

Table with 15 columns: FLOORS, RESI, COMM, R+C, AMENITIES, PTC, SALE COMM. Rows include GR. FLOOR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR, 14TH FLOOR, 15TH FLOOR, 16TH FLOOR, 17TH FLOOR, 18TH FLOOR, 19TH FLOOR, 20TH FLOOR, 21ST FLOOR, and TOTAL.

Table with 15 columns: FLOOR, BUA/FSI, PASSAGE, FITNESS CENTRE AREA, BALWADI, WEL. CENT., SOC. OFF., LIBRARY, COMM. HALL, REHAB. COMPONENT, STAIRCASE, ENTRANCE LOBBY AREA, METER REFUGE AREA, FUNGIBLE, PTC, CONSTRUCTION AREA. Rows include GROUND, 1ST FL., 2ND FL., 3RD FL., 4TH FL., 5TH FL., 6TH FL., 7TH FL., 8TH FL., 9TH FL., 10TH FL., 11TH FL., 12TH FL., 13TH FL., 14TH FL., 15TH FL., 16TH FL., 17TH FL., 18TH FL., 19TH FL., 20TH FL., 21ST FL., and TOTAL.

Table with 2 columns: A, AREA STATEMENT, SQ.MT. Rows include 1. Area of plot considered for the scheme, 2. Deductions for, 3. Balance Area of Plot, 4. Total area for FSI computation, 5. Minimum FSI to be considered as per clause 3.8 of 33(10) of DCRP 2034, 6. Proposed built up area of Rehab, 7. Rehab Component, 8. Incentive factor, 9. Incentive rate Component (788) (11391.43 X 1.15), 10. Total BUA permitted for project (4+9), 11. Total FSI permitted for project, 12. Total BUA permissible, 13. Proposed PTC BUA of Clubbing PTC Tenements from S.P. Scheme - 01, 14. Sale BUA permissible after clubbing (i.e. 13100.14 - 1885.18 transferred to S.R. scheme No. 1), 15. Rehab built up area, 16. Total BUA proposed in situ (13+14+15), 17. Total FSI consumed in situ.

Table with 2 columns: A, AREA STATEMENT, TOTAL IN SQ.MT. Rows include 1. AREA OF PLOT AS PER CARD, 2. DEDUCTION FOR, 3. SET BACK AREA UNDER 13.40mt. wide dp road, 4. PROPOSED ROAD, 5. ANY RESERVATION, 6. TOTAL (a + b + c), 7. NET AREA OF PLOT (1 - 2), 8. DEDUCTION FOR, 9. RECREATION GROUND, 10. INTERNAL ROAD, 11. TOTAL (a + b), 12. BALANCE AREA OF PLOT (3 - 4), 13. ADDITIONS FOR F.S.I., 14. 2-a 100% ((13.40mt. wide dp road)), 15. 2-c 100%, 16. TOTAL AREA (5 + 6), 17. Minimum FSI to be considered as per clause 3.8 of 33(10) of DCRP 2034, 18. PROPOSED REHAB BUA, 19. PROPOSED REHAB COMPONENT, 20. Incentive factor, 21. Incentive rate Component (9X11) (11391.43 X 1.15), 22. Total BUA permitted for project (9+12), 23. Total FSI permitted for project (13/7), 24. PROPOSED REHAB BUA, 25. SALE BUILT UP AREA PERMISSIBLE ON SITE, 26. PROPOSED BUA FOR PTC AREA TRANSFER FROM SCHEME NO-1, 27. SALE BUILT UP AREA PERMISSIBLE IN SITU (18-17), 28. PROPOSED BUA IN SCHEME NO-2 (15+17+18), 29. FSI CONSUMED ON SITE, 30. a) i) Permissible Fungible Compensatory area for Rehab+PTC Component without charging premium, 31. ii) Fungible Compensatory area available for Rehab Component without charging premium, 32. b) i) Permissible Fungible Compensatory area for sale Residential area By charging premium, 33. ii) Fungible Compensatory area proposed on residential area, 34. iii) Fungible Compensatory area permissible on commercial area on 3376.93x35%=1181.93SQMTS (Proposed = NIL), 35. iv) Total sale built up area proposed on site including fungible, 36. Total sale + Rehab+PTC BUA proposed on site including fungible, 37. PARKING STATEMENT, 38. PARKING REQUIRED BY RULES, 39. CAR, 40. SCOOTER / MOTOR CYCLE, 41. OUTSIDERS (VISITORS), 42. TOTAL PARKING (PROPOSED), 43. TRANSPORT VEHICLES PARKING, 44. SPACES FOR TRANSPORT VEHICLES PARK. REQ. RES., 45. TOTAL PROVIDED, 46. CERTIFICATE OF AREA, 47. CONTENTS OF SHEET, 48. BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, R.G. AREA CALCULATION AREA & TENEMENT STATEMENT, 49. STAMP & DATE OF RECEIPT OF PLANS, 50. STAMP & DATE OF APPROVAL OF PLANS, 51. NAME OF OWNER/DEVELOPER, 52. M/S. NEXUS BUILDERS DEVELOPERS, 53. 1115, 11TH FLOOR, HUBTOWN VIVA WESTERN EXPRESS HIGHWAY, NR. JOGESHWARI SUBWAY ANDHERI (E), MUMBAI-4000 60, 54. NAME, ADDRESS & SIGNATURE OF ARCHITECT/L.S., 55. PRATHMESH ASSOCIATES.

