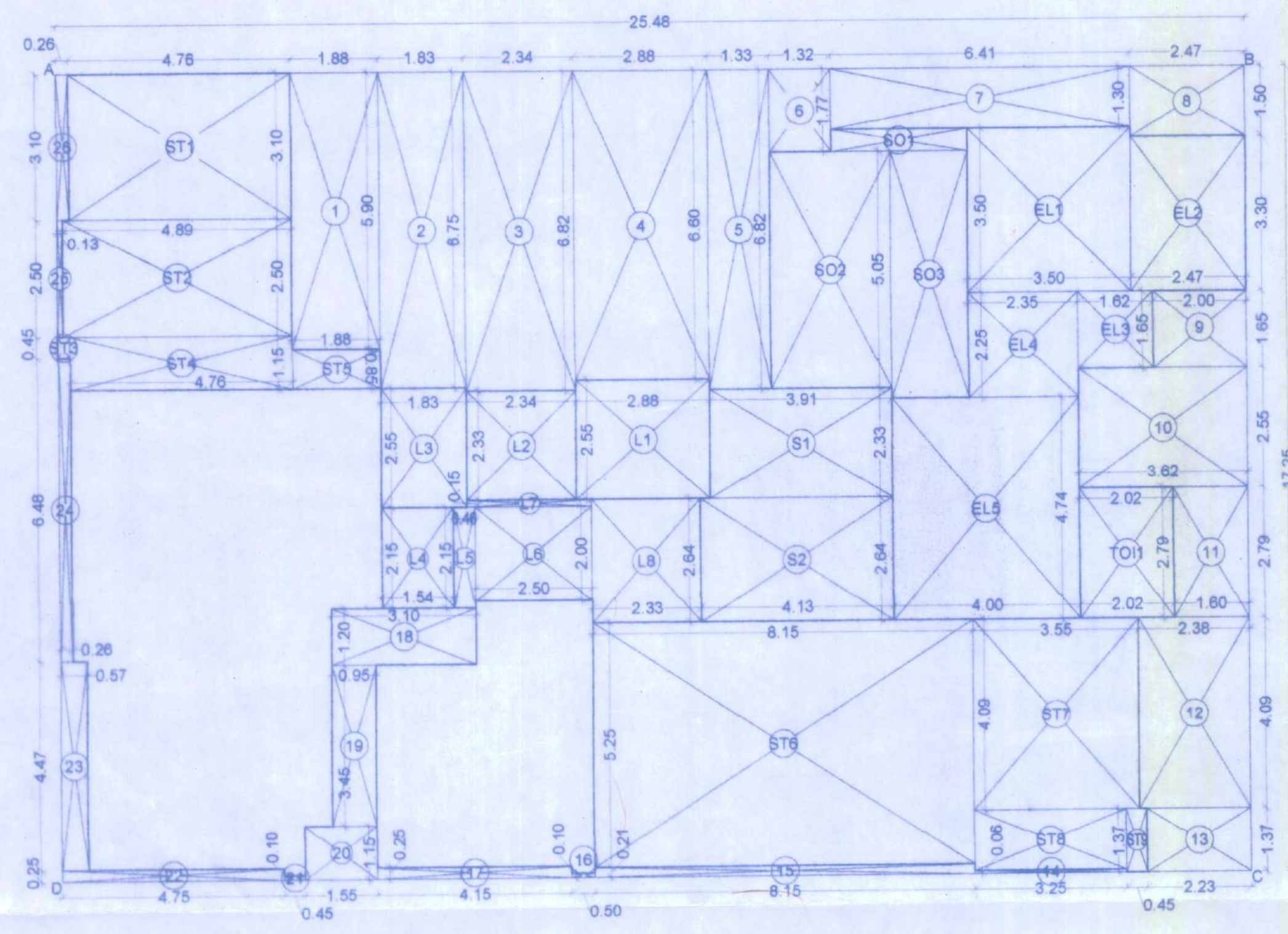
