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SHEET NO.-1/7

This cancels Approval to the previous Plans Sanctioned under no. MHADA-22/2562/Plaing Cell/GM/MHADA dated 16/03/2019

Approved subject to conditions mentioned in this office Letter No.22/2562/Planing Cell/GM/MHADA
0 3 FEB 2020
Ex. Engr. Bldg. Permission Cell/Greater Mumbai
Maharashtra Housing & Area Development Authority

BASEMENT FLOOR PLAN
Scale :- 1:100

U.G.PUMP ROOM 6.05 X 5.80

U.G. TANK

R.G. AREA DIAGRAM
Scale :- 1:200

AREA CALCULATION FOR GR. FLOOR (COMM.)

A	24.43	X	22.51	X	1	=	549.92	SQ.MT.
T	1.25	X	2.00	X	1	=	2.50	SQ.MT.
B	5.08	X	0.47	X	0.67	=	1.60	SQ.MT.
					TOTAL ADDITION	=	554.02	SQ.MT. A

DEDUCTIONS

1	4.35	X	0.40	X	1	=	1.74	SQ.MT.
2	5.55	X	1.00	X	1	=	5.55	
3	3.80	X	1.40	X	1	=	5.32	
4	5.58	X	2.50	X	1	=	13.95	
5	0.53	X	0.14	X	0.5	=	0.04	
6	1.31	X	4.35	X	0.5	=	2.85	
7	0.40	X	0.75	X	1	=	0.30	
8	5.08	X	2.00	X	0.5	=	5.08	
9	10.58	X	2.17	X	0.5	=	11.48	
10	13.37	X	8.62	X	0.5	=	57.62	
11	24.18	X	5.29	X	0.5	=	63.96	
12	0.75	X	0.36	X	0.5	=	0.14	
13	0.75	X	0.60	X	0.5	=	0.23	
14	0.67	X	0.27	X	0.5	=	0.09	
15	0.67	X	0.54	X	0.5	=	0.18	
16	2.93	X	1.09	X	0.5	=	1.60	
17	0.25	X	10.86	X	1	=	2.72	
18	3.30	X	6.60	X	1	=	21.79	
19	1.85	X	5.55	X	1	=	10.27	
20	2.00	X	1.80	X	1	=	3.60	
					TOTAL DEDUCTION	=	208.50	SQ.MT. B

LIFT, STAIRCASE & PASSAGE AREA CALCULATION

L	4.20	X	2.55	X	1	=	10.71	SQ.MT.
L1	3.00	X	4.10	X	1	=	12.30	
P1	6.95	X	1.50	X	1	=	10.43	
P2	3.05	X	4.10	X	1	=	12.51	
S1	4.80	X	3.55	X	1	=	17.04	
S2	4.55	X	3.65	X	1	=	16.61	
S3	3.00	X	3.10	X	1	=	9.30	
S4	0.65	X	2.00	X	1	=	1.30	
S5	0.80	X	0.90	X	1	=	0.72	
S6	0.82	X	0.19	X	0.50	=	0.08	
					LIFT, STAIRCASE & PASSAGE AREA=		91.00	SQ.MT. C
					TOTAL BUILT UP AREA [A - (B + C)]	=	254.52	SQ.MT. X

AREA DIAGRAM FOR GROUND FLOOR (RESIDENTIAL)
Scale :- 1:200

AREA CALCULATION FOR GR. FLOOR (RESI.)

1	1.40	X	2.15	X	1	=	3.01	SQ.MT.
2	1.25	X	2.05	X	1	=	2.56	
3	1.65	X	4.05	X	1	=	6.68	
4	7.65	X	6.20	X	1	=	47.43	
5	1.85	X	5.15	X	1	=	9.53	
					TOTAL BUILT UP AREA (RESI.)	=	69.21	SQ.MT. Y

PLOT AREA DIAGRAM
Scale :- 1:500

PLOT AREA CALCULATION

1	52.96	X	15.53	X	0.50	=	403.25	
2	52.76	X	5.05	X	0.50	=	133.15	
3	37.77	X	2.05	X	0.50	=	37.96	
4	46.19	X	10.69	X	0.50	=	246.89	
5	46.19	X	12.68	X	0.50	=	291.46	
6	43.53	X	0.51	X	0.50	=	11.09	
TOTAL						=	1129.80	

