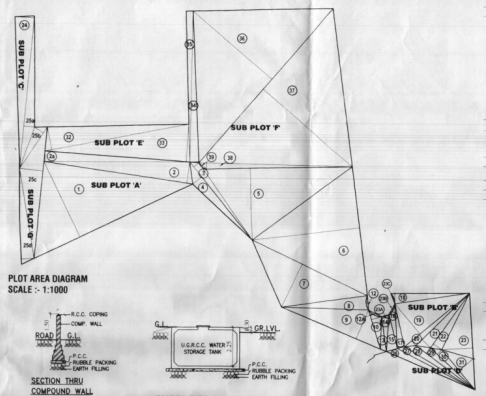


PLOT AREA DIAGRAM
SCALE :- 1:1000

SECTION THRU COMPOUND WALL
SCALE:- 1:100

SECTION THRU SUCTION TANK
SCALE:- 1:100

SUB-PLOT 'A' AREA CALCULATION

AREA UNDER REHAB PLOT										
1	0.5	X	180.81	X	48.02	X	1	NO	=	2420.45 SQ.MT.
2	0.5	X	86.27	X	12.33	X	1	NO	=	531.85 SQ.MT.
2A	0.5	X	83.73	X	6.09	X	1	NO	=	254.96 SQ.MT.
3	0.5	X	57.26	X	3.84	X	1	NO	=	109.94 SQ.MT.
4	0.5	X	57.26	X	6.71	X	1	NO	=	192.11 SQ.MT.
5	0.5	X	84.30	X	41.29	X	1	NO	=	1740.37 SQ.MT.
6	1/2	X	73.63	X	50.72	X	1	NO	=	1867.26 SQ.MT.
7	1/2	X	73.86	X	24.49	X	1	NO	=	904.42 SQ.MT.
8	1/2	X	52.25	X	9.21	X	1	NO	=	240.61 SQ.MT.
9	1/2	X	62.00	X	16.97	X	1	NO	=	526.07 SQ.MT.
10	1/2	X	21.13	X	4.98	X	1	NO	=	52.61 SQ.MT.
										8640.65
DEDUCTIONS										
11	2/3	X	7.07	X	1.46	X	1	NO	=	6.88 SQ.MT.
12	2/3	X	9.80	X	1.55	X	1	NO	=	10.13 SQ.MT.
12A	2/3	X	5.89	X	0.53	X	1	NO	=	2.08 SQ.MT.
TOTAL PLOT AREA										8621.40 SQ.MT.

SUB-PLOT 'B' AREA CALCULATION

AREA UNDER REHAB PLOT										
13	1/2	X	26.34	X	3.24	X	1	NO	=	32.95 SQ.MT.
14	1/2	X	21.41	X	4.11	X	1	NO	=	44.00 SQ.MT.
15	1/2	X	21.41	X	5.88	X	1	NO	=	62.95 SQ.MT.
16	1/2	X	25.85	X	3.60	X	1	NO	=	46.53 SQ.MT.
17	1/2	X	25.85	X	4.15	X	1	NO	=	53.64 SQ.MT.
18	1/2	X	45.68	X	6.48	X	1	NO	=	148.00 SQ.MT.
19	1/2	X	48.63	X	18.53	X	1	NO	=	450.96 SQ.MT.
20	1/2	X	48.63	X	3.61	X	1	NO	=	87.78 SQ.MT.
21	1/2	X	43.31	X	6.76	X	1	NO	=	146.39 SQ.MT.
22	1/2	X	38.84	X	5.65	X	1	NO	=	113.61 SQ.MT.
23	1/2	X	38.00	X	18.00	X	1	NO	=	342.00 SQ.MT.
DEDUCTIONS										
23A	2/3	X	4.37	X	0.29	X	1	NO	=	0.84 SQ.MT.
23B	2/3	X	7.01	X	0.79	X	1	NO	=	3.69 SQ.MT.
23C	2/3	X	7.01	X	0.79	X	1	NO	=	3.69 SQ.MT.
TOTAL PLOT AREA										1520.18 SQ.MT.

