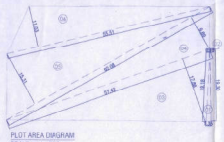
SHEET NO. 1/7

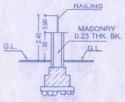
PARKING REQUIRED AS PER DCPR 2034 Regulation 44(2) Note (ii)		
1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 4 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 2 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 1 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	2 CAR PER 1 TENENT

PARKING PROVIDED	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	1	0.25
AREA BETWEEN 45 - 60 Sq.mt.	77	38.50
AREA BETWEEN 60 - 90 Sq.mt.	NIL	NIL
AREA ABOVE 90 Sq.mt.	NIL	NIL
Total	78	38.75
10% VISITORSPARKING		3.88
TOTAL REQUIRED PARKING		42.63
PERMISSIBLE 50% ADDITIONAL PARKING (80.25X 50%)		19.38
TOTAL NO.OF PARKING PERMISSIBLE		62.00
ADDITIONAL PARKING SPACES		88.00
TOTAL PARKING PERMISSIBLE		150.00
TOTAL PARKING PROPOSED		150.00

TOTAL PARKING PROPOSED	BIG (L)	SMALL (S)	Total
	76	74	150

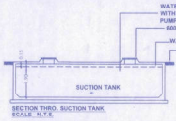


PLOT AREA DIAGRAM
SCALE = 1: 500



SECT. THRU.COMP.WALL
SCALE - N.T.S.

PLOT NO -03 , PLOT AREA CALCULATION								
ADDITIONS								
1	1.85	x	10.30	x	0.50	=	19.03	SQ.MT.
2	0.19	x	19.18	x	0.50	=	1.82	SQ.MT.
3	57.42	x	17.88	x	0.50	=	513.30	SQ.MT.
4	62.08	x	9.89	x	0.50	=	306.99	SQ.MT.
5	62.08	x	15.31	x	0.50	=	475.22	SQ.MT.
6	55.51	x	11.03	x	0.50	=	306.14	SQ.MT.
TOTAL PLOT AREA						=	1,616.49	SQ.MT.



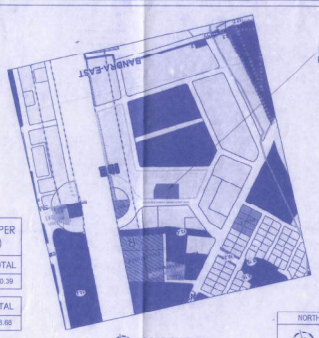
SECTION THRO. SUCTION TANK
SCALE - N.T.S.

FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31(3)		
PERMISSIBLE	35%	TOTAL
RESIDENTIAL	6659.55	2330.84	8990.39

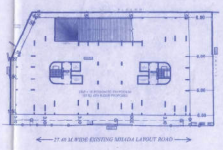
PROPOSED	35%	TOTAL
RESIDENTIAL	4448.67	560.01	5008.68

A) Fungible B.U.A For Residential USERS Without charging premium = 1600.02 X 35 % = 560.01(FREE FC.

B) Fungible B.U.A For Residential USERS By charging premium = NIL.



LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:500

NORTH

NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE AS PER PLAN 1:100 IN BLOCK PLAN 1:500 IN LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MUNICIPAL AND MHADA TIME TO TIME. GUIDELINES ISSUED IN SOLID FOLLOWED

CONTENTS OF THE SHEET

STILT FLOOR PLAN , LOCATION PLAN , BASEMENT FLOOR PLAN , BLOCK PLAN. SUMMARY , METER ROOM & PUMP ROOM, U.G. TANK

PLAN FOR APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada - 951/2793/2023
Date 12 JUN 2023

Ex. Eng. D-P Cell GM(Mhada (W.S.)

