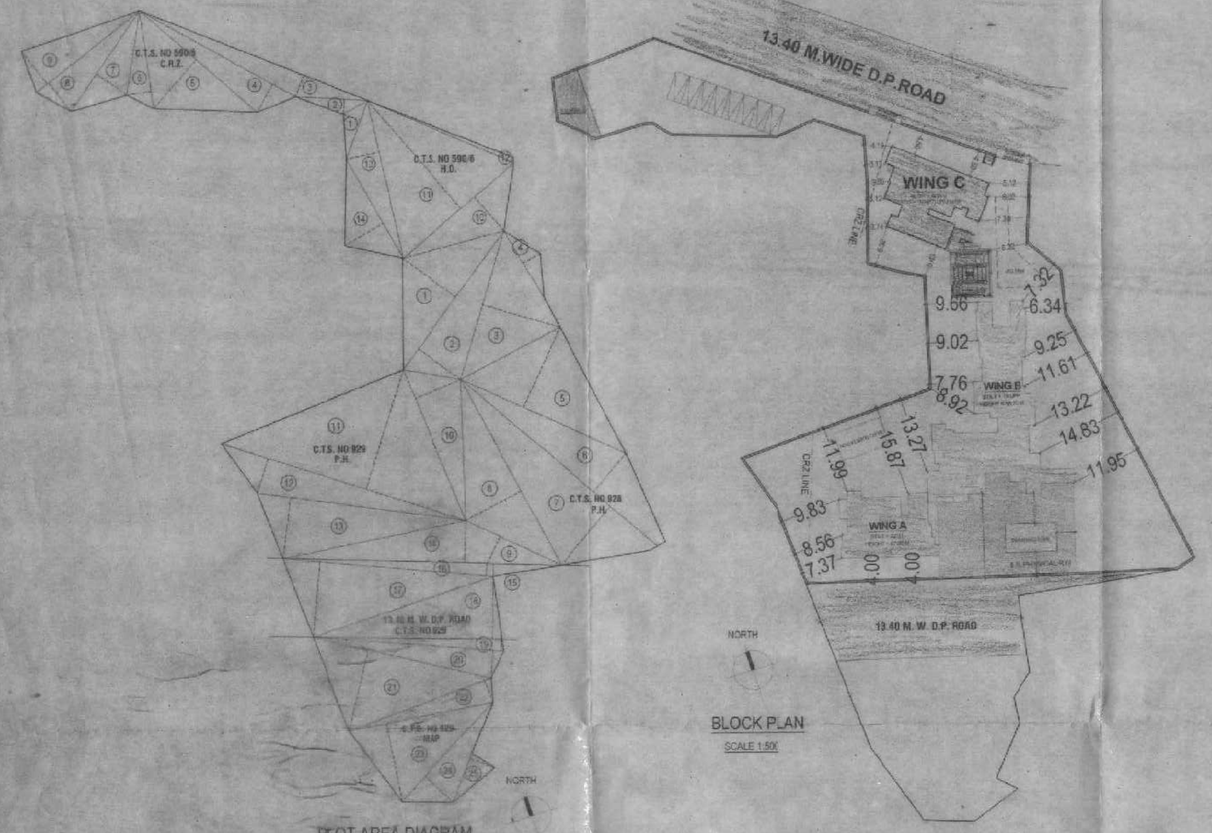
SEC.THRO.U.G.TANK & COM.WALL,PLOT AREA DIAGRAM AND CALCULATION, 01/21
R.G. AREA CALC. ,BLOCK PLAN,LOCATION PLAN.

Approved Subject to the condition Mentioned in our letter of even no. dated 25.06.2018

-4 OCT 2018

Executive Engineer
Slum Rehabilitation Authority



PLOT AREA DIAGRAM
SCALE 1:500

BLOCK PLAN
SCALE 1:50X

H.D.FLAT SUMMARY OF BUILTUP AREA CALCULATIONS	
FLOORS	TOTAL BUILT UP AREA
STILT	
1ST	20.90 SQ.MT.
2ND	60.36 SQ.MT.
3RD	60.36 SQ.MT.
4TH	60.36 SQ.MT.
TOTAL	211.98 SQ.MT.

