

**PLOT LINE AREA CALCULATIONS**  
SCALE 1:200

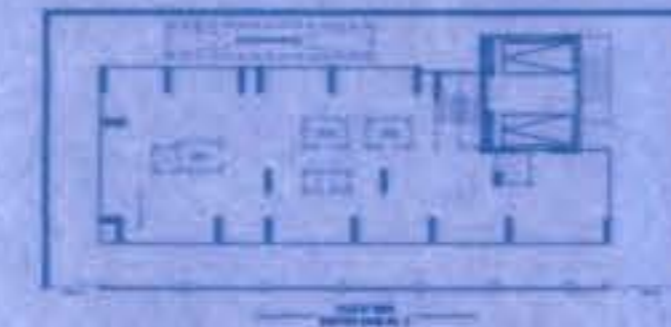
**BUILT UP AREA CALCULATION**

PLOT AREA	
1	$1/2 \times 47.02 \times 18.81 \times 2.805 = 791.00 \text{ SQ.MT.}$

**SETBACK AREA**

SI	$1/2 \times 43.33 \times 0.30 \times 2.80 = 13.00 \text{ SQ.MT.}$
<b>TOTAL SETBACK AREA</b>	<b>= 30.00</b>

TOTAL PLOT AREA = 761.00 SQ.MT. (A+B)

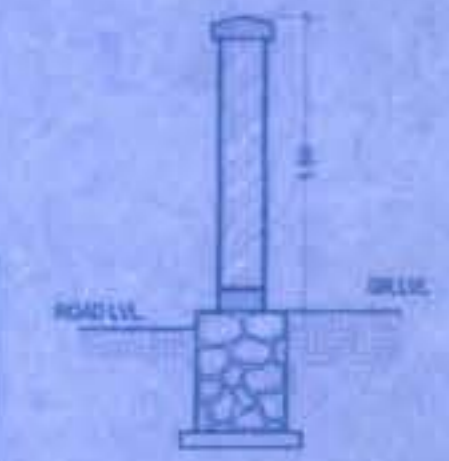


**BLOCK PLAN**  
SCALE 1:500

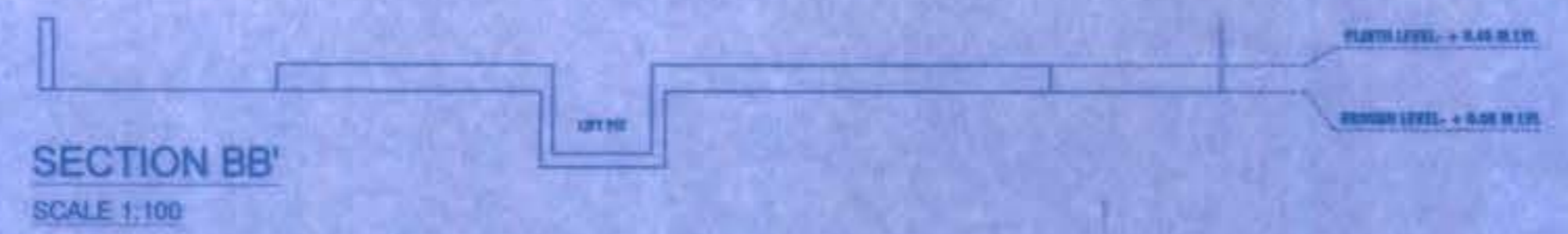


**SECTION THRU UG TANK**  
SCALE = 1:100

**NOTE**  
1) ALL DIMENSIONS ARE IN METERS.  
2) BALCONY  
- FLOOR PLAN = 1:100  
- SUBBLOCK PLAN = 1:500  
- LOCATION PLAN = 1:500  
3) THE PLANS ARE PROVIDED AS PER PROVISIONS OF DCR 1974 AND AS PER PROVISIONS REGULATION AND CHECKS AS ISSUED BY GMM AND MHADA FROM TIME TO TIME. GENERAL ENDS SHOWN IN THESE PLANS ARE TO BE SATISFIED BY CALCULATION CHECK BY MR. AND FOR NECESSARY CHECKS.  
4) ALL INTERNAL WALLS ARE 215MM THICK BRICK MASONRY WALLS.  
5) ALL EXTERNAL WALLS ARE 315MM THICK C.C. BLOCK WALLS.



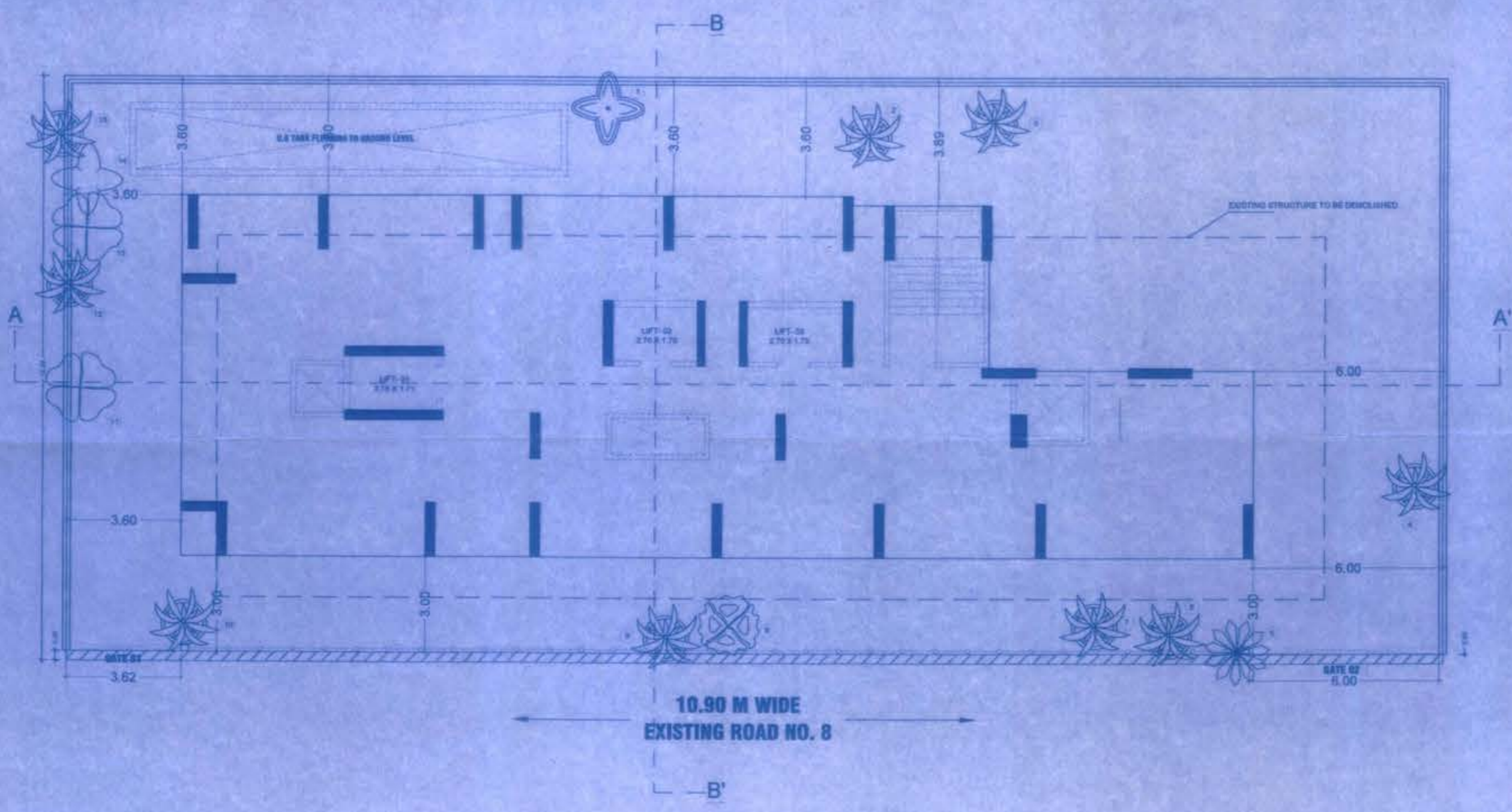
**SECTION OF COMPOUND WALL**  
SCALE 1:50