SUB-PLOT 'C' AREA CALCULATION

AREA UNDER INTER ACCESS ROAD										
24	0.50	X	88.62	X	10.98	X	1	NO	=	486.97 SQ.MT.
TOTAL PLOT AREA										486.97 SQ.MT.

SUB-PLOT 'D' AREA CALCULATION

AREA UNDER NALLA										
26	1/2	X	55.29	X	3.99	X	1	NO	=	105.30 SQ.MT.
27	1/2	X	50.85	X	2.77	X	1	NO	=	70.15 SQ.MT.
28	1/2	X	47.56	X	4.01	X	1	NO	=	95.36 SQ.MT.
29	1/2	X	42.56	X	3.97	X	1	NO	=	84.48 SQ.MT.
30	1/2	X	35.33	X	3.58	X	1	NO	=	63.24 SQ.MT.
31	1/2	X	30.13	X	10.69	X	1	NO	=	161.04 SQ.MT.
TOTAL PLOT AREA										579.57 SQ.MT.

SUB-PLOT 'E' AREA CALCULATION

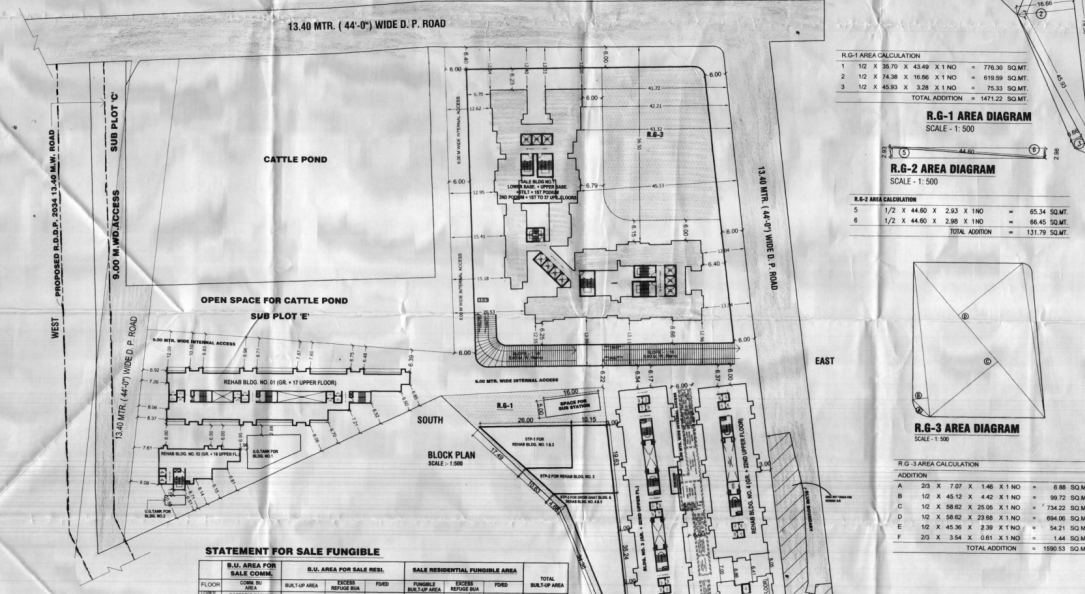
AREA UNDER OPEN SPACE										
32	1/2	X	84.07	X	13.38	X	1	NO	=	562.43 SQ.MT.
33	1/2	X	84.07	X	21.72	X	1	NO	=	913.00 SQ.MT.
34	1/2	X	87.19	X	5.09	X	1	NO	=	221.90 SQ.MT.
35	1/2	X	87.19	X	3.94	X	1	NO	=	171.76 SQ.MT.
TOTAL PLOT AREA										1869.09 SQ.MT.

