



SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/5/PVT/0151/20181219/C

Date:

15 JUN 2022

To,
Architect : Shri. Prabhakar Satam
For, M/s. Prabhakar Satam & Associates
6, Nalini Apt., Sane Gurusji Nagar, Cross Rd.,
Mumbai-400 081.

Subject: Part OCC (Ground Part Floor) & Basement Floor for Composite Bldg. for the proposed S.R. Scheme under Reg. 33(1) of DCPR, 2034 on plot bearing C.T.S No. 613, 613/1 to 36 of village Karjar, Taluka Karfa, LBS Marg, opp Kaka petrol pump, Bhandup (W), Mumbai-400078.

Ref. : Architect's letter dtd. 30/03/2022

Sir,

With reference to your letter mentioned above, I have to inform you that the permission to occupy the 11 Existing Tenements Shops, 01 Sale Shop of Composite Bldg. is completed under the supervision of Architect Shri. Prabhakar Satam, License No. is CA/1984/40294, and Structural Engineer Shri. Vinayak Chopdekar vide License No. STR/C/33, & Site Supervisor Shri. Bipin D. Galkar vide License No G/199/88-L, with the plans submitted by you on 30/03/2022 is hereby granted subject to the following conditions.

1. That the Part Occupation is granted for 11 Existing Tenements Shops, 01 Sale Shop on Ground Floor (pt.) & Basement Floor of Composite Bldg.
2. That the certificate under section 270-A of BMC Act shall be obtained from A.E. (W.W.) 'B' Ward of MCOM.
3. That all the laborer conditions of LOI/DOA shall be complied with before requesting RCC.
4. That you shall submit the Revised NOC from A.A. & C. (S)Ward before asking Full OCC to Composite Bldg. in scheme u/ref.
5. That you shall submit the full completion certificate from Dy. Ch. Eng. (S&W) before asking Full OCC to Composite Bldg. in scheme u/ref.
6. That you shall submit full completion certificate from Dy.Ch. Eng. (R.P.) (P & O) before asking Full OCC to Composite Bldg. in scheme u/ref.
7. That you shall submit the NOC & completion certificate from Dy.Ch. Eng.(Roads) E/S before asking Full OCC to Composite Bldg. in scheme u/ref.

Administrative Building, Front Central Marg, Karfa(E), Mumbai-400078

Tel : 022-25508050/25508051/25508052 Fax : 02-22 2550457 Website : www.sra.gov.in E-mail : info@sra.gov.in

8. That you shall submit the NOC from M.T.R.L. Mumbai before asking BCC to Composite Bldg. in scheme u/ref.
9. That you shall installed Rain Water harvesting system before asking Full OCC to Composite Bldg. in scheme u/ref.
10. That you shall pay extra water & sewerage charges to A.E.W.W., 'K/E' ward of MCGM before asking Full OCC to Composite Bldg. in scheme u/ref.

Note: This permission is granted without prejudice in any action under M.R. & T. P. Act, 1956.

A set of verified completion plan is returned herewith please.

Yours faithfully,


Executive Engineer-III
Slum Rehabilitation Authority

Acc: 1 Plan.

Copy forwarded for information to Owner:

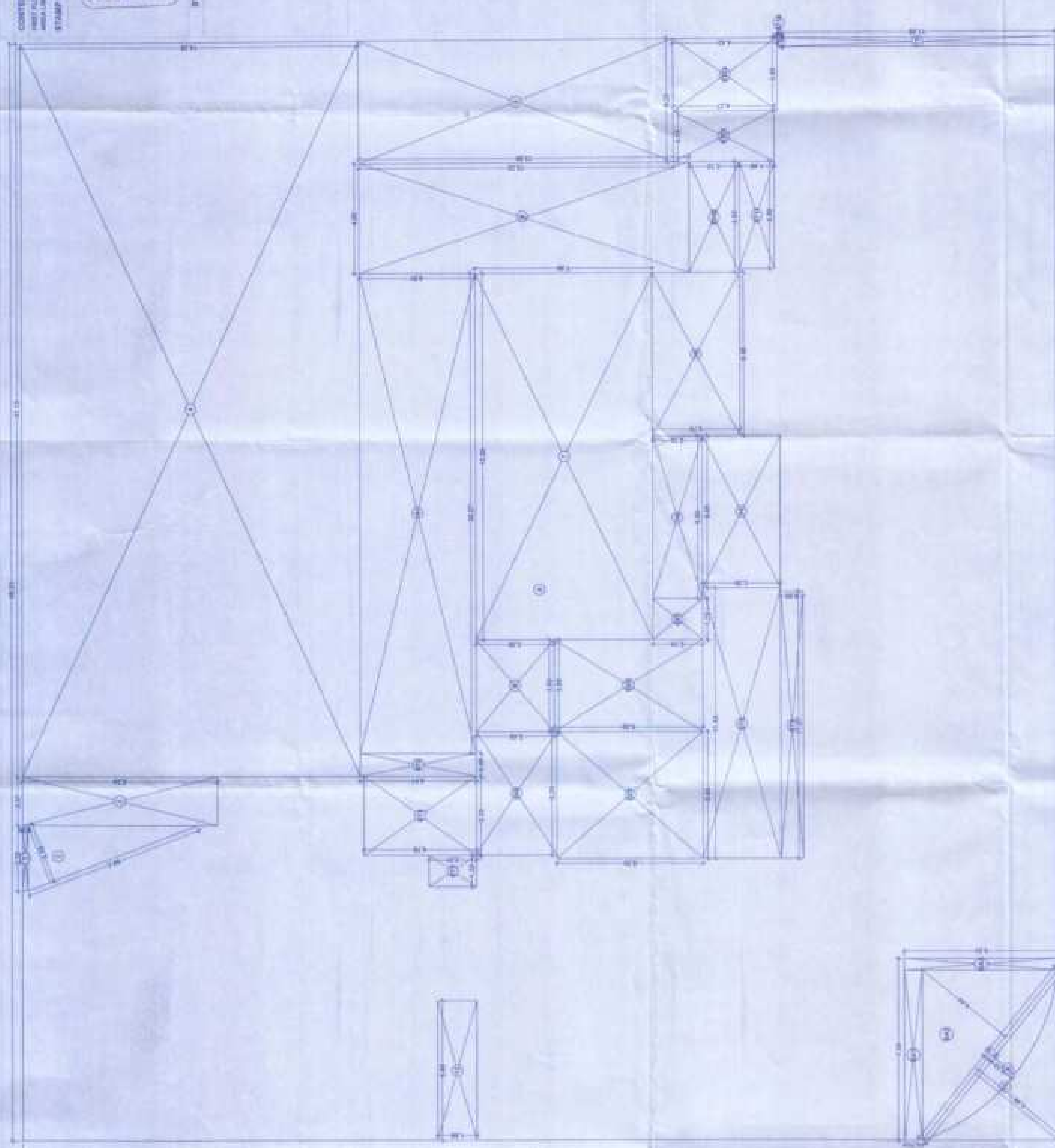
- (1) M/s. Sudhanshu Infrastructures Pvt Ltd
K14, 24A, Andraj Towers, Opp. Raza Petrol Pump, L.B.S. Marg,
Bhandup (W), Mumbai- 400 078.
- (2) Asst. Municipal Commissioner, S Ward.
- (3) A.A. & C. (S) ward
- (4) A.E.W.W. (S) ward
- (5) H.E. of M.C.G.M.