**SECTION BB'**  
SCALE 1:100



**SECTION AA'**  
SCALE 1:100



PROFORMA - A		
S. NO.	DESCRIPTION	QTY
1	AREA OF ALLOTMENT	761.00
2	AREA OF PLOT BY TRIANGULATION METHOD	761.00
3	DEDUCTIONS FOR:	
4	GET BACK OF ROAD	13.00
5	PROPOSED ROAD	NIL
6	ANY RESERVATIONS (MARKETED)	NIL
7	TOTAL (4+5+6)	13.00
8	BALANCE AREA OF PLOT (1-3)	748.00
9	DEDUCTION FOR F.S.L.	NIL
10	NET AREA OF PLOT (8-9)	748.00
11	ADDITIONAL FOR F.S.L.	NIL
12	SET BACK 1974	13.00
13	IN ASSESSMENT	0.00
14	TOTAL AREA (10+11)	748.00
15	F.S.L. PERMISSIBLE	0.00
16	PERMISSIBLE B.M.	0.00
17	PERMISSIBLE FLOOR AREA	0.00
18	Existing Built-up area	NIL
19	Proposed Built-up area	NIL
20	Excess balcony area taken in F.S.L.	NIL
21	Total Built-up area proposed (18+19)	0
22	F.S.L. Consumed on net building (14+20)	0
23	Details of Residential Non-Residential Area	
24	Family Residential Built-up area	0
25	Remaining Non-Residential Built-up area	0
26	Details of F.S.L. applied as per DCR 1974	
27	Family Residential area consumption proposed rate DCR 1974 for Family Residential = 4.00	0.00
28	Family Residential area consumption proposed rate DCR 1974 for Non-Residential = 1.00 (1.00 x 0.00)	0.00
29	Total Built-up area as per DCR 1974 = (27+28)	0.00
30	Total Built-up area PERMISSIBLE (14+21)	0.00
31	Total Excess Built-up area PERMISSIBLE (14+21)	0
32	BALCONY AREA STATEMENT	
33	PERMISSIBLE BALCONY AREA PER FLOOR	
34	PROPOSED BALCONY AREA PER FLOOR	
35	EXCESS BALCONY AREA PER FLOOR	
36	TOTAL EXCESS BALCONY AREA	
37	TENEMENT STATEMENT	
38	PROPOSED AREA ITEM A (10) above	
39	LESS DEDUCTION OF NON-RESIDENTIAL (10) above	
40	AREA AVAILABLE FOR STATEMENT (1)-(1)	
41	TENEMENT PERMISSIBLE (Density of 1000/sq.meter)	
42	TENEMENT PROPOSED	
43	TENEMENT EXISTING	
44	TOTAL NO OF TENEMENT	
45	PARKING STATEMENT	
46	PARKING REQUIRED BY REGULATION FOR CAR	
47	DEVELOPED GARAGES PERMISSIBLE	
48	PARKING PROPOSED	
49	TRANSPORT VEHICLES PARKING	
50	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED	
51	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	
52	BOUNDARY OF THE PLOT BOUNDARY THICK BLACK	
53	PROPOSED WORK (SHOWN RED FILLED)	
54	IN RECREATION AREA (SHOWN GREEN WASH)	
55	AREA UNDER SETBACK (SHOWN DOTTED BROWN)	
56	DRAINAGE SHOWN RED	
57	AREA UNDER PROPOSED ROAD (SHOWN BROWN WASH)	
58	STRUCTURE TO BE DEMOLISHED (SHOWN DOTTED YELLOW)	
59	DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS	

**PROFORMA - B**  
**CONTENTS OF SHEET.**  
BLOCK PLAN, LOCATION PLAN, GRID, FLOOR PLAN, PLOT AREA CALCULATION, SECTION THROUGH COMPOUND WALL AND WATER TANK  
**STAMP OF APPROVAL PLANS.**

**STAMP OF DATE OF RECEIPT OF PLANS.**  
Approved subject to conditions mentioned in this office Letter No. MHADA/241/018/2022  
Date: 13 APR 2022  
Ex. Eng. Bldg. Permissibility Commissioner Mumbai (E.S.)  
Maharashtra Housing & Area Development Authority

REV.	DESCRIPTION	DATE	SIGNATURE

**DESCRIPTION OF PROPOSAL & PROPERTY**  
Proposed Redevelopment for existing building No. 43, known as Chamber DYANDEEP CHSL, bearing CTS No. 829(p) at Village Subhash Nagar, Chembur.

**NAME OF OWNER**  
Proposed Redevelopment for existing building No. 43, known as Chamber DYANDEEP CHSL, bearing CTS No. 829(p)

**NAME & SIGN OF ARCHITECT**  
AR RITESH H. THAKUR  
RITESH H. THAKUR ARCHITECTS

**CERTIFICATE FOR AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF BOUNDARIES OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER/MP/TP RECORD

Office Address: 101, GANEGA VIHAR APARTMENT, 3rd FLOOR, PUNEVIHAR, TECHNICAL OFFICE, CHURABHATTI, MUMBAI-400007  
E-mail: 123.456789@rediffmail.com

SCALE: AS MENTIONED  
JOB NO.:  
DATE: / /  
CHECKED BY: