

A. AREA STATEMENT		SQ. MT.	SQ. FT.
1. AREA OF PLOT		814.47	814.47
2. DEDUCTIONS FOR			
(a) Road Set-Back Area			
(b) Proposed Road			
(c) Any Reservation (RECREATIONAL GROUND)		121.77	
3. BALANCE AREA OF PLOT (1 minus 2)		692.70	
4. DEDUCTION FOR 15% RECREATIONAL GROUND			
5. NET AREA OF PLOT (3 minus 4)		692.70	
6. ADDITIONS FOR FLOOR SPACE INDEX			
(a) 100% 2(a) (restricted to 80% of 5 above)		692.70	
(b) 100% 2(b) (restricted to 80% of 5 above)		692.70	
7. TOTAL AREA (5+6)		692.70	
8. FLOOR SPACE INDEX PERMISSIBLE		3.00	
9. ADDITIONS F.S.I. ALREADY ALLOTTED BY MHADA NO. CO/WB/ARCH/NO. C/F-122/1706/2010		1731.75	
(a) Existing built up area			
(b) Add built up area allowed by MHADA NO. CO/WB/ARCH/NO. C/F-122/1706/2010		2652.17	
(c) In lieu of 3.00 F.S.I.		346.15	
(d) In lieu of Proviso 1a & 1b 35.90 sq.m / 321a = 1738.80 ADD. FROM LAYOUT = 547.02			
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)		4413.92	
11. TOTAL PROPOSED BUILT UP AREA		4413.92	
12. FSI CONSUMED ON NET HOLDING = 11/3		6.372	
B. DETAILS OF FSI AVAILED AS PER DCPR 31 (3)			
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT			
(a) Non Residential Built-up Area			
(i) Permissible Fungible Area	0.35 x 81(a)	0.35 x 81(a)	
(ii) Now Cloimed Fungible Area			
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area (11 - 81(a))			
(i) Permissible Fungible Area	0.35 x 81(a)	0.35 x 4413.92 = 1544.87	1532.58
(ii) Now Cloimed Fungible Area			1532.58
C. TENEMENT STATEMENT			
(i) Proposed Area (11 + 81(a))			5946.50
(ii) Less Deduction of Non Residential Area			
(iii) Area Available for Tenements (C (i) - (ii))			5946.50
(iv) Tenements Permissible (Density of tenements/hectare)			268
(v) Tenements Proposed			69
(vi) Tenements Existing			32
(vii) Total Tenements ON The Plot			101
D. PARKING STATEMENT			
(i) Required Car Parking By Regulation		46	
(ii) Required Visitor Car Parking By Regulation		05	
(iii) Total Car Parking Required		51	
(iv) Car Parking Proposed As Per Concession			
(v) Maximum 50% Additional Parking Permissible As Per DCPR 31(1)(vi) 31 x 50% = 25			
(vi) 50% Additional Parking Proposed As Per Concession			26
(vii) Total Car Parking Proposed As Per Concession		(63 + 74)	77

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/08/05 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 814.47 SQ.M. (EIGHT HUNDRED FOURTEEN POINT FOUR SEVEN SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

This plan is approved to the previous Plans Sanctioned under no. MHADA-1322/2024 dated 01.02.2024

STAMP OF APPROVAL OF PLANS:

Approved subject to the conditions mentioned in this office letter dated 11/22/2024



