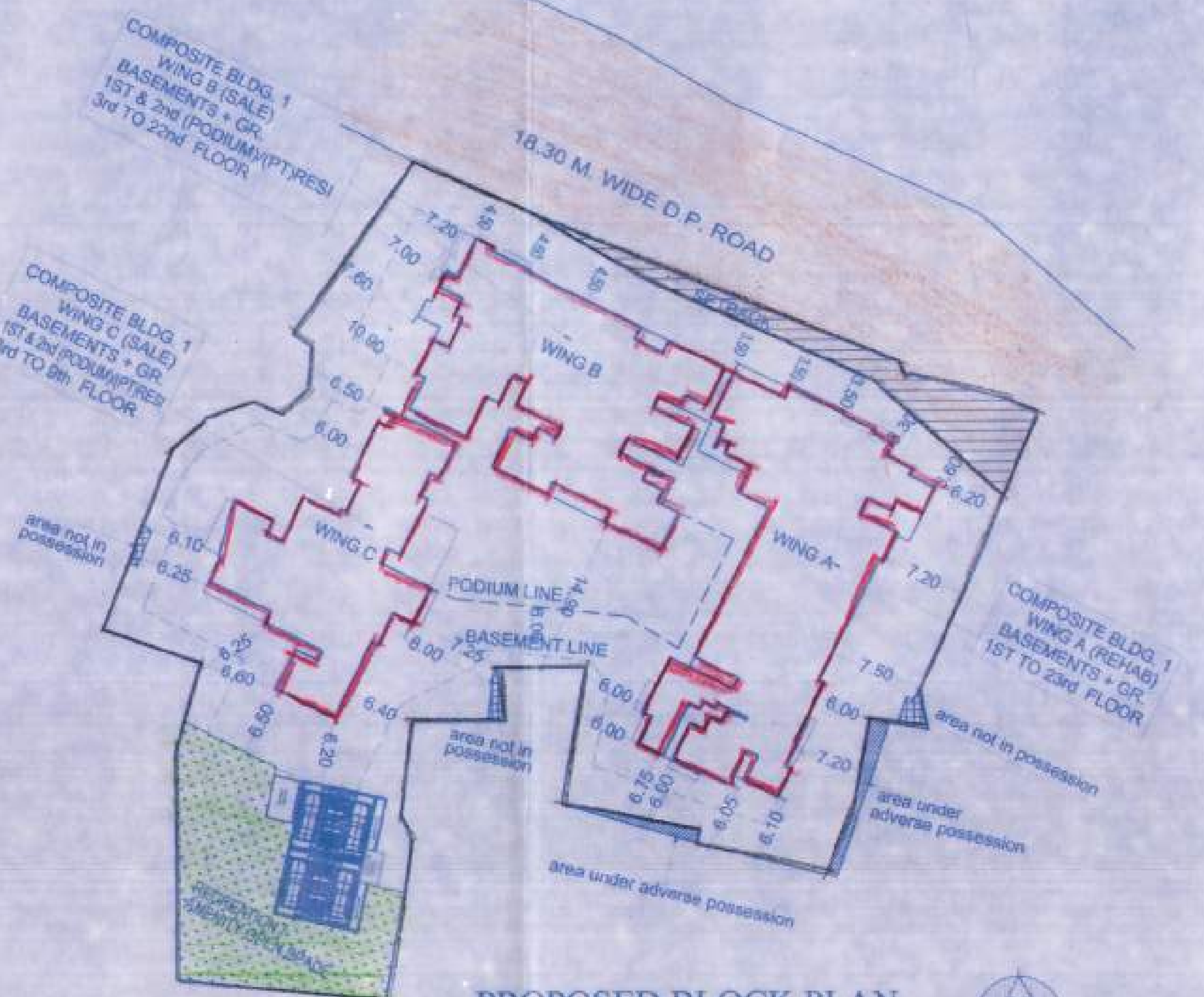
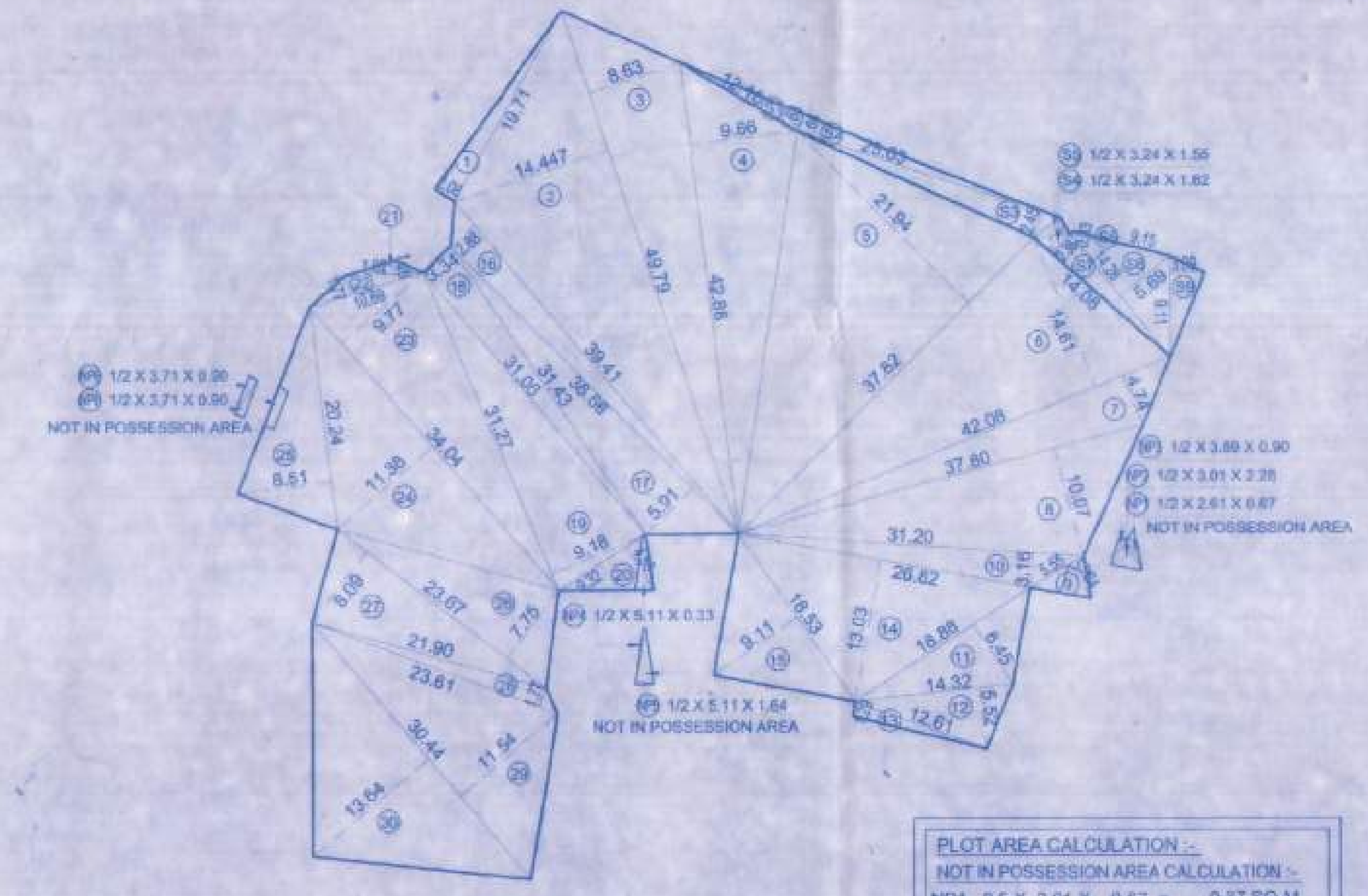


