



FLOORS	GROSS BUA	ST /LIFT & LOBBY AREA SALE	ENTRANCE LOBBY AREA	REFUGE AREA	METER ROOM AREA	S TOILET AREA	SOCIETY OFFICE AREA	FITNESS CENTER AREA	SALE COMM. AREA	EXCESS REFUGE, METER, AREA	SALE BUILT UP AREA	SALE FUNGIBLE AREA
GR FLOOR	2796.74	323.95	328.24	---	114.01	---	---	---	2030.54	---	2030.54	---
1ST PODIUM	2691.09	339.55	171.03	---	---	6.72	---	---	2173.79	---	2173.79	---
2ND PODIUM	---	---	---	---	---	---	---	---	---	---	---	---
3RD PODIUM	---	---	---	---	---	---	---	---	---	---	---	---
4TH PODIUM	---	---	---	---	---	---	---	---	---	---	---	---
5TH PODIUM	---	---	---	---	---	---	---	---	---	---	---	---
6TH PODIUM	---	---	---	---	---	---	---	---	---	---	---	---
7TH PODIUM	231.88	---	---	---	---	---	21.00	210.88	---	---	---	---
8TH/9TH/POD	893.84	---	---	275.89	---	---	---	617.95	---	---	---	---
TOTAL	8613.55	863.50	499.27	275.89	114.01	6.72	21.00	828.83	4204.33	---	4204.33	---

FLOORS/ WING A TO D	GROSS BUA	ST (UPT & LOBBY AREA SALE	SUBSTATION AREA	ENTRANCE LOBBY AREA	REFUGE AREA	METER ROOM AREA	S.TOLET AREA	SOCIETY OFFICE AREA	FITNESS CENTER AREA	SALE COMM AREA	SALE RESI AREA	SALE EXISTING TAXI AREA	SALE EXISTING FUNCTIONAL AREA	REHAB 33(12/8) TENANT AREA	FUNGIBLE AREA	EXCESS REFUGE AREA	SALE EXCESS REFUGE AREA	SALE BUILT UP AREA	SALE - FUNCTIONAL AREA
GR TO 8TH PODIUM	6613.55	663.50	----	499.27	275.89	114.01	6.72	21.00	828.83	4204.33	----	----	----	----	----	----	----	4204.33	----
SALE WING - A	19148.82	5365.47	----	440.73	----	----	66.03	----	----	1358.24	8259.63	2880.89	568.84	189.09	----	13.56	9631.33	2880.89	----
SALE WING - B	15599.95	6246.09	----	501.26	----	----	88.40	----	----	8764.20	----	----	98.21	----	----	0.40	6544.36	2220.24	----
SALE WING - C	23204.23	6266.40	----	----	356.91	----	86.40	----	----	15565.69	280.62	98.21	----	----	----	----	11882.55	4515.97	----
REHAB WING - D	13382.14	4934.21	154.71	78.53	357.24	27.62	65.96	----	----	----	----	5751.00	----	----	69.82	----	----	----	----
TOTAL	77948.69	23735.67	154.71	577.80	1932.03	141.63	313.51	21.00	828.83	4204.33	25678.13	8540.15	2989.10	6319.84	2211.96	69.82	13.96	30382.57	9063.10
												11529.25		8601.62					

FLOOR & WING	COMM.	SALE RESI	REHAB 33(12)(B)	SALE EXISTING TENANT	FITNESS CENTER	SOCIETY OFFICE	TOTAL
GROUND	26	---	---	---	---	---	26
1ST PODIUM	26	---	---	---	---	---	26
2ND PODIUM	---	---	---	---	---	---	---
3TH PODIUM	---	---	---	---	---	---	---
4TH PODIUM	---	---	---	---	---	---	---
5TH PODIUM	---	---	---	---	---	---	---
6TH PODIUM	---	---	---	---	---	---	---
7TH PODIUM	---	---	---	---	02	01	03
8TH PODIUM	---	---	---	---	05	---	05
SALE WING - A	---	22	16	203	03	01	245
SALE WING - B	---	75	---	---	---	---	75
SALE WING - C	---	190	---	05	---	---	195
REHAB WING - D	---	---	175	---	---	---	175
TOTAL	52	287	191	208	10	02	750

