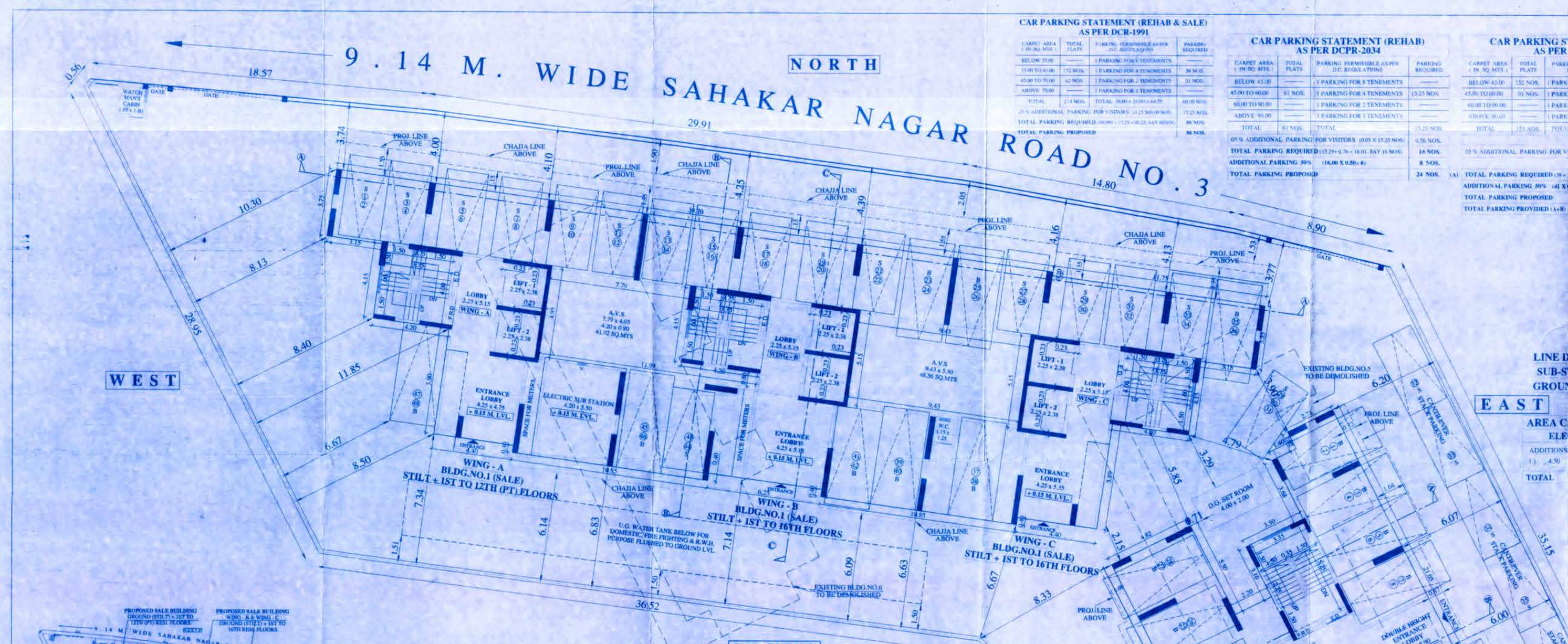
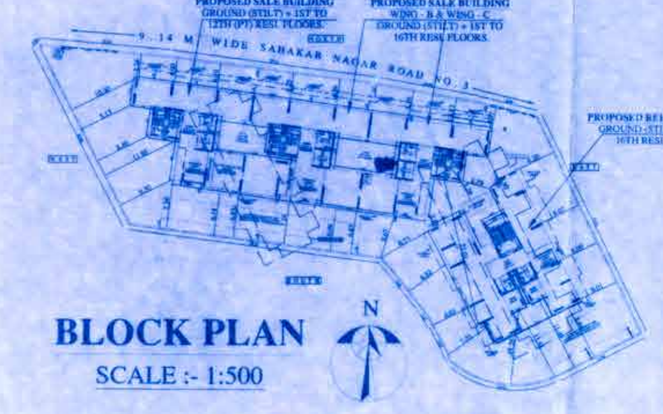


