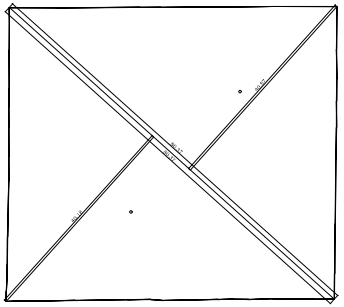
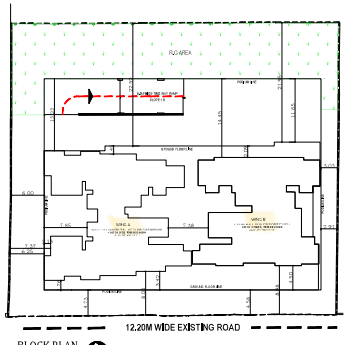
LOCATION PLAN
SCALE - 1:4000

PLOT AREA DIAGRAM & AREA CALCULATION

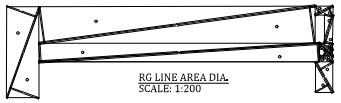
SCALE - 1:500



PLOT AREA CALCULATION									
1	0.5	X	80.37	X	40.57	X	1.00	=	1630.14
2	0.5	X	80.37	X	40.18	X	1.00	=	1614.54
								=	3244.69



BLOCK PLAN
SCALE - 1:500

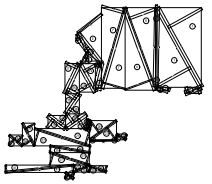


RG LINE AREA DIA.
SCALE: 1:200

LOS AREA CALCULATION									
ADDITION									
1	17.76	X	5.56	X	0.50	X	1	=	49.37 "
2	17.76	X	5.63	X	0.50	X	1	=	49.99 "
3	51.29	X	6.68	X	0.50	X	1	=	171.31 "
4	51.29	X	6.81	X	0.50	X	1	=	174.64 "
5	51.70	X	3.39	X	0.50	X	1	=	87.63 "
6	3.69	X	1.47	X	0.50	X	1	=	2.71 "
7	3.69	X	1.47	X	0.50	X	1	=	2.71 "
8	5.06	X	1.51	X	0.50	X	1	=	3.12 "
9	5.06	X	1.46	X	0.50	X	1	=	3.93 "
10	2.68	X	0.99	X	0.50	X	1	=	1.32 "
11	2.68	X	1.60	X	0.50	X	1	=	1.33 "
12	1.98	X	0.93	X	0.50	X	1	=	2.91 "
13	1.98	X	0.95	X	0.50	X	1	=	3.93 "
14	2.71	X	1.01	X	0.50	X	1	=	1.37 "
15	2.71	X	1.01	X	0.50	X	1	=	1.37 "
16	5.47	X	2.75	X	0.50	X	1	=	3.93 "
17	6.67	X	2.75	X	0.50	X	1	=	3.90 "
18	51.70	X	3.39	X	0.50	X	1	=	87.63 "
TOTAL								=	659.08 SQ.MT

PODIUM RG LINE AREA DIA.(PART-2)
SCALE: 1:200

PODIUM RG 2 AREA CALCULATION									
ADDITION (A)									
1	2.67	X	0.81	X	0.50	X	2	=	1.35 SQ.MT
2	4.70	X	2.24	X	0.50	X	1	=	5.55 "
3	4.76	X	2.21	X	0.50	X	1	=	5.22 "
4	5.37	X	1.21	X	0.50	X	1	=	3.07 "
5	5.37	X	1.21	X	0.50	X	1	=	3.07 "
6	2.74	X	0.61	X	0.50	X	2	=	0.82 "
7	4.02	X	1.84	X	0.50	X	1	=	4.68 "
8	3.02	X	1.91	X	0.50	X	1	=	3.60 "
9	2.26	X	1.13	X	0.50	X	2	=	2.60 "
10	3.55	X	1.60	X	0.50	X	2	=	5.76 "
11	5.28	X	1.51	X	0.50	X	1	=	2.48 "
12	5.28	X	1.51	X	0.50	X	1	=	2.48 "
13	4.82	X	2.15	X	0.50	X	2	=	4.68 "
14	1.07	X	0.61	X	0.50	X	2	=	1.25 "
TOTAL								=	58.27 SQ.MT



