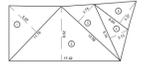
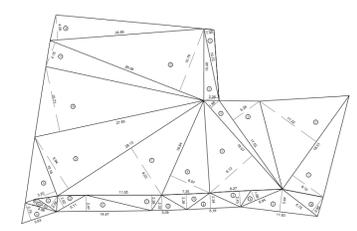


15% L.O.S ON MOTHER EARTH AREA CALCULATION

1	1/2 X	11.79 X	5.97 X	1 NO	=	35.19	SQ.MT.	
2	1/2 X	17.42 X	8.52 X	1 NO	=	74.21	SQ.MT.	
3	1/2 X	12.58 X	3.74 X	1 NO	=	23.52	SQ.MT.	
4	1/2 X	9.74 X	3.13 X	1 NO	=	15.24	SQ.MT.	
5	1/2 X	6.60 X	4.37 X	1 NO	=	14.42	SQ.MT.	
TOTAL PROPOSED L.O.S AREA						=	162.58	SQ.MT.
REQUIRED L.O.S ON MOTHER EARTH AREA [1060.02x15%]						=	159.00	SQ.MT.



15% L.O.S ON MOTHER EARTH AREA DIAGRAM SCALE: 1:500



PLOT AREA DIAGRAM SCALE: 1:500

PLOT AREA CALCULATION

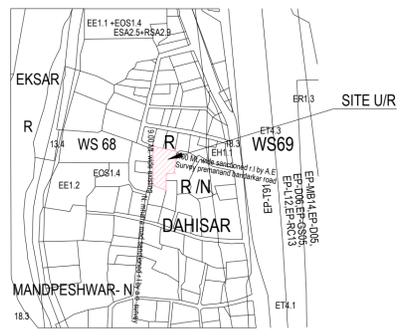
1	1/2 X	18.51 X	6.10 X	1 NO	=	56.46	SQ.MT.	
2	1/2 X	18.51 X	11.22 X	1 NO	=	103.84	SQ.MT.	
3	1/2 X	17.52 X	5.26 X	1 NO	=	46.07	SQ.MT.	
4	1/2 X	19.07 X	1.86 X	1 NO	=	17.74	SQ.MT.	
5	1/2 X	19.07 X	9.13 X	1 NO	=	87.05	SQ.MT.	
6	1/2 X	16.84 X	6.96 X	1 NO	=	57.91	SQ.MT.	
7	1/2 X	28.13 X	9.03 X	1 NO	=	127.01	SQ.MT.	
8	1/2 X	28.13 X	9.94 X	1 NO	=	139.81	SQ.MT.	
9	1/2 X	10.16 X	5.25 X	1 NO	=	26.67	SQ.MT.	
10	1/2 X	27.85 X	10.71 X	1 NO	=	149.14	SQ.MT.	
11	1/2 X	26.56 X	4.15 X	1 NO	=	55.11	SQ.MT.	
12	1/2 X	26.56 X	10.76 X	1 NO	=	142.89	SQ.MT.	
13	1/2 X	24.85 X	4.05 X	1 NO	=	50.32	SQ.MT.	
TOTAL PLOT AREA						=	1060.02	SQ.MT.

SET BACK AREA ALREADY MERGED WITH EXISTING ROAD

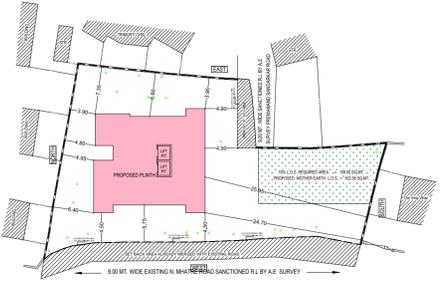
A	1/2 X	5.63 X	2.79 X	1 NO	=	7.85	SQ.MT.	
B	1/2 X	4.98 X	1.09 X	1 NO	=	2.71	SQ.MT.	
C	1/2 X	3.53 X	2.05 X	1 NO	=	3.62	SQ.MT.	
D	1/2 X	5.11 X	2.02 X	1 NO	=	5.16	SQ.MT.	
E	1/2 X	14.47 X	2.47 X	1 NO	=	17.87	SQ.MT.	
F	1/2 X	11.55 X	2.36 X	1 NO	=	13.63	SQ.MT.	
G	1/2 X	5.35 X	2.32 X	1 NO	=	6.21	SQ.MT.	
H	1/2 X	7.35 X	2.36 X	1 NO	=	8.67	SQ.MT.	
I	1/2 X	8.16 X	2.34 X	1 NO	=	9.55	SQ.MT.	
J	1/2 X	6.24 X	2.43 X	1 NO	=	7.58	SQ.MT.	
K	1/2 X	6.94 X	1.69 X	1 NO	=	5.86	SQ.MT.	
L	1/2 X	11.83 X	3.44 X	1 NO	=	20.35	SQ.MT.	
M	1/2 X	6.76 X	2.86 X	1 NO	=	09.67	SQ.MT.	
TOTAL MERGED SET BACK AREA						=	118.73	SQ.MT.

