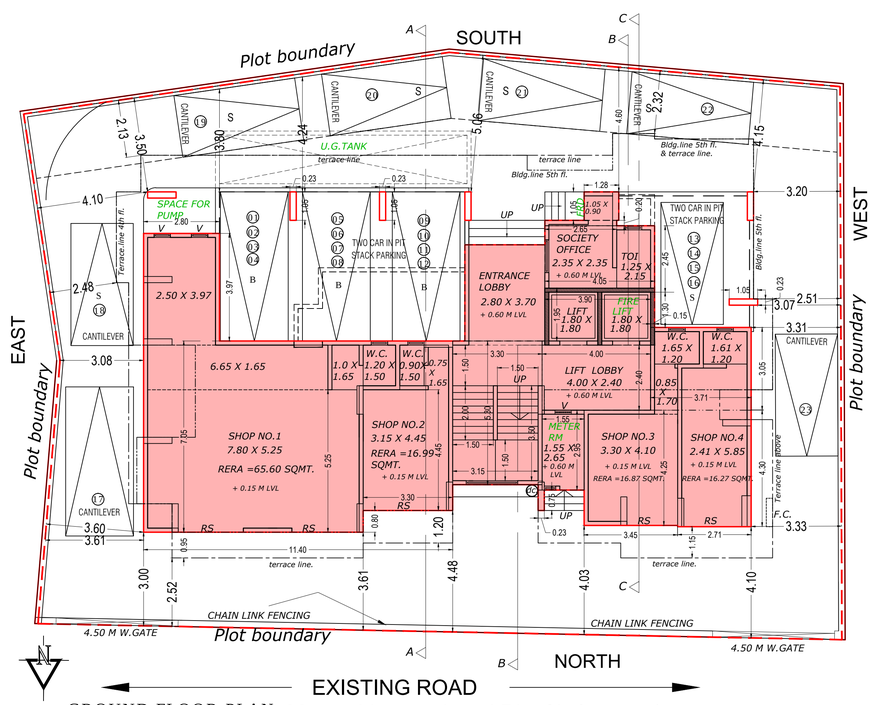
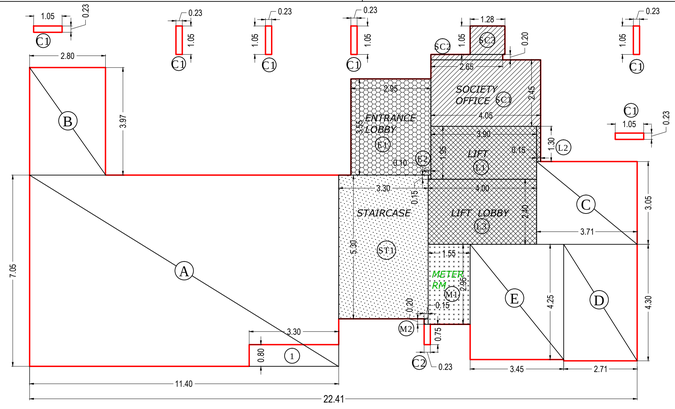


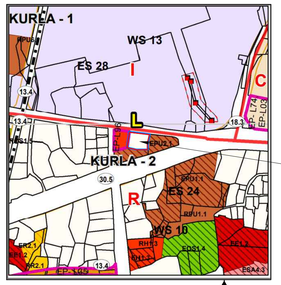
GROUND FLOOR PLAN

Scale 1:100



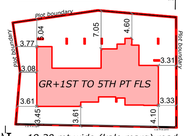
GROUND FLOOR B.U.A DIA.

Scale 1:100



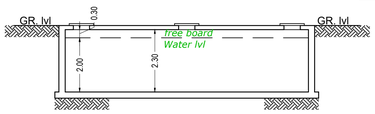
LOCATION PLAN

SCALE -1:4000



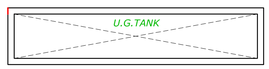
BLOCK PLAN

Scale 1:500



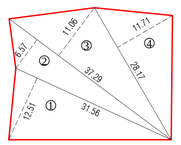
U.G.TANK SECTION

Scale 1:100



U.G.TANK PLAN

Scale 1:100



PLOT AREA DIAGRAM

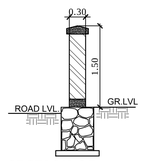
Scale 1:500

PLOT AREA CALCULATION

ADDITIONS								
1	0.50	X	31.56	X	12.51	=	197.41	sq.mt
2	0.50	X	37.29	X	6.57	=	122.50	sq.mt
3	0.50	X	37.29	X	11.06	=	206.21	sq.mt
4	0.50	X	28.17	X	11.71	=	164.94	sq.mt
TOTAL						=	691.05	sq.mt

