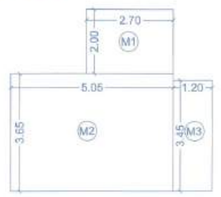
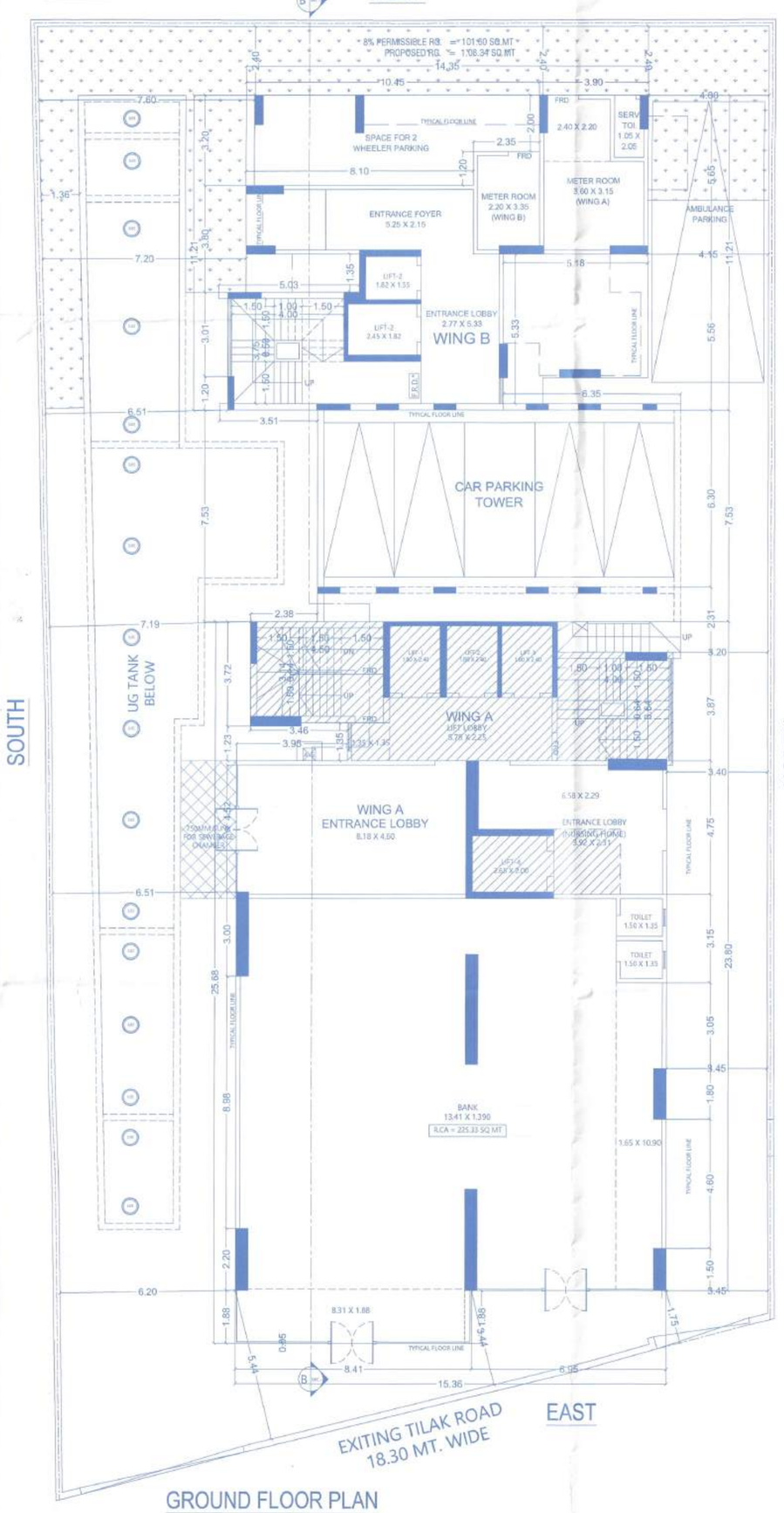
Maheshwar Nagar Tenement Statement				Maheshwar Nagar Tenement Statement				Maheshwar Nagar Tenement Statement			
Sr. No.	Floor No.	Unit No.	Carpet Area	Sr. No.	Floor No.	Unit No.	Carpet Area	Sr. No.	Floor No.	Unit No.	Carpet Area
1	Ground	1	36.52	1	Ground	1	65.7	1	Ground	1	21.3
2		2	36.52	2		2	65.7	2	Total		21.3
3		3	36.52	3		3	77.3				
4		4	36.52	4		4	65.7				
5	1st Floor	5	36.52	5	1st Floor	5	65.7				
6		6	36.52	6		6	65.7				
7		7	36.52	7		7	77.3				
8		8	36.52	8		8	65.7				
9	2nd Floor	9	36.52	9	2nd Floor	9	65.7				
10		10	36.52	10		10	65.7				
11		11	36.52	11		11 & 12	143				
12		12	36.52	12		Total	825.2				
13	Total		438.24								