EXISTING R.G. AREA CALCULATION

1	34.76	X	14.70	X	0.50	=	240.55	
2	34.98	X	0.52	X	0.50	=	9.09	
TOTAL						=	255.65	

PLOT & R.G. AREA DIAGRAM
Scale :- 1:500

R.G. AREA
RG1
RG2

AREA DIAGRAM FOR ENCROACHMENT LAND
Scale :- 1:200

ENCROACHMENT AREA CALCULATION

1	0.50	X	2.37	X	1.87	=	1.66	
2	0.50	X	16.45	X	1.36	=	11.19	
3	0.50	X	16.45	X	0.61	=	5.02	
4	0.50	X	2.43	X	0.55	=	0.67	
5	0.50	X	8.28	X	0.29	=	0.91	
6	0.50	X	10.40	X	0.28	=	1.35	
7	0.50	X	4.14	X	0.20	=	0.41	
8	0.50	X	4.52	X	0.62	=	1.40	
9	0.50	X	12.57	X	0.48	=	3.02	
10	0.50	X	8.07	X	0.42	=	1.69	
11	0.50	X	8.43	X	0.50	=	2.44	
12	0.50	X	2.81	X	0.69	=	0.97	
13	0.50	X	2.85	X	0.26	=	0.37	
TOTAL ENCROACHMENT AREA						=	31.42	SQ.MT.

TOTAL AREA OF GROUND FLOOR

1	BUILT UP AREA (RESIDENTIAL) =	69.21	SQ.MT. Y
2	BUILT UP AREA (COMMERCIAL) =	254.52	SQ.MT. X
NET BUILT UP AREA FOR GR. FLOOR =		323.73	SQ.MT.

SECTION - D-D
Scale :- 1:100

1ST FLOOR LVL.
VENTILATER
PLINTH LVL.
GROUND FL. LVL.
METER ROOM

AREA DIAGRAM FOR GROUND FLOOR (COMMERCIAL)
Scale :- 1:200

LOCATION PLAN
SCALE- N.T.S

BLDG.NO.37 UNDER REFERENCE
KURLA RLY. STN.

R.G. AREA CALCULATION

1	0.50	X	7.74	X	3.07	=	11.88	SQ.MT.
2	0.50	X	7.74	X	2.85	=	11.03	
3	0.50	X	5.08	X	2.86	=	7.26	
4	0.50	X	5.08	X	1.26	=	3.20	
5	0.50	X	3.08	X	1.55	=	2.39	
6	0.50	X	2.84	X	2.52	=	3.58	
7	0.50	X	2.84	X	1.58	=	2.24	
8	0.50	X	10.76	X	1.42	=	7.64	
9	0.50	X	12.46	X	1.56	=	9.72	
10	0.50	X	8.25	X	1.38	=	5.69	
11	0.50	X	8.25	X	4.48	=	18.48	
12	0.50	X	13.95	X	7.52	=	48.96	
13	0.50	X	13.96	X	0.89	=	6.21	
14	0.50	X	5.92	X	0.98	=	2.90	
15	0.50	X	8.43	X	2.04	=	8.58	
16	0.50	X	2.73	X	1.79	=	2.44	
17	0.50	X	2.18	X	1.30	=	1.42	
18	0.67	X	2.73	X	0.85	=	1.55	
					TOTAL R.G. AREA	=	153.06	SQ.MT. (A)

PAVED R.G. AREA CALCULATION

A	0.50	X	4.74	X	1.73	=	4.10	SQ.MT.
B	0.50	X	10.38	X	3.63	=	18.84	
C	0.50	X	8.07	X	2.73	=	11.02	
D	0.50	X	17.16	X	5.64	=	48.39	
E	0.50	X	12.71	X	0.66	=	4.32	
F	0.50	X	12.03	X	5.37	=	32.30	
					TOTAL ADDITION	=	118.97	SQ.MT. X

DEDUCTIONS

16	0.67	X	2.73	X	0.85	=	1.55	SQ.MT.
					TOTAL DEDUCTION	=	1.55	SQ.MT. Y
					TOTAL PAVED R.G. AREA (X - Y)	=	117.42	SQ.MT. (B)
					TOTAL R.G. AREA (A + B) 153.06 + 117.42	=	270.47	SQ.MT.