GROUND FLOOR PLAN
SCALE :- 1:100

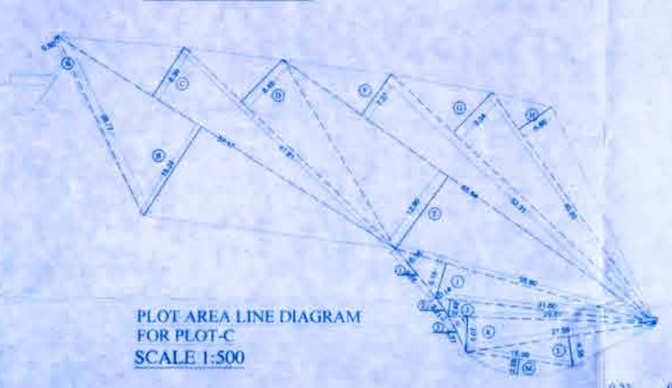


BLOCK PLAN
SCALE :- 1:500

KEY PLAN
SCALE - 1 : 1000

LOCATION PLAN
SCALE :- 1:4000

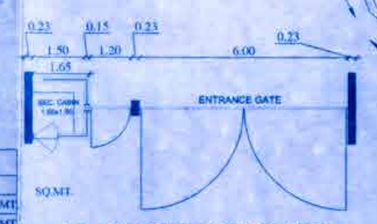
SITE UNDER REFERENCE



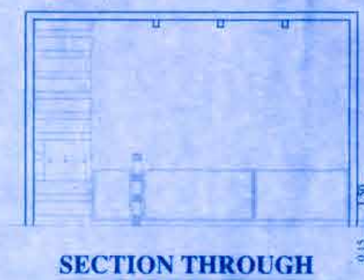
PLOT AREA LINE DIAGRAM FOR PLOT-C
SCALE 1:500

TYPICAL LONGITUDINAL SECTION THROUGH U.G. WATER TANK
SCALE :- 1:100

PLOT AREA CALCULATION (PLOT-C)								
A	1/2	X	28.77	X	0.50	X 1 NO.	=	7.19
B	1/2	X	57.17	X	15.24	X 1 NO.	=	435.64 SQ.MT.
C	1/2	X	57.17	X	8.39	X 1 NO.	=	239.83 SQ.MT.
D	1/2	X	41.81	X	8.45	X 1 NO.	=	176.65 SQ.MT.
E	1/2	X	65.54	X	12.90	X 1 NO.	=	422.73 SQ.MT.
F	1/2	X	65.54	X	7.27	X 1 NO.	=	238.24 SQ.MT.
G	1/2	X	52.31	X	8.04	X 1 NO.	=	210.29 SQ.MT.
H	1/2	X	40.85	X	5.66	X 1 NO.	=	115.61 SQ.MT.
I	1/2	X	38.80	X	5.18	X 1 NO.	=	100.49 SQ.MT.
J	1/2	X	31.80	X	2.48	X 1 NO.	=	39.43 SQ.MT.
K	1/2	X	29.87	X	5.07	X 1 NO.	=	75.72 SQ.MT.
L	1/2	X	27.59	X	4.35	X 1 NO.	=	60.01 SQ.MT.
M	2/3	X	13.39	X	2.29	X 1 NO.	=	21.56 SQ.MT.
						TOTAL ADDITION	=	2140.33 SQ.MT. X
DEDUCTIONS								
1	2/3	X	9.05	X	0.16	X 1 NO.	=	0.97 SQ.MT.
2	2/3	X	3.21	X	0.14	X 1 NO.	=	0.30 SQ.MT.
3	2/3	X	5.77	X	0.17	X 1 NO.	=	0.65 SQ.MT.
						TOTAL DEDUCTION	=	1.92 SQ.MT. Y1
TOTAL PLOT -C AREA CALCULATION [X - Y1]							=	2143.41 SQ.MT. X1



PLAN OF MAIN GATE
SCALE :- 1:100



SECTION THROUGH MAIN GATE
SCALE :- 1:100

CAR PARKING STATEMENT (REHAB & SALE) AS PER DCR-1991

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 35.00	———	1 PARKING FOR 5 TENEMENTS	———
35.00 TO 45.00	152 NOS.	1 PARKING FOR 4 TENEMENTS	38 NOS.
45.00 TO 70.00	62 NOS.	1 PARKING FOR 2 TENEMENTS	31 NOS.
ABOVE 70.00	———	1 PARKING FOR 1 TENEMENTS	———
TOTAL	214 NOS.	TOTAL 70.00 ÷ 2.0 (61 x 64.5)	68.00 NOS.
25 % ADDITIONAL PARKING FOR VISITORS		(17.25 NOS.) 00.50 NOS.	17.25 NOS.
TOTAL PARKING REQUIRED (68.00 + 17.25 = 85.25, SAY 85NOS)			86 NOS.
TOTAL PARKING PROPOSED			86 NOS.

