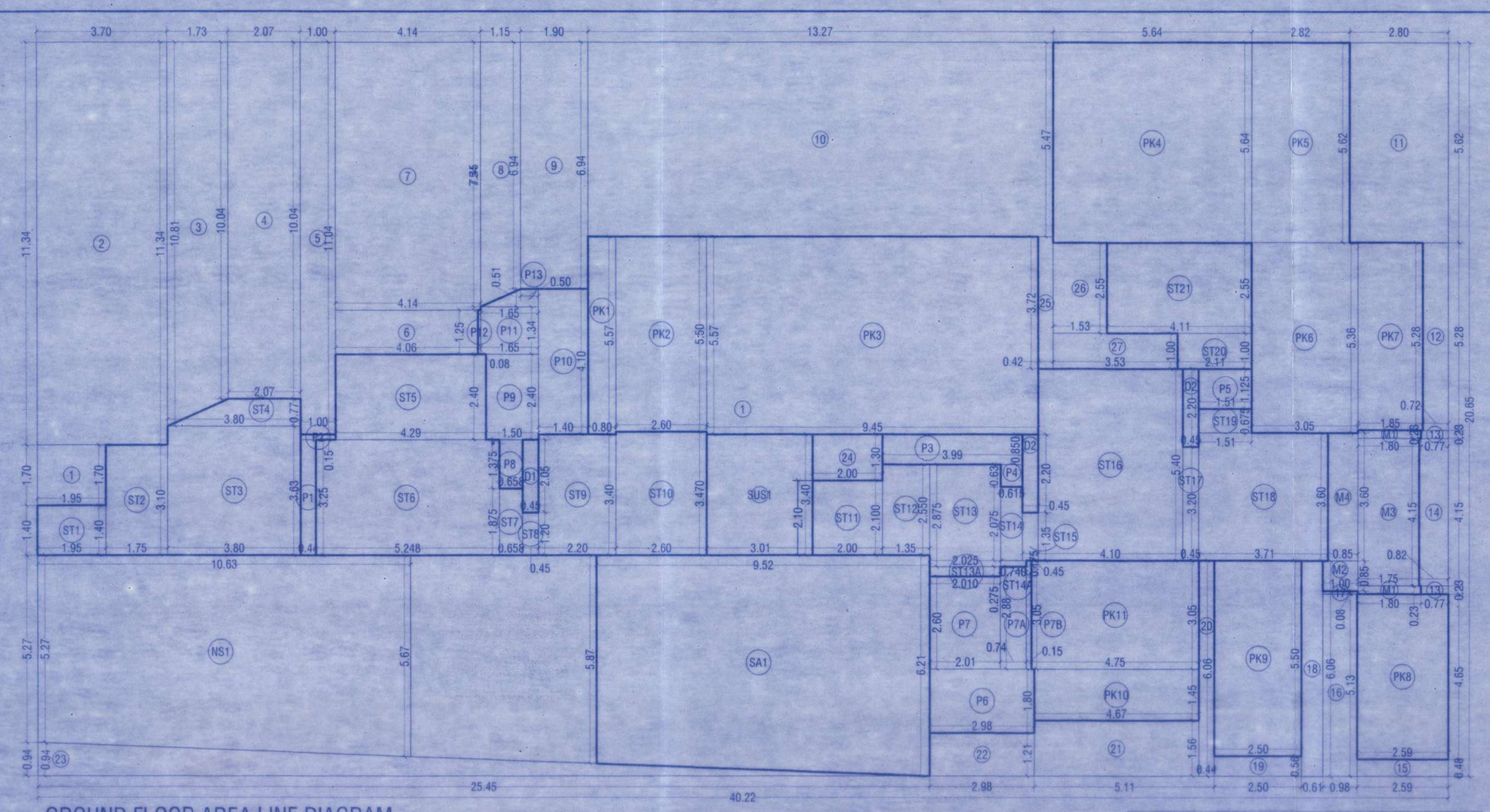


GROUND FLOOR AREA LINE DIAGRAM

SCALE - 1:100 SALE BUILDING NO.02

BUILT UP AREA CALCULATION

GROUND FLOOR								SALE BUILDING
1	40.22	X	20.65	X	1 NO	=	830.54	SQ.MT.
2	5.00	X	5.50	X	1 NO	=	27.50	SQ.MT.
					TOTAL ADDITION	=	858.04	SQ.MT. –A

