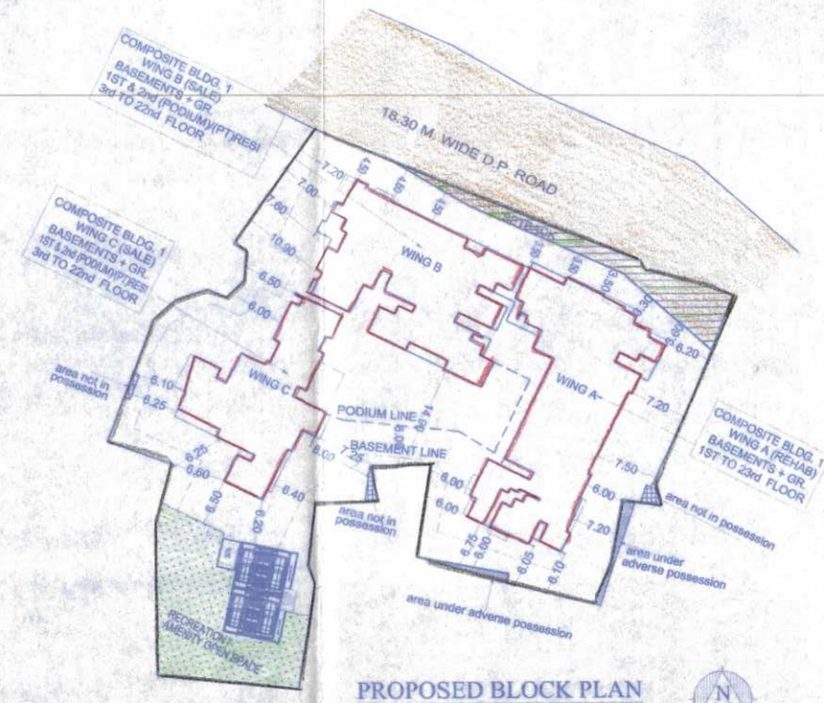
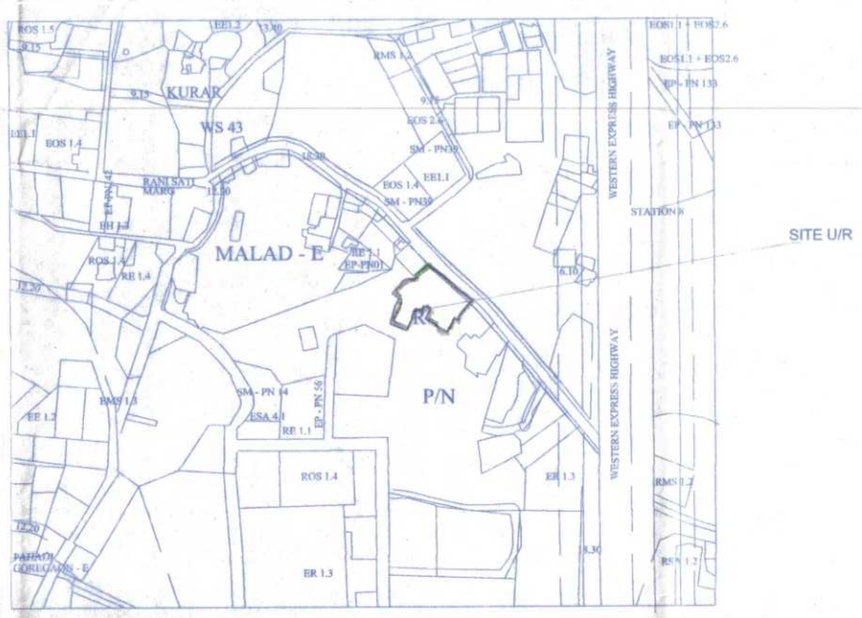


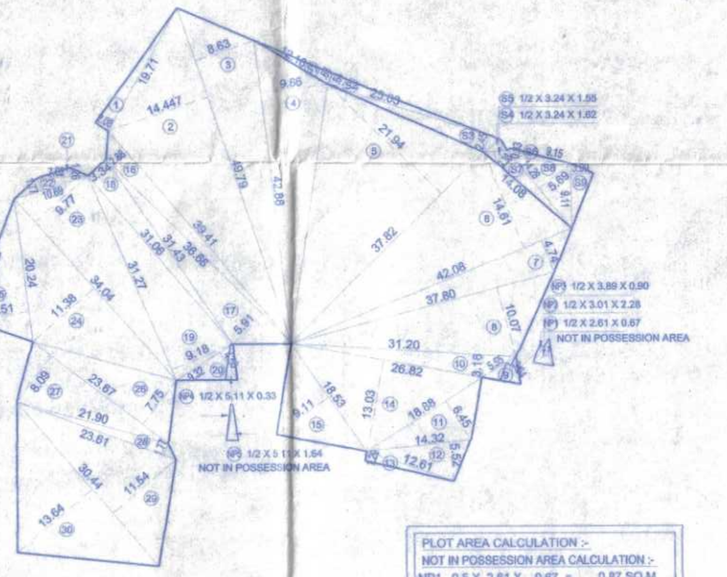
PROPOSED BLOCK PLAN

SCALE : - 1: 500



LOCATION PLAN

SCALE : 1:4000



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

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	42.06 X	14.61	=	307.39 SQ.M
7.	0.5 X	42.06 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	15.86 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	=	108.55 SQ.M
18.	0.5 X	31.43 X	3.34	=	52.49 SQ.M
19.	0.5 X	31.27 X	9.18	=	143.53 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	=	193.89 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	23.81 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

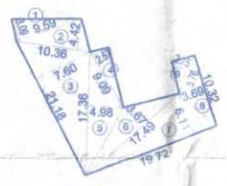
SET BACK AREA CALCULATION :-

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	=	40.83 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	8.59 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	8.11	=	80.24 SQ.M
8.	0.5 X	10.32 X	3.69	=	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
PROPERSED 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 (2 (a) 100%, 2 (b) 100%, 2 (c) 100%)	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 COMOPONENT PERMISSIBLE FOR SCHEME (9047.07 X 1.00)	9047.07
11		Totsl 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	9047.07
14a		TOTAL BUILT UP AREA PROPOSED (9 + 14)	16778.23
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.	3098.44
16		Total Built up Area proposed including Fungible Compensatory Area [14a+15(a)(i)+15(b)(i)]	19968.21
17		FSI consumed on Net Plot [11/5b]	4.42
II)		OTHER REQUIREMENTS	
A)		Reservation / Designation	
	a)	Name of Reservation	NA
	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), & 581/A/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.

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 - 09 - 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 cancels Approval to the Previous Plans sanctioned under no. P-N/ST000/T/00357/2019/0510/AP

Dated: 17/09/2020

Approved Subject to the condition Mentioned in this office permission Letter no P-N/ST000/T/00357/2019/0510/AP Dt. 18 AUG 2020

Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
[ARCHITECT]

NORTH

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER
1102 / B - WING , 11TH FLOOR , SHAH ARCADE - II,
RANI SATI MARG, MALAD (E), MUMBAI - 400 097
TEL / FAX - 7715951475

FUNGIBLE COMPENSATORY AREA :-

COMPOSITE BLDG. NO :- 1
(WING - A, B & C)

= REHAB RES. BUA X 35(%)
= 7084.68 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(%)
= 8665.12 X 35 (%)
= 3032.79 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) = 3032.79 SQ.M.
TOTAL PROPOSED FUNGIBLE FSI FOR SALE RESI (III) = 2971.44 SQ.MT
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	AMINITY BALWADI	AMINITY WELFARE CENTER	AMINITY SOCIETY OFFICE	AMINITY LIBRARY	AMINITY SKILL DEV. CENTER	AMINITY 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	-	-	-	-	-	-	-	-	-	-	-	-	-	61	--	--	01	01	63
TOTAL	48	02*	05	78	36	03	74	01	01	02	01	01	-	184	02	02	01	01	442
		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 RESI.	SALE TOI.	SALE COMM. CARPET EXC.	SALE COMM. SALE COMM.	SALE OFFICE	(B) FUNGIBLE SALE RESI.	(B) FUNGIBLE 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 REHAB 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	6459.57	1052.68	144.58	23.82	--	18.63	--	--	79.72	22.75	2145.95	--	--	--	--	2971.44	--	--	-	-	-	-	-	--	--	--	5117.39	--	5117.39
TOTAL	26872.97	4771.08	571.08	93.53	--	92.08	4.25	47.90	79.72	22.75	8665.12	49.09	105.94	226.92	--	2971.44	125.00	9047.07	33.14	34.27	48.80	34.62	33.52	1131.56	7064.68	666.48	19874.67	93.54	19968.21
													381.95												7731.16				
													9047.07				3096.44												