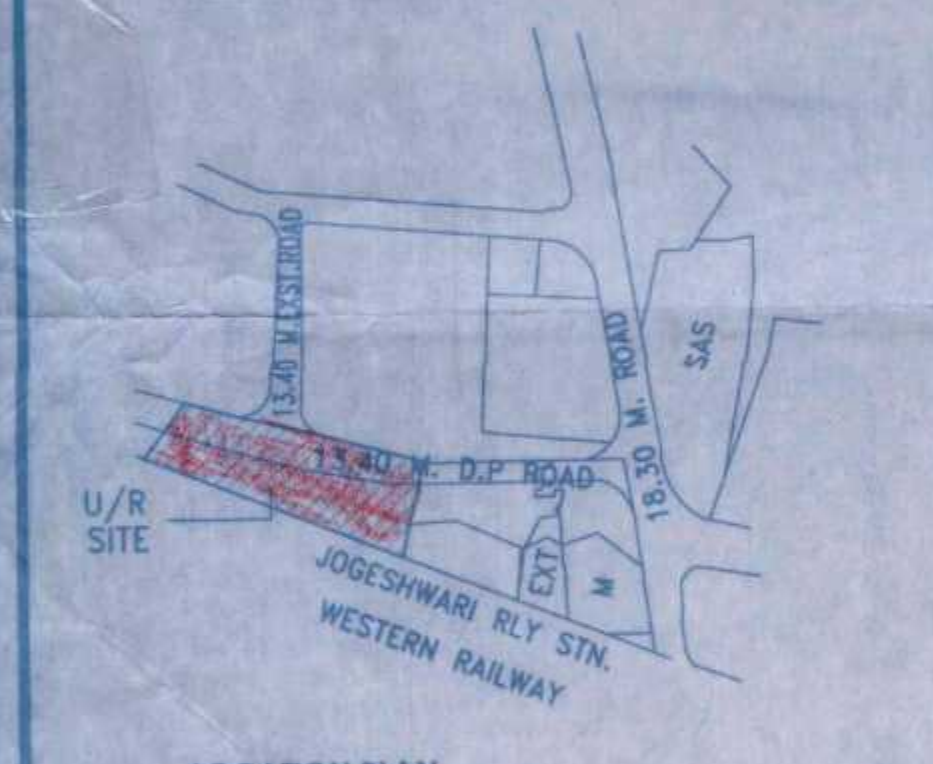


Table with 10 columns: SR. NO., FLOOR, BUA FOR FUNGIBLE, TOTAL BUA, BUA FOR FSI, FUNGIBLE, TOTAL, STAIRCASE, LOBBY. Rows include 1. BASEMENT-2, 2. BASEMENT-1, 3. GROUND - A, B & C, 4. FIRST - WING A, B & C, 5. SALE WING-A, 6. SALE WING-B, 7. REHAB WING-C, and TOTAL.

Table with 4 columns: AREA OFFLAT, NO. OF FLAT, PARKING REQ., PARKING TO BE PROPOSED. Rows include 35 TO 45 SQM., 45 TO 70 SQM., ABOVE 70 SQM., TOTAL, 10% ADDITIONAL PARKING SPACE FOR VISITORS, TOTAL PARKING REQ., PARKING PROVIDED, PARKING STATEMENT FOR SALE RESIDENTIAL, AREA OF FLAT, NO. OF FLAT, PARKING REQ., PARKING TO BE PROPOSED, UP TO 45 SQM., 45 TO 80 SQM., 80 TO 90 SQM., ABOVE 90 SQM., TOTAL, 10% ADDITIONAL PARKING SPACE FOR VISITORS, TOTAL PARKING REQ., PARKING PROVIDED.

