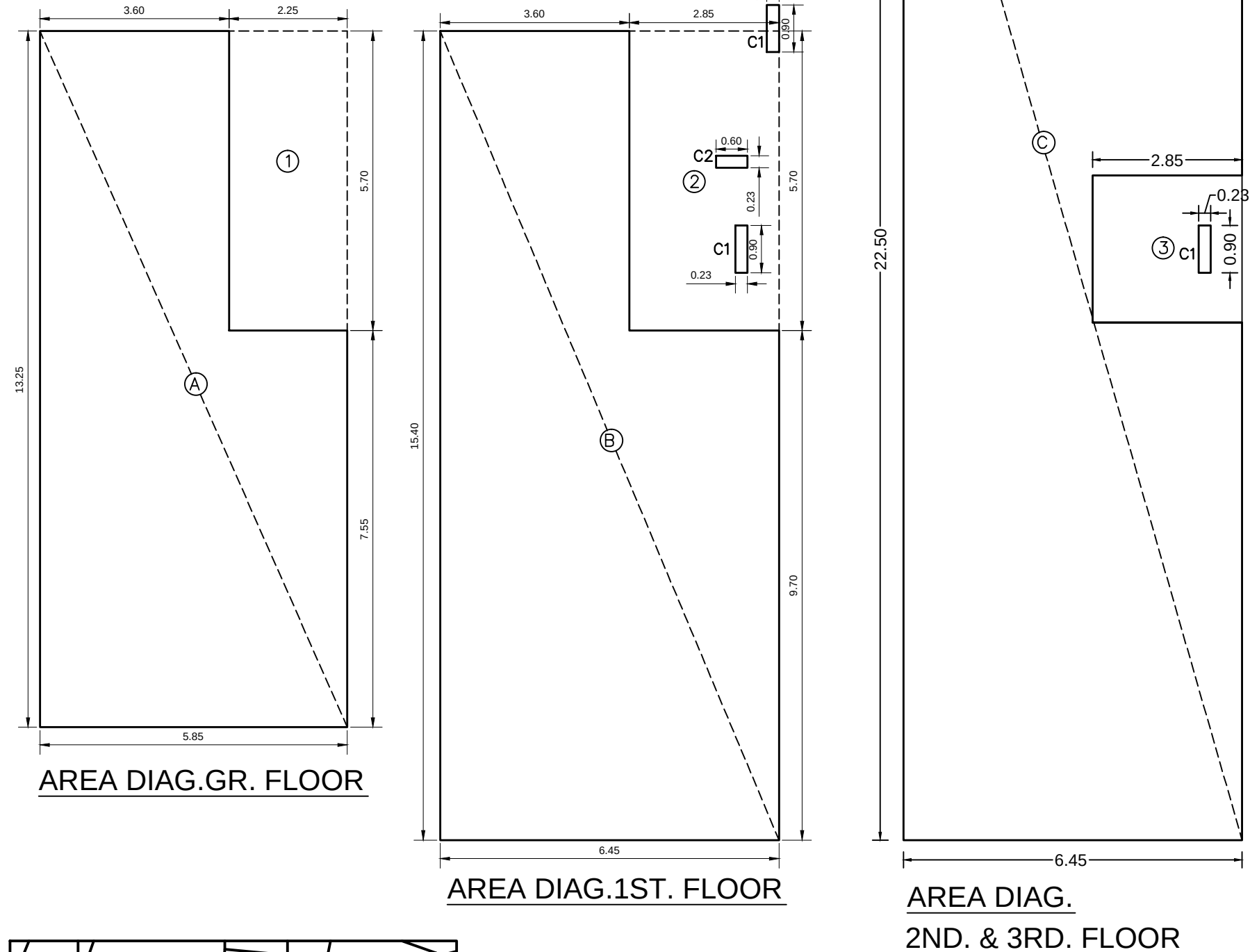
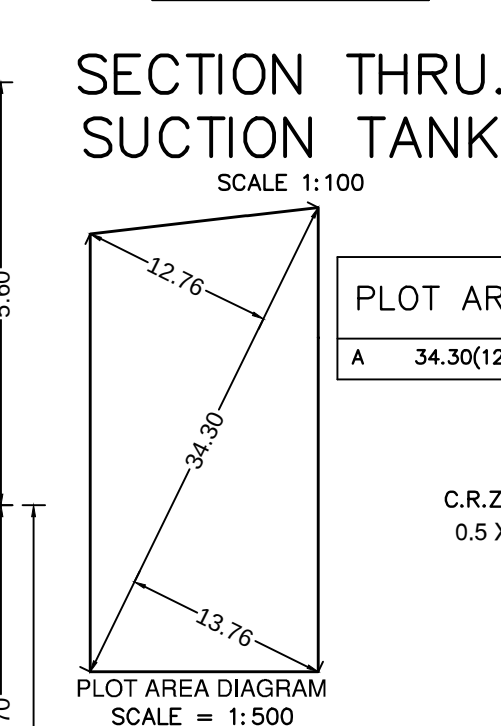
