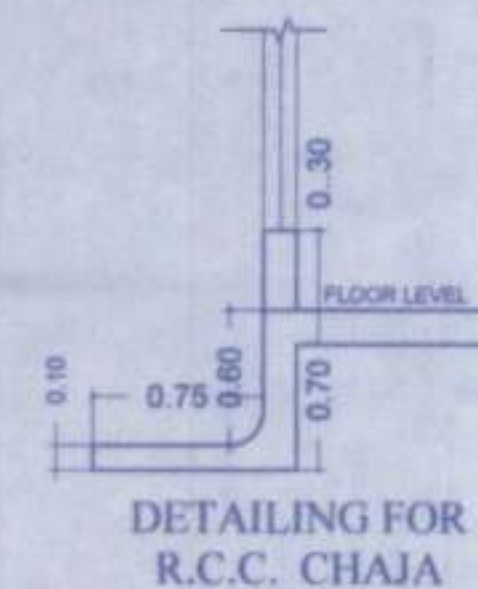


STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in
Office Letter No. MHADA-83982/24
Date 27 DEC 2021
Ex. Eng. Bldg. Permission Cell, Mumbai (V.S.)
Maharashtra Housing & Area Development Authority

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



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

- * 16TH TO 21 NE & 23RD FLOOR
- * TERRACE FLOOR
- * BUILT-UP AREA CALCULATION
- * LIFT M/C ROOM

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.
(East) MUMBAI-400066

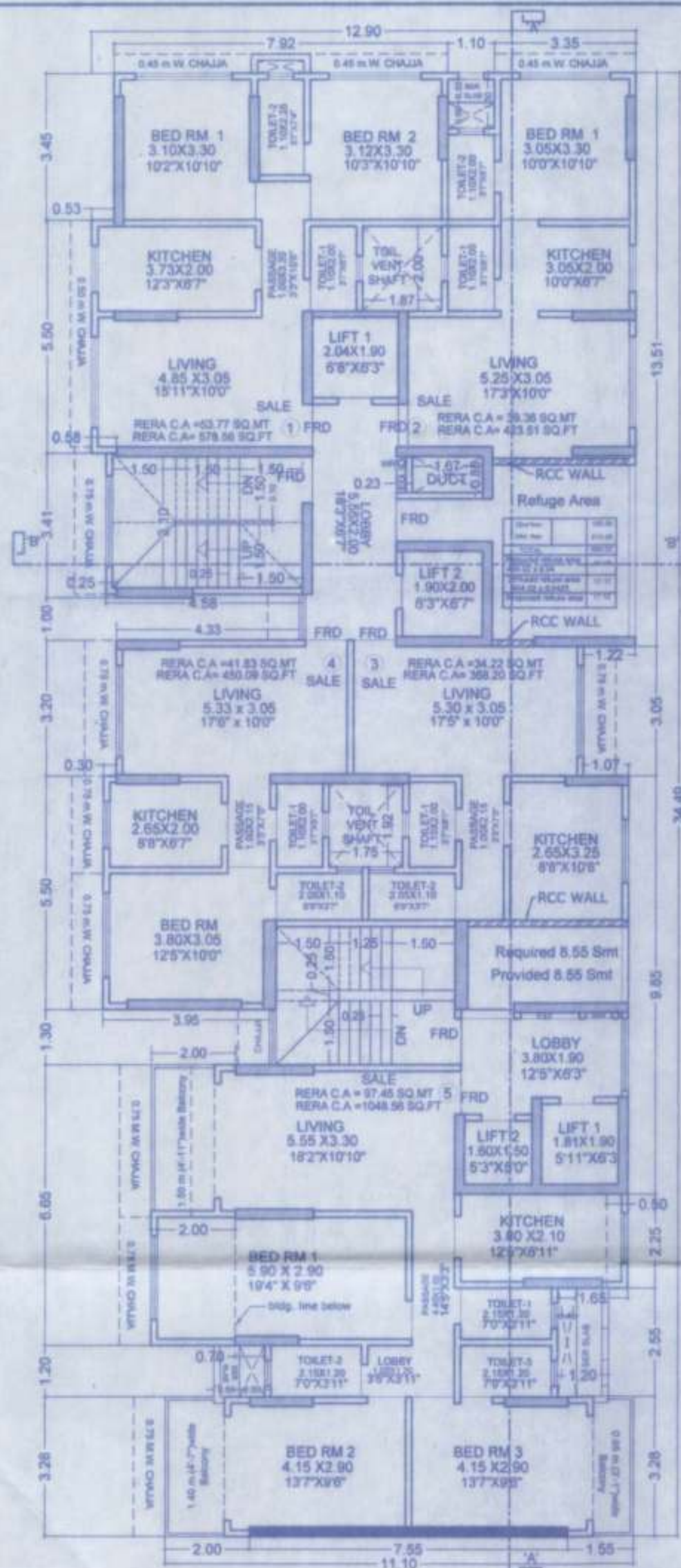
NORTH	JOB NO.	DC 112	DRAWING NO.
	SCALE	1:100	103
	DATE	04.12.2021	R1
	DRAWN BY	SUNIL	
	CHECKED BY	DAMANI	

