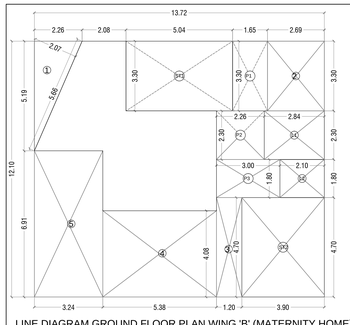
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LINE DIAGRAM GROUND FLOOR PLAN WING 'B' (MATERNITY HOME)

SCALE =1:100

BUILTUP AREA CALCULATION

GROUND FLOOR

A	13.72	X	12.10	X	1 NO	=	166.01	
TOTAL ADDITION						=	166.01 SQMT	X

DEDUCTIONS

GROUND FLOOR

1	5.66	x	2.07	x	0.50	=	5.86	
2	2.69	x	3.30	x	1 NO	=	8.88	
3	1.20	x	4.70	x	1 NO	=	5.64	
4	5.38	x	4.08	x	1 NO	=	21.95	
5	3.24	x	6.91	x	1 NO	=	22.39	
TOTAL DEDUCTION						=	64.71	Y1

LIFT AREA CALCULATION

GROUND FLOOR

L1	2.84	x	2.30	x	1 NO	=	6.53	
L2	2.10	x	1.80	x	1 NO	=	3.78	
TOTAL						=	10.31	Y2

LIFT LOBBY AREA CALCULATION

GROUND FLOOR

P1	1.65	x	3.30	x	1 NO	=	5.44	
P2	2.26	x	2.30	x	1 NO	=	5.20	
P3	3.00	x	1.80	x	1 NO	=	5.40	
TOTAL						=	16.04	Y3

STAIRCASE AREA CALCULATION

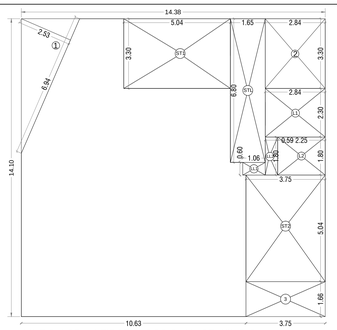
GROUND FLOOR

ST1	5.04	x	3.30	x	1 NO	=	16.63	
ST2	3.90	x	4.70	x	1 NO	=	18.33	
TOTAL						=	34.96	Y4

NET BUILTUP AREA

GROUND FLOOR

NET BUILTUP AREA = [X - (Y1+Y2+Y3+Y4)]	39.99 SQ.MTS.



LINE DIAGRAM FIRST FLOOR PLAN OF WING 'B' (MATERNITY HOME)

SCALE =1:100

BUILTUP AREA CALCULATION

1st FLOOR

A	14.38	X	14.10	X	1 NO	=	202.76	
TOTAL ADDITION						=	202.76 SQMT	X

DEDUCTIONS

1st FLOOR

1	6.94	X	2.53	X	0.50	=	8.78	
2	2.84	x	3.30	x	1 NO	=	9.37	
3	3.75	X	1.66	X	1 NO	=	6.22	
TOTAL DEDUCTION						=	24.38	Y1

LIFT AREA CALCULATION

1st FLOOR

L1	2.84	x	2.30	x	1 NO	=	6.53	
L2	2.25	x	1.80	x	1 NO	=	4.05	
TOTAL						=	10.58	Y2

LIFT LOBBY AREA CALCULATION

1st FLOOR

LL2	1.06	x	0.60	x	1 NO	=	0.64	
LL3	0.59	x	1.80	x	1 NO	=	1.06	
TOTAL						=	3.70	Y3

STAIRCASE AREA CALCULATION

1st FLOOR

ST1	5.04	x	3.30	x	1 NO	=	16.63	
ST2	3.75	x	5.04	x	1 NO	=	18.90	
TOTAL						=	35.53	Y4

STAIRCASE LOBBY AREA CALCULATION

1st FLOOR

STL	1.65	x	6.80	x	1 NO	=	11.22	
TOTAL						=	11.22	Y5

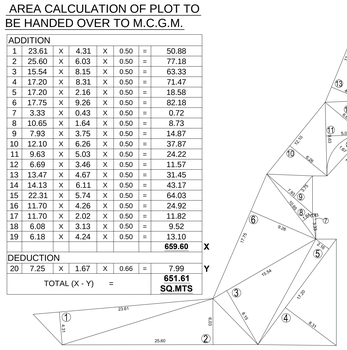
NET BUILTUP AREA

1st FLOOR

NET BUILTUP AREA = [X- (Y1+Y2+Y3+Y4+Y5)]	119.35 SQ.MTS.

