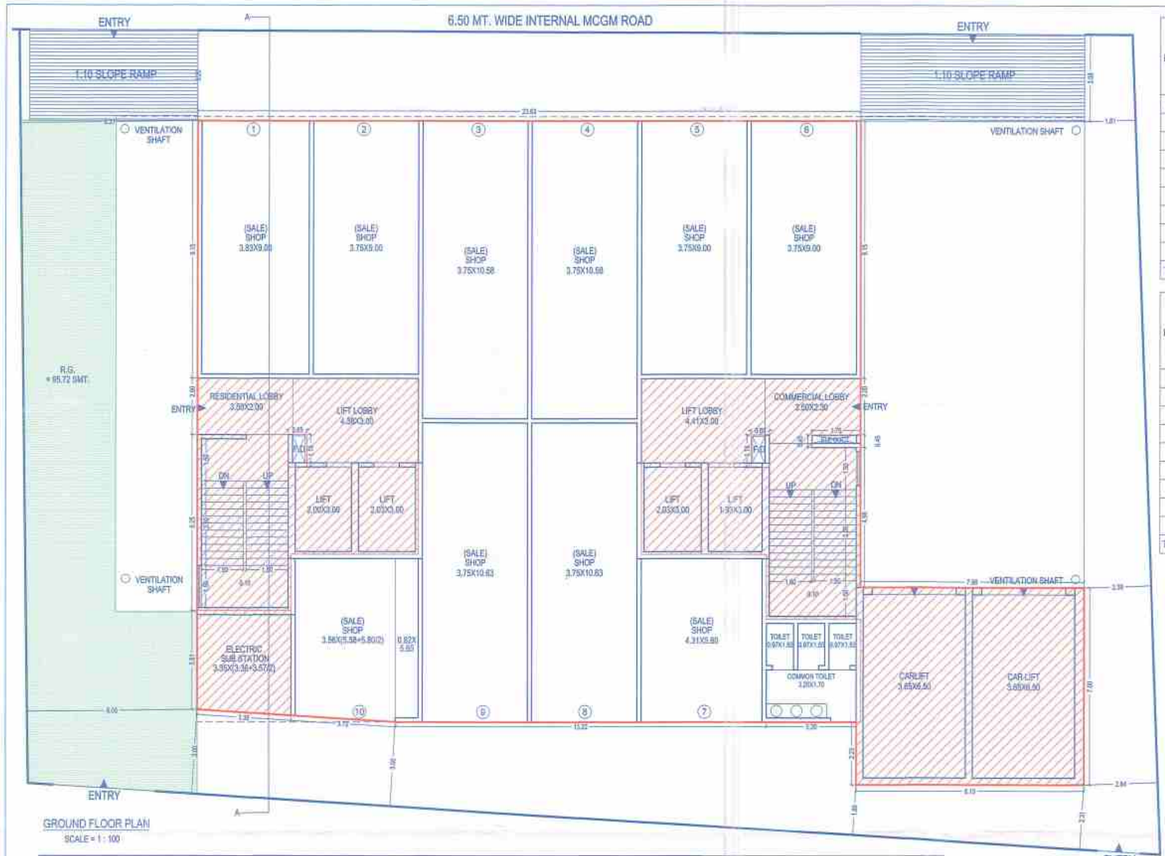
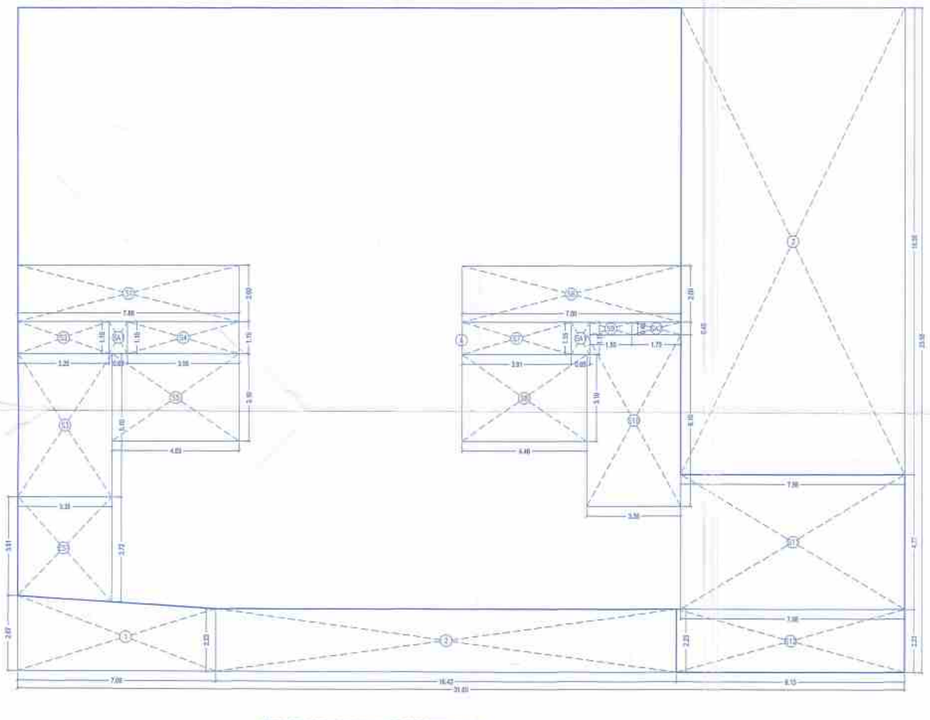
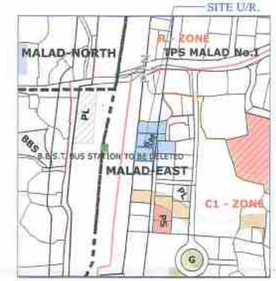


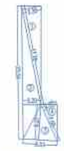
GROUND FLOOR PLAN
SCALE = 1 : 100



BUILT UP AREA DIAGRAM FOR GROUND FLOOR
SCALE-1:100



LOCATION PLAN
SCALE = 1 : 4000



R.G. AREA DIAGRAM
SCALE 1 : 500

Floor	Rehab Wing, A										Reservation of Retail Market Area	Staircase, Lift & Lift Lobby
	Rehab FSI Purpose			Rehab Component					Sale FSI Purpose			
	Res.	Com.	Total (2 + 3)	Society Office	Balwadi	Welfare Center	Common Passage	Total (5 to 8)	Grand Total (4 + 9)	Res.	Com.	
	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)	(Smt.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
G	-	-	-	-	-	-	-	-	-	-	380.34	-	166.45
1	-	-	-	-	-	-	-	-	-	-	568.23	-	101.17
2	-	-	-	-	-	-	-	-	-	-	568.23	-	101.17
3	-	271.07	271.07	-	-	-	106.63	106.63	377.70	-	47.18	165.84	103.39
4	-	319.66	319.66	-	-	-	115.78	115.78	435.44	-	156.15	-	104.10
5	331.01	-	331.01	22.36	23.80	23.49	92.43	162.08	493.09	-	-	-	104.90
6	383.67	-	383.67	-	-	-	94.19	94.19	477.86	-	10.44	-	104.51
7	177.36	-	177.36	-	-	-	15.52	15.52	192.88	-	317.40	-	102.28
Total	892.04	590.73	1482.77	22.36+23.80+23.49=69.65			424.55	494.20	1976.97	-	2047.97	165.84	687.97

Floor	Sale FSI Purpose		
	Regular	Fungible	Total
	(Smt.)	(Smt.)	(Smt.)
(1)	(2)	(3)	(4)
G	380.34	-	380.34
1	568.23	-	568.23
2	568.23	-	568.23
3	47.18	-	47.18
4	156.15	-	156.15
5	-	-	-
6	10.44	-	10.44
7	73.76	243.64	317.40
Total	1804.33	243.64	2047.97

Floor	Fungible FSI For Rehab				
	Balcony	Excess Passage	ED / FD	Toilet	Total (2 + 4)
	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)
(1)	(2)	(3)	(4)	(5)	(6)
G	-	-	-	-	-
1	-	-	-	-	-
2	-	-	-	-	-
3	-	-	2.22	14.78	17.00
4	-	0.65	2.29	14.78	17.72
5	35.37	37.64	2.29	11.42	86.72
6	41.37	37.64	2.29	11.42	92.72
7	18.36	36.88	2.29	-	57.53
Total	95.10	112.81	11.38	52.40	271.69

