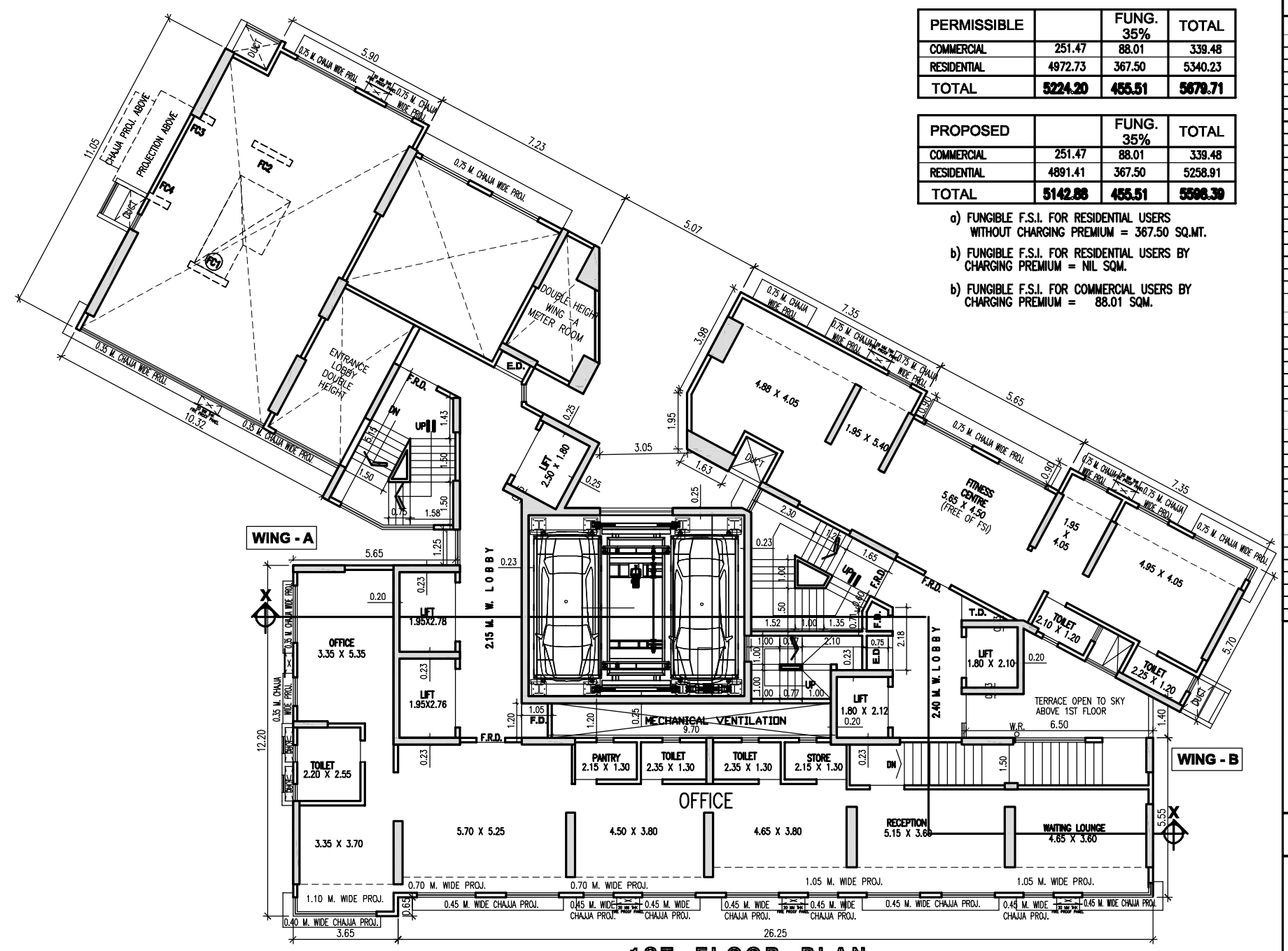
PERMISSIBLE		FUNG. 35%	TOTAL
COMMERCIAL	251.47	88.01	339.48
RESIDENTIAL	4972.73	367.50	5340.23
TOTAL	**5224.20**	**455.51**	**5679.71**

PROPOSED		FUNG. 35%	TOTAL
COMMERCIAL	251.47	88.01	339.48
RESIDENTIAL	4891.41	367.50	5258.91
TOTAL	**5142.88**	**455.51**	**5598.39**

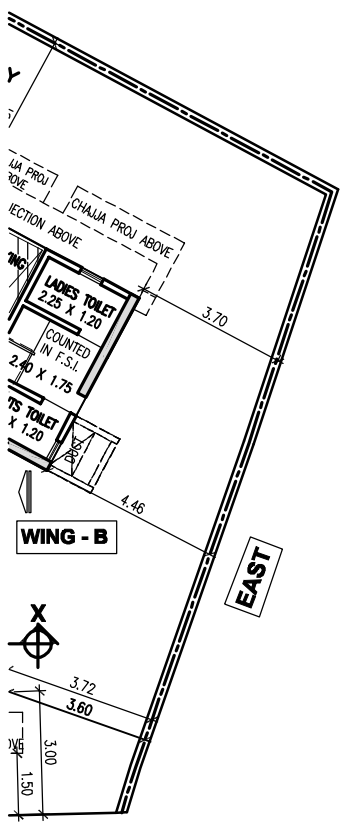
a) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 367.50 SQ.MT.

