B.U.AREA DIAGRAM WING-A
GROUND FLOOR
SCALE = 1 : 200

GROUND FLOOR (WING-A)
COMMERCIAL

A	16.89	X	11.67	X	1.90	= 417.51
TOTAL ADDITION						= 417.51
DEDUCTIONS						
1	0.75	X	5.40	X	2.80	= 28.35
2	1.80	X	4.35	X	1.90	= 14.86
3	3.66	X	1.90	X	1.90	= 13.21
4	3.28	X	1.90	X	1.90	= 11.85
5	2.15	X	2.65	X	1.90	= 7.61
6	4.51	X	1.70	X	1.90	= 16.85
6a	4.83	X	1.75	X	1.90	= 28.25
7	4.45	X	4.20	X	1.90	= 20.91
7	14.75	X	6.23	X	1.90	= 3.50
8	4.40	X	1.90	X	2.80	= 12.40
STAIRCASE a	8.45	X	1.30	X	3.50	= 18.29
LOBBY b	1.65	X	1.80	X	1.90	= 2.48
LIFT c	2.13	X	2.20	X	1.900	= 4.09
LLOBBY d	2.13	X	1.50	X	1.90	= 3.20
LIFT e	2.12	X	2.20	X	1.90	= 4.60
LLOBBY f	2.10	X	1.90	X	1.90	= 3.19
LIFT WELL g	6.35	X	2.05	X	1.900	= 6.47
TOTAL DEDUCTION						= 181.08
TOTAL BUILT UP AREA						= 252.46

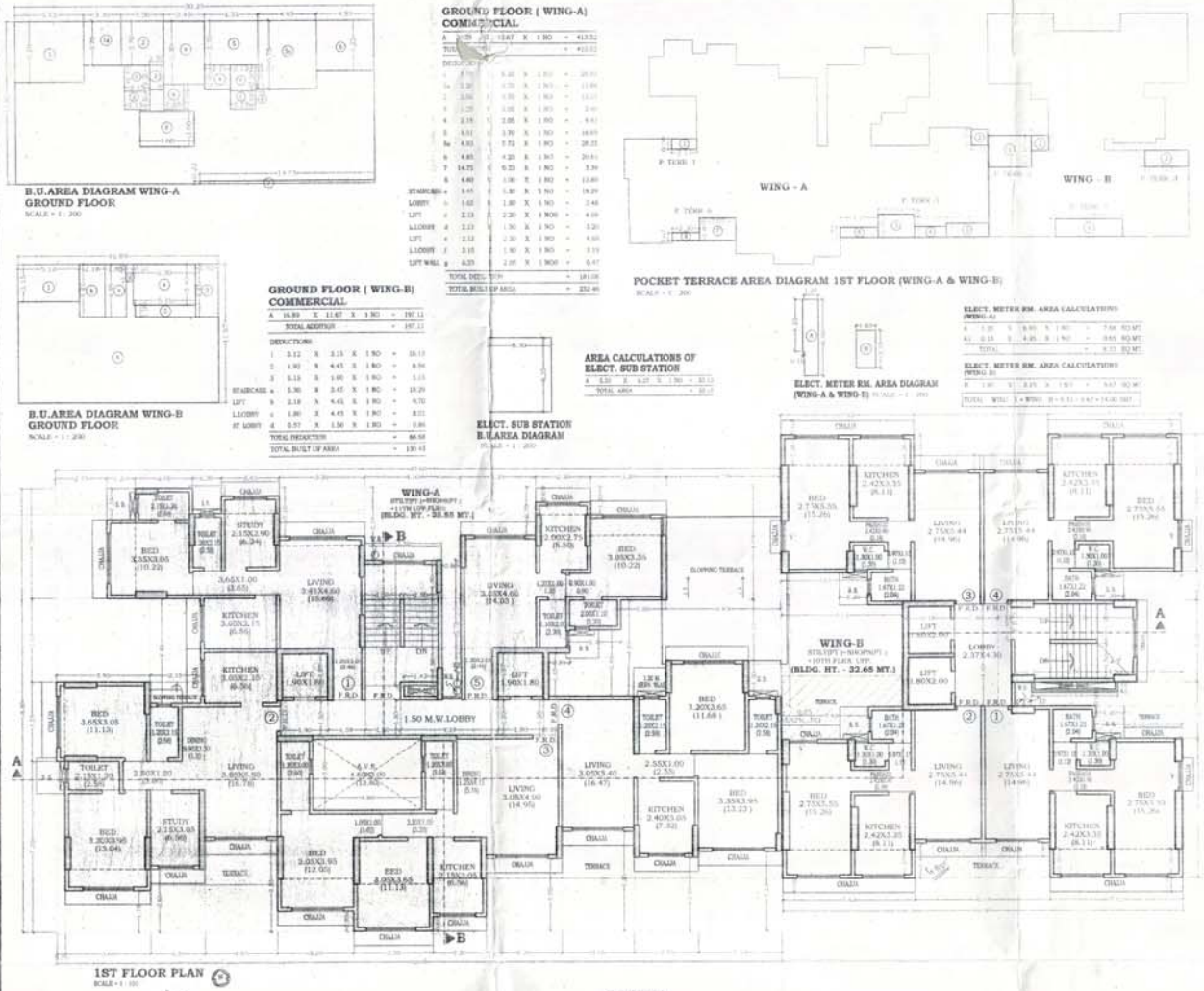
B.U.AREA DIAGRAM WING-B
GROUND FLOOR
SCALE = 1 : 200

