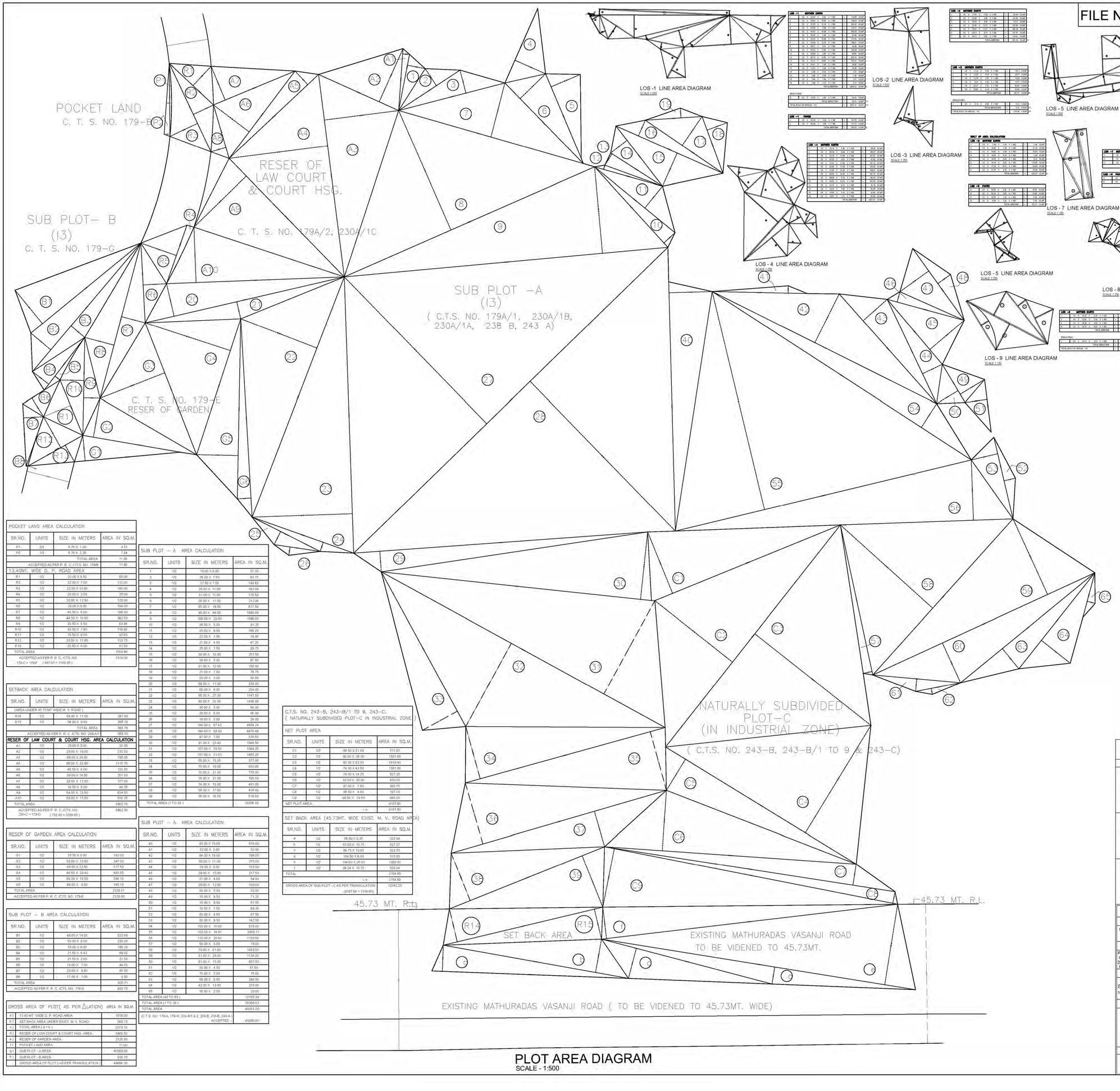
FILE NO:- CHE/ 8644 /BP(WS)/ AK 2/10



LOS -1 LINE AREA DIAGRAM
SCALE 1:100

LOS -2 LINE AREA DIAGRAM
SCALE 1:200

LOS -3 LINE AREA DIAGRAM
SCALE 1:200

LOS - 4 LINE AREA DIAGRAM
SCALE 1:100

LOS -5 LINE AREA DIAGRAM
SCALE 1:200

LOS - 7 LINE AREA DIAGRAM
SCALE 1:100

LOS - 8 LINE AREA DIAGRAM
SCALE 1:200

LOS - 9 LINE AREA DIAGRAM
SCALE 1:100

SUB PLOT-C, PLOT AREA STATEMENTS		
1	GROSS PLOT AREA (AS PER P. R. CARD)	12343.20

SUB PLOT -C (AREA AS PER P. R. CARD)	
(NATURALLY SUBDIVIDED PLOT -C IN INDUSTRIAL ZONE)	SQ.MTS
C.T.S. NO. 243 - B	9640.60
C.T.S. NO. 243 - B/1	26.00
C.T.S. NO. 243 - B/2	26.00
C.T.S. NO. 243 - B/3	26.00
C.T.S. NO. 243 - B/4	8.00
C.T.S. NO. 243 - B/5	9.70
C.T.S. NO. 243 - B/6	8.80
C.T.S. NO. 243 - B/7	8.80
C.T.S. NO. 243 - B/8	9.70
C.T.S. NO. 243 - B/9	1050.00
C.T.S. NO. 243 - C	1512.10
GROSS PLOT AREA AS PER P. R. CARD	12343.20

GROSS AREA OF PLOT (AS/ P. R. CARD)	
C.T.S. NOS.	SQ.MT.
230-A/1A	20799.50
230-A/1B	3387.60
230-A/1C	884.00
238-B	202.60
243-A	8858.70
243-A1	563.70
179-A/1	7114.50
179-A/2	3078.50
179-B	11.90
179-C	347.00
179-E	2128.60
179-F	1169.00
179-G	920.70
GROSS AREA OF PLOT AS PER P. R. CARD	49464.30

POCKET LAND AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
P1	2/3	6.76 X 1.00	4.51
P2	1/2	6.76 X 2.20	7.44
TOTAL AREA			11.95
ACCEPTED AS PER P. R. C. / CTS. NO. 179/B			11.90
13.40MT. WIDE D. P. ROAD AREA			
R1	1/2	20.00 X 8.50	85.00
R2	1/2	37.00 X 7.00	132.00
R3	1/2	32.00 X 10.00	169.00
R4	1/2	20.00 X 2.55	25.00
R5	1/2	20.00 X 12.50	125.00
R6	1/2	26.00 X 8.00	104.00
R7	1/2	46.50 X 9.00	198.00
R8	1/2	48.50 X 10.00	242.50
R9	1/2	32.00 X 5.50	93.88
R10	1/2	30.50 X 7.80	118.95
R11	1/2	19.50 X 9.50	92.63
R12	1/2	20.50 X 11.00	112.75
R13	1/2	20.50 X 6.00	61.50
TOTAL AREA			1559.86
ACCEPTED AS PER P. R. C. /CTS. NO. 179-C + 179-F (347.00 + 1169.00)			1516.00

SETBACK AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
(AREA UNDER 45.73 MT WIDE M. V. ROAD)			
R14	1/2	54.00 X 11.00	297.00
R15	1/2	54.00 X 9.93	268.16
TOTAL AREA			565.16
ACCEPTED AS PER P. R. C. /CTS. NO. 249-A/1			563.70
RESER OF LAW COURT & COURT HSG. AREA CALCULATION			
A1	1/2	20.00 X 2.00	20.00
A2	1/2	29.00 X 19.00	275.50
A3	1/2	68.00 X 24.00	795.00
A4	1/2	66.00 X 33.90	1116.70
A5	1/2	40.50 X 6.00	121.50
A6	1/2	36.00 X 14.50	261.00
A7	1/2	29.50 X 12.00	177.00
A8	1/2	18.50 X 5.00	46.25
A9	1/2	54.00 X 23.50	634.50
A10	1/2	59.00 X 17.50	516.25
TOTAL AREA			3982.70
ACCEPTED AS PER P. R. C. /CTS. NO. 230-C +179-D (702.00 + 3259.60)			3962.50

