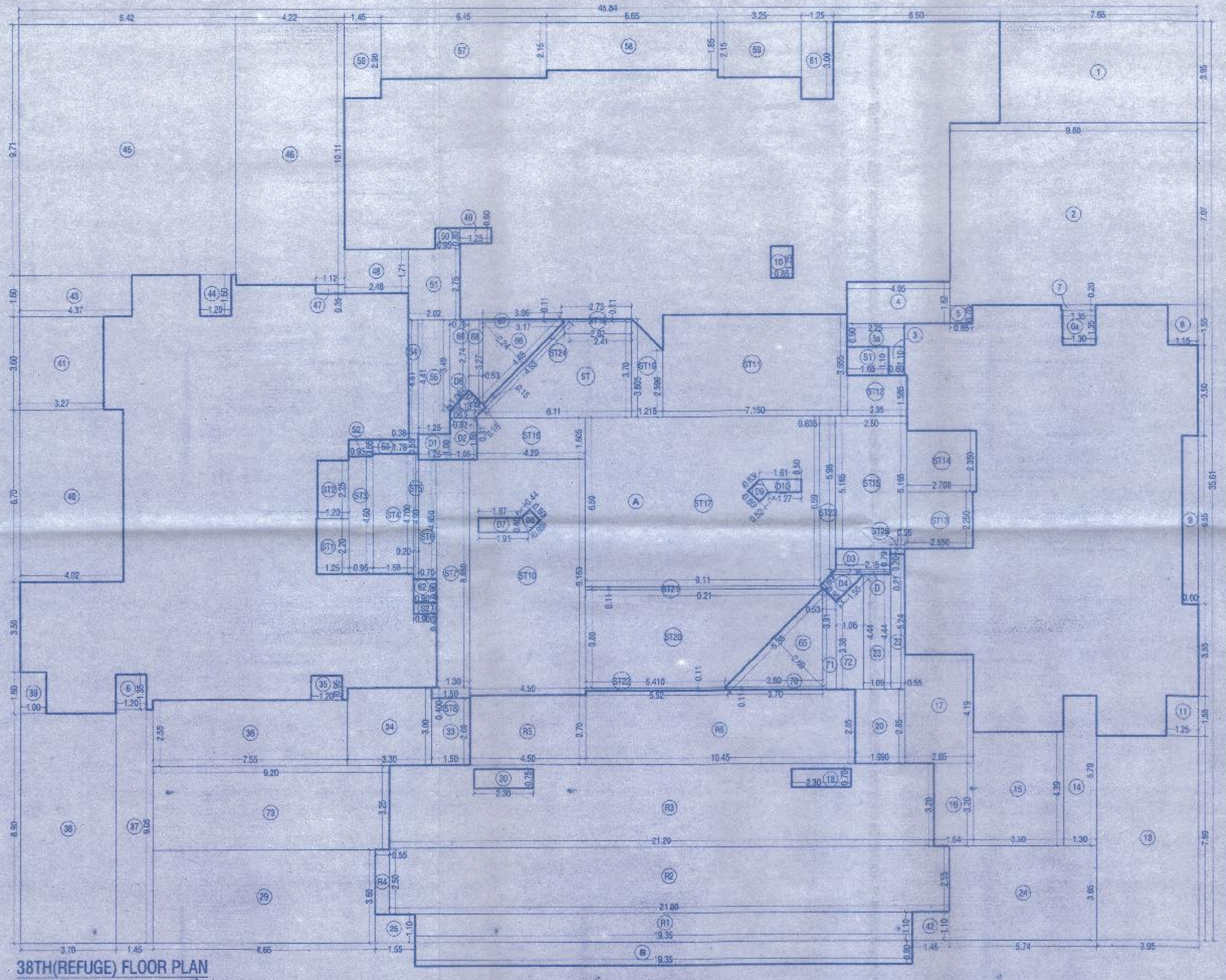
