

FORM I

1	Area Statement				
1	Gross area of plot				IN SQ.MT.
a)	Area of Road Set back				1921.60
2	Deductions for				480.45
(A)	For Reservation / Road area				
a)	Road set-back area to be handed over (100%)				
(B)	For Amenity area				
a)	Area of Amenity plot/plots to be handed over as per dcr 14(a)				
b)	Area of amenity plot/plots to be handed over as per dcr 14(b)				
c)	Area of amenity plot/plots to be handed over as per dcr 15				
d)	Area of amenity plot/plots to be handed over as per dcr 35				
(C)	Deductions for existing built up area to be retained if any				
a)	Land component of existing bus as per regulation under which the development was allowed.				
3	Total deductions: [2(A) + 2(B) + 2(C)]				480.45
4	Balance area of plot (1 minus 3)				1441.15
4a	Addition For Reservation / Road Area				
a)	Road Set-Back Area to be Handled Over (100%)				480.45
5	Plot area under development [4 + 4a(i)]				1921.60
6	Zonal (basic) fsi (1 or 1.33)				
7	Permissible built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area kept in abeyance)				
8	Built up area equal to area of land handed over as per 3(a) of regulation 30(a)				
9	Built up area in lieu of cost of construction of built up amenity to be handed over				
10	Built up area due to "additional fsi on payment of premium" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
11	Built up area due to admissible "fd" as per table no 12 of regulation no 30(a) subject to regulation no 30(a)3				
12	built up area equal to area of land handed over as per (Regulation no 17)				
13	Road handover to mcgm				
14	FSI/Permissible	Zonal (1.00)	PTC (1.50)	Free Sale (1.50)	4.00
15	Permissible built up area	1921.60	2882.40	2882.40	7686.40
16	Proposed PTC BUA		2882.40 - 2882.40 = 00.00 TRANSFERRED TO C.T.S. NO. 219 (PT.) OF VILLAGE MALAD WEST IN CENTRAL WARD		
17	Proposed Sale BUA			2882.40 + 2882.40 = 5764.80 RECEIVED FROM C.T.S. NO. 219 (PT.) OF VILLAGE MALAD WEST IN CENTRAL WARD	5764.80
18	Total Proposed BUA				7686.40
19	FSI Sanctioned (18/5)				4.00
20	Fungible compensatory area as per regulation no 31(3)				
a)	i) Total Proposed Sale Commercial Area				1099.17
	ii) Total Proposed Sale Residential Area				6587.23
b)	i) Total Permissible Sale Commercial Fungible Compensatory area for Sale component				
	ii) Permissible Commercial Fungible Compensatory area for Existing tenements without charging premium				
	iii) Commercial Fungible Compensatory area availed on without payment of premium				
	iv) Lapsed Commercial Fungible Compensatory area for Existing tenements				
v)	Sale Commercial Fungible Compensatory area Already paid wide Receipt No.-76520 Dated- 02/04/2024				384.71
vi)	Total Proposed Commercial Fungible Compensatory area				384.71
c)	i) Total Permissible Sale Residential Fungible Compensatory area for Sale component				2305.53
	ii) Permissible Residential Fungible Compensatory area for Existing tenements without charging premium (1891.31 x 35%)				662.00
	iii) Residential Fungible Compensatory area availed on without payment of premium				662.00
	iv) Lapsed Residential Fungible Compensatory area for Existing tenements				
v)	Sale Residential Fungible Compensatory area Already paid wide Receipt No.-76520 Dated- 02/04/2024				1642.79
vi)	Total Proposed Residential Fungible Compensatory area				2304.79
21	Total Built up Area proposed including Fungible Compensatory Area [20(a)(i) + 20(a)(ii) + 20(b)(vi) + 20(c)(vi)]				10375.90
22	FSI consumed on Net Plot [21 / 5]				5.40
(A)	Other Requirements				
(A)	Reservation/Designation				
a)	Name of Reservation if Any				
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 Handled Over as per Regulation No				
(i)	14(A)				
(ii)	14(B)				
(iii)	15				
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27				
(D)	Tenement Statement				
(i)	Proposed built up area (13 above)				
(ii)	Less deduction of Non-residential area (Shop etc.)				
(iii)	Area available for tenements (ii) minus (i)				
(iv)	Tenements permissible (Density of tenements/hectare)				
(v)	Total number of Tenements proposed on the plot				
(E)	Parking Statement				
(F)	Transport Vehicles Parking				

FORM II

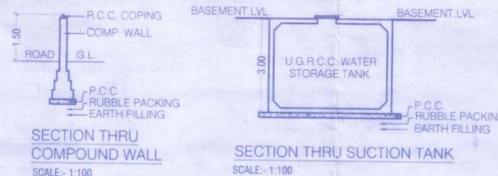
CONTENTS OF SHEET

BLOCK & LOCATION PLAN, PLOT & R.G. AREA CALCULATION, AREA & TENEMENTS STATEMENT, SECTION THRU COMPOUND WALL, U/G TANK SECTION, PARKING AREA STATEMENT.

DESCRIPTION OF PROPOSAL

PROPOSED S.R. SCHEME U/REGULATION 33(1) OF DCPR 2034 ON PROPERTY BEARING C.T.S. NO. 437 & 437/1 OF VILLAGE MALAD WEST, TALUKA MALAD IN R/SOUTH WARD, AT S.V. ROAD, KANDIVALI WEST, MUMBAI

NAME OF OWNER	SIGNATURE		
M/S. RITE NUTAN HOMES PVT. LIMITED			
G-4, C WING, PARULI TOWER, SAKI VIHAR ROAD, SAKINAKA, ANDHERI(E), Mumbai 400 070.			
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE		
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2616 2832/ 44 552 06. www.aakararchitect.org			
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS		
	Approved Subject to the condition Mentioned in this office permission Letter no R-51/10100212023/20/1/10/0		
	16 APR 2024		
	Executive Engineer, Slum Rehabilitation Authority		
NORTH	DRAWN BY	JOB NO.	PATH:-



PARKING STATEMENT

PARKING AREA STATEMENT (COMMERCIAL)

BUILT-UP AREA OF OFFICE = 1483.88 SQ.MT.
1 PARKING SPACE FOR EVERY 37.50 SQ.M. UP TO 1500.00 (1483.88 / 37.50) = 39.57
TOTAL = 39.57 NOS.

10% VISITORS PARKING = 10% OF 39.57 = 3.96 NOS. OR MAXIMUM 2.00
TOTAL REQUIRED PARKING = (39.57 + 3.96) = 43.53 say 44.00 NOS.

PARKING AREA STATEMENT (RESIDENTIAL)

CARPET AREA	NO. OF FLAT	PARKING RATIO	PARKING PROVIDED
BELOW 45.0	82.00	1/4 T	20.50
45.0 TO 60.0	18.00	1/2 T	09.00
60.0 TO 90.0	58.00	1/1 T	58.00
ABOVE 90.0	01.00	1/0.50 T	02.00
TOTAL	159.00		89.50
	ADD. 10% VISITORS		8.95
	TOTAL PARKING REQUIRED		98.45 say 99.00 NOS

TOTAL PARKING REQUIRED RESI. = 99.00 NOS.
TOTAL PARKING REQUIRED COMM. = 44.00 NOS.
NET PARKING REQUIRED (COMM. + RESI.) (143.00 SAY) = 143.00 NOS.
ADD. 50% ADDIT. PARKING (143.00 x 50%) = 71.50 NOS.
TOTAL PARKING PERMISSIBLE = 214.50 NOS.
TOTAL PROPOSED PARKING FOR RESI. & COMM. = 210.00 NOS.

METER ROOM AREA CALCULATION

METER ROOM AREA PERMISSIBLE = AREA OF 10.00 SQ. M. PER 50 TENEMENTS = 170.00 / 50 T/S x 10 SQ.MT. = 34.00 SQ.MT.
PROPOSED SALE METER ROOM AREA (GR. + 1ST) = 27.96 SQ.MT.
EXCESS METER ROOM AREA IN SALE = NIL

TENEMENT STATEMENT (SALE BLDG.)

