

DESCRIPTION OF PROP. & PROPERTY
PROPOSED BUILDING ON PLOT BEARING Q.T.S. No. 88(PT), OF VILLAGE MAGATHANE
FOR REDEVELOPMENT OF STRUCTURE NO. B-15 OF RAJENDRA NAGAR OM SAI
CO-OP. HSG. SOC. LTD., AT RAJENDRA NAGAR, BORIVALI (EAST), MUMBAI.

NAME, ADDRESS & SIGNATURE OF OWNER
SHRI. SUNIL H. KENI PROPRIETOR OF M/S. SHREE CONSTRUCTION AND
C.A. TO RAJENDRA NAGAR OM SAI CO-OP. HSG. SOC. LTD.,
2ND FLOOR, PRANESH CHSL, L.T. ROAD,
BORIVALI (WEST), MUMBAI - 400 081.

DRG. NO. M-1 (1) 25.06.19
21.05.2019

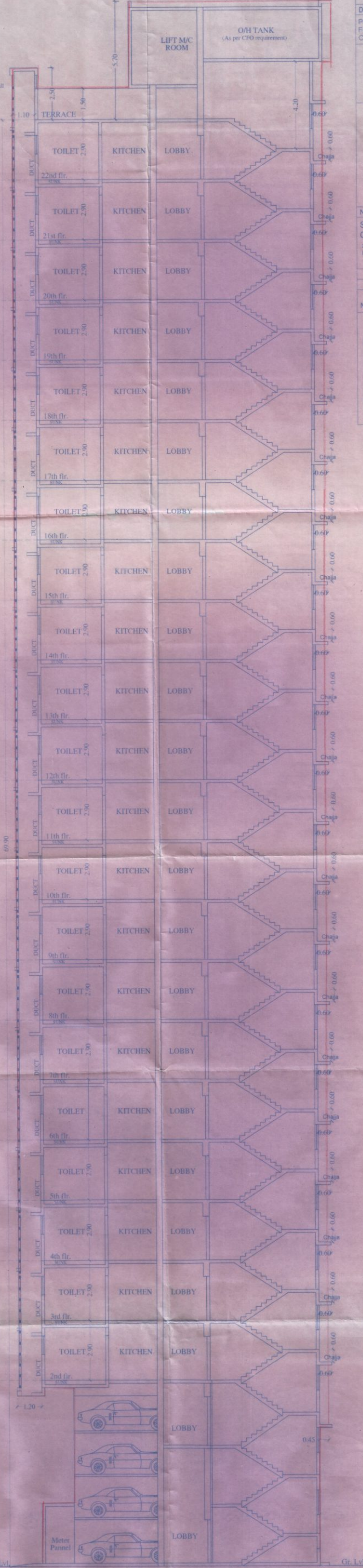
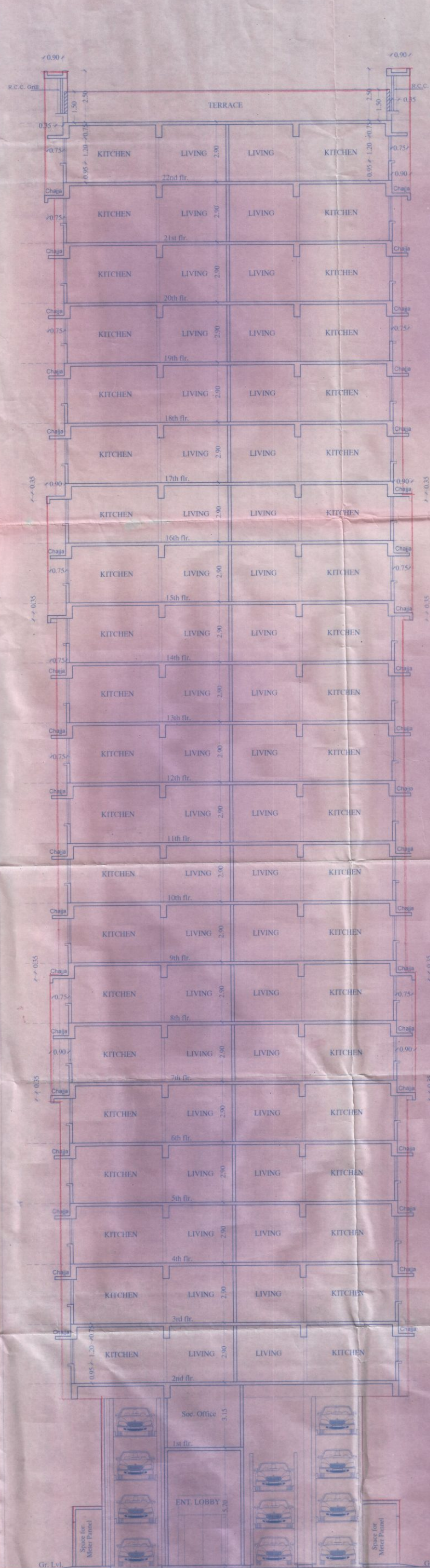
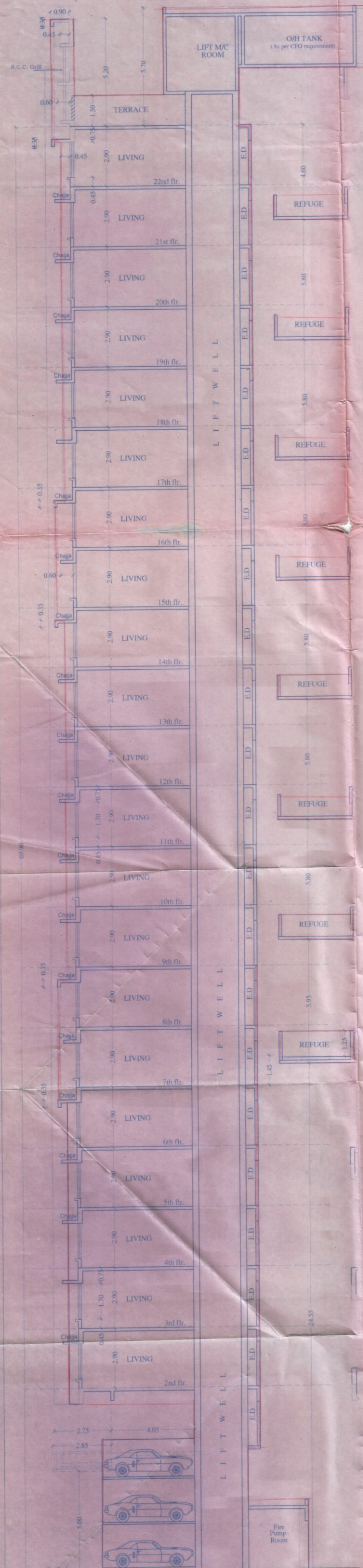
NAME, ADDRESS & SIGNATURE OF ARCHITECT

