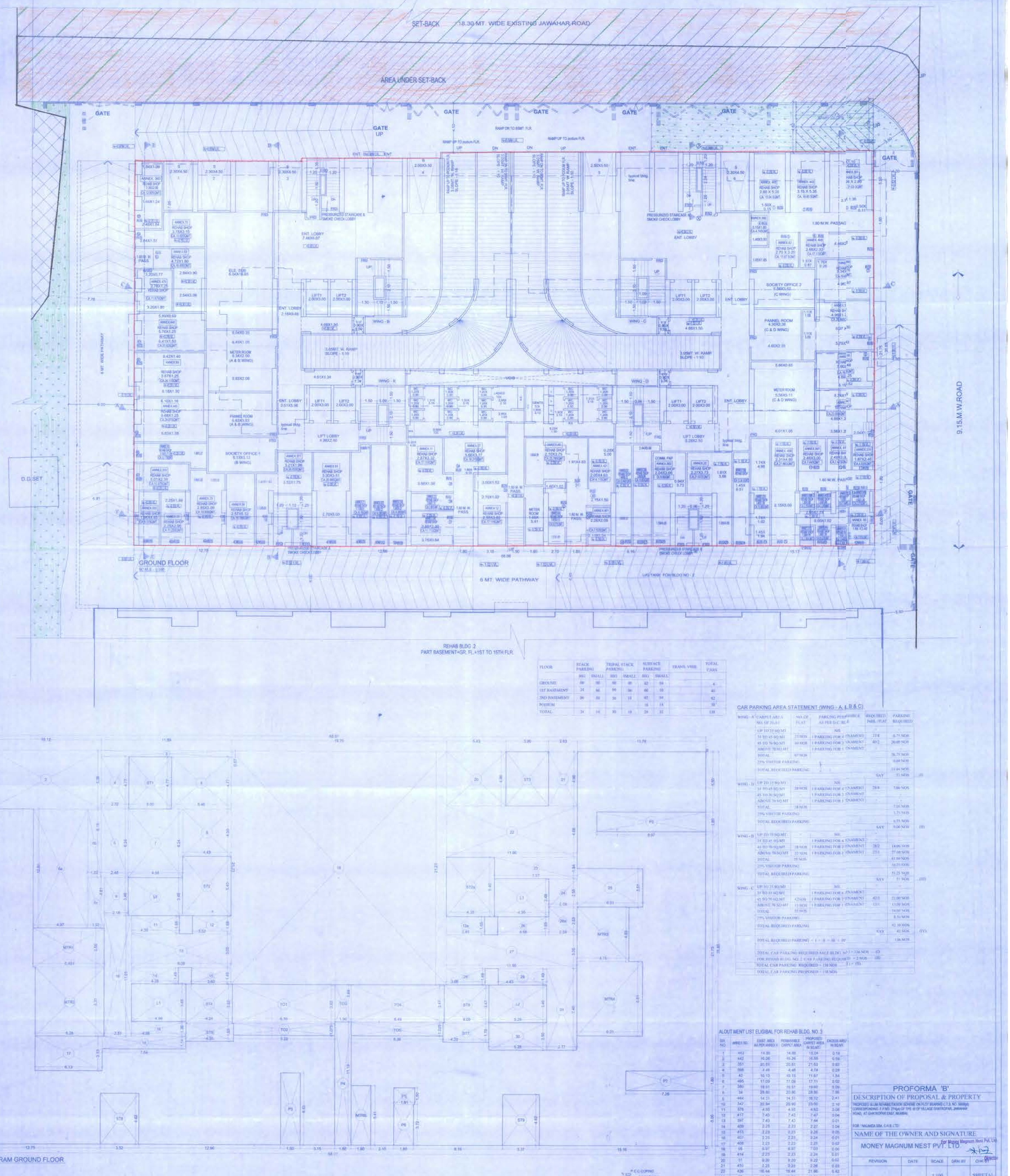
CONTENTS OF SHEET

SALE BLDG NO.3	GROUND FLOOR (WING - A, B, C & D) AREA DIAGRAM & CALCULATION SUCTION TANK & COMPOUND WALL CAR PARKING AREA STATEMENT



