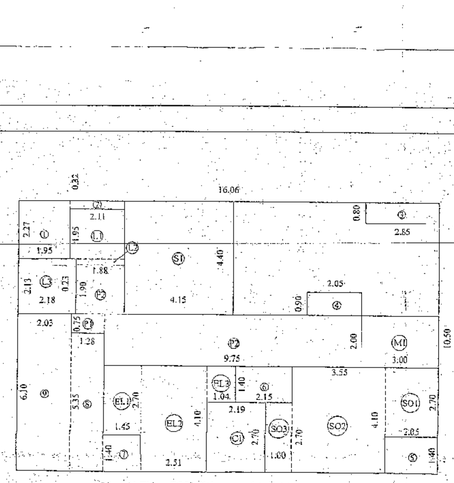


Ground Floor BUA Diagram (Rehab)

Ground Floor BUA Calculations (REHAB.)

A	16.06 x 10.50	=	168.63	(A)
Deductions				
1	1.05 x 0.22	=	0.23	
2	2.11 x 0.32	=	0.68	
4	2.85 x 0.80	=	2.28	
5	2.05 x 0.90	=	1.85	
6	2.15 x 1.40	=	3.01	
7	1.45 x 1.40	=	2.03	
8	1.28 x 5.35	=	6.85	
9	2.05 x 6.10	=	12.38	
Total		=	30.38	(i)
Passage				
P1	1.28 x 0.75	=	0.96	
P2	9.75 x 2.00	=	19.50	
Total		=	20.46	(ii)
Staircase, Lift, Lift Lobby				
ST	4.15 x 4.40	=	18.26	
L1	2.11 x 1.95	=	4.11	
L2	1.88 x 0.53	=	0.93	
L3	2.18 x 2.13	=	4.64	
P3	1.88 x 1.90	=	3.57	
Total		=	31.61	(iii)
Entrance Lobby				
EL1	1.45 x 2.70	=	3.92	
EL2	2.31 x 4.10	=	10.29	
EL3	1.04 x 1.40	=	1.46	
Total		=	15.67	(iv)
Society Office				
SO1	2.05 x 2.7	=	5.54	
SO2	3.55 x 4.1	=	14.56	
SO3	1.69 x 2.7	=	4.56	
Total		=	24.67	(v)
Commercial				
C1	2.19 x 2.70	=	5.91	
Total		=	5.91	(vi)
Meter Room				
M1	3.00 x 2.00	=	6.00	
Total		=	6.00	(vii)
Total Deductions (i+ii+iii+iv+v+vi+vii)		=	135.25	(B)
Total R/C BUA (A - B)			30.40	

Fungible area statement

Floor	Rehab: Meter Room (Sq.mt.)	Pocket Terrace (Sq.mt.)	Excess Refuge (Sq.mt.)	E.D. & F.D. (Sq.mt.)	Total (2 to 5) (Sq.mt.)
(1)	(2)	(3)	(4)	(5)	(6)
G	6.00	-	-	-	6.00
1	-	-	-	0.94	5.60
2	-	-	-	0.94	0.94
3	-	-	-	0.94	0.94
4	-	-	-	0.94	0.94
5	-	-	-	0.94	0.94
6	-	-	-	0.94	0.94
7	-	-	-	0.94	0.94
8	-	-	0.88	0.94	1.82
9	-	-	-	0.94	0.94
10	-	-	-	0.94	0.94
11	-	-	-	0.94	0.94
12	-	-	-	0.94	0.94
13	-	-	-	0.94	0.94
14	-	-	-	0.94	0.94
15	-	-	-	0.94	0.94
16	-	-	-	0.94	0.94
17	-	-	-	-	-
18	-	-	-	-	-
19	-	-	-	-	-
20	-	-	-	-	-
21	-	-	-	-	-
22	-	-	-	-	-
Total	6.00	-	0.88	15.04	21.92

