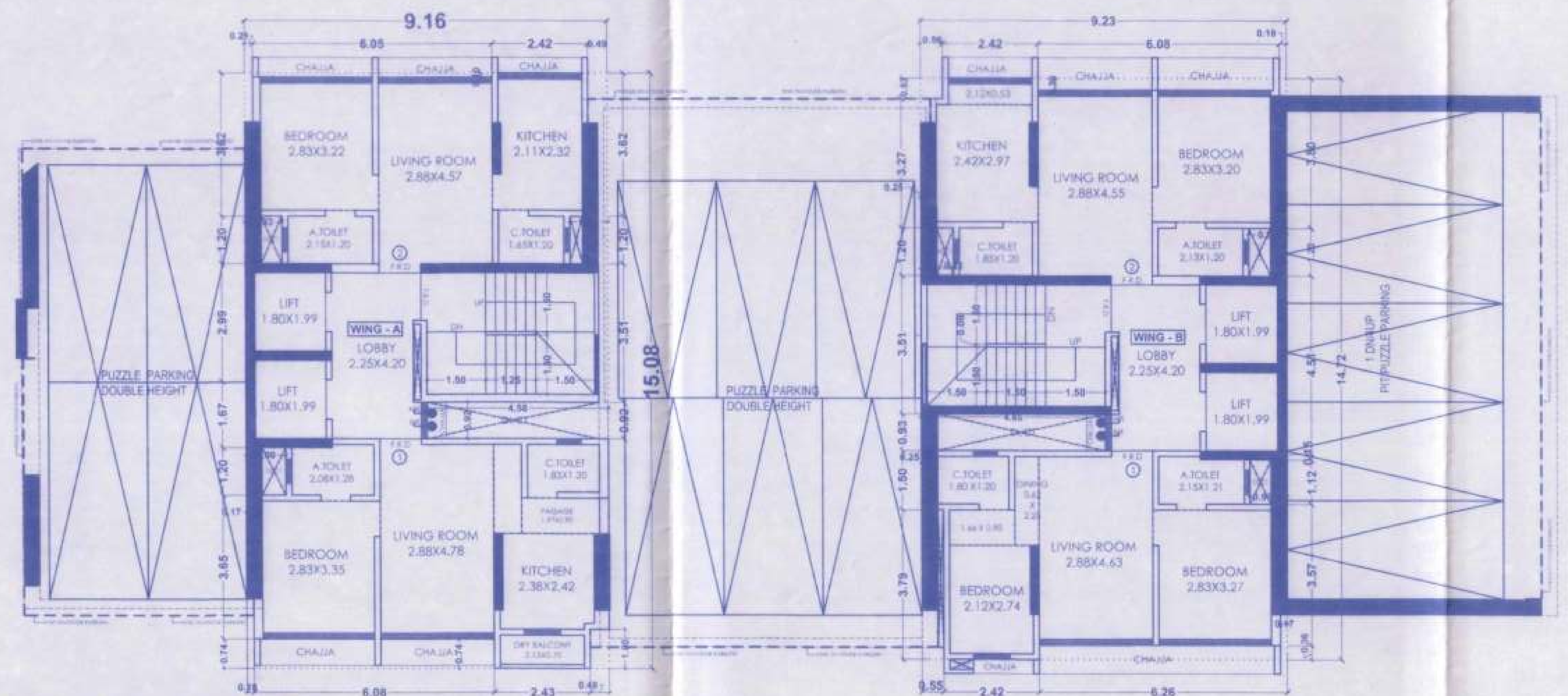
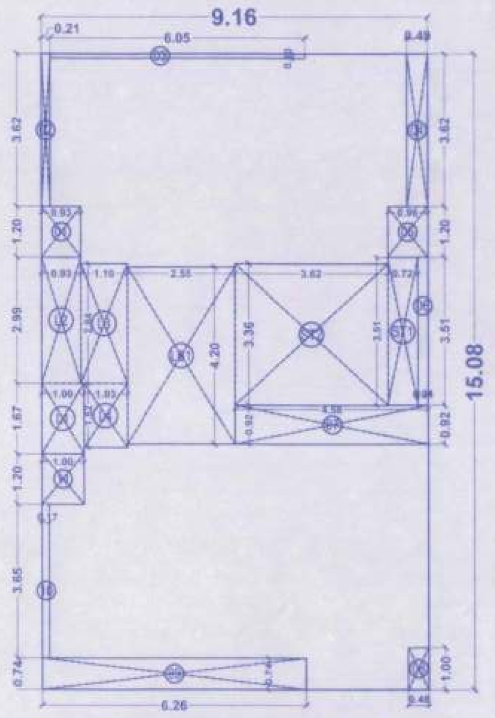
SHEET NO. 1/4

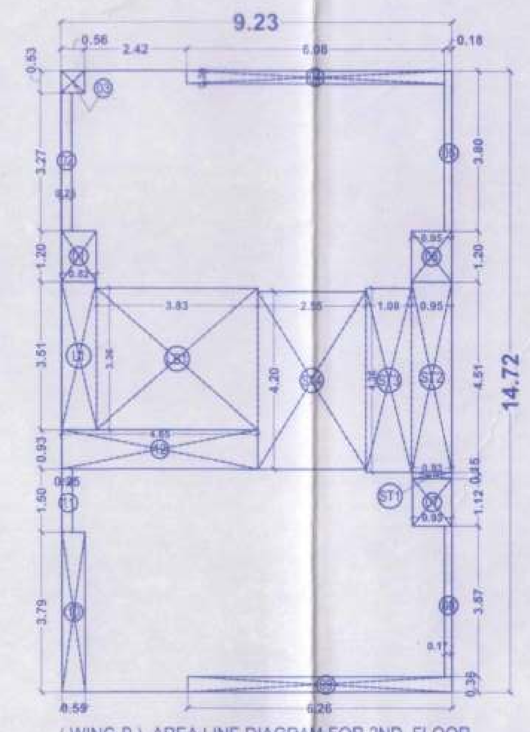


(WING- A & B) 2ND FLOOR PLAN
SCALE - 1:100



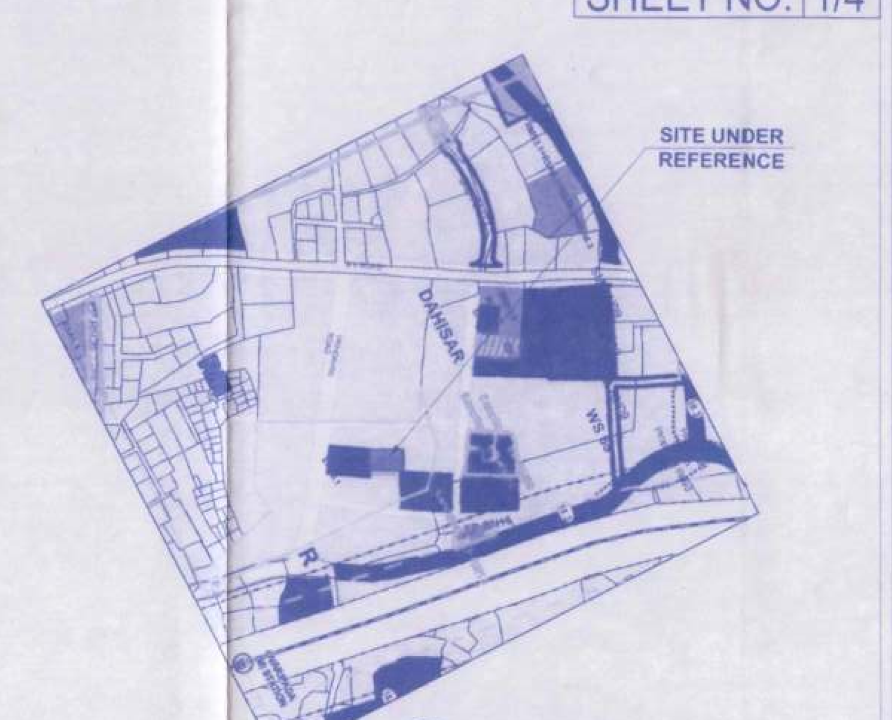
(WING-A) AREA LINE DIAGRAM FOR 2ND FLOOR
SCALE - 1:100

(WING - A) BUILT-UP AREA CALCULATION FOR 2ND FLOOR							
ADDITIONS							
A	9.16	x	15.08	x	1.00	=	138.13 SQ.MT.
TOTAL AREA						=	138.13 SQ.MT.
DEDUCTIONS							
1	0.93	x	1.20	x	1.00	=	1.12 SQ.MT.
2	0.21	x	3.62	x	1.00	=	0.76 SQ.MT.
3	6.05	x	0.10	x	1.00	=	0.61 SQ.MT.
4	0.49	x	3.62	x	1.00	=	1.77 SQ.MT.
5	0.96	x	1.20	x	1.00	=	1.15 SQ.MT.
6	0.24	x	3.51	x	1.00	=	0.84 SQ.MT.
7	4.58	x	0.92	x	1.00	=	4.23 SQ.MT.
8	0.48	x	1.00	x	1.00	=	0.48 SQ.MT.
9	6.26	x	0.74	x	1.00	=	4.63 SQ.MT.
10	0.17	x	3.65	x	1.00	=	0.62 SQ.MT.
11	1.00	x	1.20	x	1.00	=	1.20 SQ.MT.
TOTAL						=	17.42 SQ.MT.
BUILT-UP AREA CALCULATION FOR 2ND FLOOR (138.13 - 17.42 = 120.72)						=	120.72 SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA							
ST1	0.72	x	3.51	x	1.00	=	2.53 SQ.MT.
ST2	3.62	x	3.36	x	1.00	=	12.17 SQ.MT.
L1	1.00	x	1.67	x	1.00	=	1.67 SQ.MT.
L2	0.93	x	2.99	x	1.00	=	2.78 SQ.MT.
L3	1.10	x	2.84	x	1.00	=	3.13 SQ.MT.
L4	1.03	x	1.52	x	1.00	=	1.57 SQ.MT.
LB1	2.55	x	4.20	x	1.00	=	10.72 SQ.MT.
TOTAL DEDUCTIONS						=	34.56 SQ.MT.
NET BUILT BUILT-UP AREA FOR BUILT-UP AREA CALCULATION FOR 2ND FLOOR (120.72 - 34.56 = 86.15)						=	86.15 SQ.MT.