TENAMENT DENSITY		
HD AREA STATEMENT FOR C.T.S.NO.929 & 929		
Total area to be handed over @ M.c.g.m (15 %of 2606.20)	= 390.82 sqmt.	1
HD AREA STATEMENT FOR C.T.S.NO.590/6		
Total area to be handed over @ M.c.g.m (40 %of 456.19)	= 182.48 sqmt.	2
TOTAL HD AREA (1+2) PERMI.	= 573.30 SQMT	
TOTAL HD AREA PROPOSAL	= 486.41 SQMT	
TOTAL FLATS PROV.FOR M/CGM	= 10 NOS	

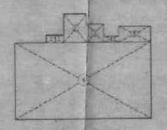
WING C SUMMARY OF BUILTUP AREA CALCULATIONS	
FLOORS	TOTAL BUILT UP AREA
STILT	
1ST	102.94 SQ.MT.
2ND	133.45 SQ.MT.
3RD	133.45 SQ.MT.
4TH	133.45 SQ.MT.
5TH	193.84 SQ.MT.
6TH	193.84 SQ.MT.
7TH	193.84 SQ.MT.
8TH	141.69 SQ.MT.
9TH	193.84 SQ.MT.
10TH	193.84 SQ.MT.
11TH	193.84 SQ.MT.
12TH	193.84 SQ.MT.
12TH	193.84 SQ.MT.
14TH	141.69 SQ.MT.
TOTAL	2397.42 SQ.MT.
EXCESS REFUGE AREA COUNTED IN FSI =	208 SQ.MT.
TOTAL 2397.42 + 2.08 = 2399.50 SQ.MT	

WING C SUMMARY OF CARPET AREAS			
	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3
GR. FLR.	---	---	---
1ST FLR.	25.32 HD / 25.75 HD	55.63	56.00
2ND FLR.	25.32 HD / 25.75 HD	55.63	56.00
3RD FLR.	25.32 HD / 25.75 HD	55.63	56.00
4TH FLR.	25.32 HD / 25.75 HD	55.63	56.00
5TH FLR.	54.38	55.63	56.00
6TH FLR.	54.38	55.63	56.00
7TH FLR.	54.38	55.63	56.00
8TH FLR.	54.38	67.89	REFUGE
9TH FLR.	54.38	55.63	56.00
10TH FLR.	54.38	55.63	56.00
11TH FLR.	54.38	55.63	56.00
12TH FLR.	54.38	55.63	56.00
13TH FLR.	54.38	55.63	56.00
14TH FLR.	54.38		56.00
	13 NOS	13 NOS	13 NOS
TOTAL	44 NOS		

WING C STAIRCASE AREA CALCULATIONS	
FLOORS	TOTAL BUILT UP AREA
STILT	
1ST	36.99 SQ.MT.
2ND	36.99 SQ.MT.
3RD	36.99 SQ.MT.
4TH	36.99 SQ.MT.
5TH	36.99 SQ.MT.
6TH	36.99 SQ.MT.
7TH	36.99 SQ.MT.
8TH	36.99 SQ.MT.
9TH	36.99 SQ.MT.
10TH	36.99 SQ.MT.
11TH	36.99 SQ.MT.
12TH	36.99 SQ.MT.
13TH	36.00 SQ.MT.
14TH	36.00 SQ.MT.
TOTAL	545.89 SQ.MT.

PLOT AREA STATEMENT (IN SQ.MTS.)				
C.T.S. NO.	AREA UNDER HD	AREA UNDER 13.40 M. D.P.RD.	AREA UNDER M.C.G.M.	CRZ AREA
929	929 A& 929/6	929/6	929/D	929/B
	2471.20	478.00	280.00	135.00
TOTAL		3756.20		

PLOT AREA STATEMENT (IN SQ.MTS.)		
C.T.S. NO.	AREA UNDER HD	CRZ AREA
929	590/6	590/6
	428.19	710.11
TOTAL	1208.30	



8% PHYSICAL R.G. PROVIDED = 1

R.G. AREA CALCULATION 1								
1	5.05	X	1.37	X	1 NO.	=	4.18	SQ.MT.
2	4.12	X	4.84	X	1 NO.	=	20.35	SQ.MT.
3	3.05	X	3.22	X	1 NO.	=	9.82	SQ.MT.
4	2.56	X	1.05	X	1 NO.	=	2.60	SQ.MT.
5	5.57	X	2.75	X	1 NO.	=	15.32	SQ.MT.
6	23.66	X	13.59	X	1 NO.	=	323.44	SQ.MT.
			TOTAL ADDITION			=	375.91	SQ.MT.

8% PHYSICAL R.G. PROVIDED = 2

R.G. AREA CALCULATION 2								
1	1/2	X	3.25	X	11.24	X 1 NO.	=	18.27 SQ.MT.
2	1/2	X	4.96	X	11.04	X 1 NO.	=	25.63 SQ.MT.
3	1/2	X	1.95	X	12.41	X 1 NO.	=	11.78 SQ.MT.
4	1/2	X	0.97	X	2.40	X 1 NO.	=	0.87 SQ.MT.
5	1/2	X	0.29	X	1.44	X 1 NO.	=	0.21 SQ.MT.
6	1/2	X	0.35	X	1.21	X 1 NO.	=	0.06 SQ.MT.
						TOTAL ADDITION	=	56.52 SQ.MT.
						TOTAL 1 + 2	=	432.43 SQ.MT.

PARKING STATEMENT WING C			
CARPET AREA IN RESI.BLDG.	PARKING REQD. BY RULES	NO.S OF FLATS	PARKING REQD.
AREA LESS THAN 35.0 SQM.	1 FOR 5 FLATS	8 NOS.	1.00 NOS
AREA BETWEEN 35 TO 45 SQM.	1 FOR 4 FLATS	NIL	NIL
AREA BETWEEN 45 TO 70 SQM.	1 FOR 2 FLATS	36 NOS.	18.00 NOS
ABOVE 70.0 SQM.	2 FOR EACH FLATS	NIL	NIL
	TOTAL	44 NOS	
TOTAL			19.00 NOS
25% OF VISITORS PARKING			4.75 NOS
TOTAL PARKING REQUIRED		SAY 24	23.75 NOS
TOTAL PARKING PROVIDED			30 NOS

ADDITIONS 25% AS PER 35/2 (6 NOS)

PARKING REQUIREMENT
WINGS "A & B" SALE FLATS

CARPET AREA	NOS (A'WING)	NOS (B'WING)	TOTAL (A +B WING)	PARK. REQD BY RULE	PARKING PROP. (A & B WING)
AREA LESS THAN 35.0 SQM.	34	74	108	1 FOR 8 FLATS	13.50
BETWEEN 35.0 SQM. TO 45 SQM.	-	17	17	1 FOR 4 FLATS	4.25
BETWEEN 45 .0 SQM. TO 70 SQM.	26	30	56	1 FOR 2 FLATS	28.00
TOTAL FOR A& B WINGS	60	121	181		45.75
25% FOR VISITORS FOR SALE (46.13 NOS.)					11.44
REQUIRD					57.19 say 57Nos.
ADDITIONAL 25 % OVER & ABOVE AS PER CCR 30(5)6					14 Nos.
TOTAL REQUIRED PARKING					71 Nos.
PROVIDED					71 Nos.

PROFORMA - 'A'

A.		AREA STATEMENT	R.G.(M) AREA SQ. MT.	CRZ AREA SQ. MT.	TOTAL
1.		AREA OF PLOT	4143.00	840.11	4983.50
2.		DEDUCTIONS FOR :	---	---	---
	A.	ROAD SET-BACK AREA	---	---	---
	B.	PROPOSED 13.40 M.WIDE D.P.ROAD	478.00	---	478.00
	C.	ANY RESERVATION (M. P.)	700.00	---	700.00
		TOTAL [A + B + C]	1178.00	---	1178.00
3.		BALANCE AREA OF PLOT [1 minus 2]	2971.39	840.11	3811.50
4.		DEDUCTION FOR RECREATIONAL GROUND [IF DEDUCTIBLE]	---	---	---
5.		NET AREA OF PLOT [3 minus 4]	2971.39	845.11	3816.50
6.		ADDITIONS FOR F.S.I.	---	---	---
		1 [a] 100%	478.00	---	478.00
		2 [b] 100%	---	---	---
7.		TOTAL AREA (5 + 6)	3449.39	845.11	4294.50
8.		FLOOR SPACE INDEX PERMISSIBLE	F.T.D. 1.50	SALE 1.00	ZONAL 2.50
9.		PERMISSIBLE FLOOR AREA [ENTIRE PTC IS TRANFERED AS PER CLUBBING APPROVAL] 70 CTS *(DAPT) 29A & 2(A) AT MALAD	MIL	3724.08	3449.39
10.		EXISTING BUILT-UP AREA A & B WING O.C GRANTED DT.26.06.16			1441.24
11.		PROPOSED AREA WING C (PROP)	MIL		2025.19
12.		TOTAL BUILT-UP AREA PROPOSED [10 + 11]			9465.43
13.		TOTAL F.S.I. CONSUMED 14.7			
14.		BALANCE AREA (9 - 12)			2.18
B.		DETAILS OF F.S.I. AVAILED AS PER DCR 35 (4)			
1.		FUNGIBLE B/R BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < [3823.67 X 0.30= 0918.21] AS PER AMENDED PLAN DT.28.05.12 ,WING A & B AREA UNDER R. ZONE 3823.67 SQMT. PROPOSED AREA WING A & B, 744.84 SQMT BALANCE AREA 3823.67-744.84 = 3182.23 SQMT 3182.23 X 15% = 413.78 SQMT FUNGIBLE AREA CLAIMED WING A & B 599.19 SQMT. FUNGIBLE AREA ROW CLAIMED WING C 374.34 SQMT				1063.50
2.		FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR < [MIL] 0.00			
3.		TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 35 (4) = (9*1 + 8.2)			1063.50
4.		TOTAL GROSS BUILT-UP AREA PROPOSED (13 + B.3)			10529.80
C.		TENAMENT STATEMENT			
	I.	PROPOSED AREA [ITEM 11 BOVE]			
	II.	LESS DEDUCTION OF NON-RESIDENTIAL AREA [SHOP ETC.]			
	III.	AREA AVAILABLE FOR TENAMENTS [I minus II]			
	IV.	TENAMENTS PERMISSIBLE DENSITY OF TENAMENTS/HECTARE]	Refer Detail Statement	Refer Detail Statement	Refer Detail Statement
	V.	TENAMENTS PROPOSED			
	VI.	TENAMENTS EXISTING			
		TOTAL TENAMENTS ON THE PLOT			
D.		PARKING STATEMENT			
		PARKING REQUIRED BY REGULATION FOR			
		CAR			
		SCOOTER/MOTOR CYCLE			
		OUTSIDERS [VISITORS]			
	II.	COVERED GARAGES PERMISSIBLE	Refer Detail Statement	Refer Detail Statement	Refer Detail Statement
	III.	COVERED GARAGES PROPOSED			
		CAR			
		SCOOTER/MOTOR CYCLE			
		OUTSIDERS [VISITORS]			
	IV.	TOTAL PARKING REQUIRED			
	V.	TOTAL PARKING PROVIDED			
E.		TRANSPORT VEHICLES PARKING			
	I.	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			
	II.	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			

PROFORMA - 'B'

CONTENTS OF SHEETS

SEC.THRO.U.G.TANK & COM.WALL,PLOT AREA DIAGRAM AND CALCULATION, SUMMARY & STAIRCASE AREA STATMENT, R.G. AREA CALC. ,BLOCK PLAN,LOCATION PLAN,

STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

CERTIFCATE 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 SITE AND AREA SO WORKED OUT IS 4984.50 SQ. METRES AND TALLIES WITH THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

GIRISH CHAUDHARI
SIGNATURE OF LICENSED ARCHITECTS

DESCRIPTION OF PROPOSAL AND PROPORTY

PROPOSED S.R.SCHEME FOR RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 590/6,929A,929B,929C, & 929D OF VILLAGE EKSAR (COLONY BORIVALI) MUMBAI

NAME OF OWNER

ROMELL REAL ESTATE PVT.LTD

ORG NO.	SCALE	CHK. BY	DRN. BY	REV.	DESCRIPTION	DATE	SIGN.
			SUNIL			27-07-2018	

SIGNATURE , NAME AND ADDRESS OF ARCHITECTS.

GIRISH CHAUDHARI
ARCHITECT

Gr. flr, Gharkul appartment, Azad road, Vileparle (East), Mumbai. 400 057.

A' LOT AREA CALCULATION.

PLOT AREA CALCULATION UNDER H.D. NEW NO. 929A								
1	1/2	x	30.80	x	12.30	x 1 NO.	=	189.42 SQ.MT.
2	1/2	x	30.80	x	9.83	x 1 NO.	=	139.06 SQ.MT.
3	1/2	x	26.73	x	13.80	x 1 NO.	=	184.44 SQ.MT.
4	1/2	x	13.49	x	3.29	x 1 NO.	=	22.19 SQ.MT.
5	1/2	x	31.29	x	15.30	x 1 NO.	=	239.37 SQ.MT.
6	1/2	x	44.54	x	8.72	x 1 NO.	=	194.20 SQ.MT.
7	1/2	x	44.94	x	13.33	x 1 NO.	=	299.64 SQ.MT.
8	1/2	x	30.48	x	10.66	x 1 NO.	=	162.51 SQ.MT.
9	1/2	x	18.20	x	5.15	x 1 NO.	=	46.87 SQ.MT.
			TOTAL PLOT AREA				=	1610.65 SQ.MT. (1)

PLOT AREA CALCULATION UNDER H.D. NEW NO. 929B/929C								
10	1/2	x	30.33	x	8.44	x 1 NO.	=	319.58 SQ.MT.
11	1/2	x	44.90	x	19.78	x 1 NO.	=	444.05 SQ.MT.
12	1/2	x	45.79	x	8.55	x 1 NO.	=	195.58 SQ.MT.
13	1/2	x	30.66	x	10.66	x 1 NO.	=	109.04 SQ.MT.
14	1/2	x	35.90	x	7.80	x 1 NO.	=	139.89 SQ.MT.
			TOTAL PLOT AREA				=	1207.70 SQ.MT. (2)

AREA UNDER B.P. ROAD NEW NO. 929C								
15	1/2	x	13.56	x	2.21	x 1 NO.	=	15.00 SQ.MT.
			TOTAL PLOT AREA				=	15.00 SQ.MT. (3)

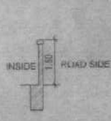
AREA UNDER B.P. ROAD NEW NO. 929C								
16	1/2	x	36.40	x	2.22	x 1 NO.	=	39.20 SQ.MT.
17	1/2	x	36.54	x	13.20	x 1 NO.	=	381.17 SQ.MT.
18	1/2	x	33.76	x	10.93	x 1 NO.	=	192.30 SQ.MT.
			TOTAL PLOT AREA				=	402.50 SQ.MT. (4)

PLOT AREA CALCULATION UNDER MAP NEW NO. 929D								
19	1/2	x	33.90	x	2.60	x 1 NO.	=	43.68 SQ.MT.
20	1/2	x	14.06	x	5.15	x 1 NO.	=	87.75 SQ.MT.
21	1/2	x	31.00	x	14.65	x 1 NO.	=	226.31 SQ.MT.
22	1/2	x	24.00	x	4.10	x 1 NO.	=	49.20 SQ.MT.
23	1/2	x	26.10	x	14.60	x 1 NO.	=	190.53 SQ.MT.
24	1/2	x	23.20	x	6.89	x 1 NO.	=	79.93 SQ.MT.
25	1/2	x	4.57	x	4.57	x 1 NO.	=	20.89 SQ.MT.
			TOTAL PLOT AREA				=	706.03 SQ.MT. (5)

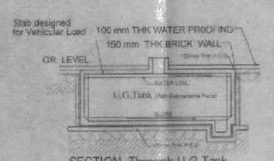
PLOT AREA CALCULATION FOR AREA UNDER CRZ (C.T.S. NO 590 / 6)								
1	1/2	x	11.66	x	3.32	x 1 NO.	=	19.36 SQ.MT.
2	1/2	x	13.49	x	2.60	x 1 NO.	=	18.89 SQ.MT.
3	1/2	x	42.70	x	4.33	x 1 NO.	=	59.04 SQ.MT.
4	1/2	x	33.20	x	5.95	x 1 NO.	=	98.77 SQ.MT.
5	1/2	x	28.86	x	12.10	x 1 NO.	=	175.15 SQ.MT.
6	1/2	x	14.44	x	4.58	x 1 NO.	=	42.33 SQ.MT.
7	1/2	x	22.80	x	6.95	x 1 NO.	=	79.23 SQ.MT.
8	1/2	x	24.96	x	6.71	x 1 NO.	=	82.50 SQ.MT.
9	1/2	x	24.59	x	7.73	x 1 NO.	=	95.04 SQ.MT.
			TOTAL				=	710.11 SQ.MT. (6)

PLOT AREA CALCULATION FOR AREA UNDER HD (C.T.S. NO 590 / 6)								
10	1/2	x	23.42	x	7.18	x 1 NO.	=	84.08 SQ.MT.
11	1/2	x	23.42	x	22.05	x 1 NO.	=	258.24 SQ.MT.
12	1/2	x	25.56	x	0.765	x 1 NO.	=	9.77 SQ.MT.
13	1/2	x	28.00	x	5.40	x 1 NO.	=	75.29 SQ.MT.
14	1/2	x	16.32	x	7.14	x 1 NO.	=	58.48 SQ.MT.
			TOTAL				=	486.19 SQ.MT. (7)
			TOTAL AREA OF THE PLOT. (1 TO 7)				=	4994.50 SQ.MT.

LOCATION PLAN.
SCALE : N.T.S



SECTION THROUGH COMPOUND WALL
Scale 1: 100



SECTION Through U.G.Tank
Scale 1: 100

WING "B" BUA STATEMENT					
	BUILT - UP AREA	FUNGIBLE AREA	TOTAL BUILT - UP AREA	ST. LIFT ETC.	
STILTS	-	-	-	-	
1ST FLR.	288.54	34.54	323.08	70.84	
2ND FLR.	288.54	34.54	323.08	70.84	
3RD FLR.	181.20	19.29	206.49	73.18	
4TH FLR.	288.54	34.54	323.08	70.84	
5TH FLR.	288.54	34.54	323.08	70.84	
6TH FLR.	223.90	20.71	254.61	70.84	
7TH FLR.	223.90	20.71	254.61	70.84	
8TH FLR.	187.33	30.44	218.07	72.06	
9TH FLR.	288.54	34.54	323.08	70.84	
10TH FLR.	288.54	34.54	323.08	70.84	
11 TH FLR.	288.54	34.54	323.08	70.84	
12TH FLR.	288.54	34.54	323.08	70.84	
13TH FLR.	288.54	34.54	323.08	70.84	
14TH FLR.	291.78	31.30	323.08	70.84	
15TH FLR.	284.54	22.02	288.56	70.84	
16TH FLR.	177.81	73.40	251.21	78.71	
17TH FLR.	127.32	69.33	196.65	78.72	
18TH FLR.	147.23	71.10	218.33	72.96	
TOTAL	4422.17	689.16	5111.33	1296.68	

BUILDING NO. 1 WING A', 'B' & 'C' BUA. STATEMENT				
	B.U. AREA	FUNGIBLE AREA	TOTAL BUA AREA	
WING - A'	2811.41		2811.41	A & B WING FULL O.C GRANTED DT.26.06.16
WING - B	4422.17	689.15	5111.33	
WING - B	207.60		207.60	PROPOSED
WING - C	2625.19	374.34	2399.50	
TOTAL	9466.40	1063.50	10529.80	

WING B SUMMARY OF BUILTUP AREA CALCULATIONS	
FLOORS	TOTAL BUILT UP AREA
STILT	
3RD	58.42 SQ.MT.
5TH	74.62 SQ.MT.
7TH	74.62 SQ.MT.
TOTAL	207.66 SQ.MT.

WING "A" BUA. STATEMENT				
	B.U. AREA	EXC. BALC.	TOTAL AREA	ST. LIFT ETC.
STILTS	-	-	-	-
1ST FLR.	132.04	0.05	132.09	43.14
2ND FLR.	132.04	0.05	132.09	43.14
3RD FLR.	132.04	0.05	132.09	43.14
4TH FLR.	132.04	0.05	132.09	43.14
5TH FLR.	132.04	0.05	132.09	43.14
6TH FLR.	132.04	0.05	132.09	43.14
7TH FLR.	132.04	0.05	132.09	43.14
8TH FLR.	199.25	-	199.20	43.14
9TH FLR.	132.04	0.05	132.09	43.14
10TH FLR.	132.04	0.05	132.09	43.14
11 TH FLR.	132.04	0.05	132.09	43.14
12TH FLR.	132.04	0.05	132.09	43.14
13TH FLR.	132.04	0.05	132.09	43.14
14TH FLR.	132.04	0.05	132.09	43.14
15TH FLR.	199.20	-	199.20	43.14
16TH FLR.	132.04	0.05	132.09	43.14
17TH FLR.	132.04	0.05	132.09	43.14
18TH FLR.	137.14	-	137.14	38.04
19TH FLR.	118.63	-	118.63	38.04
20TH FLR.	118.63	-	118.63	38.04
21TH FLR.	118.63	-	118.63	38.04
22ND FLR.	118.63	-	118.63	38.04
TOTAL	2810.99	0.75	2811.41	923.58