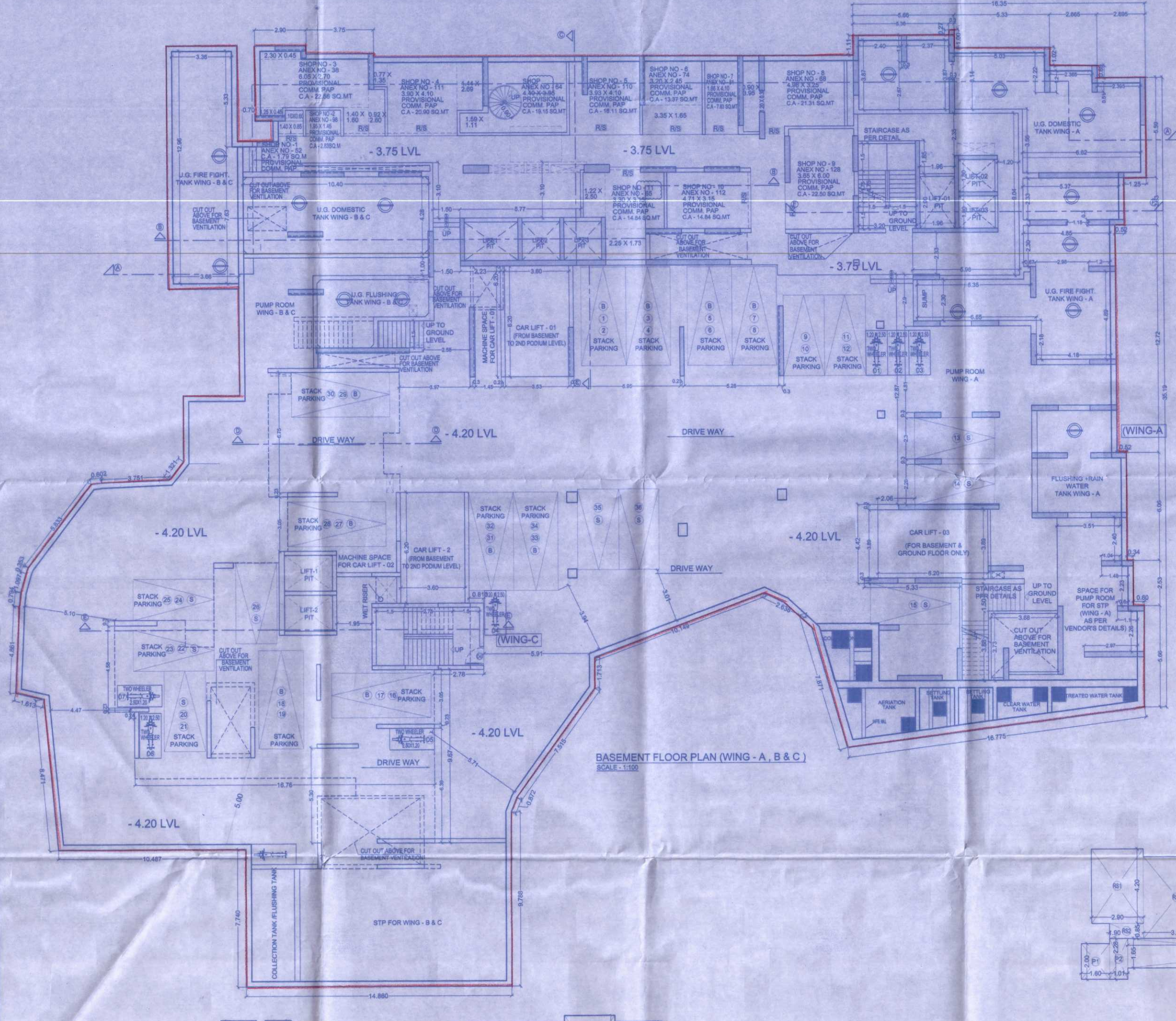
CONTENTS OF SHEET

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



BASEMENT FLOOR PLAN (WING - A , B & C)
SCALE - 1:100

(REHAB WING - A)
CAR PARKING AREA STATEMENT FOR COMPOSITE BLDG. NO - 01

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	164 NOS.	1 PARKING FOR 8 TENAMENT	164 / 8	20.50 NOS.
45 TO 60 SQ.MT	--	1 PARKING FOR 4 TENAMENT	NIL / 4	--
60 TO 90 SQ.MT	--	1 PARKING FOR 2 TENAMENT	NIL / 2	--
ABOVE 90 SQ.MT	--	1 PARKING FOR 1 TENAMENT	NIL / 1	--
TOTAL				20.50 NOS.
25% ADDITIONAL PARKING FOR VISITORS		(MINIMUM 2 NOS)		5.13 NOS.
TOTAL				25.63 NOS.
			SAY	26 NOS.
		TOTAL PARKING REQUIRED		26 NOS. (I)

CAR PARKING AREA STATEMENT :- (WING A)

BUILT UP AREA sq. mts.	TOTAL AREA OF SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
SHOP	432.06 + 122.30 554.36 SQ.M.	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	13.86 NOS.
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS.
		TOTAL	15.86 NOS.
			16.00 NOS. (II)
TOTAL NOS. OF PARKINGS REQUIRED = (I) + (II) 26 + 16			42 NOS. —(A)

WING - C
CAR PARKING AREA STATEMENT FOR SALE BLDG.

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	NIL	1 PARKING FOR 8 TENAMENT	NIL	-----
45 TO 60 SQ.MT	NIL	1 PARKING FOR 4 TENAMENT	NIL	-----
60 TO 90 SQ.MT	40 NOS.	1 PARKING FOR 2 TENAMENT	40 / 2	20.00 NOS.
ABOVE 90 SQ.MT	21 NOS.	1 PARKING FOR 1 TENAMENT	21 / 1	21.00 NOS.
TOTAL	61 NOS.			41.00 NOS.
25% ADDITIONAL PARKING FOR VISITORS				10.25 NOS.
TOTAL				51.25 NOS.
			SAY	51.00 NOS.
		TOTAL PARKING REQUIRED		51.00 NOS. —(C)
		TOTAL PARKING PROVIDED		51.00 NOS.