SUB-PLOT 'F' AREA CALCULATION

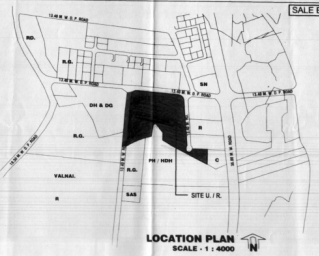
AREA UNDER SALE PLOT										
36	0.50	X	122.40	X	59.88	X	1	NO	=	3663.43 SQ.MT.
37	0.50	X	122.40	X	68.52	X	1	NO	=	4182.82 SQ.MT.
38	0.50	X	90.00	X	3.52	X	1	NO	=	158.40 SQ.MT.
39	5.69	X	0.87	X	0.84	X	1	NO	=	3.20 SQ.MT.
TOTAL ADDITION									=	7987.85 SQ.MT. X

SUB-PLOT 'G' AREA CALCULATION

AREA UNDER D.P. ROAD										
25a	0.50	X	88.62	X	6.21	X	1	NO	=	275.17 SQ.MT.
25b	0.50	X	28.90	X	5.96	X	1	NO	=	86.12 SQ.MT.
25c	0.50	X	76.26	X	13.40	X	1	NO	=	510.94 SQ.MT.
25d	0.50	X	55.30	X	7.34	X	1	NO	=	202.95 SQ.MT.
TOTAL PLOT AREA										1075.18 SQ.MT.



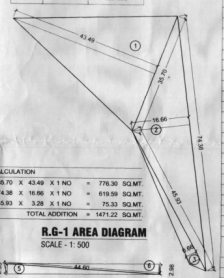
BLOCK PLAN
SCALE :- 1:500



LOCATION PLAN
SCALE - 1 : 4000

SUB-PLOT AREA STATEMENT

SR.NO	SUB-PLOT	AREA (in sq.mt)
1	A	8621.40
2	B	1520.19
3	C	486.97
4	D	579.57
5	E	1869.09
6	F	7987.85
7	G	1075.18
TOTAL		22340.25



R.G-1 AREA CALCULATION

1	1/2	X	35.70	X	43.49	X	1	NO	=	776.30 SQ.MT.
2	1/2	X	74.38	X	16.66	X	1	NO	=	619.59 SQ.MT.
3	1/2	X	45.93	X	3.28	X	1	NO	=	75.33 SQ.MT.
TOTAL ADDITION									=	1471.22 SQ.MT.

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

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

R.G-2 AREA CALCULATION

5	1/2	X	44.60	X	2.93	X	1	NO	=	65.34 SQ.MT.
6	1/2	X	44.60	X	2.98	X	1	NO	=	66.45 SQ.MT.
TOTAL ADDITION									=	131.79 SQ.MT.

R.G-3 AREA DIAGRAM
SCALE - 1: 500

R.G - 3 AREA CALCULATION

ADDITION

A	2/3	X	7.07	X	1.46	X	1	NO	=	6.88 SQ.MT.
B	1/2	X	45.12	X	4.42	X	1	NO	=	99.72 SQ.MT.
C	1/2	X	58.62	X	25.05	X	1	NO	=	734.22 SQ.MT.
D	1/2	X	58.62	X	23.68	X	1	NO	=	694.06 SQ.MT.
E	1/2	X	45.36	X	2.39	X	1	NO	=	54.21 SQ.MT.
F	2/3	X	3.54	X	0.61	X	1	NO	=	1.44 SQ.MT.
TOTAL ADDITION									=	1590.53 SQ.MT.

PHYSICAL RG

SR.NO	PARTICULARS	AREA (in sq.mt)
1	RG-1	1471.22
2	RG-2	131.79
3	RG-3	1590.53
	TOTAL	3193.54

PROFORMA 'A'

