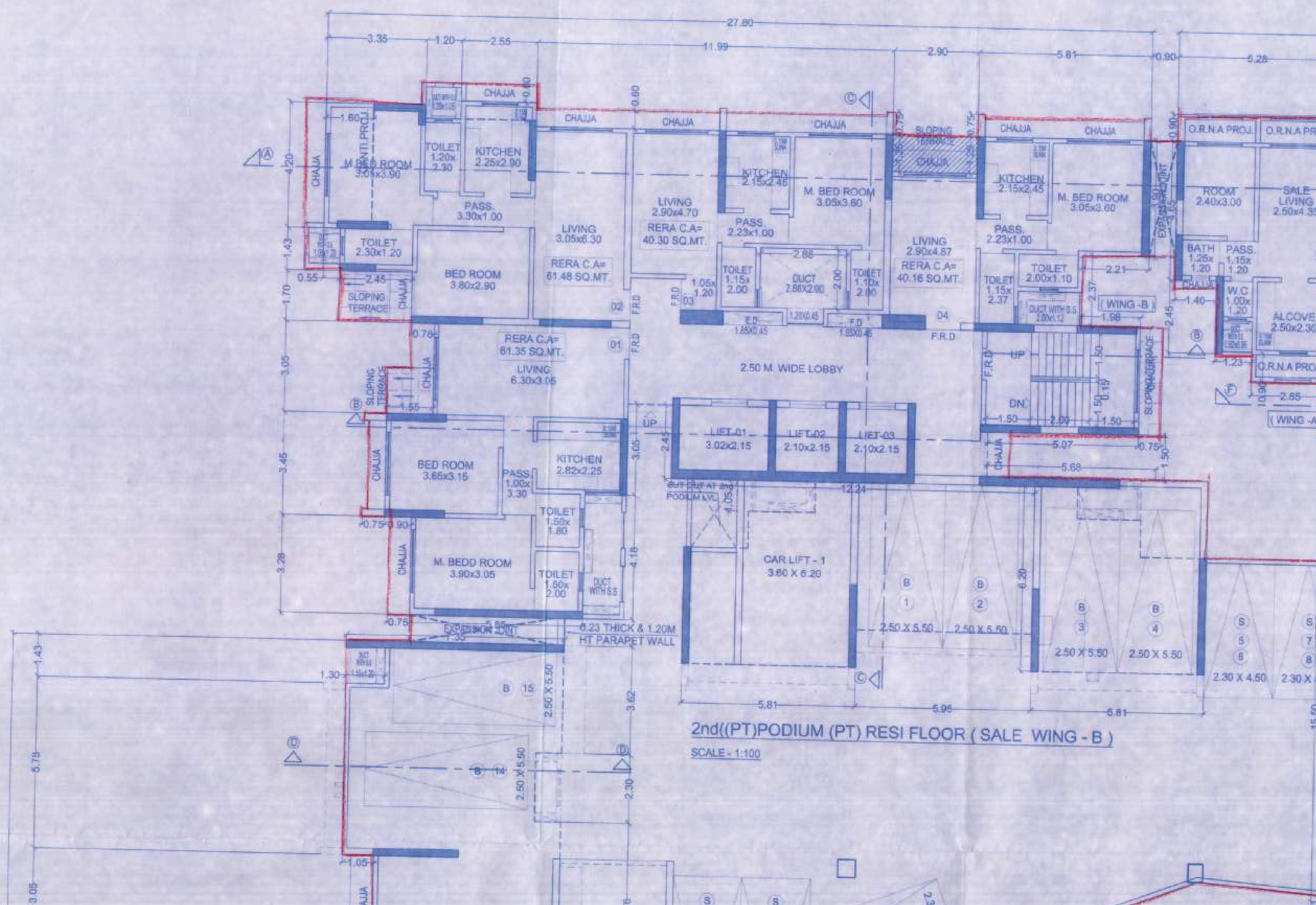
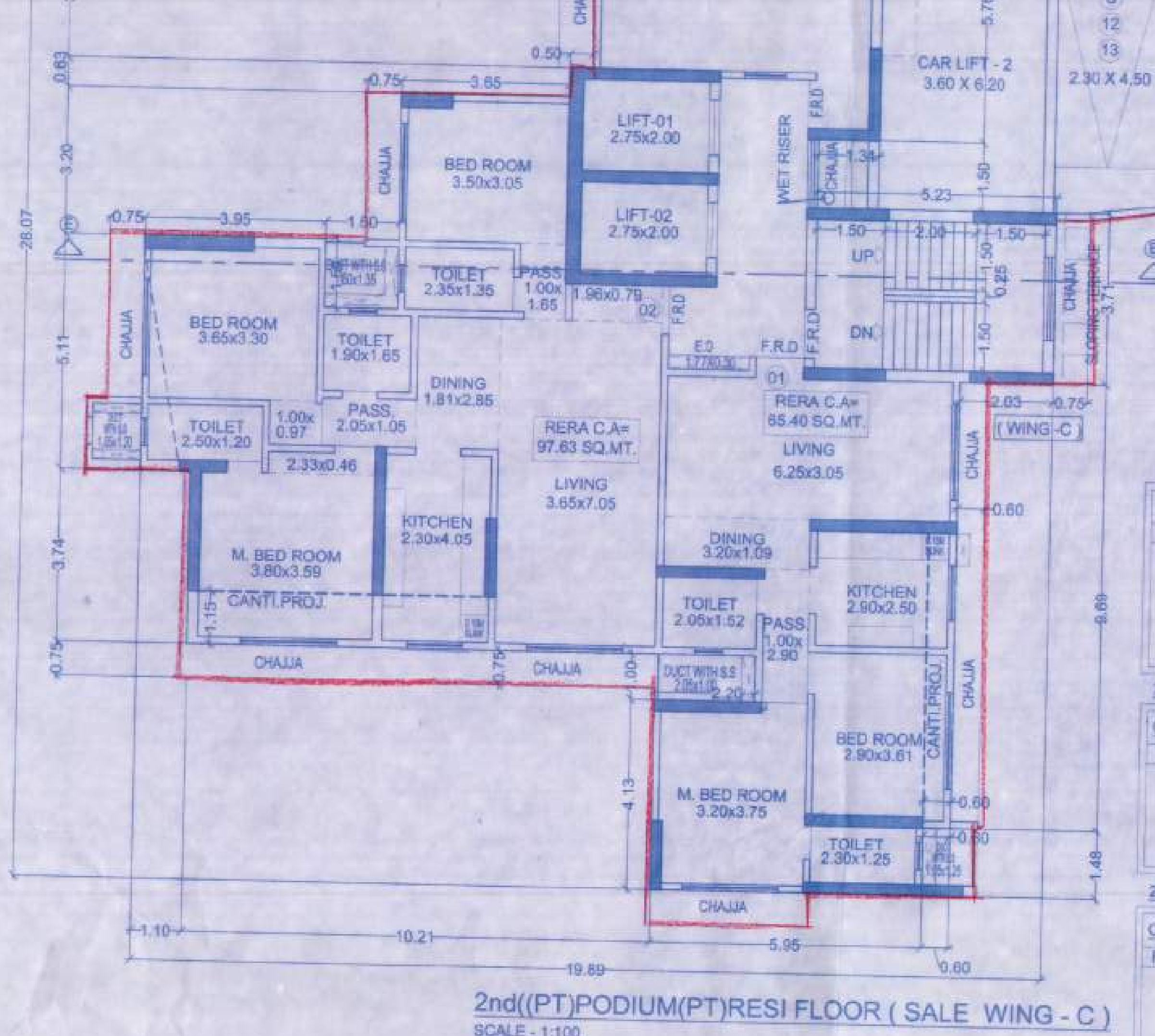
CONTENTS OF SHEET

COMPOSITE BLDG NO. : 1 (WING - A , B & C)	SECOND FLOOR PLAN & AREA DIAGRAM & CALCULATION (WING - A , B & C) ALLOTMENT LIST CARPET AREA STATEMENT



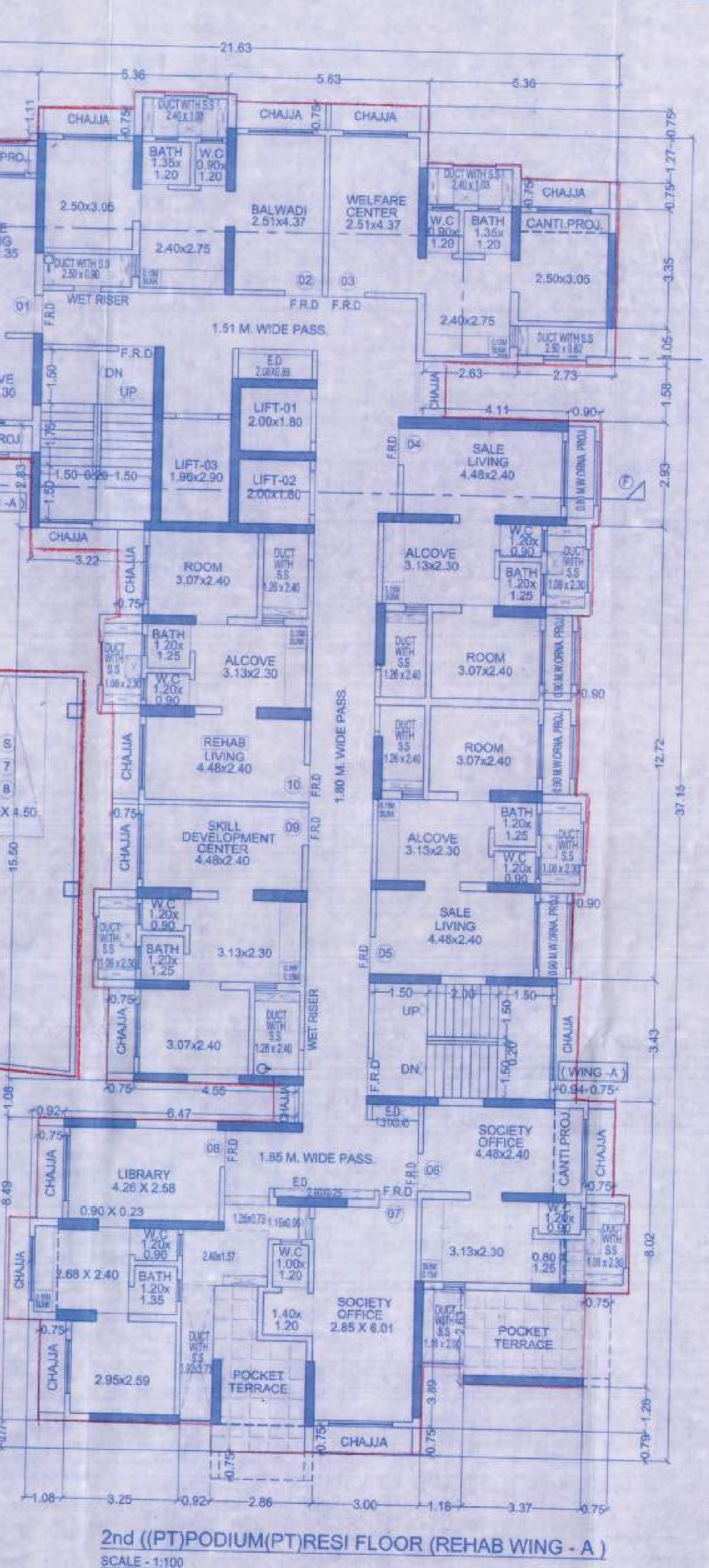
2nd((PT)PODIUM (PT) RESI FLOOR (SALE WING - B)

SCALE - 1:100



2nd((PT)PODIUM(PT)RESI FLOOR (SALE WING - C)

SCALE - 1:100



2nd ((PT)PODIUM(PT)RESI FLOOR (REHAB WING - A)

SCALE - 1:100

2nd FLOOR

CARPET AREA STATEMENT (SALE)

FLAT NO. - 4 & 5		(WING - A)
LIVING	4.48 X 2.40 =	10.75 SQ.M
ALCOVE	3.13 X 2.30 =	7.20 SQ.M
ROOM	3.07 X 2.40 =	7.37 SQ.M
BATH	1.20 X 1.25 =	1.50 SQ.M
W.C	1.20 X 0.90 =	1.08 SQ.M
TOTAL		= 27.90 SQ.M

2nd FLOOR

CARPET AREA STATEMENT (SALE)

FLAT NO. - 6 (SOCIETY OFFICE)		(WING - A)
SOCIETY OFFICE	4.48 X 2.40 =	10.75 SQ.M
	3.13 X 2.30 =	7.20 SQ.M
	0.80 X 1.25 =	1.00 SQ.M
W.C	1.20 X 0.90 =	1.08 SQ.M
TOTAL		= 20.03 SQ.M

2nd FLOOR

CARPET AREA STATEMENT (SALE)

FLAT NO. - 7 (SOCIETY OFFICE)		(WING - A)
SOCIETY OFFICE	2.85 X 6.01 =	17.13 SQ.M
	1.40 X 1.20 =	1.68 SQ.M
W.C	1.00 X 1.20 =	1.20 SQ.M
TOTAL		= 20.01 SQ.M

2nd FLOOR

CARPET AREA STATEMENT (REHAB)

FLAT NO. - 8 (LIBRARY)		(WING - A)
LIBRARY	4.26 X 2.58 =	11.00 SQ.M
	2.68 X 2.40 =	6.43 SQ.M
	2.95 X 2.59 =	7.64 SQ.M
BATH	1.20 X 1.35 =	1.62 SQ.M
W.C	1.20 X 0.90 =	1.08 SQ.M
DOOR JAMB	0.90 X 0.23 =	0.21 SQ.M
TOTAL		= 27.98 SQ.M

