

TENAMENT CALCULATION FOR PARKING			
RERA CARPET AREA	NO OF FL.	NO OF FLATS	
flat-1	53.77	1st to 23rd	23
flat-2	53.24	1st to 7th 9th to 14th 16th to 21st & 23rd	20
flat-3	39.36	22nd floor	01
flat-4	41.63	1st to 7th 9th to 14th 16th to 21st & 23rd	20
flat-5	18.53	8th & 19th floor	02
flat-6	34.22	22nd floor	01
flat-7	41.83	1st to 23rd flr	23
flat-8	73.21	1st to 4th flr	04
flat-9	80.36	5th to 23rd flr	19
TOTAL Number of Flat		113	

Car CP-L-2 Requirement for dcr 44 of DCPR 2034 Table 21 (SR No. 1)			
CP-L-2	No of	CP-L-2	
Req. / Per Flat	Flats	Req.	
C.A Shop up TO 40	N.A	N.A	
C.A UP TO 45	1 for 4 flats	47	11.75
C.A 45 TO 60	1 for 2 flats	43	21.50
C.A 60 TO 90	1 for 1 flat	23	23.00
C.A 90 Above	2 for 1 flat	00	0.00
Total Req. parking		113	58.25
10 % Guest Commercial			00.00
5 % Guest Residential	(58.25 x 5%)	2.91	
Total Required		59.08	
50 % additional parking	(59.08 x 50%)	29.54	
Provided		88.50	
		59.00	

FORM-1

Plan as per DCPR 2034

EE/BP/Ce/I/GM/MHADA-IOA

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STAMP OF APPROVAL OF PLANS

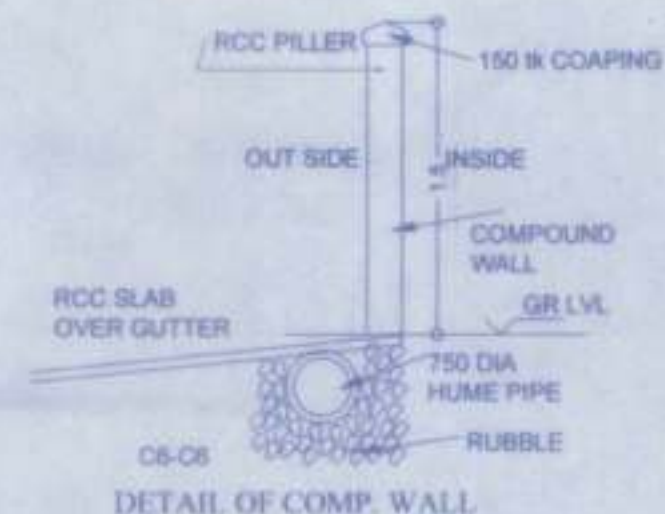
Approved subject to conditions mentioned in this office Letter No. MHADA-82982/2024

Date 27 DEC 2024

Ex. Eng. Bldg. Permission Cell Greater Mumbai (M.S.) Maharashtra Housing & Area Development Authority

