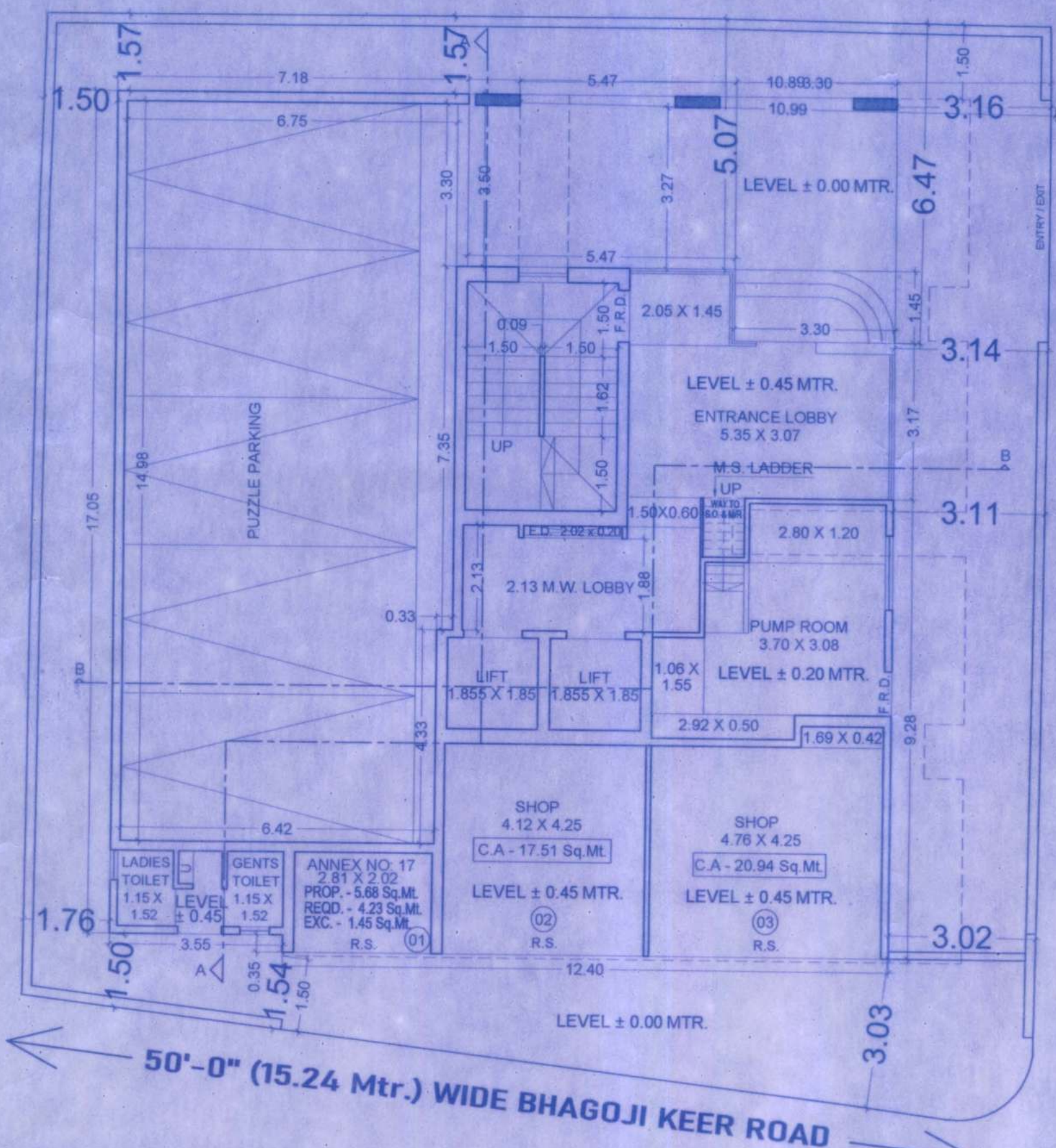
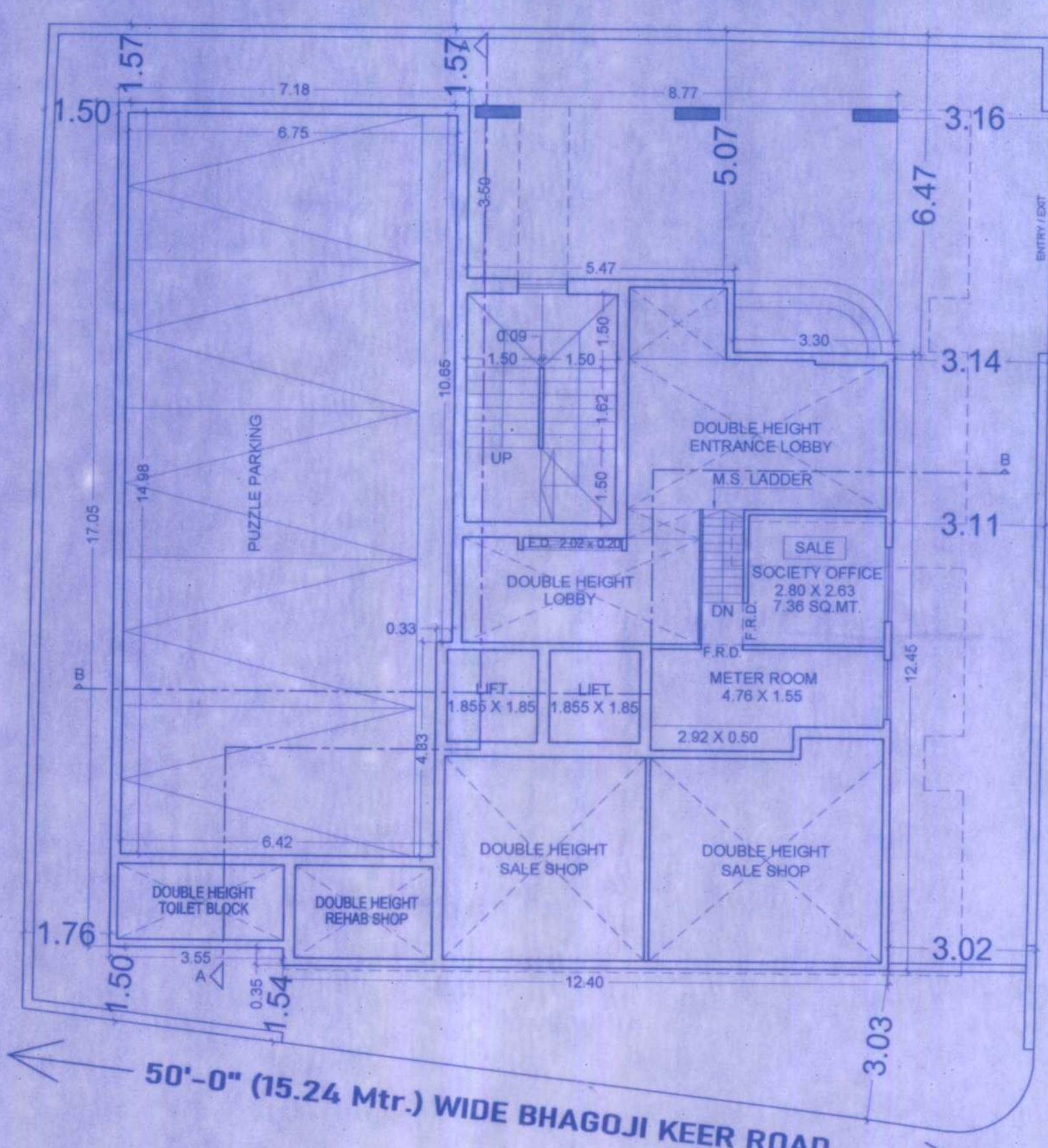
