FILE NO. -

SHEET NO. - 01/05

BUILT UP AREA SUMMARY REHAB BUILDING

Floors	Rehab Built-up Area in Sq.mt.	St. Case & Lift Area in Sq.mt.	Rehab Passage Area in Sq.mt.	Rehab Amenity Area in Sq.mt.	Rehab Component Area in Sq.mt.	No of Rehab Tenements - Com.	No of Rehab Tenement - Resi.	No of PAP Tenements	No of Rehab Amenities	Community Hall Area Counted in FSI Sq.mt.	Refuge Area Counted in Rehab Fungible FSI Sq.mt.	Sale Built-up Area in Sq.mt.	Total Sale Built-up Area in Sq.mt.	St. Case & Lift Area in Sq.mt.	Total No of Sale Tenement - Com.	Total No of Sale Tenement - Resi.	Height of Floors
Ground Floor	19.04	155.97	0.00	0.00	19.04							58.43	68.49				3.30
1st Floor	0.00	155.97	119.26	517.55	636.81		0		12	16.17			16.17		6		3.30
2nd Floor	549.38	155.97	119.26		668.64		17										2.90
3rd Floor	549.38	155.97	119.26		668.64		17										2.90
4th Floor	549.38	155.97	119.26		668.64		17										2.90
5th Floor	549.38	155.97	119.26		668.64		17										2.90
6th Floor	549.38	155.97	119.26		668.64		17										2.90
7th Floor	549.38	155.97	119.26		668.64		17										2.90
8th Floor Refuge	387.72	155.97	119.26		506.98		12				14.30						2.90
9th Floor	549.38	155.97	119.26		668.64		17										2.90
10th Floor	549.38	155.97	119.26		668.64		17										2.90
11th Floor	549.38	155.97	119.26		668.64		17										2.90
12th Floor	549.38	155.97	119.26		668.64		17										2.90
13th Floor	549.38	155.97	119.26		668.64		17										2.90
14th Floor	549.38	155.97	119.26		668.64		17										2.90
15th Floor Refuge	354.98	155.97	119.26		474.24		6	5									2.90
16th Floor	549.38	155.97	119.26		668.64			17									2.90
17th Floor	549.38	155.97	119.26		668.64			17									2.90
18th Floor	420.11	119.27	89.42		508.79			13				154.93	158.95	36.70		4	2.90
19th Floor												868.66	868.66	155.97		17	2.90
20th Floor												864.66	868.66	155.97		17	2.90
21st Floor												864.66	868.66	155.97		17	2.90
22nd Floor												868.66	868.66	155.97		17	2.90
23rd Floor												864.66	868.66	155.97		17	2.90
Total	8873.17	2936.79	2317.04	517.55	11507.76	7	222	53	12	16.17	14.30	3570.72	3586.89	836.15	6	89	69.90

TOTAL UNIT- 371
REHAB UNIT(COMM)- 2
REHAB UNIT (RESI)- 274(222+52)
SALE UNIT (COMM)- 6
SALE UNIT(RESI)- 89

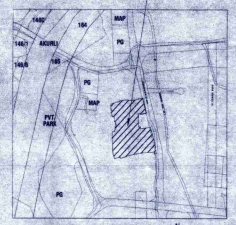
AREA CALC. OF GR. FLOOR - REHAB SHOP

Addition								
	4.48	x	4.25	x	3.00	=	19.04	Sq.mts
Total Rehab Shop						=	19.04	Sq.mts

SANITARY REQUIREMENTS FOR SHOP REHAB BUILDING

OCCUPANT LOAD = 33.30/100 SQ.MT.
GROUND FLOOR = 87.53 SQ.MT. (87.53 x 33.30%) PERSON = 29.15 NOS. M = 15 F = 15

SR. NO.	FITEMENTS.	FOR PERSONNEL		REQUIRED NO OF TOILET.		PROPOSED NO OF TOILET.	
				GENTS.	LADIES.	GENTS.	LADIES.
1.	W.C.	MALE : 1 FOR 15T 25 PERSON ON WARDS 1 FOR 15 FEMALE : 1 FOR 15T 15 PERSON ON WARDS 1 FOR 10	(17/25=0.68) SAY 01 NOS. (17/15=1.13) SAY 01 NOS.	01	01	02 NOS.	
2.	WASH BASIN	(1 FOR EVERY 25 PERSON)	29.15/25= (1) SAY 01 NOS.	01		02 NOS.	



