

BUILT UP AREA STATEMENT FOR REHAB BLDG. ( WING B TO F )

FLOORS	REHAB CONSTRUCTION AREA	STAIR /LIFT/ LIFT	DED. FOR FUNGIBLE AREA	REFUGE AREA	SALE COMM. AREA	REHAB COMPONENT AREA	DED. FOR AREAS NOT COUNTED IN F.S.I.	B.U.A. OF REHAB 14 ( 8 - 13 )	EXCESS FUNGIBLE AREA	PERM. FUNGIBLE AREA	NET FUNGIBLE AREA
1	2	3	4	5	6	7	8	9	10	11	12
TOTAL	37218.91	3850.22	2611.87	737.43	65.03	29954.33	7859.94	151.64	190.79	167.29	8369.66
											21584.67
											249.43
											7362.21
											2861.30

BUILT UP AREA STATEMENT FOR SALE WING - A & B

FLOORS	CONST. AREA	STAIR CASE/ LIFT / LOBBY	REFUGE B.U.A. AREA	SALE (3-4-5) + 6	FUNGIBLE AREA PRO.	EX. REFUGE (IN FUNGIBLE FSI)	TOTAL AREA ( 6 + 7 + 8 )
1	2	3	4	5	6	7	8
GROUND STILT FLR.	6420.22	---	---	---	---	---	---
PODIUM 1st FLR.	6018.26	---	---	---	---	---	---
PODIUM 2nd FLR.	5388.98	---	---	---	---	---	---
3rd STILT PARKING FLR.	5666.22	---	---	---	---	---	---
SALE WING - A	21604.96	3827.42	711.60	12343.62	4722.32	---	17065.94
SALE WING - B	18252.58	3447.08	562.20	14280.19	---	---	14280.19
TOTAL	63351.22	7274.50	1273.80	26623.81	4722.32	---	31346.13
							4722.32 + 65.03 = 4787.35

SUB PLOT - A1 ( REHAB PLOT )

1	1.41 x 0.71 x 0.5 = 0.50 sq.mt.
2	15.62 x 0.89 x 0.5 = 6.86 sq.mt.
3	14.55 x 0.20 x 0.5 = 1.46 sq.mt.
TOTAL	= 8.91 sq.mt.

SUB PLOT - A2 ( REHAB PLOT )

4	14.10 x 6.21 x 0.5 = 43.78 sq.mt.
5	14.10 x 6.36 x 0.5 = 44.84 sq.mt.
TOTAL	= 88.62 sq.mt.

SUB PLOT - A3 ( REHAB PLOT )

6	120.27 x 1.17 x 0.5 = 70.36 sq.mt.
7	120.26 x 40.74 = 4899.39 sq.mt.
TOTAL	= 4969.75 sq.mt.

TOTAL REHAB PLOT AREA = ( A + A1 + A2 ) = ( 8.91 + 88.62 + 4969.75 ) = 5067.28 sq.mt. — ①

SUB PLOT - D1 ( 18.30 MT. WIDE D.P.Prop. ROAD )

30	24.58 x 11.97 x 0.5 = 147.11 sq.mt.
31	76.70 x 18.15 x 0.5 = 696.06 sq.mt.
32	76.70 x 15.13 x 0.5 = 580.24 sq.mt.
TOTAL	= 1423.40 sq.mt.

SUB PLOT - D2 ( 13.40 MT. WIDE D.P.Prop. ROAD )

33	81.86 x 6.18 x 0.5 = 251.51 sq.mt.
34	81.43 x 0.39 x 0.5 = 15.88 sq.mt.
TOTAL	= 267.39 sq.mt.

TOTAL SET BACK PLOT AREA = ( D1 + D2 ) = ( 1423.40 + 267.39 ) = 1690.79 sq.mt. — ④

SUB PLOT - A1 ( PHYSICAL R.G. )

