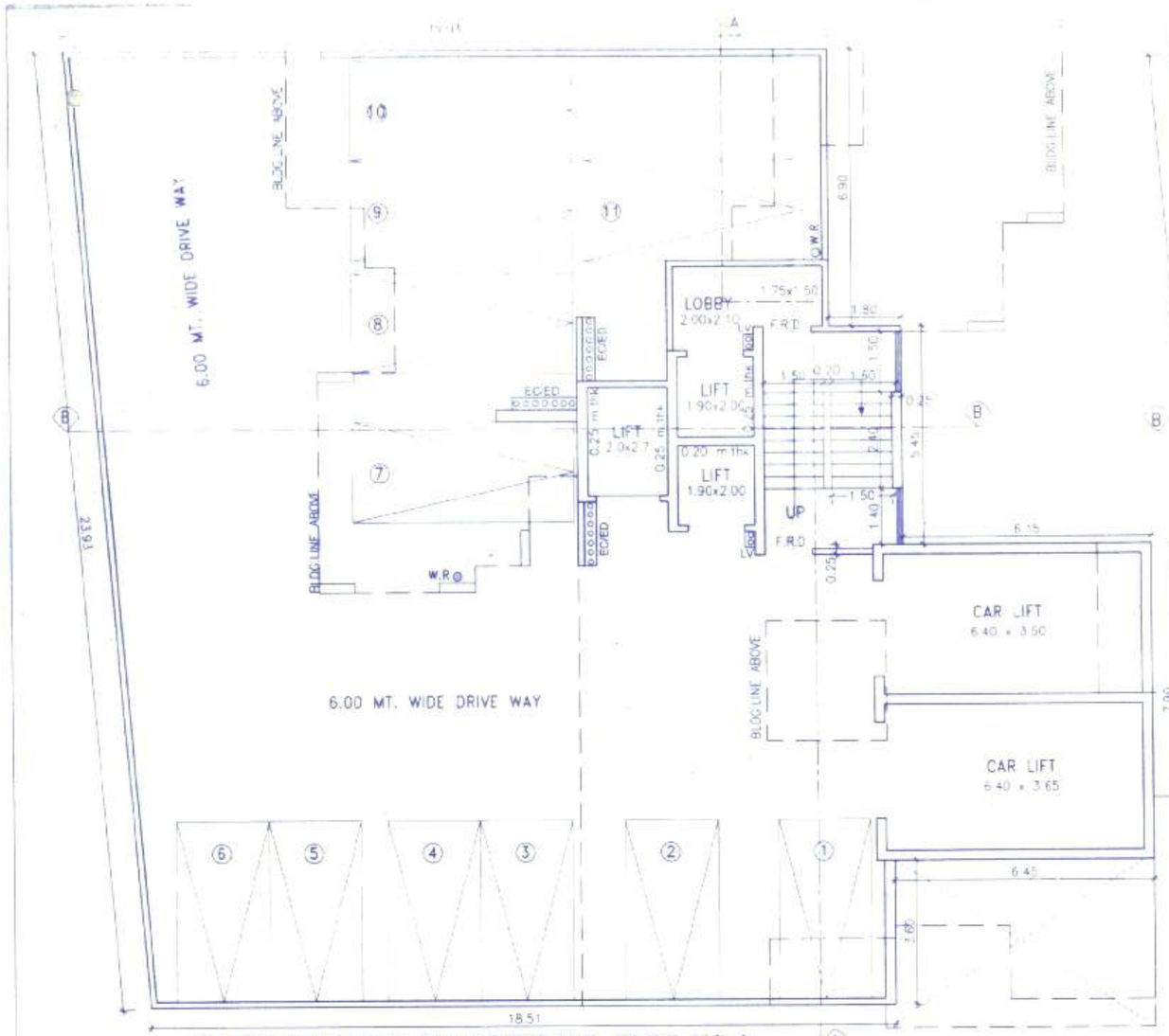
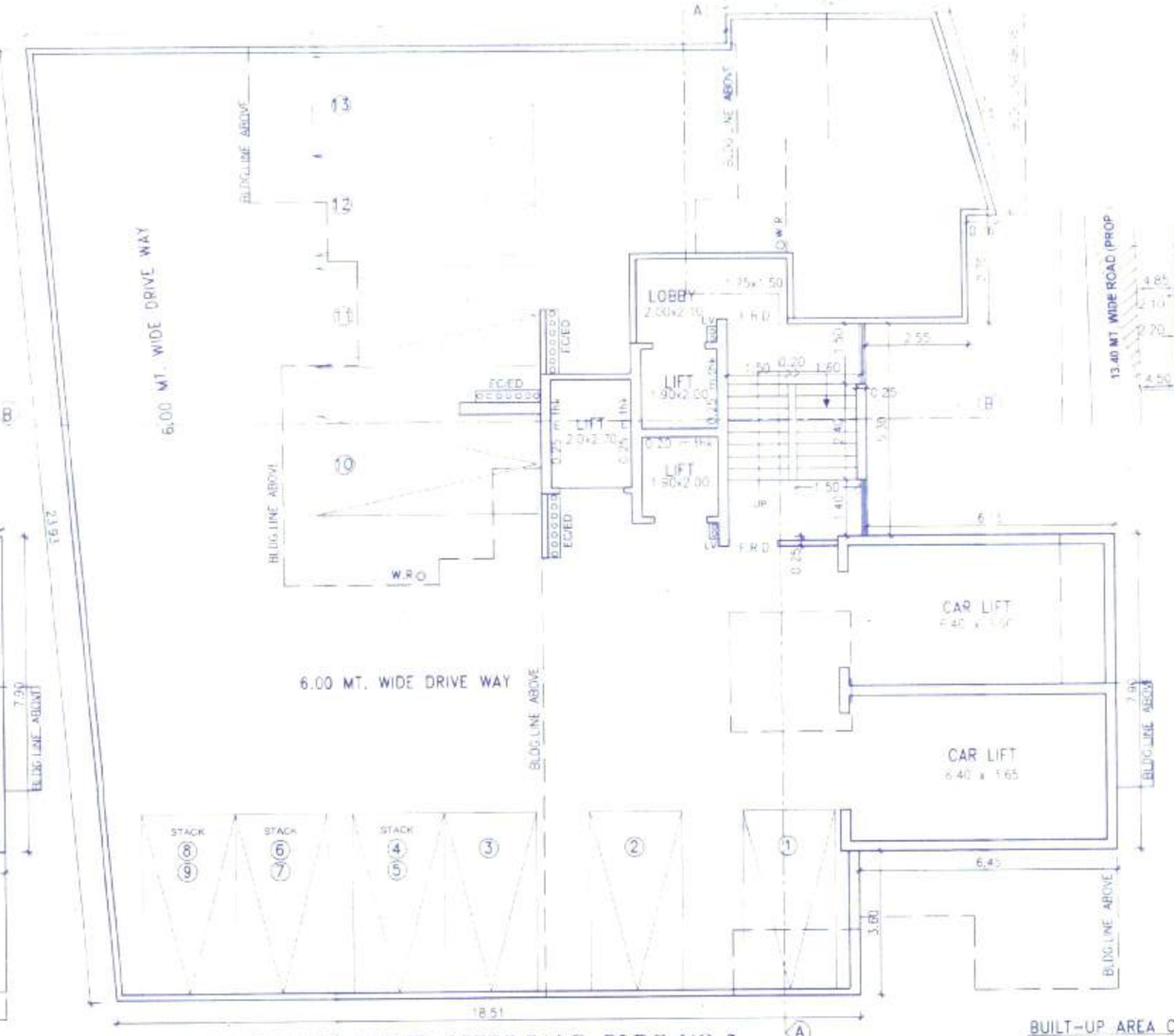
