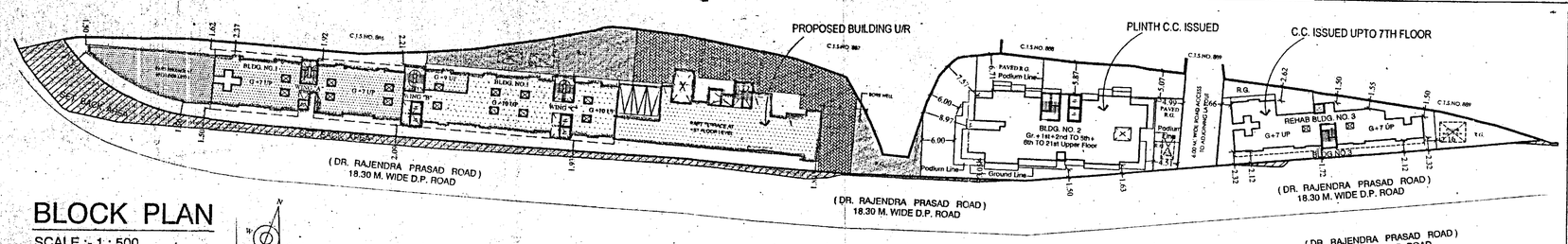
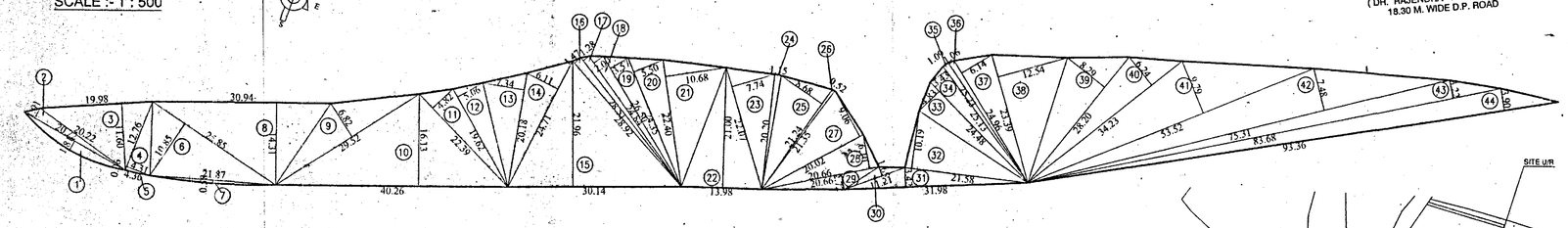