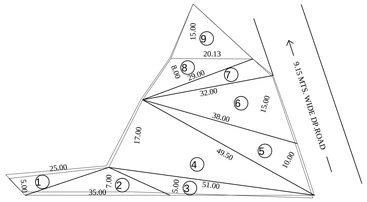
AREA CALCULATION OF PLOT TO BE HANDED OVER TO M.C.G.M.

ADDITION							
1	23.61	X	4.31	X	0.50	=	50.88
2	25.60	X	6.03	X	0.50	=	77.18
3	15.54	X	8.15	X	0.50	=	63.33
4	17.20	X	8.31	X	0.50	=	71.47
5	17.20	X	2.16	X	0.50	=	18.58
6	17.75	X	9.26	X	0.50	=	82.18
7	3.33	X	0.43	X	0.50	=	0.72
8	10.65	X	1.64	X	0.50	=	8.73
9	7.93	X	3.75	X	0.50	=	14.87
10	12.10	X	6.26	X	0.50	=	37.87
11	9.63	X	5.03	X	0.50	=	24.22
12	6.69	X	3.46	X	0.50	=	11.57
13	13.47	X	4.67	X	0.50	=	31.45
14	14.13	X	6.11	X	0.50	=	43.17
15	22.31	X	5.74	X	0.50	=	64.03
16	11.70	X	4.26	X	0.50	=	24.92
17	11.70	X	2.02	X	0.50	=	11.82
18	6.08	X	3.13	X	0.50	=	9.52
19	6.18	X	4.24	X	0.50	=	13.10
							659.60 X
DEDUCTION							
20	7.25	X	1.67	X	0.66	=	7.99 Y
TOTAL (X - Y) =							651.61 SQ.MTS



LINE DIAGRAM OF 40% PLOT AREA TO BE HANDED OVER TO M.C.G.M.

SCALE – 1:500

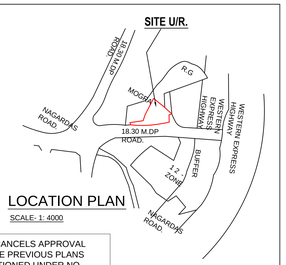


PLOT AREA DIAGRAM

SCALE - 1:500

PLOT AREA CALCULATION

1	5.00	X	25.00	X	0.50	=	62.50	SQ.MT.
2	7.00	X	35.00	X	0.50	=	122.50	SQ.MT.
3	5.00	X	51.00	X	0.50	=	127.50	SQ.MT.
4	17.00	X	51.00	X	0.50	=	433.50	SQ.MT.
5	10.00	X	49.50	X	0.50	=	247.50	SQ.MT.
6	15.00	X	38.00	X	0.50	=	285.00	SQ.MT.
7	5.00	X	32.00	X	0.50	=	80.00	SQ.MT.
8	8.00	X	29.00	X	0.50	=	116.00	SQ.MT.
9	15.00	X	21.50	X	0.50	=	161.25	SQ.MT.
TOTAL						=	1635.75	SQ.MT.



LOCATION PLAN

SCALE: 1: 4000

PARKING AREA STATEMENT

MUNICIPAL MATERNITY HOME AREA = 1098.29 SQ.MTS.

PARKING REQUIRED FOR MUNICIPAL MATERNITY HOME AT ONE FOR EVERY 600.00 SQ.MTS	1.83
SAY	2.0 NOS.
10% FOR VISITORS	2.0 NOS.
TOTAL PARKING REQUIRED	4.0 NOS.
TOTAL PARKING PROPOSED	4.0 NOS.

AREA OF PLOT AS PER P.R.CARD.
= 1486.10 + 141.00
= 1627.10 Sq.Mts.
REQUIRED 40% AREA TO BE HANDED OVER TO M.C.G.M.
= 1627.10 Sq.Mts. x 40%
= 650.84 Sq.Mts.
PROPOSED AREA TO BE HANDED OVER TO M.C.G.M.
= 651.61 Sq.Mts.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CE/ 8215/ WS/ AK DATED 19/08/2021

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED APPROVED SUBJECT TO CONDITONS MENTIONED IN THIS OFFICE LETTER UNDER NO . CE/ 8215/ WS/ AK . DATED. 23/12/2021

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, SUMMARY OF BUILT UP AREA, PLOT AREA DIAGRAM & CALCULATION, WING - 'B' BUA CALCULATIONS & PARKING STATEMENT ETC.

