

SHEET

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STAMP AND DATE OF APPROVAL OF PLAN

NOTE: THIS IS DIGITALLY SIGNED AND ISSUED
2) APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE BDD
UNDER AUTO DCR FILE NO P-2594/2024/R3239/KW Ward/AMH/VAL
DATE: 26/09/2025

PLANS FOR APPROVAL		
PRASHANT PRABHAKAR LOHARE	RAMESH KALPNATH YADAV	RAJENDRA HILAL PAGAR

SUBJECT PLOT/NO.	A.E./B./P./C./WH	E.E./B./P./C./WH/WD
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 Forty point zero). Shreehan 		

SIGNATURE OF LICENSED SURVEYOR (L.S.) SECTION 17.04	
	DESCRIPTION OF PROPOSAL & PROPERTY
	PROPOSAL: <u>RECONSTRUCTION OF 100' WIDE DRIVEWAY</u> PROPERTY: <u>100' WIDE DRIVEWAY</u>

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 1:100	DATE	CHECKED BY
REVISIONS	DESCRIPTION :		

NAME & ADDRESS OF DESIGN ARCHITECT



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

NAME AND ADDRESS OF LICENSED SURVEYOR (I.S.)	SIGNATURE
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PARKING STATEMENT WING A & B				
AS PER DCPR 2014				
FLOOR	PARK REQD	NO OF FLATS	PERM PARK	
BELOW 45.00 SQ.MT	1 FOR 1 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		=	382	

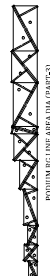
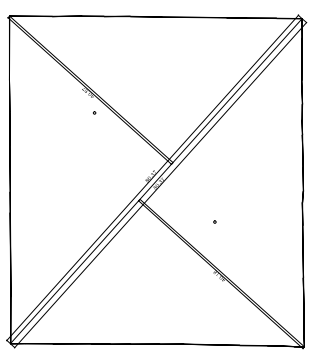
PROPOSED PARKING STATEMENT WING A & B			
DCPR 2034			
FLOOR	BIG CAR	SMALL CAR	
GROUND	37	34	
1ST PODIUM FLOOR	28	25	
2ND PODIUM FLOOR	31	27	
TOTAL PROPOSED PARKING	96	86	
TOTAL PROPOSED PARKING			182

METER ROOM AREA STATEMENT (WING-A & B)	
TOTAL TENEMENTS	111.00
METER ROOM 10 SQM PER 50 TENEMENTS	22.20
METER ROOM PROPOSED	27.68
EXCESS METER ROOM COUNTED IN FS1	5.48

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

BUILT UP AREA SUMMARY WING-A & WING-B				
WING	WING-A	WING-B		
FLOOR	STAIRCASE, LIFT & LOBBY PREMIUM AREA	MULTI UP AREA	STAIRCASE, LIFT & LOBBY PREMIUM AREA	
GROUND FLOOR	0.00	0.00	0.00	0.00
1ST FLOOR	0.00	0.00	0.00	0.00
2ND FLOOR	0.00	0.00	0.00	0.00
3RD FLOOR	0.00	0.00	0.00	0.00
4TH FLOOR	58.73	226.02	41.84	41.84
5TH FLOOR	364.08	44.92	276.02	41.84
6TH FLOOR	364.08	44.92	276.02	41.84
7TH FLOOR	364.08	44.92	276.02	41.84
8TH FLOOR	364.08	44.92	276.02	41.84
9TH FLOOR	364.08	44.92	276.02	41.84
10TH FLOOR	364.08	44.92	276.02	41.84
11TH FLOOR	364.08	44.92	276.02	41.84
12TH FLOOR	364.08	44.92	276.02	41.84
13TH FLOOR	364.08	44.92	276.02	41.84
14TH FLOOR	364.08	44.92	276.02	41.84
15TH FLOOR	364.08	44.92	276.02	41.84
16TH FLOOR	364.08	44.92	276.02	41.84
17TH FLOOR	364.08	44.92	276.02	41.84
18TH FLOOR	364.08	44.92	276.02	41.84
19TH FLOOR	364.08	44.92	276.02	41.84
20TH FLOOR	364.08	44.92	276.02	41.84
TOTAL	2554.31	375.13	6142.84	891.72
EXCESS-METER ROOM AREA	-	-	-	5.48
EXCESS-METER TOTAL AREA	-	-	-	5.48
EXCESS FITNESS CENTER AREA	-	-	-	600.63
EXCESS BUILT UP AREA	-	-	-	35.13
TOTAL BUILT UP AREA	-	-	-	6955.08

