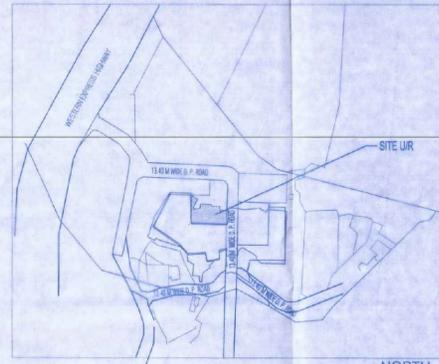
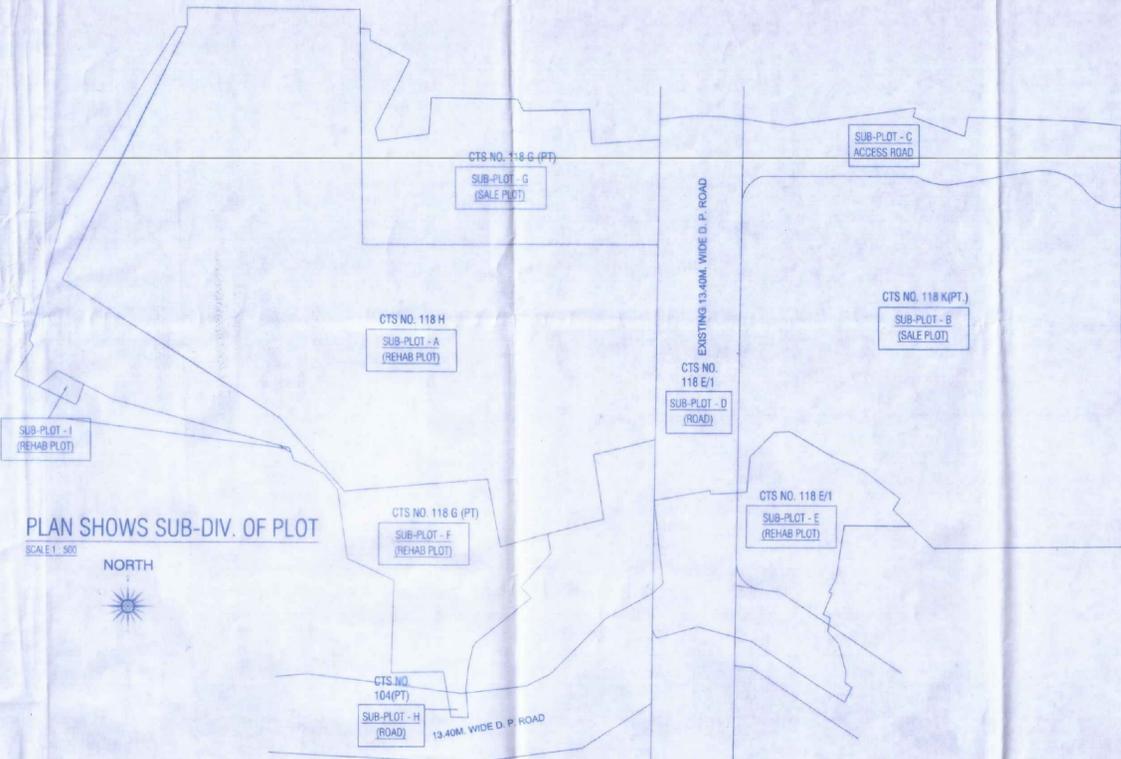