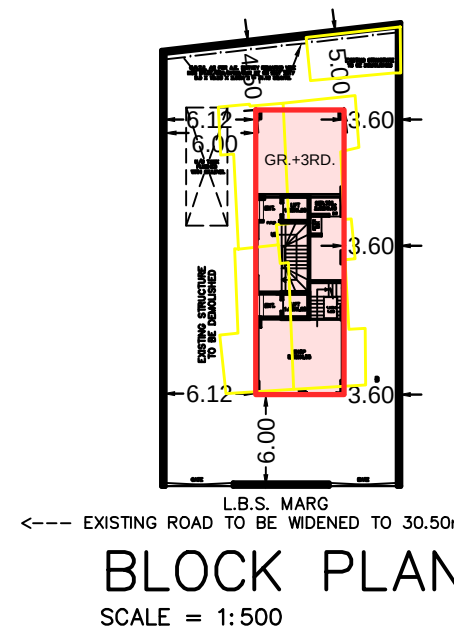
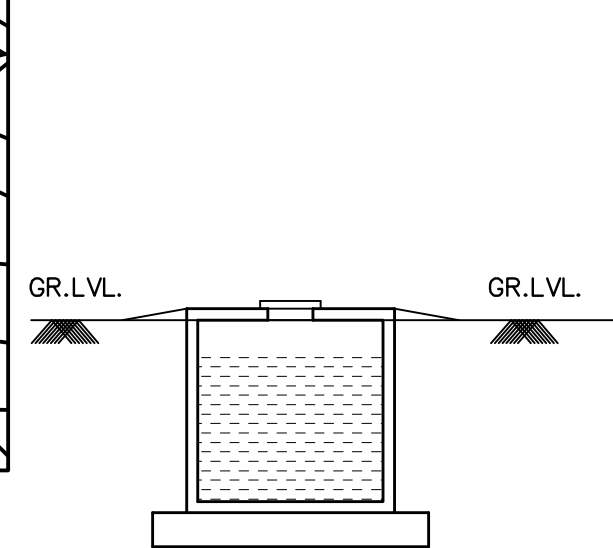
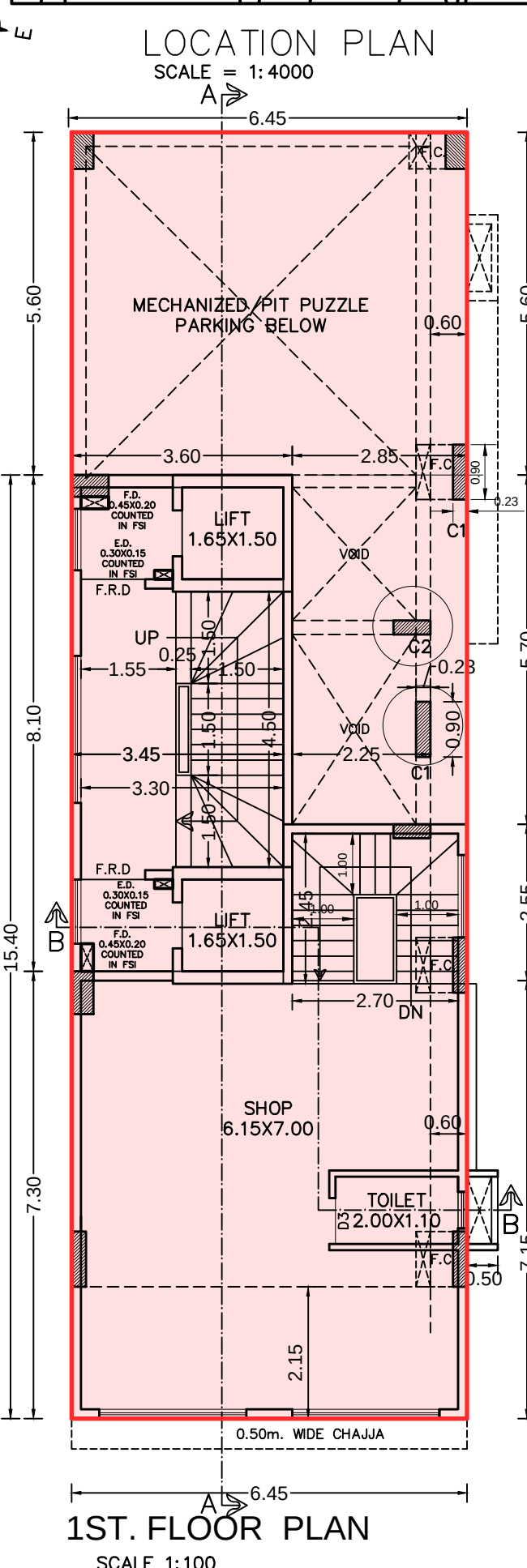
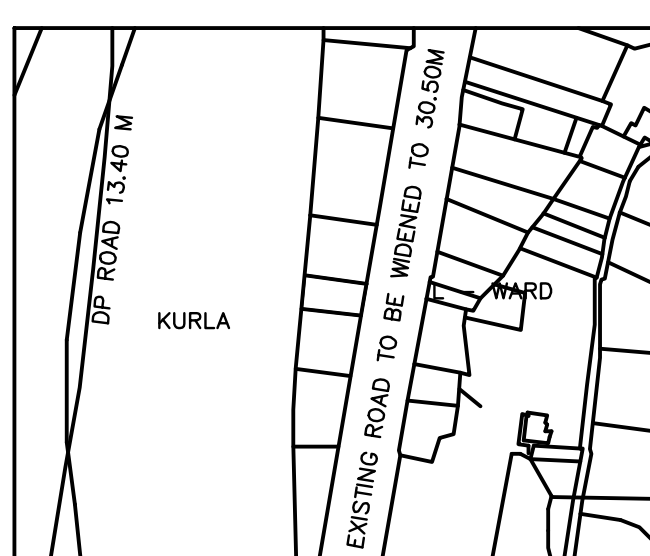