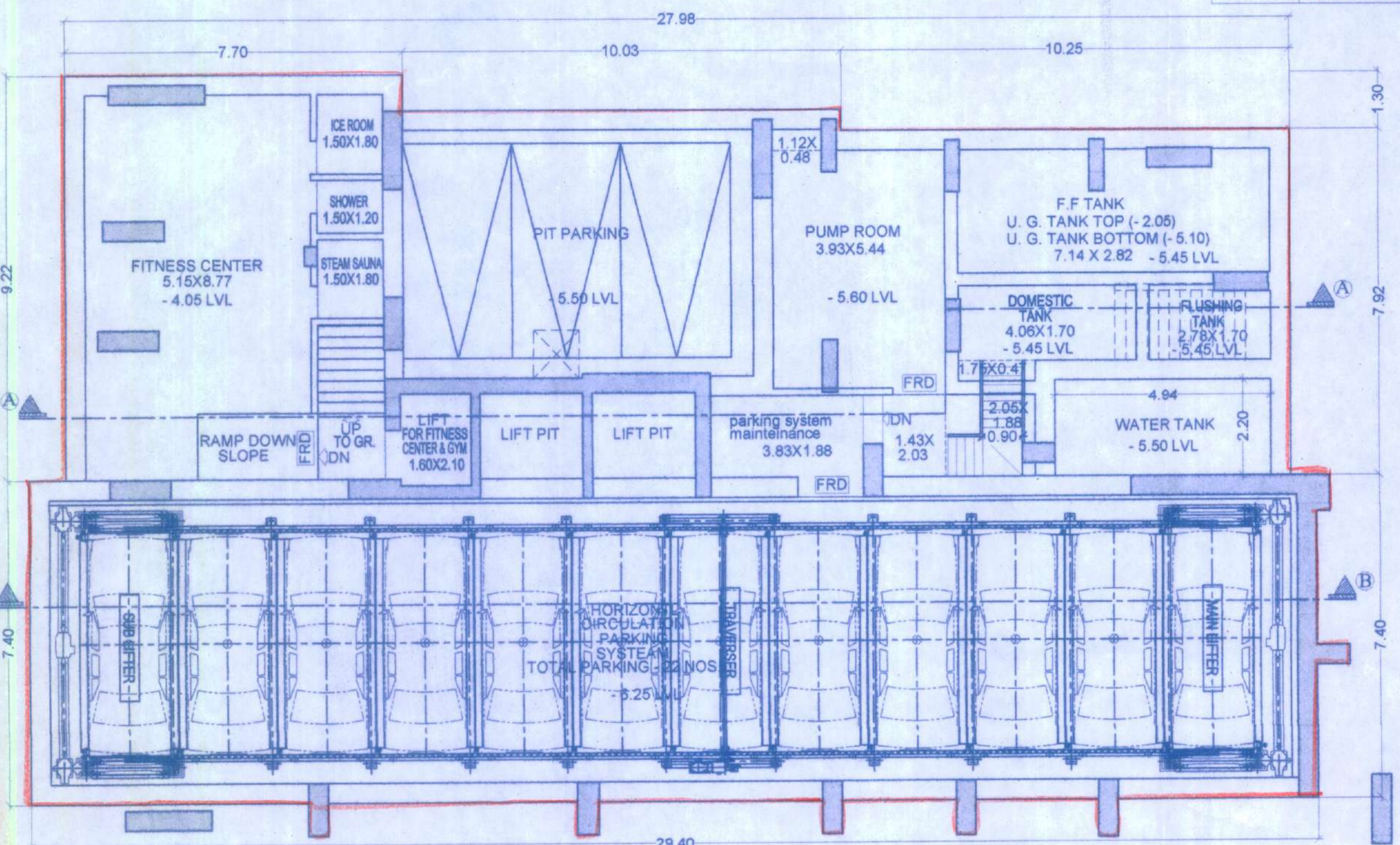
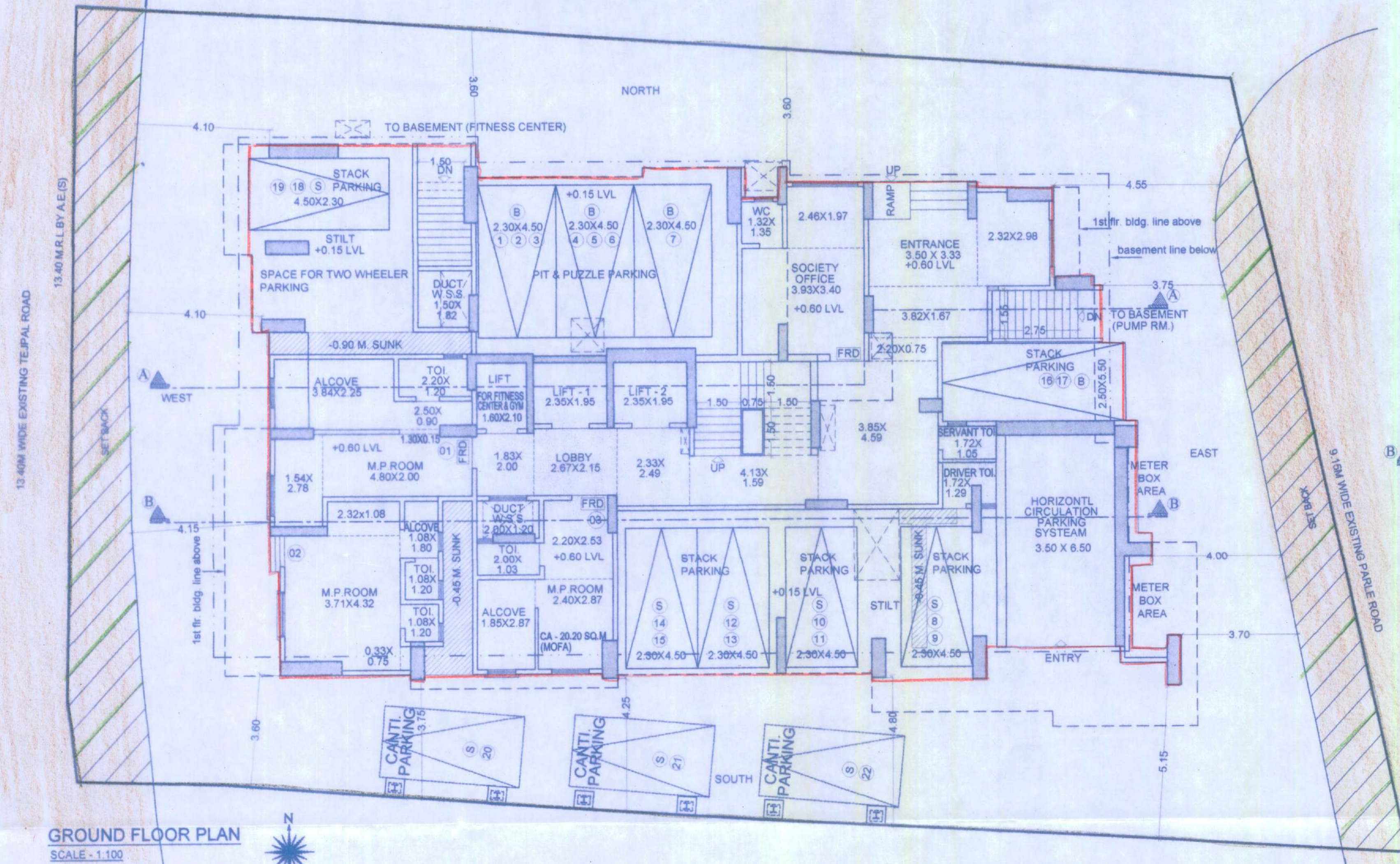


SALE BLDG. BASEMENT & GROUND FLOOR PLAN
AREA DIAGRAM & CALCULATION
SUCTION TANK & COMPOUND WALL
RERA CARPET AREA DIAGRAM & CALCULATION
CAR PARKING AREA STATEMENT



CAR PARKING AREA STATEMENT FOR SALE BLDG. -

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK / FLAT	PARKING REQUIRED
UP TO 45 SQ. MT	06 NOS.	1 PARKING FOR 4 TENAMENT	6/4	1.50 NOS.
45 TO 60 SQ. MT	14 NOS.	1 PARKING FOR 2 TENAMENT	14/2	7.00 NOS.
60 TO 90 SQ. MT	19 NOS.	1 PARKING FOR 1 TENAMENT	19/1	19.00 NOS.
ABOVE 90 SQ. MT	06 NOS.	2 PARKING FOR 1 TENAMENT	6 X 2	12.00 NOS.
TOTAL	45 NOS.			39.50 NOS.
10% ADDITIONAL PARKING FOR VISITORS				3.95 NOS.
TOTAL PARKING REQUIRED				43.45 NOS.
TOTAL PARKING PROVIDED				44 NOS.

CARPET AREA STATEMENT

GROUND FLOOR (SOCIETY OFFICE)	
SOCIETY OFFICE	3.93 X 3.40 = 13.36 SQ.M
WC	2.46 X 1.97 = 4.85 SQ.M
WC	1.32 X 1.35 = 1.78 SQ.M
TOTAL CARPET AREA	= 19.99 SQ.M

CARPET AREA STATEMENT

GROUND FLOOR - FLAT NO. - 03	
M.P. ROOM	2.40 X 2.87 = 6.89 SQ.M
ALCOVE	1.85 X 2.87 = 5.31 SQ.M
TOI	2.00 X 1.03 = 2.06 SQ.M
DOOR JAM	1.15 X 0.15 = 0.17 SQ.M
DOOR JAM	1.00 X 0.15 = 0.15 SQ.M
DOOR JAM	0.75 X 0.15 = 0.11 SQ.M
TOTAL CARPET AREA (MOFA)	= 20.20 SQ.M
TOTAL CARPET AREA (MOFA)	= 217.43 SQ.FT

BUILT-UP AREA STATEMENT

<u>GROUND FLOOR</u>	
AREA OF BLOCK (ABCD) = 25.48 X 17.25 = 439.53 SQ.M	
<u>STANDARD DEDUCTIONS</u> -	
1. 1.88 X 5.90 =	11.09 SQ.M
2. 1.83 X 6.75 =	12.35 SQ.M
3. 2.34 X 6.82 =	15.96 SQ.M
4. 2.86 X 6.80 =	19.01 SQ.M
5. 1.33 X 6.82 =	9.07 SQ.M
6. 1.32 X 1.77 =	2.34 SQ.M
7. 6.41 X 1.30 =	8.33 SQ.M
8. 2.47 X 1.50 =	3.70 SQ.M
9. 2.00 X 1.65 =	3.30 SQ.M
10. 3.92 X 2.55 =	9.99 SQ.M
11. 1.80 X 2.79 =	4.46 SQ.M
12. 2.38 X 4.09 =	9.73 SQ.M
13. 2.23 X 1.37 =	3.06 SQ.M
14. 3.25 X 0.05 =	0.20 SQ.M
15. 8.15 X 0.21 =	1.71 SQ.M
16. 0.50 X 0.10 =	0.05 SQ.M
17. 4.15 X 0.25 =	1.04 SQ.M
18. 3.10 X 1.20 =	3.72 SQ.M
19. 0.95 X 3.45 =	3.29 SQ.M
20. 1.55 X 1.15 =	1.78 SQ.M
21. 0.45 X 0.10 =	0.05 SQ.M
22. 4.75 X 0.25 =	1.19 SQ.M
23. 0.57 X 4.47 =	2.55 SQ.M
24. 0.26 X 6.45 =	1.68 SQ.M
25. 0.13 X 2.50 =	0.33 SQ.M
26. 0.26 X 3.10 =	0.81 SQ.M
<u>TOTAL BUILT-UP AREA</u>	
	130.01 SQ.M

CONSTRUCTED AREA -

(A) - (I)	
439.53 - 130.01	= 309.52 SQ.M
TOTAL CONSTRUCTED AREA	309.52 SQ.M

STAIRCASE, LIFT AREA CALCULATION

(II)	
S1 3.91 X 2.33 = 9.11 SQ.M	
S2 4.13 X 2.64 = 10.90 SQ.M	
L1 2.88 X 2.55 = 7.34 SQ.M	
L2 2.35 X 2.53 = 5.96 SQ.M	
L3 1.83 X 2.55 = 4.67 SQ.M	
L4 1.54 X 2.15 = 3.31 SQ.M	
L5 0.46 X 2.15 = 0.99 SQ.M	
L6 2.50 X 2.00 = 5.00 SQ.M	
L7 2.67 X 0.15 = 0.40 SQ.M	
L8 2.33 X 2.64 = 6.15 SQ.M	
TOTAL STAIRCASE, LIFT AREA	53.35 SQ.M

CARPET AREA STATEMENT

GROUND FLOOR - FLAT NO. - 01	
M.P. ROOM	4.80 X 2.00 = 9.60 SQ.M
ALCOVE	2.50 X 0.90 = 2.25 SQ.M
ALCOVE	1.54 X 2.78 = 4.28 SQ.M
TOI	3.84 X 2.25 = 8.64 SQ.M
DOOR JAM	2.20 X 1.20 = 2.64 SQ.M
DOOR JAM	1.00 X 0.15 = 0.15 SQ.M
DOOR JAM	1.30 X 0.15 = 0.20 SQ.M
DOOR JAM	0.75 X 0.15 = 0.11 SQ.M
TOTAL CARPET AREA (MOFA)	= 27.87 SQ.M
TOTAL CARPET AREA (MOFA)	= 300.00 SQ.FT

STILT AREA CALCULATION

(III)	
ST1 4.76 X 3.10 = 14.76 SQ.M	
ST2 4.89 X 2.50 = 12.22 SQ.M	
ST3 0.26 X 0.45 = 0.12 SQ.M	
ST4 4.78 X 1.15 = 5.47 SQ.M	
ST5 1.88 X 0.85 = 1.60 SQ.M	
ST6 8.15 X 5.25 = 42.79 SQ.M	
ST7 3.55 X 4.09 = 14.52 SQ.M	
ST8 3.25 X 1.31 = 4.26 SQ.M	
ST9 0.45 X 1.37 = 0.62 SQ.M	
TOTAL STILT AREA	96.38 SQ.M

ENTRANCE LOBBY AREA CALCULATION

(IV)	
EL1 3.50 X 3.50 = 12.25 SQ.M	
EL2 2.47 X 3.30 = 8.15 SQ.M	
EL3 1.62 X 1.55 = 2.51 SQ.M	
EL4 2.35 X 2.25 = 5.29 SQ.M	
EL5 4.00 X 4.74 = 18.96 SQ.M	
TOTAL ENTRANCE LOBBY AREA	47.32 SQ.M

SOCIETY OFFICE AREA CALCULATION

(V)	
S01 2.91 X 0.47 = 1.37 SQ.M	
S02 2.58 X 5.05 = 13.03 SQ.M	
S03 1.95 X 5.28 = 10.30 SQ.M	
TOTAL SOCIETY OFFICE AREA	23.11 SQ.M

TOILET AREA CALCULATION

(VI)	
TOI1 2.02 X 2.79 = 5.64 SQ.M	
TOTAL TOILET AREA	5.64 SQ.M

PERMISSIBLE TOILET AREA (TAKE N IN FS)