GROUND FLOOR (WING-B)
COMMERCIAL

A	16.89	X	11.67	X	1.90	= 187.12
TOTAL ADDITION						= 187.12
DEDUCTIONS						
1	0.12	X	2.13	X	1.90	= 16.13
2	1.80	X	4.45	X	1.90	= 8.54
3	0.15	X	1.90	X	1.90	= 5.13
STAIRCASE a	5.30	X	2.45	X	1.90	= 18.29
LIFT b	2.10	X	4.45	X	1.90	= 8.70
LLOBBY c	1.90	X	4.45	X	1.90	= 8.11
ST LOBBY d	0.57	X	1.50	X	1.90	= 0.86
TOTAL DEDUCTION						= 66.54
TOTAL BUILT UP AREA						= 120.58

GROUND FLOOR [WING-A]
COMMERCIAL

A	16.89	X	11.67	X	1.90	= 417.51
TOTAL ADDITION						= 417.51
DEDUCTIONS						
1	0.75	X	5.40	X	2.80	= 28.35
2	1.80	X	4.35	X	1.90	= 14.86
3	3.66	X	1.90	X	1.90	= 13.21
4	3.28	X	1.90	X	1.90	= 11.85
5	2.15	X	2.65	X	1.90	= 7.61
6	4.51	X	1.70	X	1.90	= 16.85
6a	4.83	X	1.75	X	1.90	= 28.25
7	4.45	X	4.20	X	1.90	= 20.91
7	14.75	X	6.23	X	1.90	= 3.50
8	4.40	X	1.90	X	2.80	= 12.40
STAIRCASE a	8.45	X	1.30	X	3.50	= 18.29
LOBBY b	1.65	X	1.80	X	1.90	= 2.48
LIFT c	2.13	X	2.20	X	1.900	= 4.09
LLOBBY d	2.13	X	1.50	X	1.90	= 3.20
LIFT e	2.12	X	2.20	X	1.90	= 4.60
LLOBBY f	2.10	X	1.90	X	1.90	= 3.19
LIFT WELL g	6.35	X	2.05	X	1.900	= 6.47
TOTAL DEDUCTION						= 181.08
TOTAL BUILT UP AREA						= 252.46



POCKET TERRACE AREA DIAGRAM 1ST FLOOR (WING-A & WING-B)
SCALE = 1 : 200

AREA CALCULATIONS OF
ELECT. SUB STATION

A	6.30	X	6.05	X	1.90	= 72.43
TOTAL AREA						= 72.43

ELECT. SUB STATION
B.U.AREA DIAGRAM
SCALE = 1 : 200

ELECT. METER RM. AREA CALCULATIONS (WING-A)

A	1.20	X	6.00	X	1.90	= 7.66 SQ.MT.
A1	0.15	X	4.35	X	1.90	= 0.85 SQ.MT.
TOTAL						= 8.51 SQ.MT.

ELECT. METER RM. AREA CALCULATIONS (WING B)

B	1.90	X	8.45	X	1.90	= 30.57 SQ.MT.
TOTAL WING A + WING B = 8.51 + 30.57 = 39.08 SQ.MT.						