PROPOSED BLOCK PLAN

SCALE : -1: 500

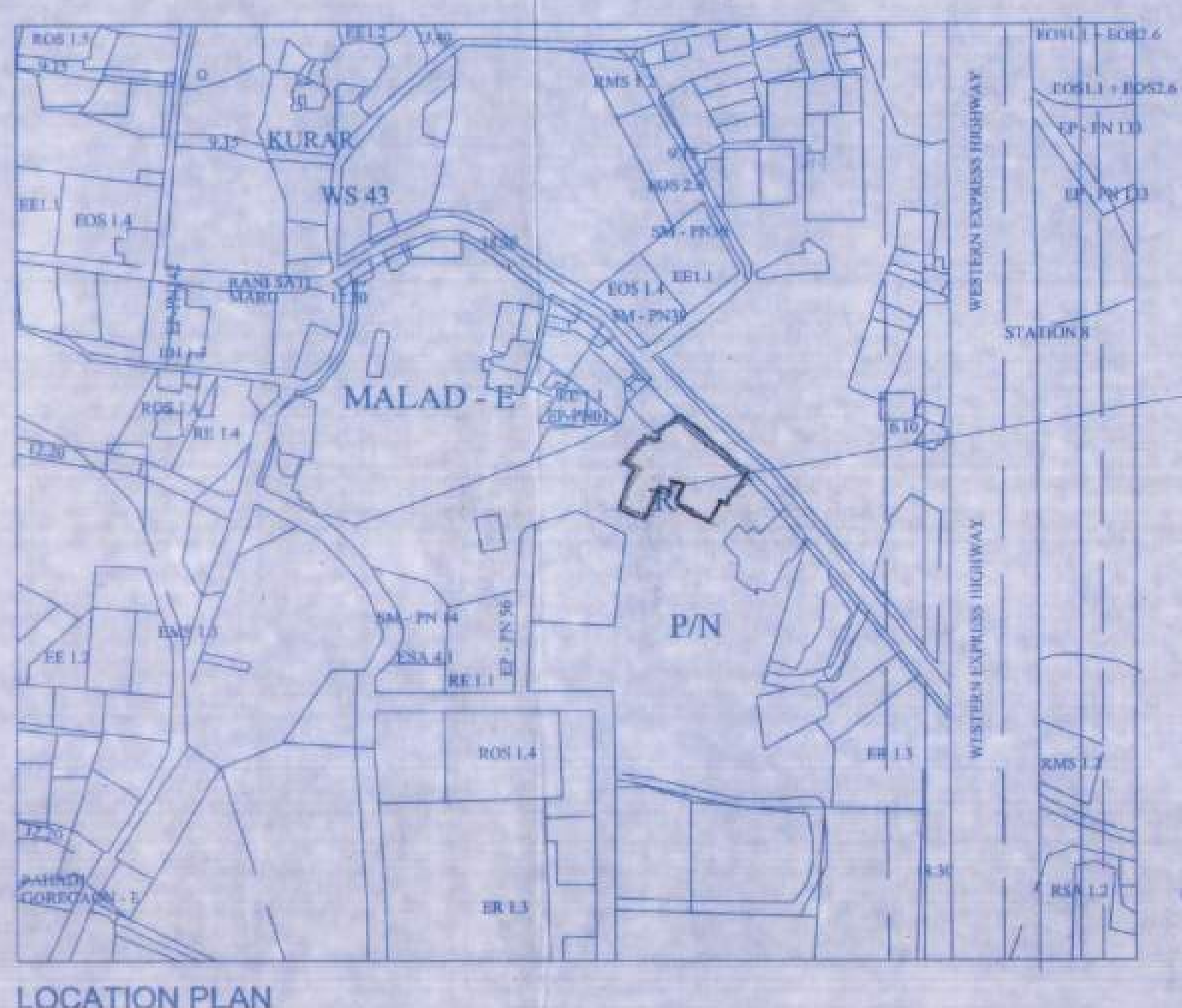


PLOT AREA DIAGRAM

SCALE : -1: 500

PLOT AREA CALCULATION :-
NOT IN POSSESSION AREA CALCULATION :-
NP1. 0.5 X 2.61 X 0.67 = 0.87 SQ.M
NP2. 0.5 X 3.01 X 2.28 = 3.43 SQ.M
NP3. 0.5 X 3.89 X 0.90 = 1.75 SQ.M
NP4. 0.5 X 5.11 X 0.33 = 0.84 SQ.M
NP5. 0.5 X 5.11 X 1.64 = 4.19 SQ.M
NP6. 0.5 X 3.71 X 0.90 X 2 = 3.34 SQ.M
TOTAL ADDITIONS = 14.42 SQ.M

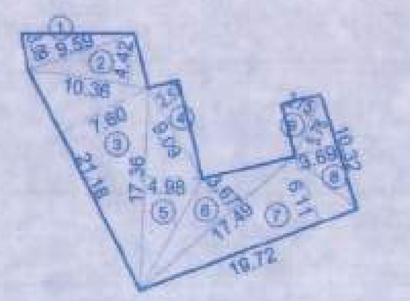
II



LOCATION PLAN

SCALE : 1:4000

PLOT AREA CALCULATION :-
1. 0.5 X 19.71 X 2.08 = 20.50 SQ.M
2. 0.5 X 49.79 X 14.447 = 359.67 SQ.M
3. 0.5 X 49.79 X 8.63 = 214.84 SQ.M
4. 0.5 X 42.88 X 9.66 = 207.11 SQ.M
5. 0.5 X 37.82 X 21.94 = 414.89 SQ.M
6. 0.5 X 42.08 X 14.61 = 307.39 SQ.M
7. 0.5 X 42.08 X 4.74 = 99.73 SQ.M
8. 0.5 X 37.80 X 10.07 = 190.32 SQ.M
9. 0.5 X 5.55 X 3.64 = 10.10 SQ.M
10. 0.5 X 31.20 X 3.16 = 49.30 SQ.M
11. 0.5 X 18.88 X 6.45 = 60.89 SQ.M
12. 0.5 X 14.32 X 5.52 = 39.52 SQ.M
13. 0.5 X 12.61 X 1.29 = 8.13 SQ.M
14. 0.5 X 26.82 X 13.03 = 174.73 SQ.M
15. 0.5 X 18.53 X 9.11 = 84.40 SQ.M