CAR PARKING STATEMENT (REHAB) AS PER DCPR-2034

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	———	1 PARKING FOR 5 TENEMENTS	———
45.00 TO 60.00	61 NOS.	1 PARKING FOR 4 TENEMENTS	15.25 NOS.
60.00 TO 90.00	———	1 PARKING FOR 2 TENEMENTS	———
ABOVE 90.00	———	1 PARKING FOR 1 TENEMENTS	———
TOTAL	61 NOS.	TOTAL	15.25 NOS.
05 % ADDITIONAL PARKING FOR VISITORS (0.05 X 15.25 NOS)			0.76 NOS.
TOTAL PARKING REQUIRED (15.25+ 0.76 = 16.01, SAY 16 NOS)			16 NOS.
ADDITIONAL PARKING 50% (16.00 X 0.50= 8)			8 NOS.
TOTAL PARKING PROPOSED			24 NOS.

CAR PARKING STATEMENT (SALE) AS PER DCPR-2034

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. REGULATIONS	PARKING REQUIRED
BELOW 45.00	152 NOS.	1 PARKING FOR 4 TENEMENTS	38 NOS.
45.00 TO 60.00	01 NOS.	1 PARKING FOR 2 TENEMENTS	0.50 NOS.
60.00 TO 90.00	———	1 PARKING FOR 1 TENEMENTS	———
ABOVE 90.00	———	1 PARKING FOR 0.50 TENEMENTS	———
TOTAL	153 NOS.	TOTAL	38.50 NOS.
		SAY	39.00 NOS.
05 % ADDITIONAL PARKING FOR VISITORS (0.05 X 39 NOS)			1.95 NOS.
		SAY	2.00 NOS.
(A) TOTAL PARKING REQUIRED (39 + 2 = 41 NOS)			41 NOS.
ADDITIONAL PARKING 50% (41 X 0.50 = 20.50)			21 NOS.
TOTAL PARKING PROPOSED			62 NOS. (B)
TOTAL PARKING PROVIDED (A+B)			86 NOS.

LINE DIAGRAM FOR ELECTRIC SUB-STATION AREA CALC. OF GROUND FLOOR (WING - B & C)
SCALE - 1:100

AREA CALCULATION (IN SQ.MTS.)
ELECTRIC SUBSTATION

ADDITIONS

(1) 4.50 X 5.50 = 24.75

TOTAL = 24.75 SQ.MTS.

SECTION THROUGH COMPOUND WALL
SCALE :- 1:50

PROFORMA - I
(SALE & REHAB BLDG. NO. 1 & 2) I.O.A. PLAN **1/9**

A	AREA STATEMENT	PLOT- C (Rehab + Sale)
1)	PROPOSED AREA OF PLOT (AS PER TRIANGULATION)	2143.41
2)	DEDUCTION FOR	
	a) ROAD SET-BACK AREA	
3)	BALANCE AREA OF PLOT (1 - 2)	2143.41
4)	DEDUCTION FOR 15% RECREATION GROUND/ 10% AMENITY	
5)	NET PLOT AREA OF PLOT (3 - 4)	2143.41
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	a) 100% FOR D.P.ROAD / SET-BACK	
7)	PROPOSED AREA OF PLOT - (5 + 6)	2143.41
8)	AREA OF PLOT AS PER MHADA NOC NO. CO/ MB/ REE/NOC/F-/1166/2015 DTD. :- 08-09-2015	2341.43
9)	FLOOR SPACE INDEX PERMISSIBLE (AS PER MHADA NOC)	2.50
10)	TOTAL BUILT-UP AREA PERMISSIBLE (8x9)	5853.58
11)	PERMISSIBLE PRORATA SHARE (68.30 % TS) AS PER MHADA NOC NO. CO/MB/REE/NOC/F-/1166/2015 DTD. 08-09-2015	4636.80
12)	NET BUILT-UP PERMISSIBLE ((8+11) AS PER NOC - NO. CO/MB/REE/NOC/F-/1166/2015 DTD. 08-09-2015	10490.38
13)	PROPOSED RESIDENTIAL BUA	7766.39
14)	PROPOSED NON- RESIDENTIAL BUA.	
15)	TOTAL PROPOSED BUILT-UP AREA ON PLOT-A (13 + 14)	7766.39
16)	FSI CONSUMED ON NET HOLDING 15/3	4.05
B	**DETAILS OF FSI PROPOSED AS PER DCR.35 (4)**	
1)	COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT CLAIMED VIDE DCR.35 (4) FOR PURELY RESIDENTIAL (7766.39 x 35% = 2719.24)	2718.24
2)	COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT CLAIMED VIDE DCR.35(4) FOR NON-RESIDENTIAL	———
3)	COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL	2153.28
C	**TENEMENT STATEMENT**	
1	PROPOSED BUILT-UP AREA (15 + B3)	9919.67
2	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	———
3	AREA AVAILABLE FOR TENEMENTS (C1 - C2)	9919.67
4	TENEMENT PERMISSIBLE AS PER 450/HEC	446.39
5	TENEMENT PROPOSED	140.00
6	TENEMENT EXISTING	61.00
7	TOTAL TENEMENT ON THE PLOT	201.00
D	**PARKING STATEMENT**	
	a) TOTAL PARKING REQUIRED	86 NOS
	b) TOTAL PARKING PROPOSED	86 NOS