A.	AREA STATEMENT		SQ. METRES
1.	AREA OF PLOT		22,340.25
2.	DEDUCTIONS FOR		---
	(A) PROP. D. P. ROAD		1075.18
	(B) UNDER NALLA WIDENING		579.57
	(C) ANY RESERVATION.		---
	D.G/DH (2905.40 / 4) = 727.35 SQ.MT.		727.35
	OPEN SPACE RESERVATION FOR CATTLE POND		1869.09
	TOTAL (A + B + C)		4251.19
3.	BALANCE AREA OF PLOT (1 - 2)		18089.06
4.	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTABLE).		---
5.	NET AREA OF PLOT (3 - 4).		18089.06
6.	ADDITION FOR FLOOR SPACE INDEX.		---
	1 (A) 100% PROPOSED ROAD		1075.18
	2 (B) 100% RESERVATION (DG/DH)		727.35
	2 (C) 100% NALLA		579.57
	2 (D) 100% OPEN SPACE RESERVATION FOR CATTLE POND		---
	TOTAL		2382.10
7.	TOTAL AREA (5 + 6).		20471.16
8.	FLOOR SPACE INDEX PERMISSIBLE.		4.00
9.	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS.		---
	RESTRICTED TO 40% OF THE BALANCE AREA VIDE (FSI 3 ABOVE).		---
10.	PERMISSIBLE FLOOR AREA (7 x 8) + 9 (INSITU) As per text Approved LOI Dt. 15/06/2010		81884.64
11.	PROPOSED AREA. a) REHAB		---
12.	SALE AREA b) SALE		39262.80
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX (AS PER NOTE BELOW)		---
14.	TOTA BUILT UP AREA PROPOSED (11 +12).		39262.80
15.	F.S.I. CONSUMED (14/7)		1.917
16.	BALANCE AREA		---
B.	DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA		
	(i) PURELY RESIDENTIAL SALE BUILT-UP AREA		38056.71
	(ii) REMAINING SALE NON-RESIDENTIAL BUILT-UP AREA		1206.09
C.	DETAILS OF FSI AVAILED AS PER DCR 31(2)		
	(i) Fungible Built-up area component proposed vide DCR 31(3) for purely Sale Resi. = (B1 x 0.35)(by charging premium)	PERM.	13319.85
	ii) Fungible compensatory area availed on payment of premium for Sale Vide Receipt no. ..... dt..... for amt. Rs.	PROP.	12583.27
	(iii) Fungible Built-up area component proposed vide DCR 31(3) for Sale Non Resi. = (B2 x 0.35)(by charging premium)	PERM.	422.13
		PROP.	NIL
C.	TENEMENTS STATEMENT		
	(i) PROPOSED AREA (ITEM A 12 ABOVE)		-
	(ii) LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOPS ETC.)		-
	(iii) AREA AVAILABLE FOR TENEMENTS (i - ii).		-
	(iv) TENEMENTS PERMISSIBLE (400 / HECTARE)		-
	(v) TENEMENTS PROPOSED.		-
	(vi) TENEMENTS EXISTING.		-
	TOTAL TENEMENTS ON THE PLOT.		-
D.	PARKING STATEMENT		
	(i) PARKING REQUIRED BY RULE		-
	CAR		AS STATED
	SCOOTER / MOTOR CYCLE		-
	OUTSIDERS (VISITORS)		AS STATED
	(ii) LOCK-UP GARAGES PERMISSIBLE		-
	(iii) LOCK-UP GARAGES PROPOSED		-
	CAR		-
	SCOOTER / MOTOR CYCLE		-
	OUTSIDERS (VISITORS)		-
	(iv) TOTAL PARKING PROVIDED		AS STATED

CERTIFICATE OF AREA

CERTIFIED THAT THE LAND UNDER REFERENCE WAS SURVEYED BY ME ON 2nd MARCH 2009 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT AS STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT & TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP, T.P. SCHEME, CITY SURVEY RECORDS.

Signature of Architect

PROFORMA 'B'

CONTENT 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.

STAMP OF APPROVAL OF PLANS.

STAMP OF DATE OF RECEIPT OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 307/66A OF VILLAGE VALNAI, MALAD (W), MUMBAI.

For ASK CORPORATION

NAME, SIGNATURE & ADDRESS OF DEVELOPERS.

M/s. A.S.K. Corporation

Partners

NAME, SIGNATURE & ADDRESS OF LICENSED SURVEYOR.

