

STAMP OF DATE OF RECEIPT OF PLAN

This cancels Approval to the Previous Plans submitted under no. SR/ENG/2021/11/PL/18P Dated 22/01/2022  
 Approved Subject to the condition Mentioned in this office permission Letter no. SR/ENG/2021/11/PL/18P Dated 07/01/2022  
 Executive Engineer  
 Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLAN

REVISION	DESCRIPTION	DATE	SIGN

PROFORMA - A

A	AREA STATEMENT	BLUM PLOT AREA IN SQ.MT.	NON-BLUM PLOT AREA IN (SQ.MT.)	TOTAL AREA IN (SQ.MT.)
1	AREA OF PLOT FOR THE SCHEME	11334.49	425.00	11759.49
2	DEDUCTIONS FOR			
A)	D.P. ROAD	409.12	----	409.12
B)	ANY OTHER BUILDABLE RESERVATION	----	----	----
C)	ANY RESERVATION (NON BUILDABLE)	----	----	----
	TOTAL (A+B+C)	409.12	----	409.12
3	NET GROSS AREA OF PLOT (1-2)	10925.37	425.00	11350.37
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	N.A.	N.A.	N.A.
5	BALANCE AREA OF PLOT (3-4)	10925.37	425.00	11350.37
6	ADDITION FOR F.S.I PURPOSE			
2A)	100 %	409.12	----	409.12
2B)	100 %	409.12	----	409.12
7	TOTAL PLOT AREA (5+6)	11334.49	425.00	11759.49
8	F.S.I PERMISSIBLE	4307.95	1.00	4308.95
9	PERMISSIBLE FLOOR AREA	425.00	----	425.00
10	REHAB BUA FOR FSI PURPOSE	20127.06	----	20127.06
11	AREA OF BALWADI, WELFARE CENTER, SOCIETY OFF, YUVA KENDRA, LIBRARY & PASSAGE	5342.36	----	5342.36
12	REHAB COMPONENT PROPOSED	25489.42	----	25489.42
13	SALE BUA AREA PERMISSIBLE WITH INCENTIVE (R.C X 1.10)	28016.36	425.00	28441.36
14	TOTAL SALE BUA PERMISSIBLE IN SITU (B) (S.O - TOR RELEASED)	25796.36	425.00	26221.36
15	SALE AREA PROPOSED	25083.41	425.00	25508.41
16	TOTAL AREA PROPOSED FOR SCHEME (10+15)	45190.47	425.00	45615.47
17	FSI CONSUMED(1/7)	4.14	1.00	5.14
18	TDR PERMISSIBLE	NIL	NIL	NIL
B	FUNGIBLE AREA STATEMENT			
I	FUNGIBLE FSI PERMISSIBLE FOR REHAB BUA	----	----	----
II	FUNGIBLE FSI PROPOSED FOR REHAB BUA	----	----	----
III	FUNGIBLE FSI PERMISSIBLE FOR SALE BUA	----	----	----
IV	FUNGIBLE FSI PROPOSED FOR SALE BUA	----	----	----
C	PARKING STATEMENT			
A	PARKING REQUIRED BY RULE			
	CAR			
	SCOOTER / M.CYCLE			
	OUTSIDRS / VISITORS			
B	PARKING PROVIDED BY RULE	AS PER PARKING AREA STATEMENT	AS PER PARKING AREA STATEMENT	AS PER PARKING AREA STATEMENT
	CAR			
	SCOOTER / M.CYCLE			
	OUTSIDRS / VISITORS			
D	LOADING/UNLOADING STATEMENT.			
A	LOADING/UNLOADING REQUIRED.		N.A.	
B	LOADING/UNLOADING PROVIDED.		N.A.	

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED S. R. SCHEME ON PLOT BEARING C.T.S. No. 151, 151/1 TO 41, 152, 152 / 1 TO 43, 153 & 154 OF PANKHESHAH BABA DARGA, LAL BHADUR SHASTRI MARG, GHATKOPAR (W), MUMBAI-400 086.