16. 0.5 X 39.41 X 2.88 = 56.75 SQ.M
17. 0.5 X 36.66 X 5.91 = 108.33 SQ.M
18. 0.5 X 31.43 X 3.34 = 52.49 SQ.M
19. 0.5 X 31.27 X 9.18 = 143.63 SQ.M
20. 0.5 X 9.32 X 4.58 = 21.34 SQ.M
21. 0.5 X 7.02 X 1.26 = 4.42 SQ.M
22. 0.5 X 10.69 X 1.77 = 9.46 SQ.M
23. 0.5 X 34.04 X 9.77 = 166.29 SQ.M
24. 0.5 X 34.04 X 11.38 = 193.69 SQ.M
25. 0.5 X 20.24 X 8.51 = 86.12 SQ.M
26. 0.5 X 23.67 X 7.75 = 91.72 SQ.M
27. 0.5 X 21.90 X 8.09 = 88.59 SQ.M
28. 0.5 X 23.61 X 1.77 = 20.89 SQ.M
29. 0.5 X 30.44 X 11.54 = 175.64 SQ.M
30. 0.5 X 30.44 X 13.64 = 207.60 SQ.M
TOTAL ADDITIONS = 3668.38 SQ.M — I
SET BACK AREA CALCULATION :-
S1. 0.5 X 12.16 X 1.63 = 9.91 SQ.M
S2. 0.5 X 25.03 X 1.64 = 20.52 SQ.M
S3. 0.5 X 25.03 X 2.45 = 30.66 SQ.M
S4. 0.5 X 3.24 X 1.62 = 2.62 SQ.M
S5. 0.5 X 3.24 X 1.55 = 2.51 SQ.M
S6. 0.5 X 9.15 X 0.33 = 1.51 SQ.M
S7. 0.5 X 14.28 X 2.38 = 16.99 SQ.M
S8. 0.5 X 14.28 X 5.69 = 40.63 SQ.M
S9. 0.5 X 9.11 X 3.09 = 14.07 SQ.M
TOTAL ADDITIONS = 139.42 SQ.M — II
I + II = A
3668.38 + 139.42 = 3807.80 SQMT
TOTAL PLOT AREA = 3807.80 SQ.M — A



LAYOUT OPEN SPACE AREA DIAGRAM
SCALE : 1: 500

LAYOUT OPEN SPACE
AREA REQUIRED NET AREA OF 8 %
3653.96 X 8% = 292.32 SQ.MT
LAYOUT OPEN SPACE
AREA REQUIRED = 292.32 SQ.MT
LAYOUT OPEN SPACE
AREA PROPOSED = (A)
292.40 SQ.MT

LAYOUT OPEN SPACE AREA CALCULATION
RECREATION /AMENITY OPEN SPACE AREA CALCULATION :-
1. 0.5 X 9.59 X 3.09 = 14.82 SQ.M
2. 0.5 X 10.36 X 4.42 = 22.90 SQ.M
3. 0.5 X 21.18 X 7.60 = 80.48 SQ.M
4. 0.5 X 9.09 X 2.57 = 11.68 SQ.M
5. 0.5 X 17.36 X 4.98 = 43.23 SQ.M
6. 0.5 X 17.49 X 3.67 = 32.09 SQ.M
7. 0.5 X 19.72 X 6.11 = 60.24 SQ.M
8. 0.5 X 10.32 X 3.89 = 19.04 SQ.M
9. 0.5 X 5.76 X 2.75 = 7.92 SQ.M
TOTAL ADDITIONS = 292.40 SQ.M —(A)

CONTENTS OF SHEET

LAYOUT	BLOCK PLAN AS PER C.T.S., EXISTING SLUM PLAN PROPESED BLOCK PLAN, LOCATION PLAN PLOT AREA DIAGRAM & CALCULATIONS REHAB COMPONENT AREA TABLE

FORM I (SLUM PLOT)