RESER OF GARDEN AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
G1	1/2	35.50 X 8.00	142.00
G2	1/2	38.00 X 13.00	247.00
G3	1/2	46.00 X 23.50	517.50
G4	1/2	46.50 X 28.40	685.55
G5	1/2	58.39 X 13.50	394.13
G6	1/2	64.60 X 4.50	145.19
TOTAL AREA			2129.51
ACCEPTED AS PER P. R. C. /CTS. NO. 179-E			2128.60

SUB PLOT - B AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
B1	1/2	46.00 X 14.83	322.69
B3	1/2	55.00 X 8.00	220.00
B3	1/2	55.00 X 6.00	165.10
B4	1/2	21.50 X 8.42	89.02
B5	1/2	21.50 X 2.00	21.50
B6	1/2	14.00 X 7.00	49.00
B7	1/2	20.00 X 6.50	65.00
B8	1/2	17.00 X 1.00	8.50
TOTAL AREA			920.71
ACCEPTED AS PER P. R. C. /CTS. NO. 179-G			920.70

GROSS AREA OF PLOT(AS PER CALCULATION)		
a)	13.40 MT. WIDE D. P. ROAD AREA	1516.00
b)	SET BACK AREA UNDER EXIST. M. V. ROAD	563.70
c)	TOTAL AREA (a + b)	2079.70
d)	RESER OF LOW COURT & COURT HSG. AREA :	3962.50
e)	RESER OF GARDEN AREA :	2128.60
f)	POCKET LAND AREA	11.90
g)	SUB PLOT - A AREA	40060.90
h)	SUB PLOT - B AREA	920.70
i)	GROSS AREA OF PLOT (AS PER TRANGULATION)	49464.30

SUB PLOT - A AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	19.00 X 8.00	57.00
2	1/2	25.00 X 7.50	93.75
3	1/2	37.50 X 7.50	140.63
4	1/2	26.00 X 11.00	143.00
5	1/2	31.00 X 11.00	170.50
6	1/2	38.00 X 11.00	212.08
7	1/2	65.00 X 19.00	617.50
8	1/2	80.00 X 44.00	1980.00
9	1/2	108.00 X 29.00	1566.00
10	1/2	36.50 X 5.00	91.25
11	1/2	35.00 X 9.50	166.25
12	1/2	22.50 X 1.50	16.88
13	1/2	21.00 X 4.50	47.25
14	1/2	25.00 X 1.50	33.75
15	1/2	23.00 X 13.00	253.50
16	1/2	39.00 X 5.00	97.50
17	1/2	31.00 X 12.00	155.00
18	1/2	21.00 X 7.50	78.75
19	1/2	20.00 X 3.00	30.00
20	1/2	68.00 X 11.00	374.00
21	1/2	68.00 X 8.00	204.00
22	1/2	95.00 X 27.00	1147.50
23	1/2	80.00 X 33.00	1485.00
24	1/2	36.00 X 3.00	54.00
25	1/2	26.00 X 5.00	65.00
26	1/2	16.00 X 3.00	24.00
27	1/2	144.00 X 67.42	4854.24
28	1/2	144.00 X 59.09	4874.48
29	1/2	97.00 X 7.00	339.50
30	1/2	91.00 X 23.00	1046.50
31	1/2	107.00 X 33.50	1389.25
32	1/2	107.00 X 31.50	1685.25
33	1/2	55.00 X 13.00	377.00
34	1/2	70.00 X 16.00	633.00
35	1/2	70.00 X 21.00	735.00
36	1/2	74.00 X 21.50	795.59
37	1/2	74.00 X 13.00	481.00
38	1/2	58.00 X 17.00	478.00
39	1/2	58.00 X 18.50	518.50
TOTAL AREA (1 TO 39)			29206.03

