

AREA DIAGRAM
AREA NOT IN POSSESSION
SCALE 1:500

CALCULATIONS OF AREA NOT IN POSSESSION

ADDITION	SQ. MT
1 4.37 X 9.48 X 0.50 =	20.71
2 10.64 X 5.21 X 0.50 =	27.72
3 7.25 X 6.55 X 0.50 =	23.74
4 6.45 X 6.19 X 0.50 =	19.96
5 8.37 X 2.56 X 0.50 =	10.71
6 6.90 X 0.40 X 0.50 =	1.38
7 6.55 X 1.01 X 0.50 =	3.31
TOTAL	= 107.54

18.30M WIDE DP ROAD DIAGRAM
SCALE 1:500

18.30M WIDE DP ROAD CALCULATION

ADDITION	SQ. MT
1 2.93 X 5.13 X 0.50 =	7.52
2 10.79 X 2.08 X 0.50 =	11.22
3 16.81 X 1.46 X 0.50 =	12.27
4 25.46 X 1.69 X 0.50 =	21.51
TOTAL	= 52.52

ROAD SET BACK DIAGRAM
SCALE 1:500

ROAD SET BACK CALCULATION

ADDITION	SQ. MT
1 2.55 X 1.01 X 0.50 =	1.29
2 4.26 X 1.93 X 0.50 =	4.11
3 8.31 X 1.96 X 0.50 =	8.14
4 4.92 X 1.51 X 0.50 =	3.71
5 5.52 X 1.56 X 0.50 =	4.31
6 6.60 X 1.49 X 0.50 =	4.92
7 5.32 X 1.45 X 0.50 =	3.86
8 9.01 X 1.35 X 0.50 =	5.41
9 7.35 X 1.25 X 0.50 =	4.59
10 6.55 X 1.30 X 0.50 =	4.26
11 7.49 X 1.35 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

PLOT AREA CALCULATION

ADDITION	SQ. MT
1 5.39 X 1.96 X 0.50 =	5.28
2 12.67 X 5.26 X 0.50 =	33.32
3 19.75 X 2.62 X 0.50 =	25.87
4 20.39 X 7.01 X 0.50 =	70.80
5 22.46 X 4.13 X 0.50 =	46.38
6 22.46 X 3.84 X 0.50 =	43.12
7 24.14 X 10.93 X 0.50 =	131.93
8 25.50 X 7.69 X 0.50 =	112.10
9 30.73 X 7.59 X 0.50 =	150.78
10 50.64 X 6.63 X 0.50 =	167.87
11 16.36 X 1.33 X 0.50 =	10.88
12 50.64 X 8.82 X 0.50 =	225.85
13 43.97 X 17.45 X 0.50 =	383.04
14 36.58 X 7.23 X 0.50 =	132.24
15 38.54 X 13.81 X 0.50 =	266.12
16 38.54 X 2.96 X 0.50 =	57.04
17 38.51 X 10.07 X 0.50 =	193.90
18 25.17 X 7.23 X 0.50 =	90.99
19 18.91 X 2.13 X 0.50 =	20.14
20 18.01 X 2.34 X 0.50 =	21.77
21 25.48 X 8.21 X 0.50 =	104.60
22 47.59 X 9.07 X 0.50 =	215.62
23 47.59 X 4.04 X 0.50 =	96.13
24 36.28 X 9.80 X 0.50 =	177.77
25 20.05 X 3.88 X 0.50 =	39.85
26 18.12 X 6.72 X 0.50 =	60.88
27 33.04 X 7.88 X 0.50 =	134.22
28 38.91 X 5.80 X 0.50 =	113.74
29 44.07 X 4.27 X 0.50 =	94.09
30 48.67 X 6.22 X 0.50 =	151.36
31 48.67 X 9.98 X 0.50 =	242.86
32 39.77 X 5.94 X 0.50 =	117.52
33 69.11 X 4.39 X 0.50 =	151.11
34 69.11 X 8.75 X 0.50 =	299.23
35 65.25 X 5.41 X 0.50 =	176.50
36 70.81 X 6.66 X 0.50 =	235.80
37 70.81 X 13.77 X 0.50 =	487.53
38 65.91 X 9.58 X 0.50 =	315.71
39 61.04 X 4.41 X 0.50 =	134.59
40 43.18 X 3.48 X 0.50 =	75.13
41 32.80 X 5.48 X 0.50 =	89.87
42 10.23 X 5.45 X 0.50 =	52.40
43 13.55 X 6.37 X 0.50 =	43.16
TOTAL	5845.91

CALCULATIONS OF ENCROACHMENT AREA

ADDITION (A)	SQ. MT
1 8.46 X 1.97 X 0.50 =	7.90
2 8.17 X 0.42 X 0.50 =	1.72
3 0.77 X 0.06 X 0.50 =	0.02
ADDITION (B)	
1 12.64 X 0.80 X 0.50 =	5.06
2 9.64 X 1.16 X 0.50 =	5.59
ADDITION (C)	
1 5.97 X 1.41 X 0.50 =	4.21
2 7.81 X 2.52 X 0.50 =	9.84
3 3.48 X 1.21 X 0.50 =	2.11
4 8.87 X 1.61 X 0.50 =	7.14
5 7.89 X 0.25 X 0.50 =	0.99
6 1.03 X 0.07 X 0.50 =	0.04
ADDITION (D)	
1 1.17 X 3.20 X 0.50 =	1.87
TOTAL (A+B+C+D)	46.47

REQUIRED AMENITY AS PER REG-16A OF DCPR 2024
5% OF NET PLOT AREA 5691.61m² = 284.58 Sq.m
PROPOSED AREA = 284.58 Sq.m

AREA DIAGRAM AMENITY SPACE
SCALE 1:500

CALCULATIONS OF AMENITY SPACE

ADDITION	SQ. MT
1 15.10 X 25.73 X 0.50 =	194.26
2 6.11 X 25.73 X 0.50 =	78.61
3 1.46 X 15.04 X 0.50 =	10.98
4 0.16 X 2.01 X 0.50 =	0.16
5 0.82 X 1.39 X 0.50 =	0.57
TOTAL	= 284.58

PLOT AREA DIAGRAM
SCALE 1:500

SUMMARY OF BUILT UP AREA WING A,B & C

FLOOR'S	WING- A & B AREA IN SQ.MT	WING- C AREA IN SQ.MT	TOTAL AREA IN SQ.MT	STAIRCASE, LIFT, LOBBY AREA BY CHARGING PREMIUM WING-A,B&C
GROUND	581.56	-	581.56	115.16
1ST FLOOR	-	-	-	-
2ND FLOOR	-	-	-	-
3RD FLOOR	-	-	-	-
4TH FLOOR	449.93	167.28	617.21	160.53
5TH FLOOR	449.93	167.28	617.21	160.53
6TH FLOOR	449.93	167.28	617.21	160.53
7TH FLOOR	449.93	167.28	617.21	160.53
8TH FLOOR	449.93	167.28	617.21	160.53
9TH FLOOR	449.93	167.28	617.21	160.53
10TH FLOOR	449.93	167.28	617.21	160.53
11TH FLOOR	449.93	167.28	617.21	160.53
12TH FLOOR	449.93	167.28	617.21	160.53
13TH FLOOR	449.93	167.28	617.21	160.53
14TH FLOOR	449.93	167.28	617.21	160.53
15TH FLOOR	449.93	-	449.93	113.87
16TH FLOOR	449.93	-	449.93	113.87
TOTAL AREA	7603.48	2281.44	9884.92	2592.24

A	Proforma	AS PER DCR 1991 (Sq.m)	PROPOSED AREA AS PER DCPR 2024 (Sq.m)	TOTAL AREA (Sq.m)
1)	Gross Plot Area	5845.90	5845.90	5845.90
2)	Deductions for			
a	18.30m Road set-back	101.77	101.77	101.77
b	18.3m Proposed D P road	52.52	52.52	52.52
c	Area under reservation	-	-	-
3)	Total Deduction	154.29	154.29	154.29
4)	Balance area of plot	5691.61	5691.61	5691.61
5)	For Amenity area	-	284.58	284.58
a	AOS to be handed over as per 14(A) 5% of 5691.61m ²	-	-	-
b	AOS to be handed over as per 14(B) 5691.61m ² x 5% = 284.58 (154.29+130.29) sq.mt. as per Dev. permission issued by EEDP (as per CHE 020203/DP/WSHAK dated 20-08-2015)	130.29	130.29	130.29
c	AOS to be handed over as per 14(C)	-	-	-
6)	Balance area of plot	5561.32	5276.74	5276.74
d	Encroachment area	46.47	46.47	46.47
e	Area not in Possession	107.54	107.54	107.54
7)	Net area of plot	5407.31	5122.73	5122.73
8)	Deductions for			
a	For LOS / R.G area (15% of 5561.32m ²)	834.20	-	-
9)	Balance area of the plot (7 minus 8)	4573.11	5122.73	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	105.04
b	100% for set-back (2 x 101.77 Sq.m)	-	203.54	203.54
Total area (8 plus 9)		4573.11	5431.31	5431.31
11)	Floor Space Index permissible	1.00	1.00	1.00
12)	Additions for floor space index			
a	Floor Space Index credit available by development Right	-	-	-
b	0.50 F.S.I as per DCPR 32 Permissible (5122.73 X 0.50 = 2561.37)	-	1900.00	1900.00
c	% as per DCPR 33	-	-	-
d	other	-	-	-
13)	Permissible Floor Area (10 x 11) plus 12 above	4573.11	2798.20	7331.31
14)	Total Proposed built up area	4573.11	2798.20	7331.31
15)	FSI consumed on net holding = 14/7	0.85	-	1.43
B	Details of Residential / Non - Residential Areas			
Purely Residential Built up area of WING A,B & C (Building under reference)	4025.17	2875.35	6900.52	
Remaining Non- Residential Built up area (Building under reference)	544.79	-	430.79	
Purely Residential Built up area (Future development)	-	-	-	
Remaining Non- Residential Built up area (Future development)	-	-	-	
C	Details of Fungible compensatory FSI availed as per DCPR 31 (3)			
1)	Proposed wing A,B & C Residential (Building under ref.)	-	2415.18	2415.18
2)	Proposed wing A,B & C Non-Residential (Building under ref.) (430.79 X 35%)	-	150.77	150.77
3)	Residential (Future development)	-	-	-
4)	Non-Residential(Future development)	-	-	-
5)	Total Fungible Built Up Area via DCPR 31 (3) = (C1 + C2)	-	2565.95	2565.95
6)	Total gross built up area permissible (B1+C3) WING A-B-C (Building under ref.)	4573.11	5324.15	8997.26
7)	Total gross built up area proposed WING A-B-C (Building under ref.)	4569.96	5314.96	9884.92
D	Tenement Statement			
(i)	Proposed area (Item A,12 above) or C-4	4569.96	5314.96	9884.92
(ii)	Less deduction of Non Residential area (Shop etc)	544.79	36.77	581.56
(iii)	Area available for tenement ((i) minus (ii))	4025.17	5278.19	9303.36
(iv)	Tenements permissible (450 of tenements / hectare	206	213	419
(v)	Tenement proposed WING A & B & C	66	112	178
(vi)	Tenement existing	-	-	-
(vii)	Total tenement on the plot	-	-	-
E	Parking Statement			
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	77	62	139
(ii)	Covered garage permissible	-	-	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	-	-	-
Total parking provided		148	25	173
F	Parking Spaces condoned	-	-	-
(i)	Transport Vehicles Parking	-	-	-
(ii)	Space for transport vehicles parking required by Regulations	-	-	-
(iii)	Total no of transport vehicles parking spaces provided	-	-	-

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 27-09-2016 and the dimensions of site etc. of the plot stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

NITIN B
TIWASKAR
KAR

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 MAROLMAROSHI ROAD, ANDHERI (E) IN K/E WARD.

Name of Owner

VEER JALARAM DEVELOPERS C A TO METAL TUBES AND ROLLING MILLS
2012/10, Jalaram Business Centre, Ganjwalla Lane, Above Axis Bank, Borivli (W),
Mumbai - 400092.

SANJAY
MAFATLAL
MORAKHIA

Date	Scale	Job No-	Drawn By	Checked By	Sign.
10-01-22	1: 100		BALI		

North Line

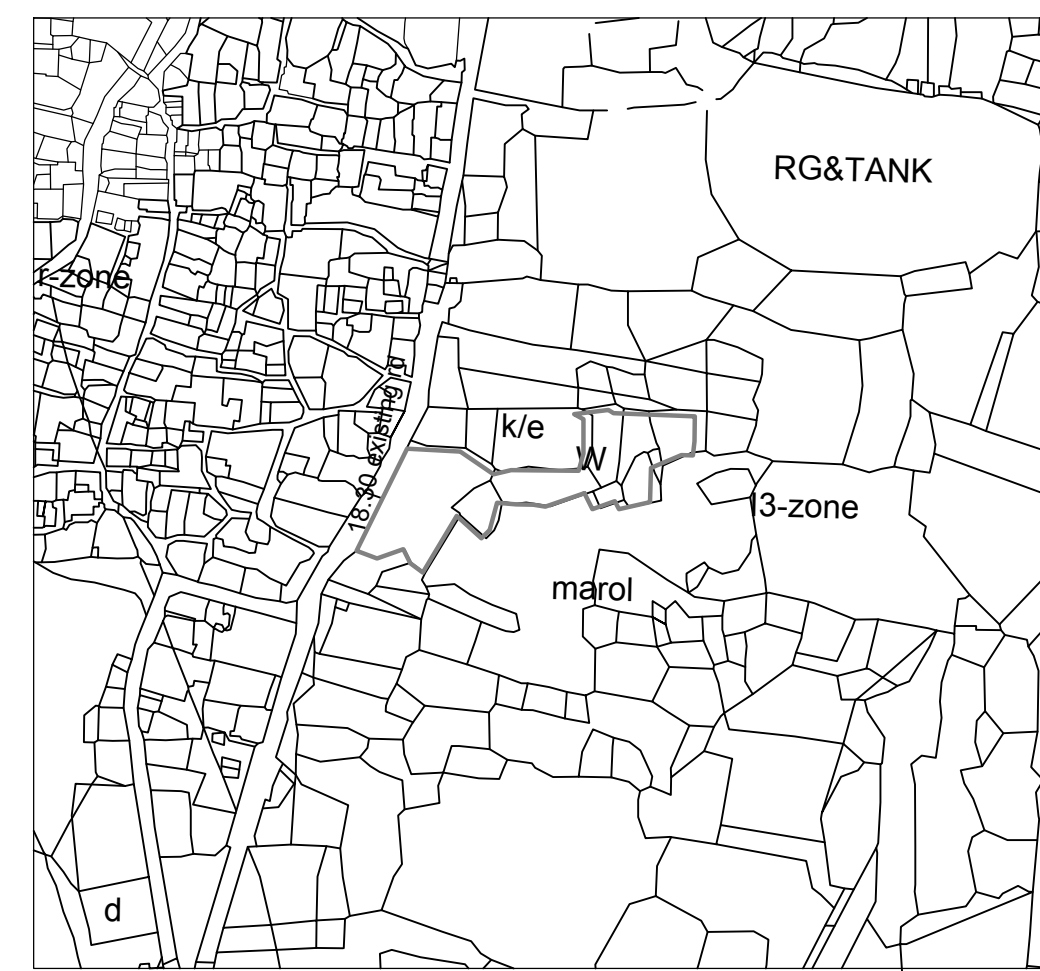
Sign, Name & Address of Architect / LS

Twaskar & Associates
NITIN B. TIWASKAR
(LICENSE NO.T/158/L.S)

Chartered Engineer, Licensed Surveyor
503, Exim Ink Premises co-op Society LTD,
Opp. Indira Container Yard, Mulund- Goregaon
Link Road, Nahr (West) Mumbai - 400 078.

NITIN B
TIWASKAR

Digitally signed by NITIN B
TIWASKAR
DN: cn=NITIN B TIWASKAR,
ou=CHAND,
email=twaskar@nitinb.com,
c=INDIA
Date: 2022.01.10 18:30:03
+05'30'



LOCATION PLAN
SCALE 1:4000

BLOCK PLAN
SCALE 1:500



GROUND FLOOR PLAN WING A,B & C
SCALE 1:200

LEGENDS

- 1) R.G. AREA SHOWN
- 2) EXISTING COMPOUND WALL SHOWN
- 3) EXISTING BLDG PROPOSED TO BE DEMOLISHED
- 4) BUILDING LINE SHOWN
- 5) SET BACK AREA SHOWN
- 6) STAIRCASE, LIFT, LOBBY CLAIMED FREE OF FSI

