PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

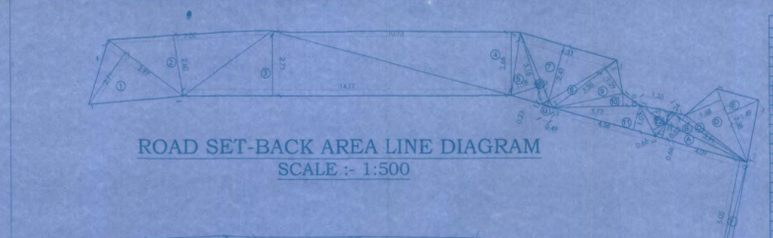
LAYOUT SHEET 1 /11

BUILT UP AREA STATEMENT [REHAB BLDG & SALE BLDG]

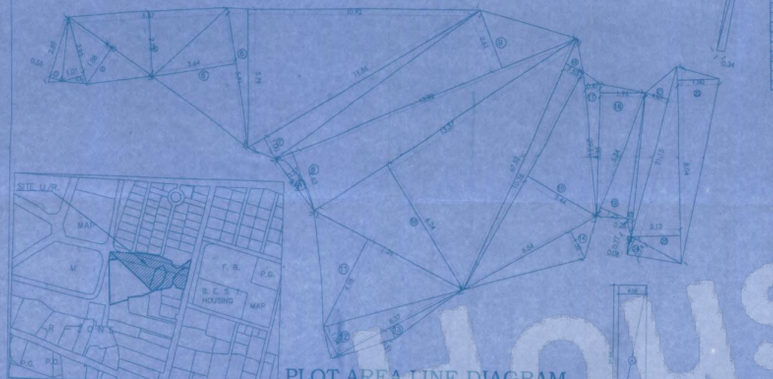
BLDG	REHAB B.U.A			REHAB COMPONENT									SALE COMPONENT			FUNGIBLE AREA		REHAB T/S									SALE T/S			
	RES.	COMM.	TOTAL REHAB B.U.A	COMMON PASSAGE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	ADDITIONAL AMENITY - 01	ADDITIONAL AMENITY - 02	COMMUNITY HALL	TOTAL REHAB COMPONENT		RES. B.U.A	COMM. B.U.A	TOTAL	REHAB FUNGIBLE	SALE FUNGIBLE	RES.	R/C	COMM.	PROV. RESI. PAP	PROV. COMM PAP	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	ADDI. AMENITY	COMMUNITY HALL	TOTAL (17 TO 26)	RES.	COMM.	SOCIETY OFFICE	TOTAL
	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T) (1+2)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T) (3+4 TO 10)		(S.Q.M.T)	(S.Q.M.T)	(S.Q.M.T) (12 + 13)	(S.Q.M.T)	(S.Q.M.T)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS)	(NOS) (31 TO 34)	(NOS)	(NOS)	(NOS)	(NOS)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)		(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)
REHAB BLDG (AS PER IOA DATED 11.12.2020)	7586.37	53.57	7639.94	2508.69	64.80	32.20	70.27	32.33	32.60	152.40	10513.23		--	44.12	44.12	90.89	--	170	02	--	60	12	02	01	03	02	01	253	--	02	--	02
SALE BLDG	--	--	--	--	--	--	--	--	--	--	--		13018.74	557.86	13576.60	--	4477.19	--	--	--	--	--	--	--	--	--	--	--	189	11	--	200
TOTAL	7586.37	53.57	7639.94	2508.69	64.80	32.20	70.27	32.33	32.60	152.40	10513.23		13018.74	601.98	13620.72	90.89	4477.19	170	02	--	60	12	02	01	03	02	01	253	189	13	--	202
(AS PER APPROVED LOI DATED 18.01.2020)			7619.94								10477.39				14598.66																