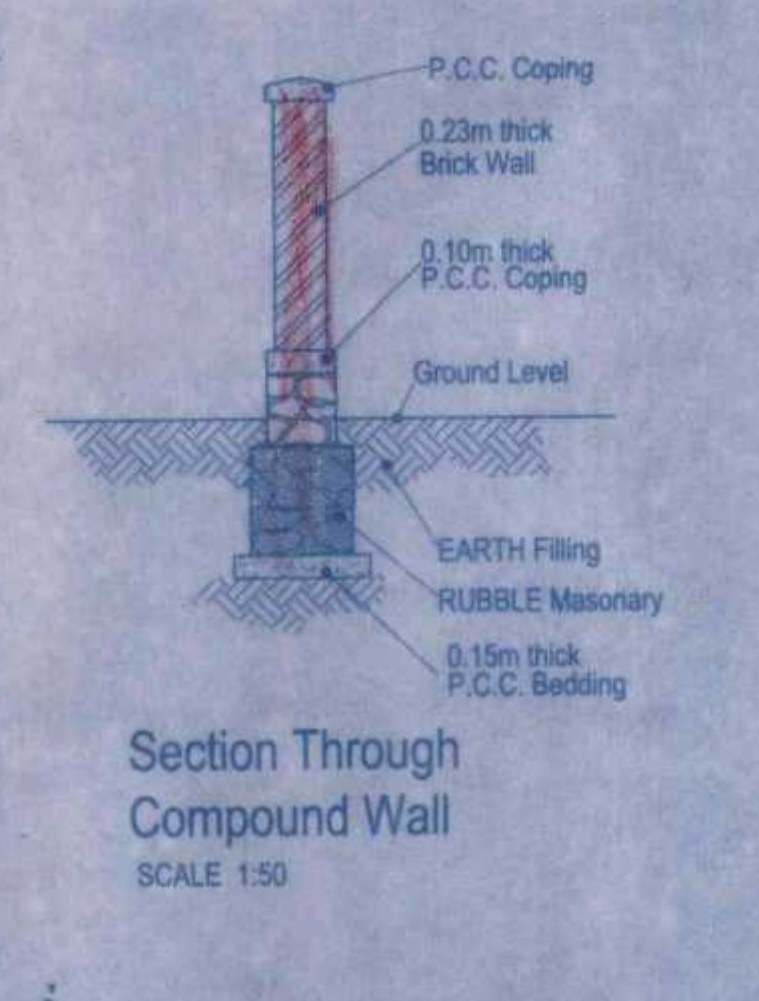
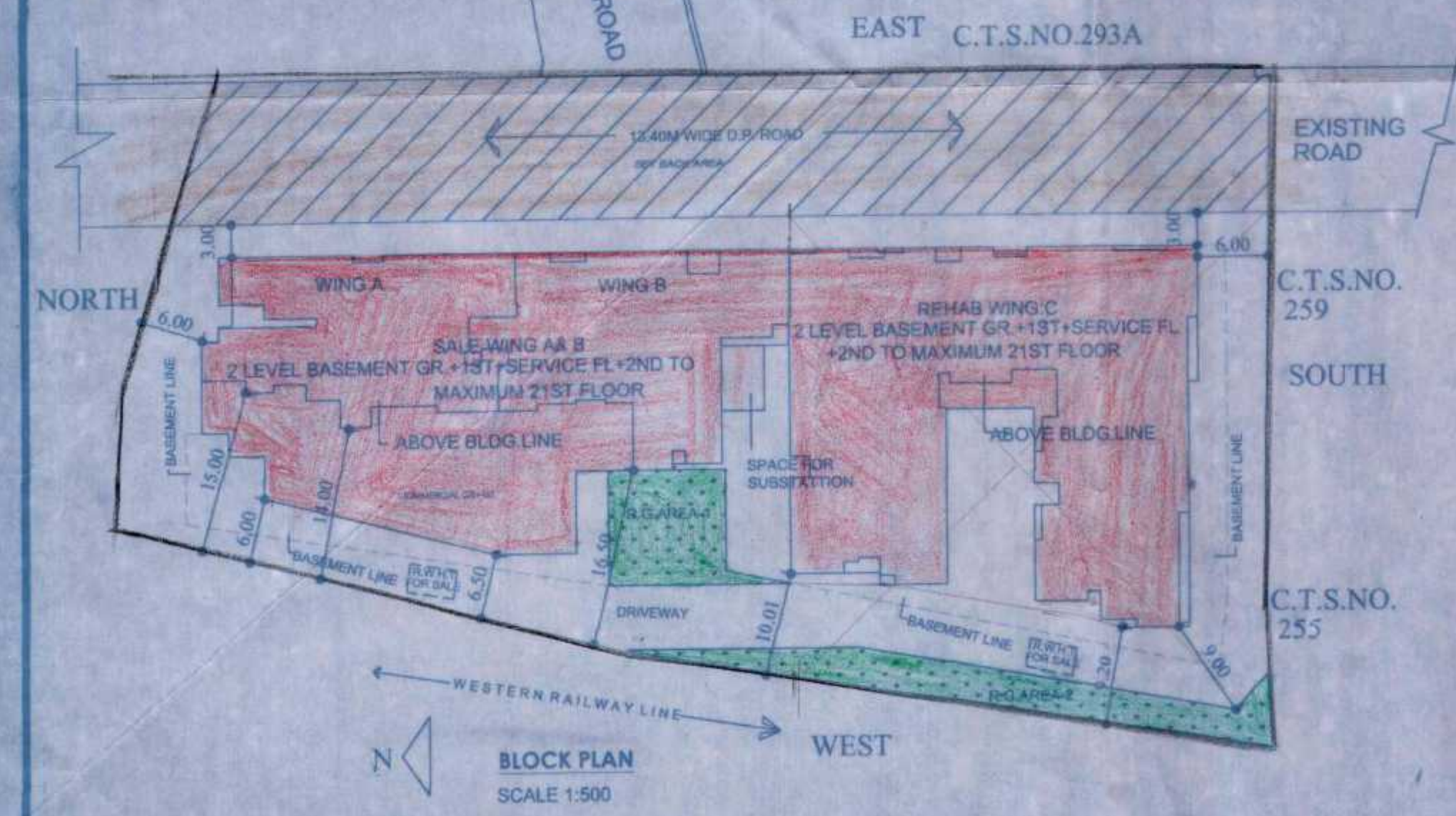
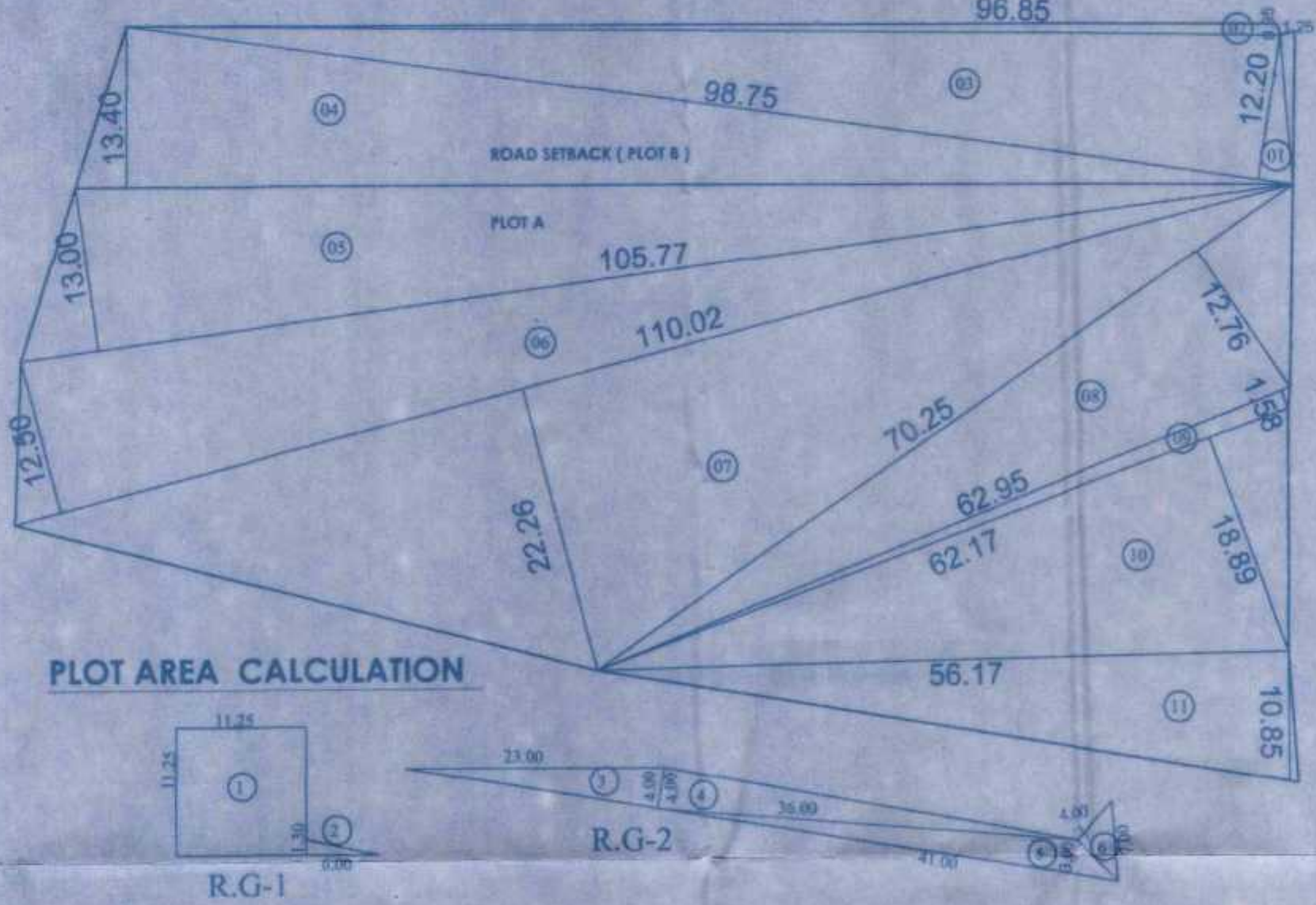