Executive Engineer-III
Slum Rehabilitation Authority

CONTENTS OF BOOK
 and subject index, correct data calculations,
 and a log breakers & log reference
 table of data in respect of planes

1-800-955-6777

TABLE OF CONTENTS: APPROVAL OF PLANS



AREA LINE DIAGRAM FOR 1ST FLOOR

SCALE = 1 = 1000

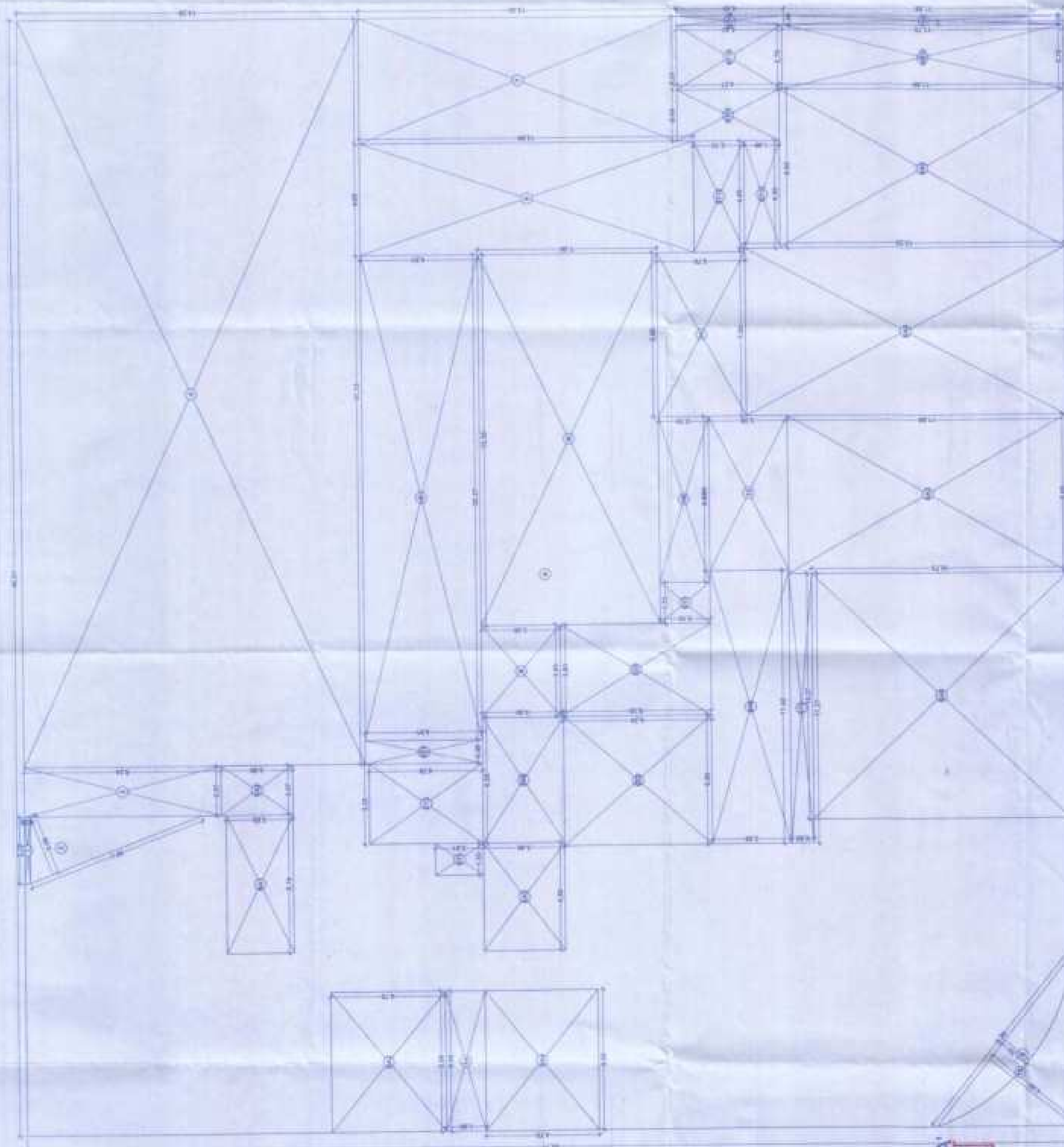
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DATE OF DATE OF RECEIPT OF PLANT