PARKING PROPOSED

	BIG PARKING	SMALL PARKING	TOTAL CARS
PIT+STACK	12	04	16
CANTILEVER	01	06	07
TOTAL	13	09	23



SECTION OF COMPOUND WALL

SCALE : 1:50

CAR PARKING STATEMENT AS PER REG NO. 44 (2) OF DCPR 2034

CARPET AREA SQ.MT.	REQD. PARKING AS PER D.C. RULE	NO. OF FLATS	REQ. PARKING
	---		---
00.00 TO 45.00	1 PARK / 4 TENE.	14 NOS	3.50 NOS
45.00 TO 60.00	1 PARK / 2 TENE.	10 NOS.	5.00 NOS.
60.00 TO 90.00	1 PARK / 1 TENE.	NIL	NIL
ABOVE 90 .00	2 PARK / 1 TENE.	NIL	NIL
TOTAL		24 NOS.	08.50 NOS.
10 % ADDITIONAL PARKING FOR VISITORS			0.85 NOS.
PARKING FOR COMMERCIAL			5.20 NOS
TOTAL			14.55 NOS.
PARKING REQUIRED (08.50 +0.85+5.20) = 14.55			SAY 15 NOS
TOTAL PARKING PROVIDED =			23 NOS.

CAR PARKING STATEMENT FOR SHOPS (COMMERCIAL)

TOTAL BUILT-UP AREA SQ.MT.	AS PER RULE	REQ. PARKING
---	---	---
128.10 SQ.MT.	One Parking space for every 40.0 sq.mt. of floor area up to 800 sq.mt.	3.20 NOS.
	10% VSITORS PARKING (min - 2nos)	2.0 NOS.
	TOTAL	5.20 NOS.

TENEMENT STATEMENT FOR PARKING

FLOOR NO.	FLAT NO.	RERA CARPET AREA	NO. OF FLATS
GR/STILT	SHOPS / PARKING / ENTRANCE LOBBY/SOC.		
1ST FL. (1FL)	1	34.64	1
	2	59.98	1
	3	57.85	1
	4	34.59	1
	5	34.98	1
2ND TO 4TH FLS. (3FLS)	1	38.46	3
	2	59.98	3
	3	57.85	3
	4	39.54	3
	5	38.79	3
5TH FL. (1FL)	1	38.46	1
	2	59.98	1
	3	57.85	1
	4	39.54	1
	5	TERRACE	
TOTAL			24

BUILT UP AREA STATEMENT

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	METER ROOM AREA (C)	SOCIETY OFFICE AREA (D)	ENTRANCE LOBBY AREA (E)	NET GROSS BUILT UP AREA (F)	FUNGIBLE AREA (G) (F - H)	NET BUILT UP AREA (H) F/1.35
GROUND	189.88	34.89	4.60	11.80	10.49	128.10	33.21	94.89
1ST	278.91	29.83	--			249.08	64.58	184.50
2ND	290.89	29.83	--			261.06	67.68	193.38
3RD	290.89	29.83	--			261.06	67.68	193.38
4TH	290.89	29.83	--			261.06	67.68	193.38
5TH	249.54	30.98	--			218.56	56.66	161.90
	0.00	0.00				0.00	0.00	0.00
	1591.00	185.19	4.60	11.80	10.49	1378.92	357.50	1021.42

NET GROSS BUILT-UP AREA = 1378.92 sq.mt
FUNGIBLE 35% = 357.50 sq.mt
EXISTING FUNGIBLE = 222.13 sq.mt
FUNGIBLE BY CHARGING = 135.37 sq.mt

BUILT UP AREA CALCULATION GROUND FLOOR

A	11.40	X	7.05	X	1	=	80.37	sq.mt
B	2.80	X	3.97	X	1	=	11.12	sq.mt
C	3.71	X	3.05	X	1	=	11.32	sq.mt
D	2.71	X	4.30	X	1	=	11.65	sq.mt
E	3.45	X	4.25	X	1	=	14.66	sq.mt
C1	1.05	X	0.23	X	6	=	1.45	sq.mt
C2	0.23	X	0.75	X	1	=	0.17	sq.mt
TOTAL						=	130.74	sq.mt x
DEDUCTIONS								
1	3.30	X	0.80	X	1	=	2.64	sq.mt
TOTAL						=	2.64	sq.mt Y
TOTAL NET BUILT UP AREA [X-Y] 130.74 - 2.64						=	128.10	sq.mt Y1

