

Car CP-L-2 Requirement for dcr 44 of DCPR 2034 Table 21 (SR No. 1)

Req/ Per Flat	No. of Flats	CP-L-2 Req.
C.A Shop up TO 40	N.A	N.A
C.A UP TO 45	1 for 4 flats	37
C.A 45 TO 60	1 for 2 flats	38
C.A 60 TO 90	1 for 1 flat	18
C.A 90 Above	2 for 1 flat	00
Total	93	46.25
10 % Visitors (MIN)(46.25 x10%)		4.62
Total Required parking		50.87
	Say	51.00
50 % additional parking (51.00x50%)		25.50
Total Parking Permissible Including 50% Additional (51.00+25.50= 76.50 Nos.)		77.00
Provided		51.00

SUMMARY OF FSI, BUILT-UP AREA & FUNGIBLE USED PER FLOOR

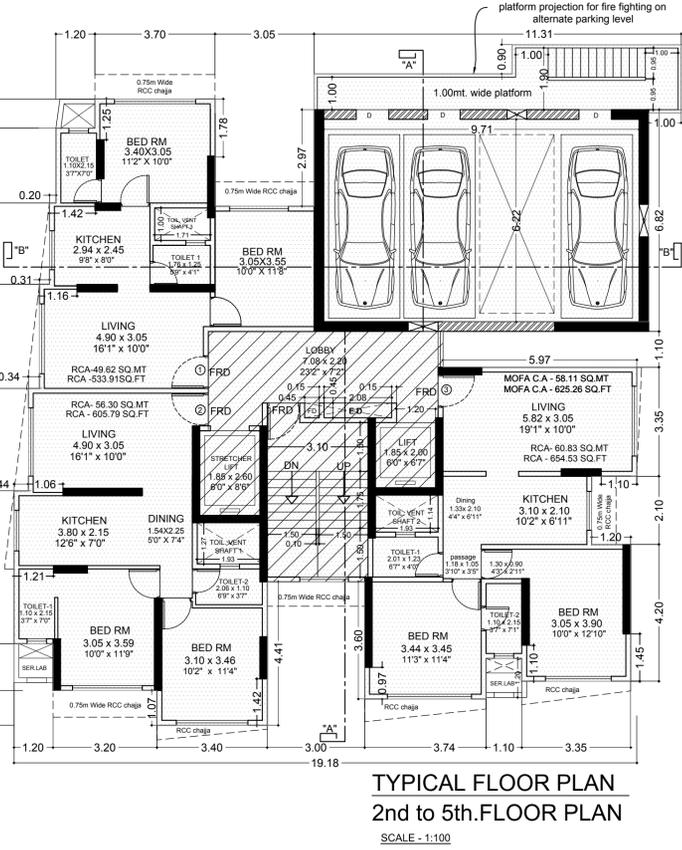
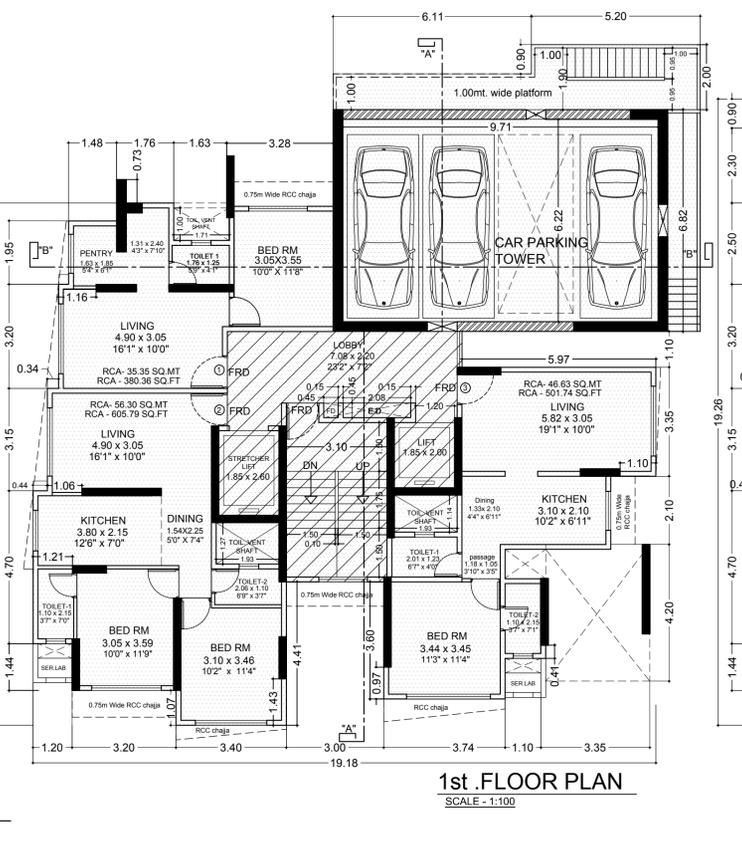
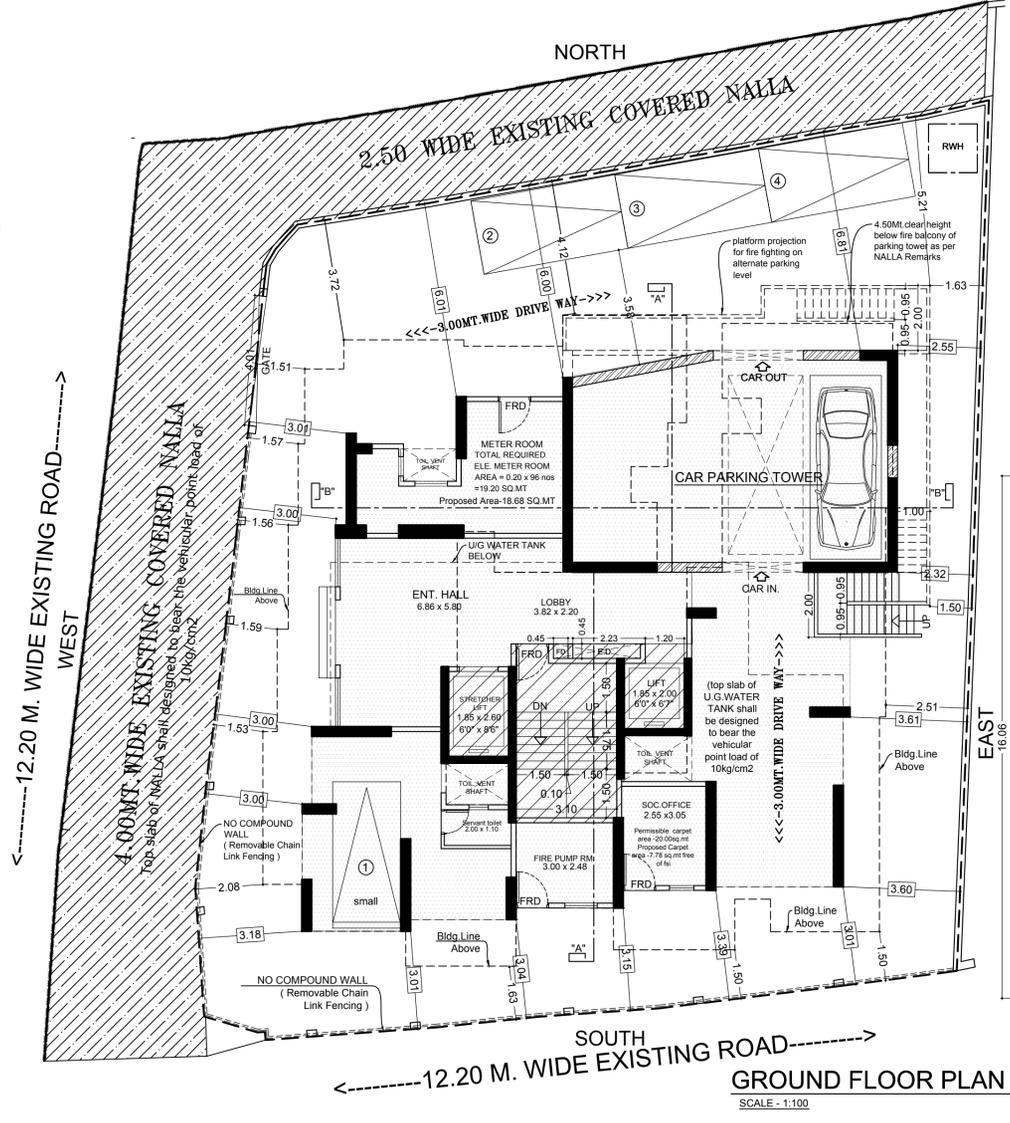
Floor	Proposed with fungible FSI	Proposed Fungible area	Total FSI Used Per Floor
Stilt	154.70	40.11	114.59
1ST	184.48	47.83	136.65
2ND	184.48	47.83	136.65
3RD	184.48	47.83	136.65
4TH	184.48	47.83	136.65
5th	184.48	47.83	136.65
6th	189.17	49.04	140.13
7th	189.17	49.04	140.13
8th	189.17	49.04	140.13
9th	189.17	49.04	140.13
10th	189.17	49.04	140.13
11th	189.17	49.04	140.13
12th	267.03	69.23	197.80
13th	267.03	69.23	197.80
14th	267.03	69.23	197.80
15th	267.03	69.23	197.80
16th	267.03	69.23	197.80
17th	267.03	69.23	197.80
18th	267.03	69.23	197.80
19th	267.03	69.23	197.80
20th	267.03	69.23	197.80
21st	267.03	69.23	197.80
22nd	267.03	69.23	197.80
23rd	267.03	69.23	197.80
Total	5232.00	1356.40	3875.60
Regular BUA			3875.60
Fungible BUA			1356.40
Total BUA Including Fungible			5232.00
F.FSI Without Charging Premium			214.61
F.FSI by Charging Premium			1141.79

TENANT CARPET CALCULATION FOR PARKING

R.Carpet area in sq.mt.	NO OF FLOORS.	NO OF FLATS
FLAT-1	1st. floor	01
FLAT-1	2nd. to 11th floor	10
FLAT-1	12th to 23rd. floor	12
FLAT-2	1st to 23rd. floor	23
FLAT-3	1st. floor	01
FLAT-3	2nd. to 5th floor	04
FLAT-3	6th. to 23rd. floor	18
FLAT-4	12th. to 23rd. floor	12
FLAT-5	12th. to 23rd. floor	12
TOTAL		93

FORM-1
Plan as per DCPR 2034

Sl. No.	Description	Area (Sq. Mts)	Remarks
1	Area of plot as per Survey documents	614.51	
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)	614.51	
4	DEDUCTION OF 15% R.G. (lif deductible)	0.00	
5	NET AREA OF PLOT (3-4)	614.51	
ADDITIONS FOR FLOOR SPACE INDEX			
2a	100% set back area	0.00	
2b	100% D.P. ROAD	0.00	
7	TOTAL AREA (5+6)	614.51	
8	FLOOR SPACE INDEX PERMISSIBLE	3.00	
9	PERMISSIBLE FLOOR AREA (7X8)	1843.53	
10a	ADDITIONAL PRORATA BUA=68.96 X 16 T/5	68.96	16
b	ADDITIONAL 10% Ho'ble VP/A Quota = 9.11x16 T/5	0	0
c	AREA as per MHADA NOC (9+10a+10b)	2946.89	
d	additional (VP/A quota)BUA	930.00	
11A	TOTAL PERMISSIBLE FLOOR AREA (10c+10d)	3876.89	
B	TOTAL PROPOSED AREA	3875.60	
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)		
16	TOTAL CONSUME FSI 3876.89/614.51	6.3089	
FUNGIBLE AREA STATEMENT			
1	PERMISSIBLE FUNGIBLE AREA (3876.89X35%)	1356.91	
2	FUNGIBLE BUILT-UP AREA PROPOSED EXISTING TENANTS (613.17x35%)	613.17	214.61
3	FUNGIBLE BUILT-UP AREA PROPOSED BY CHRGING PREMIUM	1141.79	
4	FUNGIBLE BUILT-UP AREA PROPOSED (B2+B3)	1356.40	
5	TOTAL PERMISSIBLE FLOOR AREA (11A+B1)	5232.80	
6	TOTAL BUILT-UP AREA PROPOSED (11B+B4)	5232.00	
TENEMENTS STATEMENTS			
(i)	PROPOSED BUILT-UP AREA (B4 ABOVE) 450/ NET FACTOR	5232.00	
(ii)	Less DEDUCTION OF NON-RESIDENTIAL AREA (SHOPS ETC)	0	
(iii)	AREA AVAILABLE FOR TENEMENTS (i)-(ii)	5232.00	
(iv)	TENENTS PERMISSIBLE (DENSITY OF TENANTS/HECTARE)	204	
(v)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	99	
PARKING STATEMENT			
(i)	PARKING REQUIRED BY REGULATION FOR-CAR,SCOOTER/MOTOR CYCLE,	46.25	
(ii)	10% VISITORS PARKING	4.63	
(iii)	COVERED GARAGE PERMISSIBLE	0.00	
(iv)	COVERED GARAGE PROPOSED CAR,SCOOTER/MOTOR CYCLE,OUTSIDERS (VISITORS)	0	
(v)	TOTAL PARKING REQUIRED	50.88	
(vi)	ADDITIONAL 50% PERMISSIBLE	25.50	
(vii)	TOTAL PARKING PERMISSIBLE	77.00	
(viii)	TOTAL PARKING PROPOSED	51.00	
F	TRANSPORT VEHICLES PARKING		



