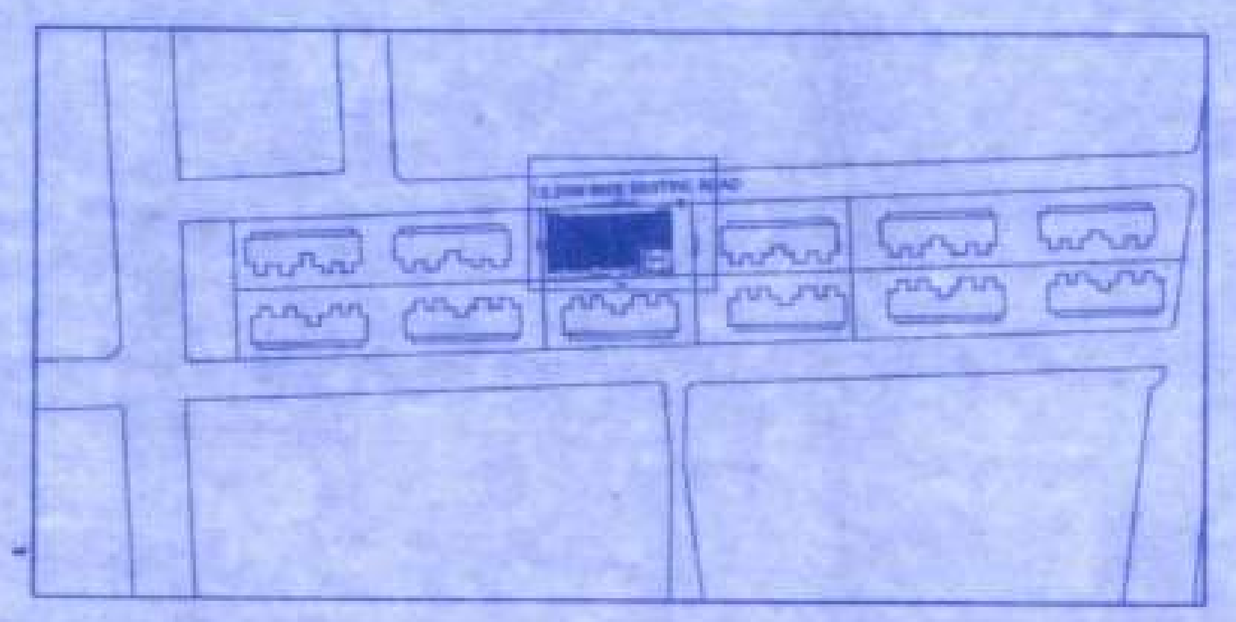
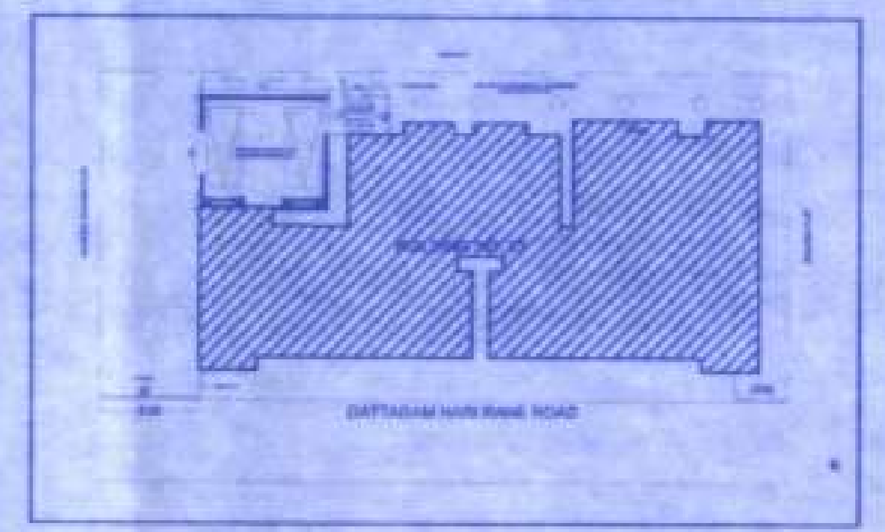
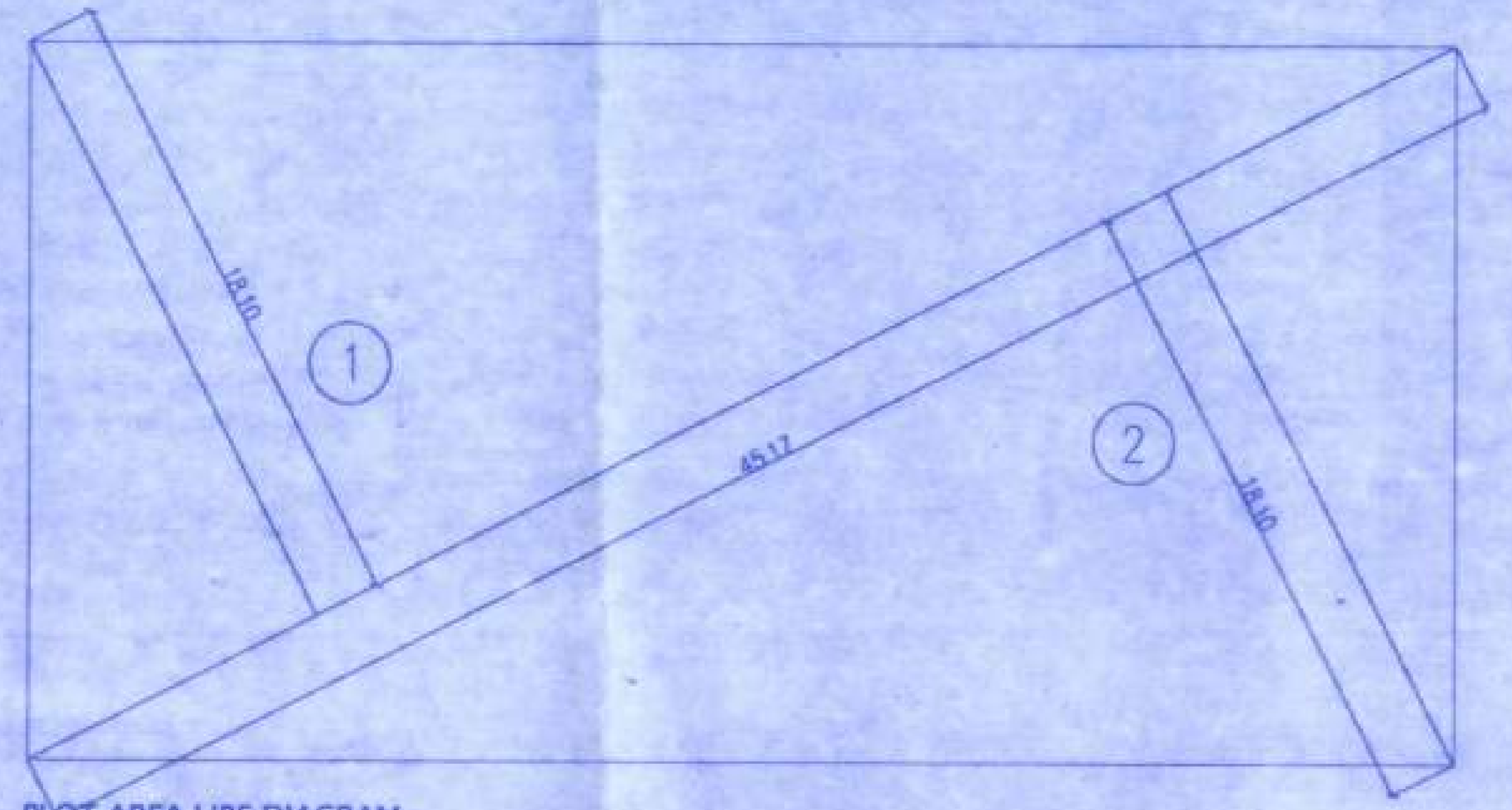
SHEET 01/04