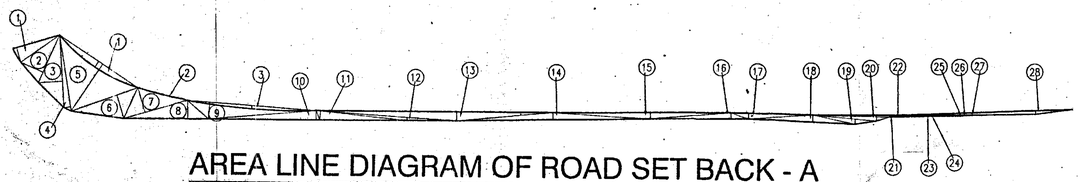
BLOCK PLAN

SCALE :- 1 : 500



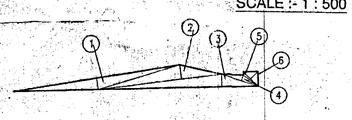
AREA LINE DIAGRAM OF PLOT

SCALE :- 1 : 500



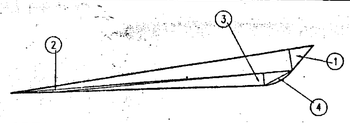
AREA LINE DIAGRAM OF ROAD SET BACK - A

SCALE :- 1 : 500



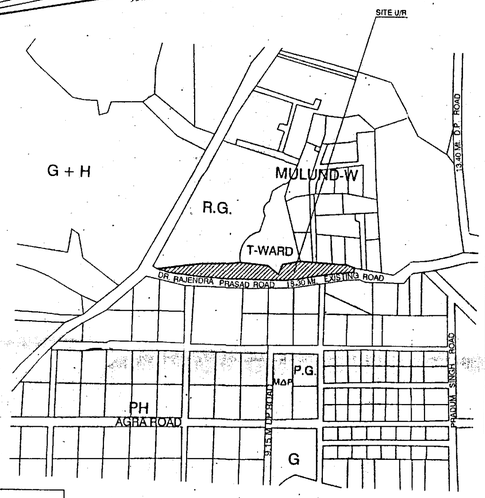
AREA LINE DIAGRAM OF SET BACK - B

SCALE :- 1 : 100



AREA LINE DIAGRAM OF SET BACK - C

SCALE :- 1 : 100



LOCATION PLAN

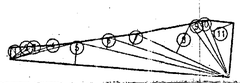
SCALE :- 1 : 4000

BUILT UP AREA CALCULATION OF SET BACK - B

DEDUCTIONS									
1	1/2	X	5.85	X	0.39	X 1 NO	=	1.14	SQ.MT.
2	1/2	X	4.32	X	0.50	X 1 NO	=	1.08	SQ.MT.
3	1/2	X	5.56	X	0.43	X 1 NO	=	1.20	SQ.MT.
4	1/2	X	1.34	X	0.21	X 1 NO	=	0.14	SQ.MT.
5	1/2	X	0.72	X	0.08	X 1 NO	=	0.03	SQ.MT.
6	1/2	X	0.72	X	0.36	X 1 NO	=	0.13	SQ.MT.
TOTAL SET BACK - B							=	3.72	SQ.MT.

BUILT UP AREA CALCULATION OF SET BACK - C

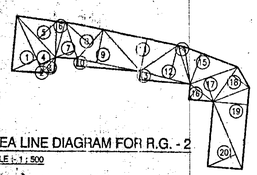
DEDUCTIONS									
1	1/2	X	10.68	X	0.75	X 1 NO	=	4.01	SQ.MT.
2	1/2	X	9.84	X	0.09	X 1 NO	=	0.44	SQ.MT.
3	1/2	X	8.39	X	0.42	X 1 NO	=	1.76	SQ.MT.
4	2/3	X	1.10	X	0.12	X 1 NO	=	0.09	SQ.MT.
TOTAL SET BACK - C							=	6.30	SQ.MT.



AREA LINE DIAGRAM FOR R.G. - 1

SCALE :- 1 : 500

AREA CALCULATION (R.G. 1)									
1	1/2	X	3.49	X	1.50	X 1 NO	=	2.62	SQ.MT.
2	1/2	X	4.65	X	0.53	X 1 NO	=	1.23	SQ.MT.
3	1/2	X	7.80	X	0.89	X 1 NO	=	3.47	SQ.MT.
4	1/2	X	11.95	X	0.55	X 1 NO	=	3.29	SQ.MT.
5	1/2	X	38.18	X	3.88	X 1 NO	=	74.07	SQ.MT.
6	1/2	X	27.16	X	2.04	X 1 NO	=	27.70	SQ.MT.
7	1/2	X	21.08	X	2.17	X 1 NO	=	22.80	SQ.MT.
8	1/2	X	17.79	X	5.52	X 1 NO	=	49.10	SQ.MT.
9	1/2	X	11.51	X	1.50	X 1 NO	=	8.63	SQ.MT.
10	1/2	X	11.17	X	1.34	X 1 NO	=	7.48	SQ.MT.
11	1/2	X	10.67	X	4.18	X 1 NO	=	22.30	SQ.MT.
						TOTAL AREA	=	223.19	SQ.MT.



