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

| SR.NO. | FLOOR | INCLUDING NET BUA & TUNGIBLE AREA | METER ROOM (FREE OF FSI) | SOCIETY OFFICE ( FREE OF FSI) | REFUGE AREAE (FREE OF FSI) | FITNESS CENTRE (FREE OF FSI) | U.G.TANK & PUMP ROOM (FREE OF FSI) | EXCESS BUILT UP AREA | STAIRCASE ,LIFT & ENTERCE LOBBY PASSAGE | Sq.mt. |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | PART BASMENT | -- | -- | -- | -- | -- | 171.01 | -- | 74.80 | Sq.mt. |
| 2 | GROUND FLR. | -- | 22.27 | 12.81 | -- | 91.94 | -- | -- | -- | Sq.mt. |
| 3 | 1ST FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 4 | 2nd FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 5 | 3rd FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 6 | 4th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 7 | 5th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 8 | 6th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 9 | 7th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 10 | 8th FLR.( REFUGE) | 240.34 | -- | -- | 87.39 | -- | -- | -- | 74.80 | Sq.mt. |
| 11 | -- 9th FLR | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 12 | 10th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 13 | 11th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 14 | 12th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 15 | 13th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 16 | 14th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 17 | 15th FLR.(REFUGE) | 240.34 | -- | -- | 37.53 | -- | -- | 49.87 | 74.80 | Sq.mt. |
| 18 | 16th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 19 | 17th FLR. | 321.28 | -- | -- | -- | -- | -- | -- | 74.80 | Sq.mt. |
| 20 | EXCESS REFUGE AREA 15TH FLR. | 49.87 | -- | -- | -- | -- | -- | -- | -- | Sq.mt. |
| TOTAL GROSS B.U.A | | 5349.75 | 22.27 | 12.81 | 124.91 | 91.94 | 171.01 | 49.87 | 1166.40 | Sq.mt. |

CARPET CALCULATION FOR COMPUTATION OF PARKING SPACES ( FLOOR WISE )

| | WING-A | | | | WING -B | | |
|---|---|---|---|---|---|---|---|
| FLOOR NO'S | FLAT NO. 01 | FLAT NO. 02 | FLAT NO. 03 | FLAT NO. 04 | FLAT NO. 01 | FLAT NO. 02 | FLAT NO. 03 |
| 1ST FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 37.25 |
| 2nd FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 38.25 |
| 3rd FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 39.25 |
| 4th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 40.25 |
| 5th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 41.25 |
| 6th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 42.25 |
| 7th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 43.25 |
| 8th FLR. | --- | 52.97 | 37.25 | 37.25 | 52.97 | --- | 44.25 |
| 9th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 45.25 |
| 10th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 46.25 |
| 11th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 47.25 |
| 12th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 48.25 |
| 13th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 49.25 |
| 14th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 50.25 |
| 15th FLR. | --- | 52.97 | 37.25 | 37.25 | 52.97 | --- | 51.25 |
| 16th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 52.25 |
| 17th FLR. | 37.25 | 52.97 | 37.25 | 37.25 | 52.97 | 37.25 | 53.25 |
| TOTAL FLATS = 115 NO'S | 15 | 17 | 17 | 17 | 17 | 15 | 17 |

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 | 81 | 20.25 |
| AREA BETWEEN 45 - 60 Sq.mt. | 34 | 17.00 |
| AREA BETWEEN 60 - 90 Sq.mt. | NIL | NIL |
| AREA ABOVE 90 Sq.mt. | NIL | NIL |
| Total | 115 | 37.25 |
| 10% VISITORSPARKING | | 3.73 |
| TOTAL REQUIRED PARKING | | 40.98 |
| SAY 41 | | 41.00 |
| PERMISSIBLE 50% ADDITIONAL PARKING ( 41 X 50% ) | | 20.50 |
| SAY 21 | | 21.00 |
| TOTAL NO.OF PARKING PERMISSIBLE | | 62.00 |
| TOTAL PARKING PROPOSED | | 62.00 |