FLOOR	SALE OFFICE	SALE RESI.	FITNESS CENTRE
GR. FLOOR	02	--	--
1ST (COMM.) FLOOR	02	--	--
2ND (COMM.) FLOOR	07	--	--
SERVICE FLOOR	--	--	--
3RD FLOOR	--	06	--
4TH FLOOR	--	06	--
5TH (REF.) FLOOR	--	04	--
6TH FLOOR	--	06	--
7TH FLOOR	--	06	--
8TH FLOOR	--	08	--
9TH FLOOR	--	08	--
10TH FLOOR	--	08	--
11TH FLOOR	--	08	--
12TH (REF.) FLOOR	--	05	--
13TH FLOOR	--	08	--
14TH FLOOR	--	08	--
15TH FLOOR	--	08	--
16TH FLOOR	--	08	--
17TH FLOOR	--	08	--
18TH (REF.) FLOOR	--	06	--
20TH FLOOR	--	08	--
21ST FLOOR	--	08	--
22ND FLOOR	--	08	--
23RD FLOOR	--	08	--
24TH FLOOR	--	08	--
25TH (PT.) FLOOR	--	01	--
TOTAL	11	159	01

PHYSICAL R.G.-1 AREA CALCULATION

SCALE - 1 : 500

PHYSICAL R.G. - 1 AREA CALCULATION

1	1/2 X 6.47 X 1.43 X 1 NO	=	4.63 SQ.MT.
2	1/2 X 6.47 X 1.01 X 1 NO	=	3.27 SQ.MT.
3	1/2 X 2.01 X 0.97 X 1 NO	=	1.94 SQ.MT.
4	1/2 X 3.78 X 3.55 X 1 NO	=	15.58 SQ.MT.
5	1/2 X 7.79 X 1.38 X 1 NO	=	5.38 SQ.MT.
6	1/2 X 7.12 X 0.47 X 1 NO	=	1.67 SQ.MT.
7	2/3 X 7.12 X 1.15 X 1 NO	=	5.46 SQ.MT.
8	1/2 X 22.75 X 1.84 X 1 NO	=	20.93 SQ.MT.
9	1/2 X 23.86 X 2.42 X 1 NO	=	28.87 SQ.MT.
10	1/2 X 3.48 X 0.23 X 1 NO	=	0.40 SQ.MT.
11	1/2 X 3.48 X 1.25 X 1 NO	=	2.17 SQ.MT.
	TOTAL ADDITION	=	90.30 SQ.MT.
	DEDUCTION		
1	2/3 X 2.01 X 0.21 X 1 NO	=	0.28 SQ.MT.
	TOTAL ADDITION	=	0.28 SQ.MT.
	TOTAL PHYSICAL R.G. - 1 AREA (A - B)	=	90.02 SQ.MT.

PHYSICAL R.G.-2 AREA CALCULATION

SCALE - 1 : 500

PHYSICAL R.G. - 2 AREA CALCULATION

1	1/2 X 6.32 X 1.79 X 1 NO	=	5.47 SQ.MT.
2	1/2 X 6.32 X 0.29 X 1 NO	=	0.92 SQ.MT.
3	1/2 X 7.93 X 1.69 X 1 NO	=	6.70 SQ.MT.
4	1/2 X 8.53 X 1.74 X 1 NO	=	7.42 SQ.MT.
5	1/2 X 6.88 X 1.57 X 1 NO	=	5.40 SQ.MT.
	TOTAL ADDITION	=	25.91 SQ.MT.
	DEDUCTIONS		
A	2/3 X 1.87 X 0.19 X 1 NO	=	0.24 SQ.MT.
	TOTAL DEDUCTION	=	0.24 SQ.MT.
	TOTAL PHYSICAL R.G. - 2 AREA (A - B)	=	25.67 SQ.MT.
	TOTAL PHYSICAL R.G. REQUIREMENT = 1441.25 X 8% = 115.30 SQ.MT.		
	TOTAL PHYSICAL R.G. PROPOSED = R1+R2 = 90.02 + 25.67 = 115.69 SQ.MT.		



PLOT AREA CALCULATION C.T.S. NO. 437, 437/1

PLOT AREA

1	2/3 X 6.88 X 1.14 X 1 NO	=	5.23 SQ.MT.
2	2/3 X 16.86 X 2.41 X 1 NO	=	27.09 SQ.MT.
3	0.50 X 40.93 X 3.57 X 1 NO	=	73.06 SQ.MT.
4	0.50 X 25.72 X 11.44 X 1 NO	=	147.12 SQ.MT.
5	0.50 X 30.45 X 8.26 X 1 NO	=	95.31 SQ.MT.
6	0.50 X 40.93 X 24.28 X 1 NO	=	496.89 SQ.MT.
7	0.50 X 33.14 X 6.72 X 1 NO	=	111.35 SQ.MT.
8	0.50 X 28.32 X 16.69 X 1 NO	=	236.33 SQ.MT.
9	0.50 X 31.47 X 15.81 X 1 NO	=	248.77 SQ.MT.
	TOTAL PLOT AREA	=	1441.15 SQ.MT.

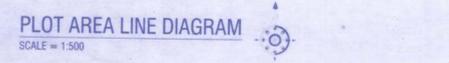
SET BACK AREA

10	0.50 X 25.89 X 7.94 X 1 NO	=	102.78 SQ.MT.
11	0.50 X 25.89 X 5.37 X 1 NO	=	69.51 SQ.MT.
12	0.50 X 11.74 X 4.20 X 1 NO	=	24.65 SQ.MT.
13	0.50 X 16.67 X 9.36 X 1 NO	=	78.95 SQ.MT.
14	0.50 X 15.33 X 1.11 X 1 NO	=	8.51 SQ.MT.
15	0.50 X 15.00 X 1.36 X 1 NO	=	10.20 SQ.MT.
16	0.50 X 14.41 X 3.60 X 1 NO	=	25.94 SQ.MT.
17	0.50 X 35.46 X 3.72 X 1 NO	=	65.96 SQ.MT.
18	0.50 X 36.77 X 4.36 X 1 NO	=	80.16 SQ.MT.
19	0.50 X 6.88 X 7.75 X 1 NO	=	26.66 SQ.MT.
20	0.50 X 12.33 X 1.21 X 1 NO	=	7.46 SQ.MT.
21	0.50 X 22.41 X 1.03 X 1 NO	=	11.54 SQ.MT.
	TOTAL ADDITION	=	512.32 SQ.MT.

DEDUCTIONS

1	2/3 X 6.88 X 1.14 X 1 NO	=	5.23 SQ.MT.
2	2/3 X 16.86 X 2.41 X 1 NO	=	27.09 SQ.MT.
	TOTAL DEDUCTION	=	32.32 SQ.MT.
	TOTAL SET BACK AREA [X - Y]	=	480.00 SQ.MT.

TOTAL PLOT AREA [A + B] = 1921.15 SQ.MT.



BUILT-UP AREA STATEMENT (SALE BLDG.)

FLOOR	GROSS BUILT UP AREA	STAIR/LIFT AREA	REFUGE AREA	ELEC. & FIRE DUCT AREA	PUMP RM, U/G TANK, O.H.T. & L.I.B.R. AREA	METER ROOM AREA	ENTRANCE LOBBY AREA	SERVICE FLOOR AREA	FITNESS CENTRE AREA	SALE OFFICE AREA	SALE RESI. AREA	EXCESS REFUGE AREA	TOTAL SALE AREA	BASIC SALE OFFICE AREA	SALE OFFICE BASIC SALE FUNGIBLE AREA	BASIC SALE RESI. AREA	SALE RESI. FUNGIBLE AREA
BASEMENT FLOOR	275.83	68.24	--	--	207.59	--	--	--	--	--	--	--	--	--	--	--	--
GR. FLOOR	529.78	184.99	--	3.70	--	--	47.93	--	--	293.16	--	--	293.16	293.16	--	--	--
1ST (COMM.) FLOOR	732.79	126.99	--	3.45	--	13.98	--	--	--	588.37	--	--	588.37	588.37	--	--	--
2ND (COMM.) FLOOR	747.44	127.45	--	3.66	--	13.98	--	--	--	602.35	--	--	602.35	217.64	384.71	--	--
SERVICE FLOOR	747.44	94.00	--	3.66	--	--	649.78	--	--	--	--	--	--	--	--	--	--
3RD FLOOR	458.08	143.53	--	4.74	--	--	--	--	--	--	--	--	--	--	--	--	--
4TH FLOOR	458.68	143.53	--	4.74	--	--	--	--	--	309.81	--	--	309.81	--	--	309.81	--
5TH (REF.) FLOOR	469.71	139.48	102.92	4.74	--	--	--	--	--	809.81	--	--</					