DEDUCTIONS								
1	1.95	X	1.70	X	1 NO	=	3.31	SQ.MT.
2	3.70	X	11.34	X	1 NO	=	41.96	SQ.MT.
3	(10.04 +10.81) / 2	X	1.73	X	1 NO	=	18.04	SQ.MT.
4	2.07	X	10.04	X	1 NO	=	20.78	SQ.MT.
5	1.00	X	11.04	X	1 NO	=	11.04	SQ.MT.
6	4.06	X	1.25	X	1 NO	=	5.07	SQ.MT.
7	4.14	X	7.54	X	1 NO	=	31.22	SQ.MT.
8	(6.94 + 7.45) / 2	X	1.15	X	1 NO	=	8.27	SQ.MT.
9	1.90	X	6.94	X	1 NO	=	13.19	SQ.MT.
10	13.27	X	5.47	X	1 NO	=	72.59	SQ.MT.
11	2.80	X	5.62	X	1 NO	=	15.74	SQ.MT.
12	0.72	X	5.28	X	1 NO	=	3.80	SQ.MT.
13	0.77	X	0.23	X	2 NOS	=	0.35	SQ.MT.
14	0.82	X	4.15	X	1 NO	=	3.40	SQ.MT.
15	2.59	X	0.48	X	1 NO	=	1.24	SQ.MT.
16	0.98	X	5.13	X	1 NO	=	5.03	SQ.MT.
17	1.00	X	0.08	X	1 NO	=	0.08	SQ.MT.
18	0.61	X	6.06	X	1 NO	=	3.70	SQ.MT.
19	2.50	X	0.56	X	1 NO	=	1.40	SQ.MT.
20	0.44	X	6.06	X	1 NO	=	2.67	SQ.MT.
21	1.67	X	1.56	X	1 NO	=	7.29	SQ.MT.
22	2.98	X	1.21	X	1 NO	=	3.61	SQ.MT.
23	1/2 X 25.32	X	0.94	X	1 NO	=	11.90	SQ.MT.
24	2.00	X	1.30	X	1 NO	=	2.60	SQ.MT.
25	0.42	X	3.72	X	1 NO	=	1.56	SQ.MT.
26	1.53	X	2.55	X	1 NO	=	3.90	SQ.MT.
27	3.53	X	1.00	X	1 NO	=	3.53	SQ.MT.
					TOTAL DEDUCTION	=	297.27	SQ.MT. –B
TOTAL BUILT UP AREA [X - Y1]						=	560.77	SQ.MT. –C

STAIRCASE AREA CALCULATION

ST1	1.95	X	1.40	X	1 NO	=	2.73	SQ.MT.
ST2	1.75	X	3.10	X	1 NO	=	5.42	SQ.MT.
ST3	3.80	X	3.63	X	1 NO	=	13.79	SQ.MT.
ST4	(2.07 + 3.80) / 2	X	0.77	X	1 NO	=	2.26	SQ.MT.
ST5	4.29	X	2.40	X	1 NO	=	10.30	SQ.MT.
ST6	5.248	X	3.25	X	1 NO	=	17.06	SQ.MT.
ST7	0.658	X	1.875	X	1 NO	=	1.23	SQ.MT.
ST8	0.45	X	1.20	X	1 NO	=	0.54	SQ.MT.
ST9	2.20	X	3.40	X	1 NO	=	7.48	SQ.MT.
ST10	2.50	X	3.47	X	1 NO	=	9.02	SQ.MT.
ST11	2.00	X	2.10	X	1 NO	=	4.20	SQ.MT.
ST12	1.35	X	2.55	X	1 NO	=	3.44	SQ.MT.
ST13	2.025	X	2.875	X	1 NO	=	5.82	SQ.MT.
ST13A	2.01	X	0.275	X	1 NO	=	0.55	SQ.MT.
ST14	0.615	X	2.075	X	1 NO	=	1.28	SQ.MT.
ST14A	0.74	X	0.175	X	1 NO	=	0.13	SQ.MT.
ST15	0.45	X	1.35	X	1 NO	=	0.61	SQ.MT.
ST16	4.10	X	5.40	X	1 NO	=	22.14	SQ.MT.
ST17	0.45	X	3.20	X	1 NO	=	1.44	SQ.MT.
ST18	3.71	X	3.60	X	1 NO	=	13.36	SQ.MT.
ST19	1.51	X	0.675	X	1 NO	=	1.02	SQ.MT.
ST20	2.11	X	1.00	X	1 NO	=	2.11	SQ.MT.
ST21	4.11	X	2.55	X	1 NO	=	10.48	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)						=	136.41	SQ.MT. –D

E.D & F.D AREA CALCULATION

D1	0.45	X	2.05	X	1 NO	=	0.92	SQ.MT.
D2	0.45	X	2.20	X	2 NOS	=	1.98	SQ.MT.
TOTAL E.D & F.D. AREA						=	2.90	SQ.MT. –E

NIRANKARI SHABHA AREA CALCULATION

NS1	(5.27 + 5.87) / 2	X	10.63	X	1 NO	=	58.15	SQ.MT.
TOTAL SALE SHOP AREA						=	58.15	SQ.MT. –F

PARKING AREA CALCULATION

PK1	0.80	X	5.57	X	1 NO	=	4.46	SQ.MT.
PK2	2.60	X	5.50	X	1 NO	=	14.30	SQ.MT.
PK3	9.45	X	5.57	X	1 NO	=	52.64	SQ.MT.
PK4	5.64	X	5.64	X	1 NO	=	31.81	SQ.MT.
PK5	2.82	X	5.62	X	1 NO	=	15.85	SQ.MT.
PK6	3.05	X	5.36	X	1 NO	=	16.35	SQ.MT.
PK7	1.85	X	5.28	X	1 NO	=	9.77	SQ.MT.
PK8	2.59	X	4.65	X	1 NO	=	12.04	SQ.MT.
PK9	2.50	X	5.50	X	1 NO	=	13.75	SQ.MT.
PK10	4.67	X	1.45	X	1 NO	=	6.77	SQ.MT.
PK11	4.75	X	3.05	X	1 NO	=	14.49	SQ.MT.
PK12	5.00	X	5.50	X	1 NO	=	27.50	SQ.MT.
TOTAL PARKING AREA						=	219.73	SQ.MT. –G

METER ROOM AREA CALCULATION

M1	1.80	X	0.23	X	2 NOS	=	0.83	SQ.MT.
M2	1.00	X	0.85	X	1 NO	=	0.85	SQ.MT.
M3	1.75	X	4.15	X	1 NO	=	7.26	SQ.MT.
M4	0.85	X	3.60	X	1 NO	=	3.06	SQ.MT.
TOTAL METER ROOM AREA						=	12.00	SQ.MT. –H

STILT AREA CALCULATION

SUS1	3.01	X	3.40	X	1 NO	=	10.23	SQ.MT.
TOTAL STILT AREA						=	10.23	SQ.MT. –I

PASSAGE AREA CALCULATION

P1	0.44	X	3.25	X	1 NO	=	1.43	SQ.MT.
P2	1.00	X	0.15	X	1 NO	=	0.15	SQ.MT.
P3	3.99	X	0.85	X	1 NO	=	3.39	SQ.MT.
P4	0.615	X	0.63	X	1 NO	=	0.39	SQ.MT.
P5	1.51	X	1.125	X	1 NO	=	1.70	SQ.MT.
P6	2.98	X	1.80	X	1 NO	=	5.36	SQ.MT.
P7	2.01	X	2.60	X	1 NO	=	5.23	SQ.MT.
P7A	0.74	X	2.88	X	1 NO	=	2.13	SQ.MT.
P7B	0.15	X	3.05	X	1 NO	=	0.46	SQ.MT.
P8	0.658	X	1.375	X	1 NO	=	0.90	SQ.MT.
P9	1.50	X	2.40	X	1 NO	=	3.60	SQ.MT.
P10	1.40	X	4.10	X	1 NO	=	5.74	SQ.MT.
P11	1.65	X	1.34	X	1 NO	=	2.21	SQ.MT.
P12	0.08	X	1.25	X	1 NO	=	0.10	SQ.MT.
P13	(0.50 + 1.65) / 2	X	0.51	X	1 NO	=	0.55	SQ.MT.
TOTAL PASSAGE AREA						=	33.34	SQ.MT. –J

SALE SHOP AREA CALCULATION

SA1	(6.21 + 5.87) / 2	X	9.52	X	1 NO	=	57.50	SQ.MT.
TOTAL SALE SHOP AREA						=	57.50	SQ.MT. –K
NET REHAB BUILT UP AREA [X1 - (D+E+F+G+H+I+J+K)]						=	30.51	SQ.MT. –L
TOTAL SALE BUILT UP AREA INCL. PASS. & A.V.S. [J+K]						=	90.84	SQ.MT.

BUILT-UP AREA STATEMENT (SALE BLDG. NO. 2)

FLOOR	GROSS BUILT UP AREA	E.D. & F.D. AREA	STAIR / LIFT AREA	REGU. REFUGE AREA	METER ROOM AREA	PARKING AREA	STILT AREA	A.V.S. AREA	UGT. STP PUMP RM OHT. & LMR STAIRCASE CABIN AREA	NIRANKARI SHABHA BUA	REHAB BUA	SALE PASS. B.U.A.	SALE E.D. & F.D. BUA	SALE COMM. BUA	EXCESS REFUGE AREA	SALE RESI. BUA	TOTAL SALE BUA	REHAB COMP. AREA
GR. FLOOR	560.77	2.90	136.41	--	12.00	219.73	10.23	--	--	58.15	30.51	33.34	--	57.50	--	--	90.84	88.66
1ST FLOOR	527.03	0.99	126.55	--	--	--	--	06.24	--	--	--	4.60	1.85	192.71	--	194.09	393.25	--
2ND FLOOR	527.03	0.99	126.55	--	--	--	--	06.24	--	--	--	4.60	1.85	192.71	--	194.09	393.25	--
3RD FLOOR	522.88	0.99	125.06	--	--	--	--	07.67	--	--	--	7.07	74.15	--	--	307.94	389.16	--
4TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
5TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
6TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
7TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
8TH FLOOR (R)	496.93	0.99	106.26	100.91	--	--	--	08.98	--	--	--	7.07	1.85	--	--	270.87	279.79	--
9TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
10TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
11TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
12TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
13TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
14TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
15TH FLOOR (R)	496.93	0.99	106.26	71.32	--	--	--	08.98	--	--	--	7.07	1.85	--	4.49	295.97	309.38	--
16TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
17TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
18TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
19TH FLOOR	496.93	0.99	106.26	--	--	--	--	08.98	--	--	--	7.07	1.85	--	--	371.78	380.70	--
TERRACE FLOOR	126.35	--	--	--	--	--	--	--	126.35	--	--	--	--	--	--	--	--	--
TOTAL	10214.94	21.71	2214.73	172.23	12.00	219.73	10.23	163.83	126.35	58.15	30.51	162.73	107.45	442.92	4.49	**6467.88**	7185.47	88.66

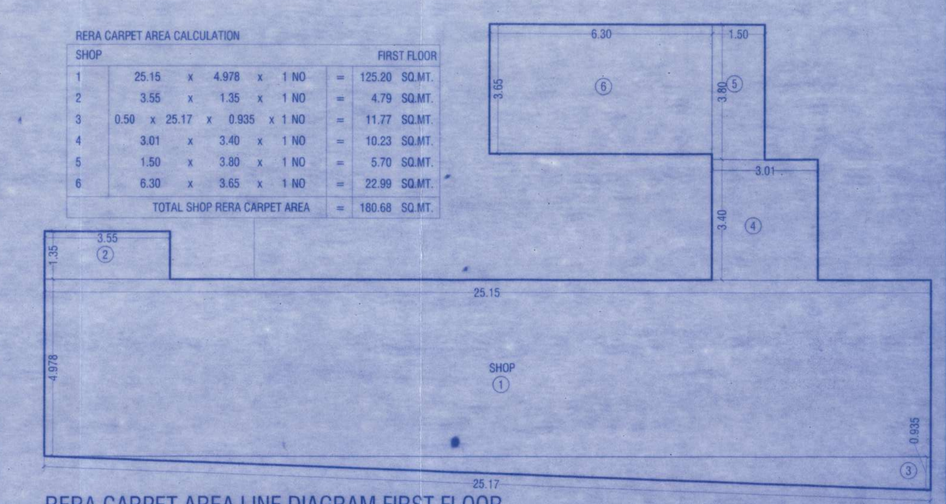
NON-FSI AREA = 2998.96 SQ.MT.

7185.47 SQ.MT.

FSI AREA (7185.47 + 30.51) = 7215.98 SQ.MT.

RERA CARPET AREA CALCULATION

SHOP								FIRST FLOOR
1	25.15	x	4.978	x	1 NO	=	125.20	SQ.MT.
2	3.55	x	1.35	x	1 NO	=	4.79	SQ.MT.
3	0.50 x 25.17	x	0.935	x	1 NO	=	11.77	SQ.MT.
4	3.01	x	3.40	x	1 NO	=	10.23	SQ.MT.
5	1.50	x	3.80	x	1 NO	=	5.70	SQ.MT.
6	6.30	x	3.65	x	1 NO	=	22.99	SQ.MT.
TOTAL SHOP RERA CARPET AREA						=	180.68	SQ.MT.



RERA CARPET AREA LINE DIAGRAM FIRST FLOOR

SCALE – 1:100 SALE BUILDING NO 02

CARPET AREA CALCULATION

SANT NIRANKARI MANDAL - 1 — GROUND FLOOR

1	2.86	x	3.05	x	1 NO	=	8.72	SQ.MT.
2	1.30	x	1.80	x	1 NO	=	2.34	SQ.MT.
3	1.33	x	1.80	x	1 NO	=	2.39	SQ.MT.
4	(0.24 + 0.13) / 2	x	2.86	x	1 NO	=	0.53	SQ.MT.
					TOTAL	=	13.98	SQ.MT.

CARPET AREA CALCULATION

SANT NIRANKARI MANDAL - 2 — GROUND FLOOR

1	7.48	x	3.05	x	1 NO	=	22.81	SQ.MT.
2	3.27	x	1.80	x	1 NO	=	5.89	SQ.MT.
3	3.98	x	1.80	x	1 NO	=	7.16	SQ.MT.
4	(0.53 + 0.24) / 2	x	7.48	x	1 NO	=	2.88	SQ.MT.
					TOTAL	=	38.74	SQ.MT.

CARPET AREA CALCULATION

REHAB R/C ANN. NO 1002 — GROUND FLOOR

1	3.40	x	1.60	x	1 NO	=	6.12	SQ.MT.
2	1.96	x	3.05	x	1 NO	=	5.98	SQ.MT.
3	2.15	x	2.98	x	1 NO	=	6.41	SQ.MT.
4	1.04	x	3.05	x	1 NO	=	3.17	SQ.MT.
5	1.52	x	0.97	x	1 NO	=	1.47	SQ.MT.
6	(1.21 + 1.26) / 2	x	1.52	x	1 NO	=	1.88	SQ.MT.
7	(0.87 + 0.74) / 2	x	3.48	x	1 NO	=	2.80	SQ.MT.
8	0.75	x	0.15	x	1 NO	=	0.11	SQ.MT.
					TOTAL	=	27.94	SQ.MT.

PARKING STATEMENT (SALE RESIDENTIAL)

CARPET AREA	NO. OF FLAT	PARKING RATIO	PARKING PROVIDED
BELOW 45.0	175.00	1/8 T	21.88
45.0 TO 60.0	01.00	1/4 T	0.25
60.0 TO 90.0	--	1/2T	--
ABOVE 90.0	--	1/1T	--
TOTAL	176.00		22.13
ADD. 10% VISITORS OR 2.00 MIN.			2.21
TOTAL PARKING REQUIRED SAY.			24.31 24.00

PARKING AREA STATEMENT (COMMERCIAL)

BUILT-UP AREA OF SHOPS	= (57.50 + 192.71 x 2) / 50	= 442.92 SQ.MT.
1 PARKING FOR 40 SQ.M. BUA (442.92/ 40)		= 11.07 NOS.
PARKING REQUIRED FOR SHOPS		= 11.07 NOS.
ADD. 10% VISITORS OR MIN. 2 PARK.	= 10% OF 11.07	= 2.00 NOS.
TOTAL REQUIRED PARKING	= (11.07 + 2.00)	= 13.07 SAY 13.00 NOS.

TOTAL PARKING REQUIRED RESI.	=	24.00 NOS.
TOTAL PARKING REQUIRED COMM.	=	13.00 NOS.
NET PARKING REQUIRED (COMM. + RESI.)	=	37.00 NOS.
TOTAL PARKING PROV. FOR RESI. & COMM	=	37.00 NOS.

CAR PARKING STATEMENT

FLOORS	NO. OF BIG	NO. OF SMALL	TOTAL
GROUND FL.	15	12	27
ROTARY PARKING	05	05	10
TOTAL	21 NOS	18 NOS	37 NOS

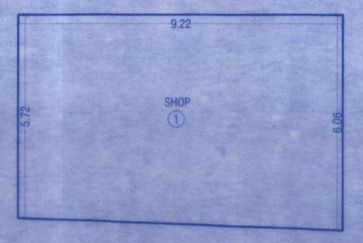
METER ROOM AREA CALCULATION (SALE)

METER ROOM AREA PERMISSIBLE = AREA OF 10.00 SQ. M. PER 50 TENEMENTS
= 176 / 50 TS x 10 SQ.MT. = 35.81 SQ.MT.

PROPOSED SALE METER ROOM AREA = 12.00 SQ.MT.

GROUND FLOOR AREA LINE DIAGRAM

SCALE – 1:100 SALE BUILDING NO.02

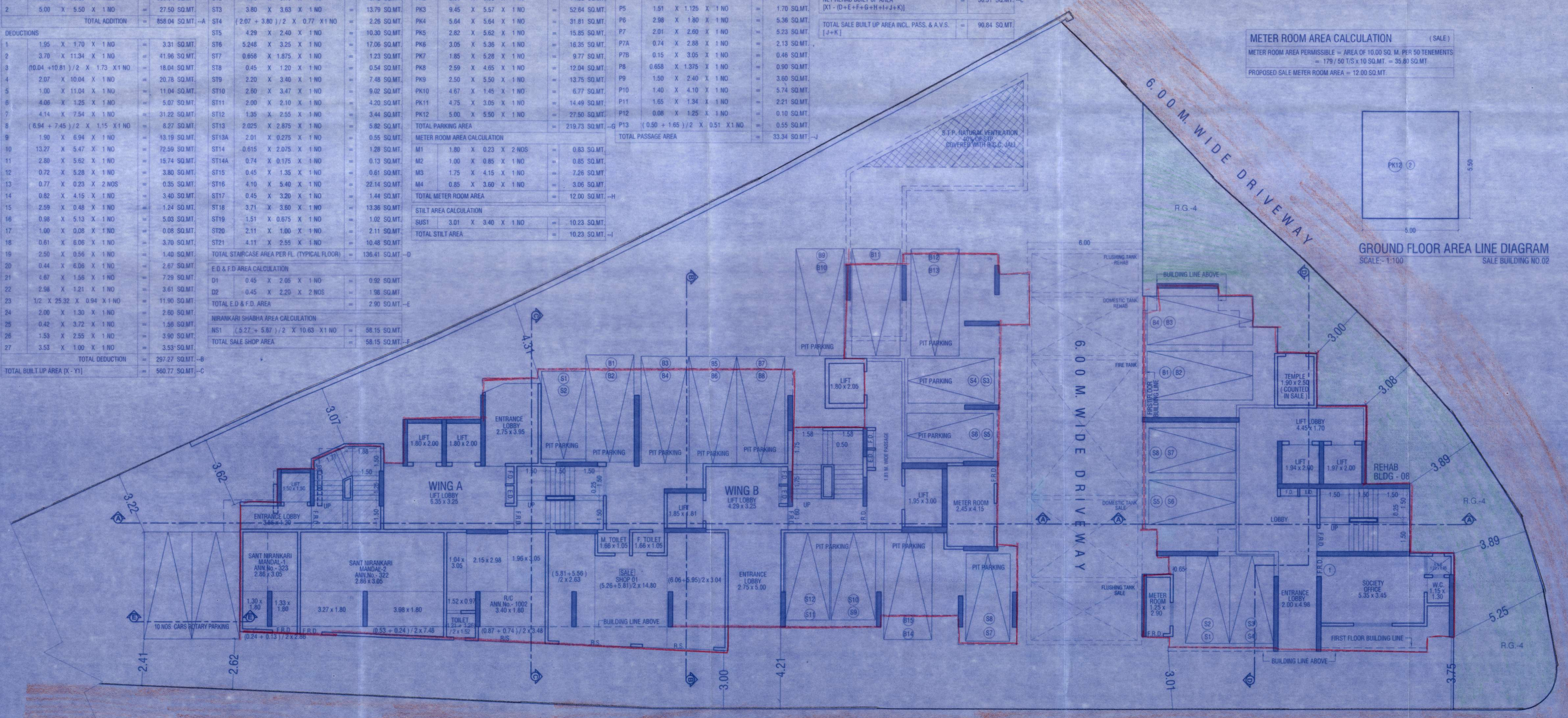


RERA CARPET AREA LINE DIAGRAM GROUND FLOOR

SCALE – 1:100 SALE BUILDING NO.02

RERA CARPET AREA CALCULATION

SHOP								GROUND FLOOR
1	(6.06 + 5.72) / 2	x	9.22	x	1 NO	=	54.31	SQ.MT.
					TOTAL SHOP RERA CARPET AREA	=	54.31	SQ.MT.



GROUND FLOOR PLAN

SCALE:- 1:100 SALE BUILDING NO.02

BIG	SMALL	TOTAL
15 Nos.	12 Nos.	27 Nos.

7.00 M. WIDE DRIVEWAY

6.00 M. WIDE DRIVEWAY

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLAN & AREA LINE DIAGRAM & CALC., RERA AREA LINE DIAGRAM& CALC. OF SHOP, BUILT-UP AREA STATEMENT,PARKING STATEMENT.

DESCRIPTION OF PROPOSAL

PROPOSED SALE BUILDING NO. 2 IN SLUM REHABILITATION SCHEME UNDER REG. 33(10) OF DCPR 2034 ON PLOT BEARING C.T.S. NO. 705/2 TO 8, 706/11, 706/12, 706/14 TO 16 & 706/22 OF VILLAGE MAROL AT ANDHERI (E), MUMBAI. FOR "SAGBAUGH SHEH SAGAR CHS LTD."

NAME OF OWNER	SIGNATURE
M/s.NEW MONARCH BUILDERS & CONTRACTORS B- 701-705, Raylon Arcade, Ramkrishna Mandir Road, Kondivita, Andheri (E), Mumbai- 400 059	

NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECTS & INTERIORS GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph.-022- 2612 0933/ 44/ 55/ 66. www.aakararchitect.org	

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	Approved Subject to the condition mentioned in this office permission Letter No. EE/SRA/Proposal/Andheri/MHS-2 Dt. 14 MAR 2024 Executive Engineer Slum Rehabilitation Authority

NORTH	DRAWN BY	CHECKED BY	JOB NO.	DATE
	RAHUL W.	NIDHIN	5032	07/11/2023

5032 - NEW MONARCH BUILDERS & CONTRACTORS \ AUTOCAD FILE \ AMENDED KDA AS PER 2034 \ SALE 2\ 1. SA SALE 2 AS PER DCPR 2034 (07.11.2023)