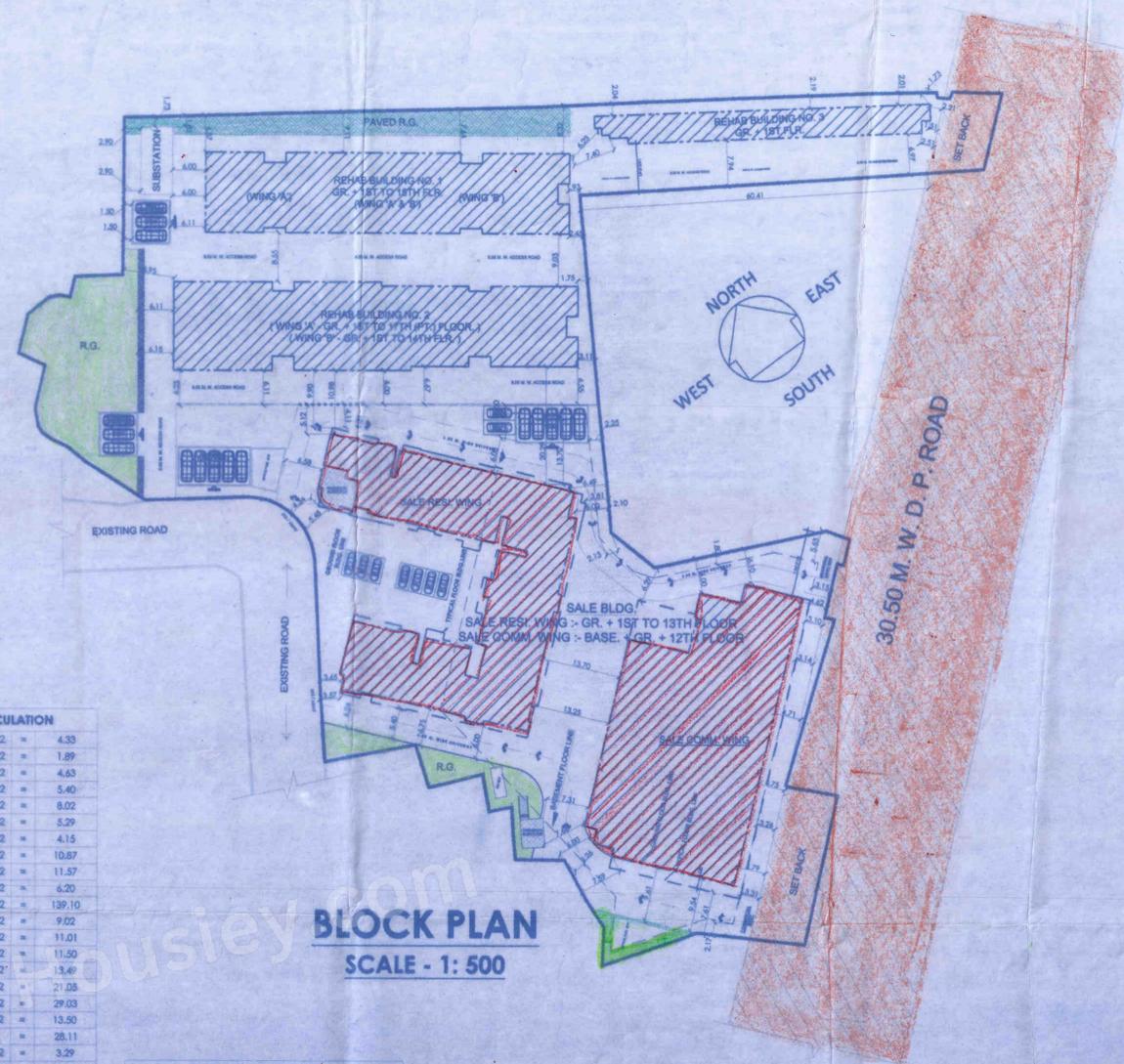
NAME OF THE OWNER:  
 "PANKHESHAH BABA (SRA) CO.OP.SOCIETY LTD."  
 NAME OF THE DEVELOPER:  
 M/s. ROCK LINE PROPERTIES & DELOPERS PVT. LTD.