| TOTAL PARKING PROPOSED | SMALL | LARGE | Total |
|---|---|---|---|
| | 4 | 58 | 62 |

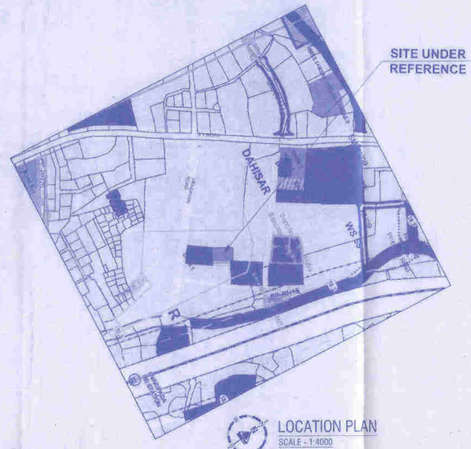
FUNGIBLE AREA STATEMENT AS PER DCPR 2034- Regulation 31(3)

| PERMISSIBLE | | 35% | TOTAL |
|---|---|---|---|
| RESIDENTIAL | 5146.29 | 1801.20 | 6947.49 |

| PROPOSED | | 35% | TOTAL |
|---|---|---|---|
| RESIDENTIAL | 4785.60 | 564.15 | 5349.75 |

A) Fungible B.U.A For Residential USERS Without charging premium = 466.63

B) Fungible B.U.A For Residential USERS By charging premium = 97.52




LOCATION PLAN
SCALE - 1:4000



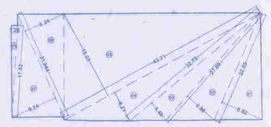

BLOCK PLAN
SCALE - 1:500



ROAD SET-BACK AREA DIAGRAM
SCALE = 1 : 200

ROAD SET-BACK AREA CALCULATION

| | ADDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 10.14 | x | 1.11 | x | 0.50 | = | 5.63 | SQ.MT. |
| 2 | 10.14 | x | 0.56 | x | 0.50 | = | 2.84 | SQ.MT. |
| 3 | 37.05 | x | 1.12 | x | 0.50 | = | 20.71 | SQ.MT. |
| 3 | 37.05 | x | 1.21 | x | 0.50 | = | 22.42 | SQ.MT. |
| TOTAL ROAD SET-BACK AREA | | | | | | = | 51.60 | SQ.MT. |



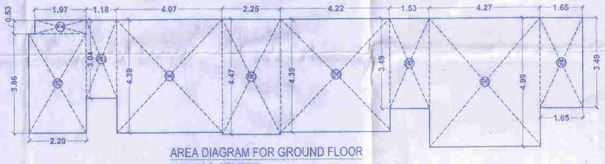
PLOT AREA DIAGRAM
SCALE = 1 : 500

PLOT AREA CALCULATION

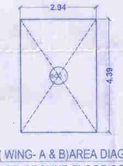
| | ADDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 22.55 | x | 8.52 | x | 0.50 | = | 96.10 | SQ.MT. |
| 2 | 27.69 | x | 6.98 | x | 0.50 | = | 96.64 | SQ.MT. |
| 3 | 32.73 | x | 4.40 | x | 0.50 | = | 72.01 | SQ.MT. |
| 4 | 43.21 | x | 6.21 | x | 0.50 | = | 134.17 | SQ.MT. |
| 5 | 43.21 | x | 18.03 | x | 0.50 | = | 389.54 | SQ.MT. |
| 6 | 21.944 | x | 8.24 | x | 0.50 | = | 90.37 | SQ.MT. |
| 7 | 21.944 | x | 9.12 | x | 0.50 | = | 100.06 | SQ.MT. |
| 8 | 17.52 | x | 1.25 | x | 0.50 | = | 10.95 | SQ.MT. |
| TOTAL PLOT AREA | | | | | | = | 989.83 | SQ.MT. |

FITNESS CENTER AREA CALCULATION

| | | |
|---|---|---|
| PERMISSIBLE GROSS BUA | = | 5349.75 SQ.MT. |
| PERMISSIBLE BUA FOR FITNESS (2%) | = | 107 SQ.MT. |
| PROPOSED BUA OF FITNESS | = | 91.94 SQ.MT. |




AREA DIAGRAM FOR GROUND FLOOR FITNESS CENTER
SCALE - 1:100



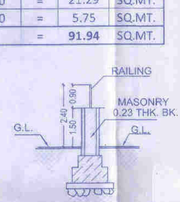

( WING- A & B)AREA DIAGRAM FOR GROUND FLOOR SOCIETY OFFICE
SCALE - 1:100

( WING-A & B) BUILT-UP AREA CALCULATION FOR GROUND FLOOR ( FITINESS CENTER)