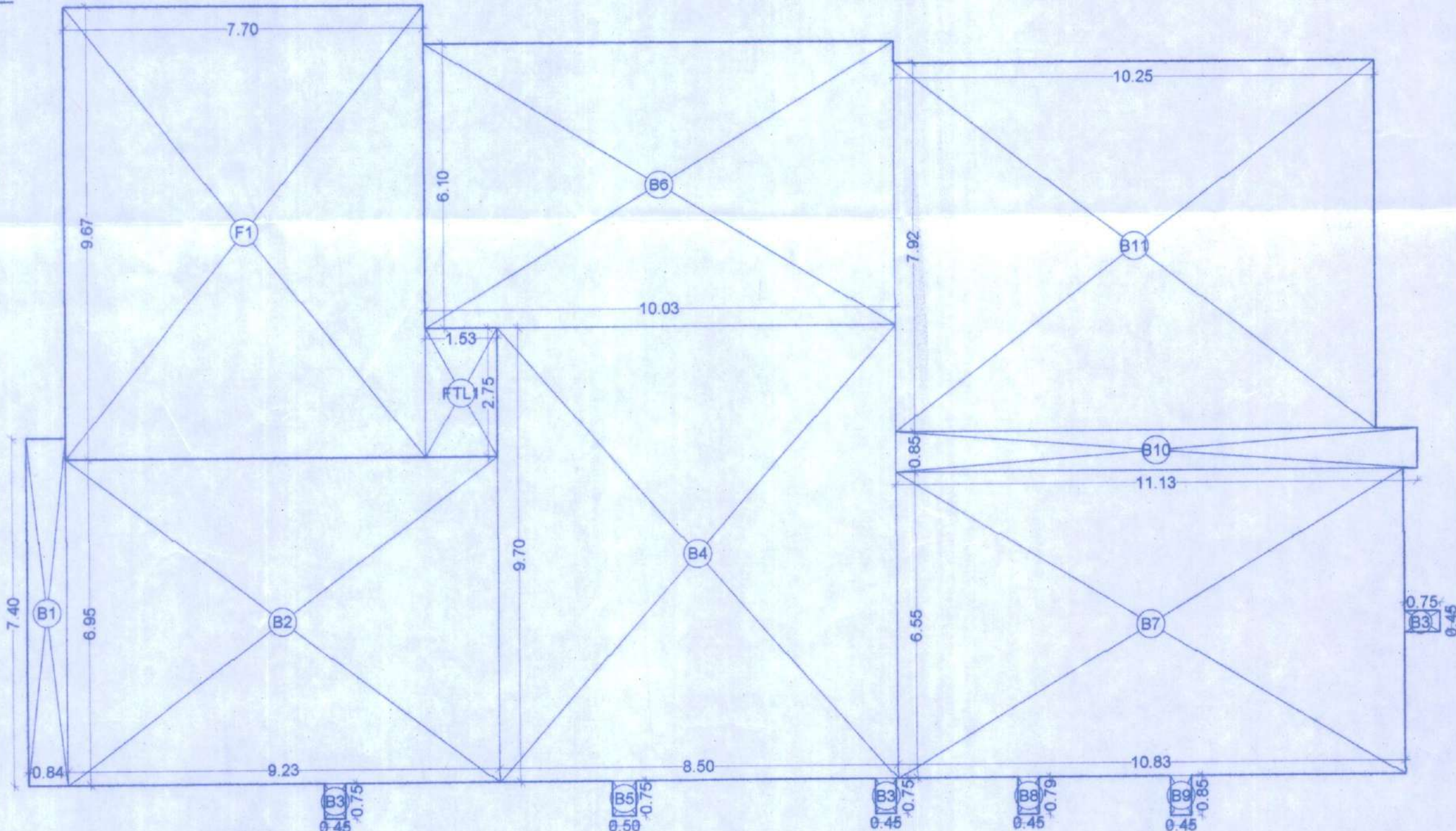
(VII)	
2.20 X 2	= 4.40 SQ.M
5.64 - 4.40	= 1.24 SQ.M
TOTAL PERMISSIBLE TOILET AREA	1.24 SQ.M

SALE BUILT UP AREA

(C)	
B - II - III - IV - V - VI = C	
309.52 - 53.35 - 96.38 - 47.32 - 23.11 - 5.64 = 83.74 SQ.M	
TOTAL SALE BUILT UP AREA	83.74 SQ.M

TOTAL SALE BUILT UP AREA

(D)	
IV + C = D	
1.24 + 83.74	= 84.98 SQ.M
TOTAL SALE BUILT UP AREA	84.98 SQ.M



FITNESS CENTER AREA CALCULATION

(I)	
F1 7.70 X 9.67 = 74.46 SQ.M	
FTL1 1.53 X 2.75 = 4.21 SQ.M	
TOTAL FITNESS CENTER AREA	78.67 SQ.M

BASEMENT AREA - PUMP ROOM & U.G. TANK AREA CALCULATION

(II)	
B1 0.84 X 7.40 = 6.22 SQ.M	
B2 0.23 X 0.95 = 0.22 SQ.M	
B3 0.45 X 0.75 X 3 = 1.01 SQ.M	
B4 8.50 X 9.70 = 82.45 SQ.M	
B5 0.50 X 9.70 = 4.85 SQ.M	
B6 10.03 X 6.10 = 61.18 SQ.M	
B7 10.83 X 6.55 = 70.94 SQ.M	
B8 0.45 X 0.79 = 0.36 SQ.M	
B9 0.45 X 0.85 = 0.38 SQ.M	
B10 11.13 X 0.85 = 9.46 SQ.M	
B11 10.25 X 7.92 = 81.18 SQ.M	
TOTAL BASEMENT AREA	377.71 SQ.M

TOTAL CONSTRUCTED AREA

(I) + (II)	
78.67 + 377.71	= 456.38 SQ.M
TOTAL CONSTRUCTED AREA	456.38 SQ.M

PERMISSIBLE FITNESS CENTER AREA

(E)	
2% X TOTAL BUILT UP AREA = 2% X 3595.08 SQ.M	
= 71.90 SQ.M	
FITNESS CENTER AREA PROPOSED =	78.67 SQ.M
FITNESS CENTER EXCESS AREA = 78.67 - 71.90	= 6.77 SQ.M

FORM II

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT BUILDING KNOWN AS "VIRESHWAR MAHAL" UNDER REG. 33(11) OF DCPR 2034, ON PLOT BEARING FINAL PLOT NO. 22 OF TPS SCHEME - IV & IV-A, VILLAGE VILE PARLE (E), CORRESPONDING CTS NO. 575, 575/1 TO 7 OF VILLAGE VILE PARLE (E), SITUATED AT TEJAPUR ROAD, IN K/E WARD FOR 'VIRESHWAR MAHAL CHS LTD', MUMBAI - 400 057, MUMBAI SUBURBAN DISTRICT.

NAME OF THE OWNER/DEVELOPER AND SIGNATURE
SHRINATHJI BUILDCON

REVISION **DATE** **SCALE** **DRN BY** **CHK BY**

1:100 M.SUTAR SHEETAL

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. 101/2022 dated 23/06/2022.

Approved Subject to the condition Mentioned in this office permission Letter no. 101/2022 dated 23/06/2022.

23/06/2022

Executive Engineer Slum Rehabilitation Authority

NAME & SIGNATURE OF ARCHITECTS

VISHWAS SATODIA
ARCHITECT * INTERIOR DESIGNER * VALUER

1102/B WING, 11TH FLOOR, SHAH ARCADE - II, RANI SATI MARG, MALAD (E), MUMBAI - 400 087
MOBILE : 7719591475

