This cancels Approval to the previous Plans Sanctioned under no. MHADA/3475/2019/0 dated 03 NOV 2020

Issued by B.P. Cell / Greater Mumbai / MHADA
Read Along with the Office Letter
No. MHada - 2215547/2019
Date 22 JUL 2021
Ex. Dy. E.O. / BP CELL/MHADA

R.G. 1 AREA CALCULATION							
1	0.50	X 27.35	X 6.16	X 1	=	84.51	SQ.MT.
2	0.50	X 27.35	X 1.08	X 1	=	14.77	
3	0.50	X 18.70	X 8.82	X 1	=	60.98	
4	0.50	X 26.98	X 2.21	X 1	=	29.91	
5	2/3	X 3.21	X 0.94	X 1	=	1.97	
		TOTAL			=	211.94	SQ.MT. I
R.G. 2 AREA CALCULATION							
6	0.50	X 38.66	X 5.66	X 1	=	113.97	SQ.MT.
7	0.50	X 38.66	X 9.20	X 1	=	179.31	
8	0.50	X 33.43	X 10.79	X 1	=	180.13	
9	0.50	X 30.28	X 3.38	X 1	=	51.14	
		TOTAL			=	526.55	SQ.MT. II
TOTAL R.G. AREA = I + II							
211.94 + 526.55 = 738.49 sq.mt.							X
PLOT AREA CALCULATION							
a	0.50	X 16.25	X 3.61	X 1	=	29.33	SQ.MT.
b	0.50	X 16.79	X 9.77	X 1	=	77.09	
c	0.50	X 7.31	X 2.68	X 1	=	9.80	
d	0.50	X 7.31	X 2.04	X 1	=	9.65	
e	0.50	X 35.80	X 11.68	X 1	=	213.36	
f	0.50	X 35.73	X 15.92	X 1	=	284.41	
g	0.50	X 6.65	X 3.82	X 1	=	12.79	
h	0.50	X 10.16	X 4.14	X 1	=	21.03	
i	0.50	X 16.25	X 3.28	X 1	=	84.66	
j	0.50	X 16.25	X 1.96	X 1	=	17.89	
k	0.50	X 2.00	X 0.94	X 1	=	0.97	
l	0.50	X 17.73	X 3.10	X 1	=	27.46	
m	2/3	X 8.20	X 0.80	X 2	=	10.02	
		TOTAL ADDITION			=	796.50	SQ.MT. Y
TOTAL PLOT AREA = X + Y							
TOTAL PLOT AREA = 738.49 + 798.50							
= 1536.99 SQ.MT.							

METER ROOM (WING - A)					
1	3.61	X 2.15	=	7.76	SQ.MT.
2	3.75	X 1.15	=	4.31	
3	1.14	X 1.00	=	1.14	
4	0.80	X 1.81 X 0.81	=	0.65	
TOTAL ADDITION			=	13.86	SQ.MT.

METER ROOM (WING - B)					
1	3.90	X 3.20	=	12.48	SQ.MT.
TOTAL ADDITION			=	12.48	SQ.MT.

METER ROOM AREA DIAGRAM (WING A)
SCALE 1:200

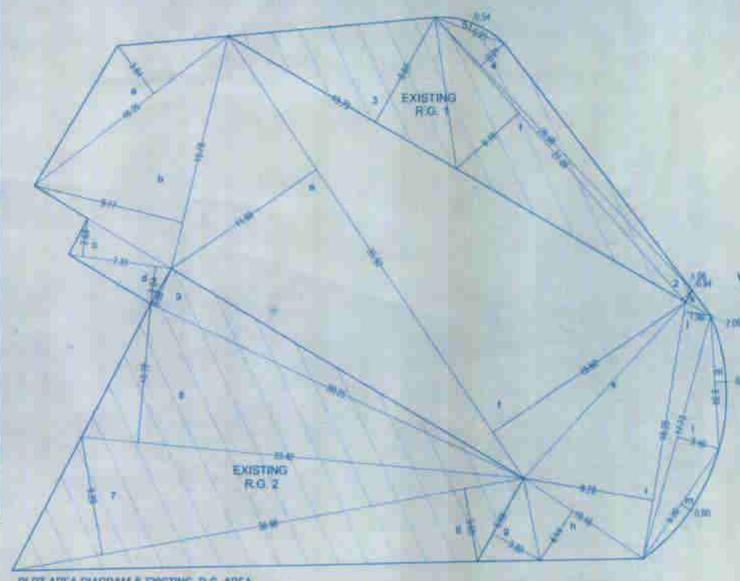
METER ROOM AREA DIAGRAM (WING B)
SCALE 1:200

BUILT UP AREA STATEMENT (WING A)			
SR.No.	FLOOR	BUILT UP AREA	
1	FIRST FLOOR	173.69	SQ.MT.
	TOTAL	173.69	SQ.MT.

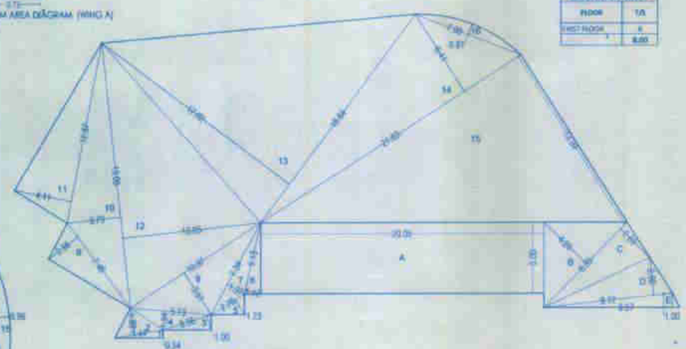
BUILT UP AREA STATEMENT (WING B)			
SR.No.	FLOOR	BUILT UP AREA	
2	FIRST FLOOR	172.96	SQ.MT.
	TOTAL	172.96	SQ.MT.

TOTAL BUILT UP AREA STATEMENT			
SR.No.	FLOOR	BUILT UP AREA	
1	GROUND FLOOR	0	SQ.MT.
2	FIRST FLOOR	346.65	SQ.MT.
	TOTAL	346.65	SQ.MT.

TENAMENT STATEMENT	
FLOOR	1/A
FIRST FLOOR	6
	6.00



PLOT AREA DIAGRAM & EXISTING R.G. AREA
Scale : 1:200



PROPOSED R.G. AREA DIAGRAM

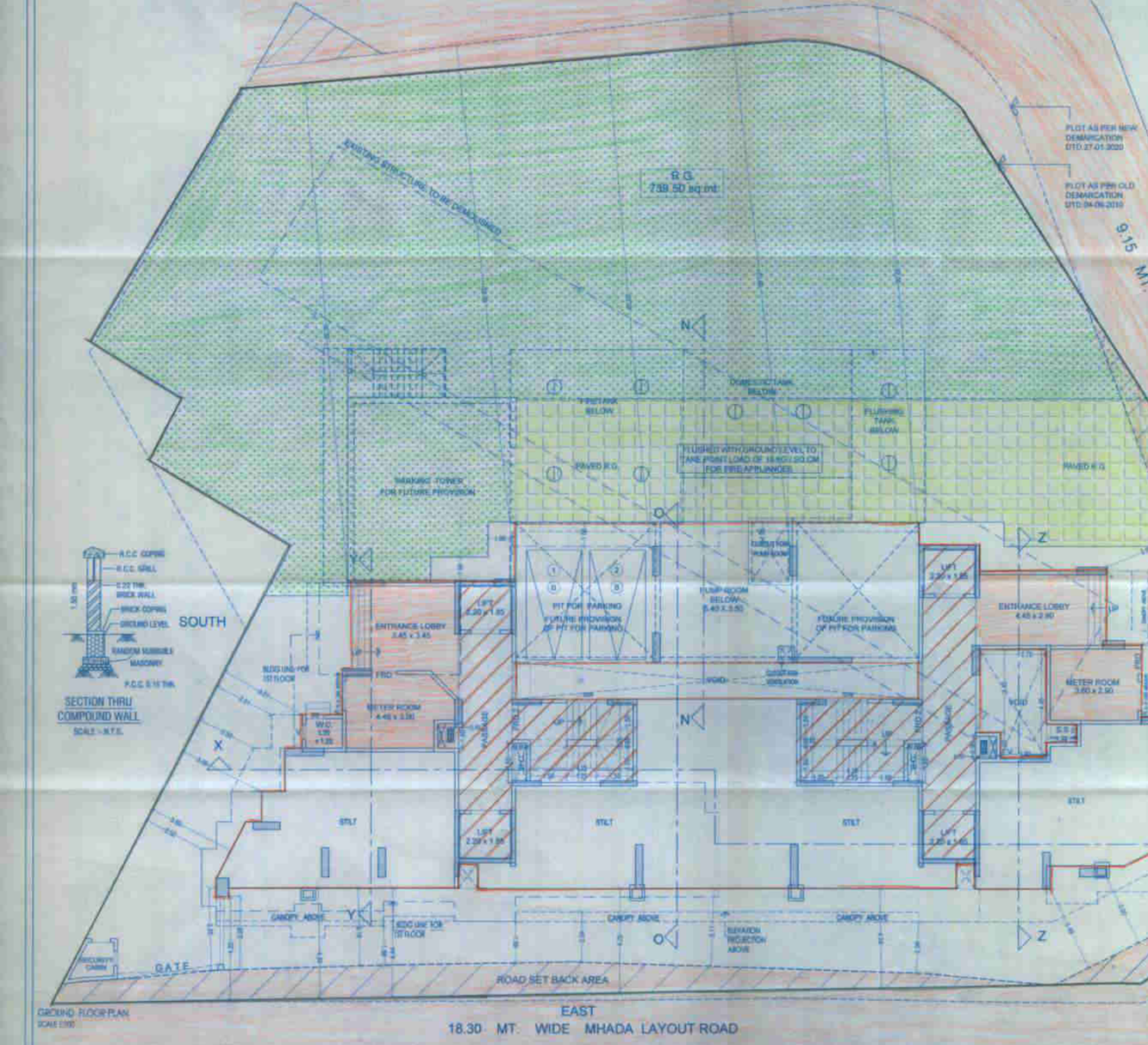
SECTION - N-N THROUGH U.G. TANK
SCALE 1:200

SET BACK AREA CALCULATION
Scale : 1:200

SET BACK AREA CALCULATION							
ADDITINAL							
1	0.5	X 1.50	X 0.38	X 1	=	0.29	SQ.MT.
2	0.5	X 3.66	X 0.51	X 1	=	0.92	
3	0.5	X 6.76	X 0.32	X 1	=	1.06	
4	0.5	X 9.33	X 0.31	X 1	=	1.45	
5	0.5	X 13.60	X 0.35	X 1	=	2.38	
6	0.5	X 13.60	X 1.20	X 1	=	8.16	
7	0.5	X 17.73	X 1.20	X 1	=	10.64	
8	0.5	X 17.73	X 0.45	X 1	=	3.99	
9	0.5	X 11.69	X 0.70	X 1	=	4.09	
10	0.5	X 3.07	X 0.69	X 1	=	1.06	
11	0.5	X 4.43	X 0.55	X 1	=	1.22	
12	0.5	X 4.66	X 0.29	X 1	=	0.67	
13	0.5	X 8.25	X 1.99	X 1	=	8.52	
14	2/3	X 5.13	X 0.26	X 1	=	0.80	
15	2/3	X 6.71	X 0.66	X 1	=	5.56	
16	0.5	X 6.71	X 0.95	X 1	=	3.20	
17	0.5	X 5.48	X 1.94	X 1	=	5.33	
18	0.5	X 5.11	X 1.90	X 1	=	4.85	
19	0.5	X 5.11	X 0.71	X 1	=	1.81	
20	0.5	X 3.54	X 1.43	X 1	=	2.53	
21	0.5	X 7.68	X 1.57	X 1	=	8.02	
TOTAL					=	72.90	SQ.MT. A
DEDUCTIONS							
a	2/3	X 4.25	X 0.29	X 1	=	0.82	SQ.MT.
TOTAL DEDUCTION					=	0.82	B
TOTAL SET BACK AREA (A - B)					=	72.08	SQ.MT.