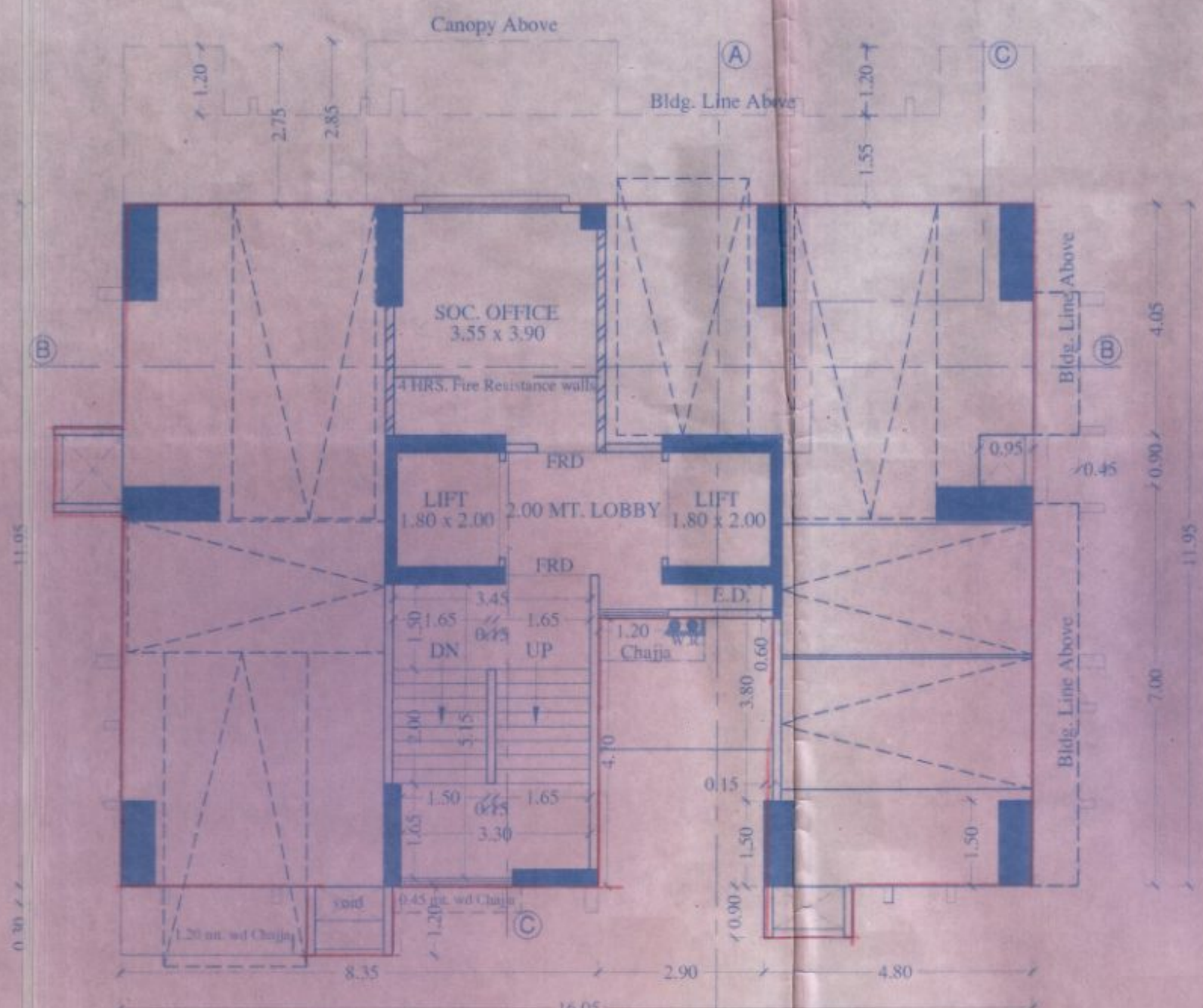
SS. Nadkarni & Associates
ARCHITECTS & INTERIOR DESIGNERS
A-204, SHREE MANGAL, NEAR HARIDAS NAGAR,
JAIN DERASAR LANE, BORIVALI (W.), MUMBAI-400 082.