S.E.B.P.KEC.	A.E.B.P.K/E	E.E.B.P. 'K'/WARD
Santosh Nathu Bhilare	Dushyant Kumar Jitendra Ahirwar	Navnath Sopanrao Ghadge

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE GOT THE PLOT UNDER REFERENCE SURVEYED THROUGH LICENSED SURVEYOR ON 14-11-2014 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 1635.75 SQ.MTS. AND TALLIES WITH THE SITE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

Taranath Mahalinga Shetty

SIGN. OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF MUNICIPAL MATERNITY HOME RESERVATION ON LAND BEARING C.T.S. NOS. 182/C,182/D & 182/E OF VILLAGE MOGRA, TALUKA ANDHERI, M.S.D., AT ANDHERI EAST, MUMBAI.

NAME OF THE OWNER

SHRI CHIRAG ASHOK SHAH
PARTNER & AUTHORISED REPRESENTATIVE.
M/s. AMEY REALTY & CONSTRUCTION LLP
GB SHIVCHHAYA,
SIR M.V. ROAD
ANDHERI (EAST),
MUMBAI- 400 069.

Chirag Ashok Shah

LINE DIAGRAM TYPICAL FLOOR PLAN 2ND TO 6TH, 8TH & 9TH PLAN OF WING 'B' (MATERNITY HOME)

SCALE =1:100

BUILTUP AREA CALCULATION

TYPICAL 2ND TO 6TH, 8TH & 9TH FLOOR

TYPICAL FLOOR

A	14.38	X	14.10	X	1 NO	=	202.76	
TOTAL ADDITION						=	202.76 SQMT	X

DEDUCTIONS

TYPICAL FLOOR

1	6.94	X	2.53	X	0.50	=	8.78	
2	2.84	X	3.30	X	1 NO	=	9.37	
3	3.75	X	1.66	X	1 NO	=	6.22	
TOTAL DEDUCTION						=	24.38	Y1

LIFT AREA CALCULATION

TYPICAL FLOOR

L1	2.84	X	2.30	X	1 NO	=	6.53	
L2	2.25	X	1.80	X	1 NO	=	4.05	
TOTAL						=	10.58	Y2

LIFT LOBBY AREA CALCULATION

TYPICAL FLOOR

LL2	1.06	X	0.60	X	1 NO	=	0.64	
LL3	0.59	X	1.80	X	1 NO	=	1.06	
TOTAL						=	1.70	Y3

STAIRCASE AREA CALCULATION

TYPICAL FLOOR

ST1	5.04	X	3.30	X	1 NO	=	16.63	
ST2	3.75	X	5.04	X	1 NO	=	18.90	
TOTAL						=	35.53	Y4

STAIRCASE LOBBY AREA CALCULATION

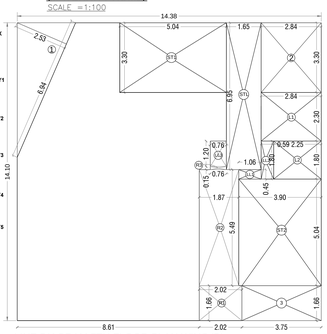
TYPICAL FLOOR

STL	1.65	X	6.80	X	1 NO	=	11.22	
TOTAL						=	11.22	Y5

NET BUILTUP AREA

TYPICAL FLOOR

NET BUILTUP AREA = [X - (Y1+Y2+Y3+Y4+Y5)]	119.35 SQ.MTS.



LINE DIAGRAM 7TH FLOOR PLAN WING 'B' (MATERNITY HOME)

