



CALCULATIONS OF AREA NOT IN POSSESSION					SQ. MT
ADDITION					
1	4.37	x	9.46	x	0.90 = 20.71
2	10.04	x	8.21	x	0.90 = 27.72
3	7.25	x	8.95	x	0.90 = 23.74
4	8.46	x	8.19	x	0.90 = 19.98
5	8.37	x	2.96	x	0.90 = 10.71
6	8.90	x	0.40	x	0.90 = 1.36
7	8.95	x	1.01	x	0.90 = 3.31
TOTAL					107.54

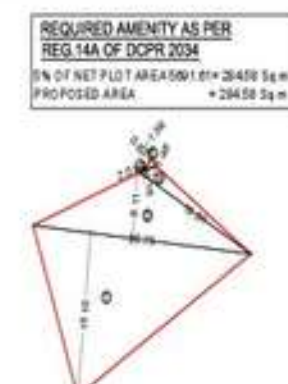
18.30M WIDE DP ROAD DIAGRAM
SCALE 1:500

18.30M WIDE DP ROAD CALCULATION					SQ. MT
ADDITION					
1	2.80	x	5.13	x	0.50 = 7.62
2	10.70	x	2.08	x	0.50 = 11.32
3	10.81	x	1.40	x	0.50 = 12.27
4	25.40	x	1.69	x	0.50 = 21.81
TOTAL					52.02

ROAD SET BACK DIAGRAM
SCALE 1:500

ROAD SET BACK CALCULATION					SQ. MT
ADDITION					
1	2.98	x	1.01	x	0.50 = 1.39
2	4.28	x	1.03	x	0.50 = 4.11
3	8.31	x	1.06	x	0.50 = 8.14
4	4.92	x	1.51	x	0.50 = 3.71
5	5.92	x	1.56	x	0.50 = 4.31
6	8.90	x	1.40	x	0.50 = 4.92
7	5.32	x	1.40	x	0.50 = 3.66
8	8.01	x	1.35	x	0.50 = 5.41
9	7.36	x	1.28	x	0.50 = 4.59
10	6.95	x	1.30	x	0.50 = 4.26
11	7.40	x	1.30	x	0.50 = 5.06
12	10.36	x	1.47	x	0.50 = 7.61
13	10.22	x	1.65	x	0.50 = 8.43
14	9.23	x	1.77	x	0.50 = 8.17
15	10.34	x	1.92	x	0.50 = 9.93
16	10.88	x	2.07	x	0.50 = 11.26
17	6.19	x	2.17	x	0.50 = 6.72
TOTAL					101.77

CALCULATIONS OF ENCROACHMENT AREA					SQ. MT
ADDITION (A)					
1	6.45	x	1.87	x	0.50 = 7.80
2	8.17	x	0.42	x	0.50 = 1.72
3	9.77	x	0.05	x	0.50 = 0.50
ADDITION (B)					
1	12.84	x	0.90	x	1.00 = 3.08
2	8.94	x	1.16	x	0.50 = 3.56
ADDITION (C)					
1	5.97	x	1.41	x	0.50 = 4.21
2	7.91	x	2.92	x	0.50 = 6.64
3	3.46	x	1.21	x	0.50 = 3.11
4	8.87	x	1.81	x	0.50 = 7.14
5	7.80	x	0.28	x	0.50 = 0.90
6	1.09	x	0.27	x	0.50 = 0.04
ADDITION (D)					
1	1.17	x	0.28	x	0.50 = 1.87
TOTAL (A+B+C+D)					46.47



CALCULATIONS OF AMENITY SPACE					SQ. MT
ADDITION					
1	15.10	x	25.73	x	0.50 = 194.28
2	6.11	x	25.73	x	0.50 = 78.81
3	1.48	x	15.94	x	0.50 = 10.98
4	0.18	x	2.01	x	0.50 = 0.18
5	0.62	x	1.30	x	0.50 = 0.57
TOTAL					284.85

