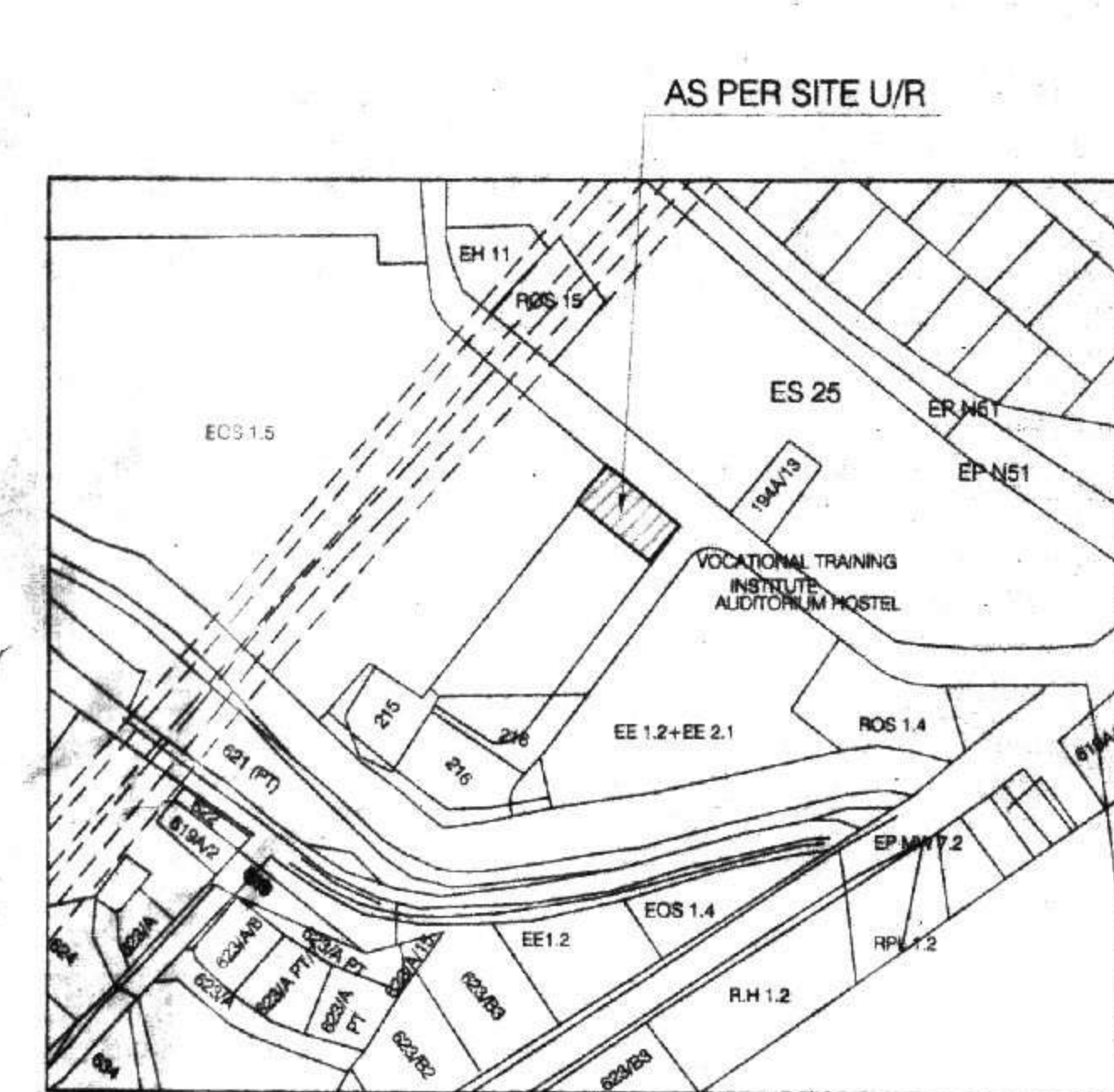
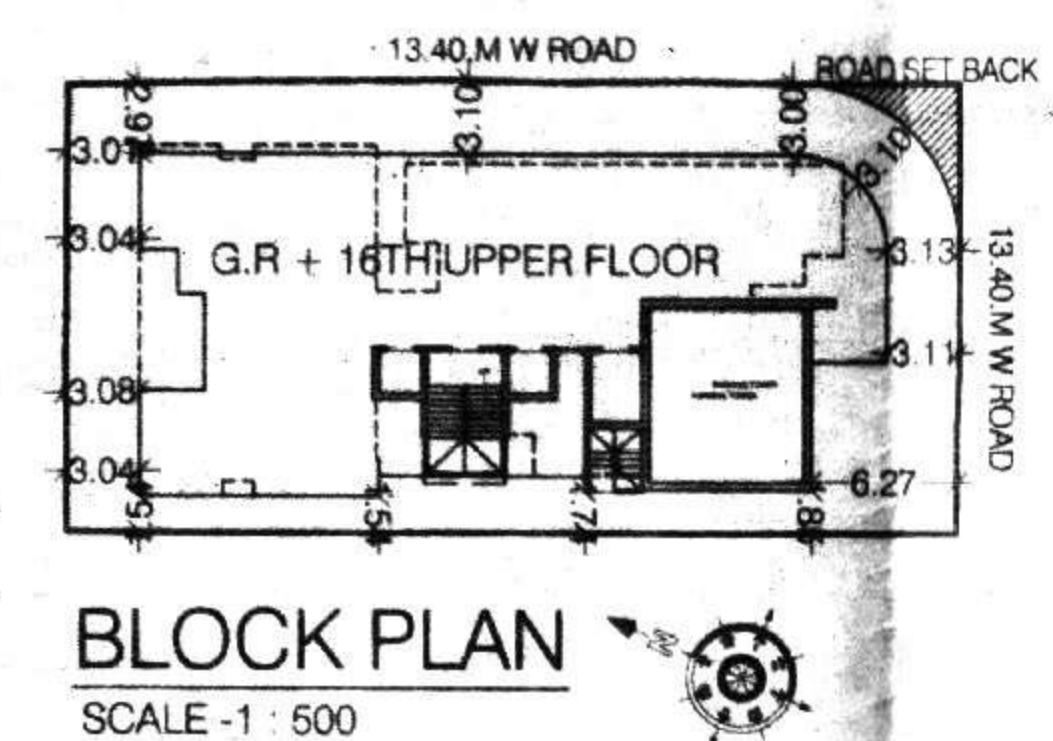
