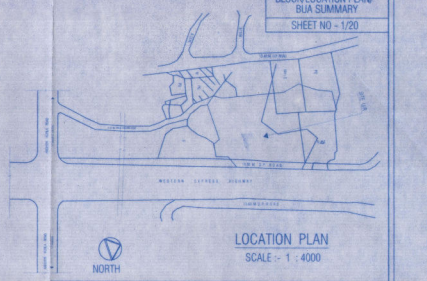
Parking Requirement	Number of units	Parking No.
Office	34011.87	
One parking space for every 37.50 sq.mt of floor area upto 1500 sq.mt.	1500/40	40.00
One parking space for every 75 sq.mt. of additional space for areas exceeding 1500 sq.mt.	32511.87	433.49
Total Parking (B)		473.49
10% visitor parking		47.35
Total Parking		520.84
Say		521

BUILT UP AREA STAEMENT FOR COMMERCIAL BLDG.

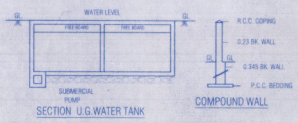
FLOOR	BUA AREA	STAIRCASE LIFT LOBBY AREA	NON FSI AREA (SOCIETY OFFICE, REFUGE, METER ROOM, E.D & F.D TOILET AREA)	CONSTRUCTION AREA	NO OF UNITS
GROUND FLOOR	491.64	304.64	75.00	1396.28	0
1ST FLOOR	2951.80	260.56	26.56	3238.92	3
2ND FLOOR	2951.80	260.56	26.56	3238.92	3
3rd FLOOR	2951.80	260.56	26.56	3238.92	3
4th FLOOR	2951.80	260.56	26.56	3238.92	3
5th FLOOR	2951.80	260.56	26.56	3238.92	3
6th FLOOR	2951.80	260.56	26.56	3238.92	3
7th FLOOR	2951.80	260.56	26.56	3238.92	3
8th FLOOR	2951.80	260.56	26.56	3238.92	3
9th FLOOR	2951.80	260.56	26.56	3238.92	3
10th FLOOR	2951.80	260.56	26.56	3238.92	3
11th FLOOR	2951.80	260.56	26.56	3238.92	3
12th FLOOR	2951.80	260.56	26.56	3238.92	3
STORAGE FLOOR		111.25	4.13	115.44	
GRAND BUA AREA	34011.87	3302.65	1054.96	38402.87	34



BLOCK PLAN
SCALE :- 1 : 500



LOCATION PLAN
SCALE :- 1 : 4000



SECTION U.G.WATER TANK

COMPOUND WALL

PROFORMA - I

Sr. No.	Description	Area (In sqmt)
1	Plot area	30591.6
2.	Deduction	
2a	4.0 m Road setback	634
2b	Proposed D.P. road setback (18.30m wide)	2488.22
2c1	Reservation plot BUA (SAS & MH &D)	1617.26
2c	Proportionate plot corresponding to (SAS & MH &D) reservation	525.14
	Proposed BUA for SAS (school)	1434.09
	Proposed BUA or (MH & D)	631.37
d	PG reservation	747.62
3	Total Deduction (2a+2b+2c+2d)	4394.98
4	Balance plot area(1-3)	26196.62
5	Deduction for RG	0
6	Net plot area (4-5)	26196.62
7	Addition for FSI Purpose 100% (2a+2b+2c+2d+5)	4394.98
8	Plot area for FSI computation (6+7)	30591.6
9	Permissible FSI on plot	4
10	Total BUA permissible on plot	122366.4
11	Total proposed Rehab BUA (Rehab building No. 1 to 9)	57018.6
12	Area under common passage, Society office, Welfare center, Balwadi, 2 additional amenity, religious structure	16446.08
13	Rehab component	73464.68
14	Sale component permissible @ 1.1.10 for proportion as per DCPR 2034	80811.15
15	Sale BUA in lieu of Construction amenity TDR	1345.59
16	Total Sale Permissible BUA	82156.74
17	Total Sale BUA proposed (Commer. + Resi.) Composite Bldg no. 10	810/9.07
18	FSI sanctioned for the scheme	4.514
19	Total Sale BUA proposed to be consumed in scheme	As per plans
20	Excess Balcony area taken in FSI	
21	Total BUA proposed	
B	Balcony area statement	As per plans
a	Permissible Balcony area per floor	
b	Proposed Balcony area per floor	
c	Excess balcony area per floor	
d	Total Excess Balcony area for all floors	
C	Tenement statement	As per plans
a	Proposed area (Item A,12, above)	
b	Deduction for Non ResiArea (shop ect)	
c	Area for tenements	
	Tenement permissible	
	Tenement proposed	
D	Parking statement	As per plans
a	Parking Required as per the rule	
b	Total parking provided	
c	Garages Permissible	
d	Garages Proposed	

PROFORMA - II

DESCRIPTION OF PROPOSAL & PROPERTY

PROP. S.R. SCHEME ON PLOT BEARING C.T.S. NO.78A TO 78H OF VILLAGE-GUNDAVALI AT W. EXPRESS HIGHWAY, ANDHERI (E), MUMBAI.

STAMP OF DATE OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. RE/WT/0091/20040910/AP1C-10 dated 23/12/2022

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/KE/WT/0091/20040910/AP1C-10 Dt.... 7 JUL 2023

Executive Engineer
Slum Rehabilitation Authority

JOB No.	SCALE	DATE	DRAWN BY	CHECKED BY
	AS SHOWN		S.S.	S.S.

NORTH

NAME AND SIGNATURE OF OWNER

M/s HAVEMORE REALTY PRIVATE LIMITED

SIGNATURE

NAME & ADDRESS OF ARCHITECT

ANAND V. DHOKAY
B. DES., G.D.ARCH., A.I.I.A.
ARCHITECT AND DESIGNER
F / 63, 'PALM ACRES', CHS, MAHATMA PHULE ROAD, MULUND EAST MUMBAI - 400081.