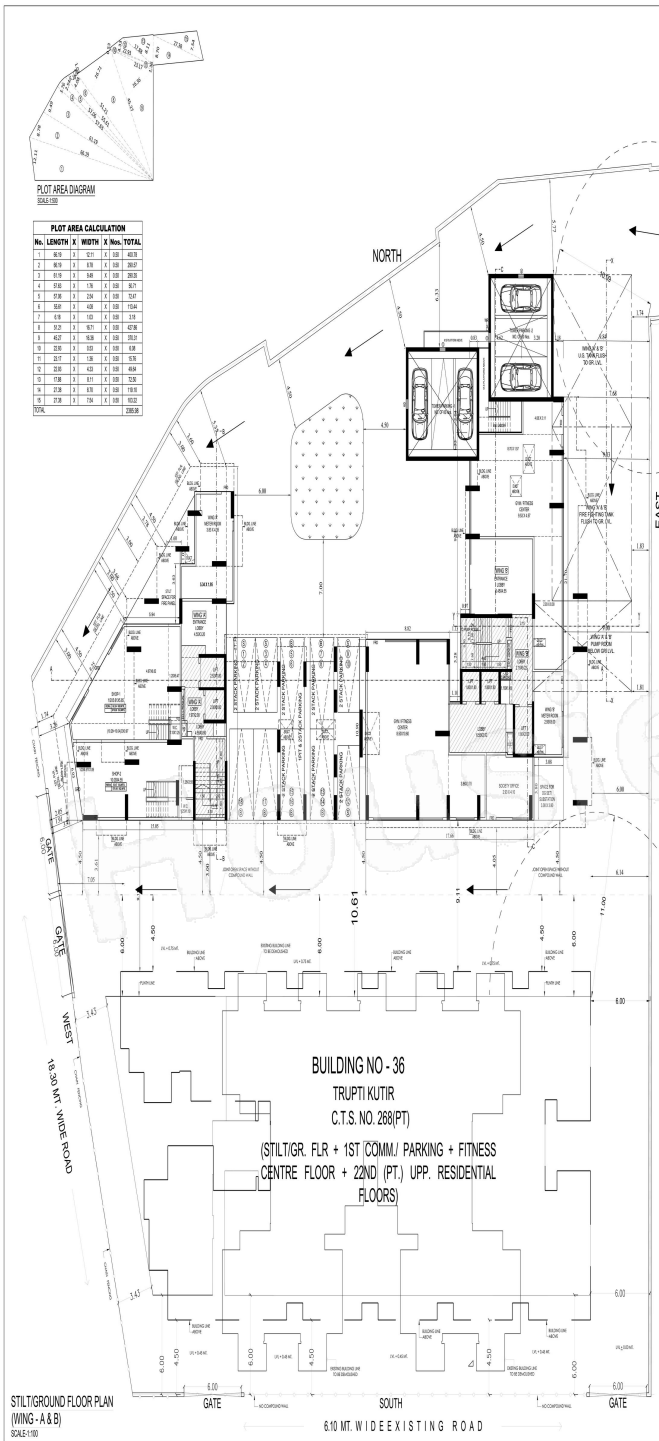
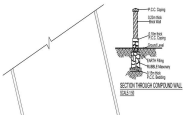


STILT/GROUND FLOOR PLAN
(WING - A & B)
SCALE-1:100

PLOT AREA DIAGRAM
SCALE-1:500

PLOT AREA CALCULATION

No.	LENGTH	X	WIDTH	X	Nos.	TOTAL
1	56.19	X	12.11	X	0.50	453.78
2	56.19	X	8.78	X	0.50	289.07
3	51.19	X	9.49	X	0.50	296.58
4	57.60	X	1.78	X	0.50	51.71
5	57.95	X	2.24	X	0.50	72.47
6	58.61	X	4.08	X	0.50	119.44
7	61.18	X	1.63	X	0.50	31.78
8	51.31	X	16.71	X	0.50	427.96
9	45.27	X	16.38	X	0.50	370.31
10	32.60	X	0.63	X	0.50	6.86
11	23.17	X	1.38	X	0.50	15.78
12	22.60	X	4.23	X	0.50	48.04
13	17.58	X	8.11	X	0.50	72.54
14	27.38	X	8.76	X	0.50	119.16
15	27.38	X	7.54	X	0.50	103.22
TOTAL						2385.98



PARKING STATEMENT - REHAB (A)

AREA OF PLOT	NO. OF FLAT	PARKING REQ.	PARKING REQ.
UP TO 45 SQ. MTS.	0	1 PARKING FOR	0
45 TO 60 SQ. MTS.	60	1 PARKING FOR	30
60 TO 80 SQ. MTS.	0	1 PARKING FOR	.00
ABOVE 80 SQ. MTS.	0	1 PARKING FOR	.00
TOTAL FLATS	60 Nos.		30.00 Nos.
10% ADDITIONAL VISITOR PARKING			3.00 Nos.
TOTAL PARKING REQUIRED			33.00 Nos.
50% ADDITIONAL PARKING AS PER REG. 31(iv)			11.00 Nos.
TOTAL PARKING PROPOSED			33 Nos.

