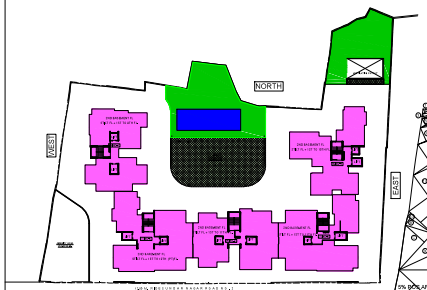
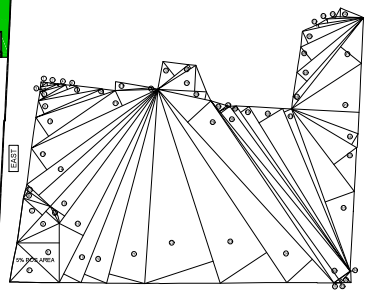
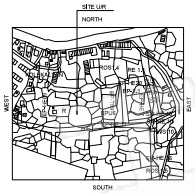


BLOCK PLAN
SCALE - 1:500



PLOT AREA DIAGRAM
SCALE- 1:500



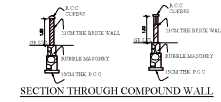
LOCATION PLAN
SCALE - 1:4000

P.O.S. AREA CALCULATION

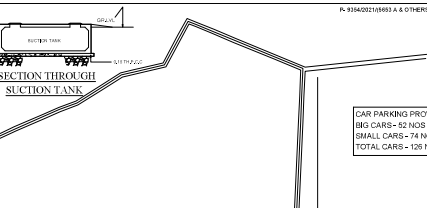
A	2/3 X 5.45 X 0.67 X 1NO	=	2.43 SQ.MT.
B	1/2 X 8.46 X 2.36 X 1NO	=	9.98 SQ.MT.
C	1/2 X 13.98 X 7.18 X 1NO	=	50.19 SQ.MT.
D	1/2 X 13.98 X 5.12 X 1NO	=	35.78 SQ.MT.
E	1/2 X 16.71 X 11.52 X 1NO	=	96.24 SQ.MT.
F	1/2 X 16.36 X 9.46 X 1NO	=	77.38 SQ.MT.
	TOTAL POS AREA	=	272.00 SQ.MT.

PLOT AREA CALCULATION

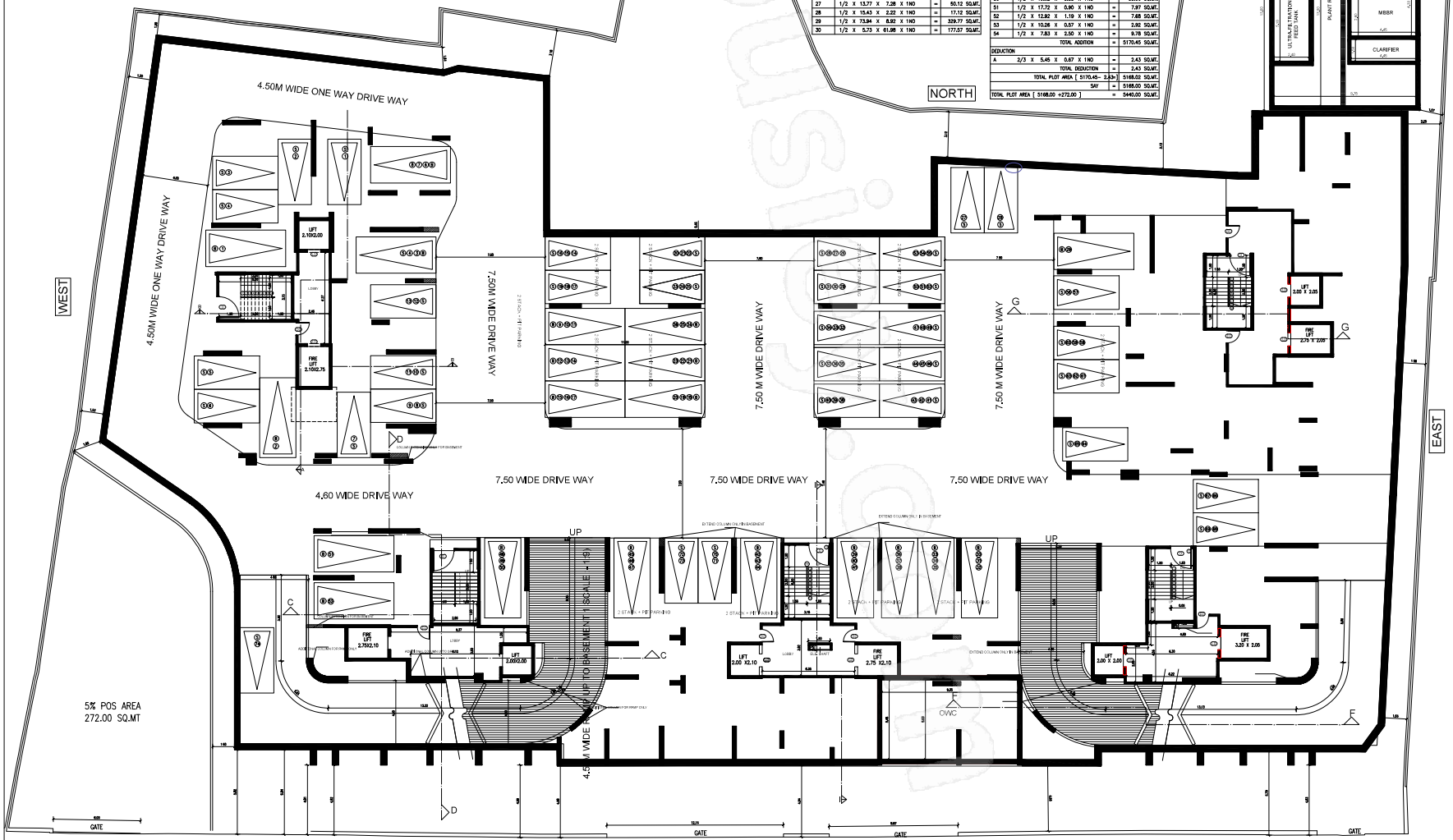
1	1/2 X 2.22 X 1.07 X 1NO	=	1.19 SQ.MT.
2	1/2 X 5.10 X 0.91 X 1NO	=	2.32 SQ.MT.
3	1/2 X 5.64 X 1.23 X 1NO	=	3.46 SQ.MT.
4	1/2 X 7.55 X 0.85 X 1NO	=	3.21 SQ.MT.
5	1/2 X 8.92 X 2.00 X 1NO	=	8.92 SQ.MT.
6	1/2 X 11.59 X 1.43 X 1NO	=	8.29 SQ.MT.
7	1/2 X 18.30 X 2.17 X 1NO	=	19.86 SQ.MT.
8	1/2 X 20.43 X 4.04 X 1NO	=	41.26 SQ.MT.
9	1/2 X 23.72 X 1.56 X 1NO	=	18.74 SQ.MT.
10	1/2 X 26.83 X 6.39 X 1NO	=	92.11 SQ.MT.
11	1/2 X 39.44 X 4.74 X 1NO	=	93.47 SQ.MT.
12	1/2 X 45.71 X 7.52 X 1NO	=	171.86 SQ.MT.
13	1/2 X 9.10 X 1.29 X 1NO	=	5.87 SQ.MT.
14	1/2 X 9.10 X 45.09 X 1NO	=	205.16 SQ.MT.
15	1/2 X 47.04 X 4.90 X 1NO	=	115.25 SQ.MT.
16	1/2 X 61.31 X 7.57 X 1NO	=	232.05 SQ.MT.
17	1/2 X 2.44 X 10.08 X 1NO	=	12.39 SQ.MT.
18	1/2 X 11.98 X 0.48 X 1NO	=	2.87 SQ.MT.
19	1/2 X 61.31 X 5.49 X 1NO	=	168.30 SQ.MT.
20	1/2 X 58.82 X 6.77 X 1NO	=	199.10 SQ.MT.
21	1/2 X 56.64 X 10.37 X 1NO	=	293.78 SQ.MT.
22	1/2 X 57.64 X 20.39 X 1NO	=	587.64 SQ.MT.
23	1/2 X 65.68 X 15.70 X 1NO	=	515.58 SQ.MT.
24	1/2 X 73.94 X 9.81 X 1NO	=	362.67 SQ.MT.
25	1/2 X 11.09 X 5.19 X 1NO	=	28.78 SQ.MT.
26	1/2 X 12.72 X 1.27 X 1NO	=	8.07 SQ.MT.
27	1/2 X 13.77 X 7.28 X 1NO	=	50.12 SQ.MT.
28	1/2 X 15.43 X 2.22 X 1NO	=	17.12 SQ.MT.
29	1/2 X 73.94 X 8.92 X 1NO	=	329.77 SQ.MT.
30	1/2 X 5.73 X 61.98 X 1NO	=	177.57 SQ.MT.
31	1/2 X 1.89 X 0.08 X 1NO	=	0.07 SQ.MT.
32	1/2 X 5.83 X 1.04 X 1NO	=	3.03 SQ.MT.
33	1/2 X 4.35 X 2.23 X 1NO	=	4.85 SQ.MT.
34	1/2 X 5.83 X 0.07 X 1NO	=	0.20 SQ.MT.
35	1/2 X 49.69 X 8.77 X 1NO	=	213.50 SQ.MT.
36	1/2 X 4.65 X 2.16 X 1NO	=	5.02 SQ.MT.
37	1/2 X 3.19 X 0.55 X 1NO	=	0.88 SQ.MT.
38	1/2 X 58.25 X 3.12 X 1NO	=	90.87 SQ.MT.
39	1/2 X 57.65 X 1.54 X 1NO	=	44.39 SQ.MT.
40	1/2 X 56.63 X 2.84 X 1NO	=	80.41 SQ.MT.
41	1/2 X 54.46 X 7.83 X 1NO	=	213.40 SQ.MT.
42	1/2 X 49.72 X 2.26 X 1NO	=	56.18 SQ.MT.
43	1/2 X 29.31 X 8.03 X 1NO	=	117.67 SQ.MT.
44	1/2 X 21.34 X 3.55 X 1NO	=	38.23 SQ.MT.
45	1/2 X 19.89 X 19.11 X 1NO	=	190.05 SQ.MT.
46	1/2 X 32.89 X 1.77 X 1NO	=	29.10 SQ.MT.
47	1/2 X 32.89 X 7.55 X 1NO	=	124.15 SQ.MT.
48	1/2 X 29.91 X 3.80 X 1NO	=	56.83 SQ.MT.
49	1/2 X 24.36 X 4.78 X 1NO	=	58.22 SQ.MT.
50	1/2 X 19.62 X 3.88 X 1NO	=	38.06 SQ.MT.
51	1/2 X 17.72 X 0.90 X 1NO	=	7.97 SQ.MT.
52	1/2 X 12.92 X 1.19 X 1NO	=	7.68 SQ.MT.
53	1/2 X 10.26 X 0.57 X 1NO	=	2.92 SQ.MT.
54	1/2 X 7.83 X 2.50 X 1NO	=	9.78 SQ.MT.
	TOTAL ADDITION	=	5170.45 SQ.MT.
DEDUCTION			
A	2/3 X 5.45 X 0.67 X 1NO	=	2.43 SQ.MT.
	TOTAL DEDUCTION	=	2.43 SQ.MT.
	TOTAL PLOT AREA [5170.45- - 2.43=]	=	5168.02 SQ.MT.
	SAY	=	5168.00 SQ.MT.
TOTAL PLOT AREA [5168.00 +272.00]		=	5440.00 SQ.MT.