37	16.98 x 7.47 x 0.5 = 63.44 sq.mt.
38	16.96 x 7.62 x 0.5 = 64.62 sq.mt.
39	14.61 x 6.47 x 0.5 = 47.26 sq.mt.
40	19.45 x 6.53 x 0.5 = 63.50 sq.mt.
41	19.45 x 4.86 x 0.5 = 47.26 sq.mt.
42	10.83 x 4.55 x 0.5 = 24.64 sq.mt.
43	12.75 x 3.99 x 0.5 = 25.44 sq.mt.
44	24.40 x 7.11 x 0.5 = 86.73 sq.mt.
45	14.96 x 6.90 x 0.5 = 51.61 sq.mt.
46	22.29 x 2.86 x 0.5 = 31.87 sq.mt.
47	10.42 x 7.76 x 0.5 = 40.43 sq.mt.
48	11.14 x 2.26 x 0.5 = 12.59 sq.mt.
49	10.82 x 3.03 x 0.5 = 16.59 sq.mt.
50	11.53 x 2.70 x 0.5 = 15.57 sq.mt.
51	10.08 x 5.53 x 0.5 = 27.87 sq.mt.
52	10.08 x 2.07 x 0.5 = 10.43 sq.mt.
53	10.69 x 5.93 x 0.5 = 31.70 sq.mt.
54	14.03 x 6.25 x 0.5 = 43.84 sq.mt.
55	14.03 x 7.77 x 0.5 = 54.51 sq.mt.
z	2/3 x 10.69 x 1.70 = 12.12 sq.mt.
TOTAL	= 789.58 sq.mt.

SUB PLOT - A2 ( PHYSICAL R.G. )

56	43.56 x 3.72 x 0.5 = 81.02 sq.mt.
57	43.89 x 9.55 x 0.5 = 209.61 sq.mt.
58	43.89 x 12.67 x 0.5 = 278.08 sq.mt.
59	45.43 x 5.60 x 0.5 = 127.19 sq.mt.
60	17.54 x 5.11 x 0.5 = 44.81 sq.mt.
61	14.44 x 4.49 x 0.5 = 32.42 sq.mt.
TOTAL	= 773.13 sq.mt.

SUB PLOT - A3 ( PHYSICAL R.G. )

62	10.10 x 0.11 x 0.5 = 0.56 sq.mt.
63	12.12 x 0.97 x 0.5 = 5.88 sq.mt.
64	15.65 x 5.23 x 0.5 = 40.96 sq.mt.
65	15.65 x 3.88 x 0.5 = 28.83 sq.mt.
TOTAL	= 76.23 sq.mt.

TOTAL PHYSICAL R.G. PLOT AREA = ( A1 + A2 + A3 ) = ( 789.58 + 773.13 + 76.23 ) = 1638.94 sq.mt. — ⑤

SUB PLOT - B ( I. E. PLOT )

8	33.33 x 10.24 x 0.5 = 170.68 sq.mt.
9	33.33 x 0.43 x 0.5 = 7.17 sq.mt.
10	23.29 x 1.40 x 0.5 = 16.30 sq.mt.
11	35.95 x 21.85 x 0.5 = 389.10 sq.mt.
12	35.95 x 7.88 x 0.5 = 141.58 sq.mt.
13	32.61 x 5.39 x 0.5 = 87.87 sq.mt.
TOTAL	= 812.70 sq.mt. — ②

SUB PLOT - C ( SALE PLOT )

14	120.71 x 1.40 x 0.5 = 84.50 sq.mt.
15	120.71 x 20.75 x 0.5 = 1252.40 sq.mt.
16	28.74 x 13.69 x 0.5 = 196.73 sq.mt.
17	106.01 x 39.11 x 0.5 = 2073.03 sq.mt.
18	89.50 x 13.47 x 0.5 = 602.78 sq.mt.
19	75.73 x 31.47 x 0.5 = 1191.78 sq.mt.
20	58.51 x 12.74 x 0.5 = 372.71 sq.mt.
21	17.83 x 5.55 x 0.5 = 49.48 sq.mt.
22	48.28 x 22.43 x 0.5 = 541.46 sq.mt.
23	50.02 x 12.68 x 0.5 = 317.13 sq.mt.
24	22.72 x 9.41 x 0.5 = 106.90 sq.mt.
25	22.72 x 1.03 x 0.5 = 11.70 sq.mt.
26	20.84 x 9.63 x 0.5 = 99.98 sq.mt.
27	18.68 x 7.62 x 0.5 = 71.17 sq.mt.
28	13.85 x 8.32 x 0.5 = 57.62 sq.mt.
29	13.85 x 6.88 x 0.5 = 47.64 sq.mt.
TOTAL	= 7076.41 sq.mt. — ①

