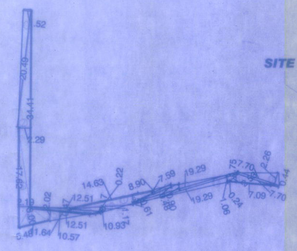
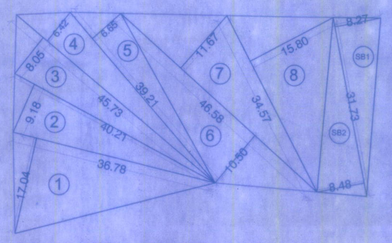
R.G. AREA CALCULATION								
1	1/2	X	20.49	X	1.52	X NO.	=	15.57 SQ.MT.
2	1/2	X	34.41	X	2.29	X NO.	=	39.40 SQ.MT.
3	1/2	X	12.62	X	3.19	X NO.	=	19.29 SQ.MT.
4	1/2	X	5.48	X	3.00	X NO.	=	8.22 SQ.MT.
5	1/2	X	10.57	X	2.02	X NO.	=	10.68 SQ.MT.
6	1/2	X	13.64	X	0.17	X NO.	=	0.99 SQ.MT.
7	1/2	X	12.51	X	0.22	X NO.	=	1.38 SQ.MT.
8	1/2	X	12.51	X	0.47	X NO.	=	2.94 SQ.MT.
9	1/2	X	10.93	X	1.17	X NO.	=	6.39 SQ.MT.
10	1/2	X	14.63	X	1.52	X NO.	=	11.48 SQ.MT.
11	1/2	X	7.59	X	0.61	X NO.	=	2.31 SQ.MT.
12	1/2	X	8.90	X	0.48	X NO.	=	2.14 SQ.MT.
13	1/2	X	19.29	X	0.90	X NO.	=	8.68 SQ.MT.
14	1/2	X	19.29	X	1.06	X NO.	=	10.22 SQ.MT.
15	1/2	X	2.53	X	0.24	X NO.	=	0.30 SQ.MT.
16	1/2	X	5.04	X	1.75	X NO.	=	8.20 SQ.MT.
17	1/2	X	7.70	X	0.44	X NO.	=	1.69 SQ.MT.
18	1/2	X	7.70	X	2.26	X NO.	=	8.70 SQ.MT.
TOTAL DEDUCTION							=	156.58 SQ.MT.



R.G. AREA DIAGRAM & CALCULATION
SCALE :- 1:500

LOCATION PLAN
SCALE :- 1:4000

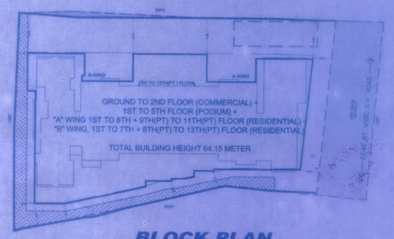


PLOT AREA DIAGRAM & CALCULATION
SCALE :- 1:500

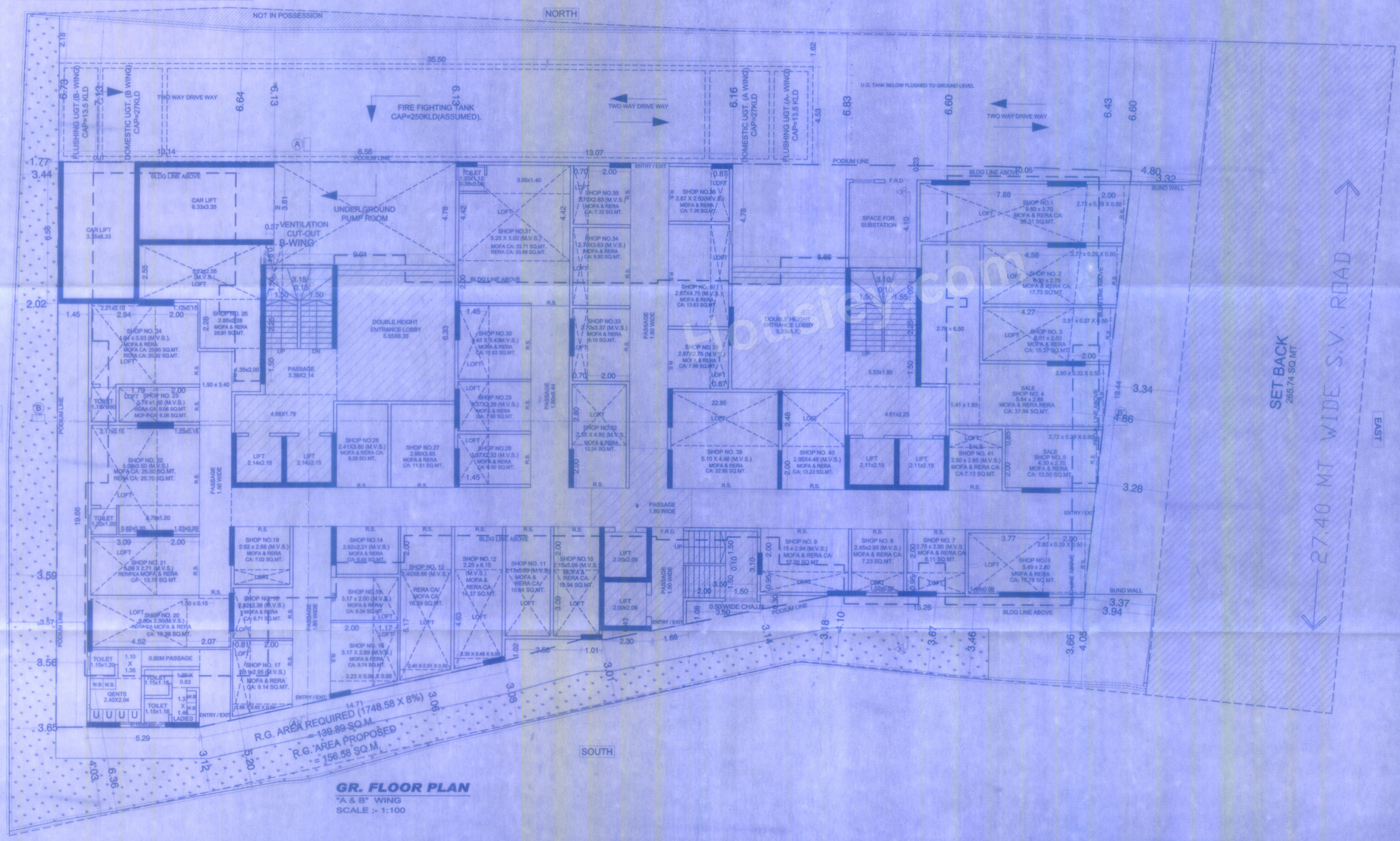
PLOT AREA CALCULATION							
NO.	LENGTH	x	WIDTH	x	NOS.		TOTAL
1	36.78	X	17.04	X	0.50	=	313.37
2	40.21	X	9.18	X	0.50	=	184.56
3	45.73	X	8.05	X	0.50	=	184.06
4	45.73	X	6.42	X	0.50	=	146.79
5	39.21	X	6.65	X	0.50	=	130.37
6	46.58	X	10.50	X	0.50	=	244.55
7	46.58	X	11.67	X	0.50	=	271.79
8	34.57	X	15.80	X	0.50	=	273.09
PLOT AREA						=	1748.58
SET BACK AREA CALCULATION							
SB1	31.73	X	8.27	X	0.50	=	131.20
SB2	31.73	X	8.48	X	0.50	=	134.54
SET BACK AREA						=	265.74
TOTAL PLOT AREA						=	2014.32

CONTENTS OF SHEET 1/20

GROUND FLOOR PLAN, R.G. AREA STATEMENT, PLOT AREA CALCULATION, LOCATION PLAN, & PARKING AREA STATEMENT



BLOCK PLAN
"A & B" WING
SCALE :- 1:500



GR. FLOOR PLAN
"A & B" WING
SCALE :- 1:100

PROFORMA - A

A	AREA STATEMENT	SLUM
1	AREA OF PLOT (AS PER P.R.CARD)	2014.32
2	DEDUCTION FOR	
	a) ROAD SET - BACK AREA	265.74
	b) D.P. ROAD AREA	-
	c) ANY RESERVATION (5% AMENITY)	-
	TOTAL (a+b+c)	-
3	BALANCE AREA OF PLOT	1748.58
4	DEDUCTION FOR 1.5% RECREATION GROUND (if deductible)	
5	NET AREA OF PLOT (3 minus 4)	1748.58
6	ADDITION FOR FLOOR SPACE INDEX	
	a) ROAD SET - BACK AREA	265.74
7	TOTAL AREA FOR FSI PURPOSE	2014.32

8	MAXIMUM FSI PERMISSIBLE ON PLOT	PTC FOR SRA U/S 33(11) OF AMENDED DCPR 2034	FREE SALE COMPONENT	ZONAL PLOT POTENTIAL	TOTAL
9	BUA PERMISSIBLE	1.5 OF (7)	1.5 OF (7)	1.00 OF (7)	4.00
A	MAXIMUM BUA PERMISSIBLE ON PLOT	3021.48	3021.48	2014.32	8057.28
B	TOTAL PERMISSIBLE SALE BUA	-	3021.48	2014.32	5035.80
C	PROPOSED PTC BUA	3021.47			3021.47
10	TOTAL PERMISSIBLE SALE FSI (B+C)		(3021.47+ 2014.32)		5035.79
11	TOTAL PROPOSED SALE				
12	PERMISSIBLE FUNGIBLE		(10 X 35%)		0.00
13	TOTAL SALE PERMISSIBLE				5035.79
14	TOTAL SALE PROPOSED				4983.94

PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED IOA FOR SR SCHEME UNDER 33(11) OF DCPR 2034 ON PLOT BEARING C.T.S. 73, 73/ 1 TO 10 OF MALAD VILLAGE AT S.V. ROAD KANDIVALI (WEST), MUMBAI :-400067.

DWG BY	NAME OF OWNER / C.A. TO OWNER / LESSEE	SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE
NILESH		
NORTH	M/s. AMBIT URBANSPACE	

SIGNATURE OF AUTHORITIES

Approved Subject to the condition Mentioned in this office permission Letter No. 'SRA/ENG/ R-S.I.P.T/ 0096/2024 0624/AP/COD Dt..... 15 OCT 2024

Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

15/10

NAME, ADDRESS OF ARCHITECT / L.S.	SIGN OF ARCHITECT / L.S.
ARUN GURAV. LS.NO/B400026B1 **SKYLINE** INFRAMART CONSULTANTS LLP. Unit no. 611, 6th floor, Omkar The Summit Business Bay, Prakashwadi, Chakala, Andheri (East), Mumbai 400 093 Email: office@skylineinfra.org	ARUN GURAV LS. B400026B1

Z:\1 SKYLINE INFRAMART\Skyline Inframart\Ambit\Poddar CHS\BMC_2024\IOA DRAWING