50 UNITS /10 SQ.M. = 750 X 10 / 50 = 150.00 SQ.M.
750
REQUIRED METER ROOM AREA = 150.00 SQ.MT.
PROPOSED METER ROOM AREA = 141.65 SQ.MT.
METER ROOM AREA IN FSI = NIL SQ.MT.

SUB PLOT AREA - 1											
1	0.50	X	74.67	X	48.15	X	1 NO	=	1797.08	SQ.MT	
2	0.50	X	95.33	X	18.09	X	1 NO	=	862.26	SQ.MT	
3	0.50	X	132.91	X	19.69	X	1 NO	=	1308.50	SQ.MT	
4	0.50	X	141.41	X	25.82	X	1 NO	=	2037.72	SQ.MT	
5	0.50	X	143.52	X	6.94	X	1 NO	=	498.01	SQ.MT	
6	0.666	X	7.33	X	1.27	X	1 NO	=	6.20	SQ.MT.	
7	0.50	X	143.52	X	69.96	X	1 NO	=	4991.63	SQ.MT.	
TOTAL ADDITION									=	11502.00	SQ.MT.

FLOOR	AREA OF COMMERCIAL PREMISES	TOTAL NO. OF OCCUPANTS (3721.77 x 33.33) 100	NO. OF OCCUPANTS		W.C. REQ. 1 FOR EVERY 25 PER		W.C. REQ. 1 FOR EVERY 15 PER		W.C. PROVIDED	
			MALE (60%)	FEMALE (40%)	MALE	FEMALE	MALE	FEMALE		
GR. + 1ST + 2ND	3721.77 SMT. 1240.47 SAY 1240 NOS.		744 NOS.	406 NOS.	30 NOS.		33 NOS.			

1 TOILET PROVIDED EACH SHOP

PROFORMA 'A' {33(12)}

A AREA STATEMENT		TOTAL
1	a) TOTAL AREA OF PLOT	11502.00
2	b) LAND AREA APPARENT TO EXISTING BUILDING	1879.42
3	c) PLOT AREA IN POSSESSION	9622.58
4	DEDUCTION FOR (A) SET-BACK OF ROAD	---
5	TOTAL DEDUCTION	---
6	BALANCE AREA OF PLOT (1 MINUS 2)	9622.58
7	DEDUCTION FOR RECREATION GROUND (IF ANY)	---
8	a) AOS (BALA PLOT AREA - 10000) X 10% + 500; 35%	---
9	b) DEDUCTION FOR - R.G. (15%)	---
10	NET AREA OF PLOT (3 MINUS 4)	9622.58
11	ADDITIONS FOR FLOOR SPACE INDEX	---
12	(A) SET-BACK OF ROAD	---
13	TOTAL AREA (5 + 6)	9622.58
14	FLOOR SPACE INDEX PERMISSIBLE	1.00
15	PERMISSIBLE AREA	9622.58
16	BUA OF CONTRAVENING STRUCTURES (9622.58* 2/3)	6415.05
17	ADDITIONAL SALE BUA (50% INCENTIVE AREA) 10 X 50%	3207.53
18	TOTAL BUA PERMISSIBLE FOR CONTRAVENING STRUCTURES IN SITU	6399.66
19	PERMISSIBLE FLOORABLE OF CONTRAVENING STRUCTURES (10 + 35%)	2295.36
20	TOTAL BUA PERMISSIBLE FOR CONTRAVENING STRUCTURES INCLUDING FLOORABLE (12 + 13)	8695.04
21	TOTAL BUA PROPOSED IN CONTRAVENING STRUCTURES IN SITU	8601.82
22	EXCESS BUA OF CONTRAVENING STRUCTURES PROVIDED FROM SALE (15-14)	0.00
23	ADDITIONAL SALE BUA (50% INCENTIVE AREA OF PROP. AREA OF CONTRAVENING STRUCTURES) 12X 50%	3194.83
24	PERMISSIBLE FLOORABLE OF SALE BUA (3194.83 X 0.35)	1118.19
25	PERMISSIBLE BUA INCLUDING FLOORABLE AGAINST CONTRAVENING STRUCTURES (17+18)	4313.03
26	RAIANCE SALE BUA IN AFTER DEVELOPMENT (EXCESS) AREA OF CONTRAVENING STRUCT (19-20)	---

