

L.O.S.-1 AREA CALCULATION			
1	1/2 X 29.74 X 2.76 X 1 NO	=	41.04 SQ.MT.
2	1/2 X 28.99 X 12.90 X 1 NO	=	189.99 SQ.MT.
3	1/2 X 19.59 X 10.79 X 1 NO	=	105.69 SQ.MT.
4	1/2 X 19.20 X 3.74 X 1 NO	=	35.90 SQ.MT.
5	2/3 X 3.75 X 0.68 X 1 NO	=	1.70 SQ.MT.
6	1/2 X 39.01 X 13.79 X 1 NO	=	268.97 SQ.MT.
7	1/2 X 66.48 X 8.81 X 1 NO	=	292.84 SQ.MT.
8	1/2 X 29.81 X 9.12 X 1 NO	=	135.94 SQ.MT.
9	1/2 X 13.18 X 3.22 X 1 NO	=	21.22 SQ.MT.
TOTAL ADDITION		=	1090.29 SQ.MT.

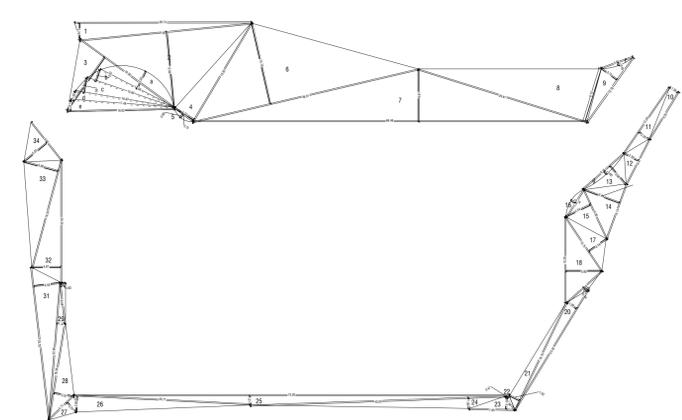
DEDUCTIONS			
a	2/3 X 14.06 X 3.30 X 1 NO	=	30.93 SQ.MT.
b	1/2 X 15.60 X 2.02 X 1 NO	=	15.76 SQ.MT.
c	1/2 X 16.93 X 2.50 X 1 NO	=	21.16 SQ.MT.
d	1/2 X 17.48 X 1.50 X 1 NO	=	13.11 SQ.MT.
e	1/2 X 18.02 X 1.67 X 1 NO	=	15.05 SQ.MT.
f	1/2 X 5.65 X 0.46 X 1 NO	=	1.30 SQ.MT.
TOTAL DEDUCTION		=	97.31 SQ.MT.
L.O.S.-1 AREA [X - Y1]		=	992.98 SQ.MT.

