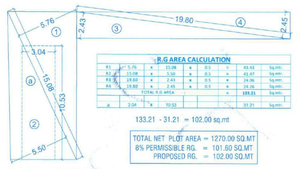
Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/3[1]/[WT]/CHS/2023045/PP
Dated 10 MAY 2023
Executive Engineer
Slum Rehabilitation Authority



RG AREA DIAGRAM
SCALE = 1:200

R.G AREA CALCULATION

R1	A	5.78	x	15.08	x	0.5	=	43.43 Sq.mtr.
R2	A	15.08	x	5.50	x	0.5	=	41.47 Sq.mtr.
R3	A	19.80	x	2.43	x	0.5	=	24.06 Sq.mtr.
R4	A	19.80	x	2.45	x	0.5	=	24.26 Sq.mtr.
				TOTAL R.G. AREA =				**133.21** Sq.mtr.
a		3.04	x	10.53	x	0.5	=	31.21 Sq.mtr.

133.21 - 31.21 = 102.00 sq.mt

TOTAL NET PLOT AREA = 1270.00 SQ.MT
6% PERMISSIBLE RG. = 101.60 SQ.MT
PROPOSED RG. = 102.00 SQ.MT

Maheshwar Nagar Tenement Statement

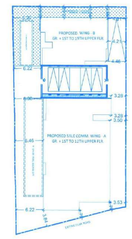
Sr. No.	Floor No.	Unit No.	Carpet Area
1	Ground	1	36.52
2		2	36.52
3		3	36.52
4		4	36.52
5	1st floor	5	36.52
6		6	36.52
7		7	36.52
8	2nd Floor	8	36.52
9		9	36.52
10		10	36.52
11		11	36.52
12		12	36.52
13		Total	438.24
Total			1282.74

Maheshwar Nagar Tenement Statement

Sr. No.	Floor No.	Unit No.	Carpet Area
1	Ground	1	65.7
2		2	65.7
3		3	77.3
4		4	65.7
5	1st floor	5	65.7
6		6	65.7
7		7	77.3
8		8	65.7
9	2nd Floor	9	65.7
10		10	65.7
11		11 & 12	143
12		Total	823.2

Maheshwar Nagar Tenement Statement

Sr. No.	Floor No.	Unit No.	Carpet Area
1	Ground	1	21.3
2	Total		21.3



BLOCK PLAN
SCALE = 1:500

BUILT UP AREA CALCULATION GROUND FLOOR WING- A (BANK)

ADDITIONS :

A	15.68	x	26.04	x	1	=	408.31	Sq.mtr.	A
TOTAL						=	**408.31**	Sq.mtr.	B

DEDUCTIONS :

1	0.67	x	3.73	x	1	=	2.50	Sq.mtr.
2	4.20	x	1.35	x	1	=	5.67	Sq.mtr.
3	7.40	x	2.44	x	1	=	18.06	Sq.mtr.
4	1.64	x	2.46	x	1	=	4.03	Sq.mtr.
5	0.22	x	13.95	x	1	=	3.07	Sq.mtr.
6	7.25	x	1.88	x	1	=	13.63	Sq.mtr.
7	0.10	x	8.21	x	1	=	0.82	Sq.mtr.
8	0.60	x	2.69	x	1	=	1.61	Sq.mtr.
9	5.55	x	4.83	x	1	=	26.81	Sq.mtr.
10	2.73	x	4.75	x	1	=	12.97	Sq.mtr.
11	5.55	x	1.50	x	1	=	8.33	Sq.mtr.
TOTAL						=	**97.49**	Sq.mtr.	C

TOTAL CONSTRUCTED AREA:

B		C	=	**310.81** Sq.mtr.	D

STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :

ST1	4.88	x	3.73	x	1	=	18.20	Sq.mtr.
ST2	4.35	x	3.96	x	1	=	17.23	Sq.mtr.
LT1	5.78	x	5.31	x	1	=	30.69	Sq.mtr.
LT2	5.76	x	2.46	x	1	=	14.17	Sq.mtr.
TOTAL						=	**80.29**	Sq.mtr.	E