CERTIFICATE OF AREA  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION & SIDE ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO MEASURED OUT TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP.

NAME OF THE LICENSE SURVEYOR:  
 K A CONS

M/s KAHAAN ARCHPRO CONSULTANTS  
 1403, ASHOK HEIGHTS, OPP. SARASWATI TOWER, NICHOLASWADI LANE, OFF. PARASI PANCHAYAT ROAD, ANDHERI (E), MUMBAI-69  
 PHONE :- 690 64 790.  
 EMAIL :- kpcns2010@gmail.com

DRG. NO.	SCALE	DATE	PPD BY	CHK BY
1	AS GIVEN	17-03-2022	PRATHAMESH	PRADEEP



**SALE BUILT UP AREA SUMMARY**  
 TOTAL SALE BUA = SALE RESI. WING + SALE COMM. WING  
 = 12314.56 + 13173.85  
 = 25488.41 SQ.MT.



PAVED R.G. AREA CALCULATION

1	2.08	X	4.16	X	1/2	=	4.33
2	0.99	X	4.16	X	1/2	=	1.89
3	6.37	X	1.08	X	1/2	=	4.63
4	3.37	X	1.26	X	1/2	=	5.40
5	8.67	X	1.85	X	1/2	=	8.02
6	12.03	X	0.88	X	1/2	=	5.29
7	16.61	X	0.50	X	1/2	=	4.15
8	16.85	X	1.29	X	1/2	=	10.87
9	23.85	X	0.97	X	1/2	=	11.57
10	27.57	X	0.45	X	1/2	=	6.20
11	69.03	X	4.03	X	1/2	=	139.10
12	44.94	X	0.43	X	1/2	=	9.02
13	38.62	X	0.57	X	1/2	=	11.01
14	34.33	X	0.67	X	1/2	=	11.50
15	29.97	X	0.90	X	1/2	=	13.49
16	24.77	X	1.70	X	1/2	=	21.05
17	16.83	X	3.45	X	1/2	=	29.03
18	7.16	X	3.77	X	1	=	13.50
19	1.00	X	28.11	X	1	=	28.11
20	0.99	X	6.65	X	1/2	=	3.29
21	1.00	X	7.21	X	1/2	=	3.61
<b>TOTAL PAVED R.G. AREA = 345.06</b>							

R.G. AREA CALCULATION

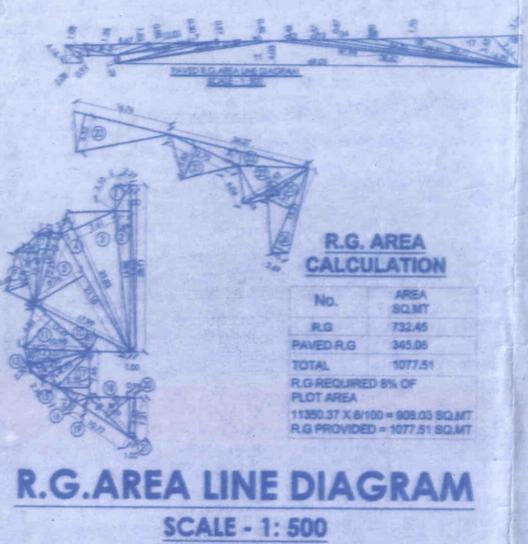
1	2.27	X	5.10	X	1/2	=	5.79
2	2.69	X	28.11	X	1/2	=	37.81
3	7.41	X	25.83	X	1/2	=	98.28
4	2.29	X	25.83	X	1/2	=	29.58
5	9.74	X	23.10	X	1/2	=	112.73
6	1.78	X	12.61	X	1/2	=	11.22
7	1.72	X	12.40	X	1/2	=	10.64
8	3.54	X	11.80	X	1/2	=	20.89
9	3.68	X	9.32	X	1/2	=	17.15
10	2.98	X	17.99	X	1/2	=	26.81
11	6.85	X	12.29	X	1/2	=	42.09
12	2.86	X	10.75	X	1/2	=	15.32
13	0.30	X	2.98	X	1/2	=	0.45
14	2.54	X	10.75	X	1/2	=	13.63
15	2.70	X	9.33	X	1/2	=	12.87
16	1.49	X	5.87	X	1/2	=	4.15
17	2.35	X	7.65	X	1/2	=	20.49
18	4.72	X	9.49	X	1/2	=	22.40
19	1.96	X	10.77	X	1/2	=	10.55
20	16.74	X	6.32	X	1/2	=	54.64
21	5.88	X	12.73	X	1/2	=	37.24
22	2.34	X	24.27	X	1/2	=	28.40
23	6.04	X	12.43	X	1/2	=	37.54
24	1.28	X	12.43	X	1/2	=	7.83
25	4.21	X	15.61	X	1/2	=	32.84
26	2.69	X	15.61	X	1/2	=	21.00
<b>TOTAL R.G. AREA = 732.45</b>							