DEDUCTIONS

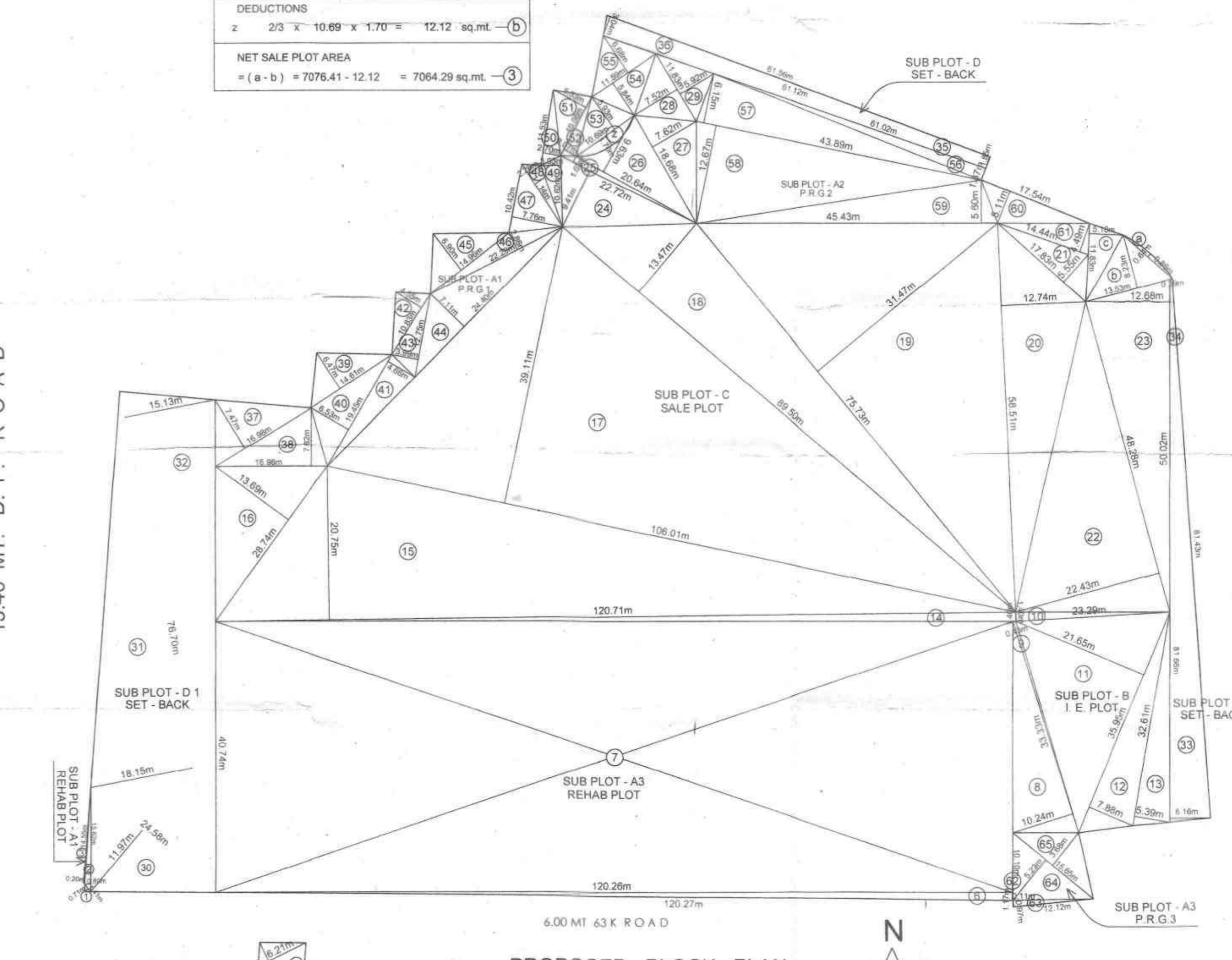
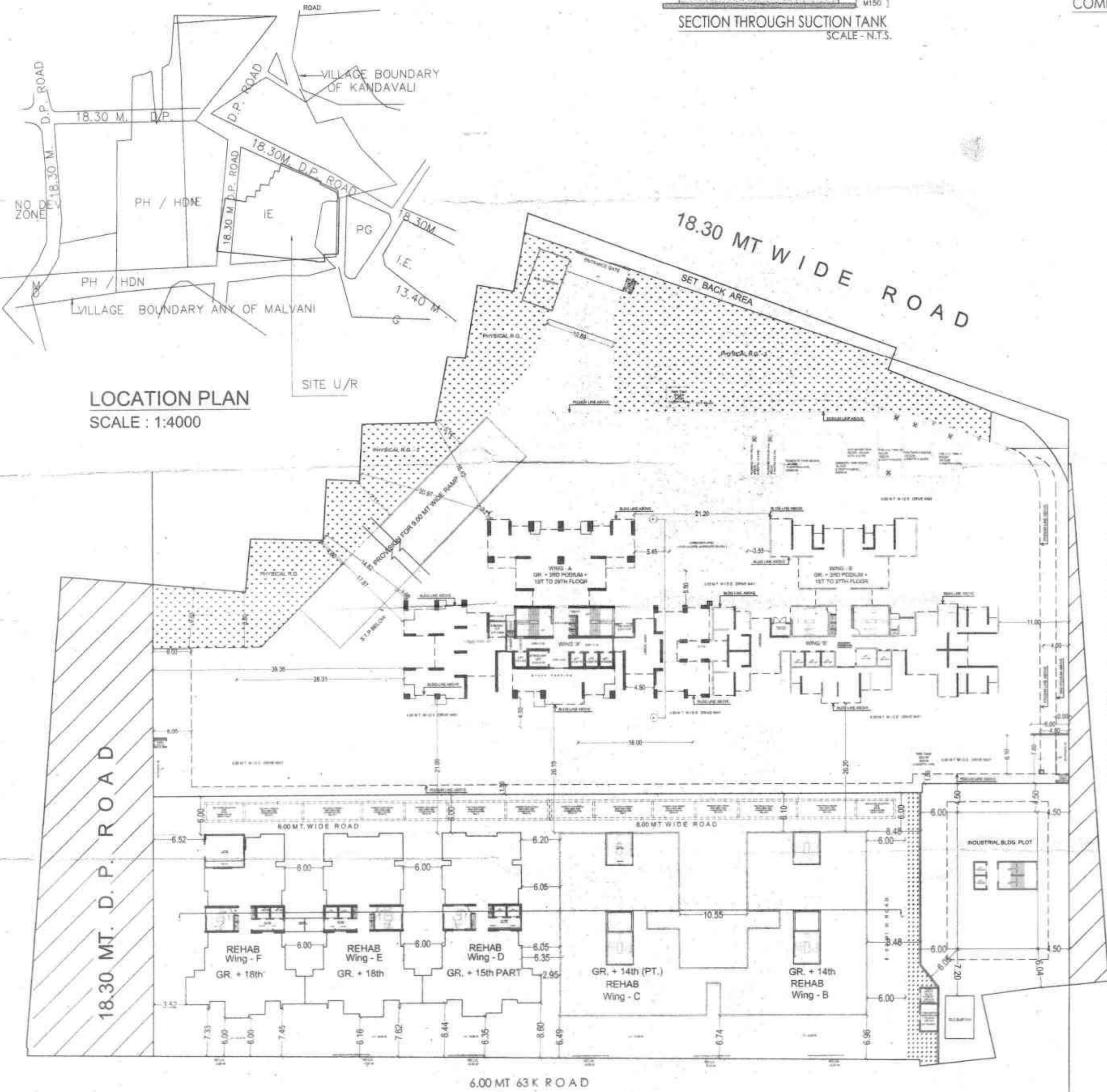
z	2/3 x 10.69 x 1.70 = 12.12 sq.mt. — ②
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NET SALE PLOT AREA = ( a - b ) = 7076.41 - 12.12 = 7064.29 sq.mt. — ③

EXTRA PLOT AREA -

a	2/3 x 9.86 x 0.64 = 4.21 sq.mt.
b	13.53 x 8.23 x 0.5 = 55.68 sq.mt.
c	11.83 x 5.18 x 0.5 = 30.64 sq.mt.
TOTAL	= 90.53 sq.mt.

TOTAL NET PLOT ARE :-  
= ( 1 + 2 + 3 + 4 + 5 )  
= ( 5067.28 + 812.70 + 7064.29 + 1690.79 + 1618.94 )  
= 16254.00 sq.mt.



A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	16254.00
2	DEDUCTIONS FOR	
a)	ROAD SET BACK AREA	1840.90
b)	PROPOSED ROAD	
c)	ANY RESERVATION ( I.E. PLOT )	812.70
TOTAL ( a + b + c + d )		2653.60
3	BALANCE AREA OF PLOT ( 1 - 2 )	13600.40
4	DEDUCTION FOR	
a)	RECREATION GROUND ( 10% DEDUCTABLE )	---
5	NET AREA OF PLOT ( 3 - 4 )	13600.40
6	ADDITIONS FOR F.S.I.	
2(a)	100% FOR D.P. ROAD	2653.60
2(b)	100% FOR SET-BACK	
2(c)	100% T.D.R.	
7	TOTAL B.U.A. AREA ( 5 + 6 )	16254.00
8	F.S.I. PERMISSIBLE	3.00
9	9 (a) F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ( RESTRICTED TO % OF THE BALANCE AREA VIDE 3 ABOVE )	---
9 (b)	% AS PER DCR 32	
9 (c)	% AS PER DCR 33 ( )	
9 (d)	OTHER	
ADDITIONS FOR F.S.I.		
9 (b)	33% AS PER DCR 32	---
9 (c)	% AS PER DCR 33 ( )	---
9 (d)	OTHER	---
10	PERMISSIBLE FLOOR AREA ( 7/8 )	48762.00
11	PROPOSED B.U.A. ( Rehab wing B to F )	21584.67
12	PERMISSIBLE SALE AREA	29954.33
13	PROPOSED SALE AREA	26623.81
14	TOTAL BUILT UP PROPOSED ( 11+13 )	48208.48
14 A	PURELY RESIDENTIAL B.U.A.	48208.48
14 B	REMAINING NON-RESIDENTIAL B.U.A.	---
15	F.S.I. CONSUMED ON NET HOLDING = 14/7	2.97
B	DETAILS OF F.S.I. AVAILABLE AS PER DCR 35 ( 4 )	
1	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 35 ( 4 ) FOR PURELY RESIDENTIAL = OR < ( 14 x 0.35 % )	4787.35
2	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 35 ( 4 ) FOR NON - RESIDENTIAL = OR < ( 14 x 0.20 % )	---
3	TOTAL FUNGIBLE B.U.A. VIDE DCR 35(4) = ( B.1 + B.2 )	4787.35
4	TOTAL GROSS B.U.A. PROPOSED ( 14 + B.3 )	52995.83
C	TENEMENT STATEMENT	
i	PROPOSED AREA ( ITEM 12 ABOVE )	
ii	LESS DEDUCTION OF NON RESI. AREA ( SHOP ETC. )	
iii	AREA AVAILABLE FOR TENEMENTS ( i - ii )	
iv	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS / HECTAR	
v	TENEMENTS PROPOSED	
vi	TENEMENTS EXISTING	
vii	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
1	PARKING REQUIRED BY REGULATIONS FOR	
i	CAR	
ii	SCOOTER / MOTOR CYCLE	
iii	OUTSIDERS ( VISITORS )	
TOTAL PARKING ( PROPOSED )		
E	TRANSPORT VEHICLES PARKING	
1	SPACES FOR TRANSPORT VEHICLES PARKING REQ.	
2	TOTAL NOS. OF TRANSPORT VEHICLES PARKING PROVIDED	
CERTIFICATE OF AREA		

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, TENEMENT STATEMENT, PLOT AREA LINE DIAGRAM, PLOT AREA CALCULATION, CARPET AREA FOR TYP. UNIT, AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission  
Dated: 7 JUN 2019

Executive Engineer  
Slum Rehabilitation Authority

NAME OF OWNER  
M/s. DHARMESH CONSTRUCTIONS PVT. LTD.

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROP SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S No. 3A/1(p) VILLAGE - CHARKOP. C.T.S. No. 467(p). VILLAGE - KANDIVALI, SITUATED AT BHABREKAR NAGAR, KANDIVALI (WEST), MUMBAI - 400 067.  
FOR: VISHWADEEP CO. OP. HSG. SOC. Ltd.  
FOR: TRIVENI CO. OP. HSG. SOC. Ltd.  
FOR: ADARSH CO. OP. HSG. SOC. Ltd.

PROJ. NO.	DRN. BY	DATE
	SHOAB MULLA	17 / 03 / 17
DRG. NO.	CHKD BY	SCALE
	CON. COM.	1:100
NORTH	REMARKS	

NAME & ADDRESS OF ARCHITECT

CONSULTANTS COMBINED ARCHITECTS