L.O.S.-2 AREA CALCULATION			
10	1/2 X 9.20 X 1.56 X 1 NO	=	7.18 SQ.MT.
11	1/2 X 13.36 X 2.05 X 1 NO	=	13.69 SQ.MT.
12	1/2 X 8.47 X 2.59 X 1 NO	=	10.97 SQ.MT.
13	1/2 X 9.15 X 3.98 X 1 NO	=	18.21 SQ.MT.
14	1/2 X 9.73 X 6.44 X 1 NO	=	31.33 SQ.MT.
15	1/2 X 9.00 X 4.54 X 1 NO	=	20.43 SQ.MT.
16	2/3 X 5.36 X 0.78 X 1 NO	=	2.79 SQ.MT.
17	1/2 X 10.75 X 3.54 X 1 NO	=	19.03 SQ.MT.
18	1/2 X 13.28 X 5.80 X 1 NO	=	38.51 SQ.MT.
19	1/2 X 8.10 X 0.84 X 1 NO	=	3.40 SQ.MT.
20	1/2 X 23.32 X 1.98 X 1 NO	=	23.09 SQ.MT.
21	1/2 X 19.75 X 1.82 X 1 NO	=	17.97 SQ.MT.
22	1/2 X 2.68 X 0.47 X 1 NO	=	0.63 SQ.MT.
23	1/2 X 7.65 X 2.19 X 1 NO	=	8.38 SQ.MT.
24	1/2 X 43.03 X 1.85 X 1 NO	=	39.80 SQ.MT.
25	1/2 X 73.30 X 1.51 X 1 NO	=	55.34 SQ.MT.
26	1/2 X 29.77 X 2.63 X 1 NO	=	39.15 SQ.MT.
27	1/2 X 5.71 X 2.24 X 1 NO	=	6.40 SQ.MT.
28	1/2 X 16.30 X 3.42 X 1 NO	=	27.87 SQ.MT.
29	1/2 X 22.96 X 1.37 X 1 NO	=	15.73 SQ.MT.
30	1/2 X 6.86 X 0.82 X 1 NO	=	2.81 SQ.MT.
31	1/2 X 25.52 X 4.55 X 1 NO	=	58.06 SQ.MT.
32	1/2 X 20.35 X 4.87 X 1 NO	=	49.55 SQ.MT.
33	1/2 X 18.55 X 5.90 X 1 NO	=	54.72 SQ.MT.
34	1/2 X 8.02 X 5.05 X 1 NO	=	20.25 SQ.MT.
TOTAL ADDITION		=	585.29 SQ.MT.

DEDUCTIONS			
g	1/2 X 9.15 X 0.60 X 1 NO	=	2.75 SQ.MT.
TOTAL DEDUCTION		=	2.75 SQ.MT.
L.S.O.-2 AREA [P - Q1]		=	582.54 SQ.MT.

PROPOSED LOS AREA (L.O.S.-1 + L.O.S.-2)	
TOTAL L.O.S. AREA [X1 + P1]	= 1575.52 SQ.MT.

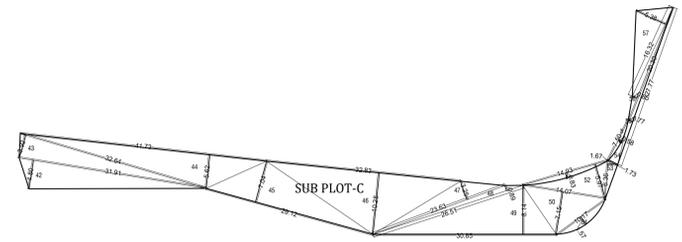
LOS AREA CALCULATION			
AREA OF PLOT (AS PER DEED OF EXCHANGE)	8738.67	Sq.Mt.	
DEDUCT AMENITY PLOT AS PER DCR 14(B)	873.87	Sq.Mt.	
AREA NOT IN POSSESSION	268.00	Sq.Mt.	
NET PLOT AREA CONSIDERED FOR LOS CALCULATION (A)	7596.80	Sq.Mt.	
TOTAL REQUIRED LOS AREA (20% OF 7596.80)	1519.36	Sq.Mt.	
PROPOSED LOS (MOTHER EARTH)	1575.52	Sq.Mt.	



GR. FLOOR LOS AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION			
1	AREA OF PLOT AS PER PROPERTY CARD	8819.10	
2	AREA TO BE DEDUCTED BY EXCHANGE OF LAND	1025.33	
3	AREA TO BE ADDED BY EXCHANGE OF LAND	944.90	
4	PLOT AREA AS PER EXCHANGE OF LAND [(1-2)+3]	8738.67	
5	10% AOS AREA AS PER DCPR 14B	873.87	
6	AREA NOT IN POSSESSION	268.00	
7	NET PLOT AREA (4-5-6)	7596.80	

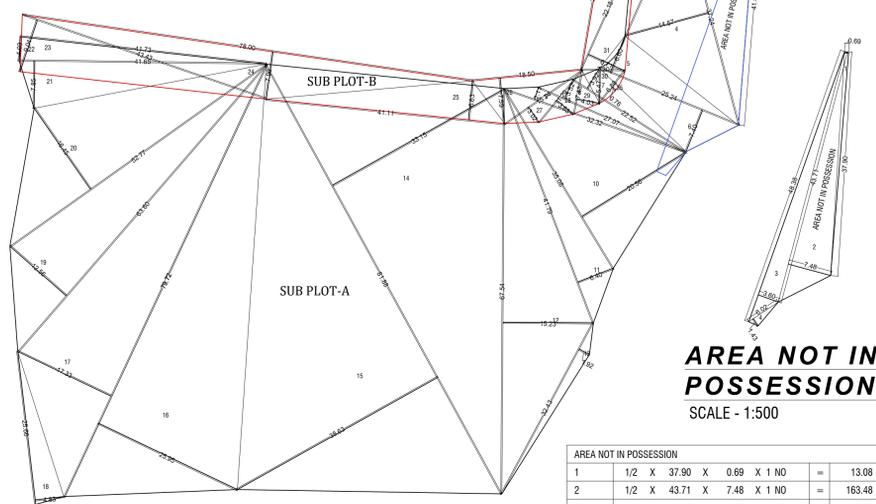
SUB PLOT AREA DETAILS				
SR. NO	PROFORMA	SUB PLOT 'A'	SUB PLOT 'B'	SUB PLOT 'C'
1	NET AREA OF THE PLOT	7864.80	1025.33	873.87



A.O.S. AREA DIAGRAM
SCALE - 1:500

A.O.S. AREA CALCULATION (SUB PLOT-C)			
42	1/2 X 31.90 X 4.80 X 1 NO	=	76.56 SQ.MT.
43	1/2 X 32.63 X 3.92 X 1 NO	=	63.95 SQ.MT.
44	1/2 X 41.72 X 5.62 X 1 NO	=	117.23 SQ.MT.
45	1/2 X 29.11 X 7.03 X 1 NO	=	102.32 SQ.MT.
46	1/2 X 32.82 X 10.28 X 1 NO	=	168.69 SQ.MT.
47	1/2 X 23.62 X 3.25 X 1 NO	=	38.39 SQ.MT.
48	1/2 X 26.51 X 0.89 X 1 NO	=	11.80 SQ.MT.
49	1/2 X 30.85 X 8.14 X 1 NO	=	125.56 SQ.MT.
50	1/2 X 14.07 X 7.15 X 1 NO	=	50.30 SQ.MT.
51	2/3 X 10.17 X 1.57 X 1 NO	=	10.64 SQ.MT.
52	1/2 X 14.93 X 5.97 X 1 NO	=	44.57 SQ.MT.
53	1/2 X 6.36 X 1.67 X 1 NO	=	5.31 SQ.MT.
54	1/2 X 7.50 X 1.73 X 1 NO	=	6.49 SQ.MT.
55	1/2 X 27.76 X 0.77 X 1 NO	=	10.69 SQ.MT.
56	1/2 X 20.30 X 0.85 X 1 NO	=	8.63 SQ.MT.
57	1/2 X 16.32 X 5.38 X 1 NO	=	43.90 SQ.MT.
TOTAL ADDITION		=	885.03 SQ.MT.

DEDUCTIONS			
a	2/3 X 14.93 X 0.83 X 1 NO	=	8.26 SQ.MT.
b	2/3 X 7.50 X 0.58 X 1 NO	=	2.90 SQ.MT.
TOTAL DEDUCTION		=	11.16 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]		=	873.87 SQ.MT.



AREA NOT IN POSSESSION
SCALE - 1:500

AREA NOT IN POSSESSION			
1	1/2 X 37.90 X 0.69 X 1 NO	=	13.08 SQ.MT.
2	1/2 X 43.71 X 7.48 X 1 NO	=	163.48 SQ.MT.
3	1/2 X 48.38 X 3.60 X 1 NO	=	87.08 SQ.MT.
4	1/2 X 6.02 X 1.45 X 1 NO	=	4.36 SQ.MT.
TOTAL		=	268.00 SQ.MT.

