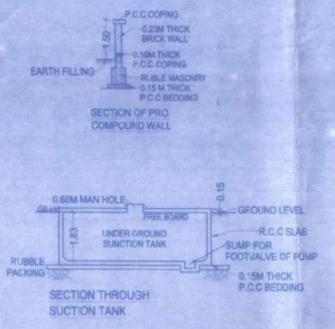


BLOCK PLAN
SCALE: 1:500



LOCATION PLAN
SCALE: 1:4000



BUILT UP AREA STATEMENT

BLDG	CONSTRUCTION AREA	REHAB	SALE	STAIRCASE	SCHOOL	DED FOR	SALE AREA	SA	SALE BUA	REHAB	COMMON	AMENITY	FITNESS	FREE OF F.B.I AREA	NET BUA OF
NO. 1	2	3	3A	4	5	6	7	8	9	10-12-3-4-5-6-7	8	9	10	11-12-13	
REHAB BLDG NO. 1	19479.74	279.81	---	4555.93	---	314.92	---	14325.19	3347.42	397.91	370.08	397.91	370.08	3516.81	10271.55
REHAB BLDG NO. 2	12128.38	188.22	---	3558.19	---	223.80	---	79.53	---	---	---	---	---	---	237.03
REHAB BLDG NO. 3	2293.10	---	358.91	1232.64	1000.61	---	---	---	---	---	---	---	---	---	6376.41
SALE BLDG	64041.55	---	---	9904.59	---	---	48.94	43.12	149.98	73.37	1006.53	1450.58	24934.90	---	16845.09
TOTAL	97942.77	457.03	358.91	17562.28	1500.81	548.72	48.94	43.12	149.98	73.37	1006.53	1589.79	24934.90	22267.28	16845.09

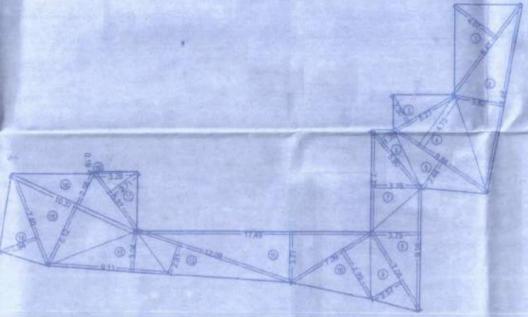
TENEMENT STATEMENT

FLOORS	REHAB RES	REHAB COMM	REHAB RUC	PAP	EDIS KARAYAL	BAL	WEL	SOC	ANANDAN WAD	YOUNA KENDRA	FITNESS CENTER	SALE RESI.	SALE COMM.	SALE SOCIETY OFFICE	EXISTING TEMPLE	TOTAL
REHAB BLDG NO. 1	300	19	---	---	02	02	02	04	02	02	01	---	---	---	---	334
REHAB BLDG NO. 2	188	---	---	---	---	02	02	04	02	02	01	---	---	---	02	303
SALE BLDG	---	---	---	---	---	---	---	---	---	---	01	269	23	03	---	290
TOTAL	488	19	---	---	02	04	04	08	04	04	03	263	23	03	02	527

R.G. AREA CALCULATION
 TOTAL R.G. AREA REQUIRED = 9625.53 X 8%
 = 770.04 SQ.MT.
 TOTAL R.G. AREA PROPOSED = 294.08 + 521.87
 = 815.95 SQ.MT.

REHAB R.G. AREA CALCULATION

1	1/2 X 9.60 X 4.08 X 1 NO	=	19.44	SQ.MT
2	1/2 X 15.36 X 4.08 X 1 NO	=	31.16	SQ.MT
3	1/2 X 5.60 X 2.44 X 1 NO	=	6.83	SQ.MT
4	1/2 X 9.11 X 5.09 X 1 NO	=	23.00	SQ.MT
5	1/2 X 9.11 X 2.89 X 1 NO	=	11.80	SQ.MT
6	1/2 X 6.16 X 1.27 X 1 NO	=	3.91	SQ.MT
7	1/2 X 8.50 X 3.19 X 1 NO	=	13.36	SQ.MT
8	1/2 X 8.66 X 3.19 X 1 NO	=	13.62	SQ.MT
9	1/2 X 7.49 X 2.73 X 1 NO	=	10.22	SQ.MT
10	1/2 X 7.53 X 4.59 X 1 NO	=	17.17	SQ.MT
11	1/2 X 18.59 X 4.01 X 1 NO	=	37.27	SQ.MT
12	1/2 X 12.85 X 2.48 X 1 NO	=	15.74	SQ.MT
13	1/2 X 9.68 X 3.23 X 1 NO	=	15.63	SQ.MT
14	1/2 X 7.96 X 3.13 X 1 NO	=	12.30	SQ.MT
15	1/2 X 11.02 X 5.44 X 1 NO	=	29.97	SQ.MT
16	1/2 X 11.02 X 2.72 X 1 NO	=	14.99	SQ.MT
17	1/2 X 5.71 X 2.88 X 1 NO	=	8.22	SQ.MT
18	1/2 X 4.096 X 0.21 X 1 NO	=	0.43	SQ.MT
TOTAL DEDUCTION		=	294.08	SQ.MT