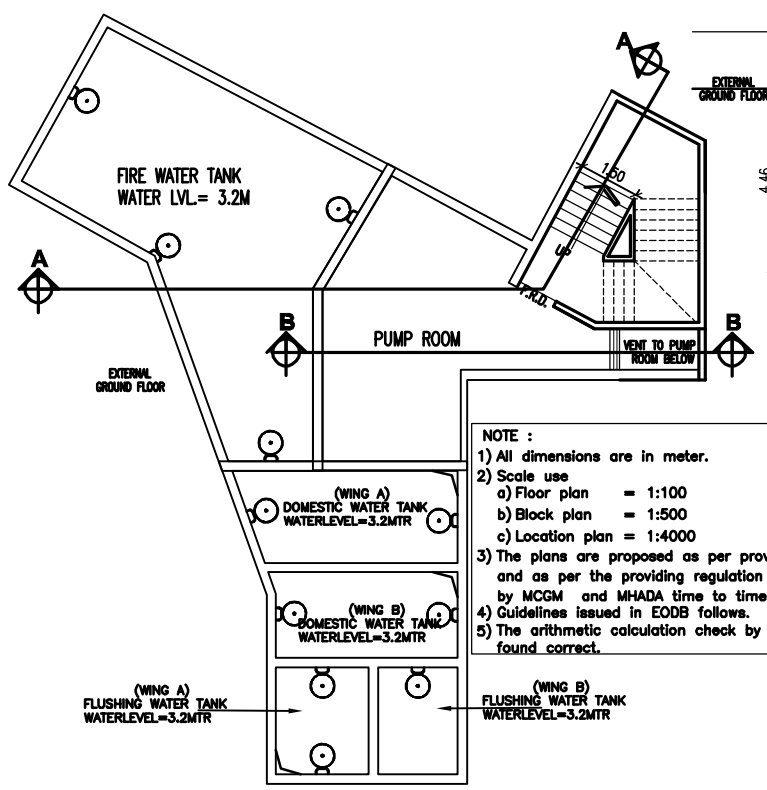
b) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = NIL SQM.

b) FUNGIBLE F.S.I. FOR COMMERCIAL USERS BY CHARGING PREMIUM = 88.01 SQM.



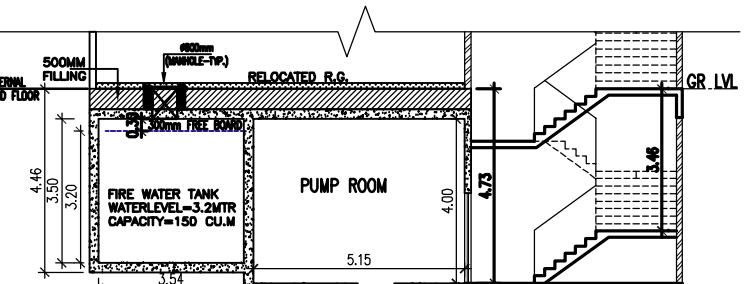
1ST FLOOR PLAN
SCALE 1:100



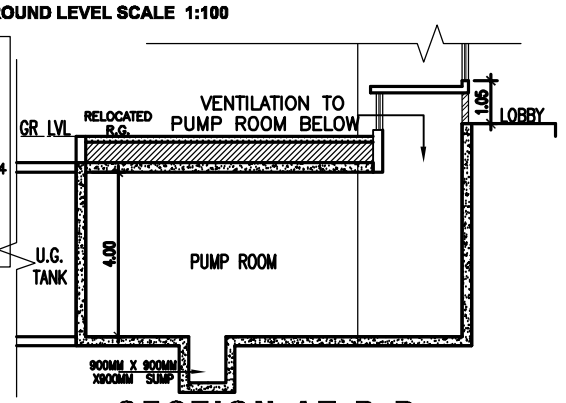


NOTE :
1) All dimensions are in meter.
2) Scale use
   a) Floor plan = 1:100
   b) Block plan = 1:500
   c) Location plan = 1:4000
3) The plans are proposed as per provision of DCPR-2034 and as per the providing regulation and circular issued by MCGM and MHADA time to time.
4) Guidelines issued in EODB follows.
5) The arithmetic calculation check by me and found correct.