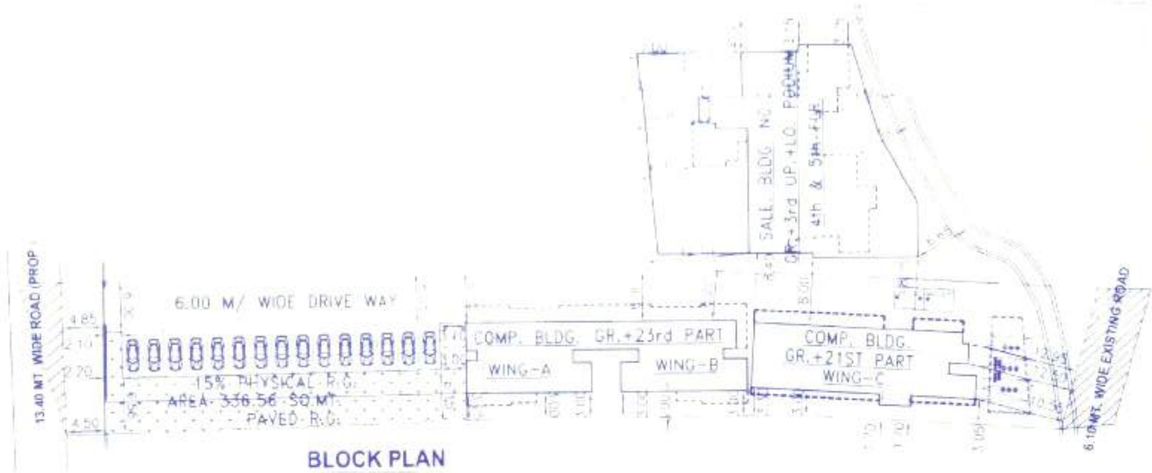


