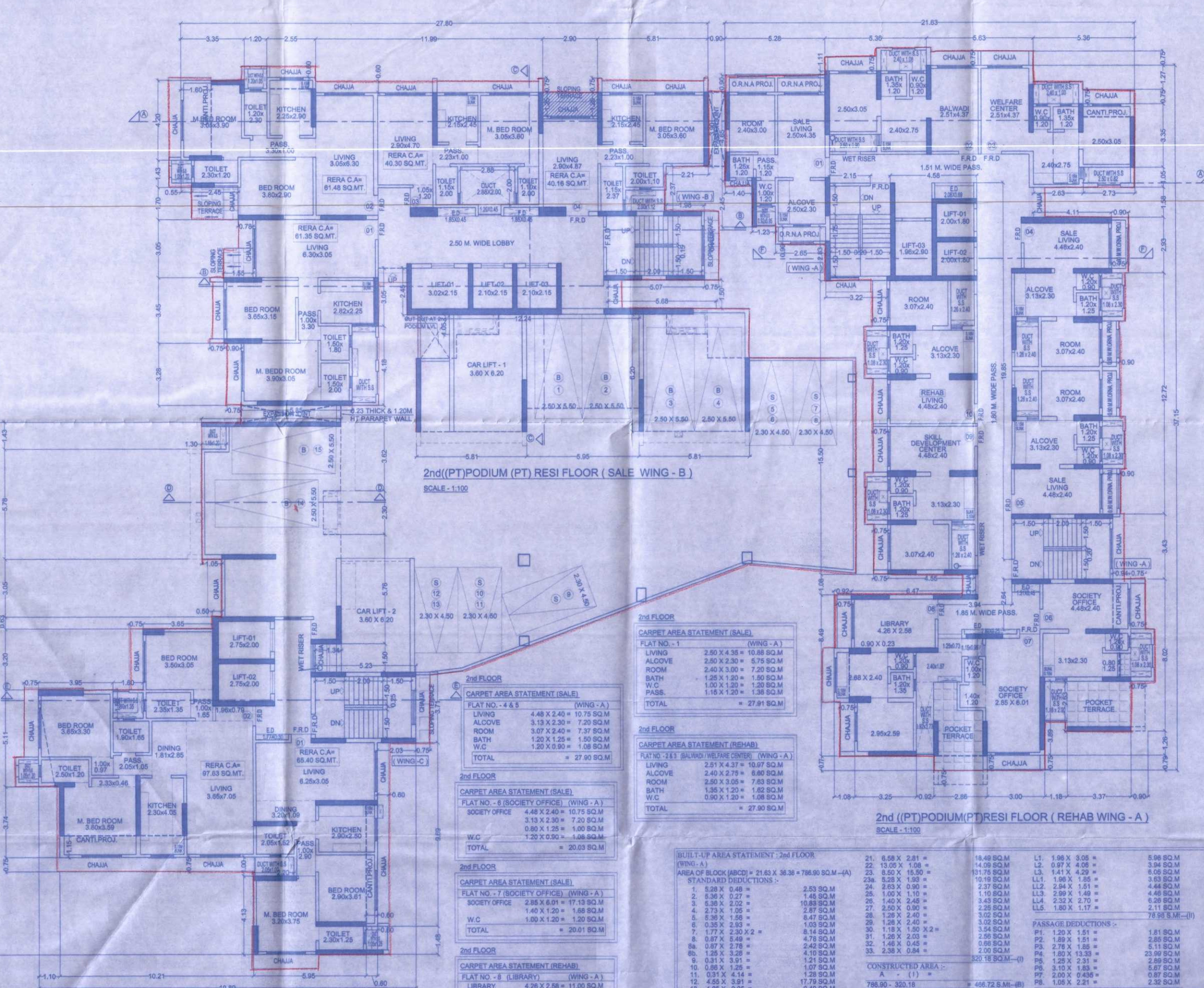
CONTENTS OF SHEET

5/15

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 (REHAB WING - A)
SCALE - 1:100

2nd((PT)PODIUM(PT)RESI FLOOR (SALE WING - C)
SCALE - 1:100

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

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

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
LL3.	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 =	13.16 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)