TOTAL PARKING REQUIRED (A) + (B) + (C)	149.00 NOS.
TOTAL PARKING PROVIDED	149.00 NOS.

WING - B
CAR PARKING AREA STATEMENT FOR SALE BLDG.

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
UP TO 45 SQ.MT	78 NOS.	1 PARKING FOR 8 TENAMENT	78 / 8	9.75
45 TO 60 SQ.MT	NIL	1 PARKING FOR 4 TENAMENT	NIL	-----
60 TO 90 SQ.MT	42 NOS.	1 PARKING FOR 2 TENAMENT	42 / 2	21.00 NOS.
ABOVE 90 SQ.MT	NIL	1 PARKING FOR 1 TENAMENT	NIL	-----
TOTAL	120 NOS.			30.75 NOS.
25% ADDITIONAL PARKING FOR VISITORS				7.69 NOS.
TOTAL				38.44 NOS.
			SAY	38.00 NOS.
		TOTAL PARKING REQUIRED		38.00 NOS.
		TOTAL PARKING PROVIDED		38.00 NOS. —(I)

CAR PARKING AREA STATEMENT :- (WING B)

OCCUPANCY	BUA OF SHOP sq. mts.	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
SALE SHOP	229.62 SQ.M	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	5.74 NOS.
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS.
		TOTAL	7.74 NOS.
		TOTAL	8.00 NOS. —(II)

CAR PARKING AREA STATEMENT :- (WING B)

BUILT UP AREA sq. mts.	TOTAL AREA OF SHOPS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE
REHAB SHOP	339.12 SQ.M.	1 PARKING FOR EVERY 40 SQ.M.OF FLR. AR. UP TO 800 SQ.M.& 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M NO PARKING SPACE NEED TO BE PROVIDED FOR FLOOR AREA UPTO 50 SQ.M	8.48 NOS.
10% ADDITIONAL PARKING FOR VISITORS (MINIMUM 2 NOS)			2.00 NOS.
		TOTAL	10.48 NOS.
			10.00 NOS. (III)
TOTAL NOS. OF PARKINGS REQUIRED = (I) + (II) + (III) 38 + 8 + 10			56 NOS. —(A)

TOTAL CAR PARKING
BASEMENT FLOOR - 36 NOS.
GROUND FLOOR - 18 NOS.
PODIUM -1 FLOOR - 21 NOS.
PODIUM -2 FLOOR - 15 NOS.
PARKING TOWER - 59 NOS.
TOTAL - 149 NOS.

