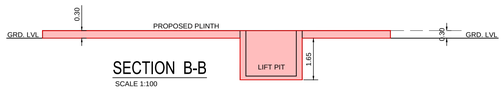
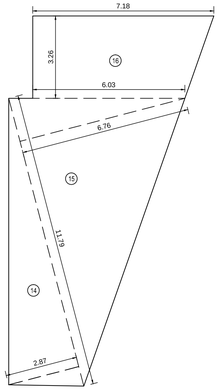
SECTION A-A
SCALE 1:100



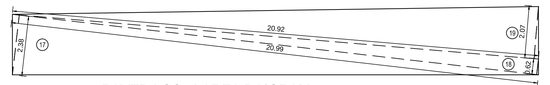
SECTION B-B
SCALE 1:100

SECTION THRU COMPOUND WALL
SCALE = 1:100



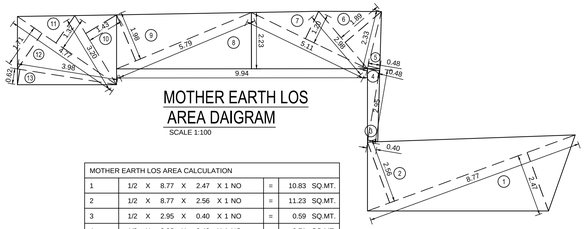
PAVED LOS -2 AREA DAIGRAM
SCALE 1:100

PAVED LOS - 2 AREA CALCULATION					
14	1/2 X 11.79 X 2.87 X 1 NO	=	16.92	SQ.MT.
15	1/2 X 11.79 X 6.76 X 1 NO	=	39.85	SQ.MT.
16	(7.18 + 6.03) / 2 X 3.26 X 1 NO	=	21.53	SQ.MT.
	TOTAL ADDITION	=	78.30	SQ.MT.



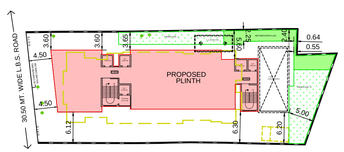
PAVED LOS -1 AREA DAIGRAM
SCALE 1:100

PAVED LOS - 1 AREA CALCULATION					
17	1/2 X 20.99 X 2.38 X 1 NO	=	24.98	SQ.MT.
18	1/2 X 20.99 X 0.62 X 1 NO	=	6.51	SQ.MT.
19	1/2 X 20.92 X 2.07 X 1 NO	=	21.65	SQ.MT.
	TOTAL ADDITION	=	53.14	SQ.MT.



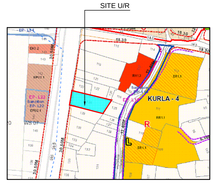
MOTHER EARTH LOS AREA DAIGRAM
SCALE 1:100

MOTHER EARTH LOS AREA CALCULATION					
1	1/2 X 8.77 X 2.47 X 1 NO	=	10.83	SQ.MT.
2	1/2 X 8.77 X 2.56 X 1 NO	=	11.23	SQ.MT.
3	1/2 X 2.95 X 0.40 X 1 NO	=	0.59	SQ.MT.
4	1/2 X 2.95 X 0.48 X 1 NO	=	0.71	SQ.MT.
5	1/2 X 2.33 X 0.48 X 1 NO	=	0.56	SQ.MT.
6	1/2 X 2.98 X 1.89 X 1 NO	=	2.82	SQ.MT.
7	1/2 X 5.11 X 1.20 X 1 NO	=	3.07	SQ.MT.
8	1/2 X 9.94 X 2.23 X 1 NO	=	11.08	SQ.MT.
9	1/2 X 5.79 X 1.98 X 1 NO	=	5.73	SQ.MT.
10	1/2 X 3.20 X 1.43 X 1 NO	=	2.29	SQ.MT.
11	1/2 X 4.77 X 1.32 X 1 NO	=	3.15	SQ.MT.
12	1/2 X 4.77 X 1.71 X 1 NO	=	4.08	SQ.MT.
13	1/2 X 3.98 X 0.62 X 1 NO	=	1.23	SQ.MT.
	TOTAL ADDITION	=	57.37	SQ.MT.



