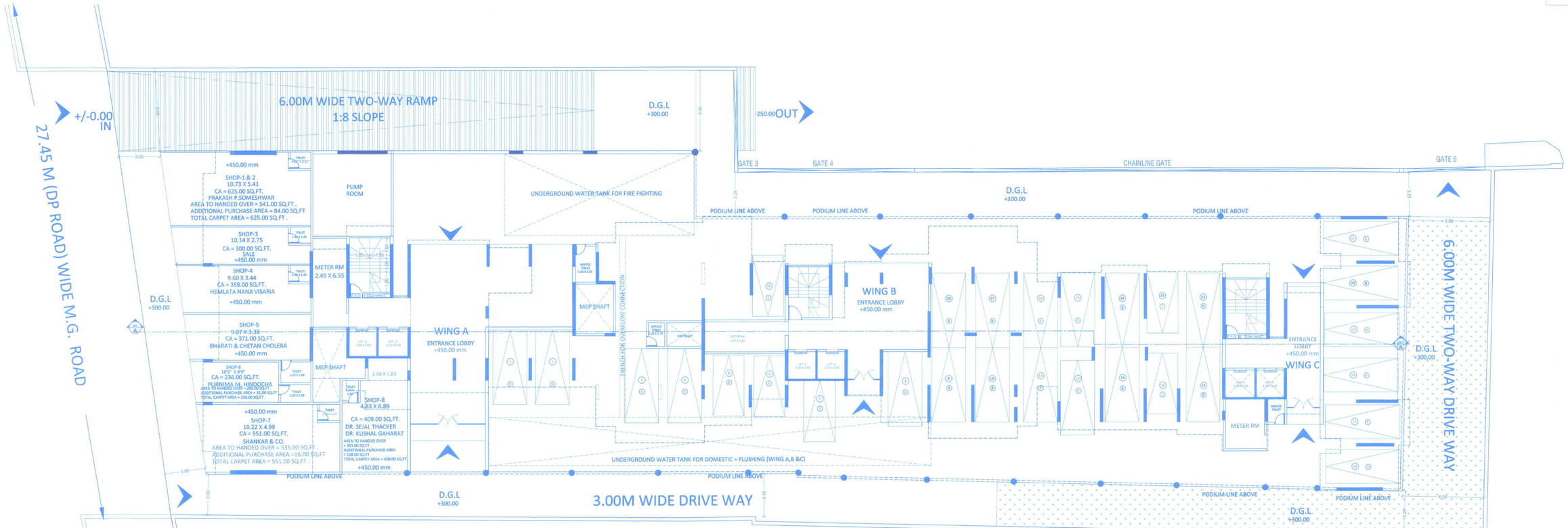


GROUND FLOOR PLAN (WING - A , B & C)