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1010.49 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS CERTIFICATE OF AREA

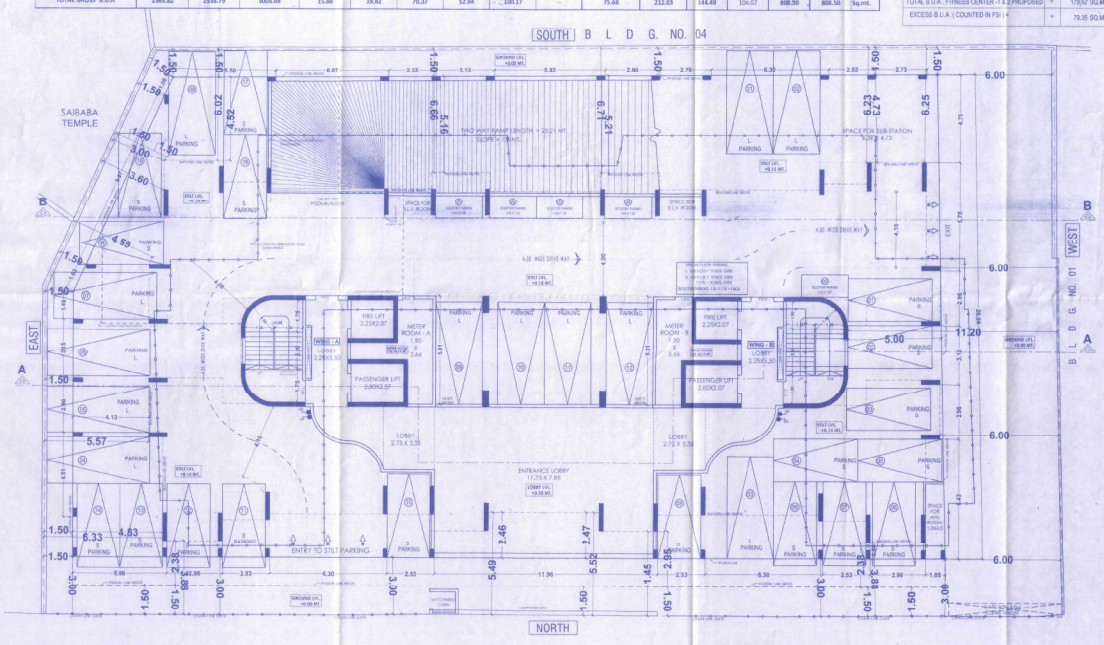
SIGN OF ARCHITECT

(WING -A & B) - SUMMARY OF GROSS FSI. BUILT-UP AREA

SR.NO.	FLOOR	INCLUDING NET BUA & FUNGIBLE AREA			METER ROOM (FREE OF FSI)	SOCIETY OFFICE (FREE OF FSI)	REFUGE ARAE (FREE OF FSI)		FITNESS CENTRE -1 (FREE OF FSI)	INDOOR PLAY AREA OF (FREE OF FSI)	FITNESS CENTER -2 (FREE OF FSI)	U.G.TANK & PUMP ROOM (FREE OF FSI)	(TERRACE) O.H.TANK (FREE OF FSI)	EXCESS BUILT UP AREA	STAIRCASE ,LIFT & ENTERCE LOBBY PASSAGE		Sq.mt.
		WING-A	WING-B	TOTAL GROSS BUA (WING - A & B)	COMMON	WING - A & B	WING-A	WING-B	COMMAN WING - A & B						WING-A	WING-B	
1	PART BASMENT	-	-	-	-	-	-	-	-	-	-	212.03	-	-	48.46	48.46	Sq.mt.
2	GROUND FLR.	-	-	-	15.60	-	-	-	-	-	-	-	-	24.72	48.46	48.46	Sq.mt.
3	1ST PODIUM LVL.	-	-	-	-	-	-	-	-	-	-	-	-	-	48.46	48.46	Sq.mt.
4	2nd PODIUM LVL.	-	-	-	-	-	-	-	-	-	-	-	-	-	48.46	48.46	Sq.mt.
5	3rd PODIUM LV..	-	-	-	-	-	-	-	-	-	-	-	-	-	48.46	48.46	Sq.mt.
6	4th PODIUM LV.	-	-	-	-	-	-	-	-	-	-	-	-	-	48.46	48.46	Sq.mt.
7	5th PODIUM LV..	-	-	-	-	19.82	-	-	100.17	-	3.67 COUNTED IN FSI	-	-	3.67	48.46	48.46	Sq.mt.
8	1ST FLR.	191.70	237.22	428.92	-	-	-	-	-	-	75.68 COUNTED IN FSI	-	-	75.68	47.28	47.28	Sq.mt.
9	2nd FLR.	255.40	255.40	510.80	-	-	-	-	-	-	-	-	-	-	47.28	47.28	Sq.mt.
10	3rd FLR.	192.17	255.40	447.57	-	-	70.37	13.21	-	-	-	-	-	-	47.28	47.28	Sq.mt.
11	4th FLR.	255.40	255.40	510.80	-	-	-	-	-	-	-	-	-	-	47.28	47.28	Sq.mt.