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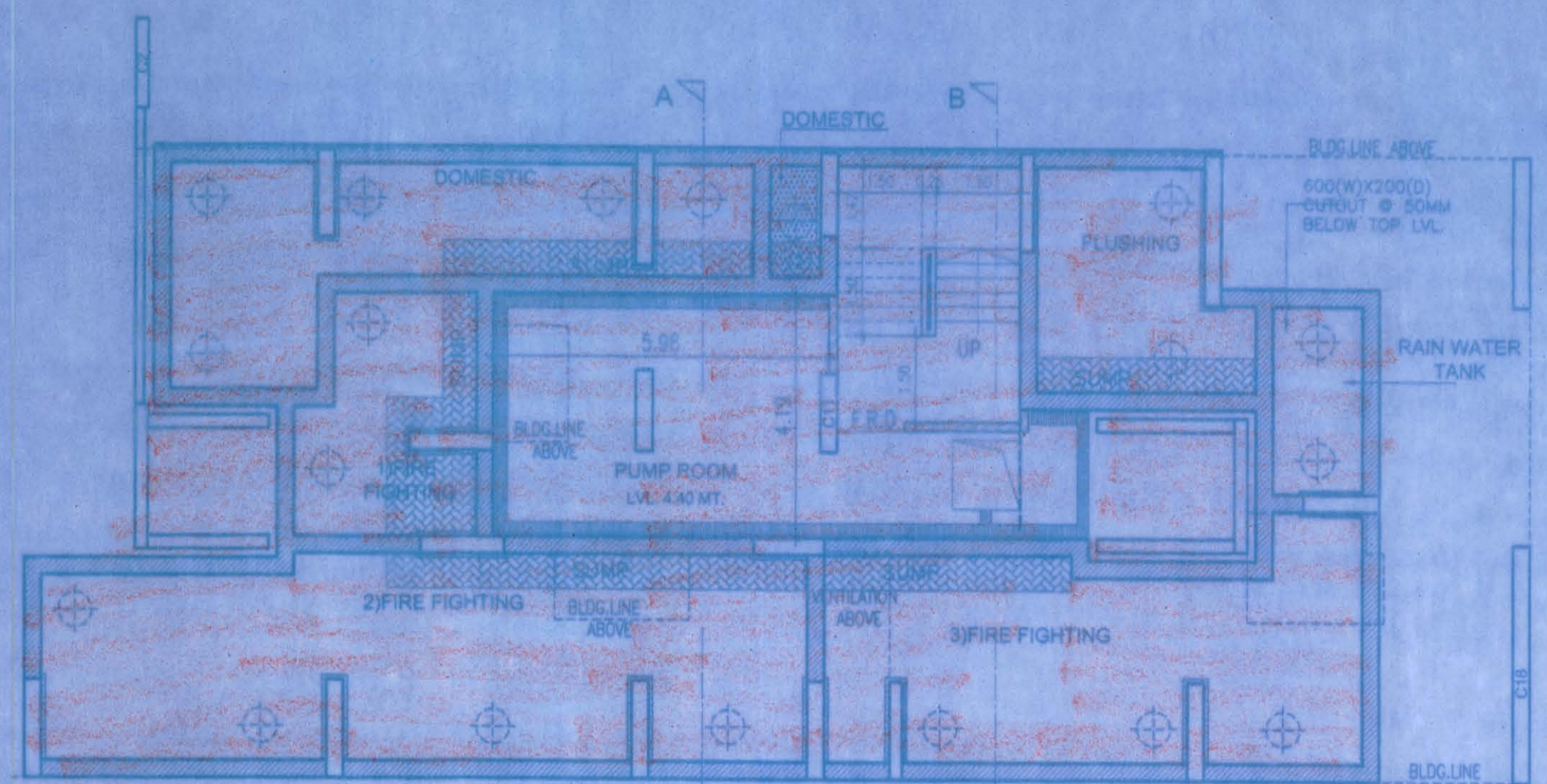
PROPOSED Redevelopment to the existing CHSL, bearing C.T.S no. 5740(part), S.no 238/A, MHADA LAYOUT, PANT NAGAR Ghatkoper(East), Mumbai. For M/S. Shivam Parivar Developers pvt. ltd. C.A TO OWNER