SCALE =1:100

BUILTUP AREA CALCULATION

7TH FLOOR

A	14.38	X	14.10	X	1 NO	=	202.76	
TOTAL ADDITION						=	202.76 SQMT	X

DEDUCTIONS

7TH FLOOR

1	6.94	X	2.53	X	0.50	=	8.78	
2	2.84	X	3.30	X	1 NO	=	9.37	
3	3.75	X	1.66	X	1 NO	=	6.22	
TOTAL DEDUCTION						=	24.38	Y1

LIFT AREA CALCULATION

7TH FLOOR

L1	2.84	X	2.30	X	1 NO	=	6.53	
L2	2.25	X	1.80	X	1 NO	=	4.05	
TOTAL						=	10.58	Y2

LIFT LOBBY AREA CALCULATION

7TH FLOOR

LL1	1.06	X	0.45	X	1 NO	=	0.48	
LL2	0.59	X	1.80	X	1 NO	=	1.06	
LL3	0.76	X	1.35	X	1 NO	=	1.03	
TOTAL						=	2.56	Y3

STAIRCASE AREA CALCULATION

7TH FLOOR

ST1	5.04	X	3.30	X	1 NO	=	16.63	
ST2	3.90	X	5.04	X	1 NO	=	19.66	
TOTAL						=	36.29	Y4

STAIRCASE LOBBY AREA CALCULATION

7TH FLOOR

STL	1.65	X	6.95	X	1 NO	=	11.47	
TOTAL						=	11.47	Y5

REFUGE AREA CALCULATION

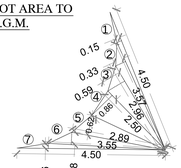
7th FLOOR

R1	2.02	X	1.66	X	1 NO	=	3.35	
R2	1.87	X	5.49	X	1 NO	=	10.27	
R3	0.76	X	0.15	X	1 NO	=	0.11	
TOTAL						=	13.73	Y6

NET BUILTUP AREA

7TH FLOOR

NET BUILTUP AREA = [X - (Y1+Y2+Y3+Y4+Y5)]	103.75 SQ.MTS.



SETBACK AREA DIAGRAM

SETBACK AREA CALCULATION

	ADDITIONS						IN SQ.MTS.
1	4.50	X	0.15	X	0.50	=	0.34
2	3.57	X	0.33	X	0.50	=	0.59
3	2.96	X	0.59	X	0.50	=	0.87
4	2.50	X	0.86	X	0.50	=	1.08
5	2.89	X	0.62	X	0.50	=	0.90
6	3.55	X	0.38	X	0.50	=	0.67
7	4.50	X	0.16	X	0.50	=	0.36
TOTAL							4.81

CAR PARKING CALCULATIONS WITH 25% VISITORS PARKING TABLE 'A'

PARKING AREA STATEMENT

CAR PARKING FOR RESIDENTIAL FLATS

CARPET AREA	NO. OF FLAT	PARKING REQD.
UPTO 45.00 SQ.MT.	1	0.25
45.00 TO BETWEEN 60.00 SQ.MT.	2	1.00
60.00 TO BETWEEN 90.00 SQ.MT.	49	49.00
ABOVE 90.00 SQ.MT.	NIL	NIL
TOTAL		50.25
FOR VISITORS (TOTAL 50.25 NOS. X 25%) = 12.56 NOS.		
TOTAL PARKING REQUIRED	62.81 NOS.	SAY 63 NOS.
TOTAL PARKING PROVIDED BIG - 47 SMALL - 17		64 NOS.

RESI. WING 'A' FLOOR	PROP.BUILT UP AREA SQ.MT.
GROUND FLR.	94.57
1ST FLR.	219.11
2nd FLR.	333.49
3th FLR.	333.49
4th FLR.	333.49
5th FLR.	333.49
6th FLR.	333.49
7th FLR.	333.49
8th FLR.	233.24
9th FLR.	333.49
10th FLR.	333.49
11th FLR.	333.49
12th FLR.	333.49
13th FLR.	333.49
MUN. MAT. AREA TAKEN IN F.S.I.	1098.54
EXCESS REFUGE AREA	24.22
EXCESS FITNESS AREA	15.94
TOTAL	5354.01

BUILT UP AREA STATEMENT (MATERNITY HOME) WING 'B'

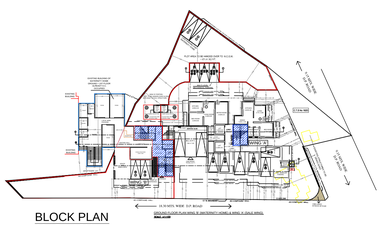
MATERNITY HOME FLOOR	TOTAL PROP.BUILT UP AREA SQ.MT.
GROUND FLR.	39.99
1ST FLR.	119.35
2nd FLR.	119.35
3rd FLR.	119.35
4th FLR.	119.35
5th FLR.	119.35
6th FLR.	119.35
7th FLR.	103.75
8th FLR.	119.35
9th FLR.	119.35
TOTAL	1098.54

CALCULATION OF BUILT UP AREA OF MATERNITY HOME (REQUIRED & PROPOSED)