LOCATION PLAN
SCALE 1:4000

PARKING STATEMENT FOR COMMERCIAL (AS PER TABLE NO. 21) REHAB
SALE
01 PARKING FOR EVERY 40.00 SQ.MT. OF FLOOR AREA UP TO 800.00 SQ.MT
(19.94 / 40 = 0.49 NOS) ——— SAYS 01 NOS.
VISITOR
10% ADDITIONAL PARKING FOR VISITORS OR MIN. 02 ——— 02.00 NOS.
TOTAL COMMERCIAL PARKING REQUIRED ——— 03.00 NOS.

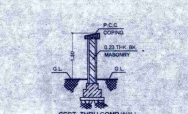
PARKING STATEMENT FOR COMMERCIAL (AS PER TABLE NO. 21)
SALE
01 PARKING FOR EVERY 40.00 SQ.MT. OF FLOOR AREA UP TO 800.00 SQ.MT
(84.88 / 40 = 1.71 NOS) ——— SAYS 02 NOS.
VISITOR
10% ADDITIONAL PARKING FOR VISITORS OR MIN. 02 ——— 02.00 NOS.
TOTAL COMMERCIAL PARKING REQUIRED ——— 04.00 NOS.

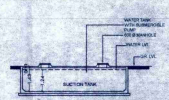
PARKING STATEMENT FOR RESIDENTIAL (AS PER TABLE NO. 21) REHAB

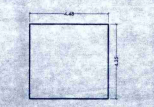
CARPET AREA IN SQ.MT.	NOS. OF FLATS	PARKING REQD. BY RULE	NOS. OF PARKING
UP TO 40.00 SQ.MT.	274.00	1 FOR EVERY 8 TENEMENTS	34.25 NOS.
40 TO 60.00 SQ.MT.	—	1 FOR EVERY 4 TENEMENTS	—
60 TO 80.00 SQ.MT.	—	1 FOR EVERY 2 TENEMENTS	—
ABOVE 80.00 SQ.MT.	—	1 FOR EVERY 1 TENEMENTS	—
TOTAL	274.00		34.25 NOS.
10% PARKING SPACES FOR VISITORS			03.43 NOS.
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			37.68 NOS.
		SAYS	38.00 NOS.
TOTAL PARKING REQUIRED FOR RES. + COM. (03 + 38)			41.00 NOS.
TOTAL PARKING PROVIDED			41.00 NOS. ———

PARKING STATEMENT FOR RESIDENTIAL (AS PER TABLE NO. 21) REHAB

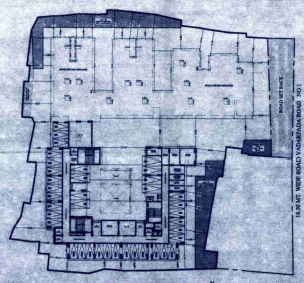
CARPET AREA IN SQ.MT.	NOS. OF FLATS	PARKING REQD. BY RULE	NOS. OF PARKING
UP TO 40.00 SQ.MT.	89.00	1 FOR EVERY 8 TENEMENTS	11.13 NOS.
40 TO 60.00 SQ.MT.	—	1 FOR EVERY 4 TENEMENTS	—
60 TO 80.00 SQ.MT.	—	1 FOR EVERY 2 TENEMENTS	—
ABOVE 80.00 SQ.MT.	—	1 FOR EVERY 1 TENEMENTS	—
TOTAL	89.00		11.13 NOS.
10% PARKING SPACES FOR VISITORS			01.13 NOS.
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			12.24 NOS.
		SAYS	13.00 NOS. —
TOTAL PARKING REQUIRED FOR RES. + COM. (04 + 13)			16.00 NOS. —— B
TOTAL PARKING REQUIRED FOR A + B (41 + 16)			57.00 NOS. —— C
TOTAL PARKING PROVIDED			57.00 NOS.