PLOT AREA CALCULATION (SUB PLOT-A)			
1	1/2 X 14.14 X 4.35 X 1 NO	=	30.75 SQ.MT.
2	1/2 X 41.55 X 12.59 X 1 NO	=	261.56 SQ.MT.
3	1/2 X 23.08 X 6.61 X 1 NO	=	76.28 SQ.MT.
4	1/2 X 37.25 X 14.57 X 1 NO	=	271.37 SQ.MT.
5	1/2 X 25.24 X 6.60 X 1 NO	=	83.29 SQ.MT.
6	1/2 X 25.24 X 7.41 X 1 NO	=	93.51 SQ.MT.
7	1/2 X 22.53 X 3.92 X 1 NO	=	44.16 SQ.MT.
8	1/2 X 27.08 X 3.52 X 1 NO	=	47.66 SQ.MT.
9	1/2 X 32.33 X 2.11 X 1 NO	=	34.11 SQ.MT.
10	1/2 X 35.09 X 20.57 X 1 NO	=	360.90 SQ.MT.
11	1/2 X 41.80 X 6.40 X 1 NO	=	133.76 SQ.MT.
12	1/2 X 67.56 X 15.24 X 1 NO	=	514.81 SQ.MT.
13	1/2 X 32.44 X 1.92 X 1 NO	=	31.14 SQ.MT.
14	1/2 X 81.90 X 33.16 X 1 NO	=	1357.90 SQ.MT.
15	1/2 X 81.90 X 38.64 X 1 NO	=	1582.31 SQ.MT.
16	1/2 X 79.74 X 25.95 X 1 NO	=	1035.16 SQ.MT.
17	1/2 X 79.74 X 17.33 X 1 NO	=	690.95 SQ.MT.
18	1/2 X 25.67 X 4.83 X 1 NO	=	61.99 SQ.MT.
19	1/2 X 63.62 X 12.57 X 1 NO	=	399.85 SQ.MT.
20	1/2 X 52.79 X 16.46 X 1 NO	=	434.46 SQ.MT.
21	1/2 X 41.66 X 7.86 X 1 NO	=	163.72 SQ.MT.
22	1/2 X 41.75 X 4.03 X 1 NO	=	84.13 SQ.MT.
TOTAL ADDITION		=	7793.77 SQ.MT.

PLOT AREA DEDUCTED AS PER EXCHANGE OF LAND (SUB PLOT-B)			
23	1/2 X 44.25 X 9.21 X 1 NO	=	203.77 SQ.MT.
24	1/2 X 78.00 X 8.12 X 1 NO	=	316.68 SQ.MT.
25	1/2 X 41.11 X 6.63 X 1 NO	=	136.28 SQ.MT.
26	1/2 X 18.85 X 7.74 X 1 NO	=	72.95 SQ.MT.
27	1/2 X 16.04 X 3.08 X 1 NO	=	24.70 SQ.MT.
28	1/2 X 11.50 X 3.70 X 1 NO	=	21.28 SQ.MT.
29	1/2 X 7.62 X 4.10 X 1 NO	=	15.62 SQ.MT.
30	1/2 X 7.44 X 5.58 X 1 NO	=	20.76 SQ.MT.
31	1/2 X 22.60 X 6.84 X 1 NO	=	77.29 SQ.MT.
32	1/2 X 26.48 X 5.68 X 1 NO	=	75.20 SQ.MT.
33	1/2 X 13.34 X 5.64 X 1 NO	=	37.62 SQ.MT.
34	1/2 X 10.47 X 3.74 X 1 NO	=	19.58 SQ.MT.
35	2/3 X 7.01 X 0.77 X 1 NO	=	3.60 SQ.MT.
TOTAL ADDITION		=	1025.33 SQ.MT.

PLOT AREA ADDED AS PER EXCHANGE OF LAND (SUB PLOT-A)			
36	1/2 X 51.80 X 12.54 X 1 NO	=	324.80 SQ.MT.
37	1/2 X 51.80 X 11.89 X 1 NO	=	307.95 SQ.MT.
38	0.50 X 17.44 X 8.65 X 1 NO	=	75.43 SQ.MT.
39	1/2 X 17.44 X 8.55 X 1 NO	=	74.56 SQ.MT.
40	1/2 X 12.27 X 3.00 X 6 NOS	=	110.44 SQ.MT.
41	1/2 X 12.27 X 8.43 X 1 NO	=	51.72 SQ.MT.
TOTAL ADDITION		=	944.90 SQ.MT.

PLOT AREA AS CTS PLAN = X+Y = 8819.10
PLOT AREA AS PER DEED OF EXCHANGE = X+Z = 8738.67

PROFORMA - A			
1	i) AREA OF PLOT (AS PER P.R.C.)	8819.10	
	ii) AREA OF PLOT (AS PER DEED OF EXCHANGE)	8738.67	
	iii) AREA OF PLOT CONSIDERED	8738.67	
2	a) AREA OF RESERVATION IN PLOT	--	
	b) AREA OF ROAD SET BACK	--	
	c) AREA OF D.P. ROAD	--	
	d) AREA NOT IN POSSESSION	268.00	
2	DEDUCTIONS FOR		
(A)	FOR RESERVATION / ROAD AREA		
a)	ROAD SET-BACK AREA TO BE HANDED OVER(100%)	--	
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	--	
c)	RESERVATION AREA TO BE HANDED OVER (100%)	--	
ii)	RESERVATION AREA TO BE HANDED OVER AS PER AR	--	
(B)	FOR AMENITY AREA		
a)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	--	
b)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	873.87	
c)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	--	
(C)	DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED IF ANY		
a)	LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	--	
3	TOTAL DEDUCTION [(2(A)+2(B))+2(C)]	1141.87	
4	BALANCE AREA OF PLOT (1 minus 3)	7596.80	
5	PLOT AREA UNDER DEVELOPMENT (4)	7596.80	
6	ZONAL (BASIC) FSI	1.00	
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	7596.80	

PROFORMA - B 1/1

CONTENTS OF SHEET.	
1	BLOCK & LOCATION PLAN
2	PLOT AREA DIAGRAM & CALCULATION
3	LOS AREA DIAGRAM & CALCULATIONS

STAMP OF APPROVAL PLANS.
Approved subject to terms and conditions mentioned in the office letter no - P-21316/2024/(747 And Other)/S Ward/NAHUR-S Dated - 19.07.2024

- This approval is for the position of access road and location of recreation / amenity space only.
- This approval is not for bldgs., its users and open space around the same.
- special attention is drawn to condition nos. and of the terms and conditions in the letter referred above.

EXECUTIVE ENGINEER BLDG. PROP (E./S.) - II

S.E.(B.P.)/SW A.E.(B.P.)&T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION.	DATE.	SIGNATURE.

DESCRIPTION OF PROPOSAL & PROPERTY

LAYOUT AMALGAMATION / SUB-DIVISION OF PLOT BEARING C.T.S. NO. 747, 748, 748/1, 748/2 & 733/B (PART) OF VILLAGE NAHUR, GOREGAON-MULUND LINK ROAD, NAHUR (WEST), MUMBAI.

NAME OF OWNER

SHRI. TEJAS A. SHAH, C.A. TO OWNER

SIGN. NAME & ADDRESS OF ARCHITECT

DAISARIA ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN PROJECT MANAGEMENT INCORPORATED
601, The Link, Eastern Wing, 10th Floor, Naraina, New Delhi, India. Phone: +91 11 2611 0504
E: info@daisaria.com | www.daisaria.com

AR. MANJU DAISARIA			
NORTH LINE	LAYOUT DRAWING	JOB NO: 848	SCALE: AS SHOWN
DATE: 04/04/2024	DRN BY: AMNG	CHRD BY: MVD	

BLOCK PLAN
SCALE - 1:500

PLOT AREA DIAGRAM
SCALE - 1:500