FITNESS AREA STATEMENT			
TOTAL JUA		0902.63	SQ.MT
FITNESS CENTER		138.05	SQ.MT
PERMISSIBLE 2%			
FITNESS CENTER PROPOSED			
3RD PODIUM FLOOR		182.60	SQ.MT
4TH REFUGI FLOOR		8.88	SQ.MT
TOTAL FITNESS AREA		191.48	SQ.MT
EXISTING CENTER			SQ.MT
COUNTDOWN		53.43	SQ.MT

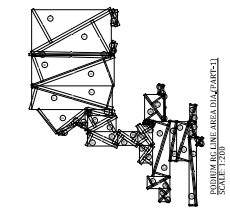
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PLOT AREA DIAGRAM & AREA CALCULATION

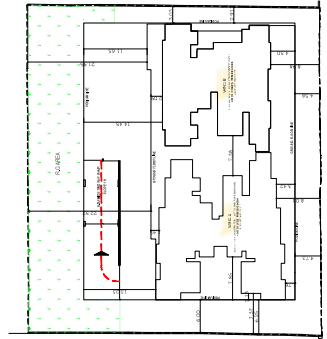
PLOT AREA CALCULATION						
1	0.5	X	80.37	X	40.57	X 1.00 = 1630.14
2	0.5	X	80.37	X	40.18	X 1.00 = 1614.54
						3244.68



ADDITION	LOS AREA CALCULATION			
	75	50	25	1
1	5.56	4.16	3.16	1.17
2	17.72	9.68	5.16	1.17
3	31.28	16.68	9.16	1.17
4	44.84	23.68	13.16	1.17
5	58.40	30.68	17.16	1.17
6	71.96	37.68	21.16	1.17
7	85.52	44.68	25.16	1.17
8	99.08	51.68	29.16	1.17
9	112.64	58.68	33.16	1.17
10	126.20	65.68	37.16	1.17
11	139.76	72.68	41.16	1.17
12	153.32	79.68	45.16	1.17
13	166.88	86.68	49.16	1.17
14	180.44	93.68	53.16	1.17
15	194.00	100.68	57.16	1.17
16	207.56	107.68	61.16	1.17
17	221.12	114.68	65.16	1.17
18	234.68	121.68	69.16	1.17
19	248.24	128.68	73.16	1.17
20	261.80	135.68	77.16	1.17
21	275.36	142.68	81.16	1.17
22	288.92	149.68	85.16	1.17
23	302.48	156.68	89.16	1.17
24	316.04	163.68	93.16	1.17
25	329.60	170.68	97.16	1.17
26	343.16	177.68	101.16	1.17
27	356.72	184.68	105.16	1.17
28	370.28	191.68	109.16	1.17
29	383.84	198.68	113.16	1.17
30	397.40	205.68	117.16	1.17
31	410.96	212.68	121.16	1.17
32	424.52	219.68	125.16	1.17
33	438.08	226.68	129.16	1.17
34	451.64	233.68	133.16	1.17
35	465.20	240.68	137.16	1.17
36	478.76	247.68	141.16	1.17
37	492.32	254.68	145.16	1.17
38	505.88	261.68	149.16	1.17
39	519.44	268.68	153.16	1.17
40	533.00	275.68	157.16	1.17
41	546.56	282.68	161.16	1.17
42	560.12	289.68	165.16	1.17
43	573.68	296.68	169.16	1.17
44	587.24	303.68	173.16	1.17
45	600.80	310.68	177.16	1.17
46	614.36	317.68	181.16	1.17
47	627.92	324.68	185.16	1.17
48	641.48	331.68	189.16	1.17
49	655.04	338.68	193.16	1.17
50	668.60	345.68	197.16	1.17
51	682.16	352.68	201.16	1.17
52	695.72	359.68	205.16	1.17
53	709.28	366.68	209.16	1.17
54	722.84	373.68	213.16	1.17
55	736.40	380.68	217.16	1.17
56	749.96	387.68	221.16	1.17
57	763.52	394.68	225.16	1.17
58	777.08	401.68	229.16	1.17
59	790.64	408.68	233.16	1.17
60	804.20	415.68	237.16	1.17
61	817.76	422.68	241.16	1.17
62	831.32	429.68	245.16	1.17
63	844.88	436.68	249.16	1.17
64	858.44	443.68	253.16	1.17
65	872.00	450.68	257.16	1.17
66	885.56	457.68	261.16	1.17
67	899.12	464.68	265.16	

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EDUCATION PLAN
SCALE - 1:4000



BLOCK PLAN

SCALE: 1"=200'



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

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