

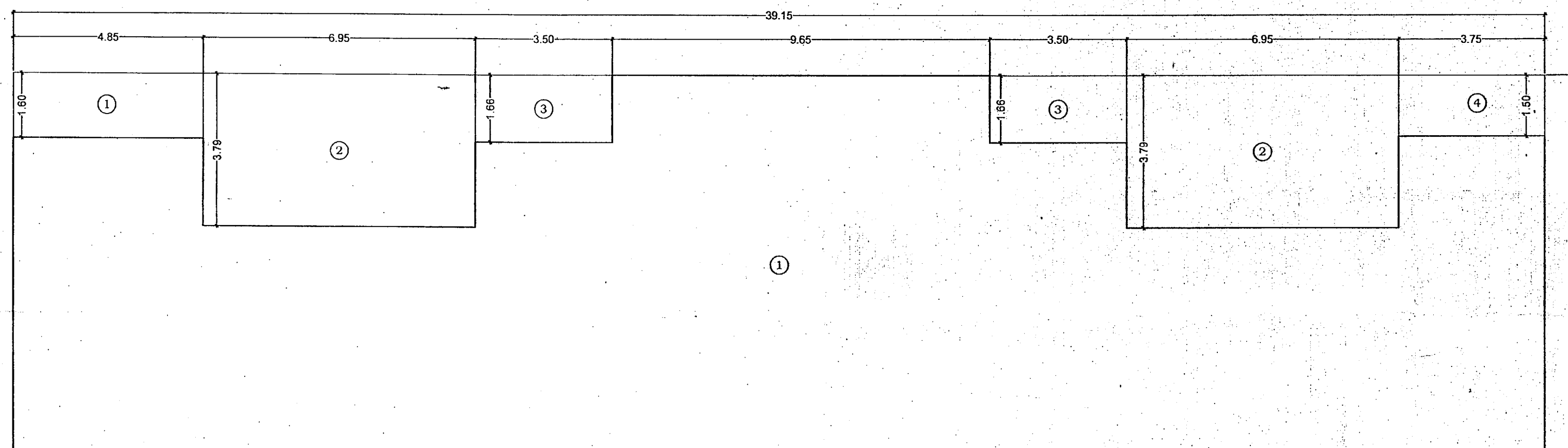
OCCUPANT LOAD 33.3 PERSON 100 SQ.MT.
AS PER TABLE 17 DCR 1991
B.U.A OF SHOP = 291.89 SQ.MT
FOR 291.89 SQ.MT = 97.20 PERSONS
TOTAL REQUIRED = 3.88
SAY = 4.00
TOTAL PRO. TOI. = 04 NOS.

SETBACK AREA LINE DIAGRAM
SCALE 1:500

SETBACK AREA CALCULATION	
1	1/2 X 37.65 X 18.17 X 1 NO = 342.05 SQ.MT.
2	1/2 X 57.44 X 13.63 X 1 NO = 391.45 SQ.MT.
3	1/2 X 57.44 X 25.57 X 1 NO = 734.37 SQ.MT.
TOTAL ADDITION = 1467.87 SQ.MT.	

BUILT UP AREA SUMMARY

FLOOR	BUILT UP AREA			AMENITIES AREA			STAIR CASE AREA		GROSS BUILT AREA (IN SQ.MTS.)	NOS OF		
	WING -A RESI. (IN SQ.MTS.)	WING -B RESI. (IN SQ.MTS.)	COMMERCIAL	S.OFFICE (IN SQ.MTS.)	FITNESS CENTER (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	WING -A (IN SQ.MTS.)	WING -B (IN SQ.MTS.)		SHOP	FLATS WING -A	FLATS WING -B
GR. FLOOR			291.89						291.89	13		
1ST FLOOR	186.33	307.04		18.18	102.53		67.36	67.36	748.80		3	6
2nd FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
3rd FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
4th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
5th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
6th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
7th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
8th FLOOR	204.46	204.46				212.88	67.36	67.36	756.52		4	4
EX. REFUGE	9.23	17.73										
9th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
10th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
11th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
12th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
13th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
14th FLOOR	307.04	307.04					67.36	67.36	748.80		6	6
15th FLOOR	240.65	40.61					67.49	46.01	394.76		5	1
TOTAL	4325.15	4254.32	291.89	18.18	102.53	212.88	1010.53	989.05	11177.57	13	84	83
	8579.47		291.89		333.59		1999.58		11204.53			167



COMMERCIAL BUILT UP AREA CALCULATION

GROUND FLOOR	
1	39.15 X 9.44 X 1 NO = 369.58 SQ.MT.
TOTAL ADDITION = 369.58 SQ.MT.	

DEDUCTIONS

1	4.85 X 1.60 X 1 NO = 7.76 SQ.MT.
2	6.95 X 3.79 X 2 NOS = 52.68 SQ.MT.
3	3.50 X 1.66 X 2 NOS = 11.62 SQ.MT.
4	3.75 X 1.50 X 1 NO = 5.63 SQ.MT.
TOTAL DEDUCTION = 77.69 SQ.MT.	
TOTAL BUILT UP AREA [X - Y] = 291.89 SQ.MT.	

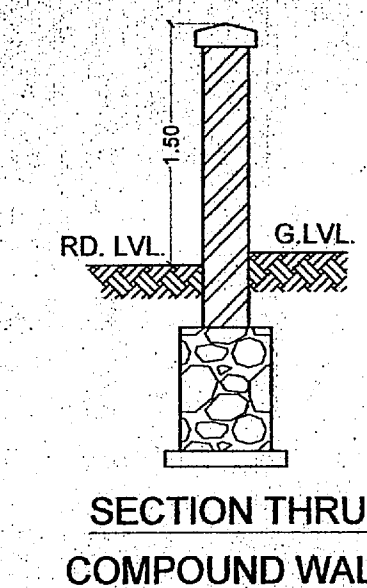
FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY
PARKING REQUIRED AS PER DCR 44(2) Note (ii)

CARPET AREA	NO. OF PARK. REQ. BY RULE	NO. OF FLAT PROPOSED	NO. OF PARK. REQ.
PARKING FOR RESIDENCE			
BELOW 45.00 SQ.MT.	1 PARKING FOR 4 FLATS	85	21.25 NOS.
45.00 SQ.MT. TO 60.00 SQ.MT.	1 PARKING FOR 2 FLATS	80	40.00 NOS.
60.00 SQ.MT. TO 90.00 SQ.MT.	1 PARKING FOR 1 FLAT	2	2.00 NOS.
ABOVE 90.00 SQ.MT.	2 PARKING FOR 1 FLAT		0.00 NOS.
TOTAL		167	63.25 NOS.
10% VISITORS	63.25 X 10%		6.33 NOS.
TOTAL NO. OF PARKING REQUIRED RESIDENTIAL	SAY		70.00 NOS.
SHOP = 291.89 SQ.MT. (AS PER REG. 44 TABLE 21 (10) - 1 PARKING FOR EVERY 50 SQ.MT. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20 SQ.MT. AREA (291.89/50)			5.84 NOS.
10% VISITORS	5.84 X 10%		0.58 NOS.
TOTAL NO. OF PARKING REQUIRED COMMERCIAL	SAY		7.84 NOS.
UP TO 50% ADDITIONAL PARKING DCR 3(1) (vi)			8.00 NOS.
TOTAL NO. OF PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)			87 NOS.
TOTAL SMALL CAR PROPOSED			87 NOS.
TOTAL BIG CAR PROPOSED			0 NOS.
TOTAL PROPOSED NOS. OF PARKING			87 NOS.