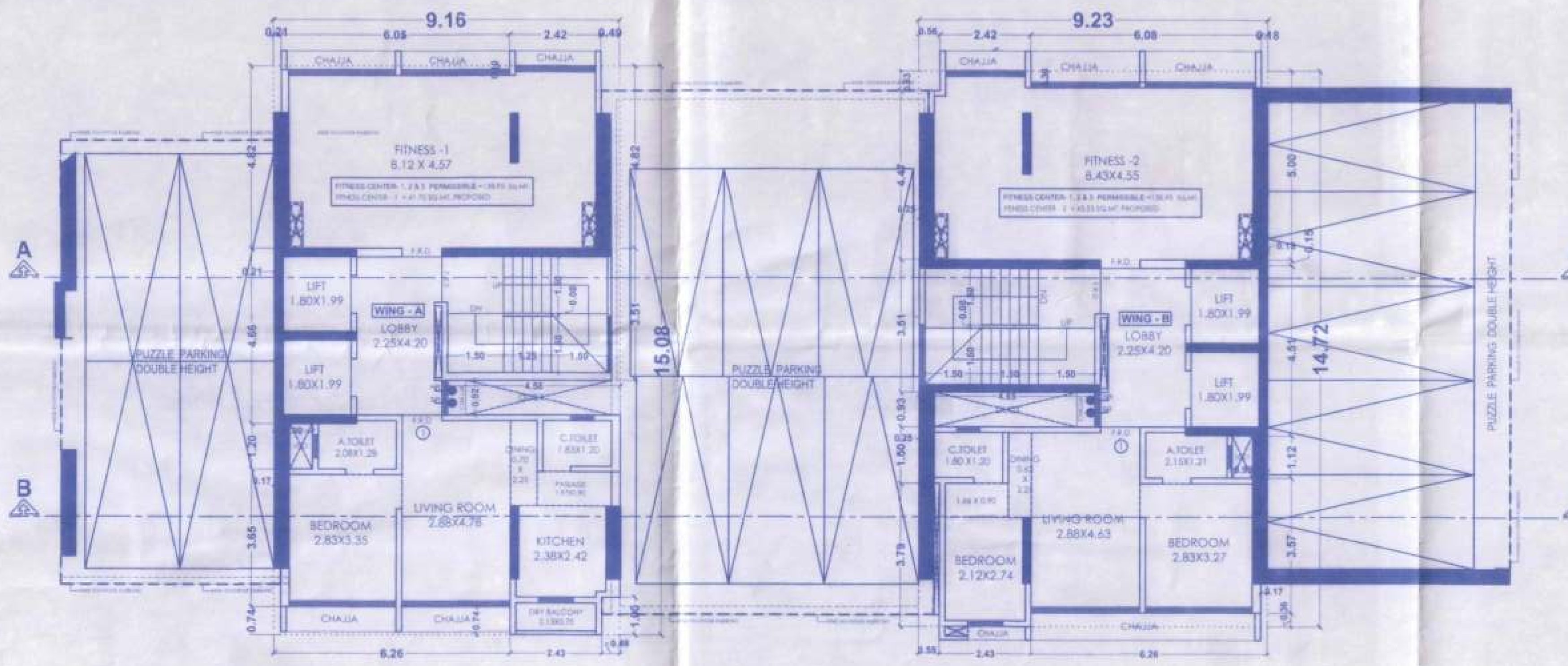


(WING-B) AREA LINE DIAGRAM FOR 2ND FLOOR
SCALE - 1:100

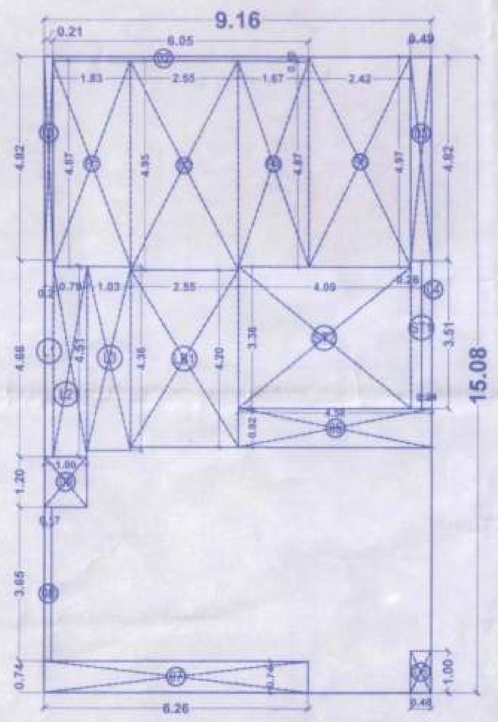
(WING - B) BUILT-UP AREA CALCULATION FOR 2ND FLOOR							
ADDITIONS							
B	9.23	x	14.72	x	1.00	=	135.87 SQ.MT.
TOTAL AREA						=	135.87 SQ.MT.
DEDUCTIONS							
1	0.82	x	1.20	x	1.00	=	0.98 SQ.MT.
2	0.25	x	3.27	x	1.00	=	0.82 SQ.MT.
3	0.56	x	0.53	x	1.00	=	0.30 SQ.MT.
4	6.08	x	0.30	x	1.00	=	1.82 SQ.MT.
5	0.18	x	3.80	x	1.00	=	0.68 SQ.MT.
6	0.95	x	1.20	x	1.00	=	1.14 SQ.MT.
7	0.93	x	1.12	x	1.00	=	1.04 SQ.MT.
8	0.17	x	3.57	x	1.00	=	0.61 SQ.MT.
9	6.26	x	0.36	x	1.00	=	2.25 SQ.MT.
10	0.55	x	3.79	x	1.00	=	2.08 SQ.MT.
11	0.25	x	1.50	x	1.00	=	0.38 SQ.MT.
12	4.65	x	0.93	x	1.00	=	4.32 SQ.MT.
TOTAL						=	16.43 SQ.MT.
BUILT-UP AREA CALCULATION FOR 2ND FLOOR (135.87 - 16.43 = 119.43)						=	119.43 SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA							
ST1	0.93	x	0.15	x	1.00	=	0.14 SQ.MT.
ST2	0.95	x	4.51	x	1.00	=	4.29 SQ.MT.
ST3	1.08	x	4.36	x	1.00	=	4.71 SQ.MT.
ST4	2.55	x	4.20	x	1.00	=	10.71 SQ.MT.
L1	0.82	x	3.51	x	1.00	=	2.88 SQ.MT.
LB1	3.83	x	3.36	x	1.00	=	12.86 SQ.MT.
TOTAL DEDUCTIONS						=	35.58 SQ.MT.
NET BUILT BUILT-UP AREA FOR BUILT-UP AREA CALCULATION FOR 2ND FLOOR (119.43 - 35.58 = 83.85)						=	83.85 SQ.MT.