ENTRANCE LOBBY AREA CALCULATION

E1	2.95	X	3.55	X	1	=	10.47	sq.mt
E2	0.10	X	0.15	X	1	=	0.02	sq.mt
TOTAL						=	10.49	sq.mt Y2

STAIRCASE , LIFT & LIFT LOBBY AREA CALCULATION

ST1	3.30	X	5.30	X	1	=	17.49	sq.mt
	0.00		0.00		0		0.00	
L1	3.90	X	1.95	X	1	=	7.61	sq.mt
L2	0.15	X	1.30	X	1	=	0.20	sq.mt
L3	4.00	X	2.40	X	1	=	9.60	sq.mt
TOTAL						=	34.89	sq.mt Y3

SOCIETY OFFICE AREA CALCULATION

SC1	4.05	X	2.45	X	1	=	9.92	sq.mt
SC2	2.65	X	0.20	X	1	=	0.53	sq.mt
SC3	1.28	X	1.05	X	1	=	1.34	sq.mt
TOTAL						=	11.80	sq.mt Y4

METER ROOM AREA CALCULATION

M1	1.55	X	2.95	X	1	=	4.57	sq.mt
M2	0.15	X	0.20	X	1	=	0.03	sq.mt
TOTAL METER ROOM AREA						=	4.60	sq.mt Y5
TOTAL ADDITION (Y2+Y3+Y4+Y5) 10.49 + 34.89 + 11.80 + 4.60						=	61.78	Y6
GROSS BUILT UP AREA (Y1+Y6) 128.10 + 61.78						=	189.88	Y7

A.		PROFORMA - A	30 TABLE 12	33(12)B	TOTAL
1		Area of Plot (AS PER P.R.C.)	566.90	---	566.90
2		Deductions for			
(A)		For Reservation / Road area			
	a)	Road set-back area to be handed over (100%)	NIL	---	NIL
	b)	Proposed D.P. Road to be handed over (100%)	NIL	---	NIL
	c)	Reservation area (Plot) to be handed over (100%)	NIL	---	NIL
(B)		For Aminity area			
	a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	NIL	---	NIL
	b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	NIL	---	NIL
	c)	Area of amenity plot/plots to be handed over as per DCPR 15	NIL	---	NIL
(C)		Deductions for Existing B.U.A. to be retained if any/Land component of existing BUA as per regulation under which the development was allowed	NIL	---	NIL
3		Total deductions [2(A) + 2(B) + 2(C)]	NIL	---	NIL
4		Balance area of plot (1 minus 3)	566.90	---	566.90
5		Plot area under development after areas to be handed over to MCGM/ Appropriate authority as per Sr. NO. 4 above	566.90	---	566.90
6		Zonal (Basic) FSI (1 or 1.33)	1.00	---	1.00
7		Built up area as per Zonal(basic) fsi (5 x 6)	566.90	---	566.90
8		Built up equal to area of land handed over as per regulation 30(A)	---		
		i) As per 2(A) and 2(B) except 2(a)(c) (ii) above with in cap of Admissible TDR as column no. 6 of table no. 12 on remaining / Balance plot			
		i) in case of 2(A)(c) (ii) permissible over and below permissible Built area on remaining / balance plot			
9		Built up area in lieu of cost of construction of Built up amenity to be handed over (within the limits of permissible built area on remaning plot)			
10		Built up area due to 0.50 "Additional fsi on payment of premium" as per table no. 12 of regulation 30(A) and 32 on remaining / balance plot	283.45	---	283.45
11	i)	Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on remaining / Balance plot TDR Permissible (566.90 x 0.90) = 510.21 SQ.MT. 510.21 - 194.78 (as per 30(c) = 315.23 SQ.MT.	NIL	---	NIL
	ii)	30(C) Protected Existing BUA as per Approved plan no.- CE/2798/BPES/A Dated-14 May 1986 (761.68 - 566.90 = 194.78)	194.78	---	194.78
	iii)	Road setback TDR	NIL		NIL
12		Permissible Built up area (as per 33 (6)(B) (above 7 to 11)	1045.13	---	1045.13
13		Permissible B.U.A. for Rehab component under Reg. 33 (12) B (27.88 X 1.20 = 33.45 X 9nos of PAP = 301.05 sq.mt.	-	NIL	-
13	a	Permissible B.U.A. for Sale component under Reg. 33 (12) B (50% incentive on Rehab = 301.05 / 2 = 150.52 sq.mt)	-	NIL	-
14		Proposed Built-up Area	1021.42	NIL	1021.42
15		TDR generated if any as per regulation no 31(3)	-	-	-
a)	i)	Permissible fungible compensatory area for rehab component without charging premium TOTAL = (634.65 X 35% = 222.13 sq.mt)	222.13	NIL	222.13
	ii)	fungible Compensatory area availed for rehab component without charging premium (634.65 X 35% = 222.13 sq.mt)	222.13	NIL	222.13
b)	i)	Permissible fungible compensatory area by charging premium (1021.42 X 35% = 357.50 - 222.13 = 135.37 sq.mt)	135.37	NIL	135.37
	ii)	Fungible compensatory area availed on payment of premium (1021.42 X 35% = 357.50 - 222.13 = 135.37 sq.mt)	135.37	NIL	135.37
16		Total Built up area permissible including fungible compensatory area [14 + 15a (ii) + 15b (ii)]	1402.63	NIL	1402.63
16	A	Total Built up area proposed including fungible compensatory area (1021.42 + 357.50 = 1378.92)	1378.92	NIL	1378.92
17		FSI Consumed on Net Plot [16A / 12]	1.32		
(II)		Other requirements	--		
(A)		Reservation / Designation	--		
	a)	Name of Reservation	--		
	b)	Area of Reservation affecting the plot	--		
	c)	Area of Reservation land to be handed over as per Regulation No. 17	--		
	d)	Built up area of Amenity to be handed over as per Regulation No.17	--		
	e)	area / 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)		Requirenment of Recreational Open space in Layout / Plot as per Regulation No. 27	--		
(D)		Tenement statement	--		
	i)	Proposed Built up area (13 above)	1378.92		
	ii)	Less deduction od Non Residential area (shop etc.)	128.10		
	iii)	Area available for tenements (i - ii)	1250.82		
	iv)	Tenements permissible (Density of (450) tenements/hectare)	56 Nos		
	v)	Tenements existing	nil		
	vi)	Tenements proposed	24 Nos		
(E)		Parking statement			
	i)	Parking Required by regulation for			
		Car	15 Nos		
		Scooter / Motor Cycle	---		
		Outsiders (visitors)	---		
	ii)	Covered garage permissible	---		
	iii)	Covered garage proposed			
		Car	---		
		Scooter / Motor Cycle	---		
		Outsiders (visitors)	---		
	iv)	Total parking provided	23 Nos		
(F)		Transport Vehicles Parking			
	i)	Spaces for transport vehicles parking required by Regulations	---		
	ii)	Total no. of transport vehicles parking spaces provided	---		
(G)		NOTES			

