SHEET NO. 01/12

LOCATION PLAN, SALES TOILET AREA DIAGRAM & CALCULATION, PLOT AREA DIAGRAM & SLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION.

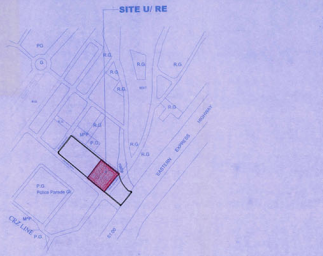
To ... Approval of ... Plans ... under ... No. ... dt ...

Approval subject to conditions mentioned in the Letter No. CE/6637/BP(E)/AP/ MHADA/2016-17/1014/Sion dated 07 NOV 2016

Approved subject to conditions mentioned in the Letter No. CE/6637/BP(E)/AP/ MHADA/2016-17/1014/Sion dated 07 NOV 2016

for Vice Chief Officer/Chief Executive Officer Municipal Corporation of Greater Mumbai / Maharashtra Housing & Area Development Authority

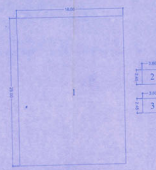
SITE U/ RE



LOCATION PLAN

SCALE = 1:4000

AREA DIAGRAM SALES OFFICE & TOILET



AREA CALCULATION OF SALES OFFICE & TOILET

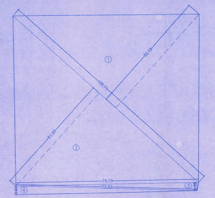
ADDITIONS

1	1	x	18.00	x 25.00	=	450.00 SQ.MT.
2	1	x	3.60	x 2.45	=	8.82 SQ.MT.
3	1	x	3.60	x 2.45	=	8.82 SQ.MT.
TOTAL ADDITION					=	467.64 SQ.MT.

SECTION X-X'

SCALE = 1:100

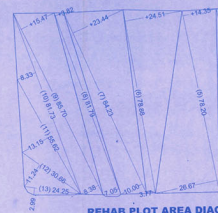
SALE PLOT AREA DIAGRAM



SALE PLOT AREA CALCULATION

ADDITIONS -

1	0.50	X (52.13	+ 0.00)	X 105.71	=	2755.33 SQ.M.
2	0.50	X (52.20	+ 0.00)	X 105.71	=	2706.18 SQ.M.
3	0.50	X (3.15	+ 0.00)	X 75.13	=	118.33 SQ.M.
4	0.50	X (3.67	+ 0.00)	X 73.03	=	134.01 SQ.M.
TOTAL AREA OF SALE PLOT					=	5713.85 SQ.M.



REHAB PLOT AREA DIAGRAM

REHAB PLOT AREA CALCULATION

1	1/2 x 77.85 (10.56 + 2.71)	=	516.53	SQ.MT.
2	1/2 x 77.08 (2.29 + 9.95)	=	475.40	SQ.MT.
3	1/2 x 77.09 (4.67 + 5.37)	=	386.69	SQ.MT.
4	1/2 x 75.58 (18.12 + 17.46)	=	1415.91	SQ.MT.
5	1/2 x 78.20 (26.67 + 14.35)	=	1603.88	SQ.MT.
6	1/2 x 78.88 (3.77 + 24.51)	=	1115.36	SQ.MT.
7	1/2 x 64.23 (10.00 + 23.44)	=	1408.33	SQ.MT.
8	1/2 x 81.79 (7.05 + 3.82)	=	444.53	SQ.MT.
9	1/2 x 85.70 (8.38 + 15.47)	=	1021.97	SQ.MT.
10	1/2 x 81.73 x 8.33	=	340.41	SQ.MT.
11	1/2 x 55.62 x 13.15	=	365.70	SQ.MT.
12	1/2 x 30.66 x 11.24	=	172.31	SQ.MT.
13	1/2 x 24.25 x 2.99	=	36.25	SQ.MT.
TOTAL		=	9303.57	SQ.MT.

AREA DIAGRAM OF LOS 2

SCALE = 1:500

AREA CALCULATION OF LOS 2

1	1/2 x 6.95 x 0.53	=	1.84	SQ.MT.
2	1/2 x 16.94 x 4.92	=	41.67	SQ.MT.
3	1/2 x 16.94 x 3.33	=	28.20	SQ.MT.
4	1/2 x 8.57 x 4.09	=	17.53	SQ.MT.
5	1/2 x 14.25 x 5.33	=	37.98	SQ.MT.
6	1/2 x 14.25 x 5.54	=	39.47	SQ.MT.
7	1/2 x 9.00 x 4.62	=	20.79	SQ.MT.
8	1/2 x 9.00 x 4.51	=	20.30	SQ.MT.
9	1/2 x 10.61 x 4.98	=	26.42	SQ.MT.
10	1/2 x 10.61 x 4.92	=	26.10	SQ.MT.
11	1/2 x 11.84 x 5.13	=	30.37	SQ.MT.
12	1/2 x 11.84 x 5.15	=	30.49	SQ.MT.
13	1/2 x 6.11 x 1.19	=	3.64	SQ.MT.
14	1/2 x 6.11 x 3.88	=	11.85	SQ.MT.
15	1/2 x 9.02 x 1.11	=	5.00	SQ.MT.
16	1/2 x 33.45 x 8.63	=	144.34	SQ.MT.
17	1/2 x 31.90 x 15.09	=	241.27	SQ.MT.
18	1/2 x 36.28 x 11.07	=	201.38	SQ.MT.
19	1/2 x 7.84 x 0.80	=	3.14	SQ.MT.
TOTAL ADDITION		=	931.78	SQ.MT.

PROFORMA-A

	DESCRIPTION	ORD	NON ORD	TOTAL
1	PLOT AREA (GRASS NON) AS COMPREHENSIVE 6647/14/(EP) DT. 3/9/2016	5245.65	11,845.35	16,090.00
2	* (268 - R/S) 15 PER LAY-OUT FOR 5.5 PR	807.45	1869.55	
3	NET PLOT AREA (4-1-2)	5366.45	10 16.47	10465.92
4	NET PLOT AREA	5366.45	10 16.47	10465.92
5	PLOT AREA CONSIDERED FOR FSI PURPOSE	1.34	3.0	
6	FLOOR SPACE INDEX / PERMISSIBLE	2026.14	3230.175	38000.92
7	BUILT-UP AREA PERMISSIBLE			32,421.00
8	TOTAL BUILT UP AREA PROPOSED VIDE MHADA SCC			
9	MHADA NOC No COMMENCEMENT/ADDITION DATED: 07.10/2016			17,310.32
10	LESS EXISTING REHAB BUILDING BUA (C.C. GRANTED)			14,510.71
11	BALANCE BUA FOR SALE			13407.08
12	PROPOSED SALE BUILDING PERMISSIBLE AREA IN SUB PLOT 'S'			441.44
13	PROPOSED TEMPORARY SALES OFFICE AREA IN SUB PLOT 'H'			14408.73
14	TOTAL BUILT-UP AREA PROPOSED (11 + 12)			181.48
15	BALANCE BUA (10-13)			2.28
16	F.S.I. CONSUMED (11/10)			
17	Details of FSI availed as per DCPR 2034			
18	PURABLE BUILT UP AREA (COMPONENT PERMISSIBLE)			
19	FOR PURELY RESIDENTIAL = 0.94 (11 / 14,510.71 X 0.94)			8378.75
20	FOR NON-RESIDENTIAL = 0.94 (12 / 441.44 X 0.94)			8.00
21	PURABLE BUILT UP AREA (COMPONENT PERMISSIBLE) (19 + 20)			8378.75
22	PURABLE BUILT UP AREA (COMPONENT PROPOSED)			0.00
23	FOR PURELY RESIDENTIAL			8.00
24	FOR NON RESIDENTIAL			8.00
25	PURABLE BUILT UP AREA (COMPONENT PROPOSED) (22A + 22B)			8.00
26	"TENEMENT" STATEMENT			
27	PROPOSED AREA			14408.73
28	LESS DEDUCTION OF NON-RESIDENTIAL AREA (CONVENIENT SHOPS ETC)			0.00
29	AREA AVAILABLE FOR TENEMENTS (24 + 25 + 26 + 27)			14408.73
30	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENT/HECTARE)			
31	TENEMENTS BASE			512
32	TENEMENTS ROWHI			512
33	TENEMENTS MHADA			
34	TOTAL TENEMENTS ON THE PLOT			512
35	PLANNING STATEMENT AS PER DCPR 2034			
36	PARKING REQUIRED AS PER REGULATIONS			125.00
37	1% AMENITY			5.75
38	TOTAL REQUIRED			141.75
39	OVER AND ABOVE UP TO 50% PARKING			70.8
40	TOTAL PARKING REQUIRED			212
41	COVERED GARAGE PERMISSIBLE			
42	PARKING PROPOSED			142
43	SMALL CARS			71
44	BIG CARS			213
45	TOTAL PARKING PROVIDED			

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 10366.47 SQUARE METRES ONLY AND THAT THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED ARCHITECT

PROFORMA-B

STAMP OF DATE OF APPROVAL OF PLAN

AREA CALCULATION OF PLOT "G"

G PLOT

1	1/2 x 6.63 x 1.86	=	6.17	SQ.MT.
2	1/2 x 9.87 x 1.02	=	5.03	SQ.MT.
3	1/2 x 83.39 x 40.27	=	1679.06	SQ.MT.
4	1/2 x 148.64 x 46.28	=	3444.16	SQ.MT.
5	1/2 x 148.84 x 27.61	=	2054.74	SQ.MT.
6	1/2 x 132.65 x 78.20	=	5053.97	SQ.MT.
7	1/2 x 96.20 x 5.94	=	285.71	SQ.MT.
8	1/2 x 94.77 x 14.78	=	700.35	SQ.MT.
9	1/2 x 77.12 x 34.46	=	1328.78	SQ.MT.
10	1/2 x 58.24 x 1.90	=	55.39	SQ.MT.
11	2/3 x 4.43 x 0.69	=	2.04	SQ.MT.
12	2/3 x 6.15 x 1.47	=	6.03	SQ.MT.
13	1/2 x 64.80 x 1.85	=	60.01	SQ.MT.
14	1/2 x 64.80 x 10.37	=	335.99	SQ.MT.
TOTAL ADDITION		=	15017.42	SQ.MT.

DP ROAD AREA CALCULATION

1	1/2 x 22.82 x 10.42	=	118.89	SQ.MT.
2	1/2 x 22.82 x 2.51	=	28.64	SQ.MT.
3	1/2 x 20.52 x 5.85	=	60.02	SQ.MT.
4	1/2 x 68.89 x 16.68	=	557.86	SQ.MT.
5	1/2 x 67.80 x 3.25	=	110.18	SQ.MT.
6	1/2 x 69.49 x 3.84	=	133.42	SQ.MT.
7	1/2 x 72.14 x 4.80	=	173.14	SQ.MT.
8	1/2 x 73.34 x 1.87	=	68.57	SQ.MT.
9	1/2 x 73.34 x 4.66	=	170.86	SQ.MT.
TOTAL ADDITION		=	1421.60	SQ.MT.

AREA CALCULATION OF PLOT H

H PLOT

1	1/2 x 20.50 x 5.79	=	79.32	SQ.MT.
2	1/2 x 61.53 x 24.54	=	754.97	SQ.MT.
3	1/2 x 57.08 x 8.35	=	9.99	SQ.MT.
4	1/2 x 56.58 x 5.98	=	169.17	SQ.MT.
5	1/2 x 49.39 x 4.26	=	105.20	SQ.MT.
6	1/2 x 45.59 x 10.65	=	242.77	SQ.MT.
7	1/2 x 40.20 x 75.59	=	132.46	SQ.MT.
8	1/2 x 39.57 x 8.71	=	172.33	SQ.MT.
9	1/2 x 40.49 x 4.20	=	85.03	SQ.MT.
10	1/2 x 42.42 x 5.34	=	113.26	SQ.MT.
11	1/2 x 44.16 x 3.48	=	76.84	SQ.MT.
12	1/2 x 46.37 x 30.61	=	709.69	SQ.MT.
13	1/2 x 33.89 x 2.68	=	45.41	SQ.MT.
14	1/2 x 34.08 x 4.09	=	69.60	SQ.MT.
15	1/2 x 36.61 x 6.00	=	109.83	SQ.MT.
16	1/2 x 36.61 x 1.36	=	24.89	SQ.MT.
17	1/2 x 29.86 x 13.90	=	207.53	SQ.MT.
18	1/2 x 29.86 x 10.53	=	157.21	SQ.MT.
TOTAL ADDITION		=	3262.59	SQ.MT.

AREA CALCULATION OF AMENITY PLOT

1	1/2 x 47.94 x 6.20	=	148.61	SQ.MT.
2	1/2 x 47.94 x 1.04	=	24.93	SQ.MT.
3	1/2 x 35.23 x 14.06	=	247.67	SQ.MT.
4	1/2 x 46.40 x 20.32	=	471.49	SQ.MT.
5	1/2 x 20.89 x 13.45	=	180.84	SQ.MT.
TOTAL ADDITION		=	1073.54	SQ.MT.

PARKING REQUIRED AS PER DCR 2034

1	CARPET AREA UP TO 45 SQ.M.	1 CAR PER 4 TENANT
2	CARPET AREA 45 TO 60 SQ.M.	1 CAR PER 2 TENANT
3	CARPET AREA 60 TO 90 SQ.M.	1 CAR PER 1 TENANT
4	CARPET AREA EXCEEDING 90 SQ.M.	1 CAR PER 1/2 TENANT

PARKING PROVIDED

	NO. OF FLAT	PARKING REQUIRED
AREA BELOW 45 SQ.M.	4	1.00
AREA BETWEEN 45 TO 60 SQ.M.	56	28.00
AREA BETWEEN 60 TO 90 SQ.M.	106	106.00
AREA ABOVE 90 SQ.M.		
TOTAL	166	135.00
ADD. 05% VISITORS		6.75
TOTAL REQUIRED		141.75
OVER AND ABOVE UP TO 50% PARKING		70.88
TOTAL NO. OF PARKING REQUIRED		213

