PROFORMA- B	DRG. NO- 01 / 09
CONTENTS OF SHEET	
COMP BLDG.	LOWER GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, AREA DIAG. & CALCULATION, PARKING AREA STATEMENT, R.G. AREA CALC.

CAR PARKING STATEMENT

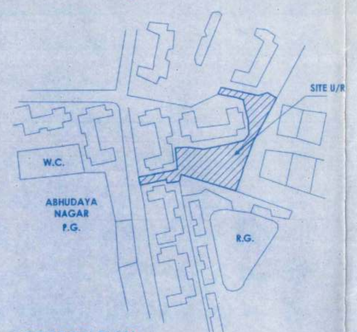
REHAB WING

DESCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
ONE PARKING TO 150 Sq.mt. FOR COMMERCIAL AREA	83.34/ 150	0.56
10% COMM. VISITORS PARKING	0.06 SAY	MINIMUM 1.00 NOS.
8 TENEMENTS HAVING CARPET AREA UP TO 45 Sq.mt.	110.00 NOS.	13.75 NOS.
25% RESI. VISITORS PARKING		3.43 NOS.
TOTAL PARKING		17.18 NOS.
TOTAL PARKING REQUIRED		18.18 NOS SAY 18.00 NOS.
TOTAL PARKING PROVIDED		18.00 NOS.

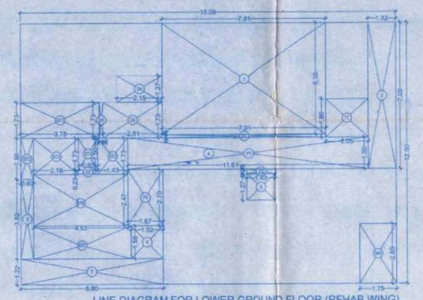
CAR PARKING STATEMENT

SALE WING

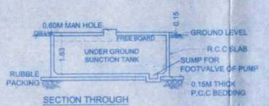
DESCRIPTIONS	NO. OF TENEMENTS	NO. OF PARKING
ONE PARKING TO 40 Sq.mt. FOR COMMERCIAL AREA	NIL	NIL
10% COMM. VISITORS PARKING	NIL	NIL
4 TENEMENTS HAVING CARPET AREA UP TO 40 Sq.mt.	112.00 NOS.	28.00 NOS.
2 TENEMENTS HAVING CARPET AREA 40 TO 60 Sq.mt.	01 NOS.	0.50 NOS.
25% RESI. VISITORS PARKING		7.13 NOS.
TOTAL PARKING		35.63 NOS.
TOTAL PARKING REQUIRED		36.00 NOS SAY 49.00 NOS.
TOTAL PARKING PROVIDED		49.00 NOS.



LOCATION PLAN
SCALE - 1:4000

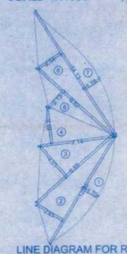


LINE DIAGRAM FOR LOWER GROUND FLOOR (REHAB WING)
SCALE -1:100



SECTION THROUGH SUCTION TANK

SECTION OF PRO. COMPOUND WALL



LINE DIAGRAM FOR R.G. 1
SCALE -1:200

R.G. 1 AREA CALCULATION

1	1/2	X	12.68	X	1.78	X 1 NO	=	11.29	SQ.MT.	
2	1/2	X	12.68	X	3.08	X 1 NO	=	19.53	SQ.MT.	
3	1/2	X	10.35	X	4.21	X 1 NO	=	21.79	SQ.MT.	
4	1/2	X	7.51	X	3.78	X 1 NO	=	14.19	SQ.MT.	
5	1/2	X	10.32	X	2.24	X 1 NO	=	11.56	SQ.MT.	
6	1/2	X	14.86	X	2.67	X 1 NO	=	19.84	SQ.MT.	
7	1/2	X	14.86	X	1.87	X 1 NO	=	13.89	SQ.MT.	
					TOTAL DEDUCTION		=	112.09	SQ.MT.	Y1

R.G. AREA CALCULATION

R.G. REQUIREMENT = 2220.95 X 8% = 177.68 SQ.MT.
R.G. PROPOSED = 112.09 + 65.99 = 177.99 SQ.MT.