ROAD SET BACK AREA CALCULATION

1	9.15	X	1.11	X	1/2	=	5.08
2	10.04	X	0.93	X	1/2	=	4.67
3	16.06	X	5.25	X	1/2	=	42.16
4	18.89	X	1.70	X	1/2	=	16.06
5	18.89	X	6.68	X	1/2	=	63.09
6	27.44	X	8.90	X	1/2	=	123.00
7	27.64	X	3.84	X	1/2	=	53.07
8	17.56	X	7.39	X	1/2	=	64.88
9	9.43	X	1.30	X	1/2	=	7.07
10	3.61	X	1.92	X	1/2	=	3.47
11	1.78	X	24.24	X	1/2	=	21.57
12	1.07	X	4.67	X	1	=	5.00
<b>TOTAL PAVED R.G. AREA = 409.12</b>							

PLOT AREA CALCULATION

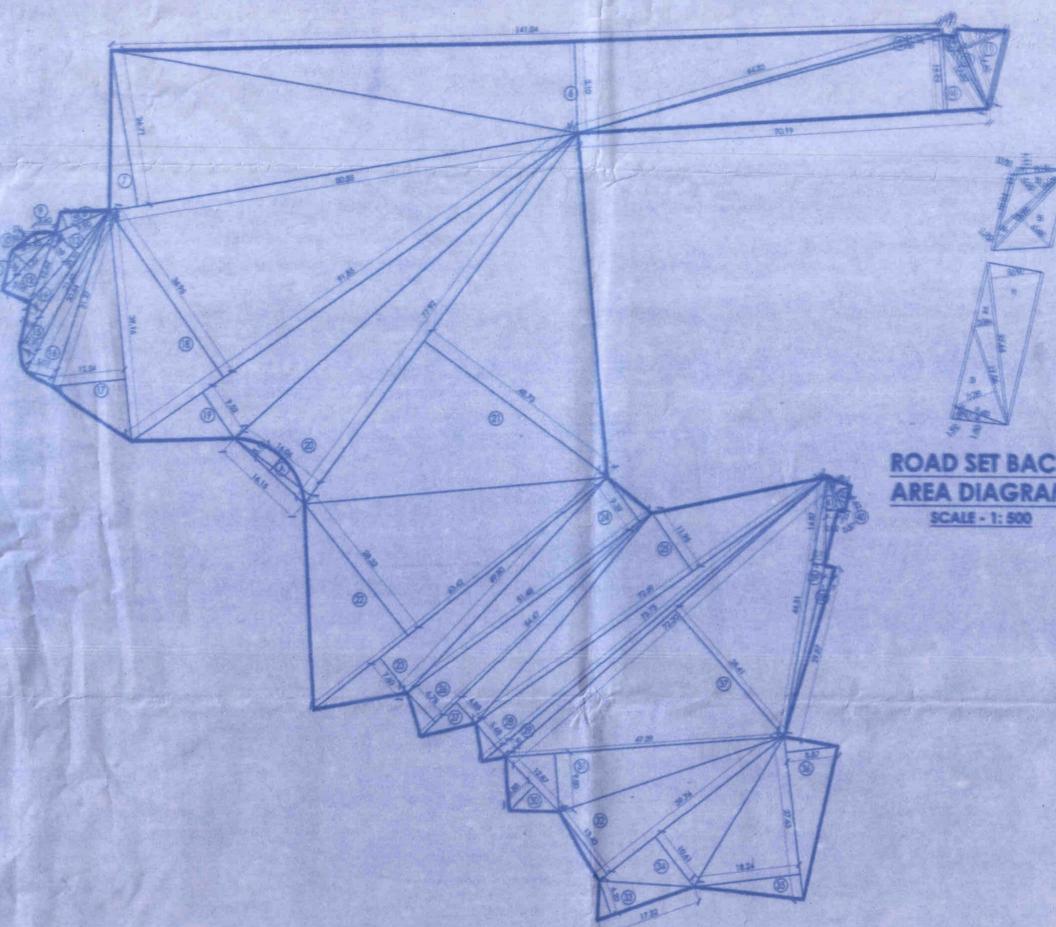
1	7.90	X	14.45	X	1/2	=	57.08
2	0.88	X	14.45	X	1/2	=	6.36
3	1.69	X	14.82	X	1/2	=	12.52
4	12.93	X	70.19	X	1/2	=	453.78
5	0.88	X	64.32	X	1/2	=	28.30
6	3.10	X	141.04	X	1/2	=	218.61
7	24.71	X	80.55	X	1/2	=	1076.75
8	2.92	X	9.90	X	1/2	=	14.45
9	3.60	X	0.32	X	1/2	=	0.58
10	7.93	X	1.35	X	1/2	=	5.35
11	13.22	X	3.36	X	1/2	=	22.21
12	12.62	X	5.06	X	1/2	=	31.99
13	20.70	X	4.39	X	1/2	=	45.44
14	27.60	X	2.67	X	1/2	=	36.85
15	2.91	X	30.64	X	1/2	=	44.98
16	5.01	X	31.27	X	1/2	=	78.33
17	12.54	X	39.16	X	1/2	=	245.53
18	36.95	X	91.85	X	1/2	=	1696.93
19	9.52	X	91.85	X	1/2	=	437.21
20	16.06	X	77.92	X	1/2	=	625.70
21	65.73	X	77.92	X	1/2	=	1096.59
22	28.32	X	63.42	X	1/2	=	899.03
23	7.40	X	63.42	X	1/2	=	241.00
24	9.39	X	51.48	X	1/2	=	241.70
25	11.95	X	72.69	X	1/2	=	434.32
26	6.78	X	54.47	X	1/2	=	184.65
27	4.88	X	54.47	X	1/2	=	132.91
28	5.68	X	75.73	X	1/2	=	215.07
29	1.93	X	75.73	X	1/2	=	73.08
30	8.88	X	12.87	X	1/2	=	37.84
31	10.87	X	47.40	X	1/2	=	257.62
32	13.40	X	39.76	X	1/2	=	266.39
33	17.30	X	6.21	X	1/2	=	53.72
34	10.61	X	39.76	X	1/2	=	210.93
35	18.24	X	27.63	X	1/2	=	251.99
36	8.87	X	27.63	X	1/2	=	122.54
37	28.41	X	72.20	X	1/2	=	1026.60
38	1.77	X	29.87	X	1/2	=	26.43
39	2.12	X	44.51	X	1/2	=	47.18
40	0.87	X	6.62	X	1/2	=	2.88
41	2.02	X	14.87	X	1/2	=	15.02
42	2.98	X	6.62	X	1/2	=	9.86
<b>TOTAL ADDITION = 11784.76</b>							
<b>DEDUCTION</b>							
A	3.13	X	16.15	X	1/2	=	25.27
<b>TOTAL DEDUCTION = 25.27</b>							
<b>TOTAL PLOT AREA = 11759.49</b>							



R.G. AREA CALCULATION

No.	AREA SQ.MT
R.G.	732.45
PAVED R.G.	345.06
TOTAL	1077.51
R.G. REQUIRED 8% OF PLOT AREA	
11350.37 X 8/100 = 908.03 SQ.MT	
R.G. PROVIDED = 1077.51 SQ.MT	

R.G. AREA LINE DIAGRAM SCALE - 1: 500



PLOT AREA LINE DIAGRAM SCALE - 1: 500