33 (12) B CONTRAVINING AREA STATEMENT		
FSI		3.00
	9,622.58	1.00
	6,415.05	0.67
Carpent area of PAP		27.88
BUA area of PAP		33.46
NO. of PAP		191.75
NO. of PAPs can be accommodat		191.00
Area of PAP Proposed		
(191.75*33.46)		6,415.05
INCENTIVE ON PAP 50%		3,207.53
Total Area		9,622.58
Area for Sale		3,207.53
Total Sale Area with Fungible		4,330.16

PARKING REQUIRED FOR COMM.	PARKING REQD
TOTAL PARKING REQUIRED NR 3721.77 /40	93.04 NOS
TOTAL PARKING REQUIRED 88y	93.04 NOS
PROPOSED PARKING	93.00 NOS

WINGS	RENT
COMMERCIAL GR. FLR + 1ST FLOOR	5
WING - A	21
WING - B	21
WING - C	21
WING - D	11
TOTAL	100

A AREA STATEMENT

1 a) TOTAL AREA OF PLOT

2 b) LAND AREA APPARENT TO EXISTING BUILDING

3 c) PLOT AREA IN POSSESSION

4 DEDUCTION FOR (A) SET-BACK OF ROAD TOTAL DEDUCTION

5 b) BALANCE AREA OF PLOT (1 MINUS 2)

6 DEDUCTION FOR RECREATION GROUND (IF ANY)

7 a) ADS (BALA.PLOT AREA - 1000) X 1% + 500 35%

8 b) DEDUCTION FOR - R.G. 15%

9 NET AREA OF PLOT (3 MINUS 4)

10 ADDITIONS FOR FLOOR SPACE INDEX (A) SET-BACK OF ROAD

11 TOTAL AREA (5 + 6)

12 FLOOR SPACE INDEX PERMISSIBLE

8. FLOOR SPACE INDEX PERMISSIBLE		3.00		
		ZONAL	FREE SALE	PTC
		100	100	100
9	PERMISSIBLE AREA	9622.56	9622.56	9622.56
10	PERMISSIBLE SALE AREA AGAINST SWAPPING OF PTC WITH SCHEME I			
11	PERMISSIBLE SALE AREA	9622.56	9612.21	9633.95
12	TOTAL PERMISSIBLE BUILT UP AREA (11 (a) + 11 (b))		10234.79	
13	TRIMMABLE DWS EXISTING BUA TO BE RETAINED			
14	PROPOSED BUILT UP AREA			
15	F.S.I. CONSUMED (12 / 1)			
B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS				
1	PURELY SALE RESIDENTIAL B. UP AREA			
2	TEMPLE B. UP AREA			
3	REMAINING SALE NON- RESIDENTIAL B. UP AREA			
4	EXISTING TENANTS B. UP AREA			
5	FUNGIBLE AREA OF EXISTING TENEMENTS AS PER INSPECTION EXTRACT (8620.54 x 0.36%) SO MT			
C. DETAILS OF F. S. I. AVAILABLE AS PER 31 (3)				
1	FUNGIBLE B. UP AREA COMPONENT PERMISSIBLE VIDE DOR 31 (3)			
2	FUR PURELY SALE RESIDENTIAL			
3	FUNGIBLE B. UP AREA COMPONENT PROPOSED IN SALE RESIDENTIAL			
4	FUNGIBLE B. UP AREA COMPONENT PROPOSED VIDE DOR 31 (3) FOR PURELY SALE COMMERCIAL			
5	TOTAL FUNGIBLE B. UP AREA PROPOSED			
6	TOTAL BUA OF SALE PERMISSIBLE IN SITU UNDER 33(1) (A14 + C1)			
7	TOTAL PERMISSIBLE SALE BUA INCLUDING FUNDING 33(1) (C5) + 33(12B) (3897.45 + 4313.02)			
8	TOTAL PROPOSED SALE BUA INCLUDING FUNDING			
9	BALANCE SALE BUA			
10	TOTAL PROPOSED BUA (33(12B) A15 + C7) = (8901.92 + 41725.67)			