DRAWING TITLE: DWG. FOR MUN. APPROVAL

JOB NO: RDP /PN/ PB / 07/ 198
DRWG NO: MPN / 01 - 04
NORTH: [Compass rose]
SCALE: AS STATED
DATE: 2024 03 07
DRAWN: RUPESH
CHECKED: [Signature]

CAR PARKING STATEMENT
REQUIRED CAR PARKING 51nos
PROPOSED WITH COMMISSIONER CAR PARKS 77 nos

FLOOR	BIG	SMALL	TOTAL
GR. FLOOR	-	03	03
TOWER PARKING	39	35	74
TOTAL	39	38	77



BASEMENT FLOOR PLAN
U.G TANK & PUMP ROOM PLAN

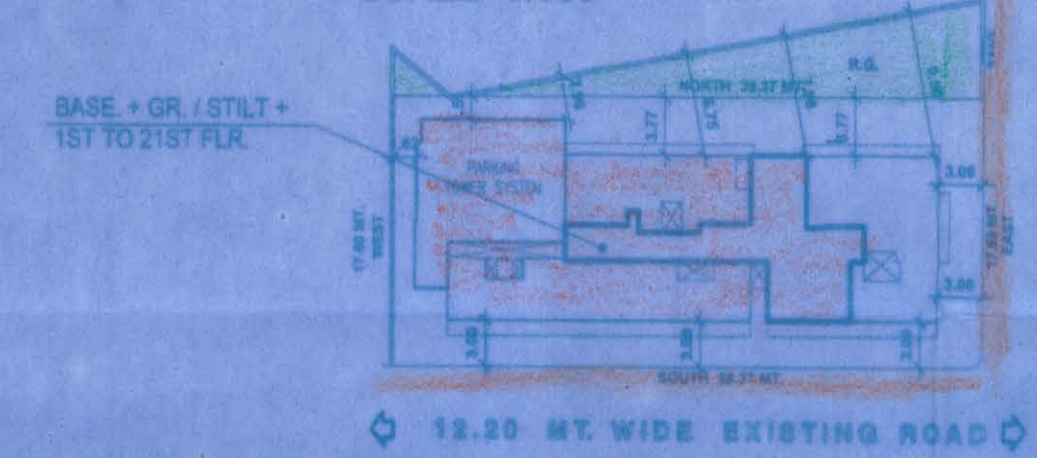
PERMISSIBLE	35%	TOTAL
RESIDENTIAL	4413.92	1544.87
TOTAL	4413.92	1544.87

PROPOSED	35%	TOTAL
RESIDENTIAL	4413.92	1532.58
TOTAL	4413.92	1532.58

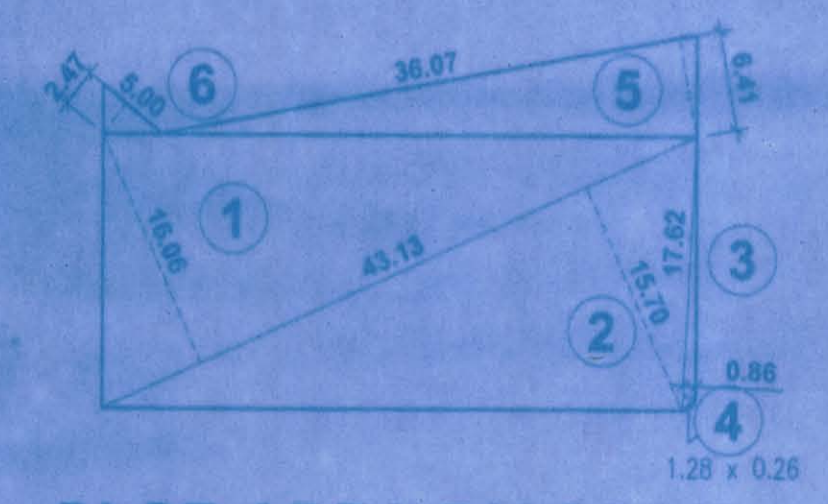
EXISTING BUILT UP AREA = 968.77 SQ.M.
PERMISSIBLE FUNGIBLE AREA = 968.77 X 0.35 = 339.06 SQ.M.
a) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 339.06 SQ.M.
b) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1193.52 SQ.M. (1532.58 - 339.06)

STATEMENT OF FUNGIBLE AREA
WITHOUT CHARGING IN PREMIUM

SECTION A-A
SCALE 1:100



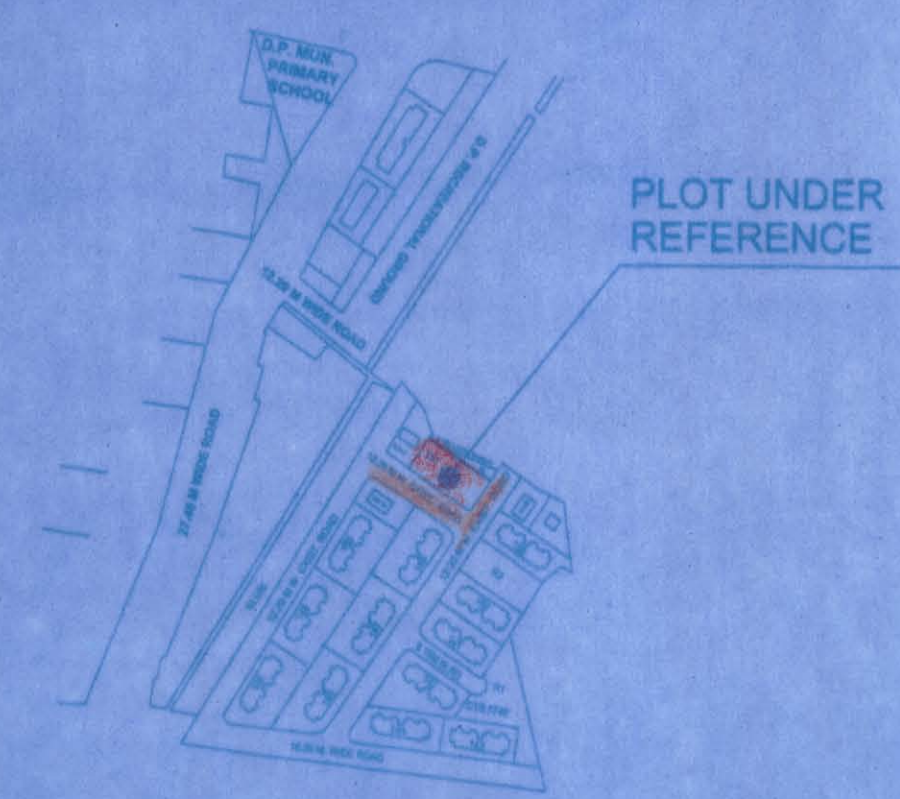
BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500

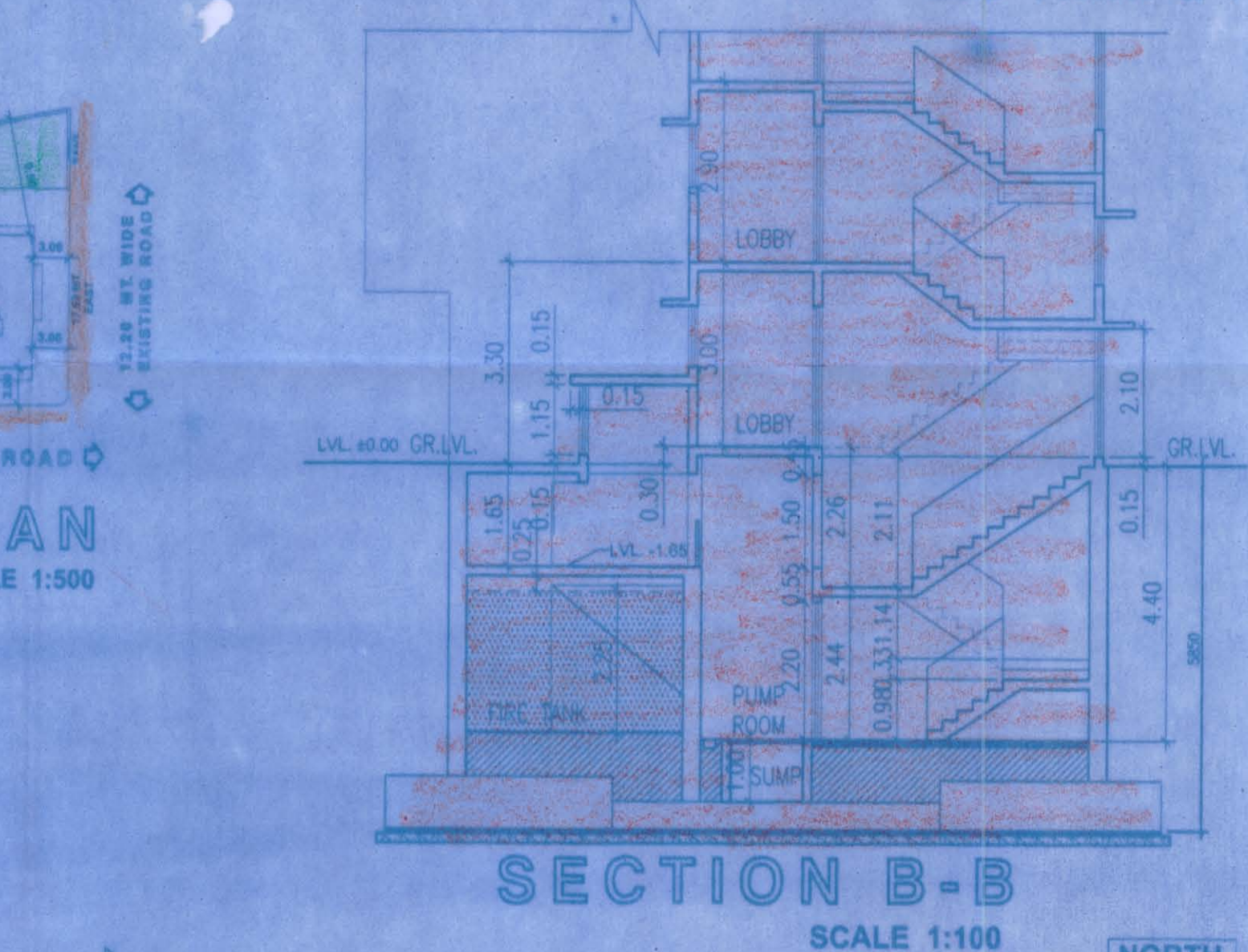
PLOT-A	IN SQ.MT.
1 = 0.50 x 43.13 x 16.08 x 1 =	346.33
2 = 0.50 x 43.13 x 15.70 x 1 =	338.57
3 = 0.50 x 17.62 x 0.88 x 1 =	7.58
4 = 0.66 x 1.28 x 0.28 x 1 =	0.22
TOTAL ADDITIONS	692.70
RG AREA	
5 = 0.50 x 36.07 x 6.41 x 1 =	115.60
6 = 0.50 x 5.00 x 2.47 x 1 =	6.17
TOTAL ADDITIONS	121.77
TOTAL PLOT AREA	814.47

AREA CALCULATION

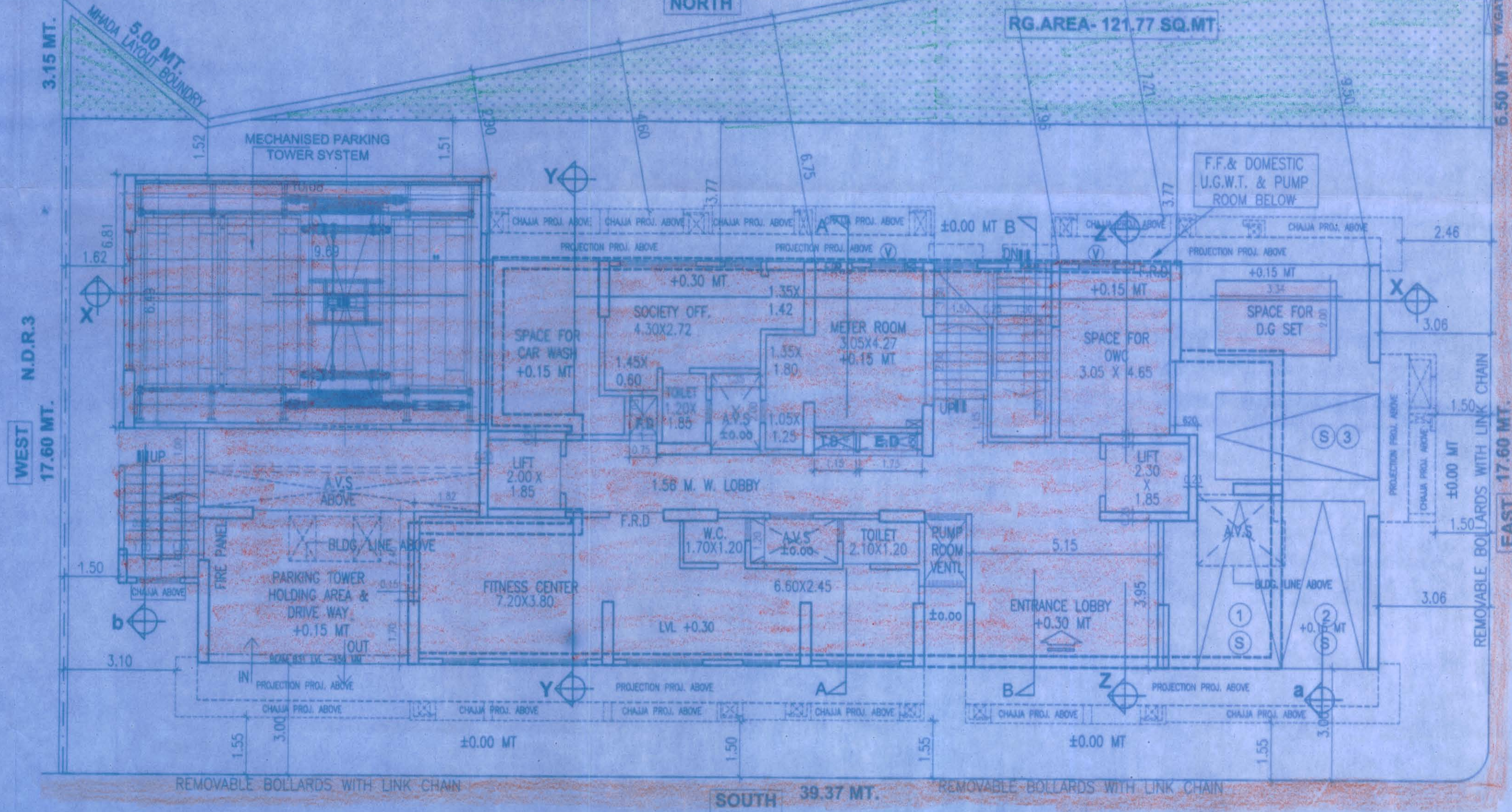


LOCATION PLAN
SCALE 1:4000

NOTE :
1) ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR WILL BE F.R.D.
2) ALL FINS ARE NON R.C.C.



SECTION B-B
SCALE 1:100



12.20M. WIDE EXISTING ROAD
GROUND FLOOR PLAN.
SCALE:1:00