Proforma 'B'
CHEWS/1978K/E/337(NEW)
Sheet No. - 1/9

CONTENTS -
BLOCK & LOCATION PLAN, PLOT AREA CALC, RG AREA DIAGRAM & CALC, ROAD SET BACK CALC, ENCROACHMENT AREA DIAGRAM & CALC, BUILT UP AREA SUMMARY, GR FLOOR PLAN.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED
UNO CHEWS/1978K/E/337(NEW) DATED 15.06.2018

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE /
LETTER CHEWS/1978K/E/337(NEW) DATED 09/12/2020

Athare Dipak Suresh
ao
SE (BP) K/C

Ahriwar Dushyanku mar Jendra
AE (BP) K/E

Chandrakan t Dattatraya Chaudhari
EE (BP) K/C

18.30M WIDE D.P. ROAD

LOS / RG AREA PROVIDED
AREA OF PLOT = 5561.32 Sq.mt
20% LOS AS PER REG. 27 OF DCPR 2034.
20% OF 5561.32 Sq.mt = 1112.26 Sq.mt
LOS AREA PROPOSED ON MOTHER EARTH = 571.70 Sq.mt (51.40%)
LOS AREA PROPOSED AT GROUND LEVEL (PAVED) = 369.55 Sq.mt (33.22%)
LOS ON PODIUM = 172.04 Sq.mt (15.47%)

LOS ON 3RD LEVEL PODIUM AREA DIAGRAM
SCALE 1:500

LOS ON 3RD LEVEL PODIUM AREA CALCULATION					SQ. MT
ADDITION					
1	7.64	x	9.23	x	1.00 = 69.42
2	8.40	x	9.79	x	1.00 = 82.08
3	2.70	x	8.80	x	1.00 = 23.76
4	5.24	x	3.39	x	1.00 = 17.87
TOTAL AREA					172.04

LOS AREA DIAGRAM PLAN
SCALE 1:500

(A) LOS CALCULATIONS ON MOTHER EARTH					SQ. MT
ADDITION					
1	7.60	x	25.38	x	0.50 = 95.17
2	4.52	x	33.98	x	0.50 = 75.89
3	10.86	x	33.98	x	0.50 = 183.87
4	8.88	x	18.45	x	0.50 = 81.73
5	1.63	x	12.85	x	0.50 = 10.55
6	10.38	x	9.00	x	0.50 = 17.91
7	10.38	x	7.81	x	0.50 = 12.03
8	17.29	x	12.70	x	0.50 = 18.73
9	5.64	x	12.70	x	0.50 = 42.16
10	2.81	x	18.05	x	0.50 = 25.72
11	3.41	x	18.05	x	0.50 = 3.75
TOTAL					571.70

(B) PAVED LOS AREA CALCULATION					SQ. MT
ADDITION					
1	3.40	x	17.99	x	0.50 = 31.11
2	8.23	x	17.99	x	0.50 = 73.59
3	7.39	x	17.94	x	0.50 = 26.34
4	8.23	x	16.94	x	0.50 = 19.09
5	7.52	x	17.90	x	0.50 = 66.72
6	10.86	x	17.90	x	0.50 = 7.35
7	11.58	x	12.25	x	0.50 = 34.87
8	12.48	x	21.98	x	0.50 = 49.24
9	13.78	x	21.98	x	0.50 = 55.83
TOTAL					369.55
TOTAL AREA (A+B) = 571.70					571.70