1) AREA OF MATERNITY HOME PLOT AS PER P.R.CARD (1486.10 + 141.00) = 1627.10 SQ.MT.
2) 50% REQUIRED AREA OF MATERNITY HOME = 813.55 SQ.MT
3) 35% FUNGIBLE (813.55 X 0.35) = 284.74
4) TOTAL REQUIRED AREA = (813.55 + 284.74) = 1098.29
5) TOTAL PROPOSED AREA = 1098.54

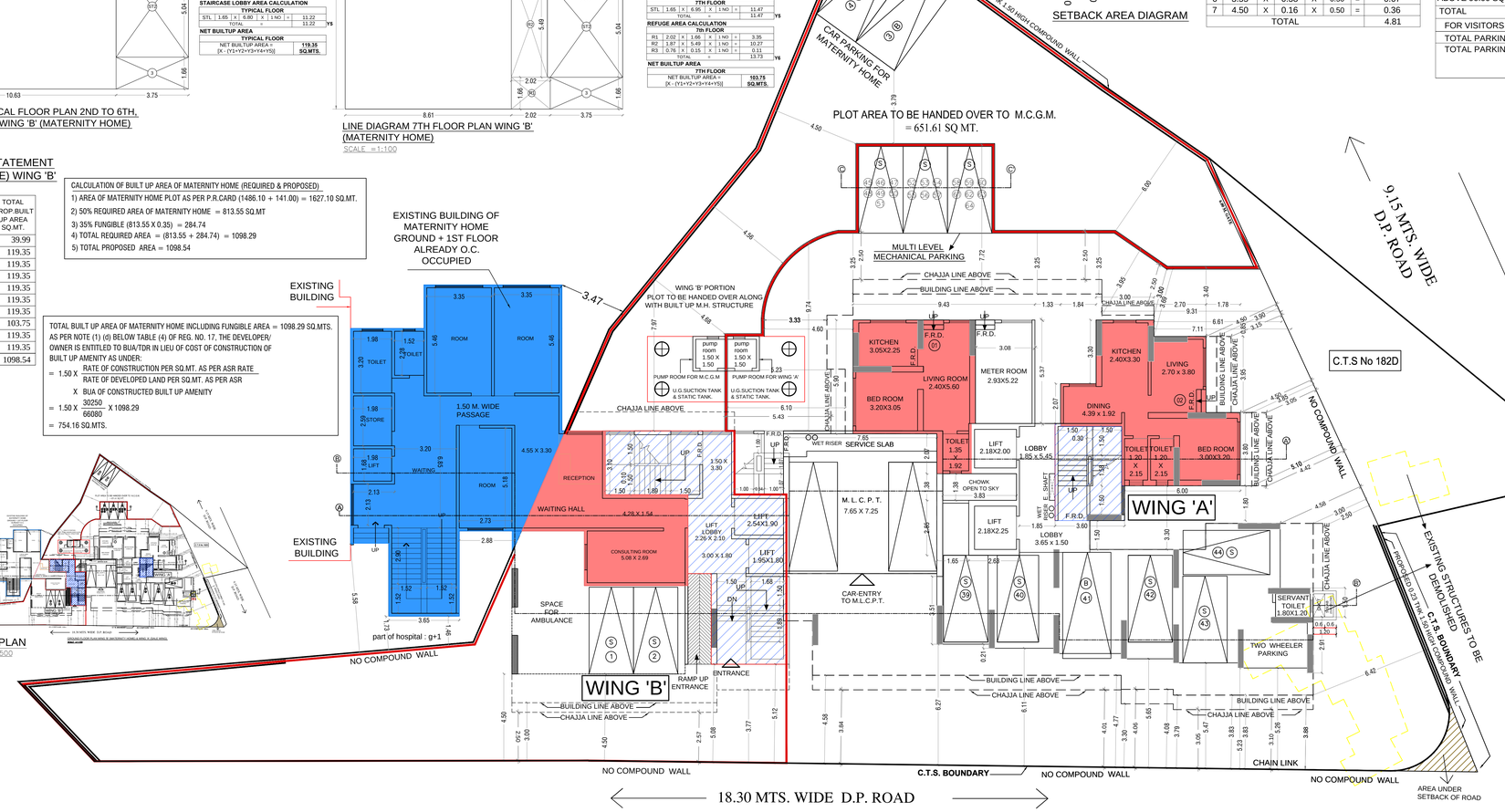
TOTAL BUILT UP AREA OF MATERNITY HOME INCLUDING FUNGIBLE AREA = 1098.29 SQ.MTS. AS PER NOTE (1) (d) BELOW TABLE (4) OF REG. NO. 17, THE DEVELOPER/ OWNER IS ENTITLED TO BUA/TDR IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY AS UNDER:

= 1.50 X RATE OF CONSTRUCTION PER SQ.MT. AS PER ASR RATE / RATE OF DEVELOPED LAND PER SQ.MT. AS PER ASR
X BUA OF CONSTRUCTED BUILT UP AMENITY
= 1.50 X 30250 / 66080 X 1098.29
= 754.16 SQ.MTS.



