

Approved Subject to the condition
Mentioned in this office permission
Letter No. S-107/2019/1029/MS
Dt. 27 JAN 2020
Sandeep
27.01.20
Executive Engineer
Slum Rehabilitation Authority

CONTENTS OF SHEET
GROUND FLOOR, 1ST FLOOR PLAN, AREA CALCULATION & LINE DIAGRAM OF GROUND, 1ST FLOOR, PARKING STATEMENT, PLOT AREA CALCULATION, PROFORMA

PERFORMA - A

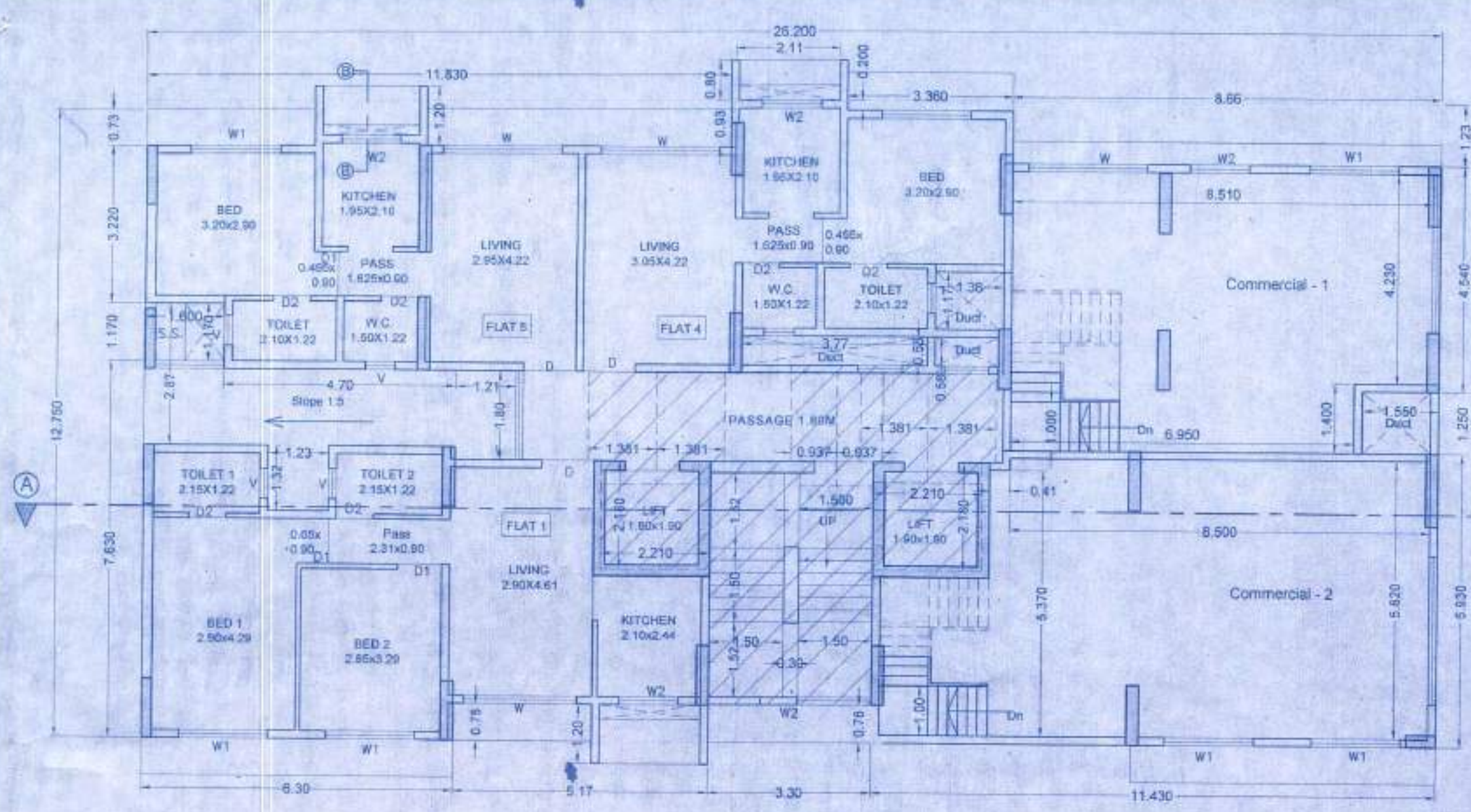
Sl. No.	AREA STATEMENT	SQ.MT			
1	Area of plot	1038.70			
2	Deduction for				
a	Road Set Back Area	107.39			
b	Total (= a)	107.39			
3	Balance Area plot (1-2b)	931.31			
4	Deduction for AMENITY AREA UNDER REG.14(d)	0.00			
5	Balance Area plot	931.31			
	MAX. FSI PERMISSIBLE ON PLOT	1.00			
	MAX. BUA PERMISSIBLE ON PLOT	931.31			
B PARAMETERS BEFORE CLUBBING					
DETAILS OF FSI AVAILED AS PER 33(11)					
	PTC	INCENTIVE	BASIC	TOTAL	
6	Permissible FSI as per DCR 33(11)	0.00	0.00	1.00	1.00
7	Permissible BUA for scheme (3x6)	0.00	0.00	931.31	931.31
8	ADDITIONAL FSI FOR ROAD SETBACK (2 TIMES OF ROAD SETBACK AREA)	0.00	0.00	0.00	0.00
9	Permissible BUA	0.00	0.00	931.31	931.31
10	Proposed BUA for bldg w/r	0.00		905.0500	905.05
11	FSI consumed	0.00		0.97	0.97
12	Total permissible fungible Area	0.00		316.77	316.77
13	Total proposed Fungible Area	0.00		254.54	254.54
14	Total Permissible Gross BUA including Fungible			1185.85	1185.85
15	Total proposed Gross BUA including fungible			1159.59	1159.59

