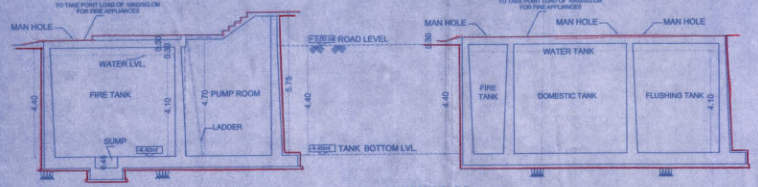
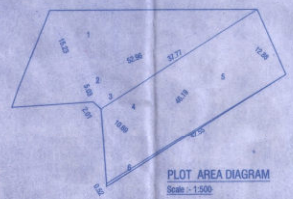
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



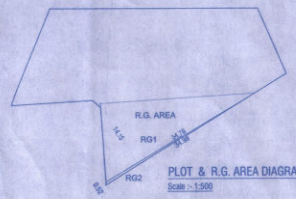
SECTION - X-X
Scale :- 1:100

SECTION - Z-Z
Scale :- 1:100



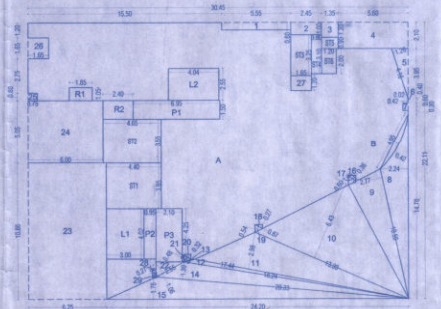
PLOT AREA DIAGRAM
Scale :- 1:500

PLOT AREA CALCULATION								
1	52.96	X	15.23	X	0.50	=	403.29
2	52.96	X	5.03	X	0.50	=	133.22
3	37.77	X	2.01	X	0.50	=	37.96
4	46.19	X	10.69	X	0.50	=	246.89
5	46.19	X	12.88	X	0.50	=	297.46
6	41.55	X	0.52	X	0.50	=	11.06
TOTAL						=	1129.89



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

EXISTING R.G. AREA CALCULATION							
1	34.76	X	24.15	X	0.50	=	245.93
2	34.66	X	0.52	X	0.50	=	9.09
TOTAL						=	255.02



GROUND FLOOR BUILT UP AREA DIAGRAM
Scale :- 1:200



AREA DIAGRAM FOR ENCROACHMENT LAND
Scale :- 1:200

ENCROACHMENT AREA CALCULATION								
1	0.50	X	2.37	X	1.67	=	1.98
2	0.50	X	16.45	X	1.36	=	11.19
3	0.60	X	16.45	X	0.61	=	6.02
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	0.26	=	1.35
7	0.50	X	4.14	X	0.20	=	0.41
8	0.50	X	4.62	X	0.62	=	1.40
9	0.60	X	12.57	X	0.48	=	3.62
10	0.50	X	8.07	X	0.42	=	1.69
11	0.50	X	5.43	X	0.90	=	2.44
12	0.50	X	2.81	X	0.69	=	0.97
13	0.50	X	2.81	X	0.26	=	0.37
TOTAL ENCROACHMENT AREA						=	31.42 SQ.MT.



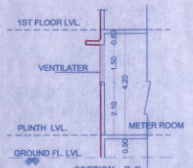
AREA DIAGRAM FOR SOCIETY OFFICE
Scale :- 1:200

SOCIETY OFFICE & SERVANT TOILET AREA CALCULATION							
1	0.5	X	1.08	X	0.43	X 1 =	0.23
2	0.48	X	2.23	X	1	=	1.07
3	4.12	X	3.20	X	1	=	13.18
TOTAL ADDITION						=	14.48 SQ.MT.



AREA DIAGRAM FOR METER ROOM
Scale :- 1:200

METER ROOM AREA CALCULATION							
1	0.5	X	1.73	X	0.75	X 1 =	0.65
2	0.5	X	1.83	X	1.50	X 1 =	1.37
3	0.5	X	1.79	X	0.20	X 1 =	0.18
4	3.90	X	3.00	X	1	=	11.70
5	1.65	X	1.80	X	1	=	2.97
TOTAL ADDITION						=	16.87 SQ.MT.



SECTION - D-D

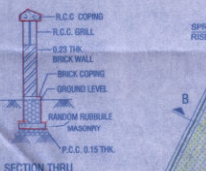
GROUND FLOOR BUILT UP AREA CALCULATION								
A	30.45	X	22.11	X	1	=	673.25	SQ.MT
B	2/3	X	4.95	X	0.42	X 1 =	1.39	
TOTAL ADDITION						=	674.64	SQ.MT. A
DEDUCTIONS								
1	5.55	X	0.60	X	1	=	3.33	SQ.MT
2	2.45	X	1.00	X	1	=	2.45	
3	1.35	X	1.20	X	1	=	1.62	
4	5.60	X	2.10	X	1	=	11.76	
5	0.5	X	4.16	X	1.26	X 1 =	2.62	
6	0.02	X	0.40	X	1	=	0.01	
7	0.42	X	0.60	X	1	=	0.25	
8	0.5	X	14.76	X	2.24	X 1 =	16.53	
9	0.5	X	10.59	X	2.77	X 1 =	14.67	
10	0.5	X	13.39	X	5.43	X 1 =	43.05	
11	0.5	X	17.44	X	2.98	X 1 =	25.99	
12	0.5	X	18.24	X	0.33	X 1 =	3.01	
13	0.5	X	0.67	X	0.07	X 1 =	0.03	
14	0.5	X	20.33	X	1.39	X 1 =	14.13	
15	0.5	X	24.20	X	1.76	X 1 =	21.30	
16	0.5	X	0.75	X	0.36	X 1 =	0.14	
17	0.5	X	0.75	X	0.60	X 1 =	0.23	
18	0.5	X	0.67	X	0.27	X 1 =	0.09	
19	0.5	X	0.67	X	0.54	X 1 =	0.18	
20	0.5	X	0.88	X	0.32	X 1 =	0.11	
21	0.5	X	0.68	X	0.48	X 1 =	0.16	
22	0.5	X	2.55	X	1.06	X 1 =	1.35	
23	6.25	X	10.88	X	1	=	67.60	
24	6.00	X	5.05	X	1	=	30.30	
25	0.75	X	0.60	X	1	=	0.45	
26	1.65	X	1.65	X	1	=	2.72	
27	1.65	X	1.20	X	1	=	1.98	
28	0.27	X	0.65	X	1	=	0.08	
29	0.30	X	0.65	X	1	=	0.09	
TOTAL DEDUCTION						=	286.51	SQ.MT. B
LIFT, STAIRCASE & PASSAGE AREA CALCULATION								
L1	3.00	X	4.02	X	1	=	12.06	SQ.MT.
L2	4.04	X	2.55	X	1	=	10.30	
ST1	4.40	X	3.85	X	1	=	16.06	
ST2	4.65	X	3.55	X	1	=	16.51	
ST3	1.65	X	3.25	X	1	=	5.36	
ST4	0.80	X	3.10	X	1	=	2.48	
ST5	1.35	X	0.90	X	1	=	1.22	
ST6	1.20	X	2.00	X	1	=	2.40	
P1	6.95	X	1.50	X	1	=	10.43	
P2	0.95	X	4.02	X	1	=	3.82	
P3	2.10	X	4.25	X	1	=	8.93	
TOTAL AREA						=	99.57	SQ.MT. C
NET BUILT UP AREA A - (B+C)						=	318.56	SQ.MT.

GROUND FLOOR BUILT UP AREA CALCULATION (RESIDENTIAL)							
R1	1.85	X	1.05	X	1	=	1.94
R2	2.40	X	1.50	X	1	=	3.60
TOTAL AREA						=	5.54 SQ.MT. D

GROUND FLOOR BUILT UP AREA CALCULATION (COMMERCIAL)
NET BUILT UP AREA - RESIDENTIAL AREA 318.56 - 5.54 = 313.02 SQ.MT.