			SLUM SQ.MTS.
1	i)	AREA OF PLOT	3807.80
	ii)	Less Area of plot area not in possession	14.42
	iii)	NET AREA OF PLOT	3793.38
	a)	Area of reservation in plot	-
	b)	Area of road set back	139.42
	c)	Area of DP road	-
2		DEDUCTIONS FOR	
(A)		FOR RESERVATION / ROAD AREA	
	a)	Road set - back area to be handed over (100%) (Regulation no 16)	139.42
	b)	Proposed DP road to be handed over (100%) (Regulation no 16)	-
	c)	(i) Reservation area to be handed over (100%) (Regulation no 17)	-
		(ii) Reservation area to be handed over as per AR (Regulation no 17)	-
(B)		For Amenity area	NA
	a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	-
	b)	Area of amenity plot / plots to be handed over as per DCR 14(B)	-
	c)	Area of amenity plot / plots to be handed over as per DCR 35 (abeyance)	-
(C)		Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	NA
3		Total deductions [2(A) + 2(B) + 2(C) as and when applicable]	139.42
4		BALANCE AREA OF PLOT (1 minus 3)	3653.96
5		Plot area under Development, after areas to be handed over to MCGM /Appropriate Authority as per Sr. No. 4 above.	3653.96
5a		ADDITIONS FOR FSI PURPOSE	139.42
5b		TOTAL AREA (5 + 5a)	3793.38
6		BASIC FSI PERMISSIBLE	3.00 OR SANCTIONED F.S.I WHICH EVER IS MORE
7		Built Up Area as per Zonal (basic)FSI (5b x 6) (In case of Mill land Permissible BUA kept in abeyance)	11380.14(Or More)
8		PROPOSED REHAB COMOPONENT	9047.07
9		PROPOSED AREA REHAB FSI	7731.16
10		SALE COMORONENT PERMISSIBLE FOR SCHEME (9047.07 X 1.00)	9047.07
11		Total BUA sanctioned for the project (9+10)	16778.23
12		FSI sanctioned for the project (11/5b)	4.42
13		Sale BUA permissible in-situ	9047.07
14		PROPOSED AREA SALE FSI	8838.95
14a		TOTAL BUILT UP AREA PROPOSED (9 + 14)	16570.11
15		Fungible Compensatory Area as per Regulation No. 31(3) (35%)	
	a) i)	Permissible Fungible Compensatory area for Rehab component without charging premium (9 X 35%)	2705.91
	ii)	fungible compensatory area availed for rehab component without charging premium	93.54
	b) i)	Permissible Fungible Compensatory area by charging premium. (13 X 35%)	3166.47
	ii)	Fungible Compensatory Area availed on payment of premium.	125.00
16		Total Built up Area proposed including Fungible Compensatory Area [14a+15(a)(ii)+15(b)(ii)]	16788.65
17		FSI consumed on Net Plot [11/5b]	4.42
II)		OTHER REQUIREMENTS	
A)		Reservation / Designation	NA
		a) Name of Reservation	
		b) Area of Reservation affecting the plot	
		c) Area of Reservation land to be handed / handed over as per Regulation No. 17	
		d) Built up area of Amenity to be handed over as per Regulation No. 17	
		e) Area/ Built up Area of Designation	
B)		Plot area / Built up amenity to be handed over as per Regulation no.	AS PER STATEMENT
C)		Requirement of Recreational Open Space in Layout / Plot as per Regulation No. 27	AS PER STATEMENT
D)		Tenement statement	AS PER STATEMENT
E)		Parking statement	AS PER STATEMENT
F)		Transport vehicles Parking	AS PER STATEMENT

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R SCHEME ON PLOT BEARING C.T.S. NO. 581A/3B/1(PT), & 581A/3B/1/1TO 9 OF VILLAGE MALAD (EAST), TALUKA - BORIVALI, M.S.D AT RANI SATI MARG, MALAD (EAST), MUMBAI

FOR "EKTA CHS (PROP.)"

NAME OF THE OWNER AND SIGNATURE

M/S. POONAM HOUSECON PVT LTD.

For Poonam Housecon Pvt. Ltd.
Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:500	SHEETAL	

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVYED BY ME ON DATED 10 - 06 - 2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO 3807.80 SQ.M. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNER SHIP TOWN PLANNING RECORDS.

[ARCHITECT]

STAMP AND DATE OF APPROVAL OF PLANS

This ... work Approval to the ... Plans ... PN/SIGNT/1-35/AP/C-1
Dated 26/07/2019

Approved Subject to the condition Mentioned in the office permission Letter no PN/SIGNT/1-35/AP/C-1 Dt 17 SEP 2020
17/09/2020
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
01/A-WING, UPPER GROUND FLOOR, SHAH ARCADE II, RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TELE : 2881 2460, 2881 1705

FUNGIBLE

COMPENSATORY AREA :-

COMPOSITE BLDG. NO :- 1 (WING - A , B & C)
= REHAB RES. BUA X 35(%)
= 7064.68 X 35 (%)
= 2472.64 SQ.M. —(A1)
= REHAB COMM. BUA X 35%
= 666.48 X 35 (%)
= 233.27 SQ.M.—(A2)
= SALE RES. BUA X 35(%)
= 8457.00 X 35 (%)
= 2959.95 SQ.M. —(B1a)
= SALE COMM. BUA X 35%
= 381.95 X 35 (%)
= 133.68 SQ.M.—(B2)

FUNGIBLE FSI CALCULATION

TOTAL PERMISSIBLE FUNGIBLE FSI FOR REHAB RESI (I) = 2472.64 SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR REHAB RESI = 93.54 sq.mt
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE RESI (II) = 2959.95 SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR SALE RESI (III) = NIL
TOTAL PERMISSIBLE FUNGIBLE FSI FOR SALE COMM (IV) = 133.68 SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR SALE COMM = 125.00 SQ.M.