PROPOSED SET BACK AREA

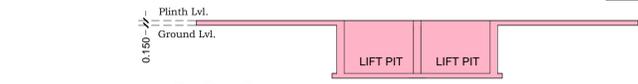
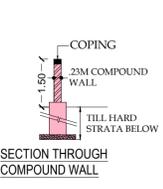
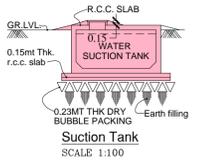
a	1/2 X	2.26 X	10.49 X	1 NO	=	11.85	SQ.MT.	
b	1/2 X	10.72 X	1.40 X	1 NO	=	7.50	SQ.MT.	
TOTAL PROPOSED SET BACK AREA						=	19.35	SQ.MT.
TOTAL PLOT AREA [A+B+C]						=	1198.10	SQ.MT.



LOCATION PLAN SCALE: 1:4000



BLOCK PLAN SCALE: 1:500



SECTION- AA SCALE: 1:100

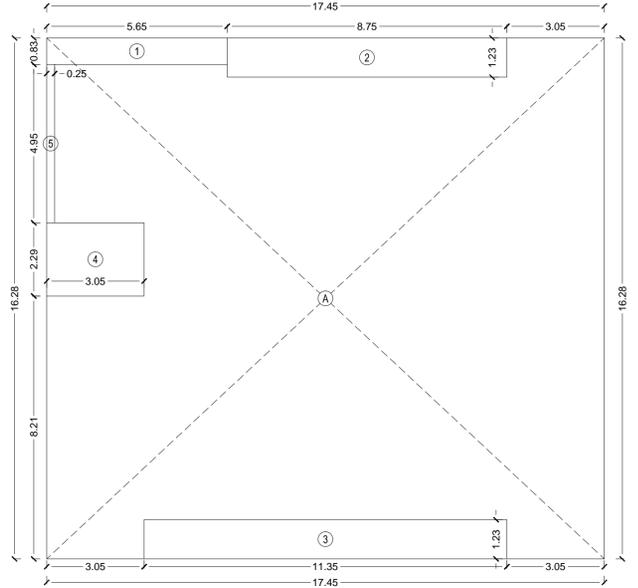
PLINTH AREA CALCULATION

PLINTH FLOOR

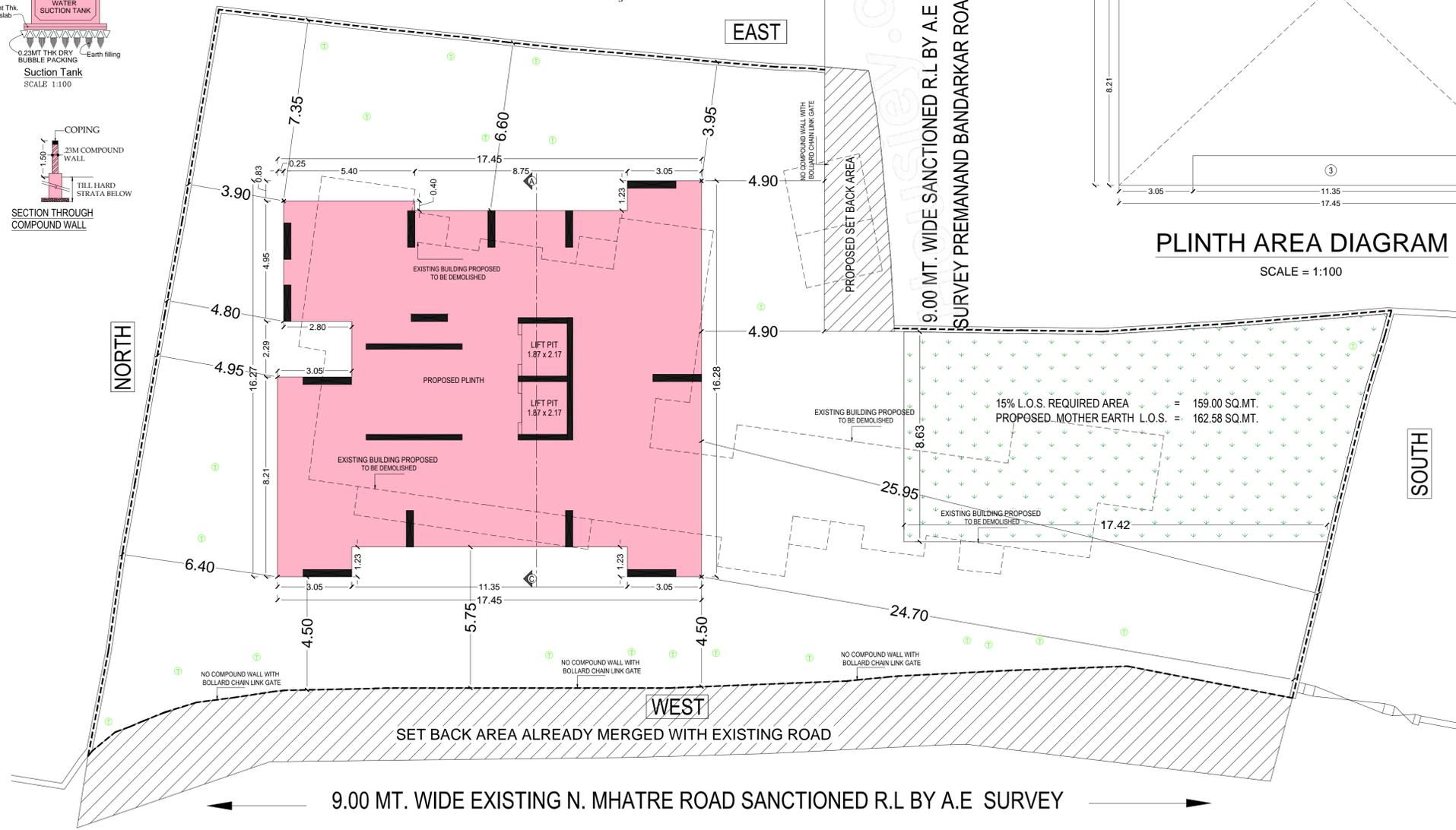
A	17.45 X	16.28 X	1 NO	=	284.09	SQ.MT.		
TOTAL ADDITION						=	284.09	SQ.MT.

DEDUCTIONS

1	5.65 X	0.83 X	1 NO	=	4.69	SQ.MT.		
2	8.75 X	1.23 X	1 NO	=	10.76	SQ.MT.		
3	11.35 X	1.23 X	1 NO	=	13.96	SQ.MT.		
4	3.05 X	2.29 X	1 NO	=	6.98	SQ.MT.		
5	0.25 X	4.95 X	1 NO	=	1.24	SQ.MT.		
TOTAL DEDUCTION						=	37.63	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]						=	246.46	SQ.MT.



PLINTH AREA DIAGRAM SCALE: 1:100



PLINTH FLOOR PLAN SCALE: 1:100

9.00 MT. WIDE EXISTING N. MHATRE ROAD SANCTIONED R.L BY A.E SURVEY

9.00 MT. WIDE SANCTIONED R.L BY A.E SURVEY PREMANAND BANDARKAR ROAD

15% L.O.S. REQUIRED AREA = 159.00 SQ.MT.
PROPOSED MOTHER EARTH L.O.S. = 162.58 SQ.MT.

FORM - I

1	Area of the plot	a) Area as per P.R.C	1198.10	
a) Area of Reservation in plot				---
b) Area of Road Set back				19.35
c) Area of D.P Road				---
Deduction for				---
A For Reservation /Road Area				---
a) Set back area already merged with existing road (FILE NO. CE/8838/BS/1/AR)				118.73
b) Proposed D.P Road to be handed over (100%) (Regulation No 16)				---
c) Reservation area (plot) to be handed over (Regulation No 17)				---
d) TOTAL AREA UNDER ROAD/RESERVATION				---
B For Amenity area				---
a) Area of amenity plots/plots to be handed over as per DPCR 14(A)				---
b) Area of amenity plots/plots to be handed over as per DPCR 14(B)				---
c) Area of amenity plots/plots to be handed over as per DPCR 15				---
d) Area of amenity plots/plots to be handed over as per DPCR 35				---
e) TOTAL AMENITY AREA				---
C Deductions for Existing Built up area 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)]				138.08
4 Balance area of plot (1(b) - 3)				1060.02
5 Plot area under Development				1060.02
Area of plot as per P.R.C				1060.02
6 Zonal (basic) FSI (1.50 or 0.75 or 1 or 1.33)				ONE
7 a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)				---
b) permissible built up area as per DPCR 30(C) protected for development				---
8 Built up area equal to land handed over as per reg. 30 (A) (3)(a)				---
a) additional Built up area for 2 (A) (c) (i) & 2B above within the cap of admissible "TDR" as per table 12 on balance plot.				---
b) additional Built up area for 2 (A) (c) (ii) & 2 (A) above to be utilized over and above the permissible FSI as per column no. 7 table 12 of reg. 30(A) and to be mentioned in table 12A reg. 32(2)(b) or 28(2)(a)				---
c) additional BUA in case for 2 (A) (c) (iii) as per reg. 17(1) not 20(vi) and (vii) as per AR policy on remaining Plot 0% as per table no. 5 of reg. 17(1).				---
9 additional Incentive BUA within the cap of admissible TDR AS PER table 12 on a plot				---
a) in lieu of cost of construction of amenity building as per reg. 30(A) (20b)				---
b) 50% of rehab component as per reg.33(7)(A)				---
c) 15% or as not on above or 10 sqmt per rehab tenements as per reg 33(7)(B)(1)(15% x 00.00 = 00.00 sqmt or 04sqmt x 00.00nos of tenements				---
10 Built up area due to "Additional FSI on payment of premium" as per table No 12 of regulation No 30(A) (4)(5)(6)				---
11 Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) 30(2) [sr.no-5x 50% or 70% or 90%or 100%]				---
a) Slum TDR 20% =				---
b) General TDR =				---
12 Permissible Built up Area (7(c) + 8 + 9 (c) + 10 + 11)				---
13 TOTAL PROPOSED BUILT UP AREA				---
14 TDR generated if any as per 30(A)				---
15 Fungible Compensatory Area as per Regulation No 31(3)				---
a) Permissible Fungible Compensatory area for Rehab component without charging premium for residential				---
i) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for residential				---
ii) Permissible Fungible Compensatory area availed for Rehab component without charging premium for commercial				---
i) PROPOSED Fungible Compensatory area availed for Rehab component without charging premium for commercial				---
b) Permissible Fungible Compensatory area available on payment of premium for Residential				---
i) PROPOSED Fungible Compensatory area availed on payment of premium for Residential				---
ii) Permissible Fungible Compensatory area available on payment of premium for commercial				---
i) PROPOSED Fungible Compensatory area availed on payment of premium for Commercial				---
16 Total Built Up Area proposed including Fungible Compensatory Area [13 + 14 (a) (i) + 14 (a) (ii) + 15(B)(i)]				---
17 FSI consumed on Net Plot [13 / 4]				---
II Other Requirements				---
A Reservation Designation				---
a) Name of Reservation				---
b) Area of Reservation land handed over as per regulation No.17				---
c) Built up area of Amenity to be handed over as per Regulation No.17				---
d) 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 LOS as per regulation No.27(15% or 20% or 25%)				---
D Tenement Statement				---
a) Proposed built up area (13 above)				---
b) Less deduction of Non-residential area (shop etc.)				---
c) Area available for tenements [(a) minus (b).]				---
d) Tenements permissible				---
e) Total number of Tenements proposed on the plot				---
E Parking Statement				---
i) Parking required by Regulations for -				---
Car				---
Scooter/Motor cycle				---
Outside (visitors)				---
ii) Covered garage permissible				---
iii) Covered garages proposed				---
Car				---
Scooter/Motor cycle				---
Outside (visitors)				---
iv) Total parking provided				---
Transport Vehicles Parking				---
i) Spaces for transport vehicles parking required by Regulations				---
ii) Total No. of transport vehicles parking spaces provided				---

FORM - II

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 22.02.2024 & THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1198.10 SQ.MT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE / SUB DIVISION PLAN.

SIGNATURE OF L.S.

CONTENTS OF SHEET

PLINTH FLOOR PLAN & CALCULATION, SECTION, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION & L.O.S AREA CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS LAXMI NARAYAN CO-OPERATIVE HOUSING SOCIETY LTD ON PLOT BEARING G.T.S. NO 727, OF VILLAGE DAHISAR, DAHISAR (WEST), TALUKA BORIVALI MUMBAI

PLAN FOR APPROVAL

1) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER NO. P-4096/2019(1727)R/N Ward DAHISAR R/N SIGNED ON EVEN DATE -

2) THIS IS DIGITALLY SIGNED & ISSUED

S.E (B.P) R-4

A.E.(B.P) R-II

E.E.(B.P) WS-II R-II

NAME, ADDRESS OF C.A. TO OWNER | STAMP & SIGN OF C.A. TO OWNER

LAXMI NARAYAN CHSL
MRS. MANISHA B. MOKAL
(Secretary)

BMC FILE NO. - P-4096/2019(1727)R/N Ward DAHISAR R/N

DRG. NO. | SCALE | DATE | DRN. BY. | CHKD. BY.

100-01 | AS STATED | 06.05.2024 | MADHU | CSR

NAME, ADDRESS OF ARCHITECT / L.S. | STAMP & SIGN OF ARCHITECT / L.S.

CHIRAB B. BAYANI
ARCHITECT / ENGINEER / PWD | EMAIL: - chirabb@rediffmail.com