

This is not approved by the relevant authority for the purpose of the plan mentioned in this office permission. Letter No. SRA/ENG/2068/KE/ML/LOI dated 27/10/2020.

07 OCT 2020

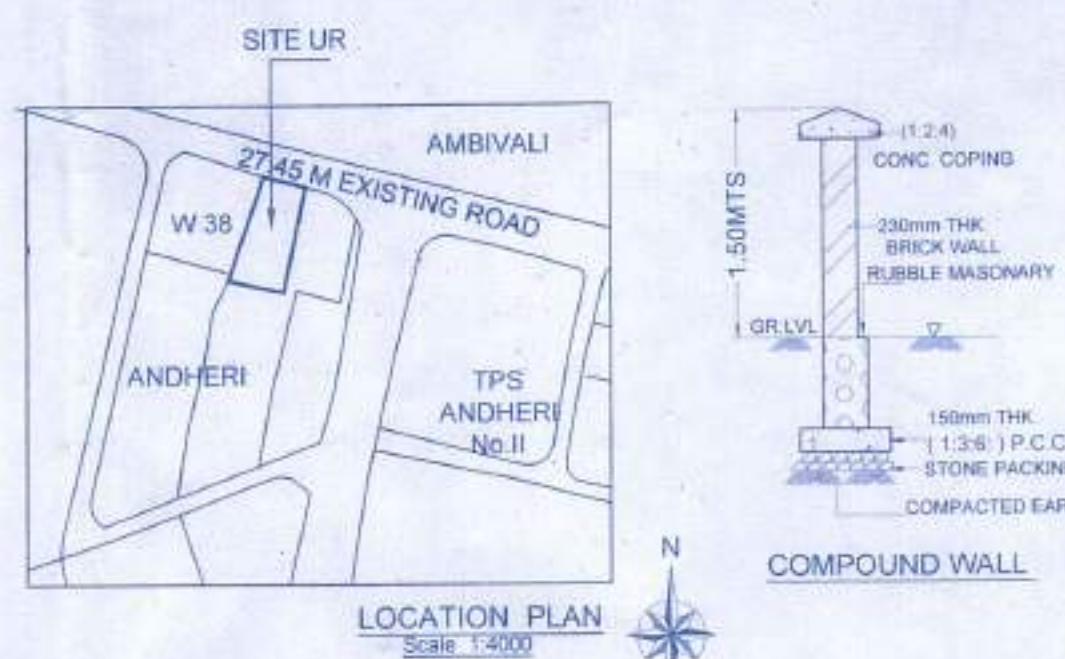
Executive Engineer
Slum Rehabilitation Authority

CONTENTS OF SHEET

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

PROFORMA - A				
A	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 Plot Area (1-2b)	931.31		
4	Deduction for 5% Amenity Area (Zone 13 to Zone R Conversion)	0.00		
5	Balance Plot Area (3-4)	931.31		
6	Details of FSI Available As Per 33(14)(D)	PTC area to be shifted to Jageshwar	Incentive	Zonal
B	Parameters Before Clubbing	1.5	1.5	1.0
a	Permissible FSI	1396.96	1396.96	931.31
b	Permissible BUA For Scheme (5 X Ba)	1396.96	1396.96	931.31
c	Additional FSI for Road Set Back (2 Times of Road Set Back Area) (Not Considered at This Stage)			
d	Permissible BUA	1396.96	1396.96	931.31
e	Proposed BUA for Bldg. u/r.	1396.96	1396.96	931.31
f	FSI Consumed			
C	Parameters After Clubbing	1396.96	1396.96	931.31
i	Proposed BUA Before Clubbing			
ii	Total PTC BUA Swapped out of the scheme to SR Scheme under LOI no SRA/ENG/2068/KE/ML/LOI	-1396.96		-1396.97
iii	Total Sale BUA Swapped into the scheme From SR Scheme: under LOI no SRA/ENG/2068/KE/ML/LOI		1396.96	1396.97
iv	Total in situ BUA After Swapping	0.00	2793.93	931.31
v	Total in situ FSI After Clubbing	0.0	3.0	1.0
D	Details of FSI Available As Per Reg.31(3)			
i	Total BUA Proposed			3695.56
ii	Total Permissible Fungible Area			1293.45
iii	Total Fungible Area Proposed at this stage			291.866
E	Total Gross BUA			5018.68
i	Total Permissible Gross BUA including Fungible Area			3987.43
ii	Total Proposed Gross BUA including Fungible Area			3987.43

Particulars	Area in sq.mt.
Built up area of Existing Building Demolished	840.388
Permissible FSI on Existing BUA	294.15
Proposed BUA in new Building	3,695.56
Permissible FSI	1,293.45
Proposed FSI Without Premium	291.866
Proposed FSI (Not claimed at this stage)	
Total FSI Proposed	291.866



V. S. VAIDYA & ASSOCIATES
LICENSED ENGINEERS & LICENSED SURVEYORS
437, HIND RAJASTHAN BLDG., DADASAHEB PHALKE RD. DADAR (E)

DEVELOPERS:
JP INFRA (MUMBAI) PRIVATE LIMITED

PROJECT:
PROPOSED SRS UNDER REG.33(11) OF DCPR-2034 ON PLOT BEARING C.T.S. NO. 173/A OF VILLAGE ANDHERI, F. P. NO. 44 T.P.S. ANDHERI - II CLUBBED WITH PROPOSED S.R.S. UNDER REG. 33(10) OF DCPR-2034 ON PLOT BEARING CTS NO. 139(PT) & 140(PT) OF VILLAGE MAJAS TAL. ANDHERI.

SCHEME:
PROPOSED SRS UNDER REG.33(11) OF DCPR-2034 ON PLOT BEARING C.T.S. NO. 173/A OF VILLAGE ANDHERI, F. P. NO. 44 T.P.S. ANDHERI - II SITUATED AT J. P. ROAD, ANDHERI (W.).

DESCRIPTION:
PLANS FOR AMENDED APPROVAL - 1
GROUND & 1ST FLOOR PLAN

Signature of Licensed Surveyor:
Rajesh R. Khundekar
Reg. No. K-039/LS

Signature of Developers:
For J.P. Infra (Mumbai) Pvt Ltd

Authorised Signatory:

JOB NO.	DRAWING NO.	SHEET NO.	SCALE	DRN BY	CHECKED
J5168	Amended App.-1	1/3	1:100	Sandeep	

Floors	Construction Area	Staircase, Lift, Lobby Area	Refuge Area	Meter Rm./Society Office	Entrance Lobby	Fitness Center	Total	Gross BUA	Fungible BUA Commercial	Fungible BUA Residential	Total Fungible Area	Net BUA
Ground Floor	295.59	35.22		12.79	139.97		(216.5)	(3.71)			(9.10)	(8.11)
1st Floor	295.59	35.22		12.79	139.97		295.59	35.22			295.59	35.22
2nd Floor	276.68	41.61					276.68	41.61			276.68	41.61
3rd Floor	276.68	41.61					276.68	41.61			276.68	41.61
4th Floor	276.68	41.61					276.68	41.61			276.68	41.61
5th Floor	276.68	41.61					276.68	41.61			276.68	41.61
6th Floor	276.68	41.61					276.68	41.61			276.68	41.61
7th Floor	276.68	41.61					276.68	41.61			276.68	41.61
8th Floor	276.68	41.61					276.68	41.61			276.68	41.61
9th Floor	276.68	41.61					276.68	41.61			276.68	41.61
10th Floor	276.68	41.61					276.68	41.61			276.68	41.61
11th Floor	276.68	41.61					276.68	41.61			276.68	41.61
12th Floor	276.68	41.61					276.68	41.61			276.68	41.61
13th Floor	276.68	41.61					276.68	41.61			276.68	41.61
14th Floor	276.68	41.61					276.68	41.61			276.68	41.61
15th Floor	276.68	41.61					276.68	41.61			276.68	41.61
16th Floor	276.68	41.61					276.68	41.61			276.68	41.61
17th Floor	276.68	41.61					276.68	41.61			276.68	41.61
Total	5,066.90	718.17	67.90	43.87	139.97	79.76	1,079.47	1,087.430	58.34	233.52	291.866	3,695.56

Proposed BUA	Residential Area in Sq.mt.	Commercial Area in Sq.mt.	Total Area in Sq.mt.
Proposed BUA	3577.44	168.12	3695.56
Permissible FC FSI	1234.00	58.84	1293.45
Proposed FC FSI	233.526	58.34	291.866

Entrance Lobby Area (Ground Floor)	Area in Sq.mt.
1	10.54
2	1.50
3	1.50
4	1.50
5	1.50
6	1.50
7	1.50
8	1.50
9	1.50
10	1.50
Total	139.97

Staircase, Lift Area (Ground Floor)	Area in Sq.mt.
1	3.42
2	2.33
3	2.33
4	2.33
5	2.33
6	2.33
7	2.33
8	2.33
9	2.33
10	2.33
Total	28.81

Staircase, Lift Area (Ground Floor)	Area in Sq.mt.
1	3.42
2	2.33
3	2.33
4	2.33
5	2.33
6	2.33
7	2.33
8	2.33
9	2.33
10	2.33
Total	28.81

B.U.A. Calculation of Ground Floor	Area in Sq.mt.
1	26.13
2	11.98
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	313.04

B.U.A. Calculation of Ground Floor	Area in Sq.mt.
1	26.13
2	11.98
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	313.04

B.U.A. Calculation of Ground Floor	Area in Sq.mt.
1	26.13
2	11.98
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	313.04

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6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	313.04

PLOT AREA CALCULATION	Area in Sq.mt.
1	45.921
2	45.921
3	40.630
4	22.420
5	22.420
Total	1038.70

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1	45.921
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3	40.630
4	22.420
5	22.420
Total	1038.70

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1	45.921
2	45.921
3	40.630
4	22.420
5	22.420
Total	1038.70

SET BACK AREA CALCULATION	Area in Sq.mt.
1	22.420
2	22.420
Total	107.39

SET BACK AREA CALCULATION	Area in Sq.mt.
1	22.420
2	22.420
Total	107.39

B.U.A. Calculation of 1st Floor (Commercial Area)	Area in Sq.mt.
1	14.39
2	11.80
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	169.81

B.U.A. Calculation of 1st Floor (Commercial Area)	Area in Sq.mt.
1	14.39
2	11.80
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	169.81

B.U.A. Calculation of 1st Floor (Commercial Area)	Area in Sq.mt.
1	14.39
2	11.80
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	169.81

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1	14.39
2	11.80
3	1.00
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Total	169.81

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2	11.80
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	169.81

Society Office Area (1st Floor)	Area in Sq.mt.
1	3.68
2	3.23
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	23.08

Society Office Area (1st Floor)	Area in Sq.mt.
1	3.68
2	3.23
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	23.08

Society Office Area (1st Floor)	Area in Sq.mt.
1	3.68
2	3.23
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	23.08

Society Office Area (1st Floor)	Area in Sq.mt.
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2	3.23
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
Total	23.08

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