PARKING STATEMENT - MHADA (B)

AREA OF PLOT	NO. OF FLAT	PARKING REQ.	PARKING REQ.
UP TO 45 SQ. MTS.	0	1 PARKING FOR	0
45 TO 60 SQ. MTS.	11	1 PARKING FOR	3
60 TO 80 SQ. MTS.	0	1 PARKING FOR	.00
ABOVE 80 SQ. MTS.	0	1 PARKING FOR	.00
TOTAL FLATS	11 Nos.		2.75 Nos.
10% ADDITIONAL VISITOR PARKING			0.28 Nos.
TOTAL PARKING REQUIRED			3.03 Nos.
50% ADDITIONAL PARKING AS PER REG. 31(iv)			1.52 Nos.
TOTAL PARKING PROPOSED			5 Nos.

PARKING STATEMENT - SALE (C)

AREA OF PLOT	NO. OF FLAT	PARKING REQ.	PARKING REQ.
UP TO 45 SQ. MTS.	1	1 PARKING FOR	0 1.0
45 TO 60 SQ. MTS.	74	1 PARKING FOR	18.50
60 TO 80 SQ. MTS.	18	1 PARKING FOR	33.00
ABOVE 80 SQ. MTS.	0	1 PARKING FOR	.00
TOTAL FLATS	141 Nos.		51.43 Nos.
10% ADDITIONAL VISITOR PARKING			5.10 Nos.
TOTAL PARKING REQUIRED			56.53 Nos.
50% ADDITIONAL PARKING AS PER REG. 31(iv)			28.40 Nos.
TOTAL PARKING PROPOSED			85 Nos.

PARKING STATEMENT - COMMERCIAL (D)

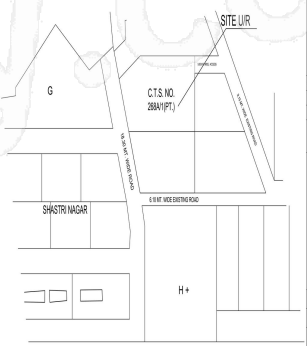
TOTAL BUILT-UP AREA OF COMMERCIAL (SQ. MTS.)	314.20 SQ.MT.
DESCRIPTION / PARKING REQUIRED (SQ. MTS.)	PARKING REQ.
1 CAR PARK FOR 40 SQ. MTS. (UPTO 500 SQ. MTS.)	7.85 Nos.
50 SQ. MTS. FOR BALANCED AREA	.95 Nos.
TOTAL PARKING	7.85 Nos.
10% ADDITIONAL VISITOR PARKING	0.79 Nos.
MAINTAIN 2 NOS. OF VISITOR PARKING	2.00 Nos.
TOTAL PARKING REQUIRED	9.65 Nos.
50% ADDITIONAL PARKING AS PER REG. 31(iv)	4.87 Nos.
TOTAL PARKING PROPOSED	10 Nos.

TOTAL PARKING STATEMENT (A+B+C+D)

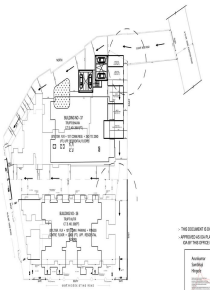
TOTAL PARKING REQUIRED FOR REHAB	33.00 NOS.
TOTAL PARKING REQUIRED FOR MHADA	5.00 NOS.
TOTAL PARKING REQUIRED FOR SALE REDI.	85.00 NOS.
TOTAL PARKING REQUIRED FOR SALE COMM.	10.00 NOS.
TOTAL PARKING REQUIRED	133.00 NOS.
TOTAL PARKING PROPOSED	133.00 Nos.

TOTAL PARKING PROPOSED STATEMENT

SR. NO.	TYPES	NOS. OF BIG PARKINGS	NOS. OF SMALL PARKINGS	TOTAL PARKING
1	TOWER PARKING-1	66	0	66
2	TOWER PARKING-2	66	0	66
3	3 STACK PARKING	15	0	15
TOTAL		135 Nos.	0 Nos.	135 Nos.



LOCATION PLAN
SCALE-1:4000



BLOCK PLAN
SCALE-1:500

- THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN REQUIRED
- APPROVED AS PER PLAN NO 42 COMPARMENT OF ACCEPTANCE IS AS PER THE OFFICE LETTER NUMBER NO. AMBUL/ E/ 1949/2022

Architect Sandeep Hingade	Structural Engineer Sachin Arun Kadam	Plumbing Consultant Mandhakini Tolawat
CA/ B-31/2000/MAHA	CN-SALES-IN-PUNE/1/2000	MH/2/1/1/2000/PLUMBER/ 1001/2001/ SPECIAL
ARCHITECT		AMBULIS SIGNATURE OF OWNER

NORTH

NAME, ADDRESS & SIGNATURE OF ARCHITECT'S

mitie
designers & planners pvt. ltd
B-23,DEFENDER CHS LTD., 27TH ROAD,
PLOT NO. 225, BANDRA (W)
MUMBAI-400 050
Email: mitie.pvt.ltd@gmail.com

FORM - I

(A)	AREA STATEMENT		SQ.MT.
1	AREA OF PLOT (AS PER DEMARCATION)		2385.98
2	DEDUCTIONS FOR.		
	a)	ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	NIL
	b)	ROAD SET BACK TO BE HANDED OVER (100%) (REGULATION NO.16)	NIL
	c)	RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17)	NIL
3	TOTAL DEDUCTIONS = 2(a) + 2(b) + 2(c)		NIL
4	BALANCE AREA OF PLOT = (1) - (3)		2385.98
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRAITE AUTHORITY AS PER SR. NO. (4) ABOVE		NIL
6	ZONAL(BASIC) FSI (1 OR 1.33)		3.00
7	PERMISSIBLE BUIT UP AREA AS PER MHADA OFFER LETTER DT. 09-12-2023		10692.34
8	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF OF REGULATION NO.30(A) AND 32 ON REMAINING (BALANCE PLOT		NIL
9	PERMISSIBLE BUILT UP AREA		10692.34
10	PROPOSED BUILT UP AREA		10663.52
11	TOTAL BUILT UP AREA		10663.52
12	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32		NIL
13	a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA (10696.82 x 35%)	3742.31
		ii) COMPONENT WITHOUT CHARGING PREMIUM FOR REHAB (2228.02X35%)	779.82
		iii) FUNGIBLE COMPENSATORY AREA AVAILED FOR MHADA (4461.07X35%)	1561.39
	b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	2798.03
		ii) FUNGIBLE COMPENSATORY AREA FOR RSIDENTAL AVAILED ON PAYMENT OF PREMIUM	2717.53
		iii) FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL AVAILED ON PAYMENT OF PREMIUM	80.50
14	PROPOSED FUNGIBLE AREA (1384.6X(i)X.1384.6X(ii)X)		3739.24
15	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (11+14)		14402.76
16	TOTAL FSI CONSUMED ON NET PLOT = (15/4)		6.04
II	OTHER REQUIREMENTS		
(B)	ENHAMENTS/REQUIREMENT OF RECREATIONAL OPEN SPACE		
	i)	PROPOSED AREA BUILT UP AREA (13 ABOVE)	14402.76
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	
	iii)	AREA AVAILABLE FOR TENAMENTS ((i) - (ii))	
	iv)	TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS / 400 HECTARE)	107.37
	v)	TOTAL NUMBER OF TENAMENTS PROPOSED ON PLOT	236 Nos.
(C)	PARKING STATEMENT		
	i)	PARKING REQUIRED BY REGULATIONS FOR:	
		CAR	136Nos.
		SCOOTER / MOTOR CYCLE	
		OUTSIDERS (VISITORS)	
	ii)	COVERED GARRAGE PERMISSIBLE	
	iii)	COVERED GARRAGE PROPOSED	
		CAR	
		SCOOTER / MOTOR CYCLE	
		OUTSIDERS (VISITORS)	
	iv)	TOTAL PARKING PROVIDED	138 Nos.
(D)	TRANSPORT VEHICLES PARKING		
	i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE GOT THE PLOT SURVEYED UNDER MY SUPERVISION AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2385.98 SQ.SQMT. AND TALLY WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SANGIT A SUYOG SHETTY

SIGNATURE OF ARCHITECT

FORM -II

CONTENT OF SHEET

STILT FLOOR PLAN, BLOCK AND LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL, PARKING STATEMENT & BUA SUMMARY.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 37 ON PLOT BEARING CTS NO. 268A/1(PT.), C.S NO.181, OF VILLAGE RAHAD, KNOWN AS TRUPTI BHAVAN CO-OP HSG. SOC., NEW SIDDHARTHA NAGAR, GOREGAON (WEST) MUMBAI - 400104.

NAME AND SIGNATURE OF OWNER :

M/S. SUSHAMKU REALTY PVT. LTD. C.A. TO TRUPTI BHAVAN CHS (LEASEE)

STAMP OF APPROVAL OF PLANS