**BLOCK PLAN & LOCATION PLAN
PLOT AREA DIAGRAM & AREA CALCULATION
R. G. AREA DIAGRAM & AREA CALCULATION**

01/08



**PLOT AREA STATEMENT AS PER
SUB-DIVISION ADOPTED FOR THE
PROPOSAL**

DESCRIPTION OF PLOT	PLOT AREA IN SQ.MTS.	REMARK
SUB-PLOT-A	4683.65	REHAB PLOT
SUB-PLOT-B	3450.21	SALE PLOT
SUB-PLOT-C	623.50	ACCESS ROAD
SUB-PLOT-D ROAD	1442.057	13.40 D.P. ROAD
SUB-PLOT-E	511.421	REHAB PLOT
SUB-PLOT-F	1240.97	REHAB PLOT
SUB-PLOT-G	1093.30	SALE PLOT
SUB-PLOT-H	10.73	13.40 D.P. ROAD
SUB-PLOT-I	52.40	--
TOTAL PLOT AREA	13108.24	

**13.40M D.P. ROAD AREA CALCULATION
FOR SUB PLOT - D**

NO.	DESCRIPTION	AREA (SQ.MT.)
D1	23 X 14.441 X 0.584 X 1 NO	= 5.622 SQ.MT.
D2	1/2 X 19.801 X 10.125 X 1 NO	= 10.243 SQ.MT.
D3	1/2 X 55.422 X 14.438 X 1 NO	= 40.036 SQ.MT.
D4	1/2 X 80.837 X 14.434 X 1 NO	= 38.516 SQ.MT.
D5	1/2 X 16.992 X 2.217 X 1 NO	= 1.836 SQ.MT.
D6	1/2 X 4.738 X 0.625 X 1 NO	= 1.481 SQ.MT.
D7	1/2 X 12.996 X 7.868 X 1 NO	= 51.126 SQ.MT.
D8	1/2 X 9.560 X 0.921 X 1 NO	= 2.968 SQ.MT.
D9	1/2 X 15.889 X 4.355 X 1 NO	= 34.585 SQ.MT.
D10	1/2 X 16.947 X 7.874 X 1 NO	= 67.720 SQ.MT.
D11	1/2 X 12.226 X 15.169 X 1 NO	= 92.722 SQ.MT.
D12	1/2 X 8.030 X 1.311 X 1 NO	= 5.264 SQ.MT.
D13	1/2 X 7.699 X 1.332 X 1 NO	= 5.128 SQ.MT.
D14	1/2 X 9.324 X 6.330 X 1 NO	= 29.510 SQ.MT.
D15	1/2 X 12.226 X 7.072 X 1 NO	= 43.231 SQ.MT.
D16	1/2 X 9.372 X 8.322 X 1 NO	= 39.967 SQ.MT.
D17	1/2 X 8.726 X 6.837 X 1 NO	= 29.745 SQ.MT.
D18	1/2 X 12.808 X 7.574 X 1 NO	= 48.504 SQ.MT.
D19	1/2 X 10.312 X 0.974 X 1 NO	= 5.021 SQ.MT.
D20	1/2 X 14.500 X 2.031 X 1 NO	= 14.725 SQ.MT.
D21	1/2 X 14.500 X 6.905 X 1 NO	= 50.095 SQ.MT.
D22	1/2 X 7.773 X 3.211 X 1 NO	= 12.480 SQ.MT.
D23	1/2 X 5.444 X 1.842 X 1 NO	= 5.014 SQ.MT.
D24	1/2 X 5.619 X 2.785 X 1 NO	= 7.768 SQ.MT.
D25	1/2 X 3.214 X 1.451 X 1 NO	= 1.850 SQ.MT.
TOTAL ADDITION		1442.057 SQ.MT.

