

**Slum Rehabilitation Authority**

Administrative Bldg., Anant Kanekar Marg,  
Bandra (East), Mumbai 400 051.  
E mail : [info@sra.gov.in](mailto:info@sra.gov.in).

No. SRA/ENG/601/PN/ML/LAY

Date :

15 MAY 2012

To,

Design Creation & Associates,  
Design Crest, 001/002,  
Plot No. 31 B, Sector - 9,  
Airoli, Navi Mumbai 400 708.

Subject : Proposed layout/subdivision/Amalgamation under S. R.  
Scheme proposed on the slum plot bearing C.T.S. No.  
307/66A, Valnai, Malad (W) for "M/s. Malad Shivshakti SRA  
CHS Lt.d."

Ref : Your letter dtd. 16-08-2011

Sir,

With reference to your above referred letter this is to inform you that the plans submitted by you for the layout/ sub-division of the above plot are approved as per the Development Control Regulations, 1991, subject to the terms and conditions registered under No. बदर ५-०४१२७-२०१२ dated 10/05/2012. The said terms and conditions of the layout shall be binding not only on the owners for the time being but also on their heirs, executors, administrator, assignees and every person deriving title through or under them. Final approval to the Sub-division/layout/sub-division will be issued after constructing the roads including lighting, drainage, sewerage etc. and recreation/amenity spaces are developed by leveling the plot and providing adequate number of trees on the same. You will please make it clear to your client that in case of breach of any of the terms and conditions as registered under No. बदर ५-०४१२७-२०१२ dated 10/05/2012, the deposit amounts are liable to be forfeited and the permission granted liable to be revoked.

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6/24

You are requested to demarcate the boundaries of land holding/the various plots/ the reservations, and the road alignment on site as per the approved plans and arrange to show on site the same to undersigned by fixing a prior appointment with him and get his approval to the layout/sub-division before proceeding further.

Please note that the construction work of the roads, filling of low lying land, diverting nallas, laying sewer lines, etc. should not be carried out unless the intimation is given to concerned Executive Engineer Roads/S.W.D./S.P. of MCGM and their permission is obtained for proceeding with the work.

Please also note that permission for construction of buildings on the sub-divided plots will not be entertained till the access roads are constructed in water bound macadam mode of construction with necessary sewers, storm water drains and water mains etc.

This permission for developing is valid for the period upto O.C. of the last building in the project from the date of issue as per the copy of approved plans which is sent herewith. In case of any amendment in the layout, the same shall be got approved after paying requisite fees and the additional terms and conditions, if any, shall be got registered.

Acc: One set of Plan.