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DTD. 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 1915.03 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

J.G. DEWOOLKAR
D/2841/L5
SIGNATURE OF LICENSED SURVEYOR

For PUSHPAK MITRA CHS. LTD.

PROFORMA - II
APPROVAL OF PLAN

NOTE :-
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE ACCOMPANYING OFFICE LETTER

This cancels Approval to the previous Plans Sanctioned under no. MHADA/27/1640/2018 dated 02/05/2018

Approved subject to conditions mentioned in this office Letter No. 27/640 /Planning Cell/Q/MHADA
04 JAN 2020
Ex. Engg. Bldg. Proposals of Member Marshal
Maharashtra Housing & Area Development Authority

NOTES :
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 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.

SR. NO.	DESCRIPTION	BLDG. NO. 5, 6 AND 10 AS PER MHADA NOC. NO. CO/MB/ REE/ NOC/F-/1166/2015 DT.- 08-09-2015	MHADA BUILDING (R1 + R2 + R3 + R4 + R5 AMENITY PLOTS) AS PER NOC / NO.CO/MB/REE/NOC/ F-/1166/2015 DTD.- 08-09-2015	
1	PLOT AREA	2341.43		10303.84
2	FLOOR SPACE INDEX PERMISSIBLE (AS PER M.H.A.D.A. N.O.C.)	2.50		2.50
3	BUA PERMISSIBLE	5853.575		14020.39
4	PRORTA SHARE PER TENEMENTS (68.30 x 36)	4636.80		———
5	TOTAL PERMISSIBLE B.U.A. (3 + 4)	10490.38		14020.39
6	PROPOSED B.U.A. ON PLOT C (BLDG NO. 1 & 2)	7766.39		———
7	PROPOSED BUA ON PLOT A (BLDG. NO. 3 & 5)	2723.99		———
8	PROPOSED BUA ON PLOT A & C (7+8)	10490.38		———
9	TOTAL BUA PROPOSED ON PLOT A FOR MHADA	———		10389.05

CONTENTS OF SHEET : GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN & KEY PLAN				
DESCRIPTION OF PROPOSAL AND PROPERTY : PROPOSED AMALGAMATED REDEVELOPMENT OF THE EXISTING BLDG. NO. 5, 6 & 10 FOR SOCIETIES KNOWN AS PUSHPAK MITRA CHS LTD, CHEMBUR SAMTA CHS LTD. & GULAB CHS LTD., SAHAKAR NAGAR, ON PLOT BEARING C.T.S. NO. 51(pt.), OF VILLAGE CHEMBUR, MHADA LAYOUT, AT CHEMBUR, MUMBAI - 400 071.				
NORTH	NAME, ADDRESS & SIGNATURE OF OWNER / DEVELOPER :			
	MR. NIKUNJ SANGHAVI, DIRECTOR OF M/s.VEENA REALCON PVT. LTD. SHOP NO. 1, 2 & 3, VEENA SARANG, SAI BABA NAGAR EXTENSION ROAD OPP. SACHIN TENDULKAR GYMKHANA, BORIVALI (W), MUMBAI - 400 092		VEENA REALCON PRIVATE LIMITED Director	
DRG. No.	CHECKED BY	DESIGN BY	DRAWN BY	DATE
1	NISHIT		RAKESH	
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR :				

BILORA
PROJECT CONSULTANT PVT. LTD.
317-321, NIRAD C.H.S. LTD.,
BLDG. NO. 7, GHER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL : 26474144 / 26474177

J.G. DEWOOLKAR
D/2841/L5