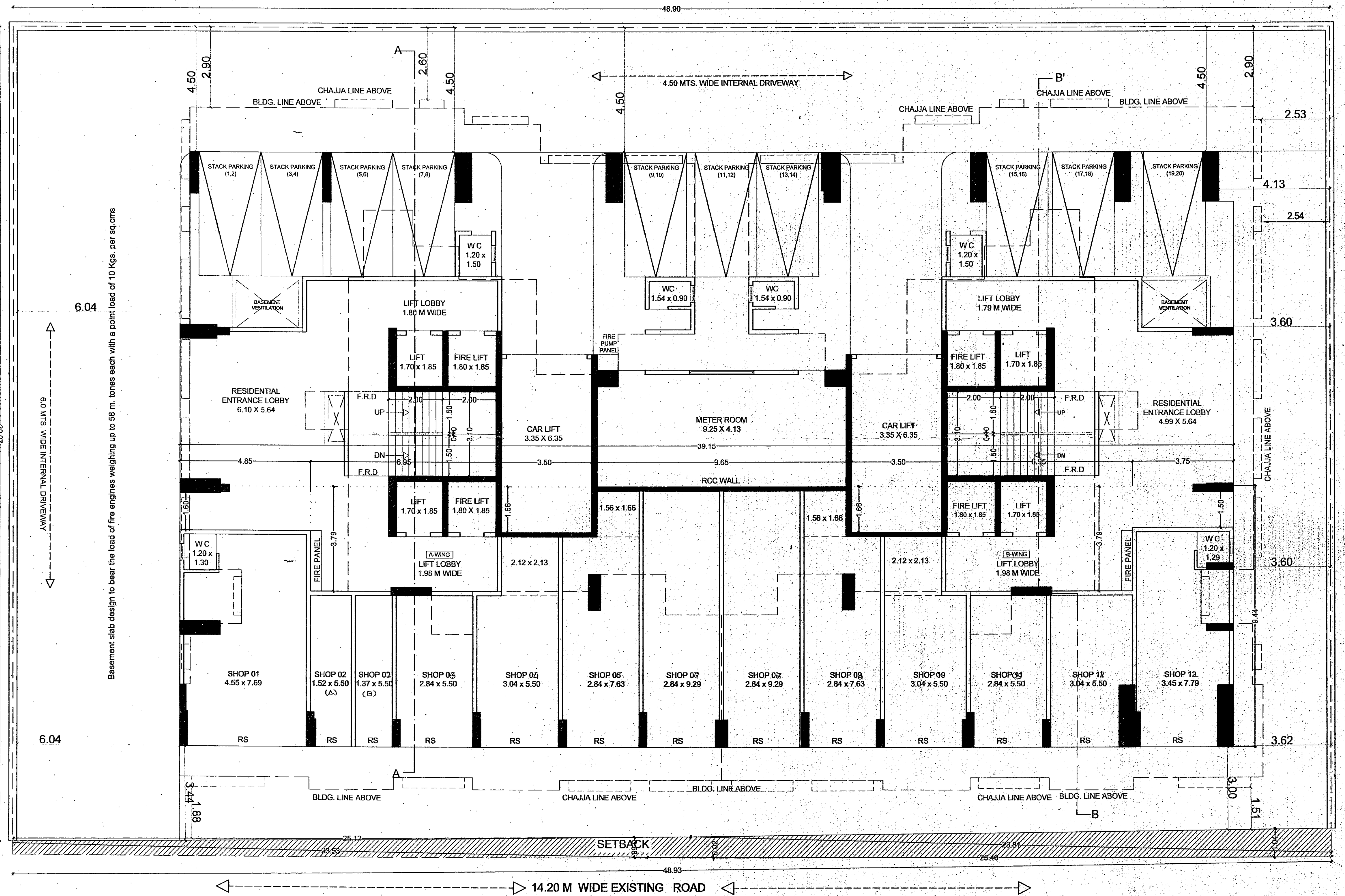
	PERMISSIBLE BUA	PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	6362.83	2226.99	8589.82
COMMERCIAL	220.00	77.00	297.00
PROPOSED BUA			
RESIDENTIAL	6362.83	2216.64	8579.47
COMMERCIAL	220.00	71.89	291.89

FITNESS CENTER AREA CALCULATION

TOTAL BUILT UP AREA	= 8579.47 SQ.MT.
PER. AREA (TOTAL B.U.A. X 2.00% (8579.47 X 2.00%))	= 171.60 SQ.MT.
FITNESS CENTER AREA PROPOSED	= 102.53 SQ.MT.
EXC. FITNESS CENTER AREA PRO.	= NIL



AREA DIAGRAM GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A

Sr.No.	DESCRIPTION	AREA IN SQ.M.	
1	a Plot area as per Demarcation plan	1467.87	
	i As per Lease Deed 1475.77 sq.mt		
	ii Tit Bit 24.16 sq.mt		
b	Plot area as per proposed layout plan (Considered FSI)	1451.61	
2	Deductions for		
a	Road setback	32.54	
b	Proposed D.P. road		
c	Any reservation		
	Total (a+b+c)	32.54	
3	Balance area of plot (1-2)	1419.07	
4	Additions for F.S.I Proposed		
5	Road Setback	32.54	
6	Net Area of plot	1451.61	
7	Permissible F.S.I	3.00	
8	a Permissible built-up area as per FSI 3.00 (1d x 7)	4354.83	
b	Pro-rata FSI (48.00 m ² x 36.75)	1728.00	
c	Balance BUA of layout as per A.R. No. 6615, dtd.06-08-2013	500.00	
d	Additional VP quota		
e	Total Permissible built-up area (8a + 8b + 8c)	6582.83	
9	Proposed B.U.A	6582.83	
a	Residential built-up area	6362.83	
b	Non residential built-up area	220.00	
c	Mhada share		
d	Excess balcony area taken into FSI		
	Total built-up area proposed (8a+8b)	6582.83	
11	FSI consumed (10/6)	4.53	
B	Details of FSI available as per DCR 31(3)	PERMISSIBLE	PROPOSED
1	i Fungible built-up area component permissible wide DCR 31(3) on residential (9a x 35%)	2226.99	2216.64
ii	Fungible built-up area component permissible wide DCR 31(3) on non residential (9b x 35%)	77.00	71.89
2	Total gross built-up area permissible (10+8i + ii)	8886.82	
3	Total gross built-up area proposed	PERMISSIBLE	PROPOSED
i	Residential built-up area (9a+8i)	8589.82	8579.47
ii	Non-Residential built-up area (9b + 8i (ii))	297.00	291.89
iii	Total gross built-up area proposed	8871.36	
4	FSI consumed (B/6)	6.11	
C	Tenement Statement		
i	Proposed Res. built up area	8579.47	
ii	Less non residential tenements (Shops)	291.89	
iii	Tenement density permissible per hectore for FSI one		386
iv	Tenement permissible on the plot		168
v	Tenement proposed.		168
vi	Total Tenement on the plot (iv+vi)		168
D	Parking Statement		
a	Parking required by rule as Reg. 44(2) of DCR 2034		87
b	Total parking provided		87

FORM II (PROFORMA B)

CONTENTS OF SHEET :

GROUND FLOOR PLAN WITH COMM AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BUILDING NO. 11, SUBHASH NAGAR VIRANDEVAN CHSL ON PLOT BEARING C.T.S. 826 (PT) OF VILLAGE CHEMBUR, AT SUBHASH NAGAR MHADA LAYOUT, CHEMBUR (EAST), MUMBAI - 400 071

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1467.87 SQUARE METERS (ONE THOUSAND FOUR HUNDRED SIXTY SEVEN POINT EIGHTY SEVEN ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

Sachin Raksh
SACHIN RAKSHE
I.S./R/172/LS/2009

NOTE:

- ALL DIMENSIONS ARE IN METRES.
- SCALE USE: a) FLOOR PLAN 1:100 b) BLOCK PLAN 1:500 c) LOCATION PLAN 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN BODB FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval to the previous Plans Sanctioned under no. M.H.A.D.A.-20/1131/2020 dated 14/07/2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhda-20/1131/2020
Date 03 APR 2024

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

DRAWING TITLE: AMENDED PLAN
DRWG NO: 1/8
SCALE: AS STATED
DATE: 22/02/2024
DRAWN: POOJA
CHECKED: RAHUL