LOCATION PLAN
SCALE 1:4000

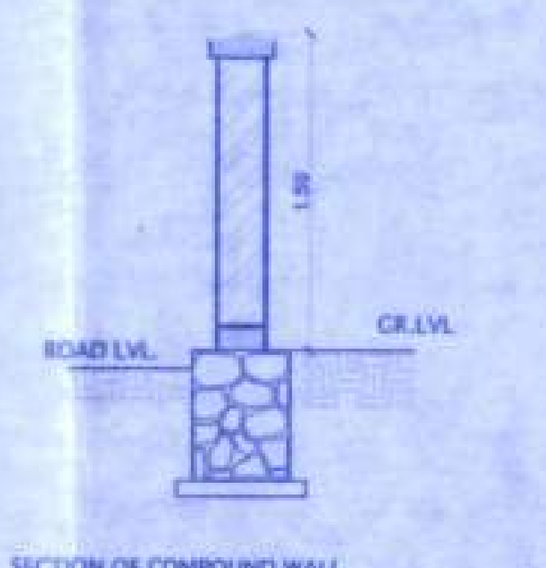


BLOCK PLAN
SCALE 1:500

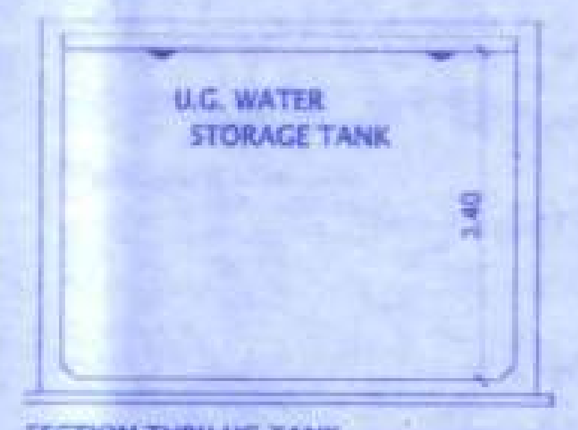


PLOT AREA LIBE DIAGRAM
SCALE 1:500

PLOT AREA LINE DIAGRAM									
1	1/2	X	45.17	X	18.10	X 1 NO	=	413.64	SQ.MT.
2	1/2	X	45.17	X	18.10	X 1 NO	=	413.64	SQ.MT.
						TOTAL ADDITION	=	827.64	SQ.MT.



