SR NO.	FLOORS	GROSS AREA	BALCONY AREA	ED REA	STAIR, LIFT & LIFT LOBBY AREA	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	METER ROOM	SERVENT TOILET	AHU AREA	WATER TANK AREA	FITNESS CENTER	SOCIETY OFFICE	NET BUA (SQ.M)	FUNGIBLE FSI (SQ.M)	TOTAL BUA (SQ.M)
	1	2	3	3	4	5	6	7	8	9	12	13	14	15 = (2+3)-(4+6-7+8+9+10+11+12+13+14	16	17=15+16
1	BASEMENT/PIT FLOOR	440.00	---	---	---	---	---	---	---	---	---	---	---	---	---	---
2	STILT/GR FLOOR	440.00	---	---	79.01	---	---	22.96	3.20	51.08	---	---	15.13	---	---	---
3	1ST FLOOR	474.63	23.80	0.93	79.01	---	---	---	---	---	---	106.37	---	342.08	---	342.08
4	2ND FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
5	3RD FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
6	4TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
7	5TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
8	6TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
9	7TH (REFUGE) FLOOR	476.55	23.80	0.93	79.01	112.67	114.51	---	---	---	---	---	---	305.91	---	305.91
10	8TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
11	9TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
12	10TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
13	11TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
14	12TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
15	13TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	418.50	---	418.50
16	14TH (REFUGE) FLOOR	476.08	27.16	0.93	79.01	96.70	98.24	---	---	---	---	---	---	325.06	---	325.06
17	15TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	122.04	296.46	418.50
18	16TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	---	418.50	418.50
19	17TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	---	418.50	418.50
20	18TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	---	---	---	---	418.50	418.50
21	19TH FLOOR	467.83	30.60	0.93	79.01	---	---	---	---	---	39.27	---	---	---	418.50	418.50
	TOTAL	9792.54	564.36	17.67	1501.19	209.37	212.75	22.96	3.20	51.08	39.27	106.37	15.13	5698.59	1970.46	7669.05

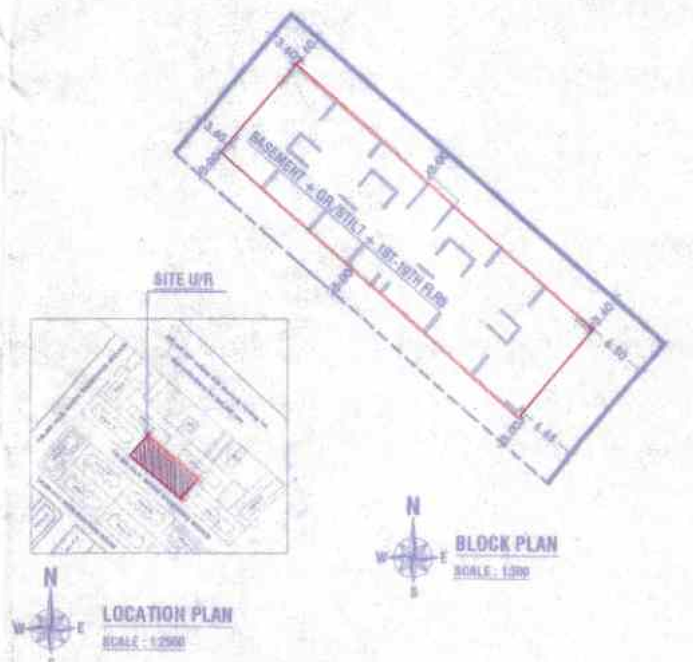
TENEMENT STATEMENT

SR NO.	FLOORS	REHAB	SALE
1	BASEMENT/PIT FLOOR	---	---
2	STILT/GR FLOOR	---	---
3	1ST FLOOR	6	2
4	2ND FLOOR	4	4
5	3RD FLOOR	4	4
6	4TH FLOOR	4	4
7	5TH FLOOR	4	4
8	6TH FLOOR	4	4
9	7TH REFUGE FLOOR	2	4
10	8TH FLOOR	4	4
11	9TH FLOOR	4	4
12	10TH FLOOR	4	4
13	11TH FLOOR	2	6
14	12TH FLOOR		8
15	13TH FLOOR		8
16	14TH REFUGE FLOOR		6
17	15th FLOOR		8
18	16th FLOOR		8
19	17th FLOOR		8
20	18th FLOOR		8
18	19th PART FLOOR		8
	TOTAL	40	106
	GROSS TOTAL	146	

CAR PARKING STATEMENT - OFF STREET PARKING SPACES(DCPR 2034 - TABLE 21)

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING REQUIRED
UPTO 45.00	38 NOS.	1 PARKING FOR 8 TENEMENTS	4.75 NO.
45.00 TO 60.00	89 NOS.	1 PARKING FOR 4 TENEMENTS	22.25 NO.
60.00 TO 90.00	19 NOS.	1 PARKING FOR 2 TENEMENTS	9.50 NO.
ABOVE 90.00	----	1 PARKING FOR 1 TENEMENTS	----
TOTAL	146 NOS.	TOTAL	36.50 NOS
		SAY'S	37.00 NOS.
10% VISITORS PARKING			3.70 NOS.
TOTAL PARKING			40.70 NOS.
		SAY'S	41.00 NOS.
50% ADDITIONAL PARKING AS PER 31(1)			20.50 NOS.
		SAY'S	21.00 NOS.
		TOTAL (41 + 21.00)	62.00 NOS.
TOTAL PARKING REQUIRED			62.00 NOS.
TOTAL PARKING PROPOSED			55.00 NOS.
REQUIRED BIG PARKING (50% OF 62 NO'S = 31 NO'S)			31.00 NOS.
REQUIRED SMALL PARKING (62 - 31 = 31 NO'S)			31.00 NOS.
TOTAL BIG PARKING PROPOSED			22.00 NOS.
TOTAL SMALL PARKING PROPOSED			33.00 NOS.

CONTENTS OF SHEET	SHEET NO. - 01/03
BLOCK PLAN, LOCATION PLAN, BASEMENT/PIT PLAN, STILT/GR. PLAN, BUA STATEMENT, TENEMENT STATEMENT	

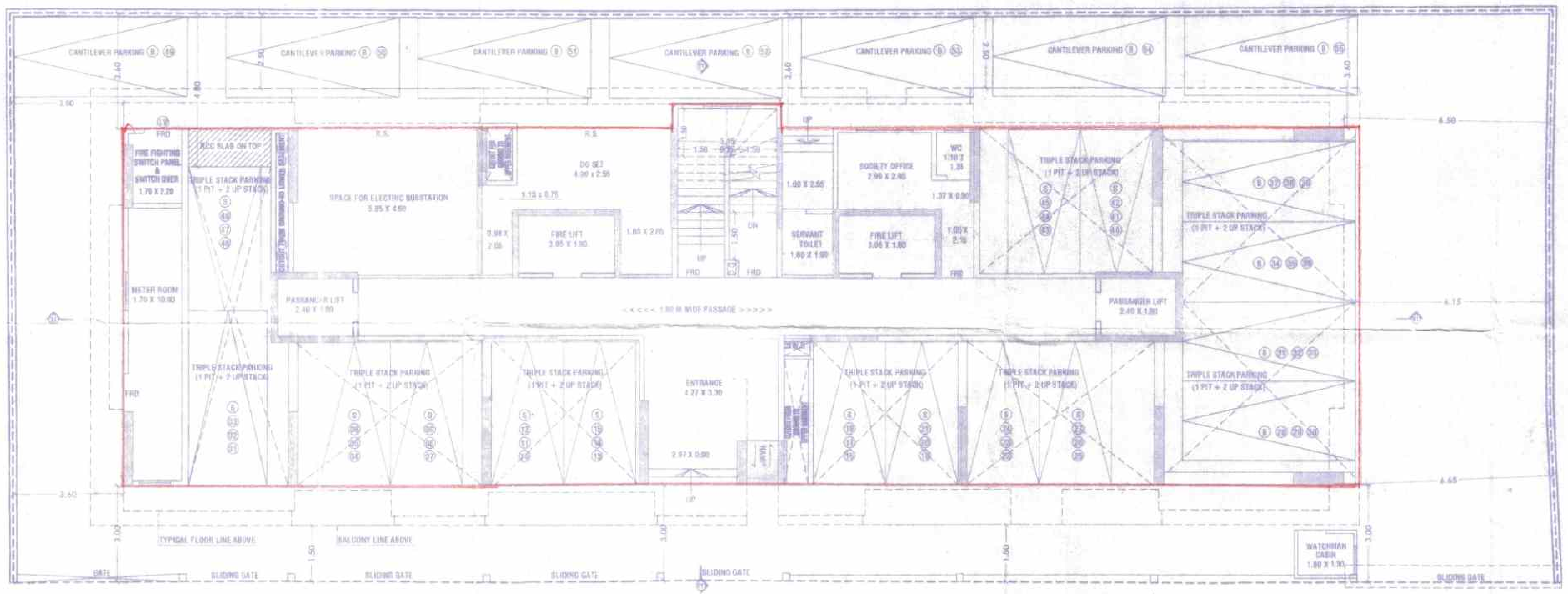


BLOCK PLAN
SCALE : 1:500

LOCATION PLAN
SCALE : 1:2500

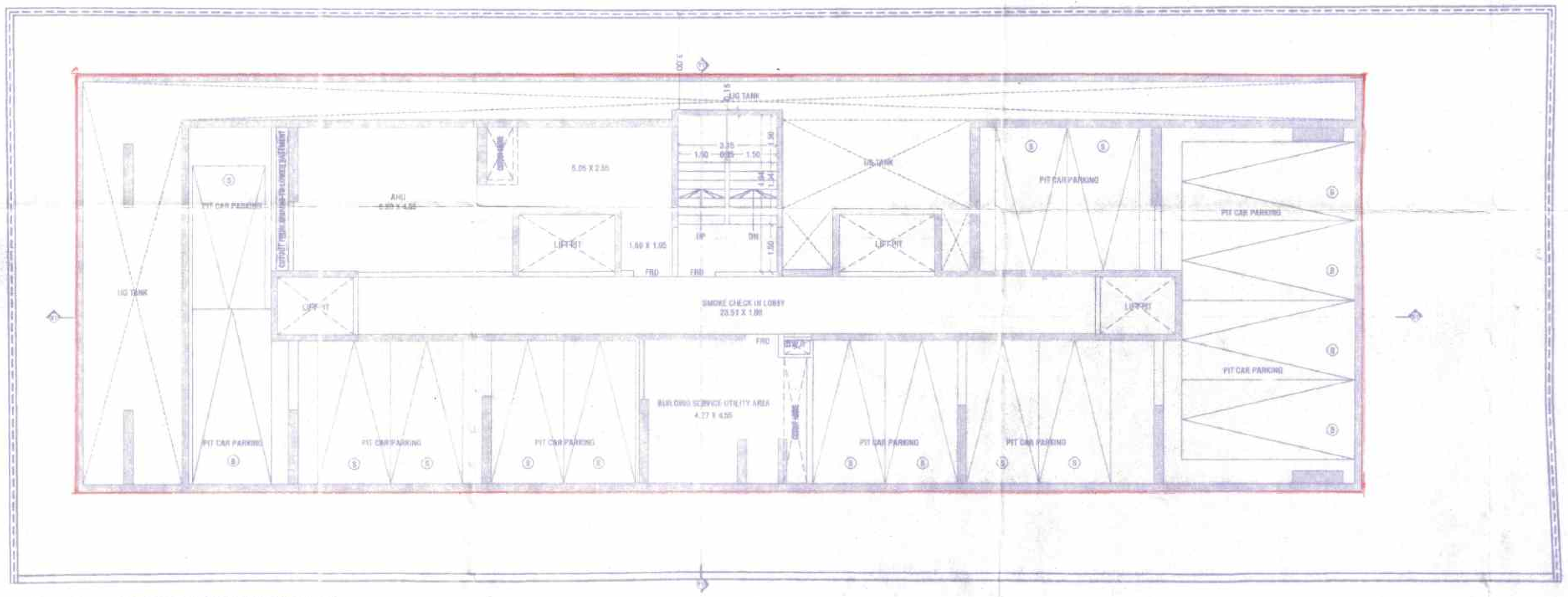
FUNGIBLE COMPARISON

BUILDING	PERMISSIBLE BUA EXCLUDING FUNGIBLE (SQ.M.)	PERMISSIBLE FUNGIBLE (SQ.M.)	TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE (SQ.M.)	PROPOSED BUA EXCLUDING FUNGIBLE (SQ.M.)	PROPOSED FUNGIBLE (SQ.M.)	TOTAL PROPOSED BUA INCLUDING FUNGIBLE (SQ.M.)
RESIDENTIAL	5698.59	1994.50	7693.09	5698.59	1970.46	7669.05
COMMERCIAL	--------	--------	--------	--------	--------	--------
TOTAL	5698.59	1994.50	7693.09	5698.59	1970.46	7669.05