MH/EE/(BP)/GM/MHADA-51/1594/2024

1/4

STAMP OF APPROVAL OF PLANS

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.02.21 14:31:18 +05'30'

E.E.B.P G/M MHADA

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.02.21 12:16:47 +05'30'

Dy.Er.B.P

Arunkumar Sambhaji Hingole
Digitally signed by Arunkumar Sambhaji Hingole
Date: 2025.02.20 17:54:58 +05'30'

S.E.B.P

CERTIFICATE OF PLOT AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN DIGITALLY SURVEYED THROUGH OUR APPOINTED SURVEYOR ON 15/07/2024 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 614.51 SQ.M. SIX HUNDRED FOURTEEN & POINT FIFTY ONE SQ. MT. & TALLIES WITH RECORDS OF MHADA DEMARCATION.

ASHOK TRIBHOVANDA S DAMANI
For M/s PRITHVI ARCH architects

PROFORMA-B
GENERAL NOTES

- * This drawing is the property of M/s PRITHVI ARCH architects 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

- * Ground Floor
- * 1st & 2nd to 5th Floor Plan
- * Parking area Calculation
- * Location Plan
- * Block Plan
- * Plot area calculation
- * Compound Wall Detail
- * Meter room & Pump room area calculation
- * U.G. Water tank

DESCRIPTION OF PROJECT

PROPOSED REDEVELOPMENT OF PLOT BEARING CTS No. 347, BUILDING No. 28, VILLAGE PAHADRI GOREGAON (WEST), KNOWN AS SIDDHARTH NAGAR ASHIRWAD CHS LTD., SIDDHARTH NAGAR, GOREGAON WEST MUMBAI 400104

NORTH	JOB NO.:	DC 111	DRAWING NO.
	SCALE:	1:100	101
	DATE:	28.12.2024	
	DRAWN BY:	SUNIL	
	CHECKED BY:	DAMANI	

NAME & SIGNATURE OF THE OWNERS

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

2161724, 6th Road, Motilal Nagar No 1, Goregaon West Mumbai 400101

NAME OF THE ARCHITECTS

PRITHVI ARCH

ASHOK TRIBHOVANDA S DAMANI
Digitally signed by ASHOK TRIBHOVANDA S DAMANI
Date: 2025.01.20 14:35:37 +05'30'

Ar. ASHOK DAMANI
4, SARASWATI SADAN, DAYALDAS ROAD, VILE PARLE (EAST), MUMBAI 400 057
E-mail: prithviarch@gmail.com Mobile: 7321146885, 9987800915

STAMP OF APPROVAL OF PLANS

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.02.21 14:13:43 +05'30'

E.E.B.P
G/M MHADA

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.02.21 12:17:05 +05'30'

Dy.Er.B.P

Arunkumar Sambhaji Hingole
Digitally signed by Arunkumar Sambhaji Hingole
Date: 2025.02.20 17:56:09 +05'30'

S.E.B.P

PROFORMA - B

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CONTENT OF SHEET

- * 6th to 11th Floor Plan
- * 12th to 23rd floor
- * Refuge floor
- * Terrace floor
- * lift M/C room & overhead water tank
- * staircase, lift, lift lobby area calculation

DESCRIPTION OF PROJECT

PROPOSED REDEVELOPMENT OF PLOT BEARING CTS No. 347, BUILDING No. 28, VILLAGE PAHADI GOREGAON (WEST) KNOWN AS SIDDHARTH NAGAR ASHRWAD CHS LTD', SIDDHARTH NAGAR, GOREGAON WEST MUMBAI 400104

NORTH	JOB NO :	DC 111	DRAWING NO
	SCALE	1:100	102
	DATE	28.12.2024	
	DRAWN BY	SUNIL	R0
	CHECKED BY	DAMANI	

NAME & SIGNATURE OF THE OWNERS

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

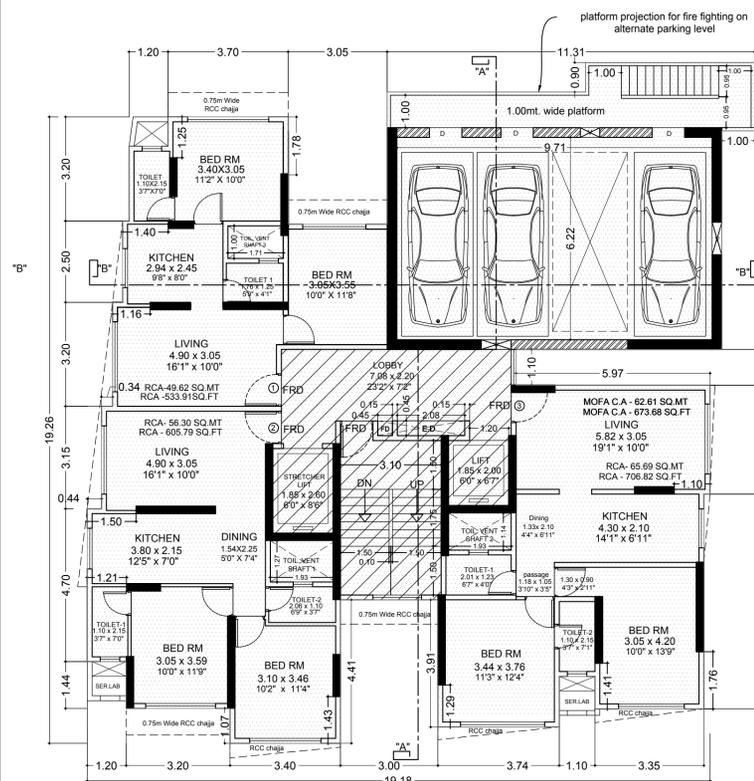


2161724, 6th Road, Motilal Nagar No 1, Goregaon West Mumbai 400101

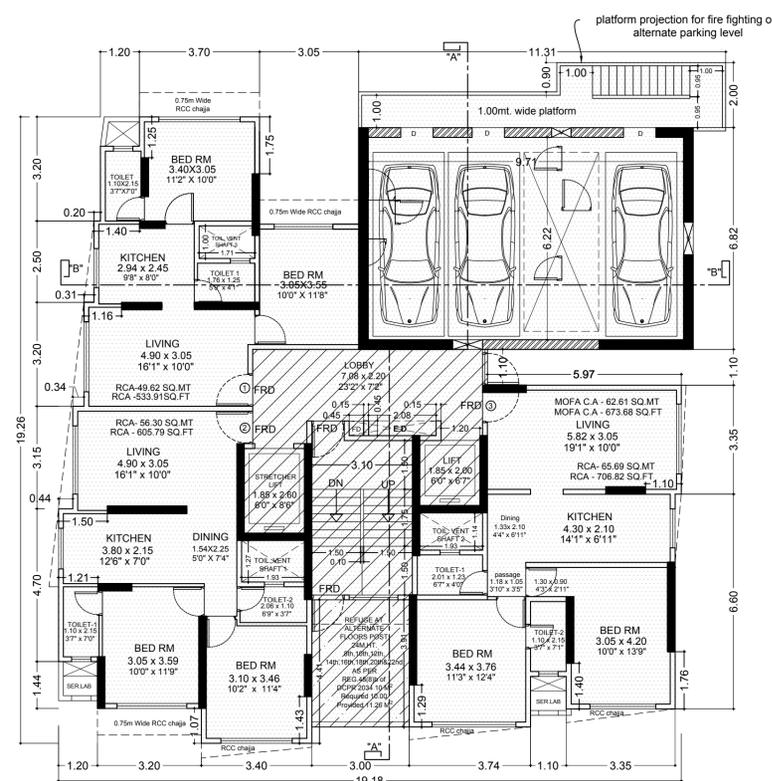
NAME OF THE ARCHITECTS

PRITHVI ARCH
 ASHOK TRIBHUVAN DAMANI
 Digitally signed by ASHOK TRIBHUVAN DAMANI
 Date: 2025.01.20 14:36:25 +05'30'

