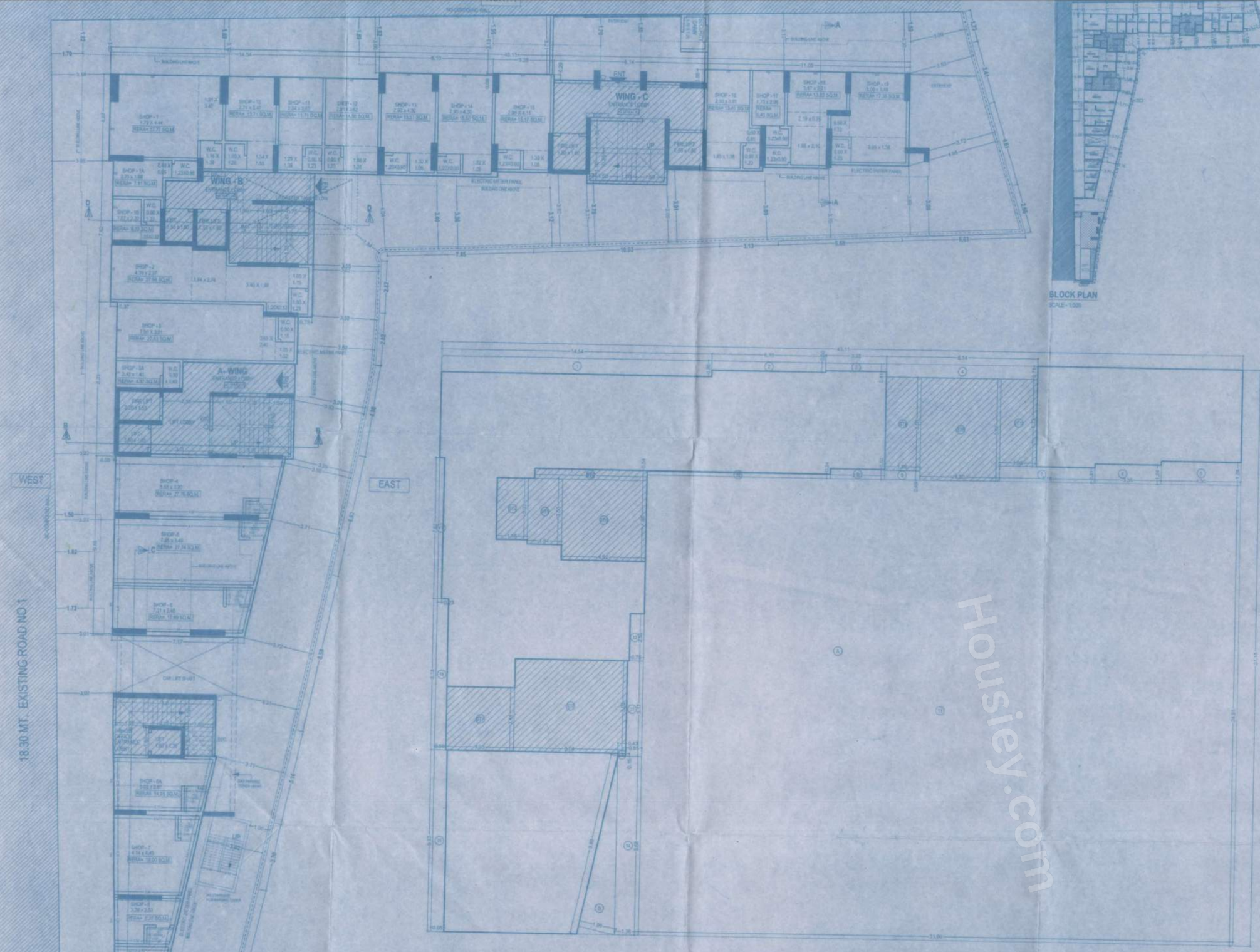
MHADA FILE NO:..... 18

9.15 MT. EXSITING WIDE ROAD

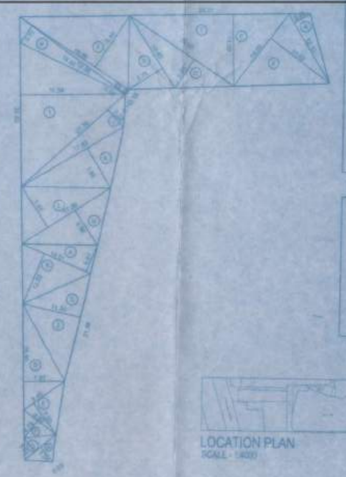
NORTH



GROUND FLOOR PLAN
SCALE - 1:100

SOUTH

BLOCK PLAN
SCALE - 1:500



PLOT AREA DAIGRAM
SCALE - 1:500

LOCATION PLAN
SCALE - 1:4000

1	10.0	X	14.00	X	1 NOS	=	140.00	SQ.MT.	
2	10.0	X	11.00	X	1 NOS	=	110.00	SQ.MT.	
3	10.0	X	10.00	X	1 NOS	=	100.00	SQ.MT.	
4	10.0	X	9.00	X	1 NOS	=	90.00	SQ.MT.	
5	10.0	X	8.00	X	1 NOS	=	80.00	SQ.MT.	
6	10.0	X	7.00	X	1 NOS	=	70.00	SQ.MT.	
7	10.0	X	6.00	X	1 NOS	=	60.00	SQ.MT.	
8	10.0	X	5.00	X	1 NOS	=	50.00	SQ.MT.	
9	10.0	X	4.00	X	1 NOS	=	40.00	SQ.MT.	
10	10.0	X	3.00	X	1 NOS	=	30.00	SQ.MT.	
11	10.0	X	2.00	X	1 NOS	=	20.00	SQ.MT.	
12	10.0	X	1.00	X	1 NOS	=	10.00	SQ.MT.	
13	10.0	X	0.50	X	1 NOS	=	5.00	SQ.MT.	
					TOTAL ADDITION	=	697.50	SQ.MT.	K

BASE AREA - 891.31 SQ.MT.

TIT BIT AREA

1	10.0	X	14.00	X	0.50	X 1 NOS	=	70.00	SQ.MT.
2	10.0	X	11.00	X	0.50	X 1 NOS	=	55.00	SQ.MT.
3	10.0	X	10.00	X	0.50	X 1 NOS	=	50.00	SQ.MT.
4	10.0	X	9.00	X	0.50	X 1 NOS	=	45.00	SQ.MT.
5	10.0	X	8.00	X	0.50	X 1 NOS	=	40.00	SQ.MT.
6	10.0	X	7.00	X	0.50	X 1 NOS	=	35.00	SQ.MT.
7	10.0	X	6.00	X	0.50	X 1 NOS	=	30.00	SQ.MT.
8	10.0	X	5.00	X	0.50	X 1 NOS	=	25.00	SQ.MT.
9	10.0	X	4.00	X	0.50	X 1 NOS	=	20.00	SQ.MT.
10	10.0	X	3.00	X	0.50	X 1 NOS	=	15.00	SQ.MT.
11	10.0	X	2.00	X	0.50	X 1 NOS	=	10.00	SQ.MT.
12	10.0	X	1.00	X	0.50	X 1 NOS	=	5.00	SQ.MT.
13	10.0	X	0.50	X	0.50	X 1 NOS	=	2.50	SQ.MT.
					TOTAL ADDITION	=	498.50	SQ.MT.	K

SECTION THRO. U.G TANK
SCALE - 1:100

SECTION THRO. COMPOUND WALL
SCALE - 1:100

TENAMENT DENSITY STATEMENT

TENAMENT DENSITY = 30810.25 x 400 / 10000

= 1232.24

PERMISSIBLE TENAMENTS = 277 NOS.

PROPOSED TENAMENTS = 198 NOS

BUILT UP AREA CALCULATION

GROUND FLOOR									
A	43.11	X	31.16	X	1 NO	=	1342.89	SQ.MT.	
B	4.60	X	13.20	X	NO	=	60.72	SQ.MT.	
					TOTAL ADDITION	=	1403.60	SQ.MT.	K
DEDUCTIONS									
1	54.54	X	0.86	X	1 NO	=	13.50	SQ.MT.	
2	5.10	X	0.55	X	1 NO	=	2.05	SQ.MT.	
3	3.28	X	0.41	X	1 NO	=	1.34	SQ.MT.	
4	8.14	X	0.31	X	1 NO	=	2.76	SQ.MT.	
5	4.50	X	1.24	X	1 NO	=	5.57	SQ.MT.	
6	3.85	X	1.24	X	1 NO	=	3.69	SQ.MT.	
7	5.16	X	0.81	X	1 NO	=	4.18	SQ.MT.	
8	7.86	X	0.49	X	1 NO	=	3.83	SQ.MT.	
9	2.61	X	1.22	X	1 NO	=	3.18	SQ.MT.	
10	0.87	X	0.24	X	1 NO	=	0.21	SQ.MT.	
11	31.69	X	24.81	X	1 NO	=	786.37	SQ.MT.	
12	0.71	X	2.35	X	1 NO	=	1.67	SQ.MT.	
13	0.60	X	5.17	X	1 NO	=	3.10	SQ.MT.	
14	1.28	X	1.68	X	1 NO	=	2.15	SQ.MT.	
15	0.88	X	0.93	X	1 NO	=	0.81	SQ.MT.	
16	0.59	X	6.18	X	1 NO	=	3.65	SQ.MT.	
17	0.21	X	7.62	X	1 NO	=	1.60	SQ.MT.	
18	3.50	X	1.68	X	1 NO	=	5.88	SQ.MT.	
					TOTAL DEDUCTION	=	879.34	SQ.MT.	Y1
TOTAL BUILT UP AREA (X - Y1)						=	516.34	SQ.MT.	X1
STAIRCASE AREA CALCULATION									
GROUND FLOOR WING-A,B, AND C									
ST1	3.61	X	3.44	X	1 NO	=	12.41	SQ.MT.	
ST2	0.42	X	1.02	X	1 NO	=	0.43	SQ.MT.	
ST3	0.40	X	0.15	X	1 NO	=	0.06	SQ.MT.	
ST4	1.68	X	3.33	X	1 NO	=	5.59	SQ.MT.	
ST5	1.84	X	3.58	X	1 NO	=	6.58	SQ.MT.	
ST6	4.52	X	4.26	X	1 NO	=	19.25	SQ.MT.	
ST7	6.02	X	0.54	X	1 NO	=	3.25	SQ.MT.	
ST8	1.68	X	0.26	X	1 NO	=	0.44	SQ.MT.	
ST9	4.91	X	3.94	X	1 NO	=	19.34	SQ.MT.	
ST10	1.98	X	4.73	X	1 NO	=	9.37	SQ.MT.	
TOTAL STAIRCASE AREA PER FL						=	120.64	SQ.MT.	Y2
NET BUILT UP AREA (X1 - Y2)						=	395.70	SQ.MT.	
STAIRCASE AREA CALCULATION									
GROUND FLOOR (OCCM. STAIRCASE)									
ST11	5.55	X	1.73	X	1 NO	=	9.60	SQ.MT.	
ST12	5.22	X	1.05	X	1 NO	=	5.63	SQ.MT.	
TOTAL STAIRCASE AREA PER FL						=	15.43	SQ.MT.	Y2

RESIDENTIAL AREA PARKING STATEMENT

		NO. OF FLATS	PARK FLAT	NO. OF CARS
UPTO 45		110	6	21
45-60		20	2	0
60-90		20	2	0
90 ABOVE		6	1	0
TOTAL NO. OF FLAT		196	15	
TOTAL PARKING				27.00
5% VISITORS PARKING				1.35
TOTAL (A)				28.35

SHOP AREA PARKING STATEMENT

UPTO 20 SQ.MT.	344.74	1 PARKING FOR 150 SQ.MT.	1.83
ABOVE 20 SQ.MT.	150.36	1 PARKING FOR 50 SQ.MT.	3.02
TOTAL PARKING			4.85

COMMERCIAL AREA PARKING STATEMENT

UPTO 800 SQ.MT.	87.68	1 PARKING FOR 40 SQ.MT.	1.69
ABOVE 800 SQ.MT.	0	1 PARKING FOR 80 SQ.MT.	0
TOTAL PARKING			1.69
TOTAL COMMERCIAL PARKING			6.54
10% VISITOR PARKING			0.65
TOTAL (B)			7.19

TOTAL PARKING REQUIRED (A + B)	35.33
additional 50% percent	17.66
TOTAL PARKING REQUIRED	52.99
TOTAL PARKING PROPOSED	52.00

PROFORMA 'A'

A)	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT (AS PER DEMARCATION) (INCLUDING 10 MT AREA)	10,276.40
2	DEDUCTION FOR:	
	A) ROAD SETBACK AREA	
	B) PROPOSED ROAD	
	C) ANY RESERVATION	
	D) % AMENITY SPACE AS PER DCR 33(5) (SUB-PLOT)	
	E) OTHER	
2	BALANCE AREA OF PLOT (1 - 2)	
4	DEDUCTION FOR RECREATION GROUND (10%)	
5	NET PLOT AREA (3 - 4)	7,931.31
6	ADDITIONS FOR FLOOR SPACE INDEX	
	30% 100 % SETBACK AREA	
	35% 100% D.P. ROAD	
7	TOTAL AREA (5 + 6)	12211.1
8	FLOOR SPACE INDEX PERMISSIBLE	
9	PERMISSIBLE FLOOR AREA (7 X 8)	
10 a	ADD. AREA ON PROPERTA BASIS ON EXISTING MEMBERS=34 X 49.38 SQ.MT.	
10 b	ADD. AREA ON PROPERTA BASIS ON EXISTING MEMBERS=34 X 67 SQ.MT.	
11	THROUGH VP QUOTA FOR HOUSING	0.00
12	TOTAL ADDITIONS (10a + 10b + 11b)	
13	PERMISSIBLE FLOOR AREA (9 + 12)	12211.30
	EXISTING FLOOR AREA (MHADA)	1000.00
15	PROPOSED BUILT UP AREA	8383.26
16	EXCESS BALCONY AREA (TAKEN IN F.S.I)	
16A	RESIDENTIAL BUILT UP AREA	
16B	REMAINING NON-RESIDENTIAL BUILT UP AREA	
17	FLOOR SPACE INDEX CONSUMED (11+15)	
B)	DETAILS OF FSI AVAILED AS PER DCR (33(9))	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 33(9) FOR PURELY RESIDENTIAL	2001.78
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 33(9) FOR NON-RESIDENTIAL	120.13
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 33(9) (B1+ B2)	2121.91
4	TOTAL GROSS BUILT UP AREA PROPOSED (15 + B3)	10505.19
C)	TENEMENTS STATEMENT	
1	PROPOSED AREA	
2	LESS NON-RESIDENTIAL AREA	
3	AREA AVAILABLE FOR TENEMENTS	
4	TENEMENTS PERMISSIBLE (400 / HEC)	277
5	TENEMENTS PROPOSED	198 NOS
6	TENEMENTS (RS+HS) EXISTING (TO BE PROPOSED)	
7	TOTAL TENEMENTS ON THE PLOT	198 NOS
D)	PARKING AREA STATEMENT	
1	PARKING REQUIRED BY REGULATIONS FOR :	
2	COVERED GARAGES PERMISSIBLE	52 NOS
3	COVERED GARAGES PROPOSED	
4	TOTAL PARKING PROVIDED	52 NOS

THIS PLAN IS DIGITALLY SIGNED

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON SITE. I ARE ALSO THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS FINALLY 10,276.40 SQ.MT. AS PER TRIANGULATION METHOD.

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GR. FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, PARKING AREA STATEMENT, BUILT UP AREA SUMMARY, TENAMENTS DENSITY, PLOT AREA DIAGRAM & CALCULATION A.G. AREA DIAGRAM & CALCULATION, SOCIETY OFFICE DIAGRAM & CALCULATION, YOSALAYA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF KINARA CHS SITUATED AT CTS / SURVEY NO 204 (PT) & 216 (PT) MAGATHANE KINARA ONE, BUILDING NO. 04 AT VILLAGE MAGATHANE, BORIVALI (E), MUMBAI - 400066

NAME & SIGNATURE OF OWNER / DEVELOPER

SHRI AMIT NAYARE
PAN NO. [illegible]
MAGATHANE KINARA CO-OP HOUSING SOCIETY LTD

OWNER / DEVELOPER SIGNATURE

NAME, ADDRESS & SIGNATURE OF ARCHITECT

KALA-PRUTI ARCHITECTS AND PLANNERS
BADGE PRAMILA SADAN
SHREE SIDDHI COMPLEX, PLAK NAGAR,
VISHWESHWAR ROAD, NEXT TO HANUMAN MANDIR,
NEAR LODHI HOTEL, GOREGAON (E), MUMBAI 400063.
CE 00-00000 & [illegible]
CA 00-00000 & [illegible]

KALA PRUTI ARCHITECTS MUMBAI

AS WITNESS SIGNS

DATE	SIGN	FULL NAME

STAMP OF APPROVAL OF PLAN

Issued by B.P. Cell / Greater Mumbai / MHADA
Read Along with this Office Letter
No. Mhada :- [illegible]
Date: 23 AUG 2021

Ex.Eng. B.P. Cell GM/MHADA

BUILT UP AREA DAIGRAM FOR GROUND FLOOR
WING -C

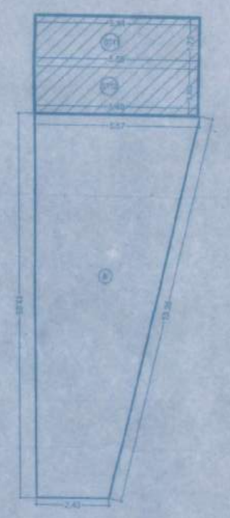


TABLE II

FLOOR	WING A TOTAL	WING B TOTAL	WING C TOTAL	COMMERCIAL TOTAL	TOTAL	TOTAL BUA TOTAL
GR				395.7	0	395.7
1	147.04	125.14	168.67	67.67	440.85	508.52
2	147.04	125.14	168.67		440.85	440.85
3	147.04	128.2	168.67		443.91	443.91
4	147.04	128.2	168.67		443.91	443.91
5	147.04	128.2	168.67		443.91	443.91
6	147.04	128.2	168.67		443.91	443.91
7	147.04	128.2	168.67		443.91	443.91
8	108.69	80.43	131.26		320.38	320.38
9	147.04	128.2	168.67		443.91	443.91
10	161.08	128.2	103.74		393.02	393.02
11	161.08	128.2			289.28	289.28
12	161.08	128.2			289.28	289.28
13	161.08	128.2			289.28	289.28
14	161.08	128.2			289.28	289.28
15	107.73	82.24			189.97	189.97
16	161.08	128.2			289.28	289.28
17	161.08	128.2			289.28	289.28
18	161.08	128.2			289.28	289.28
19	161.08	128.2			289.28	289.28
20	161.08	128.2			289.28	289.28
21	161.08	128.2			289.28	289.28
22	161.08	128.2			289.28	289.28
23	161.08	128.2			289.28	289.28
	3486.78	2848.75	1584.36	463.37	7919.89	8383.26

STAIRCASE AND LIFT LOBBY AREA

PROPOSED STAIRCASE AND LIFT LOBBY AREA BY CHARGING PREMIUM				TOTAL AREA
WING - 'A'	WING - 'B'	WING - 'C'	COMM.	WING-A TO D
		-	139.07	139.07
33.36	32.46	40.49	28.18	134.38
33.36	32.46	40.49	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.22
33.36	32.46	40.40	-	106.12
33.26	32.46		-	65.72
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	65.15
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
33.26	32.46		-	106.22
700.88	746.58	404.31	304.83	1916.59

PERMISSIBLE		BUA	35%	TOTAL
RESI.		5918.11	2011.6	7929.71
COMM.		343.24	120.13	463.37
TOTAL		6261.35	2131.73	8393.08

PROPOSED		BUA	35%	TOTAL
RESI.		5918.11	2001.78	7919.89
COMM.		343.24	120.13	463.37
TOTAL		6261.35	2121.91	8383.26

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