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

216/424, 6th Road, Marol Nagar No 1, Goregaon West Mumbai 400018

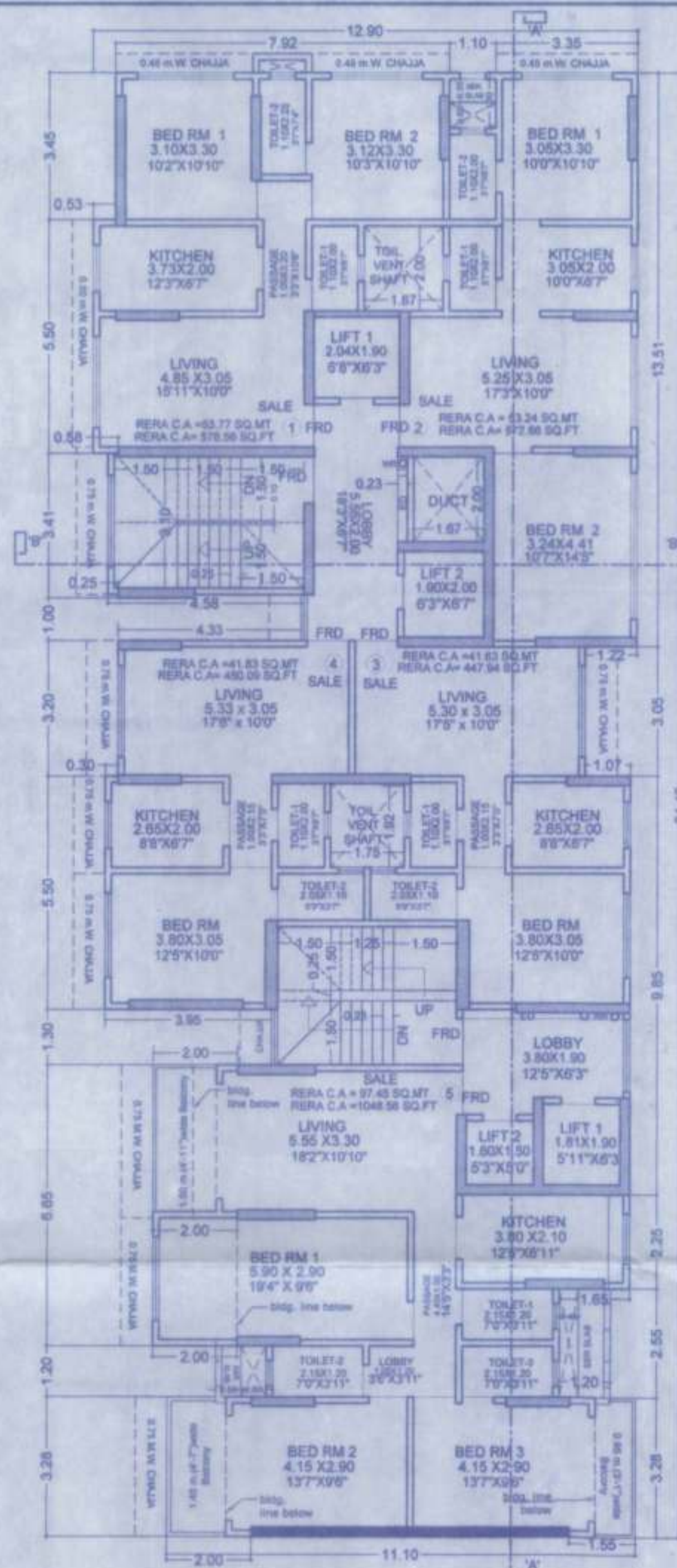
NAME OF THE ARCHITECTS
PRITHVI ARCH

Architects & Eng. reg. status
CONTR. REG. NO. CA/1100
Ar. ASHOK DAMANI
* BARKHATI SADAN, DAYALDAS ROAD, VILE PARLE (EAST), MUMBAI 400 057
E mail: prithviarch@gmail.com Mobile: 722141000, 9867008118



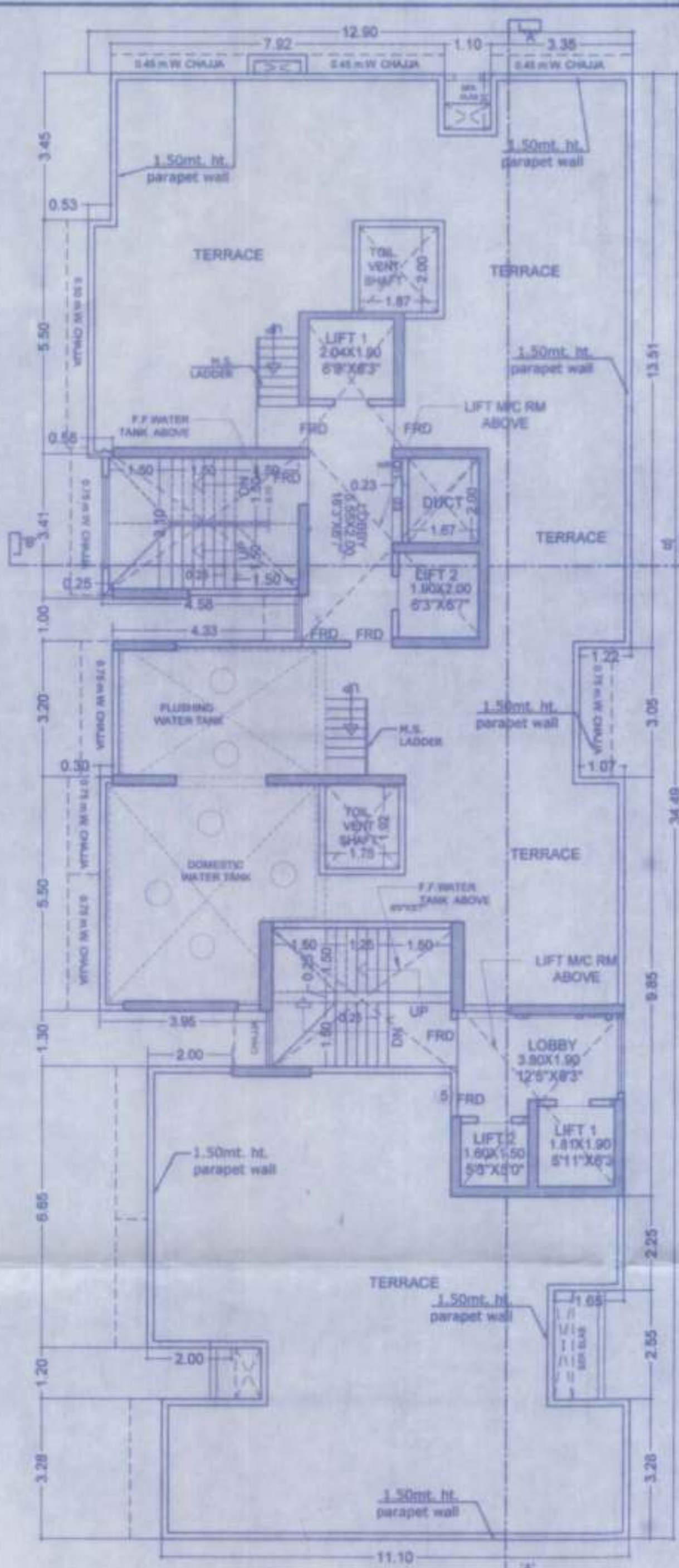
22nd. FLOOR PLAN (REFUGE)

SCALE - 1:100



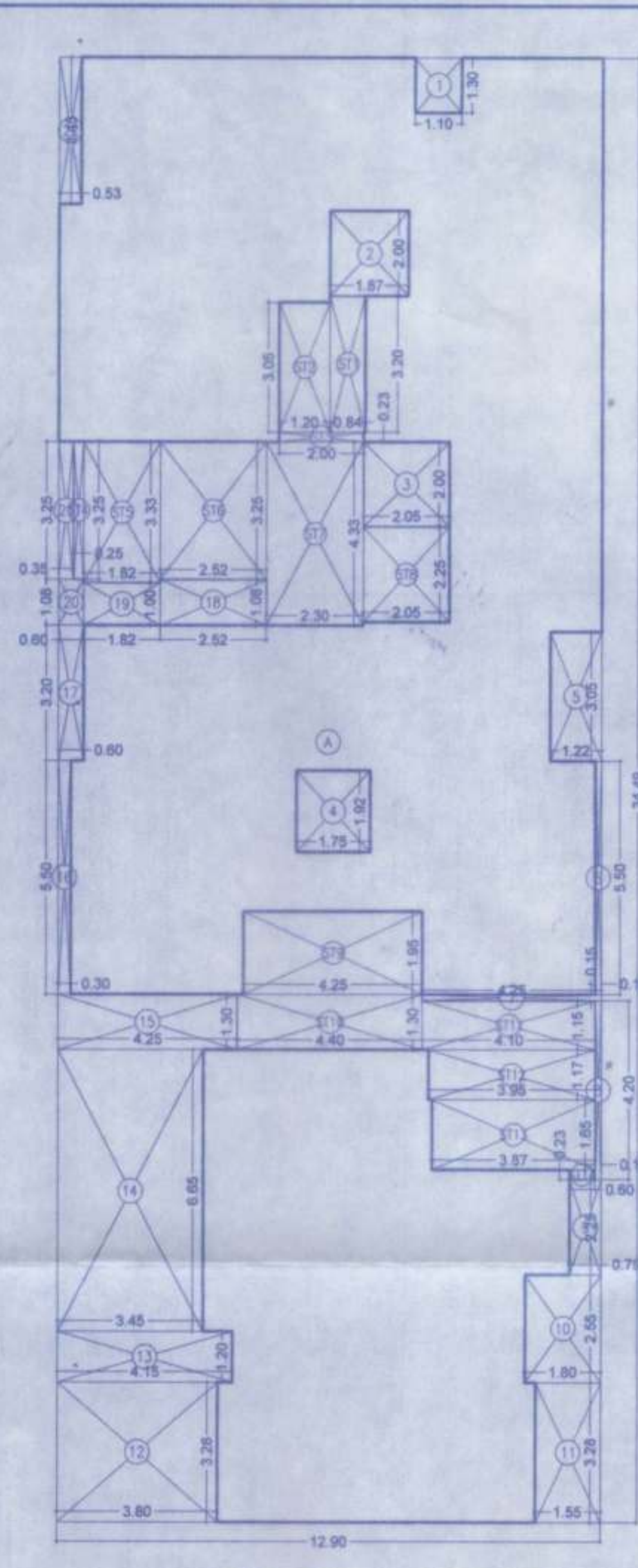
TYPICAL FLOOR PLAN
(21 & 23rd FLOOR)

SCALE - 1:100



TERRACE FLOOR PLAN

SCALE - 1:100



AREA DIA. TYPICAL FLOOR PLAN
1st to 4th floor

SCALE - 1:100

BUILT-UP AREA SUMMARY (COMPENSATORY F.S.I)						
Sr. No.	Floor	GROSS BUILT-UP AREA In sq.mt	STAIRCASE, LIFT, LIF T LOBBY AREA In sq.mt	NET BUILT-UP AREA A-B=C	Total PSI Used Per Floor D	COMPEN SATORY F.S.I C-D=E
1	Stilt					
2	1ST	357.45	66.30	291.15	215.67	75.48
3	2ND	357.45	66.30	291.15	215.67	75.48
4	3RD	357.45	66.30	291.15	215.67	75.48
5	4TH	357.45	66.30	291.15	215.67	75.48
6	5th	365.40	66.30	299.10	221.56	77.54
7	6th	365.40	66.30	299.10	221.56	77.54
8	7th	365.40	66.30	299.10	221.56	77.54
9	8th	282.71	66.30	216.41	160.31	56.10
10	9th	365.40	66.30	299.10	221.56	77.54
11	10th	365.40	66.30	299.10	221.56	77.54
12	11th	365.40	66.30	299.10	221.56	77.54
13	12th	365.40	66.30	299.10	221.56	77.54
14	13th	365.40	66.30	299.10	221.56	77.54
15	14th	365.40	66.30	299.10	221.56	77.54
16	15th	282.71	66.30	216.41	160.31	56.10
17	16th	365.40	66.30	299.10	221.56	77.54
18	17th	365.40	66.30	299.10	221.56	77.54
19	18th	365.40	66.30	299.10	221.56	77.54
20	19th	365.40	66.30	299.10	221.56	77.54
21	20th	365.40	66.30	299.10	221.56	77.54
22	21st	384.10	66.30	317.80	235.41	82.39
23	22nd	360.88	66.30	294.58	218.21	76.37
24	23rd	384.10	66.30	317.80	235.41	82.39
	Total	8239.90	1524.90	6715.00	4974.14	1740.86

FUNGIBLE AREA STATEMENT AS PER
DCPR 2034 Regulation 31(3)

S.No.	DESCRIPTION	PERMISSIBLE AREA IN SQ.MT	PROPOSED AREA IN SQ.MT	EXCESS AREA IN SQ.MT
1	RESIDENTIAL (4974.14 X 35%)	1740.86	1740.86	NIL
2	REHAB AREA (1122.20 X 35%)	392.77	448.97	NIL
3	SALE AREA (3851.94 X 35%)	1348.09	1291.89	NIL
4	COMMERCIAL AREA	NIL	NIL	NIL

- a) Fungible Compensatory area for rehab component without charging premium (Exst. BUA 1122.20 X 35% = 392.77 SQ. MT.)
- b) Fungible Compensatory area for permissible sale component with charging premium (4974.14 - 1122.20 = 3851.94 X 35% = 1348.18 sq.mt)
- c) Fungible Compensatory area for proposed sale component with charging premium = 1740.86 - 392.77 = 1348.09 sq.mt)

S.No.	DESCRIPTION	PERMISSIBLE AREA IN SQ.MT	PROPOSED AREA IN SQ.MT	EXCESS AREA IN SQ.MT
1	SOCIETY OFFICE (20%)	20.00	19.83	NIL
2	FITNESS CENTER (2%)	134.31	82.30	NIL
3	REFUGES AREA (8th & 15th floor & 22nd floor) 0.0425%	191.08	190.88	NIL
4	ELECTRIC SUB STATION	NIL	NIL	NIL

BUILT UP AREA CALCULATION

1st to 4th floor			
A	12.90 X 34.49 X 1ND	=	444.92 SQ.MT.
	TOTAL ADDITION	=	444.92 SQ.MT.

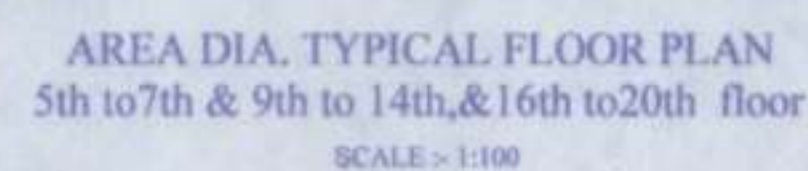
DEDUCTIONS

1	1.10 X 1.30 X 1ND	=	1.43 SQ.MT.
2	1.87 X 2.00 X 1ND	=	3.74 SQ.MT.
3	2.05 X 2.00 X 1ND	=	4.10 SQ.MT.
4	1.75 X 1.92 X 1ND	=	3.36 SQ.MT.
5	1.22 X 3.05 X 1ND	=	3.72 SQ.MT.
6	0.15 X 5.50 X 1ND	=	0.83 SQ.MT.
7	4.25 X 0.15 X 1ND	=	0.64 SQ.MT.
8	0.15 X 4.20 X 1ND	=	0.63 SQ.MT.
9	0.75 X 2.25 X 1ND	=	1.69 SQ.MT.
10	1.80 X 2.55 X 1ND	=	4.59 SQ.MT.
11	1.35 X 3.25 X 1ND	=	5.08 SQ.MT.
12	3.80 X 3.25 X 1ND	=	12.46 SQ.MT.
13	4.15 X 1.20 X 1ND	=	4.98 SQ.MT.
14	3.45 X 6.65 X 1ND	=	22.94 SQ.MT.
15	4.25 X 1.30 X 1ND	=	5.53 SQ.MT.
16	0.30 X 5.50 X 1ND	=	1.65 SQ.MT.
17	0.60 X 3.20 X 1ND	=	1.92 SQ.MT.
18	2.52 X 1.08 X 1ND	=	2.72 SQ.MT.
19	1.82 X 1.00 X 1ND	=	1.82 SQ.MT.
20	0.60 X 1.08 X 1ND	=	0.65 SQ.MT.
21	0.35 X 3.25 X 1ND	=	1.14 SQ.MT.
22	0.53 X 3.45 X 1ND	=	1.83 SQ.MT.
	TOTAL DEDUCTION	=	87.45 SQ.MT.
	TOTAL BUILT UP AREA (X - Y1)	=	357.47 SQ.MT.

STAIRCASE AREA CALCULATION

1st to 4th floor			
ST1	0.84 X 3.20 X 1ND	=	2.69 SQ.MT.
ST2	1.20 X 3.05 X 1ND	=	3.66 SQ.MT.
ST3	2.00 X 0.23 X 1ND	=	0.46 SQ.MT.
ST4	0.25 X 3.25 X 1ND	=	0.81 SQ.MT.
ST5	1.82 X 3.33 X 1ND	=	6.06 SQ.MT.
ST6	2.52 X 3.25 X 1ND	=	8.19 SQ.MT.
ST7	2.30 X 4.33 X 1ND	=	9.96 SQ.MT.
ST8	2.05 X 2.25 X 1ND	=	4.61 SQ.MT.
ST9	4.25 X 1.95 X 1ND	=	8.29 SQ.MT.
ST10	4.40 X 1.30 X 1ND	=	5.72 SQ.MT.
ST11	4.10 X 1.15 X 1ND	=	4.72 SQ.MT.
ST12	3.95 X 1.17 X 1ND	=	4.62 SQ.MT.
ST13	3.87 X 1.65 X 1ND	=	6.39 SQ.MT.
ST14	0.60 X 0.23 X 1ND	=	0.14 SQ.MT.
	TOTAL STAIRCASE AREA PER FL. (1st to 4th floor)	=	66.32 SQ.MT.

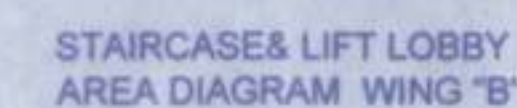
NET BUILT UP AREA (X1 - Y2) = 291.15 SQ.MT.



NET BUILT UP AREA [X1 - Y2]	=	299.10 SQ.MT.
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NET BUILT UP AREA [X1 - Y3]	=	216.41 SQ.MT
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CALCULATION STAIRCASE WING "A"				
STAIRCASE LIFT LIFT LOBBY AREA WING "A"				
S71	1.20	x 3.05	x 1N0	= 3.66 SQ.MT
S72	0.84	x 3.20	x 1N0	= 2.69 SQ.MT
S73	2.00	x 0.23	x 1N0	= 0.46 SQ.MT
S74	0.25	x 3.25	x 1N0	= 0.81 SQ.MT
S75	1.82	x 3.33	x 1N0	= 6.06 SQ.MT
S76	2.52	x 3.25	x 1N0	= 8.19 SQ.MT
S77	2.30	x 4.33	x 1N0	= 9.96 SQ.MT
S78	2.05	x 2.25	x 1N0	= 4.61 SQ.MT
TOTAL ADDITION				= 36.45 SQ.MT
TOTAL STAIR & LIFT AREAS = 36.45 x 23 FLOOR				838.35 SQ.MT

STAIRCASE, LIFT, LIFT LOBBY AREA WING " B"						
ST9	4.25	X	1.95	X	1 NO	= 8.29 SQ. MT.
ST10	4.40	X	1.30	X	1 NO	= 5.72 SQ. MT.
ST11	4.10	X	1.15	X	1 NO	= 4.72 SQ. MT.
ST12	3.95	X	1.17	X	1 NO	= 4.62 SQ. MT.
ST13	3.87	X	1.65	X	1 NO	= 6.39 SQ. MT.
ST14	0.50	X	0.23	X	1 NO	= 0.12 SQ. MT.
TOTAL ADDITION						= 29.85 SQ. MT.

TOTAL STAIRCASE LIFT/LIFTOBBY BUILT UP AREA WING "A" & WING "B"		
838.35 + 686.55	=	1524.90 SQ.MT.

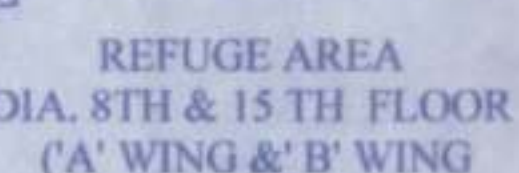
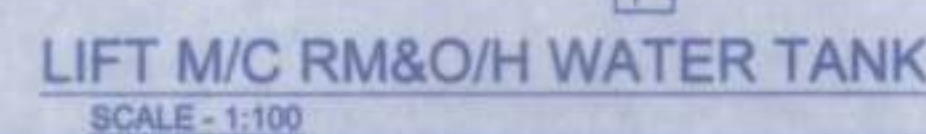


TOTAL REQUIRED REFUGE AREA AT 8TH & 15TH FLOOR WING 'A' & 'B'	56.33 + 24.89 = 81.02 SQ.MT
TOTAL PROPOSED REFUGE AREA AT 15TH FLOOR WING 'A' & 'B' 25% additional area	57.95 + 24.75 = 82.70 SQ.MT

8th & 15th floor (refuge)						
R1	3.35	X	1.30	X	1NO	= 4.36 SQM
R2	4.45	X	2.30	X	1NO	= 10.24 SQM
R3	4.60	X	2.00	X	1NO	= 9.20 SQM
R4	5.63	X	3.20	X	1NO	= 18.02 SQM
R5	3.62	X	4.33	X	1NO	= 15.67 SQM
R6	2.05	X	0.23	X	1NO	= 0.47 SQM
R7	2.95	X	2.30	X	1NO	= 6.78 SQM
R8	1.00	X	2.15	X	1NO	= 2.15 SQM
R9	0.80	X	1.40	X	1NO	= 1.12 SQM
R10	1.25	X	1.25	X	1NO	= 1.56 SQM
R11	4.10	X	3.20	X	1NO	= 13.12 SQM
TOTAL REFUGEE AREA						= 82.70 SQM

TOTAL REQUIRED REFUGE AREA AT 22nd FLOOR WING 'A'&'B'	16.16 + 8.55 = 24.71 SQ.MT
TOTAL PROPOSED REFUGE AREA AT 15TH FLOOR WING 'A'&'B'	17.12 + 8.55 = 25.67 SQ.MT
25% additional	

22nd floor (refuge)						
R1	2.05	X	1.15	X	1'ND	= 2.36 SQ.MT.
R2	3.62	X	4.06	X	1'ND	= 14.70 SQ.MT.
R3	4.10	X	2.10	X	1'ND	= 8.61 SQ.MT.
TOTAL REFUGE AREA						= 25.67 SQ.MT.



STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in
office Letter No. Mhada - 82/1982/27
Date 27 DEC 2021

Ex. Eng. Bldg. Permission Collocated at Mumbai P.W.S.
Maharashtra Housing & Area Development Authority

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

GENERAL NOTES

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- * All wall dimensions are 150 mm thick
- * Only written dimensions are to be followed
- * All dimensions are in meters unless specified

CONTENT OF SHEET

- * BUILT-UP 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.	104
	SCALE	1:100		REVISION R1	
	DATE	04.12.2021			
	DRAWN BY	SUNIL			
	CHECKED BY	DAMANI			

NAME & SIGNATURE OF THE OWNERS _____

M/S Dhariwal Developers (India) Pvt. Ltd
C.A. to OWNERS




Signature: _____

NAME OF THE ARCHITECTS :

 ELSEVIER

PRITHVI ARCH
architects & envt. mg. solns.
COUNCIL REG. NO. CA/79/16

Дана

Ar. ASHOK DAMANI
4, SARASWATI SADAN, DAYALDAS ROAD, VILE PARLE (EAST), MUMBAI 400 057
E mail: jyothuarch@gmail.com Mobile: 7021414880, 9887080