BUILT UP AREA STATEMENT

FLOOR	CONSTRUCTION AREA	LESS STAIRCASE AREA	GROSS BUA	REHAB SHOP NET BUA	REHAB RESIDENTIAL NET BUA	FUNGIBLE BUA (WITHCUT PREMIUM) RESIDENTIAL	FUNGIBLE BUA (WITH PREMIUM) COMMERCIAL	FUNGIBLE BUA (WITHOUT PREMIUM) COMMERCIAL	FUNGIBLE BUA (WITH PREMIUM) COMMERCIAL	TOTAL FUNGIBLE AREA	NET BUA
GR FLOOR	108.86	0.00	108.86	81.47	0.00	0.00	0.00	27.39	0.00	27.39	81.47
1ST FLOOR	288.48	38.98	249.50	84.05	0.00	34.09	0.00	27.39	0.00	61.48	188.02
2ND FLOOR	288.93	38.98	249.95	0.00	0.00	43.95	0.00	0.00	0.00	43.95	206.00
3RD FLOOR	273.70	38.98	234.72	0.00	0.00	58.57	0.00	0.00	0.00	58.57	176.15
4TH FLOOR	273.70	38.98	234.72	0.00	0.00	55.98	0.00	0.00	0.00	55.98	178.74
5TH FLOOR	122.74	40.90	81.84	0.00	0.00	7.17	0.00	0.00	0.00	7.17	74.67
TOTAL AREA	1356.41	196.82	1159.59	165.52	0.00	199.76	0.00	54.78	0.00	254.54	905.05

Details of Tenements of Existing Occupants

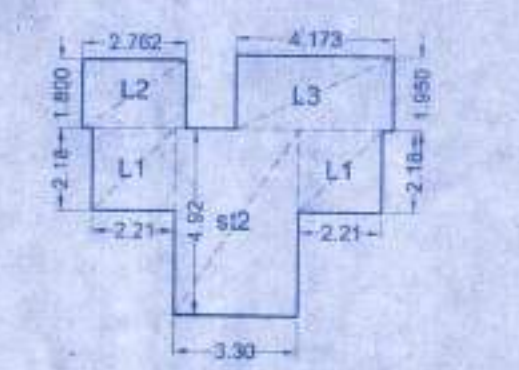
Sl. No.	Name of Occupants	Existing Flat No.	Existing Floor	Existing BUA As Per Inspection Extract	Permissible Fungible BUA	Proposed Floor	Proposed Flat/Unit No.	Net BUA	Fungible Area	Gross BUA	Fungible BUA (Without Premium)	Fungible BUA (With Premium)	
1	J.P. Infra (Mumbai) Pvt.Ltd.	1	Gr Fl.	285.384	99.88	Gr Fl.	1 & 2	81.470	27.390	108.860	111.440	54.780	0.000
2	Vijay Kumar Jain	1	1st Fl.	285.384	99.88	1st Fl.	1 & 2	81.470	27.390	108.860	111.440	54.780	0.000
3	Shubham Jain	1	2nd Fl.	285.384	99.88	2nd Fl.	1 & 2	81.470	27.390	108.860	111.440	54.780	0.000
Total Area				856.152	299.67			756.266	254.540	1010.760	254.540	0.000	