BUILT UP AREA STATEMENT

SR.NO.	FLOOR		BUILT UP AREA
1	GROUND FLOOR	=	323.73 SQMT
2	FIRST FLOOR	=	407.82 SQMT
3	SECOND FLOOR	=	407.82 SQMT
4	THIRD FLOOR	=	449.97 SQMT
5	FOURTH FLOOR	=	396.81 SQMT
6	FIFTH FLOOR	=	396.81 SQMT
7	SIXTH FLOOR	=	396.81 SQMT
8	SEVENTH FLOOR	=	289.49 SQMT
9	EIGHTH FLOOR	=	396.81 SQMT
10	NINETH FLOOR	=	396.81 SQMT
11	TENTH FLOOR	=	396.81 SQMT
12	ELEVENTH FLOOR	=	396.81 SQMT
13	TWELTH FLOOR	=	396.81 SQMT
14	THIRTEENTH FLOOR	=	396.81 SQMT
15	FORTEENTH FLOOR	=	353.38 SQMT
16	FIFTEENTH FLOOR	=	396.81 SQMT
	TOTAL	=	6200.21 SQMT

TENAMENT STATEMENT

FLOOR	SHOP/OFFICE
GROUND FLOOR	7
FIRST FLOOR	10
SECOND FLOOR	10
	FLAT NOS
GROUND FLOOR	2
THIRD FLOOR	8
FOURTH FLOOR	8
FIFTH FLOOR	8
SIXTH FLOOR	8
SEVENTH FLOOR	6
EIGHTH FLOOR	8
NINTH FLOOR	8
TENTH FLOOR	8
ELEVENTH FLOOR	8
TWELTH FLOOR	8
THIRTEENTH FLOOR	8
FORTEENTH FLOOR	7
FIFTEENTH FLOOR	8
	103.00

FUNGIBLE AREA STATEMENT

	FUNGIBLE AREA	PERMISSIBLE	PROPOSED
1	COMMERCIAL	277.94	278.04
2	RESIDENTIAL	1336.73	1310.82
	TOTAL	1614.67 SQ.MT.	1588.86 SQ.MT.

WEST

ENCROACHMENT (31.41 SQ.MT.)
NEW DEMARCATION BY MHADA
OLD DEMARCATION BY MHADA
PROPOSED R.L.
NORTH
36.60 M.W. SANCTIONED ROAD OF S.G. BARVE MARG KURLA (E.)
ENCROACHMENT TO BE CHECKED
TOWARDS S.T.JUNCTION
ROAD SET BACK
MULTILEVEL BIG PARKING
CARLIFT
METER ROOM 2.50X4.85
MULTIPURPOSE ROOM -1 3.35 X 5.90 CA.- 30.18 SQ.M.
MULTIPURPOSE ROOM - 2 2.60 X 4.85 C.A.- 31.01 SQ.M.
PUMP ROOM BELOW
VNETILATION DUCT FOR PUMP ROOM
TO PUMP ROOM
U.G. TANKS
LIFT 2.00X2.40
ELE. DUCT
DUCT
SHOP-3 C.A.- 125.16 sq.m. +0.30 mt
SHOP-2 7.20 X 7.05 C.A.- 99.54 SQ.MT. +0.30 mt
SHOP-1 C.A.- 7.56 sq.m +0.30 mt
ENTRANCE LOBBY 3.05X3.15
bldg. line from 3rd to 16th floor
bldg. line from 1st to 2nd floor
TOTAL R.G. 270.47 SQ.MT.
R.G. 153.06 SQ.MT.
LAND GIVEN TO BLDG. NO. 35 (45.39 SQ.MT.)
SOUTH
EAST
12.20 MT. LAYOUT ROAD
ENTRY
TO MUNICIPAL SEWER
PAVED R.G. 117.42 SQ.MT.
SECUR. CABIN

SECTION THRU COMPOUND WALL
SCALE :- N.T.S.

R.C.C. COPING
R.C.C. GRILL
0.23 THK. BRICK WALL
BRICK COPING
GROUND LEVEL
RANDOM RUBBULE MASONRY
P.C.C. 0.15 THK

CALCULATION FOR DISPUTED LAND GIVEN TO BLDG.35

1	0.50	X	16.81	X	1.79	=	15.04	SQ.MT.
2	0.50	X	16.81	X	1.94	=	16.31	
3	0.50	X	3.41	X	1.89	=	3.22	
4	0.50	X	4.82	X	3.25	=	7.83	
5	0.50	X	6.67	X	0.88	=	3.02	
					TOTAL	=	45.42	SQ.MT.

AREA DIAGRAM FOR DISPUTED LAND
Scale :- 1:200

BLOCK PLAN
Scale :- 1:500

ADJACENT BLDG.36
SLUM
PROPOSED R.L.
36.60 M WIDE S.G. BARVE MARG
BLDG LINE ABOVE
PLOT BOUNDRY AS PER DEMARCATION GIVEN BY MHADA
BLDG.37 G+2 COMMERCIAL & 3RD TO 15TH RESIDENTIAL FLRS
PUMP ROOM
FIRE TANK
U/G TANK
ROAD SET BACK
12.20 MT. LAYOUT ROAD
ADJACENT BLDG.35

AREA DIAGRAM FOR LAND GIVEN TO BLDG. 37
Scale :- 1:200

CALCULATION FOR LAND GIVEN TO BLDG.37

A	0.50	X	1.53	X	1.53	=	1.16	
B	0.50	X	3.05	X	0.60	=	0.90	
C	0.50	X	10.48	X	0.29	=	1.52	
					TOTAL	=	3.58	SQ.MT.

GROUND FLOOR LAYOUT PLAN
Scale :- 1:100

AREA DIAGRAM FOR ROAD SET BACK
Scale :- 1:200

ROAD SET BACK AREA

1	0.50	X	2.15	X	0.43	=	0.46	
2	0.50	X	8.76	X	2.04	=	8.93	
3	0.50	X	10.15	X	1.51	=	7.66	
4	0.50	X	14.02	X	0.35	=	2.45	
5	0.50	X	3.65	X	1.43	=	2.61	
6	0.50	X	2.02	X	0.85	=	0.85	
					TOTAL ADDITION	=	22.96	SQ.MT. A

ROAD SET BACK AREA

A	0.50	X	8.23	X	3.93	=	16.14	
B	0.50	X	3.25	X	1.86	=	3.02	
C	0.50	X	3.25	X	1.15	=	1.87	
					TOTAL ADDITION	=	23.03	SQ.MT. B
DEDUCTIONS								
D	0.67	X	8.23	X	0.85	=	5.26	
					TOTAL DEDUCTION	=	5.26	SQ.MT. C
TOTAL AREA [B - C]						=	17.77	SQ.MT. D
TOTAL ROAD SET BACK AREA								
TOTAL BUILT UP AREA [A + D]						=	40.73	SQ.MT. E

AREA DIAGRAM FOR ROAD SET BACK
Scale :- 1:200

ENCROACHMENT (31.41)
ROAD SET BACK-1 (22.97)
PLOT AREA IN D.P. - 816.87 SQ.MT.
REVISED PLOT AREA - 874.83 SQ.MT.
ROAD SET BACK-2 (17.77)
DISPUTED LAND AREA GIVEN TO BLDG. 35 (45.39)
(1.16)
(0.90)
(1.52)

PLAN SHOWING COMPARISON OF PLOT AS PER I.O.A & PLOT AS PER REVISED DEMARCATION.
Scale :- 1:500

CONTENT OF SHEET

GROUND FLOOR, BASEMENT FLOOR PLAN, BUILT UP AREA DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SECTION THROUGH METER ROOM D-D' & SECTION THROUGH COMPOUND WALL, R.G. AREA CALCULATION, ROAD SET BACK AREA , ENCROACHMENT AREA, DISPUTED LAND ARE STATEMENT.

PROFORMA

			AS PER I.O.A SQ. MTS.	AS PER AMENDED SQ. MTS.
1	a	PLOT AREA AS PER DEMARCATION BY MHADA VIDE LETTER NO. EE/HGO/MB/3880/2010 DTD. 22-11-2010. (LEASED AREA OF 800.05 SQ.MT. + 63.37 SQ.MT. TIT BIT =255.00 SQ.MT. R.G.)	1118.42	—
	b	PLOT AREA AS PER DEMARCATION BY MHADA VIDE LETTER NO. EE/KD/MB/5668/2019 DTD. 21-12-2019. (LEASED AREA OF 800.05 SQ.MT. + 74.78 SQ.MT. TIT BIT =255.00 SQ.MT. R.G.)	—	1129.83
	c	PLOT AREA AFTER DEDUCTION OF R.G. - 255.00 SQ.MT.	863.42	874.83
2		DEDUCTION FOR :		
	a	SET-BACK AREA OF DP ROAD	11.21	40.74
	b	PRIVATE ROAD.	—	—
	c	ENCROACHMENT	—	31.41
	d	ANY RESERVATION.	—	—
	e	LAND UNDER DISPUTE	46.55	—
	f	TOTAL (a+b+c+d+e)	57.76	72.15
3		NET AREA OF PLOT (1c- 2f)	805.66	802.68
4		DEDUCTION FOR :		
	a	SCHEME RECREATION GROUND OF LAYOUT	—	—
	b	AMENITY OPEN SPACE	—	—
	c	TOTAL (a+b)	—	—
5		ADDITION FOR :		
		SET-BACK AREA OF DP ROAD	11.21	40.74
6		NET TOTAL AREA OF PLOT (3 +5)	816.87	843.42
7		PERMISSIBLE F.S.I.	0.00	2.50
8	a	PERMISSIBLE B.U.A. AS PER F.S.I. (6 x 7)	—	2106.55
	b	PERMISSIBLE B.U.A. AS PER PRORATA F.S.I. - 62.62 / Ts	—	2504.80
	c	TOTAL B.U.A.	—	4613.35
	d	TOTAL FUNGIBLE B.U.A. COMPONENT PERMISSIBLE (8cX0.35)	—	1614.67
	e	TOTAL PERMISSIBLE B.U.A. AS PER REVISED PLOT AREA (a+b+d)	—	6228.02
9		PERMISSIBLE B.U.A. AS PER MHADA N.O.C.		
	a	FSI SANCTIONED BY MHADA IN THEIR N.O.C. VIDE LETTER NO. COMB/REE/NOC/F-471/1636/2019 DTD. 21-11-2019 (COMM.794.12 + RESI.3869.23 SMT)	4663.35	
	b	TOTAL FUNGIBLE BUILTUP AREA COMPONENT PERMISSIBLE VIDE DCR (7aX0.35) (COMM. 277.94 + RESI 1354.23 SMT)	1832.17	
10		TOTAL GROSS BUILT UP AREA PERMISSIBLE (9a + 9b)(COMM.1072.06 + RESI.5223.46)	6295.52	
11		PROPOSED B.U.A.		
	a	PROPOSED BUILT-UP AREA (COMM.794.12+ RESI. 3819.23 SMT)	4613.35	
	b	PROPOSED FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR (COMM. 276.04 + RESI 1310.82 SMT)	1586.86	
12		TOTAL GROSS BUILT UP AREA PROPOSED (11a + 11b)(COMM.1070.16+RESI 5130.05)	6200.21	
13		BALANCE PERMISSIBLE AREA (10-12)	95.31	

