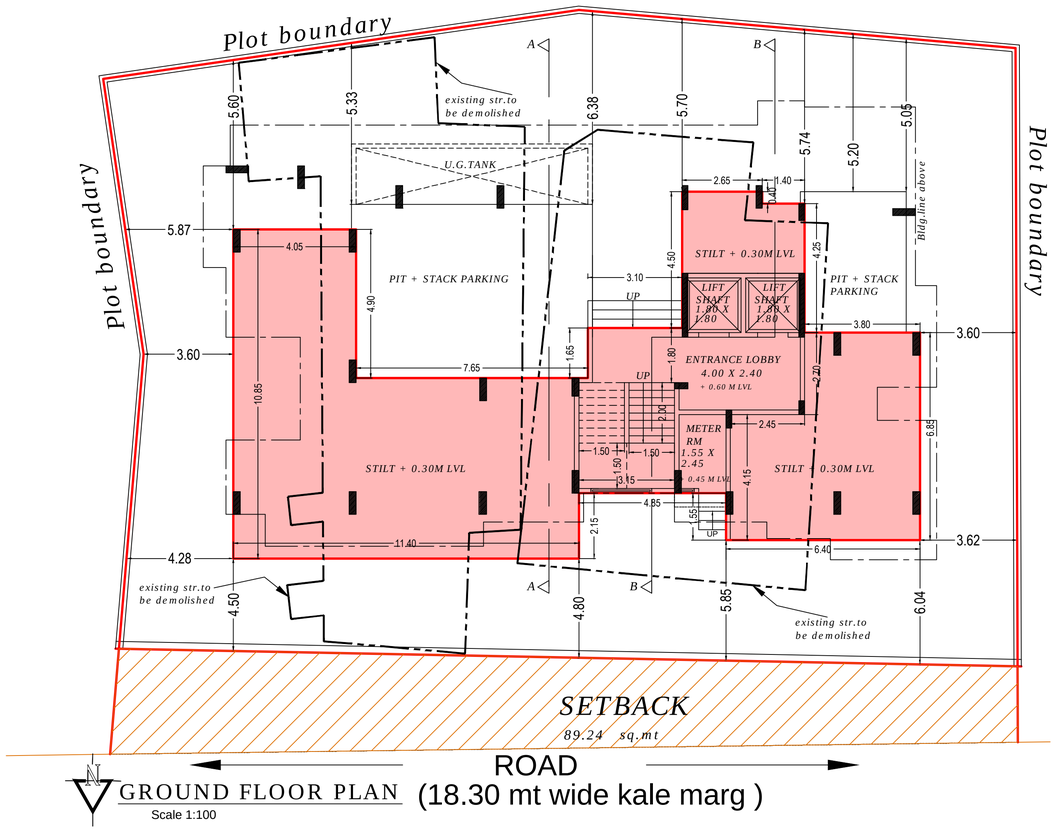
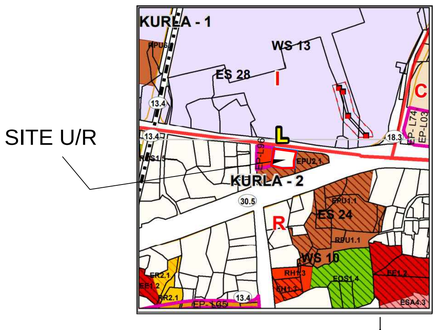
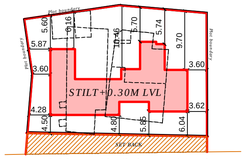
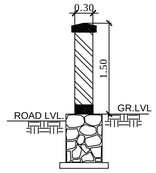


GROUND FLOOR PLAN
Scale 1:100

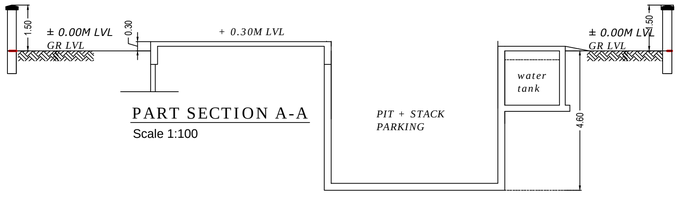




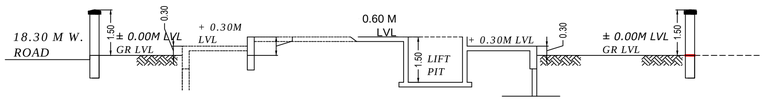
BLOCK PLAN
Scale 1:500



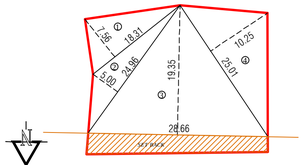
SECTION OF COMPOUND WALL
SCALE : 1:50



PART SECTION A-A
Scale 1:100



PART SECTION B-B
Scale 1:100



PLOT AREA DIAGRAM
Scale 1:500



SET-BACK AREA DIA.
Scale 1:100

PLOT AREA CALCULATION								
ADDITIONS								
1	0.50	X	18.31	X	7.56	=	69.21	sq.mt
2	0.50	X	24.96	X	5.00	=	62.40	sq.mt
3	0.50	X	28.66	X	19.35	=	277.29	sq.mt
4	0.50	X	25.01	X	10.25	=	128.18	sq.mt
TOTAL						=	537.07	sq.mt

TOTAL PLOT AREA			
ADDITIONS			
PLOT AREA	=	537.07	sq.mt
SET-BACK AREA	=	89.24	sq.mt
TOTAL	=	626.31	sq.mt

SETBACK AREA CALCULATION								
ADDITIONS								
1	0.50	X	29.95	X	3.48	=	52.11	sq.mt
2	0.50	X	29.82	X	2.49	=	37.13	sq.mt
TOTAL						=	89.24	sq.mt

A.		PROFORMA - A	SQ.MT.
1		Area of Plot (AS PER SURVEY)	626.31
1a		Area of Plot (AS PER P.R.CARD)	566.90
2		Deductions for	
(A)		For Reservation / Road area	
	a)	Road set-back area to be handed over (100%)	89.24
	b)	Proposed D.P. Road to be handed over (100%)	---
	c)	Reservation area (Plot) to be handed over (100%)	---
(B)		For Aminity area	
	a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	---
	b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	---
	c)	Area of amenity plot/plots to be handed over as per DCPR 15	---
(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	---
3		Total deductions [2(A) + 2(B) + 2(C)]	89.24
4		Balance area of plot (1a minus 3)	477.66
5		Plot area under development after areas to be handed over to MCGM/ Appropriate authority as per Sr. NO. 4 above	--
6		Zonal (Basic) FSI (1 or 1.33)	ONE
7		Built up area as per Zonal(basic) fsi (5 x 6)	--
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 "Additional fsi on payment of premium" as per table no. 12 of regulation 30(A) and 32 on remaining / balance plot	--
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	--
	ii)	tenement as per reg.33(7)(b)	--
	iii)	30(C) Protected Existing BUA as per Approved plan no.	--
	iii)	TDR to be purchased	--
	iv)	Road setback TDR	89.24
12		Permissible Built up area (as the case may be with / without built up area as per 2(c)	566.90
13		Proposed Built up area (as the case may be with / without built up area as per 2(c)	ZERO
14		TDR generated if any as per regulation no 30(A)	--
15		TDR generated if any as per regulation no 31(3)	--
a)	i)	Permissible fungible compensatory area for rehab component without charging premium	--
	ii)	fungible Compensatory area availed for rehab component without charging premium	--
b)	i)	Permissible fungible compensatory area by charging premium	--
	ii)	Fungible compensatory area availed on payment of premium	--
16		Total Built up area proposed including fungible compensatory area	--
17		FSI Consumed on Net Plot [13/4]	--
(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)		Requirement of Recreational Open space in Layout / Plot as per Regulation No. 27	--
(D)		Tenement statement	--
	i)	Proposed Built up area	--
	ii)	Less deduction od Non Residential area (shop etc.)	--
	iii)	Area available for tenements (i - ii)	--
	iv)	Tenements permissible (Density of (450) tenements/hectare)	--
	v)	Tenements existing	--
	vi)	Tenements proposed	--
(E)		Parking statement	--
	i)	Parking Required by regulation for	--
		Car	--
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	ii)	Covered garage permissible	---
	iii)	Covered garage proposed	---
		Car	---
		Scooter / Motor Cycle	---
		Outsiders (visitors)	---
	iv)	Total parking provided	--
(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 1525.20 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

1/1

CONTENTS OF SHEET.

1	STILT FLOOR PLAN , BLOCK & LOCATION PLAN. PLOT & SET-BACK AREA DIA.& CALCULATION
2	SECTION THRO.COMPOUND WALL, PART SEC. A-A , B-B

STAMP OF APPROVAL PLANS.

APPROVED SUBJECT TO THE CONDITIONS MENTIONS IN THIS OFFICE N0.CHE/ES/1705/L/337(NEW)

Bajirao Lahu Patil

Digitally signed by Bajirao Lahu Patil
DN: c=IN, o=Personal, 2.5.4.20=3965a1df84d2a19cb6c56b95ca66522949267533b25eeeb5b7a585a4df5c00989, postalCode=400071, st=Maharashtra, serialNumber=9b8cace453ea4a8e7d1a1e90ff8f27df3b4e8624dc5f2b423604b30bc97a2c7f2e3, cn=Bajirao Lahu Patil
Date: 2023.01.25 19:45:31 +05'30'

EXECUTIVE ENGINEER (B.P.) (E/S) - I

Sagar Prasad Manjrekar

S.E. (B.P.) L/W

Sandeep Atmaram Kolhe

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

SIGN.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
	ZERO FSI PLAN	DRG. NO : 01	DRN BY :
		DATE : 16.12.2022	CHKD BY :

C:\2nd may 2022\KURLA - 12.11.2022\F.S.I.-ZERO-16.12.2022