ELECT. METER RM. AREA DIAGRAM
(WING-A & WING-B)
SCALE = 1 : 200

1ST FLOOR PLAN
SCALE = 1 : 100

POCKET TERRACE AREA
1ST FLOOR (WING-A)

1	2.25	X	0.90	X	1.90	= 3.86
2	1.35	X	1.05	X	1.90	= 2.69
3	3.50	X	1.10	X	1.90	= 7.32
4	2.10	X	0.80	X	1.90	= 3.19
5	2.00	X	1.90	X	1.90	= 7.22
6	1.90	X	0.90	X	1.90	= 3.25
TOTAL ADDITION						= 27.53

POCKET TERRACE AREA
1ST FLOOR (WING-B)

1	1.65	X	0.85	X	1.90	= 2.66
2	1.45	X	1.90	X	1.90	= 5.24
3	2.45	X	1.10	X	1.90	= 5.12
4	0.45	X	1.60	X	1.90	= 1.37
TOTAL ADDITION						= 14.39
TOTAL POCKET TERRACE AREA (A + B) =						= 41.92

STAIRCASE,LIFT & LIFT LOBBY
AREA ADVANTAGE

WING-A

GROUND FLOOR

STAIRCASE	a	3.41	X	8.30	X 1.90	= 48.20
LOBBY	b	1.83	X	1.30	X 1.90	= 2.65
LIFT	c	2.13	X	2.20	X 1.900	= 8.89
LLOBBY	d	2.13	X	1.50	X 1.90	= 3.20
LIFT	e	2.13	X	2.20	X 1.90	= 8.89
LLOBBY	f	2.13	X	1.50	X 1.90	= 3.19
LIFT WELL	g	2.23	X	2.05	X 1.90	= 8.67
TOTAL ADDITION						= 83.61

TYPICAL FLOOR (1ST TO 7TH & 9TH TO 11TH)

STAIRCASE	a	3.41	X	5.10	X 1.90	= 33.39
LOBBY	b	1.70	X	1.90	X 1.90	= 6.14
LIFT	c	1.90	X	3.67	X 1.900	= 7.65
LLOBBY	d	1.90	X	1.50	X 1.900	= 4.76
	e	2.13	X	1.50	X 1.90	= 6.07
	f	2.13	X	1.50	X 1.90	= 6.07
LLOBBY	f	2.13	X	1.50	X 1.90	= 2.79
TOTAL ADDITION						= 67.71
TOTAL AREA OF WING-A (83.61 + 329.20 + 33.72) =						= 480.01

WING-B

8TH FLOOR (+ 9TH PART) + 10TH FLRS. UPP.
(BLDG. HT. - 32.65 MT.)

GROUND FLOOR

STAIRCASE	a	3.35	X	3.45	X 1.90	= 10.29
LIFT	b	2.10	X	4.45	X 1.90	= 8.70
LLOBBY	c	1.90	X	4.80	X 1.90	= 5.01
PT LOBBY	d	0.57	X	1.50	X 1.90	= 0.86
TOTAL ADDITION						= 24.86

TYPICAL FLOOR (1ST TO 10TH)

STAIRCASE	a	5.30	X	3.30	X 1.90	= 17.49
L.LOBBY	b	1.80	X	4.20	X 1.90	= 7.74
LIFT	c	2.10	X	4.20	X 1.90	= 8.23
PT. LOBBY	d	0.57	X	1.50	X 1.90	= 2.30
TOTAL ADDITION						= 35.76
TOTAL AREA OF WING-B (24.86 + 35.76) + 354.60 =						= 391.46
WING-A + WING-B						480.01 + 391.46 = 781.40

SHOWING SECTION THROUGH
STACK PARKING
SECTION D-D
SCALE = 1:100

PARKING STATEMENT

PARKING PROPOSED AS PER DCR 36 FOR DA/TS NOTIFICATION NO. TPB 4308/597/CR-78/2009/UD-11 DATED: 12.06.2009

C.A (SQ.M)	NO. OF TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
UPTO 35.00 R.T./B FOR 1 PARKING	905	905	
35.71 TO 45 R.T./B FOR 1 PARKING	51	3.75	
45.71 TO 70 R.T./B FOR 1 PARKING	52	51.00	
70 & ABOVE R.T./B FOR 1 PARKING	345	196	
FOR 2 PARKING (ST. PART)	262.86	9.00	
VISITORS 20% OF 9.00 PART		1.80	
TOTAL	93	66.00	67.80
		(ORAL)	(ORAL)
SURFACE PARKING		05 NOS.	NIL
STACK PARKING		02 NOS.	NIL
PIT TYPE STACK PARKING		56 NOS.	NIL
PUZZLE PARKING		15 NOS.	11 NOS.
CANTILEVER PARKING		03 NOS.	NIL
TOTAL		31 NOS.	31 NOS.

TENAMENT STATEMENT

FLOOR	WING-A (NOS.)	WING-B (NOS.)
GROUND	06	06
FIRST	6	6
SECOND	6	6
THIRD	6	6
FOURTH	6	6
FIFTH	6	6
SIXTH	6	6
SEVENTH	6	6
EIGHTH	6	6
NINETH	6	6
ELEVANTH	5	NIL
TOTAL	59	59
TOTAL	93	

SUMMARY OF GROSS B.U.A.

FLOOR	WING-A (GROSS B.UA.)	WING-B (GROSS B.UA.)	WING-A+B (GROSS B.UA.)
	16.89 X 11.67	16.89 X 11.67	
GROUND	232.46	130.43	362.89
FIRST	327.65	210.63	538.28
SECOND	327.65	210.63	538.28
THIRD	327.65	210.63	538.28
FOURTH	327.65	210.63	538.28
FIFTH	327.65	210.63	538.28
SIXTH	327.65	210.63	538.28
SEVENTH	327.65	210.63	538.28
EIGHTH	262.96	159.76	422.72
NINETH	327.65	210.63	538.28
TENTH	327.65	210.63	538.28
ELEVENTH	327.65	NIL	327.65
1st FL. POCKET TERRACE AREA			51.02
METTU ROOM AREA			14.06
EXCESS REFUSE AREA			43.95
TOTAL	3771.92	2185.86	6066.75

NOTE:
1) TOTAL PERMISSIBLE FSI BUA = 8903.96 SQ.MT.
LESS : CONS. FSI APPROVED BY MHADA i.e. 345.47 BALANCE : 5558.26 SQ.MT.
2) PERMISSIBLE FUNGIBLE BUA FOR RESIDENTIAL USE i.e. 35% OF 5558.26 SQ.MT. = 1945.40 SQ.MT.
3) PERMISSIBLE FUNGIBLE BUA FOR COMMERCIAL USED i.e. 20% OF 345.47 SQ.MT. = 69.10 SQ.MT. 2014.52 SQ.MT.
4) TOTAL BUA PERMISSIBLE WITH FUNGIBLE = 7918.40 SQ.MT.
(345.47 + 5558.26 + 2014.52)
(CONS. + RSG. + FUNG.)

TENTATIVE ROAD WIDENING AS PER D.D.P. 2034

SECTION E - E
CANTILEVER SYSTEM (1 CAR)
SCALE = 1 : 100

AREA DIAGRAM OF SOCIETY OFFICE
SCALE = 1 : 100

AREA CALCULATIONS OF SOCIETY OFFICE

A	3.72	X	4.00	X	1.90	= 7.29
B	1.05	X	1.95	X	1.90	= 3.89
C	1.10	X	3.05	X	1.90	= 3.82
TOTAL ADDITION						= 14.61
TOTAL BUILT-UP AREA						= 14.61

SECTION THROUGH PUZZALE PARKING
SECTION C-C
SCALE = 1 : 100

R. G. AREA CALCULATION
SCALE = 1 : 200

R. G. AREA CALCULATION
NET RG

A	1/2	X	11.63	X	3.89	X 1 = 22.62
B	1/2	X	11.63	X	2.68	X 1 = 15.58
C	1/2	X	23.87	X	2.46	X 1 = 29.36
D	1/2	X	23.87	X	2.54	X 1 = 30.31
TOTAL						= 97.87

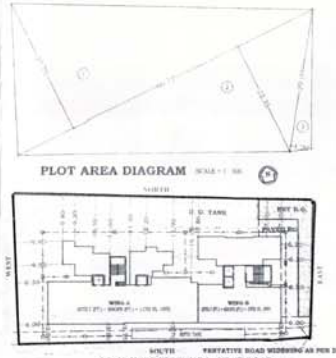
PAVED RG

E	1/2	X	39.09	X	3.45	X 1 = 34.64
F	1/2	X	20.48	X	2.84	X 1 = 28.51
G	1/2	X	8.72	X	1.80	X 1 = 7.85
H	1/2	X	8.72	X	3.21	X 1 = 14.00
TOTAL						= 85.00
TOTAL R.G			(97.87 + 85.00)			= 182.87

PLOT AREA CALCULATIONS

1	1/2	X	66.71	X	27.75	X 1 = 925.59
2	1/2	X	66.72	X	23.25	X 1 = 774.96
3	1/2	X	29.10	X	9.20	X 1 = 66.91
TOTAL ADDITION						= 1767.81

PLOT AREA DIAGRAM
SCALE = 1 : 500



BLOCK PLAN
SCALE = 1 : 500

LOCATION PLAN
SCALE - 1 : 4000
TRACED FROM SR. D.P. SHEET NO. E/25 OF L. M. & N WARD

SITE U/REF.

PROFORMA 'A'

		AREA STATEMENT	
A.			PLAN AS PER DCR AMEND. UPTO 24/02/12
	i.	AREA OF PLOT	2008.25
	ii.	AS PER AMENDED UPPER LIMIT	2008.25
	iii.	AS PER DEMARCATION OF MHADA	1765.28
	iv.	LESS/ADD AREA UNDER CONTROL	1765.28
	v.	LESS/ADD AREA UNDER RESERVATION	1765.28
		LESS/ADD AREA UNDER CONDEMNED	
		DEDUCTIONS FOR:	
		ROAD SETBACK AREA	
		OTHERS (IF ANY)	
		TOTAL	
		BALANCE AREA OF PLOT (iii-iv-v)	1765.28
		DEDUCTION FOR RECREATIONAL GROUND (IF ANY)	NIL
		NET AREA OF PLOT (vi-vii)	1765.28
		ADDITION FOR FLOOR SPACE INDEX	NIL
		FSI 3.00	5295.84
		FSI 1.00	1765.28
		TOTAL AREA (viii+ix)	7061.12
		FLOOR SPACE INDEX CONSUMED	
		3.00 ON 1765.28	5295.84
		1.00 ON 1765.28	1765.28
		TOTAL	7061.12
		PUNGIBLE SPACE CREDIT (AS ONLY TO THE EXTENT BUILT)	NOT USED
		UNUTILISED FSI (50% OF THE BALANCE AREA AS PER ITEM 3 ABOVE)	FUTURE USE
		PERMISSIBLE FLOOR AREA (VIII+X+XI+XII)	7061.12
		EXISTING BASIC AREA TAKEN INTO CONSIDERED AS PER Sta BELOW	1765.28
		TOTAL B.U.A. PROPOSED (XIII-XIV)	5903.96
		F.S.I. CONSUMED (XIII/II)	3.343
		FUNGIBLE B.U.A. COMPONENT PROPOSED USE (DCR 30 (4)	1945.27
		FUNGIBLE B.U.A. COMPONENT PROPOSED USE (DCR 30 (4) (I) (B) NON RESIDENTIAL)	13.22
		TOTAL FUNGIBLE B.U.A. USED (XVI+XVII)	1958.49
		TOTAL GROSS B.U.A. PROPOSED	6066.75
		FSI CONSUMED ON NET PLOT (XIX/II)	3.439
		BUILT UP AREA OF THIS EXISTING (+ve) RESIDENTIAL OPEN LAND PER MHADA SOCIETY	
		BUILT UP AREA OF THIS EXISTING (+ve) NON RESIDENTIAL	
		TOTAL BUILT UP AREA	
		MAXIMUM FUNGIBLE B.U.A CONSIDERED FOR CALCULATION OF FREE OF PREMIUM CHARGE (1.00 X 2.4 ON)	
		FUNGIBLE B.U.A. CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	
		FUNGIBLE B.U.A. CONSUMED FOR REHABILITATION COMPONENT OF NON RESIDENTIAL USE	
		TOTAL FUNGIBLE B.U.A. CONSUMED FOR REHABILITATION COMPONENT	
		(20 / 3) OR 6.67	
		PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.00 x RDRR RATE ON RDR 25 LESS 452.96 = 760.20 (6.67)	
		PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR COMMERCIAL EXCLUDING REHAB AREA = 1.0 x JOHR RATE ON	