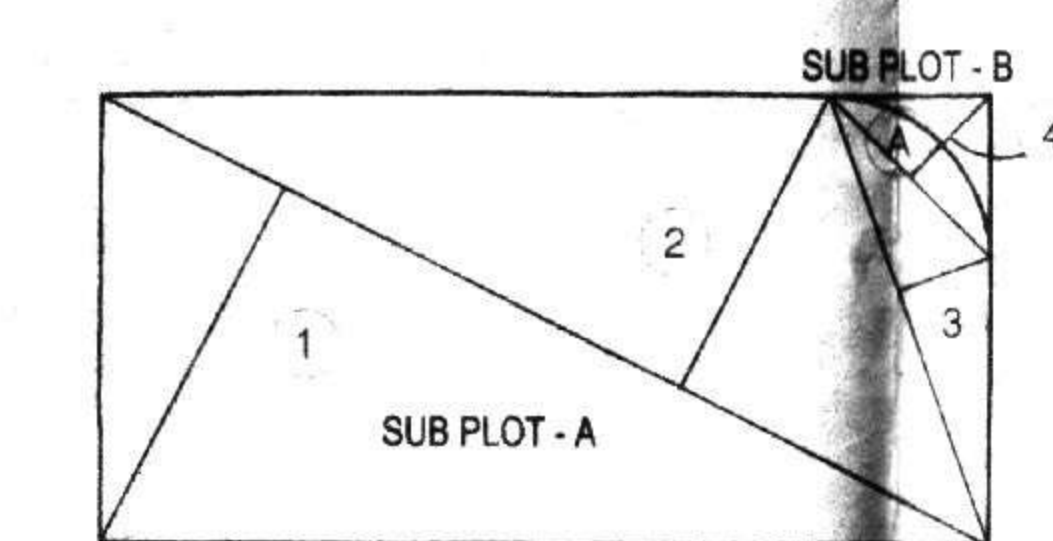


