

CARPET AREA CALCULATION FOR 1ST FLOOR A- WING - ROOM NO - 2				1 NOS
LIVING	2.46	X	3.33	= 8.19 Sq.mt
KITCHEN	5.15	X	2.35	= 12.10 Sq.mt
TOILET	1.26	X	1.83	= 2.31 Sq.mt
LOBBY	1.05	X	1.64	= 1.72 Sq.mt
TOTAL CARPET AREA				= 24.32 Sq.mt

CARPET AREA CALCULATION FOR 1ST FLOOR A- WING - ROOM NO - 3				1 NOS
LIVING	2.80	X	3.33	= 9.32 Sq.mt
KITCHEN	1.48	X	0.98	= 1.45 Sq.mt
TOILET	4.90	X	2.35	= 11.52 Sq.mt
LOBBY	1.82	X	1.34	= 2.44 Sq.mt
TOTAL CARPET AREA				= 26.82 Sq.mt

CARPET AREA CALCULATION FOR 1ST FLOOR B- WING ROOM NO - 2				1 NOS
LIVING	2.90	X	3.67	= 10.64 Sq.mt
KITCHEN	1.33	X	1.32	= 1.76 Sq.mt
TOILET	5.27	X	2.35	= 12.38 Sq.mt
LOBBY	1.95	X	1.31	= 2.55 Sq.mt
TOTAL CARPET AREA				= 30.74 Sq.mt

CARPET AREA CALCULATION FOR 1ST FLOOR B- WING ROOM NO - 3				1 NOS
LIVING	3.00	X	3.95	= 11.85 Sq.mt
KITCHEN	2.74	X	2.35	= 6.44 Sq.mt
STUDY	1.90	X	1.91	= 3.63 Sq.mt
BATH	1.12	X	1.35	= 1.51 Sq.mt
W.C	1.20	X	0.89	= 1.07 Sq.mt
PASSAGE	2.68	X	0.90	= 2.41 Sq.mt
LOBBY	1.00	X	1.32	= 1.32 Sq.mt
TOTAL CARPET AREA				= 28.23 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR A- WING - ROOM NO - 1				2 NOS
LIVING	2.72	X	4.80	= 13.06 Sq.mt
KITCHEN	0.59	X	1.36	= 0.80 Sq.mt
STUDY	3.41	X	1.66	= 5.66 Sq.mt
BED ROOM	2.49	X	3.35	= 8.34 Sq.mt
TOILET	1.80	X	2.56	= 4.61 Sq.mt
C-TOILET	1.26	X	2.25	= 2.84 Sq.mt
A-TOILET	2.28	X	1.66	= 3.78 Sq.mt
PASSAGE	1.41	X	0.76	= 1.07 Sq.mt
TOTAL CARPET AREA				= 41.65 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR A- WING - ROOM NO - 2				2 NOS
LIVING	2.46	X	3.33	= 8.19 Sq.mt
KITCHEN	5.15	X	2.35	= 12.10 Sq.mt
TOILET	1.36	X	1.83	= 2.49 Sq.mt
LOBBY	1.05	X	1.64	= 1.72 Sq.mt
TOTAL CARPET AREA				= 24.51 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR A- WING - ROOM NO - 3				2 NOS
LIVING	2.80	X	3.33	= 9.32 Sq.mt
KITCHEN	1.48	X	0.98	= 1.45 Sq.mt
STUDY	4.90	X	2.35	= 11.52 Sq.mt
TOILET	1.82	X	1.34	= 2.44 Sq.mt
LOBBY	1.05	X	1.64	= 1.72 Sq.mt
TOTAL CARPET AREA				= 26.82 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR B- WING - ROOM NO - 1				2 NOS
LIVING	3.11	X	5.03	= 15.64 Sq.mt
KITCHEN	3.96	X	1.66	= 6.57 Sq.mt
BED ROOM	3.05	X	3.37	= 10.28 Sq.mt
STUDY	1.85	X	2.41	= 4.46 Sq.mt
C-TOILET	0.88	X	2.03	= 1.79 Sq.mt
A-TOILET	1.95	X	1.66	= 3.24 Sq.mt
	0.88	X	0.45	= 0.40 Sq.mt
	1.00	X	0.76	= 0.76 Sq.mt
	1.10	X	0.67	= 0.74 Sq.mt
PASSAGE	1.25	X	0.90	= 1.13 Sq.mt
PASSAGE	1.20	X	0.90	= 1.08 Sq.mt
TOTAL CARPET AREA				= 46.08 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR B- WING - ROOM NO - 2				2 NOS
LIVING	2.90	X	3.66	= 10.61 Sq.mt
KITCHEN	1.33	X	1.32	= 1.76 Sq.mt
KITCHEN	5.27	X	2.35	= 12.38 Sq.mt
TOILET	1.95	X	1.31	= 2.55 Sq.mt
LOBBY	1.38	X	1.31	= 1.81 Sq.mt
TOTAL CARPET AREA				= 29.12 Sq.mt

