

ADDITIONAL OPEN SPACE AREA DIAGRAM (A)
SCALE :- 1 : 200

ADDITIONAL OPEN SPACE AREA CALCULATION (A)

1	1/2 X 1.08 X 0.04 X 1 NO	=	0.02 SQ.MT.
2	1/2 X 10.00 X 1.05 X 1 NO	=	5.25 SQ.MT.
3	1/2 X 10.00 X 1.80 X 1 NO	=	9.00 SQ.MT.
4	1/2 X 8.10 X 1.57 X 1 NO	=	4.79 SQ.MT.
5	1/2 X 8.10 X 1.31 X 1 NO	=	4.00 SQ.MT.
6	1/2 X 3.26 X 1.22 X 1 NO	=	1.99 SQ.MT.
TOTAL ADDITION		=	24.05 SQ.MT. X

ADDITIONAL OPEN SPACE AREA CALCULATION (B)

1	1/2 X 10.88 X 0.22 X 1 NO	=	1.17 SQ.MT.
2	1/2 X 10.88 X 0.13 X 1 NO	=	0.69 SQ.MT.
3	1/2 X 5.28 X 0.13 X 1 NO	=	0.34 SQ.MT.
4	1/2 X 5.28 X 0.09 X 1 NO	=	0.24 SQ.MT.
5	1/2 X 2.84 X 0.09 X 1 NO	=	0.13 SQ.MT.
6	1/2 X 2.84 X 0.16 X 1 NO	=	0.23 SQ.MT.
7	1/2 X 23.05 X 0.16 X 1 NO	=	1.84 SQ.MT.
8	1/2 X 23.05 X 0.27 X 1 NO	=	3.11 SQ.MT.
TOTAL ADDITION		=	7.75 SQ.MT. Y

ADDITIONAL OPEN SPACE AREA CALCULATION

1	ADDITIONAL O.S. (A)	=	24.05 SQ.MT.
2	ADDITIONAL O.S. (B)	=	7.75 SQ.MT.
3	TOTAL ADDITIONAL O.S.	=	31.80 SQ.MT.

NO. OF TENAMENTS

FLOORS	NO. OF FLAT
GR. FLOOR	---
1ST FLOOR	10.00
2ND FLOOR	10.00
3RD FLOOR	10.00
4TH FLOOR	10.00
5TH FLOOR	10.00
6TH FLOOR	10.00
7TH FLOOR	10.00
8TH FLOOR	8.00
9TH FLOOR	10.00
10TH FLOOR	10.00
11TH FLOOR	10.00
12TH FLOOR	10.00
13TH FLOOR	10.00
14TH FLOOR	10.00
15TH FLOOR	8.00
16TH FLOOR	10.00
17TH FLOOR	10.00
TOTAL NO. OF FLATS	= 168.00

SCHEDULE OF REQUIRED REFUGEE AREA

A REFUGEE AREA CALCULATION OF 8TH FLR.

1	8TH FLOOR	=	392.56
2	9TH TO 14TH FLOOR 523.07 X 8	=	3186.42
TOTAL		=	3578.98
REQUIRED REFUGEE AREA MIN. 3578.98 X 4.00% =		=	143.16
REQUIRED REFUGEE AREA MAX. 3578.98 X 4.25% =		=	151.91
PROVIDED REFUGEE AREA		=	147.20
EXCESS REFUGEE AREA		=	NIL

SCHEDULE OF REQUIRED REFUGEE AREA

A REFUGEE AREA CALCULATION OF 15TH FLR (A WING)

1	15TH FLOOR	=	209.11
2	16TH & 17TH FLOOR 287.96 X 2	=	575.92
TOTAL		=	785.03
REQUIRED REFUGEE AREA MIN. 785.03 X 4.00% =		=	31.40
REQUIRED REFUGEE AREA MAX. 785.03 X 4.25% =		=	33.36
PROVIDED REFUGEE AREA		=	34.45
EXCESS REFUGEE AREA		=	2.79

SCHEDULE OF REQUIRED REFUGEE AREA

A REFUGEE AREA CALCULATION OF 16TH FLR (B WING)

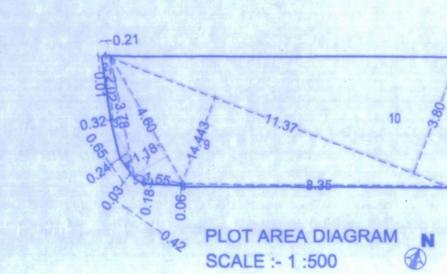
1	16TH FLOOR	=	206.89
2	16TH & 17TH FLOOR 282.35 X 2	=	564.70
TOTAL		=	771.59
REQUIRED REFUGEE AREA MIN. 771.59 X 4.00% =		=	30.86
REQUIRED REFUGEE AREA MAX. 771.59 X 4.25% =		=	32.78
PROVIDED REFUGEE AREA		=	32.58
EXCESS REFUGEE AREA		=	1.49

SCHEDULE OF FITNESS CENTER

1	PERMISSIBLE 8668.11 X 2% =	=	173.36 SQ.MT.
2	PROPOSED FITNESS AREA 15TH FLOOR	=	49.68 SQ.MT.
3	TOTAL PROPOSED FITNESS AREA	=	49.68 SQ.MT.

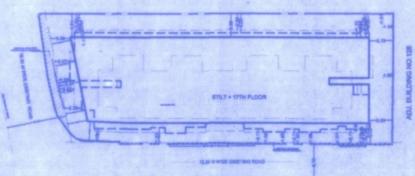
BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA	ST.LIFT AREA	PROPOSED REFUGEE BUA	PROPOSED FITNESS CENTER	GROSS BUA INCLUDING FUNGIBLE	EXCESS REFUGEE AREA	GROSS BUA INCLUDING FUNGIBLE	FUNGIBLE AREA	NET BUILTUP AREA
GR. FLOOR	---	---	---	---	0.00	---	0.00	0.00	0.00
1ST FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
2ND FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
3RD FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
4TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
5TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
6TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
7TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
8TH FLOOR (REFUGEE)	629.35	90.57	147.20	---	391.58	---	391.58	127.75	263.83
9TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
10TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
11TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
12TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
13TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
14TH FLOOR	613.64	90.57	---	---	523.07	---	523.07	127.76	395.31
15TH FLOOR (REFUGEE)	313.72	45.66	34.45	24.50	209.11	2.79	211.90	63.88	148.02
15TH FLOOR (REFUGEE)	309.55	44.90	32.58	25.18	206.89	1.49	208.38	63.88	144.50
16TH FLOOR	313.62	45.66	---	---	267.96	---	267.96	83.88	204.08
16TH FLOOR	307.26	44.91	---	---	262.35	---	262.35	83.88	198.47
17TH FLOOR	313.62	45.66	---	---	267.96	---	267.96	83.88	204.08
17TH FLOOR	307.26	44.91	---	---	262.35	---	262.35	83.88	198.47
TOTAL	10471.70	1539.68	214.23	49.68	8668.11	4.28	8672.39	2171.91	6500.48



PLOT AREA CALCULATION

1	1/2 X 1.07 X 0.05 X 1 NO	=	0.03 SQ.MT.
2	1/2 X 10.12 X 1.07 X 1 NO	=	5.41 SQ.MT.
3	1/2 X 18.91 X 1.61 X 1 NO	=	15.22 SQ.MT.
4	1/2 X 3.26 X 1.22 X 1 NO	=	1.99 SQ.MT.
5	1/2 X 2.08 X 0.16 X 1 NO	=	0.17 SQ.MT.
6	1/2 X 7.76 X 0.88 X 1 NO	=	3.41 SQ.MT.
7	1/2 X 22.98 X 5.92 X 1 NO	=	88.02 SQ.MT.
8	1/2 X 41.75 X 0.28 X 1 NO	=	5.85 SQ.MT.
9	1/2 X 56.85 X 14.44 X 1 NO	=	410.55 SQ.MT.
10	1/2 X 56.85 X 18.98 X 1 NO	=	539.51 SQ.MT.
TOTAL ADDITION		=	1050.16 SQ.MT. X