Floor	Tenements Statement												
	Rehab. T/s.							Sale T/s.	Reservation	
	Res.	R/C	Com.	PAP	Balwadi	Welfare Centre	Society Office	Total Rehab.	Com.	(R.M.)	Total (9to11)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
G	-	-	-	-	-	-	-	-	10	-	10
1	-	-	-	-	-	-	-	-	15	-	15
2	-	-	-	-	-	-	-	-	15	-	15
3	-	-	15	-	-	-	-	15	02	01	18
4	-	-	18	-	-	-	-	18	05	-	23
5	10	03	-	-	01	01	01	16	-	-	16
6	15	-	-	-	-	-	-	15	01	-	16
7	07	-	-	-	-	-	-	07	08	-	15
Total	32	03	33	-	01	01	01	71	56	01	128

Composite Bldg.	
Floor	Const. Area (Smt.)
(1)	(2)
B2	748.55
B1	748.55
G	558.90
1	669.40
2	669.40
3	711.11
4	713.41
5	682.19
6	682.19
7	669.40
Total	6853.10

PARKING STATEMENT FOR SALE + REHAB

Carpet area in sq.mtr.	No. of flat	Parking permissible as per D.C.Rule.	Required flat / parking	Required
upto 35	35	1 parking for 8 tenements	35/8	4.38
upto 35 to 45	---	1 parking for 4 tenements	---	---
Total				4.38 Say 5.00
25% additional parking for visitors as per modified Reg. 36 dtd. 12/08/2000.				1.25
Total				6.25 Say 7.00
Commercial shops of Rehab & Sale PB without fungible PSI 390.73 + 1804.33 = 2195.06 sq.mt.	1 parking for every 40.00 Sq. Mt. of floor area upto 800 Sq. mt.	2631.46/40	39.86 Say 40.00	
10% Visitor parking				6.00
Total				46.00
Gross total (7.00 + 66.00)				73.00
Total parking required				73 Nos.
Total parking proposed				73 Nos.

PARKING STATEMENT FOR RESERVATION (R.M.)

Total RDA proposed	Parking Requirement	Parking proposed
165.84	1 parking for every 40.00 Sq. Mt. of floor area upto 800 Sq. mt.	165.84 /40 = 4.15 Say 04 Nos.
Total parking proposed		04 Nos.

SANITARY REQUIREMENT FOR SHOPS ON GROUND FLOOR

BUILT UP AREA OF SHOPS. = 380.34 SQ.MT.

380.34 / 100 = 3.80 X 33.3 = 126.65 NOS. SAY 127 NOS.

SANITARY REQUIREMENTS FOR 127 PERSON

	MALE 64			FEMALE 63		
	CRITERIA	REQUIRED	PROPOSED	CRITERIA	REQUIRED	PROPOSED
W.C.	1 FOR 25	3	1	1 FOR 15	4	2
URINALS	1 FOR 25	3	0	-	-	-
WASH BASIN	1 FOR 25	3	1	1 FOR 25	3	2

BUILT UP AREA CALCULATION

GROUND FLOOR						
A	31.60	X	23.38	X 1 NO	=	745.13 SQ.MT.
				TOTAL ADDITION	=	745.13 SQ.MT. E

DEDUCTIONS

1	(2.67 + 2.23) / 2	X	7.06	X 1 NO	=	17.30 SQ.MT.
2	16.42	X	2.23	X 1 NO	=	36.62 SQ.MT.
3	7.98	X	18.58	X 1 NO	=	133.51 SQ.MT.
				TOTAL DEDUCTION	=	186.23 SQ.MT. D1
TOTAL CONSTRUCTION AREA (E - D1)					=	558.90 SQ.MT. B1

STAIRCASE & LIFT AREA

GROUND FLOOR						
S1	7.88	X	2.00	X 1 NO	=	15.76 SQ.MT.
S2	3.75	X	1.15	X 1 NO	=	3.74 SQ.MT.
S3	3.35	X	5.10	X 1 NO	=	17.09 SQ.MT.
S4	3.98	X	1.15	X 1 NO	=	4.58 SQ.MT.
S5	4.53	X	3.10	X 1 NO	=	14.04 SQ.MT.
S6	7.80	X	2.00	X 1 NO	=	15.60 SQ.MT.
S7	3.91	X	1.15	X 1 NO	=	4.50 SQ.MT.
S8	4.48	X	3.10	X 1 NO	=	13.83 SQ.MT.
S9	1.50	X	0.43	X 1 NO	=	0.64 SQ.MT.
S10	3.35	X	6.10	X 1 NO	=	20.44 SQ.MT.
S11	7.98	X	4.77	X 1 NO	=	38.06 SQ.MT.
S12	6.13	X	2.23	X 1 NO	=	13.13 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	168.45 SQ.MT. T2

ELECTRIC SUB-STATION AREA

GROUND FLOOR						
ESS	3.35	X	(3.61 + 3.72) / 2	X 1 NO	=	12.11 SQ.MT.
TOTAL STAIR. & LIFT AREA					=	12.11 SQ.MT. T3

NET BUILT UP AREA (B1 - (T2+T3))	=	380.34 SQ.MT.	

ED & FD AREA CALCULATION.

GROUND FLOOR						
SA1	0.65	X	1.15	X 2 NOS	=	1.50 SQ.MT.
SA2	1.75	X	0.45	X 1 NO	=	0.79 SQ.MT.
TOTAL ED & FD AREA					=	2.29 SQ.MT. T4

R.G. AREA CALCULATION

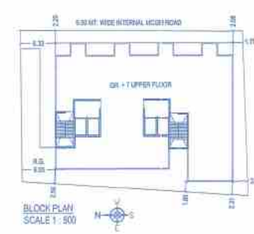
R.G.						
1	1/2	X	17.78	X 3.35 X 1 NO	=	29.78 SQ.MT.
2	1/2	X	23.54	X 3.20 X 1 NO	=	37.66 SQ.MT.
3	1/2	X	8.03	X 4.27 X 1 NO	=	18.90 SQ.MT.
4	1/2	X	7.08	X 2.65 X 1 NO	=	9.38 SQ.MT.
				TOTAL ADDITION	=	95.72 SQ.MT. R



PLOT AREA DIAGRAM
SCALE 1 : 500

PLOT AREA CALCULATION

1	1/2	X	49.70	X 23.66 X 1 NO	=	588.15 SQ.MT.
2	1/2	X	48.10	X 21.37 X 1 NO	=	529.55 SQ.MT.
				TOTAL ADDITION	=	1095.70 SQ.MT.



BLOCK PLAN
SCALE 1 : 500

TABLE FOR COMMERCIAL REHABILITATION AREA OF TENEMENTS

SR. NO.	SR.NO OF SHOP AS PER ANNEX-II LIST	NAME OF OCCUPANT	EXISTING CARPET AREA IN SQMT AS PER ANNEX-II	PERMISSIBLE CARPET AREA IN SQMT
1.	PN-30500006	BABUNA P. SINGH	13.52	13.52
2.	PN-30500009		17.62	17.62
3.	PN-30500010	SHAMEEM I. CHIRANGWA	15.00	15.00
4.	PN-30500011	MAHID A. SHEIKH	15.86	15.86
5.	PN-30500012	KEVAL J. NIRMAL	12.10	12.10
6.	PN-30500013	RITA P. RAJWADA	19.08	19.08
7.	PN-30500015	RAMNIKLAL P. SHAH	15.60	15.60
8.	PN-30500016	DHIREN V. DEDHEEYA	17.28	17.28
9.	PN-30500020	PARESH V. DEDHEEYA	8.00	8.00
10.	PN-30500021	HIRABEN K. GALA	15.84	15.84
11.	PN-30500024	ARCHANA N. GALA	13.44	13.44
12.	PN-30500025	KHNA G. GALA	10.26	10.26
13.	PN-30500026	MAHESH C. PARMAR	17.06	17.06
14.	PN-30500029	SANTOSH R. PATYANI	15.98	15.98
15.	PN-30500030	ASHA R. PATYANI	21.50	20.50
16.	PN-30500031	RADHA A. DATTANI	13.02	13.02
17.	PN-30500032		17.70	17.70
18.	PN-30500036	TAARACHAND R. SHAH	20.51	20.51
19.	PN-30500038	ASHOK K. NIRMAL	16.50	16.50
20.	PN-30500040	DEVENDRA K.GANDHI	16.80	16.50
21.	PN-30500041	RAJENDRA K. KHATRI	15.00	15.00
22.	PN-30500043	SUSHIL M. CHHEDA	13.00	13.00
23.	PN-30500045	MILAN R. JAIN	13.60	13.60
24.	PN-30500049	DINESH R. CHHEDA	11.80	11.60
25.	PN-30500050	SHASHOR K. BHAVSAR	10.73	10.73
26.	PN-30500051	NARESH M. MEHETA	21.75	20.90
27.	PN-30500054	DINESH R. SHAH	10.22	10.22
28.	PN-30500056	BHARAT D. JOSHIPUTRA	20.10	20.10
29.	PN-30500057	RUKSHMANNI R. SALIAN	20.10	20.10
30.	PN-30500058	NAVIN K. GALA	20.10	20.10
31.	PN-30500059	BABULAL R. CHHEDA	20.10	20.10
32.	PN-30500062	SANJAY P. SARPOTDAR	20.10	20.10
33.	PN-30500063	IMRAN M. H. KHAN	19.88	19.88
		TOTAL	548.87	529.82

STAMP OF APPROVAL OF PLAN

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/PN/PVT/LOI-607/0094/ Dt. 29 AUG 2018 & 29-04-18 28/12/2023/Tech/CE-1

Executive Engineer
Slum Rehabilitation Authority





PROFORMA - 'A'

A	AREA STATEMENT	Total
1	Area of Plot	1095.70
2	Deduction For	
	(a) Set Back Area/ Right Of Way	-
	(b) Reservation (Retail Market)	54.79
	Total Deduction	54.79
3	Balance Area Of Plot (1 - 2)	1040.91
4	Deduction For R.G.	-
5	Net Area Of Plot (3 - 4)	1040.91
6	Additions For Floor Space Index	-
	(a) Set Back Area	-
	(b) Reservation	54.79
	Total Addition	54.79
7	Total Area (5 + 6)	1095.70
8	Floor Space Index Permissible	3.00
9	Permissible Floor Area (7 x 8)	3287.10
10	Rehab. B.U.A.	1482.77
11	Common Passage Area	424.55
12	Amenity Tenements Area	69.65
13	Rehab. Component (10+11+12)	1976.97
14	Sale Component (13)	1976.97
15	Total B.U.A. Sanctioned For Project (10+14)	3459.74
16	F.S.I. Sanctioned For Project (15/7)	3.15
17	Max. Sale B.U.A. Permissible in Situ (9-10)	1804.33
18	T.D.R. Generated (15-9)	172.64
19	Sale B.U.A. Proposed	1804.33
20	Total B.U.A. Proposed (10+19)	3287.10
21	F.S.I. Consumed (20/7)	3.00

TENEMENT STATEMENT.

(1)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HEC.)	500
(2)	TENEMENTS PROPOSED	68
(3)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	68

PROFORMA - B

CONTENT OF THE SHEET

TERRACE PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, LOCATION PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON PLOT BEARING C.T.S. NO. 328 & 329 OF VILLAGE MALAD EAST, AT MALAD (E), MUMBAI.

NAME AND ADDRESS OF THE DEVELOPER

M/ s. DENSITY REALTY PVT. LTD.
6, Anand Shopping Center, Daftary Road,
Gaushala Lane, Malad (E), Mumbai - 400 097.

CERTIFICATE OF AREA

certified that, I have surveyed the plot under reference on C.T.S. no 328 & 329 of village Malad (East) and that dimensions of the sides etc. of the plot stated on the plan are as mentioned on site and the area so worked out is 1095.70 sq. mt. and tallies with the area stated in property register card

Signature of Architect

NAME AND ADDRESS OF THE ARCHITECT

NORTH

PRISM ARCHITECTS
416, CORPORATE AVENUE, SONAWALA ROAD,
GOREGAON (E), MUMBAI- 400063.
TEL:- 022- 26858500/01/91 EMAIL:- info@prismarchitects.co.in
WEB :- www.prismarchitects.co.in