PROPOSED R.G. AREA CALCULATION							
1	0.50	X 3.44	X 0.54	X 1	=	0.93	SQ.MT.
2	0.50	X 3.44	X 1.89	X 1	=	3.25	
3	0.50	X 3.66	X 1.00	X 1	=	1.78	
4	0.50	X 5.73	X 1.34	X 1	=	3.84	
5	0.50	X 2.76	X 1.23	X 1	=	1.70	
6	0.50	X 6.13	X 1.12	X 1	=	3.97	
7	0.50	X 7.34	X 1.27	X 1	=	5.03	
8	0.50	X 10.97	X 3.51	X 1	=	19.25	
9	0.50	X 7.46	X 2.68	X 1	=	9.55	
10	0.50	X 18.05	X 3.79	X 1	=	30.10	
11	0.50	X 12.87	X 4.11	X 1	=	25.45	
12	0.50	X 18.68	X 10.05	X 1	=	95.79	
13	0.50	X 18.68	X 17.02	X 1	=	158.93	
14	0.50	X 21.03	X 9.41	X 1	=	89.97	
15	0.50	X 21.03	X 13.94	X 1	=	152.16	
16	2/3	X 7.56	X 0.81	X 1	=	4.31	
TOTAL ADDITION					=	581.50	SQ.MT. I

PROPOSED PAVED R.G. AREA CALCULATION							
A	20.06	X 5.00	X 1		=	100.28	SQ.MT.
B	0.50	X 8.39	X 4.20	X 1	=	17.62	
C	0.50	X 8.39	X 2.89	X 1	=	12.12	
D	0.50	X 6.12	X 2.88	X 1	=	12.13	
E	0.50	X 9.57	X 1.00	X 1	=	4.79	
TOTAL ADDITION					=	146.91	SQ.MT. II
TOTAL PROPOSED R.G. AREA CALCULATION					=	I + II	
						738.46	SQ.MT.



GROUND FLOOR PLAN
SCALE 1:100

SECTION THRU COMPOUND WALL
SCALE - N.T.S.

LOCATION PLAN AS PER DEVELOPMENT PLAN 2034
SCALE: 1:4000

PARKING STATEMENT FOR RESIDENTIAL				
CARPET	NO. OF TS	REQ. PARKING		
0 - 45	6	1 PARKING FOR 8 TS		0.75
45 - 60	2	1 PARKING FOR 4 TS		0.50
60 - 90		1 PARKING FOR 2 TS		0.00
ABOVE 90	0	1 PARKING FOR 1 TS		0.00
	8			1.25
5% VISITOR PARKING				0.06
TOTAL PARKING				1.31

PARKING STATEMENT FOR COMMERCIAL			
COMM. (B.U.A)	0.00	PARKING / 40 SQ.MT.	0.00
	0.00	RE. AREA FOR 1 PARKING	0.00
	0.00		0.00
20% VISITOR PARKING			0.00
TOTAL PARKING			0.00
TOTAL REQUIRED PARKING			1.31
50% ADDITINAL PARKING WITHOUT CHARGING			
PREMIUM			0.66
TOTAL			1.97
SAY			2.00
PROVIDED PARKING			2.00

BLOCK PLAN
SCALE - 1:500

CONTENT OF SHEET

GROUND FLOOR , BUILT UP AREA DIAGRAM & CALCULATION FOR GROUND FLOOR, METER ROOM, SERVANT TOILET AREA CALCULATION, SECTION THROUGH U.G. TANK & PUMP ROOM, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, SECTION THROUGH COMPOUND WALL, R.G. AREA CALCULATION.