**REHAB PLOT AREA CALCULATION
FOR SUB PLOT - E**

NO.	DESCRIPTION	AREA (SQ.MT.)
R1	1/2 X 10.291 X 1.098 X 1 NO	= 5.550 SQ.MT.
R2	1/2 X 13.614 X 4.093 X 1 NO	= 27.861 SQ.MT.
R3	1/2 X 15.430 X 5.223 X 1 NO	= 40.295 SQ.MT.
R4	1/2 X 17.330 X 10.296 X 1 NO	= 89.215 SQ.MT.
R5	1/2 X 13.551 X 0.816 X 1 NO	= 5.529 SQ.MT.
R6	1/2 X 13.707 X 2.165 X 1 NO	= 14.838 SQ.MT.
R7	1/2 X 13.707 X 7.335 X 1 NO	= 50.270 SQ.MT.
R8	1/2 X 11.026 X 2.729 X 1 NO	= 15.053 SQ.MT.
R9	1/2 X 20.782 X 7.303 X 1 NO	= 75.383 SQ.MT.
R10	1/2 X 21.615 X 2.488 X 1 NO	= 26.894 SQ.MT.
R11	1/2 X 3.883 X 0.579 X 1 NO	= 1.101 SQ.MT.
R12	1/2 X 8.121 X 3.640 X 1 NO	= 14.790 SQ.MT.
R13	1/2 X 2.031 X 0.737 X 1 NO	= 0.748 SQ.MT.
R14	1/2 X 9.794 X 0.957 X 1 NO	= 4.696 SQ.MT.
R15	1/2 X 21.619 X 6.262 X 1 NO	= 67.720 SQ.MT.
R16	1/2 X 17.001 X 6.693 X 1 NO	= 56.902 SQ.MT.
R17	1/2 X 15.731 X 1.516 X 1 NO	= 11.924 SQ.MT.
TOTAL ADDITION		511.421 SQ.MT.

PROFORMA - "A"

Sr.No.	Particulars	Area in Sq. Mt.
1	Area of Slum plot	13099.54
	Deduction	0.00
2	a) Road setback area	1432.79
	b) Secondary School (SAS)	398.77
3	Total Deduction	1831.56
4	Balance area	11267.98
5	Deduction 15% RC if applicable	6.00
6	5% plot for Amenity space	6.80
7	Net plot area T/S density	11248.98
8	Addition for FSI (2 above)	1851.56
9	Total Plot area for FSI purpose	13099.54
10	Max permissible FSI	42714.76
11	Rehab Built Up Area	18843.73
12	Passage and amenity BUA	4733.84
13	Rehab Component Rehab Bldg. 1	11190.55
14	Rehab Component Rehab Bldg. 2	9347.22
15	Rehab Component School Bldg.4	59.77
16	Rehab Component Rehab Bldg. 6 (As per LOI)	3593.47
17	Rehab Component Composite Bldg. 7	3393.89
18	Total Rehab Component Proposed in scheme	23494.90
19	Sale Component permissible (including Incentive FSI L-1)	23844.39
20	Total Fungible permissible (As per LOI)	9077.36
	Total Sale BUA Permissible (incl. Fungible) (As per LOI)	35012.68
21	Proposed sale Bldg. 3 Built up area	24022.96
22	Proposed sale area Rehab 2	5.70
23	Proposed School Bldg.4 Built up area	73.38
24	Proposed Bldg.7 Sale Built up area	9220.16
25	Total Sale Built up area Proposed in scheme	29322.20

SUB PLOT - I

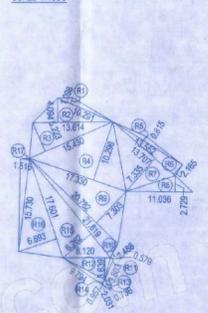
1	1/2 X 11.477 X 3.760 X 1 NO	= 21.58 SQ.MT.
2	1/2 X 11.477 X 2.712 X 1 NO	= 15.58 SQ.MT.
3	1/2 X 7.009 X 2.579 X 1 NO	= 10.08 SQ.MT.
4	1/2 X 6.143 X 1.422 X 1 NO	= 3.96 SQ.MT.
5	1/2 X 3.884 X 0.820 X 1 NO	= 1.50 SQ.MT.
	TOTAL ADDITION	52.40 SQ.MT.

**13.40M D.P. ROAD AREA CALCULATION
FOR SUB PLOT - H**

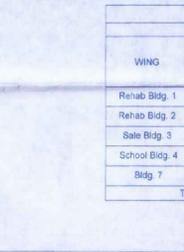
1	1/2 X 5.205 X 1.999 X 1 NO	= 5.20 SQ.MT.
2	1/2 X 5.205 X 1.526 X 1 NO	= 3.97 SQ.MT.
3	1/2 X 3.684 X 0.788 X 1 NO	= 1.56 SQ.MT.
	TOTAL ADDITION	10.73 SQ.MT.



LINE DIAG. FOR AREA CALC. FOR SUB PLOT - E (REHAB PLOT)



LINE DIAG. FOR AREA CALC. FOR SUB PLOT - D (ROAD)



BUILT-UP AREA STATEMENT

WING	FLOORS	NET CONSTRUCTION AREA	METER RM & REFUGE AREA	TOTAL FUNGIBLE	SALE BUA AREA	STAIRCASE & LIFT LOBBY AREA	REHAB COMPONENT	PASSAGE AREA	AMENITY AREA	BUILT-UP AREA	SCHOOL
Rehab Bldg. 1	Ground To 10th Floor	13380.64	286.37	823.27	0.00	1120.45	11100.55	2183.94	189.53	8727.08	0.00
Rehab Bldg. 2	Ground To 8th Floor	6670.27	120.17	622.35	6.70	774.83	6347.22	1413.32	153.32	3780.38	0.00
Sale Bldg. 3	Basement + Ground To 4th Floor	32674.20	0.00	0.00	24022.99	7566.91	0.0000	0.00	0.00	0.00	0.00
School Bldg. 4	Ground To 6th Floor	1708.88	0.00	0.00	73.38	56.73	59.77	0.00	0.00	59.77	1539.95
Bldg. 7	Basement + Ground To 23rd Floor	12162.57	228.33	186.04	5220.16	2287.42	3383.89	228.21	156.00	3007.66	0.00
TOTAL		66746.56	634.87	1633.66	29322.20	11786.34	19901.43	3825.47	501.05	15574.89	1539.95

TENEMENT STATEMENT

WING	FLOORS	REHAB RESID	REHAB COMMERCIAL	R/C	EXISTING AMENITY (OFFICE)	ACTUAL PAP RESID	PROVISIONAL PAP RESID.	PROVISIONAL PAP COMM.	SALE RESID.	SALE COMM.	SOCIETY OFFICE	WELFARE CENTER	BALWADI	COMMUNITY HALL	AMENITY 1	AMENITY 2	TOTAL
Rehab Bldg. 1	Ground To 16th Floor	319	2	2	1	--	--	1	--	--	2	3	3	--	--	--	333
Rehab Bldg. 2	Ground To 8th Floor	134	3	5	1	--	1	--	--	2	2	2	--	--	--	--	150
Sale Bldg. 3	Basement + Ground To 4th Floor	--	0	0	--	--	--	--	285	--	--	--	--	--	--	--	285
School Bldg. 4	Ground To 6th Floor	--	1	1	--	--	--	--	--	--	--	--	--	--	--	--	2
Bldg. 7	Basement + Ground To 23rd Floor	51	--	--	--	26	13	--	126	2	1	1	1	--	1	1	223
TOTAL		504	6	8	2	26	13	2	411	2	5	6	6	0	1	1	993

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY:
PROPOSED FOR DEM PHOENIX (BUILDING NO. 7) IN SR SCHEME UNDER SECTION 38(1)(c) ON PLOT BEARING CTS NO. 104(PT), 118A, 118B(PT), 118K(PT), 118L, 118M(PT), 118N(PT) OF VILLAGE MALAD AT MALAD (E), MUMBAI-400007 MALAD GANESH PRASAD SRA. CHS. LTD.

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE PERMISSION LETTER NO. SR/RE/VC/...
Dt: 14 Oct 2022

Executive Engineer
Slum Rehabilitation Authority