- 1) All dimensions are in meters.
- 2) Scale used : i) Floor plan = 1:100
ii) Block plan = 1:500
- 3) The plans are proposed as per provisions of DCPR 2034 and
as per the prevailing regulations and circulars issued by
MCGM and MHADA from time to time.
- 4) Guidelines issued in E.O.D.B. are followed
- 5) The arithmetic calculations are checked by me and found correct.

This cancels Approval
to the previous Plans
Sanctioned under no.
MHADA-861537/2020
dated 12.10.2020

Issued by B.P. Cell / Greater Mumbai / MHADA
Read Along with this Office Letter
No. Mhda-861537/2020
Date 11.01.2021
Ex. Encl. B.P. Cell / MHADA

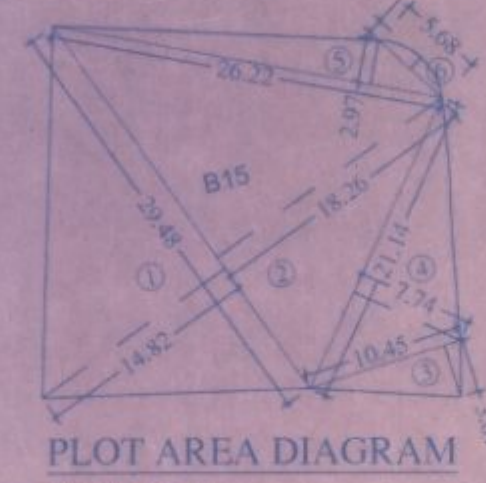




FIRST FLOOR PLAN
SCALE 1:100

COMPENSATORY FUNGIBLE F.S.I. TABLE :-

FUNGIBLE AREA PERMISSIBLE	A) RESIDENTIAL = 945.88 SQ.MT.
FUNGIBLE AREA PERMISSIBLE	B) COMMERCIAL = NIL.
FUNGIBLE AREA PROPOSED	A) RESIDENTIAL = 938.27 SQ.MT.
FUNGIBLE AREA PROPOSED	B) COMMERCIAL = NIL.