FLOOR	STACK PARKING		TRIPAL STACK PARKING		SURFACE PARKING		TRANS. VISIB.	TOTAL PARK
	BIG	SMALL	BIG	SMALL	BIG	SMALL		
GROUND	00	00	00	00	02	04		6
1ST BASEMENT	24	04	00	00	08	04		40
2ND BASEMENT	00	00	00	14	02	04		62
PODIUM					16	14		30
TOTAL	24	04	00	14	28	32		138

CAR PARKING AREA STATEMENT (WING - A, B & C)

WING - A	CARPET AREA	NOS OF FLAT	PARKING PER AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED	
	NOS OF FLAT					
	UP TO 25 SQ.MT.		NIL			
	26 TO 45 SQ.MT.	27 NOS.	1 PARKING FOR 4 TENAMENT	2/4	6.75 NOS.	
	45 TO 76 SQ.MT.	40 NOS.	1 PARKING FOR 2 TENAMENT	40/2	20.00 NOS.	
	ABOVE 76 SQ.MT.	-	1 PARKING FOR 1 TENAMENT	-	-	
	TOTAL	67 NOS.			26.75 NOS.	
	25% VISITOR PARKING				6.69 NOS.	
	TOTAL REQUIRED PARKING				33.44 NOS.	
				SAY	33 NOS.	(I)
WING - B	UP TO 25 SQ.MT.		NIL			
	26 TO 45 SQ.MT.	28 NOS.	1 PARKING FOR 4 TENAMENT	28/4	7.00 NOS.	
	45 TO 76 SQ.MT.	-	1 PARKING FOR 2 TENAMENT	-	-	
	ABOVE 76 SQ.MT.	-	1 PARKING FOR 1 TENAMENT	-	-	
	TOTAL	28 NOS.			7.00 NOS.	
	25% VISITOR PARKING				1.75 NOS.	
	TOTAL REQUIRED PARKING				8.75 NOS.	
				SAY	9.00 NOS.	(II)
WING - D	UP TO 25 SQ.MT.	-	NIL	-	-	
	26 TO 45 SQ.MT.	-	1 PARKING FOR 4 TENAMENT	-	-	
	45 TO 76 SQ.MT.	28 NOS.	1 PARKING FOR 2 TENAMENT	28/2	14.00 NOS.	
	ABOVE 76 SQ.MT.	27 NOS.	1 PARKING FOR 1 TENAMENT	27/1	27.00 NOS.	
	TOTAL	55 NOS.		-	41.00 NOS.	
	25% VISITOR PARKING			-	10.25 NOS.	
	TOTAL REQUIRED PARKING			-	51.25 NOS.	
				SAY	51 NOS.	(III)
WING - C	UP TO 25 SQ.MT.	-	NIL	-	-	
	26 TO 45 SQ.MT.	-	1 PARKING FOR 4 TENAMENT	-	-	
	45 TO 76 SQ.MT.	42 NOS.	1 PARKING FOR 2 TENAMENT	42/2	21.00 NOS.	
	ABOVE 76 SQ.MT.	13 NOS.	1 PARKING FOR 1 TENAMENT	13/1	13.00 NOS.	
	TOTAL	55 NOS.		-	34.00 NOS.	
	25% VISITOR PARKING			-	8.50 NOS.	
	TOTAL REQUIRED PARKING			-	42.50 NOS.	
				SAY	43 NOS.	(IV)
	TOTAL REQUIRED PARKING = I + II + III + IV				136 NOS.	
	TOTAL CAR PARKING REQUIRED SALE BLDG NO 3 = 136 NOS.					(I)
	FOR REHAB BLDG. NO. 2 CAR PARKING REQUIRED = 2 NOS.					(II)
	TOTAL CAR PARKING REQUIRED = 138 NOS.				(I) + (II)	
	TOTAL CAR PARKING PROPOSED = 138 NOS.					