PROFORMA				SQ. MTS.
1	a	PLOT AREA AS PER DEMARCATION BY MHADA VIDE LETTER NO. EE/HO(MB)/5860/2010 DTD. 22-11-2010. (LEASED AREA OF 800.05 SQ.MT. + 63.37 SQ.MT. TIT BIT =255.00 SQ.MT. R.G.)		----
	b	PLOT AREA AS PER DEMARCATION BY MHADA VIDE LETTER NO.. EE/ADM(M)/6868/2019 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.		874.83
2		DEDUCTION FOR :		
	a	SET-BACK AREA OF DP ROAD		40.74
	b	PRIVATE ROAD		----
	c	ENCROACHMENT		31.41
	d	ANY RESERVATION		----
	e	LAND UNDER DISPUTE		----
	f	TOTAL (a+b+c+d+e)		72.15
3		NET AREA OF PLOT (1c- 2f)		802.68
4		ADDITION FOR :		
	a	SET-BACK AREA OF DP ROAD		40.74
5		NET TOTAL AREA OF PLOT (3 + 4)		843.42
6		PERMISSIBLE F.S.I.		3.00
7	a	PERMISSIBLE B.U.A. AS PER F.S.I. (5 x 6)		2530.26
	b	PERMISSIBLE B.U.A. AS PER PRORATA F.S.I. - 54.90 / 40 Ts		2196.00
	c	ADDITIONAL FSI FROM HON. V.P. QUOTA		493.80
	d	TOTAL B.U.A.		5220.06
	e	TOTAL FUNGIBLE B.U.A. COMPONENT PERMISSIBLE (1/3X0.35)		1827.02
	f	TOTAL PERMISSIBLE B.U.A. AS PER REVISED PLOT AREA (7d+7e)		7047.08
8		PERMISSIBLE B.U.A.	COMM. / RESI. / TOTAL	
	a	PERMISSIBLE B.U.A. AS PER MHADA N.O.C.	849.12 / 4370.94 / 5220.06	
	b	FUNGIBLE AREA COMPONENT PERMISSIBLE	297.19 / 1529.83 / 1827.02	
	c	TOTAL GROSS BUILT UP AREA PERMISSIBLE.	1146.31 / 5900.77 / 7047.08	
9		PROPOSED B.U.A.		
	a	PROPOSED BUILT-UP AREA.	849.12 / 4370.94 / 5220.06	
	b	FUNGIBLE AREA COMPONENT PROPOSED	286.74 / 1518.50 / 1805.24	
	c	TOTAL GROSS BUILT UP AREA PROPOSED.	1135.86 / 5889.44 / 7025.30	
10		BALANCE AREA (8c-9c)	10.45 / 11.33 / 21.78	
		TENEMENT STATEMENT.		
a		TENEMENTS PERMISSIBLE		
b		TENEMENTS PROPOSED.		117
		PARKING STATEMENT		
a		PARKING REQUIRED BY REGULATION FOR : CAR (AS PER DCR 2034)		51
b		TOTAL PARKING PROVIDED		60

BUILT UP AREA		
SR.NO.	FLOOR	FSI AREA
1	GROUND FLOOR	318.56
2	1ST FLOOR	411.42
3	2nd FLOOR	411.42
4	3rd FLOOR	456.67
5	4th FLOOR	399.79
6	5th FLOOR	399.79
7	6th FLOOR	399.79
8	7th FLOOR	291.54
9	8th FLOOR	399.79
10	9th FLOOR	399.79
11	10th FLOOR	399.79
12	11th FLOOR	399.79
13	12th FLOOR	399.79
14	13th FLOOR	399.79
15	14th FLOOR	338.21
16	15th FLOOR	399.79
17	16th FLOOR	399.79
18	17th FLOOR	399.79
TOTAL		7025.30



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

GROUND FLOOR LAYOUT PLAN
Scale :- 1:100

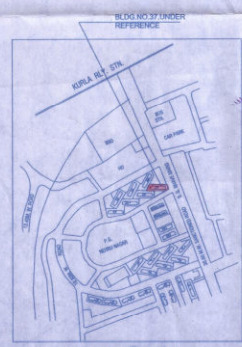
BLOCK PLAN
Scale :- 1:500

ROAD SET BACK AREA							
1	0.60	X	2.16	X	0.43	=	0.48
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	3.60	X	1.43	=	2.61
6	0.50	X	2.02	X	0.85	=	0.86
TOTAL ADDITION						=	22.96 SQ.MT. A

ROAD SET BACK AREA							
A	0.50	X	9.23	X	0.85	=	15.14
B	0.50	X	3.25	X	1.86	=	3.02
C	0.50	X	3.25	X	1.55	=	1.87
TOTAL ADDITION						=	20.03 SQ.MT. B
DEDUCTIONS							
D	0.67	X	9.23	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



LOCATION PLAN
SCALE- N.T.S

STAMP OF APPROVAL 01 / 07

This cancels Approval to the previous Plans Sanctioned under no. CHM/MH - 23/2422/2020 dated 02/07/2020

Approved subject to conditions mentioned in this office Letter No. MHADA - 23/2422/2020.
Date 14 JUL 2022
Ex. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

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 PROP. WORKED FLLUD IN
2 PLOT LINES THICK BLACK
3 PROP. WORK TO BE DEMOLISHED YELLOW DOTTED
4 DRAINAGE AND SEWERAGE WORK RED DOTTED
5 RECREATION GROUND GREEN WASH
6 ROADS AND SET BACKS BURNT SIENNA

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) FLOOR PLAN = 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 PROVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
5) GUIDELINES ISSUED IN EODB FOLLOWS.
6) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME & FOUND CORRECT.

CONTENT OF SHEET

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

DESCRIPTION

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.

नेहरू नगर प्रियदर्शन को-ऑप. हौ. सोसायटी लि.

PRIYADARSHAN CO-OP. HSG. SOC.LTD.
SIGNATURE OF OWNER

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

DRG.NO	SCALE
N.3772/ND AMD	1 : 100
DATE	DRAWN BY
29-06-2022	PRITEE

SUBHASH PATIL & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
41, SHREERANG SHOPPING CENTRE
SHREERANG SOCIETY,THANE (W).
PIN. 400601,TEL.- 542 38 38.

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