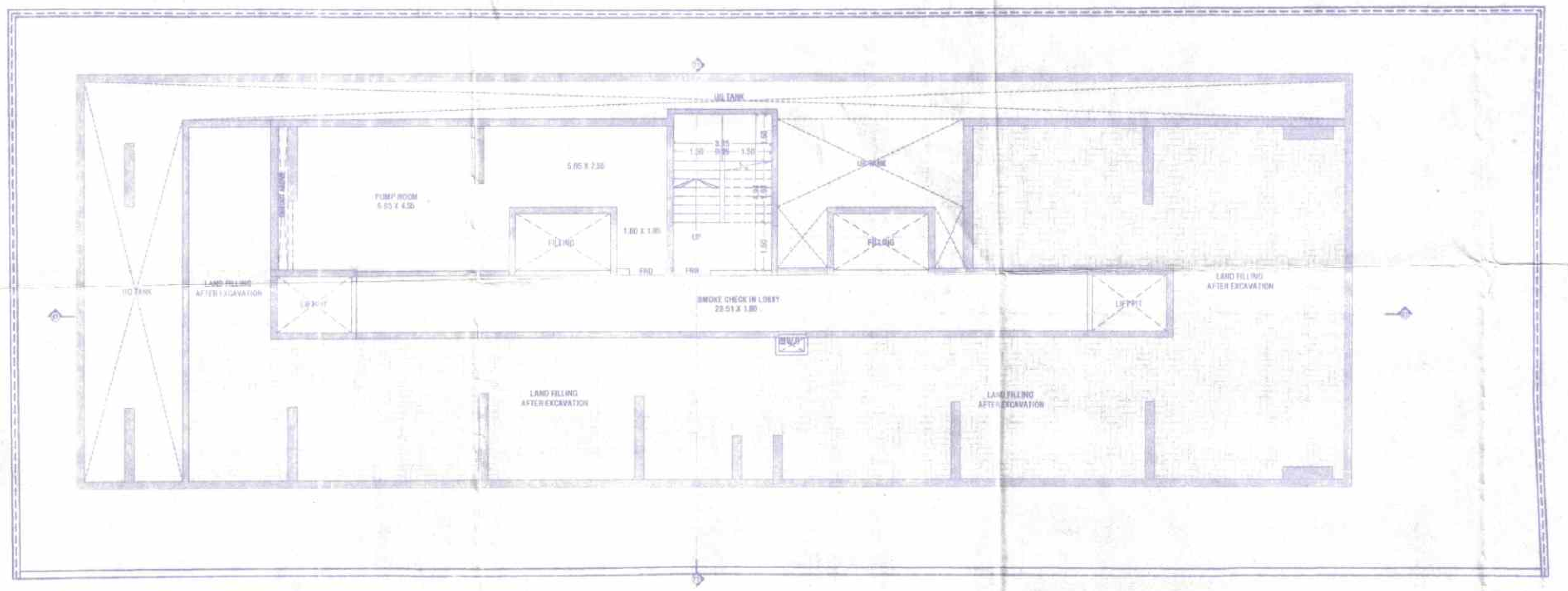


GROUND FLOOR PLAN
SCALE = 1 : 100

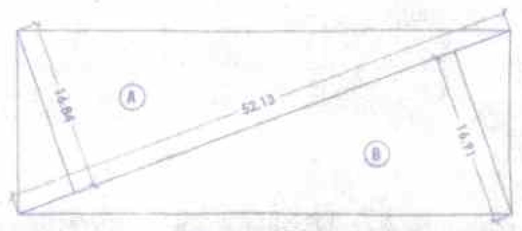
<<<< 12.20M WIDE EXISTING MG ROAD >>>>>



UPPER BASEMENT FLOOR PLAN
SCALE : 1:100

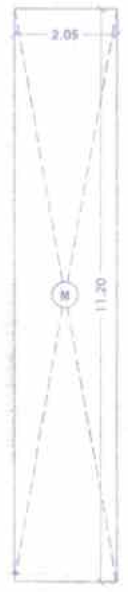


LOWER BASEMENT FLOOR PLAN
SCALE : 1:100



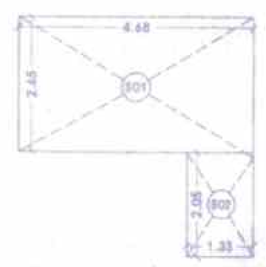
PLOT AREA LINE DIAGRAM
SCALE : 1:500

PLOT AREA AREA CALCULATION							SQ.MT.
A	0.50	X	52.01	X	16.66	=	433.24
B	0.50	X	52.01	X	16.70	=	434.28
			TOTAL			=	867.53