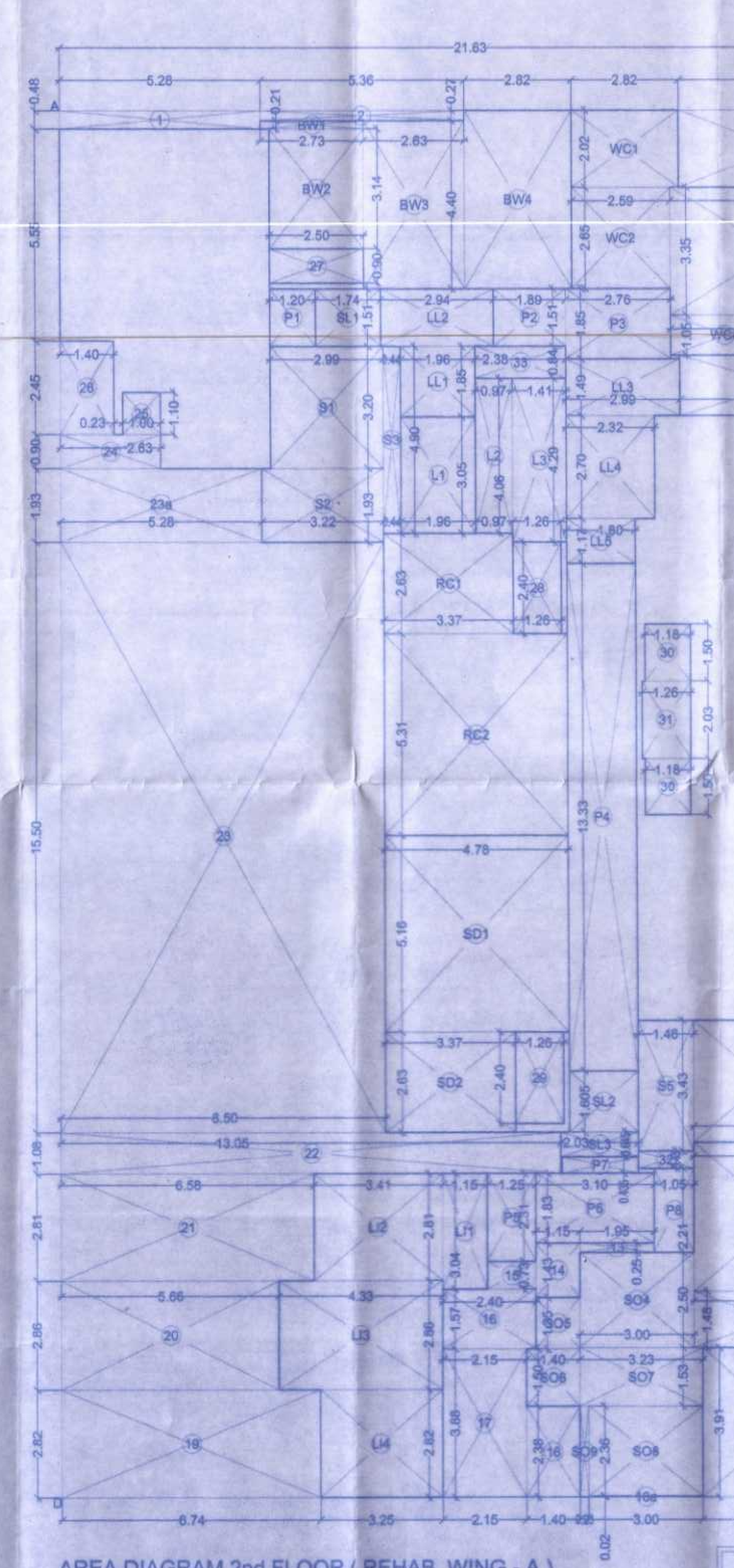
SKILL DEVELOPMENT CENTER AREA DEDUCTIONS :-

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)



AREA DIAGRAM 2nd FLOOR (REHAB WING - A)
SCALE - 1:100

2nd FLOOR
PROPORTIONATE SALE PASSAGE AREA
SALE BUILT UP AREA X TOTAL PASSAGE / NET BUILT UP AREA
123.65 X 45.51 / 342.23 = 16.44 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)

