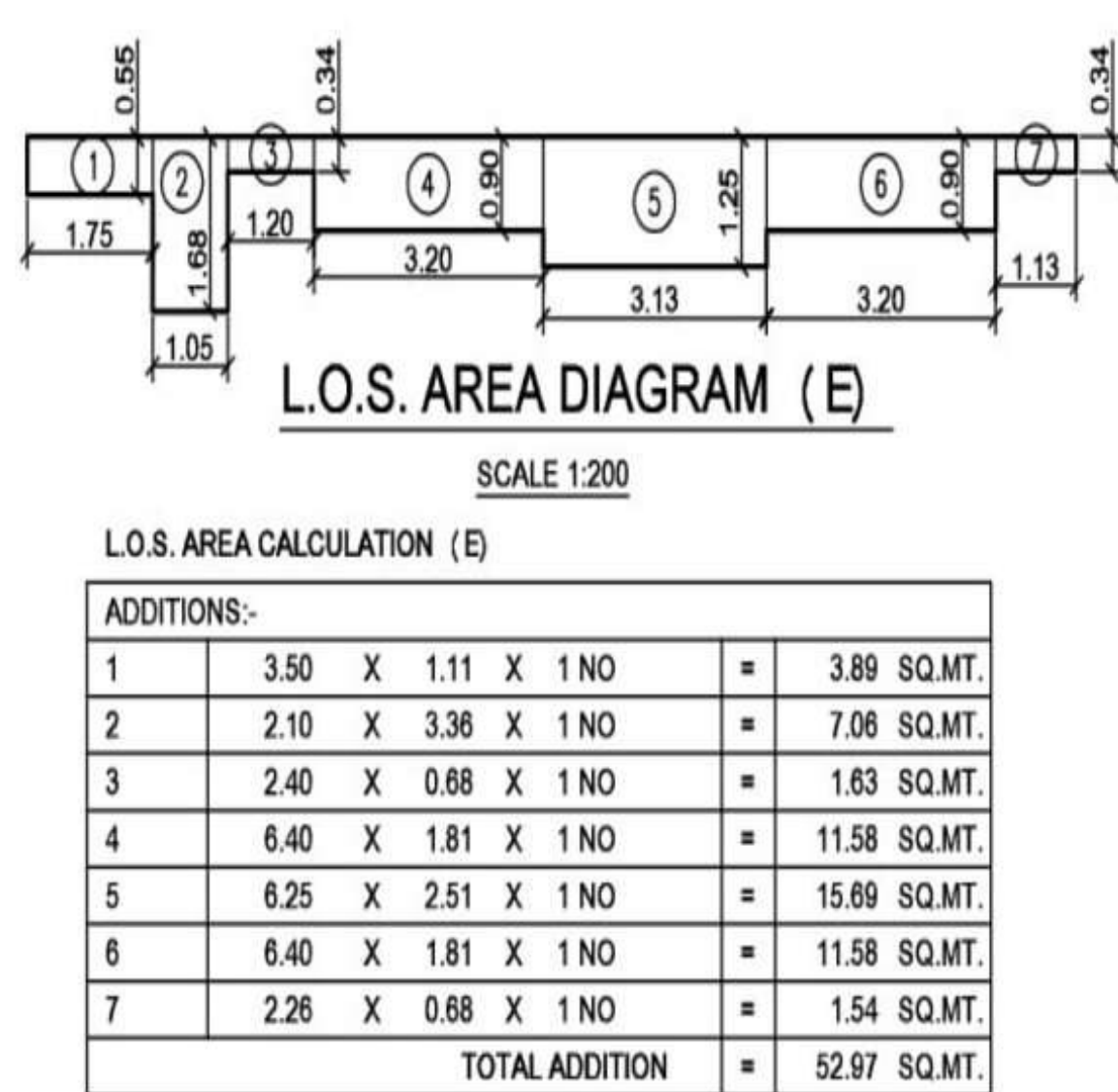
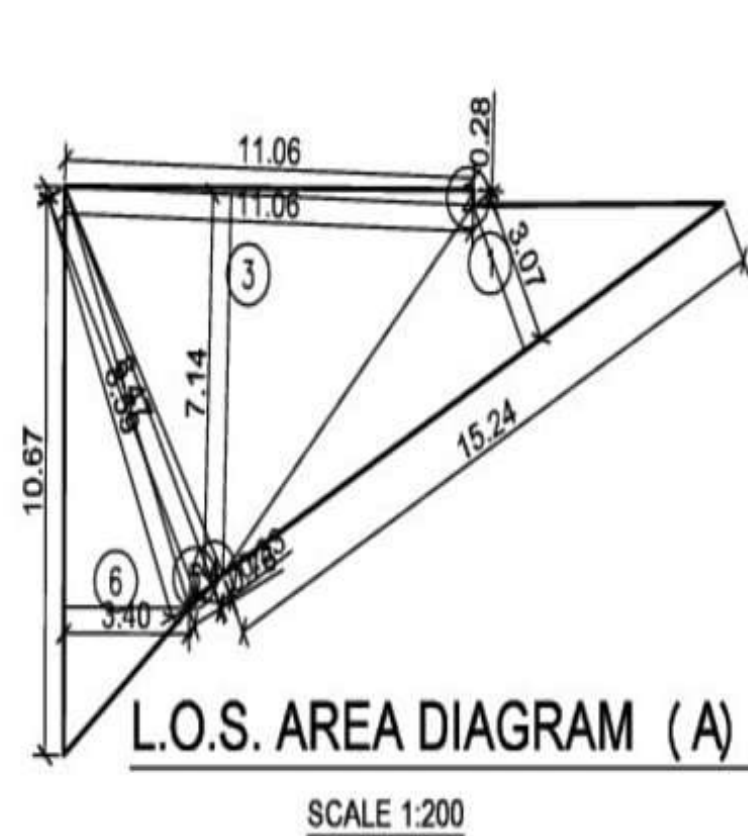