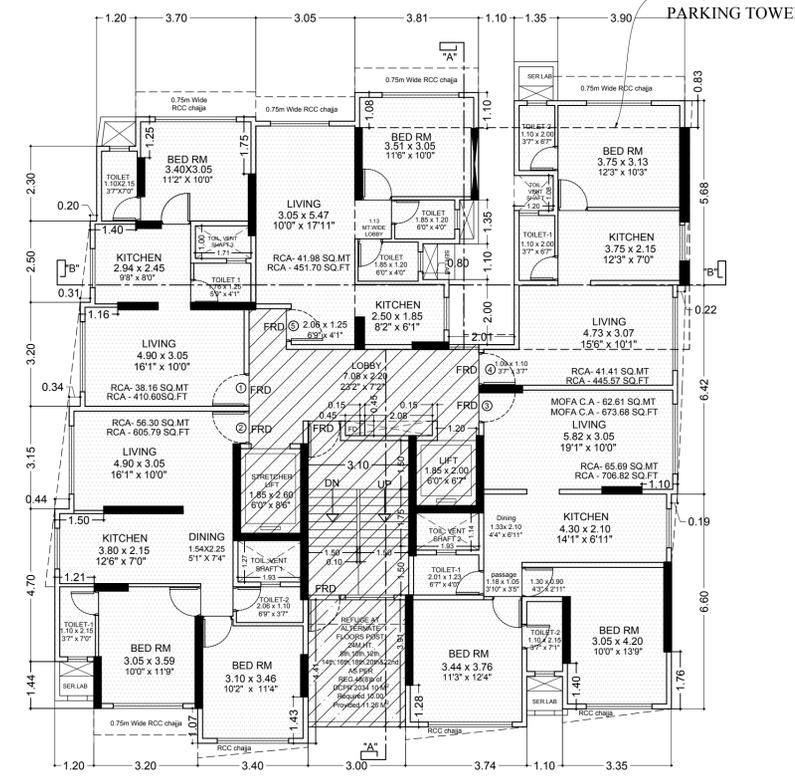
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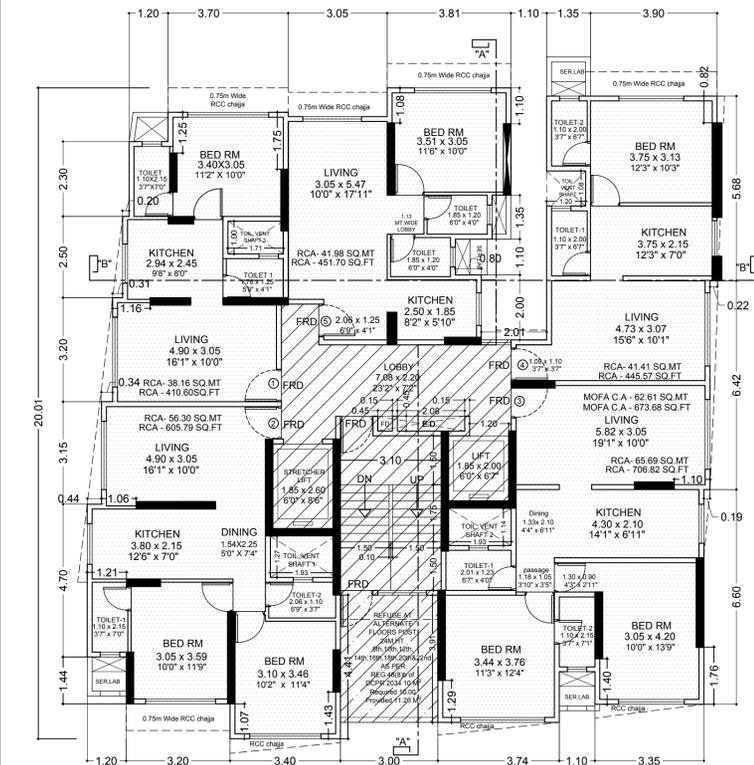
TYPICAL FLOOR PLAN
6th,7th, 9th, & 11th.floer
SCALE - 1:100



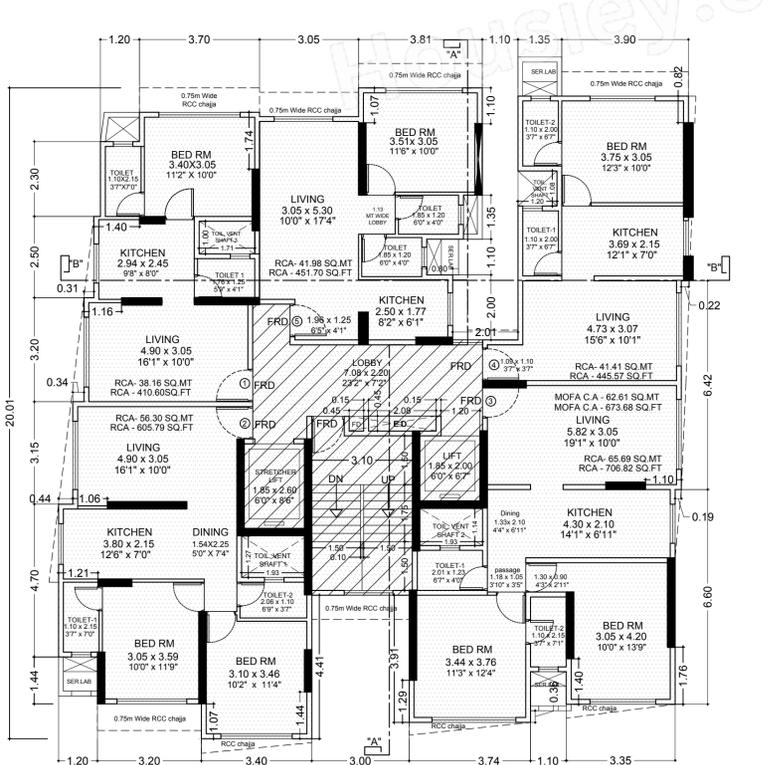
TYPICAL FLOOR PLAN
8th,10th Floor
SCALE - 1:100



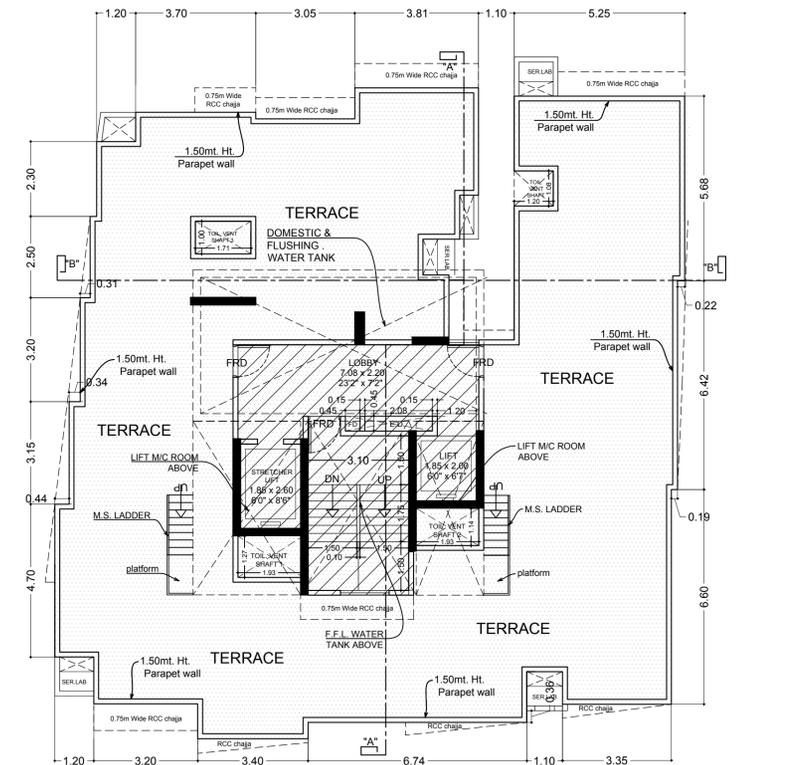
12TH FLOOR PLAN
SCALE - 1:100
(Refuge area in mid landing level)



TYPICAL FLOOR PLAN
14th,16th,18th,20th,22nd.Floer
SCALE - 1:100
(Refuge area in mid landing level)



TYPICAL FLOOR PLAN
13th,15th,17th,19th,21st.&23rd.Floer
SCALE - 1:100
(Refuge area in mid landing level)



TERRACE FLOOR PLAN
SCALE - 1:100