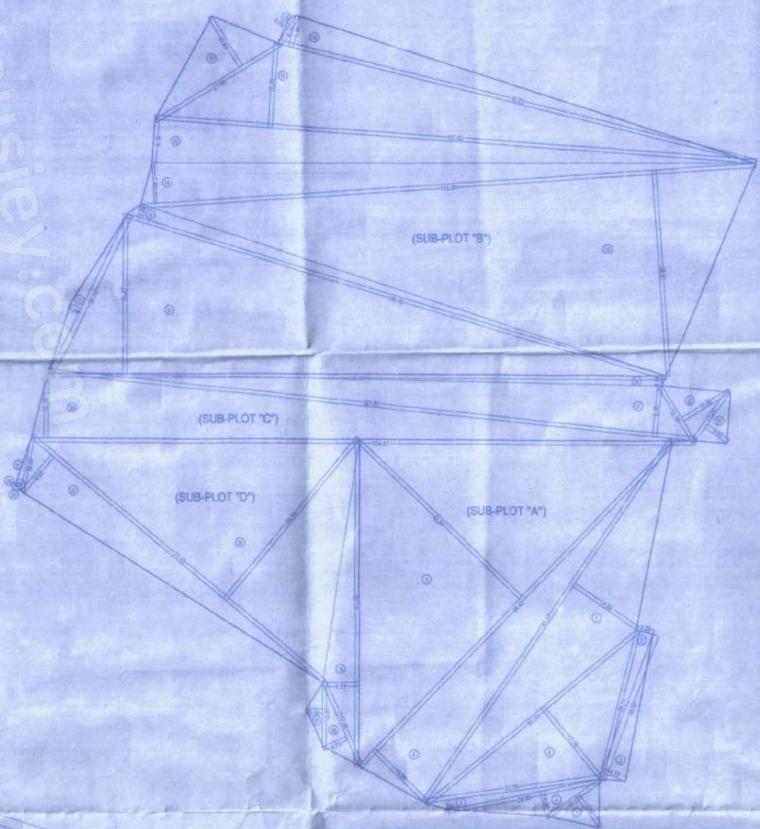


REHAB R.G. AREA DIAGRAM
SCALE: 1:200

SALE R.G. AREA CALCULATION

1	1/2 X 13.45 X 6.83 X 1 NO	=	59.08	SQ.MT
2	1/2 X 22.05 X 6.93 X 1 NO	=	76.40	SQ.MT
3	1/2 X 13.22 X 2.93 X 1 NO	=	19.30	SQ.MT
4	1/2 X 13.41 X 2.93 X 1 NO	=	19.65	SQ.MT
5	1/2 X 4.89 X 1.71 X 1 NO	=	4.17	SQ.MT
6	2/3 X 4.98 X 0.99 X 1 NO	=	3.22	SQ.MT
7	2/3 X 2.21 X 0.23 X 1 NO	=	0.34	SQ.MT
8	1/2 X 4.55 X 1.89 X 1 NO	=	4.30	SQ.MT
9	1/2 X 4.37 X 2.93 X 1 NO	=	6.40	SQ.MT
10	1/2 X 19.73 X 2.91 X 1 NO	=	130.58	SQ.MT
11	1/2 X 18.35 X 2.94 X 1 NO	=	116.62	SQ.MT
12	1/2 X 7.90 X 3.48 X 1 NO	=	13.75	SQ.MT
13	1/2 X 13.77 X 3.49 X 1 NO	=	24.03	SQ.MT
14	2/3 X 4.95 X 1.03 X 1 NO	=	3.40	SQ.MT
15	1/2 X 7.07 X 1.31 X 1 NO	=	4.63	SQ.MT
16	1/2 X 16.35 X 4.37 X 1 NO	=	35.72	SQ.MT
TOTAL ADDITION		=	521.87	SQ.MT

SALE R.G. AREA DIAGRAM
SCALE: 1:200



PROPOSED PLOT AREA DIAGRAM
SCALE: 1:500

PROPOSED PLOT AREA
REHAB PLOT (SUB-PLOT 'A')

1	1/2 X 12.275 X 7.82 X 1 NO	=	46.77	SQ.MT
2	1/2 X 28.92 X 4.72 X 1 NO	=	68.25	SQ.MT
3	1/2 X 28.74 X 3.23 X 1 NO	=	46.42	SQ.MT
4	1/2 X 28.80 X 4.86 X 1 NO	=	69.98	SQ.MT
5	1/2 X 32.79 X 1.86 X 1 NO	=	30.33	SQ.MT
6	1/2 X 51.00 X 17.76 X 1 NO	=	437.58	SQ.MT
7	1/2 X 81.87 X 14.52 X 1 NO	=	288.06	SQ.MT
8	1/2 X 84.42 X 13.86 X 1 NO	=	289.03	SQ.MT
9	1/2 X 84.42 X 42.50 X 1 NO	=	1793.93	SQ.MT
TOTAL ADDITION		=	3964.48	SQ.MT

SALE PLOT (SUB-PLOT 'B')

10	1/2 X 116.74 X 30.27 X 1 NO	=	1751.72	SQ.MT
11	1/2 X 33.70 X 2.24 X 1 NO	=	37.75	SQ.MT
12	1/2 X 105.45 X 2.49 X 1 NO	=	131.29	SQ.MT
13	1/2 X 115.39 X 36.91 X 1 NO	=	2244.91	SQ.MT
14	1/2 X 115.39 X 7.60 X 1 NO	=	435.48	SQ.MT
15	1/2 X 112.82 X 8.19 X 1 NO	=	457.00	SQ.MT
16	1/2 X 112.92 X 15.85 X 1 NO	=	894.10	SQ.MT
17	1/2 X 27.08 X 10.83 X 1 NO	=	146.64	SQ.MT
18	1/2 X 6.34 X 0.70 X 1 NO	=	2.22	SQ.MT
19	1/2 X 92.23 X 5.99 X 1 NO	=	278.23	SQ.MT
TOTAL ADDITION		=	6395.34	SQ.MT

12.20 WIDE D.P. ROAD (SUB-PLOT 'C')

20	1/2 X 124.57 X 12.19 X 1 NO	=	759.25	SQ.MT
21	1/2 X 121.97 X 9.66 X 1 NO	=	589.12	SQ.MT
22	1/2 X 12.98 X 19.36 X 1 NO	=	62.02	SQ.MT
23	1/2 X 11.22 X 5.00 X 1 NO	=	28.05	SQ.MT
24	1/2 X 115.74 X 1.88 X 1 NO	=	107.64	SQ.MT
TOTAL ADDITION		=	1546.08	SQ.MT

P.G. RESERVATION AREA (SUB-PLOT 'D')

25	1/2 X 60.71 X 6.73 X 1 NO	=	204.29	SQ.MT
26	1/2 X 16.90 X 4.76 X 1 NO	=	40.14	SQ.MT
27	1/2 X 11.94 X 3.20 X 1 NO	=	19.45	SQ.MT
28	1/2 X 1.69 X 0.84 X 1 NO	=	0.71	SQ.MT
29	1/2 X 1.69 X 0.86 X 1 NO	=	0.73	SQ.MT
30	1/2 X 1.82 X 0.43 X 1 NO	=	0.39	SQ.MT
31	1/2 X 10.33 X 1.13 X 1 NO	=	5.84	SQ.MT
32	1/2 X 71.02 X 8.87 X 1 NO	=	314.97	SQ.MT
33	1/2 X 71.02 X 39.11 X 1 NO	=	1388.80	SQ.MT
TOTAL ADDITION		=	1975.33	SQ.MT