LOCATION PLAN
SCALE - 1:4000

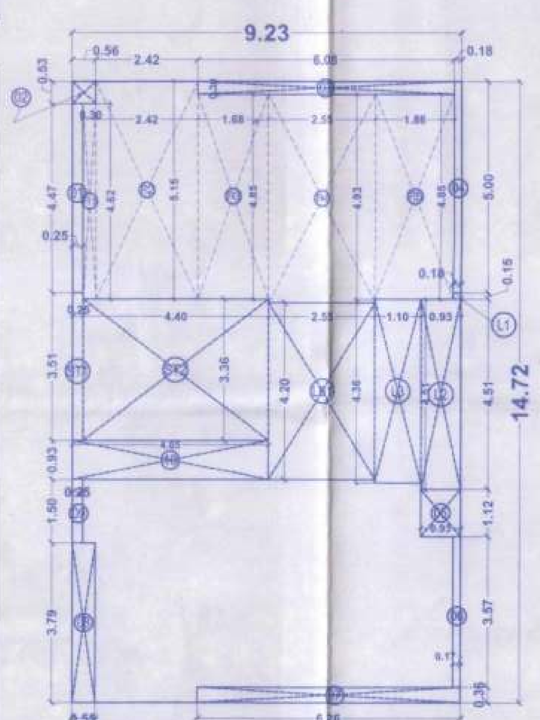


(WING- A & B) 1ST FLOOR PLAN
SCALE - 1:100



(WING-A) AREA LINE DIAGRAM FOR 1ST FLOOR
SCALE - 1:100

(WING - A) BUILT-UP AREA CALCULATION FOR 1ST FLOOR							
ADDITIONS							
A	9.16	x	15.08	x	1.00	=	138.13 SQ.MT.
TOTAL AREA						=	138.13 SQ.MT.
DEDUCTIONS							
1	0.21	x	4.82	x	1.00	=	1.01 SQ.MT.
2	6.05	x	0.10	x	1.00	=	0.61 SQ.MT.
3	0.49	x	4.82	x	1.00	=	2.36 SQ.MT.
4	0.24	x	3.51	x	1.00	=	0.84 SQ.MT.
5	4.58	x	0.92	x	1.00	=	4.22 SQ.MT.
6	0.48	x	1.00	x	1.00	=	0.48 SQ.MT.
7	6.26	x	0.74	x	1.00	=	4.63 SQ.MT.
8	0.17	x	3.65	x	1.00	=	0.62 SQ.MT.
9	1.00	x	1.20	x	1.00	=	1.20 SQ.MT.
F1	1.83	x	4.87	x	1.00	=	8.91 SQ.MT.
F2	2.55	x	4.95	x	1.00	=	12.62 SQ.MT.
F3	1.67	x	4.87	x	1.00	=	8.14 SQ.MT.
F4	2.42	x	4.97	x	1.00	=	12.03 SQ.MT.
TOTAL						=	57.68 SQ.MT.
BUILT-UP AREA CALCULATION FOR 1ST FLOOR (138.13 - 57.68 = 80.46)						=	80.46 SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA							
ST1	0.26	x	3.51	x	1.00	=	0.91 SQ.MT.
ST2	4.09	x	3.36	x	1.00	=	13.73 SQ.MT.
L1	0.21	x	4.66	x	1.00	=	0.98 SQ.MT.
L2	0.79	x	4.51	x	1.00	=	3.56 SQ.MT.
L3	1.03	x	4.36	x	1.00	=	4.49 SQ.MT.
LB1	2.55	x	4.20	x	1.00	=	10.71 SQ.MT.
TOTAL DEDUCTIONS						=	34.39 SQ.MT.
NET BUILT BUILT-UP AREA FOR BUILT-UP AREA CALCULATION FOR 1ST FLOOR (80.46 - 34.39 = 46.07)						=	46.07 SQ.MT.



(WING-B) AREA LINE DIAGRAM FOR 1ST FLOOR
SCALE - 1:100

(WING - B) BUILT-UP AREA CALCULATION FOR 1ST FLOOR							
ADDITIONS							
B	9.23	x	14.72	x	1.00	=	135.87 SQ.MT.
TOTAL AREA						=	135.87 SQ.MT.
DEDUCTIONS							
1	0.25	x	4.47	x	1.00	=	1.12 SQ.MT.
2	0.56	x	0.53	x	1.00	=	0.30 SQ.MT.
3	6.08	x	0.30	x	1.00	=	1.82 SQ.MT.
4	0.18	x	5.00	x	1.00	=	0.90 SQ.MT.
5	0.93	x	1.12	x	1.00	=	1.04 SQ.MT.
6	0.17	x	3.57	x	1.00	=	0.61 SQ.MT.
7	6.26	x	0.36	x	1.00	=	2.25 SQ.MT.
8	0.55	x	3.79	x	1.00	=	2.08 SQ.MT.
9	0.25	x	1.50	x	1.00	=	0.38 SQ.MT.
10	4.65	x	0.93	x	1.00	=	4.32 SQ.MT.
F1	0.30	x	4.62	x	1.00	=	1.39 SQ.MT.
F2	2.42	x	5.15	x	1.00	=	12.46 SQ.MT.
F3	1.68	x	4.85	x	1.00	=	8.12 SQ.MT.
F4	2.55	x	4.93	x	1.00	=	12.57 SQ.MT.
F5	1.86	x	4.85	x	1.00	=	8.99 SQ.MT.
TOTAL						=	58.35 SQ.MT.
BUILT-UP AREA CALCULATION FOR 1ST FLOOR (135.87 - 58.35 = 77.51)						=	77.51 SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA							
ST1	0.25	x	3.51	x	1.00	=	0.88 SQ.MT.
ST2	4.40	x	3.36	x	1.00	=	14.76 SQ.MT.
L1	0.18	x	0.15	x	1.00	=	0.03 SQ.MT.
L2	0.93	x	4.51	x	1.00	=	4.19 SQ.MT.
L3	1.10	x	4.36	x	1.00	=	4.80 SQ.MT.
LB1	2.55	x	4.20	x	1.00	=	10.71 SQ.MT.
TOTAL DEDUCTIONS						=	35.37 SQ.MT.
NET BUILT BUILT-UP AREA FOR BUILT-UP AREA CALCULATION FOR 1ST FLOOR (77.51 - 35.37 = 42.15)						=	42.15 SQ.MT.