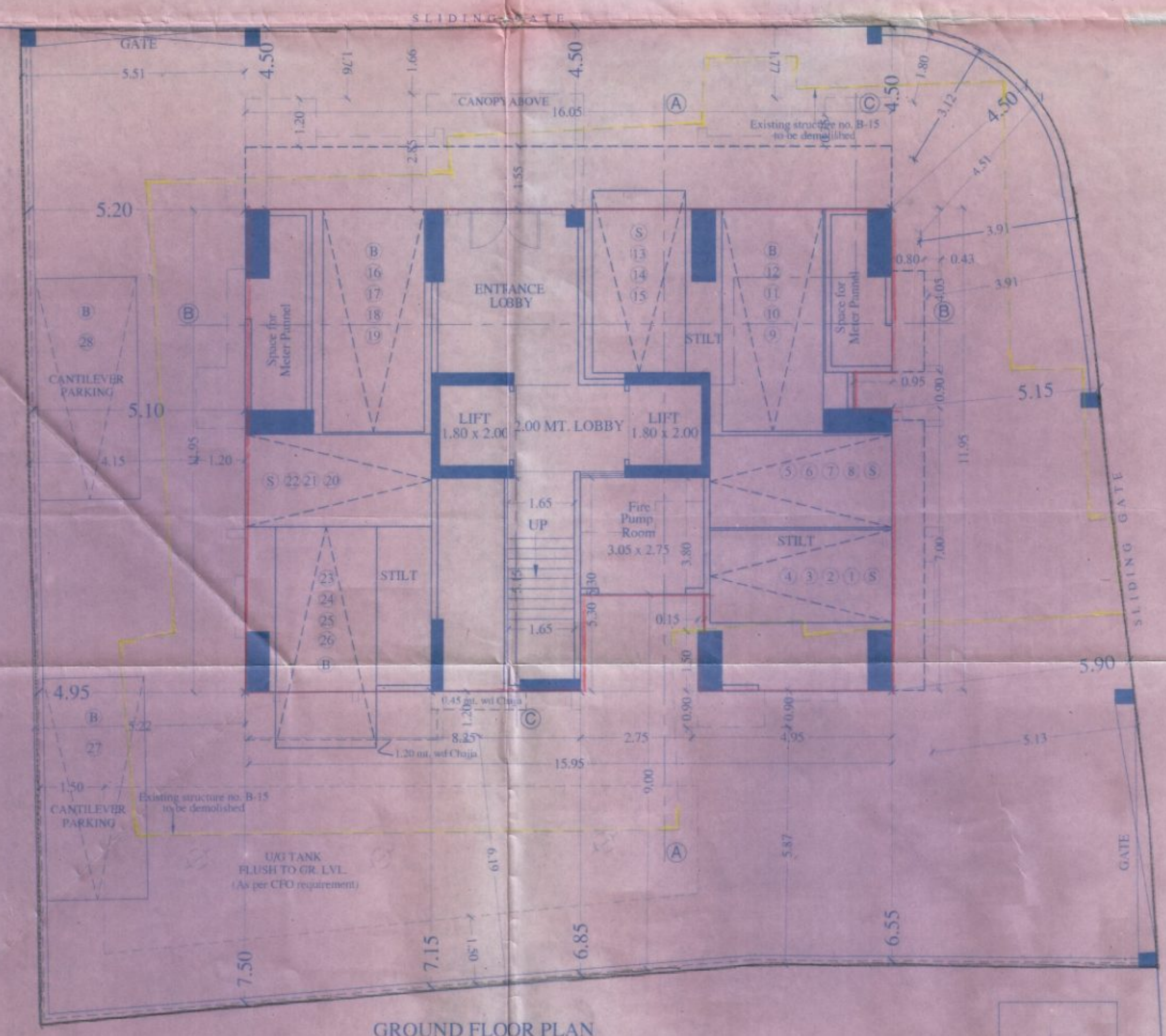


PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION (B-15)

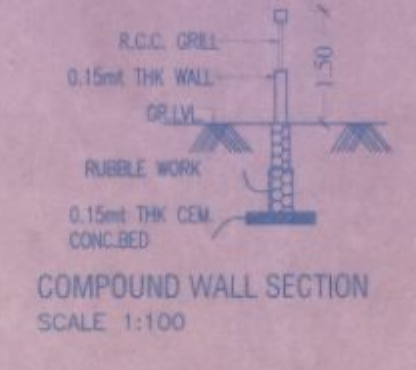
1) 29.48 x 14.82 x 0.50 =	218.45
2) 29.48 x 18.26 x 0.50 =	269.15
3) 10.45 x 3.61 x 0.50 =	18.86
4) 21.14 x 7.74 x 0.50 =	81.81
5) 26.22 x 2.97 x 0.50 =	38.94
6) 5.68 x 1.03 x 2/3 =	3.90
NET PLOT AREA	= 631.11 SQ.MTS.