SECTION OF COMPOUND WALL
SCALE = 1 : 50



SECTION THRU UG TANK
SCALE = 1 : 100

CAR PARKING STATEMENT (DCPR 2034 - TABLE 21)				
CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULE.	PARKING REQUIRED	
UPTO 45.00	45 NOS.	1 PARKING FOR 8 TENEMENTS	5.62 Nos.	
45.00 TO 60.00	49 NOS.	1 PARKING FOR 4 TENEMENTS	12.25 Nos.	
60.00 TO 90.00	2 NOS.	1 PARKING FOR 2 TENEMENTS	01 Nos.	
ABOVE 90.00	0.00 NOS	1 PARKING FOR 1 TENEMENTS	0 NOS	
	90.00 NOS.	TOTAL	18.87 Nos.	
10% VISITORS PARKING			1.87 Nos.	
TOTAL			20.74 Nos.	(A)
SHOPS 1/40 SQ.MT. UPTO 800 SQ.MT. B/U + 1/80 SQ.MT. FOR ABOVE 800 SQ.MT.				
TOTAL SHOP AREA PROVIDED			169.93	
PARKING REQD. FOR 169.93 SQ.MT./40			4.24 Nos.	
10% VISITORS PARKING			0.42 Nos.	
TOTAL			4.66 Nos.	(B)
TOTAL PARKING REQUIRED (A + B)			25.40 Nos.	
50% ADDITIONAL PARKING WITHOUT CHARGING PREMIUM = (20.74 X 0.50)			10.37 Nos.	
TOTAL PARKING REQUIRED		SAY-36 Nos.	35.77 Nos.	
TOTAL PARKING PROPOSED			34.00 Nos.	

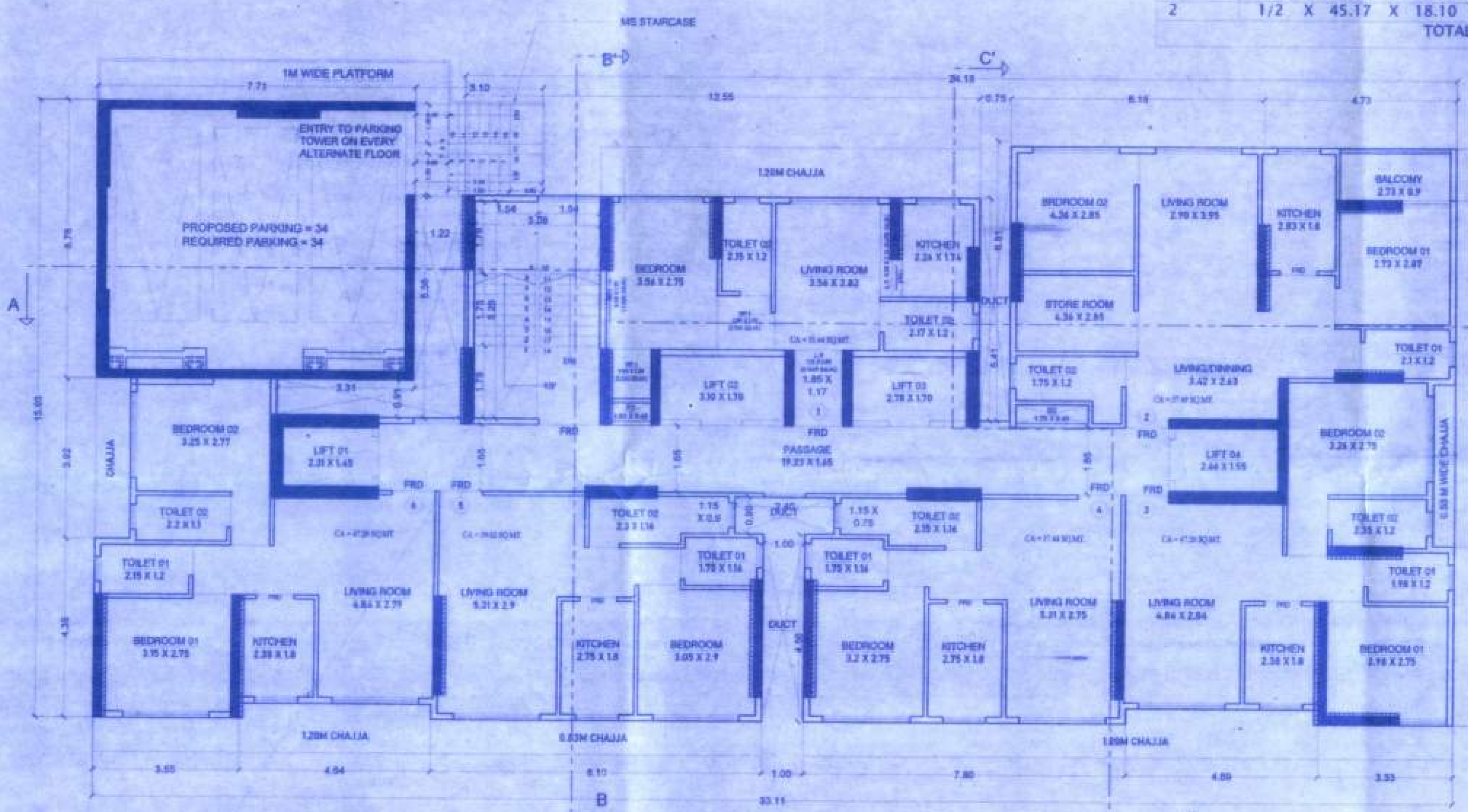
BUILT UP AREA STATEMENT							
FLOORS	TOTAL COMMERCIAL BUA IN SQ.MT.	TOTAL RESIDENTIAL BUA IN SQ.MT.	TOTAL COMM.+RESI. B.U.A BUA IN SQ.MT.	TOTAL STAIRCASE IN SQ.MT.	NO. OF SHOPS	REHAB TENAMENTS	SALE TENAMENTS
GR. FLOOR	169.93	0.00	169.93	70.80	11 Nos.	—	—
1ST FLOOR	—	158.58	158.58	70.80	—	—	—
2ND FLOOR	—	300.35	300.35	70.80	—	—	—
3RD FLOOR	—	300.35	300.35	70.80	—	—	—
4TH FLOOR	—	300.35	300.35	70.80	—	—	—
5TH FLOOR	—	300.35	300.35	70.80	—	—	—
6TH FLOOR	—	300.35	300.35	70.80	—	—	—
7TH FLOOR	—	226.80	226.80	70.80	—	—	—
8TH FLOOR	—	300.35	300.35	70.80	—	—	—
9TH FLOOR	—	300.35	300.35	70.80	—	—	—
10TH FLOOR	—	310.90	310.90	70.80	—	—	—
11TH FLOOR	—	310.90	310.90	70.80	—	—	—
12TH FLOOR	—	310.90	310.90	70.80	—	—	—
13TH FLOOR	—	310.90	310.90	70.80	—	—	—
14TH FLOOR	—	233.12	233.12	70.80	—	—	—
15TH FLOOR	—	310.90	310.90	70.80	—	—	—
16TH FLOOR	—	310.90	310.90	70.80	—	—	—
17TH FLOOR	—	310.90	310.90	70.80	—	—	—
TOTAL	169.93	4897.25	5067.18	1274.40			

TOTAL (FSI + FFSI) COMMERCIAL BUA PROPOSED	169.93 SQ.MT.
TOTAL COMMERCIAL BUILT UP AREA	140.50 SQ.MT.
TOTAL PERMISSIBLE FUNGIBLE AREA = (140.50 x 0.35%)	49.17 SQ.MT.
TOTAL PROPOSED FUNGIBLE AREA	29.43 SQ.MT.
TOTAL (FSI + FFSI) RESIDENTIAL BUA PROPOSED	4897.25 SQ.MT.
TOTAL RESIDENTIAL BUILT UP AREA	4670.42 SQ.MT.
TOTAL PERMISSIBLE FUNGIBLE AREA = (4670.42 x 0.35%)	1668.14 SQ.MT.
TOTAL PROPOSED FUNGIBLE AREA	226.83 SQ.MT.

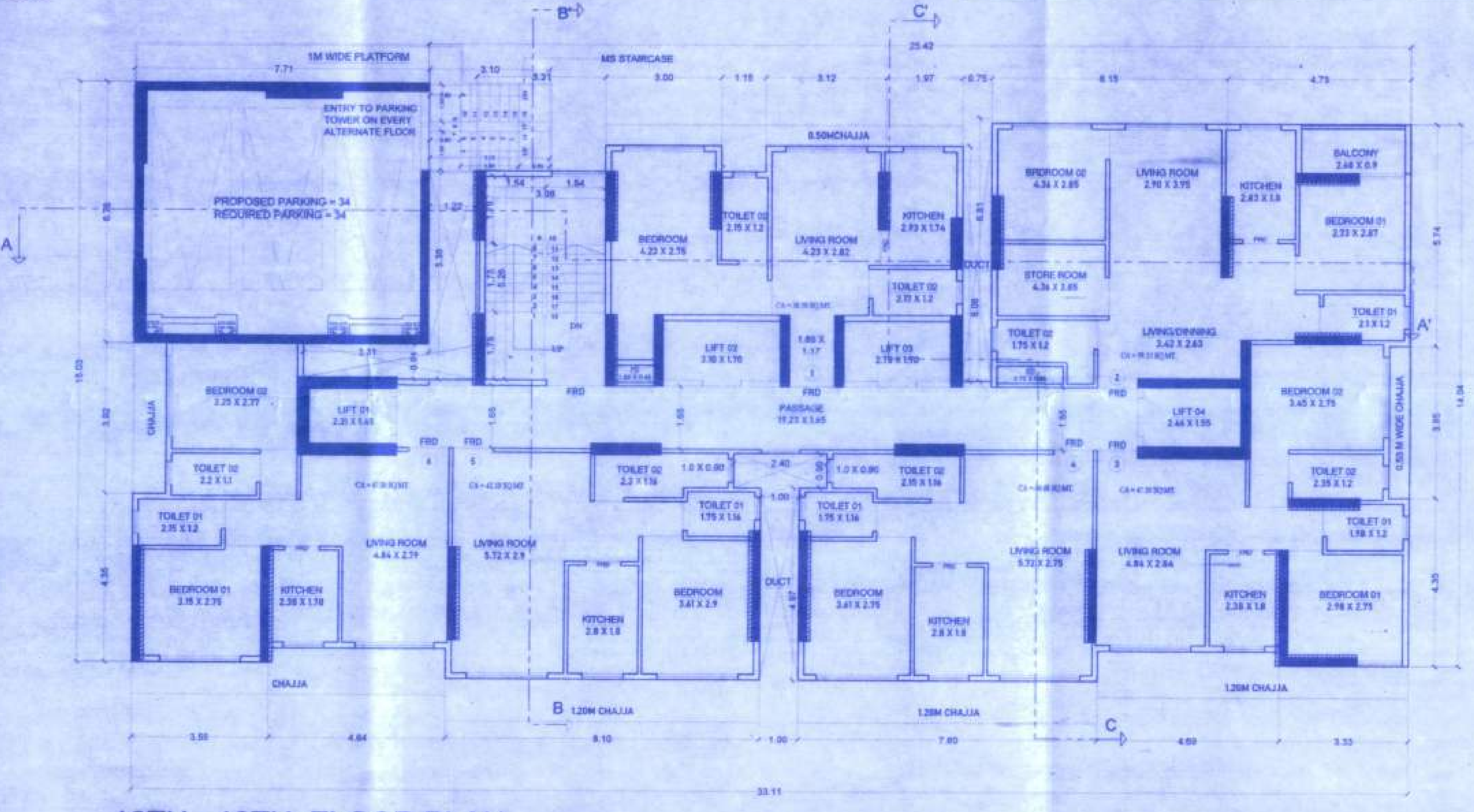
This cancels Approval to the previous Plans Sanctioned under no. MHADA-8/309/2022 dated 24-01-2022