PROFORMA		SQ. MTS.
1	PLOT AREA	
a	a(1) PLOT AREA AS PER MHADA NOC DTD 19/12/2011	1536.70
	a(2) LESS - R.G. AREA	738.43
	a(3) NET PLOT AREA AS PER NOC	798.27
b	b(1) PLOT AREA AS PER DEMARCATION BY MHADA DTD 04/9/2010 (LEASE DEED 658.50 SQ.MT. + TIT WT 141.77 SQ.MT.)	1536.70
	b(2) LESS SCHEME R.G. AREA	738.43
	b(3) NET PLOT AREA AS PER MHADA DEMARCATION DTD 04/9/2010	798.27
c	PLOT AREA AS PER LAYOUT	805.70
d	d(1) PLOT AREA AS PER SITE	1536.99
	d(2) LESS R.G. AREA	738.43
	d(3) NET PLOT AREA AS PER SITE	798.56
e	LEAST PLOT AREA FOR CONSIDERATION (1536.70 - 738.43 = 798.27)	798.27
2	DEDUCTION FOR	
a	SET-BACK AREA OF DP ROAD (A)	72.08
b	PRIVATE ROAD	---
c	ANY RESERVATION	---
d	TOTAL (a+b+c)	72.08
3	NET AREA OF PLOT (1(e) - 2 (d))	726.19
4	DEDUCTION FOR	---
a	SCHEME RECREATION GROUND OF LAYOUT	---
b	AMENITY OPEN SPACE	---
c	TOTAL (a+b)	---
5	ADDITION FOR FSI RD SETBACK	72.08
6	NET TOTAL AREA OF PLOT (3 + 5)	798.27

		RESIDENTIAL SQ. MTS.	TOTAL
7	AS PER MHADA'S NOC NO.CO / MB / ARCH / NOC / F-416 / 7927 / 2011 dtd.19-12-2011 TOTAL PERMISSIBLE AREA	1995.67	1995.67
8	TOTAL GROSS BUILT UP AREA PROPOSED	346.65	346.65
9	BALANCE AREA (7 - 8)	1649.02	1649.02

TENEMENT STATEMENT		
a	NET AREA OF PLOT (6)	
b	LESS DEDUCTION OF NON RES AREA (SHOPS ETC.)	
c	AREA FOR TENEMENTS (a+b)	
	DENCITY TENEMENTS PERMISSIBLE 1995.67 (10000 *.450	90
	TENEMENTS PROPOSED	6

PARKING STATEMENT		
a	PARKING REQUIRED BY REGULATION FOR : CAR (AS PER DCR 2034)	2
b	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)	
c	COVERD GARAGES PERMISSIBLE	
d	COVERD GARAGES PROPOSED CAR	
f	SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS)	
g	TOTAL PARKING PROVIDED	2

NOTES:-
1) ALL DIMENSIONS ARE IN METER.
2) ALL EXTERNAL & INTERNAL WALLS ARE 150 MM THK. LIGHT WEIGHT CONCRETE BLOCK WALLS.
3) SCALE USED - a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:4000
4) THE PLANS ARE PREPARED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA FROM TIME TO TIME.
5) ALL DIMS. ARE ISSUED IN FEET FOLLOWED.
6) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME & FOUND CORRECT.

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY M.E. AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1536.99 INCLUSIVE OF R.G. AREA OF 738.43 SQ.MT. AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF THE ARCHITECT

COLOURING OF PLANS

1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

Regd. No. BOM. (W.U.H.S.C) (D.H.)/6533/(91-02) YEAR-1991

For The Nehru Nagar Kalpataru C.H.S. Ltd.
Secretary

KALPATARU CO-OP. HSG. SOC.LTD.
SIGNATURE OF THE OWNER

SUBHASH S. PATIL (ARCHITECT) Council of Arch. Reg. No.85/5777
SIGNATURE OF THE ARCHITECT

RE-DONSTRUCTION OF BUILDING NO.04 KNOW AS NEHRU NAGAR KALPATARU CO-OP. HSG. SOC ON PLOT BEARING C.T.S. NO. 11(PT).AT NEHRU NAGAR , KURLA(E) MUMBAI-24

NORTH

DWG.NO & DIMENSION AMES	SCALE AS SHOWN
DATE 21-06-2021	DRAWN BY PW/SS

SUBHASH PATIL & ASSOCIATES