SCALE = 1:100

SHANKAR CHHAYA & KAILASH KIRAN

FLOOR NAME	HEIGHT IN M.	WING - A			WING - B			WING - C			FLOOR NAME
		FLAT - 501-1505	FLAT - 502-1502	FLAT 503-1503	FLAT 504-1504	FLAT - 505-1505	FLAT - 506-1502	FLAT 507-1503	FLAT 508-1504	FLAT - 501-1503	FLAT 502-1502	FLAT 503-1503	FLAT 504-1504	
		2BHK - 1150 SQ.FT.	1BHK - 1122 SQ.FT.	1BHK - 787 SQ.FT.	2BHK - 787 SQ.FT.	2BHK - 786 SQ.FT.	1BHK - 1097 SQ.FT.	1BHK - 1097 SQ.FT.	1327 SQ.FT.	953 - 1097 SQ.FT.	953 - 1097 SQ.FT.	675 - 950 SQ.FT.	676 - 684 SQ.FT.	675 - 703 SQ.FT.	675 - 703 SQ.FT.	
LOCATION		SHOWROOM / SHOWROOM	SHOWROOM / TEMPLE	SIDE - TEMPLE	SIDE - SIDE/WALL/WADI	SIDE - SIDE/WALL/WADI	SIDE/WALL/WADI	INTERNAL ROAD	INTERNAL ROAD	SIDE/WALL/WADI	SIDE/WALL/WADI	INTERNAL ROAD	INTERNAL ROAD	SIDE/WALL/WADI	SIDE/WALL/WADI	
TERRACE	2.55															TERRACE
10TH	3.00		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	SALE (894)									10TH
9TH	3.00		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	SALE (894)									9TH
8TH	3.00		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	PRABHA D. SOLKAR (872)									8TH
7TH	3.00		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	NILESH & MEENA PATEL (867)									7TH
6TH	2.80		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	NARAYAN & SUNITHA WADI (1378)	TERRACE								6TH
5TH	3.00		SALE (1377)	SALE (1377)	SALE (1378)	SALE (1378)	ISHAN (780)	SALE (1347)	SALE (1378)	SALE (1347)	SALE (991)	SALE (1347)	SALE (1378)	SALE (1378)	SALE (1378)	5TH
4TH	3.00		SANDHYA RAJAN SHAH (1122)	SALE (1377)	SALE (1378)	SALE (1378)	FALGUN & PRATHAMESH MEHATHA (780)	CHIRAG ELAMKUMAR SHAH (855)		SALE (1378)	SALE (1347)	SALE (991)	SALE (1351)	SALE (1378)	SALE (1378)	4TH
3RD	3.00		KOTHARI (1122)	SALE (1377)	SALE (1378)	SALE (1378)	BHARAT & DIVYA THAKKAR (782)	SONDI (1347)	SONDI (1347)	SALE (1378)	SALE (1347)	SALE (991)	SALE (1351)	SALE (1378)	SALE (1378)	3RD
2ND	3.00		CHATTALI NARESH DHANSUKH (1122)	SALE (1377)	SALE (1378)	SALE (1378)	RITA B. JOSHI (782)	SALE (1347)	SALE (1347)	SALE (1378)	SALE (1347)	SALE (991)	SALE (1351)	SALE (1378)	SALE (1378)	2ND
1ST	2.80		DEVEN & KAVITA TOLIA (1114)	ASTAR M. CHANDNA (1122)	SALE (1378)	SALE (1378)	YOGESH & RIKHIA MEHTA (782)	SALE (1347)	SALE (1347)	SALE (1378)	NILESH MEHTA (1068)		SALE (1351)	DHILIN THAKUR (782)	VIPUL MANSUKH & JAGRUTI DALAL (782)	1ST
GROUND	4.00		AMIT V. KOTHARI (1122)	PUNAMATI VYAS (1122)	MR & VIJAY PATEL (1377)	SALE (1378)	SUNIL & MANISHA MODHA (1068)	SALE (1347)	SALE (1347)	SALE (1378)	SALE (1347)	SALE (1378)	SALE (1351)	SUDHIR & TEJVANTILAL SHAH (782)	SUDHIR & TEJVANTILAL SHAH (782)	HITESH & DINESH MODI (783)	GROUND
1ST	2.80		JAYESH GANDHI (1122)	DINESH PERMAR (1122)	A K VARMA HUF (1377)	DINESH GANDHI (1377)	DEVENDRA & VEENA THAKKAR (1378)	SALE (1347)	SALE (1347)	SALE (1378)	SALE (1347)	SALE (1378)	SALE (1351)	JAYEN & NITA SHAH (1378)	JAYEN & NITA SHAH (1378)	SAURABH P SHAH (1498)	1ST
2ND	2.80		SUNWANT & BHARAT SUKH (1098)	DARSHAN SHAH (1122)	DHAVAL GANDHI (1377)	DHAVAL GANDHI (1377)	SUSHILABEN GADA (1378)	SALE (1347)	SALE (1347)	SALE (1378)	SALE (1347)	NAYAN DEVADHA PATEL (782)	SALE (1378)	SHANTABEN & UDAYPATEL (782)	JITENDRA & DHANANJAYA PATEL (782)		2ND
3RD	2.80		DHANANJAY M. SHAH (1098)		VIPUL & JIGNAT PATEL (1378)	VIPUL & JIGNAT PATEL (1378)	BRAHMANANAND (1378)	SALE (1347)	SALE (1347)	SALE (1378)	SALE (1347)	NARAYAN & SMITA PATEL (1378)	SALE (1378)	CHANDRAKANTA SUVAGIYA (1351)	SUVAGIYA (1351)	SHANTILAL P. MITHANI (1377)	SHANTILAL P. MITHANI (1377)	3RD
4TH	2.90		DHANANJAY M. SHAH (1098)	SEJAL & MEET PATEL (1068)	VIPUL & JIGNAT PATEL (1068)	PANKAJ NAVIK (1068)	ASTAR & MEET PATEL (1068)	RITAN N SHAH (1068)	SEEMA T. SHAH (1068)	NATWARLAL PATEL (1812)	BHARAT & JYOTHNA PATEL (782)	RAJ NAINI SAMANI (1878)	PRAKASH SHAH (1878)	NITAMBEN DOSHI (1878)	NITAMBEN DOSHI (1878)	4TH
5TH	2.90		PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PODIUM AT 5TH
PODIUM AT 5TH	3.42		PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PODIUM - 4
PODIUM - 4	2.75		PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PODIUM - 3
PODIUM - 3	2.75		PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PODIUM - 2
GROUND	4.00		SHOP	SHOP	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	GROUND