TOTAL BUILT UP AREA

D	-	E			
310.81	-	80.29	=	**230.52**	Sq.mtr.	F

PARKING STATEMENT

PARKING	PROPOSED NUMBER OF FLAT	REQUIRED NUMBER OF PARKING
PARKING REQUIREMENT FOR NON- RESIDENTIAL WING A		
1) FOR SHOP & BANK (GROUND FLOOR) ONE PARKING SPACE FOR EVERY 40.00 SQ.MT. OF FLOOR AREA UPTO 800.00 SQ.MT.	230.52 SQ.MT	5.76 SAY 6.00
2) FOR NURSING HOME (1ST TO 6TH FLOOR) ONE PARKING SPACE FOR EVERY 150.00 SQ.MT. OF FLOOR AREA	1837.08 SQ.MT	12.24 SAY 13.00
3) FOR OFFICES (7TH TO 12TH FLOOR) ONE PARKING SPACE FOR EVERY 37.50 SQ.MT. OF OFFICE SPACE UTO 1500 SQ.MT. AND EVERY 75.00 SQ.MT. OF ADDITIONAL SPACE FOR AREAS EXCEED. 1500 SQ.MT.	1903.44 SQ.MT	45.37 SAY 46
4) VISITOR PARKING SPACES i.e. 10%	65 X 10%	6.50 7.00 NOS.
5) TOTAL CAR PARKING REQUIRED FOR NON-RESI. WING A		72 NOS.
6) AMBULANCE PARKING FOR NURSING HOME OF SIZE 10.00 MT. X 4.00 MT.		1.00 NO.
PARKING REQUIREMENT FOR RESIDENTIAL WING B		
1) ONE PARKING SPACE FOR EVERY 4 T/S HAVING CARPET AREA UPTO 45 SQ.MT.	24	6.00
2) ONE PARKING SPACE FOR EVERY 2 T/S HAVING CARPET AREA UPTO 45.00 TO 60.00 SQ.MT.	01	0.50 SAY 1.00
3) ONE PARKING SPACE FOR EVERY 1 T/S HAVING CARPET AREA UPTO 60.00 TO 90.00 SQ.MT.	11	11
4) TOTAL NO. OF FLATS	36	18
5) VISITOR PARKING SPACES i.e. 10%		1.80 SAY 2.00
TOTAL CAR PARKING REQUIRED FOR RESIDENTIAL WING B		20.00 NOS.
REQUIRE TOTAL PARKING		92 NOS.
PROPOSED TOTAL PARKING		92 NOS.

TRAINGULATION PLOT AREA DIAGRAM

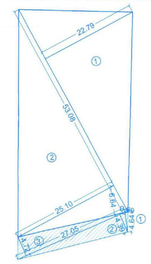
1	53.08	x	22.79	x	0.5	=	604.85	Sq.mtr.
2	53.08	x	25.0622	x	0.5	=	665.15	Sq.mtr.
TOTAL (NET PLOT)						=	**1270.00**	Sq.mtr.	A

ROAD SET BACK TRAINGULATION

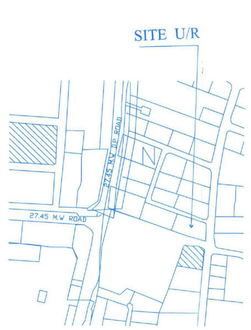
1	0.68	x	4.65	x	0.5	=	1.58	Sq.mtr.
2	27.07	x	4.39	x	0.5	=	59.42	Sq.mtr.
2	27.07	x	4.706	x	0.5	=	63.70	Sq.mtr.
TOTAL						=	**124.70**	Sq.mtr.	B

GROSS PLOTAREA :