CONTENTS OF THE SHEET

STILT FLOOR & 1ST & 2ND FLOOR PLAN , AREA DIAGRAM & CALCULATION, LOCATION PLAN , BLOCK PLAN, B.U.A. SUMMARY , METER ROOM, PARKING STATEMENT , BOLCK PLAN

PLAN FOR APPROVAL

This cancels Approval to the previous Plans Sanctioned under no. MHADA 87/1292/2023 dated 12/06/2023

Issued by B.P. Cell / Greater Mumbai / Mhada Read Along With This Office latter No. Mhada ____ Date ____

Ex. Eng. B P Cell (GM) / Mhada (W.S.)

Issued by B.P. Cell / Greater Mumbai / Mhada Read Along With This Office latter No. Mhada - 87/1292/2023 Date 28 NOV 2023

Ex. Eng. B P Cell (GM) / Mhada (W.S.)

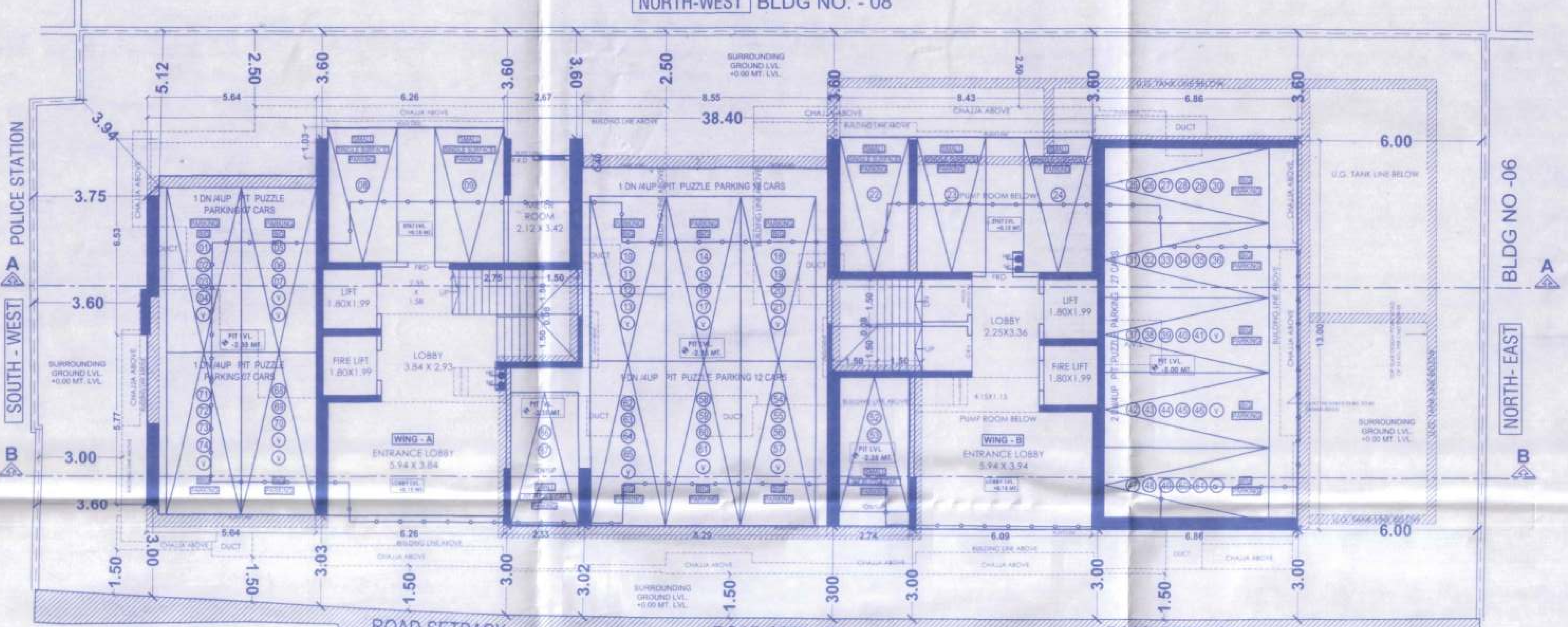
CERTIFICATE OF AREA

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

NORTH-WEST BLDG NO. - 08



SOUTH-EAST

(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)

SUMMARY (RESIDENTIAL)																		
SR.NO	FLOOR	WING -A GROSS BUILT AREA	WING -A STAIRCASE AREA	WING -B GROSS BUILT AREA	WING -B STAIRCASE AREA	WING-A & B TOTAL GROSS B.U.A.	WING-A & B TOTAL STAIRCASE B.U.A.	METER ROOM (FREE OF FSI) RESIDENTIAL	SOCIETY OFFICE (FREE OF FSI)	REFUGE AREA (FREE OF FSI) WING-A	REFUGE AREA (FREE OF FSI) WING-B	FITNESS CENTRE (FREE OF FSI) WING-A	FITNESS CENTRE (FREE OF FSI) WING-B	U.G. TANK & PUMP ROOM (FREE OF FSI)	EXCESS B.U.A	SQ.MT.		
1	PART BASEMENT	—	—	—	—									211.09	—	SQ.MT.		
2	GROUND FLR.	[illegible]						9.01								SQ.MT.		
[illegible]																		
TOTAL B.U.A. RESIDENTIAL		1435.51	663.06	[illegible]	[illegible]	6834.64	1331.26	9.01	19.85	[illegible]		42.17	43.53	211.09	6.64	SQ.MT.		
TOTAL B.U.A. (WING - A + B)												125.70		—	—	SQ.MT.		