12	5th FLR.	255.40	255.40	510.80	-	-	-	13.21	-	-	-	-	-	-	47.28	47.28	Sq.mt.
13	6th FLR.	255.40	255.40	510.80	-	-	-	-	-	-	-	-	-	-	47.28	47.28	Sq.mt.
14	7th FLR.	255.40	255.40	510.80	-	-	-	13.21	-	-	-	-	-	-	46.40	46.40	Sq.mt.
15	8th FLR.	255.40	256.39	511.79	-	-	-	-	-	-	-	-	-	-	46.40	46.40	Sq.mt.
16	9th FLR.	256.39	256.39	512.78	-	-	-	13.21	-	-	-	-	-	-	46.40	46.40	Sq.mt.
17	10th FLR.	193.16	256.39	449.55	-	-	-	-	-	-	-	-	-	-	46.40	46.40	Sq.mt.
26	EXCESS B.U.A - METER ROOM & FITNESS CENTER	-	-	104.07	-	-	-	-	-	-	-	-	144.49	104.07	-	-	Sq.mt.
TOTAL GROSS B.U.A		2365.82	2538.79	5008.68	15.60	19.82	70.37	52.84	100.17	-	75.68	212.03	144.49	104.07	808.50	808.50	Sq.mt.

(WING A & B) PROPOSED PARKING STATEMENT					
SR.NO.	FLOOR	LARGE (BIG) PARKING SPACE	SMALL PARKING SPACE	TOTAL PARKING	
1	GROUND	16	14	30	NOS.
2	1ST PODIUM	14	15	29	NOS.
3	2nd PODIUM	14	15	29	NOS.
4	3rd PODIUM	14	15	29	NOS.
5	4th PODIUM	14	15	29	NOS.
6	5th PODIUM	4	NIL	4	NOS.
TOTAL NO OF PARKING				150	NOS.
SCOOTER PARKING PROPOSED					
1	GROUND			5	NOS.
2	1ST PODIUM			9	NOS.
3	2nd PODIUM			9	NOS.
4	3rd PODIUM			9	NOS.
5	4th PODIUM			9	NOS.
6	5th PODIUM			3	NOS.
TOTAL SCOOTER PARKING PROPOSED				44	NOS.

FITNESS CENTER AREA CALCULATION		
PERMISSIBLE GROSS B.U.A	=	5008.68 SQ.MT.
PERMISSIBLE B.U.A FOR FITNESS (2%)	=	100.17 SQ.MT.
FITNESS CENTER -1 (PROPOSED)	=	103.84
FITNESS CENTER -2 (PROPOSED)	=	75.68
TOTAL B.U.A . FITNESS CENTER -1 & 2 PROPOSED	=	179.52 SQ.MT.
EXCESS B.U.A (COUNTED IN FSI) =	=	79.35 SQ.MT.



(WING- A & B) STILT FLOOR PLAN
SCALE - 1:100

27.40 M.WIDE EXISTING MHADA LAYOUT ROAD

PROFARMA - A

		Area Statement	Sq.mt.
a		Area of the plot as per MHADA Layout & offer letter dated_____	1616.49
b		Deduction for 15% Recreational Ground / 10% Amenity space	0.00
c		Least area consider for FSI	1616.49
		Deduction for	
a		Road Set-back area	-
b		Proposed Road	-
c		Area Reservation	-
d		Amenity space as per DCPR-2034	-
e		other	-
		Deduction for 15% Recreational Ground / 10% Amenity space	0.00
		Net area of plot	1616.49
		Additions for Floor Space Index	
		2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	-
		Total Area (3 + 6)	1616.49
		Gross Plot Area considered for F.S.I	1616.49
		Floor Space Index Permissible	3.00
		Permissible BUA	4849.47
a		Additional BUA as per MHADA Offer Letter dated_____ (33.52 X 54 = 1810.08)	1810.08
b		Permissible Net B.U.A	6659.55
		Proposed Net B.U.A	4448.67
		Balance Net B.U.A	2210.88
		Residential	4448.67
		Commercial	0.00
		Floor Space Index consumed	2.75
		Details of F.S.I. availed as per DCPR 31 (3)	**Sq.mt.**
		Permissible Total Fungible B.U.A for residential (6659.55 X 35%)	2330.84
		Proposed Total Fungible B.U.A for residential	0.00
		Balance Fungible B.U.A	0.00
		Permissible Fungible B.U.A for Commercial	0.00
		Proposed Fungible B.U.A for Commercial	0.00
		Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (1600.02 X 35% = 560.01)	560.01
		Proposed Fungible Compensatory B.U.A for Rehab component without charging premium (1600.02 X 35% = 560.01)	500.01
		Permissible Fungible Compensatory B.U.A for Sale component by charging premium (2330.84 - 560.01 = 1770.84)	1770.84
		Proposed Fungible Compensatory B.U.A for Sale component by charging premium	0.00
	i	**Permissible Gross B.U.A (6659.55 + 2330.84) Including F.C.F.S.I**	**8990.39**
	ii	**Proposed Gross B.U.A (4448.67+ 560.01) including F.C. F.S.I**	**5008.68**
	ii	**Gross Balance B.U.A (2210.88 +1770.84)**	**3981.71**
B		TENAMENT STATEMENT	
(i)		PROPOSED AREA	5008.68
(ii)		LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	NIL
(iii)		AREA AVAILABLE FOR TENEMENT	5008.68
(iv)		TENEMENT PERMISSIBLE= 45000/1000 X 5008.68	225
(v)		TENEMENT PROPOSED (NEW)	24 NOS.
(vi)		TENEMENT EXISTING	54 NOS.
		TOTAL TENEMENT ON THE PLOT	78 NOS
C		PARKING STATEMENT	
(i)		TOTAL PARKING PERMISSIBLE BY REGULATION	150 NOS
(ii)		TOTAL NO. OF PARKING PROVIDED	150 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY	SIGNATURE OF ARCHITECT
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.03 KNOWN AS "KHERNAGAR KALA CO-OP.HSG. SOCIETY " UNDER SECTION 33 (5) MHADA SCHEME , ON PLOT BEARING CTS/204 OF (PT) OF VILLAGEBANDRA (EAST) ,SHRI RAM MANDIR ROAD BANDRA (E) , MUMBAI-400 051.	INGENIOUS ARCHITECTS MUMBAI

NAME OF OWNER	
SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP.	
SIGNATURE OF OWNER	DRAWN: RAJARAM; CHECKED BY: HANSRAJ; SCALE: 1:100; DATE: 23.02.2022

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
407 Road No. 1, Shah Dada Thakur Vikas Kendra (E), Mumbai-93
email: ard.ingenious@gmail.com | web : ingeniousarchitects.co.in