NAME: _____ DATE: _____

	1987	1988	1989
Operating income	\$ 6,000	\$ 10,000	\$ 10,000
Depreciation expense	1,000	1,000	1,000
Interest expense	1,000	1,000	1,000
Total	\$ 6,000	\$ 12,000	\$ 12,000



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0011	1	10.71	10.71	0.00	10.71
0012	1	10.71	10.71	0.00	10.71
0013	1	10.71	10.71	0.00	10.71
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0015	1	10.71	10.71	0.00	10.71
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0045	1	10.71	10.71	0.00	10.71
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0059	1	10.71	10.71	0.00	10.71
0060	1	10.71	10.71	0.00	10.71
0061	1	10.71	10.71	0.00	10.71
0062	1	10.71	10.71	0.00	10.71
0063	1	10.71	10.71	0.00	10.71
0064	1	10.71	10.71	0.00	10.71
0065	1	10.71	10.71	0.00	10.71
0066	1	10.71	10.71	0.00	10.71
0067	1	10.71	10.71	0.00	10.71
0068	1	10.71	10.71	0.00	10.71
0069	1	10.71	10.71	0.00	10.71
0070	1	10.71	10.71	0.00	10.71
007					

SCALE: - 1/100																																																																																																													
15	0.3	X	17.68	X	1.50			8.44	50.30																																																																																																				
16	0.4	X	2.44	X	1.50			1.16	50.30																																																																																																				
17	0.5	X	0.98	X	1.50			0.40	50.30																																																																																																				
18	0.2	X	4.40	X	1.50			20.40	50.30																																																																																																				
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TOTAL CONSTRUCTION AREA (M ² X 10 ³)																																																																																																													
<table border="1"> <thead> <tr> <th colspan="10">TIMESLOPE AREA CALCULATION</th> </tr> </thead> <tbody> <tr> <td>BT</td> <td>1.58</td> <td>X</td> <td>4.35</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>4.83</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.36</td> <td>X</td> <td>4.35</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>1.59</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.33</td> <td>X</td> <td>2.01</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>0.41</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.25</td> <td>X</td> <td>1.50</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>1.18</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.15</td> <td>X</td> <td>1.50</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>0.40</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.05</td> <td>X</td> <td>4.35</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>23.28</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.05</td> <td>X</td> <td>1.50</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>0.40</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.12</td> <td>X</td> <td>1.50</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>0.60</td> <td>50.30</td> </tr> <tr> <td>BT</td> <td>1.12</td> <td>X</td> <td>1.50</td> <td>X</td> <td>1.50</td> <td></td> <td></td> <td>0.60</td> <td>50.30</td> </tr> </tbody> </table>										TIMESLOPE AREA CALCULATION										BT	1.58	X	4.35	X	1.50			4.83	50.30	BT	1.36	X	4.35	X	1.50			1.59	50.30	BT	1.33	X	2.01	X	1.50			0.41	50.30	BT	1.25	X	1.50	X	1.50			1.18	50.30	BT	1.15	X	1.50	X	1.50			0.40	50.30	BT	1.05	X	4.35	X	1.50			23.28	50.30	BT	1.05	X	1.50	X	1.50			0.40	50.30	BT	1.12	X	1.50	X	1.50			0.60	50.30	BT	1.12	X	1.50	X	1.50			0.60	50.30
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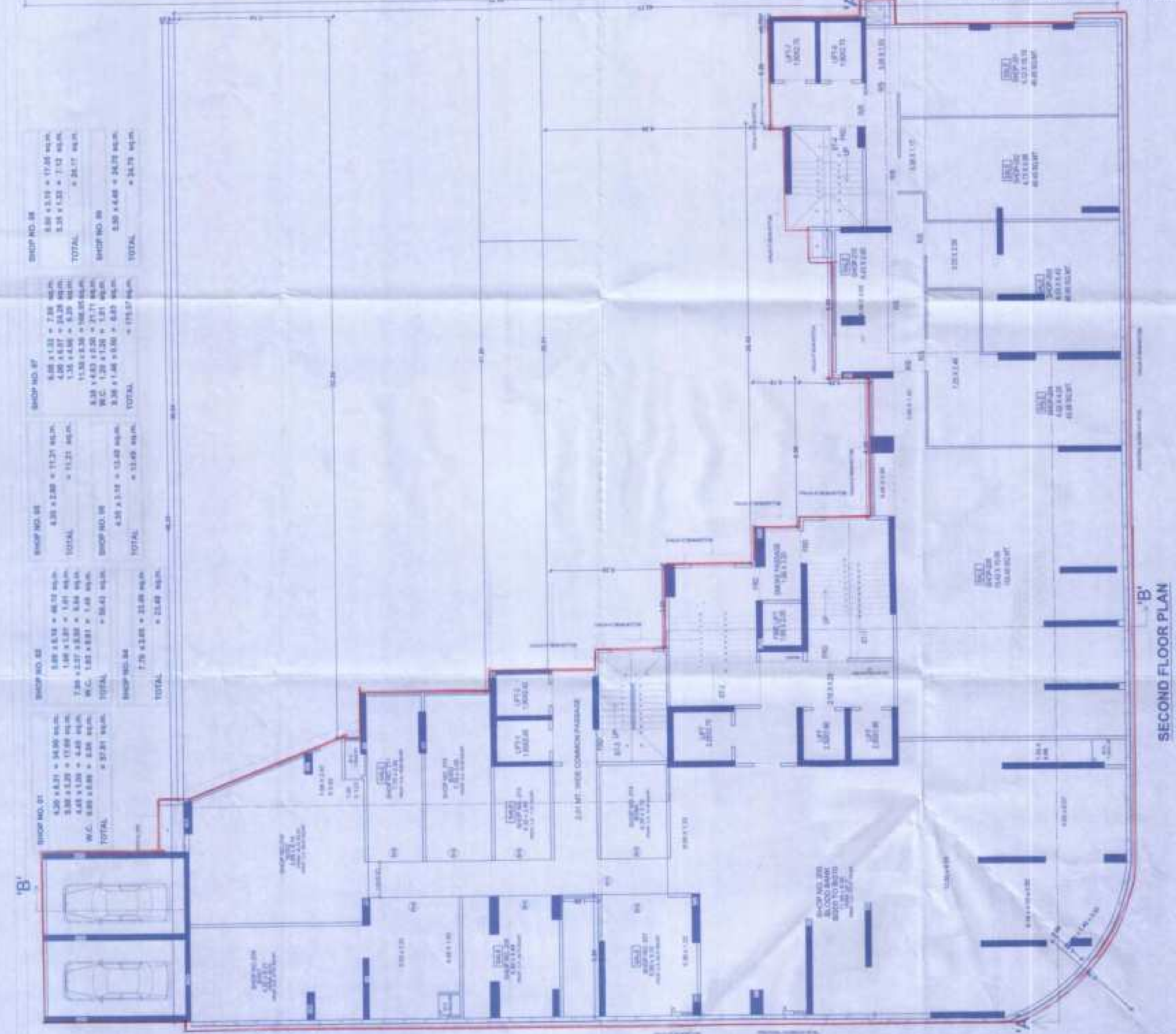
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REA LINE DIAGRAM FOR 2ND FLOOR

SCALE : 1 : 100

Journal of the American College of Cardiology

1000



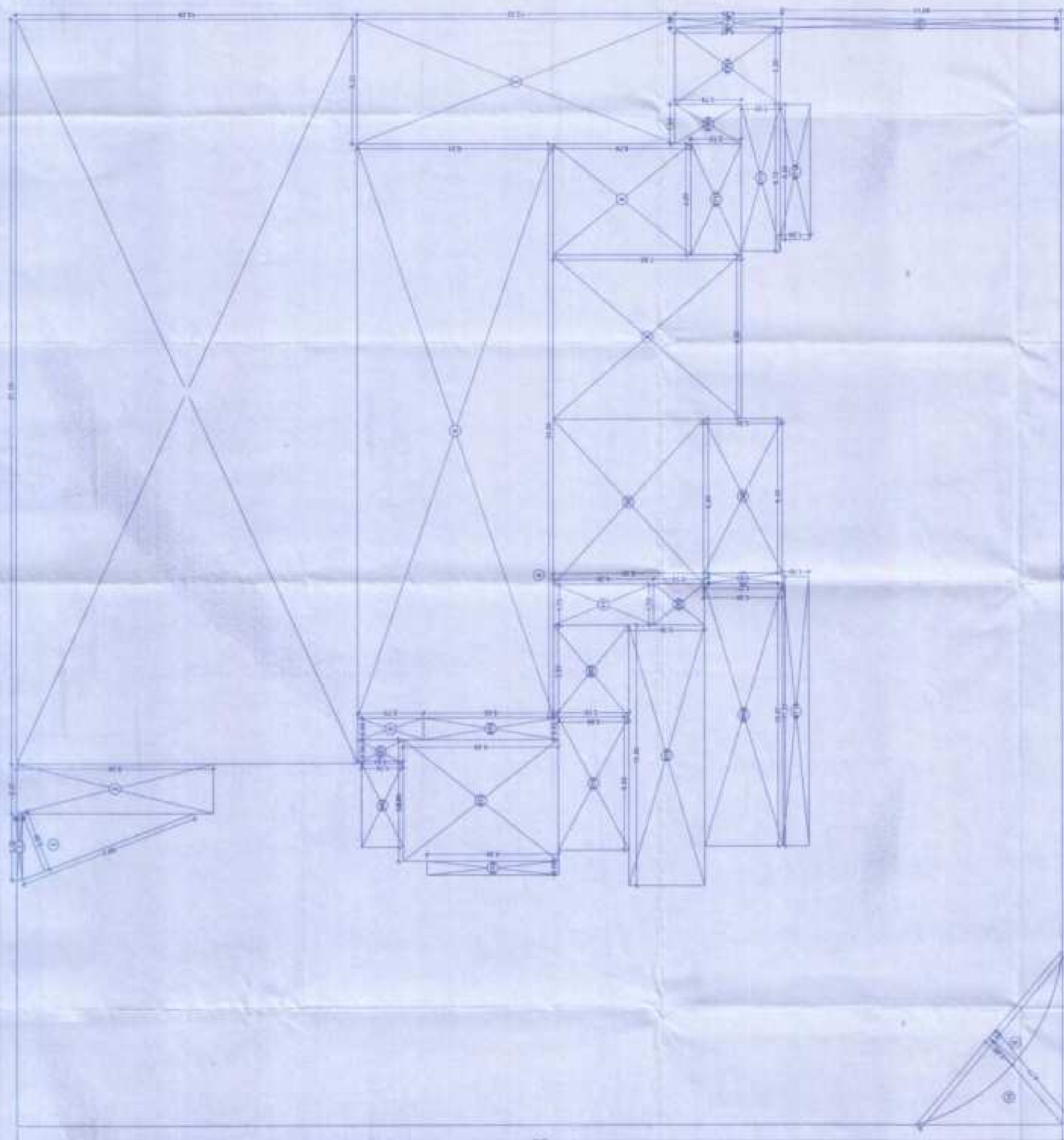
SECOND FLOOR PLAN

SCALE: 1 = 100



THE JOURNAL OF THE

NAME OF DEVELOPER	DATE
SUBSANGHAR INFRASTRUCTURE PVT. LTD.	REGISTERED
DESCRIPTION OF PROJECT, LAND PROSPECTS	SOCIAL
PROJECTED C.I.F. NO. 932-45301 TO 94 OF	CONTRACT BY
MAHARAJA KALKAJI BHANDU (W.L.B.S. MAHO)	VENDITOR
NAME, ADDRESS OF ARCHITECT	
PRABHAKAR SATAM & ASSOCIATES	
WALIN ACHARYA ROAD, KANE GHURKAR WARD,	
WALIN ACHARYA ROAD, KANE GHURKAR WARD,	
WALIN ACHARYA ROAD, KANE GHURKAR WARD,	