PLOT AREA CALCULATION					SQ. MT
ADDITION					
1	5.36	x	1.98	x	0.50 = 5.28
2	12.81	x	5.28	x	0.50 = 33.92
3	16.73	x	2.92	x	0.50 = 24.61
4	25.20	x	7.01	x	0.50 = 70.05
5	22.46	x	4.13	x	0.50 = 46.36
6	22.46	x	3.84	x	0.50 = 43.12
7	24.14	x	10.93	x	0.50 = 131.93
8	20.80	x	7.80	x	0.50 = 112.15
9	30.72	x	7.59	x	0.50 = 182.78
10	33.84	x	8.83	x	0.50 = 187.67
11	16.58	x	1.20	x	0.50 = 10.89
12	30.84	x	9.82	x	0.50 = 222.88
13	40.97	x	17.40	x	0.50 = 350.84
14	36.36	x	7.23	x	0.50 = 132.24
15	38.54	x	16.81	x	0.50 = 286.12
16	38.54	x	2.88	x	0.50 = 57.24
17	38.51	x	10.57	x	0.50 = 180.85
18	25.17	x	7.23	x	0.50 = 60.88
19	16.81	x	2.13	x	0.50 = 20.14
20	16.81	x	2.24	x	0.50 = 21.77
21	25.46	x	8.21	x	0.50 = 104.85
22	47.50	x	9.27	x	0.50 = 226.82
23	47.50	x	4.28	x	0.50 = 16.11
24	36.36	x	9.00	x	0.50 = 171.77
25	25.09	x	3.88	x	0.50 = 38.85
26	16.12	x	0.72	x	0.50 = 6.88
27	33.84	x	7.88	x	0.50 = 134.22
28	28.61	x	5.80	x	0.50 = 115.74
29	44.07	x	4.27	x	0.50 = 34.28
30	46.87	x	8.22	x	0.50 = 151.28
31	46.87	x	9.86	x	0.50 = 242.88
32	50.77	x	5.84	x	0.50 = 177.92
33	58.11	x	4.28	x	0.50 = 16.11
34	58.11	x	9.75	x	0.50 = 286.23
35	85.25	x	5.41	x	0.50 = 176.55
36	73.81	x	8.88	x	0.50 = 328.85
37	73.81	x	13.77	x	0.50 = 497.83
38	65.61	x	9.58	x	0.50 = 315.71
39	81.84	x	4.40	x	0.50 = 134.59
40	40.18	x	3.48	x	0.50 = 70.12
41	32.80	x	5.46	x	0.50 = 89.87
42	62.23	x	9.27	x	0.50 = 104.40
43	10.89	x	8.57	x	0.50 = 46.36
TOTAL					3648.1

SUMMARY OF BUILT UP AREA WING A & C

FLOOR'S	WING A & B AREA IN SQ. MT	WING C AREA IN SQ. MT	TOTAL AREA IN SQ. MT
GROUND	581.56	-	581.56
1ST FLOOR	-	-	-
2ND FLOOR	-	-	-
3RD FLOOR	34.11	-	34.11
4TH FLOOR	440.93	167.28	608.21
5TH FLOOR	440.93	167.28	608.21
6TH FLOOR	440.93	167.28	608.21
7TH FLOOR	440.93	167.28	608.21
8TH FLOOR	440.93	167.28	608.21
9TH FLOOR	440.93	167.28	608.21
TOTAL AREA	476.64	418.00	524.64

STAIR CASE, LIFT, LIFT LOBBY AREA

FLOOR'S	STAIRCASE, LIFT, LIFT LOBBY AREA BY CHARGING PREMIUM WING A & B	STAIRCASE, LIFT, LIFT LOBBY AREA COUNTED IN WING A & B
GROUND	115.16	-
1ST FLOOR	-	-
2ND FLOOR	-	-
3RD FLOOR	-	-
4TH FLOOR	160.53	-
5TH FLOOR	160.53	-
6TH FLOOR	160.53	-
7TH FLOOR	160.53	-
8TH FLOOR	160.53	-
9TH FLOOR	160.53	-
TOTAL AREA	668.40	382.56