BLOCK PLAN SCALE :- 1:500

CAR PARKING STATEMENT

1	BIG CARS	2.50 X 5.90	21.00
2	SMALL CARS	2.30 X 4.50	17.00
3	TOTAL CAR PARKINGS		38.00

PARKING STATEMENT (AS PER DCR - 2034)

1	UP TO 45 SQ. MT. 1 PARKING FOR EVERY 8 TENT	86	10.75
2	45 TO 60 SQ. MT. 1 PARKING FOR EVERY 4 TENT (REHAB)	40	10.00
3	60 TO 90 SQ. MT. 1 PARKING FOR EVERY 4 TENT	40	10.00
4	60 TO 90 SQ. MT. 1 PARKING FOR 2 TENT	NIL	NIL
5	ABOVE 90 SQ. MT. 2 PARKING FOR EACH TENT	NIL	NIL
6	VISITORS 10%	---	3.07
7	TOTAL PARKING REQUIRED	---	33.82
8	TOTAL PARKING PROVIDED	---	38.00
9	ADDITIONAL PARKING PROVIDED (DCPR 31(1)(VI) (MAX. 16.50)	---	5.00
10	TOTAL PARKING PROVIDED	---	38
11	TOTAL PARKING PROVIDED	---	38

FUNGIBLE COMPARISON

RESI.	PERMISSIBLE B.U.A EXCL FUNGI. (IN SQ.MT.)	PERMISSIBLE FUNGIBLE (IN SQ. MT.)	TOTAL PERMISSIBLE B.U.A INCL. FUNGIBLE (IN SQ.MT.)	PROPOSED B.U.A EXCL FUNGIBLE (IN SQ.MT.)	PROPOSED FUNGIBLE (IN SQ.MT.)	TOTAL PRO. B.U.A INCL. FUNGIBLE
RESI.	6500.48	2275.17	8775.65	8500.48	2171.91	8672.39
COMM.	---	---	---	---	---	---
TOTAL	6500.48	2275.17	8775.65	8500.48	2171.91	8672.39

SUMMARY OF BUILT - UP AREA

WING	RESIDENTIAL	COMM.	RESIDENTIAL FUNGIBLE	COMM. FUNGIBLE	TOTAL
RESI.	6500.48	0.00	2171.91	0.00	8672.39
TOTAL	6500.48	0.00	2171.91	0.00	8672.39

FUNGIBLE AREA WITHOUT CHARGING PREMIUM 487.20 35% X 1392.00 SQ.MT.(EXISTING BUA)

FUNGIBLE AREA WITH CHARGING PREMIUM 1684.71

NOTE :-

- ALL DIMENSIONS AREA IN METER
- SCALE USE
- FLOOR PLAN = 1:100
- BLOCK PLAN = 1:500
- LOCATION PLAN = 1: 4000
- THE PLANS AREA PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODB FOLLOWS.
- THE ARITHMETICAL CALCULATION CHECK BY ME AND FOUND CORRECT