TENEMENTS STATEMENT

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



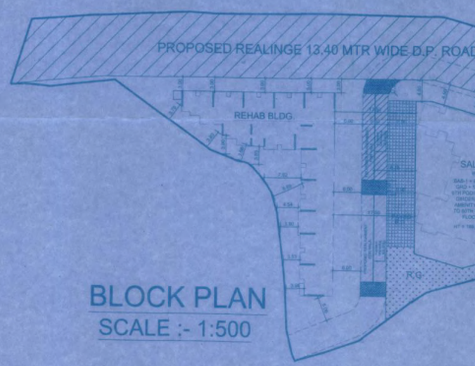
PLOT AREA LINE DIAGRAM
SCALE: 1:500



LOCATION PLAN
SCALE :-1:4000

R.G. AREA LINE DIAGRAM
SCALE: 1:500

BLOCK PLAN
SCALE :- 1:500



PLOT AREA CALCULATION

1	1/2	X	2.76	X	14.47	X	1	=	19.97
2	1/2	X	5.04	X	14.73	X	1	=	37.12
3	1/2	X	21.99	X	9.42	X	1	=	103.57
4	1/2	X	13.76	X	34.37	X	1	=	236.47
5	1/2	X	18.28	X	29.66	X	1	=	266.61
6	1/2	X	28.97	X	54.59	X	1	=	790.74
7	1/2	X	4.98	X	57.51	X	1	=	143.95
8	1/2	X	13.17	X	69.58	X	1	=	458.25
9	1/2	X	13.05	X	69.59	X	1	=	454.07
10	1/2	X	31.19	X	66.87	X	1	=	1042.04
11	1/2	X	36.30	X	20.91	X	1	=	379.52
12	1/2	X	6.72	X	31.87	X	1	=	107.06
13	1/2	X	2.53	X	31.87	X	1	=	40.32
14	1/2	X	6.59	X	32.71	X	1	=	107.78
15	1/2	X	17.19	X	51.82	X	1	=	445.39
16	1/2	X	7.53	X	67.52	X	1	=	254.21
17	1/2	X	3.33	X	29.51	X	1	=	49.13
18	1/2	X	5.79	X	26.79	X	1	=	130.66
19	1/2	X	6.26	X	28.72	X	1	=	83.63
20	1/2	X	1.28	X	29.22	X	1	=	18.70
21	1/2	X	4.61	X	21.15	X	1	=	40.41
22	1/2	X	8.02	X	40.19	X	1	=	161.26
23	1/2	X	3.83	X	0.26	X	1	=	0.54
24	1/2	X	0.72	X	12.16	X	1	=	22.63
25	1/2	X	10.64	X	40.19	X	1	=	213.81
TOTAL AREA								=	5853.13
DEDUCTION									
A	1/2	X	1.97	X	13.77	X	1	=	17.18
TOTAL DEDUCTION									17.18
TOTAL PLOT AREA									5615.96

R.G. AREA CALCULATION FOR SLUM PLOT

1	1/2	X	5.61	X	16.82	X	1	=	47.16
2	1/2	X	0.54	X	16.82	X	1	=	4.54
3	1/2	X	3.45	X	15.43	X	1	=	26.62
4	1/2	X	0.39	X	3.97	X	1	=	0.77
5	1/2	X	9.23	X	10.15	X	1	=	16.39
6	1/2	X	6.93	X	10.87	X	1	=	37.66
7	1/2	X	2.92	X	27.06	X	1	=	39.51
8	1/2	X	2.68	X	20.61	X	1	=	27.62
TOTAL AREA									200.32