438.24 + 825.2 + 21.3
Total 1282.74

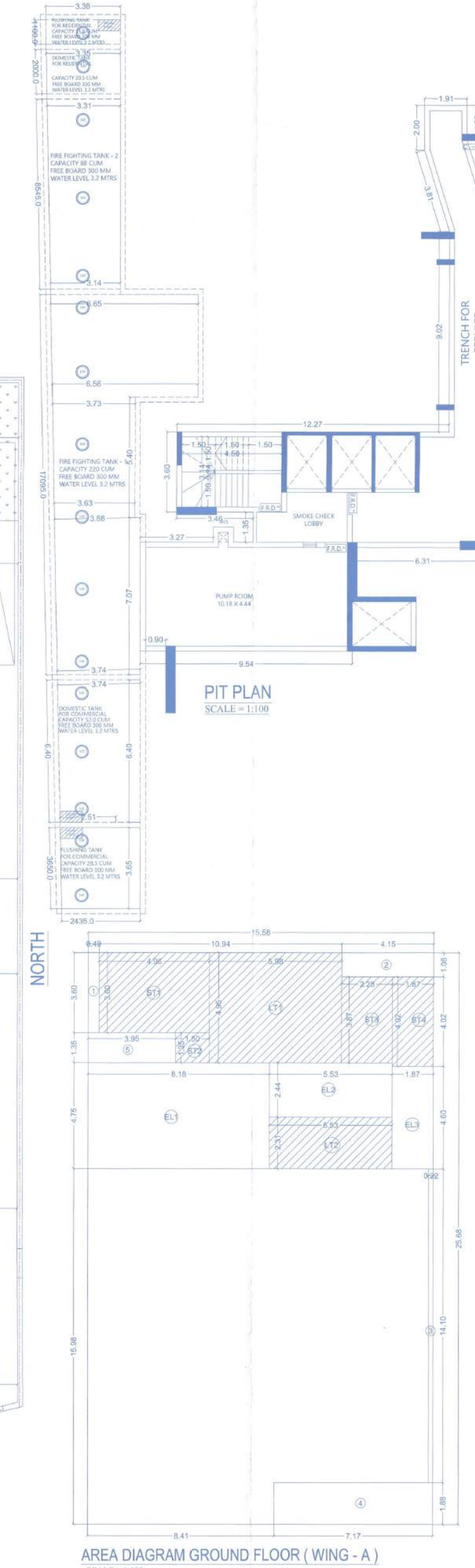


METER ROOM AREA :									
M1	2.70	x	2.00	x	1	=	5.40	Sq.mtr.	
M2	5.05	x	3.65	x	1	=	18.43	Sq.mtr.	
M3	1.20	x	3.45	x	1	=	4.14	Sq.mtr.	
TOTAL						=	**27.97**	Sq.mtr.	A