L.O.S. AREA STATEMENT

L.O.S. AREA REQUIRED	AREA IN SQ.MT.
+20% ON BALANCE PLOT AREA	533.82
2669.10 X 20% = 533.82 SQ.MT.	
PHYSICAL L.O.S. AREA PROPOSED (A)	87.22
PHYSICAL L.O.S. AREA PROPOSED (B)	18.10
PHYSICAL L.O.S. AREA PROPOSED (C)	83.52
PHYSICAL L.O.S. AREA PROPOSED (D)	318.21
PHYSICAL L.O.S. AREA PROPOSED (E)	52.67
PAVED L.O.S. AREA PROPOSED (F)	40.77
TOTAL L.O.S. AREA PROPOSED (A+B+C+D+E+F)	600.79

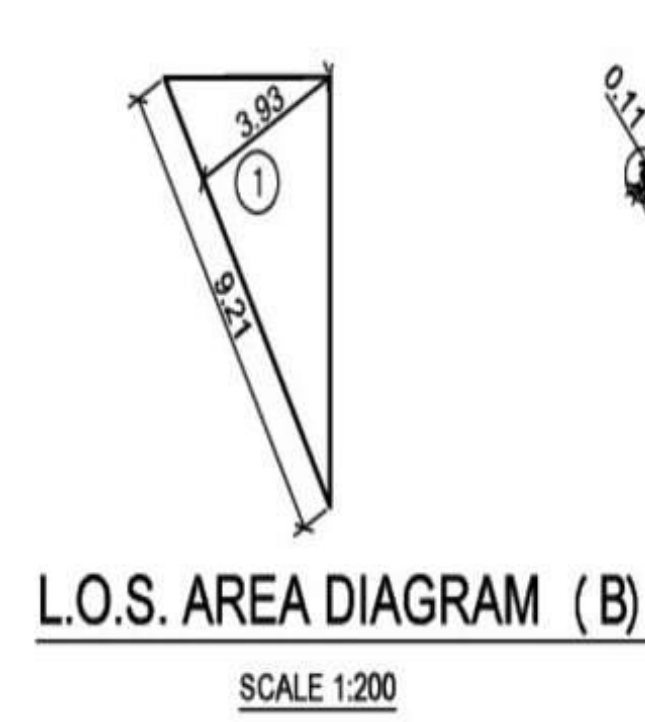


L.O.S. AREA CALCULATION (A)