(WING - A , B & C)

TABLE SHOWING REHAB TENAMENT STATEMENT COMPOSITE BLDG. NO - 01

WING	NO. OF REHAB RESI.	NO. OF R/C	REHAB SHOP	NO. OF REHAB PAP PROVISIONAL	NO. OF REHAB PAP SHOP PROVISIONAL	NO. OF REHAB R/C PROVISIONAL	NO. OF REHAB PAP REGULER	BALWADI	WELFARE CENTER	SOCIETY OFFICE	AMINITY LIBRARY	AMINITY SKILL DEV CENTER	COMMUNITY CENTER	NO. OF SALE TENAMENTS RESI.	NO. OF SALE TENAMENTS COMM	NO. OF SALE TENAMENTS OFFICE	SALE SOCIETY OFFICE	SALE FINTESS CENTER	TOTAL
WING - A	48	01	04	78	22	03	74	01	01	02	01	01	-	03	02	-	-	-	241
WING - B	-	01	01	-	14	-	-	-	-	-	-	-	-	120	-	02	-	-	138
WING - C	-	-	-	-	-	-	-	-	-	-	-	-	-	23	-	-	01	01	25
TOTAL	48	02	05	78	36	03	74	01	01	02	01	01	-	146	02	02	01	01	404
		55																	

(WING - A , B & C)

TABLE SHOWING BUILT UP AREA COMPOSITE BLDG. NO - 01

WING	CONSTRUCTED BUILT-UP AREA	STR. /LIFT AREA	REFUGE AREA	MTR. AREA	STILT AREA	ENTRANCE LOBBY AREA	O.W.C AREA	ELE.SUB STATION AREA	FITNESS CENTER AREA	SOCIETY OFFICE AREA	SALE AREA (A) REGULER SALE: SALE RESI	SALE COMM.: SALE TOI.	SALE COMM.: CARPET EXC.	SALE COMM.: SALE COMM.	SALE COMM.: SALE OFFICE	(B) FUNGIBLE SALE: SALE RESI.	(B) FUNGIBLE SALE: SALE COMM.	TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AMINITY LIBRARY	AMINITY SKILL DEV. CENTER	AREA OF PASSAGE	REHAB AREA FOR F.S.I. PURPOSE(C) RESI.	REHAB AREA FOR F.S.I. PURPOSE(C) COMM.	TOTAL (A + B + C = D) BUILT UP AR.	TOTAL REHAB FUNGI. AREA (E)	TOTAL BUA WITH FUNGI. AREA (D + E)
WING - A	11274.08	1934.34	238.39	32.43	–	31.02	4.25	–	–	–	140.09	49.09	30.39	122.30	–	–	–	8691.78	33.14	34.27	48.80	34.62	33.52	1071.66	7032.86	402.91	7777.64	93.54	7871.18
WING - B	9139.32	1784.06	188.11	37.28	–	42.43	–	47.90	–	–	6379.08	–	75.55	104.62	–	–	125.00	355.29	-	-	-	-	-	59.90	31.82	263.57	6979.64	–	6979.64
WING - C	2616.14	466.23	67.16	23.82	–	18.63	–	–	79.72	22.75	1937.83	–	–	–	–	–	–	–	-	-	-	-	-	–	–	–	1937.83	–	1937.83
TOTAL	23029.54	4184.63	493.66	93.53	–	92.08	4.25	47.90	79.72	22.75	8457.00	49.09	105.94	226.92	–	–	125.00	9047.07	33.14	34.27	48.80	34.62	33.52	1131.56	7064.68	666.48	16695.11	93.54	16788.65
												381.95				125.00									7731.16				
												8838.95																	