

PROFORMA - A

AREA STATEMENT	Sq. Mt.
(1) Area of plot	1349.00
(2) Deductions for:	
(a) Road set-back area	280.00
(b) Proposed road	280.00
(c) Any reservation	280.00
Total (a)+(b)+(c)	840.00
(3) Balance area of plot (1 minus 2)	1069.00
(4) Deduction for recreation ground (15%)	150.35
(5) Net area of plot (3 minus 4)	1069.00
(6) Addition for floor space index	280.00
(7) Total area (5 plus 6)	1349.00
(8) Floor Space Index Permissible	3.00
(9) Floor Space Index credit available by Development Rights (Residual to 40% of the balance area vide item 5 above)	—
(10) Permissible floor area (7 X 8) plus 9	4047.00
(11) Existing floor area	—
(12) Proposed floor area	1627.54
(13) Balance B.U.A.	2111.74
(14) Excess balcony area taken in floor space index (as per B-13) below	—
(15) Total built-up area proposed	3736.28
(16) Area Balance	307.72
(17) Floor Space Index Consumed	2.771
TEENEMENT DENSITY STATEMENT	
(1) Area Of The Plot	1349.00
DEDUCT	
(2) Road Set Back Area 100%	280.00
(3) Net Area For Tenement Density	1069.00
(4) Tenements Required (500/Ha)	54
(5) Tenements Existing on Site (with B.U.A.)	42
(6) P.A.P. Generated in The Scheme	12
(7) Amenities	03
Total Tenements Proposed	57

PROFORMA - B

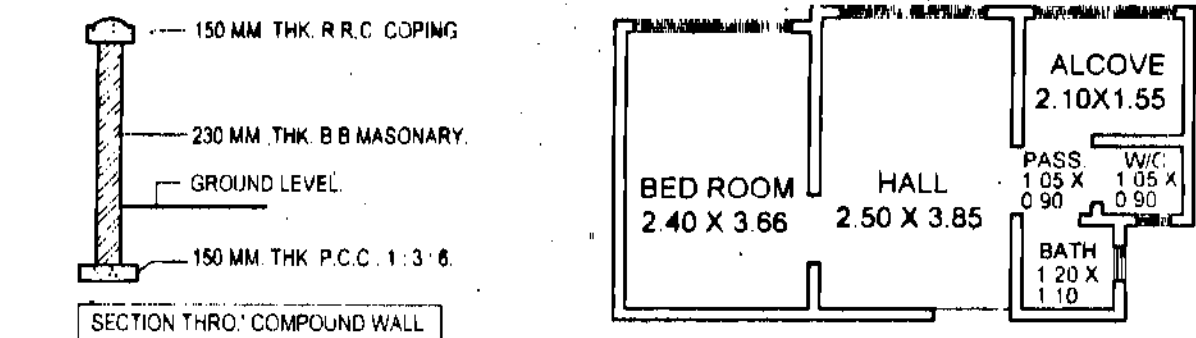
CONTENT OF THE SHEET
BLOCK, LOCATION, GROUND FLOOR PLANS PLOT AREA & AREA LINE DIAGRAM
STAMP OF APPROVAL OF PLAN
This certificate is given to the applicant for the proposed plan. SR/ENG/2457/N/PL/AP Dated: 20/12/2011 15 DEC 2011 Executive Engineer Bum Rehabilitation Authority
NOTES -
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED S.R. SCHEME ON PLOT BEARING C.T.S. NO. 121 (P), OF VILLAGE KHOL GHATKOPAR (W), MUMBAI - 400 086 FOR SHREE GANESH SRA CHS (PROP.)
NAME AND ADDRESS OF THE DEVELOPER
SHREE SABA CONSTRUCTIONS PVT. LTD.
201, BPS Plaza, 2nd Floor, Devidayal Road, Mulund (W), Mumbai - 400 080
CERTIFICATE OF AREA
NAME AND ADDRESS OF THE ARCHITECT
ARCHITECTS
DR. K. S. K. S.
DATE: 08-05-2013
SCALE: AS SHOWN
DWG NO: 17/10A/1/4
REVISION: 08
1. The plan is a true and correct copy of the original plan as submitted. 2. The plan is a true and correct copy of the original plan as submitted. 3. The plan is a true and correct copy of the original plan as submitted.