LINE DIAGRAM OF 1ST FLOOR COMMERCIAL AREA SCALE - 1:200

B.U.A. Calculation of 1st Floor Commercial Area

Addition	Deduction
A 11.43 x 11.72 x 1.00 = 133.96 sq.mt.	1 2.21 x 2.18 x 1.00 = 4.82 sq.mt.
	2 2.61 x 6.04 x 1.00 = 15.77 sq.mt.
	3 1.54 x 1.25 x 1.00 = 1.93 sq.mt.
	Total = 22.52 sq.mt.
BUA for Ground Floor = 111.44 sq.mt.	



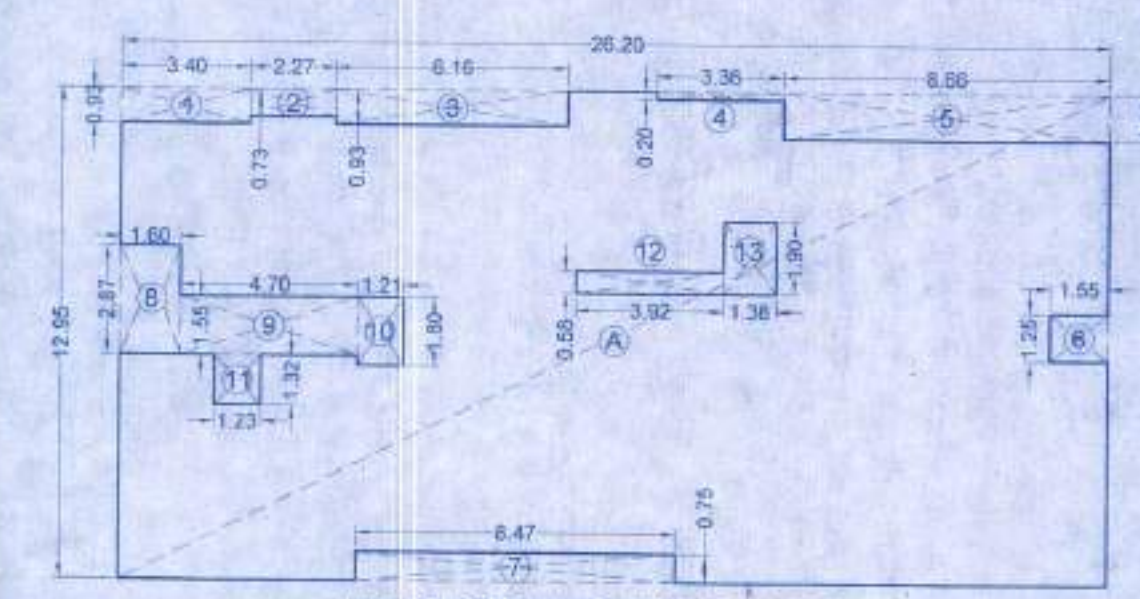
LINE DIAGRAM OF STAIRCASE & LIFT FIRST FLOOR SCALE - 1:200

Staircase, Lift, Lift Lobby Area for 1st Floor

Addition	Deduction
st2 3.30 x 4.92 x 1.00 = 16.24 sq.mt.	L1 2.21 x 2.18 x 2.00 = 9.64 sq.mt.
L2 2.762 x 1.80 x 1.00 = 4.97 sq.mt.	L3 4.173 x 1.95 x 1.00 = 8.14 sq.mt.
L3 4.173 x 1.95 x 1.00 = 8.14 sq.mt.	Total (B) = 38.98 sq.mt.
Total Staircase & Lift, Lift lobby area = 38.98 sq.mt.	

B.U.A. Calculation of 1st Floor

Addition	Deduction
A 26.20 x 12.95 x 1.00 = 339.29 sq.mt.	1 3.40 x 0.93 x 1.00 = 3.17 sq.mt.
	2 2.27 x 0.73 x 1.00 = 1.66 sq.mt.
	3 6.16 x 0.93 x 1.00 = 5.73 sq.mt.
	4 3.36 x 0.20 x 1.00 = 0.68 sq.mt.
	5 8.66 x 1.23 x 1.00 = 10.66 sq.mt.
	6 1.55 x 1.25 x 1.00 = 1.94 sq.mt.
	7 8.47 x 0.75 x 1.00 = 6.36 sq.mt.
	8 1.60 x 2.87 x 1.00 = 4.60 sq.mt.
	9 4.70 x 1.55 x 1.00 = 7.29 sq.mt.
	10 1.21 x 1.80 x 1.00 = 2.18 sq.mt.
	11 1.23 x 1.32 x 1.00 = 1.63 sq.mt.
	12 3.92 x 0.58 x 1.00 = 2.28 sq.mt.
	13 1.38 x 1.90 x 1.00 = 2.63 sq.mt.
Total = 339.29 sq.mt.	Total = 50.81 sq.mt.
Gross BUA for 1st Floor = 288.48 sq.mt.	
Less Staircase, Lift, Lift Lobby Area = 38.98 sq.mt.	
Net BUA for 1st Floor = 249.50 sq.mt.	

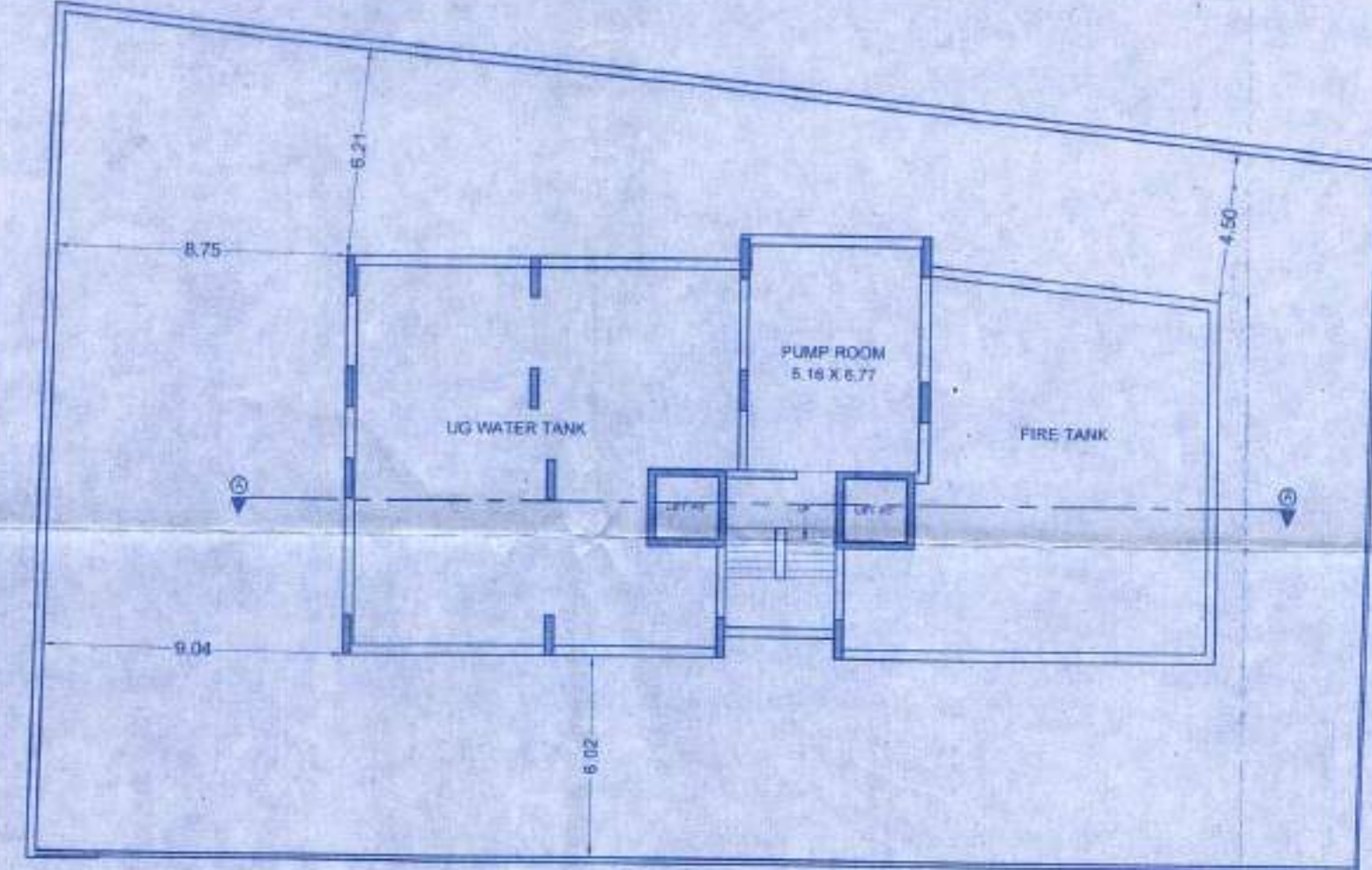


LINE DIAGRAM OF FIRST FLOOR SCALE - 1:200

AREA CALCULATION OF SOCIETY OFFICE GR FLOOR

1 1.600 x 1.660 x 1 = 2.66
2 4.070 x 4.540 x 1 = 18.48
TOTAL AREA = 21.13

LINE DIAGRAM OF SOCIETY OFFICE SCALE - 1:200

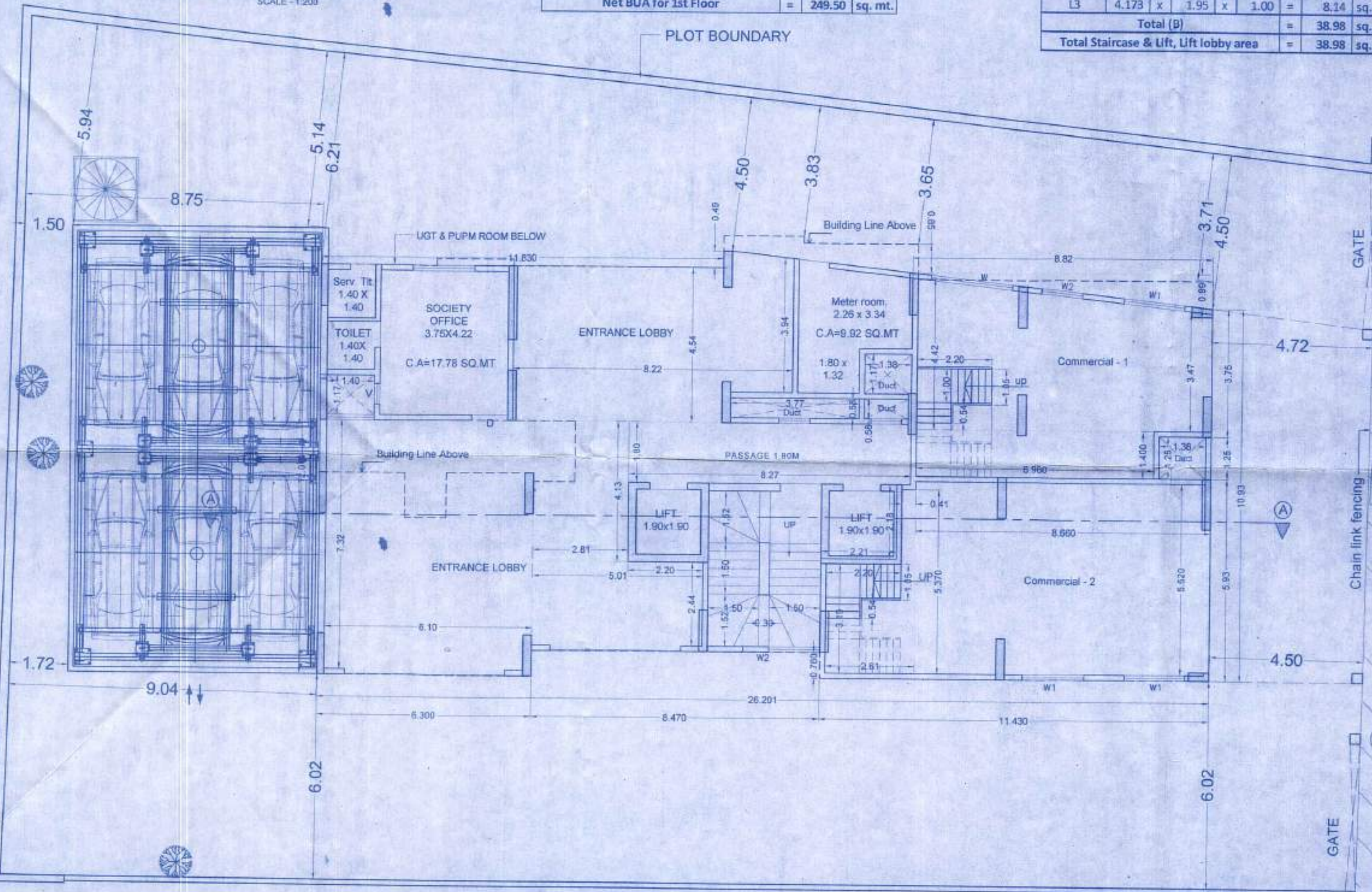


BASEMENT FLOOR PLAN SCALE 1:200

B.U.A. Calculation of Ground Floor Commercial Area

Addition	Deduction
A 11.43 x 11.92 x 1.00 = 136.25 sq.mt.	1 2.21 x 2.18 x 1.00 = 4.82 sq.mt.
	2 2.61 x 6.23 x 1.00 = 16.27 sq.mt.
	3 1.54 x 1.25 x 1.00 = 1.93 sq.mt.
	3 8.82 x 0.99 x 0.50 = 4.37 sq.mt.
Total = 136.25 sq.mt.	Total = 27.39 sq.mt.
Gross BUA for Ground Floor = 108.86 sq.mt.	

LINE DIAGRAM OF GROUND FLOOR SCALE - 1:200



GROUND FLOOR PLAN SCALE 1:100

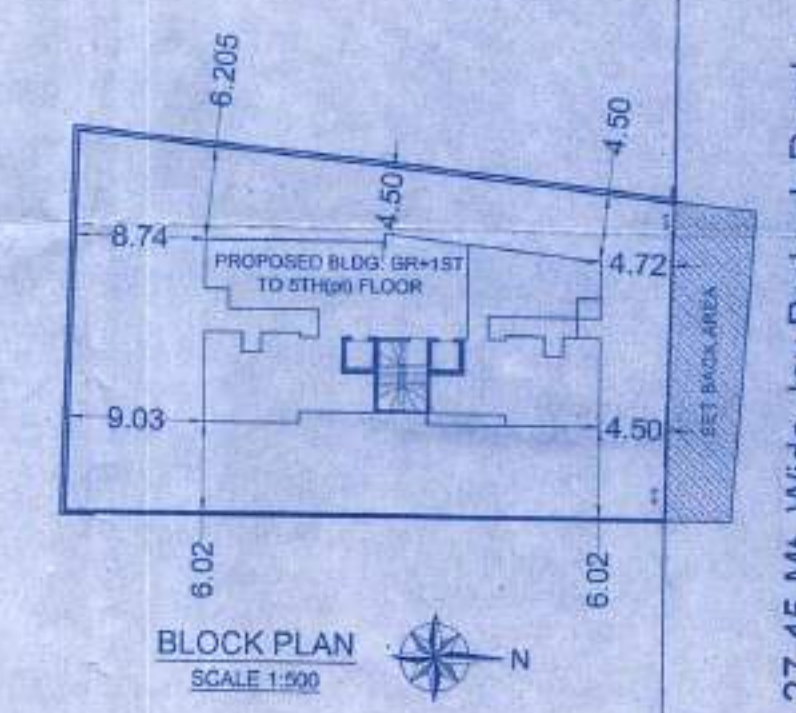
AREA CALCULATION OF PLOT AREA

1 45.921 x 21.340 x 0.50 = 489.98
2 45.921 x 2.950 x 0.50 = 67.73
3 40.830 x 18.300 x 0.50 = 373.59
4 22.420 x 5.360 x 0.50 = 60.09
5 22.420 x 4.220 x 0.50 = 47.31
TOTAL AREA = 1038.70

SET BACK AREA CALCULATION

1 22.420 x 5.360 x 0.50 = 60.09
2 22.420 x 4.220 x 0.50 = 47.31
TOTAL AREA = 107.39

AREA CALCULATION OF SET BACK (SCALE - 1:200)



BLOCK PLAN SCALE 1:500



LOCATION PLAN SCALE 1:500

V. S. VAIDYA & ASSOCIATES
LICENSED SURVEYOR & ENGINEERS
437 HIND RAJASTHANI BLDG. DADAR (E) PHALKE ROAD, DADAR (E)
DEVELOPERS: J P INFRA (MUMBAI) PVT. LTD.
Signature of Licensed Surveyor: [Signature]
Signature of Developers: [Signature]

PROJECT: PROPOSED REDEVELOPMENT SCHEME U/REG. 33(11) OF DCPR 2034 ON PROPERTY BEARING C.T.S. NO. 173/A OF VILLAGE ANDHERI, F. P. NO 44 T.P.S. - SITUATED AT J. P. ROAD, ANDHERI (W) MUMBAI OF 'K' WEST-WARD

DESCRIPTION: PLANS FOR APPROVAL GROUND & 1ST FLOOR PLAN

JOB NO.	DRAWING NO.	SCALE	DRN BY	SHEET NO.	CHECKED BY
J5168	MUN APP	1:100	Sandeep	1/2	