ADDITIONS:		
1	12 X 15.24 X 3.07 X 1 NO	= 23.39 SQ.MT.
2	12 X 11.06 X 0.28 X 1 NO	= 1.55 SQ.MT.
3	12 X 11.06 X 7.14 X 1 NO	= 39.48 SQ.MT.
4	12 X 8.47 X 0.33 X 1 NO	= 1.40 SQ.MT.
5	12 X 6.59 X 0.78 X 1 NO	= 3.26 SQ.MT.
6	12 X 10.87 X 3.40 X 1 NO	= 18.14 SQ.MT.
TOTAL ADDITION		= 87.22 SQ.MT.

L.O.S. AREA CALCULATION (B)

ADDITIONS:		
1	12 X 9.21 X 3.93 X 1 NO	= 18.10 SQ.MT.
TOTAL ADDITION		= 18.10 SQ.MT.



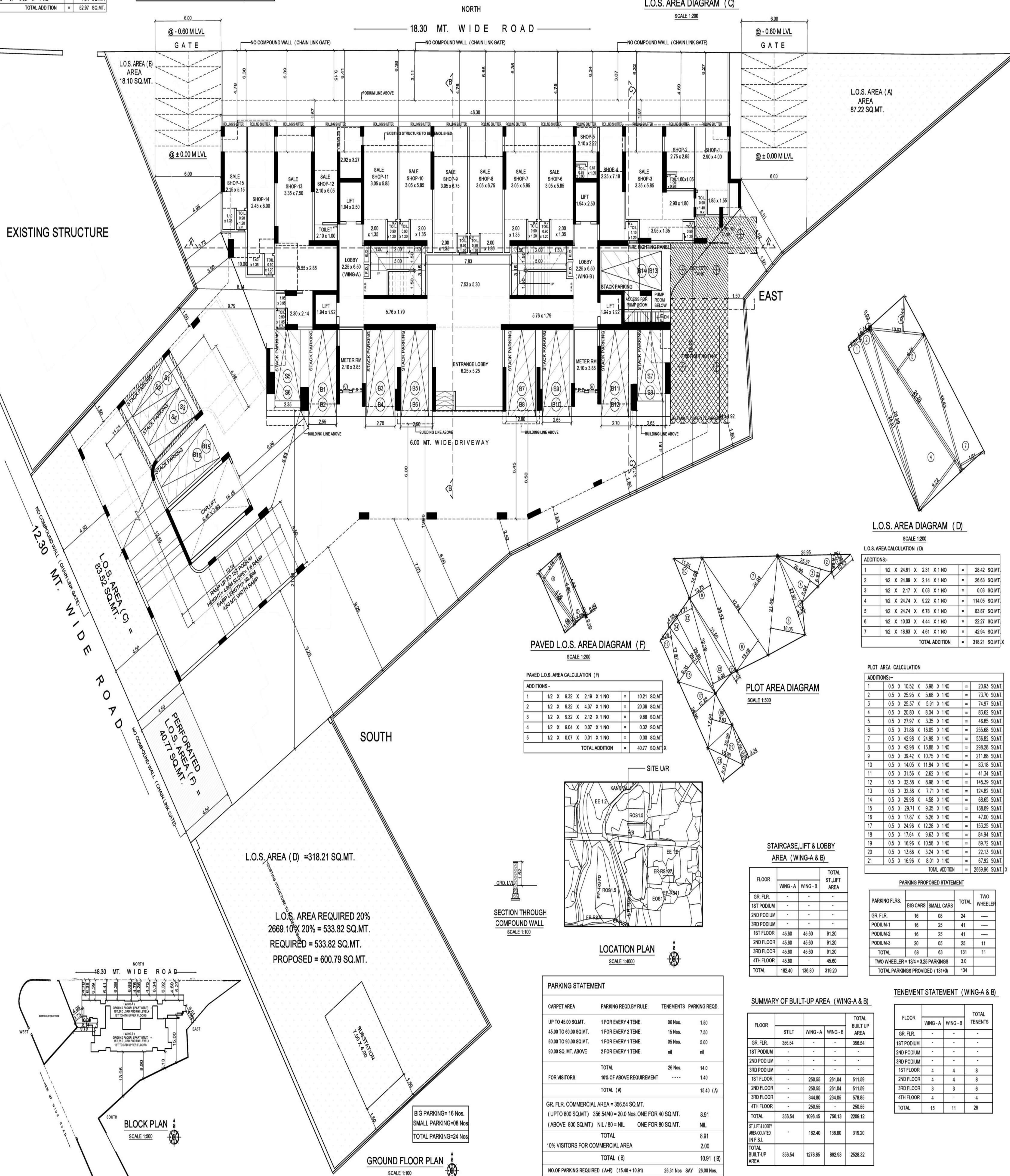
L.O.S. AREA CALCULATION (C)

