The Plot Area for
Composite Building No. 5
Wing A= 592.21 Sq. Mtrs

Total Built Up Area for
Composite Building No. 5
Wing A= 2971.46 Sq. Mtrs

CARPET AREA STATEMENT						
FLAT NO-1 , 2 & 3. GROUND FLOOR R/C (WING - B)						
LIVING	2.60	X	5.23	=	13.60	SQ.MT.
ALCOVE	2.18	X	2.17	=	4.73	SQ.MT.
ROOM	2.55	X	2.78	=	7.09	SQ.MT.
W.C.	0.90	X	1.23	=	1.11	SQ.MT.
BATH	1.23	X	1.10	=	1.35	SQ.MT.
TOTAL				=	27.88	SQ.MT.

CARPET AREA STATEMENT						
FLAT NO- 7 SOCIETY OFFICE				GR. FLOOR (WING - B)		
SOCIETY OFFICE	4.08	X	2.55	=	10.40	SQ.MT.
	3.55	X	2.09	=	7.42	SQ.MT.
	1.07	X	1.05	=	1.12	SQ.MT.
W.C	1.20	X	0.89	=	1.07	SQ.MT.
TOTAL				=	20.02	SQ.MT.

CAR PARKING STATEMENT COMP. BLDG. No. 5

For Residential Flats:

Carpet area of flat	No. of flat	Regulation (as per Reg. 44 of DCPR 2034)	Req. parking/ flat	Proposed parking
Comp. Bldg. No. 5 Wing 'A'				
Up to 45 sq. mt.	77	1 parking for 8 flat	77/8 = 9.63	9.63
Comp. Bldg. No. 5 Wing 'B'				
Up to 45 sq. mt.	122	1 parking for 8 flat	122/8 = 15.25	15.25
Total				24.88
5 % parking for visitors as per MCGM policy circular u/no. Dy.Ch.E./B.P./618/WS-1 dated 29 June 2020			5% of 24.88 = 1.24 nos.	1.24
		Total	**= 26.12 nos. (A)**	

Parking requirement for Rehab & Sale commercial

Floor Area	Regulation (as per Reg. 44 of DCPR 2034)	Req. parking	Proposed parking
Comp. Bldg. No. 5 Wing 'A'			
171.28	One parking space for 40 sq. mt. carpet area up to 800 sq. mt. & one parking space for 80 sq. mt. carpet area for areas exceeding 800 sq. mt.	171.28/40 = 4.28 nos.	4.28 nos.
Comp. Bldg. No. 5 Wing 'B'			
82.69	One parking space for 40 sq. mt. carpet area up to 800 sq. mt. & one parking space for 80 sq. mt. carpet area for areas exceeding 800 sq. mt.	82.69/40 = 2.07 nos.	2.07 nos.
10 % parking for visitors as per Reg. 44(3) of DCPR-2034 (Min. 2 Nos.)		10% of 6.35 = 0.63 nos.	0.63 nos.
		Total	**= 6.98 nos. (B)**
Total nos. of parking required for Comp. Bldg. 5 (A+B)			**33.10**
			Say 33 nos.
Total No. of Parking Proposed			**33 nos.**

COMPOSITE BLDG NO.- 5 (WING- A& B)

1/8

CONTENTS OF SHEET: GROUND FLOOR & LOCATION PLANS; TENEMENT & PARKING STATEMENT

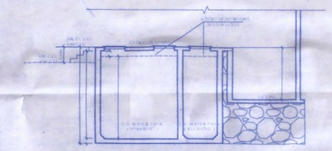
PROFORMA 'A'

A	AREA STATEMENT	SQ.MTR
1	AREA UNDER S.R.SCHEME PLOT	6575.82
2	DEDUCTIONS FOR	
	a. D.P. ROAD (13.40 MT. WIDE)	1369.98
	b. MUNCIPAL PRIMARY SCHOOL (771.44 / 4 =192.81)	192.81
	c. PERMENENT EXIBIBITION GROUND.	388.21
	d. TOTAL (a+b+c)	1951.00
3	BALANCE AREA OF THE PLOT (1-2)	4624.82
4	NET AREA OF THE PLOT	4624.82
5	ADDITION FOR F.S.I.PURPOSE (2 c)	1951.00
6	TOTAL PLOT AREA (4+5) FOR F.S.I	6575.82
7	PERMISSIBLE F.S.I. ON PLOT	4.00 or sanctioned FSI whichever is more
8	PERMISSIBLE BUA ON SITE (6 x 7)	26303.28 or sanctioned FSI whichever is more
9	RETHAB BUILT UP AREA	6962.05
10	RETHAB COMPONENT AREA	11639.75
11	SALE COMPONENT (10 x 1)	11639.75
12	SALE COMPONENT RATIO AS PER I/R/C RATIO AS PER Reg. 33(10)(VIII) 3.2 OF DCPR 2034	1.15
13	SALE COMPONENT AS PER Reg. 33(10)(VIII) 3.2 OF DCPR 2034 (11 x 12)	13385.71
14	BUA AGAINST PROPOSED BUILDABLE RESERVATION(AS PER 17(1)(d)) (BUA OF BUILDABLE RESERVATION WILL BE CLAIMED ONLY AFTER HANDING OVER TO MC/GM)	651.11
15	MAX. PERMISSIBLE SALE BUA IN SITU (13 + 14)	14036.82
16	TOTAL BUA PERMISSIBLE FOR THE SCHEME (9 + 15)	23990.77
17	AREA OF TDR ALREADY RELEASED	3300.00
18	BALANCE SALE BUILT UP AREA PERMISSIBLE IN SITU (15 - 17)	10700.82
19	TOAL BALANCE BUILT UP AREA FOR THE PROJECT (9 + 18)	20369.77
20	PROPOSED RETHAB BUA (BLDG NO. 5 UNDER REFERENCE)	4239.47
21	PROPOSED CORE SALE BUA (BLDG NO. 5 UNDER REFERENCE)	2427.25
22	RETHAB BUA OTHER BLDGS. (BLDG NO 2 ,3,4 & 6)	5323.48
23	CORE SALE BUA OTHER BLDGS. (BLDG NO 1 , 2 & 6)	5646.58
24	TOTAL CORE BUA PROPOSED FOR THE SCHEME (20 + 21 + 22 + 23)	17636.78
25	PROPOSED BUA OF ALL BLDGS. (CORE + FUNGIBLE)	

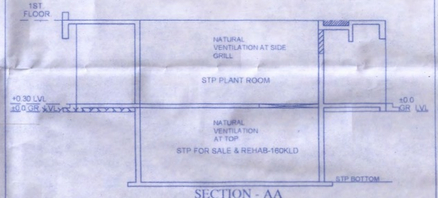
SAY-1 (1)	COMP.-2 (2)	COMP.-3 (3)	RETHAB-4 (4)	RETHAB-COMM-5 (5)	COMM-6 (6)	TOTAL (7)
R: 0.00	R: 2757.42	R: 606.31	R: 2366.04	R: 4230.12	R: 43.72	R: 9796.65
S: 1471.30	S: 1171.52	S: 0.00	S: 0.00	S: 2427.25	S: 0.50	S: 5070.57
F: 1586.00	F: 0.00	F: 0.00	F: 0.00	F: 514.17	F: 0.00	F: 2069.17

R = RETAIN BUA
S = SALE BUA
F = FUNGIBLE BUA

26	FSI SANCTIONED FOR THE PROJECT (16 / 6)	3.59
27	FSI UTILIZED IN SITU (24 / 6)	2.68
28	BALANCE BUA TDR (10700.82 - 8078.83)	2622.99
29	TOTAL PERMI. SALE FUNGIBLE (25 (A + F + G) X 35%) = 6902.31 x 35%	2415.81
30	PROPOSED TOTAL SALE FUNGIBLE BUA	2080.17
31	TOTAL PROPOSED BUA (CORE + FUNGIBLE) (24 + 30)	19716.95



SECTION - X - X' (WING - A)



SECTION - AA

- FUNGIBLE AREA

PROFORMA 'B'

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BLDG NO.- 5 ON PLOT BEARING C.T.S NO.184 (C) PT ,222 OF VILLAGE GHATKOPAR & 1A(PT) OF VILLAGE VIKHROLI, FOR GHATKOPAR LAXMI NAGAR SHREE RAMESHWAR CHS LTD.

NAME OF THE OWNER AND SIGNATURE

RUPVAKULA PROPERTIES PVT. LTD
Office No. 1207 , Wing B , East Point , 90 Feet Road , Hingwala Lane , Ghatkoper East, Mumbai - 400075.

JOB NO	DRG NO	DATE	SCALE	DRN BY	CHK BY
41A-109	RN/AMD -2/COM-5		As Shown	SANJAY	MATHEW

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME ON 10-04-2008 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 6575.82 SQ.M FALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING RECORDS.

(ARCHITECT)

NAME AND SIGNATURE OF ARCHITECT

ARCHITECT: SALONI A. DEODHAR (LIC. NO. CA/2011/43190)

GRIT ARCHITECTURAL CONSULTANCY PVT. LTD.
KALEDONIA' 504 - B (B WING) SAHAR ROAD,
OPP. VIJAY NAGAR SOCTIETY ANDHERI (EAST), MUMBAI - 400069
PHONE: 91 (22) 49674470 | 49683817 | 49694228 | 98922 25241
EMAIL: grit@deodharassociates.com

(ARCHITECT)

STAMP OF DATE OF RECEIPT

STAMP OF DATE OF APPROVAL OF PLAN

This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/3176/N/MHL-STG/LAP
Dated 31/03/2023

Approved Subject to the condition Mentioned in this office permisson Letter no- SRA/ENG/3176/N/MHL-STG/LAP
Dt 12 JUN 2024
Executive Engineer
Slum Rehabilitation Authority

GROUND FLOOR PLAN
SCALE = 1: 100