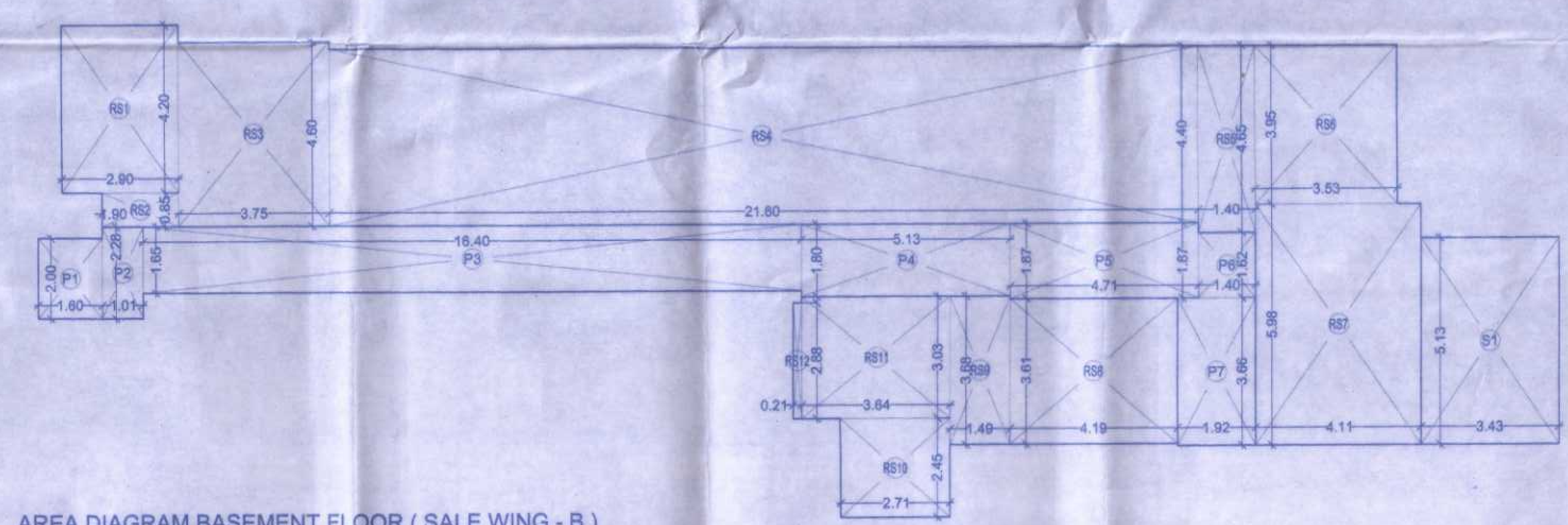
TOTAL TWO WHEELER PARKING
GROUND FLOOR - 44 NOS.
TOTAL - 44 NOS.

ELIGIBLE SHOP
ALLOTMENT LIST :- BASEMENT FLOOR (SALE WING - B)