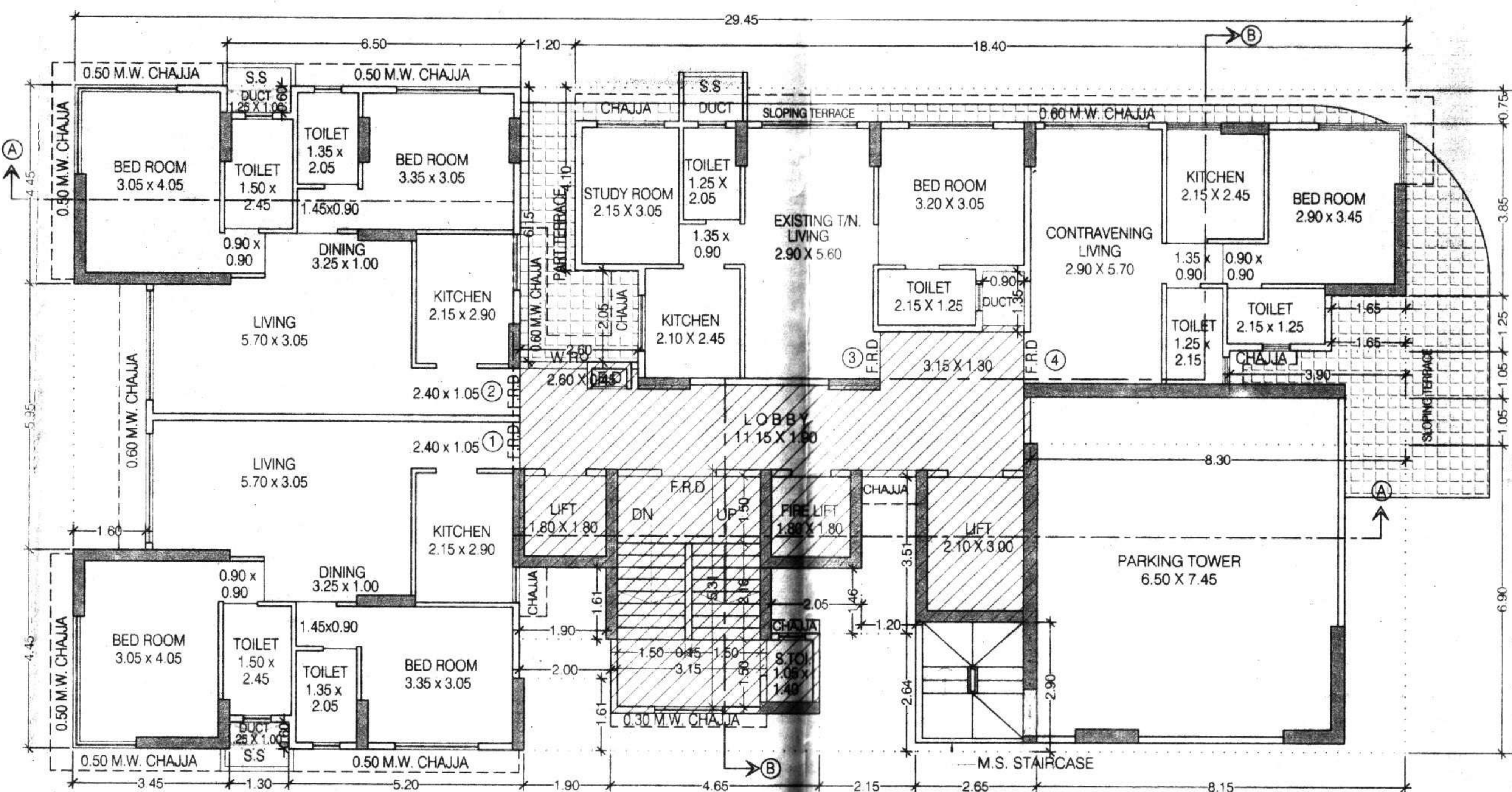
LOCATION PLAN
SCALE - 1 : 4000BLOCK PLAN
SCALE - 1 : 500PLOT AREA LINE DIAGRAM
SCALE - 1 : 500