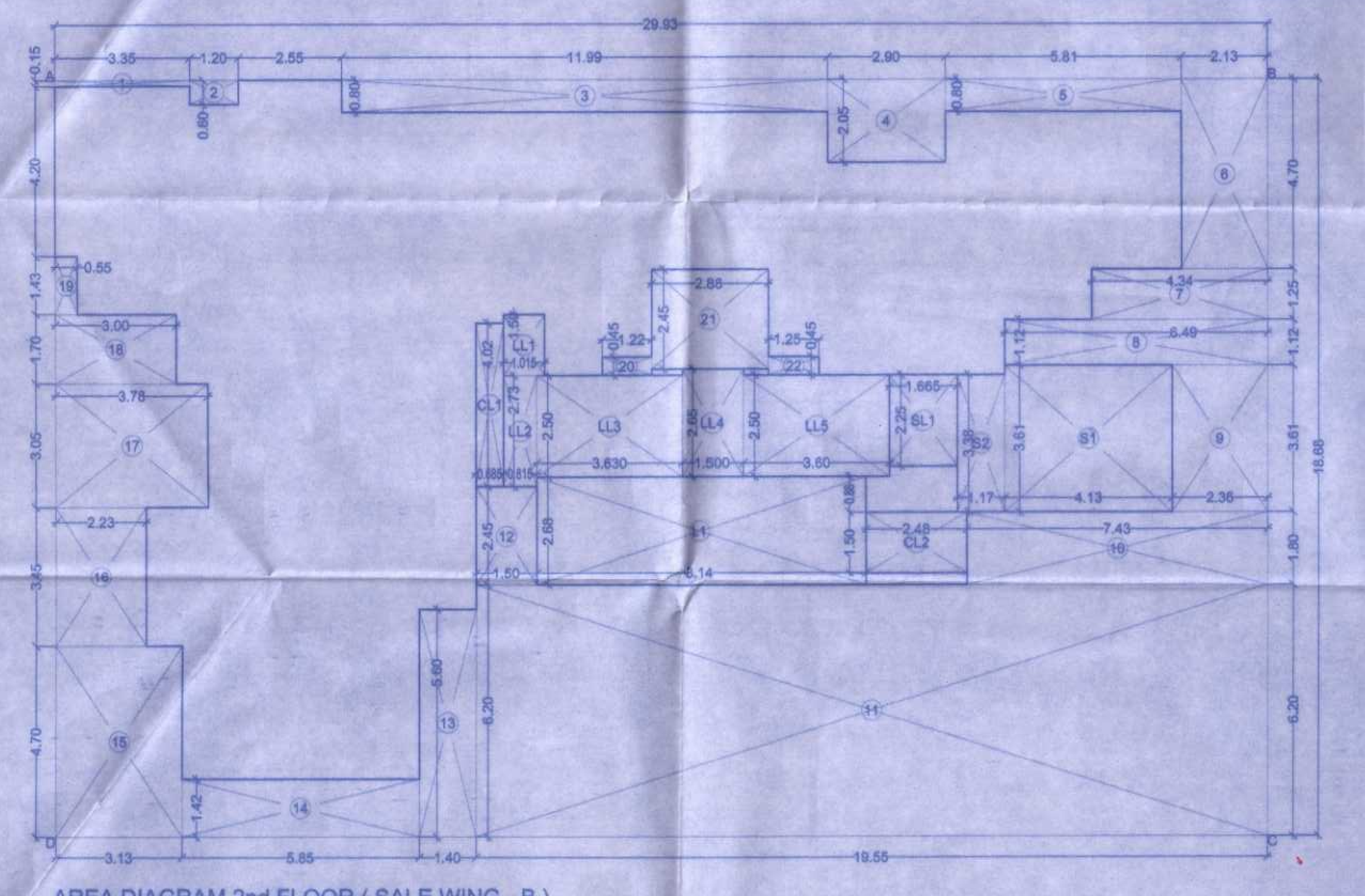
TOTAL BUA FOR F.S.I (E + F = G)
140.09 + 34.23 = 174.32 SQ.M (G)

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



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 :-

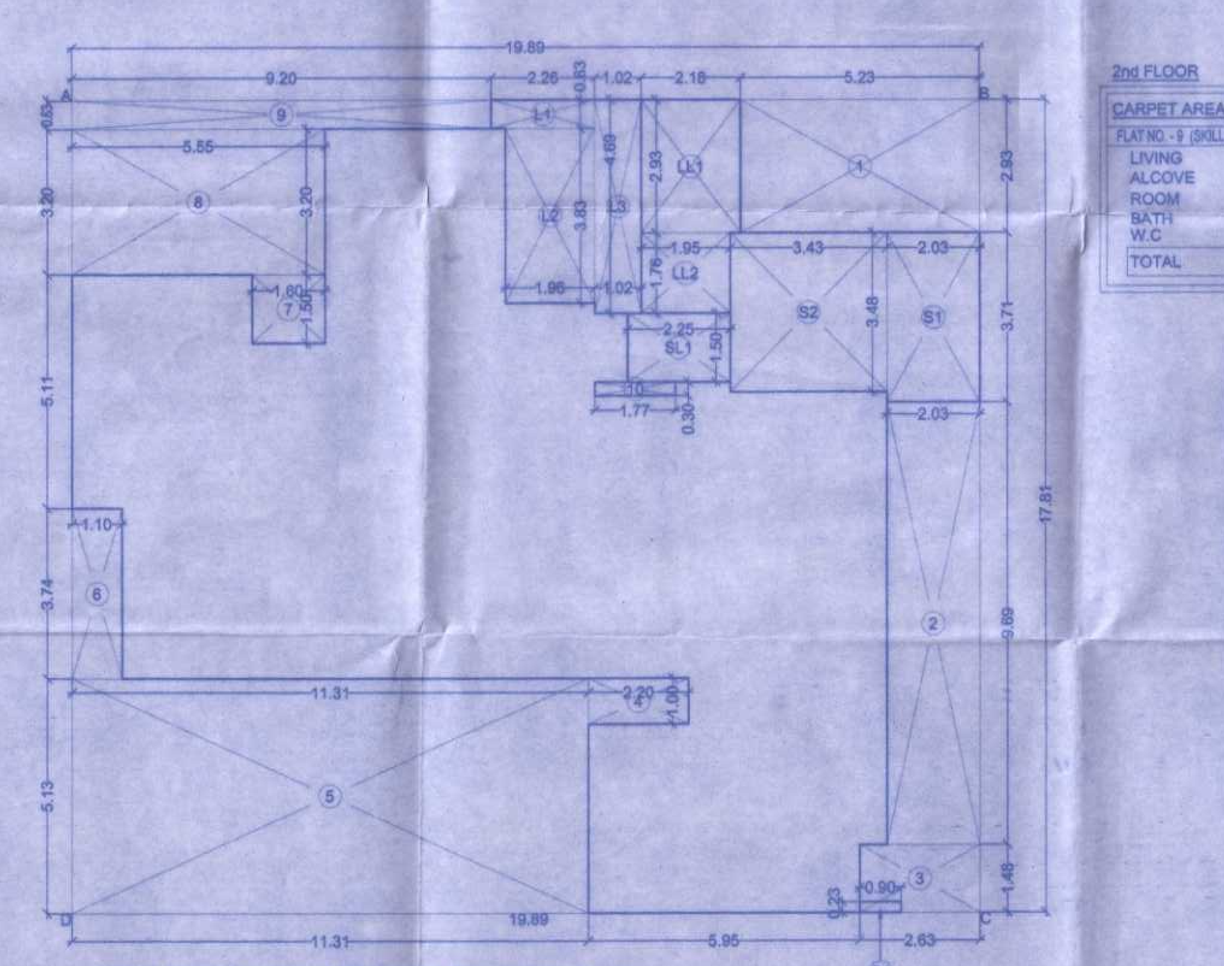
1.	3.35 X 0.15 =	0.50 SQ.M
2.	1.20 X 0.60 =	0.72 SQ.M
3.	11.99 X 0.80 =	9.59 SQ.M
4.	2.90 X 2.05 =	5.94 SQ.M
5.	5.81 X 0.80 =	4.65 SQ.M
6.	2.13 X 4.70 =	10.01 SQ.M
7.	4.34 X 1.25 =	5.42 SQ.M
8.	6.49 X 1.12 =	7.27 SQ.M
9.	2.36 X 3.61 =	8.52 SQ.M
10.	7.43 X 1.80 =	13.37 SQ.M
11.	19.55 X 6.20 =	121.21 SQ.M
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

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/3B/1(PT), & 581/A/3B/1/1 TO 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

Approved Subject to the condition Mentioned in this office permission Letter no. [illegible] Dt. 18 AUG 2021
Executive Engineer
Slum Rehabilitation Authority

This cancels Approval to the Previous Plans sanctioned under no. [illegible]
Dated 17/09/2020

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
TEL / FAX - 7715861475