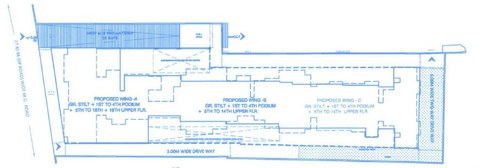
TENAMENT STATEMENT

FLOOR	WING -A			WING -B			WING -C			TOTAL
	TENENT	SALE	TOTAL	TENENT	SALE	TOTAL	TENENT	SALE	TOTAL	
GROUND										6 SHOP
1ST PODIUM										
2nd PODIUM										
3rd PODIUM										
4th PODIUM										
5th	4		4	3		3	4		4	
6th	3		3	3	1	4	4		4	
7th	4		4		4	4	3	1	4	
8th	4		4		4	4	3		3	
9th	4		4		4	4	3	1	4	
10th	3	1	4	1	3	4	2	1	3	
11th	3	1	4		4	4		4	4	
12th	2	2	4		4	4		4	4	
13th	1	3	4	1	2	3		4	4	
14th	1	3	4		3	3		4	4	
15TH	1	3	4							
16TH	1	3	4							
17TH	1	3	4							
18TH		4	4							
19TH		4	4							
TOTAL	32	27	59	8	29	37	19	19	38	

AREA STATEMENT (WING - A,B & C)

FLOOR	CONSTRUCTION AREA	GROSS BUA	STAIR LIFT LOBBY AREA	BUILT UP AREA
GROUND	281.17	281.17		281.17
1ST PODIUM	1939.26			
2nd PODIUM	1939.26			
3rd PODIUM	1939.26			
4th PODIUM	1939.26			
5th	1142.51	1142.51	109.41	1033.10
6th	1139.80	1139.80	109.41	1030.39
7th	1239.91	1239.91	109.41	1130.50
8th	1239.91	1239.91	109.41	1130.50
9th	1276.01	1276.01	109.41	1166.60
10th	1276.01	1276.01	109.41	1166.60
11th	1276.01	1276.01	109.41	1166.60
12th	1276.01	1276.01	109.41	1166.60
13th	1276.01	1276.01	109.41	1166.60
14th	1276.01	1276.01	109.41	1166.60
15TH	423.57	423.57	35.81	387.76
16TH	423.57	423.57	35.81	387.76
17TH	430.86	430.86	35.81	395.05
18TH	430.86	430.86	35.81	395.05
19TH	430.86	430.86	35.81	395.05
TOTAL AREA	22596.12	14839.08	1273.15	13565.93