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR B- WING - ROOM NO - 3				2 NOS
LIVING	3.00	X	3.95	= 11.85 Sq.mt
KITCHEN	2.74	X	2.35	= 6.44 Sq.mt
STUDY	1.90	X	1.90	= 3.61 Sq.mt
BATH	1.12	X	1.35	= 1.51 Sq.mt
W.C	1.21	X	0.89	= 1.08 Sq.mt
PASSAGE	2.68	X	0.90	= 2.41 Sq.mt
LOBBY	1.00	X	1.32	= 1.32 Sq.mt
TOTAL CARPET AREA				= 28.22 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR A- WING - ROOM NO - 1				4 NOS
LIVING	2.72	X	4.80	= 13.06 Sq.mt
KITCHEN	2.13	X	2.82	= 6.01 Sq.mt
BED ROOM	2.75	X	2.87	= 7.89 Sq.mt
BED ROOM	2.88	X	3.87	= 11.15 Sq.mt
C-TOILET	1.97	X	1.32	= 2.60 Sq.mt
A-TOILET	2.20	X	1.32	= 2.90 Sq.mt
PASSAGE	3.23	X	0.90	= 2.91 Sq.mt
LOBBY	1.95	X	0.90	= 1.76 Sq.mt
TOTAL CARPET AREA				= 48.27 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR A- WING - ROOM NO - 2 & 3				8 NOS
LIVING	2.72	X	4.80	= 13.06 Sq.mt
DINING	0.94	X	2.19	= 2.06 Sq.mt
KITCHEN	2.11	X	2.62	= 5.53 Sq.mt
BED ROOM	2.71	X	2.87	= 7.78 Sq.mt
BED ROOM	3.27	X	3.12	= 10.20 Sq.mt
C-TOILET	2.10	X	1.24	= 2.60 Sq.mt
A-TOILET	1.73	X	1.59	= 2.75 Sq.mt
PASSAGE	1.27	X	0.90	= 1.14 Sq.mt
LOBBY	1.39	X	1.05	= 1.46 Sq.mt
TOTAL CARPET AREA				= 46.58 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR A- WING - ROOM NO - 4				4 NOS
LIVING	2.75	X	4.77	= 13.12 Sq.mt
DINING	1.53	X	1.88	= 2.88 Sq.mt
KITCHEN	2.10	X	2.75	= 5.78 Sq.mt
BED ROOM	2.73	X	2.80	= 7.64 Sq.mt
BED ROOM	2.73	X	3.80	= 10.37 Sq.mt
C-TOILET	2.18	X	1.22	= 2.66 Sq.mt
A-TOILET	2.14	X	1.22	= 2.61 Sq.mt
PASSAGE	2.28	X	0.90	= 2.05 Sq.mt
LOBBY	1.31	X	0.90	= 1.18 Sq.mt
TOTAL CARPET AREA				= 48.29 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR B- WING - ROOM NO - 1				4 NOS
LIVING	3.10	X	4.87	= 15.10 Sq.mt
DINING	1.48	X	2.35	= 3.48 Sq.mt
KITCHEN	2.43	X	2.52	= 6.12 Sq.mt
BED ROOM	3.35	X	3.42	= 11.46 Sq.mt
BED ROOM	3.67	X	3.11	= 11.41 Sq.mt
C-TOILET	2.19	X	1.35	= 2.96 Sq.mt
A-TOILET	2.11	X	1.38	= 2.91 Sq.mt
DECK	2.11	X	2.11	= 4.45 Sq.mt
PASSAGE	1.20	X	0.90	= 1.08 Sq.mt
PASSAGE	1.05	X	1.90	= 2.00 Sq.mt
TOTAL CARPET AREA				= 61.51 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR B- WING - ROOM NO - 2				4 NOS
LIVING	3.06	X	5.03	= 15.39 Sq.mt
ALCOVE	2.00	X	2.40	= 4.80 Sq.mt
STUDY	2.15	X	2.74	= 5.89 Sq.mt
C-TOILET	1.98	X	1.27	= 2.51 Sq.mt
PASSAGE	1.36	X	0.52	= 0.71 Sq.mt
LOBBY	1.46	X	0.75	= 1.10 Sq.mt
TOTAL CARPET AREA				= 30.40 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR B- WING - ROOM NO - 3				4 NOS
LIVING	3.10	X	5.07	= 15.72 Sq.mt
ALCOVE	2.31	X	1.55	= 3.58 Sq.mt
STUDY	2.31	X	2.42	= 5.59 Sq.mt
TOILET	1.71	X	1.17	= 2.00 Sq.mt
PASSAGE	1.81	X	0.90	= 1.63 Sq.mt
	0.90	X	0.60	= 0.54 Sq.mt
LOBBY	1.00	X	1.13	= 1.13 Sq.mt
TOTAL CARPET AREA				= 30.19 Sq.mt