13.40 MT. WIDE ROAD

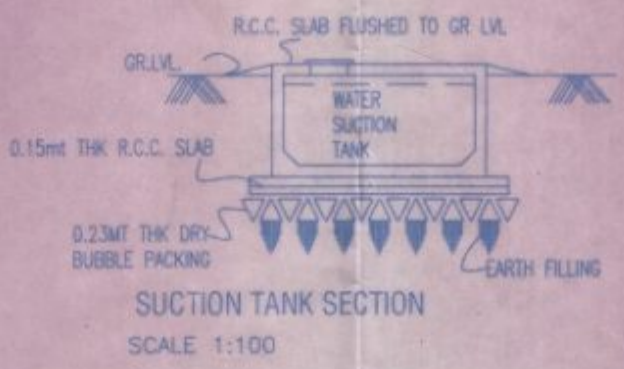


GROUND FLOOR PLAN
SCALE 1:100

9.0 MT. WIDE LAYOUT ROAD



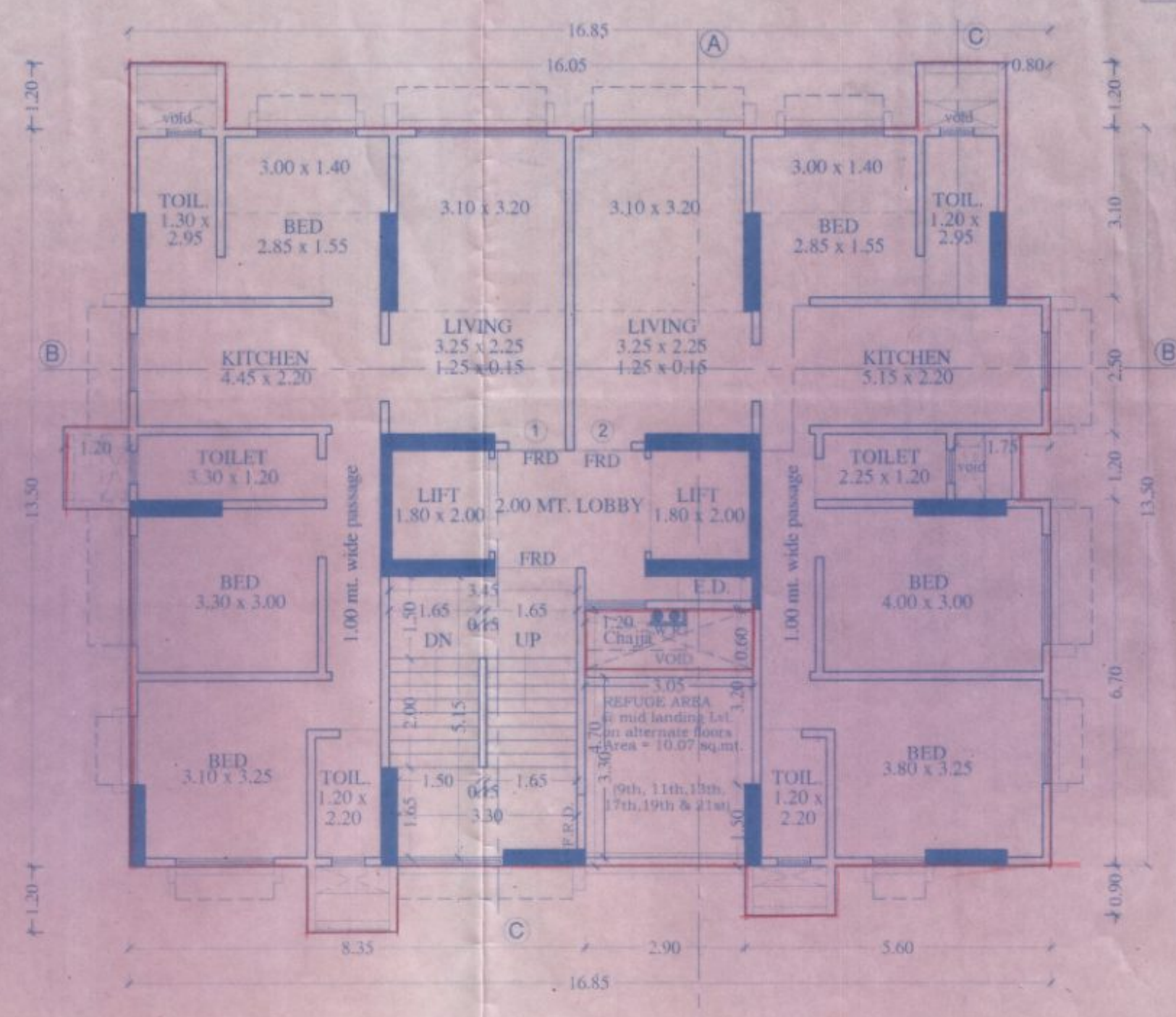
COMPOUND WALL SECTION
SCALE 1:100



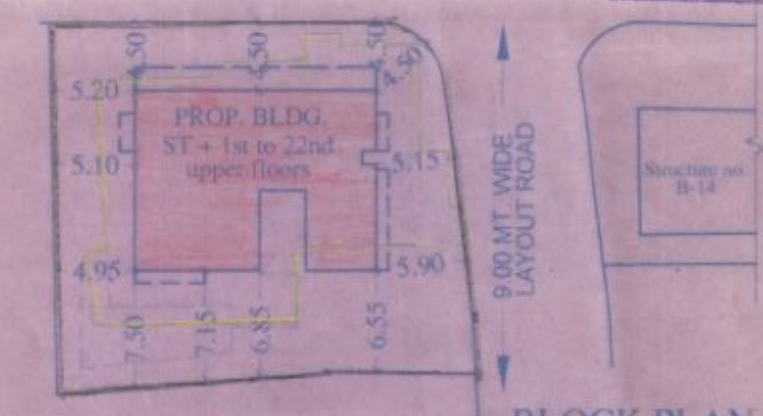
SUCTION TANK SECTION
SCALE 1:100

TYPICAL FLOOR PLAN (2nd, 3rd, 4th, 5th, and 9th, 10th, 11th, 12th, 13th & 17th, 18th, 19th, 20th, 21st floor)

SCALE 1:100



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

- NOTES:-
- 1) All dimensions are in meters.
 - 2) Scale used : i) Floor plans = 1:100
ii) Block plan = 1:500
iii) Location Plan = 1:2500
 - 3) The plans are proposed as per provisions of DCPR 2034 and as per the prevailing regulations and circulars issued by MCOM and MHADA from time to time.
 - 4) Guidelines issued in E.O.D.B. are followed
 - 5) The arithmetic calculations are checked by me and found correct.