BUILT-UP AREA STATEMENT : GROUND FLOOR

AREA OF BLOCK (ABCDE) = 98.97 X 35.85 = 3548.31 SQ.M (A)

STANDARD DEDUCTIONS :-

1.	2.64 X 0.69 =	1.82 SQ.M
2.	10.12 X 3.38 =	34.46 SQ.M
3.	11.89 X 0.77 =	9.16 SQ.M
4.	2.52 X 4.77 =	12.02 SQ.M
5.	6.48 X 4.77 =	28.38 SQ.M
6.	2.48 X 6.34 =	15.48 SQ.M
6a.	4.97 X 10.60 =	53.68 SQ.M
9b.	1.22 X 6.19 =	7.55 SQ.M
9c.	1.82 X 4.81 =	7.01 SQ.M
7.	4.60 X 6.24 =	31.38 SQ.M
8.	4.43 X 4.30 =	19.05 SQ.M
9.	2.18 X 3.46 =	7.54 SQ.M
10.	2.51 X 11.01 =	27.64 SQ.M
11.	4.35 X 1.65 =	7.18 SQ.M
12.	3.52 X 1.65 X 1 =	5.81 SQ.M
12a.	3.49 X 1.65 X 1 =	5.76 SQ.M
13.	9.09 X 3.05 =	27.59 SQ.M
14.	4.28 X 1.46 =	6.38 SQ.M
15.	3.80 X 1.46 =	5.39 SQ.M
16.	4.58 X 1.36 =	6.72 SQ.M
17.	6.13 X 2.63 =	16.19 SQ.M
18.	7.64 X 1.14 =	8.71 SQ.M
19.	19.70 X 21.33 =	419.23 SQ.M
20.	5.43 X 4.86 =	26.33 SQ.M
21.	2.63 X 4.86 =	13.04 SQ.M
22.	11.96 X 4.68 =	55.97 SQ.M
23.	7.57 X 1.84 =	14.00 SQ.M
24.	2.58 X 2.56 =	6.68 SQ.M
25.	8.01 X 2.51 =	21.10 SQ.M
26.	4.00 X 1.80 =	7.72 SQ.M
26a.	2.56 X 2.53 =	6.50 SQ.M
27.	11.96 X 3.06 =	36.69 SQ.M
28.	3.56 X 1.40 =	5.00 SQ.M
29.	4.43 X 1.46 =	6.50 SQ.M
30.	6.28 X 2.60 =	13.20 SQ.M
31.	7.77 X 7.45 =	20.64 SQ.M
		1016.80 SQ.M (I)

CONSTRUCTED AREA :-

(A) - (I) = (II)

3548.31 - 1016.80 = 1423.66 SQ.M (B)

TOTAL CONSTRUCTED AREA :-

1423.66 + 20.25 = 1443.91 SQ.M (III)

STAIRCASE, LIFT & CONNECTING LOBBY AREA CALCULATION :-

ST1.	3.60 X 4.77 =	16.80 SQ.M
ST2.	4.43 X 5.40 =	23.92 SQ.M
ST2a.	4.38 X 5.40 =	23.71 SQ.M
ST3.	3.60 X 4.96 =	19.94 SQ.M
ST4.	4.24 X 3.62 =	15.35 SQ.M
ST5.	4.38 X 1.63 =	7.09 SQ.M
ST6.	4.00 X 3.47 =	14.10 SQ.M
ST7.	4.20 X 1.76 =	7.40 SQ.M
ST8.	3.52 X 4.82 =	16.96 SQ.M
ST9.	3.56 X 4.82 =	19.52 SQ.M
L1.	4.88 X 2.45 X 3 =	31.89 SQ.M
L2.	6.28 X 3.46 =	16.27 SQ.M
		231.42 SQ.M (II)

METER ROOM AREA CALCULATION

MTR1.	6.49 X 3.65 =	23.04 SQ.M
MTR2.	8.28 X 6.31 =	39.83 SQ.M
MTR3.	4.75 X 4.93 =	23.42 SQ.M
MTR4.	8.01 X 5.61 =	40.93 SQ.M
MTR5.	5.41 X 1.60 =	8.74 SQ.M
		136.76 SQ.M (III)

D.G.SET AREA CALCULATION

DGS1.	4.50 X 4.50 =	20.25 SQ.M
		20.25 SQ.M (IV)

TOILET AREA CALCULATION :-

TO1.	6.39 X 3.62 =	23.09 SQ.M
TO2.	9.26 X 1.075 =	9.95 SQ.M
TO3.	1.50 X 3.43 =	5.15 SQ.M
TO4.	6.49 X 3.47 =	29.46 SQ.M
TO5.	6.38 X 1.225 =	10.27 SQ.M
		88.80 SQ.M (V)

PASSAGE AREA CALCULATION :-

P1.	1.70 X 1.80 =	3.06 SQ.M
P2.	9.97 X 1.85 =	17.95 SQ.M
P3.	1.80 X 6.53 =	11.75 SQ.M
P4.	1.50 X 11.19 =	16.79 SQ.M
P5.	1.91 X 1.80 =	3.67 SQ.M
P6.	1.80 X 3.72 =	6.70 SQ.M
P7.	7.26 X 1.80 =	13.07 SQ.M
		72.19 SQ.M (VI)

REHAB SHOP AREA :-

B - II - III - IV - V - VI =

1443.91 - 231.42 - 136.76 - 20.25 - 88.80 - 72.19 = 894.44 SQ.M (C)

EXCESS SALE BUA TO CARPET AT UPPER GROUND FLOOR (WING-A)

TOTAL REHAB CARPET AREA = 769.53 SQ.MTR

TOTAL REHAB BUILT UP AREA = 894.44 SQ.MTR

TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB BUA / PROPOSED REHAB CARPET

TOTAL EXCESS BUA TO CARPET = 55.22 X 894.44 / 769.53 = 64.18 SQ.MTR (D)

TOTAL REHAB COMMERCIAL FSI GROUND FL. +REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET = 894.44 - 64.18 = 830.26 SQ.M (E)

REHAB COMPONENT = E + VI

= 830.26 + 72.19 = 902.45 SQ.M

TOTAL SALE F.S.I. = D + III + IV + VI

= 64.18 + 136.76 + 20.25 + 88.80 = 310.04 SQ.M (G)

TOTAL FSI = E + G = 830.26 + 310.04 = 1140.30 SQ.M.

CARPET AREA STATEMENT (FLAT No.)

SOCIETY OFFICE 1 (WING - B)

SOCIETY	5.13 X 3.13	= 19.19 SQ.M
TOTAL		= 19.19 SQ.M

CARPET AREA STATEMENT (FLAT No.)

SOCIETY OFFICE 1 (WING - C)

SOCIETY	5.56 X 3.52	= 19.57 SQ.M
TOTAL		= 19.57 SQ.M

SANITARY STATEMENT FOR COMMERCIAL GROUND FLOOR

BUILT-UP AREA REHAB & SALE COMM.	MALE	FEMALE	REQUIRED		PROPOSED	
			MALE	FEMALE	MALE	FEMALE
894.44 SQ.MT MALE - 149 NOS. FEMALE - 149 NOS.	1 W.C FOR 25 PERSON	1 W.C FOR 15 PERSON	6 NOS	10 NOS	7 NOS	10 NOS
	1 URINAL FOR 25 PERSON	—	6 NOS	—	6 NOS	—
	1 WASH BASIN FOR 25 PERSON	1 WASH BASIN FOR 25 PERSON	6 NOS	6 NOS	6 NOS	6 NOS