A		B			
1270.00	+	124.70	=	1394.70	Sq.mtr.	C



PLOT AREA DIAGRAM
SCALE = 1:500



SCALE = 1:4000

PROFORMA 'A'

	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT (AS PER P.R.C.)	1394.70
a	AREA OF RESERVATION	---
b	AREA OF ROAD SET BACK	124.70
c	AREA OF DP ROAD	---
2	DEDUCTIONS FOR	---
A	FOR RESERVATION ROAD AREA	---
a	SET-BACK AREA AS PER DCPR 16	124.70
b	D.P. ROAD AREA AS PER DCPR 16	---
c	ANY RESERVATION AREA AS PER DCPR 17	---
	TOTAL OF 2A	124.70
B	FOR AMENITY AREA	---
a	AMENITY AREA AS PER DCR 14(A)	---
b	AMENITY AREA AS PER DCR 14(B)	---
c	AMENITY AREA AS PER DCR 15	---
d	AMENITY AREA AS PER DCR 35	---
	TOTAL OF 2B	---
C	DEDUCTION FOR EXISTING BUA TO BE RETAINED	---
a	LAND COMPONENT OF THE SAME	---
	TOTAL OF 2C	---
3	TOTAL DEDUCTIONS (TOTAL OF 2A + 2B +2C)	124.70
4	BALANCE AREA OF PLOT (1-3)	1270.00
5	ADDITION FOR FSI PURPOSE	
	2(a) 100% OF PHYSICAL R.G.	---
	2(b) 100% OF SET BACK AREA	124.70
6	TOTAL PERMISSIBLE FLOOR AREA (4+5)	1394.70
7	F.S.I. PERMISSIBLE	4.00
8	PERMISSIBLE BUA AS PER P.33 (EXT)	5577.00
9	MAXIMUM PERMISSIBLE ON PLOT — SALE AREA / PTC AREA	4.00
10	PERMISSIBLE BUA ON PLOT — 3486.73 / 2092.05	5578.80
11	B.U.A. PROPOSED	5394.32
12	FSI CONSUMED ON NET HOLDING 11A	3.86
13	FUNGIBLE BUA	
(a)	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE VIDE DCPR 31(3) FOR EXISTING TENANT = 1282.74 X 35% = 448.96 SQ.MT.	448.96
(b)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR SALE	NIL
13	TOTAL PTC BUA PROPOSED	NIL
	TOTAL SALE BUA PROPOSED INCLUDING FUNGIBLE AREA	5855.18
14	TENEMENT STATEMENT	
(i)	PROPOSED AREA	
(ii)	LESS DEDUCTION OF NON - RES AREA (SHOP ETC.)	
(iii)	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	
(iv)	TENEMENTS / PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(v)	TENEMENTS PROPOSED	
(vi)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
15	PARKING STATEMENT	
	PARKING REQUIRED BY REGULATION FOR CAR	92
	TOTAL PARKING PROVIDED	92
(i)	OTHER REQUIREMENTS	---
A)	RESERVATION / DESIGNATION	---
a	NAME OF RESERVATION	---
b	AREA OF RESERVATION AFFECTING THE PLOT	---
c	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO. 17	---
d	BUILT-UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
e	AREA/BUILT UP AREA OF DESIGNATION	---

PROFORMA 'B'

CONTENT OF SHEET

GROUND FLOOR PLAN , BLOCK PLAN , LOCATION PLAN , PARKING STATEMENT

STAMP OF APPROVAL OF PLANS.	STAMP OF DATE OF RECEIPT OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SRA SCHEME UNDER REG. 33(11) ON PLOT BEARING F.P. NO. 29 , TPS III OF VILLAGE GHATKOPAR KIROL ,TILAK ROAD

GHATKOPAR (EAST) , MUMBAI. 400077

NAME OF SOCIETY : MAHESHWAR NAGAR CHS LTD.

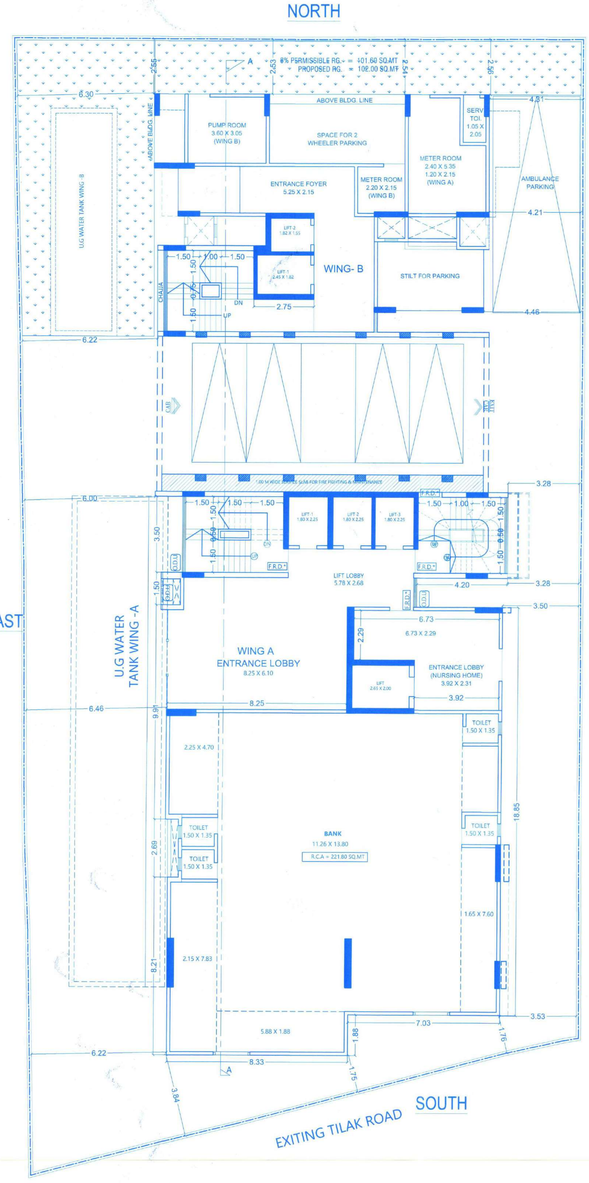
NAME OF DEVELOPER

FOR : M/S. SHREE SAI ENTERPRISES

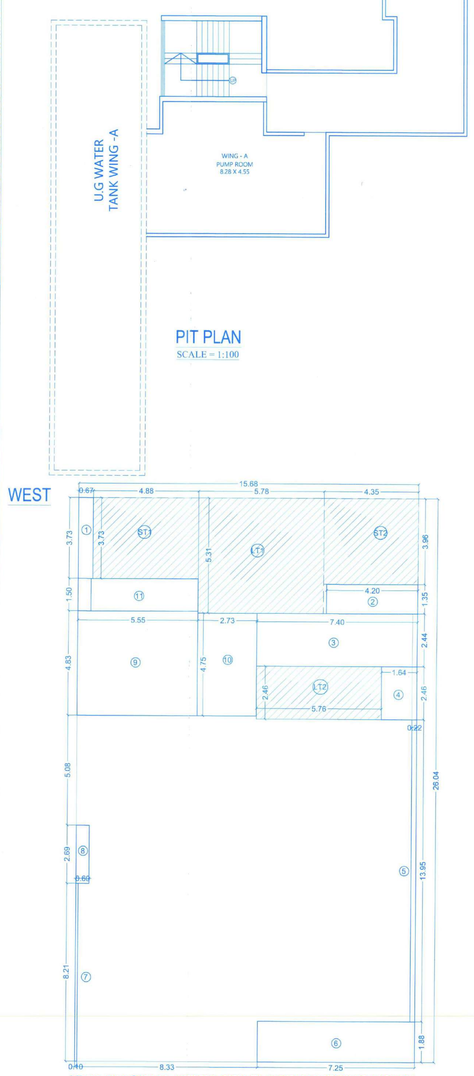
NAME, ADDRESS & SIGNATURE OF ARCHITECT

Patil's
Architectural CONCEPT
802 , Skyline Wealth Space, C -2 , Wing , Premier Road , Vidyavihar (West) , Mumbai - 400 086.
Tel.: 2510 0465 , 2510 3561
Email : archconcept07@yahoo.co.in
ROHIT PATIL
LIC. SURVEYOR

NORTH LINE	REMARK	JOB NO. :-	SCALE :- 1:100
		DRG.NO.:- 01	DRN BY :- NILAM
		DATE :- 03/05/23	CHKD BY :- KISHOR

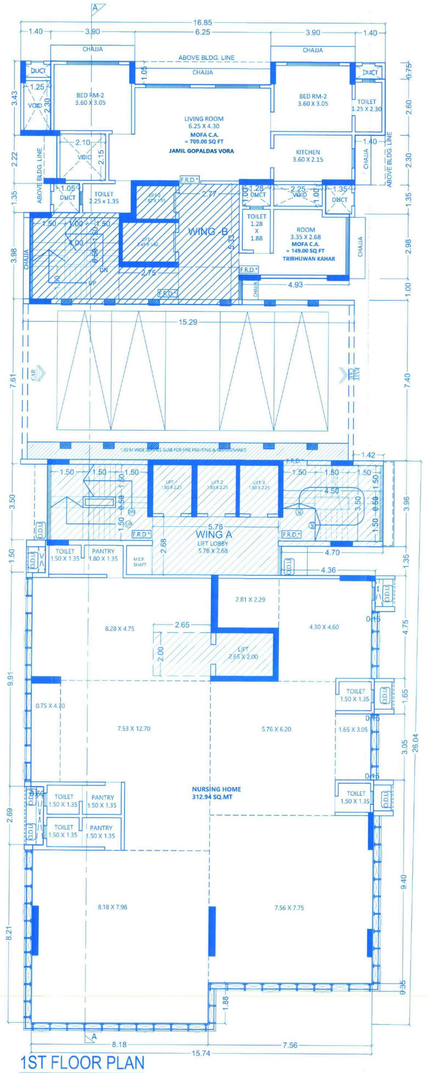


GROUND FLOOR PLAN
SCALE = 1:100

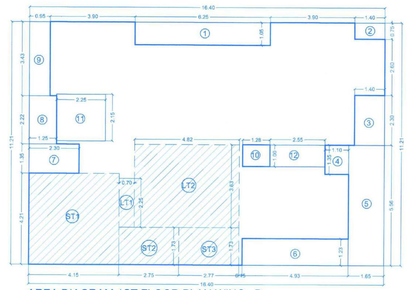


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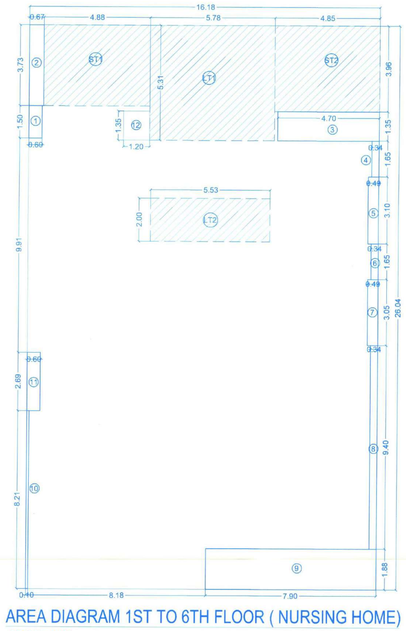
AREA DIAGRAM 1ST TO 6TH FLOOR (NURSING HOME)
SCALE = 1:100



1ST FLOOR PLAN
SCALE = 1:100



SCALE = 1:100



SCALE = 1:100

BUILT UP AREA CALCULATION 1ST FLOOR WING- B

ADDITIONS :

A	16.40	x	11.21	x	1	=	183.84	Sq.mtr.	A
TOTAL						=	**183.84**	Sq.mtr.	B

DEDUCTIONS :

1	6.25	x	1.05	x	1	=	6.56	Sq.mtr.
2	1.40	x	0.75	x	1	=	1.05	Sq.mtr.
3	1.40	x	2.30	x	1	=	3.22	Sq.mtr.
4	1.10	x	1.35	x	1	=	1.49	Sq.mtr.
5	1.65	x	5.56	x	1	=	9.17	Sq.mtr.
6	4.93	x	1.23	x	1	=	6.06	Sq.mtr.
7	2.30	x	1.35	x	1	=	3.11	Sq.mtr.
8	1.25	x	2.22	x	1	=	2.78	Sq.mtr.
9	0.95	x	3.43	x	1	=	3.26	Sq.mtr.
10	1.28	x	1.00	x	1	=	1.28	Sq.mtr.
11	2.25	x	2.15	x	1	=	4.84	Sq.mtr.
12	2.55	x	1.00	x	1	=	2.55	Sq.mtr.
TOTAL						=	**45.96**	Sq.mtr.	D

TOTAL CONSTRUCTED AREA:

C	-	D	=	**138.48** /Sq.mtr.	C

STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :

ST1	4.15	x	4.21	x	1	=	17.47	Sq.mtr.
ST2	2.75	x	1.73	x	1	=	4.76	Sq.mtr.
ST3	2.77	x	1.73	x	1	=	4.79	Sq.mtr.
LT1	0.7	x	2.25	x	1	=	1.58	Sq.mtr.
LT2	4.82	x	3.83	x	1	=	18.46	Sq.mtr.
TOTAL						=	**47.06**	Sq.mtr.	D

TOTAL BUILT UP AREA

C	-	D			
138.48	-	47.06	=	**91.43**	Sq.mtr.	E

BUILT UP AREA CALCULATION 1ST TO 6TH WING- A (NURSING HOME)

ADDITIONS :

A	16.18	x	26.04	x	1	=	421.33	Sq.mtr.	A
TOTAL						=	**421.33**	Sq.mtr.	B

DEDUCTIONS :

1	0.60	x	1.50	x	1	=	0.90	Sq.mtr.
2	0.67	x	3.73	x	1	=	2.50	Sq.mtr.
3	4.70	x	1.35	x	1	=	6.35	Sq.mtr.
4	0.34	x	1.65	x	1	=	0.56	Sq.mtr.
5	0.49	x	3.10	x	1	=	1.52	Sq.mtr.
6	0.34	x	1.65	x	1	=	0.56	Sq.mtr.
7	0.49	x	3.05	x	1	=	1.49	Sq.mtr.
8	0.34	x	9.40	x	1	=	3.20	Sq.mtr.
9	7.90	x	1.88	x	1	=	14.85	Sq.mtr.
10	0.10	x	8.21	x	1	=	0.82	Sq.mtr.
11	0.60	x	2.69	x	1	=	1.61	Sq.mtr.
12	1.20	x	1.35	x	1	=	1.62	Sq.mtr.
TOTAL						=	**35.98**	Sq.mtr.	C

TOTAL CONSTRUCTED AREA:

C	-	D	=	**385.34**	Sq.mtr.	E

STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :

ST1	4.88	x	3.73	x	1	=	18.20	Sq.mtr.
ST2	4.85	x	3.96	x	1	=	19.21	Sq.mtr.
LT1	5.78	x	5.31	x	1	=	30.69	Sq.mtr.
LT2	5.53	x	2.00	x	1	=	11.06	Sq.mtr.
TOTAL						=	**79.16**	Sq.mtr.	F

TOTAL BUILT UP AREA

B	-	F			
385.34	-	79.16	=	**306.18**	Sq.mtr.	E