FLOORS	FITNESS CENTER BUA IN SQ.MT.	SOCIETY OFFICE BUA IN SQ.MT.	REFUGE BUA IN SQ.MT.	TOTAL STAIRCASE IN SQ.MT.	TOTAL COMM.+RESI. B.U.A BUA IN SQ.MT.
GR. FLOOR	—	17.72	—	70.80	169.93
1ST FLOOR	122.75	—	—	70.80	158.58
2ND FLOOR	—	—	—	70.80	300.35
3RD FLOOR	—	—	—	70.80	300.35
4TH FLOOR	—	—	—	70.80	300.35
5TH FLOOR	—	—	—	70.80	300.35
6TH FLOOR	—	—	—	70.80	300.35
7TH FLOOR	—	—	83.87	70.80	226.80
8TH FLOOR	—	—	—	70.80	300.35
9TH FLOOR	—	—	—	70.80	300.35
10TH FLOOR	—	—	—	70.80	310.90
11TH FLOOR	—	—	—	70.80	310.90
12TH FLOOR	—	—	—	70.80	310.90
13TH FLOOR	—	—	—	70.80	310.90
14TH FLOOR	—	—	87.51	70.80	233.12
15TH FLOOR	—	—	—	70.80	310.90
16TH FLOOR	—	—	—	70.80	310.90
17TH FLOOR	—	—	—	70.80	310.90
TOTAL	122.75	17.72	171.38	1274.40	5077.02

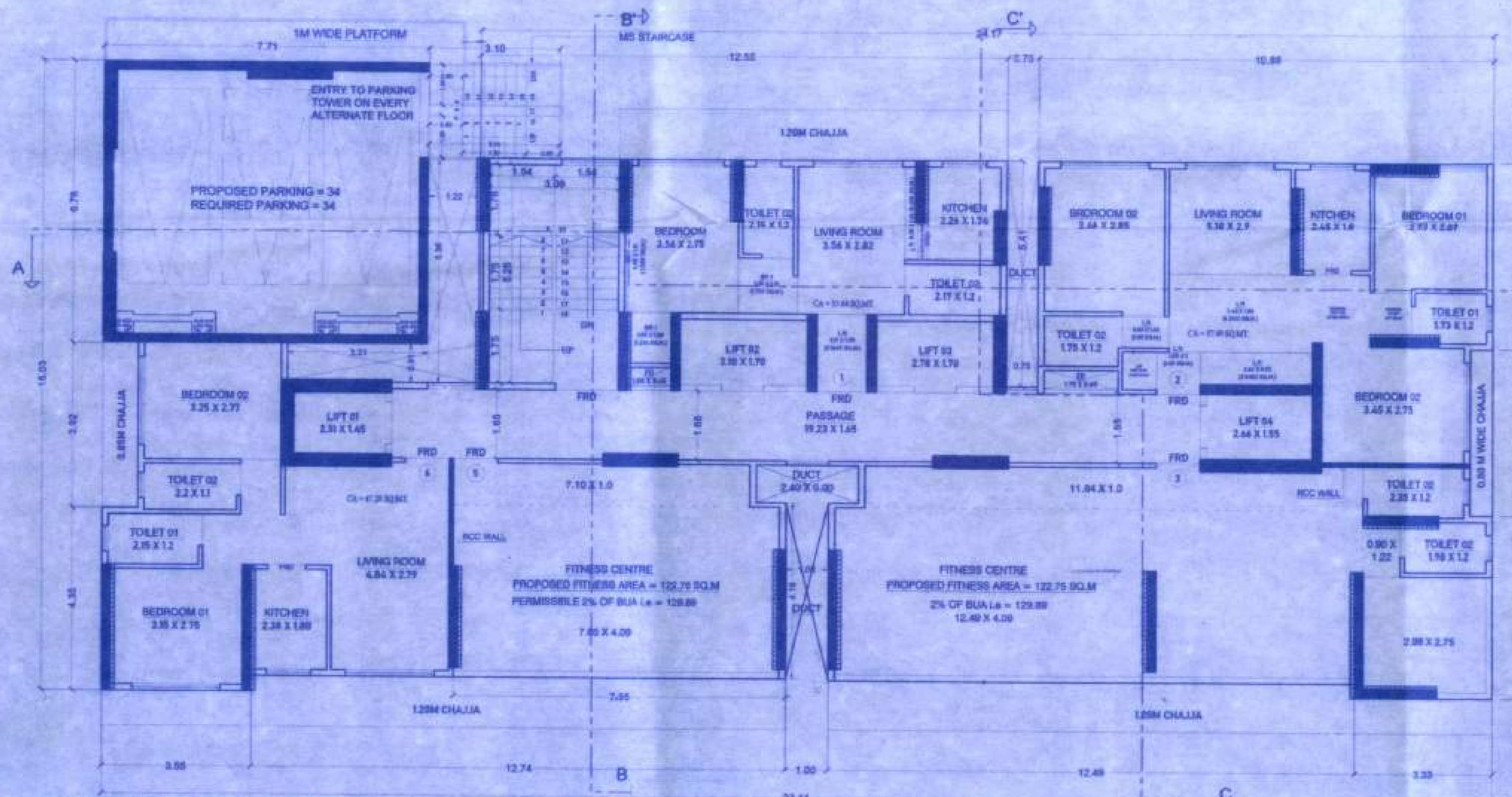
USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
	A	B	A+B	C	D	C+D
RESIDENTIAL	4670.42	1634.64	6305.06	4670.42	226.83	4897.25
COMMERCIAL	140.50	49.17	186.67	140.50	29.43	169.93
TOTAL	4810.92	1683.81	6491.73	4810.92	256.26	5067.18