894.44 X 33.3% = 297.85 / 2 = 148.93 NOS. SAY = 149 NOS.

AREA DIAGRAM D.G.SET GROUND FLOOR
SCALE - 1:100

ALOUT MENT LIST ELIGIBAL FOR REHAB BLDG. NO. 3

SR. NO	ANNEX NO.	EXIST. AREA AS PER ANNEX II	PERMISSIBLE CARPET AREA	PROPOSED CARPET AREA IN SQ.MT.	EXCESS AREA IN SQ.MT.
1	443	14.86	14.86	15.04	0.18
2	442	16.26	16.26	16.56	0.30
3	351	20.81	20.81	21.03	0.22
4	398	4.48	4.48	4.74	0.26
5	42	10.13	10.13	11.67	1.54
6	495	17.09	17.09	17.11	0.02
7	380	19.51	19.51	19.80	0.29
8	34	28.80	20.90	28.86	7.96
9	444	14.31	14.31	16.72	2.41
10	342	22.94	20.90	23.00	2.10
11	376	4.55	4.55	4.62	0.06
12	417	7.43	7.43	7.47	0.04
13	397	7.43	7.43	7.44	0.01
14	409	2.23	2.23	2.27	0.04
15	413	2.23	2.23	2.28	0.05
16	407	2.23	2.23	2.24	0.01
17	406	2.23	2.23	2.25	0.02
18	05	6.97	6.97	7.03	0.06
19	414	2.23	2.23	2.24	0.01
20	01	9.20	9.20	9.22	0.02
21	410	2.23	2.23	2.26	0.03
22	439	18.44	18.44	21.86	5.42
23	20	13.38	13.38	15.95	2.57
24	336	11.89	11.89	12.34	0.45
25	28	21.74	20.90	21.51	0.77
26	336	15.89	15.89	15.90	0.01
27	52	13.38	13.38	13.46	0.08
28	401	7.43	7.43	7.52	0.09
29	421	13.94	13.94	14.11	0.17
30	48	23.50	20.90	23.79	2.89
31	88	9.20	9.20	9.27	0.07
32	13	17.09	17.09	17.11	0.02
33	17	18.21	18.21	18.21	
34	11	17.09	17.09	17.11	0.02
35	32	5.85	5.85	5.86	0.01
36	334	11.71	11.71	11.71	
37	424	13.94	13.94	14.38	0.44
38	427	13.94	13.94	14.38	0.44
39	27	14.86	14.86	15.19	0.33
40	84	24.93	20.90	25.09	4.16
41	377	17.28	17.28	20.82	3.54
42	58	16.72	16.72	16.84	0.12
43	79	17.19	17.19	19.80	2.61
44	33	11.15	11.15	11.22	0.07
45	520	9.29	9.29	9.31	0.02
46	333	7.71	7.71	11.97	4.26
47	16	11.15	11.15	12.17	1.02
48	445	24.67	20.90	24.67	2.77
49	66	24.06	20.90	24.11	3.21
50	448	20.90	20.90	20.92	0.02
51	471	11.15	11.15	11.87	0.72
52	53	18.58	18.58	18.89	0.31
53	10	15.79	15.79	15.92	0.13
54	303	11.89	11.89	12.89	1.00
TOTAL	54 SHOPS	720.02	655.73	750.85	93.12

ALLOT MENT LIST NON ELIGIBAL FOR REHAB BLDG. NO. 3

SR. NO	ANNEX NO.	EXIST. AREA AS PER ANNEX II	PERMISSIBLE CARPET AREA	PROPOSED CARPET AREA IN SQ.MT.	EXCESS AREA IN SQ.MT.
29	340	18.58	18.58	18.68	0.10
TOTAL	1 SHOPS	18.58	18.58	18.68	0.10

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 3449(pt) CORRESPONDING F.P.NO. 274(pt) OF TPS III OF VILLAGE GHATKOPAR, JAWAHAR ROAD, AT GHATKOPAR EAST, MUMBAI.

FOR "NAVANDA SRA, C.H.S. LTD."

NAME OF THE OWNER AND SIGNATURE

MONEY MAGNUM NEST PVT. LTD.

For Money Magnum Nest Pvt. Ltd.

Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100		SHEET A1

STAMP AND DATE OF APPROVAL OF PLANS

To, Approval by Co-operative Plans Sanctioned under No. GE/EE/CE/2124/S/JAWAHAR/LAP

Dated : 9.4.14/4/2019

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/E/2124/S/JAWAHAR/LAP Dt. 22.1.2020

22.01.2020

Chief Executive Officer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

Vishwas Satodia
(Architect)

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
B/3A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II, RAM SATTANG, MALAD (W), MUMBAI - 400 064
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