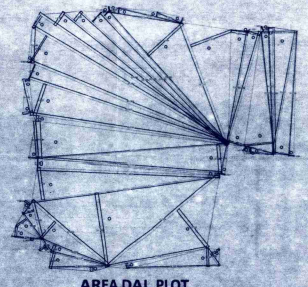




AREA DAI. REHAB SHOP
SCALE 1:100



BLOCK PLAN
SCALE 1:500



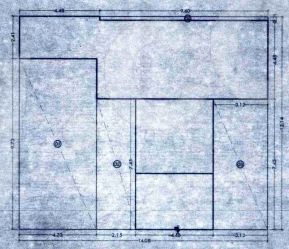
AREA DAI. PLOT
SCALE 1:500

AREA CALC. OF RESERVATION SPORT COMPLEX

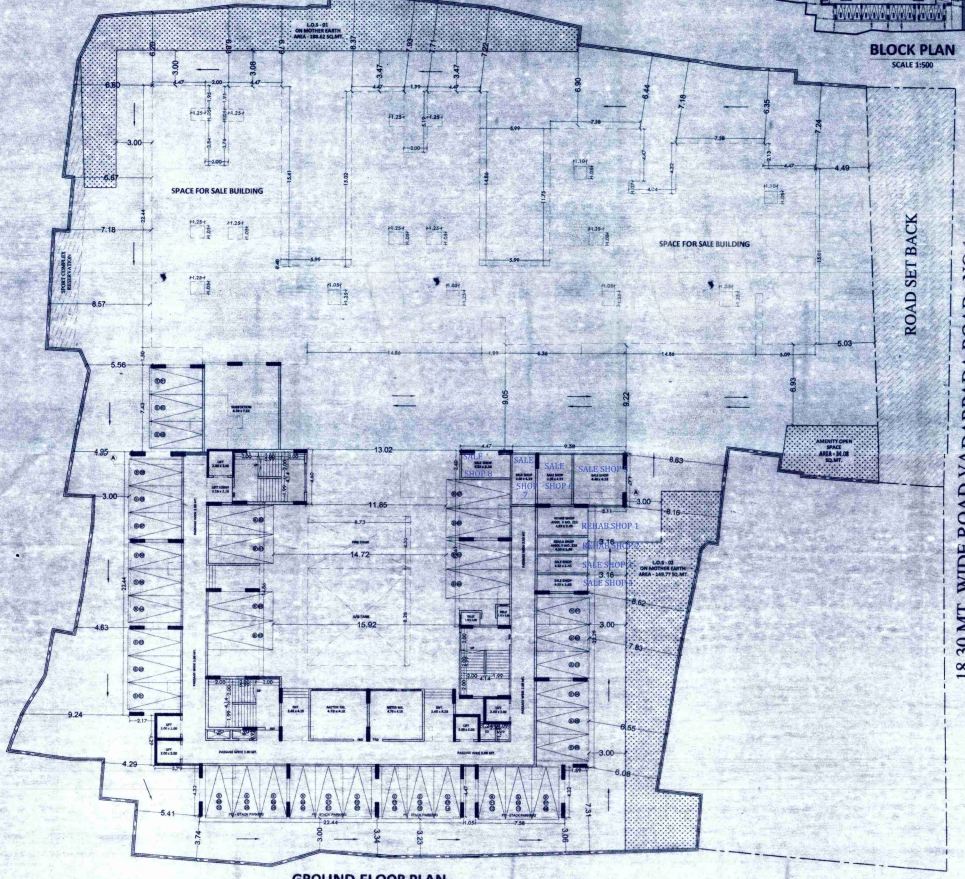
Addition								
1	10.42	x	4.25	x	0.90	=	39.72	Sq.mts
2	10.42	x	1.34	x	0.50	=	6.46	Sq.mts
3	13.84	x	1.29	x	0.50	=	7.94	Sq.mts
4	4.60	x	1.28	x	0.50	=	2.94	Sq.mts
5	13.45	x	0.52	x	0.50	=	6.98	Sq.mts
6	10.06	x	0.84	x	0.50	=	4.23	Sq.mts
7	10.47	x	0.17	x	0.50	=	0.89	Sq.mts
	Total Area					=	40.07	Sq.mts
	Area of Sport Complex Resv.					=	40.07	Sq.mts