DESIGN CREATIONS & ASSOCIATES

ARCHITECTS & ENGINEERS
OFF. ADD :-
001/002, Varadi-Ashish Apts.,
Sect-5, Near Airoli Circle,
Airoli, Navi Mumbai - 400 708.

Shri. Sachin Gaikwad
M/s. Design Creation & Associates.

NORHT LINE

JOB NO. :-	
DRG.NO.:-	
CHKD BY :-	
SCALE	:- AS SHOWN
DRN BY	:- NIDHIN

STATEMENT FOR SALE FUNGIBLE

FLOOR	B.U. AREA FOR SALE COMM.	B.U. AREA FOR SALE RESI.			SALE RESIDENTIAL FUNGIBLE AREA			TOTAL BUILT-UP AREA
		BUILT-UP AREA	EXCESS REFUGE BUA	FSI@1	FUNGIBLE BUILT-UP AREA	EXCESS REFUGE BUA	FSI@1	
COMP. CHECK (SALE DIAGRAM)	BASEMENT PARKING	---	---	---	---	---	---	---
	BASEMENT PARKING	---	---	---	---	---	---	---
GR.	1206.09	---	---	---	---	---	---	1206.09
1 PODIUM	PODIUM FOR PARKING	---	---	---	---	---	---	---
2 PODIUM	PODIUM FOR PARKING	---	---	---	---	---	---	---
1ST	---	1407.08	---	0.65	---	---	---	1416.73
2ND	---	1407.08	---	0.65	---	---	---	1416.73
3RD	---	1407.08	---	0.65	---	---	---	1416.73
4TH	---	1407.08	---	0.65	---	---	---	1416.73
5TH	---	1407.08	---	0.65	---	---	---	1416.73
6TH	---	1407.08	---	0.65	---	---	---	1416.73
7TH	---	932.19	1.67	0.65	---	---	---	943.51
8TH	---	1407.08	---	0.65	---	---	---	1416.73
9TH	---	1407.08	---	0.65	---	---	---	1416.73
10TH	---	1407.08	---	0.65	---	---	---	1416.73
11TH	---	1407.08	---	0.65	---	---	---	1416.73
12TH	---	1407.08	---	0.65	---	---	---	1416.73
13TH	---	1407.08	---	0.65	---	---	---	1416.73
14TH	---	1407.08	---	0.65	---	---	---	1416.73
15TH	---	1407.08	---	0.65	---	---	---	1416.73
16TH	---	1407.08	---	0.65	---	---	---	1416.73
17TH	---	1407.08	---	0.65	---	---	---	1416.73
18TH	---	1407.08	---	0.65	---	---	---	1416.73
19TH	---	1407.08	---	0.65	---	---	---	1416.73
20TH	---	1407.08	---	0.65	---	---	---	1416.73
21ST	---	1407.08	---	0.65	---	---	---	1416.73
22ND	---	1407.08	---	0.65	---	---	---	1416.73
23RD	---	932.19	3.31	0.65	---	---	---	945.15
24TH	---	1407.08	---	0.65	---	---	---	1416.73
25TH	---	1407.08	---	0.65	---	---	---	1416.73
26TH	---	1407.08	---	0.65	---	---	---	1416.73
27TH	---	1407.08	---	0.65	---	---	---	1416.73
28TH	---	1213.37	---	0.65	788.71	---	---	1416.73
29TH	---	---	---	---	1407.08	---	9.65	1416.73
30TH	---	---	---	---	1407.08	---	9.65	1416.73
31ST	---	---	---	---	1407.20	38.82	9.65	1058.72
32ND	---	---	---	---	1407.08	---	9.65	1416.73
33RD	---	---	---	---	1407.08	---	9.65	1416.73
34TH	---	---	---	---	1407.08	---	9.65	1416.73
35TH	---	---	---	---	1407.08	---	9.65	1416.73
36TH	---	---	---	---	1407.08	---	9.65	1416.73
37TH	---	---	---	---	1407.08	---	9.65	1416.73
TOTAL	1206.09	37776.66	6.65	270.20	12487.69	38.82	86.85	51846.07

TOTAL RESI. B/U AREA = 38056.71 — TOTAL RESI. FUNGIBLE AREA = 12583.27

TOTAL PERM. RES. SALE FUNGIBLE = 38056.71 X 35% = 13319.85 SQMTS.
PROP. = 12583.27 SQMTS.(33.06%)

TOTAL PROPOSED SALE COMM. & RESI. BUA = 1206.09 + 38056.71 = 39262.80 SQMTS.

TOTAL PROPOSED SALE COMM. & RESI. BUA INCLUDING FUNGIBLE BUA = 1206.09 + 38056.71 + 12583.27 = 51846.07 SQMTS.

TENAMENT STATEMENT(SALE)

FLOOR	SHOPS	TENANTS	TOTAL
GR	14	---	14
1 PODIUM	PODIUM FOR PARKING		
2 PODIUM	PODIUM FOR PARKING		
1ST	---	14	14
2ND	---	14	14
3RD	---	14	14
4TH	---	14	14
5TH	---	14	14
6TH	---	14	14
7TH (REF.)	---	09	09
8TH	---	14	14
9TH	---	14	14
10TH	---	14	14
11TH	---	14	14
12TH	---	14	14
13TH	---	14	14
14TH	---	14	14
15TH (REF.)	---	09	09
16TH	---	14	14
17TH	---	14	14
18TH	---	14	14
19TH	---	14	14
20TH	---	14	14
21ST	---	14	14
22ND	---	14	14
23RD (REF.)	---	09	09
24TH	---	14	14
25TH	---	14	14
26TH	---	14	14
27TH	---	14	14
28TH	---	14	14
29TH	---	14	14
30TH	---	14	14
31ST (REF.)	---	10	10
32ND	---	14	14
33RD	---	14	14
34TH	---	14	14
35TH	---	14	14
36TH	---	14	14
37TH	---	14	14
TOTAL	14	499	513

STAIR CASE & LIFT AREA

FLOOR	AREA
1 PODIUM	---
2 PODIUM	---
GR.	---
1 PODIUM	---
2 PODIUM	---
1ST	326.82
2ND	326.82
3RD	326.82
4TH	326.82
5TH	326.82
6TH	326.82
7TH (REF.)	333.99
8TH	326.82
9TH	326.82
10TH	326.82
11TH	326.82
12TH	326.82
13TH	326.82
14TH	326.82
15TH (REF.)	333.99
16TH	326.82
17TH	326.82
18TH	326.82
19TH	326.82
20TH	326.82
21ST	326.82
22ND	326.82
23RD (REF.)	333.99
24TH	326.82
25TH	326.82
26TH	326.82
27TH	326.82
28TH	326.82
29TH	326.82
30TH	326.82
31ST (REF.)	333.99
32ND	326.82
33RD	326.82
34TH	326.82
35TH	326.82
36TH	326.82
37TH	326.82
TOTAL	12121.00

SUMMARY OF BUA

BUILDING NO.	REHAB BUA	REHAB COMPONENT	SALE BUA	TOTAL BUA IN SITU	FSI CONSUMED	SALE FUNGIBLE BUA
REHAB BLDG. NO. 1	6981.68	11780.28	---	6981.68	0.341	---
REHAB BLDG. NO. 2	2008.07	2966.44	---	2008.07	0.098	---
SALE BLDG. NO.1	---	---	39262.80	39262.80	1.917	12583.27
REHAB BLDG. NO. 3	11306.93	18370.94	---	11306.93	0.554	---
REHAB BLDG. NO. 4	8359.64	13224.70	8.86	8368.50	0.408	---
TOTAL	28656.32	46242.36	39271.66	67927.98	3.318	12583.27

This cancels Approval to the Previous Plans sanctioned under no. SGA/EN/12/2835/MHADA/LOP Dated 22/07/2014

Approved Subject to the condition Mentioned in this office approval Letter no. SRA/ENG/Sion/MHADA/LOP/01/LOP Dt. 17-7-08

17-7-08
Executive Engineer
Slum Rehabilitation Authority