PROFORMA - A

1/5		
TOTAL		
1) AREA OF PLOT (AS PER DEMARCATION)	1050.16	
AREA OF PLOT (AS LEASE DEED)		
2) DEDUCTIONS FOR		
(a) ADDITIONAL OPEN SPACE AS PER ROAD WIDTH (AS PER SURVEY)	31.80	
(b) PROPOSED ROAD	---	
(c) ANY RESERVATION (SUB-LOT)	---	
(d) % AMENITY SPACE AS PER DCR 86/57 (SUB-LOT)	---	
3) BALANCE AREA OF PLOT (1 MINUS 2)	1018.36	
4) DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.	
5) NET AREA OF PLOT (3 MINUS 4)	1018.36	
6) ADDITIONS FOR FLOOR SPACE INDEX		
2 (b) 100% FOR D.P. ROAD	NIL	
2 (b) 100% FOR SET-BACK	---	
7) TOTAL PLOT AREA (1+2)	1050.16	
AREA OF PLOT (AS PER MHADA)		
8) FLOOR SPACE INDEX PERMISSIBLE	3.00	
9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO -% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = (40 X 82.82 = 2504.80)	2504.80	
ADDITIONS FOR FLOOR SPACE INDEX		
9 (b) BALANCE BUA OF LAYOUT AS PER OFFER LTR DTD. 29.12.2021	845.20	
9 (c) % AS PER DCR 33 (5)	---	
9 (d) 10% Horiz. VPIA Quota AS Per Mhada Not. DTD	0.00	
10) PERMISSIBLE BUILT UP AREA (7 X 8) + 9 a + 9b	6500.48	
11) EXISTING FLOOR AREA	---	
12) PROPOSED BUILT UP AREA	6500.48	
13) EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	---	
14A) PURELY RESIDENTIAL BUILT UP AREA	6500.48	
14B) REMAINING NON- RESIDENTIAL BUILT UP AREA	---	
14) TOTAL BUILT UP PROPOSED (11+12+13)	6500.48	
(AS PER OLD APPROVED PLAN DT.)	0.00	
F.S.I. CONSUMED ON NET HOLDING = 14/3	6.19	
DETAILS OF FSI AVAILD AS PER DCR 35 (4)	0.00	
(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	2171.91	
(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (148 X 0.20)	---	
(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B.1+B.2)	2171.91	
(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	8672.39	
C TENEMENT STATEMENT		
(i) PROPOSED AREA (ITEM B.4 ABOVE)	8672.39	
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	---	
(iii) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	8672.39	
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTA450)	390.29	
(v) TENEMENTS PROPOSED	166	
(vi) TENEMENTS EXISTING	NIL	
TOTAL TENEMENTS ON PLOT		166
D PARKING STATEMENT		
(i) PARKING REQUIRED BY REGULATIONS FOR	AS PER STATEMENT	
CAR	---	
SCOOTER / MOTOR CYCLE	---	
OUTSIDERS (VISITORS)	---	
(ii) COVERED GARAGES PERMISSIBLE	---	
(iii) COVERED GARAGES PROPOSED	---	
CAR	AS PER STATEMENT	
SCOOTER / MOTOR CYCLE	---	
OUTSIDERS (VISITORS)	---	
(iv) TOTAL PARKING PROVIDED	AS PER STATEMENT	

PROFORMA - B

CONTENTS OF SHEET :-

- STILT FLOOR PLAN, SECTION OF U/G TANK, SECTION THROUGH COMPOUND WALL, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT, REFUGEE AREA STATEMENT, FITNESS AREA STATEMENT.

NOTES :-

- BOUNDARY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED.
- DESCRIPTION :- PROPOSED RECONSTRUCTION OF BUILDING NO.125, FOR 'NEHRU NAGAR RAIGHAD' CHS. LTD SITUATED ON S.NO 229 & 267(P), C.T.S. NO.2 (PT.) AT NEHRU NAGAR, KURLA (EAST), MUMBAI.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY SURVEYOR ON AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND AREA SO WORKED OUT IS --- SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NAME OF DEVELOPER:- ADVAIT BUILDER AND DEVELOPER

NAME OF OWNER:- NEHRU NAGAR RAIGHAD C.H.S.

FILE NO. :-

JOB NO. :- ARCH / ADVTBLD / 19830 / 2205 / 20

DRG. NO. :- MANALI

CHK BY :- ROHAN

DATE :- 14 FEB 2023

SCALE :- 1:100

SIGNATURE OF LICENSED ARCHITECT

SIGNATURE OF OWNER

SUB. ENGINEER

ASSISTANCE ENGINEER

EXECUTIVE ENGINEER

This cancels Approval to the previous Plans Sanctioned under no. N/4/2020/27/568/24 dated 10.08.2021

Approved subject to conditions mentioned in this office Letter No. Mhada - 22/88/2023 dated 14 FEB 2023

Ex. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority

