

COMPOSITE BUILDING																					
REHAB B.U.A. STATEMENT											SALE B.U.A. STATEMENT										
GROUND	AR PER APPROVED RESI B.U.A (A)	PROP. RESI B.U.A (A)	PROP. PASSAGE AREA (B)	BALWADI AREA (C)	WELFARE CENTER AREA (D)	AMENITY-1 LIBRARY (E)	AMENITY-2 HEALTH CENTER (F)	SOCIETY OFFICE (G)	REHAB COMPONENT AREA (A+B+C+D+E+F+G) (H)	MUNICIPAL CHOWKY AREA (I)	D.S.F.D. AREA (J)	STIR & LIFT AREA (K)	PERM. FUNGIBLE AREA (L)	PROP. FUNGIBLE AREA (M)	COMM. SALE B.U.A (U)	AS PER APPROVED SALE B.U.A (V)	PROP. RESI SALE B.U.A (W)	STIR & LIFT AREA (X)	PROP. SALE FUNGIBLE AREA (Y)	TOTAL GROSS B.U.A. AREA (1+2+3+4+5+6+7+8+9+10+11+12+13+14+15+16+17+18+19+20+21+22+23+24+25+26+27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46+47+48+49+50+51+52+53+54+55+56+57+58+59+60+61+62+63+64+65+66+67+68+69+70+71+72+73+74+75+76+77+78+79+80+81+82+83+84+85+86+87+88+89+90+91+92+93+94+95+96+97+98+99+100) (Z)	
GROUND	---	---	27.33	---	---	---	---	---	27.33	50.91	---	65.21	---	7.48	83.39	---	---	---	---	243.18	
1st FLOOR	129.39	---	38.89	---	---	---	---	---	168.28	91.76	2.35	37.01	---	---	---	---	62.87	20.06	---	327.16	
2nd FLOOR	194.64	---	69.04	32.23	---	---	---	---	295.91	---	2.35	19.62	---	---	---	---	32.23	20.06	---	349.32	
3rd FLOOR	256.69	---	69.04	---	---	---	---	---	328.73	---	2.35	19.62	---	---	---	---	---	20.06	---	353.62	
4th FLOOR	227.48	---	69.04	---	---	---	---	---	296.50	---	2.35	19.62	---	---	---	---	32.23	20.06	---	363.62	
5th FLOOR	195.23	---	69.04	---	---	---	---	---	264.27	---	2.35	19.62	---	---	---	---	64.46	20.06	---	363.62	
6th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	17.98	34.88	---	318.31	
7th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
8th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
9th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
10th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
11th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
12th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
13th FLOOR	130.80	---	30.15	---	---	---	---	---	160.95	---	2.35	19.62	---	---	---	117.57	---	34.88	---	318.31	
TOTAL	2052.61	---	583.56	32.23	---	---	---	---	2068.92	142.67	30.65	337.66	---	---	83.39	671.84	208.77	379.34	---	4536.62	
																955.23					
14th FLOOR	---	131.19	33.96	---	---	---	---	---	165.15	---	2.35	19.39	45.91	---	---	---	117.57	35.11	---	337.23	
15th FLOOR	---	131.19	33.96	---	---	---	---	---	165.15	---	2.35	19.39	45.91	21.95	---	---	57.85	35.11	---	337.23	
16th FLOOR	---	131.19	33.96	---	---	---	---	---	165.15	---	2.35	19.39	45.92	---	---	---	117.57	35.11	---	337.23	
17th FLOOR	---	---	33.96	---	32.93	32.38	33.00	23.93	156.20	---	2.35	19.39	---	---	---	---	---	---	---	---	
18th FLOOR	---	131.19	33.96	---	---	---	---	---	165.15	---	2.35	19.39	45.92	---	---	---	---	---	---	---	
19th FLOOR	---	131.19	33.96	---	---	---	---	---	165.15	---	2.35	19.39	45.92	---	---	---	---	---	---	---	
20th FLOOR	---	65.93	33.96	---	---	---	---	---	99.89	---	2.35	19.39	23.08	---	---	---	---	---	---	---	
21st FLOOR	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
TOTAL	---	721.88	237.72	---	32.93	32.38	33.00	23.93	1081.84	---	19.45	135.73	252.66	7.48	---	292.99	105.33	---	---	1011.69	
GROSS TOTAL	2774.69	---	821.30	32.23	32.93	32.38	33.00	23.93	3750.46	142.67	47.00	473.39	252.66	29.43	---	1457.99	625.11	---	---	5548.31	