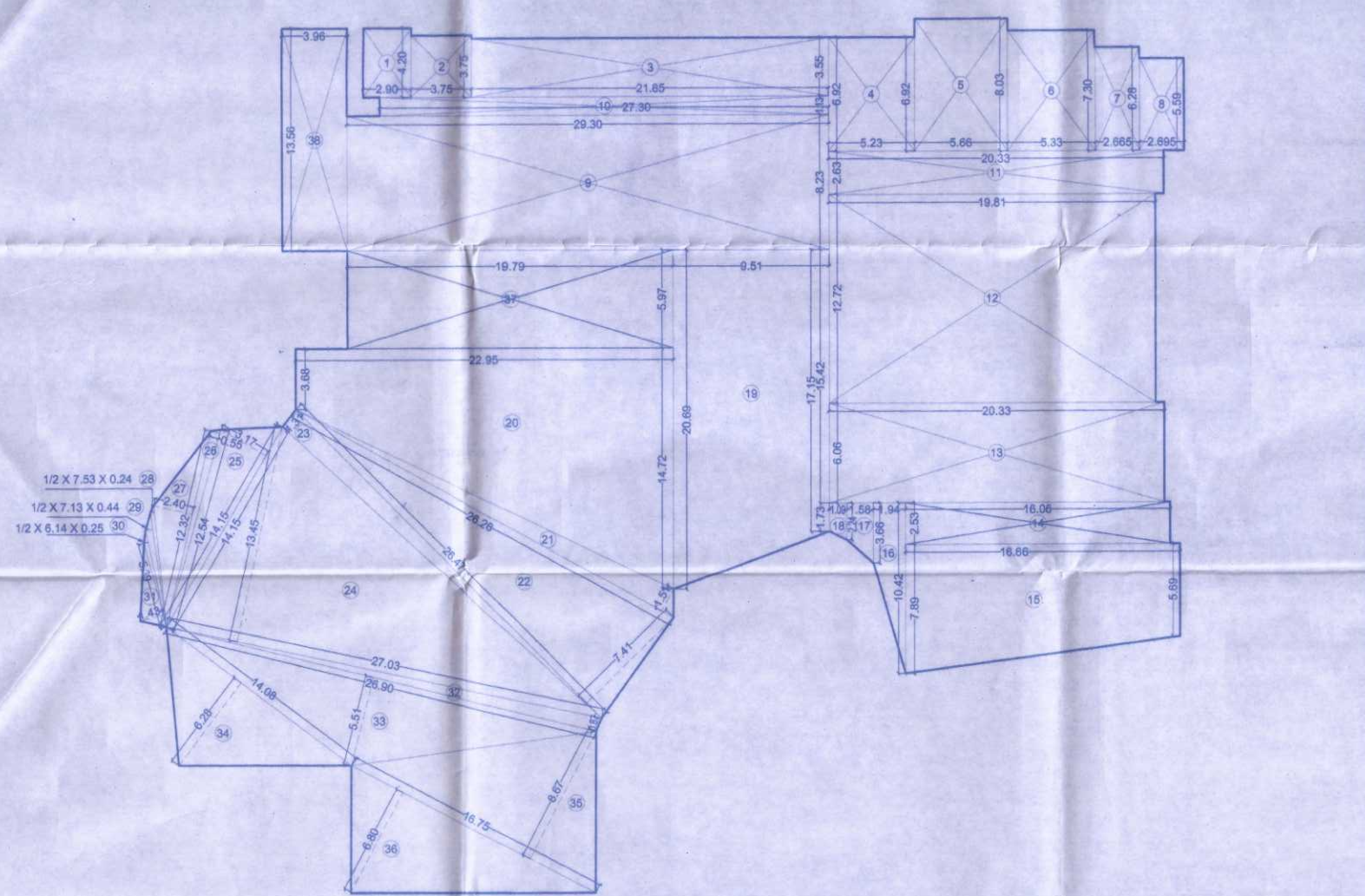
SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	65	MUKESH HANSRAJ SOLANKI	17.70	17.70	17.85	0.15	11
		TOTAL	17.70	17.70	17.85	0.15	—(A)

PROVISIONAL SHOP
ALLOTMENT LIST :- BASEMENT FLOOR (SALE WING - B)

SR. NO.	NUMBER IN ANNEXURE II	NAME OF OWNER	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	52	ATUL DEVEDRA MISHARA	1.60	1.60	1.79	0.19	01
2	98	LAXMAN SHANKARBHAI PRAJAPATI	2.72	2.72	2.83	0.11	02
3	38	BACHUBHAI MAFATLAL SHAH	21.65	20.90	22.56	1.66	03
4	111	LAIKUNISA MANJUR KHAN	22.01	20.90	20.90	NIL	04
5	64	BHAGAVATI MEVAD /KALAVATI MEVAD	As stated at ground fl.	2.00 (remaining 18.90 sq.m at ground fl.)	19.15	17.15	
6	110	ASHARAF ANAVAR KURESHI	16.01	16.01	16.11	0.10	05
7	74	RADHADEVI VIREDRASINGH RAJAVAT	13.32	13.32	13.37	0.05	06
8	81	SANJAKADEVI MITHAILAL GUPTA MITHAILAL GUPTA (HUSBAND)	5.37	5.37	7.63	2.26	07
8	68	SANJAY MADHUBHAI PRAJAPTI	23.76	20.90	21.04	0.14	08
9	128	DARSHAN BABUBHI BORIYA	23.17	20.90	21.04	0.14	09
10	112	PRATIKA KIRAN SHAH	14.69	14.69	14.84	0.15	10
		TOTAL	144.30	139.31	161.26	21.95	—(B)
		TOTAL (A) + (B)		157.01	179.11	22.10	



AREA DIAGRAM BASEMENT FLOOR (SALE WING - B)
SCALE - 1:100



AREA DIAGRAM BASEMENT FLOOR (SALE WING - A , B & C)
SCALE - 1:200

BUILT-UP AREA STATEMENT : BASEMENT FLOOR SALE (WING - A , B & C)

ADDITION :-

1. 2.90 X 4.20 =	12.18 SQ.M
2. 3.75 X 3.75 =	14.06 SQ.M
3. 21.65 X 3.55 =	76.86 SQ.M
4. 5.23 X 6.92 =	36.19 SQ.M
5. 5.66 X 8.03 =	45.45 SQ.M
6. 5.33 X 7.30 =	38.91 SQ.M
7. 2.665 X 6.28 =	16.74 SQ.M
8. 2.695 X 5.59 =	15.07 SQ.M
9. 29.30 X 8.23 =	241.14 SQ.M
10. 27.30 X 1.13 =	30.85 SQ.M
11. 20.33 X 2.63 =	53.47 SQ.M
12. 19.81 X 12.72 =	251.98 SQ.M
13. 20.33 X 6.06 =	123.20 SQ.M
14. 16.06 X 2.53 =	40.63 SQ.M
15. 7.89 + 5.69/2 X 16.66 =	113.12 SQ.M
16. 3.66 + 10.42/2 X 1.94 =	13.66 SQ.M
17. 2.24 + 3.66/2 X 1.58 =	4.66 SQ.M
18. 1.73 + 2.24/2 X 1.09 =	2.16 SQ.M
19. 20.69 + 17.15/2 X 9.51 =	179.93 SQ.M
20. 3.68 + 14.72/2 X 22.95 =	211.14 SQ.M
21. 1 / 2 X 26.26 X 1.51 =	19.83 SQ.M
22. 1 / 2 X 26.47 X 7.41 =	98.07 SQ.M
23. 1 / 2 X 26.47 X 1.31 =	17.34 SQ.M
24. 1 / 2 X 27.03 X 13.45 =	181.78 SQ.M
25. 1 / 2 X 14.15 X 3.17 =	22.43 SQ.M
26. 1 / 2 X 12.54 X 0.55 =	3.45 SQ.M
27. 1 / 2 X 12.32 X 2.40 =	14.78 SQ.M
28. 1 / 2 X 7.53 X 0.24 =	0.90 SQ.M
29. 1 / 2 X 7.13 X 0.44 =	1.57 SQ.M
30. 1 / 2 X 6.14 X 0.25 =	0.77 SQ.M
31. 1 / 2 X 5.39 X 1.43 =	3.85 SQ.M
32. 1 / 2 X 27.03 X 0.87 =	11.76 SQ.M
33. 1 / 2 X 26.90 X 5.51 =	74.11 SQ.M
34. 1 / 2 X 14.08 X 6.28 =	44.21 SQ.M
35. 1 / 2 X 16.75 X 8.67 =	72.61 SQ.M
36. 1 / 2 X 16.75 X 6.80 =	56.95 SQ.M
37. 19.79 X 5.97 =	118.15 SQ.M
38. 3.96 X 13.66 =	53.70 SQ.M
	2317.66 S.Mt—(I)

CONSTRUCTED AREA :-
(I) - (II) =
2317.66 = 2317.66 S.Mt—(A)

BUILT-UP AREA STATEMENT : BASEMENT FLOOR SALE (WING - B)

REHAB SHOP AREA DEDUCTIONS :-

RS1. 2.90 X 4.20 =	12.18 SQ.M
RS2. 1.90 X 0.85 =	1.62 SQ.M
RS3. 3.75 X 4.60 =	17.25 SQ.M
RS4. 21.60 X 4.40 =	95.04 SQ.M
RS5. 1.40 X 4.65 =	6.51 SQ.M
RS6. 3.53 X 3.95 =	13.94 SQ.M
RS7. 4.11 X 5.98 =	24.58 SQ.M
RS8. 4.19 X 3.61 =	15.13 SQ.M
RS9. 1.49 X 3.68 =	5.46 SQ.M
RS10. 2.71 X 2.45 =	6.64 SQ.M
RS11. 3.64 X 3.03 =	11.03 SQ.M
RS12. 0.21 X 2.88 =	0.60 SQ.M
	210.00 S.Mt—(I)

STAIRCASE, LIFT & LIFT LOBBY DEDUCTIONS :-

S1. 3.43 X 5.13 =	17.60 SQ.M
	17.60 SQ.M—(II)

PASSAGE AREA DEDUCTIONS :-

P1. 1.60 X 2.00 =	3.20 SQ.M
P2. 1.01 X 2.28 =	2.30 SQ.M
P3. 16.40 X 1.65 =	27.06 SQ.M
P4. 5.13 X 1.80 =	9.23 SQ.M
P5. 4.71 X 1.87 =	8.81 SQ.M
P6. 1.40 X 1.62 =	2.27 SQ.M
P7. 1.92 X 3.66 =	7.03 SQ.M
	59.90 S.Mt—(III)

CONSTRUCTED AREA :-
(I) + (II) + (III) =
210.00 + 17.60 + 59.90 = 287.50 S.Mt—(A1)

BUILT-UP AREA STATEMENT : BASEMENT FLOOR (WING - A , B & C)

BASEMENT AREA WITH OUT SHOP AREA :-
(A) - (A1) =
2317.66 - 287.50 = 2030.16 S.Mt—(B)

EXCESS SALE BUA TO CARPET AT BASEMENT FLOOR (WING - B)

TOTAL REHAB CARPET AREA = 179.11 SQ.MT
TOTAL REHAB BUILT UP AREA = 210.00 SQ.MT
TOTAL EXCESS BUA TO CARPET = EXCESS CARPET X TOTAL REHAB BUA / PROPOSED REHAB CARPET
TOTAL EXCESS BUA TO CARPET = 22.10 X 210.00 / 179.11 = 25.91 SQMTR (E)
TOTAL REHAB COMMERCIAL FSI GROUND FL. = REHAB COMMERCIAL AREA - EXCESS BUA TO CARPET = 210.00 - 25.91 = 184.09 SQ.MT (X)

TOTAL REHAB COMPONENT :-
REHAB SHOP AREA + PASSAGE AREA
184.09 + 59.90 = 243.99 SQ.M

TOTAL SALE FSI :-
EXCESS AREA
25.91 = 25.91 SQ.M (E)

TOTAL REHAB FSI :-
REHAB SHOP AREA
184.09 = 184.09 SQ.M (F)

TOTAL BUA FOR F.S.I (E + F)
25.91 + 184.09 = 210.00 SQ.M

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
		1:100		SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. P-N/STGOVT/0035/20150316/AP
Dated 17/09/2020

Approved Subject to the condition Mentioned in this office permission Letter no. P-N/STGOVT/0035/20150316/AP
Dt. 18 AUG 2021
Executive Engineer
Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

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