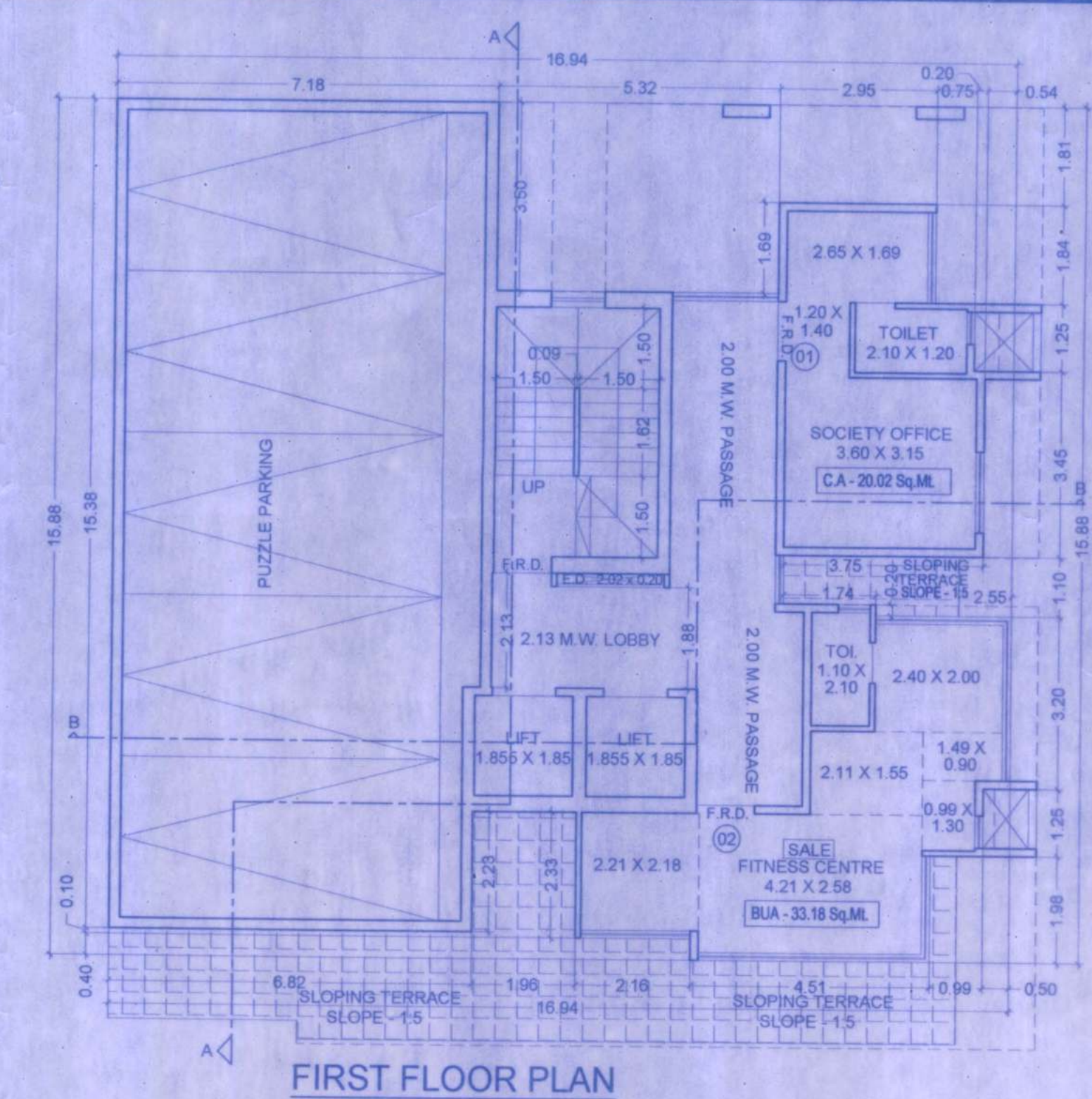