METER ROOM AREA LINE DIAGRAM
SCALE : 1:100

	METER ROOM AREA CALCULATION					=	
M	2.05	X	11.20	X	1	=	22.96
			TOTAL			=	22.96

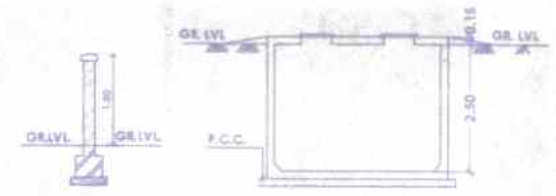


SOCIETY OFFICE AREA LINE DIAGRAM
SCALE : 1:100

	SOCIETY OFFICE AREA CALCULATION					=	
S01	4.68	X	2.65	X	1	=	12.40
S02	1.33	X	2.05	X	1	=	2.73
			TOTAL			=	15.13

SERVENT TOILET AREA LINE DIAGRAM
SCALE : 1:100

	SERVENT TOILET AREA CALCULATION					=	
T1	1.60	X	2.00	X	1	=	3.20
			TOTAL			=	3.20



C. WALL SECTION
SCALE : 1:100

U.G.TANK SECTION
SCALE : 1:100

PROFORMA - A

A)	AREA STATEMENT	SQ.M
1a	Plot area as per Demarcation 16/1/17 (804.76 + 62.77 sq.m. TP 50 area)	867.53
1b	Plot area as per Mhada NOC	867.53
1c	Plot area as per L.S.Certificate	867.53
1	Least plot area consider	867.53
2	DEDUCTION FOR	-------
	a. Road set-back b. Reservation if any c. Proposed Road d. ....% amenity space as per DCPR 56/57 (sub plot)	-------
	Total Deductions (a + b + c)	-------
3	Balance Area of plot (1-2)	867.53
4	DEDUCTABLE RECREATIONAL GROUND 15%	-------
5	Net Plot Area (3-4)	867.53
6	ADDITIONS FOR FLOOR SPACE INDEX	-------
	2(a) 100% Set Back Area	
	2(b) 100% D.P.Road	
7	TOTAL AREA (5+6)	867.53
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	PERMISSIBLE BUILT UP AREA	2602.59
9a	Additional FSI granted by MHADA NOC (CNo CO/MB/REE/NOC/F-1952/3286/2021 (Prorata 92.83 x 40t/s + 591.20 s.q.pants)	2504.80 591.20
10	Permissible Floor Area 9 + 9a	5698.59
11	Existing Floor Area	-------
12	Proposed Built up Area	5698.59
13	Purely Residential Built up area	-------
14	Remaining Non - Residential Built up area	-------
15	TOTAL Built - up proposed (12+13+14)	5698.59
16	Floor Space Index consumed	6.569
B)	DETAILS OF FSI AVAILED AS PER DCPR 31(3)	
1	Fungible Built up Area component proposed vide DCPR 31(3) for purely residential (5698.59 X 0.35 = 1994.50)	1970.46
2	Fungible Built up Area component proposed vide DCPR 31(3) for purely non-residential	-------
3	Total fungible Built up Area Vide DCPR 31(3) = (B1 + B2)	1970.46
4	Total Gross Built up Area proposed (15 + B3)	7669.05
C	TENEMENT STATEMENT	
i)	Proposed Area (Item A,12 above)	7669.05
ii)	Less Non Residential Area	-------
iii)	Area Available for Tenements (i-ii)	7669.05
iv)	Tenements Permissible (Density of Tenements 450/Hec)	287.51
v)	Tenements Proposed	106.00
vi)	Tenements Existing	40.00
vii)	Total Tenements on the Plot	146.00
D	PARKING AREA STATEMENT	
i)	Total parking required	62 NOS.
ii)	Total parking proposed	62 NOS.
iii)	Total big parking proposed	31 NOS.
iv)	Total small parking proposed	31 NOS.
D	Transport Vehicles Parking	
i)	Space for transport vehicles parking required by Regulations	
ii)	Total no. of transport vehicles parking spaces provided	

PROFORMA - B

This cancels Approval to the previous Plans Sanctioned under no. MHADA 22/1164/2022 dated 30/08/2022

Approved subject to conditions ... this office Letter No. Mhada - 22/1164/2023
Date 09 OCT 2023
Ex. Eng. Bldg. Permission ... (E.S.)
Maharashtra Housing & ... Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO.72 KNOWN AS NEHRU NAGAR OM CHS Ltd. BEARING CTS NO.12(PT) OF VILLAGE KURLA -3 SITUATED AT NEHRU NAGAR , KURLA (EAST) MUMBAI - 400024 UNDER REVISED DCR 33(5).

NAME AND ADDRESS OF THE OWNER

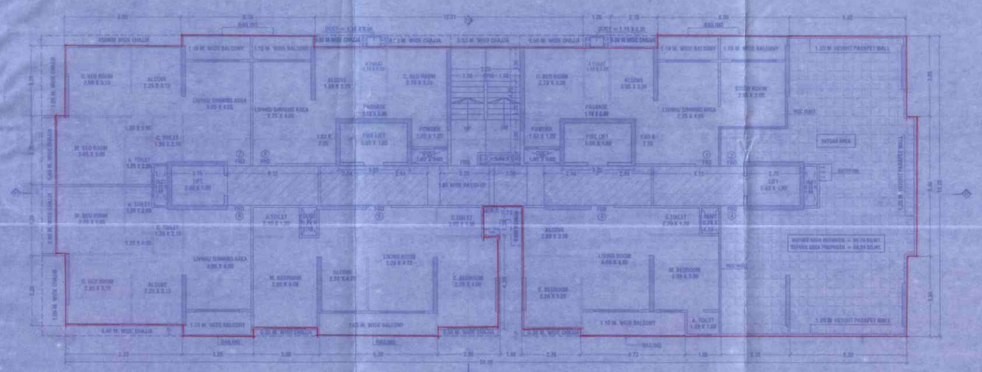
NEHRU NAGAR OM CHS LTD

DRAWN BY : -	SHEET NO. : -
CHKD. BY : - Sachin	NORTH LINE : -
SCALE : - As shown	
DATE : -	

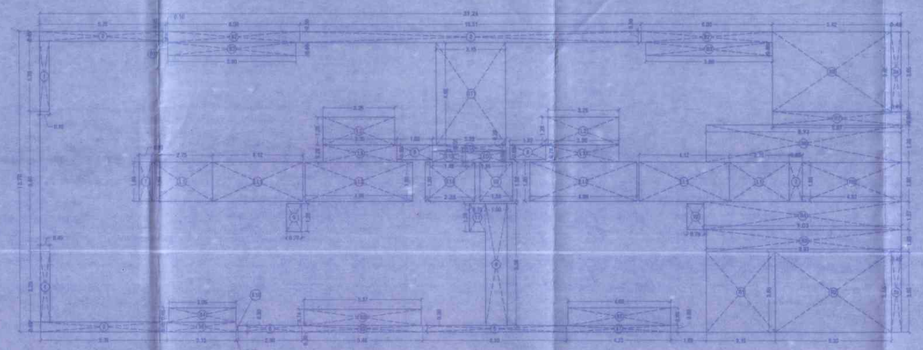
NAME & ADDRESS OF LICENSED SURVEYOR — SIGN./STAMP

CREATIVE CONSULTANCY
2774 / Building No.63, Near Agarwal Hospital, Opp. MIG Cricket Club, Gandhi Nagar, Bandra (East), Mumbai - 400 051
Email : creativeconsultancy1@gmail.com

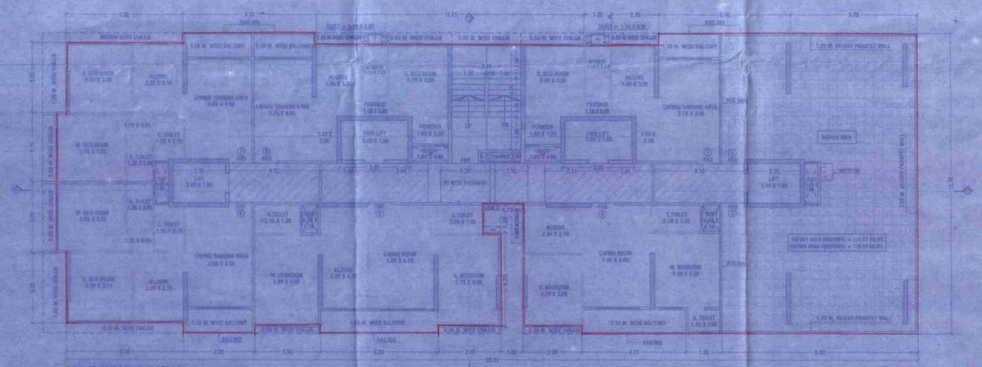
NOTE :
1) ALL DIMENSIONS ARE IN METER.
2) SCALE USE
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:2500
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME
4) GUIDELINES ISSUED IN EODB FOLLOWS.
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.



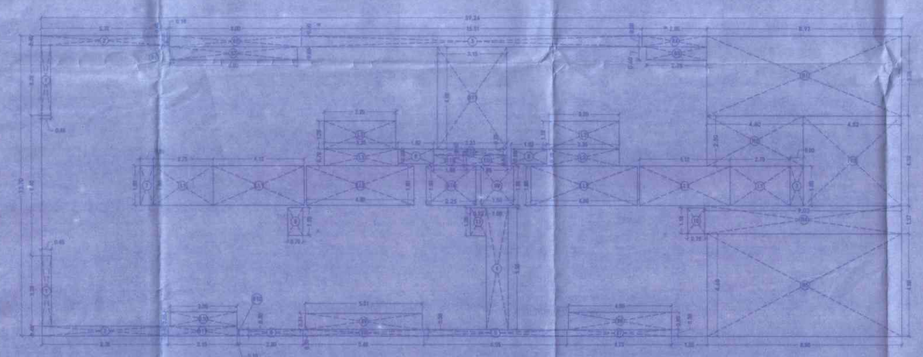
14TH (REFUGE) FLOOR PLAN
SCALE : 1:100



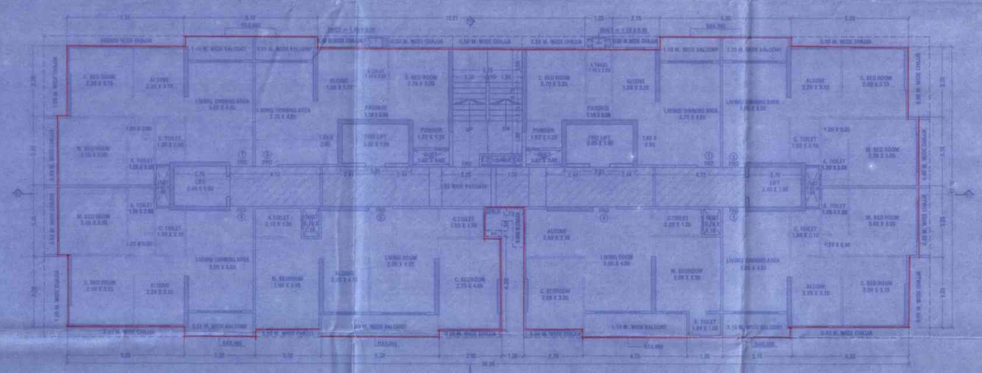
14TH REFUGE FLOOR AREA LINE DIAGRAM
SCALE : 1:100



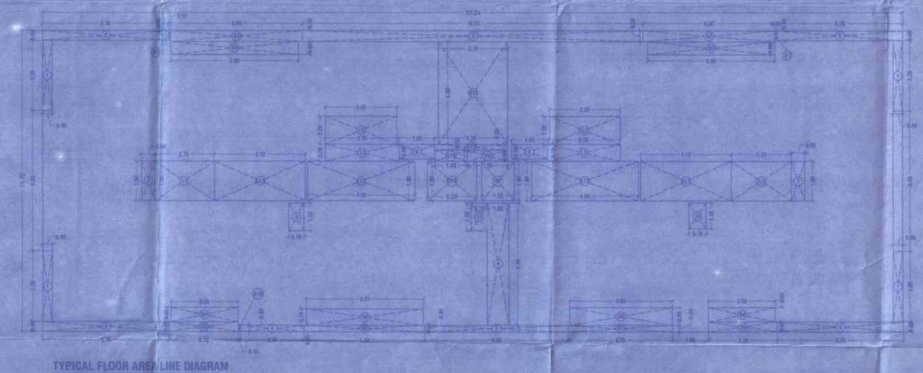
7TH (REFUGE) FLOOR PLAN
SCALE : 1:100



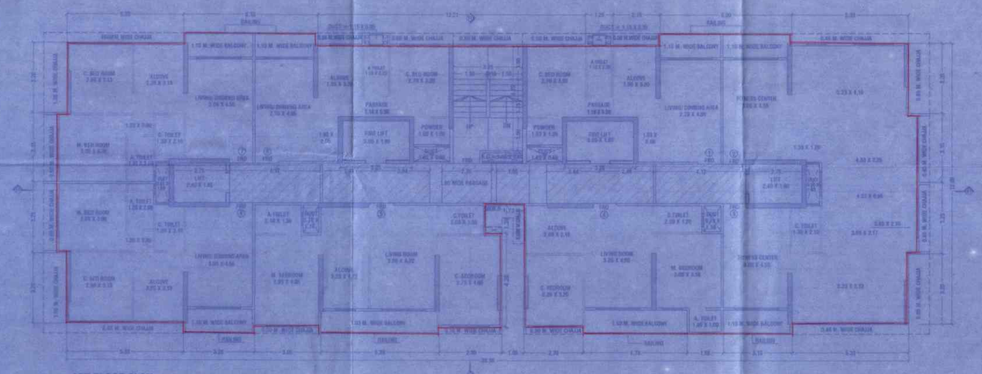
7TH (REFUGE) FLOOR AREA LINE DIAGRAM
SCALE : 1:100



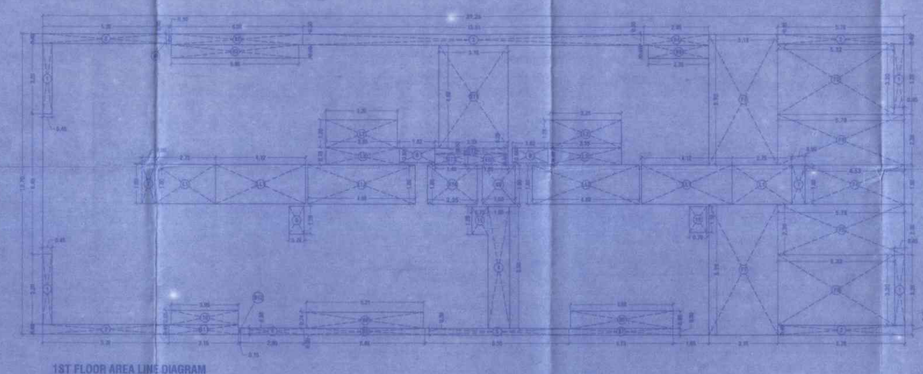
TYPICAL FLOOR PLAN (2ND-6TH, 8TH-13TH & 15TH-19TH)
SCALE : 1:100



TYPICAL FLOOR AREA LINE DIAGRAM
SCALE : 1:100



1ST FLOOR PLAN
SCALE : 1:100



1ST FLOOR AREA LINE DIAGRAM
SCALE : 1:100

14TH REFUGE FLOOR AREA CALCULATION

7TH REFUGE FLOOR AREA CALCULATION

TYPICAL FLOOR AREA CALCULATION

1ST FLOOR AREA CALCULATION

GON PERMITTED DAT SHEET

SHEET NO.: 02/20

1ST FLOOR PLAN, TYPICAL FLOOR PLAN (2ND-6TH, 8TH-13TH, 15TH-19TH) & 14TH REFUGE FLOOR PLAN
& AREA CALCULATION, REFUGE AREA STATEMENT & FITNESS CENTER AREA STATEMENT

FITNESS CENTRE AREA STATEMENT

REQUIRED FITNESS CENTER AREA = 2% OF TOTAL BUA
= 2% X 79016.89 M.S.F
= 1580.33 M.S.F
FITNESS CENTRE PROPOSED AREA = 1580.33 M.S.F

REFUGE AREA STATEMENT FOR 14th FLOOR

(14TH FLOOR) = 353.10 M.S.F
(10TH TO 13TH FLOOR) X = 498.38 X 4 = 1992.50 M.S.F
TOTAL AREA = 2345.60 M.S.F

REQUIRED REFUGE AREA = 25 % TOTAL AREA
OR
= 25 % 2345.60
OR
REQUIRED REFUGE AREA = 586.40 M.S.F

PROPOSED REFUGE AREA = 587.75 M.S.F
PROPOSED REFUGE AREA = 587.75 M.S.F
PROPOSED AREA ALLOWED AS REFUGE AREA (14TH FLOOR) = 353.10 M.S.F
(10TH TO 13TH FLOOR) = 498.38 X 4 = 1993.52 M.S.F
TOTAL = 2346.62 M.S.F

REFUGE AREA STATEMENT FOR 7th FLOOR

(7TH FLOOR) = 353.10 M.S.F
(8TH TO 19TH FLOOR) X = 498.38 X 6 = 2911.75 M.S.F
TOTAL AREA = 3264.85 M.S.F

REQUIRED REFUGE AREA = 25 % TOTAL AREA
OR
= 25 % 3264.85
OR
REQUIRED REFUGE AREA = 816.21 M.S.F

REQUIRED REFUGE AREA = 816.21 M.S.F
PROPOSED REFUGE AREA = 816.21 M.S.F
PROPOSED AREA ALLOWED AS REFUGE AREA (7TH FLOOR) = 353.10 M.S.F
(8TH TO 19TH FLOOR) = 498.38 X 6 = 2911.75 M.S.F
TOTAL = 3264.85 M.S.F

NOTE

1) ALL DIMENSIONS ARE IN METER
2) SCALE USED
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:100
c) LOCATION PLAN = 1:2500
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND WHICH TAKE TO THE
4) GUIDELINES ISSUED IN TOCE FOLLOWS
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT

PROFORMA - B

This cancels Approval to the previous Plans Sanctioned under no. MHADA-224/1164/2022 dated 05/08/2022

Approved subject to conditions as per office Letter No. Mhada -224/1164/2023
Date 09 OCT 2023
Ex. Eng. Public Engineering Department Municipal Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO 13 KNOWN AS NEHRU NAGAR GM CHS (LIMITED) BEARING CTS NO 1(PART) OF VILLAGE KURLA - 2 SITUATED AT NEHRU NAGAR, KURLA (EAST) MUMBAI - 400024 UNDER REVISED DCPR 2034

NAME AND ADDRESS OF THE OWNER

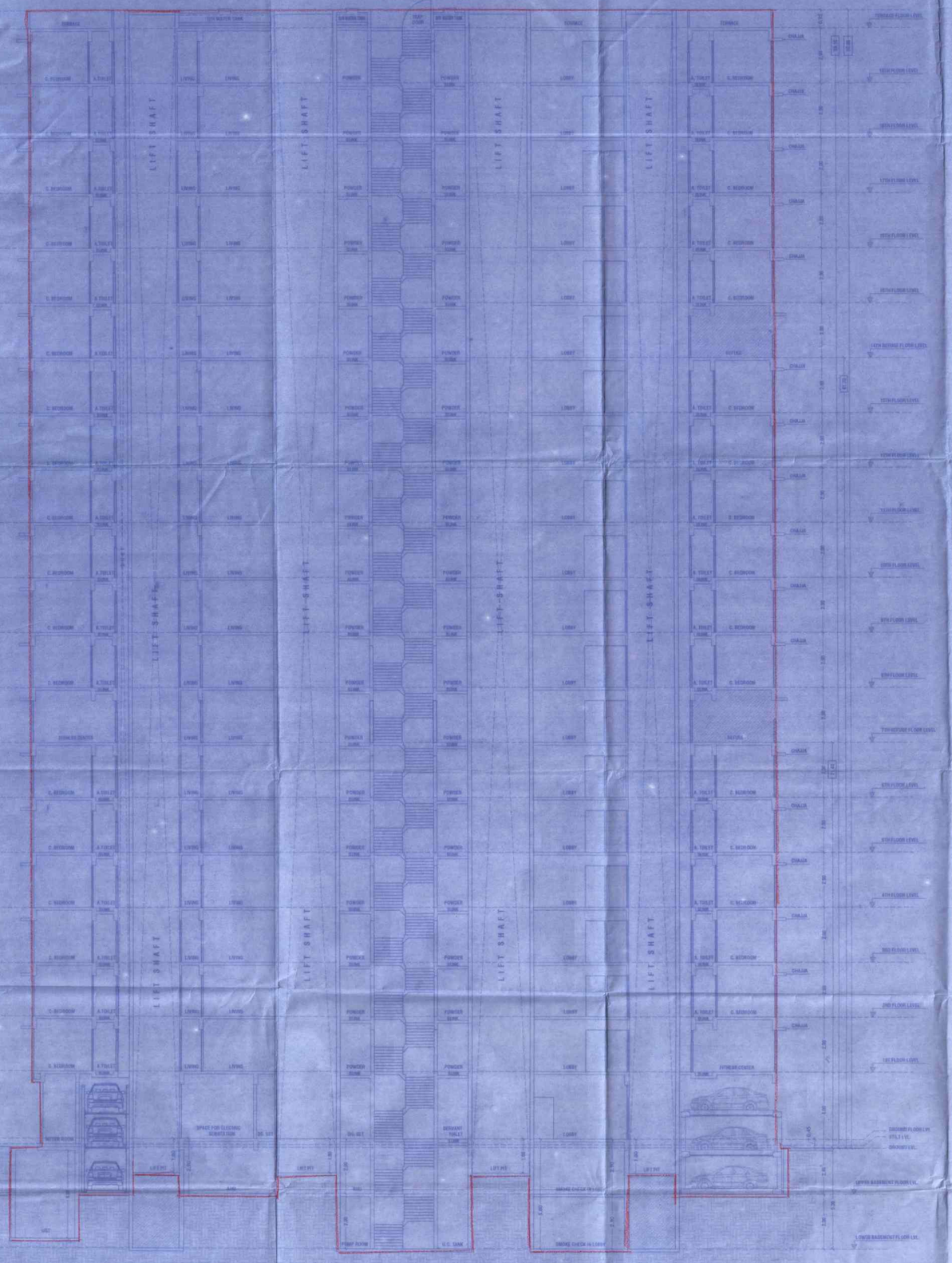
NEHRU NAGAR GM CHS LTD

DRAWN BY	Abhay	SHEET NO.	
CHKD. BY	Sham		
SCALE	As shown	NORTH LINE	
DATE			

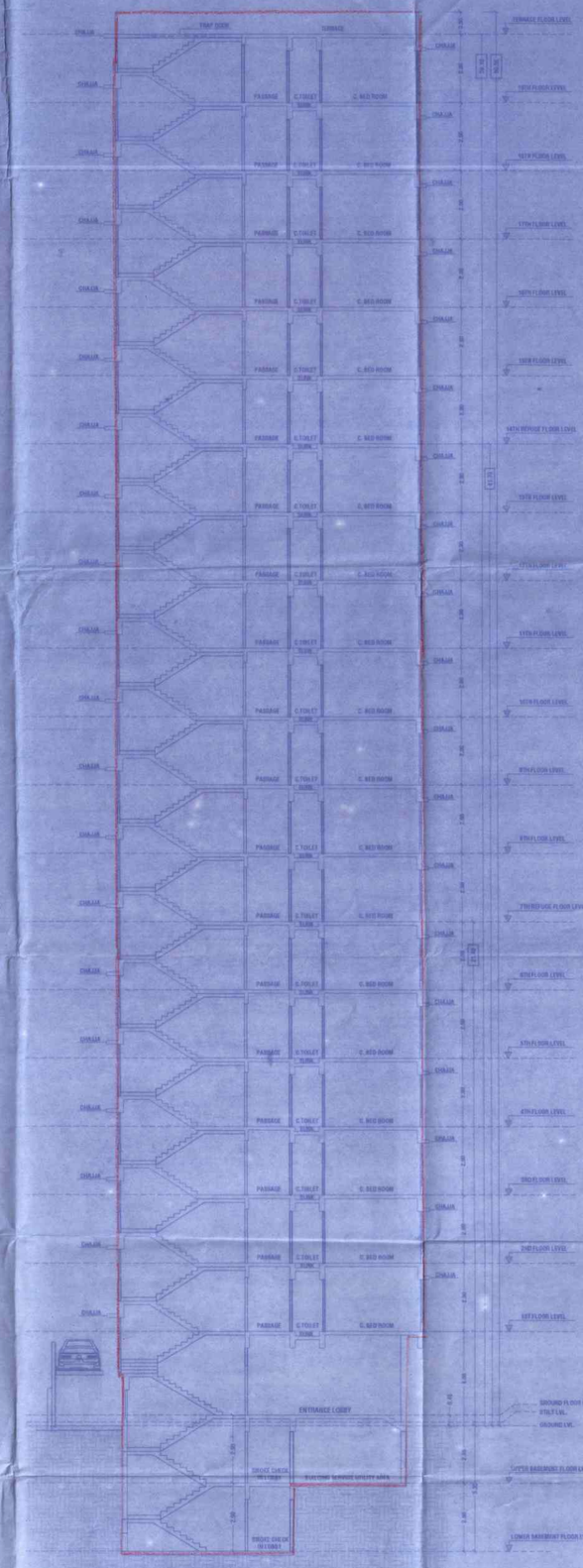
NAME & ADDRESS OF LICENSED SURVEYOR

SIGN / STAMP

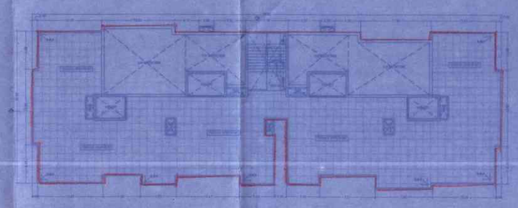
CREATIVE CONSULTANCY
217 Kailashpati Heights, Near Ayappa Mandir, Opp. Sitla Devi Club, Versova Village, Andheri (West), Mumbai - 400 061.
Email: creativeconsultancy@gmail.com



SECTION = X1-X1'
SCALE : 1:100



SECTION = Y1-Y1'
SCALE : 1:100



TERRACE FLOOR PLAN
SCALE : 1:200

CARPET AREA - FLAT NO. 1 & 8 (1ST - 19TH FLRS)
SCALE - 1:100

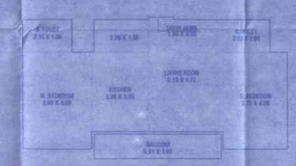
CARPET AREA OF 18HK FLAT NO 1 & 8			
ROOMS	LENGTH X WIDTH		AREA
LIVING/DINING	3.90	4.65	18.20
KITCHEN	2.00	2.05	4.10
COUPLE BED	3.05	3.34	10.20
A. TOILET	1.35	2.37	3.20
C. BED ROOM	3.35	4.20	14.07
POWDER	1.02	1.28	1.30
PASSAGE	1.20	0.90	1.15
DRIVE WAY	2.00	0.60	1.11
HALLWAY	2.75	1.10	3.02
TOTAL			56.56

CARPET AREA - FLAT NO. 2 & 3 (2ND-4TH, 6TH-13TH & 15TH-19TH)
CARPET AREA - FLAT NO. 6 & 7 (1ST-5TH, 8TH-19TH)
SCALE - 1:100

CARPET AREA - FLAT NO. 2 & 3 & 6 & 7			
ROOMS	LENGTH X WIDTH		AREA
LIVING/DINING	3.15	4.65	14.65
KITCHEN	2.15	2.30	4.95
COUPLE BED	3.35	3.35	11.22
M. BED ROOM	3.05	3.35	10.22
A. TOILET	1.20	2.37	2.84
C. BED ROOM	2.90	3.20	9.28
POWDER	1.20	1.28	1.53
PASSAGE	1.20	0.90	1.11
DRIVE WAY	2.00	0.60	1.11
HALLWAY	2.75	1.10	3.02
TOTAL			58.69

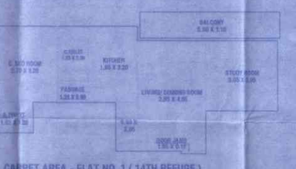
CARPET AREA - FLAT NO. 4 (1ST-19TH)
SCALE - 1:100

CARPET AREA OF 3BHK FLAT NO. 4			
ROOMS	LENGTH X WIDTH		AREA
LIVING/DINING	3.15	4.65	14.65
KITCHEN	2.30	3.05	7.01
COUPLE BED	3.35	4.20	14.07
M. BED ROOM	3.35	3.35	11.22
A. TOILET	1.20	2.37	2.84
C. BED ROOM	2.90	3.20	9.28
POWDER	1.20	1.28	1.53
PASSAGE	1.20	0.90	1.11
DRIVE WAY	2.00	0.60	1.11
HALLWAY	2.75	1.10	3.02
TOTAL			49.10



CARPET AREA - FLAT NO. 5 (1ST-19TH)
SCALE - 1:100

CARPET AREA OF 3BHK FLAT NO. 5			
ROOMS	LENGTH X WIDTH		AREA
LIVING/DINING	3.15	4.65	14.65
KITCHEN	2.30	3.05	7.01
COUPLE BED	3.35	4.20	14.07
M. BED ROOM	3.35	3.35	11.22
A. TOILET	1.20	2.37	2.84
C. BED ROOM	2.90	3.20	9.28
POWDER	1.20	1.28	1.53
PASSAGE	1.20	0.90	1.11
DRIVE WAY	2.00	0.60	1.11
HALLWAY	2.75	1.10	3.02
TOTAL			49.12



CARPET AREA - FLAT NO. 1 (14TH REFUGE)
SCALE - 1:100

CARPET AREA OF 3BHK FLAT NO. 1 (14TH REFUGE)			
ROOMS	LENGTH X WIDTH		AREA
LIVING/DINING	3.85	4.65	17.92
KITCHEN	2.00	2.90	5.80
COUPLE BED	3.25	3.35	10.89
M. BED ROOM	3.05	3.35	10.22
A. TOILET	1.20	2.37	2.84
C. BED ROOM	2.90	3.20	9.28
POWDER	1.20	1.28	1.53
PASSAGE	1.20	0.90	1.11
DRIVE WAY	2.00	0.60	1.11
HALLWAY	2.75	1.10	3.02
TOTAL			52.93

NOTE :

1) ALL DIMENSIONS ARE IN METER.
2) SCALE USE
a) FLOOR PLAN - = 1:100
b) BLOCK PLAN - = 1:200
c) LOCATION PLAN - = 1:2000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER PROVISIONS MENTIONED IN GOVERNMENT RESOLUTION AND CIRCULAR ISSUED AT MOHA AND MHADA TIME TO TIME.
4) DISCLAIMER ISSUED IS EQUAL TO FOLLOWS
a) THE AUTHORITY CALCULATION CHECK BY ME AND FOUND CORRECT.

PROFORMA - B

This cancels Approval to the previous Plans Sanctioned under no. MHADA-22/1164/2022 dated 30/05/2022

Approved subject to conditions mentioned in this office Letter No. MHADA-22/1164/2022
Date 09 OCT 2023
Executive Engineer
Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING NEERU AKSHAS AS NEHRU NAGAR OM CHS LTD BEARING CTS NO.1(PART) OF VILLAGE KURLA -E SITUATED AT NEHRU NAGAR , KURLA (EAST) MUMBAI - 400024 UNDER REVISED DCR 33(9).

NAME AND ADDRESS OF THE OWNER

NEHRU NAGAR OM CHS LTD

DRAWN BY	SHEET NO.
CHKD. BY - Rautan	NORTH LINE
SCALE - As shown	
DATE -	
NAME & ADDRESS OF LICENSED SURVEYOR	SIGN /STAMP

CREATIVE CONSULTANCY
27/34 / Building No.20, Ujjwal Apartment, Prabhat Colony, Near Cooper Club, Gandhi Nagar, Santacruz (East), Mumbai - 400 055.
Email : creativeconsultancy@gmail.com