1ST PODIUM FLOOR PLAN FOR SALE . BLDG. NO. 2
SCALE 1:100

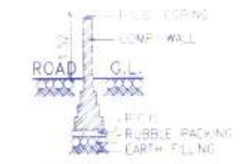


2nd PODIUM FLOOR PLAN FOR SALE . BLDG. NO. 2
SCALE 1:100



BLOCK PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:4000
C.P. SHEET NO.W/39



SECTION THRU COMPOUND WALL

PROFORMA - A

SHEET NO.1

A	AREA STATEMENT		Sum	Sub Sum	Total
1		AREA OF SLUM PLOT (SLUM)	2518.00	775.70	3293.70
2		DEDUCTION FOR			
	a	SETBACK AREA (124.50 + 100.00)	124.50	–	124.50
	b	D.P. ROAD AREA			–
	c	TOTAL (a + b)	124.50	–	124.50
3		NET GROSS AREA OF PLOT (1-2c)	2393.50	775.70	3169.20
4		DEDUCTION FOR			
	a	25% RECREATION GROUND (IF DEDUCTIBLE)	–	–	–
5		NET PLOT AREA (3-4a)	2393.50	775.70	3169.20
6		ADDITIONS FOR FSI PURPOSE			
	a	100% OF SETBACK AREA	124.50	–	124.50
	b	100% OF D.P. ROAD AREA	–	–	–
	c	TOTAL (a + b)	124.50	–	124.50
7		NET AREA OF PLOT (5+6c)	2518.00	775.70	3293.70
8		F.S. PERMISSIBLE ON PLOT AS PER L.O.	3.00	1.00	
9		PERMISSIBLE ON PLOT (7x8)	7554.00	775.70	8329.70
10		REHAB BUILT-UP AREA	3672.15	–	3672.15
11		COMM. PASSAGE AREA + AMMITY AREA	706.54	–	706.54
12		REHAB COMPONENT AREA (10+11)	4378.69	–	4378.69
13		SALE COMPONENT AREA (same as above)	4378.69	–	4378.69
14		TOTAL BUA SANCTIONED FOR PROJECT SLUM (10+13)	8050.84	–	8050.84
15		TOTAL BUA SANCTIONED FOR PROJECT NON-SLUM	–	775.70	775.70
16		FSI SANCTIONED FOR SLUM PROJECT (14/7)	3.197	1.00	
17		SALE IN SITU BUA PROPOSED (9-10)	3881.85	775.70	4657.55
18		TOTAL BUA PROPOSED IN SITU (9)	7554.00	–	7554.00
19		NOS. OF SLUM DWELLERS TO BE RE- ACCOMMODATED	122 NOS.	–	
20		NOS. OF FAP GENERATED IN THE SCHEME	–		
21		T.D.R. GENERATED IN THE SCHEME (14-9)	496.82	–	496.82
22		PERMISSIBLE OF UTILIZATION OF TDR ON NON SLUM PLOT		930.84	
23	a)	SPILLOVER OF NON SLUM TDR		496.82	–
	b)	50% TDR OF NET PLOT AREA (3)		387.85	–
	c)	OUT SIDE TDR OR GONT TDR		–	–
		TOTAL (a+b+c)		884.67	–
24	a)	TOTAL FSI FOR NON SLUM INCLUDING TDR (23+15)	3881.85	1660.37	5542.22
25		BIFURCATION OF AREA			
	a	RESIDENTIAL AREA			5542.22
	b	COMMERCIAL AREA	–	–	–
26		FUNGIBLE AREA WORKOUT ON (25)			
	a	RESIDENTIAL : 35% 25(a)			1939.78
	b	COMMERCIAL : 20% 25(b)	–	–	–
	c	TOTAL PERMISSIBLE FUNGIBLE AREA (a + b)			1939.78
27		TOTAL MAX. PERMISSIBLE B.U.A. FOR SALE INCLUDING FUNGIBLE AREA (RES.+COMM.) ON SITU (17+26c)			7482.00
28		PROPOSED B.U. AREA OF REHAB FOR BLDG. NO.1	3671.09	–	3671.09
29		PROPOSED B.U. AREA OF SALE FOR BLDG. NO.1 & 2 UNDER ZONAL FSI	3881.85	1660.09	5541.94
30		PROPOSED B.U. AREA OF REHAB+SALE FOR BLDG. NO.1&2 UNDER ZONAL FSI	7552.94	1660.09	9213.03
31		PROPOSED ON SALE FOR BLDG. NO.1 & 2 FUNGIBLE FSI (798.27+60.52)			858.79
32		TOTAL PROPOSED B.U. AREA OF SALE (ZONAL+ FUNGIBLE FSI) i.e. (29+31)			6400.73
33		BALANCE AREA (27-32)			1081.27

NOTE: BOUNDARY OF PLOT SHOWN IN BLACK.
PROPOSED WORK SHOWN IN PINK.
PROPOSED RECREATION GROUND SHOWN IN GREEN
D.P. ROAD SHOWN IN GREEN DOTTED LINES
SET BACK AREA SHOWN IN HATCHED BLACK

TENEMANT STATEMENT FOR SALE. BLDG. NO.2

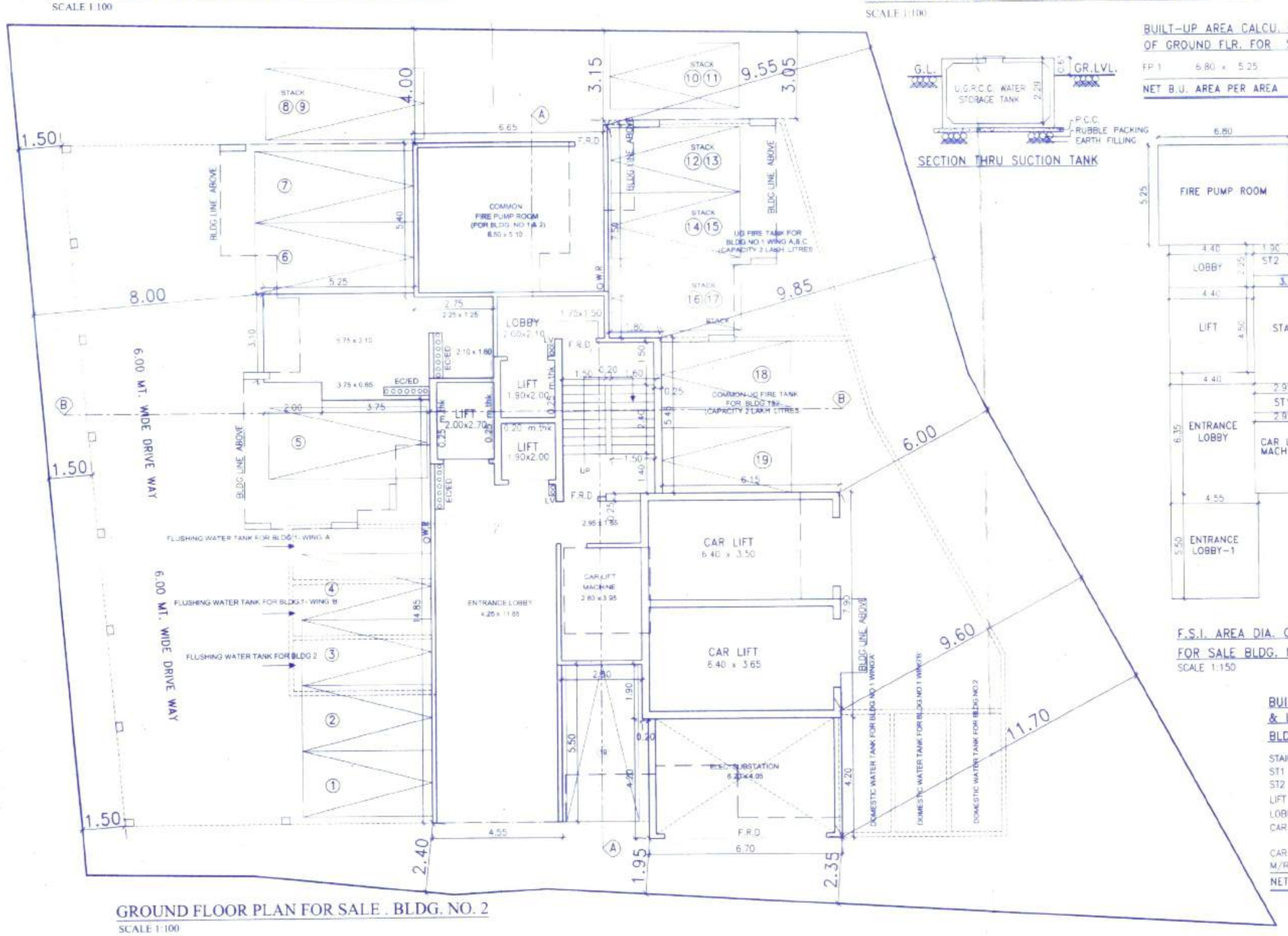
FLOORS	VALE RESI.	SALE FUNGIBLE
GR. FLR.	-/-	-/-
4th FLR.	03	-/-
5th FLR.	04	01
T O T A L	07	01