AREA CALC. OF GROUND FLOOR

REHAB								
A	14.08	x	12.18	x	1.00	=	170.93	Sq.mts
Total						=	170.93	Sq.mts
Deduction								
1	4.53	x	9.73	x	1.00	=	44.13	Sq.mts
2	2.15	x	7.45	x	1.00	=	16.02	Sq.mts
3	3.12	x	7.45	x	1.00	=	23.24	Sq.mts
A	3.60	x	0.21	x	1.00	=	2.02	Sq.mts
Total Deduction						=	85.41	Sq.mts
Net Total B.U.A. per Flr. (A-B)						=	85.52	Sq.mts
Net Rehab Shop BUA						=	19.04	Sq.mts
Net Sale Shop BUA						=	66.48	Sq.mts



AREA DAI. GR. FLOOR
SCALE 1:100

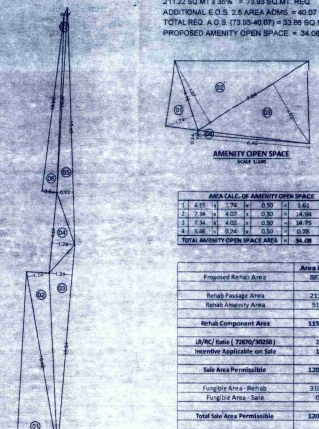


GROUND FLOOR PLAN
SCALE 1:150

AMENITY OPEN SPACE

BALANCE PLOT AREA = 4224.48 SQ.MT.
4224.48 SQ.MT x 5% = 211.22 SQ.MT.
211.22 SQ.MT x 35% = 73.93 SQ.MT. REQ.
ADDITIONAL E.O.S. 2.5 AREA ADMS. = 40.07 SQ.MT.
TOTAL REQ. A.O.S. (73.93+40.07) = 33.86 SQ.MT.
PROPOSED AMENITY OPEN SPACE = 34.08 SQ.MT.

AMENITY OPEN SPACE
SCALE 1:100



AREA DAI. FOR RESERVATION SPORT COMPLEX
SCALE 1:200

AREA CALC. OF AMENITY OPEN SPACE

1	4.15	x	1.76	x	0.50	=	3.61	Sq.mts
2	7.36	x	4.02	x	0.30	=	4.34	Sq.mts
3	7.36	x	4.02	x	0.50	=	14.75	Sq.mts
4	5.48	x	0.34	x	0.50	=	0.28	Sq.mts
TOTAL AMENITY OPEN SPACE AREA						=	34.08	Sq.mts

	Area in Sq.mt
Proposed Rehab Area	8873.17
Rehab Passage Area	2317.04
Rehab Amenity Area	517.55
Rehab Component Area	11507.76
UR/NC Ratio (7287/30250)	2.41
Incentive Applicable on Sale	1.05
Sale Area Permissible	12083.15
Fungible Area - Rehab	3305.61
Fungible Area - Sale	0.00
Total Sale Area Permissible	12083.15
Sale BUA For Rehab Building	3586.89
Sale BUA For Sale Building	—
Sale Area Proposed	3586.89
Fungible Area Rehab Proposed	14.30
Balance Area	8496.26