SUB PLOT - A AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
40	1/2	92.00 X 15.00	915.00
41	1/2	32.00 X 2.00	32.00
42	1/2	84.00 X 19.00	798.00
43	1/2	50.00 X 11.00	275.00
44	1/2	38.00 X 8.00	152.00
45	1/2	29.00 X 15.00	217.50
46	1/2	27.00 X 4.00	54.00
47	1/2	30.00 X 12.00	180.00
48	1/2	30.00 X 5.50	82.50
49	1/2	15.00 X 9.50	71.25
50	1/2	15.00 X 9.00	67.50
51	1/2	19.50 X 7.50	89.38
52	1/2	30.00 X 4.50	67.50
53	1/2	30.00 X 9.50	142.50
54	1/2	103.00 X 19.00	515.00
55	1/2	102.03 X 74.81	3805.11
56	1/2	112.00 X 29.00	1120.00
57	1/2	50.00 X 3.00	75.00
58	1/2	70.00 X 41.50	1452.50
59	1/2	61.00 X 26.00	1134.00
60	1/2	61.00 X 15.00	807.50
61	1/2	30.00 X 4.50	67.50
62	1/2	15.00 X 2.00	15.00
63	1/2	59.00 X 8.50	246.50
64	1/2	42.00 X 12.00	273.00
65	1/2	16.00 X 2.50	20.00
TOTAL AREA (40 TO 65)			12155.24
TOTAL AREA (1 TO 39)			29206.02
TOTAL AREA			40061.26
(C.T.S. NO. 179-H, 179-H, 230-A/1 & 2, 230-B, 230-B, 243-A) ACCEPTED -			40060.90

C.T.S. NO. 243-B, 243-B/1 TO 9, 243-C. (NATURALLY SUBDIVIDED PLOT-C IN INDUSTRIAL ZONE)			
NET PLOT AREA			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
C1	1/2	68.50 X 21.59	312.87
C2	1/2	83.00 X 34.00	1521.00
C3	1/2	93.00 X 52.03	2419.40
C4	1/2	74.00 X 43.00	1591.00
C5	1/2	74.00 X 14.25	527.25
C6	1/2	53.00 X 20.00	530.00
C7	1/2	97.00 X 7.50	363.75
C8	1/2	98.50 X 4.00	197.00
C9	1/2	98.50 X 19.50	960.00
NET PLOT AREA..			9107.80
		i.e.	9107.80
SET BACK AREA (45.73MT. WIDE EXIST. M. V. ROAD AREA)			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
a	1/2	65.50 X 9.25	302.94
b	1/2	61.00 X 10.75	327.57
c	1/2	84.75 X 10.00	323.75
d	1/2	104.50 X 6.00	313.50
e	1/2	104.50 X 26.00	1359.50
f	1/2	98.24 X 10.75	526.04
TOTAL			3154.80
		i.e.	3154.80
GROSS AREA OF SUB PLOT -C AS PER TRANGULATION (9107.80 + 3154.80)			12342.20

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRD

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE/ 8644 /BP(WS)/ AK.
Dated 30.05.2023

UDAY MANOHARRAO MAHAJAN

EXECUTIVE ENGINEER
BUILDING PROPOSAL (K.)WARD

SANTOSH GOPAL MANDAVKAR
S.E.B.P.(KEN)

SHAIKH ASIF MUSA
A.E.B.P.(K/EAST)

Pawar Ameet Ganpatrao
ARCHITECT
AMEET PAWAR CA/2004/34543

SHRIPAD MUKUND KUVELKER
Digitally signed by SHRIPAD MUKUND KUVELKER
Date: 2023.05.17 17:43:55 +05'30'
OWNER/DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET

PLOT AREA DIAGRAM

DESCRIPTION OF PROPOSAL

PROPOSED COMMERCIAL BUILDING NO-3 ON SUB PLOT-A OF PROPERTY BEARING C.T.S.NO178A/1,179A/2,179-B,C,E,F,G,OF VILLAGE-MULGAON, C.T.S. NO. 230-A /1A, 1B, 1C, 238-B,243-A & 243-A/1 OF VILLAGE KONDIVITA AT KONDIVITA AT M. V. ROAD, ANDHERI (EAST) MUMBAI.

NAME OF OWNER

SHRI. S.M. KUVELKAR, PARTNER OF TULSAIANI SUMER ASSOCIATES
1103/04,TULSIANI CHAMBERS, 212,NARIMAN POINT,MUMBAI-400021

NAME, ADDRESS & SIGNATURE OF ARCHITECT

aakar ARCHITECTS & CONSULTANTS
GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057.
Ph:-022-2612 8633/ 44/ 55/ 66.
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NORTH	DRAWN BY	JOB NO	PATH:-
	ASHISH / ROHAN	1080	y:\ashish\westerm\yogeshwari bm cl\ job no. 1080 -tulsiani developers\ 02 bmp. drowing\01.b.m.c. proposal 4- IOD PROPOSAL.dgn

PLOT AREA DIAGRAM
SCALE - 1:500