2nd FLOOR

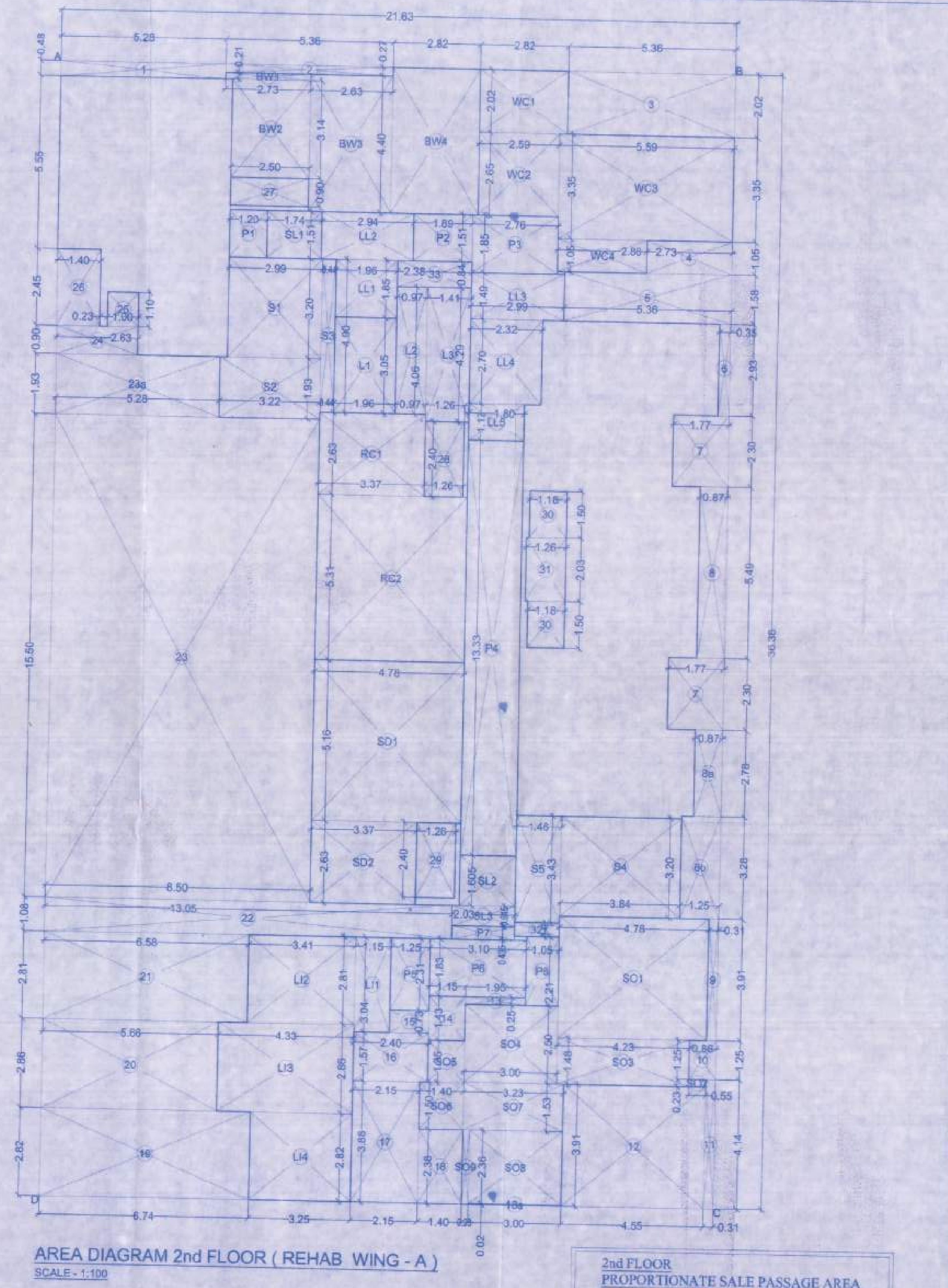
CARPET AREA STATEMENT (SALE)

FLAT NO. - 1		(WING - A)
LIVING	2.50 X 4.35 =	10.88 SQ.M
ALCOVE	2.50 X 2.30 =	5.75 SQ.M
ROOM	2.40 X 3.00 =	7.20 SQ.M
BATH	1.25 X 1.20 =	1.50 SQ.M
W.C	1.00 X 1.20 =	1.20 SQ.M
PASS.	1.15 X 1.20 =	1.38 SQ.M
TOTAL		= 27.91 SQ.M

2nd FLOOR

CARPET AREA STATEMENT (REHAB)

FLAT NO. - 2 & 3 (BALWADI / WELFARE CENTER)		(WING - A)
LIVING	2.51 X 4.37 =	10.97 SQ.M
ALCOVE	2.40 X 2.75 =	6.60 SQ.M
ROOM	2.50 X 3.05 =	7.63 SQ.M
BATH	1.35 X 1.20 =	1.62 SQ.M
W.C	0.90 X 1.20 =	1.08 SQ.M
TOTAL		= 27.90 SQ.M



AREA DIAGRAM 2nd FLOOR (REHAB WING - A)

SCALE - 1:100

BUILT-UP AREA STATEMENT : 2nd FLOOR

(WING - A)

AREA OF BLOCK [ABCD] = 21.63 X 36.38 = 786.90 SQ.M—(A)

STANDARD DEDUCTIONS :-

1. 5.28 X 0.48 = 2.53 SQ.M
2. 5.36 X 0.27 = 1.45 SQ.M
3. 5.36 X 2.02 = 10.83 SQ.M
4. 2.73 X 1.05 = 2.87 SQ.M
5. 5.36 X 1.58 = 8.47 SQ.M
6. 0.35 X 2.93 = 1.03 SQ.M
7. 1.77 X 2.30 X 2 = 8.14 SQ.M
8. 0.87 X 5.49 = 4.78 SQ.M
8a. 0.87 X 2.78 = 2.42 SQ.M
8b. 1.25 X 3.28 = 4.10 SQ.M
9. 0.31 X 3.91 = 1.21 SQ.M
10. 0.86 X 1.25 = 1.07 SQ.M
11. 0.31 X 4.14 = 1.28 SQ.M
12. 4.55 X 3.91 = 17.79 SQ.M
13. 1.95 X 0.25 = 0.49 SQ.M
14. 1.15 X 1.43 = 1.64 SQ.M
15. 1.25 X 0.73 = 0.91 SQ.M
16. 2.40 X 1.57 = 3.77 SQ.M
17. 2.15 X 3.88 = 8.34 SQ.M
18. 1.40 X 2.38 = 3.33 SQ.M
18a. 3.00 X 0.02 = 0.06 SQ.M
19. 6.74 X 2.82 = 19.01 SQ.M
20. 5.66 X 2.86 = 16.19 SQ.M
21. 6.58 X 2.81 = 18.49 SQ.M
22. 13.05 X 1.08 = 14.09 SQ.M
23. 8.50 X 15.50 = 131.75 SQ.M
23a. 5.28 X 1.93 = 10.19 SQ.M
24. 2.63 X 0.90 = 2.37 SQ.M
25. 1.00 X 1.10 = 1.10 SQ.M
26. 1.40 X 2.45 = 3.43 SQ.M
27. 2.50 X 0.90 = 2.25 SQ.M
28. 1.26 X 2.40 = 3.02 SQ.M
29. 1.26 X 2.40 = 3.02 SQ.M
30. 1.18 X 1.50 X 2 = 3.54 SQ.M
31. 1.26 X 2.03 = 2.56 SQ.M
32. 1.46 X 0.45 = 0.66 SQ.M
33. 2.38 X 0.84 = 2.00 SQ.M