ADDITIONS:		
1	12 X 1.52 X 0.35 X 1 NO	= 0.27 SQ.MT.
2	12 X 4.58 X 1.37 X 1 NO	= 3.14 SQ.MT.
3	12 X 4.15 X 0.11 X 1 NO	= 0.23 SQ.MT.
4	12 X 10.24 X 3.85 X 1 NO	= 18.89 SQ.MT.
5	12 X 18.24 X 4.48 X 1 NO	= 40.86 SQ.MT.
6	12 X 10.06 X 3.86 X 1 NO	= 16.45 SQ.MT.
7	12 X 4.58 X 0.75 X 1 NO	= 1.72 SQ.MT.
8	12 X 4.50 X 0.07 X 1 NO	= 0.16 SQ.MT.
TOTAL ADDITION		= 83.52 SQ.MT.

L.O.S. AREA DIAGRAM (C)

SCALE 1:200

EXISTING STRUCTURE



This drawing shall be read in conjunction with intimation of Disapproval issued under No. SECTION 336 of M.M.C. ACT 1988 Under No. CHEP-2507/R/S/3371/JAR. SIGNED ON EVEN DATE.

A	PROFORMA-A	SQ.MTS
1	Area Statement	
1	Gross area of plot	2669.10
a)	Area of Reservation in plot	--
b)	Area of Road Set back	--
c)	Area of P. Road	--
2	Deductions for	--
(A)	For reservation/road area	--
(B)	Road setback area to be handed over (100%) (Regulation no.16)	--
(C)	Proposed d.p. road to be handed over (100%) (Regulation no.16)	--
(d)	Reservation area (100%) to be handed over (Regulation no.17)	--
(E)	For amenity area	--
(F)	Area of amenity plots to be handed over as per dor 14 (a)	--
(G)	Area of amenity plots to be handed over as per dor 14 (b)	--
(H)	Area of amenity plots to be handed over as per dor 15	--
(I)	Area of amenity plots to be handed over as per dor 16	--
(J)	Deductions for existing built up area to be retained if any	--
(K)	Land component of existing bus as per regulation under which the development was allowed.	--
3	Balance area of plot (1 minus B)	2669.10
4	Pick area under development (4 + 2A) (d)	2669.10
5	Zone (based) No. (1 or 1.33)	ONE
6	Permissible built up area as per zone (based) No. (5*8) (in case of mill land permissible built up area shall be as per 4 of regulation 30 (a)	2669.10
7	Built up area equal to area of land handed over as per 3 (a) of regulation 30 (a)	--
8	Built up area in lieu of cost of construction of built up amenity to be handed over	--
9	Built up area due to, additional fee on payment of premium, as per table no 12 of regulation no 30 (a) subject to regulation no 30 (a) (b) 3	--
10	Built up area due to, additional fee, as per table no 12 of regulation no 30 (a) subject to regulation no 30 (a) (b) 3	--
11	Built up area equal to area of land handed over as per (Regulation no 17)	--
12	Incentive to without premium as per Reg. 33 (7) (b) (i.e. 5% Nos. tenement x 10 sq.mt.)	--
13	Permissible built up area (1 minus B) + 11 + 12 + 13	2669.10
14	Proposed built up area	2528.32
15	Fungible compensatory area as per regulation no 31 (3)	--
a)	Permissible Fungible Compensatory area for Rehabilitation without charging premium	--
b)	Fungible Compensatory area available for Rehabilitation without charging premium	--
16	Permissible Fungible Compensatory area by charging premium	--
a)	Fungible Compensatory area available on payment of premium	--