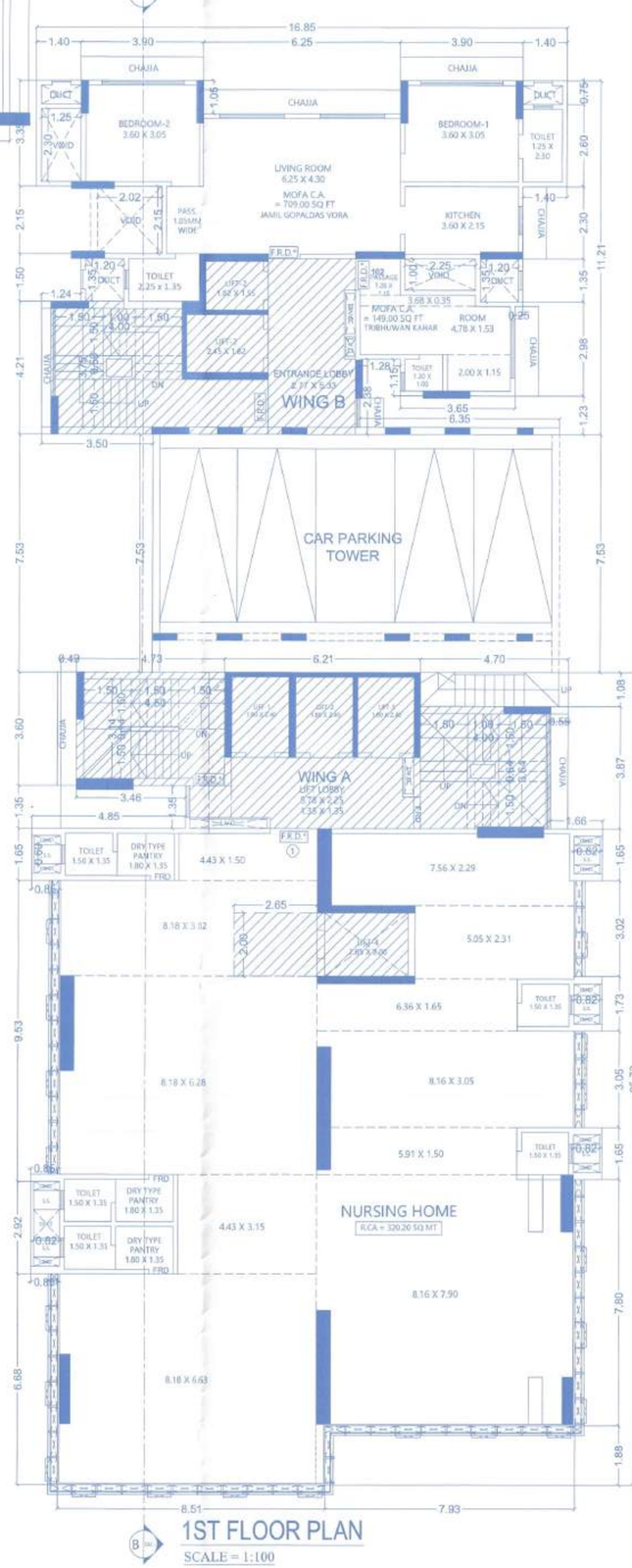
AREA DIAGRAM FOR METER ROOM
SCALE = 1:100



GROUND FLOOR PLAN
SCALE = 1:100



BUILT UP AREA CALCULATION GROUND FLOOR (WING - A) (BANK)									
ADDITIONS :									
A	15.58	x	25.68	x	1	=	400.09	Sq.mtr.	A
TOTAL							**400.09**	Sq.mtr.	B
DEDUCTIONS :									
1	0.49	x	3.60	x	1	=	1.76	Sq.mtr.	
2	4.15	x	1.08	x	1	=	4.48	Sq.mtr.	
3	0.22	x	14.10	x	1	=	3.10	Sq.mtr.	
4	7.17	x	1.88	x	1	=	13.48	Sq.mtr.	
5	3.95	x	1.35	x	1	=	5.33	Sq.mtr.	
TOTAL						=	**28.16**	Sq.mtr.	C
TOTAL CONSTRUCTED AREA:									
C		-		C		=	**371.93**	Sq.mtr.	D
STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :									
ST1	4.96	x	3.6	x	1	=	17.86	Sq.mtr.	
ST2	1.50	x	1.35	x	1	=	2.03	Sq.mtr.	
ST3	2.28	x	3.87	x	1	=	8.82	Sq.mtr.	
ST4	1.87	x	4.02	x	1	=	7.52	Sq.mtr.	
LT1	5.98	x	4.95	x	1	=	29.60	Sq.mtr.	
LT2	5.53	x	2.31	x	1	=	12.77	Sq.mtr.	
EL1	8.18	x	4.75	x	1	=	38.86	Sq.mtr.	
EL2	5.53	x	2.44	x	1	=	13.49	Sq.mtr.	
EL3	1.87	x	4.60	x	1	=	8.60	Sq.mtr.	
TOTAL						=	**139.55**	Sq.mtr.	E
TOTAL BUILT UP AREA									
D		-		E					
371.93		-		139.55		=	**232.38**	Sq.mtr.	E