Built up area statement

Floor	Rehab FSI Purpose: Res. (Sq.mt.)	Com. (Sq.mt.)	PAP (Sq.mt.)	R/C (Sq.mt.)	Total (3 to 6) (Sq.mt.)	Rehab Component: Society Office (Sq.mt.)	Balwadi (Sq.mt.)	Welfare Centre (Sq.mt.)	Common Passage (Sq.mt.)	Total (7 to 10) (Sq.mt.)	Grand Total (6 + 11) (Sq.mt.)	Staircase, Lift & Lift Lobby (Sq.mt.)	PTC FSI Purpose: Res. (Sq.mt.)	Common Passage (Sq.mt.)	Total (14 to 16) (Sq.mt.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
G	-	5.91	-	30.40	36.31	22.89	-	-	20.06	42.95	79.27	31.01	-	-	-
1	-	-	-	30.41	30.41	-	24.20	24.09	29.67	77.96	108.37	31.01	30.33	11.43	41.76
2	-	-	89.25	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
3	-	-	89.25	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
4	-	-	89.25	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
5	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
6	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
7	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
8	58.92	-	-	-	58.92	-	-	-	27.15	27.15	86.07	31.01	30.33	15.96	46.29
9	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
10	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
11	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
12	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
13	89.25	-	-	-	89.25	-	-	-	30.67	30.67	119.92	31.01	30.33	10.42	40.75
14	119.50	-	-	-	119.50	-	-	-	41.10	41.10	160.60	31.01	-	-	-
15	119.50	-	-	-	119.50	-	-	-	41.10	41.10	160.60	31.01	-	-	-
16	29.77	-	-	-	29.77	-	-	-	41.10	41.10	70.87	31.01	-	-	-
17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1041.69	5.91	367.75	60.81	1476.16	22.89	24.20	24.09	537.95	609.02	1085.18	527.77	394.29	140.01	534.30

Floor	Sale Component: Res. (Sq.mt.)	ED (Sq.mt.)	FD (Sq.mt.)	METER RM (Sq.mt.)	Total (18+20A) (Sq.mt.)	Total BUA FSI (Purpose) (6+17+21) (Sq.mt.)	Staircase, Lift & Lift Lobby (Sq.mt.)	Tenements Statement: Rehab Tts: Res.	PAP	Com.	R/C	PTC	Society Office	Balwadi	Welfare Centre	Total (24 to 31)	Sale Tts: Res. Nos	Total (32+33)
(1)	(18)	(19)	(20)	(20A)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)
G	-	-	-	7.97	7.97	44.28	68.69	-	-	01	01	-	01	-	-	03	-	03
1	103.80	0.52	0.76	-	105.08	177.35	70.31	-	-	01	-	01	01	-	01	04	03	07
2	208.04	0.52	0.76	-	209.32	339.32	68.69	-	01	-	-	01	-	-	-	04	06	10
3	208.04	0.52	0.76	-	209.32	339.32	68.69	-	01	-	-	01	-	-	-	04	06	10
4	208.04	0.52	0.76	-	209.32	339.32	68.69	-	01	-	-	01	-	-	-	04	06	10
5	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
6	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
7	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
8	108.85	0.52	0.76	-	110.42	243.64	70.25	02	-	-	-	01	-	-	-	03	04	07
9	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
10	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
11	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
12	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
13	208.04	0.52	0.76	-	209.32	339.32	68.69	03	-	-	-	01	-	-	-	04	06	10
14	208.04	0.52	0.76	-	209.32	376.82	68.69	04	-	-	-	-	-	-	-	04	06	10
15	139.15	0.52	0.76	-	140.43	259.92	70.25	04	-	-	-	-	-	-	-	04	04	08
16	208.04	0.52	0.76	-	209.32	259.09	68.69	01	-	-	-	-	-	-	-	01	06	07
17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3086.72	8.32	12.16	7.97	3115.17	5025.63	1172.47	35	09	01	02	13	01	01	01	63	89	152