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

PERMISSIBLE		35%	TOTAL
RESIDENTIAL	5146.29	1801.20	6947.49

PROPOSED		35%	TOTAL
RESIDENTIAL	5062.70	1771.94	6834.64

A) Fungible B.U.A For Residential USERS Without charging premium = 564.15 SQ.MT.

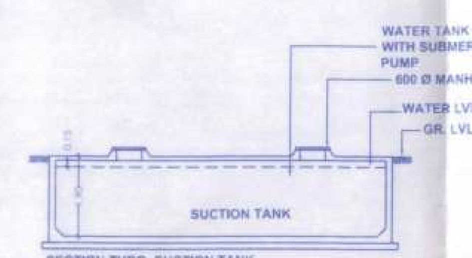
B) Fungible B.U.A For Residential USERS By charging premium = 1207.79 SQ.MT. (1771.94 - 564.15)

BLOCK PLAN
SCALE - 1:500

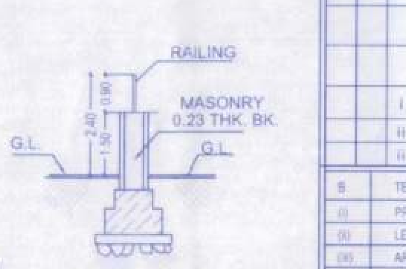
PROFARMA - A				
A			Area Statement	Sq.mt.
1	a		Area of the plot as per MHADA NOC dated . 01.06.2023	989.83
	b		Deduction for 15% Recreational Ground / 10% Amenity space	0.00
	c		Least area consider for FSI	
2			Deduction for	
	a		Road Set-back area	51.6
	b		Proposed Road	-
	c		Any Reservation	-
	d		Amenity 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 Sapce Index	51.60
			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 600.00 SQ.M	
			Permissible Net B.U.A	5146.29
			Proposed Net B.U.A	5062.70
			Balance Net B.U.A	83.59
			Residential	5062.70
			Commercial	0.00
12			Floor Space Index consumed	5.11
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 (5062.70 x 35%)	1771.94
			Balance Fungible B.U.A	29.26
			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 (1611.85 X 35 %)	564.15
			Proposed Fungible Compensatory B.U.A for Rehab component without charging premium	564.15
			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	1207.79
		i	Permissible Gross B.U.A (5146.29 + 1801.20) including F.C.F.S.I	6947.49
		ii	Proposed Gross B.U.A (5062.70 + 1771.94) including F.C. F.S.I	6834.64
		ii	Gross Balance B.U.A	112.85

B	TENAMENT STATEMNT	
(i)	PROPOSED AREA	6834.64
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	NIL
(iii)	AREA AVAILABLE FOR TENEMENT	6834.64
(iv)	TENEMENT PERMISSIBLE= 450/10000 X 6834.64	308
(v)	TENEMENT PROPOSED (NEW)	97 NOS.
(vi)	TENEMENT EXISTING	40 NOS.
	TOTAL TENEMENT ON THE PLOT	137 NOS.
C	PARKING STATEMENT	
(i)	TOTAL PARKING PERMISSIBLE BY REGULATION	74 NOS.
(ii)	TOTAL NO. OF PARKING PROVIDED	74 NOS.

FITNESS CENTER AREA CALCULATION		
PERMISSIBLE GROSS B.U.A.	=	6834.64 SQ.MT.
PERMISSIBLE B.U.A. FOR FITNESS (2%)	=	136.69 SQ.MT.
FITNESS CENTER -1 (PROPOSED)	=	41.70
FITNESS CENTER -2 (PROPOSED)	=	43.53
FITNESS CENTER -3 (PROPOSED)	=	40.47
TOTAL B.U.A . FITNESS CENTER -1 ,2 & 3 PROPOSED	=	125.70 SQ.MT.

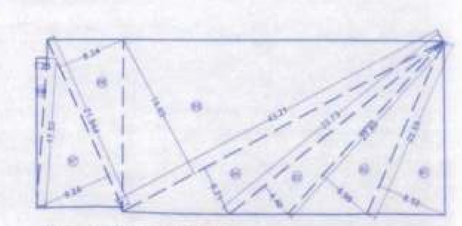


SECTION THRO. SUCTION TANK
SCALE - N.T.S.



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

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.



PLOT AREA DIAGRAM
SCALE = 1 : 500

ROAD SET -BACK AREA DIAGRAM
SCALE = 1 : 200

ROAD SET-BACK AREA CALCULATION								
ADDITIONS								
1	10.16	x	1.08	x	0.50	=	5.48	SQ.MT.
2	10.16	x	0.57	x	0.50	=	2.89	SQ.MT.
3	38.10	x	1.14	x	0.50	=	21.70	SQ.MT.
4	38.10	x	1.13	x	0.50	=	21.53	SQ.MT.
TOTAL ROAD SET-BACK AREA						=	51.60	SQ.MT.

NORTH

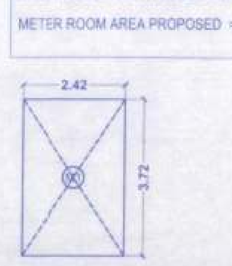
NOTE
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE a) FLOOR PLAN 1:100 b) BLOCK PLAN 1:500 c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME. 4) GUIDELINES ISSUED IN EODB FOLLOWED.

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	72	18.00
AREA BETWEEN 45 - 60 Sq.mt.	65	32.50
AREA BETWEEN 60 - 90 Sq.mt.	NIL.	NIL.
AREA ABOVE 90 Sq.mt.	NIL.	NIL.
Total	137	50.50
10% VISITORSPARKING		5.05
TOTAL REQUIRED PARKING		55.55
55.55 SAY 56		56.00
PERMISSIBLE 50% ADDITIONAL PARKING (56 X 50%)		28.00
PROPOSED 50% ADDITIONAL PARKING		18.00
TOTAL NO.OF PARKING PERMISSIBLE		74.00
TOTAL PARKING PROPOSED		74.00

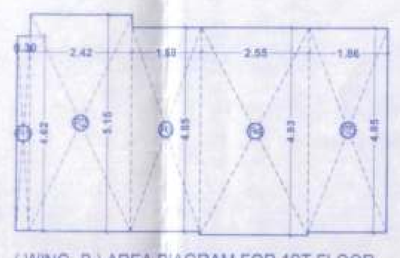
TOTAL PARKING PROPOSED	SMALL	LARGE	Total
	9	65	74

METER ROOM B.U.A. CALCULATION
METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS = 137 X 10 / 50 = 27.40 SQ.MT
METER ROOM PERMISSIBLE AREA = 27.40 SQ.MT
METER ROOM AREA PROPOSED = 9.01 SQ.MT

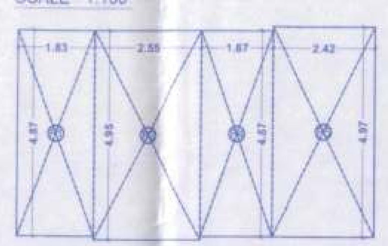


METER ROOM & MID FLOOR AREA DIAGRAM (GROUND FLOOR)
SCALE - 1:100

BUILT-UP AREA CALCULATION FOR GROUND FLOOR (METER ROOM)								
ADDITIONS								
M1	2.42	x	3.72	x	1.00	=	9.01	SQ.MT.
TOTAL ADDITIONS						=	9.01	SQ.MT.



(WING- B) AREA DIAGRAM FOR 1ST FLOOR
FITNESS CENTER-2
SCALE - 1:100



(WING- A) AREA DIAGRAM FOR 1ST FLOOR
FITNESS CENTER-1
SCALE - 1:100

(WING-A) BUILT-UP AREA CALCULATION FOR 1ST FLOOR (FITNESS CENTER -1)							
ADDITIONS							
F1	1.83	x	4.87	x	1.00	=	8.91 SQ.MT.
F2	2.55	x	4.95	x	1.00	=	12.62 SQ.MT.
F3	1.67	x	4.87	x	1.00	=	8.14 SQ.MT.
F4	2.42	x	4.97	x	1.00	=	12.03 SQ.MT.
TOTAL FITNESS CENTER -1, AREA						=	41.70 SQ.MT.
(WING-B) BUILT-UP AREA CALCULATION FOR 1ST FLOOR (FITNESS CENTER -2)							
F1	0.30	x	4.62	x	1.00	=	1.39 SQ.MT.
F2	2.42	x	5.15	x	1.00	=	12.46 SQ.MT.
F3	1.68	x	4.85	x	1.00	=	8.12 SQ.MT.
F4	2.55	x	4.93	x	1.00	=	12.57 SQ.MT.
F5	1.86	x	4.85	x	1.00	=	8.99 SQ.MT.
TOTAL FITNESS CENTER -2, AREA						=	43.53 SQ.MT.
TOTAL FITNESS CENTER -1 & 2 B.U.A.						=	85.23 SQ.MT.

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 MUMBAI - 101.

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	18.08.2023

Gurukrupa Realcon Lifespaces LLP

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS