CARPET AREA STATEMENT (WING-A)
(ONLY FOR CAR PARKING PURPOSE)

FLAT NO. -1 (1ST TO 7TH,9TH TO 16TH) FLAT NO. -4 (1ST TO 16TH)				33
LIVING	2.90	x	4.25	12.33 sq.mt.
KITCHEN	2.20	x	1.90	4.18 sq.mt.
PASS.	1.20	x	1.00	1.20 sq.mt.
BED ROOM	2.75	x	3.15	8.66 sq.mt.
TOILET	1.20	x	2.15	2.58 sq.mt.
TOTAL				28.95 sq.mt.

CARPET AREA STATEMENT (WING-A)
(ONLY FOR CAR PARKING PURPOSE)

FLAT NO. -2 (1ST TO 16TH)				16
LIVING	3.48	x	3.15	10.96 sq.mt.
KITCHEN	1.67	x	3.15	5.26 sq.mt.
BED ROOM	3.05	x	3.14	9.58 sq.mt.
TOILET	1.20	x	2.15	2.58 sq.mt.
TOTAL				28.38 sq.mt.

CARPET AREA STATEMENT (WING-A)
(ONLY FOR CAR PARKING PURPOSE)

FLAT NO. -3 (1ST TO 16TH)				16
LIVING	2.85	x	4.70	13.40 sq.mt.
KITCHEN	2.07	x	1.95	4.04 sq.mt.
	0.68	x	1.10	0.75 sq.mt.
PASS.	1.70	x	0.90	1.53 sq.mt.
BED ROOM	2.15	x	2.90	6.24 sq.mt.
BED ROOM	3.35	x	2.90	9.72 sq.mt.
	1.65	x	0.90	1.49 sq.mt.
TOILET	1.35	x	1.80	2.43 sq.mt.
TOILET	1.30	x	1.80	2.34 sq.mt.
TOTAL				41.94 sq.mt.

CARPET AREA STATEMENT (WING-B)
(ONLY FOR CAR PARKING PURPOSE)

FLAT NO. -2 (1ST TO 7TH,9TH TO 16TH) FLAT NO. -3 (1ST TO 16TH)				31
LIVING	2.90	x	4.25	12.33 sq.mt.
KITCHEN	2.20	x	1.90	4.18 sq.mt.
PASS.	1.20	x	1.00	1.20 sq.mt.
BED ROOM	2.75	x	3.15	8.66 sq.mt.
TOILET	1.20	x	2.15	2.58 sq.mt.
TOTAL				28.95 sq.mt.

CARPET AREA STATEMENT (WING-A)
(ONLY FOR CAR PARKING PURPOSE)

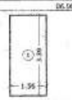
FLAT NO. -4 (1ST TO 16TH)				16
LIVING	2.90	x	4.25	12.33 sq.mt.
	1.55	x	0.85	1.32 sq.mt.
KITCHEN	2.20	x	1.95	4.29 sq.mt.
PASS.	1.70	x	0.90	1.53 sq.mt.
BED ROOM	2.15	x	2.90	6.24 sq.mt.
BED ROOM	3.35	x	2.90	9.72 sq.mt.
	1.65	x	0.90	1.49 sq.mt.
TOILET	1.35	x	1.80	2.43 sq.mt.
TOILET	1.30	x	1.80	2.34 sq.mt.
	0.55	x	0.80	0.44 sq.mt.
TOTAL				42.13 sq.mt.

CARPET AREA STATEMENT (WING-A)
(ONLY FOR CAR PARKING PURPOSE)

FLAT NO. -1 (1ST TO 7TH,9TH TO 16TH)				15
LIVING	2.90	x	4.25	12.33 sq.mt.
	1.55	x	0.85	1.32 sq.mt.
KITCHEN	2.20	x	1.95	4.29 sq.mt.
PASS.	1.70	x	0.90	1.53 sq.mt.
BED ROOM	2.15	x	2.90	6.24 sq.mt.
BED ROOM	3.35	x	2.90	9.72 sq.mt.
	1.84	x	0.90	1.66 sq.mt.
TOILET	1.35	x	1.80	2.43 sq.mt.
TOILET	1.23	x	1.80	2.21 sq.mt.
	0.62	x	0.80	0.50 sq.mt.
TOTAL				42.23 sq.mt.

CAR PARKING STATEMENT

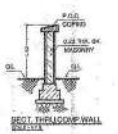
AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
UPTO 45.00	125 NOS.	15.63 Nos.
45.00 TO 60.00	NIL	NIL
60.00 TO 90.00	NIL	NIL
ABOVE 90.00	NIL	NIL
TOTAL	125 NOS.	15.63 Nos.
25% VISITORS PARKING		3.91 Nos.
TOTAL PARKING REQD. 19.54 NOS.		SAY-20.00 NOS.
TOTAL PARKING PROP.		22.00 Nos.
SMALL PARKING		16.00 Nos.
BIG PARKING		06.00 Nos.



SPACE FOR ELE. METER (WING-B) AREA DIAGRAM
SCALE :- 1:100 (ON GROUND FLOOR)

SPACE FOR ELE. METER AREA CALCULATION

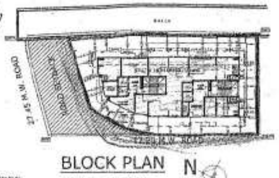
ON GROUND FLOOR							
1	1.56	X	3.39	X	1 NO.	=	5.29 SQ.MT.
			TOTAL AREA			=	5.29 SQ.MT.x



SECT. THRU.COMP.WALL

SECTION THRO. SUCTION TANK

LOCATION PLAN
SCALE :- 1:4000
TRACED FROM SR. D.P. SHEET NO. E/25 OF L, M & N WARD



BLOCK PLAN
SCALE :- 1:500

PUMP ROOM AREA DIAGRAM
SCALE :- 1:100

PUMP ROOM AREA CALCULATION

ON GROUND FLOOR								
1	2.53	X	4.24	X	1 NO	=	10.73	SQ.MT.
2	2.45	X	3.09	X	1 NO	=	7.57	SQ.MT.
			TOTAL PUMP ROOM AREA			=	18.30	SQ.MT.X

BUILT-UP AREA STATEMENT

SR.NOS	FLOORS	GROSS AREA	STAIRCASE, LIFT & PASSAGE'S AREA	METER ROOM /SPACE	PUMP ROOM	SERVENT TOILET	SOCIETY OFFICE	TOTAL BUA (SQ.MT)
			DEDUCTION					
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8) 2-(3+4+5+6+7)
1	STILT / GROUND FLOOR	—	—	15.57	18.30	3.16	25.19	—
2	1ST FLOOR	397.28	85.43	—	—	—	—	311.85
3	2ND FLOOR	397.28	85.43	—	—	—	—	311.85
4	3RD FLOOR	397.28	85.43	—	—	—	—	311.85
5	4TH FLOOR	397.28	85.43	—	—	—	—	311.85
6	5TH FLOOR	397.28	85.43	—	—	—	—	311.85
7	6TH FLOOR	397.28	85.43	—	—	—	—	311.85
8	7TH FLOOR	397.28	85.43	—	—	—	—	311.85
9	8TH FLOOR	283.29	85.43	—	—	—	—	197.86
10	9TH FLOOR	397.28	85.43	—	—	—	—	311.85
11	10TH FLOOR	397.28	85.43	—	—	—	—	311.85
12	11TH FLOOR	397.28	85.43	—	—	—	—	311.85
13	12TH FLOOR	397.28	85.43	—	—	—	—	311.85
14	13TH FLOOR	397.28	85.43	—	—	—	—	311.85
15	14TH FLOOR	397.28	85.43	—	—	—	—	311.85
16	15TH FLOOR	397.28	85.43	—	—	—	—	311.85
17	16TH FLOOR	397.28	85.43	—	—	—	—	311.85
18	EXCESS SOCIETY OFFICE AREA (COUNTED INTO F.S.I.)							5.19
	TOTAL	6242.49	1366.88	15.57	18.30	3.16	25.19	4880.80
PROPOSED BUILT UP AREA								= 4525.67 SQ.MT.
PERM. FUNGIBLE BUILT UP AREA (4525.67 x 0.35%)								= 1583.98 SQ.MT.
PROPOSED FUNGIBLE BUILT UP AREA								= 355.13 SQ.MT.
TOTAL (FSI + FFSI) BUILT UP AREA								= 4880.80 SQ.MT.

SOCIETY OFFICE AREA DIAGRAM
SCALE :- 1:100 (ON GROUND FLOOR)

SOCIETY OFFICE AREA CALCULATION

ON GROUND FLOOR			
1	6.07 X 4.15 X 1 NO	=	25.19 SQ.MT.
	TOTAL AREA	=	25.19 SQ.MT.A

SERV. TOILET AREA DIAGRAM
SCALE :- 1:100 (ON GROUND FLOOR)

SERVANT TOILET AREA CALCULATION

ON GR. FLOOR			
1	1.45 X 2.18 X 1 NO	=	3.16 SQ.MT.
	TOTAL ADDITION	=	3.16 SQ.MT.X

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, LOCATION PLAN,CARPET AREA STATEMENT, BUILT UP AREA STATEMENT BLOCK PLAN, & CALCULATION PLOT AREA DIAGRAM & CALCULATION CAR PARKING AREA STATEMENT.

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. 22/229 /Planing Cell/GM/MHADA
08 MAR 2019
Ex. Engr. Bldg. Permission Cell/Greater Mumbai
Maharashtra Housing & Area Development Authority

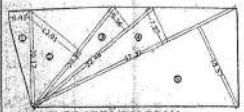
CERTIFICATE OF AREA

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 THE SITE AND THAT THE AREA SO WORKED OUT IS ———— 931.87 ———— SQ MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A AREA STATEMENT

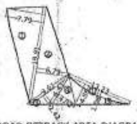
		Total
1	Area of Plot - (A)- As Per Mhada/MBC	931.87
	(B) As Per Demarcation	931.87
	(C) As Per Area Certificate (Least plot Area)	741.61
2	Deduction for	
	a) Road Set-back Area	190.26
	b)	
	c)	
	d) % amenity space as per DCR 56/57 (Sub-plot)	
	e) other	
3	Balance area of plot (1 - 2)	741.61
4	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for rec)	—
5	net area of plot	741.61
6	Additions for Floor Space Index	[illegible]
	2(a) 100% for D.P Road / Set-back	
	2(b) 33% as per DCR 32	190.26
	2(c) % as per DCR 33 ( )	—
	2(d) other	—
7	Total Area (5 + 6)	931.87
8	Floor Space Index Permissible	
9	Permissible B.U.A. (As per Mhada Offer letter)	
	(931.87 x 7.56 = 7370.67 ...)	
	Built-up Area as per Nec. Residential — 4733.30	4525.67
	Built-up Area as per Nec. Commercial — 710.45	
11	Existing Floor Area	
12	Proposed Built-up Area	4525.67
13	Excess balcony Area Taken in Floor Space Index	N.A.
14	TOTAL BUILT-UP PROPOSED	4525.67
15	BALANCE B.U.A	
16	FSI CONSUMED ON NET HOLDING (14/5)	6.10
A	DETAILS OF RESIDENTIAL AND NON RESIDENTIAL AREAS	
1	PURLEY RESIDENTIAL BUILT UP AREA	4525.67
2	REMAINING NON RESIDENTIAL BUILT UP AREA	—
B	DETAILS OF FSI AVAILED AS PER DCR 31 (3)	
1	FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCR 31 (3) FOR PURLY RESIDENTIAL= (4525.67 X 0.35 = 1583.98)	355.13
2	FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCR 31 (3) FOR NON - RESIDENTIAL	NIL
3	TOTAL FUNGIBLE BUILT UP AREA COMPONANT PROPOSED VIDE DCR 31 (3A) = A1 + A2	355.13
4	TOTAL GROSS BUILT UP AREA PROPOSED = (14 + B3)	4880.80
C	TENAMENT STATEMENT	
(i)	PROPOSED AREA	4880.80
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	—
(iii)	AREA AVAILABLE FOR TENEMENT	4880.80
(iv)	TENEMENT PERMISSIBLE	216.00
(v)	TENEMENT PROPOSED	85.00
(vi)	TENAMENT EXISTING	40.00
	TOTAL TENEMENT ON THE PLOT	125.00
D	PARKING STATEMENT	AS STATED
(i)	PARKING REQUIRED BY REGULATION	
	CAR	
	SCOOTER	
	OUTSIDERS	
(ii)	COVER GARAGES PERMISSIBLE	
	CAR	
	SCOOTER	
	OUTSIDERS	
E	VEHICLES PARKING	AS STATED
(i)	SPACE FOR VEHICLE PARKING REQUIRED BY REGULATION	
(ii)	TOTAL NO. OF VEHICLE PARKING SPACES PROVIDED	



PLOT AREA DIAGRAM
SCALE :- 1:500

PLOT AREA CALCULATION

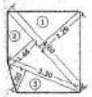
1	1/2 X 20.17 X 4.41 X 1 NO	=	44.47 SQ.MT.
2	1/2 X 26.05 X 13.61 X 1 NO	=	174.65 SQ.MT.
3	1/2 X 22.48 X 5.36 X 1 NO	=	67.05 SQ.MT.
4	1/2 X 47.33 X 7.67 X 1 NO	=	180.24 SQ.MT.
5	1/2 X 47.33 X 18.57 X 1 NO	=	439.46 SQ.MT.
	TOTAL PLOT AREA	=	931.88 SQ.MT.X



ROAD SETBACK AREA DIAGRAM
SCALE :- 1:500

ROAD SETBACK AREA CALCULATION

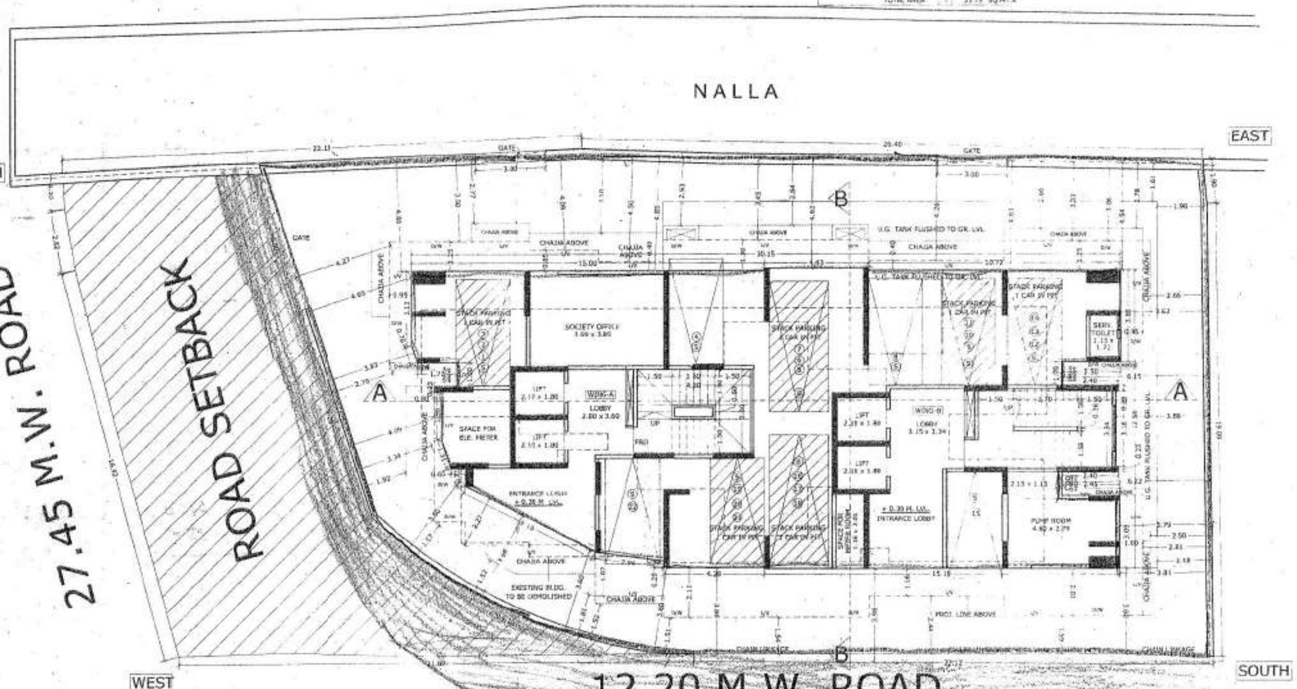
1	1/2 X 19.91 X 7.79 X 1 NO	=	77.55 SQ.MT.
2	1/2 X 19.91 X 6.79 X 1 NO	=	67.59 SQ.MT.
3	1/2 X 9.61 X 2.42 X 1 NO	=	11.63 SQ.MT.
4	1/2 X 6.41 X 4.03 X 1 NO	=	12.92 SQ.MT.
5	1/2 X 13.23 X 4.55 X 1 NO	=	30.10 SQ.MT.
	TOTAL ADDITION	=	199.79 SQ.MT.X
DEDUCTIONS			
1	1/2 X 13.23 X 1.09 X 1 NO	=	9.53 SQ.MT.
	TOTAL DEDUCTION	=	9.53 SQ.MT.Y1
TOTAL ROAD SETBACK AREA (X - Y1)		=	190.26 SQ.MT.X1



SPACE FOR ELE. METER (WING-A) AREA DIAGRAM
SCALE :- 1:100 (ON GROUND FLOOR)

SPACE FOR METER ROOM (WING-A) AREA CALCULATION

ON GROUND FLOOR			
1	1/2 X 4.60 X 2.39 X 1 NO	=	5.37 SQ.MT.
2	1/2 X 4.60 X 1.46 X 1 NO	=	3.36 SQ.MT.
3	1/2 X 3.81 X 1.00 X 1 NO	=	1.66 SQ.MT.
	TOTAL METER ROOM AREA	=	10.28 SQ.MT.X



12.20 M.W. ROAD
GROUND FLOOR PLAN
SCALE :- 1:100

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO. 98, KNOWN AS NEHRU NAGAR SHANTI BHUVAN C.H.S.ON PLOT BEARING CTS NO. 6(PT),AT VILLAGE KURLA,NEHRU NAGAR, MUMBAI-400089.

NAME OF OWNER

नेहरू नगर शांती भुवन सहकारी गृहनिर्माण संस्था (मर्यादित)

अध्यक्ष — सचिव — खजिनदार

NEHRU NAGAR SHANTI BHUVAN C.H.S.

For SAGAR K. SHARMA
LICENSED SURVEYOR
SIGNATURE NAME & ADDRESS OF L.S.

SAGAR K. SHARMA (B.E. (CIVIL)), LICENSED SURVEYOR & PROJECT MANAGEMENT CONSULTANT, 47,JAMNA BHAI BUILDING, BHANDARI STREET, KUMBHARVADA,KHETWADI, GIRGAON,MUMBAI-400004

DSN. BY	PRIYA	JOB NO.
DRAWN	REHEMS	
SCALE	As Noted	
DATE		