R.G. AREA CALCULATION FOR NON - SLUM PLOT

1	1/2	X	6.00	X	34.93	X	1	=	209.58
TOTAL AREA									209.58

R.G. AREA CALCULATION FOR SLUM PLOT

No.	AREA SQ.MT.
R.G.	200.29
TOTAL	198.66

R.G REQUIRED 5% OF PLOT AREA
2441.55 X 5/100 = 195.32 SQ.MT
R.G PROVIDED = 200.29 SQ.MT

R.G. AREA CALCULATION FOR NON - SLUM PLOT

No.	AREA SQ.MT
R.G	209.58
TOTAL	209.58

R.G REQUIRED 15% OF PLOT AREA
1397.39 X 15/100 = 209.36 SQ.MT
R.G PROVIDED = 209.58 SQ.MT

ROAD SET BACK AREA CALCULATION

SLUM ROAD SET BACK AREA									
1	1/2	X	13.83	X	19.86	X	1	=	134.35
2	1/2	X	12.98	X	35.33	X	1	=	229.29
3	1/2	X	13.67	X	70.87	X	1	=	484.62
4	1/2	X	13.32	X	53.64	X	1	=	357.24
5	1/2	X	15.68	X	5.99	X	1	=	46.77
6	1/2	X	1.58	X	15.83	X	1	=	12.50
7	1/2	X	12.15	X	21.67	X	1	=	131.65
8	1/2	X	1.75	X	16.92	X	1	=	14.81
9	1/2	X	8.44	X	18.92	X	1	=	80.92
10	1/2	X	2.89	X	18.92	X	1	=	24.54
11	1/2	X	2.63	X	22.62	X	1	=	30.91
12	1/2	X	7.09	X	8.30	X	1	=	24.66
TOTAL SLUM ROAD - SET BACK AREA									1650.41
NON-SLUM ROAD SET- BACK AREA									
A	1/2	X	3.28	X	20.46	X	1	=	33.55
B	1/2	X	2.89	X	18.57	X	1	=	26.34
C	1/2	X	1.18	X	15.57	X	1	=	11.56
D	1/2	X	8.38	X	16.90	X	1	=	70.81
E	1/2	X	7.46	X	16.90	X	1	=	62.56
F	1	X	25.25	X	1.65	X	1	=	21.34
G	1/2	X	2.45	X	1.14	X	1	=	1.40
TOTAL NON-SLUM ROAD SET BACK AREA								=	226.94
TOTAL ROAD SET BACK AREA								=	1777.35

FUNGIBLE F.S.I OF SALE BLDG.

SR. NO.	DESCRIPTION	NET BUA OF BLDG. (SQ.MT)	PERMISSIBLE FUNGIBLE F.S.I. (SQ.MT) (35%)	PROPOSED FUNGIBLE F.S.I. (SQ.MT)	TOTAL PROP. BUA (SQ.MT)
		(A)	(B)	(C)	(D = A+C)
1.	TOTAL BUA PROPOSED WITH FUNGIBLE FSI. FOR RESI.	13018.74	4556.56	4477.19	17495.93
2.	TOTAL BUA PROPOSED WITH FUNGIBLE FSI. FOR COMM.	557.86	195.25		557.86
	TOTAL	13576.60	4751.81	4477.19	18053.79

FUNGIBLE F.S.I. AREA PERM. = 4751.81 SQ.MT
FUNGIBLE F.S.I. AREA PROP. = 4477.19 SQ.MT

AREA STATEMENT OF SALE BLDG.

AREA STATEMENT OF SALE BLDG.

FLOOR	A SALE RESI. BUILT-UP AREA (SQ.MT.) (WING - 'B')	B SALE COMM. BUILT-UP AREA (SQ.MT.) (WING - 'A')	C EXCESS REFUGE AREA (SQ.MT.)	D NET BUILT-UP AREA (SQ.MT.)	E FUNGIBLE BUILT-UP AREA (SQ.MT.)	F = A + B + C TOTAL SALE BUILT-UP AREA (SQ.MT.)
1ST BASEMENT	8.80	-----	-----	8.80	-----	8.80
2ND BASEMENT	8.80	-----	-----	8.80	-----	8.80
GR. FLOOR	13.47	176.14	-----	189.61	-----	189.61
1ST PODIUM FLOOR	8.80	127.24	-----	136.04	-----	136.04
2ND TO 4TH PODIUM 2ND & 3RD COMM. FLOOR	8.80 X 03 = 26.40	127.24 X 02 = 254.48	-----	280.88	-----	280.88
5TH TO 7TH PODIUM	8.80 X 03 = 26.40	-----	-----	26.40	-----	26.40
8TH PODIUM	37.80	-----	-----	37.80	-----	37.80
AMENITY FLOOR	-----	-----	-----	-----	-----	-----
1ST FLOOR	354.62	-----	-----	354.62	-----	354.62
2ND, 9TH, 16TH, 23RD, 30TH, 37TH, 44TH FLOOR	361.18 X 42 = 15169.56	-----	-----	12533.65	4477.19 FROM 34TH (PT) FLOOR TO 50TH FLOOR	15169.56
3RD, 5TH TO 8TH, 10TH TO 15TH, 17TH TO 22ND, 24TH TO 29TH, 31ST TO 36TH, 38TH TO 43RD, 45TH TO 50TH FLOOR	263.04 X 07 = 1841.28	-----	-----	-----	-----	1841.28
TOTAL	17495.93	557.86	-----	13576.60	4477.19	18053.79

TOTAL SALE BUA = SALE BLDG. BUA + REHAB BLDG. SALE BUA
= 18053.79 + 44.12
TOTAL SALE BUA = 18097.91 SQ.MT.