SCHEDULEWISE DISTRIBUTION OF TENEMENTS (Wing "A")

FLOORS	RESIDENTIAL	RESI + COMM	COMMERCIAL	P.A.P.	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	TOTAL
GROUND	—	—	—	03	—	01	01	05
FIRST	—	—	—	06	01	—	—	07
SECOND	04	—	—	03	—	—	—	07
THIRD TO SEVENTH	35	—	—	—	—	—	—	35
GRAND TOTAL	39	—	—	12	01	01	01	54

SCHEDULEWISE DISTRIBUTION OF TENEMENTS (Wing "B")

FLOORS	REHAB	RESIDENTIAL	SOCIETY OFFICE	ELECTRIC METER ROOM	LETTER BOX ROOM	BUDDHA VIHAR	TOTAL SALE	GRAND TOTAL
GROUND	01	05	06	—	01	01	04	10
1st TO 7th	—	—	—	—	—	—	—	—
EIGHTH	—	—	—	—	—	—	—	—
TENTH	—	—	—	—	—	—	—	—
GRAND TOTAL	01	05	06	—	01	01	42	48



PLAN OF SINGLE UNIT.

UNIT AREA CALCULATIONS.

REHAB HALL	2.50 X 3.85	=	9.63 Sq. Mt.
BED ROOM	2.40 X 3.86	=	9.26 Sq. Mt.
ALCOVE	2.10 X 1.55	=	3.26 Sq. Mt.
PASSAGE	1.05 X 0.90	=	0.95 Sq. Mt.
W.C.	1.05 X 0.90	=	0.95 Sq. Mt.
BATH	1.20 X 1.10	=	1.32 Sq. Mt.
DOOR JAM	0.90 X 0.15 X 2	=	0.27 Sq. Mt.
CARPET AREA		=	25.00 Sq. Mt.

F.S.I. FOR GROUND FLOOR (WING "A")

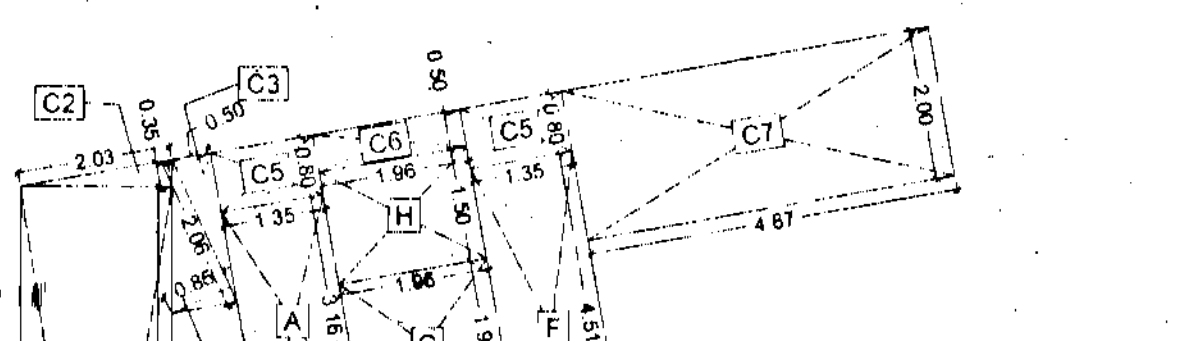
+ 0.50 X 1.12 X 1.4	=	0.78 Sq. Mt.
+ 0.50 X 2.55 X 0.55 X 0.54	=	0.06 Sq. Mt.
Total	=	0.84 Sq. Mt.