PLOT AREA CALCULATION

SUB PLOT - A	SALE BLDG.		
1	0.50 X 41.85 X 17.51 X 1 NO	=	366.40 SQ.MT.
2	0.50 X 41.85 X 14.31 X 1 NO	=	299.44 SQ.MT.
3	0.50 X 20.20 X 4.24 X 1 NO	=	42.82 SQ.MT.
A	2/3 X 9.73 X 1.98 X 1 NO	=	12.84 SQ.MT.
	TOTAL ADDITION	=	721.50 SQ.MT. - (A)

SUB PLOT - B	ROAD SET BACK		
4	1/2 X 9.73 X 4.88 X 1 NO	=	23.74 SQ.MT.
	TOTAL ADDITION	=	23.74 SQ.MT. X

DEDUCTIONS			
A	2/3 X 9.73 X 1.98 X 1 NO	=	12.84 SQ.MT.
	TOTAL DEDUCTION	=	12.84 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	=	10.90 SQ.MT. - (B)
	TOTAL ADDITION (A + B)	=	732.40 SQ.MT. X

1ST FLOOR PLAN
SCALE - 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR			
A	31.30 X 14.50 X 1 NO	=	453.85 SQ.MT.
B	2/3 X 5.66 X 1.17 X 1 NO	=	4.41 SQ.MT.
	TOTAL ADDITION	=	458.26 SQ.MT. X

DEDUCTIONS			
1	1/2 X 5.66 X 2.83 X 1 NO	=	8.01 SQ.MT.
2	3.35 X 5.73 X 1 NO	=	19.20 SQ.MT.
3	6.80 X 1.05 X 1 NO	=	7.14 SQ.MT.
4	6.65 X 6.90 X 1 NO	=	45.89 SQ.MT.
5	2.50 X 2.90 X 1 NO	=	7.25 SQ.MT.
6	8.85 X 0.84 X 1 NO	=	7.43 SQ.MT.
7	2.70 X 4.10 X 1 NO	=	11.07 SQ.MT.
8	3.30 X 1.85 X 1 NO	=	6.11 SQ.MT.
9	0.90 X 2.00 X 1 NO	=	1.80 SQ.MT.
	TOTAL DEDUCTION	=	113.90 SQ.MT. Y1
	TOTAL BUILT UP AREA [X - Y1]	=	344.36 SQ.MT. X1

STAIRCASE AREA CALCULATION			
ST1	2.50 X 3.40 X 1 NO	=	8.50 SQ.MT.
ST2	2.30 X 2.05 X 1 NO	=	4.72 SQ.MT.
ST3	5.45 X 2.20 X 1 NO	=	11.99 SQ.MT.
ST4	3.15 X 3.26 X 1 NO	=	10.27 SQ.MT.
	TOTAL STAIRCASE AREA	=	35.48 SQ.MT. Y2

ENTRANCE LOBBY AREA CALCULATION			
L1	0.30 X 0.80 X 1 NO	=	0.18 SQ.MT.
L2	0.15 X 1.05 X 1 NO	=	0.16 SQ.MT.
L3	0.90 X 0.15 X 1 NO	=	0.14 SQ.MT.
L4	9.05 X 1.80 X 1 NO	=	16.29 SQ.MT.
L5	2.25 X 2.25 X 1 NO	=	5.06 SQ.MT.
L6	3.30 X 5.20 X 1 NO	=	17.16 SQ.MT.
L7	3.70 X 4.10 X 1 NO	=	15.17 SQ.MT.
L8	1.35 X 2.05 X 1 NO	=	2.77 SQ.MT.
	TOTAL ENTRANCE LOBBY AREA	=	56.93 SQ.MT. Y3

PUMP/FIRE PANEL AREA CALCULATION			
P1	6.40 X 1.10 X 1 NO	=	7.04 SQ.MT.
P2	8.35 X 3.35 X 1 NO	=	21.27 SQ.MT.
P3	2.15 X 2.51 X 1 NO	=	5.40 SQ.MT.
P4	2.30 X 0.75 X 1 NO	=	1.73 SQ.MT.
	TOTAL PUMP/FIRE PANEL AREA	=	35.44 SQ.MT. Y4

METER ROOM AREA CALCULATION			
M1	3.65 X 3.41 X 1 NO	=	12.45 SQ.MT.
	TOTAL METER ROOM AREA	=	12.45 SQ.MT. Y5

TOILET AREA CALCULATION			
T1	3.50 X 2.51 X 1 NO	=	8.79 SQ.MT.
T2	3.80 X 0.84 X 1 NO	=	3.02 SQ.MT.
	TOTAL TOILET AREA PER FL. (GROUND FLOOR)	=	11.81 SQ.MT. Y6

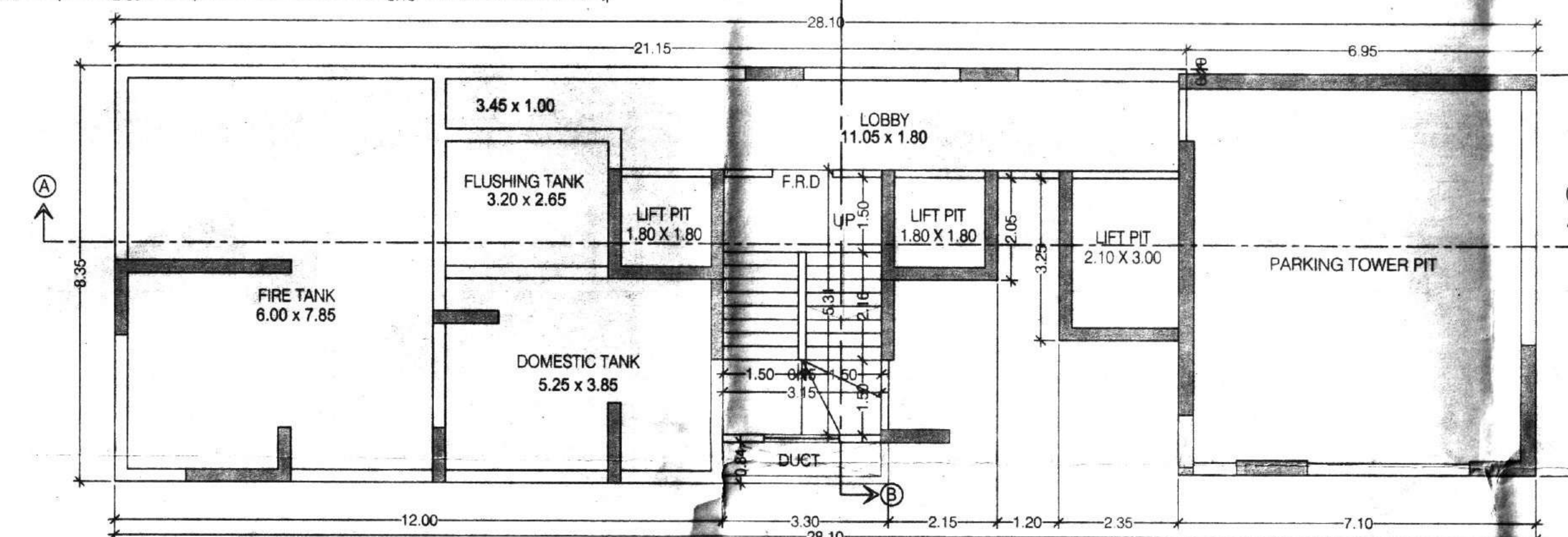
NET BUILT UP AREA			
[X1 - (Y2+Y3+Y4+Y5+Y6)]	=		192.25 SQ.MT.

33 (12) B CONTRAVENING AREA STATEMENT		
FSI	732.40	3.00
	488.27	1.00
Carpet area of PAP		27.88
BUA area of PAP		33.46
NO. of PAP		14.59
NO. of PAPs can be accommodated		14.00
Area of PAP Proposed (14*33.46)		468.38
Incentive on PAP 50%		234.19
Total Area		702.576
Area for Sale		234.19
Total Sale Area with Fungible		316.16

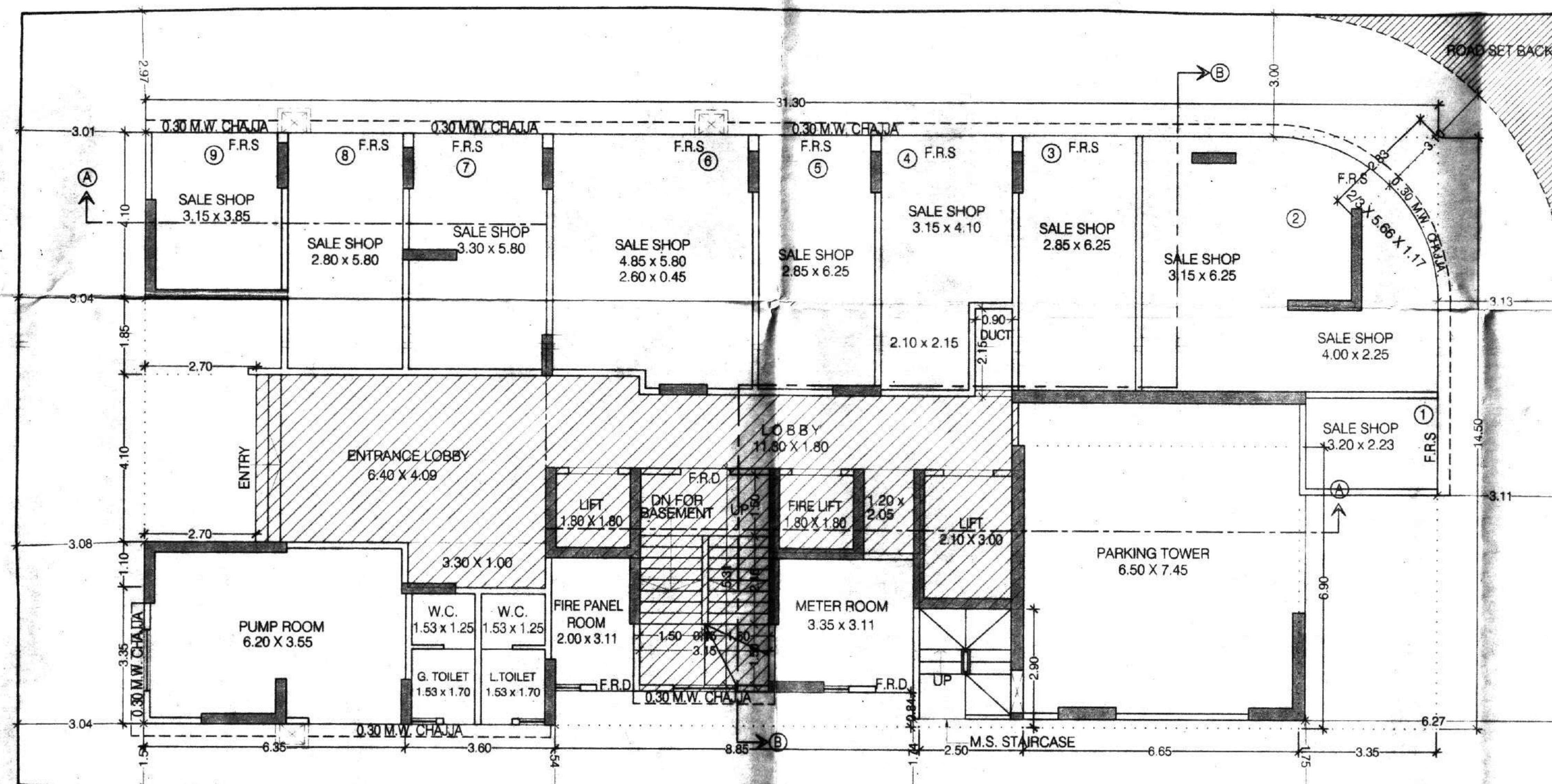
SANITARY STATEMENT FOR SALE WING (A TO G) COMMERCIAL

AREA OF SHOPS FOR WORKING
OUT SANITATION REQUIREMENT = 192.25 SQ.MT.

- 1) TOTAL NO. OF PERSONS AS PER OCCUPANT
LOAD AS PER 33.3 PERSONS PER 100 SQ.MT. = 64.02 PERSONS SAY 64 NOS.
- 2) NO. OF MALE & FEMALE AT 70/30 RATIO = 45 NOS. MALE
= 19 NOS. FEMALE
- 3) NO. OF REQUIRED MALE = 2 NOS. FEMALE = 1 NOS.
PROPOSED MALE = 2 NOS. FEMALE = 2 NOS.
- 4) URINAL REQUIRED MALE = 2 NOS. PROPOSED = 2 NOS.

BASEMENT (FOR SERVICES) FLOOR PLAN
SCALE - 1 : 100GROUND FLOOR AREA LINE DIAGRAM
SCALE - 1 : 100

13.40M. WIDE ROAD

GROUND FLOOR PLAN
SCALE - 1 : 100

PROFORMA 'A' {33(12)}

A AREA STATEMENT		TOTAL
1 TOTAL AREA OF PLOT		732.40
2 DEDUCTION FOR (A) SET-BACK OF ROAD		10.90
	TOTAL DEDUCTION	---
