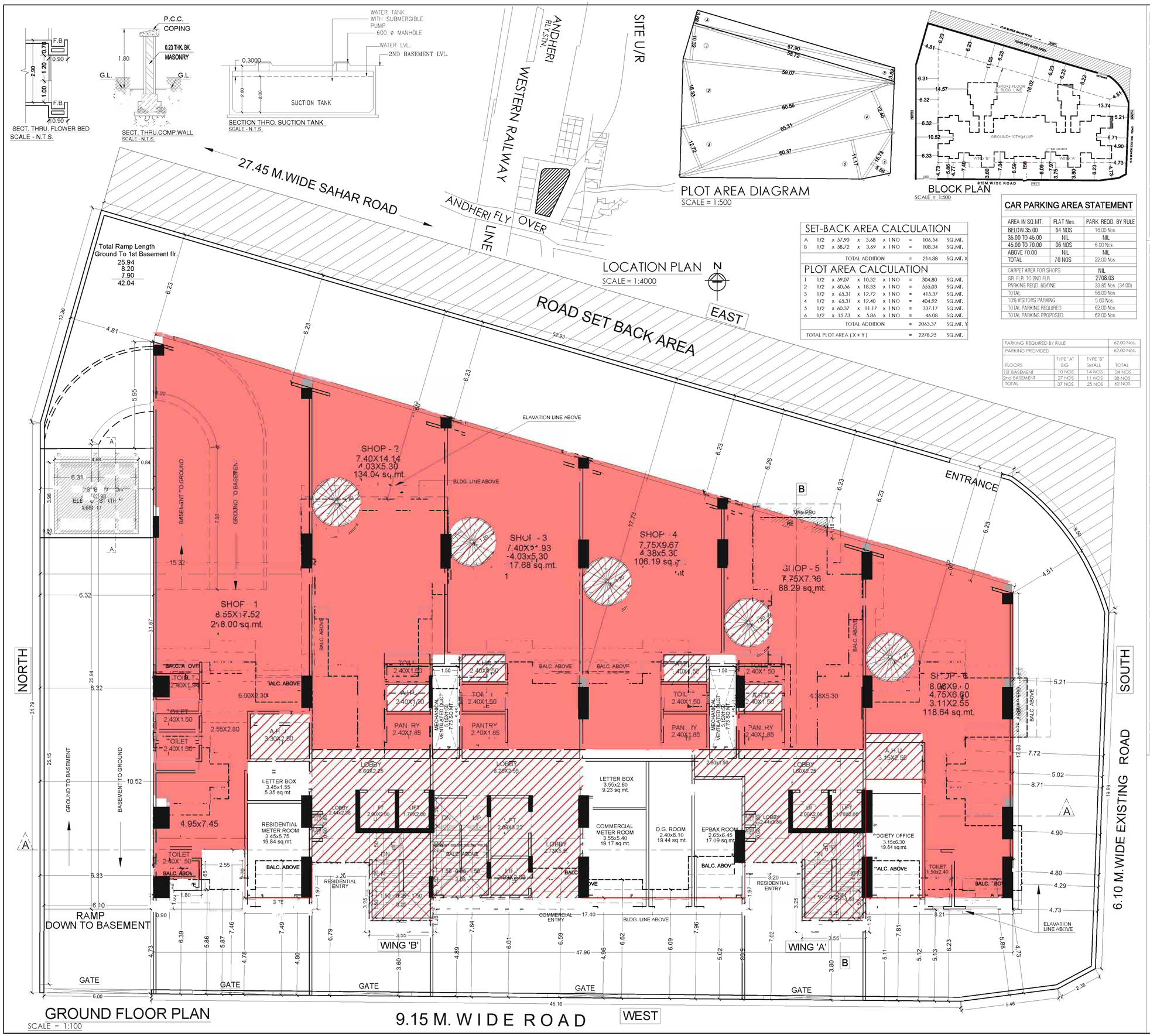

GROUND FLOOR PLAN
SCALE = 1:100

SET-BACK AREA CALCULATION

A	1/2	x 57.90	x	3.68	x 1 NO	=	106.54	SQ.MT.
B	1/2	x 58.72	x	3.69	x 1 NO	=	108.34	SQ.MT.
					TOTAL ADDITION	=	214.88	SQ.MT. X

PLOT AREA CALCULATION

1	1/2	x 59.07	x	10.32	x 1 NO	=	304.80	SQ.MT.
2	1/2	x 60.56	x	18.33	x 1 NO	=	555.03	SQ.MT.
3	1/2	x 65.31	x	12.72	x 1 NO	=	415.37	SQ.MT.
4	1/2	x 65.31	x	12.40	x 1 NO	=	404.92	SQ.MT.
5	1/2	x 60.37	x	11.17	x 1 NO	=	337.17	SQ.MT.
6	1/2	x 15.73	x	5.86	x 1 NO	=	46.08	SQ.MT.
					TOTAL ADDITION	=	2063.37	SQ.MT. Y
					TOTAL PLOT AREA (X + Y)	=	2278.25	SQ.MT.

CAR PARKING AREA STATEMENT

AREA IN SQ.MT.	FLAT Nos.	PARK. REQD. BY RULE
BELOW 35.00	64 NOS	16.00 Nos.
35.00 TO 45.00	NIL	NIL
45.00 TO 70.00	06 NOS	6.00 Nos.
ABOVE 70.00	NIL	NIL
TOTAL	70 NOS	22.00 Nos.

CARPET AREA FOR SHOPS	NIL
GR. FLR. TO 2ND FLR.	2708.03
PARKING REQD. 50/ONE	33.85 Nos. (34.00)
TOTAL	56.00 Nos.
10% VISITORS PARKING	5.60 Nos.
TOTAL PARKING REQUIRED	62.00 Nos.
TOTAL PARKING PROPOSED.	62.00 Nos.

PARKING REQUIRED BY RULE			62.00 Nos.
PARKING PROVIDED			62.00 Nos.
FLOORS	TYPE "A" BIG	TYPE "B" SMALL	TOTAL
1ST.BASEMENT	10 NOS.	14 NOS	24 NOS.
2nd BASEMENT	27 NOS.	11 NOS.	38 NOS.
TOTAL	37 NOS	25 NOS	62 NOS

CONTENTS OF THE SHEET

GROUND FLOOR PLAN . BLOCK & LOCATION PLAN. CAR PARKING STATEMENT.
PLOT AREA DIAGRAM & AREA CALCULATION. BUILT UP AREA SUMMERY.

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE
PREVIOUS PLANS SANCTIONED
UNDER NO. CE/ 8374/ WS/ A/C DATE - 29/9/2010
APPROVED SUBJECT TO CONDITIONS MENTIONED
IN THIS OFFICE LETTER U/NO. CE/ 8374/ WS/ A/C

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 06/02/2001 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 ---------- 2278.21 ---------- SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P.RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A AREA STATEMENT

1		Area of Plot (AS PER MHADA NOC)	2278.21
2		Deduction for	
	a)	Road Setback Area	214.88
	b)	Proposed Road	----
	c)	Any Reservations	----
		Total Deductions	214.88
3		Net Area of Plot (1 - 2)	2063.33
4		Deduction for Recreation Ground 15% of net plot (If Deductable)	----
5		Balance Plot Area (3 - 4)	2063.33
6		Additions for Floor Space Index	---
	2(a)	100% Setback	214.88
	2(b)	100% Proposed Road	---
7		Total Area (5 + 6)	2278.21
8		Floor Space Index Permissible	2.50
9		Floor Space Index Credit available by Development Rights (Restricted to 100% of the Balance Area vide Item 3 above)	---
10		Permissible Floor Area (7 x 8 + 9)	5695.53
11		Existing Floor Area	---
12		Proposed Built-up Area	5685.30
13		Excess balcony Area Taken in Floor Space Index	5.34
14		Total Built-up Area Proposed (11 + 12 + 13)	5690.64
15		Floor Space Index consumed	2.497

B BALCONY AREA STATEMENT

i)	Permissible Balcony Area per Floor	AS STATED
ii)	Proposed Balcony Area per Floor	
iii)	Excess Balcony Area per Floor	
iv)	Total Excess Balcony Area for all Floors	

C TENEMENT STATEMENT

i)	Proposed Area (Item A-14 above)	5690.64
ii)	Less Non Residential Area (Shops, Offices etc.)	2708.03
iii)	Area Available for Tenements (i - ii)	2982.61
iv)	Tenements Permissible (450 / Hectare)	134 Nos.
v)	Tenements Proposed	70 Nos.
vi)	Tenements Existing	----
vii)	Total Tenements on the Plot	70 Nos.

D PARKING AREA STATEMENT

i)	Parking Required by Regulations	AS STATED
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
ii)	Covered Garages Permissible	
iii)	Covered Garages Proposed	
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
iv)	Total Parking Provided	

E TRANSPORT VEHICLE PARKING

i)	Space for Transport Vehicles Parking Required by Regulations	----
ii)	Space for Transport Vehicles Parking Provided	----

S.E.B.P. (K/EC)	A.E.B.P. (K/E)	E.E.B.P. (K/WARD)	L.S.
Sameer Somnath Sanap	Sanjay Uttamrao Borse	Prakash Rajaram Rasal	Jitendra Govind Dewoolkar

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT FOR BLDG.NO.1 & 2
ON PLOT BEARING C.T.S. No.- 726. 726/1 TO 39 &
OFFICE BUILDING ON PLOT BEARING C.T.S. No.726/40
AT NITYANAND NAGAR,ANDHERI (EAST),MUMBAI.

SIGNATURE NAME & ADDRESS OF LICENSED SURVEYOR

NAME OF OWNER

NITYANAND CO.OP. HOUSING SOCIETY LTD.

DAYANAND NAMDEO MANGAONKAR
SANJAY SHRIRAM PANVALKAR

DGN. BY	VAIBHAV	JOB No.	
DRAWN	KISHOR		
SCALE	As Noted		
DATE		1/10	

ELLORA
PROJECT CONSULTANTS PVT.LTD.
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