TENEMENT STATEMENT.

a	NET AREA OF PLOT (8)		
b	LESS DEDUCTION OF NON RES AREA (SHOPS ETC.)		
c	AREA FOR TENEMENTS (a+b)		
	TENEMENTS PERMISSIBLE		
	TENEMENTS PROPOSED.		103

PARKING STATEMENT

a	PARKING REQUIRED BY REGULATION FOR : CAR (AS PER DCR 2034)		46
b	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)		
c	COVERD GARAGES PERMISSIBLE		
e	COVERD GARAGES PROPOSED CAR		
f	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)		
g	TOTAL PARKING PROVIDED		46

NOTES:-
1) ALL DIMENSIONS ARE IN METER.
2) ALL EXTERNAL & INTERNAL WALLS ARE 150 MM. THK. LIGHT WEIGHT CONCRETE BLOCK WALLS.
3) SCALE USED :- a) PLAN "LAY = 1 : 100
b) BLOCK PLAN = 1 : 500
c) LOCATION PLAN = 1 : 4000
4) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
5) GUIDELINES ISSUED IN SCOE FOLLOWS.
6) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME & FOUND CORRECT.

CERTIFICATE FOR AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE AS PER LAYOUT PLAN WAS GOT SURVED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED 874.83 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF THE ARCHITECT

COLOURING OF PLANS

1 PLOT LINES THICK BLACK
2 EXISTING STREET GREEN
3 FUTURE STREET GREEN DOTTED
4 PERMI B. LDG. THICK DOTTED BLACK
5 OPEN SPACE NO COLOUR
6 PROP. WORK TO BE DEMOLISHED YELLOW HATCHED
7 PROP. WORK RED FILLED IN
8 DRAINAGE AND SEWERAGE WORK RED DOTTED
9 WATER SUPPLY WORK BLUE DOTTED THIN
10 DEVIATIONS RED HATCHED
11 RECREATION GROUND GREEN WASH
12 ROADS AND SET BACKS IN PINT SIENNA
13 RESERVATION APPROPRIATE COLOUR CODE

तर्फे नेहरू नगर प्रियदर्शन को-ऑप. हौ. सोसायटी लि.
(अध्यक्ष)
PRIYADARSHAN CO-OP. HSG. SOC.LTD.
SIGNATURE OF THE OWNER

SUBHASH G. PATIL. [ARCHITECT]
Council of Arch. Reg. No.86/9777.
SIGNATURE OF THE ARCHITECT

RE-CONSTRUCTION OF BUILDING NO.37 ON PLOT BEARING C.T.S. NO. 11(PT).AT NEHRU NAGAR,KURLA(E) MUMBAI-24. FOR NEHRU NAGAR PRIYADARSHAN CO-OP. HSG. SOC.

NORTH

DRG.NO	SCALE
MUN / 01	AS SHOWN
DATE	DRAWN BY
30.12.2019	PRAMODINI

SUBHASH PATIL & ASSOCIATES

इमारत क्र. २७, नेहरू नगर, कुर्ला (पू.)

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