SECTION THROUGH COMPOUND WALL

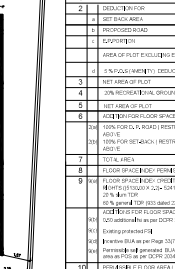


SECTION THROUGH SUCTION TANK



2ND BASEMENT FLOOR PLAN
SCALE - 1:100

12.00 M. WIDE SUNDAR NAGAR ROAD NO. 2
SOUTH



CAR PARKING PROVIDED IN BASEMENT 2
BIG CARS - 52 NOS
SMALL CARS - 74 NOS
TOTAL CARS - 126 NOS

A		PROFORMA - A	
		PROFORMA A - 2	SQ.MTS.
1	a	AREA OF PLOT AS PER 7/12 CARD	5440.00
2		DEDUCTION FOR	
	a	SET BACK AREA	—
	b	PROPOSED ROAD	—
	c	EXPORTION	40.00
		AREA OF PLOT EXCLUDING EXPORTION	5400.00
	d	5 % P.O.S.(MINIMUM) DEDUCTION AS PER DCPR 2034	270.00
3		NET AREA OF PLOT	5130.00
4		20% RECREATIONAL GROUND (PHYSICAL PROVISION ONLY)	1026.00
5		NET AREA OF PLOT	5130.00
6		ASSESSABLE FLOOR SPACE INDEX	
	3(a)	100% FOR C.T.S. ROAD (RESTRICTED TO 40% OR 60% OF "5" ABO VE	—
	3(b)	100% FOR SETBACKS (RESTRICTED TO 40% OF 50% OF "5" ABO VE	—
7		TOTAL AREA	5130.00
8		FLOOR SPACE INDEX PERMISSIBLE	1.00
9	9(a)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT (Refer to 31(1)(a) of 2034 (2034 - 1994) = 40 years - 25 % Aging TDR 60 % general TDR (65% deleted 25/2/2004)	1242.80
	9(b)	ADDITIONAL FLOOR SPACE INDEX 1(A) additional FSI as per DCPR 2034	2565.00
	9(c)	Existing protected FSI	
	9(d)	Incentive BUA as per Regs 33(7) (B) of DCPR 2034 per planned	1010.00
	9(e)	Permissible and generated BUA against handing over of amenity area as PER as per DCPR 2034	540.00
10		PERMISSIBLE FLOOR AREA (7 + 8 + 9 ABO VE	10487.80
11		TOTAL PROPOSED BUILT UP AREA	10436.63
12		F.S.I. CONSUMED	2.03
B		DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA	
1		PLANE (RESIDENTIAL ELIGIBLE FAR AREA	
C		DETAILS OF FSI AVAILABLE	—
1		TOTAL BUILT UP AREA COMPONENT PROP. FOR SALE (MEMBERS) (TUP sq.mt free of charge without charging premium)	1658.73
2		FUNGIBLE BUILT UP AREA COMPONENT PROP. for sale (by charging premium)	1994.09
3		TOTAL PROPOSED FUNGIBLE BUILT UP AREA	3652.82
4		TOTAL BUA PERMISSIBLE INCLUDING FUNGIBLE (10 + C3)	14158.53
5		TOTAL BUA PROPOSED INCLUDING FUNGIBLE FSI	14089.45
D		TENEMENT STATEMENT	
	(i)	PROPOSED AREA	14089.45
	(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
	(iii)	AREA AVAILABLE FOR TENEMENTS	14089.45
	(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	634.02
	(v)	TENEMENTS PROPOSED.	192
	(vi)	TENEMENTS EXISTING.	00
		TOTAL TENEMENTS ON THE PLOT	
E		PARKING STATEMENT	
	(i)	PARKING REQUIRED BY REGULATION FOR CAR SCOOTER / MOTOR CYCLE OUTRIGERS (VISITORS)	194
	(ii)	COVERED GARAGES PERMISSIBLE	
	(iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR CYCLE OUTRIGERS (VISITORS)	NIL
		TOTAL PARKING PROVIDED	227
F		TRANSPORT VEHICLES PARKING	
	(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	N.A
	(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES	N.A

CONTENTS OF SHEET
2ND BASEMENT FLOOR PLAN,PLOT AREA DIAGRAM & CALCULATION

NOTES
ALL DIMENSION ARE IN METER

APPROVAL OF PLAN

NORTH

NITIN TULSHIRAM KAMBLE	SHAIKH ASIF MUSA	SHIVADAS KRISHNA GURAV
S.E (B.P.) HEN	AJE (B.P.) H/E WARD	E.E (B.P.) H WARD

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO.5653A,5657A,5779,5788,5784, 5785, 5797 AND 5798 VILLAGE - KOLEKALYAN SANTACRUZ (EAST) H/WARD MUMBAI.

NAME, SIGNATURE OF OWNER/APPLICANT

KOLTE PATIL DEVELOPERS LTD.
C.A TO OWNER GOLDEN PEBBLES CO-OPERTAIVE HOUSING SOC LTD

MAHENDRA KUMAR CHAUHAN
Digitally signed by MAHENDRA KUMAR CHAUHAN
Date: 2024.04.03 17:03:57 +05'30'

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on and the dimensions of the sides etc. of the plot stated on plan are as measured on site and the area so worked out is 5440.00 Sq.mts and tallies with the area stated in the documents of ownership/records.

Mandar Vasant Kelkar
Digitally signed by Mandar Vasant Kelkar
Date: 2024.04.03 14:41:40 +05'30'

NAME, ADDRESS & SIGNATURE OF LIC. SURVEYOR

MANDAR V. KELKAR
LIC. NO. IS/8000/4975/8
PROJECT CONSULTANT & LIC. SURVEYOR.
101, WINONA APARTMENT,
3RD FLOOR KARVE ROAD,
ERANDWANE PUNE
Mumbai - 411 004.

Mandar Vasant Kelkar
Digitally signed by Mandar Vasant Kelkar
Date: 2024.04.02 13:26:38 +05'30'