F.S.I. FOR GROUND FLOOR (WING "B")

+ 0.50 X 1.12 X 1.4	=	0.78 Sq. Mt.
+ 0.50 X 2.55 X 0.55 X 0.54	=	0.06 Sq. Mt.
Total	=	0.84 Sq. Mt.

AMENITIES CALCULATION

AT GR + 1st FLOOR (V X 2)	=	24.32 X 4.68
AT GROUND FLOOR (V X 1)	=	23.34
TOTAL AMENITIES	=	72.00 SMT



STAIRCASE, LIFT, LOBBY & COMMON PASSAGE AT GROUND FLOOR

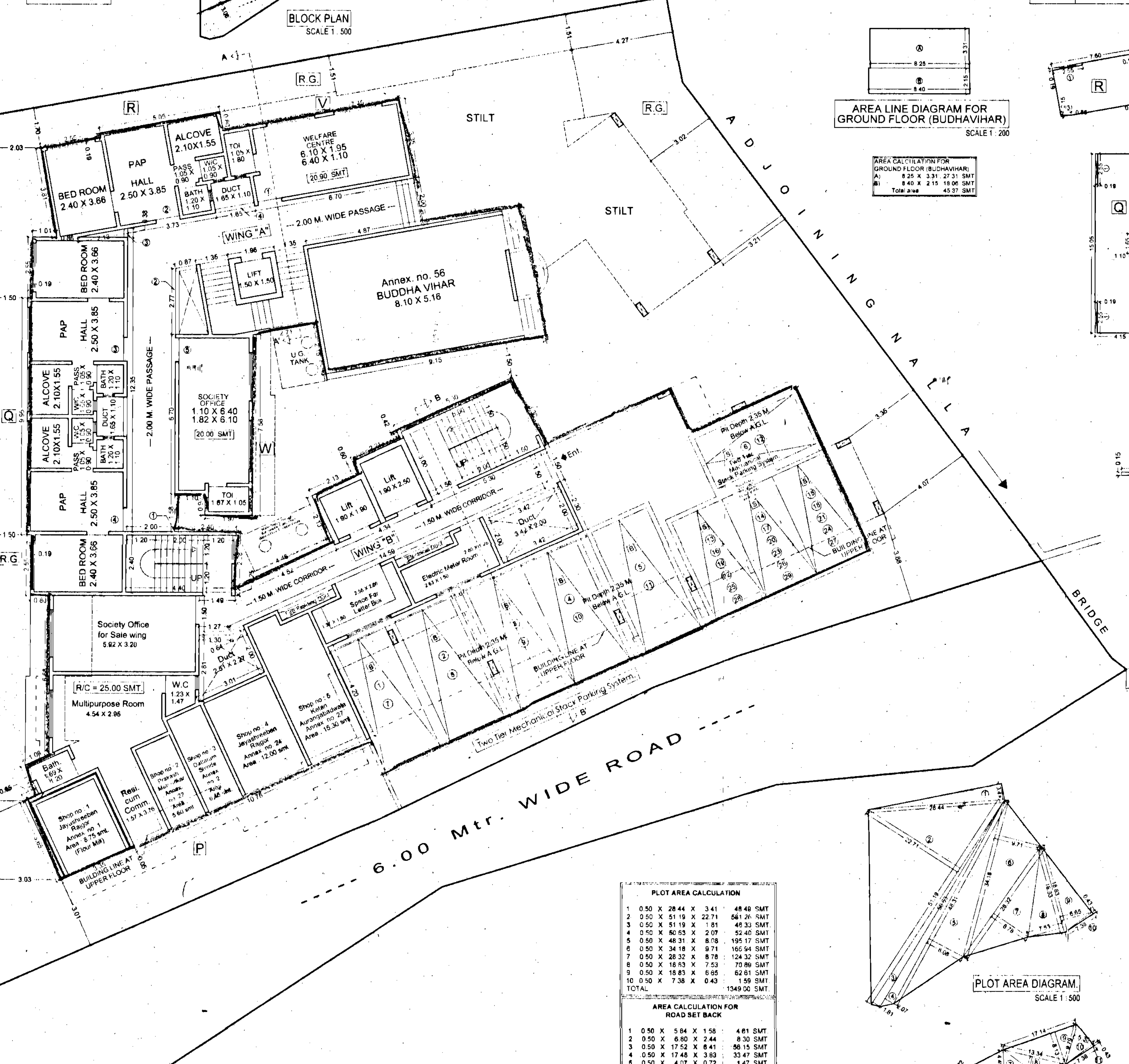
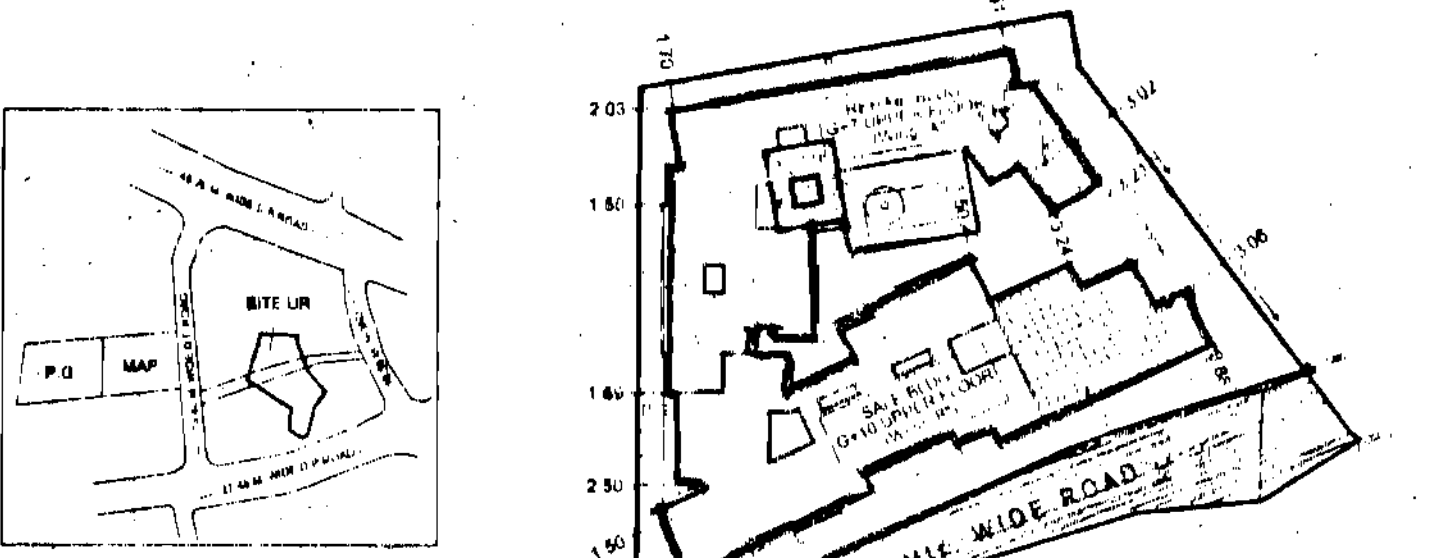
SCALE 1:100

PARKING STATEMENT

Sl. No.	RESIDENTIAL	NO. OF CARS	PARKING SPACE REQUIRED
1	54	54	54
2	12	12	12
3	12	12	12
4	12	12	12
5	12	12	12
6	12	12	12
7	12	12	12
8	12	12	12
9	12	12	12
10	12	12	12
11	12	12	12
12	12	12	12
13	12	12	12
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50	12	12	12
51	12	12	12
52	12	12	12
53	12	12	12
54	12	12	12
55	12	12	12
56	12	12	12
57	12	12	12
58	12	12	12
59	12	12	12
60	12	12	12

AREA STATEMENT

AREA OF THE PLOT	1349.00 Sq. Mt.
ROAD SET BACK AREA 100%	280.00 Sq. Mt.
NET AREA FOR TENEMENT DENSITY	1069.00 Sq. Mt.
TEENEMENTS REQUIRED (500/H.A.)	54 NO.s
1/5 EXISTING ON SITE - RESIDENTIAL	39 NO.s
COMMERCIAL	06 NO.s
P.A.P. GENERATED IN THE SCHEME	12 NO.s
BALWADI, WELFARE CENTRE, SOC. OFFICE	03 NO.s
TOTAL TENEMENTS REQUIRED	60 NO.s
PROPOSED TENEMENTS	60 NO.s



GROUND FLOOR PLAN

SCALE 1:100

PLOT AREA CALCULATION

1	0.50 X 28.44 X 3.41	=	48.48 SMT
2	0.50 X 51.19 X 22.71	=	581.26 SMT
3	0.50 X 51.19 X 1.81	=	45.33 SMT
4	0.50 X 80.53 X 2.07	=	52.40 SMT
5	0.50 X 48.31 X 8.08	=	195.17 SMT
6	0.50 X 34.18 X 9.71	=	165.54 SMT
7	0.50 X 28.32 X 9.78	=	124.32 SMT
8	0.50 X 18.53 X 7.53	=	70.36 SMT
9	0.50 X 15.83 X 6.85	=	62.81 SMT
10	0.50 X 7.38 X 0.43	=	1.59 SMT
TOTAL		=	1349.00 SMT

AREA CALCULATION FOR ROAD SET BACK

1	0.50 X 5.84 X 1.58	=	4.61 SMT
2	0.50 X 6.80 X 2.44	=	8.30 SMT
3	0.50 X 17.52 X 6.41	=	56.15 SMT
4	0.50 X 17.48 X 3.88	=	33.47 SMT
5	0.50 X 4.07 X 0.72	=	1.47 SMT
6	0.50 X 16.25 X 3.00	=	24.38 SMT
7	0.50 X 16.25 X 4.40	=	36.48 SMT
8	0.50 X 13.34 X 2.68	=	17.94 SMT
9	0.50 X 17.14 X 8.13	=	69.87 SMT
10	0.50 X 9.78 X 5.30	=	25.94 SMT
11	0.50 X 7.38 X 0.43	=	1.59 SMT
TOTAL		=	280.00 SMT

PLOT AREA DIAGRAM

SCALE 1:500

ROAD SET BACK

SCALE 1:500

AREA CALCULATION FOR R.G.

1	0.50 X 2.55 X 2.55	=	8.19 SMT
2	0.50 X 3.12 X 5.05	=	15.25 SMT
3	0.50 X 4.18 X 1.84	=	3.35 SMT
4	0.50 X 4.36 X 2.26	=	6.15 SMT
5	0.50 X 4.36 X 1.13	=	2.58 SMT
6	0.50 X 4.41 X 1.27	=	2.80 SMT
7	0.50 X 1.51 X 1.51	=	1.13 SMT
8	0.50 X 1.70 X 8.42	=	6.82 SMT
9	0.50 X 1.51 X 15.02	=	11.26 SMT
10	0.50 X 1.70 X 4.34	=	3.69 SMT
11	0.50 X 5.64 X 1.85	=	5.23 SMT
12	0.50 X 5.64 X 0.80	=	2.26 SMT
13	0.50 X 4.28 X 2.37	=	5.06 SMT
14	0.50 X 1.50 X 9.95	=	14.93 SMT
15	0.50 X 1.50 X 16.22	=	12.17 SMT
16	0.50 X 1.50 X 0.71	=	0.53 SMT
17	0.50 X 1.50 X 1.35	=	1.01 SMT
18	0.50 X 1.49 X 0.57	=	0.42 SMT
TOTAL		=	123.13 SMT

AREA LINE DIAGRAM FOR PARAPET WALL

SCALE 1:100

AREA LINE DIAGRAM FOR R.G.

SCALE 1:200

AREA LINE DIAGRAM FOR "P, Q, R, V & W"

SCALE 1:200