SUMMARY FOR SALE BLDG. NO.2

FLOOR	AREA OF EACH FLR (EXCLUDING STAIR, LIFT & LOBBY) IN SQ.MT.	35% PERM. FUNGIBLE AREA (IN SQ.MT.)	PROPOSED 35% OF FUNGIBLE (IN SQ.MT.)	STAIR, LIFT & LOBBY AREA IN SQ.MT.
GR. FLR.				125.26
1ST PODIUM FLR.				108.24
2nd PODIUM FLR.				108.24
3rd LOWER PODIUM FLR.				108.24
3rd UPPER PODIUM FLR.				108.24
4th FLR.	144.15	50.45		67.20
5th FLR.	213.70	74.79	60.52	63.61
TOTAL AREA	357.85	125.24	60.52	688.97

PARKING STATEMENT BLDG. NO.1

PARKING REQUIRED AS PER D.C. RULE		
CARPET AREA OF FLATS	NO. OF FLATS	PARKING REQD.
BETWEEN 35 AND 45 SQ.MT. 1 CAR FOR EVERY 4 FLAT	04 – 4	01 Nos
BETWEEN 45 AND 70 SQ.MT. 1 CAR FOR EVERY 2 FLAT	04 – 2	02 Nos
ABOVE 70 SQ.MT. 1 CAR FOR EVERY 1 FLAT	N –	N L
TOTAL PARKING		03 Nos
ADD 10% FOR VISITORS		0.03 Nos
NO. OF PARKING REQUIRED	3.03 Say	3.00 Nos
NO. OF PARKING PROVIDED		47.00 Nos



GROUND FLOOR PLAN FOR SALE . BLDG. NO. 2
SCALE 1:100

SECTION THRU SUCTION TANK

BUILT-UP AREA CALCU. OF FIRE PUMP RM. OF GROUND FLR. FOR SALE BLDG. NO.2

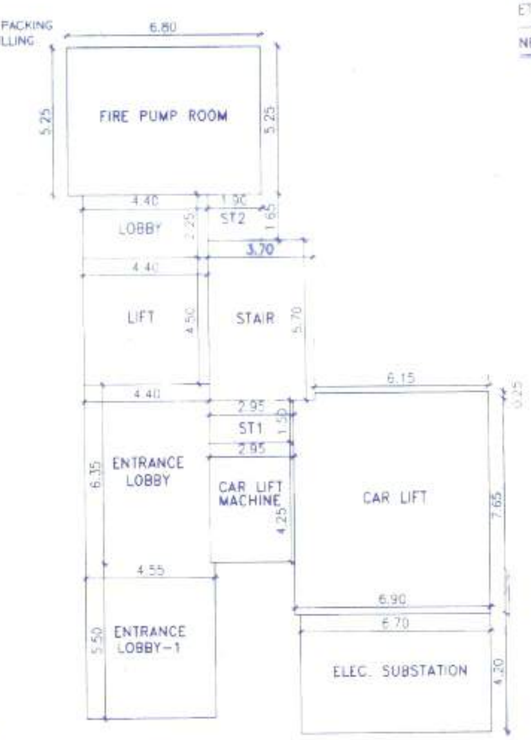
FP.1	6.80 x 5.25	=	35.70	SQ.MT.
NET B.U. AREA PER AREA		=	35.70	SQ.MT.

BUILT-UP AREA CALCU. OF ELEC. SUB. OF GROUND FLR. FOR SALE BLDG. NO.2

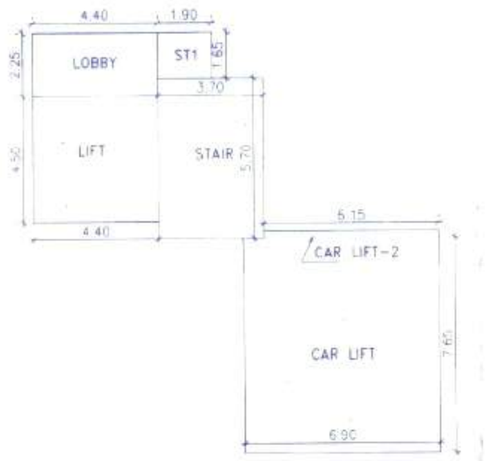
E.S.1	6.70 x 4.20	=	28.14	SQ.MT.
NET B.U. AREA PER AREA		=	28.14	SQ.MT.

BUILT-UP AREA CALCU. OF ENT. LOBBY OF GROUND FLR. FOR SALE BLDG. NO.2

ET.1	4.40 x 6.35	=	27.94	SQ.MT.
ET.2	4.55 x 5.50	=	25.02	SQ.MT.
NET B.U. AREA PER AREA		=	52.96	SQ.MT.



F.S.I. AREA DIA. OF GROUND FLR. PODIUM FOR SALE BLDG. NO.2
SCALE 1:150



F.S.I. AREA DIA. OF 1st. & 2nd FLR. PODIUM FOR SALE BLDG. NO.2
SCALE 1:150

BUILT-UP AREA CALCU. OF STAIR, LIFT & LOBBY OF GROUND FLR. FOR SALE BLDG. NO.2

STAIR	3.70 x 5.70	=	21.09	SQ.MT.
ST1	1.90 x 1.65	=	3.13	SQ.MT.
ST2	2.95 x 1.50	=	4.42	SQ.MT.
LIFT	4.40 x 4.50	=	19.80	SQ.MT.
LOBBY	4.40 x 2.25	=	9.90	SQ.MT.
CAR LIFT	6.90 x 7.65	=	52.78	SQ.MT.
	6.15 x 0.25	=	1.54	SQ.MT.
CAR LIFT M/R	2.95 x 4.25	=	12.54	SQ.MT.
NET B.U. AREA PER FLR.		=	125.20	SQ.MT.

BUILT-UP AREA CALCU. OF STAIR, LIFT & LOBBY OF 1st. & 2nd PODIUM FLR. FOR SALE BLDG. NO.2

STAIR	3.70 x 5.70	=	21.09	SQ.MT.
ST1	1.90 x 1.65	=	3.13	SQ.MT.
LIFT	4.40 x 4.50	=	19.80	SQ.MT.
LOBBY	4.40 x 2.25	=	9.90	SQ.MT.
CAR LIFT	6.90 x 7.65	=	52.78	SQ.MT.
	6.15 x 0.25	=	1.54	SQ.MT.
NET B.U. AREA PER FLR.		=	108.24	SQ.MT.

PROFORMA - B

SHEET NO.1

contents of sheet

GROUND FLR. PLAN, 1ST FLR. PODIUM PLAN, 2nd FLR. PODIUM PLAN, AREA DIA. & CALCULATION FOR SALE BLDG. NO.2.

stamp of date of receipt of plan

stamp of approval of plan

Approved Subject to the condition
Mentioned in this office permission
Letter no. CHE/ST/1028/2016/0503/52
15 FEB 2018
Executive Engineer
Slum Rehabilitation Authority - I

certificate of area

Certified that I have surveyed the plot under reference on _____ and that the dimensions of the sides, etc. of the plot stated on plan are as measured on site and the area so worked out is 3293.70 sq.mts and tallies with the area stated in the document of ownership / Town Planning Scheme Records.

architect signature

description of proposal and property

Proposed slum rehabilitation scheme on plot bearing c.t.s. no.156 D,157,157/1 TO 55, 158,158/1 TO 33 & 192 (pt.), of village Majas, Jogeshwari (E), Mumbai.

name of owner	*owner signature*
M/s. AISHWARYA AVANT BUILDER LLP	

job no.	*date*	*drg. no.*	*scale*	*checked by*	*drawn by*
		–	AS SHOWN		MAMTA

office ref. no.:

north *architect* *architect signature*

daddy & Assoc.
(t.n.hasan)
B-14,1st Flr., Bindya CHS, 51-Hill Road, Bandra (W), Mumbai. Tel.26418052