

PROFORMA - A

S.No.	DESCRIPTION	area in sqm.
1	area of plot development as per revised offer letter, U/R No. CO/MB/RE/NOC/F-1021/1628/2019 dt. 20/12/2019	13458.14
2	deductions for:	
a.	road setback	
b.	proposed d.p. road	
c.	internal road area as per offer letter, U/R No. CO/MB/RE/NOC/F-1021/1628/2019 dt. 20/12/2019	1940.76
d.	R.C. (not required, already provided within the layout)	
	total (a+b+c+d)	1940.76
3	balance area of plot for FSI consumption as per revised offer letter, U/R No. CO/MB/RE/NOC/F-1021/1628/2019 dt. 20/12/2019	11517.38
4	additions for F.S.I. Proposed:	
5	road setback	
6	net area of plot	11517.38
7	permissible F.S.I.	
a.	(10722.03 x 2.50)	32188.67
b.	(853.375 x 2.50)	2133.43
c.	As per MHADA NOC U/R No. CO/MB/RE/NOC/F-1021/1628/2019 dt. 20/12/2019	22400.00
d.	As per MHADA NOC U/R No. CO/MB/RE/NOC/F-1021/1628/2019 dt. 20/12/2019	2643.20
e.	total permissible built area	58345.30
8	proposed built area:	
a.	residential built-up area	57845.30
b.	non residential built-up area	1500.00
c.	mhada share	
d.	excess balcony area taken into FSI	
10.	total built-up area proposed (a+b+c+d)	58345.30
11.	FSI consumed (100%)	512

**B. Details of FSI available as per DCR 35(4)**

S.No.	DESCRIPTION	area in sqm.
1	flexible built-up area component permissible vide DCR 35(4) on residential (Rc-325)	20245.85
2	flexible built-up area component permissible vide DCR 35(4) on non residential (Rn-325)	826.00
3	total gross built-up area proposed (10+B)	7987.12
4	FSI consumed (82.76)	6.91

**C. Tenements Statement**

(i) total area

(ii) tenement density permissible per hectare for FSI one

(iii) tenement permissible on the plot

(iv) tenement proposed

(v) less non residential tenements (Shops)

(vi) total tenements on the plot (iii-iv)

**D. Parking Statement**

(i) parking required by rule as per Reg. 44 of DCR 2034

(ii) total parking provided

- E. NOTES :**
- boundary of plot bounded block
  - proposed work shown in red
  - area under setback if shown dotted green
  - structures to be demolished shown in yellow dotted
  - recreation shown in green
  - area under proposed road shown in brown
  - dimensions of balconies are outside dimensions

PROFORMA - B

CONTENTS OF SHEET

all floor plans tower - F & H

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this Office Letter No. 14645/Planning Col/GM/MHADA

17 FEB 2020

Ex. Engr. Pankaj Chhatrapati Harshad Mahabaleshwar & Area Development Authority

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY LICENSED SURVEYOR UNDER MY SUPERVISION AND THE DIMENSIONS OF THE BLOCK ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN THE MHADA'S DEMARCATION DATED 06/07/2019

1/34

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING NO.159 TO 172 NOW KNOWN AS GHATKOPAR AVENUE CHS ASSOCIATION (PROPOSED), ON PLOT BEARING SURVEY NO.236-A AND C.T.S. NO. 194A/9/1(PT),194A/9/3 AND 194A/9/4 OF VILLAGE GHATKOPAR, AT PANT NAGAR, MHADA LAYOUT SITUATED AT PANTNAGAR, GHATKOPAR (E), MUMBAI-400075.

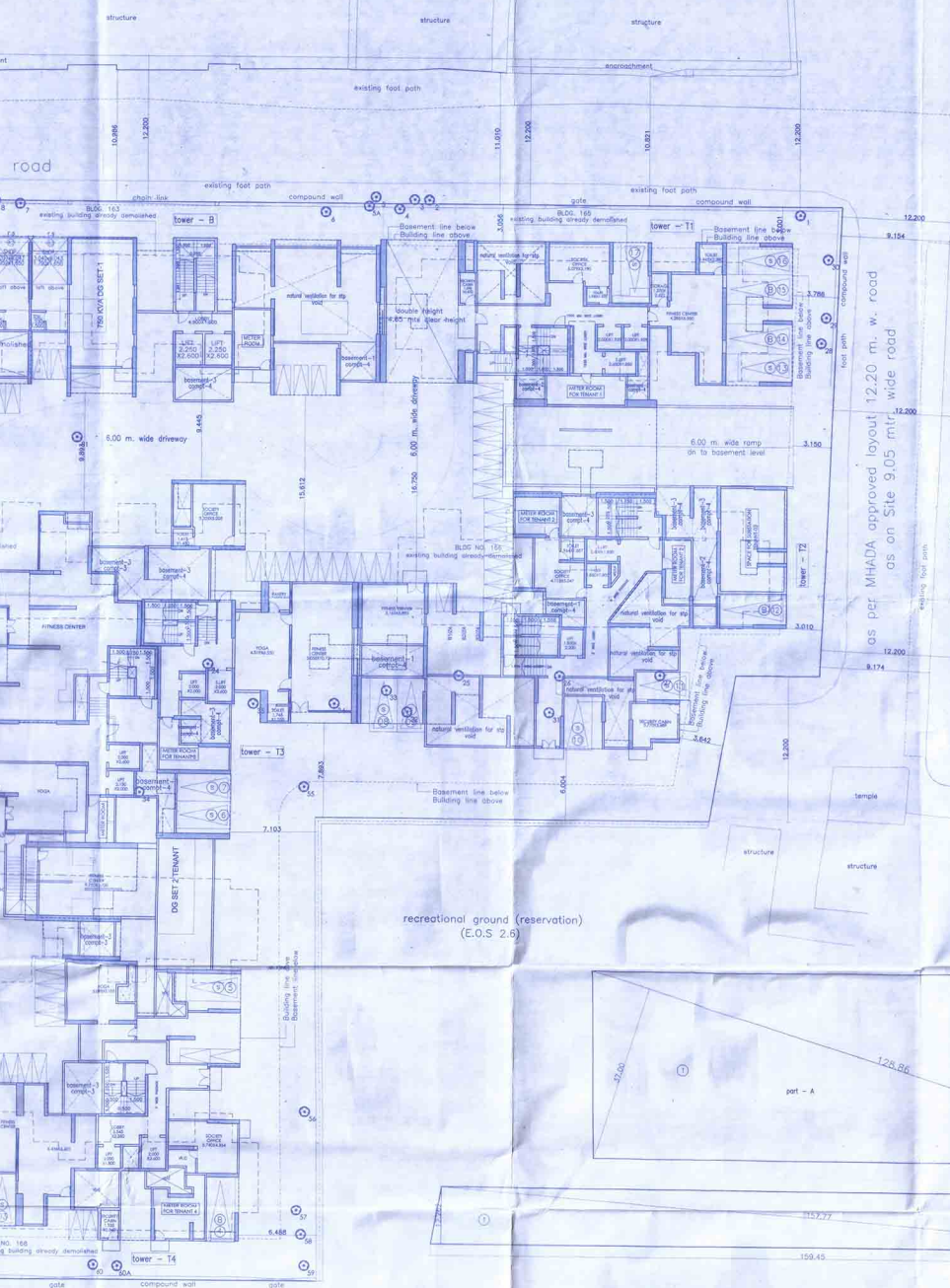
NAME OF OWNER

M/s. Man Realtors and Holdings Pvt. Ltd  
C.A. to Ghatkopar Avenue CHS Association (Prop.)

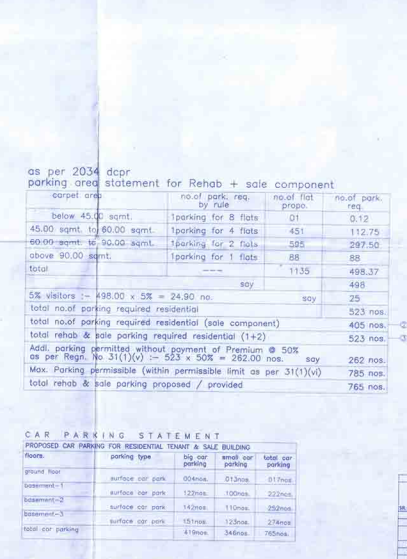
JOB NO. DATE DWG NO. SCALE DRN BY CHG BY

SUNIL AMBRE & ASSOCIATES  
ARCHITECTS  
GND FLR., APAN HOUSE, 25/31, SHREE SAIKUMAR MARG,  
BEHIND RITIM HOUSE, KALA GHODA, FORT, MUMBAI,  
PIN-400 025, TEL. NO. 2204892, 2282207 / 2064

- NOTE :**
- all dimensions are in meters
  - scale use :
    - floor plan = 1:100
    - block plan = 1:500
    - location plan = 1:2500
  - the plans are prepared as per provision of dpr 2034 and as per prevailing regulations and circular issued by mcm and mhada time to time
  - guidelines issued in ECDB follows the arithmetic calculation checked by me and found correct



ground floor plan scale = 1:200



location plan scale = 1:4000

0.15 thk. brick wall with pillars.

0.45 thk. u.c.r. wall in c.m.

pcc: 1:4:8.

section thro. compound wall. scale = 1:200

as per 2034 dpr parking area statement for Rehab + sale component

carpet area	no. of park. req. by rule	no. of flat	no. of park. req.
below 45.00 sqm.	parking for 8 flats	01	8
45.00 sqm. to 60.00 sqm.	parking for 4 flats	451	112.75
60.00 sqm. to 90.00 sqm.	parking for 2 flats	325	297.50
above 90.00 sqm.	parking for 1 flat	88	88
total		809	498.37
		roy	498.37
		soy	25
5% visitors :- 498.00 x 5% = 24.90 nos.			24.90
total nos. of parking required residential			523 nos.
total nos. of parking required residential (sale component)			405 nos.
total rehab + sale parking required residential (1+2)			523 nos.
addl. parking permitted without payment of Premium @ 50% as per Regn. No 31(1)(v) = 337 x 50% = 262.00 nos.			262 nos.
Max. Parking permissible (within permissible limit as per 31(1)(v))			785 nos.
total rehab + sale parking proposed / provided			765 nos.

CAR PARKING STATEMENT

PROPOSED CAR PARKING FOR RESIDENTIAL TENANT + SALE BUILDING

carpet area	parking type	big car parking	small car parking	total car parking
ground floor	surface car park	304nos.	813nos.	1117nos.
basement-1	surface car park	122nos.	100nos.	222nos.
basement-2	surface car park	143nos.	119nos.	262nos.
basement-3	surface car park	172nos.	122nos.	294nos.
total car parking		419nos.	1054nos.	1473nos.

User	Permissible BUA as per MHADA NOC in Sqm.	Built up area proposed in Sqm.	Permissible FSI in Sqm.	Permissible FSI covered in Sqm.	Total BUA proposed in Sqm.
Residential	57845.30	57845.30	20245.85	20245.85	19088.12
Commercial	1500.00	1500.00	523.00	498.00	1548.00
total	59345.30	59345.30	20768.85	20743.85	19636.12

plot area diagram scale = 1:500

plot area calculation

part - A

1	1/2 X 129.86 X 37.00 X 1NO	= 2402.41 SQ.MT
2	1/2 X 129.86 X 37.30 X 1NO	= 2421.89 SQ.MT
	TOTAL ADDITION	= 4824.30 SQ.MT

part - B (internal road)

A	1/2 X 150.45 X 12.262 X 1NO	= 917.59 SQ.MT
B	1/2 X 157.77 X 12.210 X 1NO	= 963.19 SQ.MT
	TOTAL AREA	= 1940.78 SQ.MT

part - C

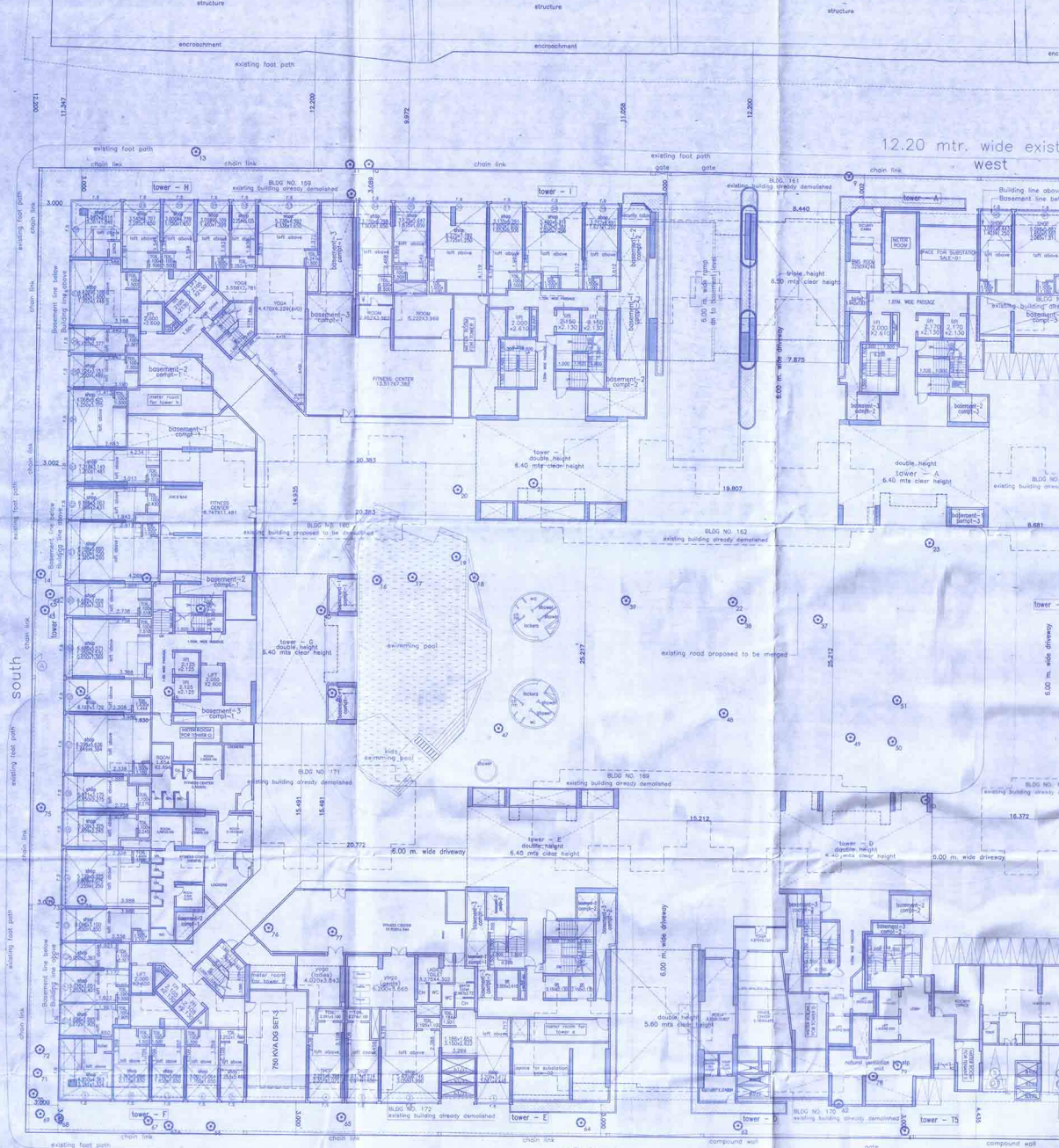
A	1/2 X 174.51 X 38.30 X 1NO	= 3341.87 SQ.MT
B	1/2 X 174.51 X 38.41 X 1NO	= 3351.46 SQ.MT
	TOTAL AREA	= 6693.33 SQ.MT

gross plot area (part A+B+C) = 13458.41 SQ.MT

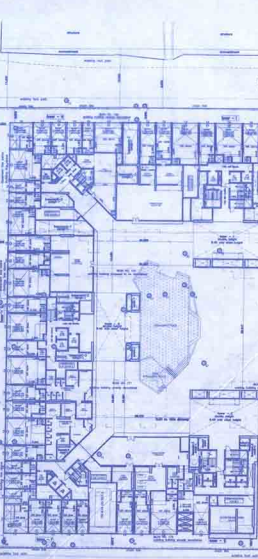
plot area considered for fs calculation (A+B) = 11517.63 SQ.MT

plot area considered for fs consideration as per MHADA letter u/n. CO/MB/RE/NOC/F-1021/1091/2019 dated - 21/09/2019

BLDG. NO.	FLOOR	REMARKS	AREA	PERM.	PROVIDED	PERCENTAGE	STATUS	DATE
159	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
160	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
161	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
162	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
163	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
164	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
165	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
166	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
167	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
168	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
169	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
170	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
171	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019
172	1	DEMOLISHED	1130.00	1130.00	1130.00	100%	Demolished	18/03/2019



ground floor plan scale = 1:200



block plan scale = 1:500

Note :- Existing Building No. 160 & 167 are proposed to be demolished & building no. 159,161,162,163,164,165,166,168,169,170,171 & 172 are already demolished on site