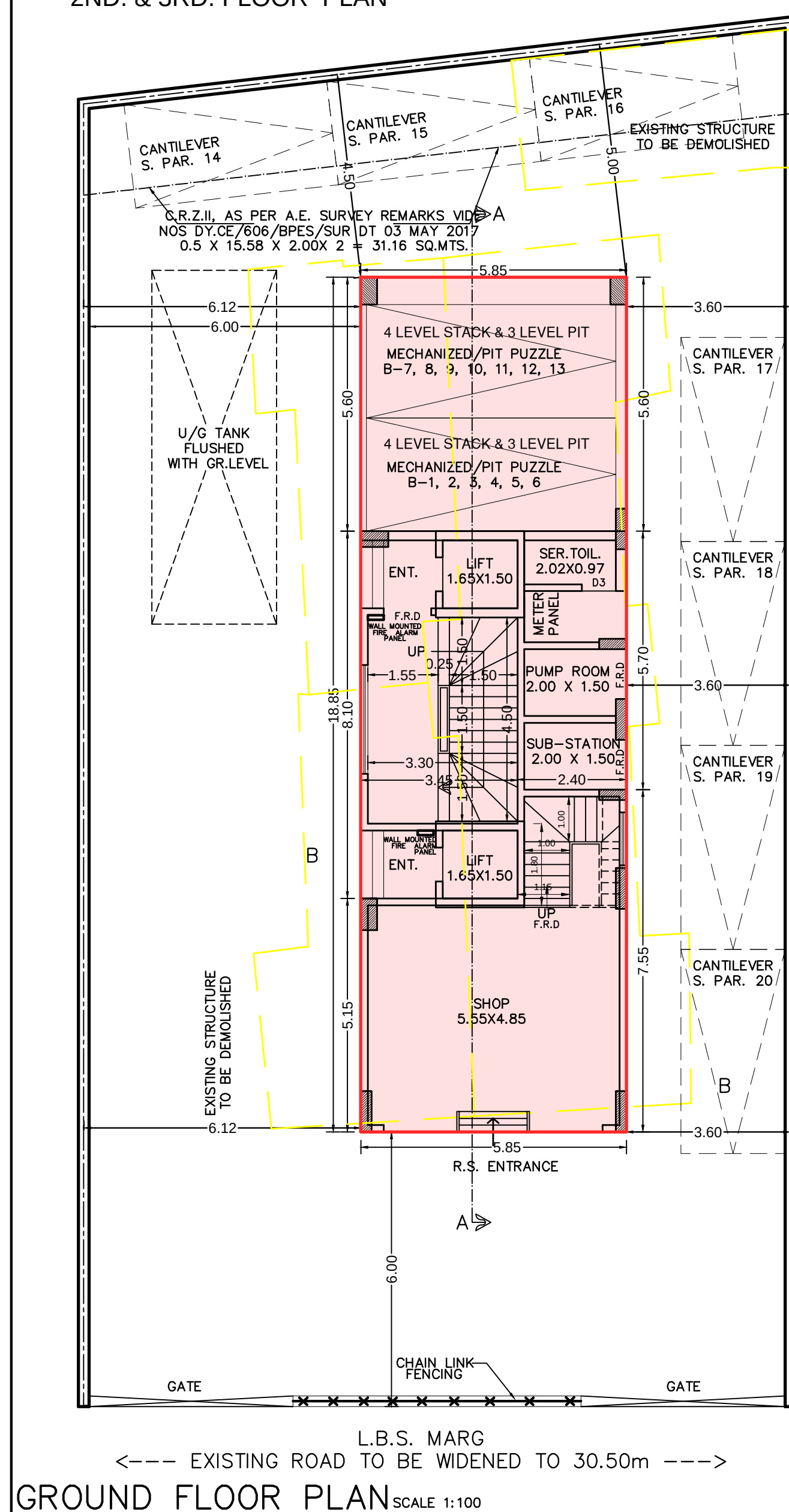
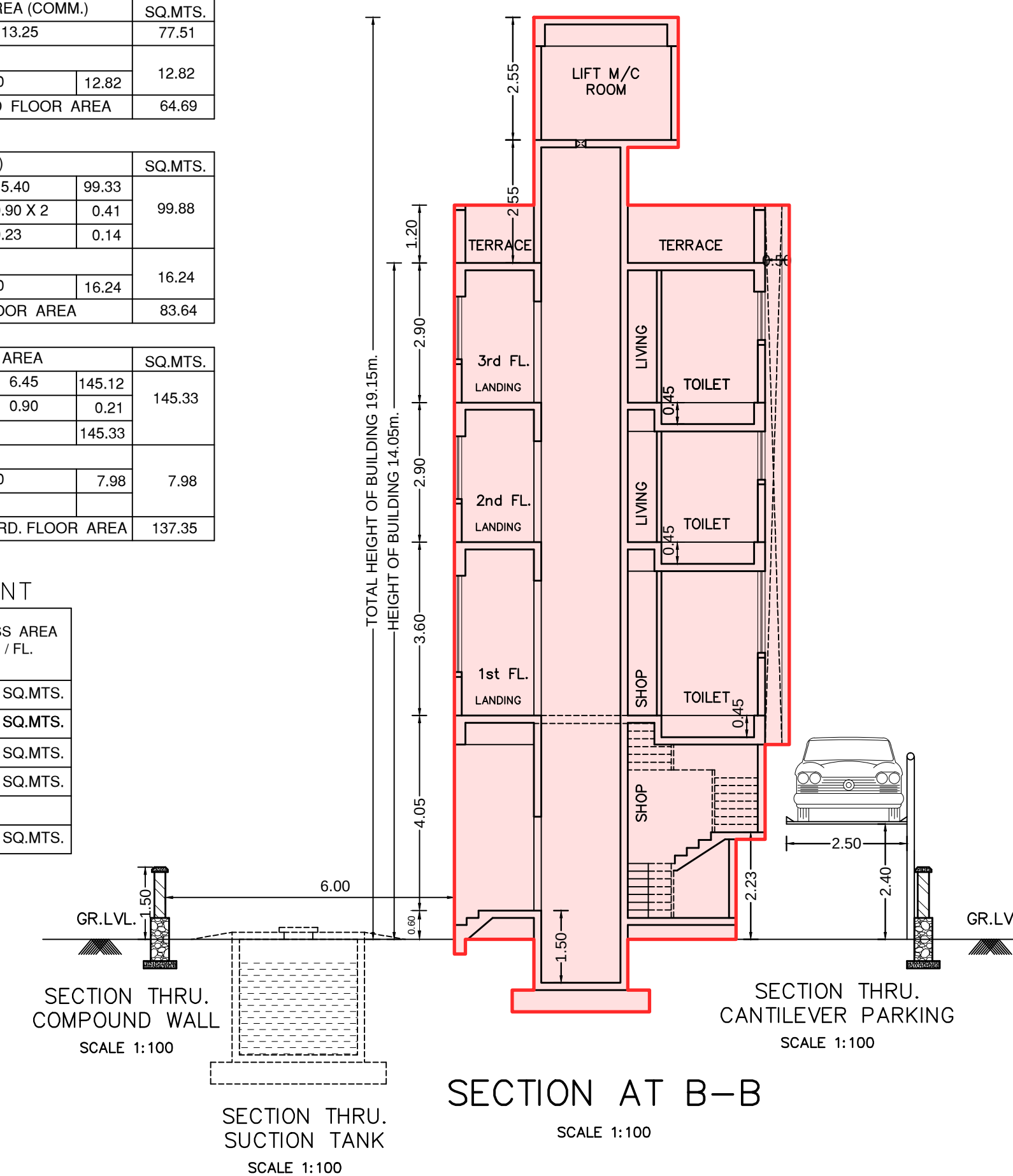