SCALE - 1 : 500

BUILT UP AREA CALCULATION

PHYSICAL R.G. 1 CALCULATION										
1	1/2	X	24.39	X	11.64	X	1	NO	=	141.95 SQ. FT.
2	1/2	X	24.39	X	3.75	X	1	NO	=	45.73 SQ. FT.
3	1/2	X	27.80	X	2.24	X	1	NO	=	31.14 SQ. FT.
4	1/2	X	34.10	X	16.06	X	1	NO	=	273.82 SQ. FT.
5	1/2	X	39.86	X	6.97	X	1	NO	=	138.91 SQ. FT.
6	1/2	X	33.84	X	5.40	X	1	NO	=	91.37 SQ. FT.
7	1/2	X	33.40	X	9.81	X	1	NO	=	163.83 SQ. FT.
8	1/2	X	33.40	X	8.11	X	1	NO	=	135.44 SQ. FT.
9	1/2	X	30.75	X	3.23	X	1	NO	=	49.66 SQ. FT.
TOTAL ADDITION									=	1071.85 SQ. FT. X

R.G. REQUIRED AREA 8% OF GROSS PLOT AREA = 920.16 SQ.MT
R.G. AREA PROPOSED = 1071.85 SQ.MT

FLOOR	BIG	SMALL	TOTAL	2 WHEELS
GR. FLR	116	-	116	31
1ST PODIUM	118	-	118	17
2ND PODIUM	138	-	138	42
3RD PODIUM	212	-	212	42
4TH PODIUM	197	-	197	42
5TH PODIUM	64	-	64	127
6TH PODIUM	106	-	106	40
7TH PODIUM	85	-	85	32
8TH PODIUM	13	-	13	199
TOTAL	1049	-	1049	572



CONTENT OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, R.G. AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT, TENEMENT STATEMENT & PARKING STATEMENT.

DESCRIPTION OF PROPOSAL

NAME & ADDRESS OF DEVELOPER		SIGNATURE	
M/s, AMI MODISPACES LLP.			
NAME & ADDRESS OF ARCHITECT / L.S.		SIGNATURE	
 Rahul Kamathi ARCHITECTS & INTERIOR DESIGNER 101/102, 1st & 2nd Floors, Smart Park, Malad West, Mumbai - 400033 Manager / E: Tel: 022-25491100 E-mail: rahul@rahulrk.com			
STAMP OF DATE OF RECEIPT		STAMP OF DATE OF APPROVAL	
This cancels Approval to the Previous Plans sanctioned under no. PN/17/1029/2023/16 (PR/C) Dated: 17.01.2024		Approved Subject to the condition Mentioned in this office permission Letter No. PN/17/1029/2023/1026 (PR/C) Dtd: 27.11.2023  Executive Engineer Slum Rehabilitation Authority (Prithvimalbar)	
NORTH	DRAWN BY	JOB NO.	PATH
			BHANSUMAL PROJECTS/36, RUPAREL STARDOM - MALAD WEST/02, MUNICIPAL/04/FINAL (AMENDED) 31-03-2025