AREA LINE DIAGRAM FOR 3RD TO 5TH FLOOR

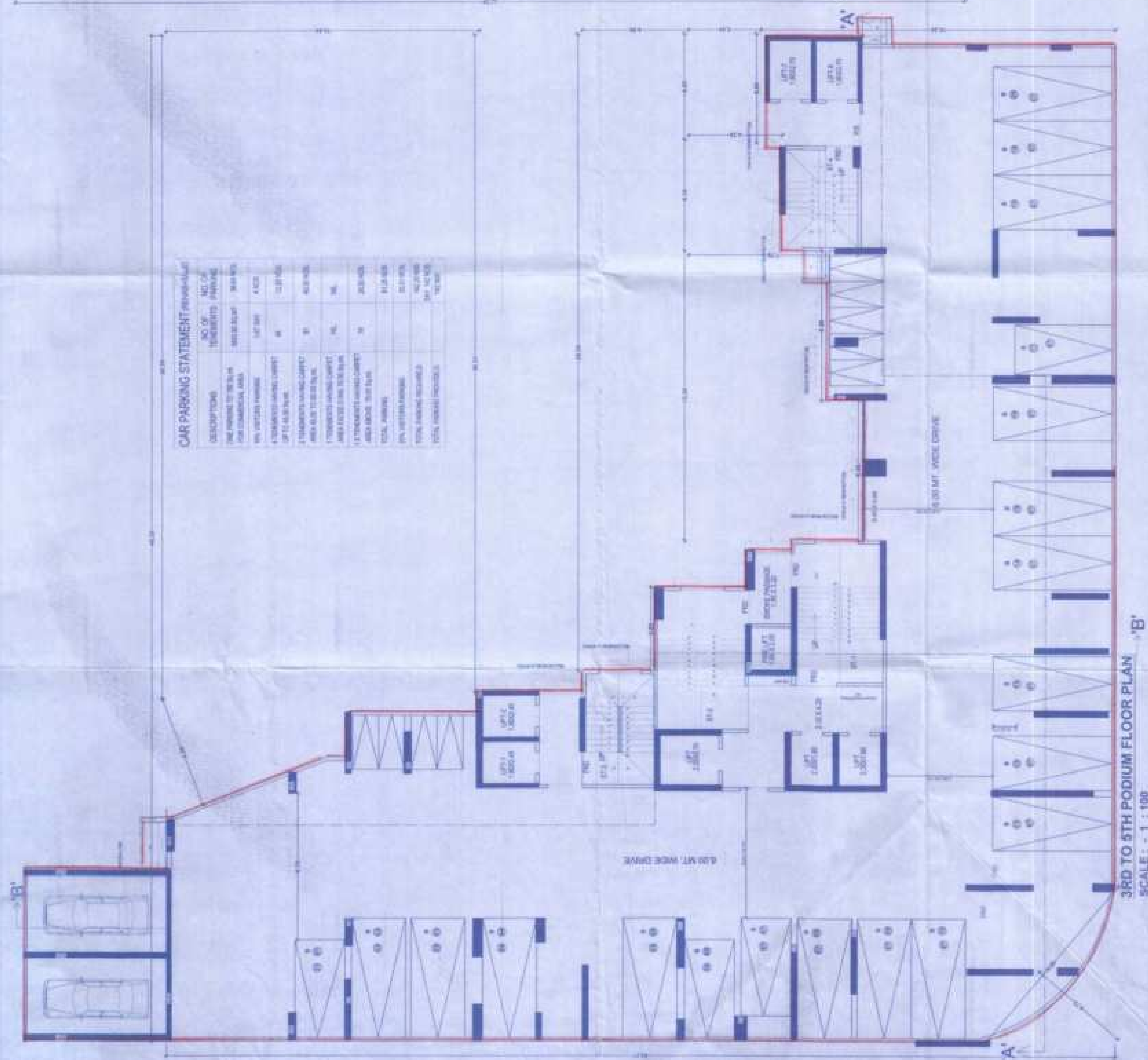
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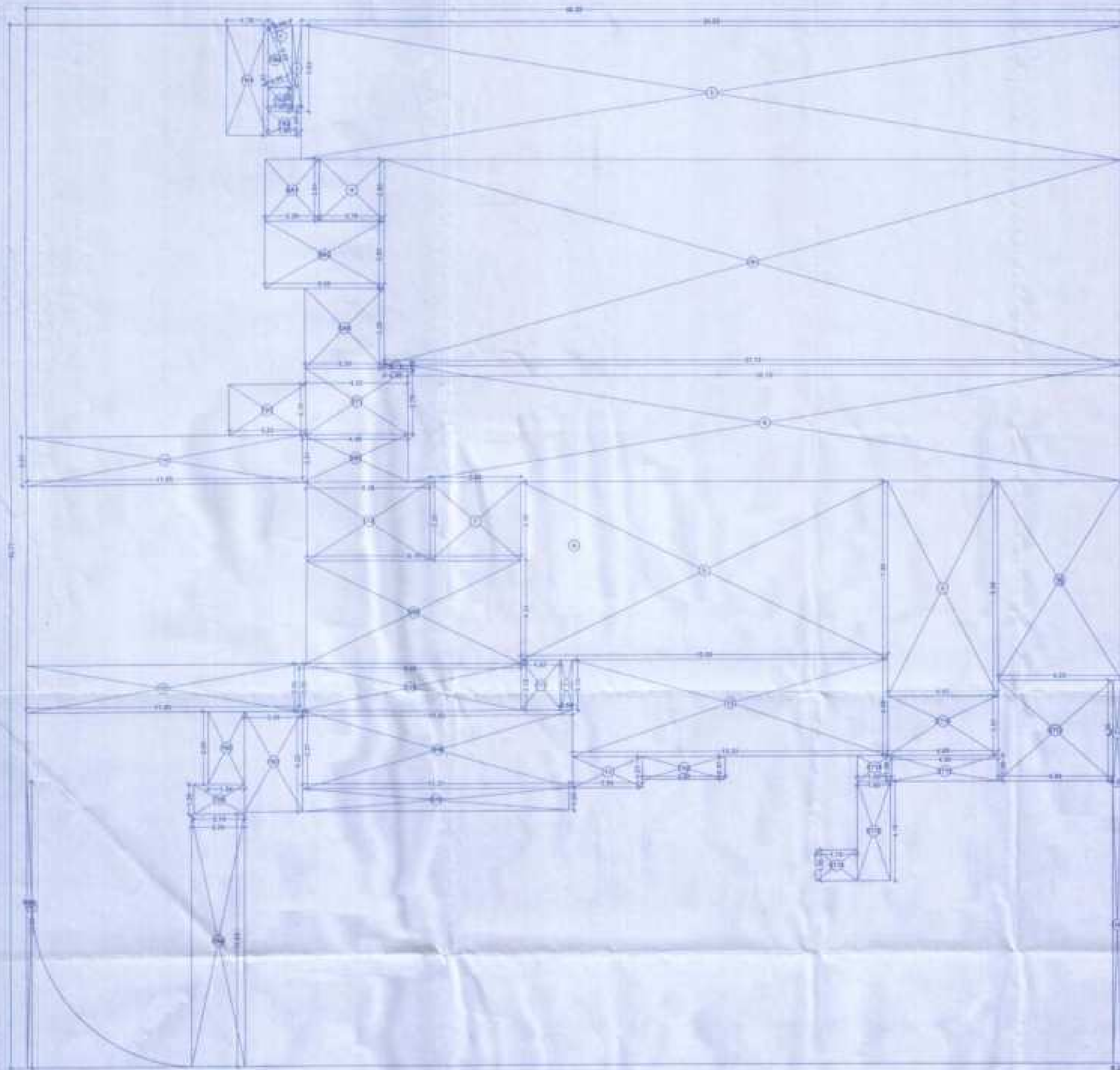
11	1.72	X	4.30	X	1.90	*	7.21	50.00	
12	8.48	A	3.30	X	1.90	*	21.88	50.00	
13	1.48	A	1.08	X	1.60	*	4.43	50.00	
14	1.9	X	3.68	X	4.77	X	20.77	50.00	
TOTAL CONSTRUCTION AREA (sq. ft.)							*	111.11	50.00

BUILT UP AREA CALCULATION				
FLOOR TO FLOOR				
A	48.37	X	1.10	= 203.24 SQ. FT.
B	1.2	X	4.56	= 5.47 SQ. FT.
TOTAL ADDITION				= 208.71 SQ. FT.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85															