17	Total Built up Area proposed including Fungible Compensatory Area (15 + 16) (a) (b) + 10 (b) (i) 2528.32	2528.32
18	FSB consumed on Mill Plot (15 d)	1.68
19	Other Requirements	--
(A)	Reservation/Deduction	--
(B)	Name of Reservation	--
(C)	Area of Reservation affecting the plot	--
(D)	Area of Reservation land to be handed over as per Regulation No.17	--
(E)	Built up area of amenity to be handed over as per Regulation No.17	--
(F)	Area/Built up Area of Deduction	--
(G)	Pick area/Built up Area to be Handed over as per Regulation No (b) 14 (A)	--
(H)	15	--
(I)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	--
(J)	Tenement Statement	2528.32
(K)	Proposed built up area (13 above)	2528.32
(L)	Less deduction of Non-residential area (Shop etc.)	356.54
(M)	Area available for tenement (11 minus (E) 1)	2117.78
(N)	Tenements permissible (Density of tenements/ha)	98 Nos.
(O)	Total number of Tenements proposed on the plot	26 Nos.
(P)	Parking Statement	--
(Q)	Parking required by Regulations for:-	26 Nos.
Car	--	26 Nos.
Motorcycle cycle	--	--
Outsiders (visitors)	--	--
(R)	Covered garage permissible	114.05
(S)	Covered garages proposed	--
Car	--	--
Motorcycle cycle	--	--
Outsider (Visitors)	--	--
(T)	Total parking provided	134 Nos.
(U)	Transport Vehicles Parking	--
(V)	Spaces for transport vehicles parking required by Regulations	--
(W)	Total No. of transport vehicles parking spaces provided	--

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 27042019 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2669.10 SQ.MT. (TWO THOUSAND SIX HUNDRED SEVENTY NINE POINT TEN) TROO AND TALKS WITH AREA STATED IN DOCUMENT OF OWNERSHIP P.S. RECORDS.

SIGN OF ARCHITECT

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. P-2507/2019/ (1340) /R/S WARD/KANDIVALI/R/S/3371/NEW

HANUMANT SADASHIVRAO BURE

Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 2022.07.16 16:31:34 +05'30'

EXECUTIVE ENGINEER BUILDING PROPOSAL - R' WARD

AKSHAY BHARGAV DUDHANE

Digitally signed by AKSHAY BHARGAV DUDHANE
Date: 2022.07.01 16:03:59 +05'30'

Shivshant Sudhakarrao Dake

Digitally signed by Shivshant Sudhakarrao Dake
Date: 2022.07.04 16:11:35 +05'30'

Pawar Amet Ganpatrao

Digitally signed by Pawar Amet Ganpatrao
Date: 2022.07.01 16:11:35 +05'30'

Sanjeet Kumar Indrajeet

Digitally signed by Sanjeet Kumar Indrajeet
Date: 2022.07.01 16:11:35 +05'30'

ARCHITECTS AMEET PAWAR CA2004/04543

PROFORMA 'B'

CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING ON PROPERTY BEARING C.T.S. NO. 1340/A OF KANDIVALI VILLAGE IN R/S WARD.

NAME OF OWNER

ABHILASHA RAILWAY EMPLOYEE CHSL

NAME, ADDRESS & SIGNATURE OF ARCHITECT

GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI, 400 057. PH-022-2610 8834/44 55 66. www.aakarchitect.org

NORTH JOB NO. DRAWN BY CHECKED BY PATH:-

2053 SUNIL

XISUNILWESTERNJOB NO.2053-WE DEVELOPMENT - ABHILASHA SOCIETY IN C.C. PROPOSAL/REVIEW D.O. DWS. 16 FEB. REUSE CONCISSION/21-06-2022