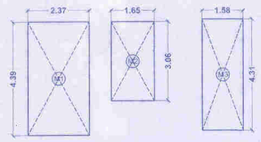
| | ADDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| F1 | 1.97 | x | 0.53 | x | 1.00 | = | 1.04 | SQ.MT. |
| F2 | 2.20 | x | 3.86 | x | 1.00 | = | 8.49 | SQ.MT. |
| F3 | 1.18 | x | 3.04 | x | 1.00 | = | 3.58 | SQ.MT. |
| F4 | 4.07 | x | 4.39 | x | 1.00 | = | 17.87 | SQ.MT. |
| F5 | 2.25 | x | 4.47 | x | 1.00 | = | 10.05 | SQ.MT. |
| F6 | 4.22 | x | 4.39 | x | 1.00 | = | 18.53 | SQ.MT. |
| F7 | 1.53 | x | 3.49 | x | 1.00 | = | 5.34 | SQ.MT. |
| F8 | 4.27 | x | 4.99 | x | 1.00 | = | 21.29 | SQ.MT. |
| F9 | 1.65 | x | 3.49 | x | 1.00 | = | 5.75 | SQ.MT. |
| TOTAL ADDITIONS | | | | | | = | 91.94 | SQ.MT. |

( WING-A & B) BUILT-UP AREA CALCULATION FOR GROUND FLOOR ( SOCIETY OFFICE)

| | ADDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SOC-1 | 2.94 | x | 4.39 | x | 1.00 | = | 12.91 | SQ.MT. |
| TOTAL ADDITIONS | | | | | | = | 12.91 | SQ.MT. |




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




METER ROOM & MID FLOOR AREA DIAGRAM (GROUND FLOOR)
SCALE - 1:100

BUILT-UP AREA CALCULATION FOR GROUND FLOOR ( METER ROOM )

| | ADDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| M1 | 2.37 | x | 4.39 | x | 1.00 | = | 10.40 | SQ.MT. |
| M2 | 1.65 | x | 3.06 | x | 1.00 | = | 5.05 | SQ.MT. |
| M3 | 1.58 | x | 4.31 | x | 1.00 | = | 6.82 | SQ.MT. |
| TOTAL ADDITIONS | | | | | | = | 22.27 | SQ.MT. |

METER ROOM B.U.A. CALCULATION

METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 115 X 10 / 50 = 23.00 SQ.MT.

METER ROOM PERMISSIBLE AREA = 23.00 SQ.MT

METER ROOM AREA PROPOSED = 22.27 SQ.MT

( WING-A & B) PROPOSED PARKING STATEMENT

| SR.NO. | FLOOR | LARGE PARKING SPACE | SMALL PARKING SPACE | TOTAL PARKING | |
|---|---|---|---|---|---|
| 1 | GROUND | 4 | 4 | 8 | NOS. |
| 2 | TOWER PARKING | 54 | --- | 54 | NOS. |
| TOTAL NO OF PARKING | | | | 62 | NOS. |

CONTENTS OF THE SHEET

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

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this office Letter No. Mhada
Date
SE/AE Dy Eng. Ex. Eng (B.P. Cell (GM) / Mhada (M.S.)

Approved subject to conditions mentioned in this office Letter No. Mhada - 877/1771/2023
Date 12 JUN 2023
Ex. Engr. Bldg. Permission Cell/Greator Mumbai (M.S.) 1
Maharashtra Housing & Area Development Authority

CERTIFICATE OF AREA

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 989.83 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS

CERTIFICATE OF AREA

SIGN OF ARCHITECT

PROFARMA - A

| A | | | Area Statement | Sq.mt. |
|---|---|---|---|---|
| 1 | a | | Area of the plot as per MHADA NOC dated . 01.06.2023 | 989.83 |
| | b | | Deduction for 15% Recreational Ground / 10% Amenity space | 0.00 |
| | c | | Least area consider for FSI | - |
| 2 | | | Deduction for | - |
| | a | | Road Set-back area | 51.6 |
| | b | | Proposed Road | - |
| | c | | Any Reservation | - |
| | d | | Anemity space as per DCPR-2034 | - |
| | e | | other | - |
| 4 | | | Deduction for 15% Recreational Ground / 10% Amenity space | 0.00 |
| 5 | | | Net area of plot | 938.23 |
| 6 | | | Additions for Floor Saipce Index | 51.6 |
| | | | 2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only | - |
| 7 | | | Total Area ( 5 + 6 ) | - |
| 8 | | | Gross Plot Area considered for F.S.I | 989.83 |
| 9 | | | Floor Space Index Permissible | 3.00 |
| 10 | | | Permissible BUA | 2969.49 |
| 11 | a | | Permissible prorata From layout FSI ( 39.42 X 40 TS. = 1576.80 ) | 2176.80 |
| | b | | Balance B.U.A 600 | |
| | | | Permissible Net B.U.A | 5146.29 |
| | | | Proposed Net B.U.A | 4785.60 |
| | | | Balance Net B.U.A | 360.69 |
| | | | Residential | 4785.60 |
| | | | Commercial | 0.00 |
| 12 | | | Floor Space Index consumed | 4.83 |
| B | | | Details of F.S.I. availed as per DCPR 31 (3) | Sq.mt. |
| 1 | | | Permissible Total Fungible B.U.A for residentail ( 5146.29 X 35% ) | 1801.20 |
| | | | Proposed Total Fungible B.U.A for residential | 564.15 |
| | | | Balance Fungible B.U.A | 1237.05 |
| | | | Permissible Fungible B.U.A for Commercial | 0.00 |
| | | | Proposed Fungible B.U.A for Commercial | 0.00 |
| 2 | | | Permissible Fungible Compensatory B.U.A for Rehab component without charging premium | 564.15 |
| | | | Proposed Fungible Compensatory B.U.A for Rehab component without charging premium= | 466.63 |
| | | | Permissible Fungible Compensatory B.U.A for Sale component by charging premium | 1237.05 |
| | | | Proposed Fungible Compensatory B.U.A for Sale component by charging premium | 97.52 |
| | i | | Permissible Gross B.U.A ( 5146.29 + 1801.20 ) including F.C.F.S.I | 6947.49 |
| | ii | | Proposed Gross B.U.A ( 4785.60 + 564.15 ) including F.C. F.S.I | 5349.75 |
| B | | | TENAMENT STATEMENT | |
| (i) | | | PROPOSED AREA | 5349.75 |
| (ii) | | | LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC) | NIL |
| (iii) | | | AREA AVAILABLE FOR TENEMENT | 5349.75 |
| (iv) | | | TENEMENT PERMISSIBLE= 450/10000 X 5349.75 | 241 |
| (v) | | | TENEMENT PROPOSED (NEW) | 75 NOS. |
| (vi) | | | TENEMENT EXISTING | 40 NOS. |
| | | | TOTAL TENEMENT ON THE PLOT | 115 NOS. |
| C | | | PARKING STATEMENT | |
| (i) | | | TOTAL PARKING PERMISSIBLE BY REGULATION | 62 NOS. |
| (ii) | | | TOTAL NO. OF PARKING PROVIDED | 62 NOS. |

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO.07 KNOWN AS "DAHISAR MEGHA CO- OP. HSG. SOC. LTD." ON PLOT BEARING CTS NO. 1665 (pt) VILLAGE DAHISAR (EAST), SHAILENDRA NAGAR , DAHISAR (E) MUMBAI -400068.

SIGNATURE OF ARCHITECT

INGENIOUS ARCHITECTS

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON LIFESPACES LLP. C.A. TO " DAHISAR MEGHA CO-OP.HSG. SOC.LTD."

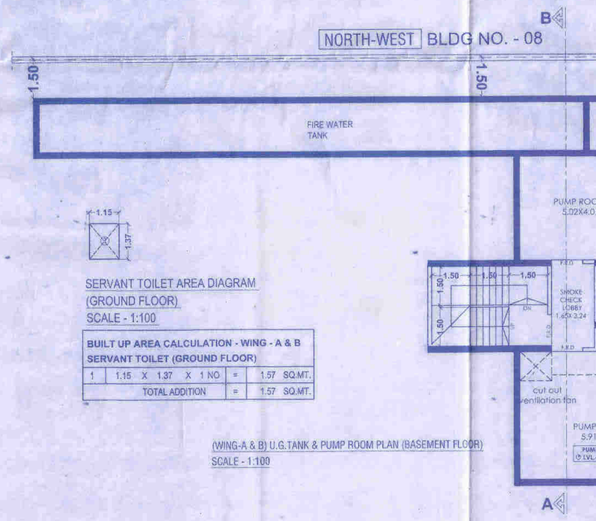
SIGNATURE OF OWNER

| | |
|---|---|
| DRAWN | RAJARAM |
| CHECKED BY | HANSRAJ |
| SCALE | 1:100 |
| DATE | 15.05.2023 |

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
G/F, Road No. 5, Singh Estate, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in

NOTE
1. ALL DIMENSIONS ARE IN METRES
2. SCALE USE a) FLOOR PLAN 1:100 b) BLOCK PLAN 1:500 c) 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 MCGM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN EODB FOLLOWED.

NORTH

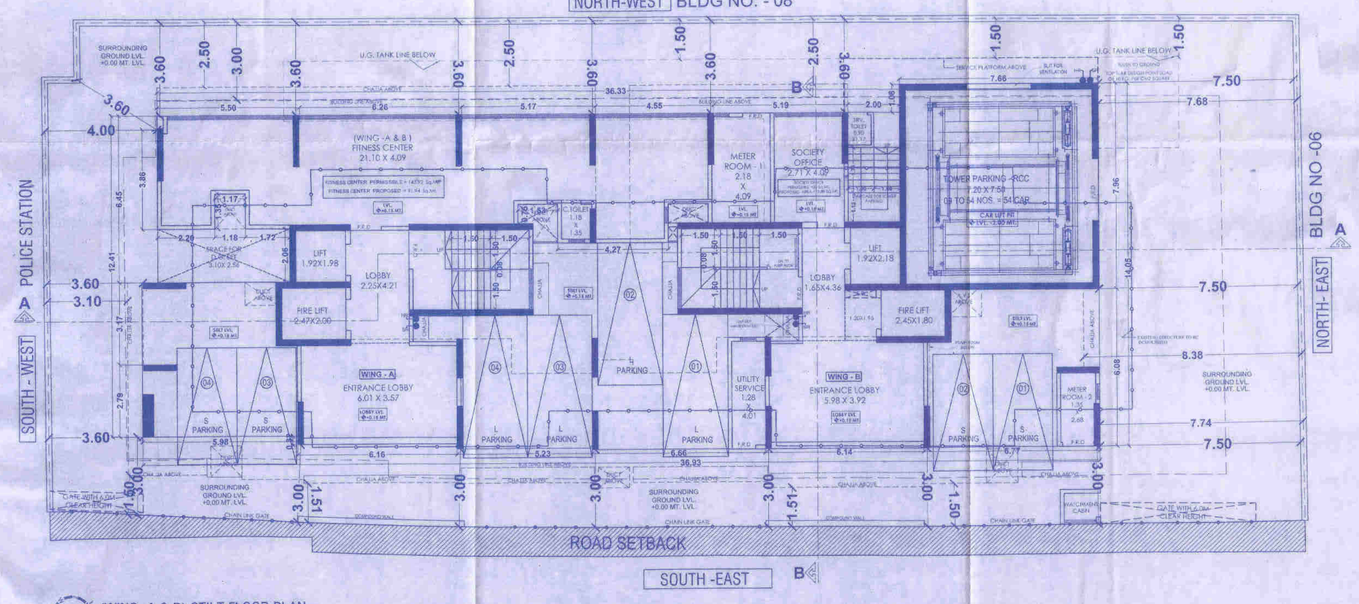



SERVANT TOILET AREA DIAGRAM (GROUND FLOOR)
SCALE - 1:100

BUILT UP AREA CALCULATION - WING - A & B SERVANT TOILET (GROUND FLOOR)

| | | | | | |
|---|---|---|---|---|---|
| 1 | 1.15 X 1.37 X 1 NO. | = | 1.57 | SQ.MT. |
| TOTAL ADDITION | | = | 1.57 | SQ.MT. |

(WING-A & B) U.G.TANK & PUMP ROOM PLAN (BASEMENT FLOOR)
SCALE - 1:100




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

EXISTING 7.0 M.WIDE INTERNAL MHADA LAYOUT ROAD
( PROPOSED TO BE 9.15 M.WIDE ROAD )