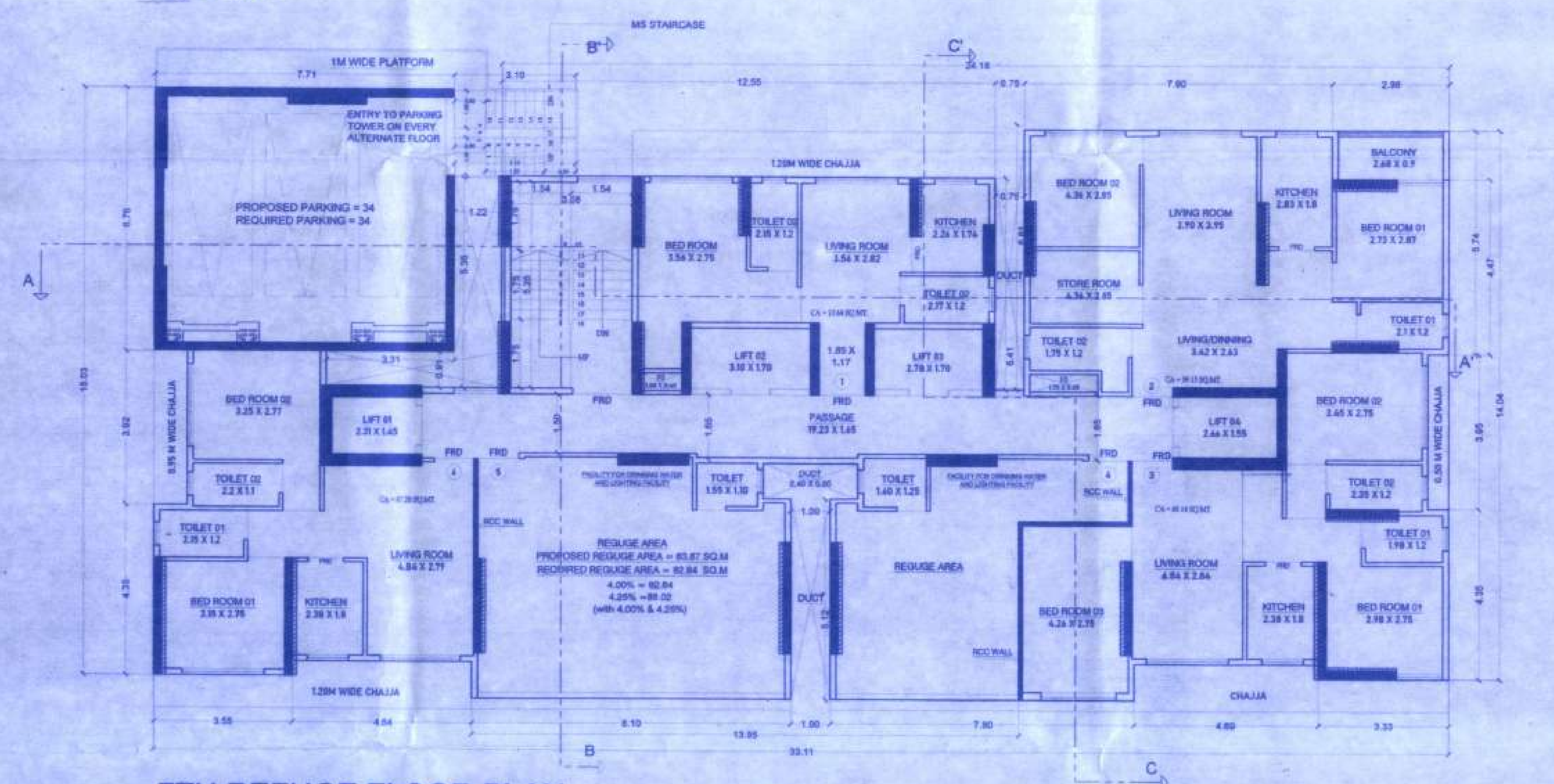
2ND - 9 TH FLOOR PLAN
SCALE 1:100



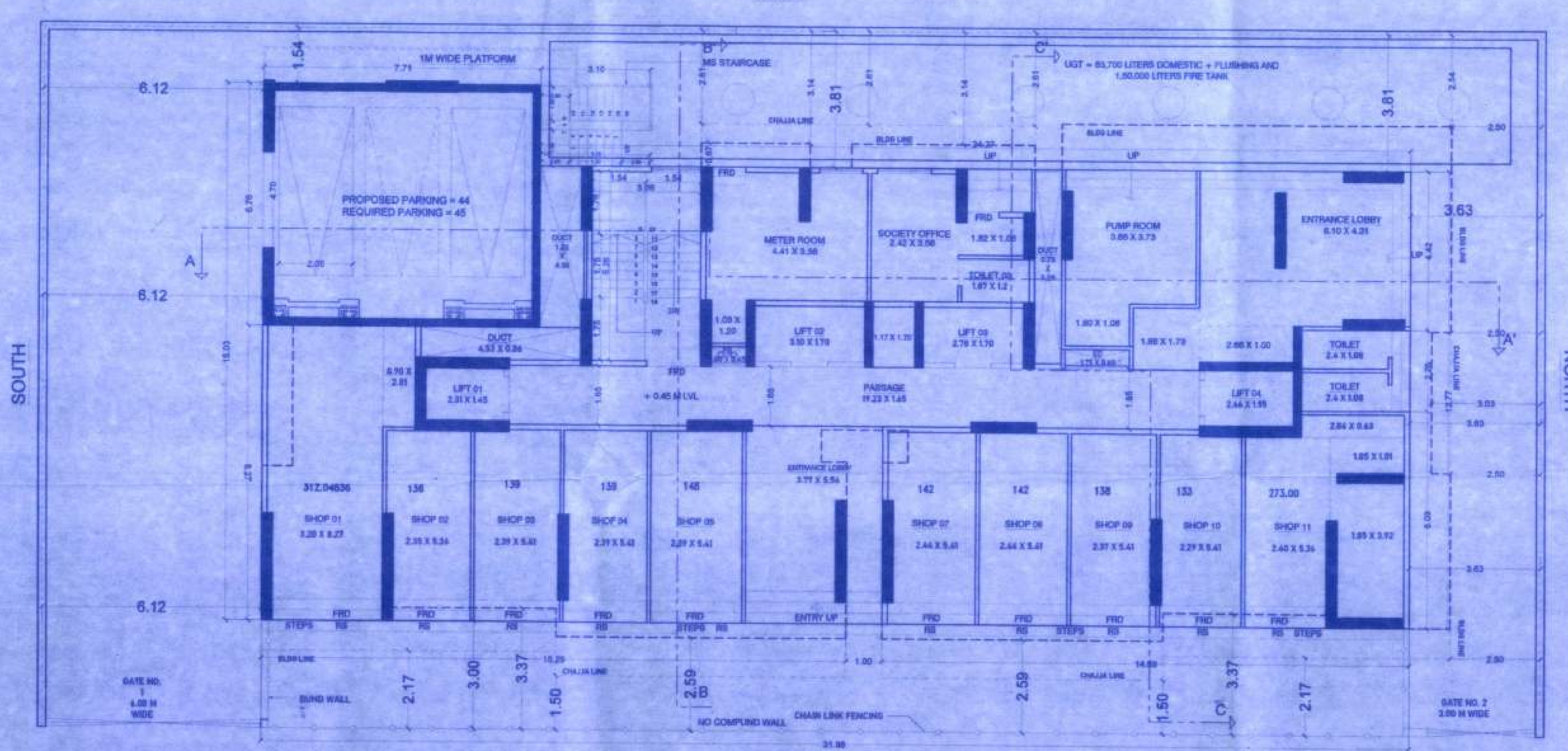
10TH - 12TH FLOOR PLAN
SCALE 1:100



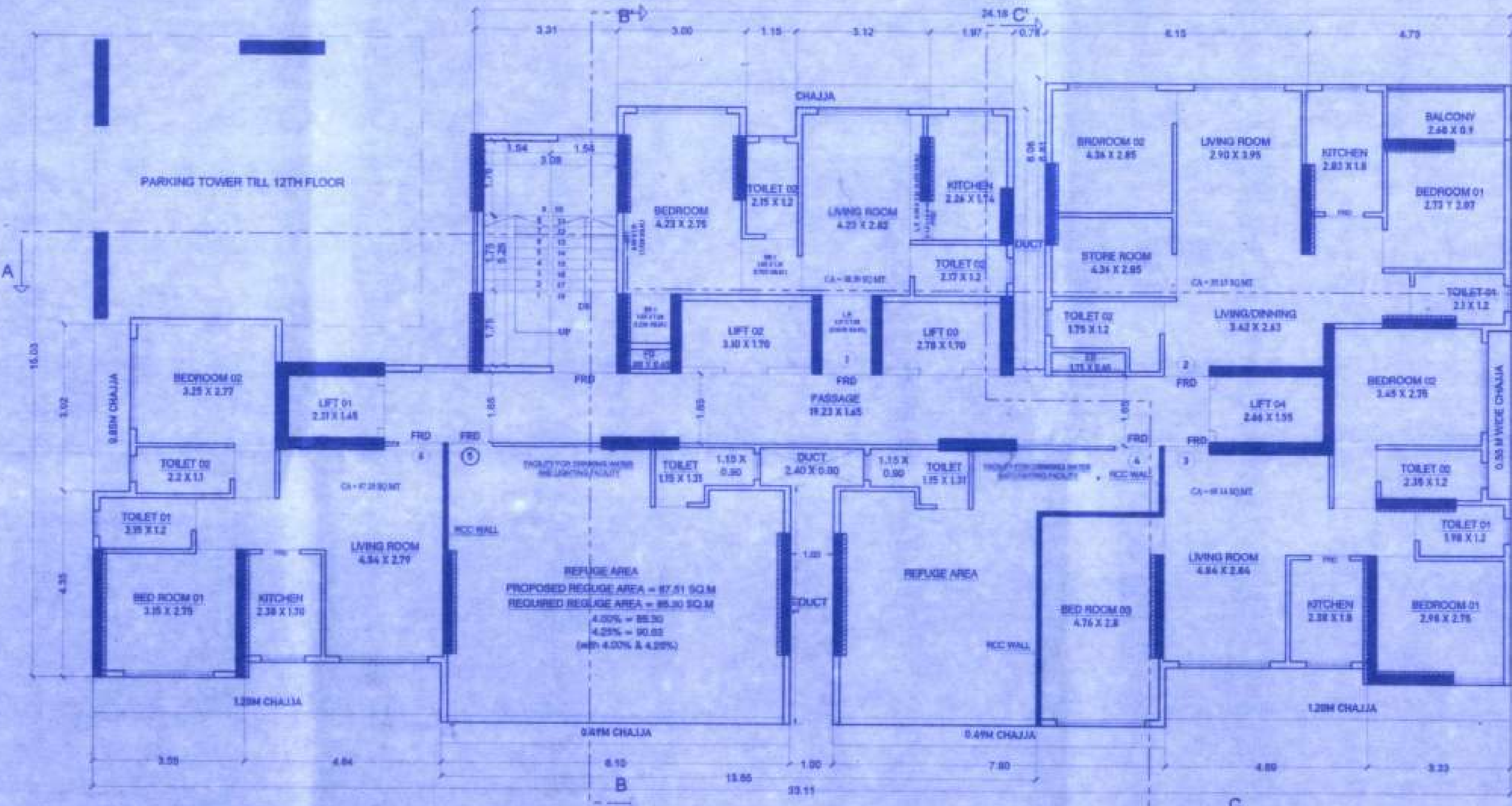
1ST FLOOR PLAN
SCALE 1:100



7TH REFUGE FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



14TH REFUGE FLOOR PLAN
SCALE 1:100

PROFORMA -A

A	AREA STATEMENT	SQ.MT
1.	a) AREA AS PER MHADA ALLOTMENT	827.64
	b) AREA OF PLOT AS PER TRIANGULATION METHOD	827.64
2.	DEDUCTIONS FOR	
	a) SET BACK OF ROAD	NIL
	b) PROPOSED ROAD	NIL
	c) ANY RESERVATIONS (AMENITIES)	NIL
	TOTAL (a + b + c)	NIL
3.	BALANCE AREA OF PLOT (1 - 2)	827.64
4.	DEDUCTION FOR R.G-15%.	NIL
5.	NET AREA OF PLOT (3 - 4)	827.64
6.	ADDITIONS FOR F.S.I.	NIL
	a) SET BACK 100%	NIL
	b) 5% AMENITY	0.00
7.	TOTAL AREA (5 + 6)	827.64
8.	F. S. I. PERMISSIBLE	3.00
9.	PERMISSIBLE BUA	2482.92
9A.	PRO RATA	2328.00
10.	PERMISSIBLE FLOOR AREA	4810.92
11.	Existing Built-up area	968.64
12	Proposed Built-up area	4766.12
13	Excess balcony area taken in F.S.I.	NIL
14.	Total Built-up Area proposed (11 + 12 +13)	4810.92
15.	F.S.I. Consumed on net holding (14/3 above)	
[B]	Details of Residential / Non-Residential Area	
1	Purely Residential Built-up area	4670.42
2	Remaining Non-Residential Built-up area	140.50
[C]	Details of FSI availed as per DCR 35(4)	
1	Fungible Built-up area component proposed vide DCR 35(4) for purely Residential = (B1X 0.35=1634.64)	226.83
2	Fungible Built-up area component proposed vide DCR 35(4) for Non Residential = < (B2 x 0.35=49.17)	29.43
3	PROPOSED fung. Built-up area vide DCR 35(4) - (C1 + C2)	256.26
4	PROPOSED BUA(B1+B2+C1+C2)	5067.18
B	BALCONY AREA STATEMENT	NIL
a	PERMISSIBLE BALCONY AREA PER FLOOR	NIL
b	PROPOSED BALCONY AREA PER FLOOR	NIL
c	EXCESS BALCONY AREA PER FLOOR	NIL
d	TOTAL EXCESS BALCONY AREA	NIL
C	TENEMENT STATEMENT	
a	PROPOSED AREA ITEM A (12 above)	
b	LESS DEDUCTION OF NON RESIDENTIAL (Shop etc.)	NIL
c	AREA AVAILABLE FOR STATEMENT (i - ii)	
d	TENEMENT PERMISSIBLE	
e	TENEMENT PROPOSED	96
f	TENEMENT EXISTING	
g	TOTAL NO OF TENEMENT	
D	PARKING STATEMENT	
a	PARKING REQUIRED BY REGULATION FOR Car	36
b	COVERED GARAGES PERMISSIBLE	NIL
c	PARKING PROPOSED	34
E	TRANSPORT VEHICLES PARKING	NIL
a	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	NIL
b	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED
IN RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT HE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.RECORD.

SIGNATURE L.S.

PROFORMA -B

CONTENTS OF SHEET

STILT FLOOR PLAN , PLOT AREA CALCULATION , BUILT-UP AREA CALCULATION , BLOCK PLAN , LOCATION PLAN , PARKING STATEMENT

STAMP OF APPROVAL OF PLAN

Approved subj... ...nditions mentioned in this office Letter No. Mha... - 8/309/2022
Date - 8/309/ 27 DEC 2022
Ex. Eng. Bldg. Per... ...
Maharashtra Housing & Area Develop... ...

NOTE:

1) ALL DIMENSIONS ARE IN M.
2) SCALE USE
a) FLOOR PLAN = 1:100.
b) LOCATION PLAN = 1:4500.
3) THE PLANSARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AMD MHADA TIME TO TIME.
4) GUIDELINES ISSUED EODB FOLLOWS.
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT AT PLOT BEARING BUILDING NO.13, CTS NO.352 (Pt) , TAGORE NAGAR MHADA LAYOUT, VIKROLI (EAST) , MUMBAI - 400083

NAME & SIGN OF OWNER

PUSHPANJALI CO-OP HSG .SOC C.A.TO OWNER. M/S SHREE DHAM DEVELOPER

SHREE DHAM DEVELOPERS MUMBAI 400077

SIGNATURE

NAME & SIGN OF LICENSE SURVEYOR

AR. RITESH THAKUR
CA/2017/81674

RITESH H. THAKUR ARCHITECTS MUMBAI

SIGNATURE

Office Add :-B-1 GANGA VIHAR APT., V.N. PURAV MARG, SION (CHUNABHATTI) MUMBAI-4000022
E-mail I.D.: ar.riteshthakur@gmail.com

SCALE :	AS MENTIONED	JOB NO. :	
DRAWN :		CHECKED	