SALE BUILDING	01 / 16

CONTENT OF THE SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA , AREA STATEMENT, TENEMENT STATEMENT RG AREA, CAR PARCKING AREA & CARPET AREA

STAMP OF APPROVAL OF PLAN

This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/33/H/S1/MAD/0606 Dt. 2/10/2036

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/33/H/S1/MAD/0606 Dt. 02 NOV 2020

Executive Engineer
Slum Rehabilitation Authority

SUB PLOT AREA STATEMENT

SUB PLOT	DESCRIPTION	PLOT AREA	R.G.PROPOSED 8% (9612.54) REGULAR R.G (R.G. NO. 1 + 2)	PAVED R.G. R.G. NO. 1	PODIUM R.G. NO.1&2
SUB PLOT - A	REHAB & SALE	5227.63	425.78 + 60.75 = 486.51	285.39	393.68
SUB PLOT - B	REHAB & SALE	3927.43			
SUB PLOT - C	D.P.ROAD SET BACK	2757.03			
SUB PLOT - D	CEMETARY	372.13			
SUB PLOT - E	GARDEN	57.38			
SUB PLOT - F	D.P.ROAD SET BACK	639.32			
SUB PLOT - G	REHAB	457.48			
	TOTAL	13438.40 SQ.MT	486.51	285.39	393.68
				1165.58	

RERA AREA STATEMENT FOR SALE BUILDING WING -A

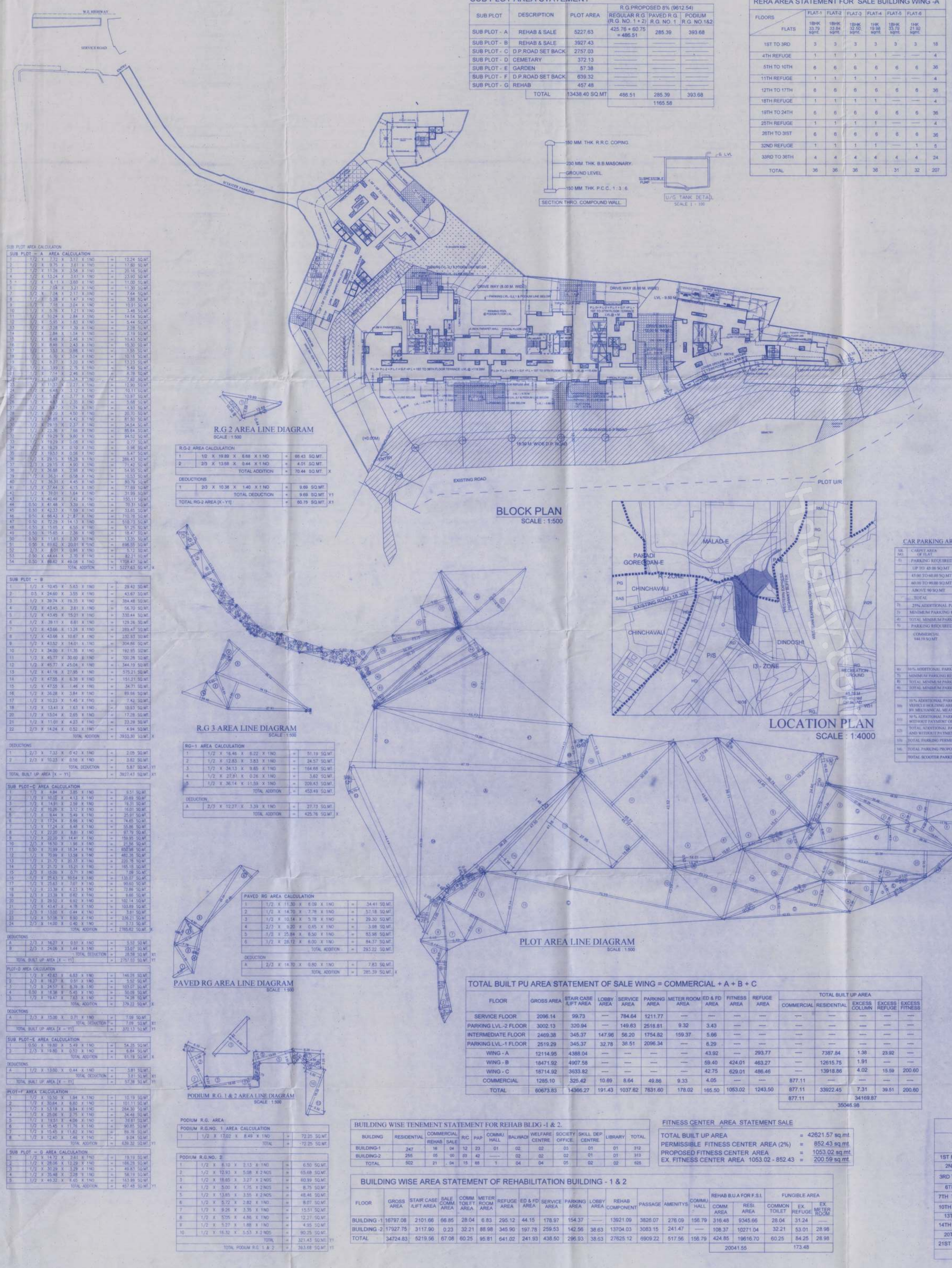
FLOORS / FLATS	FLAT-1 1BHK 33.79 sq.mt	FLAT-2 1BHK 33.64 sq.mt	FLAT-3 1BHK 32.05 sq.mt	FLAT-4 1BHK 19.38 sq.mt	FLAT-5 1BHK 33.70 sq.mt	FLAT-6 1HK 21.30 sq.mt	
1ST TO 3RD	3	3	3	3	3	3	18
4TH REFUGE	1	1	1	1	—	—	4
5TH TO 10TH	6	6	6	6	6	6	36
11TH REFUGE	1	1	1	1	—	—	4
12TH TO 17TH	6	6	6	6	6	6	36
18TH REFUGE	1	1	1	1	—	—	4
19TH TO 24TH	6	6	6	6	6	6	36
25TH REFUGE	1	1	1	1	—	—	4
26TH TO 31ST	6	6	6	6	6	6	36
32ND REFUGE	1	1	1	1	—	1	5
33RD TO 36TH	4	4	4	4	4	4	24
TOTAL	36	36	36	36	31	32	207