PODIUM RG LINE AREA DIA.(PART-1)
SCALE: 1:200

PODIUM RG AREA CALCULATION PRT-1									
ADDITION (A)									
1	16.0	X	7.12	X	0.50	X	2	=	119.62 SQ.MT
2	3.37	X	1.06	X	0.50	X	1	=	3.0 "
3	2.14	X	0.62	X	0.50	X	1	=	0.66 "
4	2.14	X	0.45	X	0.50	X	1	=	0.48 "
5	16.58	X	0.3	X	0.50	X	2	=	8.37 "
6	16.21	X	1.27	X	0.50	X	2	=	15.41 "
7	15.1	X	4.16	X	0.50	X	2	=	94.48 "
8	7.66	X	1.49	X	0.50	X	4	=	28.11 "
9	3.76	X	0.62	X	0.50	X	1	=	1.27 "
10	7.66	X	0.97	X	0.50	X	1	=	3.83 "
11	3.9	X	2.1	X	0.50	X	1	=	4.10 "
12	4.71	X	1.01	X	0.50	X	1	=	2.02 "
13	4.71	X	0.74	X	0.50	X	1	=	1.74 "
14	6.84	X	1.57	X	0.50	X	1	=	7.19 "
15	6.84	X	2.57	X	0.50	X	1	=	5.76 "
16	6.15	X	2.56	X	0.50	X	1	=	7.35 "
17	6.15	X	1.86	X	0.50	X	1	=	7.35 "
18	4.53	X	2.1	X	0.50	X	2	=	9.51 "
19	4.86	X	1.94	X	0.50	X	1	=	4.96 "
20	4.86	X	1.94	X	0.50	X	1	=	4.96 "
21	4.65	X	2.19	X	0.50	X	1	=	5.09 "
22	4.65	X	2.19	X	0.50	X	1	=	5.09 "
23	1.44	X	0.82	X	0.50	X	2	=	0.82 "
24	1.45	X	0.53	X	0.50	X	1	=	0.77 "
25	3.49	X	0.84	X	0.50	X	1	=	0.85 "
26	6.85	X	1.86	X	0.50	X	1	=	6.42 "
27	6.85	X	1.86	X	0.50	X	1	=	6.65 "
28	4.86	X	0.1	X	0.50	X	1	=	0.24 "
29	4.86	X	0.1	X	0.50	X	1	=	0.24 "
30	2.04	X	0.80	X	0.50	X	2	=	1.63 "
31	10.07	X	3.66	X	0.50	X	1	=	16.17 "
32	10.67	X	3.04	X	0.50	X	1	=	16.22 "
33	4.74	X	1.96	X	0.50	X	1	=	4.65 "
34	4.74	X	1.95	X	0.50	X	1	=	4.65 "
35	3.11	X	1.53	X	0.50	X	2	=	4.76 "
36	7.35	X	1.02	X	0.50	X	2	=	7.02 "
37	7.55	X	2.2	X	0.50	X	2	=	16.61 "
38	3.37	X	1.1	X	0.50	X	2	=	3.71 "
39	3.14	X	1.51	X	0.50	X	2	=	3.61 "
40	1.92	X	0.98	X	0.50	X	2	=	1.80 "
41	16.63	X	1.51	X	0.50	X	2	=	16.37 "
TOTAL								=	487.56 SQ.MT
DEDUCTION (B)									
1	2.82	X	0.72	X	0.07	X	4	=	1.52
TOTAL (A-B)								=	486.44 SQ.MT

LOS REQUIREMENT			
Particulars		In Sqm	
Details	%	Required	Provided
Net Plot Area		3240.00	
LOS requirement	20%	648.00	
A On Ground (Min.)			
On Mother Earth (min.)	100%	648.00	659.08
Additional R.G On Podium			799.84

BUILT UP AEEA SUMMARY WING-A & WING B				
WING	WING A		WING B	
FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY PREMIUM AREA	BUILT UP AREA	STAIRCASE, LIFT & LOBBY PREMIUM AREA
GROUND FLOOR	0.00	0.00	0.00	0.00
1ST PODIUM	0.00	0.00	0.00	0.00
2nd PODIUM	0.00	0.00	0.00	0.00
3rd PODIUM	0.00	0.00	209.38	65.71
1ST FLOOR	364.08	58.73	228.02	48.84
2nd FLOOR	364.08	44.92	228.02	48.84
3rd FLOOR	364.08	44.92	243.89	48.75
4th FLOOR (REFUGE)	255.17	44.92	174.09	48.75
EXCESS REFUGE	40.80			
5th FLOOR	364.08	44.92	243.89	48.75
6th FLOOR	364.08	44.92	243.89	48.75
7th FLOOR	364.08	44.92	243.89	48.75
8th FLOOR	73.86	46.98	243.89	48.75
9th FLOOR	-	-	247.96	48.75
10th FLOOR	-	-	263.46	48.75
11th FLOOR (REFUGE)	-	-	367.87	48.75
12th FLOOR	-	-	263.46	48.75
13th FLOOR	-	-	263.46	48.75
14th FLOOR	-	-	277.85	48.77
15th FLOOR	-	-	282.19	48.77
16th FLOOR	-	-	282.19	48.77
17th FLOOR	-	-	235.44	48.77
TERRACE	-	-	0.00	0.00
TOTAL	2554.31	375.23	4142.84	891.72
EXCESS METER ROOM AREA			5.48	
TOTAL WING A+B			6902.63	
EXCESS FITNESS CENTER AREA			53.43	
TOTAL BUILT UP AREA			6956.06	

FITNESS AREA STATEMENT		
TOTAL 3UA	6902.63	SQ.MT
FITNESS CERNTER PERMISSIELE 2%	138.05	SQ.MT
FITNESS CENTER PROPOSED		
3RD PODIUM FLOOR	182.60	SQ.MT
4TH REFUGI FLOOR	8.88	SQ.MT
TOTAL FITNESS AREA	191.48	SQ.MT
EXCESS FITNESS CENTER COUNTED IN FSI	53.43	SQ.MT

PODIUM RG LINE AREA DIA(PART-2)
SCALE: 1:200

PODIUM RG 4 AREA CALCULATION									
ADDITION (A)									
1	3.43	X	1.16	X	0.50	X	2	=	3.98 SQ.MT
2	1.04	X	0.29	X	0.50	X	1	=	0.15 "
3	1.04	X	0.28	X	0.50	X	1	=	0.15 "
4	8.13	X	2.42	X	0.50	X	1	=	9.84 "
5	9.19	X	6.33	X	0.50	X	1	=	29.09 "
6	9.19	X	4.24	X	0.50	X	1	=	19.48 "
7	4	X	1.7	X	0.50	X	1	=	3.40 "
8	4	X	1.63	X	0.50	X	1	=	3.26 "
9	1.6	X	0.72	X	0.50	X	2	=	1.15 "
10	1.03	X	0.29	X	0.50	X	1	=	0.15 "
11	1.03	X	0.29	X	0.50	X	1	=	0.15 "
12	3.39	X	1.03	X	0.50	X	2	=	3.49 "
TOTAL								=	74.28 SQ.MT

PODIUM RG LINE AREA DIA(PART-3)
SCALE: 1:200

PODIUM RG 3 AREA CALCULATION									
ADDITION (A)									
1	1.54	X	0.15	X	0.50	X	1	=	0.12 SQ.MT
2	1.54	X	0.15	X	0.50	X	1	=	0.12 "
3	3.87	X	1.47	X	0.50	X	1	=	1.84 "
4	3.87	X	1.47	X	0.50	X	1	=	1.84 "
5	3.83	X	1.88	X	0.50	X	2	=	3.20 "
6	3.98	X	1.57	X	0.50	X	2	=	6.25 "
7	7.12	X	2.35	X	0.50	X	2	=	15.73 "
8	6.21	X	2.78	X	0.50	X	2	=	17.26 "
9	6.52	X	3.24	X	0.50	X	2	=	21.12 "
10	4.87	X	1.32	X	0.50	X	2	=	6.43 "
11	9.17	X	3.87	X	0.50	X	2	=	35.49 "
12	7.52	X	3.67	X	0.50	X	2	=	27.60 "
13	9.4	X	3.92	X	0.50	X	2	=	36.85 "
TOTAL								=	160.85 SQ.MT