TOTAL PLOT AREA (A+B+C+D) = 13571.23 SQ.MT

PROFORMA SHEET NO. 01/17

A. AREA STATEMENT	50 MT
1. GROSS PLOT AREA	13671.23
2. TOTAL DEDUCTION FOR	
B. BUILDABLE RESERVATION OF HIGHER EDUCATION	238.08
(REHAB X 20% + 1277.07 SQ.M)	1340.00
C. 12.20 M. WIDE PROPOSED D.P. ROAD	1873.83
D. NON-BUILDABLE RESERVATION OF PLAY GROUND	389.79
E. TOTAL DEDUCTION	2679.68
F. BALANCE AREA OF PLOT FOR DENSITY CALCULATION AS PER CLAUSE 3 (A) OF 35(1) OF DOPR 2014	9605.53
G. NET AREA OF PLOT AS PER CLAUSE 3 (A) OF 35(1) OF DOPR 2014	9605.53
H. ADDITIONAL P.G. RESERVATION AS PER CLAUSE 3 (A) OF 35(1) OF DOPR 2014	294.08
I. TOTAL PLOT AREA FOR P.G. PURPOSE	13671.23
J. MINIMUM P.G. TO BE ATTAINED AS PER CLAUSE 3 (A) OF 35(1) OF DOPR 2014	770.04
K. INCENTIVE P.G. 1:1.20 (A MORE THAN 01 HA. IN EXTENSIVE NAGAR)	1:1.20
L. LAND RATES AS PER P.R. 2020-21: RE. 48.00/- FOR SCHEME CONSTRUCTION RATE AS PER P.R. 2020-21: RE. 30.00/- FOR SCHEME	
M. REHAB BUA AREA (EXCLUDING AREAS UNDER STAIRCASE & COMMON PASSAGE)	1888.00
N. AREA UNDER REHAB & EXISTING	5302.19
O. REHABILITATION COMPONENT	2247.21
P. INCENTIVE P.G. FOR THE CONSTRUCTION OF HIGHER EDUCATION BLDG. 1:1.20 (A MORE THAN 01 HA. IN EXTENSIVE NAGAR)	294.08
Q. SALE BUA PERMISSIBLE IN-SITU (AFTER HANDING OVER HIGHER EDU. BLDG. TO MOCM)	2834.00
R. SALE BUA PROPOSED IN-SITU	---
S. TOTAL PERMISSIBLE BUA TO BE CONSIDERED IN-SITU	---
T. TOTAL PROPOSED BUA TO BE CONSIDERED IN-SITU	---
U. PERMISSIBLE IN-SITU P.G. TO BE CONSIDERED	---
V. FUNDIBLE P.G.	5639.78
1. PERMISSIBLE REHAB FUNDIBLE P.G. (REHAB BUA X 8%)	151.04
2. PROPOSED REHAB FUNDIBLE P.G.	451.03
3. PERMISSIBLE SALE FUNDIBLE P.G. (REHAB X 8%)	528.64
4. PROPOSED SALE FUNDIBLE P.G.	---
C. TENEMENT STATEMENT	
1. NET AREA OF PLOT ITEM A-7 ABOVE	---
2. LESS DEDUCTION OF NON-RES. AREA (SHOP ETC.)	---
3. AREA OF TENEMENT	---
4. TENEMENTS PERMISSIBLE DENSITY OF 16 PER HA.	---
5. TENEMENTS EXISTING	---
6. TENEMENTS PROPOSED	---
7. TOTAL TENEMENTS	---
D. PARKING STATEMENT	
1. PARKING REQUIRED BY RULES	---
2. CAR	---
3. SCOOTER / MOTOR CYCLE	---
4. OUTSIDER / VISITORS	---
5. TOTAL PARKING (PROPOSED)	---

PROFORMA-B

STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition mentioned in this office permission Letter No. SVR/AVEN/24/501/2023 Dt: 5 OCT 2023

Executive Engineer
Sum Rehabilitation Authority

CONTENTS OF SHEET

LAYOUT PLAN, BLOCK PLAN, PLOT AREA LINE DIAGRAM & CALCULATION

NAME OF DEVELOPER
M/S ADISHAKTI BHOOMVIKAS PVT. LTD.
ADISHAKTI BHOOMVIKAS (INDIA) PVT. LTD.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROFORMA B & E SCHEME ON PLOT BEARING C.I.S. NO. 48/1/1, 48/1/2, 48/1/3 AND 48/1/4 OF VILAS WADKAR WALKER, (FORMERLY) VILAS WADKAR WALKER, AN COLLECTOR COLONY REHAB MADHAVI SCHOOL CHEMUR, MUMBAI-400 074.

PROJ. NO. DRN BY DATE
VIRAS K. 05/10/2023

DRG. NO. CHECK BY SCALE
VNI DESAI 1:100

NAME & ADDRESS OF ARCHITECT
Vilas Desai & associates
ARCHITECTS & ENGINEERS
152 Jeevan Manoj, Opp. Postgraduate Church, Goddard Road (W), Deonar, Mumbai - 400 028.
E-mail: vilasdesai@rediffmail.com
TEL: 2437 4185, 2438 0790
FAX: 2438 0790