AREA LINE DIAGRAM FOR R.G. - 2

SCALE :- 1 : 500

AREA CALCULATION (R.G. 2)									
1	1/2	X	10.20	X	4.76	X 1 NO	=	25.47	SQ.MT.
2	1/2	X	5.36	X	0.26	X 1 NO	=	0.70	SQ.MT.
3	1/2	X	3.35	X	1.60	X 1 NO	=	2.68	SQ.MT.
4	1/2	X	10.70	X	3.07	X 1 NO	=	16.42	SQ.MT.
5	1/2	X	9.83	X	4.27	X 1 NO	=	21.48	SQ.MT.
6	1/2	X	6.26	X	1.45	X 1 NO	=	4.54	SQ.MT.
7	1/2	X	6.70	X	3.50	X 1 NO	=	11.73	SQ.MT.
8	1/2	X	6.75	X	5.92	X 1 NO	=	19.64	SQ.MT.
9	1/2	X	11.16	X	5.82	X 1 NO	=	32.48	SQ.MT.
10	1/2	X	11.16	X	1.24	X 1 NO	=	6.92	SQ.MT.
11	1/2	X	13.28	X	5.75	X 1 NO	=	38.18	SQ.MT.
12	1/2	X	8.95	X	5.98	X 1 NO	=	26.76	SQ.MT.
13	1/2	X	8.95	X	1.41	X 1 NO	=	6.44	SQ.MT.
14	1/2	X	7.04	X	1.00	X 1 NO	=	3.52	SQ.MT.
15	1/2	X	9.90	X	5.61	X 1 NO	=	28.07	SQ.MT.
16	1/2	X	5.08	X	2.27	X 1 NO	=	5.77	SQ.MT.
17	1/2	X	8.70	X	4.21	X 1 NO	=	18.59	SQ.MT.
18	1/2	X	7.32	X	3.70	X 1 NO	=	13.54	SQ.MT.
19	1/2	X	14.16	X	6.01	X 1 NO	=	42.48	SQ.MT.
20	1/2	X	12.69	X	5.31	X 1 NO	=	33.69	SQ.MT.
						TOTAL AREA	=	359.10	SQ.MT.

TOTAL R.G. AREA = 582.29 SQ.MT.

SUB PLOT	SUB PLOT AREA	R.G. AREA PROPOSED
COMPOSITE BUILDING	2141.07 SMT	582.29 SMT (27.20 %)

TENAMENT STATEMENT FOR REHAB BLDG NO.1

FLOORS	REHAB RES	REHAB COMM	REHAB R/C	P.A.P.	BAL	WEL	SOC	RELIGIOUS STR.	TOTAL	SALE RES	SALE COMM
TOTAL	129	30	04	----	03	01	01	02	170	01	13

BUILT UP AREA STATEMENT FOR REHAB BLDG NO. 1 (GROUND FLOOR) (AREA IN SQ.M.)

FLOORS	CONSTRUCTED BUA.	DED FOR STR. LIFT & LIFT LOBBY	TOILET BLOCK	MATER ROOM	E.D. AREA	SALE COMMERCIAL	BALANCE REHAB COMP AREA	DED FOR AREAS NOT COUNTED IN F.S.I.			NET BUA OF REHAB F.S.I.	SALE COMMERCIAL
								PASSAGE AREA	RELIGIOUS STR.	TOTAL DEDUCTION		
GROUND	1157.44	186.70	65.64	38.44	1.79	296.10	568.77	-----	29.30	29.30	539.47	296.10

BUILT UP AREA STATEMENT FOR REHAB BLDG. NO. 1 (TYPICAL FLOOR)

FLOORS	CONSTRUCTED BUA.	DED FOR STR. LIFT & LIFT LOBBY	DED FOR F.B. AREA	DED FOR ELECTRICAL DUCT	DED FOR EXCESS PASSAGE	DED FOR SALE AREA	BALANCE REHAB COMP AREA	DED FOR AREAS NOT COUNTED IN F.S.I.			NET BUA OF REHAB F.S.I.	SALE RESI
								PASSAGE AREA	DED FOR AMENITIES BUA	FREE OF F.S.I AREA (6 + 7 + 8 + 9)		
1ST TO 10TH FLOOR	6905.04	860.05	1009.09	16.91	3.20	38.27	4977.52	977.97	122.07	1100.04	3877.48	38.27

RESIDENTIAL FUNGIBLE AREA SUMMARY FOR REHAB BLDG NO. 1

FLOORS	REHAB B.U.A (SQ.MT.)	PROPOSED FUNGIBLE AREA (SQ.MT.)				TOTAL PROPOSED FUNGIBLE AREA (SQ.MT.)
		F.B. AREA	ELECTRICAL DUCT	EXCESS PASSAGE	PART TERRACE	
TOTAL	3877.48	1009.09	16.91	3.20	312.31	1341.51

TOTAL REHAB B.U.A. PROPOSED	=	3877.48	SQ.MT.
PERMISSIBLE FUNGIBLE AREA 35%	=	1357.12	SQ.MT.
TOTAL PROPOSED FUNGIBLE	=	1341.51	SQ.MT.

PLOT AREA CALCULATION

ADDITION										
1	2/3	X	20.22	X	1.81	X 1 NO	=	24.40	SQ.MT.
2	1/2	X	20.22	X	1.91	X 1 NO	=	19.31	SQ.MT.
3	1/2	X	19.48	X	11.60	X 1 NO	=	112.98	SQ.MT.
4	1/2	X	12.76	X	4.31	X 1 NO	=	27.50	SQ.MT.
5	2/3	X	4.36	X	0.06	X 1 NO	=	0.17	SQ.MT.
6	1/2	X	25.85	X	10.85	X 1 NO	=	140.24	SQ.MT.
7	2/3	X	21.87	X	0.58	X 1 NO	=	8.46	SQ.MT.
8	1/2	X	30.94	X	14.31	X 1 NO	=	221.38	SQ.MT.
9	1/2	X	29.52	X	6.82	X 1 NO	=	100.66	SQ.MT.
10	1/2	X	40.26	X	16.13	X 1 NO	=	324.70	SQ.MT.
11	1/2	X	22.39	X	4.82	X 1 NO	=	53.96	SQ.MT.
12	1/2	X	19.62	X	5.06	X 1 NO	=	49.64	SQ.MT.
13	1/2	X	20.18	X	7.34	X 1 NO	=	74.06	SQ.MT.
14	1/2	X	24.71	X	6.11	X 1 NO	=	75.49	SQ.MT.
15	1/2	X	30.14	X	21.96	X 1 NO	=	330.94	SQ.MT.
16	1/2	X	28.92	X	1.47	X 1 NO	=	21.26	SQ.MT.
17	1/2	X	28.51	X	1.28	X 1 NO	=	18.25	SQ.MT.
18	1/2	X	27.84	X	2.00	X 1 NO	=	27.84	SQ.MT.
19	1/2	X	26.50	X	3.57	X 1 NO	=	47.30	SQ.MT.
20	1/2	X	24.35	X	5.50	X 1 NO	=	66.96	SQ.MT.
21	1/2	X	22.40	X	10.68	X 1 NO	=	119.62	SQ.MT.
22	1/2	X	13.98	X	21.00	X 1 NO	=	146.79	SQ.MT.
23	1/2	X	22.07	X	7.74	X 1 NO	=	85.41	SQ.MT.
24	1/2	X	20.20	X	1.15	X 1 NO	=	11.62	SQ.MT.
25	1/2	X	21.24	X	8.68	X 1 NO	=	92.18	SQ.MT.
26	1/2	X	21.35	X	0.52	X 1 NO	=	5.55	SQ.MT.
27	1/2	X	20.02	X	9.06	X 1 NO	=	90.69	SQ.MT.
28	1/2	X	20.66	X	6.10	X 1 NO	=	63.01	SQ.MT.
29	1/2	X	20.66	X	2.72	X 1 NO	=	28.10	SQ.MT.
30	1/2	X	11.21	X	1.65	X 1 NO	=	9.25	SQ.MT.
31	1/2	X	31.98	X	3.42	X 1 NO	=	54.69	SQ.MT.
32	1/2	X	21.58	X	10.19	X 1 NO	=	109.95	SQ.MT.
33	1/2	X	24.48	X	4.83	X 1 NO	=	59.12	SQ.MT.
34	1/2	X	25.13	X	3.43	X 1 NO	=	43.10	SQ.MT.
35	1/2	X	25.23	X	1.09	X 1 NO	=	13.75	SQ.MT.
36	1/2	X	25.23	X	1.06	X 1 NO	=	13.37	SQ.MT.
37	1/2	X	24.96	X	6.14	X 1 NO	=	76.63	SQ.MT.
38	1/2	X	23.29	X	12.54	X 1 NO	=	146.03	SQ.MT.
39	1/2	X	28.20	X	8.29	X 1 NO	=	116.89	SQ.MT.
40	1/2	X	34.23	X	6.24	X 1 NO	=	106.80	SQ.MT.
41	1/2	X	53.52	X	9.79	X 1 NO	=	261.98	SQ.MT.
42	1/2	X	75.34	X	7.48	X 1 NO	=	281.77	SQ.MT.
43	1/2	X	83.68	X	3.22	X 1 NO	=	134.72	SQ.MT.
44	1/2	X	93.36	X	3.90	X 1 NO	=	182.05	SQ.MT.
TOTAL PLOT AREA							=	3998.57	SQ.MT.

ROAD SET BACK - A AREA CALCULATION

ADDITION									
1	1/2	X	8.89	X	2.75	X 1 NO	=	12.22	SQ.MT.
2	1/2	X	9.48	X	4.44	X 1 NO	=	21.05	SQ.MT.
3	1/2	X	13.26	X	4.37	X 1 NO	=	28.97	SQ.MT.
4	1/2	X	14.01	X	1.22	X 1 NO	=	8.55	SQ.MT.
5	1/2	X	17.25	X	10.29	X 1 NO	=	88.75	SQ.MT.
6	1/2	X	12.98	X	4.46	X 1 NO	=	28.95	SQ.MT.
7	1/2	X	12.14	X	4.68	X 1 NO	=	28.41	SQ.MT.
8	1/2	X	15.44	X	3.34	X 1 NO	=	25.78	SQ.MT.
9	1/2	X	23.53	X	3.06	X 1 NO	=	36.00	SQ.MT.
10	1/2	X	20.31	X	1.71	X 1 NO	=	17.37	SQ.MT.
11	1/2	X	16.57	X	1.64	X 1 NO	=	13.59	SQ.MT.
12	1/2	X	25.69	X	0.56	X 1 NO	=	7.19	SQ.MT.
13	1/2	X	43.32	X	1.67	X 1 NO	=	36.17	SQ.MT.
14	1/2	X	35.44	X	1.31	X 1 NO	=	23.21	SQ.MT.
15	1/2	X	32.43	X	1.15	X 1 NO	=	18.65	SQ.MT.
16	1/2	X	17.91	X	1.15	X 1 NO	=	10.30	SQ.MT.
17	1/2	X	15.04	X	1.05	X 1 NO	=	7.90	SQ.MT.
18	1/2	X	19.45	X	1.29	X 1 NO	=	12.55	SQ.MT.
19	1/2	X	11.68	X	0.94	X 1 NO	=	5.49	SQ.MT.
20	1/2	X	14.04	X	0.77	X 1 NO	=	5.41	SQ.MT.
21	1/2	X	15.39	X	0.34	X 1 NO	=	2.62	SQ.MT.
22	1/2	X	6.90	X	0.31	X 1 NO	=	1.07	SQ.MT.
23	1/2	X	6.09	X	0.04	X 1 NO	=	0.12	SQ.MT.
24	1/2	X	11.66	X	0.11	X 1 NO	=	0.64	SQ.MT.
25	1/2	X	12.23	X	0.03	X 1 NO	=	0.18	SQ.MT.
26	1/2	X	13.65	X	0.10	X 1 NO	=	0.68	SQ.MT.
27	1/2	X	25.44	X	0.12	X 1 NO	=	1.53	SQ.MT.
28	1/2	X	32.17	X	0.65	X 1 NO	=	10.46	SQ.MT.
TOTAL ADDITION							=	453.81	SQ.MT. X

DEDUCTIONS									
1	2/3	X	17.25	X	1.28	X 1 NO	=	14.72	SQ.MT.
2	2/3	X	9.38	X	0.13	X 1 NO	=	0.81	SQ.MT.
3	2/3	X	24.10	X	0.62	X 1 NO	=	9.73	SQ.MT.
TOTAL DEDUCTION							=	25.26	SQ.MT. Y
TOTAL SET BACK - A							=	428.55	SQ.MT. X

BUILDING NO. 1	SHEET NO.1/5

CONTENTS OF SHEET

LAYOUT SHEET

STAMP OF DATE OF RECEIPT OF PLANS

Approved subject to the condition mentioned in this office permission Letter No. SRA/ENG/ 2612/R.P./STALE/LOP Dt 2-0 NOV 2015

for Executive Engineer Slum Rehabilitation Authority

STAMP OF DATE OF APPROVAL OF PLANS

	PROFORMA - A	TOTAL (Sq.Mt.)
1	AREA OF PLOT PLOT AREA AS PER ANNEXURE II	4790.80 3998.57
2	DEDUCTION FOR (a) D.P. ROAD SET BACK AREA (APEA CONSIDERED FOR F.S.I) (b) EXISTING ROAD (c) PROPOSED ROAD (d) ANY RESERVATION (e) ___ % AMENITY SPACE AS PER DCR 58/57 (SUB-PLOT ___) OTHER	438.57
3	BALANCE AREA OF PLOT (1)-(2)	3550.00
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	
5	NET AREA OF PLOT (3)-(4)	3550.00
6	ADDITIONS FOR FLOOR SPACE INDEX 2(a) 100% FOR D.P. ROAD SET BACK AREA	438.57
7	TOTAL AREA'S (5+6)	3998.57
8	FLOOR SPACE INDEX PERMISSIBLE	2.00
9	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	11953.71
10	EXISTING FLOOR AREA	
11	PROPOSED BUILT UP AREA (A) BUILDING NO. 1 (B) BUILDING NO. 2 (C) BUILDING NO. 3 TOTAL	REHAB / SALE 2314.94 / 197.09 174.84 / 5578.70 1004.52 / 63.84 3494.30 / 5839.63
12	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	5139.83
13A	PURELY RESIDENTIAL BUILT UP AREA	287.00
13B	REMAINING NON - RESIDENTIAL BUILT UP AREA	
13	TOTAL BUILT-UP PROPOSED (10 + 11(A) + 12)	4416.97 / 197.09
14	FSI CONSUMED ON NET HOLDING (13/3)	
8	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL FOR < (13A X 0.35)	1341.51 / —
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL A OR < (13B X 0.20)	69.99 / 144.18
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (8.1 + 8.2)	1410.50 / 144.18
4	TOTAL GROSS BUILT UP AREA PROPOSED (13 + 8.3)	

AMOUNT OF Rs 71500/- IS PAID TO MCGM VIDE RECEIPT NO. 2662375 DATED 16/11/2015 TOWARDS PAYMENT OF COMPENSATORY FUNGIBLE F.S.I.

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Sale Bldg.No. 1 Under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 889 (pt.) of village Mulund, Situated at Dr. Rajendra Prasad Road, Mulund (West), Mumbai M.S.D.
For Kadampada Co-op Housing Society Ltd.

DEVELOPER'S NAME & SIGNATURE

M/S. MALDE PROPERTIES PVT. LTD.
C/O. MARBLE INDIA, UNIT NO.1, CHATRAPATI SHIVAJI RD.
NEAR JARI MARI GARDEN DAHISAR(E),MUMBAI - 400 068.

NAME AND ADDRESS OF THE ARCHITECT

STAMP & SIGNATURE OF ARCHITECT

DOT ARCHITECTS
Dr. Ph. Hadoshtrshtra Mandir, Madhusudan Kalelkar Marg, Kalanagar, Lamington Road, Bombay-400051

DRAWN BY :	CHETAN
CHKD BY :	----
DATE :	16-06-2015
SCALE :	AS SHOWN
DRG NO :	
REVISION :	01

NORTH

DOT ARCHITECTS

Ar. Manoj Vishwakarma
Ar. Kalam Musale

Ground Floor, Shantala Sangeet Vidyalaya, Kalanagar, Bandra(E), Mumbai - 400 051.
Tel. - 2645 2311 / Fax - 2645 1173
email: dotarchitects@yahoo.co.in