TOTAL PROPOSED BUA = 13565.93 SQ.MT
BUA PROPOSED FOR F.S.I PURPOSE = 12300.77 SQ.MT
FUNGIBLE F.S.I FOR EXISTING T/S = 1265.16 SQ.MT



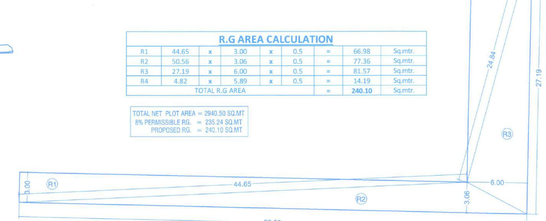
BLOCK PLAN

SCALE = 1:500

R.G AREA CALCULATION

R1	44.65	x	3.00	x	0.5	=	66.98 Sq.mtr.
R2	50.56	x	3.06	x	0.5	=	77.36 Sq.mtr.
R3	27.19	x	6.00	x	0.5	=	81.57 Sq.mtr.
R4	4.82	x	5.80	x	0.5	=	14.19 Sq.mtr.
TOTAL R.G AREA						=	240.10 Sq.mtr.

TOTAL NET PLOT AREA = 2940.50 SQ.MT
8% PERMISSIBLE RG. = 235.24 SQ.MT
PROPOSED RG. = 240.10 SQ.MT



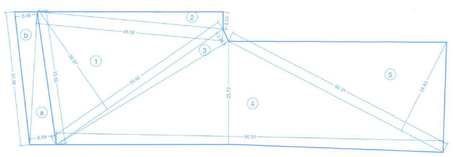
R.G AREA DIAGRAM

SCALE = 1:200

PLOT AREA CALCULATION BY TRANGULATION METHOD

1	50.62	x	29.97	x	0.5	=	758.54 Sq.mtr.
2	46.58	x	4.23	x	0.5	=	98.52 Sq.mtr.
3	50.62	x	3.26	x	0.5	=	82.51 Sq.mtr.
4	96.977	x	25.72	x	0.5	=	1247.12 Sq.mtr.
5	60.718	x	24.83	x	0.5	=	753.81 Sq.mtr.
TOTAL						=	2940.50 Sq.mtr.
a	33.50	x	7.00	x	0.5	=	117.20 Sq.mtr.
b	33.38	x	5.56	x	0.5	=	92.80 Sq.mtr.
TOTAL						=	210.00 Sq.mtr.

2940.50 + 210.00 = 3150.50 sq.mt
TOTAL PLOT AREA = 3150.50 SQ.MT



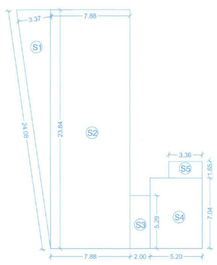
PLOT AREA DIAGRAM

SCALE = 1:500



LOCATION PLAN

SCALE = 1:4000



AREA DIAGRAM GROUND FLOOR (WING - A , B & C)

SCALE = 1:100

GROUND FLOOR SHOP AREA CALCULATION

S1	24.08	x	3.37	x	0.5	=	40.57 Sq.mtr.
S2	7.88	x	23.84	x	1	=	187.86 Sq.mtr.
S3	2.00	x	5.29	x	1	=	10.58 Sq.mtr.
S4	5.20	x	7.04	x	1	=	36.61 Sq.mtr.
S5	3.36	x	1.65	x	1	=	5.54 Sq.mtr.
TOTAL SHOP AREA						=	281.17 Sq.mtr.

PARKING STATEMENT

A)	PARKING	PROPOSED NUMBER OF FLAT	REQUIRED NUMBER OF PARKING
1)	FOR COMMERCIAL: ONE PARKING SPACE FOR EVERY 50.00 SQ.MT. FOR EACH SHOP OVER 20.00 SQ.MT.	281.17 SQ.MT	5.62 SAY 6.00
ii)	VISITOR PARKING SPACES i.e. 10%		0.60 MIN. 2.00 NOS.
	TOTAL COMM. PARKING		8.00
2) i)	ONE PARKING SPACE FOR EVERY 4 T/S HAVING CARPET AREA UPTO 45 SQ.MT.	2	0.50 SAY 01
ii)	ONE PARKING SPACE FOR EVERY 2 T/S HAVING CARPET AREA UP TO 60.00 TO 90.00 SQ.MT.	59	29.50 SAY 30
iii)	ONE PARKING SPACE FOR EVERY 1 T/S HAVING CARPET AREA ABOVE 90.00 SQ.MT.	73	73
	TOTAL	134	104
ii)	VISITOR PARKING SPACES i.e. 10%		10.40 SAY 11
	TOTAL RESI. PARKING		115
	TOTAL RESI. PARKING REQUIRE		123
	50% ADDITIONAL PARKING		61.50 SAY 62
	TOTAL PARKING PROPOSED		185 NOS

PARKING STATEMENT

FLOOR	SMALL PARKING	BIG PARKING	TOTAL	STACK	SURFACE
GROUND	6	23	29	----	29
1ST PODIUM	13	26	39	----	39
2ND PODIUM	13	26	39	----	39
3RD PODIUM	13	26	39	----	39
4TH PODIUM	13	26	39	----	39
	58	127	185	----	185

PROFORMA 'A'

	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT (AS PER P.R.C.) (1740.00 + 1400.00)	3160.00
a	AREA OF RESERVATION	---
b	AREA OF ROAD SET BACK	210.00
c	AREA OF DP ROAD	---
2	DEDUCTIONS FOR	---
A	FOR RESERVATION ROAD AREA	---
a	SET-BACK AREA AS PER DCPR 16	210.00
b	D. P. ROAD AREA AS PER DCPR 16	---
c	ANY RESERVATION AREA AS PER DCPR 17	---
	TOTAL OF 2A	210.00
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)	210.00
4	BALANCE AREA OF PLOT (1 - 3)	2940.50
5	ADDITION FOR FSI PURPOSE	---
2(a)	100% OF PHYSICAL R.G	---
2(b)	100% OF SET BACK AREA	210.00
6	TOTAL PERMISSIBLE FLOOR AREA (4+5)	3150.50
7	F.S.I. PERMISSIBLE	4.00
8	PERMISSIBLE BUA AS PER F.S.I.(6X7)	12600.00
9	MAXIMUM PERMISSIBLE ON PLOT (SALE AREA (2.50 %) 7876.25 / PTC AREA (1.50%) 4725.75)	4.00
10	PERMISSIBLE BUA ON PLOT	12602.00
11	B.U.A. PROPOSED	12300.77
12	FSI CONSUMED ON NET HOLDING 11/4	3.90
13	FUNGIBLE BUA	---
(a)	FUNGIBLE BUILTUP AREA COMPONENT PERMISSIBLE VIDE DCPR 31(3) FOR EXISTING TENANT = 3614.77 X 35% = 1265.16 SQ.MT.	1265.16
(b)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR SALE = 8686.59 X 30% = 3040.10 SQ.MT.	NIL
13	TOTAL PTC BUA PROPOSED	NIL
	TOTAL SALE BUA PROPOSED INCLUDING FUNGIBLE AREA	13565.93
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	185
	TOTAL PARKING PROVIDED	185
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

STAMP OF APPROVAL OF PLANS.

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/[illegible]/[illegible]/AP/15
Dt. 27 MAR 2023
Executive Engineer
Slum Rehabilitation Authority

STAMP OF DATE OF RECEIPT OF PLANS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SRA SCHEME UNDER REG. 33(11) ON PLOT BEARING F.P. NO. 19(CTS NO. 595/7) &F.P. NO. 20(CTS NO. 595B) TPS III OF VILLAGE GHATKOPAR KIROL , GHATKOPAR (EAST) , MUMBAI. 400077

NAME OF SOCIETY : SHANKAR CHHAYA CHS.LTD.
: KAILASH KIRAN CHS.LTD.

NAME OF DEVELOPER

FOR : M/S SHREE SAI REALTORS.

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Partner
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 :- 15/03/23	CHKD BY :- KISHOR