S.E.B.P Dy.Er.B.P E.E.B.P
G/M MHADA

Area of plot as per Survey documents			
1	Area of plot as per MHADA DEMARCATION PLAN		993.01
2	DEDUCTIONS FOR		
a	Road Set Back Area		0.00
b	Proposed Road Area		0.00
c	Area Not in Possession		0.00
	TOTAL (a+b+c)		0.00
3	BALANCE AREA OF PLOT (1-2)		993.01
4	DEDUCTION OF 15% R.G. (If deductible)		0.00
5	NET AREA OF PLOT (3-4)		993.01
6	ADDITIONS FOR FLOOR SPACE INDEX		
2a	100% set back area		0.00
2b	100% D.P. Road		0.00
7	TOTAL AREA (5+6)		993.01
8	FLOOR SPACE INDEX PERMISSIBLE		3.00
9	PERMISSIBLE FLOOR AREA (7X8)		2979.03
10e	ADDITIONAL PRORATA BUA= 45.98 X 20.75	45.98	20
f	ADDITIONAL 10% Hc/Ble VP/A Quota		919.60
g	additional (VP/A quota) BUA		1076.00
11a	TOTAL PERMISSIBLE FLOOR AREA 9+10e+10f+10g		4974.63
B	TOTAL PROPOSED AREA		4974.14
12	EXISTING BUILT-UP AREA FOR FUNGIBLE BUA CALCULATION		
13a	PROPOSED COMMERCIAL AREA		
b	PROPOSED RESIDENTIAL AREA		
14	EXCESS BALCONY AREA TAKEN IN FSI FLOOR SPACE INDEX		
15	TOTAL BUILT-UP AREA PROPOSED (12+13+14)		5.0096
16	TOTAL CONSUME FSI (3425.52/648.56)		
FUNGIBLE AREA STATEMENT			
1	PERMISSIBLE FUNGIBLE AREA (4974.63X35%)		1741.12
2	FUNGIBLE BUILT-UP AREA PROPOSED EXISTING TENANTS		392.77
3	FUNGIBLE BUILT-UP AREA PROPOSED BY CHARGING PREMIUM		1348.09
4	FUNGIBLE BUILT-UP AREA PROPOSED (B2+B3)		1740.86
5	TOTAL PERMISSIBLE FLOOR AREA (11A+B1)		6715.75
6	TOTAL BUILT-UP AREA PROPOSED (11B+B4)		6715.00
TENEMENTS STATEMENTS			
(i)	PROPOSED BUILT-UP AREA (B4 ABOVE) 450/ NET FACTOR		
(ii)	Less DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC)		
(iii)	AREA AVAILABLE FOR TENEMENTS (I)-(II)		
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENANTS/HECTARE)		
(v)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT		
PARKING STATEMENT			
(i)	PARKING REQUIRED BY REGULATION FOR -CAR, SCOOTER/MOTOR CYCLE		55.79
(ii)	5% VISITORS PARKING		2.79
(iii)	COVERED GARAGE PERMISSIBLE		58.54
(iv)	COVERED GARAGE PROPOSED CAR, SCOOTER/MOTOR CYCLE, OUTSIDERS (VISITORS)		0
(v)	TOTAL PARKING REQUIRED		59
(vi)	ADDITIONAL 50% PERMISSIBLE		29.5
(vii)	TOTAL PARKING PERMISSIBLE		88.5
(viii)	TOTAL PARKING PROPOSED		59
TRANSPORT VEHICLES PARKING			
(i)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION		
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE REQUIRED		



CERTIFICATE OF PLOT AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/05/2010 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 283.01 SMT. NINE HUNDRED NINETY THREE & POINT ZERO ONE SQ. MTRS. & TALLIES WITH THE AREA STATED IN THE PROPERTY OWNERSHIP DOCUMENTS OF MHADA.

For M/s PRITHVI ARCH architects

PROFORMA-B GENERAL NOTES

- This drawing is the property of M/s PRITHVI ARCH and should not be copied without their written consent.
- All wall dimensions are 150 mm thick.
- Only written dimensions are to be followed.
- All dimensions are in meters unless specified.

CONTENT OF SHEET

- STILT FLOOR PLAN
- 1st to 4th FLOOR PLAN
- LOCATION PLAN & BLOCK PLAN
- PARKING AREA STATEMENT
- BUILT-UP AREA STATEMENT
- SUMMARY GROSS BUILT-UP AREA
- PLOT AREA CALCULATION