SCALE 1: PROFORMA - A		SQ.MTS.
Area of plot (As per Offer Letter)		
i) Chawl B-14 = 290.91 sq.mt.		
ii) Chawl B-15 = 582.57 sq.mt.		
iii) Chawl B-21 = 635.53 sq.mt.		
Road setback = 80.52 sq.mt.		
1	AREA OF PLOT i.e. B-15 w/ret. (As per MHADA demarcation)	631.11
1(a)	AREA RESTRICTED TO (As per Offer Letter)	582.57
2	DEDUCTIONS FOR	
a)	ROAD-SET BACK AREA	---
b)	PROPOSED D.P. ROAD (AREA NOT CLAIMED IN FSI)	---
c)	ANY RESERVATIONS (Sub-plot)	---
d)	% Amenity Space as per DGR 56/57 (Sub-plot)	---
3	Balance area of plot (1(a) Minus 2)	582.57
4	Deduction for 15% Recreational Ground/10% Amenity Space (if deductible for ind)	---
5	Net area of plot (3 minus 4)	582.57
6	Additions for floor space index	
2(a)	100% for D.P. Road	---
2(b)	For Set-Back	---
7	TOTAL PLOT AREA (5 + 6)	582.57
8	Floor Space Index Permissible	3.00
9	TOTAL AREA (7 x 8)	1747.71
10	Floor Space Index Credit Available by Development Rights	
Additions for floor space index		
10(a)	50% AS PER DGR 32	---
10(b)	General TOR	---
10(c)	Slur-TOR	---
10(d)	Prorata Area (Permissible as per MHADA's offer Letter under no. COMBIREE/NOG/F-1108/1641/2019 dt. 21/11/2019 is 1620.00 sq.mt.)	972.00
11	Permissible Floor Area (9 + 10) above	2719.71
12	Total Proposed Built Up Area	2702.50
13	F.S.I. Consumed = 12/3	4.64
B Details of Residential / Non-Residential Area		
1	Purely Residential Built Up Area	2702.50
2	Remaining Non-Residential Built Up Area	---
C Details of FSI availed as per DCR 35 (4)		
1	Fungible Built Up Area component Permissible vide DCR 35(4) for purely Residential = or (B1 x 0.35)	945.88
2	Fungible Built Up Area component Permissible vide DCR 35(4) for Non-Residential = or (B2 x 0.20)	---
3	Total Fungible Built Up Area Permissible vide DCR 35(4) = (C1+C2)	945.88
4	Total Fungible Built Up Area Proposed (Res.)	938.27
5	Total Fungible Built Up Area Proposed (Comm.)	---
6	Total Gross Built Up Area Proposed = (11 + C4 + C5)	3640.77
D TENEMENT STATEMENT		
1	PROP. AREA (ITEM A-11 ABOVE)	3640.77
2	LESS DEDUCTION OF NON RESI. AREA (SHOP & Etc.)	---
3	AREA OF TENEMENTS	3640.77
4	TENEMENTS PERMISSIBLE (450/HECTARE)	164.00 Nos.
5	TENEMENTS EXISTING	NIL
6	TENEMENTS PROPOSED	42 Nos.
7	TOTAL TENEMENTS (5+6)	42 Nos.
E PARKING STATEMENT		
1	TOTAL PARKING REQUIRED BY REGULATIONS	---
OUTSIDERS (VISITORS)		As per Parking Statement
SHOPS		NIL
2	TOTAL PARKING EXISTING	NIL
3	TOTAL PARKING REQUIRED	28 Nos.
4	TOTAL PARKING PROVIDED	28 Nos.
F LOADING & UNLOADING STATEMENT		
1	LOADING & UNLOADING REQUIRED	N.A.
2	TOTAL LOADING UNLOADING PROVIDED	N.A.
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 26/10/2021 AND THAT THE DIMENSIONS OF THE SUBPLOTS OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA IS RECORDED IN THE PLAN AND THE PLANNED 'HARTY ONE POINT' ELEVATION AND TALLIES WITH THE DEMARCATION PLAN ISSUED BY MHADA.		
SIGNATURE OF ARCHITECT		
PROFORMA - B		
CONTENTS OF THE SHEET		
GROUND, BASEMENT, 1ST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, SUCTION TANK SECTION & COMPOUND WALL SECTION.		
DESCRIPTION OF PROP. & PROPERTY		
PROPOSED BUILDING ON PLOT BEARING Q.T.S. No. 88/PT. OF VILLAGE MAGATHANE FOR REDEVELOPMENT OF STRUCTURE NO. B-15 OF RAJENDRA NAGAR OM SAI CO-OP. HSG. SOC. LTD. AT RAJENDRA NAGAR, BORIVALI (EAST), MUMBAI.		
This cancels Approval to the previous Plans Sanctioned under no. MHADA-26/537/2021 dated 12/10/2020.		
Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this Office Letter No. Mhoda-26/537/2021 Date 18 JAN 2021		
Ex Eng. B.P. Cell/MHADA		
NAME, ADDRESS & SIGNATURE OF OWNER		
SHRI. SUNIL H. KENI PROPRIETOR OF M/S. SHREE CONSTRUCTION AND C.A. TO RAJENDRA NAGAR OM SAI CO-OP. HSG. SOC. LTD., 2ND FLOOR, PRAKASH CHSL. T. ROAD, BORIVALI (WEST), MUMBAI - 400 091.		
JOB NO.	DATE	DRG. NO.
J-162	21.05.2019	M-1
(1) 25.06.19		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
S.S. Nadkarni & Associates ARCHITECTS & INTERIOR DESIGNERS A-204, SHREE MANGAL, NEAR HARIDAS NAGAR, JAIN DERASAR LANE, BORIVALI (W.), MUMBAI-92.		

PROFORMA - B
CONTENTS OF THE SHEET
ALL FLOOR PLANS, ALL AREA DIAGRAMS & CALCULATIONS
DESCRIPTION OF PROP. & PROPERTY
PROPOSED BUILDING ON PLOT BEARING Q.T.S. No. 88(PT), OF VILLAGE MAGATHANE FOR REDUPLICATION OF STRUCTURE NO. B-15 OF RAJENDRA NAGAR OM SAI CO-OP. HSG. SOC. LTD. AT RAJENDRA NAGAR, BORIVALI (EAST), MUMBAI

This cancels Approval to the previous Plans Sanctioned under no. MHADA-361537/12020 dated 12.10.2020

Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this Office Letter No. Mhada-MHADA-861537/2021 Date 18 JAN 2021 Ex. Eng. [Signature] / MHADA

NAME, ADDRESS & SIGNATURE OF OWNER
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JOB NO. DATE DRG. NO. REVISION
J-162 21.05.2019 M-1 (1) 25.06.19

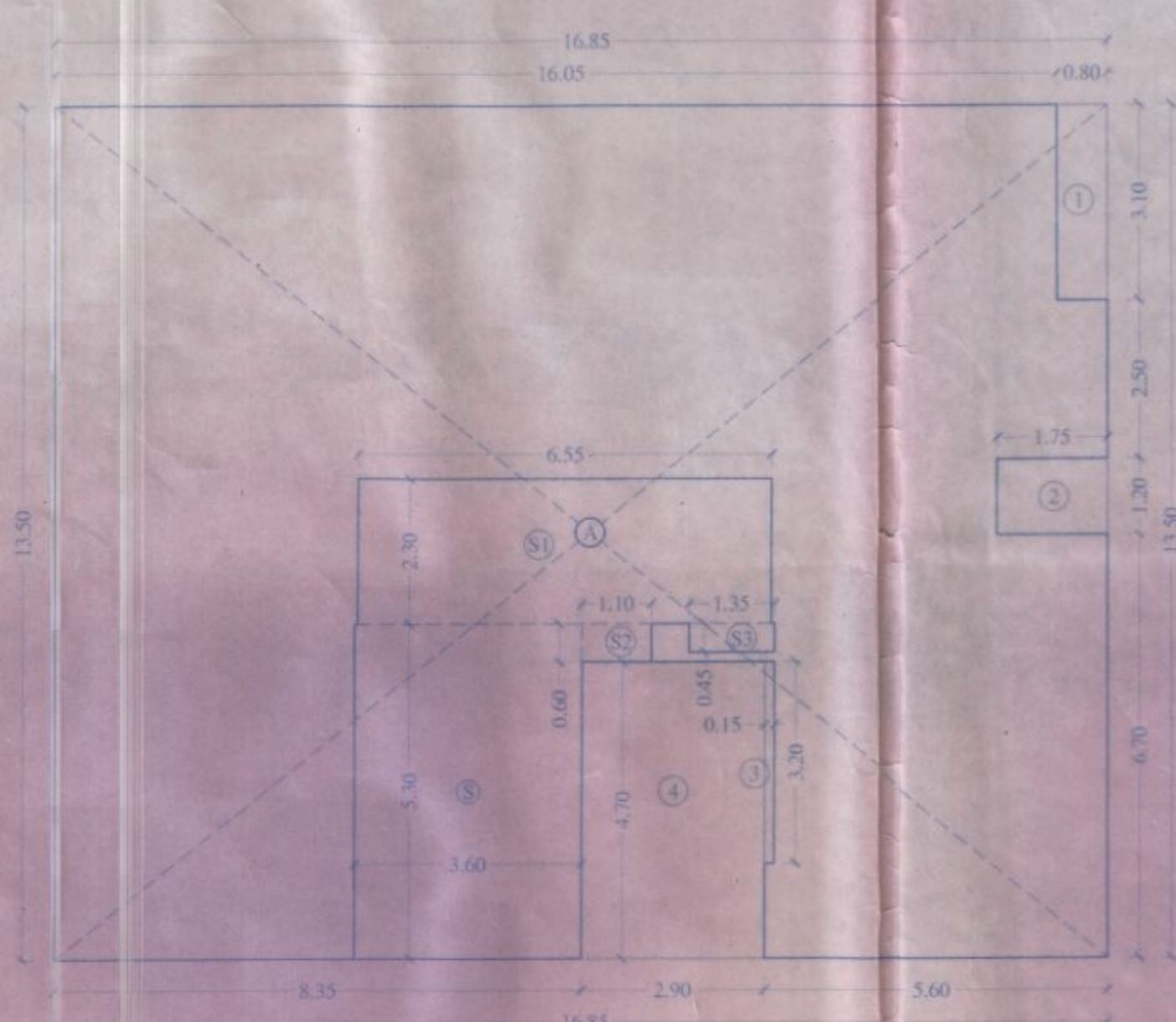
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- NOTES:-
- 1) All dimensions are in meters.
 - 2) Scale used : i) Floor plans = 1:100
ii) Block plan = 1:500
iii) Section Plan = 1:2500
 - 3) The plans are prepared as per provisions of DCPR 2034 and as per the prevailing regulations and circulars issued by MCGM and MHADA from time to time.
 - 4) Guidelines issued in E.O.D.B. are followed
 - 5) The arithmetic calculations are checked by me and found correct.

BUILT UP AREA SUMMARY			
Proposed Floor's	Proposed gross Composite B.U.A. (Including staircase, lifts, lift lobby area claimed free of FSI)	Staircase, Lifts, lift lobby area claimed free of FSI	
	in sq.mt.	in sq.mt.	
Sub floor	---	---	
1st floor	---	36.65	
2nd floor	173.37	34.81	TOTAL NET BUILT UP AREA = 2702.50 Sq.mt.
3rd floor	173.37	34.81	COMMERCIAL = ---
4th floor	173.37	34.81	RESIDENTIAL = 2702.50 Sq.mt.
5th floor	173.37	34.81	
6th floor	173.37	34.81	PROPOSED FUNGIBLE AREA = 938.27 Sq.mt.
7th floor	173.37	34.81	COMMERCIAL = ---
8th floor	173.37	34.81	RESIDENTIAL = 938.27 Sq.mt.
9th floor	173.37	34.81	
10th floor	173.37	34.81	TOTAL GROSS BUILT UP AREA = 3640.77 Sq.mt.
11th floor	173.37	34.81	COMMERCIAL = ---
12th floor	173.37	34.81	RESIDENTIAL = 3640.77 Sq.mt.
13th floor	173.37	34.81	
14th floor	173.37	34.81	
15th floor	173.37	34.81	
16th floor	173.37	34.81	
17th floor	173.37	34.81	
18th floor	173.37	34.81	
19th floor	173.37	34.81	
20th floor	173.37	34.81	
21st floor	173.37	34.81	
22nd floor	173.37	34.81	
TOTAL	3640.77	767.66	

- NOTE:-
- 1) FLAT NO. 2 FROM 2ND TO 21ST FLOORS ARE RESERVED FOR EXISTING TENANTS.
 - 2) TOTAL 20 EXISTING TENANTS (MEMBERS OF RAJENDRA NAGAR OM SAI CO. OP. HSG. SOC. LTD.) (5 TENANTS OF STRUCTURE NO. B-14, 5 TENANTS OF STRUCTURE NO. B-15 & 10 TENANTS OF STRUCTURE NO. B-21) ARE PROPOSED TO BE REACCOMMODATED IN THE PROPOSED BUILDING ON THE PLOT UNDER REFERENCE i.e. B-15.
 - 3) ALL MAIN DOORS, STAIRCASE DOORS WILL BE F.R.D.
 - 4) ALL PARKING SPACES ARE PROPOSED WITH 3 OR 4 LEVEL STACK PARKING.



AREA DIAGRAM OF 2ND TO 22ND FLOOR.
SCALE: 1:100



FLAT NO. 10 CARPET AREA CALCULATION OF FLAT NO. 1 (FOR PARKING PURPOSE)					
Living	3.00	X	3.20	X 1	= 9.60
Bed	2.85	X	2.25	X 1	= 7.31
Kitchen	3.10	X	6.75	X 1	= 9.20
TOILET	1.20	X	2.20	X 1	= 3.79
Bed	3.30	X	3.00	X 1	= 9.90
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
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TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
Bed	2.85	X	1.55	X 1	= 4.51
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
Bed	2.85	X	1.55	X 1	= 4.51
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
Bed	2.85	X	1.55	X 1	= 4.51
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
Bed	2.85	X	1.55	X 1	= 4.51
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
Bed	2.85	X	1.55	X 1	= 4.51
Living	3.10	X	3.20	X 1	= 9.92
Bed	2.85	X	1.55	X 1	= 4.51
TOILET	1.20	X	2.20	X 1	= 2.64
Living	3.25	X	2.25	X 1	= 7.31
Kitchen	4.45	X	2.20	X 1	= 9.79
TOILET	1.20	X	2.20	X 1	= 2.64
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Living	3.10	X	3.20	X 1	= 9.92
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Living	3.10	X	3.20	X 1	= 9.92
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