BLOCK PLAN

SCALE =1:500



GROUND FLOOR PLAN WING 'B' (MATERNITY HOME) & WING 'A' (SALE WING)

SCALE =1:100

PROFORMA - A

			PLAN AS PER DCR AMENDED AFTER 06.01.2012
1		AREA OF PLOT HAVING C.T.S. NOS:- 182C,182D &182 E.	1693.00
2		DEDUCTION FOR	
	(a)	PROPOSED SET BACK AREA	4.81
	(b)	PROPOSED D.P. ROAD C.T.S. NO (182D).	65.90
	(c)	ANY RESERVATION (M.M.H. RESERVATION) 1627.10 SQ.MTS.	
	(d)	DEDUCT AREA OF PLOT TO BE HANDED OVER TO M.C.G.M.	651.61
	(e)	OTHER	
3		BALANCE AREA OF PLOT(1 MINUS 2b)	970.68
4		DEDUCTION FOR 15% RECREATIONAL GROUND 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	NIL
5		NET AREA OF PLOT (3 MINUS 4)	970.68
6		ADD AREA OF PLOT TO BE HANDED OVER	651.61
7		ADDITIONS FOR FLOOR SPACE INDEX	
	(a)	PROPOSED D.P. ROAD (65.90X2)	131.80
	(b)	SETBACK AREA (4.81X2)	9.62
8		TOTAL AREA (5 PLUS 6 PLUS 7)	1763.71
9		FLOOR SPACE INDEX PERMISSIBLE	1.00
10		FLOOR SPACE INDEX CREDIT AVAILABLE BY	
	(I)	GOVT F.S.I.(50%)	813.55
	(II)	T.D.R.(50%) AS PER TABLE (12) OF D.C.P.R. (1464.39- (65.90 x 2) - 754.16)	NIL
	(III)	40% OF AREA IN LIEU OF LAND TO BE HANDED OVER TO MCGM	650.84
	(IV)	BUILT UP AREA IN LIEU OF HANDING OVER BUILT UP AMENITY FREE OF COST	754.16
	(V)	TOTAL	2218.55
11		PERMISSIBLE FLOOR AREA (8 X 9) PLUS 10 (V) ABOVE	3982.26
12		BUILT UP AREA PROPOSED	3965.93
13		FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCPR 2034 (3965.93 X 0.35)	1388.08
14		FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 2034	1388.08
15		TOTAL GROSS BUILT UP AREA PERMISSIBLE	5370.34
16		TOTAL GROSS BUILT UP AREA PROPOSED	5354.01
17		F.S.I. CONSUMED ON NET HOLDING 12/3	4.08
		TENEMENT STATEMENT	
a.		PROPOSED AREA AREA ITEM A-12 ABOVE	5354.01
b.		LESS DEDUCTION FOR NON RESI. BUILT UP AREA	NIL
c.		AREA AVAILABLE FOR TENEMENTS	5354.01
d.		TENEMENT PERMISSIBLE = 240.93 SAY	241 NOS
e.		TENEMENT PROPOSED	52 NOS
f.		TENEMENT EXISTING	NIL
g.		TOTAL NO. OF TENEMENTS	52 NOS
		PARKING STATEMENT	
1.		PARKING REQUIRED	67
2.		PARKING PROPOSED	68
3.		SCOOTER / MOTOR CYCLE	

SCALE- AS SHOWN

DRN BY- VINAYAK

CHD BY- MAHESH

NORTH

NAME OF THE ARCHITECT

TARANATH SHETTY & ASSOCIATES
NO. 1, POPULAR APARTMENT,
37, TAGORE ROAD,
OPP. LAXMI NARAYAN TEMPLE,
SANTACRUZ (WEST),
MUMBAI - 400 054.
TEL- 2649 1470.

Taranath Mahalinga Shetty

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT