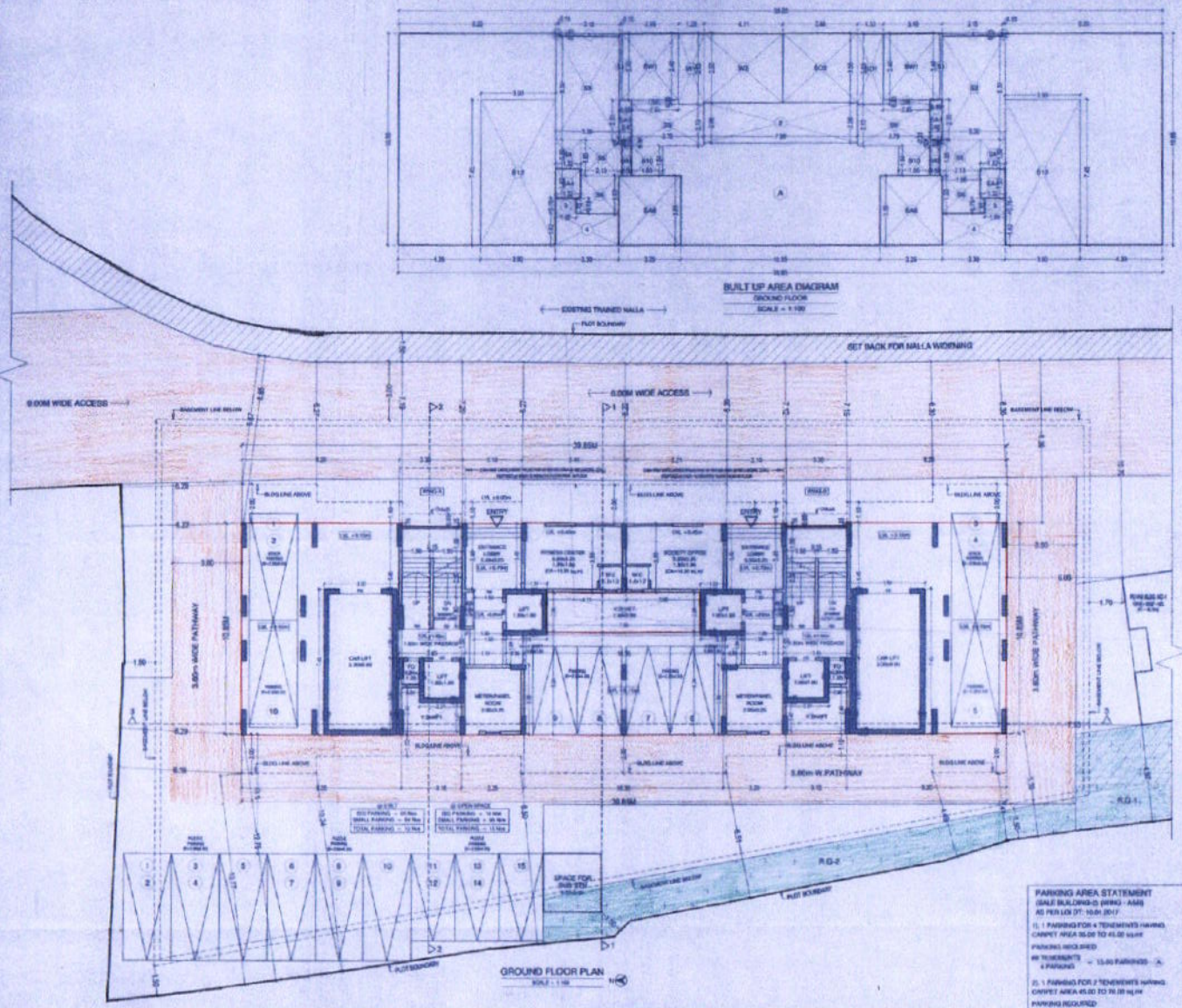

SANJAY NAGAR SRA CHS LTD
SALE BUILDING No.-2
2/5

* GROUND FLOOR PLAN

BUILT UP AREA CALCULATION

GROUND FLOOR

A	56.80	X	10.05	X	1 NO	=	430.87
					TOTAL ADDITION	=	430.87 SQ.MT. X

DEDUCTIONS

1	3.15	X	0.15	X	2 NOS	=	0.95
2	7.89	X	0.69	X	1 NO	=	10.44
3	1.69	X	0.19	X	2 NOS	=	1.79
4	3.30	X	1.65	X	2 NOS	=	10.89
					TOTAL DEDUCTION	=	28.60 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)						=	402.27 SQ.MT. X1