Yours faithfully,

- sd -

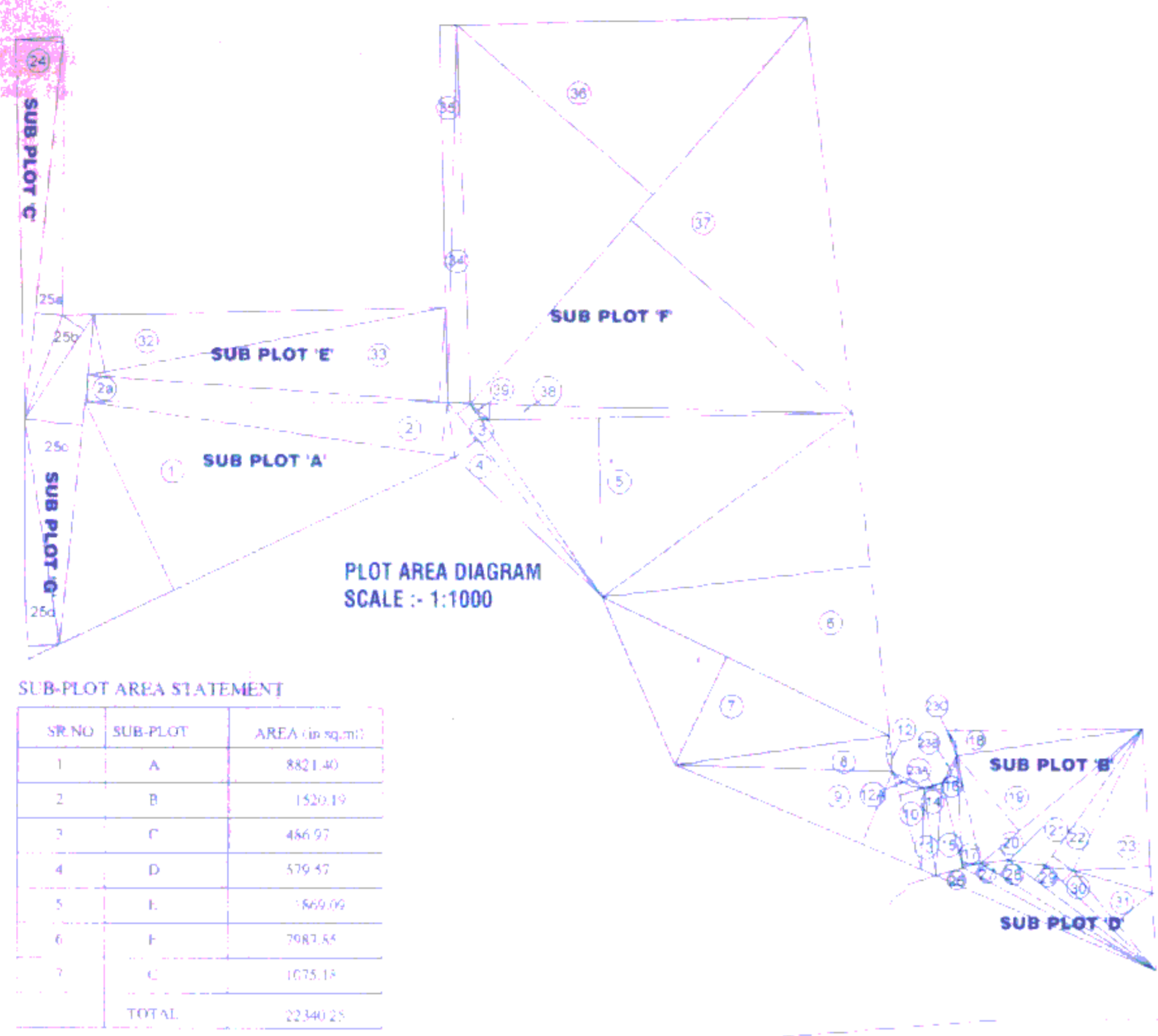
Executive Engineer -II  
Slum Rehabilitation Authority.

Copy forwarded for information to Owner:

- (1) M/s. ASK CORPORATION.
- (2) A.E.(Survey)W. S.
- (3) Asst. Comm. (P/N) Ward.
- (4) Dy. Collector (SRA)
- (5) A.A.& C. (P/N) ward
- (6) D.I.L.R.
- (7) A.E.W.W.(P/N) ward.
- (8) E.E.(Roads)Z-IV.
- (9) E.E. (SWD) Z-IV
- (10) E.E. (S.P.) W.S.

  
Executive Engineer-II

Slum Rehabilitation Authority



**SUB- PLOT - A' AREA CALCULATION**

AREA UNDER REHAB PLOT	NO	AREA (sq.mt)
0.5 X 100.81 X 48.02 X 1 NO	1	2429.45
0.5 X 86.27 X 12.32 X 1 NO	2	531.85
0.5 X 43.75 X 6.09 X 1 NO	2A	254.46
0.5 X 57.26 X 7.84 X 1 NO	3	199.94
0.5 X 57.26 X 6.31 X 1 NO	4	192.01
0.5 X 84.30 X 41.29 X 1 NO	5	1740.37
0.5 X 73.63 X 40.32 X 1 NO	6	1497.26
0.5 X 73.66 X 24.49 X 1 NO	7	904.42
0.5 X 52.25 X 9.21 X 1 NO	8	239.51
0.5 X 52.90 X 16.57 X 1 NO	9	436.97
0.5 X 21.43 X 4.98 X 1 NO	10	52.41
<b>DEDUCTIONS</b>		<b>8823.65</b>
1.25 X 7.97 X 1.46 X 1 NO	1	14.55
2.27 X 9.80 X 1.55 X 1 NO	2	69.13
2.27 X 1.95 X 4.53 X 1 NO	2A	2.08
<b>TOTAL PLOT AREA</b>		<b>8821.40</b>

**SUB- PLOT - B' AREA CALCULATION**

AREA UNDER REHAB PLOT	NO	AREA (sq.mt)
1.72 X 29.34 X 3.24 X 1 NO	13	16.35
1.72 X 21.41 X 4.11 X 1 NO	14	14.90
1.72 X 21.41 X 5.58 X 1 NO	15	20.95
1.72 X 25.85 X 3.60 X 1 NO	16	12.54
1.72 X 25.85 X 4.15 X 1 NO	17	15.54
1.72 X 45.68 X 8.48 X 1 NO	18	148.00
1.72 X 48.67 X 8.57 X 1 NO	19	150.56
1.72 X 48.67 X 7.61 X 1 NO	20	115.75
1.72 X 43.31 X 6.76 X 1 NO	21	126.19
1.72 X 38.84 X 3.85 X 1 NO	22	115.61
1.72 X 34.90 X 8.00 X 1 NO	23	232.00
<b>DEDUCTIONS</b>		<b>6.48</b>
2.25 X 2.9 X 4.91 X 0.29 X 1 NO	23A	6.48
2.25 X 2.9 X 7.01 X 0.29 X 1 NO	23B	6.69
2.25 X 2.9 X 7.01 X 0.29 X 1 NO	23C	6.69
<b>TOTAL PLOT AREA</b>		<b>1520.05</b>

**SUB- PLOT AREA STATEMENT**

SR NO	SUB- PLOT	AREA (in sq.mt)
1	A	8821.40
2	B	1520.05
3	C	486.97
4	D	576.42
5	E	1869.09
6	F	7983.84
7	G	1075.15
<b>TOTAL</b>		<b>22340.25</b>

**SUB- PLOT - C' AREA CALCULATION**

AREA UNDER INTER ACCESS ROAD	NO	AREA (sq.mt)
24 0.50 X 88.02 X 10.99 X 1 NO	24	486.97
<b>TOTAL PLOT AREA</b>		<b>486.97</b>

**SUB- PLOT - D' AREA CALCULATION**

AREA UNDER NALLA	NO	AREA (sq.mt)
25 0.2 X 55.29 X 1.89 X 1 NO	25	65.96
27 0.2 X 50.65 X 2.77 X 1 NO	27	70.53
27 0.2 X 47.96 X 4.0 X 1 NO	27	95.96
28 0.2 X 42.96 X 1.97 X 1 NO	28	84.48
29 0.2 X 35.03 X 1.58 X 1 NO	29	63.34
31 0.2 X 80.74 X 10.69 X 1 NO	31	166.04
<b>TOTAL PLOT AREA</b>		<b>589.57</b>

**SUB- PLOT - E' AREA CALCULATION**

AREA UNDER OPEN SPACE	NO	AREA (sq.mt)
32 0.2 X 44.97 X 1.1 X 1 NO	32	96.95
33 0.2 X 51.97 X 21.72 X 1 NO	33	933.00
34 0.2 X 47.0 X 5.96 X 1 NO	34	221.90
35 0.2 X 47.19 X 3.46 X 1 NO	35	71.76
<b>TOTAL PLOT AREA</b>		<b>1589.09</b>