A.	AREA STATEMENT.	AREA IN SQ.MTS.
1.	AREA OF THE PLOT (AS PER CERTIFIED ANNEXURE II SLUM PLAN)	4922.16
2.	DEDUCTIONS FOR	
	A) ROAD SET BACK AREA	237.61
	B) E.O.S. 2.5 REGISTRATION	40.07
	TOTAL DEDUCTION (A+B)	277.68
3.	NET PLOT AREA FOR COMPUTATION OF TDI DENSITY (1-2)	4224.48
4.	ADDITION TO E.O.S. 2.5 AREA (Note -)	
	A) ROAD SET BACK AREA	237.61
	B) E.O.S. 2.5 REGISTRATION	40.07
	TOTAL ADDITION (A+B)	277.68
5.	TOTAL PLOT AREA FOR FSI PURPOSE (3+4)	4224.48
6.	MAXIMUM PERMISSIBLE FSI ON PLOT	4.00 OR UP TO SANCTIONED FSI WHICHEVER IS PROVIDED
7.	BUA PERMISSIBLE ON PLOT (5 X 6)	
8.	PROPOSED REHAB BUA	8873.17
9.	REHAB PASSAGE AND AMENITIES AREA	2634.59
10.	REHAB COMPONENT (8+9)	11507.76
11.	SALE COMPONENT (30 % INCENTIVE AS PER RATIO OF (R/NC=0.5)) (11507.76 x 1.05)	12083.15
12.	TOTAL BUA MASTERED FOR THE PROJECT (8+11)	20956.32
13.	TOTAL FSI SANCTIONED FOR THE PROJECT (12/5)	4.96
14.	SALE BUA PERMISSIBLE IN SITU (12 - 8)	12083.15
15.	SALE BUA PROPOSED	3586.89
16.	TDR GENERATED IN THE SCHEME (17 - 18)	NIL
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1.	PURELY RESIDENTIAL BUILT UP AREA	3618.40
2.	REMAINING NON - RESIDENTIAL BUILT UP AREA	68.49
C.	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1.	(1) FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL WITHOUT CHARGING (OR) (1825.17 X 0.35)	3305.61
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL WITHOUT CHARGING	14.30
2.	(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR NON - RESIDENTIAL BY CHARGING	-
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31 (3) FOR RESIDENTIAL BY CHARGING	-
3.	TOTAL FUNGIBLE BUILT UP AREA PROPOSED VIDE DCPR 31 (3)	14.30
4.	TOTAL GROSS BUILT UP AREA PROPOSED (B+B1+C3)	3601.19
D.	TENEMENT STATEMENT.	
(1)	PROPOSED USES (A1 / A + B)	
(2)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ECT)	
(3)	AREA AVAILABLE FOR TENEMENTS ((1) MINUS (B))	
(4)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS HECTARE (600 PER))	
(5)	TENEMENTS PROPOSED	
(6)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
E.	PARKING STATEMENT.	
(1)	PARKING REQUIRED BY REGULATIONS FOR CAR (REHAB BLDG. + SALE BLDG)	AS PER PARKING STATEMENT
	TOTAL PARKING PROVIDED	

FORM-II

CONTENTS OF SHEET

GR. FLOOR, PLOT AREA DIA. & CALC., DUCOC & LOCATION PLAN, AREA STATEMENTS & CARPET AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS

PLANS FOR CONSIDERATION

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 12/11/2020 AND THAT THE DIMENSIONS OF SIDES B.E.G. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO TURNED OUT IS ——— AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / COMPLAN/NG SCHEME RECORDS.

SIGNATURE OF ARCHITECT LIS

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

SHRI ASHTAVINAYAK SOCIETY (PRO), C.T.S. NO.163(PT) AT AKURLI, VADAR PADA ROAD NO.1, HANUMAN NAGAR, (EAST) MUMBAI - 400 101

NAME OF DEVELOPER | M/S SIDDHESHWAR LIFESPACE LTD.

Approval Subject to the condition Mentioned in this office permission Letter no ——— Dt 19 JUN. 2024

Executive Engineer
Slum Rehabilitation Cell

SIGNATURE OF OWNER / DEVELOPER

JOB NO.	DWG. NO	DATE	SCALE	DRAWN BY	CHECKED BY
			1:100		

SIGNATURE, NAME & ADDRESS OF ARCHITECT LIS

Shri. Bhaskar Mishra
for Archpromidia
LICENCE SURVEYOR / ARCHITECT
UNIT NO. 1, GR. FLOOR,
ECO SPACE IT PARK PREMISES CO-OP. SOCIETY LTD., OLD NAGARDAS ROAD, ANDHERI (E),
MUMBAI - 400069.

SIGNATURE OF LICENCE SURVEYOR | VADARPADA KANDIVALI REHAB ICA DRAWING (SRA_01-05-2024)