320.18 SQ.M—(I)

CONSTRUCTED AREA :-

A - (I) =

786.90 - 320.18 = 466.72 S.Mt—(B)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1. 2.99 X 3.20 = 9.57 SQ.M
S2. 3.22 X 1.93 = 6.21 SQ.M
S3. 0.45 X 4.90 = 2.20 SQ.M
S4. 3.84 X 3.20 = 12.29 SQ.M
S5. 1.46 X 3.43 = 5.01 SQ.M
SL1. 1.74 X 1.51 = 2.63 SQ.M
SL2. 1.80 X 1.605 = 2.89 SQ.M
SL3. 2.03 X 0.645 = 1.31 SQ.M
L1. 1.96 X 3.05 = 5.98 SQ.M
L2. 0.97 X 4.06 = 3.94 SQ.M
L3. 1.41 X 4.29 = 6.05 SQ.M
LL1. 1.96 X 1.85 = 3.63 SQ.M
LL2. 2.94 X 1.51 = 4.44 SQ.M
LL3. 2.99 X 1.49 = 4.46 SQ.M
LL4. 2.32 X 2.70 = 6.26 SQ.M
LL5. 1.80 X 1.17 = 2.11 SQ.M

78.98 S.Mt—(II)

PASSAGE DEDUCTIONS :-

P1. 1.20 X 1.51 = 1.81 SQ.M
P2. 1.89 X 1.51 = 2.85 SQ.M
P3. 2.76 X 1.85 = 5.11 SQ.M
P4. 1.80 X 13.33 = 23.99 SQ.M
P5. 1.25 X 2.31 = 2.89 SQ.M
P6. 3.10 X 1.83 = 5.67 SQ.M
P7. 2.00 X 0.435 = 0.87 SQ.M
P8. 1.05 X 2.21 = 2.32 SQ.M

45.51 SQ.M— (III)

NET AREA =

B - II - III = C

466.72 - 78.98 - 45.51 = 342.23 S.Mt—(C)

BALWADI AREA DEDUCTIONS :-

BW1. 2.73 X 0.21 = 0.57 SQ.M
BW2. 2.50 X 3.14 = 7.85 SQ.M
BW3. 2.63 X 4.40 = 11.57 SQ.M
BW4. 2.815 X 4.67 = 13.15 SQ.M

33.14 SQ.M— (IV)

WELFARE CENTER AREA DEDUCTIONS :-

WC1. 2.815 X 2.02 = 5.69 SQ.M
WC2. 2.585 X 2.65 = 6.85 SQ.M
WC3. 5.59 X 3.35 = 18.73 SQ.M
WC4. 2.86 X 1.05 = 3.00 SQ.M

34.27 SQ.M— (V)

SOCIETY OFFICE AREA DEDUCTIONS :-

SO1. 4.78 X 3.91 = 18.69 SQ.M
SO2. 0.55 X 0.23 = 0.13 SQ.M
SO3. 4.23 X 1.48 = 6.26 SQ.M
SO4. 3.00 X 2.50 = 7.50 SQ.M
SO5. 1.15 X 1.35 = 1.55 SQ.M
SO6. 1.40 X 1.50 = 2.10 SQ.M
SO7. 3.23 X 1.53 = 4.94 SQ.M
SO8. 3.00 X 2.36 = 7.08 SQ.M
SO9. 0.23 X 2.38 = 0.55 SQ.M

48.80 SQ.M—(VI)

LIBRARY AREA DEDUCTIONS :-

LI1. 1.15 X 3.04 = 3.50 SQ.M
LI2. 3.41 X 2.81 = 9.58 SQ.M
LI3. 4.33 X 2.86 = 12.38 SQ.M
LI4. 3.25 X 2.82 = 9.16 SQ.M

34.62 SQ.M—(VII)

SKILL DEVELOPMENT CENTER AREA DEDUCTIONS :-

SD1. 4.78 X 5.16 = 24.66 SQ.M
SD2. 3.37 X 2.63 = 8.86 SQ.M

33.52 SQ.M—(VIII)

SALE RESI AREA DEDUCTIONS :-

RC1. 3.37 X 2.63 = 8.86 SQ.M
RC2. 4.78 X 5.31 = 25.37 SQ.M

34.23 SQ.M— (IX)

SALE BUILT-UP AREA = SALE F.S.I.

C - IV - V - VI - VII - VIII - IX = (D)

342.23 - 33.14 - 34.27 - 48.80 - 34.62 - 33.52 - 34.23 = 123.65 S.Mt —(D)

2nd FLOOR

PROPORTIONATE SALE PASSAGE AREA

SALE BUILT UP AREA X TOTAL PASSAGE / NET BUILT UP AREA

$$\frac{123.65 \times 45.51}{342.23} = 16.44 \text{ SQ.M}$$

TOTAL = 16.44 SQ.M

PROPORTIONATE REHAB PASSAGE AREA

TOTAL PASSAGE - PROPORTIONATE SALE PASSAGE AREA

45.51 - 16.44 = 29.07 SQ.M

TOTAL REHAB COMPONENT :-

R/C AREA + BALWADI AREA + WELFARE CENTER AREA + SOCIETY OFFICE AREA + LIBRARY AREA + SKILL DEVELOPMENT CENTER + REHAB PASSAGE AREA

34.23 + 33.14 + 34.27 + 48.80 + 34.62 + 33.52 + 29.07 = 247.65 SQ.M

TOTAL SALE FSI :-

SALE BUA + SALE PASSAGE AREA

123.65 + 16.44 = 140.09 SQ.M _ (E)

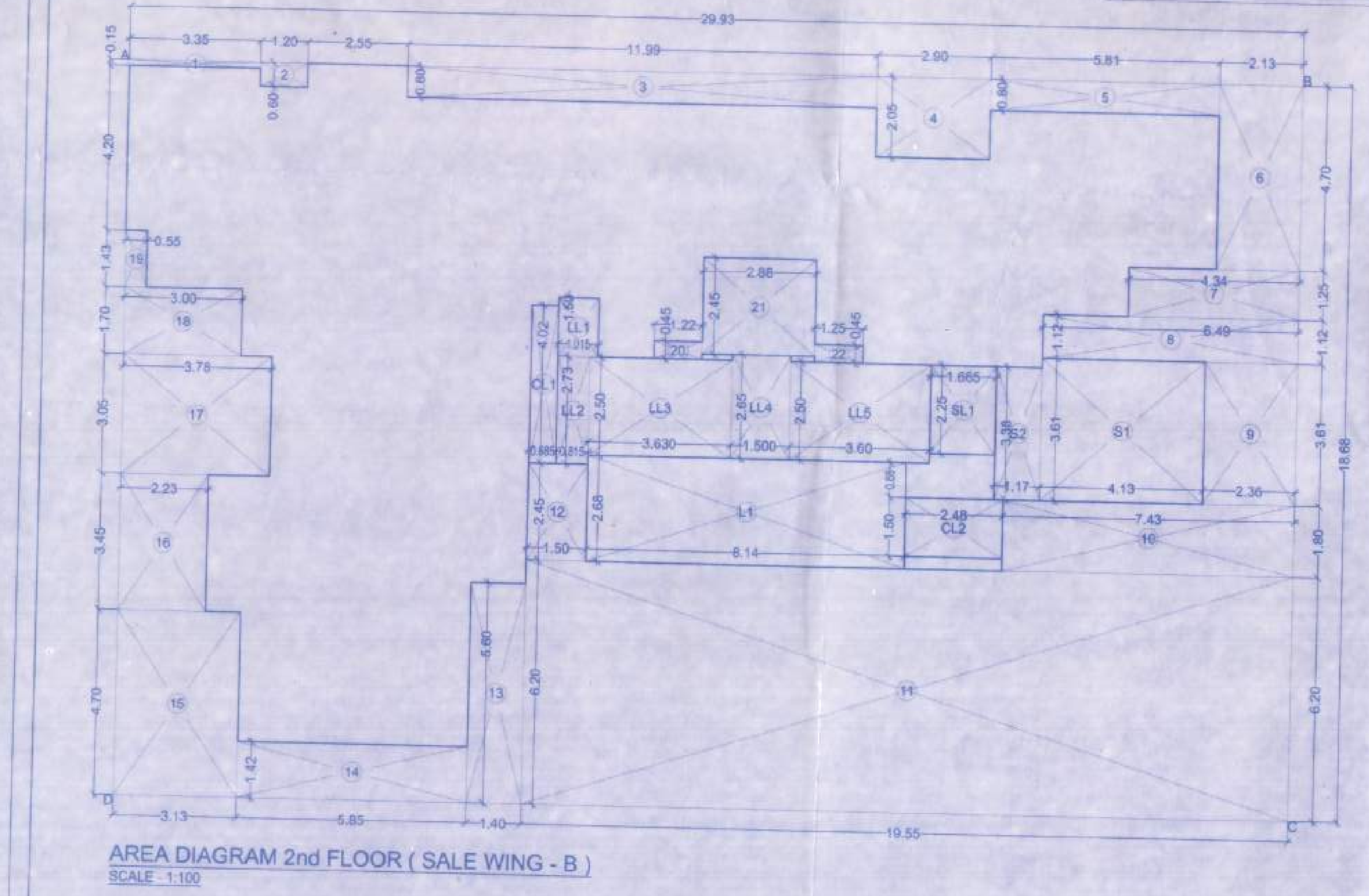
TOTAL REHAB FSI :-

R/C AREA

34.23 = 34.23 SQ.MT _ (F)

TOTAL BUA FOR F.S.I (E + F = G)

140.09 + 34.23 = 174.32 SQ.M _ (G)



AREA DIAGRAM 2nd FLOOR (SALE WING - B)

SCALE - 1:100

BUILT-UP AREA STATEMENT : 2nd FLOOR

SALE (WING - B)

AREA OF BLOCK [ABCD] = 29.93 X 18.68 = 559.09 SQ.M—(A)

STANDARD DEDUCTIONS :-

1. 3.35 X 0.15 = 0.50 SQ.M
2. 1.20 X 0.60 = 0.72 SQ.M
3. 11.99 X 0.80 = 9.59 SQ.M
4. 2.90 X 2.05 = 5.94 SQ.M
5. 5.81 X 0.80 = 4.65 SQ.M
6. 2.13 X 4.70 = 10.01 SQ.M
7. 4.34 X 1.25 = 5.42 SQ.M
8. 6.49 X 1.12 = 7.27 SQ.M
9. 2.36 X 3.61 = 8.52 SQ.M
10. 7.43 X 1.80 = 13.37 SQ.M
11. 19.55 X 6.20 = 121.21 SQ.M
12. 1.50 X 2.45 = 3.68 SQ.M
13. 1.40 X 5.60 = 7.84 SQ.M
14. 5.85 X 1.42 = 8.31 SQ.M
15. 3.13 X 4.70 = 14.71 SQ.M
16. 2.23 X 3.45 = 7.69 SQ.M
17. 3.78 X 3.05 = 11.53 SQ.M
18. 3.00 X 1.70 = 5.10 SQ.M
19. 0.55 X 1.43 = 0.79 SQ.M
20. 1.22 X 0.45 = 0.55 SQ.M
21. 2.88 X 2.45 = 7.06 SQ.M
22. 1.25 X 0.45 = 0.56 SQ.M

255.02 SQ.M—(I)

CONSTRUCTED AREA :-

A - (I) =

559.09 - 255.02 = 304.07 S.Mt—(B)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

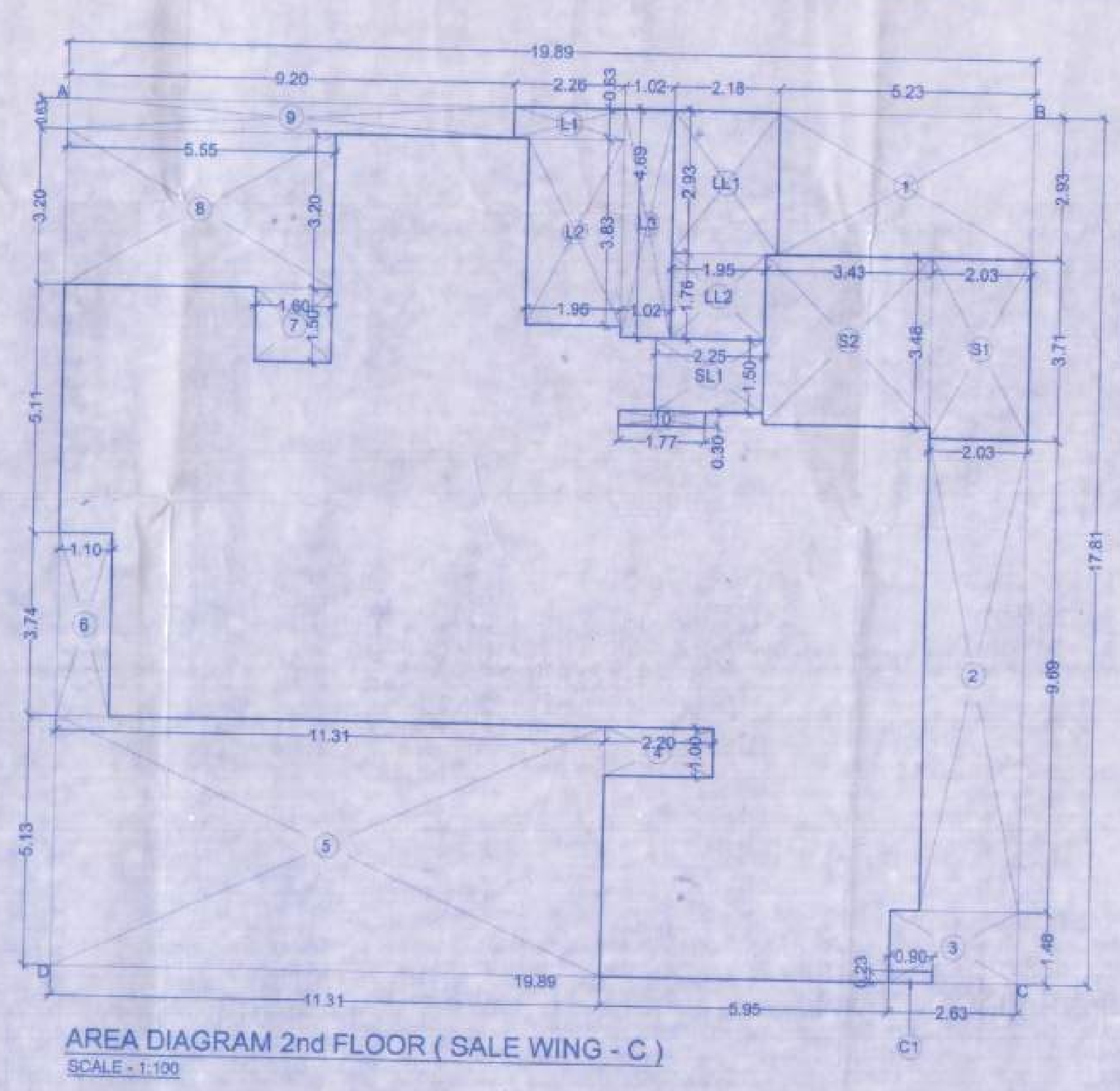
S1. 4.13 X 3.61 = 14.91 SQ.M
S2. 1.17 X 3.38 = 3.95 SQ.M
SL3. 1.665 X 2.25 = 3.75 SQ.M
L1. 8.14 X 2.68 = 21.82 SQ.M
LL1. 1.015 X 1.50 = 1.52 SQ.M
LL2. 0.815 X 2.73 = 2.22 SQ.M
LL3. 3.63 X 2.50 = 9.07 SQ.M
LL4. 1.50 X 2.65 = 3.97 SQ.M
LL5. 3.60 X 2.50 = 9.00 SQ.M
CL8. 0.685 X 4.02 = 2.75 SQ.M
CL9. 2.48 X 1.50 = 3.72 SQ.M