3 BALANCE AREA OF PLOT (1 MINUS 2)		721.50
4 DEDUCTION FOR - R.G. (15 %)		1.00
5 NET AREA OF PLOT (3 MINUS 4)		721.50
6 ADDITIONS FOR FLOOR SPACE INDEX		---
	(A) SET-BACK OF ROAD	10.90
7 TOTAL AREA (5 + 6)		732.40
8 FLOOR SPACE INDEX PERMISSIBLE		1.00
9 PERMISSIBLE AREA		732.40
10 BUA OF CONTRAVENING STRUCTURES (732.40 * 2.0)		468.27
11 ADDITIONAL SALE BUA (50% INCENTIVE AREA) 10 X 50%		244.13
12 TOTAL BUA PERMISSIBLE FOR CONTRAVENING STRUCTURES IN SITU		468.38
13 PERMISSIBLE FUNGIBLE OF CONTRAVENING STRUCTURES (12 * 35%)		163.93
14 TOTAL BUA PERMISSIBLE FOR CONTRAVENING STRUCTURES INCLUDING FUNGIBLE (12 + 13)		632.31
15 TOTAL BUA PROPOSED IN CONTRAVENING STRUCTURES IN SITU		639.96
16 EXCESS BUA OF CONTRAVENING STRUCTURES PROVIDED FROM SALE (15-14)		7.67
17 ADDITIONAL SALE BUA (50% INCENTIVE AREA OF PROPOSED AREA OF CONTRAVENING STRUCTURES) 12X 50%		234.19
18 PERMISSIBLE FUNGIBLE OF SALE BUA (234.19 X 0.35)		81.97
19 TOTAL SALE BUA INCLUDING FUNGIBLE AGAINST CONTRAVENING STRUCTURES (17+18)		316.16
20 BALANCE SALE BUA AFTER DEDUCTING EXCESS AREA OF CONTRAVENING STRUCTURES (19-16)		308.49

PROFORMA 'A' {33(11)}

A AREA STATEMENT		TOTAL
1 TOTAL AREA OF PLOT		732.40
2 DEDUCTION FOR (A) SET-BACK OF ROAD		10.90
	TOTAL DEDUCTION	---
3 BALANCE AREA OF PLOT (1 MINUS 2)		721.50
4 DEDUCTION FOR - R.G. (15 %)		1.00
5 NET AREA OF PLOT (3 MINUS 4)		721.50
6 ADDITIONS FOR FLOOR SPACE INDEX		---
	(A) SET-BACK OF ROAD	10.90
7 TOTAL AREA (5 + 6)		732.40
8 FLOOR SPACE INDEX PERMISSIBLE		3.00
	ZONAL FREQ. SALE	1.00
	PTC	1.00
9 PERMISSIBLE AREA		2197.20
10 PROPOSED SALE AREA AGAINST SWAPPING OF PTC WITH SCHEME I		747.59
11 PROPOSED SALE AREA		1449.61
12 TOTAL AREA PROPOSED (11 (a) + 11 (b))		2197.20
13 F.S.I. CONSUMED (12/11)		3.00
B DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS		
1 PURELY SALE RESIDENTIAL B. UP AREA		1086.80
2 TEMPLE B. UP AREA		---
1 REMAINING SALE NON- RESIDENTIAL B. UP AREA		192.25
2 EXISTING TENANTS B. UP AREA		908.15
C DETAILS OF F. S. I. AVAILABLE AS PER 35 (4)		---
1 FUNGIBLE B. UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR PURELY SALE RESIDENTIAL = OR < (51*0.05)		769.02
2 FUNGIBLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL		---
3 FUNGIBLE B. UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY SALE COMMERCIAL = OR < (22 X 0.20)		---
4 TOTAL FUNGIBLE B. UP AREA PROPOSED		0.00
5 TOTAL BUA OF SALE PERMISSIBLE IN SITU UNDER 33(11) (A12 + C1)		2986.22
6 TOTAL PERMISSIBLE SALE BUA INCLUDING FUNGIBLE 33(11) (C5) + 33(12B)(20) (2986.22 + 308.49)		3294.71
7 TOTAL PROPOSED SALE BUA INCLUDING FUNGIBLE (7 + 8)		3294.70
8 BALANCE SALE BUA		0.01

PROFORMA - B

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT AREA LINE DIAGRAM & CARPET AREA.
GROUND & FIRST FLOOR PLAN, BASEMENT & BUILT UP AREA DIAGRAM & CALCULATION.
DESCRIPTION OF PROPOSAL

PROP. S. R. SCHEME U/SEC. 33(1) ON PROPERTY BEARING C.T.S.NO.194/A/1,
OF VILLAGE GHATKOPAR (E), FOR BHAGYAWAN CO. OP. HSG. SOC. LTD.

NAME OF OWNER

AUTHORIZED SIGNATURE

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGNATURE

RK
Rahul Kamathi Architect & Interior Designer
Ruparel, Itis, Plot 273, Senapati Bapat Marg, Marunga (W),
Mumbai - 16. Tel: 022 2439 1100. E mail: rahulk@ruparel.in

STAMP OF DATE OF RECEIPT
OF PLANSSTAMP OF DATE OF APPROVAL
OF PLANS

Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/ENGN/Pvt/1014/2023 dated 10/1/23

17 NOV 2023
Executive Engineer
Mumbai Rehabilitation Authority

NORTH

DRAWN BY

JOB NO.

PAYMENT