RERA AREA STATEMENT FOR SALE BUILDING WING -B

FLOORS / FLATS	FLAT-1	FLAT-2 1BHK 40.44 sq.mt	1BHK 50.83 sq.mt	2BHK 57.88 sq.mt	2BHK 60.83 sq.mt	FLAT-3 1BHK 60.25 sq.mt	2BHK 60.07 sq.mt	FLAT-4 2BHK 60.00 sq.mt	3BHK 81.11 sq.mt	FLAT-5	TOTAL
2ND TO 4TH	3	—	—	3	—	3	—	3	3	15	
5TH REFUGE	1	—	—	—	—	—	—	1	1	4	
6TH TO 9TH	4	—	—	4	—	4	—	4	4	20	
10TH & 11TH	2	—	—	—	2	—	2	2	2	10	
12TH REFUGE	1	—	1	—	—	—	—	1	1	4	
13TH TO 16TH	6	—	—	—	6	—	6	6	6	30	
18TH REFUGE	1	—	1	—	—	—	—	1	1	4	
20TH TO 25TH	6	—	—	—	6	—	6	6	6	30	
26TH REFUGE	1	—	1	—	—	—	—	1	1	4	
27TH TO 32ND	6	—	—	—	6	—	6	6	6	30	
33RD REFUGE	1	—	—	—	1	—	—	1	1	4	
34TH TO 37TH	4	—	—	—	4	—	4	4	4	20	
TOTAL	36	1	3	7	25	7	24	38	36	175	

RERA AREA STATEMENT FOR SALE BUILDING WING -C

FLOORS / FLATS	FLAT-1 2BHK 60.67 sq.mt	FLAT-2 2BHK 60.54 sq.mt	FLAT-3 2BHK 57.88 sq.mt	2BHK 60.71 sq.mt	FLAT-4 2BHK 60.42 sq.mt	3BHK 75.00 sq.mt	FLAT-5	FLAT-6 2BHK 75.75 sq.mt	FLAT-7 2BHK 50.26 sq.mt	FLAT-8 3BHK 80.15 sq.mt	
2ND TO 5TH	4	4	4	—	4	—	—	4	4	4	32
6TH REFUGE	1	—	—	—	1	—	—	1	1	1	6
7TH TO 9TH	3	3	3	—	3	—	—	3	3	3	24
10TH & 12TH	3	3	—	3	—	3	—	3	3	3	24
13TH REFUGE	1	—	—	—	1	—	—	1	1	1	6
14TH TO 19TH	6	6	—	6	—	6	—	6	6	6	48
20TH REFUGE	1	—	—	—	1	—	—	1	1	1	6
21TH TO 25TH	5	5	—	5	—	5	—	5	5	5	40
TOTAL	24	21	7	14	8	16	—	24	24	24	186



BLOCK PLAN
SCALE : 1:500

LOCATION PLAN
SCALE : 1:4000

PLOT AREA LINE DIAGRAM
SCALE : 1:500

R.G 2 AREA LINE DIAGRAM
SCALE : 1:500

R.G 3 AREA LINE DIAGRAM
SCALE : 1:500

PAVED RG AREA LINE DIAGRAM
SCALE : 1:500

PODIUM R.G. 1 & 2 AREA LINE DIAGRAM
SCALE : 1:500

CAR PARKING AREA STATEMENT (REHAB-1)

SR. NO.	CARPET AREA OF PLAT	NO OF PLAT	PARKING PERMISSIBLE AS PER DCR RULE	REQUIRED PARK. PLAT	PARKING REQUIRED	DCR Clause NO.
1)	PARKING REQUIRED FOR SALE RESIDENTIAL					
	UP TO 45.00 SQ.MT	282	1 PARKING FOR 8 TENEMENT	282/8	35.25	44-(2) (Tab.No.21) (1)(i)
	45.00 TO 60.00 SQ.MT	NIL	1 PARKING FOR 4 TENEMENT	NIL	—	
	60.00 TO 90.00 SQ.MT	NIL	1 PARKING FOR 2 TENEMENT	NIL	—	
	ABOVE 90 SQ.MT	NIL	1 PARKING FOR 1 TENEMENT	NIL	—	
	TOTAL	282			35.25	
2)	25% ADDITIONAL PARKING FOR VISITORS (25% OF 1)			25%(35.25)	8.83	
3)	MINIMUM PARKING REQUIRED FOR RESIDENTIAL (1+2)				44.08	
4)	PARKING REQUIRED FOR REHAB COMMERCIAL					
	REHAB SHOP 318.49 SQ.MT		1 PARKING FOR 40 SQ.MT UPTO AREA 400 SQ.MT	318.49/40	7.95	44-(2) (Tab. No.21) (8)
			1 PARKING FOR 80 SQ.MT	NIL	—	
			TOTAL		7.95	
5)	10 % ADDITIONAL PARKING FOR NON RESIDENTIAL USES(10% X 4)			10%(7.95)	2.00	44-(2)(Note-iii)
6)	MINIMUM PARKING REQUIRED FOR COMMERCIAL (4+5)			(7.95 + 2.00)	9.95	
7)	TOTAL MINIMUM PARKING REQUIRED FOR REHAB (3+6)			(44.08 + 9.95)	53.95 (54)	
8)	TOTAL MINIMUM PARKING PROPOSED				45	
9)	9 PARKING ARE PROPOSED IN REHAB-01 BUILDING NO. 2					

CAR PARKING AREA STATEMENT (REHAB-2)

SR. NO.	CARPET AREA OF PLAT	NO OF PLAT	PARKING PERMISSIBLE AS PER DCR RULE	REQUIRED PARK. PLAT	PARKING REQUIRED	DCR Clause NO.
1)	PARKING REQUIRED FOR SALE RESIDENTIAL					
	UP TO 45.00 SQ.MT	272	1 PARKING FOR 8 TENEMENT	272/8	34.00	44-(2) (Tab.No.21) (1)(i)
	45.00 TO 60.00 SQ.MT	NIL	1 PARKING FOR 4 TENEMENT	NIL	—	
	60.00 TO 90.00 SQ.MT	NIL	1 PARKING FOR 2 TENEMENT	NIL	—	
	ABOVE 90 SQ.MT	NIL	1 PARKING FOR 1 TENEMENT	NIL	—	
	TOTAL	272			34.00	
2)	25% ADDITIONAL PARKING FOR VISITORS (25% OF 1)			25%(34.00)	8.50	
3)	MINIMUM PARKING REQUIRED FOR RESIDENTIAL (1+2)				42.50	
4)	PARKING REQUIRED FOR REHAB COMMERCIAL					
	REHAB SHOPS 198.37 SQ.MT		1 PARKING FOR 40 SQ.MT UPTO AREA 400 SQ.MT	198.37/40	2.71	44-(2) (Tab. No.21) (8)
			1 PARKING FOR 80 SQ.MT	NIL	—	
			TOTAL		2.71	
5)	10 % ADDITIONAL PARKING FOR NON RESIDENTIAL USES(10% X 4)			10%(2.71)	2.00	44-(2)(Note-iii)
6)	MINIMUM PARKING REQUIRED FOR COMMERCIAL (4+5)				4.71	
7)	TOTAL MINIMUM PARKING REQUIRED FOR SALE (3+6)			(42.50 + 4.71)	47.21 (47)	
8)	TOTAL MINIMUM PARKING PROPOSED				50	
9)	TOTAL MINIMUM SCOOTER PARKING PROPOSED				28	
10)	9 PARKING ARE PROPOSED FOR REHAB BUILDING NO. 1					