PARKING STATEMENT WING A & B AS PER DCPR 2034			
FLOOR	PARK REQD	NO OF FLATS	PERM PARK
BELOW 45.00 SQ.MT	1FOR 4 FLATS	44	11.00
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS	36	18.00
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	17	17.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	14	28.00
TOTAL		111	74.00
10% FOR VISITORS PARKING			7.40
PARKING REQUIRED		=	81.40
SAY		=	81
TOTAL PARKING REQUIRED		=	81
50% ADDITIONAL PARKING PERMISSIBLE			41
TOTAL PERMISSIBLE PARKING			122
TOTAL PARKING PROVIDED		=	182

PROPOSED PARKING STATEMENT WING A & B DCPR 2034		
FLOOR	BIG CAR	SMALL CAR
GROUND	37	34
1ST PODIUM FLOOR	28	25
2ND PODIUM FLOOR	31	27
TOTAL PROPOSED PARKING	96	86
TOTAL PROPOSED PARKING	182	

METER ROOM AREA STATEMENT (WING-A & B)		
TOTAL TENEMENTS	111.00	SQ.MT
METER ROOM 10 SQM PER 50 TENEMENTS	22.20	SQ.MT
METER ROOM PROPOSED	27.68	SQ.MT
EXCESS METER ROOM COUNTED IN FSI	5.48	SQ.MT

CONSTRUCTION AREA	
	Sq.mt
Built up Area (FSI)	6956.06
Non FSI Area	7346.66
Total	14302.72

PROFORMA -B

01/16

CONTENTS OF SHEET

PLOT AREA DIAGRAM AND CALCULATION ,BLOCK PLAN ,LOCATION PLAN, RG AREA CALCULATION AND BUA SUMMARY, CONSTRUCTION AREA STATEMENT

STAMP AND DATE OF APPROVAL OF PLAN

Note:
1) THIS IS DIGITALLY SIGNED AND ISSUED
2) APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD UNDER AUTO DCR FILE NO P-22954/2024/(832)/K/W Ward/AMBIVALI, DATE: 24/03/2025

PLANS FOR APPROVAL

PRASHANT PRABHAKAR LOHARE	RAMESH KALPNATH YADAV	RAJENDRA HILAL PAGAR
S.E.(B.P.)H/WC	A.E.(B.P.)K/WN	E.E.(B.P.)K/W Ward

CERTIFICATE OF AREA

Certified That The Plot Under Reference Is Got Surveyed Through Surveying Agency To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners. The Said Area As Per Survey Now Works Out To 3240.00 Sq.mts.(Three Thousand Two Hundred Fourint zero.)

Shashikan t Laxman Jadhav

SIGNATURE OF LICENSED SURVEYOR (L.S.)

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed development of plot bearing CTS No- 832/9 , Ambivali Village , Ward K/W , Laxmi Ratan C.H.S Ltd, Ratan nagar lane, Four bungalows Andheri west, Mumbai - 400 053.

JOB. NO.	DRG. NO.	DRAWN BY
-	-	-
SCALE	DATE	CHECKED BY
1:100	-	-

REVISIONS	DESCRIPTION :

NAME & ADDRESS OF DESIGN ARCHITECT

NAME OF THE OWNER	SIGNATURE
Kolte Patil Developers Ltd. - CA to owner Laxmi Ratan CHSL 1101, 11th floor. The Capitol, WING-B, PLOT NO.70, G BLOCK BANDRA-KURLA COMPLEX, BANDRA EAST, MUMBAI 400051.	Mahendra Kumar Chauhan

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.) | SIGNATURE

SPACEAGE CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080

Shashika nt Laxman Jadhav