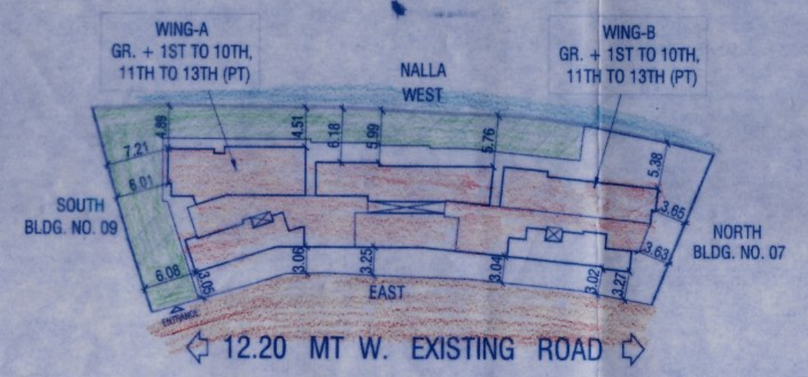
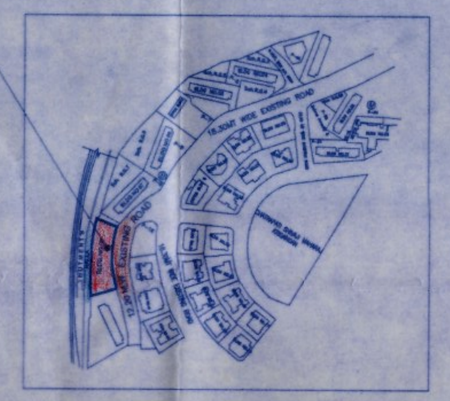


BLOCK PLAN
SCALE : 1:500



LOCATION PLAN
SCALE : 1:4000

PARKING REQUIREMENT - 28 NOS (AS PER DCPR-2034)
TOTAL PARKING PROVIDED - 30 NOS

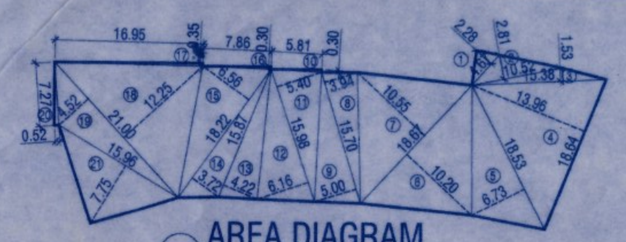
FLOOR	BIG CAR	SMALL CAR	TOTAL
GR. FLOOR	15	15	30
TOTAL	15	15	30

R.G. AREA DIAGRAM
SCALE : 1:500

PAVED R.G. AREA CALCULATION

ADDITION								
1	0.50	X	13.16	X	5.17	X 1	=	34.02
2	0.50	X	13.16	X	0.53	X 1	=	3.49
3	0.50	X	13.11	X	3.19	X 1	=	20.91
4	0.50	X	6.42	X	2.98	X 1	=	9.57
5	0.50	X	13.60	X	4.78	X 1	=	32.50
6	0.50	X	13.60	X	4.49	X 1	=	30.53
7	0.50	X	8.90	X	2.58	X 1	=	11.48
8	0.50	X	4.24	X	2.38	X 1	=	5.05
9	0.50	X	7.38	X	2.99	X 1	=	11.03
10	0.50	X	14.14	X	1.93	X 1	=	13.65
11	0.50	X	18.77	X	0.94	X 1	=	8.82
12	0.50	X	18.77	X	3.41	X 1	=	32.00
13	0.50	X	7.11	X	2.68	X 1	=	9.53
14	0.50	X	8.05	X	3.82	X 1	=	15.38
15	0.50	X	8.05	X	0.36	X 1	=	1.45
16	0.50	X	8.89	X	2.55	X 1	=	11.33
17	0.50	X	5.95	X	0.31	X 1	=	0.92
18	0.50	X	8.89	X	2.95	X 1	=	13.11
19	0.50	X	8.47	X	2.43	X 1	=	7.86
20	0.50	X	4.23	X	0.31	X 1	=	0.66
21	0.50	X	6.47	X	0.88	X 1	=	2.85
22	0.50	X	5.34	X	0.93	X 1	=	2.48
23	0.50	X	4.55	X	3.64	X 1	=	8.28
24	0.50	X	5.43	X	1.27	X 1	=	3.45
25	0.50	X	13.54	X	4.21	X 1	=	28.50
26	0.50	X	10.96	X	2.08	X 1	=	11.40
27	0.50	X	6.48	X	3.13	X 1	=	10.14
PLOT AREA CALCULATION							=	340.39