CAR PARKING AREA STATEMENT (SALE RES & COMMER.) - 2034

SR. NO.	CARPET AREA OF PLAT	NO OF PLAT	PARKING PERMISSIBLE AS PER DCR RULE	REQUIRED PARK. PLAT	PARKING REQUIRED	DCR Clause NO.
1)	PARKING REQUIRED FOR SALE RESIDENTIAL					
	UP TO 45.00 SQ.MT	207	1 PARKING FOR 8 TENEMENT	207/8	25.88	44-(2) (Tab.No.21) (1)(i)
	45.00 TO 60.00 SQ.MT	70	1 PARKING FOR 4 TENEMENT	70/4	17.75	
	60.00 TO 90.00 SQ.MT	341	1 PARKING FOR 2 TENEMENT	341/2	255.50	
	ABOVE 90 SQ.MT	NIL	1 PARKING FOR 1 TENEMENT	NIL	----	
	TOTAL	668			239.13	
2)	25% ADDITIONAL PARKING FOR VISITORS (25% OF 1)			25%(239.13)	59.75	
3)	MINIMUM PARKING REQUIRED FOR RESIDENTIAL (1+2)				298.88	
4)	TOTAL MINIMUM PARKING REQUIRED FOR SALE RES.				299.00	
5)	PARKING REQUIRED FOR SALE COMMERCIAL BUILDING					
	COMMERCIAL 944.19 SQ.MT		1 PARKING FOR 40 SQ.MT UPTO AREA 800 SQ.MT	800/40	20.00	44-(2) (Table No.21) (8)
			1 PARKING FOR 80 SQ.MT	944.19 - 800 = 144.19	1.80	
			TOTAL		21.80	44-(2)(Note-iii)
6)	10 % ADDITIONAL PARKING FOR NON RESIDENTIAL USES(10% X 4)			10%(21.80)	2.18	
7)	MINIMUM PARKING REQUIRED FOR COMMERCIAL (4+5)			21.80+2.18=23.98	23.98 (24)	
8)	TOTAL MINIMUM PARKING REQUIRED FOR SALE (4+7)				323.00	
9)	TOTAL MINIMUM PARKING PROPOSED				325.00	
10a)	10% ADDITIONAL PARKING PERMITTED FREE OF FSI AS WIDTH OF HOLDING AREA WHERE ENTRIG PARKING IS PROPOSED BY MECHANICAL MEANS (10%x no.1+4)	N/A	N/A			44-(6)(iii) (Note-iii)
11)	50% ADDITIONAL PARKING PERMITTED FREE OF FSI AND WITHOUT PAYMENT OF PREMIUM (50%)	50%(239.13+21.80) = 130.47	130.47 (131)	131 (131)		
12)	TOTAL ADDITIONAL PARKING PERMISSIBLE FREE OF FSI AND WITHOUT PAYMENT OF PREMIUM (9+10)			131		
13)	TOTAL PARKING PERMISSIBLE (MINIMUM REQ + ADDITIONAL PERMI)	(323+131)		454		
14)	TOTAL PARKING PROPOSED (MINIMUM REQ + ADDITIONAL PERMI)			429		
	TOTAL SCOOTER PARKING PROPOSED			53		

TABLE SHOWING FUNGIBLE AREA

BUILDING	FLOOR	REGULAR FSI COMMERCIAL	REGULAR FSI RESIDENTIAL
REHAB BUILD.		67.08	
COMMERCIAL BUILD.	1ST TO 8TH	877.11	
SALE BUILDING — WING - A	1ST TO 36TH		7413.14
SALE BUILDING — WING - B	1ST TO 37TH		12617.66
	PODIUM FLOOR		200.60
	2nd FLOOR		595.42
	3rd TO 5th. FLR.		1774.20
	6TH REF.FLR.		462.70
	7TH TO 9TH FLR.		1774.20
	10TH TO 12TH FLR.		1796.82
	13TH REF.FLR.		465.60
	14TH TO 19TH FLR.		3593.64
	20TH REF.FLR.		481.19
	21ST TO 25th FLR.		2994.70
	TOTAL	944.19	34169.87
		35114.06	

GRAND BUILT-UP AREA TOTAL (REHAB & SALE BULD.)

WING	REHAB COMER.	REHAB BUA	SALE COMER.	SALE BUA
REHAB 1&2	424.85	19616.70	67.08	
SALE BULD.			877.11	34169.87
TOTAL	424.85	19616.70	944.19	34169.87
	20041.55		35114.06	

AREA STATEMENT OF SALE BUILDING WING - B

FLOOR	GROSS AREA	STAIR CASE /LIFT AREA	ED & FD AREA	FITNESS AREA	REFUGE AREA	TOTAL BUILT UP AREA RESIDENTIAL	EXCESS COLUMN
1ST FLR (PODIUM)	560.87	135.78	1.08	424.01	—	—	—
2ND FLOOR	491.06	132.55	1.62	—	—	354.98	1.91
3RD TO 4TH FLR.	489.15 X 2 = 978.30	132.55 X 2 = 265.10	1.62 X2 = 3.24	—	—	354.98 X 2 = 709.96	—
5TH REF.FLR.	505.62	132.55	1.62	—	96.95	274.50	—
6TH TO 9TH FLR.	489.15 X4 = 1956.60	132.55 X4 = 530.20	1.62 X4 = 6.48	—	—	354.98 X4 = 1419.92	—
10TH & 11TH FLR.	497.14 X2 = 994.28	132.55 X2 = 265.10	1.62 X2 = 3.24	—	—	362.97 X2 = 725.94	—
12TH REF.FLR.	515.63	132.55	1.62	—	98.48	282.98	—
13TH TO 18TH FLR.	497.14 X6 = 2982.84	132.55 X6 = 795.30	1.62 X6 = 9.72	—	—	362.97 X6 = 2177.82	—
19TH REF.FLR.	515.63	132.55	1.62	—	98.48	282.98	—
20TH TO 25TH FLR.	497.14 X6 = 2982.84	132.55 X6 = 795.30	1.62 X6 = 9.72	—	—	362.97 X6 = 2177.82	—
26TH REF.FLR.	515.63	132.55	1.62	—	98.48	282.98	—
27TH TO 32ND FLR.	497.14 X6 = 2982.84	132.55 X6 = 795.30	1.62 X6 = 9.72	—	—	362.97 X6 = 2177.82	—
33RD REF.FLR.	501.22	132.55	1.62	—	70.88	296.17	—
34TH TO 37TH FLR.	497.14 X4 = 1988.56	132.55 X4 = 530.20	1.62 X4 = 6.48	—	—	362.97 X4 = 1451.88	—
TOTAL	18471.92	4907.58	59.40	424.01	463.27	12615.75	1.91
						12617.66	

AREA STATEMENT OF SALE BUILDING WING - A

FLOOR	GROSS AREA	STAIR CASE /LIFT AREA	ED & FD AREA	REFUGE AREA	TOTAL BUILT UP AREA RESIDENTIAL	EXCESS COLUMN	EXCESS REFUGE
1ST FLOOR	337.79	121.89	1.22	—	213.30	1.38	—
2ND TO 3RD	336.41 X2 = 672.82	121.89 X2 = 243.78	1.22 X2 = 2.44	—	213.30 X2 = 426.60	—	—
4TH REF.FLR.	336.41	121.89	1.22	63.18	150.12	—	5.98
5TH FLR. TO 10TH	336.41 X6 = 2018.46	121.89 X6 = 731.34	1.22 X6 = 7.32	—	213.30 X6 = 1279.80	—	—
11TH REF.FLR.	336.41	121.89	1.22	63.18	150.12	—	5.98
12TH FLR. TO 17TH	336.41 X6 = 2018.46	121.89 X6 = 731.34	1.22 X6 = 7.32	—	213.30 X6 = 1279.80	—	—
18TH REF.FLR.	336.41	121.89	1.22	63.18	150.12	—	5.98
19TH FLR. TO 24TH	336.41 X6 = 2018.46	121.89 X6 = 731.34	1.22 X6 = 7.32	—	213.30 X6 = 1279.80	—	—
25TH REF.FLR.	336.41	121.89	1.22	63.18	150.12	—	5.98
26TH FLR. TO 31ST	336.41 X6 = 2018.46	121.89 X6 = 731.34	1.22 X6 = 7.32	—	213.30 X6 = 1279.80	—	—
32ND REF.FLR.	339.22	121.89	1.22	41.05	175.06	—	—
33RD FLR. TO 36TH	336.41 X4 = 1345.64	121.89 X4 = 487.56	1.22 X4 = 4.88	—	213.30 X4 = 853.20	—	—
TOTAL	12114.95	4388.04	43.92	293.77	7387.84	1.38	23.92
					7413.14		

AREA STATEMENT OF SALE BUILDING WING - C

FLOOR	GROSS AREA	STAIR CASE /LIFT AREA	ED & FD AREA	FITNESS AREA	REFUGE AREA	TOTAL BUILT UP AREA RESIDENTIAL	EXCESS COLUMN	EXCESS FITNESS	EXCESS REFUGE
1ST FLR (PODIUM)	774.46	143.74	1.71	629.01	—	—	—	200.60	—
2ND FLOOR	742.55	145.42	1.71	—	—	591.40	4.02	—	—
3RD TO 5TH. FLR.	738.53 X3 = 2215.59	145.42 X3 = 436.26	1.71 X3 = 5.13	—	—	591.40 X3 = 1774.20	—	—	—
6TH REF.FLR.	770.99	145.42	1.71	—	161.16	462.70	—	—	—
7TH TO 9TH FLR.	738.53 X3 = 2215.59	145.42 X3 = 436.26	1.71 X3 = 5.13	—	—	591.40 X3 = 1774.20	—	—	—
10TH TO 12TH FLR.	746.07 X3 = 2238.21	145.42 X3 = 436.26	1.71 X3 = 5.13	—	—	598.94 X3 = 1796.82	—	—	—
13TH REF.FLR.	775.38	145.42	1.71	—	162.65	465.60	—	—	—
14TH TO 19TH FLR.	746.07 X6 = 4476.42	145.42 X6 = 872.52	1.71 X6 = 10.26	—	—	598.94 X6 = 3593.64	—	—	—
20TH REF.FLR.	775.38	145.42	1.71	—	162.65	465.60	—	—	15.59
21ST TO 25TH FLR.	746.07 X5 = 3730.35	145.42 X5 = 727.10	1.71 X5 = 8.55	—	—	598.94 X5 = 2994.70	—	—	—
TOTAL	18714.92	3633.82	42.75	629.01	486.46	13918.86	4.02	200.60	15.59
						14139.07			

SALE COMMERCIAL BUILDING FOR BUILT UP AREA STATEMENT

FLOOR	GROSS AREA	STAIR CASE /LIFT AREA	PUMP ROOM	METER ROOM	ED & FD	PARKING AREA	LOBBY	COMM. AREA
GROUND FLOOR	110.23	31.26	8.64	9.33	0.45	49.86	10.69	—
1ST FLOOR	110.38	36.77	—	—	0.45	—	—	73.16
TYPICAL FLR. 2ND TO 8TH	152.07 X 7 = 1064.49	36.77 X 7 = 257.39	—	—	0.45 X 7 = 3.15	—	—	114.85 X 7 = 803.95
TOTAL	1285.10	325.42	8.64	9.33	4.05	49.86	10.69	877.11

PROFORMA - A

AREA STATEMENT	SLUM PLOT	OPEN PLOT	TOTAL
(1) Area of plot	12341.60	1096.80	13438.40
(a) Cemetary	372.13	—	372.13
(b) Garden	57.38	—	57.38
(c) Area of D P Road	2757.03	639.32	3396.35
(2) Deductions for			
(A) For Reservation / Road Area			
a) Road Set Back Area To Be Handed Over (100%) (REG.NO.16)			
b) Prop. D.P.Road To Be Handed Over (100%) (REG.NO.16)	2757.03	639.32	3396.35
c) i) Reservation area To Be Handed Over (100%)(REG.17)			
ii) Reservation area To Be Handed Over As Per (REG. NO. 17)			
(B) For Amenity Area			
a) Area of Amenity Plot / plot to be handed over as per DCR 14(A)			
b) Area of Amenity Plot / plot to be handed over as per DCR 14(B)			
c) Area of Amenity Plot / plot to be handed over as per DCR 35(Abeyance)			
(C) Deductions for existing BUA to be retained if any / land component of existing BUA / Existing BUA as per regulation under which the development was allowed			
(3) Total Deduction [(2 (A)+2(B)+2(C) as when applicable)	3186.54	639.32	3825.86
(4) Balance area of plot (1 minus 3)	9155.06	457.48	9612.54
(5) Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr No. 4 above	9155.06	457.48	9612.54
(6) Zone Basic FCI (0.50 or 0.75 or 1 or 1.33)	1.00	1.00	—
SR1.1) Minimum FSI to be battened as per clause 3.8 of 33(10) OF DCPR 2034	4.00	—	—
SR2.1) Permissible FSI As Per 33(11)A			
(7) Built up area as per zonal (basic) FCI (5X6) (in case of mill land permissible BUA kept in abeyance)	36620.24	457.48	37077.72
(8) Built up equal to area of land handed over as per REG. 30(A)			
i) As per 2(A) and 2(B) Except 2(A)(C) ii) Above with in cap of admissible TDR as solumn 6 of table-12 on remaining/ balance plot)	—	1278.64	1278.64
iii) In case of 2(A)(C)			
iv) Permissible over and above permissible BUA on remaining/balace plot			
(9) Built up area in lieu of cost of construction of builtup amenity to be handed over (within the limit of permissible BUA on remaining plot (WELFARE C)			
(10) Built up area due to "additional FSI on payment of premium" as per table no. 12 of regulation no 30(A) on remaining /balance plot			
(11) Built up area due to admissible "TDR" as per table no 12 of regulation no 30(A) and 32 on on remaining /balance plot			
(12) Permissible built up area (as the case may be with/without BUA as per 2(C))			
SR2.1 Proposed BUA of Rehab	20041.55	—	20041.55
Rehab Component	27825.12	—	27825.12
Permissible Sale Component (Incentive X.R Component) (1.20 X Rehab)	33150.14	—	33150.14
SR2.2 Permissible BUA for Transit tenement for SRA / of total additional BUA			
Permissible BUA for Sale Component of total additional BUA	33150.14	1964.86	35115.00
SR3 Total builtup are sanctioned for the project	53191.69	1964.86	55156.55
(13) Proposed BUA(as the case may be with/without BUA as per2(C))			
SR4.1 Total built up area consumed in situ	53191.69	1964.86	55156.55
SR4.2 Proposed BUA for transit tenements for SRA / of total additional BUA			
Proposed BUA for sale component of total additional BUA			
(14) TDR generated if any as per regulation 30(A) and 32			
SR5 TDR generated in scheme			
(15) Fungible compensatory area as per regulation no. 31(3)			
a i) Permissible Fungible compensatory area for rehab component without charging premium	7014.54	—	7041.54
ii) Fungible compensatory area availed for rehab component without charging premium	560.44	—	560.44
b i) Permissible Fungible compensatory area by charging premium for sale	11602.55	831.80	12434.35
ii) Fungible compensatory area availed on payment of premium for sale	7094.84	—	7094.84
(16) SR6 i) Total BUA including fungible for rehab component	20601.99	—	20601.99
ii) Total BUA including fungible for sale component	40244.98	—	—
Total BUA proposed including fungible compensatory area(13+15(a)(ii) + 15(b)(ii))	69846.97	—	—
(17) FSI consumed on net plot-13 SR4A.1/4	5.810	—	—
ii) Other requirements			
A) Reservation/ designation			
a) Name of reservation			
b) Area of reservation affecting the plot			
c) Area of reservation land to be handed/ handed over as per regulation no. 17			
d) Built up area of amenity to be handed over as per regulation no 17			
e) Area/ built up area of designation			
B) Plot area/ built up amenity to be handed over as per regulation no.			
i) 14(A)			
ii) 14(B)			
iii) 15			
C) Requirement of recreational open space in layout as per regulation no. 27	As per statem.	As per statem.	
D) Tenement statement			
i) Proposed built up area(13 above)			
ii) Less deduction of non-residential area(shop etc.)			
iii) Area available for tenements [(i) minus (ii)]			
iv) Tenements permissible(density of tenements/hectare)	650 T/S		
v) Total number of tenements proposed on the plot	595		
E) Parking statement			
i) Parking required by regulations for car scooter/ motor cycle outsiders(visitors)	As per statem.	As per statem.	
ii) Covered garage permissible			
iii) Covered garage proposed car scooter/ motorcycle outsiders(visitors)			
iv) Total parking provided			
F) Transport vehicles parking			
i) Space for transport vehicles parking required by regulations			
ii) Total no. of transport vehicles parking spaces provided			

NOTE The Proforma is for illustrative guideline only. The proforma may be modified to suit the provisions of DCR Under which the development is proposed

PROFORMA - B

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED S. R. A. SCHEME ON PLOT BEARING CTS NO 1B/7, 1B/7/1 TO 4, & 8, 8/1 TO 8, & 9A, 9A/1 TO 12, 1/B / 10/ B OF VILLAGE DINDOSHI, PANCH BAVADI GOREGAON (E) AND CTS No.581A/18, 581A/18/1 to 9, 581A/19, 581A/19/1 to 23 VILLAGE MALAD (E) PANCH BAVADI,GOREGAON(E) MUMBAI - 400063
KNOWN AS PANCHRATNA CO-OP HSG. SOC. (PRO)

NAME AND ADDRESS OF THE DEVELOPER

M/s. SHREE SWAMI SAMARTH DEVELOPERS
1/3, KRISHNAI, UNMAT NAGAR NO -1
NEAR GAJANAN TEMPLE, OF. M.G.ROAD,
GOREGAON (WEST) , MUMBAI 400062

STAMP & SIGNATURE OF DEVELOPER

NAME AND ADDRESS OF THE ARCHITECT

STAMP & SIGNATURE OF ARCHITECT

DOT ARCHITECTS
ARCHITECTS PLANNERS DESIGNERS

Ar. Manoj Vaghadkarmo
Ar. Ketan Mulekar

DRAWN BY	JK
CHKD BY	AMIT
DATE	
SCALE	AS SHOWN
DRG NO	DOT/ A / PB / PL /01/01
REVISION	01

Dr. 01, Chaitanya Nagar, Mirage Square, Thakur Village, Kandivali East, Mumbai - 400101. Tel. 28697700 / Fax: 28697700 user: dotarchitects@yahoo.in

NORTH

A0@ 890 X 1700

BUILDING WISE TENEMENT STATEMENT FOR REHAB BLDG -1 & 2.

BUILDING	RESIDENTIAL	COMMERCIAL REHAB	COMMERCIAL SALE	R/C	PAP	COMMU HALL	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SKILL DEP CENTRE	LIBRARY	TOTAL
BUILDING-1	247	18	04	12	23	01	02	02	03	01	01	312
BUILDING-2	255	05	00	03	42	—	02	02	02	01	01	313
TOTAL	502	21	04	15	65	1	04	04	05	02	02	625

FITNESS CENTER AREA STATEMENT SALE

TOTAL BUILT UP AREA	=	42621.57 sq.mt
PERMISSIBLE FITNESS CENTER AREA (2%)	=	852.43 sq.mt
PROPOSED FITNESS CENTER AREA	=	1053.02 sq.mt
EX. FITNESS CENTER AREA 1053.02 - 852.43	=	200.59 sq.mt

BUILDING WISE AREA STATEMENT OF REHABILITATION BUILDING - 1 & 2

FLOOR	GROSS AREA	STAIR CASE /LIFT AREA	SALE COMM. AREA	COMM TOILET AREA	METER ROOM AREA	REFUGE AREA	ED & FD AREA	SERVICE AREA	PARKING AREA	LOBBY AREA	REHAB COMPONENT	PASSAGE	AMENITYS	COMMU. HALL	REHAB B.U.A FOR F.S.I. COMM AREA	RESI. AREA	FUNGIBLE AREA COMMON TOILET	EX. REFUGE	EX. METER ROOM
BUILDING -1	16797.08	2101.66	66.85	28.04	6.83	295.12	44.15	178.97	154.37	—	13921.09	3826.07	276.09	156.79	316.48	9345.66	28.04	31.24	—
BUILDING -2	17927.75	3117.90	0.23	32.21	88.98	345.90	197.78	259.53	142.56	38.63	13704.03	3083.15	241.47	—	108.37	10271.04	32.21	53.01	28.98
TOTAL	34724.83	5219.56	67.08	60.25	95.81	641.02	241.93	438.50	296.93	38.63	27625.12	6909.22	517.56	156.79	424.85	19616.70	60.25	84.25	28.98
															20041.55			173.48	

PODIUM R.G. AREA

PODIUM R.G.NO. 1 AREA CALCULATION

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