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 691.05 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

nikhil santosh patil
SIGNATURE OF ARCHITECT

PROFOMA - B

1/4

CONTENTS OF SHEET.

1	GROUND FLOOR PLAN
2	BUA DIAGRAM & CALCULATION FOR GROUND FLOOR PLAN
3	BLOCK & LOCATION PLAN
4	PLOT AREA DIA.& CALCULATION
5	BUA,TENAMENT & PARKING STATEMENT

STAMP OF APPROVAL PLANS.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO-CHE/ES/1705/L/337(NEW) DT. 25-01-2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONS IN THIS OFFICE NO- CHE / ES / 1705 / L / 337 (NEW)

NARENDRA MADHUKAR R KOTKAR
E.E.(B.P.)E.S-I

Sagar Prasad Manjrekar
S.E.(B.P.) L/W

NANASAHEB RAMSING KENJALE
A.E.(B.P.)L&N

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESI/COMM REDEVELOPMENT BLDG. ON PLOT BEARING C.T.S. NO- 222, 222/1 TO 222/4 OF VILLAGE KURLA - II SITUATED AT KALE MARG (KURLA- ANDHERI RD) KURLA (West) MUMBAI - 400 070.

NAME OF OWNER	SIGNATURE
Mr. Ehsaan Ul Haq Khan Parter of J.N. Developers, C.A. to Owner.	EHSAAN UL HAQ NIZAMU L HAK KHAN

NAME & ADDRESS OF ARCHITECT — SIGNATURE

NP3 Architects & Consultants
302, Nav Monica Apt ,
Near Castle Mill Junction,
Uthalsar road ,Thane (w) 400601.

nikhil santosh patil

NORTH LINE	REMARK	JOB NO :	SCALE : AS SHOWN
	F.S.I. - 1.50	DRG. NO : 01	DRN BY : Sangam
		DATE : 12.08.2023	CHKD BY : Vivek

C:\2nd may 2022\KURLA - 12.11.2022\FSI-1.5--17.7.2023