AREA CALCULATION



AREA DIAGRAM
SCALE : 1:500

PLOT AREA CALCULATION SQ.MT.

ADDITION								
1	0.50	X	4.67	X	2.28	X 1	=	5.32
2	0.50	X	10.52	X	2.81	X 1	=	14.78
3	0.50	X	15.38	X	1.53	X 1	=	11.77
4	0.50	X	18.64	X	13.96	X 1	=	130.11
5	0.50	X	18.53	X	6.73	X 1	=	62.35
6	0.50	X	18.67	X	10.20	X 1	=	95.22
7	0.50	X	18.67	X	10.55	X 1	=	98.48
8	0.50	X	15.70	X	3.94	X 1	=	30.93
9	0.50	X	15.70	X	5.00	X 1	=	39.25
10	0.50	X	5.81	X	0.30	X 1	=	0.87
11	0.50	X	15.98	X	5.40	X 1	=	43.15
12	0.50	X	15.98	X	6.16	X 1	=	49.22
13	0.50	X	15.87	X	4.22	X 1	=	33.49
14	0.50	X	18.22	X	3.72	X 1	=	33.89
15	0.50	X	18.22	X	6.56	X 1	=	59.76
16	0.50	X	7.86	X	0.30	X 1	=	1.18
17	0.50	X	16.95	X	0.35	X 1	=	2.97
18	0.50	X	21.00	X	12.25	X 1	=	128.63
19	0.50	X	21.00	X	4.52	X 1	=	47.46
20	0.50	X	7.27	X	0.52	X 1	=	1.89
21	0.50	X	15.96	X	7.75	X 1	=	61.85
PLOT AREA CALCULATION							=	952.57

AREA CALCULATION

PLOT & RG AREA DIAGRAM & CALCULATION
SCALE : 1:500

FLOORS	BUILT-UP AREA			STAIRCASE AREA		
	WING-A SQ.MT.	WING-B SQ.MT.	TOTAL SQ.MT.	WING-A SQ.MT.	WING-B SQ.MT.	TOTAL SQ.MT.
GR.FLOOR	171.53	13.11	184.64	43.34	-	43.34
1ST FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
2ND FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
3RD FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
4TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
5TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
6TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
7TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
8TH FLOOR	234.94	221.76	456.70	40.72	39.89	80.61
9TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
10TH FLOOR	276.65	295.08	571.73	40.10	38.22	78.32
11TH FLOOR	238.42	252.82	491.24	40.10	38.22	78.32
12TH FLOOR	132.92	147.01	279.93	43.09	41.57	84.66
13TH FLOOR	132.92	147.01	279.93	43.09	41.57	84.66
TOTAL	3400.58	3437.43	6838.01	571.24	505.23	1076.47

BUILT-UP AREA STATEMENT

PERMISSIBLE	B.U.A.	35% FUNG.	TOTAL
RESIDENTIAL	5362.51	1876.88	7239.39
TOTAL	5362.51	1876.88	7239.39

PROPOSED	B.U.A.	35% FUNG.	TOTAL
RESIDENTIAL	5362.51	1475.50	6838.01
TOTAL	5362.51	1475.50	6838.01

c) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS
WITHOUT CHARGING PREMIUM = 556.62 SQ.MT.

d) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY
CHARGING PREMIUM = 918.88 SQM. (1475.50 - 556.62)

I.O.D

FORM-I

A. AREA STATEMENT	SQ.MT	SQ.MT
1. AREA OF PLOT	(PLOT AREA AS PER AREA CERTIFICATE)	1292.96
2. DEDUCTIONS FOR		-
(a) Road Set-Back Area		00.00
(b) Proposed Road		00.00
(c) Any Reservation		340.39
3. BALANCE AREA OF PLOT (1 minus 2)		952.57
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		952.57
6. ADDITIONS FOR FLOOR SPACE INDEX		-
(a) 100% 2(a) (restricted to 80% of 5 above)		00.00
(b) 100% 2(b) (restricted to 80% of 5 above)		00.00
7. TOTAL AREA (5+6a +6b)		952.57
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. Additional built up area alloted by MHADA NOC NO. NO. CO / MB / REE / NOC / F- 1228 / 3309 / 2021 DATE: 31/12/2021		5362.51
(a) Existing built up area	= 1341.60	-
(b) Additional built up area alloted by MHADA vide offer /	= 4020.91	-
i) In lieu of 3.00 fsi 2857.71 - 1341.60 = 1516.11		-
ii) In lieu of Prorata fsi @ 54.90 sq.m X 40Ts = 2196.00		-
iii) In lieu of V.P. Quota 7.72 x 40 Ts = 308.80		-
10. TOTAL PERMISSIBLE BUILT UP AREA (9a + 9b + 9b(i) + 9b(ii))		5362.51
11. TOTAL PROPOSED BUILT UP AREA		5362.51
12. FSI CONSUMED ON NET HOLDING = 11/3		5.62
B. DETAILS OF FSI AVAILED AS PER DCPR 31 (3)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area 00.00		
i) Permissible Fungible Area 0.35 X B1(a) 0.35 X 00.00 = 000.00		
ii) Now Claimed Fungible Area		00.00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area (1 - B1(a)) 00.00 - 00.00 = 000.00		
i) Permissible Fungible Area 0.35 X B2(a) 0.35 X 5362.51 = 1876.87		
ii) Now Claimed Fungible Area		1475.50
C. TENEMENT STATEMENT		
i) Proposed Area 11 + B2(a)(ii)		6838.01
ii) Less Deduction of Non Residential Area		-
iii) Area Available For Tenements C (i) - C(ii)		6838.01
iv) Tenements Permissible (Density of tenements/hectare)		308
v) Tenements Proposed		102
vi) Tenements Existing		40
vii) Total Tenements ON The Plot		142
D. PARKING STATEMENT		
i) Required Car Parking By Regulation		25
ii) Required Visitor Car Parking By Regulation		03
iii) Total Car Parking Required		28
iv) Car Parking Proposed As Per Concession		-
v) Maximum 50% Additional Parking Permissible As Per Dcr 35(2)vi		-
vi) 50% Additional Parking Proposed As Per Concession		02
vii) Total Car Parking Proposed		30

CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ----------
AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1292.96 SQ.M (ONE THOUSAND TWO NINETY TWO POINT NINETY SIX SQ.M.)
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada - 23/1205/2022.
Date 25 NOV 2022
Ex. Eng. Bldg. Permission Cell (Secretary) Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

SPACE MOULDERS
An Architectural Studio
Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.
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Goregaon (W), Mumbai-400 104.
+91 22 2872 2184 / 7116
contact@spacemoulders.in
www.spacemoulders.in

NAME AND SIGN OF APPLICANT :
For DERAIYA REALTORS PVT. LTD.
For M/s. Deraiya Realtors Pvt. Ltd. Director
C.A. To Nehru Nagar Nirmal C.H.S.L.

JOB TITLE:
Proposed Redevelopment of Nehru Nagar Nirmal C.H.S.L. bearing Bldg. No.- 08, on C.T.S. NO. 11 (pt), S.no. 229 & 267 MHADA Layout, Nehru Nagar, Kurla (East) Mumbai.

CONTENTS OF SHEET:
GROUND FLOOR PLAN
BLOCK & LOCATION PLAN
PLOT AREA / RG AREA DIAGRAM & CALCUL.
BLOCK & LOCATION PLAN

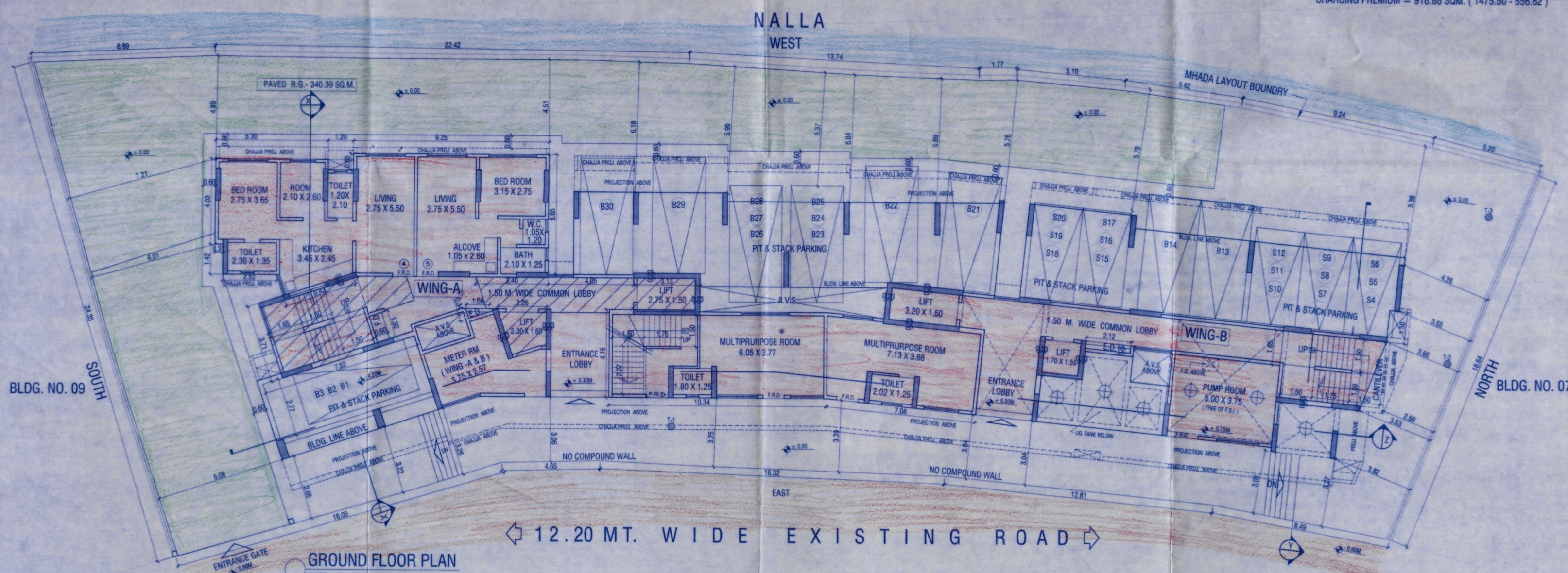
DRAWING TITLE:
DWG. FOR APPROVAL

JOB NO:
AR / NN / AD / 17 / 01

DRWG NO:
AR / NN / 01 - 10

NORTH:

REV. SUFFIX - R0	
SCALE: AS STATED	DATE: 2022 10 06
DRAWN BY: GANESH M.	CHECKED BY:



GROUND FLOOR PLAN
1:100

NOTE : ALL MAIN DOOR ,STAIRCASE DOOR, REFUGE DOOR, ELEC. DUCT DOOR WILL BE F.R.D