**SUB- PLOT - F' AREA CALCULATION**

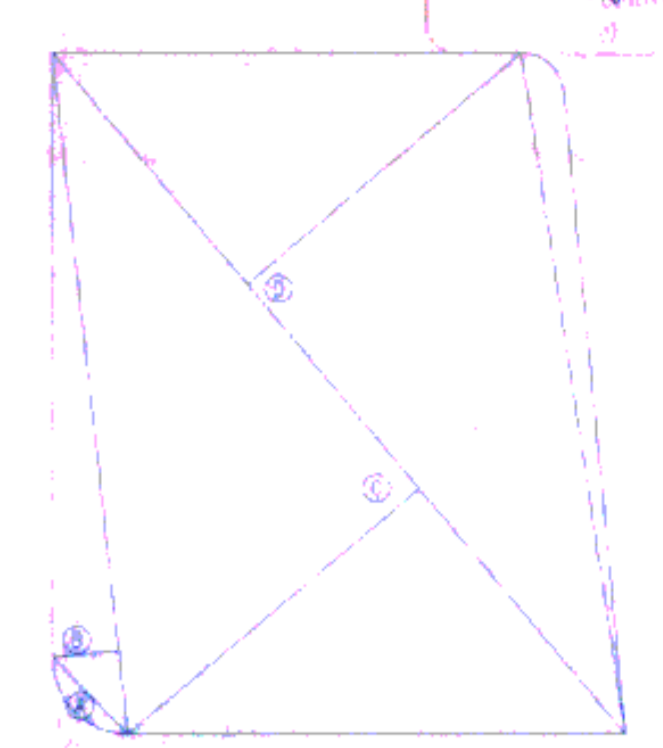
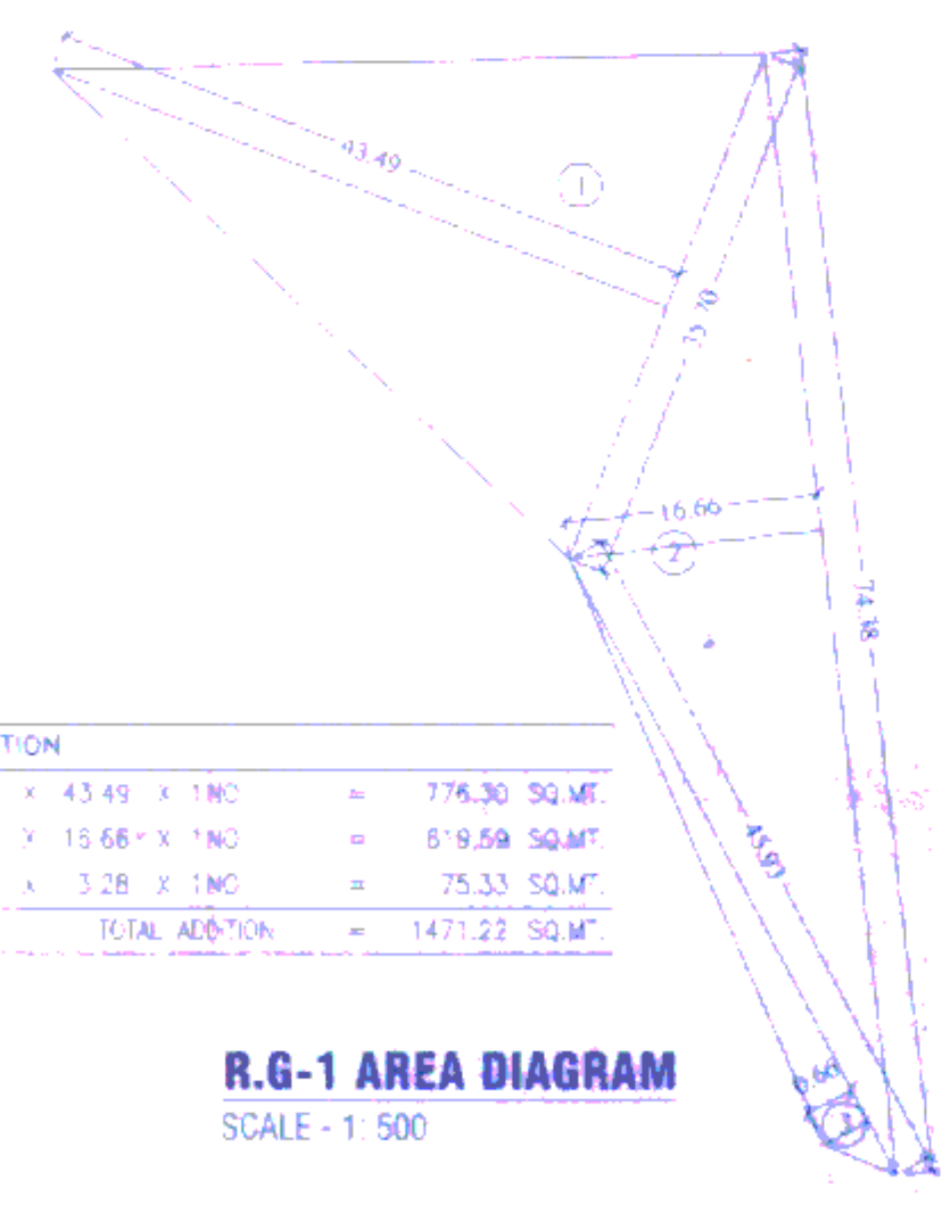
AREA UNDER SALE PLOT	NO	AREA (sq.mt)
36 0.50 X 122.40 X 59.86 X 1 NO	36	3663.43
37 0.50 X 122.40 X 65.02 X 1 NO	37	4182.82
38 0.50 X 90.00 X 152 X 1 NO	38	1584.00
39 0.50 X 1.67 X 0.84 X 1 NO	39	3.20
<b>TOTAL ADDITION</b>		<b>9853.45</b>

**SUB- PLOT - G' AREA CALCULATION**

AREA UNDER D.P. ROAD	NO	AREA (sq.mt)
25A 0.5 X 85.62 X 4.21 X 1 NO	25A	275.17
25B 0.5 X 25.99 X 3.96 X 1 NO	25B	48.12
25C 0.5 X 36.21 X 10.80 X 1 NO	25C	530.91
25D 0.5 X 55.30 X 7.54 X 1 NO	25D	202.05
<b>TOTAL PLOT AREA</b>		<b>1375.18</b>

**R.G-1 AREA CALCULATION**

1 1/2 X 35.70 X 43.49 X 1 NO	1	776.30
2 1/2 X 74.36 X 15.66 X 1 NO	2	619.59
3 1/2 X 45.93 X 3.28 X 1 NO	3	75.33
<b>TOTAL ADDITION</b>		<b>1471.22</b>



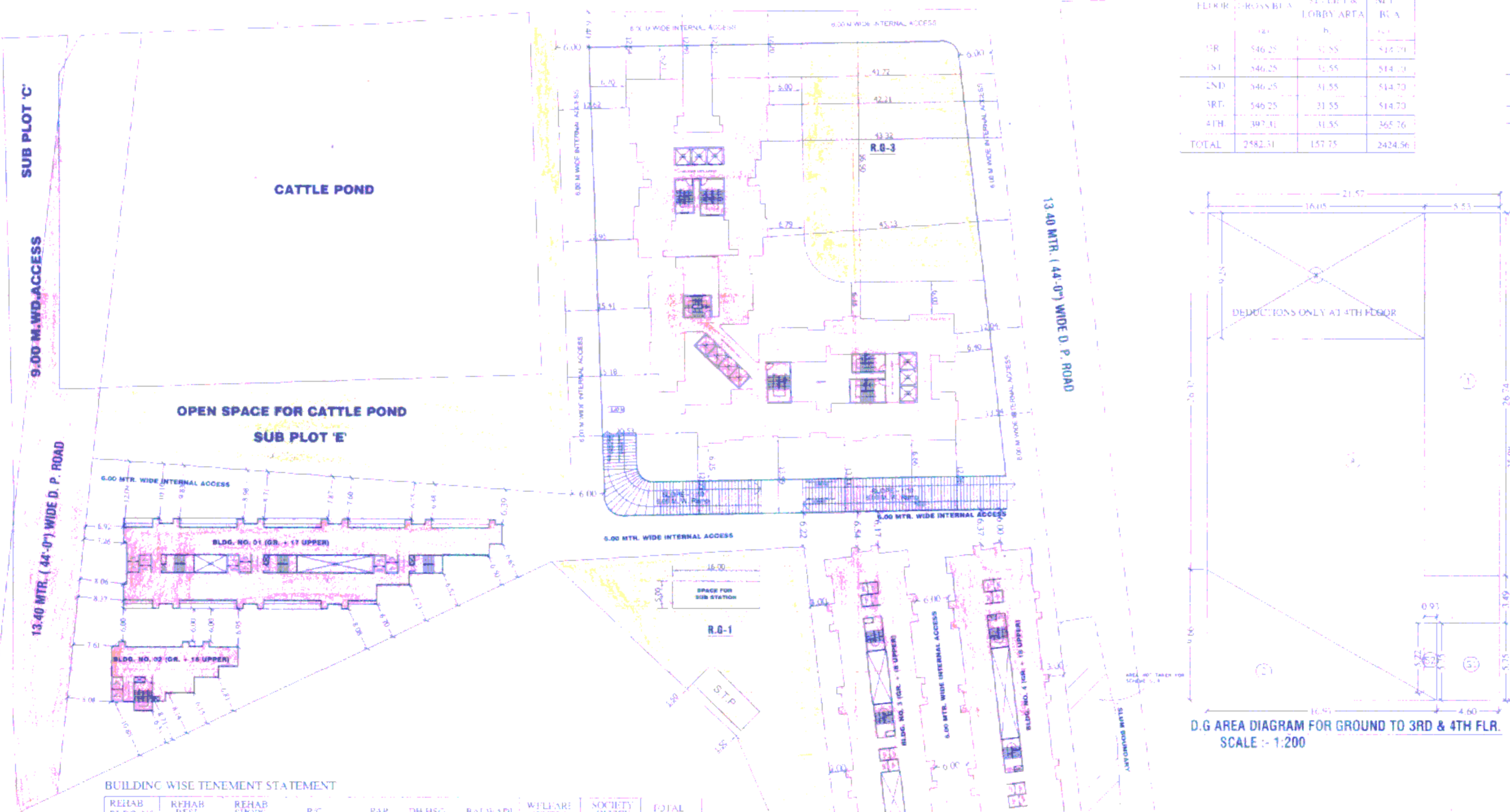
**R.G-3 AREA CALCULATION**

ADDITION	NO	AREA (sq.mt)
A 2.5 X 7.07 X 1.46 X 1 NO	A	6.88
B 1/2 X 45.12 X 4.42 X 1 NO	B	99.72
C 0.50 X 52.00 X 24.82 X 1 NO	C	645.32
D 0.50 X 52.00 X 23.45 X 1 NO	D	609.70
E 1/2 X 45.36 X 2.39 X 1 NO	E	54.21
F 2/3 X 3.34 X 0.61 X 1 NO	F	1.44
<b>TOTAL ADDITION</b>		<b>1417.27</b>

**PHYSICAL RG**

SR NO	PARTICULARS	AREA (in sq.mt)
1	RG-1	1471.22
2	RG-2	131.79
3	RG-3	1417.27
<b>TOTAL</b>		<b>3020.28</b>

13.40 MTR. (44'-0") WIDE D. P. ROAD



**D.G AREA STATEMENT**

FLOOR	GROSS BUA	ST. LIFT & LOBBY AREA	NET BUA
GR	546.25	12.55	533.70
1ST	546.25	12.55	533.70
2ND	546.25	12.55	533.70
3RD	546.25	12.55	533.70
4TH	397.31	11.35	385.96
<b>TOTAL</b>	<b>2582.51</b>	<b>50.55</b>	<b>2424.56</b>

**R.G-2 AREA DIAGRAM SCALE - 1:500**

**R.G-2 AREA CALCULATION**

1 1/2 X 44.80 X 2.93 X 1 NO	1	25.24
2 1/2 X 44.60 X 2.98 X 1 NO	2	86.45
<b>TOTAL ADDITION</b>		<b>131.79</b>

**BUILDING WISE TENEMENT STATEMENT**

REHAB BLDG. NO.	REHAB RES.	REHAB SHOPS	R/C	PAY	TH.HSC	BALR. ADI.	WELFARE CENTRE	SOCIETY OFFICE	TOTAL
1	257					01	02	02	262
2	69					02	01	11	83
3	323			36		02	02	02	365
4	196	10			5	02	02	02	253
5					46	02	02	11	61
<b>TOTAL</b>	<b>845</b>	<b>10</b>		<b>36</b>	<b>97</b>	<b>09</b>	<b>09</b>	<b>38</b>	<b>1114</b>

**BUILDING WISE BUILT-UP AREA STATEMENT**

BLDG. NO.	GROSS BUA	ST. LIFT & LOBBY AREA	REHAB SHOP AREA	TOILET AREA	REFUGE AREA	COMMON PASSAGE AREA	BALR/SOC. WELFARE AREA	NET BUA (b-a-d-e-g)	EXC BALR AREA	HYP BALR AREA	TOTAL BUA (b+a-f+g)	REHAB COMPONENT
1	13925.32	1954.62			277.62	4678.50	120.04	6894.48	59.76	27.44	6981.68	11780.28
2	3694.53	735.33			94.93	767.54	96.42	3008.07			2008.07	2865.67
3	17436.71	2147.57			364.79	5218.91	44.02	9561.42			9561.42	14924.35
4	12451.76	1347.86	98.88		242.21	3406.13	143.84	7236.05			7236.05	10588.91
5	5746.66	828.85			41.71	1665.36	143.84	3066.90			3066.90	4923.69
<b>TOTAL</b>	<b>53254.98</b>	<b>7014.23</b>	<b>98.88</b>		<b>1021.26</b>	<b>15736.50</b>	<b>648.16</b>	<b>24766.92</b>			<b>28854.12</b>	<b>45062.92</b>

**D.G AREA CALCULATION**

TYPICAL FLOOR (GR TO 3RD)	NO	AREA (sq.mt)
A 21.57 X 35.98 X 1 NO	A	776.09
<b>TOTAL ADDITION</b>		<b>776.09</b>

**DEDUCTIONS**

1 5.53 X 26.74 X 1 NO	1	147.87
2 1/2 X 16.97 X 9.66 X 1 NO	2	81.87
<b>TOTAL DEDUCTION</b>		<b>229.80</b>

**TOTAL BUILT UP AREA (A - B) = 546.25 SQ.MT**

**STAIRCASE & LIFT AREA**

S1 4.66 X 5.75 X 1 NO	S1	26.85
S2 3.75 X 5.22 X 2 X 0.93 X 1 NO	S2	5.10
<b>TOTAL STAIR &amp; LIFT AREA</b>		<b>31.55</b>

**NET BUILT UP AREA (C - D) = 514.70 SQ.MT**

**PROFORMA 'A'**

SR NO	AREA STATEMENT	SQ. METRES
1	AREA OF PLOT	22340.28
2	DEDUCTIONS FOR:	
(A) PROP. D.P. ROAD		1075.18
(B) UNDER NALLA WIDENING		678.57
(C) ANY RESERVATION		
(D) OPEN SPACE		1616.33
<b>TOTAL (A+B+C+D)</b>		<b>1869.07</b>
3	<b>TOTAL (A+B+C+D)</b>	<b>19471.17</b>
4	DEDUCTION FOR RECREATIONAL GROUND (P. DEDUCTABLE)	17200.08
5	<b>NET AREA OF PLOT (3 - 4)</b>	<b>1720.08</b>
6	ADDITION FOR FLOOR SPACE INDEX:	
2 (A) 100% PROPOSED ROAD		1076.18
2 (B) 100% RESERVATION (DGDCH)		1916.33
2 (C) 100% NALLA		576.57
<b>TOTAL</b>		<b>3271.08</b>
7	<b>TOTAL AREA (5 + 6)</b>	<b>20471.16</b>
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	
10	PERMISSIBLE FLOOR AREA (7 x 8 + 9) (INSITU)	61413.48

**PROFORMA 'B'**

**CONTENTS OF SHEET**

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, R.G. AREA DIAGRAM, R.G. AREA CALCULATION, REHAB AREA STATEMENT, SALE AREA STATEMENT, REHAB TENEMENT STATEMENT, CERTIFICATE OF AREA.

Certified that I have surveyed the plot under reference, on 02/03/2008, and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 22340.28 sq.mts. and tallies with the area stated in the document of ownership.

- Architect

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED LAYOUT ON PLOT BEARING C.T.S. NO. 30788A OF VILLAGE VALVA, MALAD (W), MUMBAI.

**NAME OF OWNER** M/S A.S.K. Corporation.

**NAME & SIGNATURE OF DEVELOPER**

**REVISION**

REVISION	DESCRIPTION	SCALE	DRAWN BY	CHECKED BY
25	AS SHOWN			

**STAMP OF DATE OF RECEIPT OF PLANS** STAMPS OF APPROVAL OF PLANS

**NAME ADDRESS & SIGNATURE OF LIC. SURVEYOR**

**DESIGN CREATIONS & ASSOCIATES**  
ARCHITECTS & ENGINEERS  
OFF. ADO.  
001/6002, Varad-Ashish Apts.  
Sector-9, Near Airport Circle,  
Airoli, Near Mumbai-400 706.

L.S. SACHIN V. GAIKWAD  
LIC. NO. G/2381/S