		B. BALCONY AREA STATEMENT	
	(i)	PROPOSED BALCONY AREA PER FLOOR	
	(ii)	EXCESS BALCONY AREA PER FLOOR	
	(iii)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
	(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	

		C. TENEMENT STATEMENT	
	(i)	PROPOSED AREA (ITEM A. 12 ABOVE)	6066.75
	(ii)	LESS DEDUCTION OF NONRESIDENTIAL AREA (ITEM C. 2)	263.89
	(iii)	AREA AVAILABLE FOR TENEMENTS ((i) - (ii))	5702.86
	(iv)	TENEMENTS PERMISSIBLE (GEOMETRY OF TENEMENTS)	
	(v)	TENEMENTS PROPOSED (ADDITIONAL NOS.)	93
	(vi)	TENEMENTS EXISTING	93
		TOTAL TENEMENTS ON THE PLOT	93

		D. PARKING STATEMENT		
	(i)	PARKING REQUIRED BY REGULATIONS FOR:		
		CAR		
		SCOOTER / MOTOR CYCLE		53
		OUTHOUSES (VISITORS)		
	(ii)	COVERED GARAGES PERMISSIBLE		
	(iii)	COVERED GARAGES PROPOSED	7 7 [illegible]	
		CAR		
		SCOOTER / MOTOR CYCLE		
		OUTHOUSES (VISITORS)		10
	(iv)	TOTAL PARKING PROVIDED	Stilt/Ptl / Ovt	53

		E. TRANSPORT VEHICLE STATEMENT	
	(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REGULATIONS	
	(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA 'B'
CONTENT OF SHEET

LAYOUT PLAN, FLOOR PLAN, B.U.AREA DIAGRAM W.I.N.G.(A) (B) & (A+B),
BLOCK PLAN, LOCATION PLAN, SUBMISSION OF GROSS B.U.AREA,
TENEMENT STATEMENT, PARKING STATEMENT, STAIRCASE, LIFT, LOBBY AREA CALCULATION.

STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF DATE OF APPROVAL OF PLAN
	16 SEP 2015 Approved subject to the conditions mentioned in this office Letter No.CE/ 62 /MS, BP/SR/MHT

REV.	DESCRIPTION	DATE	SIGNATURE

NOTES

PLOT BOUNDARY	THICK BLACK
EXISTING BUILT	GREEN
PROPOSED WORK	RED FILLED
DRAINAGE WORK	RED DOTTED
SEWERAGE WORK	
RECREATION GROUND	GREEN WASH
BOARD AND SETBACKS	BURNT SIENNA
EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW DOTTED

CERTIFICATE AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 09/10/2006 AND THAT THE DIMENSIONS OF THE SIDES etc. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED 1765.30 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF ARCHITECT

PLAN FOR :- M.C.G.M. APPROVAL (I)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 62 ON PLOT BEARING C.T.S. NO. 35 (PT.) OF VILLAGE CHEMBUR AT TILAK NAGAR, MHADA COLONY, CHEMBUR, MUMBAI - 400 089.

LAND HOLDERS / LESSEE

TILAK NAGAR AKSHAY CO-OP. HSG. SOC. LTD.

For AKSHAY CORPORATION
PROP./AUTH. SIGN.
TRUE COPY
C/A Holder to Society

NAME OF OWNER

M.H.A.D.A.
MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY

(R. S. NARSING) ARCHITECT

JOB NO.	DRG. NO.	SCALE	DATE	CHECKED BY	DRAWN BY
	01	1 : 100	23.09.2014	R.S.K.	[illegible]

NORTH

NAME AND ADDRESS OF ARCHITECTS

ARCHITECTS COLLABORATION
1 ST FLOOR, TARA DARSHAN BLDG.,
CHAFEKAR NANDHU MARG,
MAHIM (EAST), MUMBAI - 400 017.

D:\BLDGS\GATE\TILAK NAGAR\TN-62 (PARKAR)\REVISED PLAN\20092013\TLFED-2014\TN-62 MCGM APPROVAL 01-13-09-2014 (Grd+3 upper floors).

TILAK NAGAR BLDG. NO. 62 (MCGM APPROVAL I)