Fungible Calculation for Rehab

Total BUA Proposed for Bldg Rehab	= 1370.25 Sq.mtr.
Fungible FSI Permissible on Rehab BUA	= 1370.25 x 33%
	= 479.58 Sq.mtr.
Total Fungible FSI Proposed on Rehab Bldg	= 7.62 Sq.mtr.
Total Fungible FSI Proposed on Rehab in %	= 1.60 %

Proportionate Passage Area Calulation for Rehab & PTC Tenements

Rehab Tenement

On 1st floor — Total Passage Area X Rehab Tts. Area / Total Floor BUA (Rehab + PTC)

On 1st floor — 41.10 X 76.70 / 109.03 = 29.67 Sq.mtr.

On 8th floor — 41.10 X 58.92 / 89.25 = 27.15 Sq.mtr.

On Typical floor — 41.10 X 89.25 / 119.58 = 30.67 Sq.mtr.

PTC Tenement

On 1st floor — Total Passage Area X PTC Tts. Area / Total Floor BUA (Rehab + PTC)

On 1st floor — 41.10 X 30.33 / 109.03 = 11.43 Sq.mtr.

On 8th floor — 41.10 X 30.33 / 89.25 = 13.96 Sq.mtr.

On Typical floor — 41.10 X 30.33 / 119.58 = 10.42 Sq.mtr.

REHAB PARKING STATEMENT

AREA OF FLATS	NO.OF FLATS	REQUIRED AS PER DCR	REQUIRED PARKING/FLAT	PARKING PROPOSED
BELOW 33.00 SQ.MT	62	8 TWS 1 PARKING	0.08	7.75 SAY 8
TOTAL	62 NOS			
TOTAL				08 NOS
15% PARKING FOR VISITORS				2 NOS
TOTAL PARKING REQUIRED				10
PARKING FOR GFLOOR COMMERCIAL				
150 SQ.MT = 1 PARKING				0.028
B.U.A = 248.50 SQ.MT/150				Min. 02
TOTAL = (10 + 02)				12 NOS
TOTAL Parking Proposed				12 NOS

SALE PARKING STATEMENT

AREA OF FLATS	NO.OF FLATS	REQUIRED AS PER DCR	REQUIRED PARKING/FLAT	PARKING PROPOSED
BELOW 33.00 SQ.MT	131	8 TWS 1 PARKING	0.12	15.72 SAY 16 NOS
33.00 TO 45.00 SQ.MT	NIL	4 TWS 1 PARKING	NIL	
TOTAL	131 NOS			16.00 NOS
25% PARKING FOR VISITORS				4.00
TOTAL PARKING REQUIRED				20.00
ADDITIONAL 25% PARKING				5.00
TOTAL				25.00
Total Parking Proposed				25 NOS.

Car Parking Statement

Floor	Big	Small	Total (1 + 2)
(1)	(2)	(3)	(4)
G	09	03	03

Stamp & Date of Receipt of Plans

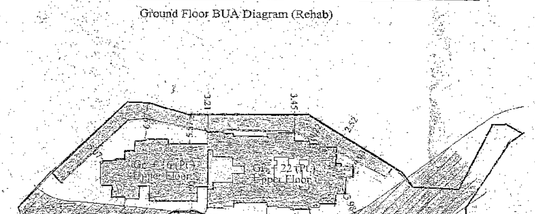
Stamp & Date of Approval of Plans

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/ 2048 / KW / AP Dt. 5 NOV 2016

Executive Engineer
Slum Rehabilitation Authority

PROFORMA - 'A'

	A AREA STATEMENT	Slum Plot	Non Slum Plot	Total
1	Area Of Plot	1110.80	700.40	1811.20
2	Deduction For			
	(a) Set Back Area	180.00	310.01	490.01
	(b) Reservation	-	-	-
	(c) Encroachment	-	-	-
	Total Deduction	180.00	310.01	490.01
3	Balance Area Of Plot (1 - 2)	930.80	390.39	1321.19
4	Deduction For R.G.	-	-	-
5	Net Area Of Plot (3 - 4)	930.80	390.39	1321.19
6	Additions For Floor Space Index			
	(a) Set Back Area	180.00	310.01	490.01
	(b) Reservation	-	-	-
	(c) Encroachment	-	-	-
	Total Addition	180.00	310.01	490.01
7	Total Area (5 + 6)	1110.80	700.40	1811.20
8	Floor Space Index Permissible	3.0	0.75 1.75	
9	Permissible Floor Area (7 x 8)	3332.40	525.30 1225.70	5083.40
10	Rehab BUA	1376.16	394.29 -	1770.45
11	Common Passage	537.93	140.01 -	677.94
12	Amenity	71.00	- -	71.00
13	Rehabilitation Component (10+11+12)	1985.18	534.30 -	2519.48
14	Sale Component (13)	1985.18	- 1216.70	3201.88
15	Total BUA Sanction for the Project (10 + 14)	3361.34	534.30 1216.70	5112.34
16	FSI Sanctioned For the Project (15/7)	3.026	0.762 1.737	3.026 + 2.499
17	Max. Sale BUA permissible in Situ (9-10)	1956.24	- 1216.70	3172.94
18	TDR, if any (15-9)	28.94	- -	28.94
19	Total Built Up Area Proposed (10 + 1898.47)	3274.63	534.30 1216.70	5025.53
B	BALCONY AREA STATEMENT			
i	Permissible Balcony Area Per floor			
ii	Proposed Balcony Area Per floor			
iii	Excess Balcony Area Per floor			
iv	Total Excess Balcony Area For All Floor			
C	TENEMENT STATEMENT			
i	Proposed Area (Item A 12 above)	As per given Statement		
ii	Less Deduction of Non-Res. Area			
iii	Area Available For Tenements (i - ii)			
iv	Tenements Permissible (Density Of Tn/Ha.)			
v	Tenements Proposed			
vi	Tenements Existing			
vii	Total Tenement On The Plot			
D	PARKING STATEMENT			
i	Parking Required By Regulation	As per given Statement		
ii	Parking Provided			
E	LOADING & UNLOADING STATEMENT			
i	Spaces For Transport Vehicles Parking Required			
ii	Total Transport Vehicles Parking Space Provided			



BLOCK PLAN
SCALE 1:500

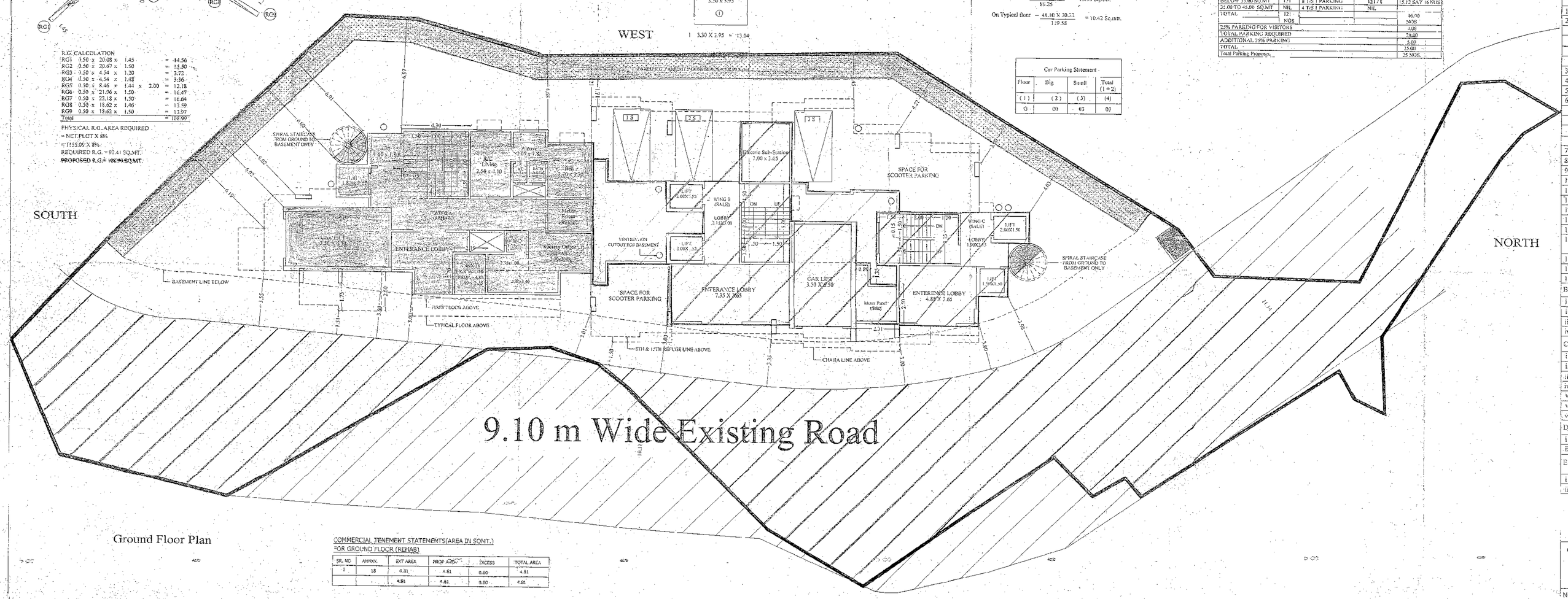
LOCATION PLAN
SCALE 1:4000

Meter Panel (Sold) 2 x 2.71 = 5.42

1 0.89 x 1.35 = 1.20
2 2.71 x 2.50 = 6.77
TOTAL = 7.97

Electric Substation 3.30 x 4.95 = 13.04

1 3.30 X 2.95 = 13.04



Ground Floor Plan

R.G. CALCULATION

RG1	0.50 x 20.08 x 1.45	=	14.56	
RG2	0.50 x 20.67 x 1.50	=	15.50	
RG3	0.50 x 4.54 x 1.50	=	3.41	
RG4	0.50 x 4.54 x 1.48	=	3.36	
RG5	0.50 x 8.46 x 1.44 x 2.00	=	12.18	
RG6	0.50 x 21.06 x 1.50	=	15.83	
RG7	0.50 x 22.18 x 1.50	=	16.64	
RG8	0.50 x 18.62 x 1.46	=	13.59	
RG9	0.50 x 18.62 x 1.50	=	13.97	
Total		=	108.99	

PHYSICAL R.G. AREA REQUIRED
= NET PLOT X 8%
= 1155.09 X 8%
REQUIRED R.G. = 92.41 SQ.MT.
PROPOSED R.G. = 108.99 SQ.MT.

COMMERCIAL TENEMENT STATEMENTS(AREA IN SQMT.)
FOR GROUND FLOOR (REHAB)

SR. NO	ANNXX	EXT AREA	PROP AREA	EXCESS	TOTAL AREA
1	18	4.81	4.81	0.00	4.81
	-	4.81	4.81	0.00	4.81

CONTENT OF SHEET:
Ground Floor Plan, BUA Daigram, BUA Calculations
Block Plan, Location Plan, FSI Statement

NAME AND SIGNATURE OF DEVELOPER
M/s. LAK & HANWARE REALTY LLP

NAME AND SIGNATURE OF ARCHITECT
M.V. & ASSOCIATES

PROJECT:
PROPOSED S.R SCHEME ON PLOT BEARING C.T.S.NO. 520, 520 / 1 TO 8, OF VILLAGE AMBIWALI, TALUKA ANDHERI, JOGHESHWARI (WEST) MUMBAI - 400 102.

SOCIETY: SHIV SRUSHTI SRA CHS (PROPOSED)

M.V. & ASSOCIATES
Architects & Consultants
11/410, MOTILAL NEHRU NAGAR C.H.S., BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI - 400051.

DESIGN	DRAWN	CHECKED	APPROVED	DATE
SCALE AS SHOWN	DWG.NO.			REV. 0