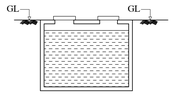
BLOCK PLAN
SCALE 1:500

NORTH



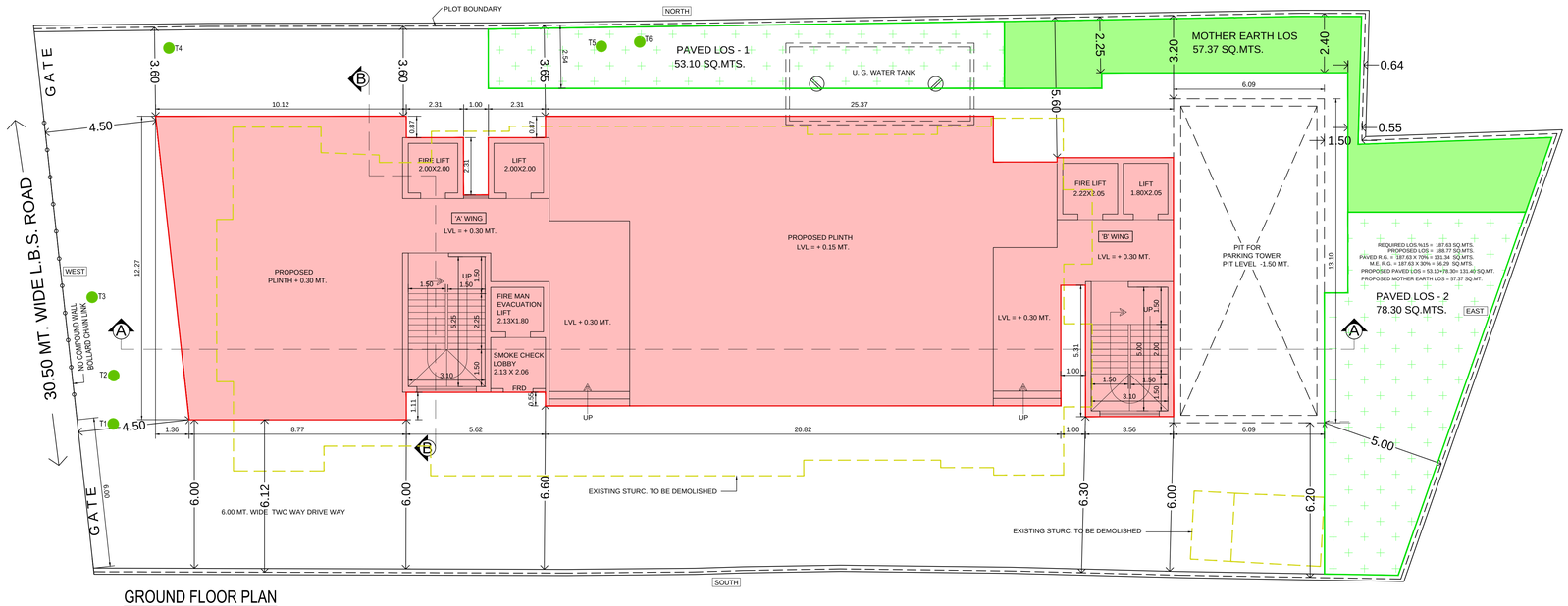
LOCATION PLAN
SCALE 1:4000

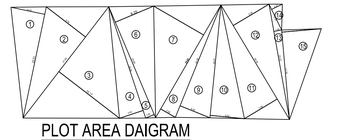
NORTH



Section Through U/G Tank
SCALE - 1:100

GROUND FLOOR PLAN
SCALE 1:100





PLOT AREA DAIGRAM
SCALE 1:500

PLOT AREA CALCULATION					
1	1/2 X 22.51 X 6.85 X 1 NO	=	77.10	SQ.MT
2	1/2 X 27.83 X 9.79 X 1 NO	=	136.23	SQ.MT
3	1/2 X 27.83 X 15.17 X 1 NO	=	211.09	SQ.MT
4	1/2 X 23.25 X 4.94 X 1 NO	=	57.43	SQ.MT
5	1/2 X 23.88 X 1.82 X 1 NO	=	21.73	SQ.MT
6	1/2 X 23.88 X 8.25 X 1 NO	=	98.51	SQ.MT
7	1/2 X 25.83 X 11.43 X 1 NO	=	147.62	SQ.MT
8	1/2 X 25.83 X 3.36 X 1 NO	=	43.39	SQ.MT
9	1/2 X 24.05 X 6.40 X 1 NO	=	76.96	SQ.MT
10	1/2 X 22.47 X 6.82 X 1 NO	=	76.62	SQ.MT
11	1/2 X 26.46 X 7.58 X 1 NO	=	100.28	SQ.MT
12	1/2 X 26.46 X 8.26 X 1 NO	=	109.28	SQ.MT
13	1/2 X 23.22 X 1.56 X 1 NO	=	18.11	SQ.MT
14	1/2 X 5.70 X 2.37 X 1 NO	=	6.75	SQ.MT
15	1/2 X 17.78 X 7.85 X 1 NO	=	69.78	SQ.MT
	TOTAL ADDITION	=	1250.88	SQ.MT

DATE AND STAMP OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER
BUILDING PROPOSAL FILE NO. : P-13329/2022/(124)/L-WARD/KURLA-4

Bajirao Lahu Patil
E.E.(BP) E. S. - I

Hemant Shriram Madhavi
S.E. (BP) S & T-E

Sandeep Atmaram Kolhe
A.E.(BP) L & N WARD

DESCRIPTION OFPROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 124 OF VILLAGE - KURLA -4, L.B.S MARG, KURLA (W).

		PLAN AS PER 2014
I.	AREA STATEMENT	
1.	Area of plot as per P. R. Card	1283.70
	Area of plot as per Survey	1250.88
	a. Area of Reservation in plot	--
	b. Area of Road Set back	--
	c. Area of D P Road	--
	d. Encroachment Area	--
2.	Deduction for	--
(A)	For Reservation/Road Area	--
	a. Road set back area to be handed over (100%) Regulation No.16)	--
	b. Proposed D P road to be handed over (100%) Regulation No.16)	--
	c. (i) Reservation area to be handed over Regulation No.17)	--
	(ii) Reservation area to be handed over as per AR Regulation No.17)	--
(B)	For Amenity area	--
	a. area of amenity plot/plots to be handed over as per DCR 14(A)	--
	b. area of amenity plot/plots to be handed over as per DCR 14(B)	--
	c. area of amenity plot/plots to be handed over as per DCR 35(abeyance)	--
(C)	Deduction for Exiting BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	--
3.	Total deduction : [2(a)+2(B)+(C) as and when applicable.	--
4.	Balance area of plot (1-minus 3)	1250.88
5.	a) Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. 4above	--
	(b) DEDUCTION FOR RECREATIONAL GROUND(if deductble) 15%	
6.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	ONE
7.	Built up Area as per Zonal (basic) FSI (5 * 6) (in case of Mill land permissible BUA kept in abeyance)	1250.88
8.	Built up equal to area of land handed over as per Regulation No.30(A)	--
9.	(i) As per 2(A) and (B) except 2(A) (c) (ii) above cap of ``Admissible TDR'' as column 6 of Table -12 on remaining/balance plot	--
	(iii) in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	--
	Built up area In lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	--
10.	Built up area due to ``Additional FSI on payment of premium'' as per Table No. 12 of Regulation No.30(A) on remaining/balance plot	NIL
11.	Built up area due to admissible ``TDR'' as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.	NIL
12.	Permissible Built up Area as the case may be with/without BUA as per 2(c)	1250.88
13.	a) Existing floor area. (phase I)	--
	b) Proposed BUA (as the case may be with/without BUA as per 2(c))	NIL
	b1) Purely residential built-up area.	NIL
	b2) Remaning non residential built-up area.	NIL
14.	TDR generated if any as per regulation 30(A) and 32	--
15.	Fungible Compensatory area as per regulation No. 31(3)	NIL
a)	i) Permissible Fungible Compensatory area for Rehab component without charging premium.	NIL
	ii) Fungible Compensatory area availed for Rehab component without charging premium.	NIL
b)	i) Permissible Fungible Compensatory area by charging premium.	NIL
	ii) Fungible Compensatory area availed on payment of premium.	NIL
16.	Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii)+15(b)(ii)]	NIL
17.	FSI consumed on Net plot = [13/4]	0.00
	(i). Other Requirements	--
	(A) Reservation/Designation	--
	a) Name of Reservation	--
	b) Area of Reservation affecting the plot	--
	c) Area of Reservation land to be handed/handed over as per Regulation No.17	--
	d) Built up area of Amenity to be handed over as per Regulation No.17	--
	e) Built up area of Designation	--
	(B) Plot area/Built up Amenity to be handed over as per Regulation No.	--
	i) 14(A)	--
	ii) 14(B)	--
	iii) 15	--
(C)	Requirement of Recreational Open Space in layout/plot per Regulation No.27	--
(D)	Tenement Statement	--
	(i) Proposed Built up area (13 above)	NIL
	(ii) Less deduction of Non residential area (Shop, etc.)	NIL
	(iii) Area available for tenement [(i) minus (ii).]	NIL
	(iv) Tenements permissible (density of tenements/hectare)	NIL
	(v) Total number of tenements proposed on the plot	NIL
	(vi) Tenements For existing tenants	--
	(vii) Total Tenement on the plot	NIL
(E)	Parking Statement	
	i) Parking required by Regulations for :-	NIL
	Car	--
	Scooter/Motor cycle	--
	Outsiders (visitors)	--
	ii) Covered garage permissible	--
	iii) Covered garage proposed	--
	Car	--
	Scooter/Motor cycle	--
	Outsiders (visitors)	--
	iv) Total parking provided	NIL
(D)	Transport Vehicles parking	--
	i) Spaces for transport vehicles parking required by Regulations	--
	ii) Total No. of transport vehicles parking spaces provided	--

CONTENTS OF SHEET

PLINTH FLOOR PLAN, SECTION A-A, SECTION B-B, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, LOS AREA CALCULATION.

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK

PROPOSED WORK SHOWN IN RED

EXISITING STRUCTURE TO BE

DEMOLISHED SHOWN IN YELLOW

EXTERNAL WALLS ARE 0.15m. THK.

INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21-09-2022 AND THAT THE DIMENSIONS OF THE SIDES, etc. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1250.88 sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Sunil Ramchandra Deole

SIGN. OF / L.S.

NAME & SIGNATURE OF OWNER

SHAHBAZ ABDUL WALI ANSARI

SHREEJI BUILDCON PROJECT PVT. LTD.

NAME & SIGNATURE OF / L.S.

SUNIL R. DEOLE
Lic no. D/248/L.S.

NORTH	SCALE 1:100	DATE 10.01.2023
	Drawn by NADIM	
	SHEET NO. 1/1	JOB NO. 1543

deole bros
LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701, 702, 'A' WING, JAY-VIJAY BUILDING, CINEMA ROAD, GHATKOPAR (W), MUMBAI - 400 086.
PHONE: 25148396 / 25149102