TOTAL NO. OF PARKING REQUIRED	BIG	SMALL	TOTAL
	71	142	213

TOTAL AREA OF "G" & "H" PLOT

SUB PLOT	AREA IN SQ.M.
SUB PLOT "G" =	15,017.42
SUB PLOT "H"=	3,262.59
TOTAL =	18,280.01

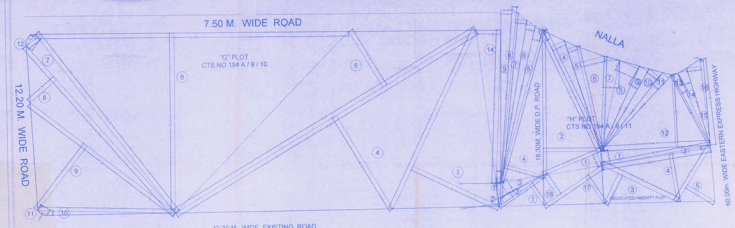
REHAB BLDG. STATEMENT

		NO. OF FLOORS	BUA.SQ.M.	NO. OF REHAB UNITS PER BLDG.	OCCUPATION GRANTED
01.	PANT NAGAR ASHTAVINAYAK	STILT + 08	1967.04	64	
02.	PANT NAGAR SATYAVIJAY CHS. LTD.	STILT + 08	2228.24	48	CE/6350/BPES/AN 02-05-2016
03.	PANT NAGAR VISHRANTI CHS. LTD.	STILT + 08	2227.60	64	
04.	PANT NAGAR SAMADHAN CHS. LTD.	STILT + 08	2227.60	48	
05.	PANT NAGAR CHANDRODAYA CHS. LTD.	STILT + 08	2227.60	64	
06.	PANT NAGAR SAGAR CHS. LTD.	STILT + 08	2281.92	48	
07.	PANT NAGAR SAINATH CHS. LTD.	STILT + 08	1671.04	64	CE/6350/BPES/AN 31-08-2016
08.	PANT NAGAR ADARSH CHS. LTD.	STILT + 08	1669.60	64	
09.	PANT NAGAR YASHODHAM CHS. LTD.	STILT + 08	1669.60	48	
	PART STILT AREA IN FSI (AS PER APPROVED CC).		40.06		
	TOTAL		17910.32	512	

REHAB BLDG. PARKING STATEMENT (DCR-1991)

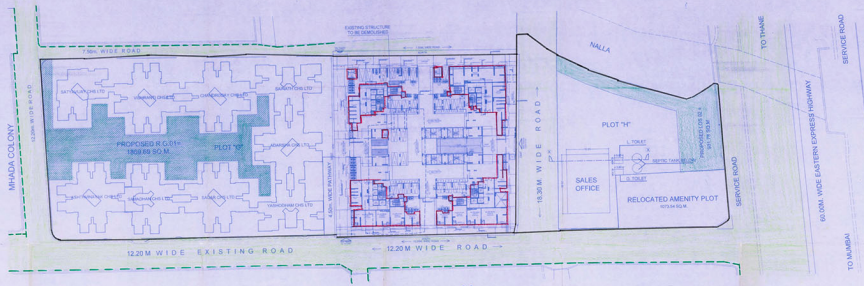
	NO. FLAT.	NO. OF PARKING REQUIRED
UP TO 35 SQM. =	512	83
35 TO 45 SQM. 1 PARKING TO 4 FLAT	--	--
45 TO 70 SQ.MT. 1 PARKING TO 2 FLAT	--	--
ABOVE 70 SQ.MT. 1 PARKING TO 1 FLAT	--	--
OFFICE 1 PARKING FOR 100 SQM.	--	--
GUEST PARKING 10%	--	--
TOTAL PARKING REQUIRED	--	--
TOTAL PARKING PROVIDED		83

PLOT AREA DIAGRAM



BLOCK PLAN

SCALE = 1:500



NAME OF OWNER

M/s. Agnel Developers
601, Hallmark Business Plaza, Opp. Gurunank Hospital, Bandra East, Mumbai – 400051.

C.A. TO OWNER

E.W.S. TENENTS ASSOCIATION & NINE OTHER SOCIETIES
Santosh Communication, Near Bhakti Dham Mandir, Opp. Municipal school, Samata Colony, Pant Nagar, Ghatkopar (E), Mumbai-400075.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED HIGH RISE SALE RESIDENTIAL BUILDING NO. 01 ON REDEVELOPMENT OF 512 TENEMENTS OF EWS TENANTS ASSOCIATION (REDEVELOPMENT BUILDING NO. 244 TO 307) ON PLOT BEARING C.T.S. NO.194/9/10 & 194/9/11 OF VILLAGE GHATKOPAR, AT GHATKOPAR EAST

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
30-01-2016	COAD		AS SHOWN	SANTOSH	

SIGNATURE NAME IN BLOCK LETTERS AND ADDRESS OF ARCHITECT

(S.A. GHUGRE)
M.ARCH. (B.E.S.)
CoA-11622

CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG.NO.8, OPP. BLDG.NO.99,
PANTNAGAR, GHATKOPAR (EAST) MUMBAI-75.
TELEFAX NO. 515 14 87.