CARPET AREA CALCULATION FOR 4TH TO 7TH FLOOR B- WING - ROOM NO - 4				4 NOS
LIVING	3.05	X	6.00	= 18.30 Sq.mt
KITCHEN	2.45	X	2.52	= 6.17 Sq.mt
BED ROOM	3.35	X	3.42	= 11.46 Sq.mt
BED ROOM	3.67	X	3.11	= 11.41 Sq.mt
C-TOILET	2.10	X	1.35	= 2.84 Sq.mt
A-TOILET	2.06	X	1.38	= 2.84 Sq.mt
DECK	2.11	X	2.11	= 4.45 Sq.mt
PASSAGE	2.53	X	0.90	= 2.28 Sq.mt
LOBBY	1.30	X	0.57	= 0.74 Sq.mt
LOBBY	0.90	X	1.55	= 1.40 Sq.mt
TOTAL CARPET AREA				= 61.89 Sq.mt

CAR PARKING STATEMENT AS PER DCRP - 2034			
SQ.MT	CRITERIA	FLAT NOS	BY RULE
BELOW 45	1 NOS / 8 FLATS	22.00	10.00
45.00 TO 60.00	1 NOS / 4 FLATS	18.00	5.00
60.00 TO 90.00	1 NOS / 2 FLATS	8.00	4.00
ABOVE 90.00	1 NOS / 1 FLATS	0.00	0.00
TOTAL		SAY	19.00
5 % VISITORS PARKING			0.95
TOTAL PARKING REQUIRED			19.95
50% ADDITIONAL PARKING			10.00
TOTAL PARKING PROPOSED			30.00
PARKING SPACE PROPOSED AT GROUND / STILT FLOOR			
BIG	SMALL	TOTAL	
15.00	15.00	30.00	

BUILT UP AREA SUMMERY			
FLOOR	VOID AREA TAKEN IN BUILT UP AREA	STAIR CASE LIFT LOBBY AREA	TOTAL FLOOR BUILT UP AREA SQ.MT
GR FLOOR			A + B
1ST FLOOR	210.24	73.43	139.45
2ND FLOOR	210.24	73.43	242.36
3RD FLOOR	210.24	73.43	242.36
4TH FLOOR	-----	70.12	429.75
5TH FLOOR	-----	70.12	429.75
6TH FLOOR	-----	70.12	429.75
7TH FLOOR	-----	70.12	429.75
TOTAL	630.72	500.77	2343.17

PERMISSIBLE FITNESS CENTER AREA - (2343.17+630.72) X 2% = 59.48SQ.MT
 PROPOSED FITNESS CENTER AREA - 102.91 SQ.MT
 FITNESS CENTER EXCESS AREA ADD TO BUILT UP AREA - 102.91- 59.48 = 43.43 sq.mt.

TOTAL PROPOSED BUILT UP AREA 2343.17+ 630.72 +43.43 = 3017.32 SQ.MT

BUILT UP AREA (925.35 X 2.50)	2313.37
PERMISSIBLE FUNGIBLE BUILT UP AREA	712.74
2313.37 X 35% = AS PER APPROVAL OF HON'BLE MHADA	
TOTAL PERMISSIBLE BUILT UP AREA	3026.11
PROPOSED BUILT UP AREA INCLUDING FUNGIBLE	3017.32
PROPOSED FUNGIBLE BUILT UP AREA (3017.32-2313.37)	703.95

Approved subject to conditions mentioned in this
 Office Letter No. 108/2019 Planning Cell/MHADA
 Ex. Engr. Bldg. Planning Cell/MHADA
 Maharashtra Housing & Area Development Authority
 08 APR 2019

1 2 3 4 5
 IOD DWG - 2.5 FSI

CONTENTS OF THE SHEET
 GROUND FLOOR PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT, BLOCK PLAN,
 & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS
 This cancels Approval
 to the previous Plans
 Sanctioned under no.
 MHADA/108/2019
 dated 01.08.2019

STAMP OF DATE OF APPROVAL OF PLANS

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/08/2006 AND THAT THE DIMENSIONS OF THE
 SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS
 325.55 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS
 OF OWNERSHIP AND T.P. RECORDS

A PERFORMA A-1			Plan as per DCR amended 2034
1	Area of Plot (As Per MHADA DEMARCATION)	925.55	
1	Area of Plot (As Per MHADA APPROVED LAYOUT)	925.35	
2	Deduction for		
a)	Road Set-back Area	-----	
b)	scheme open space	-----	
c)	encroachment	-----	
d)	% amenity space as per DCR 56/57 (Sub-plot)	-----	
e)	other	-----	
3	Balance area of plot (1 - 2)	925.35	
4	Deduction for 15% Recreation Ground/ 10% Amenity space (if deduction for Ind)	-----	
5	net area of plot (2b + 3)	925.35	
6	Additions for Floor Space Index	-----	
2(a)	100% for D.P. Road / Set-back	-----	
2(b)	33% as per DCR 32	-----	
2(c)	% as per DCR 33 ()	-----	
2(d)	other	-----	
7	Total Area (5 + 6)	925.35	
8	Floor Space Index Permissible	2.50	
9 A	Permissible built up area	2313.37	
9 B	Add. built up area by way of prorata share of layout	-----	
	DRG no.	-----	
	DRG no.	-----	
10	Permissible Floor Area	2313.37	
11	Existing Floor Area	-----	
12	Proposed Built-up Area (including fungible bus)	3017.32	
12 A	Excess Built Up Area Counted in F.S.I	-----	
13	FSI CONSUMED ON NET HOLDING DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	2.50	
14		-----	
1	PURELY RESIDENTIAL BUILT UP AREA	3017.32	
2	REMAINING NON - RESIDENTIAL BUILT UP AREA	-----	