GROUND FLOOR PLAN
SCALE - 1:100



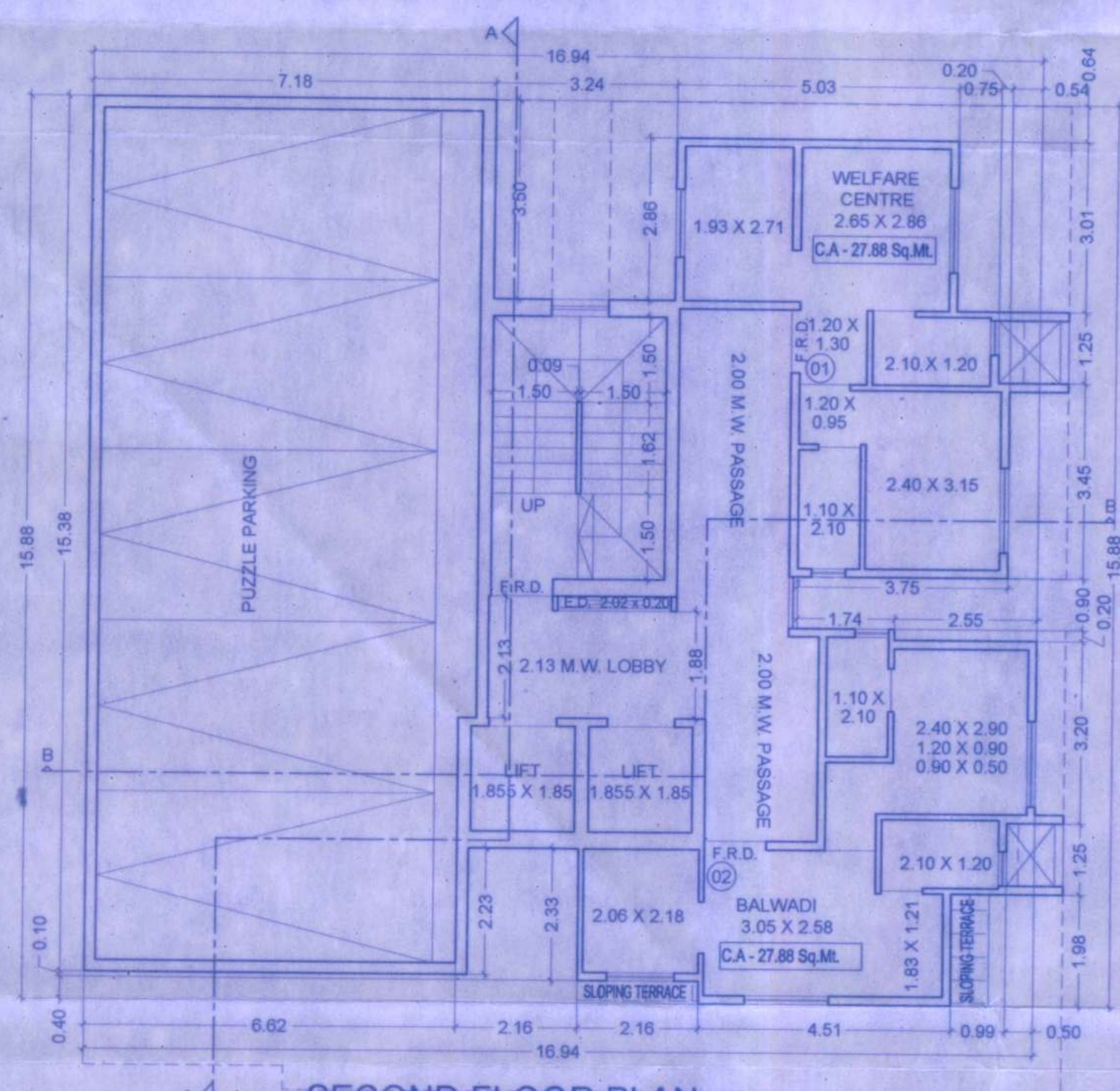
MEZZANINE FLOOR PLAN
SCALE - 1:100



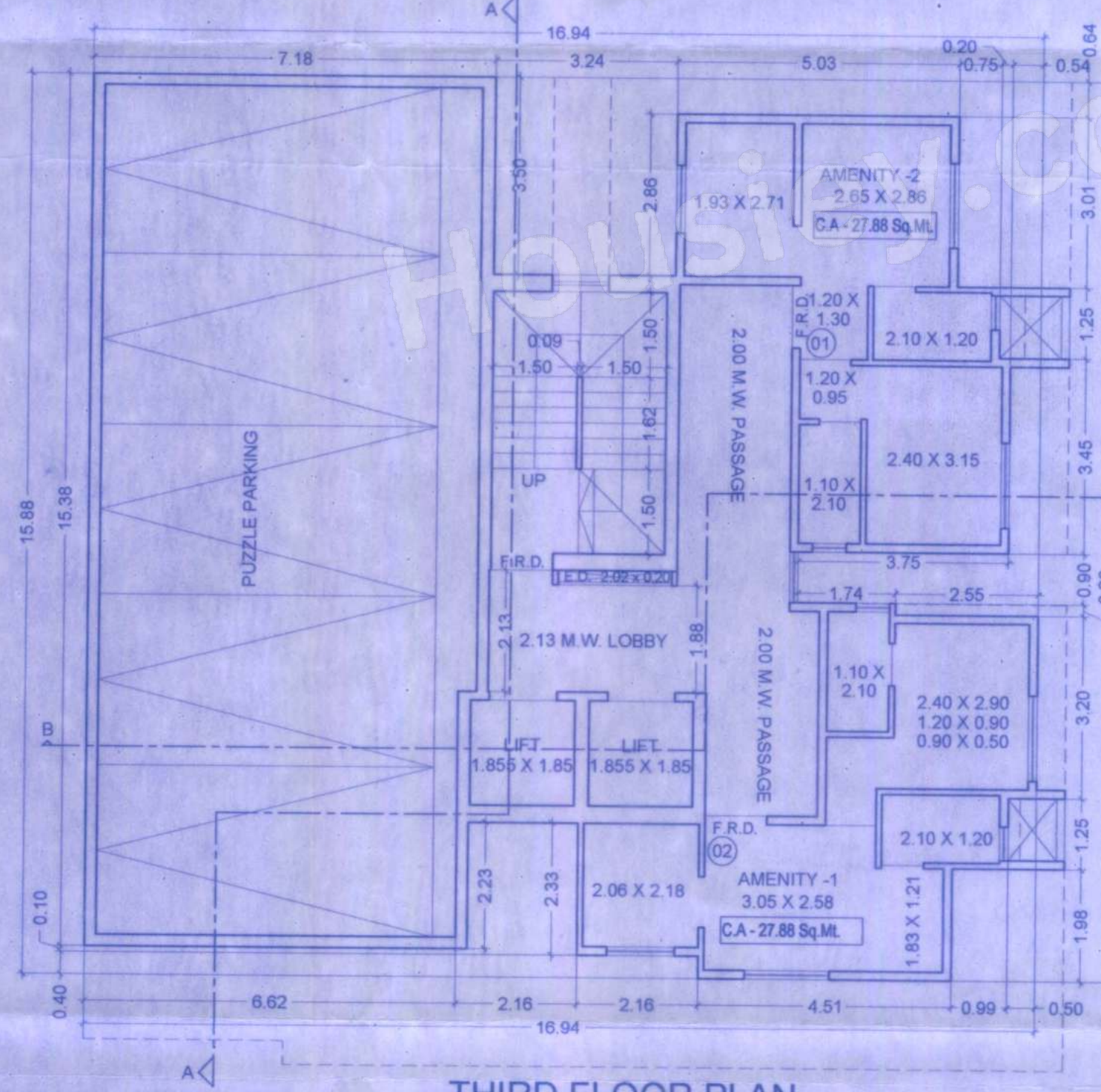
FIRST FLOOR PLAN
SCALE - 1:100

SANITARY STATEMENT FOR COMPOSITE BUILDING

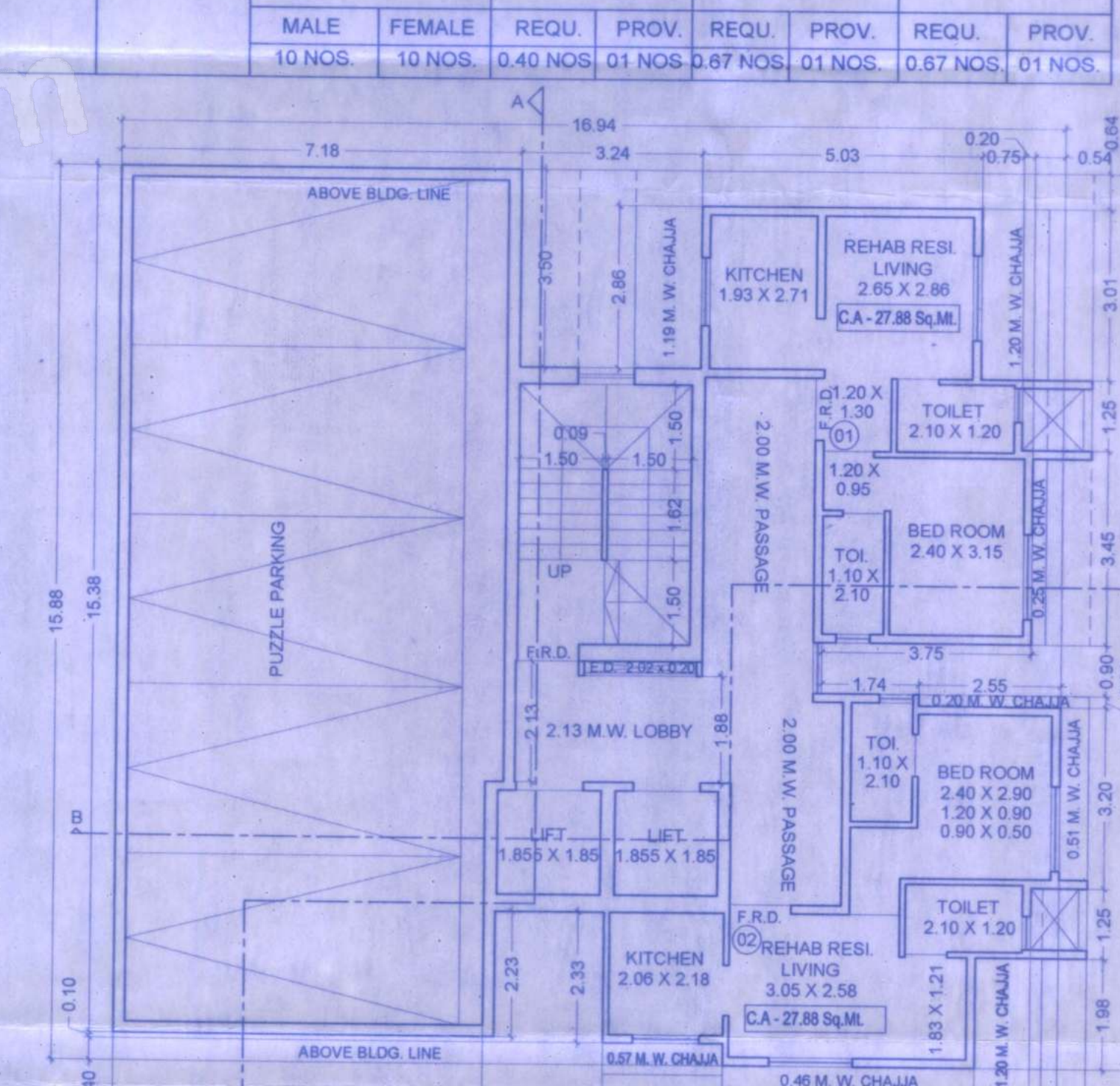
FLOOR	TOTAL B/U AREA	TOTAL NO. OF PERSONS REQUIRED	NO. OF WC. REQU. FOR MALE	NO. OF WC. REQU. FOR FEMALE	NO. OF URINALS REQ. FOR MALE
GROUND	55.51 SQ.M.	33.30% PER 100.00 sq.mts. $\frac{55.51 \times 33.30}{100.00} = 18.48$ NOS RATIO = 1:1	ONE FOR 25 PERSONS 10 NOS. / 25 PERSONS	ONE FOR 15 PERSONS 10 NOS. / 15 PERSONS	ONE FOR 25 PERSONS 10 NOS. / 25 PERSONS
		MALE FEMALE	REQU. PROV. REQU. PROV.	REQU. PROV.	REQU. PROV.
		10 NOS. 10 NOS.	0.40 NOS. 0.1 NOS.	0.67 NOS. 0.1 NOS.	0.67 NOS. 0.1 NOS.



SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
TYP. FLR. (4TH TO 6TH, 8TH TO 10TH FLOOR)
SCALE - 1:100

CARPET AREA CALCULATION

SOCIETY OFFICE (FIRST FLOOR)			
SOCIETY OFFICE	3.60 X 3.15	01	= 11.34 SQ.M.
TOILET	2.65 X 1.40	01	= 3.71 SQ.M.
TOILET	2.65 X 1.90	01	= 5.03 SQ.M.
TOILET	2.10 X 1.20	01	= 2.52 SQ.M.
TOTAL CARPET AREA	= 20.60 SQ.M.		

CARPET AREA DIAGRAM
SOCIETY OFFICE (FIRST FLOOR)
SCALE - 1:100

PLOT AREA CALCULATION BY TRIANGULATION METHOD

A	1/2 X 2.65 X 1.10	=	1.46 Sq.M.
B	1/2 X 6.80 X 1.78	=	6.05 Sq.M.
C	1/2 X 19.99 X 1.65	=	16.49 Sq.M.
D	1/2 X 20.15 X 0.95	=	9.57 Sq.M.
E	1/2 X 22.04 X 5.62	=	61.93 Sq.M.
F	1/2 X 28.06 X 7.32	=	102.70 Sq.M.
G	1/2 X 28.06 X 2.19	=	30.73 Sq.M.
H	2/3 X 2.19 X 0.49	=	0.72 Sq.M.
I	1/2 X 28.00 X 1.21	=	16.94 Sq.M.
J	1/2 X 26.69 X 3.28	=	43.77 Sq.M.
K	1/2 X 22.97 X 1.74	=	19.98 Sq.M.
L	1/2 X 21.37 X 0.25	=	2.67 Sq.M.
M	1/2 X 21.15 X 0.26	=	2.75 Sq.M.
N	1/2 X 20.79 X 3.37	=	35.03 Sq.M.
O	1/2 X 18.40 X 6.13	=	56.40 Sq.M.