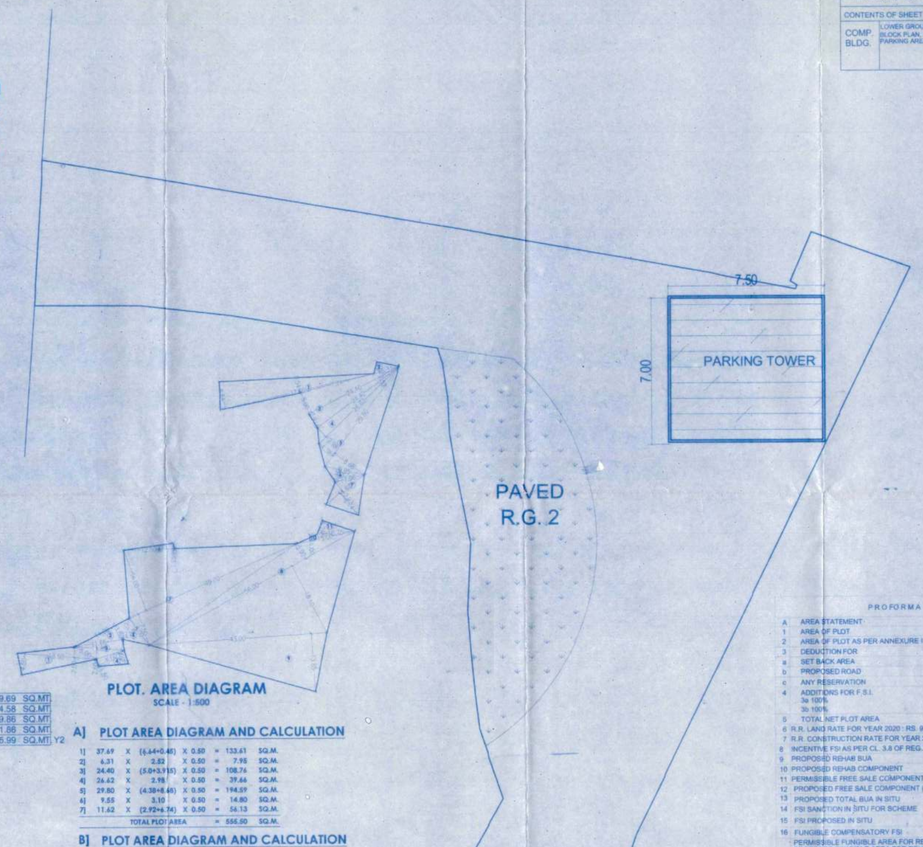
LINE DIAGRAM FOR R.G. 2
SCALE -1:200

R.G. 2 AREA CALCULATION

8	1/2	X	9.92	X	3.97	X 1 NO	=	19.69	SQ.MT.	
9	1/2	X	9.92	X	2.94	X 1 NO	=	14.58	SQ.MT.	
10	1/2	X	10.65	X	3.73	X 1 NO	=	19.86	SQ.MT.	
11	1/2	X	6.74	X	3.52	X 1 NO	=	11.86	SQ.MT.	
					TOTAL DEDUCTION		=	65.99	SQ.MT.	Y2

TEMPLE AREA LINE DIAGRAM & CALCULATION

T	3.30	X	2.30	X 1 NO	=	7.59	SQ.MT.	



PLOT. AREA DIAGRAM
SCALE - 1:500

A] PLOT AREA DIAGRAM AND CALCULATION

1]	37.69	X	(6.44+0.46)	X 0.50	=	133.61	SQ.M.
2]	4.31	X	2.83	X 0.50	=	7.95	SQ.M.
3]	24.40	X	(5.0+3.915)	X 0.50	=	108.74	SQ.M.
4]	26.42	X	2.98	X 0.50	=	39.44	SQ.M.
5]	29.80	X	(4.38+6.46)	X 0.50	=	194.59	SQ.M.
6]	1.65	X	3.10	X 0.50	=	14.80	SQ.M.
7]	11.42	X	(2.92+6.74)	X 0.50	=	54.13	SQ.M.
			TOTAL PLOT AREA		=	556.50	SQ.M.

