

LOCATION PLAN
SCALE :- 1 : 4000

SITE U/R

PLOT AREA DIAGRAM
SCALE :- 1 : 500

PLOT AREA CALCULATION				
1	1/2 X	1.07 X	0.05 X 1 NO	= 0.03 SQ.MT.
2	1/2 X	10.12 X	1.07 X 1 NO	= 5.41 SQ.MT.
3	1/2 X	18.91 X	1.61 X 1 NO	= 15.22 SQ.MT.
4	1/2 X	3.26 X	1.22 X 1 NO	= 1.99 SQ.MT.
5	1/2 X	2.08 X	0.16 X 1 NO	= 0.17 SQ.MT.
6	1/2 X	7.76 X	0.88 X 1 NO	= 3.41 SQ.MT.
7	1/2 X	22.98 X	5.92 X 1 NO	= 68.02 SQ.MT.
8	1/2 X	41.75 X	0.28 X 1 NO	= 5.85 SQ.MT.
9	1/2 X	56.85 X	14.44 X 1 NO	= 410.55 SQ.MT.
10	1/2 X	56.85 X	18.98 X 1 NO	= 539.51 SQ.MT.
TOTAL ADDITION				= 1050.16 SQ.MT. X

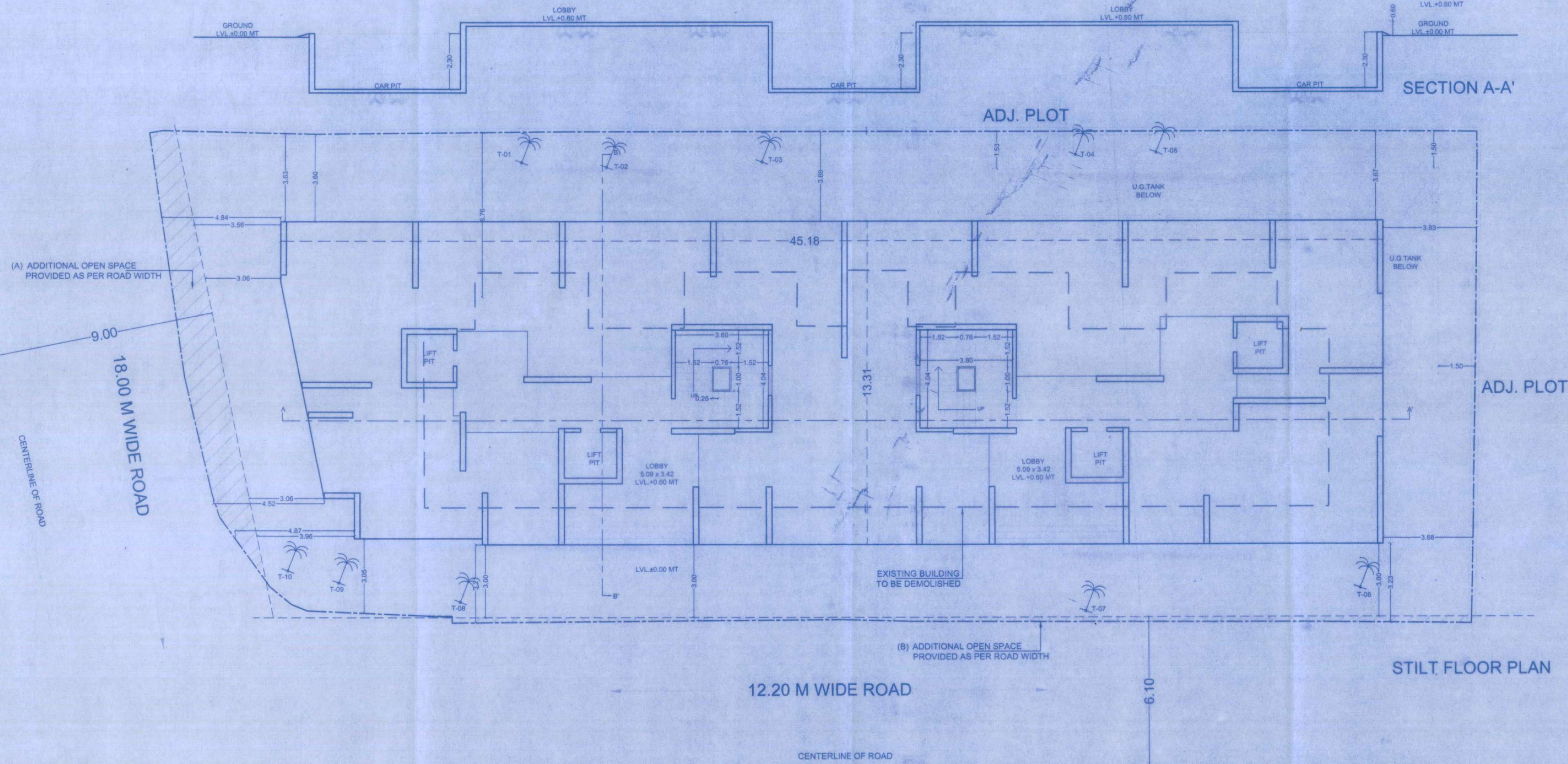
BLOCK PLAN
SCALE :- 1 : 500

SECTION THROUGH
COMPOUND WALL
SCALE = 1:100

SECTION THROUGH U/G TANK
SCALE = 1:100

SECTION B-B'

NOTE :-
1. - ALL DIMENSIONS AREA IN METER
2. - SCALE USE
A. - FLOOR PLAN = 1:100
B. - BLOCK PLAN = 1:500
C. - LOCATION PLAN = 1: 4000
3. - THE PLANS AREA 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 ARITHMETICAL CALCULATION CHECK BY ME AND FOUND CORRECT



PROFORMA -- A		1/1
TOTAL		
1)	AREA OF PLOT (AS PER DEMARCATION)	1050.16
AREA OF PLOT (AS LEASE DEED)		
2)	DEDUCTIONS FOR	
(a)	ADDITIONAL SPACE FOR ROAD WIDENING (AS PER SURVEY)	31.91
(b)	PROPOSED ROAD	
(c)	ANY RESERVATION (SUB-PLOT)	
(d)	% AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	1018.25
4)	ADDITIONAL SPACE FOR ROAD WIDENING	31.91
5)	NET AREA OF PLOT (3 PLUS 4)	1050.16
6)	ADDITIONS FOR FLOOR SPACE INDEX	
2 (b) 100% FOR D.P. ROAD		NIL
2 (b) 100% FOR SET-BACK		
7)	TOTAL AREA (5 + 6)	1050.16
AREA OF PLOT (AS PER MHADA)		
8)	FLOOR SPACE INDEX PERMISSIBLE	0.00
9 (a)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO - % OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = (40 x 68.75 = 2750.00))	0.00
ADDITIONS FOR FLOOR SPACE INDEX		
9 (b) 0.33 F.S.I. AS Per DCR 32		
9 (c) % AS PER DCR 33 (5)		
9 (d) OTHER		
10)	PERMISSIBLE FLOOR AREA (7 x 6) PLUS 9a ABOVE	0.00
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA	0.00
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A	PURELY RESIDENTIAL BUILT UP AREA	0.00
14B	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED. (11+12+13)	0.00
(AS PER OLD APPROVED PLAN DT.)		0.00
15)	F.S.I. CONSUMED ON NET HOLDING = 14/3	0.00
DETAILS OF FSI AVILED AS PER DCR 35 (4)		0.00
B	(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	0.00
(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL		
(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B.1+B.2)		0.00
(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)		0.00
C TENEMENT STATEMENT		
(I) PROPOSED AREA (ITEM A, 12 ABOVE)		0.00
(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)		
(III) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)		
(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECT450)		
(V) TENEMENTS PROPOSED		
(VI) TENEMENTS EXISTING		
TOTAL TENEMENTS ON PLOT		
D PARKING STATEMENT		
(I) PARKING REQUIRED BY REGULATIONS FOR		
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(II) COVERED GARAGES PERMISSIBLE		
(III) COVERED GARAGES PROPOSED		
CAR		
SCOOTER / MOTOR CYCLE		
OUTSIDERS (VISITORS)		
(IV) TOTAL PARKING PROVIDED		
PROFORMA -- B		
CONTENTS OF SHEET :-	STILT FLOOR PLAN, SECTION OF U/G TANK, SECTION THROUGH COMPOUND WALL, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, SECTIONS	
NOTES :-	BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED.	
DESCRIPTION :-	PROPOSED RECONSTRUCTION OF BUILDING NO. 126, FOR 'NEHRU NAGAR RAIGAD' CHS. LTD SITUATED ON S. NO 229 & 267 (PT), C.T.S. NO 2 (PT) AT NEHRU NAGAR, KURLA (EAST), MUMBAI.	
CERTIFICATE OF AREA		
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED BY SURVEYOR ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS --- SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.		
NAME OF DEVELOPER:- ADVAIT BUILDER AND DEVELOPER		
NAME OF OWNER:- NEHRU NAGAR RAIGAD CHS.		
FILE NO. :-	JOB NO. :- ARCH / ADVTBLD / RAIGD / 22905	SIGNATURE OF LICENSED ARCHITECT
DRG. NO. :- ROHAN		
CHK BY :-	DATE :- 04-08-2021	
	SCALE :- 1:100	
For ADVAIT BUILDERS & DEVELOPERS		
PARTNER		
SIGNATURE OF OWNER		
SUB. ENGINEER		
ASSISTANCE ENGINEER		
EXECUTIVE ENGINEER		
Approved subject to conditions mentioned in this office letter No. Mhada 24/B.68/204		
Date 10 AUG 2021		
Ex. Eng. Bida Commission Cell/Greater Mumbai Maharashtra Housing & Area Development Authority		