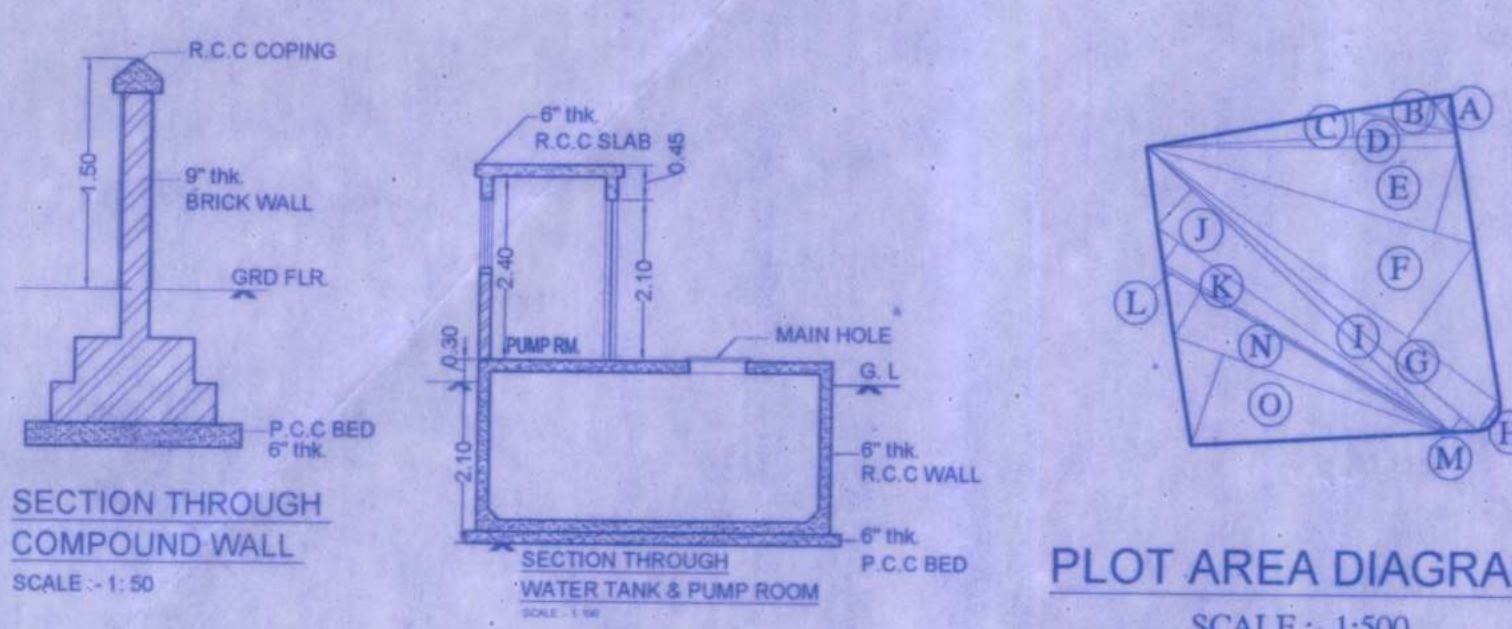
TOTAL PLOT AREA = 407.19 Sq.M.



BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000



SECTION THROUGH COMPOUND WALL
SCALE - 1:50

SECTION THROUGH WATER TANK & PUMP ROOM
SCALE - 1:50

PLOT AREA DIAGRAM
SCALE - 1:500

PROFORMA - A FOR SLUM SCHEME

NO.	DESCRIPTION	AREA (SQ.M.)	REMARKS
1	GROSS PLOT AREA	407.19	
2	DEDUCTIONS FOR		
A	FOR RESERVATIONS/ROAD AREA		
a	ROAD SET-BACK AREA TO BE HANDLED OVER (100%) AS PER REG-16		
b	PROPOSED D.P. ROAD TO BE HANDLED OVER (100%) AS PER REG-16		
c	BUILDABLE RESERVATION TO BE HANDLED OVER (PLOT) AS PER REG-17		
d	NON-BUILDABLE RESERVATION TO BE HANDLED OVER (PLOT) AS PER REG-17		
B	FOR AMENITY AREA		
a	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 14(A)		
b	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 14(B)		
c	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 15		
d	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 35		
C	DEDUCTIONS FOR EXISTING BUA AS PER REG. THE DEVELOPMENT IS ALLOWED		
a	LAND COMPONENT OF EXISTING BUA AS PER REG. THE DEVELOPMENT IS ALLOWED		
b	AREA UNDER DESIGNATION AFFECTING THE PLOT VACANT PORTION		
c	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 15		
d	AREA OF AMENITY PLOT TO BE HANDLED OVER AS PER REG. 35		
3	TOTAL DEDUCTIONS (2A + 2B + 2C)		
4	BALANCE PLOT AREA	407.19	
5	ADDITION FOR FSI PURPOSE (2A + 2B)		
6	ZONAL FSI	407.19	
7	BUA IN LIEU OF COST OF CONSTRUCTION OF AMENITY TO BE HANDLED OVER		
8	50% ADDITIONAL FSI ON PREMIUM		
9	PERMISSIBLE TDR AS PER REG. 30, TABLE 12		
10	PERMISSIBLE BUA AS PER REG. 30, TABLE 12		
11	REHAB BUA PROPOSED	867.22	
12	REHAB COMPONENT PROPOSED	1322.52	
13	SALE COMPONENT PERMISSIBLE	1322.52	
14	PERMISSIBLE RATIO OF THE SCHEME FOR L/R/C	1.00	
15	SALE BUA PERMISSIBLE (IN-SITU) (13 X 14)	1322.52	
16	PERMISSIBLE BUA FOR THE SCHEME WITH INCENTIVE AREA AS PER L/R/C RATIO (11 + 18)	2189.74	
17	PERMISSIBLE FSI FOR THE SCHEME (16(4+5))	5.36	
18	PROPOSED SALE BUA	1203.65	
19	TOTAL BUA PROPOSED FOR THE SCHEME (11 + 18)	2071.07	
20	TDR GENERATED IN THE SCHEME		
21	FSI CONSUMED ON THE PLOT (19(4+5))	5.09	
22	TDR GENERATED IN SCHEME (15 - 18)		
23	FUNGIBLE COMPENSATORY AREA (REG. 31(3))		
B	PERMISSIBLE F.C. AREA FOR REHAB COMPONENT WITHOUT PREMIUM	303.53	
C	CLAIMED F.C. AREA FOR SALE COMPONENT WITHOUT PREMIUM		
D	PERMISSIBLE F.C. AREA FOR SALE COMPONENT BY CHARGING PREMIUM	462.88	
E	CLAIMED F.C. AREA FOR SALE COMPONENT BY CHARGING PREMIUM		
24	TOTAL BUA PROPOSED INCLUDING F.C. AREA (19 + 23(4+5) + 23(4+5))	2071.07	