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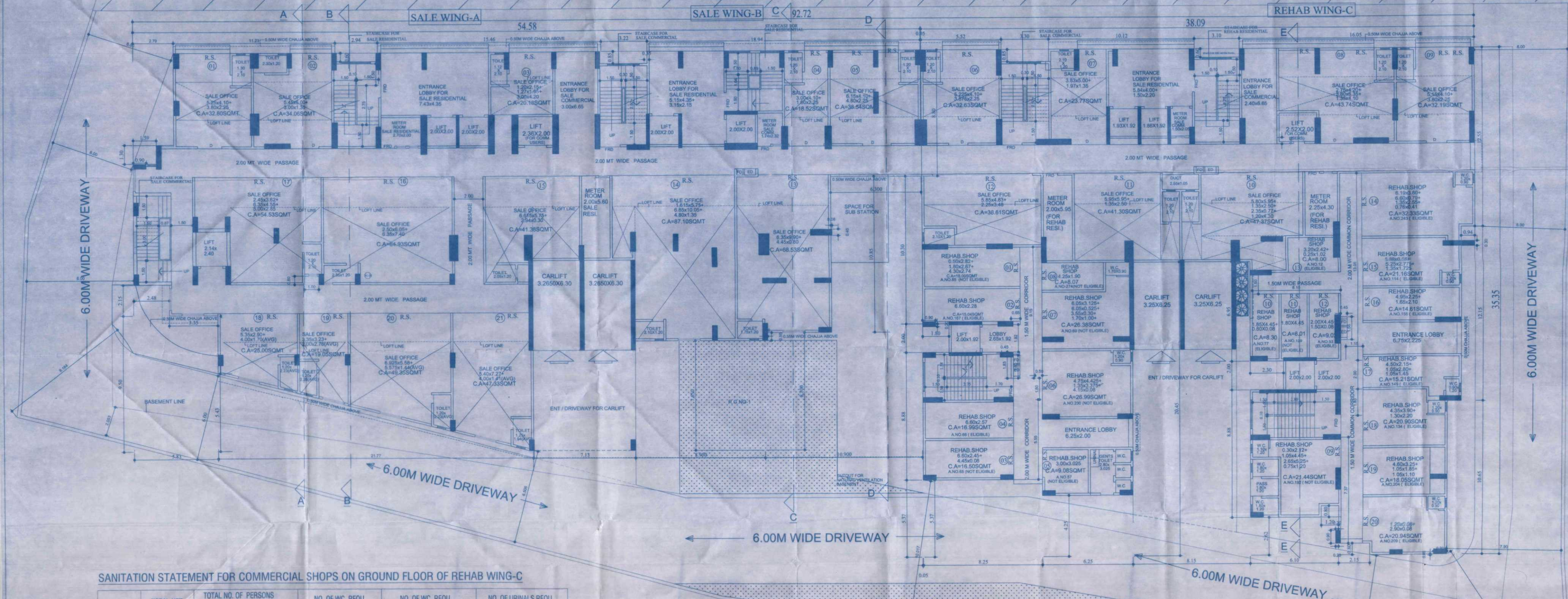
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PROFORMA - II. CONTENTS OF SHEET. BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, R.G. AREA CALCULATION AREA & TENEMENT STATEMENT. STAMP & DATE OF RECEIPT OF PLANS. STAMP & DATE OF APPROVAL OF PLANS. NAME OF OWNER/DEVELOPER. M/S. NEXUS BUILDERS DEVELOPERS. 1115, 11TH FLOOR, HUBTOWN VIVA WESTERN EXPRESS HIGHWAY, NR. JOGESHWARI SUBWAY ANDHERI (E), MUMBAI-4000 60. NAME, ADDRESS & SIGNATURE OF ARCHITECT/L.S. PRATHMESH ASSOCIATES. 001/33 VAIDHEE AKASH CHS, AZAD NAGER NO-2 VEERA DESAI ROAD ANDHER (WEST) MUMBAI 400053.

SET BACK AREA

EXISTING ROAD. CARPE

OFFICE NO.	CARPET AREA
01	30.80SQM
02	34.60SQM
03	20.18SQM
04	18.52SQM
05	38.54SQM
06	32.63SQM
07	23.77SQM
08	43.74SQM
09	32.18SQM
10	47.37SQM
11	41.30SQM
12	38.61SQM
13	68.83SQM
14	87.10SQM
15	41.38SQM
16	64.93SQM
17	54.53SQM
18	25.00SQM
19	19.05SQM
20	49.35SQM
21	47.33SQM
TOTAL	880.91SQM



GROUND FLOOR PLAN

FLOOR	TOTAL NET B/U. AREA	TOTAL NO. OF PERSONS REQUIRED AS PER D.C.R. 37, TABLE NO.17 (5)	NO. OF WC. REQU. FOR MALE	NO. OF WC. REQU. FOR FEMALE	NO. OF URINALS REQU. FOR MALE
GROUND FLOOR REHABWING	164.97 SQ.M.	$\frac{33.30\% \text{ PER } 100.00\text{sq.mts.}}{100.00} \times 164.97 = 54.93 \text{ NOS.}$ $\text{SAY } 56 \text{ NOS.}$ $\text{RATIO} = 1 : 1$	ONE FOR 25 PERSONS 28 NOS. / 25 PERSONS	ONE FOR 15 PERSONS 28 NOS. / 15 PERSONS	ONE FOR 25 PERSONS 28 NOS. / 25 PERSONS

REHAB SHOP AREA STATEMENT

SHP# NOS	ANNX NO	CARPET AREA IN ANNEX (SQ.M)	PERMISSIBLE CARPET AREA	PROPOSED CARPET AREA	ELIGIBLE/ NOT- ELIGIBLE	EXCESSIVE CARPET AREA
1	85	18.00	18.00	18.00	N.E	0.00
2	187	15.00	15.00	15.04	E	0.04
3	85	15.00	15.00	16.50	E	1.50
4	86	15.00	15.00	16.99	E	1.99
5	57	9.00	9.00	9.08	N.E	0.08
6	230	28.06	20.90	26.69	N.E	0.00
7	69	25.14	20.90	26.38	N.E	0.00
8	274	8.00	8.00	8.07	N.E	0.07
9	192	24.00	20.90	21.44	N.E	0.00
10	77	8.00	8.00	8.30	E	0.30
11	190	8.00	8.00	8.01	N.E	0.01
12	53	8.15	8.15	9.02	N.E	0.00
13	12	7.83	7.83	8.00	E	0.00
14	343	24.00	20.90	32.33	E	0.00
15	114	15.00	20.90	21.16	E	0.00
16	156	14.61	14.61	14.61	E	0.00
17	149	15.00	15.00	15.21	E	0.00
18	134	36.00	20.90	20.90	E	0.00
19	204	18.00	18.00	18.05	E	0.00
20	208	24.00	20.90	20.94	E	0.00
TOTAL			305.99	336.02		0.00

FORM II

	CONTENTS OF SHEET
ROUND FLOOR PLAN	

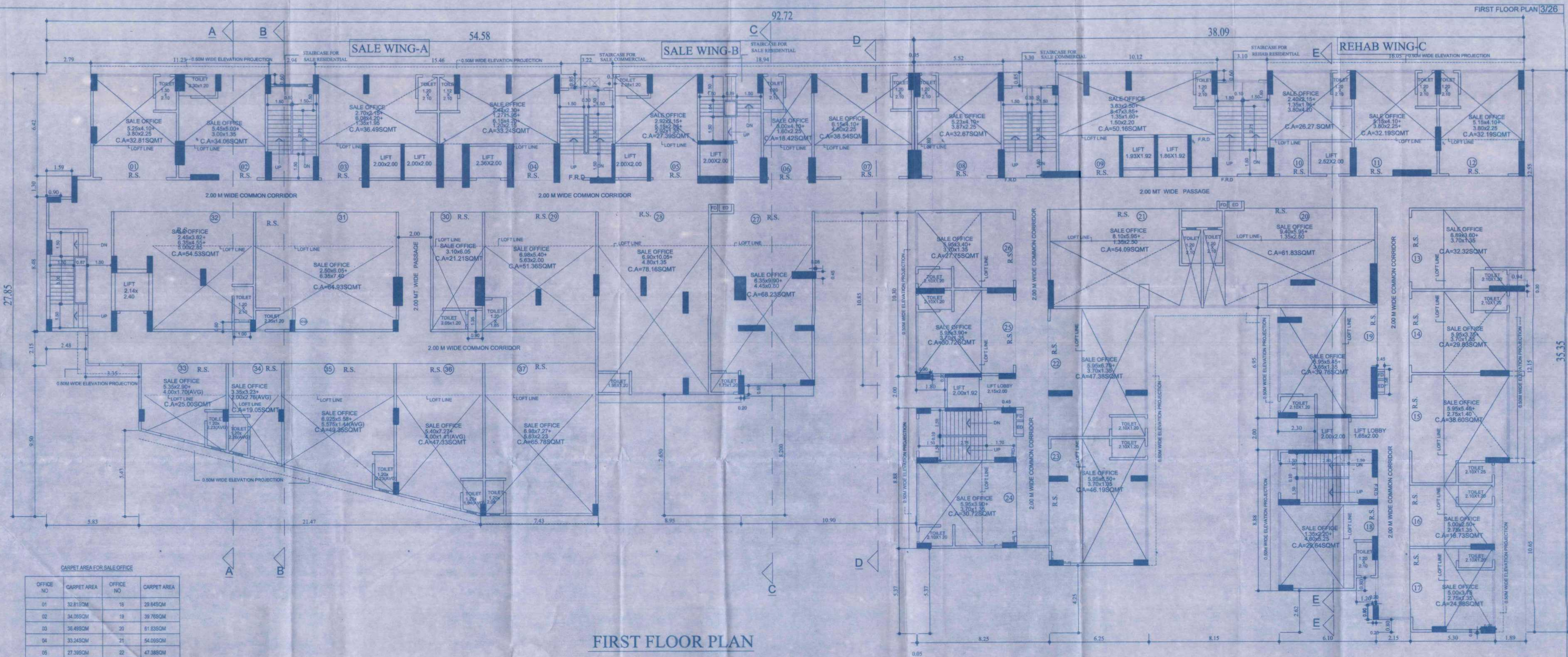
DESCRIPTION OF PROPOSAL AND PROPERTY

NAME OF OWNER/DEVELOPERS
M/S. NEXUS BUILDERS DEVELOPERS
1115, 11TH FLOOR, HUBTOWN VIVA, WESTREN EXPRESS
HIGHWAY, NR JOGESHWARI SUBWAY ANDHERI (E)
MUMBAI 400 046

STAMP OF DATE OF RECEIPT OF PLANS	STAMP
-----------------------------------	-------

This cannots Approval
to the previous Plans
Sanctioned under no.

Approved Subject to the conditions mentioned in this office permiss letter no. 111/1012 dated 17.1 OCT 2023
Executive Engineer
Slum Rehabilitation Authority



FIRST FLOOR PLAN

CARPET AREA FOR SALE OFFICE

OFFICE NO	CARPET AREA	OFFICE NO	CARPET AREA
01	32.81SQM	18	29.84SQM
02	34.06SQM	19	39.76SQM
03	36.49SQM	20	61.83SQM
04	33.24SQM	21	54.06SQM
05	27.39SQM	22	47.38SQM
06	18.42SQM	23	48.16SQM
07	38.54SQM	24	30.72SQM
08	32.87SQM	25	30.72SQM
09	50.18SQM	26	27.76SQM
10	26.27SQM	27	68.23SQM
11	32.19SQM	28	78.16SQM
12	32.19SQM	29	51.38SQM
13	32.32SQM	30	21.21SQM
14	29.83SQM	31	64.83SQM
15	38.60SQM	32	54.53SQM
16	18.73SQM	33	25.00SQM
17	24.98SQM	34	19.06SQM
		35	49.35SQM
		36	47.33SQM
		37	65.78SQM
TOTAL	538.89	TOTAL	913.01
TOTAL	538.89+913.01=1451.90SQM		

FORM II

CONTENTS OF SHEET

1ST FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING ON PLOT BEARING CT.S. NO.254/254/1 TO 124 OF VILLAGE - BANDIVALI, K/EST, AT CAVES ROAD, JOGESHWARI (EAST) MUMBAI FOR SHREE. SAKRUPA SRA CO. OP HOUSING SOCIETY.

NAME OF OWNER

M/S. NEXUS BUILDERS DEVELOPERS

1115, 11TH FLOOR, HUBTOWN VIVA, WESTERN EXPRESS HIGHWAY, NR. JOGESHWARI SUBWAY ANDHERI (E) MUMBAI-4000 60

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

PRATHMESH ASSOCIATES.

001/33 VAIDEHI AKASH CHS, AZAD NAGER NO-2 VEERA DESAI ROAD ANDHER (WEST) MUMBAI 400053

ASHOK RANE

157 / LS

NORTH

SCALE

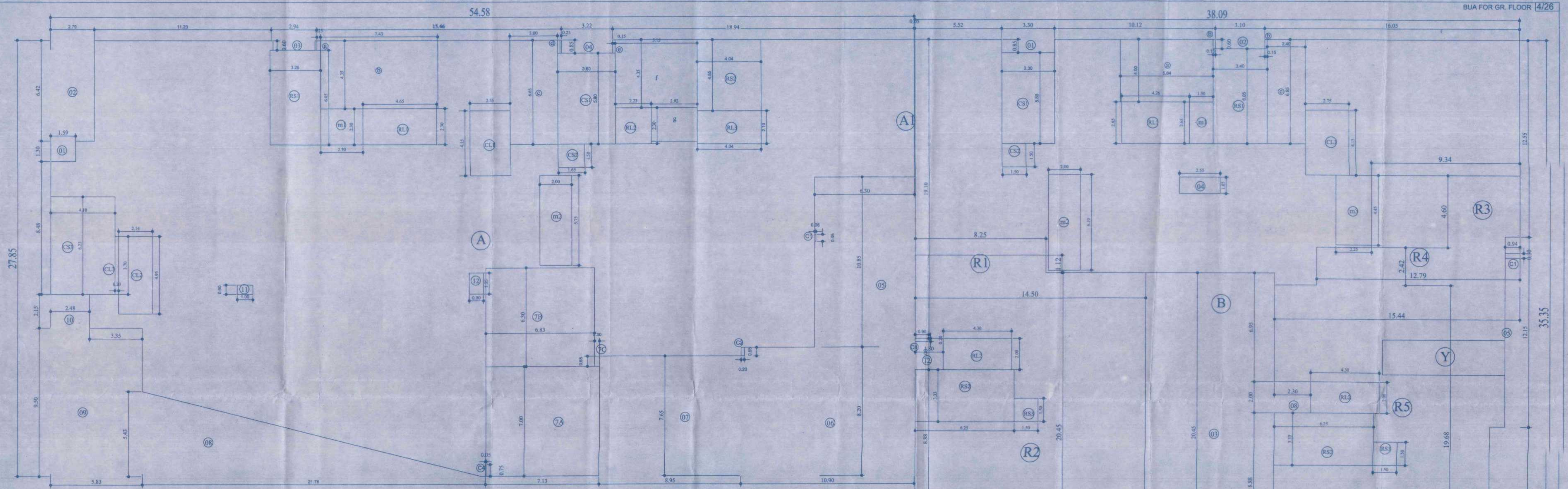
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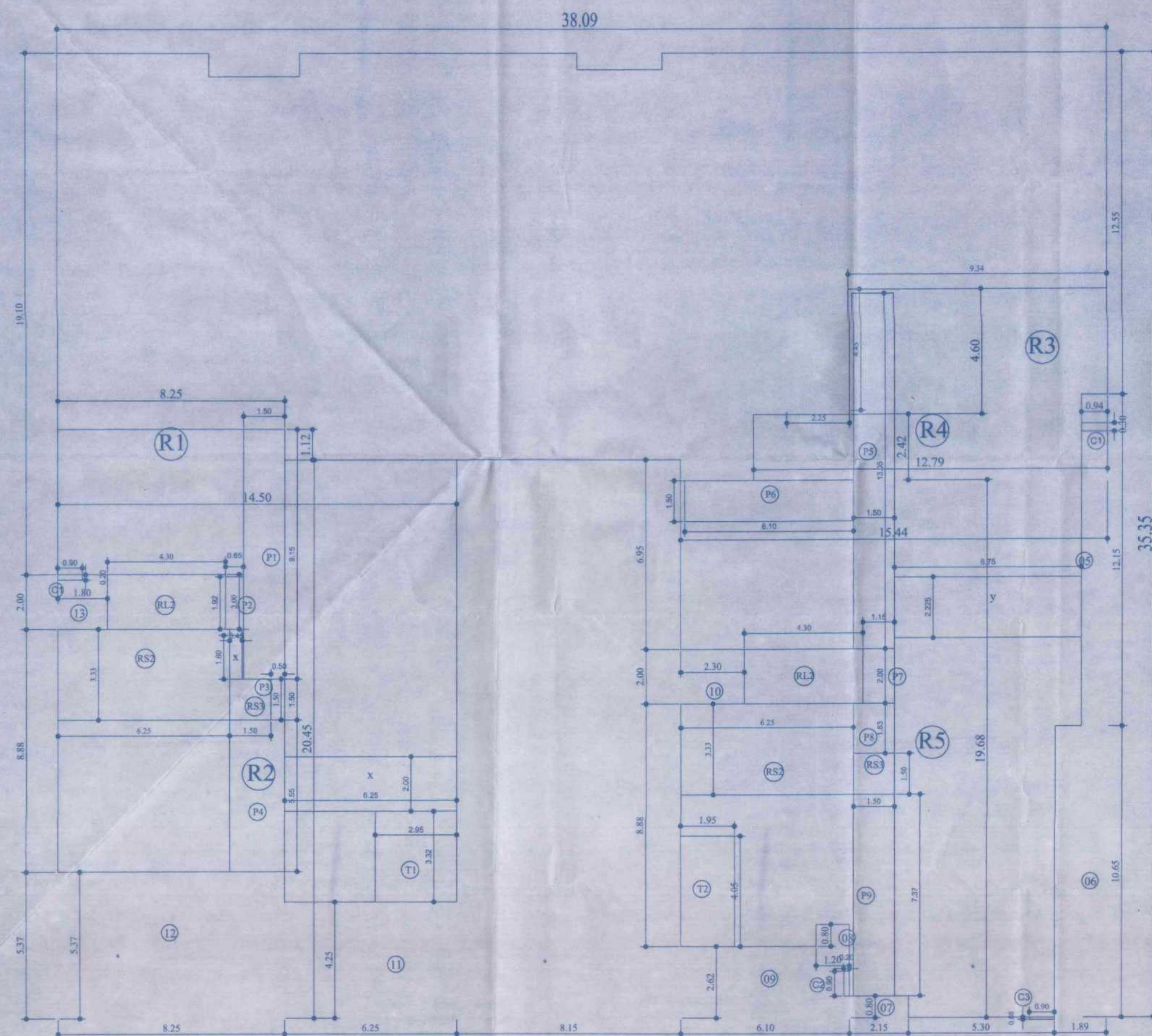
DRAWN BY

JOB NO.

DRG. NO.



BUILT UP AREA DIAGRAM FOR GROUND FLOOR



BUILT UP AREA DIAGRAM FOR SHOP ON GROUND FLOOR

BUILT UP AREA CALCULATION OF GROUND FLOOR				
AREA OF BLOCK IN SALE WING A+B				
		1520.05	A	
ADDITION				
A1	0.05	8.80	1	0.44
C1	0.08	0.45	1	0.05
C2	0.20	0.55	1	0.11
C4	0.05	0.75	1	0.04
TOTAL				1.65
TOTAL AREA OF BLOCK				0.63
A + I				1519.42
LESS DEDUCTION				
1	1.59	1.35	1	2.15
2	2.79	6.50	1	18.14
3	2.94	0.60	1	1.76
4	4.22	0.85	1	2.74
5	6.30	10.85	1	68.36
6	10.90	8.20	1	89.38
7	8.95	7.65	1	68.47
7A	7.13	7.00	1	49.91
7B	6.83	6.30	1	43.03
7C	0.30	0.65	1	0.19
8	0.50	21.47	5.43	58.29
9	5.83	9.50	1	55.38
10	2.48	2.15	1	5.33
11	1.00	0.60	1	0.60
12	0.90	1.35	1	1.21
TOTAL				464.94
NET CONSTRUCTED AREA				I
A - I				1591.42
1591.42 - 464.94 = 1054.48SQMS				B
LESS DEDUCTION ENTRANCE LOBBY				
a	0.23	0.60	1	0.14
b	7.43	4.35	1	32.32
c	3.00	6.65	1	19.95
d	0.23	0.85	1	0.19
e	0.15	0.85	1	0.13
f	5.15	4.35	1	22.40
g	2.92	2.30	1	6.72
TOTAL				81.85
LESS DEDUCTION METER				II
m1	2.70	2.30	1	6.21
m2	2.00	5.75	1	11.50
TOTAL				17.71
TOTAL				1019.02

BUA CALCULATION OF STAIRCASE & LIFT, LIFT LOBBY AREA				
FOR RESIDENTIAL USER				
R51	3.25	6.05	1	19.66
R52	4.04	4.55	1	18.38
RL1	4.65	2.30	1	10.70
RL2	2.23	2.30	1	5.11
RL3	4.04	2.10	1	8.42
TOTAL				62.35
FOR COMMERCIAL USER				
C81	3.60	5.80	1	20.88
C82	1.05	1.50	1	2.48
C83	4.10	6.23	1	25.54
CL3	0.23	3.70	1	0.85
CL4	2.14	4.95	1	10.59
CL2	4.65	2.32	1	10.52
TOTAL				70.92
TOTAL STAIRCASE AREA, LIFT & LOBBY AREA - IVIV				133.27
62.35+70.92				
TOTAL SALE AREA ON GR. FLOOR IN SALE WING D - III+III+III				
1054.48 [81.85+17.71+133.27]				
=821.65SQMTS				

BUILT UP AREA CALCULATION OF GROUND FLOOR				
AREA OF SALE BLOCK IN REHAB WING				
				1346.48
LESS DEDUCTION				
1	3.30	0.85	1	2.81
2	3.10	0.60	1	1.86
3	8.15	20.45	1	166.67
4	2.55	1.05	1	2.68
TOTAL				174.02
NET REHAB BLOCK				
R1	8.25	1.12	1	9.24
R2	14.50	20.45	1	296.53
R3	9.34	4.60	1	42.96
R4	12.79	2.42	1	30.95
R5	15.44	19.68	1	303.86
TOTAL				683.54
NET CONSTRUCTED AREA				
A1 - II - B				
1346.48	(174.02 - 683.54)	=	488.92	II
LESS DEDUCTION ENTRANCE LOBBY				
a	5.84	4.00	1	23.36
b	0.15	0.60	2	0.18
c	2.40	6.65	1	15.96
TOTAL				39.50
LESS DEDUCTION METER ROOM				
m1	1.50	2.65	1	3.98
m2	2.00	6.10	1	12.20
m3	7.25	4.45	1	10.01
TOTAL				26.19
STAIRCASE LIFT & LIFT LOBBY				
FOR RESIDENTIAL USER				
RS1	3.40	6.05	1	20.57
RS2	1.50	1.50	1	2.25
RS3	2.75	4.15	1	11.41
TOTAL				34.23
FOR COMMERCIAL USER				
CS1	3.30	5.80	1	19.14
CS2	1.50	1.50	1	2.25
CS3	2.75	4.15	1	11.41
TOTAL				32.80
TOTAL STAIRCASE LIFT & LOBBY				
VI+VII+III+IV+V+VI				67.03
488.92 - 67.03				421.89
TOTAL SALE AREA				
(B-III+IV+V+VI)				488.92
488.92 - 39.50 - 26.19 - 64.66				358.57
EXCESS SHOP AREA - 32.60				
358.57 - 32.60				325.97
TOTAL SALE AREA IN REHAB WING				
325.97 + 32.60				358.57

BUILT UP AREA CALCULATION OF GROUND FLOOR				
AREA OF REHAB BLOCK IN REHAB WING				
ADDITION				
R1	8.25	1.12	1	9.24
R2	14.50	20.45	1	296.53
R3	9.34	4.60	1	42.96
R4	12.79	2.42	1	30.95
R5	15.44	19.68	1	303.86
TOTAL				683.54
TOTAL				
A + I				683.54
LESS DEDUCTION				
1	3.30	0.85	1	2.81
2	3.10	0.60	1	1.86
3	8.15	20.45	1	166.67
4	2.55	1.05	1	2.68
TOTAL				174.02
NET CONSTRUCTED AREA				
A1 - B				1346.48
LESS DEDUCTION ED/FD AREA				
a	0.45	1.60	1	0.72
LESS DEDUCTION ENTRANCE LOBBY				
x	6.25	2.00	1	12.54
y	6.75	2.225	1	15.62
TOTAL				27.54
LESS DEDUCTION TOILET AREA				
T1	2.95	3.32	1	9.79
T2	1.95	4.05	1	7.90
TOTAL				17.69
BUA CALCULATION OF STAIRCASE				
FOR RESIDENTIAL USER				
RS1	6.25	3.33	2	41.63
RS3	1.50	1.50	2	4.50
CL1	11.30	2.00	2	45.20
TOTAL				63.33
BUA CALCULATION OF PASSAGE AREA				
P1	1.50	9.15	1	13.73
P2	0.65	1.92	1	2.75
P3	2.00	1.50	1	3.25
P4	2.00	5.55	1	11.10
PS	1.50	13.05	1	19.58
PL	6.75	1.50	1	10.12
P7	1.15	2.00	1	2.30
P8	1.50	1.83	1	2.78
P9	1.50	1.37	1	1.76
TOTAL				71.22

REHAB SHOP AREA ON GROUND FLOOR INCLUDING EXCESS SHOP AREA B-II-III+IV+V+VI			
554.98-373.27	52.17	69.63	33.33+71.67
=374.05SQMSTS			
EXCESS CARPET AREA CALCULATION FOR REHAB SHOP			
BUA FOR REHAB SHOP =374.05SQMSTS			
EXCESS BUA OF REHAB SHOP COUNTED IN SALE PSI			
29.03x374.05=10933.02			
=32.60SQMSTS			
AREA OF REHAB SHOP			
374.05-32.60=341.45SQMSTS			
REHAB COMPOUND AT GROUND FLOOR			
341.45+71.67=413.12SQMSTS			
FUNGIBLE AREA STATEMENT ON GROUND FLOOR			
ED/ED AREA			
x	0.45	1.60	1
			0.72
TOILET AREA			17.69 b
TOTAL FUNGIBLE AREA a+b+c			
a= 0.71 b=17.69 c=18.40SQMSTS			

FORM II	
CONTENTS OF SHEET	
BUILT UP AREA CALCULATION FOR GROUND FLOOR	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED COMPOSITE BUILDING ON PLOT BEARING CT.S. NO.254/254/1 TO 124 OF VILLAGE - BANDIVALI, EAST AT CAVER ROAD, JOGESHWARI (EAST) MUMBAI FOR SHREE. SAIKRUPA SRA CO OP HOUSING SOCIETY, 2ND FLOOR, TOWER 1, 1ST FLOOR	
NAME OF OWNER	
M/S. NEXUS BUILDERS DEVELOPERS	
1115, 11TH FLOOR, HUBBORN VIVA WESTERN EXPRESS HIGHWAY, NR. JOGESHWARI SUBWAY ANDHERI (E) MUMBAI-400060	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
Approved Subject to the condition mentioned in the office memorandum dated 11 OCT 2023 Signature: [Signature] Executive Engineer, Slum Rehabilitation Authority Prathmesh Associates. Signature: [Signature] ASHOK RANE 157 / LB	
001/33 VAIDEH AKASH CHS, AZAD NAGER NO-2 VEERA DESAI ROAD ANDHER (WEST) MUMBAI 400053 NORTH	
SCALE	DATE
DSGN BY	DRAWN BY
JOB NO.	DRG. NO.