

PLOT AREA CALCULATION

1	1/2 X 30.74 X 13.81 X 1 NO	=	212.26 SQ.MT.
2	1/2 X 30.74 X 12.65 X 1 NO	=	194.43 SQ.MT.
3	1/2 X 27.15 X 2.53 X 1 NO	=	31.63 SQ.MT.
4	1/2 X 39.18 X 6.27 X 1 NO	=	121.48 SQ.MT.
5	1/2 X 39.04 X 3.94 X 1 NO	=	88.33 SQ.MT.
6	1/2 X 44.84 X 3.94 X 1 NO	=	88.40 SQ.MT.
7	1/2 X 44.89 X 6.36 X 1 NO	=	144.00 SQ.MT.
8	1/2 X 44.89 X 3.43 X 1 NO	=	75.97 SQ.MT.
9	1/2 X 40.28 X 7.58 X 1 NO	=	150.72 SQ.MT.
10	1/2 X 31.88 X 13.48 X 1 NO	=	214.87 SQ.MT.
TOTAL ADDITION		=	1274.84 SQ.MT.

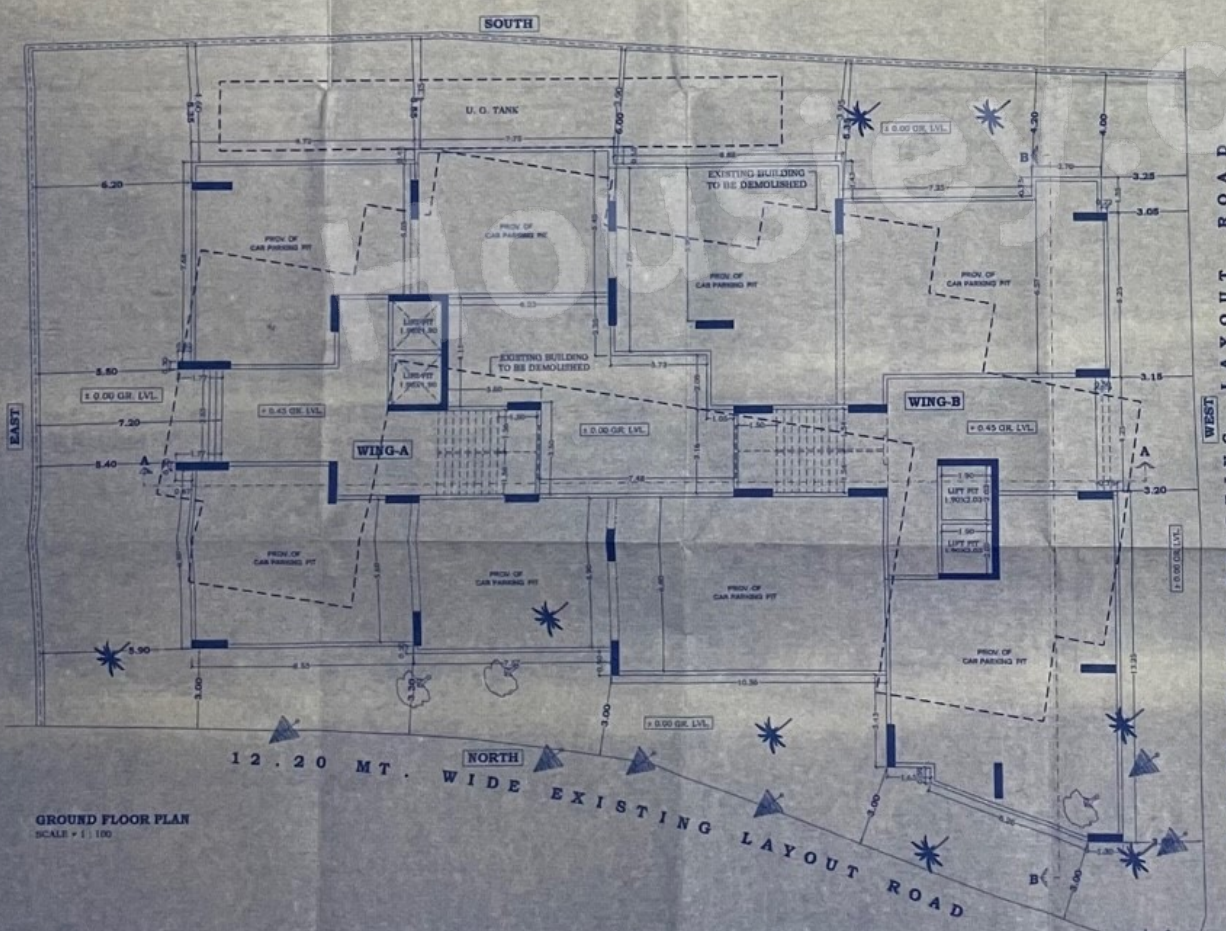
LOCATION PLAN
SCALE = 1:4000

BLOCK PLAN
SCALE = 1:500

PLOT AREA DIAGRAM
SCALE = 1:500

SECTION A-A
SCALE = 1:100

SECTION B-B
SCALE = 1:100



GROUND FLOOR PLAN
SCALE = 1:100

CONTENT OF SHEET

FIFTH PLAN, LOCATION PLAN, BLOCK PLAN, SECTION

STAMP OF DATE OF RECP. OF PLANS

Approved subject to conditions mentioned in this office letter No. MHADA-0-1/118/17-2-2

Date: 09 JUN 2022

Ex. Engr. Purnima, Maharashtra Housing & Urban Development Authority

PROFORMA - 'A'

A	AREA STATEMENT	SQ. MTR.
1	AREA OF PLOT	1274.83
2	PLAT AREA AS PER DEMARCATION	1274.83
3	AS PER PROVIDED LAYOUT	1274.83
4	AS PER ARCHITECTS CERTIFICATE (AREA TRIANGULATION METHOD)	1274.83
5	LEAST AREA CONSIDERED	
6	DEDUCTIONS FOR	
a	ROAD SETBACK AREA	NIL
b	PROPOSED ROAD	NIL
c	ANY RESERVATION	NIL
	TOTAL (a+b+c)	
7	BALANCE AREA OF PLOT (1-5)	1274.83
8	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE) 15% OF	NIL
9	NET AREA OF PLOT (1-6)	1274.83
10	ADDITIONS FOR FLOOR SPACE INDEX	
a	25% 100%	NIL
b	25% 100%	1274.83
11	TOTAL AREA (1-10)	0.00
12	FLOOR SPACE INDEX PERMISSIBLE	
13	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	NIL
14	PERMISSIBLE RESIDENTIAL AREA	0.00
15	PERMISSIBLE COMMERCIAL AREA	0.00
16	TOTAL PERMISSIBLE FLOOR AREA (14+15)	0.00
17	EXISTING FLOOR AREA (TO BE DEMOLISHED)	0.00
18	PROPOSED AREA	0.00
19	PROPOSED RESIDENTIAL AREA	0.00
20	PROPOSED COMMERCIAL AREA	0.00
21	TOTAL B.U.A. PROPOSED (18+19+20)	0.00
22	F.S.I. COMBINED (6648.83 + 1274.83)	0.00
23	TOTAL FLOOR B.U.A. PERMISSIBLE VIDE DCR 31 (2) FOR PURELY RESIDENTIAL	0.00
24	TOTAL FLOOR B.U.A. PERMISSIBLE VIDE DCR 31 (2) FOR PURELY COMMERCIAL	0.00
25	TOTAL FLOOR B.U.A. PERMISSIBLE VIDE DCR 31 (2) FOR PURELY COMMERCIAL	0.00
26	TOTAL FLOOR B.U.A. PERMISSIBLE VIDE DCR 31 (2) FOR PURELY COMMERCIAL	0.00
27	TOTAL GROSS B.U.A. PROPOSED (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)	0.00
28	GROSS B.U.A. COMBINED OR NET HOLDING	0.00
29	TENEMENT STATEMENT	
a	PROPOSED AREA (ITEM A, 14 ABOVE)	0.00
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, etc.)	0.00
c	AREA AVAILABLE FOR TENEMENTS (1) (1) (1)	0.00
d	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / PERCENTAGE)	0.00
e	TENEMENTS PROPOSED	0.00
f	TENEMENTS EXISTING	0.00
	TOTAL TENEMENTS ON THE PLOT	0.00
30	PARKING STATEMENT	
a	PARKING REQUIRED	0.00
b	PARKING PROVIDED	0.00

PROFORMA - 'B'

ARCHITECT NOTE:

- ALL DIMENSIONS ARE IN METERS.
- SCALE USE:
- FLOOR PLAN - 1:100, BLOCK PLAN - 1:500, LOCATION PLAN - 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCR-1991/DCPR-2034 AND AS PER THE PREVAILING REGULATION AND CIRCULARS ISSUED BY MCOH AND MHADA TIME TO TIME.
- QUANTITIES SHOWN IN BOBIS FOLLOW.
- THE ARCHITECTURAL CHECK BY ME AND FOUND CORRECT.

NOTES

THICK BLACK LINE BOUNDARY

DOTTED LINE EXISTING STREET

RED FILLED PROPOSED WING

RED DOTTED GARAGE AND VERANDAH WING

GREEN HATCH RECREATION GROUND

BLUE HATCH ROAD AND SETBACKS

YELLOW DOTTED EXISTING STRUCTURE

TO BE DEMOLISHED

CERTIFICATE AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE BOUNDARY OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED IS SET AS 100 SQ. MTS. AND TALLIES WITH THE AREA SHOWN IN THE DOCUMENT OF OVERSEAS/LOCAL PLANNING RECORDS.

SIGNATURE OF ARCHITECT

REVISION DESCRIPTION DATE SIGNATURE

PLAN FOR: MHADA APPROVAL (ZERO FSI 10A)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 16 KNOWN AS CHEMBUR DEEPYOTI CO-OP HSG. SOCIETY LTD. ON PLOT BEARING C.T.S. NO. 826 (PT) S. NO. 67 TO 71 OF VILLAGE CHEMBUR, SITUATED AT SUBHASH NAGAR, MHADA COLONY, MUMBAI-400071.

LAND HOLDERS / APPLICANT

CHEMBUR DEEPYOTI CO-OP. HSG. SOC. LTD.

SECTOR 10, (SOUTH) TRACT OF 20-05-81 BLDG NO. 16, SUBHASH NAGAR, MHADA COLONY, CHEMBUR, MUMBAI-400071

NAME OF THE DEVELOPER / APPLICANT

M/s. PM DEVELOPERS (P.A. TO OWNER)

A/J. BUILDING NO. 21, TILAK BHAM CHB LTD. TILAK NAGAR, CHEMBUR, MUMBAI-400069

FOR P.M. DEVELOPERS

Chairman Secretary Treasurer

NAME OF OWNER

M.H.A.D.A.

MAHARASHTRA HOUSING DEVELOPMENT AUTHORITY

DRO. NO. DATE SCALE CHECKED BY DRAWN BY

09.05.2022 1:100 GANESH NILESH

NAME AND ADDRESS OF ARCHITECTS

VISHNESH ARCH ASSOCIATES

A. GR. FLOOR FLOOR, 841 DABHAR BOP. OFF. B.L.I. CHS, BEANSUR, D.T. A.C.

G.V. Gurbal ARCHITECT