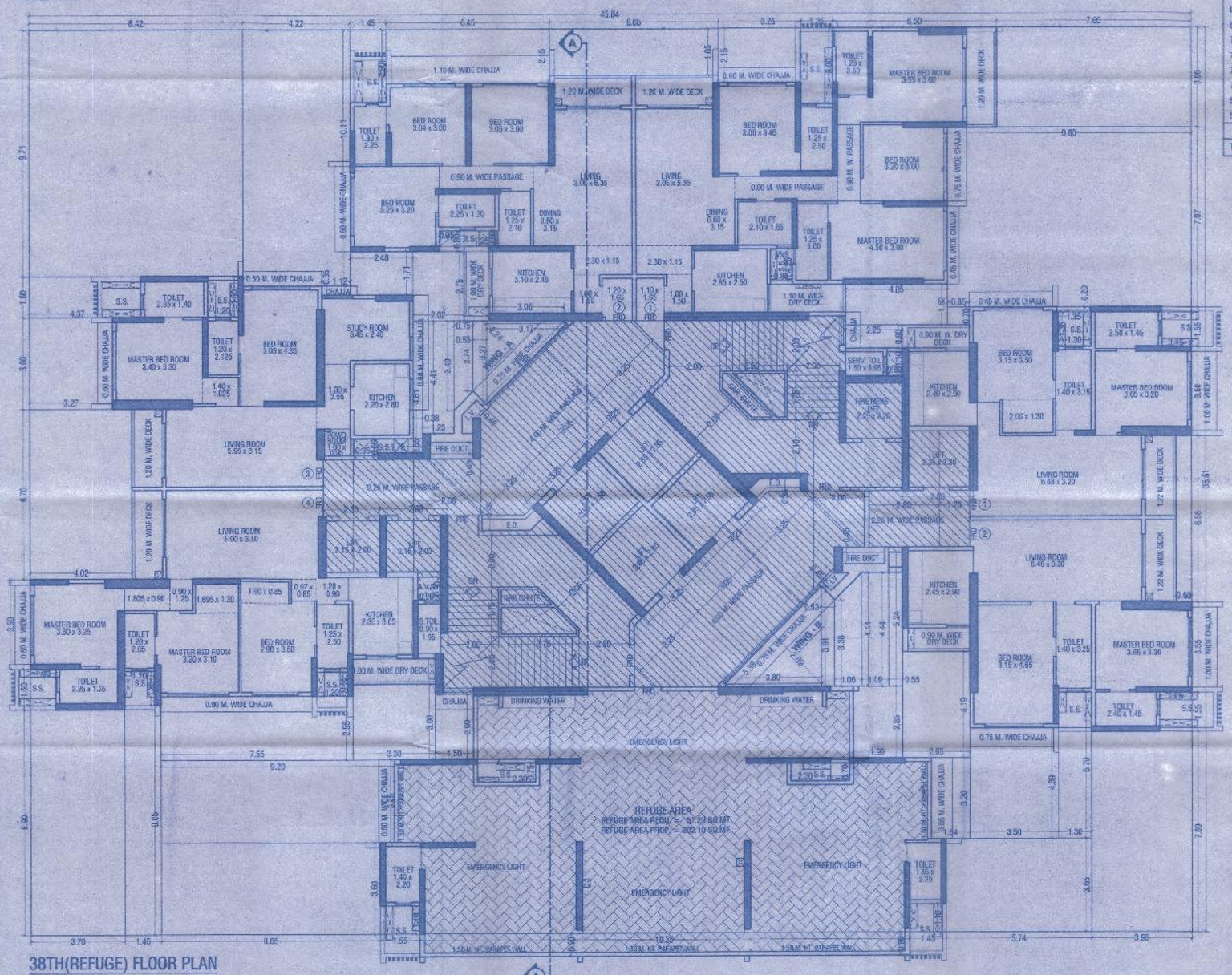