A	Proforma	PERMITTED AS PER D.P.R. 2034 (Sq.mt)
1)	Gross Plot Area	5845.90
2)	Deductions for	
a	18.30m Road setback	151.77
b	18.30m Proposed D.P. Road	52.52
c	Area under reservation	-
3)	Total Deduction	154.29
4)	Balance area of plot	5691.61
5)	For Amenity area	
a	AOS to be handed over as per 14(A) 5% of 5691.61mt	284.58
b	AOS to be handed over as per 14(B) (for 100% of 5691.61 - 154.29) 20% as per 2nd permission issued by E&P plus 5% (2205.97-605.54) (5470.20-20.08)	130.29
c	AOS to be handed over as per 14(C)	-
6)	Balance area of plot	5276.74
d	Encroachment area	46.47
e	Area not in Possession	107.54
7)	Net area of plot	5122.73
8)	Deductions for	
a	For LOS / R.O. area (15% of 5561.32m ²)	-
9)	Balance area of the plot (7 minus B)	5122.73
10)	Additions for floor space index	
a	100% for D.P. Road (restricted to 80% of (3) above (2 x 52.52 Sq.m)	105.04
b	100% for setback (2 x 101.77 Sq.m)	203.54
	Total area (B plus 9)	5431.31
11)	Floor Space Index permissible	1.00
12)	Additions for floor space index	
a	Floor Space Index credit available by development Right	-
b	D.S.F. as per DCPR 32	-
c	% as per DCPR 33	-
d	Other	-
13)	Permissible Floor Area (10 x 15) plus 12 above	5431.31
14)	Total Permissible built up area	5364.64
15)	FSI consumed on net holding = 1407	0.99
B	Details of Residential / Non-Residential Areas	
a	Purely Residential Built up area of WING A & B (Building under reference)	4613.08
b	Remaining Non-Residential Built up area (Building under reference)	591.56
c	Purely Residential Built up area (Future development)	-
d	Remaining Non-Residential Built up area (Future development)	-
C	Details of Fungible compensatory FSI available as per DCPR 31 (3)	
1)	Proposed wing A & B (2758.159 x 35%) Non-Residential (Building under ref.)	-
2)	Proposed wing A & B (2400.79 x 35%) Non-Residential (Building under ref.)	-
3)	Residential (Future development)	-
4)	Non-Residential (Future development)	-
5)	Total Fungible Built Up Area vide DCPR 31 (3) = (C1 + C2)	-
6)	Total gross built up area permissible (B1+C3) WING A-B-C (Building under ref.)	5431.31
7)	Total gross built up area proposed WING A-B-C (Building under ref.)	5364.64
D	Tenement Statement	
(i)	Proposed area (Item A, 12 above) or C-4	5364.56
(ii)	Less deduction of Non-Residential area (Shop etc.)	591.56
(iii)	Area available for tenement [2] minus (i) & (ii)	4810.28
(iv)	Tenements permissible (400 of tenements / hectare	217
(v)	Tenement proposed WING A & B-C	80
(vi)	Tenement existing	-
	Total tenement on the plot	-
E	Parking Statement	
(i)	Parking required by Regulation for - a) Scooter / Motor Cycle Outriders (visitors)	73
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car	-
(iv)	Scooter / Motor Cycle Outriders (visitors)	-
	Total parking provided	173
	Parking Spaces confined	-
F	Transport Vehicles Parking	
(i)	Space for transport vehicles parking required by Regulations	-
(ii)	Total no. of transport vehicles parking spaces provided	-

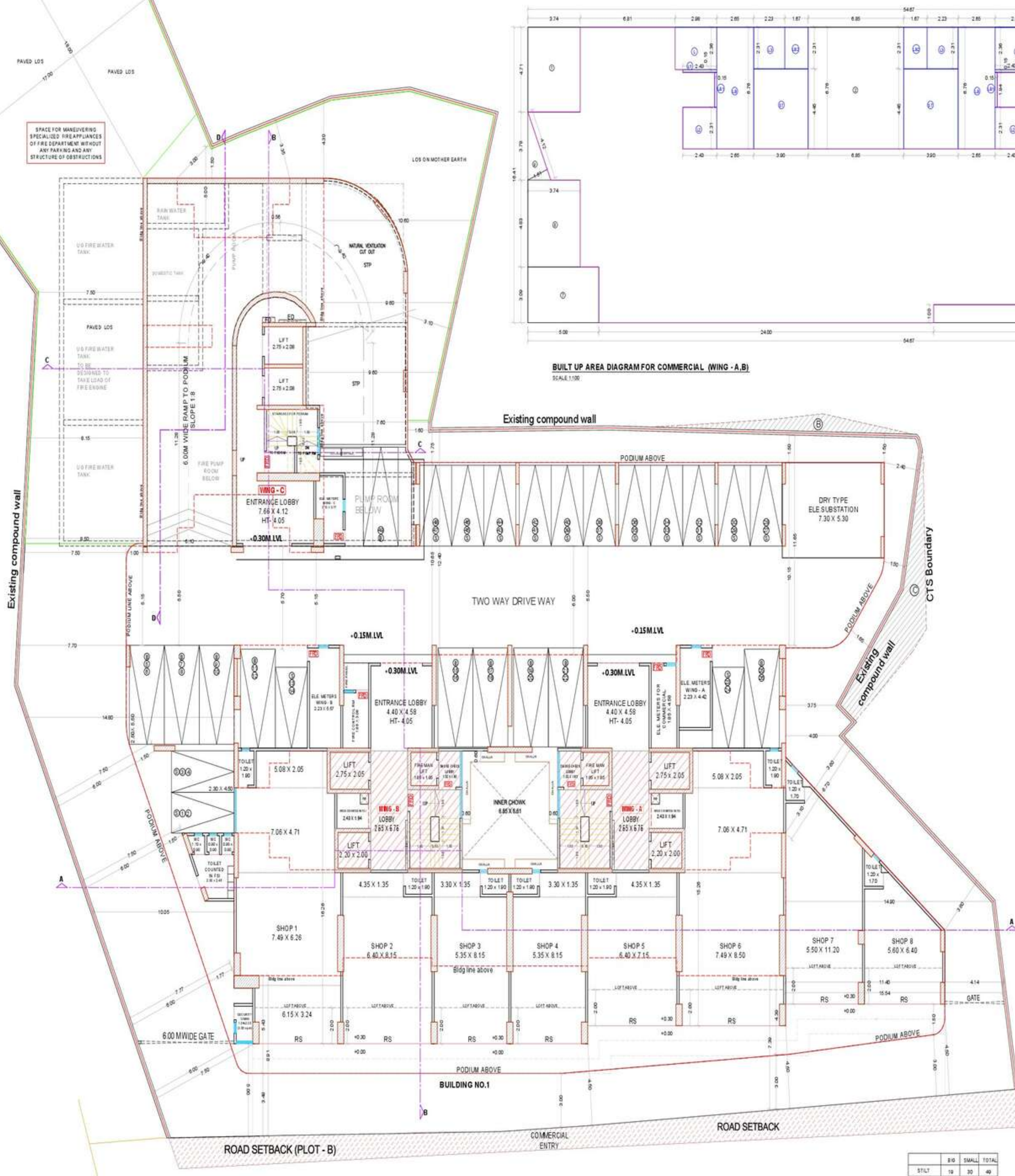
Proforma - B *

CHEWS/1978/A/E/337(NEW)

Sheet No - 2/8

CONTENTS :

GROUND FLOOR PLAN & BUA CALCULATION WING - A & B



BUILT UP AREA CALCULATION FOR COMMERCIAL AREA AT GR FLOOR WING - A & B

ADDITION				DEDUCTION			
Sl. No.	Area (Sq.m)	Area (Sq.m)	Area (Sq.m)	Sl. No.	Area (Sq.m)	Area (Sq.m)	Area (Sq.m)
1	54.07	10.41	1	17.42	1	3.74	1
2	8.85	8.79	1	48.31	2	8.85	1
3	11.40	0.46	1	5.59	3	11.40	1
4	7.35	14.07	1	54.76	4	7.35	1
5	11.40	2.25	1	25.08	5	11.40	1
6	14.19	1.00	1	14.19	6	14.19	1
7	5.08	3.08	1	15.70	7	5.08	1
8	3.74	4.83	1	18.06	8	3.74	1
9	1.91	4.12	1	3.11	9	1.91	1
10	3.90	4.45	2	34.71	10	3.90	2
11	2.85	0.75	2	35.83	11	2.85	2
12	0.10	1.94	2	5.98	12	0.10	2
13	1.87	2.31	2	7.72	13	1.87	2
14	2.99	2.38	3	14.07	14	2.99	3
15	2.40	0.10	2	0.75	15	2.40	2
16	2.40	2.31	2	11.23	16	2.40	2
17	2.23	2.31	2	10.36	17	2.23	2
TOTAL				310.57			
NET BUILT UP AREA (B.T. 12-310.57)				310.57			

LEGENDS	
1)	R.O. AREA SHOWN
2)	EXISTING COMPOUND WALL SHOWN
3)	BUILDING LINE SHOWN
4)	SET BACK AREA SHOWN
5)	STAIRCASE, LIFT, LIFT LOBBY, CLAIMED FREE OF FSI

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS APPROVED UNO. CHEWS/1978/A/E/337(NEW) DATED 15.06.2018

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER CHEWS/1978/A/E/337(NEW) DATED 08/12/2020

Atharve
Dipak
Suresh
o

Ahinwar
Dushyantku
mar Jitendra

Chandrakan
t Dattatraya
Chaudhari

SE (BP)/KJC AE (BP)/KE EE (BP)/K

Description of Proposal & Property

PROPOSED BUILDING NO. 1 ON PLOT BEARING CTS NO. 521, 522, 523, 524, 525, 526, 532, 532A, 532B, 533, 447C/OF VILLAGE MAROL AT MAROLMAROSHI ROAD ANDHERI (E) IN K E WARD

Name of Owner

VEER JALARAM DEVELOPERS C A TO METAL TUBES AND ROLLING MILLS
20/212, Jyeshth Business Centre, Gopipada Lane, Above Axis Bank, Borivali (E), Mumbai - 400022

SANJAY MAFATLAL MORAKHIA

Date: 24-11-20 Scale: 1:100 Job No.: Drawn By: BAU Checked By: Sign:

North Line Sign, Name & Address of Architect / LS

Twaskar & Associates
Chartered Engineer, Licensed Surveyor
And Project Consultant
503 Ecomini, Opp. Indra Container Yard,
Mulund-Goregaon Link Road (Nahur) (West)
Mumbai - 400 078.

Nitin B. Twaskar

GROUND FLOOR PLAN WING - A, B & C
SCALE: 1:100

CARPET AREA CALCULATION FOR PARKING SPACES (WING 'A')

FLAT NO.	AREA IN SQ.MT
101 TO 401 & 601 TO 901	62.77
501	52.52
102 TO 402 & 602 TO 902	41.16
103 TO 903	41.16
104 TO 904	42.77

CARPET AREA CALCULATION FOR PARKING SPACES (WING 'B')

FLAT NO.	AREA IN SQ.MT
101 TO 401 & 601 TO 901	41.16
102 TO 402 & 602 TO 902	42.77
502	52.52
103 TO 903	42.77
104 TO 904	41.16

CARPET AREA CALCULATION FOR PARKING SPACES (WING 'C')

FLAT NO.	AREA IN SQ.MT
101 & 201	37.89
102 & 202	37.89
103,203 & 301	37.89
104,204 & 302	37.89

CARPET AREA CALCULATION FOR COMMERCIAL

SHOP NO.	AREA IN SQ.MT
01	113.25
02	60.81
03	50.84
04	50.84
05	54.41
06	110.10
07	61.61
08	35.80

TOTAL NO OF FLAT	80
20% OF 80	16
LESS THAN 50 M ² AS PER DCR 14 (B)	
TOTAL NO OF FLATS LESS THAN 50 M ² PROPOSED	44

PARKING STATEMENT AS PER DCR-2034

NO.OF TENT.	CARPET AREA	DESCRIPTION	PARK REQ.
44	up to 4500 sq.mt	One parking space req. every four Tenement having carpet area up to 45.00 sq.mt	11
NIL	4500 TO 60.00	One parking space req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	NIL
36	60.00 TO 90.00	One parking space req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	36
NIL	90.00 Above	two parking space req. every one Tenement having carpet area above 90.00 sq.mt	NIL
SHOPS	581.58 SQM	1 parking space for each 50 sq.mts.	12
		10% for visitors	2
TOTAL PARKING REQUIRED			73
TOTAL PARKING PROVIDED			Big 72 Small 101
			173

TOTAL PARKING REQD AS PER DCR	TOTAL PARKING PROVIDE	TOTAL
FLOOR	BIG	SMALL
STILT	19	30
1ST PODIUM	19	25
2ND PODIUM	19	25
3RD PODIUM	15	21
TOTAL	72	101

Proforma - 'B'

CHEWS/1678/NE/337(NEW)

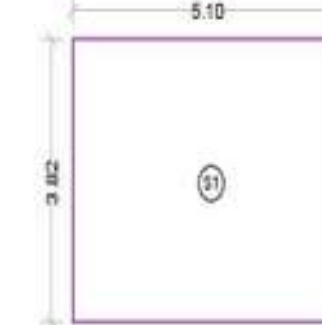
Sheet No:- 3/9

CONTENTS -

1ST & 2ND LEVEL PODIUM, 3RD LEVEL PODIUM, CARPET AREA STATEMENT, PARKING AREA STATEMENT, FITNESS CENTER & SOCIETY OFFICE CALCULATION

LEGENDS

1) R.G. AREA SHOWN	
2) EXISTING COMPOUND WALL SHOWN	
3) BUILDING LINE SHOWN	
4) SET BACK AREA SHOWN	
5) STAIRCASE, LIFT, LIFT LOBBY CLAIMED FREE OF FSI	



SOCIETY OFFICE AREA DIAGRAM 3RD FLOOR PODIUM WING - A,B & C

SCALE 1:100

SOCIETY OFFICE AREA CALCULATION 3RD FLOOR PODIUM WING - A,B & C	Sq.mt
S1 5.10 X 3.62 X 1	18.48
TOTAL	18.48

3RD LEVEL PODIUM PLAN WING - A,B & C

SCALE 1:200

FLOOR	BIG	SMALL	TOTAL
3RD PODIUM	15	21	36

FITNESS CENTER AREA DIAGRAM 3RD FLOOR PODIUM WING - A,B & C

SCALE 1:100

PERMISSIBLE AREA OF FITNESS CENTER

2% OF BUA 360.30 = 7.20 sq.mt
PROPOSED AREA = 142.74 sq.mt
EXCESS FITNESS CENTER = 34.11 sq.mt
COUNTED IN FSI

FITNESS CENTER AREA CALCULATION 3RD FLOOR PODIUM WING - A,B & C	Sq.mt
F1 11.15 X 5.34 X 1	59.54
F2 6.33 X 4.69 X 1	30.89
F3 3.89 X 5.87 X 1	22.83
F4 3.67 X 6.55 X 1	26.00
F5 2.53 X 1.37 X 1	3.47
TOTAL	142.74

1ST & 2ND LEVEL PODIUM PLAN WING A,B & C

SCALE 1:200

	BIG	SMALL	TOTAL
1ST PODIUM	19	25	44
2ND PODIUM	19	25	44
TOTAL	38	50	88

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED UNO.CHEWS/1978/K/E/337(NEW) DATED 15.06.2018

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER CHEWS/1978/K/E/337(NEW) DATED 09.12.2020

Athare Dipak Sureshrao	Ahirwar Dushyant Kumar Jitendra	Chandrakan t Dattatraya Chaudhari
SE (BP) K/C	AE (BP) K/E	EE (BP) K/C

Description of Proposal & Property

PROPOSED BUILDING NO.1 ON PLOT BEARING CTS NO. 521,522,523,524, 525,526,532,532/1,532/2,533, 447C/10F VILLAGE MAROL AT MAROL MAROSHI ROAD, ANDHERI (E) IN K/E WARD.

Name of Owner	SANJAY MAFATLAL MORAKHIA
VEER JALARAM DEVELOPERS C A TO METAL TUBES AND ROLLING MILLS 2012/10, Jalaram Business Centre, Garjivalla Lane, Above Axis Bank, Borhiv (W), Mumbai - 400092.	

Date	Scale	Job No.	Drawn By	Checked By	Sign.
24-11-20	1:100		BALI		

North Line	Sign, Name & Address of Architect / LS
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Tiwaskar & Associates Chartered Engineer Licensed Surveyor And Project Consultant 503 Exim Link Opp. Indira Container Yard, Mulund-Goregaon Link Road, Nahrur (West) Mumbai - 400 078.	Nitin B. Tiwaskar Digitally signed by Nitin B. Tiwaskar DN: cn=Nitin B. Tiwaskar, o=Tiwaskar & Associates, ou=, email=ntiwaskar@tiwaskar.com Date: 2023.11.24 18:10:25.30
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