

LOCATION PLAN N
SCALE :- 1 : 4000

PARKING AREA STATEMENT (AS PER DCR - 2034)

Residential user	Floor	Flat No.	NO OF FLATS
Carpet Area	1st to 16th	A-101 to 1601, B-102 - 1602	
Up to 45 sq.mt.		A-104 TO 704, 904 TO 1404, 1604	61
		B-101 TO 701, 901 TO 1401, 1601	
45 to 60 sq.mt.	1st to 16th	A-101 to 701 & 901 to 1601	63
		B-103 TO 1603, B-104 TO 1604	
		A-102 TO 1602	
60 to 90 sq.mt.			
Above 90 sq.mt.			
Total			124

PARKING STATEMENT (AS PER DCR - 2034)

1 UP TO 45 SQ. MT. 1 PARKING FOR EVERY 8 TENT	61	7.62
2 45 TO 60 SQ. MT. 1 PARKING FOR EVERY 4 TENT	63	15.75
3 60 TO 90 SQ. MT. 1 PARKING FOR 2 TENT		NIL
4 ABOVE 90 SQ. MT. 1 PARKING FOR EACH TENT		NIL
5 VISITORS 5% OR MINIMUM 1		1.00
6 TOTAL PARKING REQUIRED		24.37
7 [ADDITIONAL 50% PAKING AS PER 31(1) (VI)] (MAX.12.18)		1.00
8 TOTAL PARKING REQUIRED SAY		25.37
9 TOTAL PARKING PROVIDED	124	25

TENEMENTS

61	7.62
63	15.75
	NIL
	NIL
	1.00
	24.37
	1.00
	25.37
124	25

SCHEME R.G. AREA DIAGRAM
SCALE :- 1 : 200

SCHEME R.G. AREA CALCULATION			
1	1/2 X 19.36 X 7.148 X 1 NO	=	69.19 SQ.MT.
2	1/2 X 19.36 X 6.787 X 1 NO	=	65.70 SQ.MT.
	TOTAL ADDITION	=	134.89 SQ.MT. (A)
SCHEME PAVED R.G. AREA CALCULATION			
1	1/2 X 18.63 X 3.288 X 1 NO	=	30.63 SQ.MT.
2	1/2 X 18.63 X 3.488 X 1 NO	=	32.49 SQ.MT.
	TOTAL ADDITION	=	63.12 SQ.MT. (B)
	TOTAL SCHEME R.G. (A) + (B)	=	198.01 SQ.MT.

NON-FSI AREA

PIT PARKING	---
STACK PARKING	236.19
STAIRCASE	638.13
LIFT	348.70
PASSAGE	502.41
METER ROOM	38.60
SOCIETY OFFICE	15.05
WATCHMAN TOILET	2.58
ALTERNATE POWER SUPPLY ROOM	14.14
FITNESS CENTER	45.90
PUMP ROOM	29.44
TOTAL	1873.14

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE OF OPENING (M)	REMARK
D1	1.05 X 2.10	T.W. FLUSH DOOR
D2	0.90 X 2.10	T.W. PANNELLED DOOR
D3	0.75 X 2.10	T.W. PANNELLED DOOR
W1	1.80 X 1.25	SLIDING WINDOW
W2	1.20 X 1.25	SLIDING WINDOW
V	0.80 X 0.90	LOUVERD

BUILT UP AREA PROPOSED

PERMISSIBLE FUNGIBLE AREA

PROPOSED FUNGIBLE AREA

TOTAL RESIDENTIAL GROSS BUILT UP AREA

SCHEDULE OF FITNESS CENTER

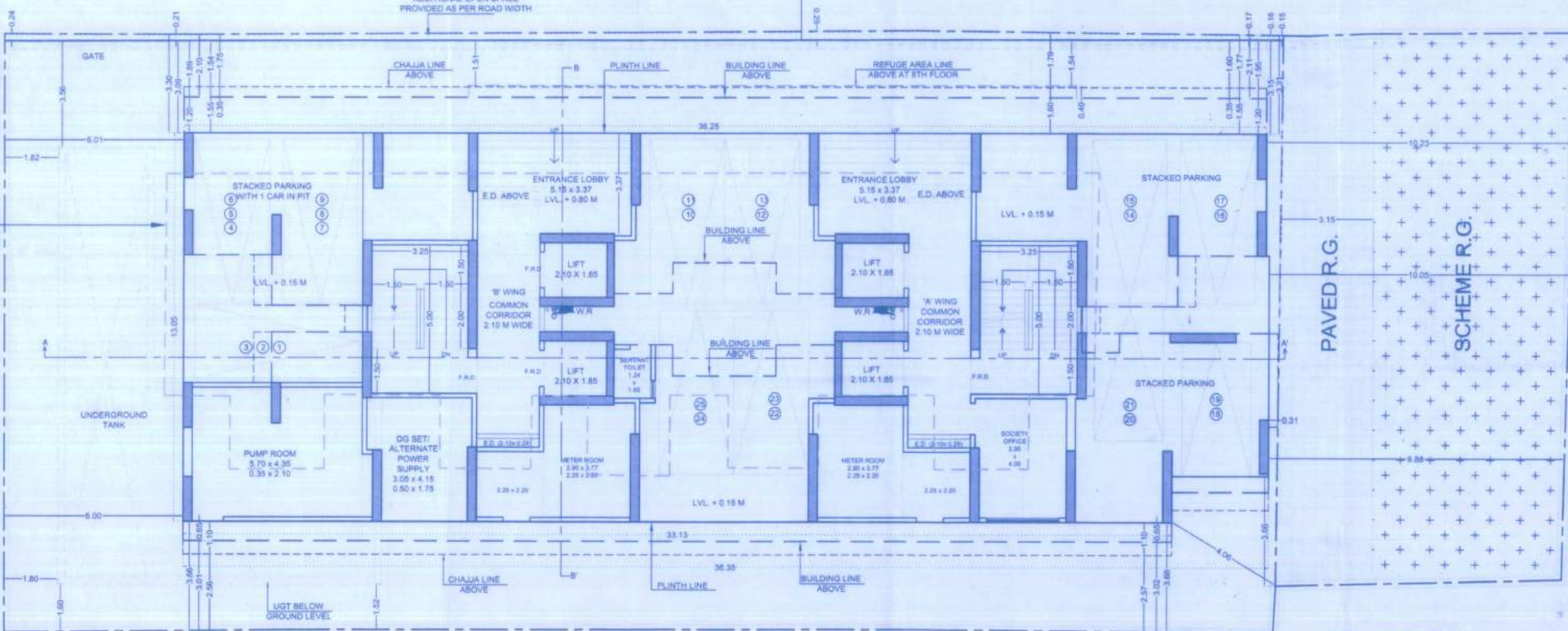
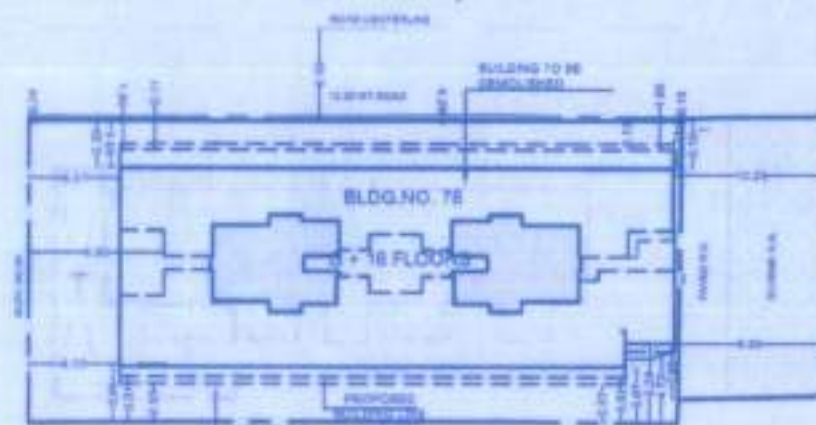
1) PERMISSIBLE 6218.19 X 2% = 124.36 SQ.MT.
2) PROPOSED YOGA ROOM 15TH FLOOR = 46.32 SQ.MT.
TOTAL FITNESS AREA = 46.32 SQ.MT.

SUMMARY OF CONSTRUCTION AREA

RESIDENTIAL AREA	RESI
GR.FLOOR	468.97
1ST TO 7TH & 9TH TO 14TH FLOOR	484.23 X 13 FLR. = 6294.99
8TH FLOOR	498.62
15TH FLOOR	484.31
16TH FLOOR	484.31
U/G TANK / CH/TANK & LIFT MACHINE ROOM AREA (APPROX)	100
TOTAL	8331.20

SCHEDULE OF REQUIRED REFUGEE AREA	
REFUGEE AREA CALCULATION OF 8TH FLR.	
1) 8TH FLOOR	= 304.90
2) 9TH TO 14TH FLOOR 399.32 X 6	= 2395.92
TOTAL	= 2700.82
REQUIRED REFUGEE AREA MIN. 2700.82 X 4.00% = 108.03	
REQUIRED REFUGEE AREA MAX. 2700.82 X 4.25% = 114.78	
PROVIDED REFUGEE AREA = 108.92	
EXCESS REFUGEE AREA = NIL	
SCHEDULE OF REQUIRED REFUGEE AREA	
REFUGEE AREA CALCULATION OF 15TH FLR (B WING)	
1) 15TH FLOOR	= 181.34
2) 16TH FLOOR	= 199.95
TOTAL	= 381.29
REQUIRED REFUGEE AREA MIN. 381.29 X 4.00% = 15.25	
REQUIRED REFUGEE AREA MAX. 381.29 X 4.25% = 16.35	
PROVIDED REFUGEE AREA = 15.66	
EXCESS REFUGEE AREA = 0.30	
SCHEDULE OF REQUIRED REFUGEE AREA	
REFUGEE AREA CALCULATION OF 15TH FLR (A WING)	
1) 15TH FLOOR	= 190.79
2) 16TH FLOOR	= 199.40
TOTAL	= 390.19
REQUIRED REFUGEE AREA MIN. 390.19 X 4.00% = 15.61	
REQUIRED REFUGEE AREA MAX. 390.19 X 4.25% = 16.51	
PROVIDED REFUGEE AREA = 15.86	
EXCESS REFUGEE AREA = 0.35	

BLOCK PLAN N
SCALE :- 1 : 500



STILT FLOOR PLAN

SECTION THROUGH U/G TANK
SCALE = 1:100

FUNGIBLE COMPARISON

BUILDING	PERMISSIBLE B.U.A EXCL FUNGI. (IN SQ.MT.)	PERMISSIBLE FUNGIBLE (IN SQ. MT.)	PROPOSED B.U.A EXCL. FUNGIBLE (IN SQ.MT.)	PROPOSED FUNGIBLE (IN SQ.MT.)	TOTAL PRO B.U.A FUNGIBLE (IN SQ.MT.)
RESIDENTIAL	4706.13	1647.15	4706.13	1512.06	6218.19
COMMERCIAL	---	---	---	---	---
TOTAL AREA	4706.13	1647.15	4706.13	1512.06	6218.19

SUMMARY OF BUILT - UP AREA

WING	RESIDENTIAL	COMM.	RESIDENTIAL FUNGIBLE	COMM. FUNGIBLE	TOTAL
RESIDENTIAL	4706.13	0.00	1512.06	0.00	6218.19
TOTAL	4706.13	0.00	1512.06	0.00	6218.19
FUNGIBLE AREA WITHOUT CHARGING PREMIUM			424.06		
FUNGIBLE AREA WITH CHARGING PREMIUM			1088.00		

NOTE :-

- ALL DIMENSIONS AREA IN METER
- SCALE USE
- FLOOR PLAN = 1:100
- BLOCK PLAN = 1:500
- LOCATION PLAN = 1: 4000
- 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.
- GUIDELINES ISSUED IN EODB FOLLOWS.
- THE ARITHMETICAL CALCULATION CHECK BY ME AND FOUND CORRECT

PROFORMA -- A

1/5

1) AREA OF PLOT (AS PER OFFER LETTER) 836.71

2) DEDUCTIONS FOR 790.83

(a) ROAD SETBACK AREA (AS PER SURVEY) 0.00

(b) PROPOSED ROAD

(c) ANY RESERVATION (SUB-PLOT)

(d) % AMENITY SPACE A Pm DCR 96/97 (SUB-PLOT)

3) BALANCE AREA OF PLOT (1 MINUS 2) 836.71

4) DEDUCTION FOR 15% RECREATIONAL GROUND (10% AMENITY SPACE, IF DEDUCTIBLE FOR IND) N.A.

5) NET AREA OF PLOT (3 MINUS 4) 836.71

6) ADDITIONS FOR FLOOR SPACE INDEX

2 (b) 100% FOR D.P. ROAD

2 (a) 100% FOR SET-BACK

7) TOTAL AREA (5 + 6) 836.71

AREA OF PLOT (AS PER MHADA)

8) FLOOR SPACE INDEX PERMISSIBLE 3.38

9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO -% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA = (40 X 64.90 = 2196)

ADDITIONS FOR FLOOR SPACE INDEX

9 (b) 0.33 F.S.I. AS Pm DCR 32

9 (c) % AS PER DCR 33 (5)

9 (d) OTHER

10) PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9a ABOVE 4706.13

11) EXISTING FLOOR AREA

12) PROPOSED BUILT UP AREA 4706.13

13) EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX

14a) PURELY RESIDENTIAL BUILT UP AREA 4706.13

14b) REMAINING NON-RESIDENTIAL BUILT UP AREA

14) TOTAL BUILT UP PROPOSED (11+12+13) 4706.13

(AS PER OLD APPROVED PLAN DT.) 0.00

15) F.S.I. CONSUMED ON NET HOLDING + 14b) 5.824

DETAILS OF FSI AVILIED AS PER DCR 35 (4) 0.00

(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL 1512.06

(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR = (148 X 0.20)

(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B+6.2) 1512.06

(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3) 6218.19

C TENEMENT STATEMENT

(1) PROPOSED AREA (ITEM A.12 ABOVE)

(2) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)

(3) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)

(4) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS) (SHEET 450)

(5) TENEMENTS PROPOSED

(6) TENEMENTS EXISTING

TOTAL TENEMENTS ON PLOT 124

D PARKING STATEMENT

(1) PARKING REQUIRED BY REGULATIONS FOR

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(2) COVERED GARAGES PERMISSIBLE

(3) COVERED GARAGES PROPOSED

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(4) TOTAL PARKING PROVIDED

PROFORMA -- B

STILT FLOOR PLAN, SECTION OF U/G TANK, SECTION THROUGH COMPOUND WALL, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT

NOTES :- BOUNDARY OF PLOT SHOWN BOUNDED BLACK, PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DEMOLISHED SHOWN YELLOW DOTTED

DESCRIPTION :- PROPOSED RECONSTRUCTION OF BUILDING NO.18, FOR RAJNIGNDA CHS. LTD. SITUATED ON S.NO 229 & 267 (PT), C.T.S. NO 6/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 BUILDERS AND DEVELOPER

NAME OF OWNER:- RAJNIGNDA C.H.S.

FILE NO. :-

JOB NO. :- ARCH / ADVTBLD / RUNGD 22901

DRG. NO. :- MANALI

CHK BY :- ROHAN

DATE :-

SCALE :- 1:100

For ADVAIT BUILDERS & DEVELOPER

PARTNER

SUB. ENGINEER

ASSISTANCE ENGINEER

EXECUTIVE ENGINEER

This cancels Approval to the previous Plans Sanctioned under no. MHADA-221515/2019 dated... 01/06/2019

Approved subject to conditions mentioned in this office Letter No. Mhade-221515/2021

Date: 04 OCT 2021

Ex. Eng. Bldg. Permisstion Cell/Greater Mumbai Maharashtra Housing & Area Development Authority