



CARPET AREA STATEMENT ANNEX NO. 1	
SIZES	TOTAL
2.50 X 3.48	11.95
CARPET AREA	11.95

CARPET AREA STATEMENT ANNEX NO. 3	
SIZES	TOTAL
2.50 X 4.48	13.25
3.74 X 2.10	7.85
CARPET AREA	21.10

CARPET AREA STATEMENT ANNEX NO. 4	
SIZES	TOTAL
3.00 X 6.59	19.77
1.89 X 1.57	2.95
CARPET AREA	22.42

CARPET AREA STATEMENT ANNEX NO. 5	
SIZES	TOTAL
3.04 X 4.34	13.19
2.89 X 1.35	3.63
CARPET AREA	16.82

CARPET AREA STATEMENT ANNEX NO. 6	
SIZES	TOTAL
3.00 X 6.59	19.77
2.71 X 2.99	8.10
0.35 X 2.10	0.73
CARPET AREA	28.60

CARPET AREA STATEMENT ANNEX NO. 7	
SIZES	TOTAL
2.57 X 7.24	18.61
CARPET AREA	18.61

CARPET AREA STATEMENT ANNEX NO. 8	
SIZES	TOTAL
2.74 X 4.34	11.89
CARPET AREA	11.89

COMMERCIAL AREA STATEMENT				
SR. NO.	AREA IN ANNEX (SQ. MT.)	AREA FOR CALCULATION	EXCESS AREA	
1	8.82	8.82	0.00	
2	22.08	22.42	0.34	
3	21.08	23.63	2.55	
4	18.00	18.61	0.61	
5	20.04	20.90	0.86	
6	21.38	21.10	-0.28	
7	16.82	16.82	0.00	
8	11.78	11.89	0.11	
TOTAL AREA	149.00	152.20	3.20	

EXCESS REHAB SHOP AREA COUNTED IN SALE = 13.18 SQ. MT. = 14.43

REHAB AREA ON GROUND FLOOR = 198.87 SQ. MT. = 14.43 X 13.72

SALE BUA ON GROUND FLOOR = 14.43 X 22.96 = 331.41 SQ. MT.

REHAB SHOP EQUIVALENT = 149.00 / 25.00 = 5.96 SAY 6 NOS.

SANITATION REQUIREMENT

SANITATION REQUIREMENT IS AS FOLLOWS

189.80 SQ. MT. X 35 PERSONS/50.00 SQ. MT. AT NOS.

TOTAL NO. OF PERSONS AREA AT NOS.

TOTAL NO. OF MALE PERSONS AREA 24 NOS.

TOTAL NO. OF FEMALE PERSONS AREA 21 NOS.

PARTICULARS AS PER RULES			
REQUIRED	MALE	FEMALE	PROPOSED
WATER CLOSET	1 FOR 40	1 FOR 25	PERSONS
1 NOS	1 NOS	1 NOS	1 NOS

REQUIREMENT			
REQUIRED	MALE	FEMALE	PROPOSED
WATER CLOSET	1 FOR 40	1 FOR 25	PERSONS
1 NOS	1 NOS	1 NOS	1 NOS



BUILT UP AREA CALCULATION	
REHAB SHOP AREA	1.89 X 1.57 = 2.95 SQ. MT.
TOTAL ADDITION	1.89 X 1.57 = 2.95 SQ. MT.
DEDUCTIONS	
1. 1.89 X 1.57 X 1 NO.	2.95 SQ. MT.
TOTAL DEDUCTION	2.95 SQ. MT.
TOTAL BUILT UP AREA (X-Y)	12.10 SQ. MT.

BUILT UP AREA CALCULATION	
REHAB SHOP AREA	1.89 X 1.57 = 2.95 SQ. MT.
TOTAL ADDITION	1.89 X 1.57 = 2.95 SQ. MT.
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TOTAL ADDITION	1.89 X 1.57 = 2.95 SQ. MT.
DEDUCTIONS	
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TOTAL DEDUCTION	2.95 SQ. MT.
TOTAL BUILT UP AREA (X-Y)	12.10 SQ. MT.

TABLE SHOWING TOTAL REHAB COMPONENT									
FLOOR	REHAB BUA FOR F.S.I	COMMON PASSAGE	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	TOTAL	TOTAL REHAB COMPONENT	FUNGIBLE REHAB	FUNGIBLE SALE
GROUND	152.53					152.53	152.53	12.10	37.41
1ST	10.59	19.38				29.97	29.97	0.66	118.39
2ND	10.27	19.38				29.65	29.65	0.66	118.39
3RD	10.27	19.38				29.65	29.65	0.66	118.39
4TH	10.27	19.38				29.65	29.65	0.66	118.39
5TH	10.27	19.38				29.65	29.65	0.66	118.39
6TH	10.27	19.38				29.65	29.65	0.66	118.39
7TH	10.27	19.38				29.65	29.65	0.66	118.39
8TH	10.27	19.38				29.65	29.65	0.66	118.39
9TH	10.27	19.38				29.65	29.65	0.66	118.39
10TH	10.27	19.38				29.65	29.65	0.66	118.39
11TH	10.27	19.38				29.65	29.65	0.66	118.39
12TH	10.27	19.38				29.65	29.65	0.66	118.39
13TH	10.27	19.38				29.65	29.65	0.66	118.39
14TH	10.27	19.38				29.65	29.65	0.66	118.39
15TH	10.27	19.38				29.65	29.65	0.66	118.39
16TH	10.27	19.38				29.65	29.65	0.66	118.39
17TH	10.27	19.38				29.65	29.65	0.66	118.39
18TH	10.27	19.38				29.65	29.65	0.66	118.39
19TH	10.27	19.38				29.65	29.65	0.66	118.39
20TH	10.27	19.38				29.65	29.65	0.66	118.39
TOTAL	1411.37	472.06	24.10	28.10	23.13	1543.39	1543.39	126.73	1949.63

REHAB FUNGIBLE

COMMERCIAL = 152.53 X 20% = 30.51

RESIDENTIAL = 1288.40 X 35% = 450.97

FUNGIBLE PERMISSIBLE = 481.48

SALE FUNGIBLE

COMMERCIAL = 37.30 X 20% = 7.46

RESIDENTIAL = 1911.33 X 35% = 668.97

FUNGIBLE PERMISSIBLE = 676.43

SALE PERMISSIBLE AREA = 2555.73

PERMISSIBLE FITNESS CENTER AREA (2% OF 2555.73) = 51.11

PROPOSED FITNESS CENTER AREA = 43.30

TABLE SHOWING TENANTS DISTRIBUTION (REHAB)									
FLOOR	RESIDENTIAL	RAP	COMMERCIAL	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE		
GROUND									
1ST									
2ND									
3RD									
4TH									
5TH									
6TH									
7TH									
8TH									
9TH									
10TH									
11TH									
12TH									
13TH									
14TH									
15TH									
16TH									
17TH									
18TH									
19TH									
20TH									
TOTAL	22.00	20.00	8.00	1.00	1.00	1.00	60.00		

PARKING STATEMENT - REHAB			
FLOOR	C.A. BELOW 35 SQ. MT.	C.A. BETWEEN 35 TO 45 SQ. MT.	C.A. BETWEEN 45 TO 70 SQ. MT.
REQUIRED	1 Parking = 8 FLAT, 1 Parking = 4 FLAT, 1 Parking = 2 FLAT		
GROUND			
1ST TO 19TH	42		
TOTAL	42		

PARKING STATEMENT - SALE			
FLOOR	C.A. BELOW 35 SQ. MT.	C.A. BETWEEN 35 TO 45 SQ. MT.	C.A. BETWEEN 45 TO 70 SQ. MT.
REQUIRED	1 Parking = 8 FLAT, 1 Parking = 4 FLAT, 1 Parking = 2 FLAT		
GROUND			
1ST TO 20TH	58.00		00
TOTAL	58.00		00

TOILET AREA CALCULATION	
GROUND FLOOR	
A. 2.85 X 1.95 X 1 NO.	5.56 SQ. MT.
TOTAL ADDITION	5.56 SQ. MT.
FREE OF F.S.I = 5.56 X 2.20 = 1.23	

STAMP OF APPROVAL OF PLANS

Approved Subject to the condition mentioned in this office permission Letter No. 2272/SP/14/P dated 15.05.2017

Executive Engineer
Slum Rehabilitation Authority

PROFORMA - A		
AREA	AREA STATEMENT	AREA IN SQ. MT.
1	AREA OF THE PLOT	1120.00
2	DEDUCTION FOR ROAD SET BACK AREA	163.71
3	EXISTING NALLA	
4	ANY RESERVATION	
5	TOTAL (A-B-C)	163.71
6	BALANCE AREA OF THE PLOT (1-2)	956.29
7	DEDUCTION FOR WELFARE CENTER (IF DEDUCTIBLE)	
8	NET AREA OF THE PLOT (3-4)	956.29
9	ADDITIONS FOR FLOOR SPACE INDEX	
10	21a) 100%	163.71
11	21b) 100%	
12	TOTAL AREA (5+6)	1120.00
13	FLOOR SPACE INDEX PERMISSIBLE	3.00
14	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS/ADDITIONAL AREA 15% AREA	
15	EXISTING TENANT	
16	PERMISSIBLE FLOOR AREA (7+8) + 9	3360.00
17	PROPOSED AREA	
18	PERMISSIBLE AREA FOR SALE (EQ. TO REHAB COMPONENT)	1411.37
19	PROPOSED AREA OF SALE	1949.63
20	TOTAL BUA CONSUMED	3360.00
21	F.S.I CONSUMED	3.00
22	REHAB FUNGIBLE	216.73
23	SALE FUNGIBLE	647.10
24	FUNGIBLE PAID UNDER RECEIPT NO. 1002958678 Dated: 11/02/2017	850.00

PROFORMA - B		
CONTENT OF SHEET		
GROUND FLOOR PLAN, GROUND FLOOR BUA CALCULATION, BUILT UP AREA STATEMENT, TENANT STATEMENT & BLOCK PLAN ETC.		
REVISION	DESCRIPTION	SIGNATURE
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SITE, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.		
SIGNATURE OF LICENSED ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SURVEYOR		
DESCRIPTION OF PROPOSAL & PROPERTY		
S.R. SCHEME ON LAND BEARING C.T. NO. 244/PT. 244/1, OF VILLAGE, BHANDUP (W) MUMBAI.		
NAME & SIGN. OF OWNER		
M/S. KSHITRU REALTORS & DEVELOPERS		
DRG NO.	01	
DRAWN BY		
CHECKED BY		
DATE		
SCALE	1:100	

S. ASSOCIATES
ARCHITECT AND INT. DESIGNER
202, ODYSSEY IT PARK, ROAD NO. 9,
NEAR OLD PASSPORT OFFICE LANE,
WAGLE ESTATE, THANE (W)