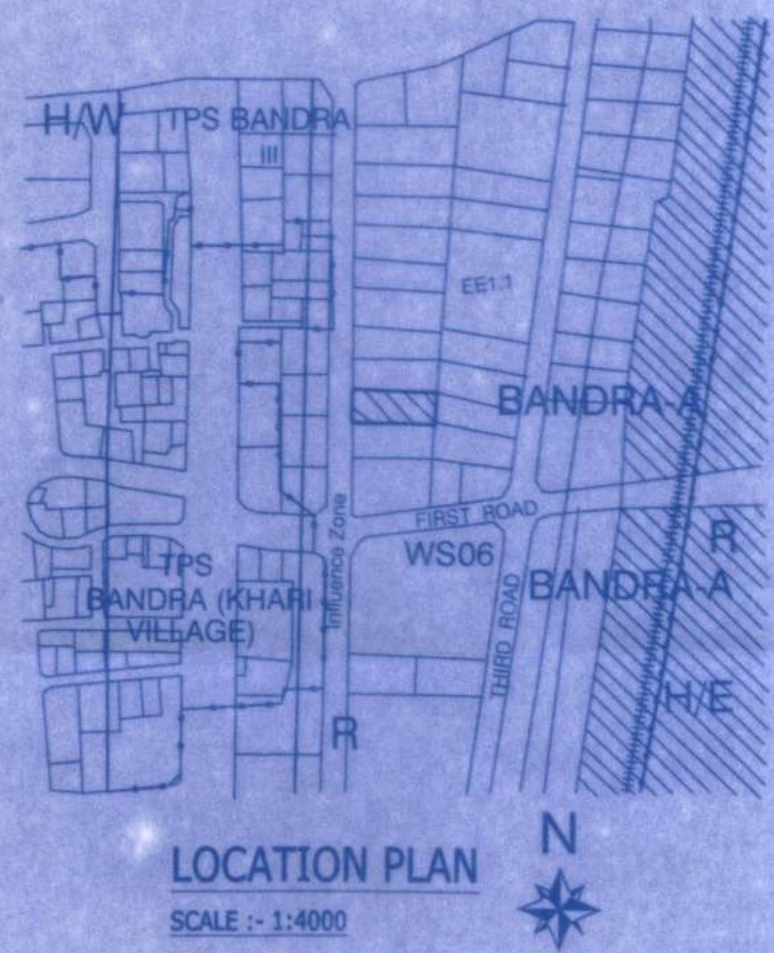
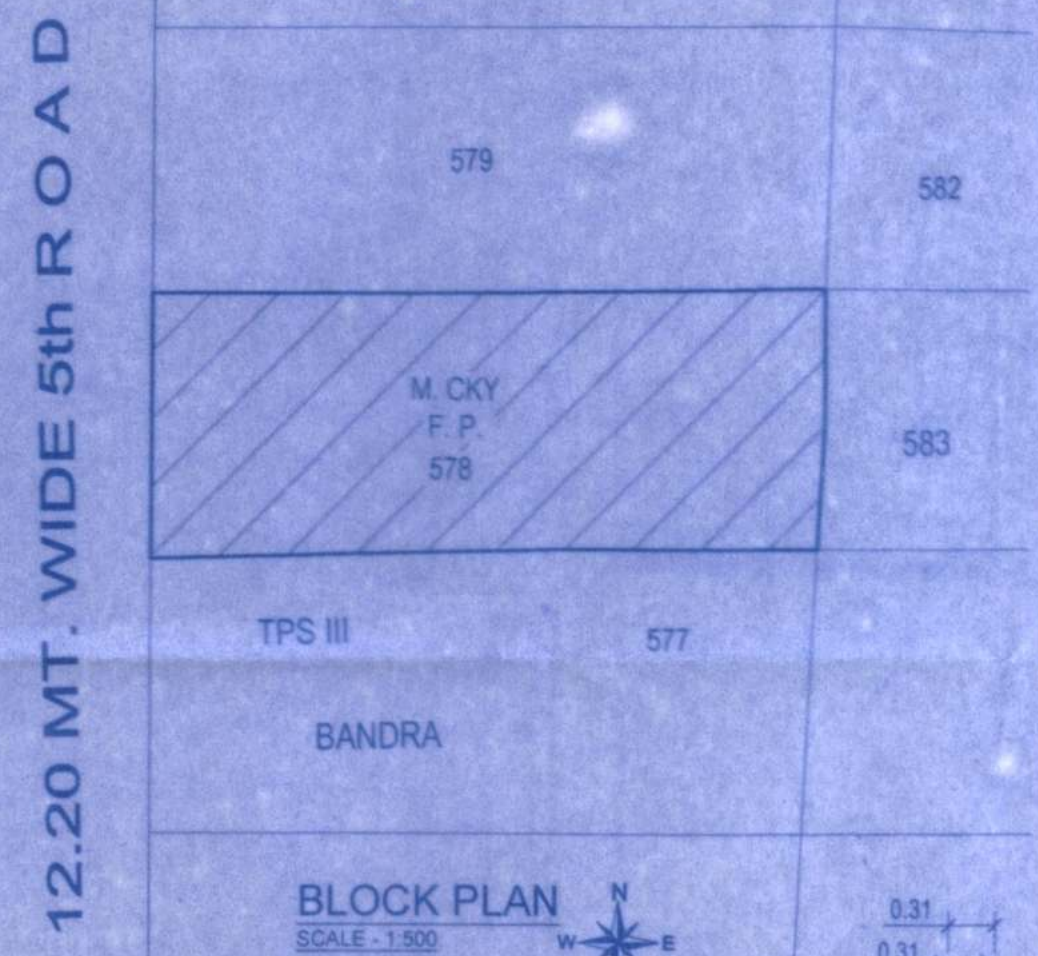
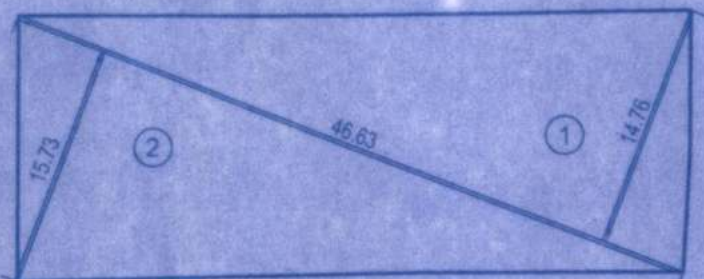
REHAB COMPONENT AS PER DCPR 2034 = 3750.46 X 10.80 = 3375.41 sq.mt.
 REHAB COMPONENT = 3375.41 + 1915.73 + 1459.68 + 30.32 = 4490.00 X 0.35 = 521.50
 = 1490.00 + 521.50 = 2011.50 SQ.MT.

REHAB/ SALE TENEMENT STATEMENT												
FLOORS	REHAB RESI	PAP RESI	BALWADI	WELFARE CENTER	WOMEN ENT.	LIBRARY	SOCIETY OFFICE	MUNICIPAL CHOWKY	TOTAL	SALE COMM.	SALE RESI	
GROUND	---	---	---	---	---	---	---	01	01	01	---	
1st Floor	04	---	---	---	---	---	---	01	05	---	02	
2nd Floor	05	01	01	---	---	---	---	---	07	---	01	
3rd Floor	08	---	---	---	---	---	---	---	08	---	---	
4th Floor	06	01	---	---	---	---	---	---	07	---	01	
5th Floor	06	---	---	---	---	---	---	---	06	---	02	
6th Floor	04	---	---	---	---	---	---	---	04	---	02	
7th Floor	04	---	---	---	---	---	---	---	04	---	02	
8th Floor 2nd FLAT-REFUGE	04	---	---	---	---	---	---	---	04	---	01	
9th Floor	04	---	---	---	---	---	---	---	04	---	02	
10th Floor	04	---	---	---	---	---	---	---	04	---	02	
11th Floor	04	---	---	---	---	---	---	---	04	---	02	
12th Floor	04	---	---	---	---	---	---	---	04	---	02	
13th Floor	04	---	---	---	---	---	---	---	04	---	02	
TOTAL	61	02	01	---	---	---	---	02	66	---	21	
14th Floor	01	03	---	---	---	---	---	---	04	---	02	
15th Floor 2nd FLAT-REFUGE	---	04	---	---	---	---	---	---	04	---	01	
16th Floor	---	04	---	---	---	---	---	---	04	---	02	
17th Floor	---	---	---	01	01	01	01	---	04	---	---	
18th Floor	---	04	---	---	---	---	---	---	04	---	---	
19th Floor	---	04	---	---	---	---	---	---	04	---	---	
20th Floor	---	02	---	---	---	---	---	---	02	---	---	
21st Floor	---	---	---	---	---	---	---	---	---	---	---	
TOTAL	62	23	01	01	01	01	01	---	26	01	05	

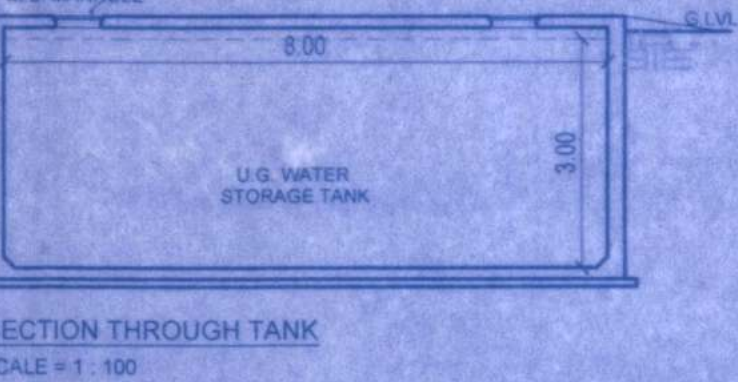
48 RESI. SARVODAYA + 14 RESI. NIKHAR = 62
 4 AMENITY + 01 SOCIETY OFFICE = 05
 37 + 14 NIKHAR = 23 (PAP PROPOSED) = 23
 TOTAL PROP. RESI. = 90

SARVODAYA PROP. SALE = 1 COMM. + 26 RESI. UNIT

CAR PARKING STATEMENT				
CARPET AREA	NO. OF FLAT	PARKING PERMISSIBLE AS PER U.D.C. REGULATION (1981)	PARKING REQD.	PARKING PROVD.
RESERVATION OF MUN. CHOWKY 128.63	---	1 PARKING FOR EVERY 37.50 SQ.M. AREA UP TO 750 SQ.M.	3.43 NOS.	03.00 NOS.
COMMERCIAL 70.00	---	1 PARKING FOR EVERY 300 SQ.M. AREA UP TO 800 SQ.M.	1.75 NOS.	02.00 NOS.
REHAB 85	---	1 PARK / 8 TENE.	10.63 NOS.	11.00 NOS.
SALE BELOW 45.00	26	1 PARK / 8 TENE.	3.25 NOS.	3.00 NOS.
SALE 45.00 TO 60.00	---	1 PARK / 2 TENE.	---	---
SALE 60.00 TO 90.00	---	1 PARK / 1 TENE.	---	---
10% ADDITIONAL VISITORS PARKING REHAB / RESERV. (19.06 X 10%)	---	---	1.91 NOS.	02.00 NOS.
TOTAL PARKING	---	---	20.87 NOS.	21.00 NOS.



PLOT AREA CALCULATION			
A. ADDITIONS			
1	1/2 X 48.63 X 14.76 X 1 NO.	=	344.13 SQ.MT.
2	1/2 X 48.63 X 15.73 X 1 NO.	=	368.74 SQ.MT.
TOTAL ADDITION		=	712.87 SQ.MT. X



PROFORMA - A		1/5
1	TOTAL AREA OF PLOT	710.70
2	DEDUCTION FOR	---
	a Road set-back	---
	b Area of Existing Road	---
	c Reservation of M. Chowky (710.70 x 20% = 142.67)	142.67
d	Total Deduction	142.67
3	Balance Area of the Plot (1 - 2d)	568.03
4	NET PLOT AREA	568.03
5	Balance Plot Area for FSI (1 - 2d)	568.03
6	Additional - a) Road set-back	---
	b) Area Under Existing Road	---
	c) Reservation of Municipal Chowky	142.67
7	Total Plot area for F.S.I. Statement (5+6)	710.70
8	FSI Permissible in-situ	3.00/ Sanction
9	Permissible Built up Area (7x8)	2132.10
10	Rehab Built up Area	2774.69
11	Rehab Component	3750.46
12	Permissible sale Component Area in situ (10.80) = (3750.46 x 0.90)	3375.41
13	Total BUA Sanctioned for scheme (10+12)	6150.10
14	FSI Sanctioned for Project (13/7)	8.85
15	Net BUA Permissible in-situ = 3375.41 - 1915.73 = 1459.68 + 30.32 = 1490.00 SQ.MT. (NIKHAR C.H.S. PROP. Sale BUA= 1915.73 SQ.MT.)	1490.00
16	PROPOSED SALE BUILT UP AREA	1457.99
17	TDR Generated if any	---
18	Total BUA Proposed to be consumed at site (10+15)	---
19	No. of Eligible Rehab Tenements	47 + 13 = 60
19A	No. of PAP/PROVISIONAL P.A.P.	23 + 1 + 1 = 25
B FUNGIBLE AREA STATEMENT		
20	PERMISSIBLE REHAB FUNGIBLE AREA	971.14
21	PROPOSED REHAB FUNGIBLE AREA	29.43
22	PERMISSIBLE SALE FUNGIBLE AREA (1490.00 x 35%)	521.50
23	PROPOSED SALE FUNGIBLE AREA	---
24	PERMISSIBLE Rehab Gross BUILT UP AREA (10 + B.20)	3745.83
25	PROPOSED Rehab Gross BUILT UP AREA	2804.12
26	PERMISSIBLE SALEABLE GROSS BUILT UP AREA (16 + B.22)	2011.50
27	PROPOSED SALEABLE GROSS BUILT UP AREA (16+B.23)	1457.99
C TENEMENT STATEMENT		
D PARKING STATEMENT		
Parking Required by Regulations for		
Total Parking Provided		

PROFORMA -B'	
CONTENT OF SHEET	
GROUND FLOOR PLAN, PLOT AREA DIAGRAM, REHAB BUA STATEMENT, REHAB TENEMENT STATEMENT, PARKING STATEMENT, LOCATION PLAN, U.G. TANK, COMPOUND WALL SECTION, PERFORMA -A, PERFORMA-B	
STAMP OF DATE OF RECEIPT OF PLANS	

STAMP OF APPROVAL OF PLANS	
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This consents Approval to the previous Plans Sanctioned, in force as per the letter No. 1943/1401/P/PP dated 01/09/2010

Approved Subject to the condition mentioned in this office permission letter No. 1943/1401/P/PP dated 01/09/2010

Executive Engineer Slum Rehabilitation Authority

CONTENTS OF SHEET		AREA CERTIFICATE	
LAYOUT PLAN, PLOT AREA DIAGRAM, CALC. LOCATION PLAN, PARKING AREA STATEMENT		Certified that I have surveyed the plot under reference and that the dimensions of the site etc. of plot stated on plan are measured on-site and the area so worked out is 2614.18 sq.mt. & values with the area stated in the document of ownership/possession records.	
DESCRIPTION OF PROPOSAL & PROPERTY		NAME OF OWNERS & DEVELOPERS	
PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. F/1533 OF VILLAGE BANDRA F.P. NO. 578 OF T.P.S. III OF BANDRA - (W)		SHIV SAI DEVELOPER	
SIGN/ NAME & ADDRESS OF ARCHITECT		KEN ASSIST architects	
		SACHIN JADHAV 30/1820, Shiv Shiksha C.H.S. LTD. Near Gandhi Nagar W.E. Highway, Bandra (East) MUMBAI - 400 051	
NORTH LINE	REMARKS	JOB NO.:-	SCALE: AS SHOWN
		DRG. NO.:	DRN. BY: SAGAR
		DATE:	CHK. BY: SACHIN J.