U.G. TANK & PUMP ROOM PLAN
BELOW GROUND LEVEL SCALE 1:100



SECTION AT A-A
SCALE 1:100
BELOW GROUND LEVEL SCALE 1:100



SECTION AT B-B
SCALE 1:100
BELOW GROUND LEVEL SCALE 1:100

NOTE : ALL MAIN DOOR, STAIRCASE DOOR, ELEC. DUCT WILL BE F.R.D. EVERY FLAT PROVISION FOR AC

FORM-I

A. AREA STATEMENT	SQ.MT	SQ.MT
1. AREA OF PLOT		1334.32
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		
(b) Proposed Road		
(c) Any Reservation (5% AMENITY SPACE) SCHEME R.G.		320.50
3. BALANCE AREA OF PLOT (as per plot demarcation)		1013.82
4. DEDUCTION FOR 15% RECREATIONAL GROUND		
5. NET AREA OF PLOT (as per layout)		1009.40
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) (restricted to 80% of 5 above)		
(b) 100% 2(b) (restricted to 80% of 5 above)		
7. TOTAL AREA (5+6a+6b)		1009.40
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. ADDITIONS F.S.I ALLOTTED BY MHADA OFFER NO.CO/MB/REE/NOC/F-1011/1825/2018 dt. 04 oct 2018		5224.20
(a) Existing built up area	=1342.00	
(b) Additional built up area alloted by MHADA vide offer/noc. no. dt.	=3882.20	
i) In lieu of 2.50/3.00 fsi	=1686.20	
ii) In lieu of Prorata fsi @ 54.90 sq.m. x 40 T/s	=2196.00	
10. TOTAL PERMISSIBLE BUILT UP AREA (7 x 8 + 9bii)		5224.20
11. TOTAL PROPOSED BUILT UP AREA		5142.88
12. FSI CONSUMED ON NET HOLDING = 11/3		5.07

B. DETAILS OF FSI AVAILED AS PER DCR 35 (4)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area	=251.47	
i) Permissible Fungible Area 0.20 X B1(a)	0.35 X 251.47 = 88.01	
ii) Now Claimed Fungible Area		88.01
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area [11 - B1(a)]	5142.88-251.47 = 4891.41	-
i) Permissible Fungible Area 0.35 X B2(a)	0.35 X 4891.41= 1711.99	-
ii) Now Claimed Fungible Area	FREE FUNGIBLE	367.50

C. TENEMENT STATEMENT		
i) Proposed Area 11 + B1(a)ii) & B2 (a)ii)		5598.39
ii) Less Deduction of Non Residential Area		339.48
iii) Area Available For Tenements C (i) - C(ii)		5258.91
iv) Tenements Permissible (Density of tenements/hectare)	000	237
v) Tenements Proposed	000	74
vi) Tenements Existing	000	-
vii) Total Tenements ON The Plot		74

D. PARKING STATEMENT		
i) Required Car Parking By Regulation	000	37
ii) Required Visitor Car Parking By Regulation	000	19
iii) Total Car Parking Required	000	56
iv) Car Parking Proposed As Per Concession Approved		
v) Maximum 25% Additional Parking Permissible As Per Dcr 35(2)vi	000	
vi) 25% Additional Parking Proposed As Per Concession Approved		
vii) Total Car Parking Proposed		56

F O R M — II

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24 08 2017 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 1334.32 SQ.M. (ONE THOUSAND THREE HUNDERD THIRTY FOUR POINT THREE TWO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS .

SIGNATURE OF THE ARCHITECT

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS:

SPACE MOULDERS
An Architectural Studio
Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.
281/2229, Motilal Nagar No: 1,
Goregaon (W), Mumbai-400 104.
+91 22 2872 2184 / 7116
spmoulders@yahoo.co.in
www.spacemoulders.com

NAME AND SIGN. OF OWNER :

DERAIYA REALTORS PVT. LTD.

CONTENTS OF SHEET :
GROUND & 1ST. FLOOR PLAN, BLOCK & LOCATION PLAN,PLOT AREA DIAGRAM & CALC. SECTION AT A-A , SECTION AT B-B, U.G TANK & PUMP ROOM PLAN

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

DRWG NO: AR/ NGP / 01 - 09

JOB TITLE:
Proposed Redevelopment of Nehru Nagar Guruprasad C.H.S.L. bearing Bldg. No.- 40, on C.T.S. NO. 12 (pt), S.no. 229 & 267 MHADA Layout, Nehru Nagar, Kurla (East) Mumbai
For M/s. Deraiya Realtors Pvt. Ltd.
C.A. To Nehru Nagar Guruprasad C.H.S.L.

DRAWING TITLE:
DWG. FOR APPROVAL

NORTH:

REV. SUFFIX :

SCALE: AS STATED | DATE: 2019 07 08

DRAWN: RAVINDRA | CHECKED