38TH(REFUGE) FLOOR PLAN

SCALE = 1:100



38TH(REFUGE) FLOOR PLAN

SCALE = 1:100

BUILT UP AREA CALCULATION

38TH (REFUGE) FLOOR							
A	45.84	X	35.61	X	1 NO	=	1632.36 SQ.MT.
B	19.35	X	0.90	X	1 NO	=	17.42 SQ.MT.
					TOTAL ADDITION	=	1649.78 SQ.MT.

DEDUCTIONS							
1	7.65	X	3.95	X	1 NO	=	30.22 SQ.MT.
2	9.60	X	7.07	X	1 NO	=	67.87 SQ.MT.
3	0.60	X	1.10	X	1 NO	=	0.66 SQ.MT.
4	4.05	X	1.62	X	1 NO	=	6.56 SQ.MT.
5	0.85	X	0.70	X	1 NO	=	0.59 SQ.MT.
5a	2.25	X	0.90	X	1 NO	=	2.02 SQ.MT.
6	1.20	X	1.35	X	1 NO	=	1.62 SQ.MT.
6a	1.30	X	1.35	X	1 NO	=	1.75 SQ.MT.
7	1.35	X	0.20	X	1 NO	=	0.27 SQ.MT.
8	1.15	X	1.55	X	1 NO	=	1.78 SQ.MT.
9	0.60	X	6.55	X	1 NO	=	3.93 SQ.MT.
10	0.85	X	1.25	X	1 NO	=	1.06 SQ.MT.
11	1.25	X	1.55	X	1 NO	=	1.94 SQ.MT.
13	3.95	X	7.89	X	1 NO	=	31.17 SQ.MT.
14	1.30	X	5.79	X	1 NO	=	7.53 SQ.MT.
15	3.50	X	4.39	X	1 NO	=	15.36 SQ.MT.
16	1.54	X	3.20	X	1 NO	=	4.93 SQ.MT.
17	2.65	X	4.19	X	1 NO	=	11.10 SQ.MT.
18	2.30	X	0.70	X	1 NO	=	1.61 SQ.MT.
20	1.99	X	2.85	X	1 NO	=	5.67 SQ.MT.
22	0.55	X	5.24	X	1 NO	=	2.88 SQ.MT.
23	1.09	X	4.44	X	1 NO	=	4.84 SQ.MT.
24	5.74	X	3.65	X	1 NO	=	20.95 SQ.MT.
25	1.55	X	1.10	X	1 NO	=	1.71 SQ.MT.
29	6.65	X	3.60	X	1 NO	=	31.14 SQ.MT.
30	2.30	X	0.75	X	1 NO	=	1.72 SQ.MT.
33	1.50	X	2.60	X	1 NO	=	3.90 SQ.MT.
34	3.30	X	3.60	X	1 NO	=	9.90 SQ.MT.
35	1.20	X	0.95	X	1 NO	=	1.14 SQ.MT.
36	7.55	X	2.55	X	1 NO	=	19.25 SQ.MT.
37	1.45	X	9.05	X	1 NO	=	13.12 SQ.MT.
38	3.70	X	8.90	X	1 NO	=	32.93 SQ.MT.
39	1.00	X	1.60	X	1 NO	=	1.60 SQ.MT.
40	4.02	X	6.70	X	1 NO	=	26.93 SQ.MT.
41	3.27	X	3.60	X	1 NO	=	11.77 SQ.MT.
42	1.45	X	1.10	X	1 NO	=	1.60 SQ.MT.
43	4.37	X	1.60	X	1 NO	=	6.99 SQ.MT.
44	1.20	X	1.60	X	1 NO	=	1.92 SQ.MT.
45	8.42	X	9.71	X	1 NO	=	81.76 SQ.MT.
46	4.22	X	10.11	X	1 NO	=	42.66 SQ.MT.
47	1.12	X	0.35	X	1 NO	=	0.39 SQ.MT.
48	2.48	X	1.71	X	1 NO	=	4.24 SQ.MT.
49	1.25	X	0.60	X	1 NO	=	0.75 SQ.MT.
50	0.95	X	0.80	X	1 NO	=	0.76 SQ.MT.
51	2.02	X	2.75	X	1 NO	=	5.56 SQ.MT.
52	0.95	X	0.65	X	1 NO	=	0.62 SQ.MT.
53	1.78	X	0.55	X	1 NO	=	0.98 SQ.MT.
54	0.38	X	4.61	X	1 NO	=	1.75 SQ.MT.
55	1.25	X	4.41	X	1 NO	=	5.51 SQ.MT.
56	1.45	X	2.90	X	1 NO	=	4.21 SQ.MT.
57	6.45	X	2.15	X	1 NO	=	13.87 SQ.MT.
58	6.65	X	1.85	X	1 NO	=	12.30 SQ.MT.
59	3.25	X	2.15	X	1 NO	=	6.99 SQ.MT.
61	1.25	X	3.00	X	1 NO	=	3.75 SQ.MT.
62	0.90	X	0.90	X	1 NO	=	0.81 SQ.MT.
65	1.2 X	5.38	X	2.69	X 1 NO	=	7.24 SQ.MT.
66	1.2 X	4.48	X	2.24	X 1 NO	=	5.02 SQ.MT.
67	(3.05 +	3.17) / 2	X	0.11	X 1 NO	=	0.34 SQ.MT.
68	(2.74 +	3.27) / 2	X	0.53	X 1 NO	=	1.59 SQ.MT.
69	(2.74 +	3.49) / 2	X	0.76	X 1 NO	=	2.34 SQ.MT.
70	(3.70 +	3.80) / 2	X	0.11	X 1 NO	=	0.41 SQ.MT.
71	(3.91 +	3.38) / 2	X	0.53	X 1 NO	=	1.93 SQ.MT.
72	(3.38 +	4.44) / 2	X	1.06	X 1 NO	=	4.14 SQ.MT.
73	9.20	X	3.25	X	1 NO	=	29.90 SQ.MT.
S2	0.90	X	0.42	X	1 NO	=	0.38 SQ.MT.
S1	1.65	X	1.10	X	1 NO	=	1.81 SQ.MT.
					TOTAL DEDUCTION	=	633.94 SQ.MT. –Y1
TOTAL BUILT UP AREA (X - Y1)						=	1015.84 SQ.MT. –X1

STAIRCASE AREA CALCULATION

ST	(2.41 +	6.11) / 2	X	3.70	X 1 NO	=	15.76 SQ.MT.
ST1	1.25	X	2.20	X	1 NO	=	2.75 SQ.MT.
ST2	1.20	X	2.25	X	1 NO	=	2.70 SQ.MT.
ST3	0.95	X	4.60	X	1 NO	=	4.37 SQ.MT.
ST4	1.58	X	4.70	X	1 NO	=	7.43 SQ.MT.
ST5	0.20	X	4.90	X	1 NO	=	0.98 SQ.MT.
ST6	0.70	X	4.65	X	1 NO	=	3.25 SQ.MT.
ST7	1.30	X	8.85	X	1 NO	=	11.50 SQ.MT.
ST8	1.50	X	0.40	X	1 NO	=	0.60 SQ.MT.
ST10	4.50	X	9.15	X	1 NO	=	41.17 SQ.MT.
ST11	7.15	X	3.955	X	1 NO	=	28.28 SQ.MT.
ST12	2.35	X	1.585	X	1 NO	=	3.72 SQ.MT.
ST13	2.55	X	2.25	X	1 NO	=	5.74 SQ.MT.
ST14	2.70	X	2.35	X	1 NO	=	6.34 SQ.MT.
ST15	2.80	X	5.165	X	1 NO	=	14.46 SQ.MT.
ST16	4.20	X	1.605	X	1 NO	=	6.74 SQ.MT.
ST17	9.11	X	6.59	X	1 NO	=	60.03 SQ.MT.
ST18	(2.73 +	2.62) / 2	X	0.11	X 1 NO	=	0.29 SQ.MT.
ST19	(3.805 +	2.59) / 2	X	1.215	X 1 NO	=	3.88 SQ.MT.
ST20	(5.41 +	9.21) / 2	X	3.80	X 1 NO	=	27.78 SQ.MT.
ST21	(9.21 +	9.11) / 2	X	0.11	X 1 NO	=	1.01 SQ.MT.
ST22	(5.41 +	5.52) / 2	X	0.11	X 1 NO	=	0.60 SQ.MT.
ST23	(6.59 +	5.96) / 2	X	0.635	X 1 NO	=	3.98 SQ.MT.
ST24	(4.48 +	4.63) / 2	X	0.15	X 1 NO	=	0.68 SQ.MT.
ST25	0.55	X	0.20	X	1 NO	=	0.11 SQ.MT.
					TOTAL ADDITION AREA	=	254.15 SQ.MT.
D7	(1.67 +	1.91) / 2	X	0.60	X 1 NO	=	1.07 SQ.MT.
D8	(0.44 +	0.69) / 2	X	0.60	X 1 NO	=	0.34 SQ.MT.
D9	(0.63 +	0.52) / 2	X	0.60	X 1 NO	=	0.34 SQ.MT.
D10	(1.61 +	1.27) / 2	X	0.50	X 1 NO	=	0.72 SQ.MT.
					TOTAL DEDUCTION AREA	=	2.47 SQ.MT.
					TOTAL STAIRCASE AREA	=	251.68 SQ.MT. –Y2

ELEC. & FIRE DUCT AREA CALCULATION

D	(2.15 +	2.36) / 2	X	0.21	X 1 NO	=	0.47 SQ.MT.
D1	1.25	X	1.00	X	1 NO	=	1.25 SQ.MT.
D2	1.05	X	1.60	X	1 NO	=	1.68 SQ.MT.
D3	2.15	X	0.79	X	1 NO	=	1.70 SQ.MT.
D4	(1.50 +	0.60) / 2	X	0.90	X 1 NO	=	0.95 SQ.MT.
D5	(1.13 +	0.82) / 2	X	0.31	X 1 NO	=	0.30 SQ.MT.
D6	(1.06 +	0.15) / 2	X	0.90	X 1 NO	=	0.55 SQ.MT.
D7	(1.67 +	1.91) / 2	X	0.60	X 1 NO	=	1.07 SQ.MT.
D8	(0.44 +	0.69) / 2	X	0.63	X 1 NO	=	0.34 SQ.MT.
D9	(0.63 +	0.52) / 2	X	0.63	X 1 NO	=	0.34 SQ.MT.
D10	(1.61 +	1.27) / 2	X	0.53	X 1 NO	=	0.72 SQ.MT.
TOTAL ELEC. & FIRE DUCT AREA						=	9.37 SQ.MT. –Y3

REFUGE AREA CALCULATION

B	19.35	X	0.90	X	1 NO	=	17.41 SQ.MT.
R1	19.35	X	1.10	X	1 NO	=	21.28 SQ.MT.
R2	21.80	X	2.55	X	1 NO	=	55.59 SQ.MT.
R3	21.20	X	3.20	X	1 NO	=	67.84 SQ.MT.
R4	0.55	X	2.50	X	1 NO	=	1.38 SQ.MT.
R5	4.50	X	2.70	X	1 NO	=	12.15 SQ.MT.
R6	10.45	X	2.85	X	1 NO	=	29.78 SQ.MT.
					TOTAL ADDITION AREA	=	205.43 SQ.MT.
18	2.30	X	0.70	X	1 NO	=	1.61 SQ.MT.
30	2.30	X	0.75	X	1 NO	=	1.72 SQ.MT.
					TOTAL DEDUCTION AREA	=	3.33 SQ.MT.
TOTAL REFUGE AREA						=	202.10 SQ.MT. –Y4

NET SALE BUILT UP AREA [X1 - (Y2 + Y3 + Y4)]	=	552.69 SQ.MT.

REFUGE AREA CALC. FOR 38TH (REFUGE) FL.

REFUGE AREA REQUIRED AT 38TH FLOOR	= NET BUILT-UP AREA OF 36TH & 39TH FLOOR x 4% = (552.69 + 729.62) x 4% = 1282.31 x 4%
REFUGE AREA REQUIRED AT 38TH FLOOR	= 51.29 SQ.MT.
REFUGE AREA PROPOSED AT 38TH FLOOR	= 202.10 SQ.MT.
REFUGE AREA ALLOWED TO BE EXCEEDED UP TO MAX. LIMIT OF 4.25% (AS PER REG. NO. 48(6)(3)) IN DCPR 2034 = 1282.31 x 4.25% = 54.50 SQ.MT.	
EXCESS REFUGE AREA AT 38TH FLOOR	= 150.81 SQ.MT.

FORM II

CONTENTS OF SHEET

38TH(REFUGE) FLOOR PLAN & AREA DIAGRAM CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED S. R. SCHEME U/SEC. 33(11) OF DCPR 2034 ON PROPERTY BEARING C.T.S. NO. 1383, 1385A AND 1385B OF VILLAGE MALAD SOUTH & C.T.S. NO. 918A OF VILLAGE PAHADI GOREGAON SITUATED AT GOREGAON (WEST), MUMBAI IN P/SOUTH WARD.

NAME & ADDRESS OF DEVELOPER	SIGNATURE
M/s. REXON DEVELOPERS LLP 702, 7TH FLOOR, HUBTOWN SOLARIS, N. S. PHADKE MARG, SAIWADI, ANDHERI (EAST), MUMBAI-400 069.	
NAME & ADDRESS OF ARCHITECT	**SIGNATURE**
MR. KALPESH L. SHAH 79-81, BHAGYODAY BUILDING, R.200/21, 3RD FLOOR, NAGINDAS MASTER ROAD, FORT MUMBAI 400 001.	KALPESH SHAH Licensed Surveyor, Consulting Structural Engineer & Govt. Approved Valuer.

KALPESH L. SHAH
(LIC. NO. S / 507 / LS)

STAMP & DATE OF RECEIPT OF PLAN	STAMP & DATE OF APPROVAL OF PLAN
This completion Approval is in the previous Plans Sanctioned under no. P/S/PVT/5088/2021072B/APLS dated 22/09/2022	Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/P/S/PVT/5088/20210728/APLS Dt. 30 JUL 2025 Executive Engineer Slum Rehabilitation Authority

NORTH	DRAWN BY	CHECKED BY
	ARUN	NIDHIN

JW RAMESWAR \ AUTOCAD FILE \ AMENDED IOA \ 5. 15.05.2025 AMENDED IOA PROPOSAL (Dwg \ As Per Revised Plan)