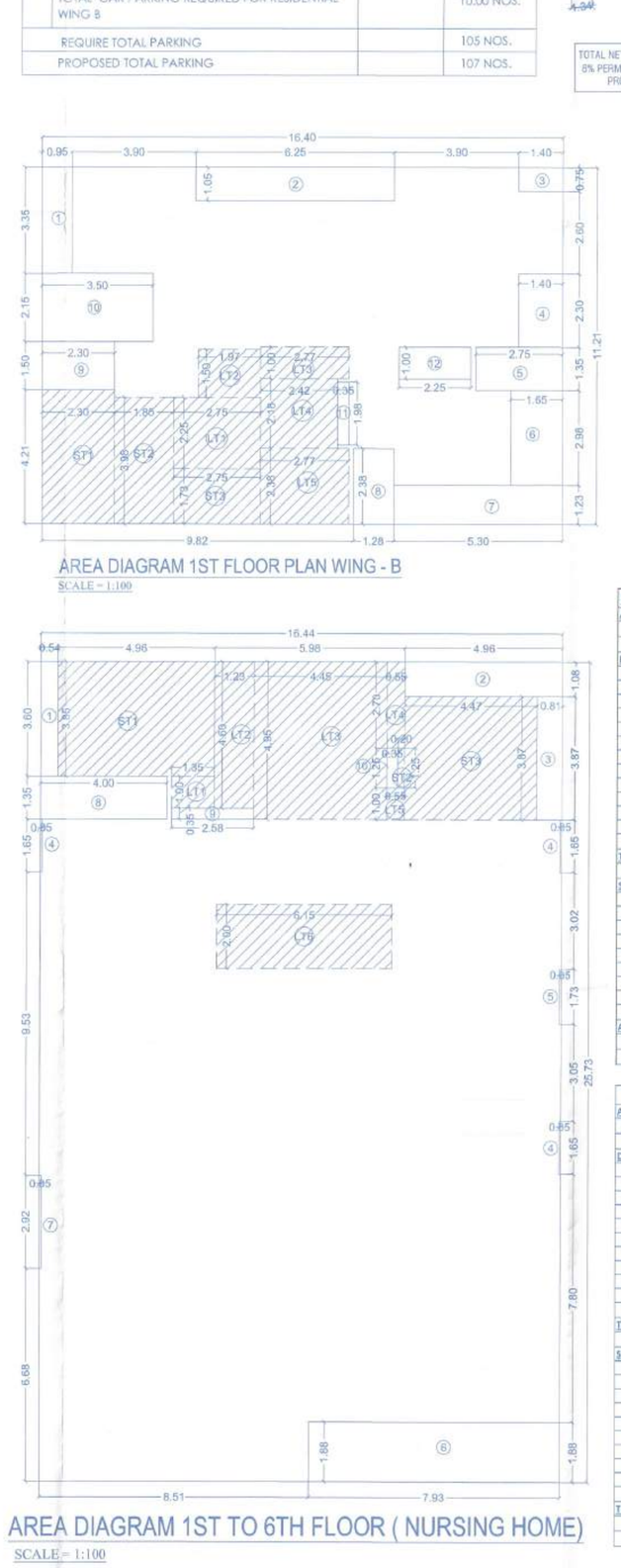


1ST FLOOR PLAN
SCALE = 1:100

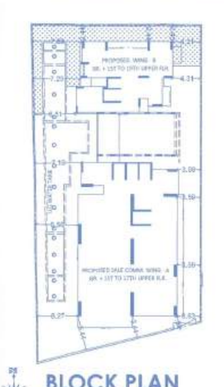
AREA DIAGRAM GROUND FLOOR (WING - A)
SCALE = 1:100

PARKING STATEMENT

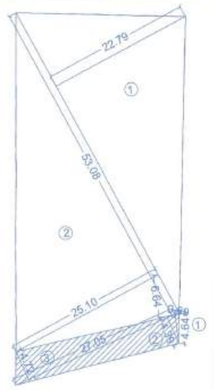
PARKING	PROPOSED NUMBER OF FLAT	REQUIRED NUMBER OF PARKING
PARKING REQUIREMENT FOR NON- RESIDENTIAL WING A		-
1) FOR SHOP & BANK (GROUND FLOOR) ONE PARKING SPACE FOR EVERY 40.00 SQ.MT. OF FLOOR AREA UPTO 800.00 SQ.MT.	232.38 SQ.MT	5.81 SAY 6.00
2) FOR NURSING HOME (1ST TO 6TH FLOOR) ONE PARKING SPACE FOR EVERY 150.00 SQ.MT. OF FLOOR AREA	1862.70 SQ.MT	12.41 SAY 13.00
3) FOR OFFICES (7TH TO 17 TH 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.	3536.70 SQ.MT	66.16 SAY 66
4) VISITOR PARKING SPACES i.e. 10%	85 X 10%	8.50 9.00 NOS.
5) TOTAL CAR PARKING REQUIRED FOR NON-RESI. WING A		94 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 87/1S HAVING CARPET AREA UPTO 45 SQ.MT.	22	2.75 SAY 3.00
2) ONE PARKING SPACE FOR EVERY 47/1S HAVING CARPET AREA UPTO 45.00 TO 60.00 SQ.MT.	03	0.75 SAY 1.00
3) ONE PARKING SPACE FOR EVERY 27/1S HAVING CARPET AREA UPTO 60.00 TO 90.00 SQ.MT.	09	4.50 SAY 5.00
4) TOTAL NO. OF FLATS	34	9 NOS.
5) VISITOR PARKING SPACES i.e. 10%		0.90 SAY 1.00
TOTAL CAR PARKING REQUIRED FOR RESIDENTIAL WING B		10.00 NOS.
REQUIRE TOTAL PARKING		105 NOS.
PROPOSED TOTAL PARKING		107 NOS.



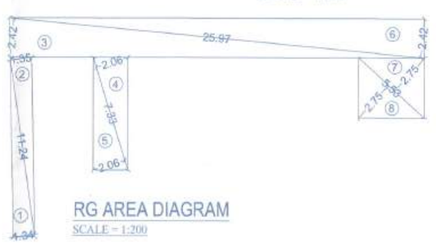
AREA DIAGRAM 1ST FLOOR PLAN WING - B
SCALE = 1:100



BLOCK PLAN
SCALE = 1:500



PLOT AREA DIAGRAM
SCALE = 1:500



RG AREA DIAGRAM
SCALE = 1:200

TOTAL NET PLOT AREA = 1270.00 SQ.MT.
8% PERMISSIBLE RG. = 101.60 SQ.MT.
PROPOSED RG. = 108.34 SQ.MT.



LOCATION PLAN
SCALE = 1:4000

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	0.95	x	9.35	x	1	=	8.18	Sq.mtr.	
2	6.25	x	1.05	x	1	=	6.56	Sq.mtr.	
3	1.40	x	0.75	x	1	=	1.05	Sq.mtr.	
4	1.40	x	2.3	x	1	=	3.22	Sq.mtr.	
5	2.75	x	1.35	x	1	=	3.71	Sq.mtr.	
6	1.65	x	2.98	x	1	=	4.92	Sq.mtr.	
7	5.30	x	1.23	x	1	=	6.52	Sq.mtr.	
8	1.28	x	2.38	x	1	=	3.05	Sq.mtr.	
9	2.30	x	1.50	x	1	=	3.45	Sq.mtr.	
10	3.50	x	2.15	x	1	=	7.53	Sq.mtr.	
11	0.35	x	1.98	x	1	=	0.69	Sq.mtr.	
12	2.25	x	1.00	x	1	=	2.25	Sq.mtr.	
TOTAL						=	**46.13**	Sq.mtr.	C
TOTAL CONSTRUCTED AREA:									
C		-		D		=	**137.72**	Sq.mtr.	E
STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :									
ST1	2.30	x	4.21	x	1	=	9.68	Sq.mtr.	
ST2	1.85	x	3.98	x	1	=	7.36	Sq.mtr.	
ST3	2.75	x	1.73	x	1	=	4.76	Sq.mtr.	
LT1	2.75	x	2.25	x	1	=	6.19	Sq.mtr.	
LT2	1.97	x	1.5	x	1	=	2.96	Sq.mtr.	
LT3	2.77	x	1.00	x	1	=	2.77	Sq.mtr.	
LT4	2.42	x	2.18	x	1	=	5.28	Sq.mtr.	
LT5	2.77	x	2.38	x	1	=	6.59	Sq.mtr.	
TOTAL						=	**45.58**	Sq.mtr.	F
AA A O									
E		-		F					
137.72		-		45.58		=	**92.14**	Sq.mtr.	E

BUILT UP AREA CALCULATION 1ST TO 6TH WING-A (NURSING HOME)									
ADDITIONS :									
A	16.44	x	25.73	x	1	=	423.00	Sq.mtr.	A
TOTAL							**423.00**	Sq.mtr.	B
DEDUCTIONS :									
1	0.54	x	3.60	x	1	=	1.94	Sq.mtr.	
2	4.96	x	1.08	x	1	=	5.36	Sq.mtr.	
3	0.81	x	5.87	x	1	=	3.13	Sq.mtr.	
4	0.05	x	1.65	x	3	=	0.25	Sq.mtr.	
5	0.05	x	1.73	x	1	=	0.09	Sq.mtr.	
6	7.93	x	1.88	x	1	=	14.91	Sq.mtr.	
7	0.05	x	2.92	x	1	=	0.15	Sq.mtr.	
8	4.00	x	1.35	x	1	=	5.40	Sq.mtr.	
9	2.58	x	0.35	x	1	=	0.90	Sq.mtr.	
10	0.35	x	1.25	x	1	=	0.44	Sq.mtr.	
TOTAL						=	**32.56**	Sq.mtr.	C
TOTAL CONSTRUCTED AREA:									
C		-		D		=	**390.44**	Sq.mtr.	E
STAIRCASE, STAIRCASE LOBBY,LIFT, LIFT LOOBY AREA :									
ST1	4.96	x	3.80	x	1	=	19.09	Sq.mtr.	
ST2	0.20	x	1.25	x	1	=	0.25	Sq.mtr.	
ST3	4.47	x	3.87	x	1	=	17.30	Sq.mtr.	
LT1	1.35	x	1.00	x	1	=	1.35	Sq.mtr.	
LT2	3.23	x	4.6	x	1	=	5.66	Sq.mtr.	
LT3	4.45	x	4.95	x	1	=	22.02	Sq.mtr.	
LT4	0.55	x	2.70	x	1	=	1.49	Sq.mtr.	
LT5	0.55	x	1.00	x	1	=	0.55	Sq.mtr.	
LT6	6.15	x	2.00	x	1	=	12.29	Sq.mtr.	
TOTAL						=	**79.99**	Sq.mtr.	F
TOTAL BUILT UP AREA									
E		-		F					
390.44		-		79.99		=	**310.44**	Sq.mtr.	E

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

R.G. AREA CALCULATION							
1	11.24	x	1.34	x	0.50	=	7.53 Sq.mtr.
2	11.34	x	1.35	x	0.50	=	7.65 Sq.mtr.
3	29.92	x	2.42	x	0.50	=	31.42 Sq.mtr.
4	26.97	x	2.42	x	0.50	=	31.42 Sq.mtr.
5	7.33	x	2.06	x	0.50	=	7.55 Sq.mtr.
6	7.33	x	2.06	x	0.50	=	7.55 Sq.mtr.
7	5.53	x	2.75	x	0.50	=	7.60 Sq.mtr.
8	5.53	x	2.75	x	0.50	=	7.60 Sq.mtr.
TOTAL						=	108.34 Sq.mtr.

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 PLOT AREA :								
A		+	B		=			
1270.00		+	124.70		=		1394.70	Sq.mtr. C

PROFORMA 'A'

	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT (AS PER 7/12)	1394.70
A	AREA OF RESERVATION	---
5	AREA OF ROAD SET BACK	124.70
7	AREA OF ROAD	---
	DEDUCTIONS FOR	---
A	FOR RESERVATION ROAD AREA	---
B	SET-BACK AREA AS PER DCPR 15	124.70
5	D.P. ROAD AREA AS PER DCPR 15	---
C	ANY RESERVATION AREA AS PER DCPR 17	---
	TOTAL OF 2A	124.70
B	FOR AMENITY AREA	---
9	AMENITY AREA AS PER DCR 14(A)	---
5	AMENITY AREA AS PER DCR 14(B)	---
6	AMENITY AREA AS PER DCR 15	---
E	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 (24) 100% OF PRIVIOUS R/G	124.70
6	100 % OF SET BACK AREA	124.70
7	TOTAL PERMISSIBLE FLOOR AREA (4+5)	1394.70
8	F.S.I. PERMISSIBLE	4.00
9	PERMISSIBLE F.B.U.A.(PER F.S.I.)(07)	5578.80
10	MAXIMUM PERMISSIBLE ON PLOT (SALE AREA: 7499.75, P/C AREA: 2090.06)	4.00 / 5578.80
11	F.S.I. PROPOSED (WING A = 4774.35) + (WING B = 2815.38)	577.78
12	P/B CONSUMED ON NET HOLDING 11/4	4.00
13	FUNGIBLE BUA:	
	(a) FUNGIBLE BUILTUP AREA COMPONENT PERMISSIBLE VIDE DCPR 31(3) FOR EXISTING TENANT = 1282.74 X 35% = 449.96 SQ MT	449.96
	(b) PAYABLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR SALE	1848.83
13	TOTAL PIC EQUIPROPOSED	NIL
14	TOTAL SALE BUA PROPOSED INCLUDING FUNGIBLE AREA (WING A = 7457.78 + (WING B = 1861.87)	7525.83
15	TENEMENT STATEMENT	---
(I)	PROPOSED AREA	---
(II)	LESS DEDUCTION OF NON - RES AREA (SHOP ETC.)	---
(III)	AREA AVAILABLE FOR TENEMENTS (I)-(II)	---
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	---
(V)	TENEMENTS PROPOSED	---
(VI)	TENEMENTS EXISTING	---
	TOTAL TENEMENTS ON THE PLOT	---
16	PARKING STATEMENT	---
	PARKING REQUIRED BY REGULATION FOR CAR	---
	TOTAL PARKING PROVIDED	107
8)	OTHER R/G BENEFITS	---
A)	RESERVATION DESIGNATION	---
a	NAME OF RESERVATION	---
b	AREA OF RESERVATION AFFECTING THE PLOT	---
c	AREA OF RESERVATION LAND TO BE HANDED OVER AS PER DCPR 17	---
d	BUA TO BE HANDED OVER AS PER REGULATION NO. 17	---
e	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
x	AREA/BUILT UP AREA OF DESIGNATION	---

PROFORMA 'B'

CONTENT OF SHEET

GROUND,1ST FLOOR PLAN & CALCULATION , BLOCK PLAN , LOCATION PLAN , PARKING STATEMENT, PLOT AREA DIAGRAM ,R.G. CALCULATION

STAMP OF APPROVAL OF PLANS.

This cancels Approval to the Previous Plans sanctioned under no. MH/01015/1023045/16P Dated 10/11/23

STAMP OF DATE OF RECEIPT OF PLANS.

Approved Subject to the condition Mentioned in this office permisson Letter No MH/01015/1023045/16P Dt 22 MAY 2024

Executive Engineer Slum Rehabilitaton Authority

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 :- KUMAR
		DATE :- 20/05/24	CHKD BY :- KISHOR