STAIRCASE & LIFT AREA

GROUND FLOOR

S1	5.10	X	0.40	X	2 NOS	=	0.82
S2	0.15	X	0.15	X	3 NOS	=	0.68
S3	3.30	X	9.56	X	1 NOS	=	04.58
S4	1.20	X	1.20	X	2 NOS	=	0.86
S5	3.10	X	1.85	X	2 NOS	=	7.48
S6	1.86	X	1.80	X	2 NOS	=	7.84
S7	4.20	X	0.76	X	2 NOS	=	6.38
S8	2.45	X	0.23	X	2 NOS	=	1.13
S9	5.76	X	2.13	X	2 NOS	=	16.10
S10	1.80	X	1.54	X	2 NOS	=	5.09
S11	0.40	X	0.31	X	1 NOS	=	0.25
S12	3.80	X	7.45	X	2 NOS	=	58.11
TOTAL STAIR & LIFT AREA PER FL. (GROUND FLOOR)						=	130.16 SQ.MT. Y2

ENTRANCE LOBBY AREA CALCULATION

GROUND FLOOR

EN1	2.85	X	8.40	X	2 NOS	=	33.88
TOTAL ENTRANCE LOBBY AREA (GROUND FLOOR)						=	33.88 SQ.MT. Y3

FITNESS CENTER AREA CALCULATION

GROUND FLOOR

W1	1.20	X	3.80	X	1 NO	=	4.56
W2	4.11	X	3.68	X	1 NO	=	14.84
TOTAL FITNESS CENTER AREA (GROUND FLOOR)						=	19.42 SQ.MT. Y4

SOCIETY OFFICE AREA CALCULATION

GROUND FLOOR

SO1	1.20	X	3.68	X	1 NO	=	4.80
SO2	3.88	X	3.55	X	1 NO	=	13.77
TOTAL SOCIETY OFFICE AREA (GROUND FLOOR)						=	18.57 SQ.MT. Y5

ED & PD AREA CALCULATION (IN SALE)

GROUND FLOOR

SA1	0.85	X	2.85	X	2 NOS	=	3.27
SA2	0.10	X	0.31	X	3 NOS	=	0.09
SA3	0.69	X	1.54	X	2 NOS	=	1.54
SA4	1.35	X	1.39	X	2 NOS	=	3.96
SA5	3.25	X	3.55	X	2 NOS	=	23.08
TOTAL FD & SD AREA PER FLOOR (GROUND FLOOR)						=	31.31 SQ.MT. Y6

NET BUILT UP AREA (ST1.1)
(X1 - Y2 + Y3 + Y4 + Y5 + Y6) = 176.62 SQ.MT.

BUILT UP AREA DIAGRAM
REFUGE AREA
SCALE = 1:100

REFUGE AREA (7th,8th & 11th FLOOR)

R1	5.45	X	1.75	X	1 NO	=	8.84
R2	3.15	X	1.85	X	1 NO	=	5.94
TOTAL REFUGE AREA						=	9.58 SQ.MT. R1

REFUGE AREA REQUIRED = 10.00 sq.m
REFUGE AREA PROPOSED = 9.90 sq.m
(@ 5% INCLUDING LOSS OF STAIRCASE)

BUILTUP AREA STATEMENT (SALE BUILDING NO.2)

FLOOR	SALE F.S.I. AREA IN sq.m	METER ROOM AREA IN sq.m	STAIR & LIFT AREA IN sq.m	REFUGE AREA IN sq.m	EXCEPTIONAL AREA IN sq.m	FITNESS CENTER AREA IN sq.m	ENTRANCE LOBBY AREA IN sq.m	STILT AREA IN sq.m	BASEMENT AREA IN sq.m	CONSTRUCTION AREA IN sq.m
BASEMENT-I	--	--	--	--	--	--	--	--	1151.30	1151.30
BASEMENT-II	--	--	--	--	--	--	--	--	1151.30	1151.30
GROUND	--	31.31	130.56	--	18.60	19.42	20.06	176.62	--	402.27
1st.	428.17	--	72.80	--	--	--	--	--	--	500.97
2nd.	428.17	--	72.80	--	--	--	--	--	--	500.97
3rd.	428.17	--	72.80	--	--	--	--	--	--	500.97
4th.	428.17	--	72.80	--	--	--	--	--	--	500.97
5th.	428.17	--	72.80	--	--	--	--	--	--	500.97
6th.	428.17	--	72.80	--	--	--	--	--	--	500.97
7th (P)	428.17	--	72.80	9.90	--	--	--	--	--	510.87
8th.	428.17	--	72.80	--	--	--	--	--	--	500.97
9th (P)	428.17	--	72.80	9.90	--	--	--	--	--	510.87
10th.	428.17	--	72.80	--	--	--	--	--	--	500.97
11th (R)	354.52	--	24.04	9.90	--	--	--	--	--	488.54
TOTAL	4666.22	31.31	839.60	29.94	18.60	19.42	20.06	176.62	2302.60	6203.37
	4697.53 sq.mt.									

FUNGIBLE AREA STATEMENT (SALE BUILDING No.-2)

BUILDING NO	SALE RES. AREA	SALE COMM AREA	SALE S.C.A. FOR F.S.I.	SALE FUNGIBLE AREA PERMISSIBLE SALE RES.	SALE FUNGIBLE AREA PERMISSIBLE SALE COMM	PROPOSED SALE FUNGIBLE AREA SALE RES.	PROPOSED SALE FUNGIBLE AREA SALE COMM
	in S.M.	in S.M.	in S.M.	in S.M.	in S.M.	in S.M.	in S.M.
SALE BLDG NO.2	4697.53	-	4697.53	1844.14	-	NIL	NIL

TENEMENT STATEMENT

FLOORS	RANGE-A PLATE OF CARPET AREA in S.M.	RANGE-A PLATE OF CARPET AREA in S.F.	RANGE-B PLATE OF CARPET AREA in S.M.	RANGE-B PLATE OF CARPET AREA in S.F.
GR.	34	37	32	34
1st	32	34	32	34
2nd	32	34	32	34
3rd	32	34	32	34
4th	32	34	32	34
5th	32	34	32	34
6th	32	34	32	34
7th (P)	32	34	32	34
8th	32	34	32	34
9th (P)	32	34	32	34
10th	31	33	32	34
11th (R)	31	33	32	34
	43		44	
	87			

PARKING AREA STATEMENT

(SALE BUILDING-G (WING - A&B)
AS PER LOI DT: 10.01.2017

1) 1 PARKING FOR 4 TENEMENTS HAVING CARPET AREA 35.00 TO 45.00 sq.mt

PARKING REQUIRED
80 TENEMENTS / 4 PARKING = 15.00 PARKINGS - A

2) 1 PARKING FOR 2 TENEMENTS HAVING CARPET AREA 45.00 TO 70.00 sq.mt

PARKING REQUIRED
80 TENEMENTS / 2 PARKING = 35.00 PARKINGS - B

3) TOTAL PARKING REQUIRED
(15 + 35) = 45.00 PARKINGS - C
(A + B)

4) 25% GUEST PARKING REQUIRED
45 X 0.25 = 11.25
SAY- 11.00 PARKINGS - D

5) TOTAL PARKING REQUIRED
(45 + 11) = 56 PARKINGS - E
(C + D)

6) ADDITIONAL 25% GUEST PARKING REQUIRED
56 X 0.25 = 14 PARKINGS - F

7) TOTAL PARKING REQUIRED
(56 + 14) = 70 PARKINGS - E
(E + F)

8) TOTAL PARKING PROPOSED = 70 NOS.

	RES.	SMALL	TOTAL
@ GR. FLOOR (STILT)	= 34 Nos.	+ 14 Nos.	= 48 Nos.
@ OPEN SPACE	= 12 Nos.	+ 00 Nos.	= 12 Nos.
@ 1st. BASEMENT	= 14 Nos.	+ 00 Nos.	= 14 Nos.
@ 2nd. BASEMENT	= 14 Nos.	+ 00 Nos.	= 14 Nos.
TOTAL PARKING PROPOSED	= 74 Nos.	+ 14 Nos.	= 88 Nos.

FORM II

CONTENTS OF SHEET

* GROUND FLOOR PLAN
* BUILTUP AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

At 1584/4(p)5, VILLAGE CHEMBUR AT SUBHASH NAGAR, MUMBAI-71
FOR SANJAY NAGAR SRA CHS LTD

For Poddar Housing and Development Ltd. & M/s. Satpe Infrastructure Pvt. Ltd.

Rohit Poddar
Director / Authorised Signatory.
M/s. PODDAR HOUSING AND DEVELOPMENT LTD. &
M/s. SATPE INFRASTRUCTURE PVT. LTD.

REVISION	NAME AND ADDRESS OF ARCHITECT	STAMP OF SANCTIONING AUTHORITY FOR PLANS
	SAMAR RAUT	This sanction is granted to the Property Plans 2nd FLOOR TO 5TH FLOOR PLAN Dt. 5/12/2017

VISION
ARCHITECTS, ENGINEERS & SURVEYORS
GANESH NAGAR, CHS - 6/C/3 CLUB, ENGINEERS
OFF. ROAD, MUMBAI

Sanctioned vide Letter No. CHE/ES/1213/R/New dated 9.0 MAR 2017
Executive Engineer
Bhatt Rahi Abhikaran Authority

SCALE	DATE	DRAWN BY	CHKD BY	JOB NO.	DWG. NO.
1:100					