FLOOR	GROSS AREA B.U.A. / FL.
GROUND FL.	64.69 SQ.MTS.
1ST. FL.	83.64 SQ.MTS.
2ND. FL.	137.35 SQ.MTS.
3RD. FL.	137.35 SQ.MTS.
TOTAL	423.03 SQ.MTS.



PLOT AREA CALCULATION		AREA sq.mts.
A	$34.30(12.76+13.76)\frac{1}{2}$	454.82

C.R.Z.II, AS PER A.E. SURVEY REMARKS
0.5 X 15.58 X 2.00X 2 = 31.16 SQ.MTS.

PARKING STATEMENT COMMERCIAL		
TOTAL BUILTUP AREA	AS PER RULE	REQUIRED
(GROUND + 1st FLOOR)	one parking spaces for every 40.00 m2	
TOTAL 148.33 sq.mts	of floor area upto 800 m2	3.71
	TOTAL	3.71
	10% VISITORS	2.00
	TOTAL	5.71

PARKING STATEMENT (RESIDENTIAL)			
PARKING AS PER RULE below 35m2 REG(36/2)(1)(c)a	CARPET AREA	NOS. OF FLAT	REQUIRED
[4 :1:]	SHOWN IN TABLE	~NIL~	~NIL~
35 TO 45 REG(36/2)(1)(c)b	SHOWN IN TABLE	~NIL~	~NIL~
[2 :1:]	SHOWN IN TABLE	04	04
45 TO 70 REG(36/2)(1)(c)c	SHOWN IN TABLE	~NIL~	~NIL~
[1 :2:]	SHOWN IN TABLE		
ABOVE 70 REG(36/2)(1)(c)d	SHOWN IN TABLE		
TOTAL		04	04.00
		25% VISITOR'S	1.00
		TOTAL	05.00
TOTAL REQUIRED = SHOP : 5.71 + RESIDENTIAL :		05.00	10.71
		SAY	11

CARPET AREA STATEMENT			CARPET AREA IN SQ.MTS.
S.R. NO.	PROPOSED FLOOR	FLAT NO.	
1	2ND. FLOOR	1	48.42
2		2	48.42
3	3RD. FLOOR	1	48.42
4		2	48.42

DATE AND STAMP OF APPROVAL OF PLANS

MCM / 1.00 F.S.I.
SHEET NO. 1

APPROVED SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE LETTER FILE NO. CHE/ES/2372/1337(NEW)

EXECUTIVE ENGINEER (B.P.), E.S.-I

S.E.B.P. (L)

A.E.B.P. (L&N)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT ON LAND BEARING C.T.S. NO. 139, 139/1 TO 6 OF
VILLAGE KURLA I AT L.B.S. MARG, KURLA (WEST), MUMBAI-400070.

A. AREA STATEMENT		SQ.MT.		
1. a. AREA OF PLOT (AS PER P.R. CARD)		454.80		
2. DEDUCTION FOR	CRZ	NON CRZ	TOTAL	
a. ROAD SET BACK AREA	31.16	423.64	454.80	
b. PROPOSED ROAD				
c. ANY RESERVATION (sub-plot.....)	—	—	—	
d. ____% AMENITY SPACE AS PER DCR 56/57 (SUB PLOT.....)	—	—	—	
e. OTHER	—	—	—	
TOTAL (a+b+c)	—	—	—	
3. BALANCE AREA OF PLOT (1—minus 2)	—	—	—	
4. DEDUCTION FOR RECREATIONAL GROUND (if deductible)	—	—	—	
5. NET AREA OF PLOT (3—minus 4)	31.16	423.64	454.80	
6. ADDITION FOR F.S.I.	—	NIL	NIL	
(a) 100%	31.16	423.64	454.80	
(b) 100%	—	—	—	
7. TOTAL AREA (5+6)	31.16	423.64	454.80	
8. F.S.I. PERMISSIBLE.	ONE	ONE	ONE	
9. a) Floor Space Index credit available by Development Rights. (Restricted to 100% of the balance area vide 3 above)	—	—	—	
b) ADDITIONAL F.S.I. 0.50 AS PER DCR 32	—	—	—	
TOTAL	31.16	423.64	454.80	
10. PERMISSIBLE FLOOR AREA (7 x 8) plus 9 above	—	—	—	
11. EXISTING FLOOR AREA.	—	—	—	
12. PROPOSED BUILT-UP AREA.	—	—	423.03	
A. PURELY RESIDENTIAL BUILT UP AREA	—	—	274.70	
B. REMAINING NON-RESIDENTIAL BUILT UP AREA	—	—	148.33	
13. EXCESS BALCONY AREA TAKEN IN F.S.I.	—	—	—	
14. TOTAL PROPOSED BUILT UP AREA. (11+12+13)	—	—	423.03	
15. F.S.I. CONSUMED ON NET HOLDING = 14/3	—	—	0.930	
B. DETAILS OF FSI AVAILABLE AS PER DCR 35(4)	—	—	—	
1. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (985.04 X 0.35)	—	—	—	
2. FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (67.19X0.20)	—	—	—	
3. TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1+B2)	—	—	—	
4. TOTAL GROSS BUILT UP AREA PROPOSED (14 + B3)	—	—	—	
TOTAL PROPOSED AREA	—	—	—	
C. TENEMENT STATEMENT	—	—	—	
PROPOSED AREA	—	—	423.03	
LESS DEDUCTION OF NON RESIDENTIAL AREA , SHOP, ETC.,...	—	—	148.33	
AVAILABLE AREA FOR TENEMENT (I—II)	—	—	274.70	
TENEMENT PERMISSIBLE (@ 450 / HA)	—	—	12.36	
TENEMENT PROPOSED	—	—	04.00	
TENEMENTS FOR EXISTING TENANTS	—	—	—	
TOTAL TENEMENT ON THE PLOT	—	—	—	
D. PARKING STATEMENT	—	—	—	
a) PARKING REQUIREMENTS BY RULE	—	—	11	
b) GARAGE PERMISSIBLE	—	—	—	
c) VISITOR'S PARKING	—	—	—	
d) TOTAL PARKING PROVIDED	—	—	20	
E. TRANSPORT VEHICLES PARKING	—	—	—	
i) SPACES FOR TRANSPORT VEHICLES PARKING	—	—	—	
REQUIRED BY REGULATIONS	—	—	—	
ii) TOTAL NO TRANSPORT VEHICLES PARKING	—	—	—	
SPACES PROVIDED	—	—	—	
CONTENTS OF SHEET	—	—	—	

GROUND FLOOR PLAN, 1st to 3rd FLOOR PLAN, AREA DIAGRAM & AREA CALCULATION,
PLOT AREA DIAGRAM & AREA CALCULATION, BLOCK PLAN, LOCATION PLAN,
FUNGIBLE F.S.I. STATEMENT NON-RESIDENTIAL & RESIDENTIAL, PARKING STATEMENT.

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISTING STRUCTURE TO BE
DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.15m. THK.
INTERNAL WALLS ARE 0.15m. THK.

NAME & SIGNATURE OF OWNER

M/S. ASRA CONSTRUCTION
CA TO OWNER
M/S. KALYAN KUTIR
CO. OPP. HSG. SOCIETY LTD.

REVISION

DESCRIPTION