76.68 S.Mt—(II)

SALE BUILT-UP AREA = SALE F.S.I.

B - II = C

304.07 - 76.68 = 227.39 S.Mt—(C)



AREA DIAGRAM 2nd FLOOR (SALE WING - C)

SCALE - 1:100

2nd FLOOR

CARPET AREA STATEMENT (REHAB)

FLAT NO. - 9 (SKILL DEVELOPMENT CENTER)		(WING - A)
LIVING	4.48 X 2.40 =	10.75 SQ.M
ALCOVE	3.13 X 2.30 =	7.20 SQ.M
ROOM	3.07 X 2.40 =	7.37 SQ.M
BATH	1.20 X 1.25 =	1.50 SQ.M
W.C	1.20 X 0.90 =	1.08 SQ.M
TOTAL		= 27.90 SQ.M

2nd FLOOR

CARPET AREA STATEMENT (REHAB)

FLAT NO. - 10 (PROVISIONAL R/C)		(WING - A)
LIVING	4.48 X 2.40 =	10.75 SQ.M
ALCOVE	3.13 X 2.30 =	7.20 SQ.M
ROOM	3.07 X 2.40 =	7.37 SQ.M
BATH	1.20 X 1.25 =	1.50 SQ.M
W.C	1.20 X 0.90 =	1.08 SQ.M
TOTAL		= 27.90 SQ.M

BUILT-UP AREA STATEMENT : 2nd FLOOR

SALE (WING - C)

AREA OF BLOCK [ABCD] = 19.89 X 17.81 = 354.24 SQ.M—(A)

STANDARD DEDUCTIONS :-

1. 5.23 X 2.93 = 15.32 SQ.M
2. 2.03 X 9.69 = 19.67 SQ.M
3. 2.63 X 1.48 = 3.89 SQ.M
4. 2.20 X 1.00 = 2.20 SQ.M
5. 11.31 X 5.13 = 58.02 SQ.M
6. 1.10 X 3.74 = 4.11 SQ.M
7. 1.60 X 1.50 = 2.40 SQ.M
8. 5.55 X 3.20 = 17.76 SQ.M
9. 9.20 X 0.63 = 5.80 SQ.M
10. 1.77 X 0.30 = 0.53 SQ.M

129.70 SQ.M—(I)

ADDITION :-

C1. 0.90 X 0.23 = 0.21 SQ.M

0.21 SQ.M—(II)

CONSTRUCTED AREA :-

A - (I) + (II) =

354.24 - 129.70 + 0.21 = 224.75 S.Mt—(B)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1. 2.03 X 3.71 = 7.53 SQ.M
S2. 3.43 X 3.48 = 11.94 SQ.M
SL1. 2.25 X 1.50 = 3.38 SQ.M
L1. 2.26 X 0.63 = 1.42 SQ.M
L2. 1.96 X 3.83 = 7.50 SQ.M
L3. 1.02 X 4.69 = 4.78 SQ.M
LL1. 2.18 X 2.93 = 6.39 SQ.M
LL2. 1.95 X 1.76 = 3.43 SQ.M

46.37 S.Mt—(III)

SALE BUILT-UP AREA = SALE F.S.I.

B - III = C

224.75 - 46.37 = 178.38 S.Mt—(C)

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R SCHEME ON PLOT BEARING C.T.S. NO. 581A/38/1(PT), & 581/A/38/1/1TO 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 For Poonam Housecon Pvt. Ltd.

M/S. POONAM HOUSECON PVT. LTD.

Director

REVISION	DATE	SCALE	DRN BY	CHK BY
		1:100		SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under No. EN/ST/GVT/0035/AP/K-1
Dated 26/07/2019

Approved Subject to the condition Mentioned in this office permission
Letter no EN/ST/GVT/0035/AP/K-1
Dt 17 SEP 2024
13/09/2024
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA

ARCHITECT * INTERIOR DESIGNER * VALUER

D/A-WING, UPPER GROUND FLOOR, SHAH ARCADE-II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TELE : 2881 2480, 2881 1705