TENEMENT STATEMENT OF SALE BLDG.

FLOOR	A SALE RESIDENTIAL
GR. FLOOR	-----
3RD TO 8TH, 10TH TO 15TH, 17TH TO 22ND, 24TH TO 29TH, 31ST TO 36TH, 38TH TO 43RD, 45TH TO 50TH FLOOR	04 X 42 = 168 NOS.
2ND, 9TH, 16TH, 23RD, 30TH, 37TH, 44TH FLOOR	03 X 07 = 21 NOS.
TOTAL	189 NOS.

PARKING AREA STATEMENT

AREA OF PLOT	NO. OF FLAT	PARKING REQD.	PARKING
BELOW 45 SQ.MT.	00 NOS.	1 FOR 8 NOS.	0.00 NOS.
45 TO 60 SQ.MT.	00 NOS.	1 FOR 4 NOS.	0.00 NOS.
60 TO 90 SQ.MT.	189 NOS.	1 FOR 2 NOS.	94.50 NOS.
90 SQ.MT ABOVE.	00 NOS.	1 FOR 1 NOS.	0.00 NOS.
TOTAL	189 NOS.		94.50 NOS. (A)
ONE PARKING SPACE FOR EVERY 40.00 SQ.M UPTO 800 SQ. MTS. & ONE PARKING SPACE FOR 80.00 SQ. MTS. FOR AREA EXCEEDING 800 SQ. MT.			13.95 NOS. (B)
REHAB COMMERCIAL AREA = 557.86 SQ.MT.			
10 % PARKING FOR COMM. VISITORS = 13.95 X 10 % = 1.39 (MIN. 2 PROP.)			
25 % PARKING FOR VISITORS = 94.50 X 25 % = 23.63			
TOTAL PARKING REQUIRED = 94.50 + 13.95 + 2.00 + 23.63 = 134.08 say 134.00 NOS.			
TOTAL PARKING REQUIRED = 134.00 NOS.			

STATEMENT OF PARKING ARRANGEMENT

DESCRIPTION OF PARKING PLACE	SIZE OF PARKING BIG PARKING	SIZE OF PARKING SMALL PARKING	TOTAL NO. PARKING
2ND BASEMENT FLOOR	2.50 X 5.50 = 08	2.30 X 4.50 = 05	13 NOS.
1ST BASEMENT FLOOR	2.50 X 5.50 = 08	2.30 X 4.50 = 05	13 NOS.
1ST & 2ND PODIUM	2.50 X 5.50 = 10	2.30 X 4.50 = 08	18 NOS.
3RD & 4TH PODIUM	2.50 X 5.50 = 20	2.30 X 4.50 = 06	26 NOS.
5TH TO 7TH PODIUM	2.50 X 5.50 = 36	2.30 X 4.50 = 12	48 NOS.
8TH PODIUM	2.50 X 5.50 = 08	2.30 X 4.50 = 08	16 NOS.
TOTAL	90	44	134 NOS.
TOTAL NO. PARKING REQD.			134 NOS.
TOTAL NO. PARKING PROV.			134 NOS.

STAMP OF DATE OF RECEIPT OF PLAN

Approved Subject to the condition Mentioned in this office permission
Letter no. SRA/ENG/[illegible]/0039/2006/MH/AP/S
Dt. 6 SEP 2021
Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLAN

REVISION	DESCRIPTION	DATE	SIGN

PROFORMA - A

		SLUM PLOT AREA IN (SQ.MT.)	NON-SLUM PLOT AREA IN (SQ.MT.)	TOTAL AREA IN (SQ.MT.)
A	AREA STATEMENT			
1	AREA OF PLOT FOR THE SCHEME	3991.86	1624.00	5615.96
2	DEDUCTIONS FOR			
	A) D.P. ROAD	1650.41	226.94	1777.35
	B) ANY OTHER BUILDABLE RESERVATION	-----	-----	-----
	C) ANY RESERVATION (NON BUILDABLE)	-----	-----	-----
	TOTAL (A+B+C)	1650.41	226.94	1777.35
3	NET GROSS AREA OF PLOT (1-2)	2441.55	1397.06	3838.61
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	N.A.	N.A.	N.A.
5	BALANCE AREA OF PLOT (3-4)	2441.55	1397.06	3838.61
6	ADDITION FOR F.S.I PURPOSE			
	2A) 100 % (R) 166 %	1650.41	226.94	1777.35
7	TOTAL PLOT AREA (5+6)	4091.96	1397.06	5615.99
8	F.S.I PERMISSIBLE	4.00	1.50 (1.0 + 0.5)	4.00 + 1.50
8A	ZONAL FSI	-----	1397.06	1397.06
8B	ADDITIONAL FSI 0.50	-----	698.53	698.53
9	PERMISSIBLE FLOOR AREA (7X8)	15967.84	2095.59	18063.43
10	REHAB BUA FOR FSI PURPOSE	7619.94	-----	7619.94
11	AREA OF BALWADI, WELFARE CENTER, SOCIETY OFF, YUVA MENDRA, LIBRARY & PASSAGE	2868.29	-----	2868.29
12	REHAB COMPONENT PROPOSED	10513.23	-----	10513.23
13	SALE BUA AREA PERMISSIBLE WITH INCENTIVE (1:10)	11564.56	2095.59	13620.72
13A	SALE BUA AREA PERMISSIBLE AGAINST REHAB COMPONENT	11525.13	2095.59	13620.72
14	SALE AREA PROPOSED	11525.13	2095.59	13620.72
15	TOTAL AREA PROPOSED FOR SCHEME (10+13)	19145.07	2095.59	21240.66
16	FSI CONSUMED (14/7)	4.70	1.50	4.79+1.50
17	TDR PERMISSIBLE	NIL	NIL	NIL
B	FUNGIBLE AREA STATEMENT			
I	FUNGIBLE FSI PERMISSIBLE FOR REHAB BUA	-----	-----	-----
II	FUNGIBLE FSI PROPOSED FOR REHAB BUA	-----	-----	-----
III	FUNGIBLE FSI PERMISSIBLE FOR SALE BUA (135% W.R.T. 9/8)	4764.81	-----	4764.81
IV	FUNGIBLE FSI PROPOSED FOR SALE BUA	4477.19	-----	4477.19
C	PARKING STATEMENT			
A	PARKING REQUIRED BY RULE			
	CAR			
	SCOOTER / M.CYCLE			
	OUTSIDERS / VISITORS			
B	PARKING PROVIDED BY RULE	AS PER PARKING AREA STATEMENT	AS PER PARKING AREA STATEMENT	AS PER PARKING AREA STATEMENT
	CAR			
	SCOOTER / M.CYCLE			
	OUTSIDERS / VISITORS			
D	LOADING/UNLOADING STATEMENT			
A	LOADING/UNLOADING REQUIRED	N.A.	N.A.	N.A.
B	LOADING/UNLOADING PROVIDED	N.A.	N.A.	N.A.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REDEVELOPEMENT SCHEME ON PLOT BEARING C.T.S NO.300A, 300B(PT), 300C, 301A, 301-A1 TO 35, 302, 302/1TO 8 VILLAGE POISAR, KANDIVALI (WEST) MUMBAI. - 400 067.

NAME OF THE OWNER:
"SHRI. VIGHNAHARTA CHS (PROP.) "

NAME OF THE DEVELOPER:
"M/S. SHREEJI CONSTRUCTION."

CONTENTS OF SHEET

LAYOUT SHEET
AREA STATEMENT
AREA LINE DIAGRAM

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

For SHREEJI CONSTRUCTION
Partner

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE | DESCRIPTION OF PROPOSAL AND PROPERTY

NORTH

PROPOSED SLUM REDEVELOPEMENT SCHEME ON PLOT BEARING BEARING C.T.S. NOS. 300A, 300B(PT.), 300C, 301-A, 301-A1 TO 35, 302, 302/1 TO 8 OF VILLAGE - POISAR, KANDIVALI (WEST), MUMBAI. - 400 067.

NAME OF OWNER -
"M/S. SHREEJI CONSTRUCATION. "

JOB NO.	DWG NO.	DATE	SCALE	CHECKED BY	DRAWN BY
	1/1		1:100	SANTOSH	PRASHANT

SIGNATURE, NAME & ADDRESS OF LICENCE SURVEYOR

ARCHVIEW ASSOCIATES
ENGINEERS & ARCHITECT
FLAT NO. 46/2250, SUPRABHAT CO. OP. HSG. SOCIETY, GANDHI NAGAR, NEAR MHADA OFFICE, BANDRA (E), MUMBAI-400 051.
Email: santoshirmute@yahoo.com

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
housey.com