CAR PARKING STATEMENT				NO OF TOWERS	NO OF APARTS
DESCRIPTION	NO. OF TOWERS	NO. OF APARTS	NO. OF TOWERS	NO. OF APARTS	
1. TOWERS	1	1	1	1	
2. TOWERS	1	1	1	1	
3. TOWERS	1	1	1	1	
4. TOWERS	1	1	1	1	
5. TOWERS	1	1	1	1	
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35. TOWERS	1	1	1	1	
36. TOWERS	1	1	1	1	
37. TOWERS	1	1	1	1	
38. TOWERS	1	1	1	1	
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42. TOWERS	1	1	1	1	
43. TOWERS	1	1	1	1	
44. TOWERS	1	1	1	1	
45. TOWERS	1	1	1	1	
46. TOWERS	1	1	1	1	
47. TOWERS	1	1	1	1	
48. TOWERS	1	1	1	1	
49. TOWERS	1	1	1	1	
50. TOWERS	1	1	1	1	
51. TOWERS	1	1	1	1	
52. TOWERS	1	1	1	1	
53. TOWERS	1	1	1	1	
54. TOWERS	1	1	1	1	
55. TOWERS	1	1	1	1	
56. TOWERS	1	1	1	1	
57. TOWERS	1	1	1	1	
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60. TOWERS	1	1	1	1	
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62. TOWERS	1	1	1	1	
63. TOWERS	1	1	1	1	
64. TOWERS	1	1	1	1	
65. TOWERS	1	1	1	1	
66. TOWERS	1	1	1	1	
67. TOWERS	1	1	1	1	
68. TOWERS	1	1	1	1	
69. TOWERS	1	1	1	1	
70. TOWERS	1	1	1	1	
71. TOWERS	1	1	1	1	
72. TOWERS	1	1	1	1	
73. TOWERS	1	1	1	1	
74. TOWERS	1	1	1	1	
75. TOWERS	1	1	1	1	
76. TOWERS	1	1	1	1	
77. TOWERS	1	1	1	1	
78. TOWERS	1	1	1	1	
79. TOWERS	1	1	1	1	
80. TOWERS	1	1	1	1	
81. TOWERS	1	1	1	1	
82. TOWERS	1	1	1	1	
83. TOWERS	1	1	1	1	
84. TOWERS	1	1	1	1	
85. TOWERS	1				





AREA LINE DIAGRAM FOR GROUND FLOOR

SCALE : - 1 : 100

BUILT UP AREA CALCULATION

GROUND FLOOR

A	48.28	X	43.77	X	1 NO	=	2025.86	SQ.MT		
B	12	X	6.50	X	1.87	X	1 NO	=	8.87	SQ.MT
TOTAL ADDITION							=	2044.85	SQ.MT	

DEDUCTIONS

1	12	X	2.82	X	0.95	X	1 NO	=	1.34	SQ.MT
2	2.30	X	3.83	X	1 NO	=	1.40	SQ.MT		
3	34.85	X	5.83	X	1 NO	=	195.08	SQ.MT		
4	2.75	X	2.80	X	1 NO	=	7.70	SQ.MT		
5	31.13	X	8.85	X	1 NO	=	275.27	SQ.MT		
6	30.15	X	4.81	X	1 NO	=	145.04	SQ.MT		
7	3.85	X	3.20	X	1 NO	=	12.32	SQ.MT		
8	18.30	X	7.50	X	1 NO	=	137.25	SQ.MT		
9	4.88	X	8.08	X	1 NO	=	39.22	SQ.MT		
10	3.23	X	8.41	X	1 NO	=	27.16	SQ.MT		
11	0.50	X	2.73	X	1 NO	=	1.37	SQ.MT		
12	13.33	X	4.08	X	1 NO	=	54.52	SQ.MT		
13	2.98	X	1.31	X	1 NO	=	3.90	SQ.MT		
13a	3.50	X	0.97	X	1 NO	=	3.40	SQ.MT		
14	11.85	X	2.01	X	1 NO	=	23.82	SQ.MT		
15	11.00	X	2.00	X	1 NO	=	22.00	SQ.MT		
16	0.38	X	11.68	X	1 NO	=	4.44	SQ.MT		
17	12	X	12.05	X	0.20	X	1 NO	=	1.21	SQ.MT

STAIRCASE AREA CALCULATION

ST1	0.98	X	0.15	X	1 NO	=	0.15	SQ.MT	
ST2	4.33	X	2.75	X	1 NO	=	11.91	SQ.MT	
ST3	4.48	X	2.01	X	1 NO	=	9.00	SQ.MT	
ST4	5.25	X	2.30	X	1 NO	=	17.33	SQ.MT	
ST5	0.10	X	4.33	X	1 NO	=	0.43	SQ.MT	
ST6	9.40	X	2.00	X	1 NO	=	18.80	SQ.MT	
ST7	1.67	X	2.13	X	1 NO	=	3.56	SQ.MT	
ST8	11.42	X	3.27	X	1 NO	=	37.34	SQ.MT	
ST9	11.27	X	0.86	X	1 NO	=	10.71	SQ.MT	
ST10	4.85	X	3.13	X	1 NO	=	15.00	SQ.MT	
ST11	4.50	X	1.47	X	1 NO	=	6.62	SQ.MT	
ST12	4.88	X	4.28	X	1 NO	=	20.88	SQ.MT	
ST13	0.38	X	4.49	X	1 NO	=	1.71	SQ.MT	
ST14	1.48	X	1.47	X	1 NO	=	2.18	SQ.MT	
ST15	1.40	X	4.18	X	1 NO	=	5.85	SQ.MT	
ST16	1.75	X	1.30	X	1 NO	=	2.28	SQ.MT	
TOTAL STAIRCASE AREA							=	187.30	SQ.MT

METER ROOM & TOILET AREA CALCULATION

FR1	1.78	X	4.82	X	1 NO	=	8.55	SQ.MT		
FR2	1.40	X	1.00	X	1 NO	=	1.40	SQ.MT		
FR3	1.02	X	1.00	X	1 NO	=	1.02	SQ.MT		
FR4	12	X	2.82	X	0.95	X	1 NO	=	1.34	SQ.MT
FR5	1.23	X	2.18	X	1 NO	=	2.68	SQ.MT		
FR6	3.38	X	3.36	X	1 NO	=	11.32	SQ.MT		
TOTAL FLOOR AREA PER FL. (GROUND FLR)								=	28.91	SQ.MT

TOTAL BUILT UP AREA
(B1 - Y2+Y3)

							=	854.87	SQ.MT
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SALE AREA CALCULATION

SA1	2.29	X	2.81	X	1 NO	=	6.44	SQ.MT	
SA2	5.05	X	2.85	X	1 NO	=	14.39	SQ.MT	
SA3	2.45	X	4.27	X	1 NO	=	10.34	SQ.MT	
SA4	2.25	X	10.64	X	1 NO	=	23.94	SQ.MT	
SA5	1.54	X	3.08	X	1 NO	=	4.73	SQ.MT	
SA6	2.10	X	1.28	X	1 NO	=	2.71	SQ.MT	
TOTAL SALE AREA							=	62.65	SQ.MT

NET BUILT UP AREA
(B2 - Y4)

							=	792.91	SQ.MT
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CONTENTS OF SHEET
Ground Floor Area & Volume

NAME OF DEVELOPER

SUDHANSU INFRASTRUCTURE PVT.LTD.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED C.T.S. NO. 843, 843A TO 843D
VILLAGE KAKAR BHANDUP (W), L.S.S. MARG,
OPP. KAKA PETROL PUMP, MUMBAI 400 078.

PREPARED BY

VILAS D.

CHECKED BY

VINOD

DATE

08/08/2018

SCALE

1:100

NAME & ADDRESS OF ARCHITECT

Vilas Desai & Associates

Architects & Engineers

101, Jyoti Bhawan, 1st Floor, Narayana Chawl,

Kandivli (West), Mumbai - 400 060

TEL: 022-2555 1111 FAX: 022-2555 1111

E-MAIL: vilas@vilasdesai.com

PRADHAKAR SATAM & ASSOCIATES

B. HALHE APARTMENT, SAME GURUJI MARG,

K.P.B. MARG, MULUNDI (E),

MUMBAI-400011



BUILT UP AREA STATEMENT FOR COMPOSITE BUILDING											(S.F.)
FLOOR	CONCRETE AREA	STAIRS, LIFT SHAFT	MECHANICAL SHAFT	PARKING AREA	PERMITTED COVERED	SECURITY OFFICE	OFFICE AREA	SALE BOOM	SHOWROOM / SERVICE SALES BOOM	SHOWROOM / SERVICE PERMISSIBLE	TOTAL
1	2	3	4	5	6	7	8				
GROUND FLOOR	324.38								324.38		324.38
1ST FLOOR	1582.23	197.35	29.91					53.50	792.91		2548.87
2	1115.10	150.21						15.75	636.85	347.30	2175.75
3	1115.10	150.27						405.54		634.75	2175.75
4TH FLOOR	1115.10										
5TH FLOOR	1115.10										
6TH FLOOR	1115.10										
7TH FLOOR	1115.10										
TOTAL	8377.12	515.03	59.91	NIL	NIL		NIL	480.51	1853.95	988.64	2918.94
FUNGIBLE COMPENSATORY FRI PERMISSIBLE									2232.30		

FUNGIBLE COMPENSATORY FSI PROPOSED
= 559.64 SQ MT.

FUNGIBLE COMPENSATORY FSI PROPOSED
= 556.64 DC MT.

FLOOR	SEATING CAP	SALE DOLLARS	EXISTING SEAT	SALE REB.	SALE FITNESS CENTER	SALE SOCIETY OFFICE	TOTAL
GR.	30	64	-	-	-	-	34
1ST	10	31	-	-	-	-	10
2ND	25	10	-	-	-	-	15
3RD	-	-	-	-	-	-	-
4TH	-	-	-	-	-	-	-
5TH	-	-	-	-	-	-	-
TOTAL	65	105	-	-	-	-	65



NAME OF DEVELOPER
SUDHANSHU INFRASTRUCTURE PVT.LTD.
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED C.T.S. NO. 915, 913M TO 36 OF
VILLAGE KANJURI BHARDUR (W), L.S.S. BANGE,
OPP. KAKA PETROL PUMP, MUMBAI 400 079.

PROJ.NO.	DRAWN BY	DATE
	WJAG 5	MAR2018
SERIAL NO.	CHIEF CHECKED BY	SCALE
	WHN DESAI	

NAME & ADDRESS OF ARCHITECT
PRABHAKAR SATAM & ASSOCIATES
NAGRE ARCHITECT, BANK GURUJI MARG,
C.P.E. MARG, MULUND (E)
MUMBAI-400019