OTHER REQUIREMENTS

NO.	DESCRIPTION	AREA (SQ.M.)
A	RESERVATIONS/DESIGNATIONS	
a	NAME OF BUILDABLE RESERVATION	
b	NAME OF NON-BUILDABLE RESERVATION	
c	AREA OF BUILDABLE RESERVATION	
d	AREA OF NON-BUILDABLE RESERVATION	
e	BUA OF AMENITY TO BE HANDLED OVER AS PER REG. 17	
f	AREA/BUA OF DESIGNATION	
B	PLOT AREA/BUA OF AMENITY	
a	TO BE HANDLED OVER AS PER REG. 14(A)	
b	TO BE HANDLED OVER AS PER REG. 14(B)	
c	TO BE HANDLED OVER AS PER REG. 15	
d	REQUIREMENT OF LOS AS PER REG. 27	
C	TEENEMENT STATEMENT	
a	TEENEMENTS PERMISSIBLE	27
b	EXISTING TIS FOR SCHEME	20
c	Residential	16
d	Commercial	01
e	Existing Amenity	
f	Religious structure	
g	Toilet	
h	EQUIVALENT TIS OF THE SCHEME	
i	PAP TIS AS PER CLAUSE 3.12(A) (a-b(1+2))	03
j	PAP TIS AS PER CLAUSE 3.12(B)	
k	PAP TIS AS PER CLAUSE 3.12(C)	07
l	AMENITIES PROPOSED AS PER CLAUSE 8	05
E	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATIONS	
b	CAR	56
c	SCOOTER/MOTOR CYCLE	
d	VISITORS	
e	COVERED GARAGE PERMISSIBLE	
f	COVERED GARAGES PROPOSED	
g	PARKING PROPOSED (REFER CAR PARKING CALCULATION AS PER TABLE)	56
h	CAR	
i	SCOOTER/MOTOR CYCLE	
j	VISITORS	
F	TRANSPORT VEHICLES PARKING	
a	TRANSPORT VEHICLES REQUIRED BU REG.	
b	TRANSPORT VEHICLES PROPOSED	

PROFORMA "B"

CONTENTS OF SHEET

GR. FLR. PLAN, MEZZANINE FLR. PLAN, FIRST FLR. PLAN, 2ND FLR. PLAN, THIRD FLR. PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & AREA CALCULATION, CARPET AREA CALCULATION, SECTION THROUGH COMPOUND WALL, SECTION THROUGH WATER TANK & PUMP ROOM, SANITARY STATEMENT FOR COMPOSITE BLDG.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27/10/2024 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 407.19 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMPOSITE BUILDING OF S. R. SCHEME ON PLOT BEARING F.P. NO. 465 OF T.P. III AT MAHIM DIVISION, KALSEKAR WADI, PITAMBER LANE, MAHIM (WEST), MUMBAI-400 018. FOR "KALSEKAR SRA CHS (PROP.)"

NAME OF OWNER

M/S. ARYAMAN ENTERPRISES

DRN. BY: VISHOR, CHKED BY: RAJESH

SCALE: AS SHOWN, DATE: 29/02/2024

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE PERMISSION LETTER NO. CM/1001/2022/1004/1005 DTD 2 MAR 2024

Executive Engineer, Slum Rehabilitation Authority

Signature of Architect: Atharva Consultants

55/2560, Swarnan CHSL, Near Bank of Maharashtra, Gandhi Nagar, Bandra (East) Mumbai - 400 051

Email ID - rajan04@gmail.com