DESCRIPTION OF PROJECT

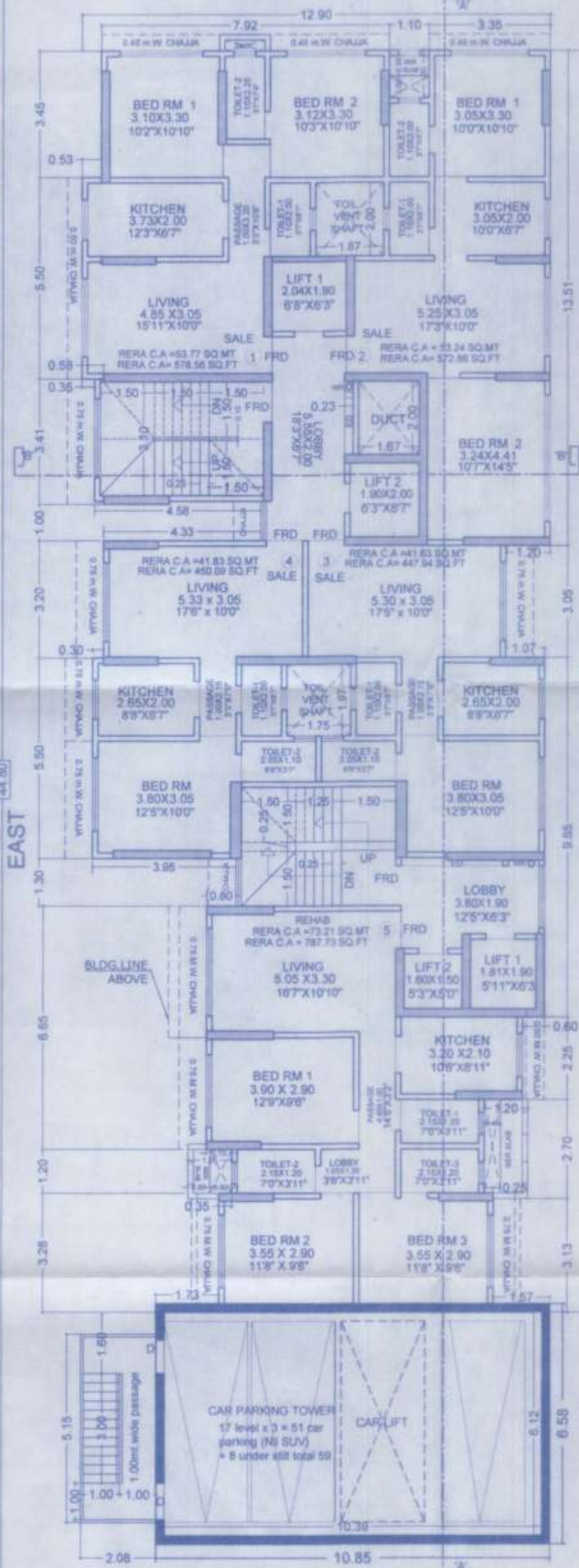
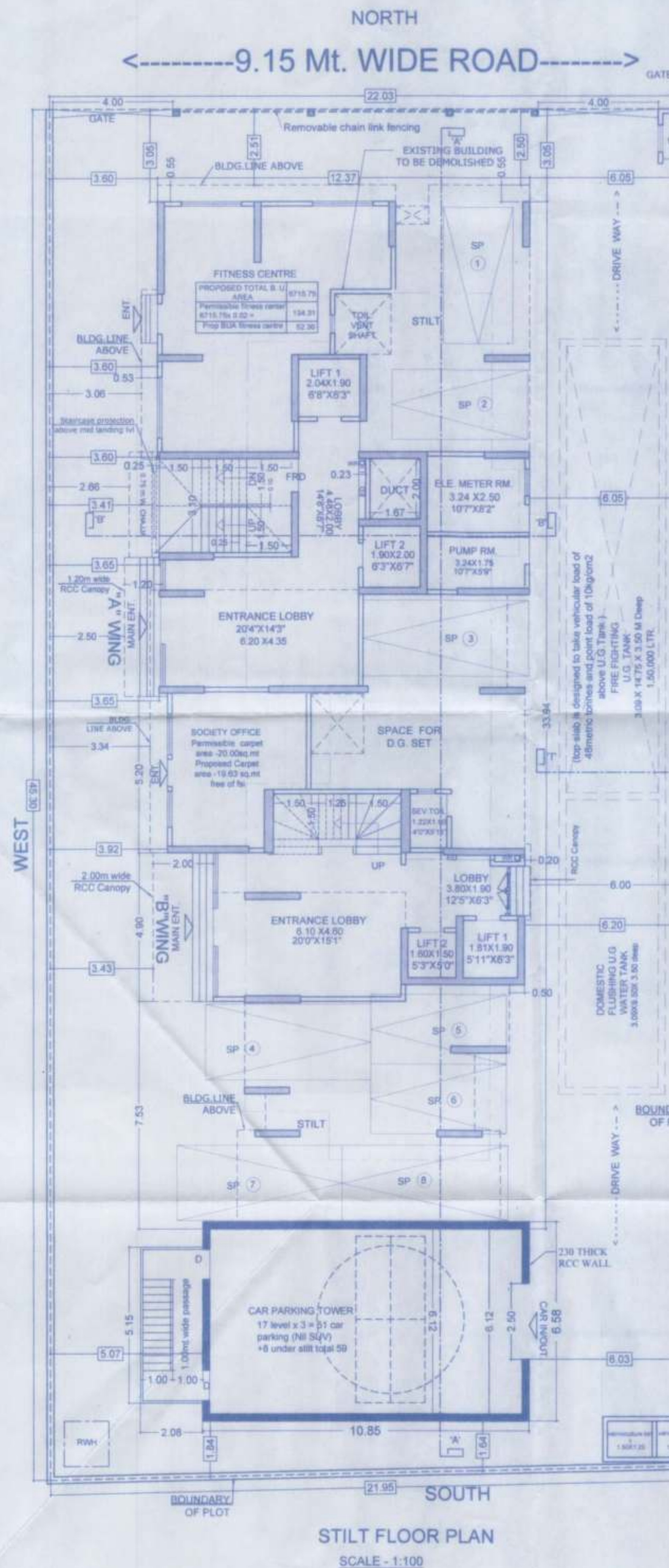
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 207A & 207B, AT BLDG. NO. 63 MAGATHANE PRESS ENCLAVE CO-OP. HSG. SOC. LTD. MAGATHANE, BORIVALI (East) MUMBAI-400066

NORTH	FOR NO.	DC 112	DRAWING NO.
	SCALE	1:100	101
	DATE	04.12.2021	
	DRAWN BY	SUNIL	
	CHECKED BY	DAMANI	R1

NAME & SIGNATURE OF THE OWNERS
M/S Dhariwal Developers (India) Pvt. Ltd
CA to OWNERS

NAME OF THE ARCHITECTS
PRITHVI ARCH

Ar. ASHOK DAMANI
4, SARASWATI GADAN, CHAYALDAS ROAD, VILE PARLE (EAST), MUMBAI 400 057
E-mail: prithviarch@gmail.com
Mobile: 9221414000, 9867080015



SUMMARY OF BUILT-UP AREA STATEMENT			
	FSI	Fungible	Fungible FSI
	SQ.MT	SQ.MT	SQ.MT
REHAB	1339.03	392.77	1731.80
SALE	3635.11	1348.09	4983.20
TOTAL	4974.14	1740.86	6715.00



AREA DIA. METER RM
SCALE - 1:100
TOTAL REQUIRED ELE. METER ROOM AREA
WING 'A' & 'B' = 20.00 SQ.MT

BUILT UP AREA CALCULATION			
ELE. METER RM			
E	3.62	X	2.80 X 1NO = 10.14 SQ.MT.
PROPOSED ELE. METER RM AREA			= 10.14 SQ.MT.



BUILT UP AREA CALCULATION			
PUMP ROOM			
P	3.62	X	1.91 X 1NO = 6.91 SQ.MT.



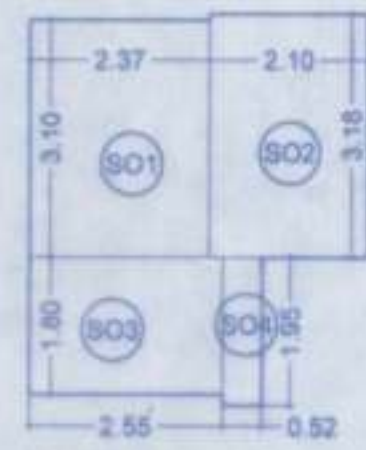
BUILT UP AREA CALCULATION			
SEV. TOILET			
S	1.87	X	2.10 X 1NO = 3.91 SQ.MT.
TOTAL ADDITION			= 3.91 SQ.MT.



AVS-1 & AVS-2 AREA

AVS-1 & AVS-2 AREA (toilet vent. shaft)		
1	1.87 x 2.00 x 1NO	= 3.74 SQ.MT.
2	1.75 x 1.97 x 1NO	= 3.45 SQ.MT.
	TOTAL ADDITION	= 7.19 SQ.MT.
	TOTAL AVS AREA= 7.19 X 23 FLOOR	= 165.37 SQ.MT.

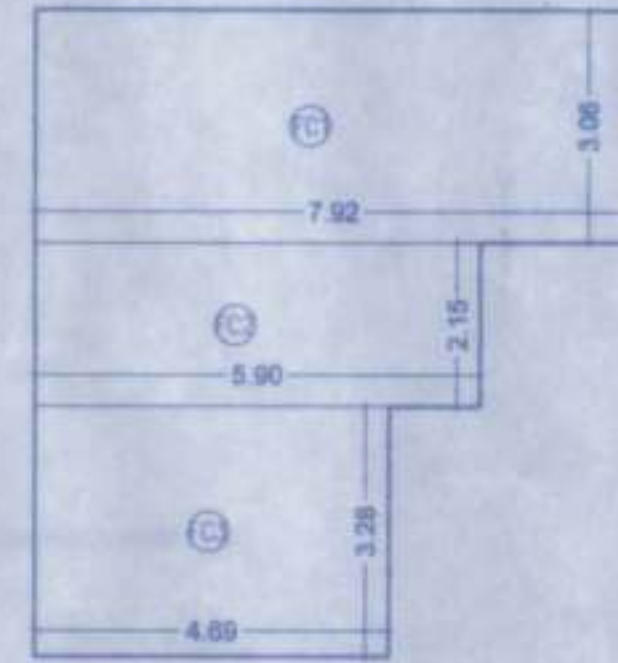




SOCIETY OFFICE
CARPET AREA
DIAGRAM

CARPET AREA CALCULATION

SOC. OFFICE	
S01	2.37 X 3.10 X 1 NO = 7.35 SQ.MT.
S02	2.10 X 3.18 X 1 NO = 6.68 SQ.MT.
S03	2.55 X 1.80 X 1 NO = 4.59 SQ.MT.
S03	0.52 X 1.95 X 1 NO = 1.01 SQ.MT.
TOTAL SOCIETY OFFICE AREA = 19.63 SQ.MT.	



AREA DIA. FITNESS CENTRE
SCALE - 1:100

BUILT UP AREA CALCULATION

FITNESS CENTER	
FC1	7.92 X 3.06 X 1 NO = 24.24 SQ.MT.
FC2	5.90 X 2.15 X 1 NO = 12.68 SQ.MT.
FC3	4.80 X 3.28 X 1 NO = 15.38 SQ.MT.
TOTAL ADDITION = 52.30 SQ.MT.	

SUMMARY OF GROSS AREA

Sr.	FLOOR	SQ.MT.
1	5th floor	350.01
1	1ST TO 4th FLOOR (360.01 x 4 fr.)	1440.04
2	5th TO 23rd FLOOR (367.90X 19 fr.)	6990.10
3	Staircase, LRB, lift lobby (terrace fr.)	68.38
4	Lift M/C Rm	49.05
5	CAR PARKING TOWER 112.16 x 2	224.33
Total		9129.91

PLOT AREA CALCULATION TRIANGULATION METHOD

PLOT AREA CALCULATION	NO	SQ.MT.
P1	0.50 X 50.33 X 19.79 X 1	498.01
P2	0.50 X 50.33 X 19.88 X 1	495.25
TOTAL ADDITION		993.26

EE/BP/Cell/GM/MHADA-IOA

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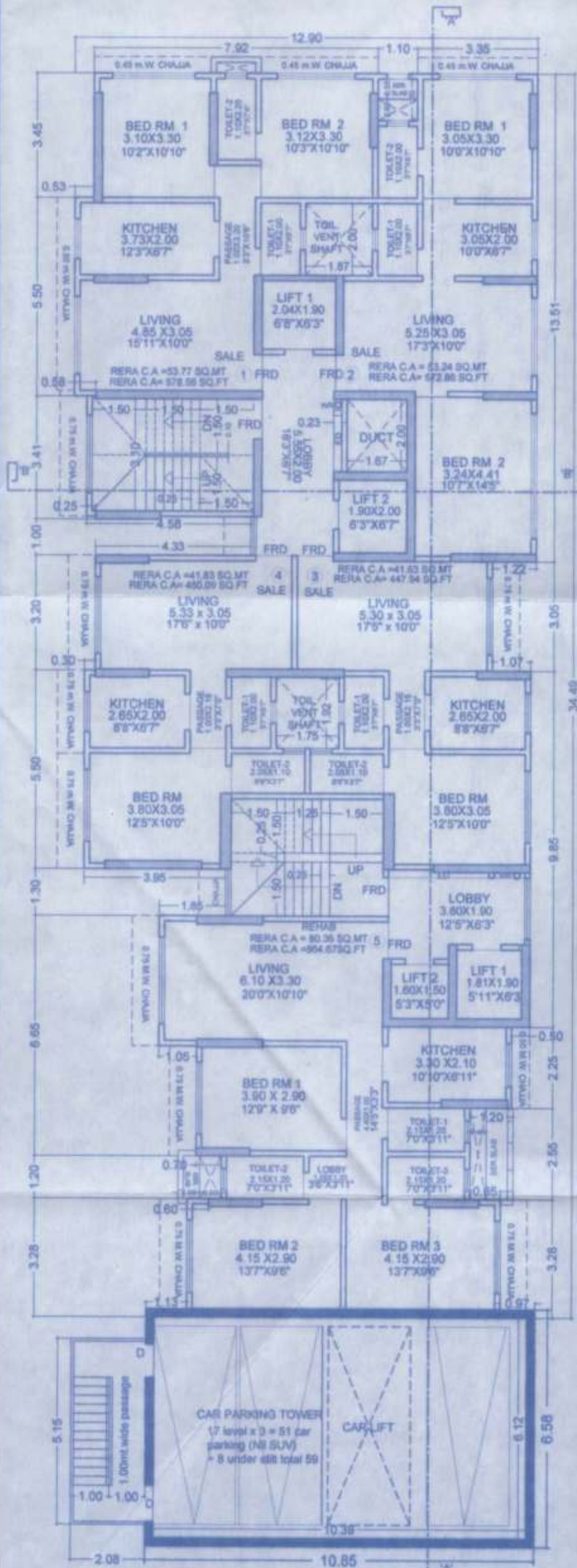
STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. MHADA-83/462/2021.

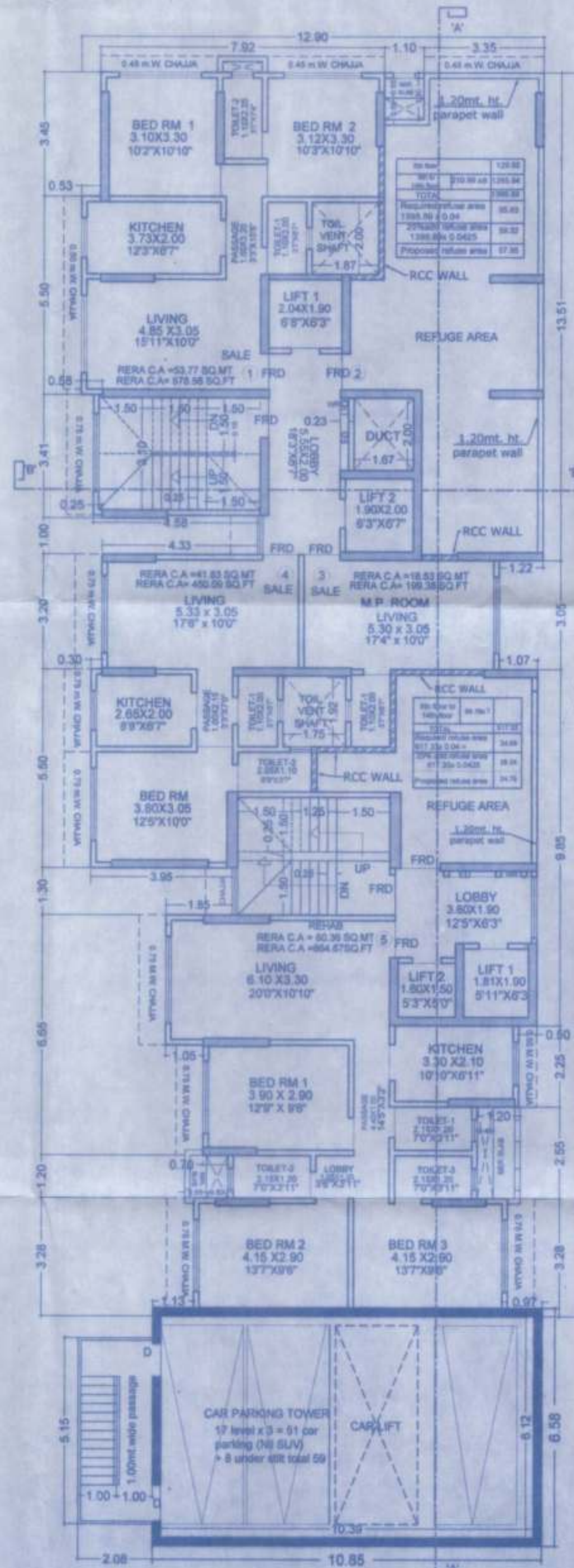
Date: 27 Dec 2021

Ex. Eng. Sdg. Permission Engineer for Mumbai (V-2) Maharashtra Housing & Area Development Authority

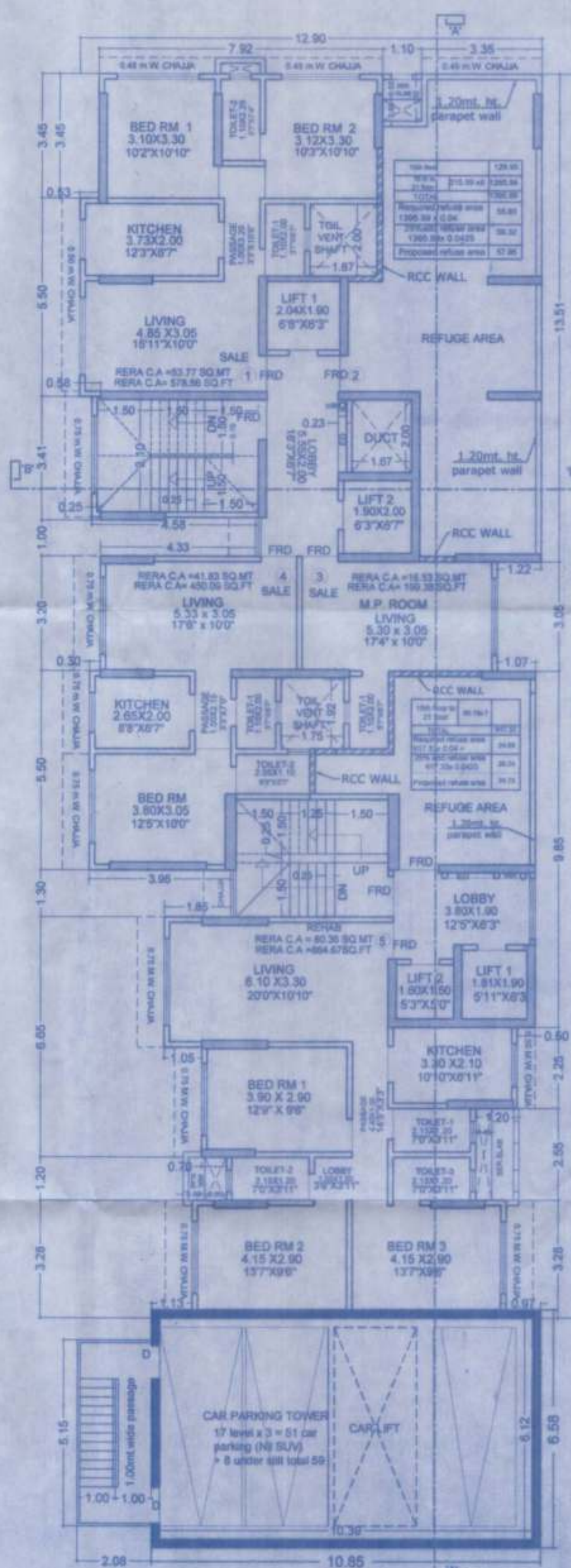
S.E.B.P Dy.Er.B.P E.E.B.P G/M MHADA



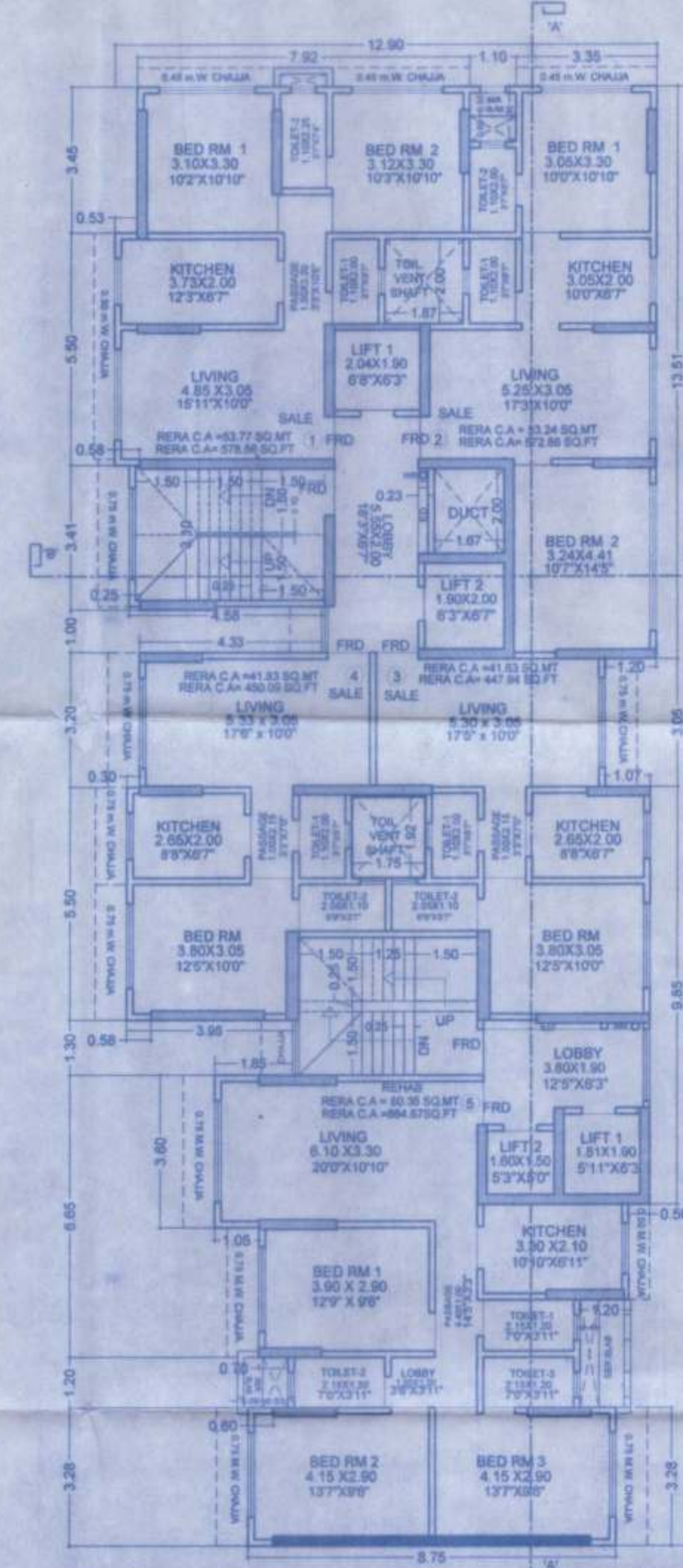
TYPICAL FLOOR PLAN
(5th to 7th & 9th to 14th FLOOR)
SCALE - 1:100



8th FLOOR PLAN (REFUGE)
SCALE - 1:100



15th FLOOR PLAN (REFUGE)
SCALE - 1:100



TYPICAL FLOOR PLAN
(16th to 20th FLOOR)
SCALE - 1:100



TOILET DETAIL

PROFORMA-B

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CONTENT OF SHEET

- 5TH TO 7TH & 9TH TO 15TH FLOORS 22nd FLOOR PLAN
- PLOT AREA CALCULATION
- SOC. OFFICE & FITNESS CENTER AREA CALCULATION

DESCRIPTION OF PROJECT

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 207A & 207B, AT BLDG. No. 63 MAGATHANE PRESS ENCLAVE CO-OP. HSG. SOC. LTD. MAGATHANE, BORIVALI (EAST) MUMBAI-400066

NORTH JOB NO. DC 112 DRAWING NO. 102

SCALE 1:100

DATE 04.12.2021

DRAWN BY SUNIL DAMANI

CHECKED BY DAMANI

NAME & SIGNATURE OF THE OWNERS

M/S Dharwal Developers (India) Pvt. Ltd. CA to OWNERS

NAME OF THE ARCHITECTS

PRITHVI ARCH

architects & pvt. reg. values

FOUNDER: 2014-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Ar. ASHOK DAMANI

4 SARASWATI NAGAR, DAYA NAGAR ROAD, VILE PARLE (EAST), MUMBAI-400 057

E mail: prithviarch@gmail.com