B] PLOT AREA DIAGRAM AND CALCULATION

1]	18.50	X	(2.60+4.50)	X0.50	=	64.75	SQ.M.
2]	14.00	X	3.80	X0.50	=	26.60	SQ.M.
3]	11.55	X	(2.60+2.60)	X0.50	=	30.03	SQ.M.
4]	8.00	X	(1.50+3.50)	X0.50	=	20.00	SQ.M.
5]	8.00	X	4.30	X0.50	=	17.20	SQ.M.
6]	12.50	X	1.25	X0.50	=	7.81	SQ.M.
7]	45.00	X	(14.00+7.50)	X0.50	=	528.75	SQ.M.
8]	54.00	X	(5.00+18.00)	X0.50	=	644.50	SQ.M.
9]	43.00	X	13.85	X0.50	=	297.78	SQ.M.
10]	15.00	X	1.00	X0.50	=	7.50	SQ.M.
11]	10.78	X	3.24	X0.50	=	17.42	SQ.M.
			TOTAL(1 TO 12)		=	1665.45	SQ.M.
			A] +B]		=	TOTAL	
			556.50+1665.45		=	2220.95	SQ.M.

PROFORMA

A	AREA STATEMENT	SQ.MT
1	AREA OF PLOT	2220.95
2	AREA OF PLOT AS PER ANNEXURE II	--
3	DEDUCTION FOR	--
a	SET BACK AREA	--
b	PROPOSED ROAD	--
c	ANY RESERVATION	2220.95
4	ADDITIONS FOR F.S.I.	
	3a 100%	--
	3b 100%	--
5	TOTAL NET PLOT AREA	2220.95
6	R.R. LAND RATE FOR YEAR 2020 : RS. 95,100	--
7	R.R. CONSTRUCTION RATE FOR YEAR 2019 : RS. 27,500	--
8	INCENTIVE FSI AS PER CL. 3.8 OF REG. 33(10) OF DCPR, 2034	1.00
9	PROPOSED REHAB BUA	3704.19
10	PROPOSED REHAB COMPONENT	4387.97
11	PERMISSIBLE FREE SALE COMPONENT (IN SITU)	4387.97
12	PROPOSED FREE SALE COMPONENT (46.44 + 4320.28)	4366.72
13	PROPOSED TOTAL BUA IN SITU	8092.16
14	FSI SANCTION IN SITU FOR SCHEME	3.643
15	FSI PROPOSED IN SITU	3.643
16	FUNGIBLE COMPENSATORY FSI	
	PERMISSIBLE FUNGIBLE AREA FOR REHAB (3704.19 x 35%)	1296.46
	PROPOSED FUNGIBLE AREA FOR REHAB	24.36
	PERMISSIBLE FUNGIBLE AREA FOR SALE (4387.97 x 35%)	1535.79
	PROPOSED FUNGIBLE AREA FOR SALE	
C	TENEMENT STATEMENT	
1	NET AREA OF PLOT ITEM A-7 ABOVE	
2	LESS DEDUCTION OF NON RESI. AREA (SHOP ETC.)	
3	AREA OF TENEMENT	
4	TENEMENTS PERMISSIBLE DENSITY OF 7a PER Ha.	Not Applicable
5	TENEMENTS EXISTING	
6	TENEMENTS PROPOSED	
7	TOTAL TENEMENTS	
D	PARKING STATEMENT	
	PARKING REQUIRED BY RULES.	
1	CAR	
2	SCOOTER / MOTOR CYCLE	
3	OUTSIDERS (VISITORS)	
	TOTAL PARKING (PROPOSED)	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04/09/2018 AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED THE AREA SO WORKED ON SITE AND OUT IS 2220.95 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

BUILT UP AREA CALCULATION

LOWER GROUND FLOOR (REHAB WING "A")										
A	18.06	X	12.50	X	1 NO		=	225.75	SQ.MT.	
					TOTAL ADDITION		=	225.75	SQ.MT.	X

DEDUCTIONS

1	7.91	X	5.35	X	1 NO		=	42.32	SQ.MT.	
2	1.32	X	7.00	X	1 NO		=	9.24	SQ.MT.	
3	0.60	X	3.82	X	1 NO		=	2.29	SQ.MT.	
4	1.52	X	1.58	X	1 NO		=	2.40	SQ.MT.	
5	6.80	X	1.22	X	1 NO		=	8.30	SQ.MT.	
6	1.43	X	1.27	X	1 NO		=	1.82	SQ.MT.	
					TOTAL DEDUCTION		=	66.37	SQ.MT.	Y1
TOTAL CONSTRUCTION AREA [X - Y1]							=	159.38	SQ.MT.	X1

STAIRCASE AREA CALCULATION

ST1	3.78	X	1.73	X	1 NO		=	6.54	SQ.MT.	
ST2	0.90	X	1.96	X	1 NO		=	1.18	SQ.MT.	
ST3	2.18	X	1.73	X	1 NO		=	3.77	SQ.MT.	
ST4	0.92	X	1.50	X	1 NO		=	1.38	SQ.MT.	
ST5	1.43	X	1.73	X	1 NO		=	2.47	SQ.MT.	
ST6	4.53	X	2.47	X	1 NO		=	11.19	SQ.MT.	
ST7	4.66	X	1.58	X	1 NO		=	7.36	SQ.MT.	
TOTAL STAIRCASE AREA							=	33.92	SQ.MT.	Y2

E.D. / F.D. AREA CALCULATION

D1	0.19	X	1.73	X	1 NO		=	0.33	SQ.MT.	
D2	0.92	X	0.23	X	1 NO		=	0.21	SQ.MT.	
D3	2.81	X	1.73	X	1 NO		=	4.86	SQ.MT.	
D4	2.15	X	1.27	X	1 NO		=	2.73	SQ.MT.	
TOTAL E.D. / F.D. AREA							=	8.13	SQ.MT.	Y3

TOILET AREA CALCULATION

T1	2.05	X	1.86	X	1 NO		=	3.81	SQ.MT.	
TOTAL TOILET AREA							=	3.81	SQ.MT.	Y4

SALE AREA CALCULATION

SA1	1.75	X	2.85	X	1 NO		=	4.99	SQ.MT.	
TOTAL SALE AREA							=	4.99	SQ.MT.	Y5

NET COMPONENT AREA [X1 - (Y2+Y3+Y4+Y5)]	=	106.53	SQ.MT. X2

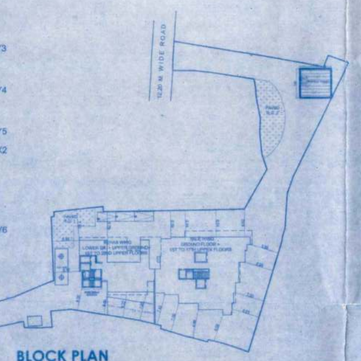
PASSAGE AREA CALCULATION

P1	11.61	X	1.50	X	1 NO		=	17.42	SQ.MT.	
P2	7.91	X	0.15	X	1 NO		=	1.19	SQ.MT.	
P3	1.43	X	0.23	X	1 NO		=	0.33	SQ.MT.	
P4	1.67	X	2.70	X	1 NO		=	4.51	SQ.MT.	
TOTAL PASSAGE AREA							=	23.45	SQ.MT.	Y6

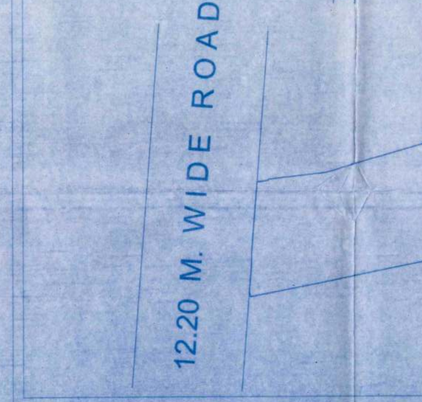
NET BUILT UP AREA [X2 - Y6]	=	83.08	SQ.MT.

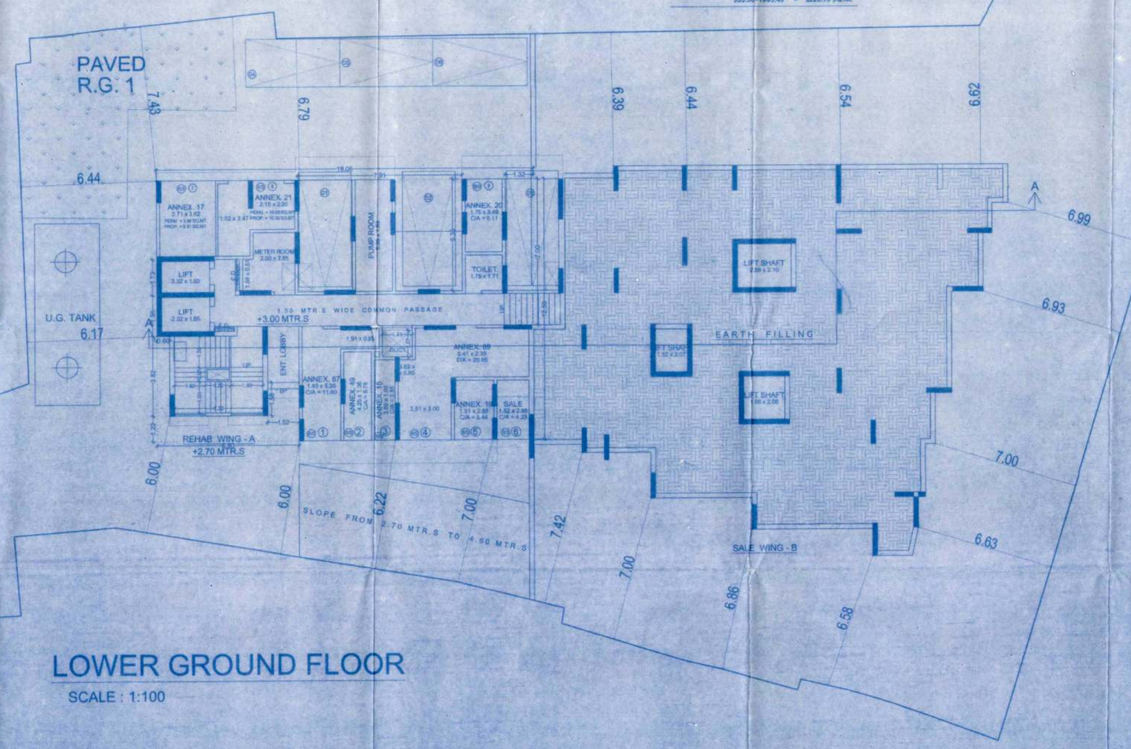
ALLOTMENT LIST :- LOWER GROUND FLOOR

SR. NO.	NUMBER IN ANNEXURE II	EXISTING CARPET AREA (SQ.MT. AS PER ANNEX.II)	AREA REQUIRED AS PER REG. (SQ.MT.)	AREA PROPSED BY ARCHITECT (SQ.MT.)	EXCESS CARPET AREA (SQ.MT.)	PROPSED SHOP NO. IN PLAN
1	49	5.78	5.78	5.78	0.00	02
2	67	10.62	10.62	11.60	0.98	01
3	89	21.00	20.90	20.95	0.05	04
4	17	9.80	9.80	9.81	0.01	07
5	18	3.75	3.75	3.85	0.10	03
6	19	5.40	5.40	5.44	0.04	05
7	20	6.10	6.10	6.11	0.01	09
8	21	10.00	10.00	10.00	0.00	08
	TOTAL	41.66	40.67	42.24	1.19	



BLOCK PLAN
SCALE - 1:500





LOWER GROUND FLOOR
SCALE : 1:100

This concedes Approval to the Previous Plans sanctioned under no. SRA/ENG/ 3592/MHL/AP Dated 12/05/2021

Approved Subject to the condition Mentioned in this office permission Letter No. SRA/ENG/ 3592/MHL/AP
21 OCT 2020
21.10.2020
Assistant Engineer
Slum Reh. Initiation Authority

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

NAME OF DEVELOPER
M/S. SITESH DEVELOPER.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED S.R.A. SCHEME ON PLOT BEARING C.T.S. NO. 6/148 (PT.) AT ABHUDAYA NAGAR, KALACHOWKI FOR:- RAIDAD CHS & JAI MAHARASHTRA CHS

PROJ.NO.	DRN.BY	DATE
	RAKESH BHANGE	27/10/2020
DRG.NO.	CHECKED BY	SCALE
		1 : 100

NAME & ADDRESS OF ARCHITECT
SANJAY JOSHI AND ASSOCIATES
ARCHITECT AND INTERIOR DESIGNERS
A/3, SHREENATH BHAVAN, Y. R. TAWADE MARG, DAHISAR (W), MUMBAI -400 068