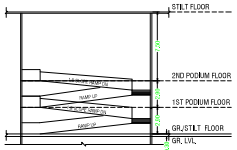
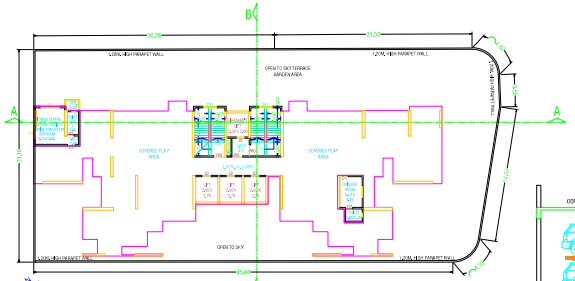
CONSTRUCTION AREA (RUTU SAMRUDDHI) (TABLE-A)						
FLOOR	COMM. AREA (1)	RESI. AREA (2)	REFUGE AREA (3)	METER ROOM AREA (4)	SER. DUCT AREA (5)	TOTAL AREA (1 TO 5)
GR./STILT FLOOR	0.00	167.71	0.00	0.00	0.00	167.71
1ST PODIUM FLOOR	0.00	0.00	0.00	0.00	0.00	0.00
2ND PODIUM FLOOR	0.00	0.00	0.00	0.00	0.00	0.00
STILT FLOOR	0.00	56.00	0.00	0.00	0.00	56.00
1ST FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
2ND FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
3RD (REF.) FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
4TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
5TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
6TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
7TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
8TH (REF.) FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
9TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
10TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
11TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
12TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
13TH (REF.) FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
14TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
15TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
16TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
17TH FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
18TH (REF.) FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
19TH (PT.) FLOOR	0.00	456.00	0.00	0.00	5.00	461.00
TOTAL	0.00	8692.94	96.00	39.03	98.42	8926.39

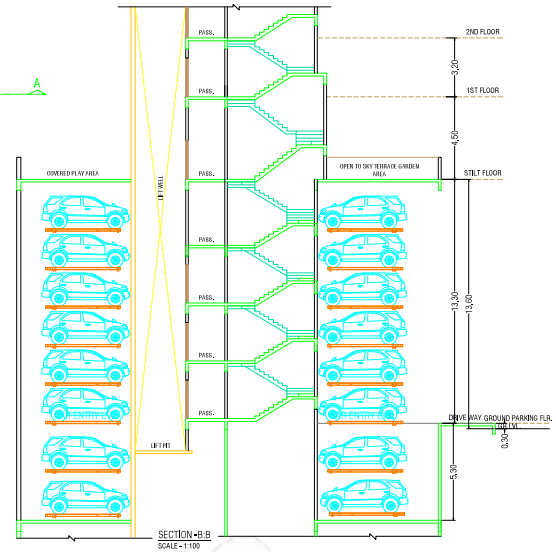
I	GR./ST. FLOOR AREA	973.04
II	STILT FLOOR AREA	447.99
III	1ST PODIUM AREA	286.15
IV	2ND PODIUM AREA	492.79
V	U. G. TANK AREA	87.90
VI	O. H. WATER TANK	53.15
VII	LIFT MACHINE ROOM	65.63
VIII	TOTAL (I TO VII)	2403.65
IX	TOTAL FSI AREA (TABLE-A (1+2)	8692.94
X	TOTAL NON FSI AREA TABLE-A (3 TO 5 & VIII)	2637.10
XI	TOTAL CONST. AREA (IX + X)	11330.04



SECTION - C-C (THROUGH 2W, RAMP)
SCALE - 1:200



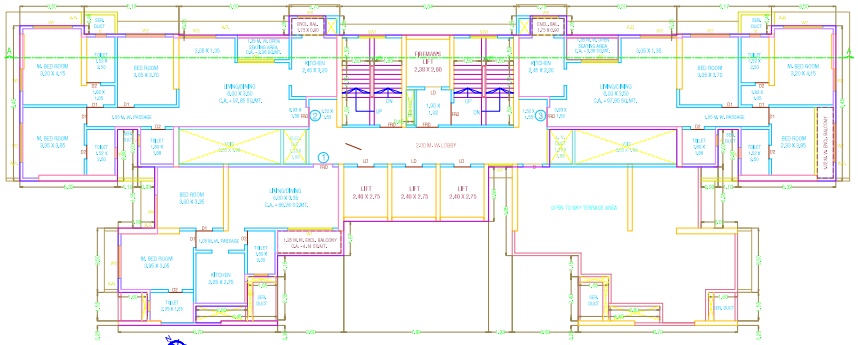
STILT FLOOR PLAN (RUTU SAMRUDDHI)
SCALE - 1:200



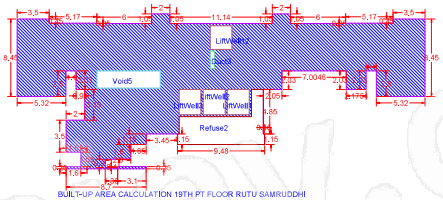
SECTION - B-B
SCALE - 1:100

BUILT-UP AREA CALCULATION STILT FLOOR RUTU SAMRUDDHI

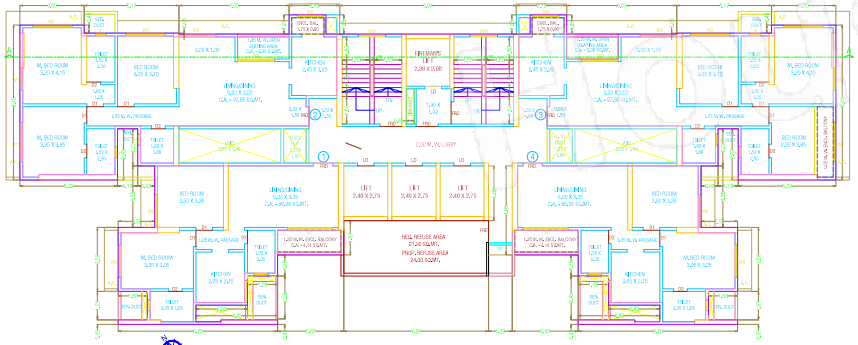
BUILT-UP AREA CALCULATION STILT FLOOR RUTU SAMRUDDHI



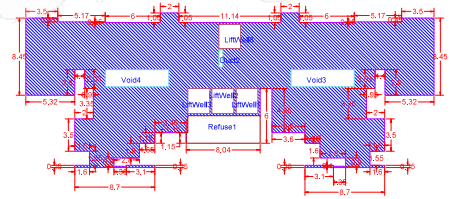
19TH (PT.) FLOOR PLAN (RUTU SAMRUDDHI)
SCALE - 1:100



BUILT-UP AREA CALCULATION 19TH PT FLOOR RUTU SAMRUDDHI

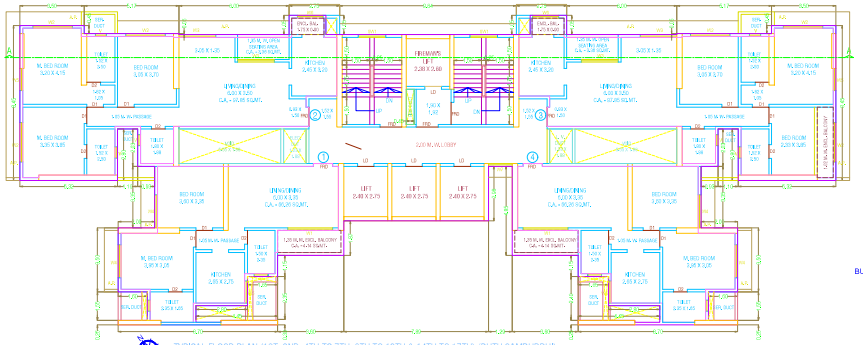


TYPICAL REFUGE FLOOR PLAN (3RD, 8TH, 13TH & 18TH) (RUTU SAMRUDDHI)
SCALE - 1:100

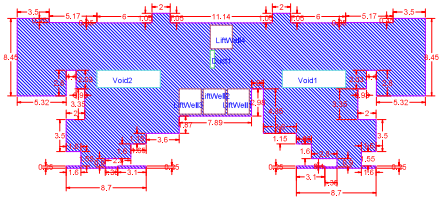


BUILT-UP AREA CALCULATION TYPICAL REFUGE FLOOR 3RD, 8TH, 13TH & 18TH RUTU SAMRUDDHI

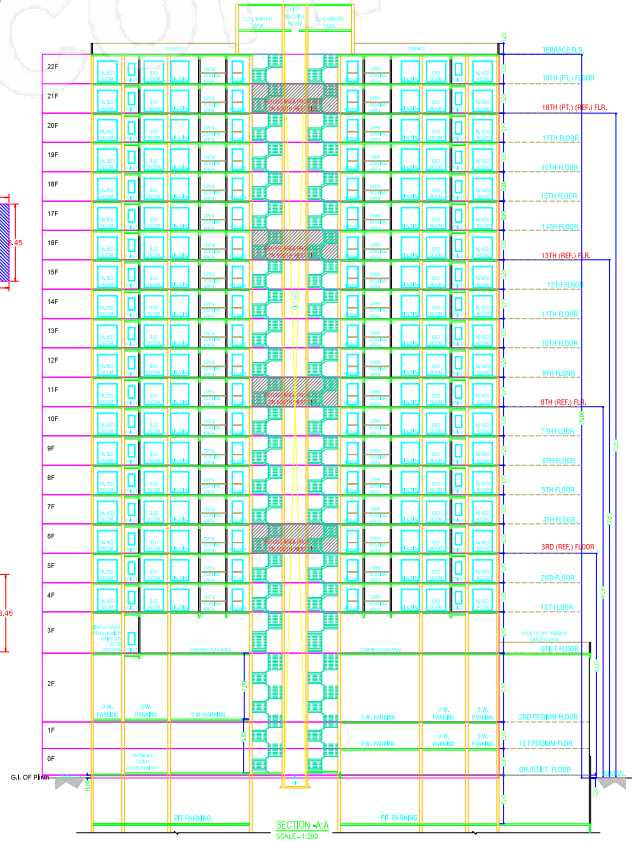
REQ. REFUGE AREA CALC. AS PER RULE NO. 9.29.6
TOTAL FLOOR AREA (FLOOR) = 461.00 SQ.MT.
TOTAL FLOOR BUILT AREA = 461.00 X 2 = 922.00 SQ.MT.
OCCUPANT LOAD CALC. AS PER TABLE NO. 9E
REQ. AREA (AS 50 SQ.MT. PER FLOOR) = 50 X 19 FLOOR = 950 SQ.MT.
75% OF 50 SQ.MT. PER FLOOR = 37.50 SQ.MT.
REQUIRED REFUGE AREA = 37.50 SQ.MT./FLOOR X 20 FLOOR = 750.00 SQ.MT.
PROVIDED REFUGE AREA = 24.00 SQ.MT.



TYPICAL FLOOR PLAN (1ST, 2ND, 4TH TO 7TH, 9TH TO 12TH & 14TH TO 17TH) (RUTU SAMRUDDHI)
SCALE - 1:100



BUILT-UP AREA CALCULATION TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17TH RUTU SAMRUDDHI



SECTION - A-A
SCALE - 1:200

SECTION VIEW - RUTU SAMRUDDHI

Signature valid

Name of Owner HARIKUNDH REALTORS

Postal Address : Hissa Number 51/3 Amuta Nursery And Agro Farm Sonal Shahapur Thane Maharashtra-421601

Phone No. 9820599659

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

BUILDING ON CTS / HO. SURVEY NO. - 43

SITE ADDRESS

S.NO. 43/2B/2 , VILLAGE PANCHPAKHADI, TAL. & DIST. THANE (M)

ARCHITECT BHAVIN - SOHAM VORA

ARCH.	ARCHITECT OF RECORD
	M/S. - shade cottage opp.jakati mandir panchpakhadi thane.

Signature valid — Signature valid

SCALE - 1:100	Date: 16/07/24
JOB NO - TS-CS-24-49215	CHECK BY -

SUBMISSION DRAWING

FORM OF STATEMENT 2 (SR. NO. 9 (A))

PROPOSED RUTU SAMRUDDHI				
BUILDING NO.	FLOOR NO.	TOTAL BUILT AREA OF FLOOR NO. WITHOUTTER CONSTRUCTION IN SQ.MTR.		
(1)	(2)	COMM.-1	RESI.-2	TENEMENTS
RUTU SAMRUDDHI	GR.STILT FLOOR	------	00.00	------
	1ST PODIUM FLOOR		------	------
	2ND PODIUM FLOOR		------	------
	STILT FLOOR		34.38	------
	1ST FLOOR		499.21	4 NOS.
	2ND FLOOR		499.21	4 NOS.
	3RD (REF.) FLOOR		499.21	4 NOS.
	4TH FLOOR		499.21	4 NOS.
	5TH FLOOR		499.21	4 NOS.
	6TH FLOOR		499.21	4 NOS.
	7TH FLOOR		499.21	4 NOS.
	8TH (REF.) FLOOR		499.21	4 NOS.
	9TH FLOOR		499.21	4 NOS.
	10TH FLOOR		499.21	4 NOS.
	11TH FLOOR		499.21	4 NOS.
	12TH (REF.) FLOOR		499.21	4 NOS.
	13TH FLOOR		499.21	4 NOS.
	14TH FLOOR		499.21	4 NOS.
	15TH FLOOR		499.21	4 NOS.
	16TH FLOOR		499.21	4 NOS.
	17TH FLOOR		499.21	4 NOS.
	18TH (REF.) FLOOR		499.21	4 NOS.
	19TH (PT.) FLOOR		378.07	3 NOS.
TOTAL		0.00	8692.94	75 NOS.

RUTU SAMRUDDHI														
		FSI AREA												
BUILDING	FLOORS	COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
RUTU SAMRUDDHI	19TH PT FLOOR	0.00	417.93	0.00	0.00	0.00	0.00	10.82	0.00	0.00	25.98	0.86	0.00	13.02	378.07
RUTU SAMRUDDHI	TYPICAL REFUGE FLOOR 3RD 8TH 13TH 18TH	0.00	2132.78	0.00	0.00	0.00	0.00	59.04	0.00	0.00	103.92	3.44	0.00	200.16	1825.24
RUTU SAMRUDDHI	TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17H	0.00	7128.96	0.00	0.00	0.00	0.00	206.84	0.00	0.00	363.72	12.04	0.00	364.56	6388.34
RUTU SAMRUDDHI	STILT FLOOR	0.00	34.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.38
RUTU SAMRUDDHI	GR STILT	0.00	66.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.91
RUTU SAMRUDDHI	TOTAL	0.00	9780.64	0.00	0.00	0.00	0.00	276.30	0.00	0.00	493.62	16.34	0.00	577.74	8692.94

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
RUTU SAMRUDDHI	TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17H	101,201,401,501,601 701,901,1001,1101, 1201,1401,1501,1601 1,1701	14	66.26	0.00	4.14	0.00	66.26
RUTU SAMRUDDHI	TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17H	104,204,404,504,60 4,704,904,1004,110 4,1204,1404,1504,1 604,1704	14	66.26	0.00	4.14	0.00	66.26
RUTU SAMRUDDHI	TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17H	102,202,402,502,60 2,702,902,1002,110 2,1202,1402,1502,1 602,1702	14	99.63	1.57	0.00	0.00	101.20
RUTU SAMRUDDHI	TYPICAL FLOOR 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17H	103,203,403,503,60 3,703,903,1003,110 3,1203,1403,1503,1 603,1703	14	96.28	4.91	0.00	0.00	101.19
RUTU SAMRUDDHI	TYPICAL REFUGE FLOOR 3RD 8TH 13TH 18TH	301,801,1301,1801	4	66.26	0.00	4.14	0.00	66.26
RUTU SAMRUDDHI	TYPICAL REFUGE FLOOR 3RD 8TH 13TH 18TH	304,804,1304,1804	4	66.26	0.00	4.14	0.00	66.26
RUTU SAMRUDDHI	TYPICAL REFUGE FLOOR 3RD 8TH 13TH 18TH	302,802,1302,1802	4	99.63	1.57	0.00	0.00	101.20
RUTU SAMRUDDHI	TYPICAL REFUGE FLOOR 3RD 8TH 13TH 18TH	303,803,1303,1803	4	96.28	4.91	0.00	0.00	101.19
RUTU SAMRUDDHI	19TH PT FLOOR	1901	1	66.26	0.00	4.14	0.00	66.26
RUTU SAMRUDDHI	19TH PT FLOOR	1902	1	99.63	1.57	0.00	0.00	101.20
RUTU SAMRUDDHI	19TH PT FLOOR	1903	1	96.28	4.91	0.00	0.00	101.19

Form of Statement (Sr. No. 9 (a)) AREA DETAILS OF APARTMENT				
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT / SHOPS IN SQ.MT.	AREA OF BALCONY ATTACHED TO APARTMENT IN SQ.MT.	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
(1)	(2)	(3)	(4)	(5)	(6)
RUTU SAMRUDDHI	TYPICAL FLOOR (REF FOR DETAIL)	FLAT NO. 101	66.26	4.14	NIL
		FLAT NO. 201	66.26	4.14	
		FLAT NO. 301	66.26	4.14	
		FLAT NO. 401	66.26	4.14	
	TOTAL 14 FLATS		927.64	57.96	
	14TH PT. FLOOR	FLAT NO. 1401	66.26	4.14	NIL
		FLAT NO. 1501	66.26	4.14	
		FLAT NO. 1601	66.26	4.14	
		FLAT NO. 1701	66.26	4.14	
	TOTAL 4 FLAT		264.96	16.56	
	TOTAL 18 FLAT		1192.60	74.52	

Telecom Room			
Building	Req. Size	Prov. Size	Status
RUTU SAMRUDDHI	3.00X3.4	3.00X3.40	OK

SCHEDULE OF OPENING				
SLD NAME	NAME	LENGTH	HEIGHT	Nos.
RUTU SAMRUDDHI	W2	2.15	2.10	18
RUTU SAMRUDDHI	W7	1.39	1.20	3
RUTU SAMRUDDHI	SW1	1.50	1.20	14
RUTU SAMRUDDHI	W5	1.20	2.10	11
RUTU SAMRUDDHI	V	0.60	2.10	28
RUTU SAMRUDDHI	W4	1.80	1.20	10
RUTU SAMRUDDHI	W1	2.45	1.20	6
RUTU SAMRUDDHI	W6	1.40	1.20	6
RUTU SAMRUDDHI	W3	2.00	2.10	13

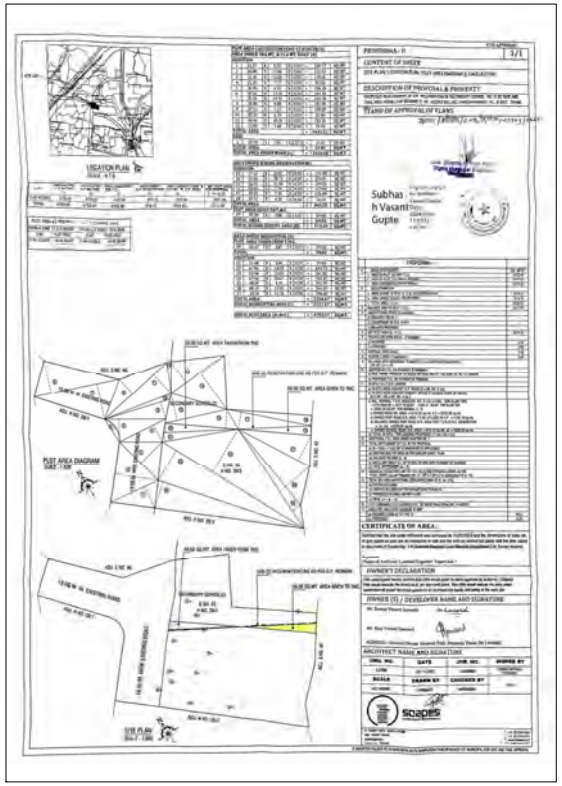
SCHEDULE OF OPENING				
SLD NAME	NAME	LENGTH	HEIGHT	Nos.
RUTU SAMRUDDHI	FRD	1.20	2.10	14
RUTU SAMRUDDHI	D1	0.90	2.10	39
RUTU SAMRUDDHI	FRD	1.05	2.10	11
RUTU SAMRUDDHI	D2	0.75	2.10	28

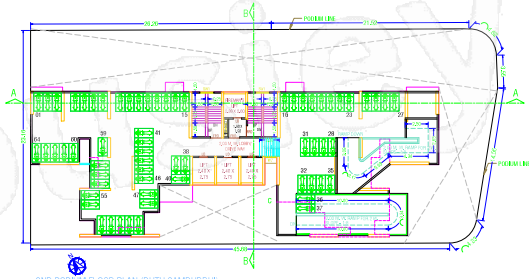
Parking Check (Table 18)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	1/100OF TenantArea/units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
RUTU SAMRUDDHI	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	38	38.00	38.00	-
RUTU SAMRUDDHI	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	37	18.50	37.00	-
Total	-	-	-	-	-	56.50	75.00	-
Visitors parking(5%)	-	-	-	-	-	2.83	3.75	-
Total	-	-	-	-	-	59.33	78.75	0.00

Parking Check As Per Multiplying Factor 1.00								
	Required			Proposed				
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	59	79	0	209	105	0	OK

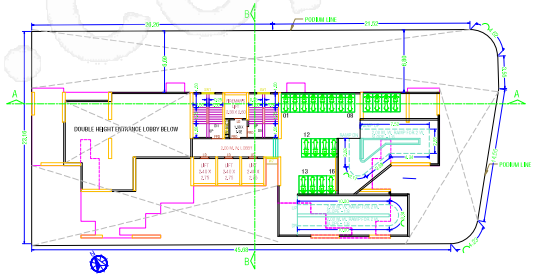
FSI DETAILS										
# Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 7)	TDR/DR (on serial no 7)	Incentive FSI for green building # Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (25%) # Applicable	Drawing Value
9.1 Permissible Index	1.10	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P.Line Area	2439.14	2378.80	4277.70	0.00	3260.11	0.00	12363.45	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2439.14	0.00	2994.39	0.00	3259.41	0.00	8692.94	0.00	8692.94
9.6 Index Consumed	1.10	0.00	0.63	0.00	0.00	0.00	1.73	0.00	0.00

Area utilisation of Roads and Reservations						
Description of area utilisation			surrendered Area in(sqm)	Quotum of DR/TDR generation	Total Quotum of DR/TDR generation	Area considered for DRC utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reservation no.	Name				
-	-	19.00m DP Road Widening	1616.50	3233.00	3233.00	0.00	0.00
Educational	101	Secondary School	919.10	1838.20	1838.20	0.00	0.00
-	-	Total	2535.60	5071.20	5071.20	2994.39	2076.81

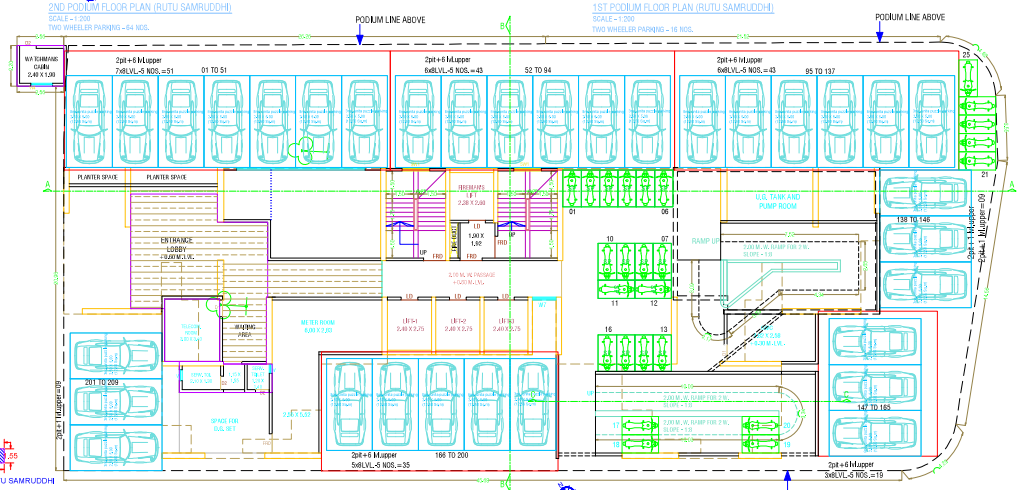




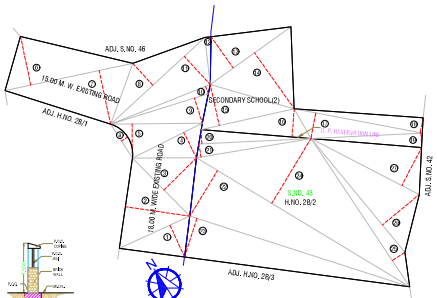
2ND PODIUM FLOOR PLAN (RUTU SAMRUDDHI)
SCALE - 1:200
TWO WHEELER PARKING - 64 NOS.



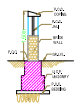
1ST PODIUM FLOOR PLAN (RUTU SAMRUDDHI)
SCALE - 1:200
TWO WHEELER PARKING - 16 NOS.



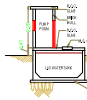
GROUND / STILT PARKING FLOOR PLAN (RUTU SAMRUDDHI)
SCALE - 1:150
FOUR WHEELER PUZZLE PARKING - 209 NOS.
TWO WHEELER PARKING - 25 NOS.



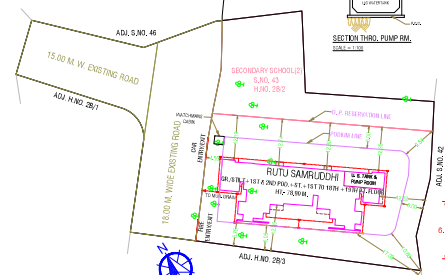
PLOT AREA DIAGRAM
SCALE - 1:500



SECTION THROUGH COMPOUND WALL
SCALE - 1:50

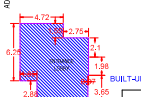


SECTION THRO. PUMP RM.
SCALE - 1:50

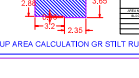


BLOCK PLAN
SCALE - 1:500

LOCATION PLAN
SCALE - N.T.S.



BUILT-UP AREA CALCULATION GR STILT RUTU SAMRUDDHI



BUILT-UP AREA CALCULATION GR STILT RUTU SAMRUDDHI

Signature valid

Proforma 1 Area Statement	
(1) Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot no.	4753.00
(a) As per ownership document (7/12, CTS extract)	4753.00
(b) as per TLR or City Survey measurement sheet	4753.00
(c) as per Demarcated steady area	4753.07
(d)NA	-
Area not in possession	0.00
a. Entire area (1+2)	4753.00
(2)Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	1616.50
(b) Any D.P. Reservation area	919.10
(c) Green Belt	0.00
Total (a+b+c)	2535.60
b.Balance area of plot (3-4)	2217.40
c. Amenity Space	0.00
Applicable if (1) > 20000 sqmt	-
Required =a/ Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
d. Net Plot Area (3-4-)	2217.40
(5) Recreational Open Space	-
(a) If area (d) is more than 4000 sqmt - 10 % of (d) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
(i) If it is full number like 1,2,3(5,419 sq. As per 7/12 extract or City Survey Number. - No Recreational open space is required.	
(ii) If it is subdivision like 1/2, 2/5, 1/2C1 41/B1 etc.then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing loading F.S.I. of 10 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rates.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-03-06 and the dimensions of sides etc. of plot stated implies are as measured on site and the area so reached out tallies with the area stated in document of Ownership(7/12, Scheme Records/Land Records Department/City Survey records.
Signature
Name of Architect/ Licensed Engineer/ Supervisor_
Owner's Declaration -
We undersigned hereby confirm that I/We shall abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
AR No.

Name Of : Owner:HARIKUSHI REALTORS

Postal Address : House Number 518 Amuta Nursery And Agro Farm Somali Bhiwandi Thane Maharashtra-421601

Phone No.:8605946659

DESCRIPTION OF PROJECT :
Name of Project : Residential
BUILDING ON CTS / VILLAGE/SURVEY NO.:- 43

SITE ADDRESS:
NOW2 ABOBO2 , VILLAGE PANCHPAKHADI TAL. & DIST. THANE (M)

FOR ANCILLARY F.S.I. WORKING TABLE			
(12) TOTAL ENTITLEMENT OF F.S.I.IN THE PROPOSAL		----	
a) (8 + 10(b) + 11 (d) OR 12 WHICHEVER IS APPLICABLE		5433.23	
		BEIN.	CONSM.
(b) NET BUILT AREA		5433.23	0.00
(bb) PERMISSIBLE ANCILLARY AREA F.S.I. UP TO 60% OR 80%		3260.12	0.00
(bbb) ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES		3259.41	0.00
(bbb) TOTAL PROPOSED BUILT-UP AREA (b+ bbb)		8692.94	0.00
c) TOTAL ENTITLEMENT (5433.23 + 3259.41)		8692.94	
d) BALANCE INCENTIVE F.S.I. NEED (a - b)		0.00	
MAXIMUM UTILIZATION LIMIT OF F.S.I. (INCLUDING POTENTIAL ITEM) AS PER ROAD WIDTH (as per Regulation No. 9.4 ON S.R.0.N.5 as applicable) (Col.2 or 1.5)		1.45=8.31	
TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No. 17b)		8692.94	

STATEMENT AS PER UDCPR RULE NO. 9.31
(as per full potential of project)

SUBSCRIPTION	RUTU SAMRUDDHI	REQUIRED	PROVIDED
i) FITNESS CENTRE, CRECHE, SOCIETY OFFICE (LIKE LETTER BOX, ADMINISTRATION OF ABOUT 20 SQ.M.IN SCHEME HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 20 SQ.M. AREA FOR EVERY 300 FLATS.	100 FLATS 20 SQ.M. ADD. 20 SQ.M. EVERY 300 FLATS	SOCIETY OFFICE, CHAIR LETTER BOX ROOM, CRECHE EQUIPS.	
ii) SANITARY BLOCK FOR SERVANTS HAVING MAXIMUM AREA OF 3 SQ.M.IN SCHEMES HAVING MINIMUM 100 FLATS & THEREAFTER ADDITIONAL 3 SQ.M. AREA FOR EVERY 300 FLATS.	100 FLATS 3 SQ.M. ADD. 3 SQ.M. EVERY 300 FLATS.	SERVANTS BLOCK 3 SQ.M.	
iii) BANDIES ROOM OF 10 TO 12 SQ.M. WITH ATTACHED TOILETS IN SCHEMES HAVING MINIMUM 100 FLATS AND THEREAFTER ADDITIONAL 10 SQ.M. AREA FOR EVERY 300 FLATS.	100 FLATS 10 SQ.M. ADD. 10 SQ.M. EVERY 300 FLATS.	BANDIES ROOM 14.48 SQ.M.	
iv) EVERY RESIDENTIAL BUILDING HAVING MORE THAN 8 FLATS TENEMENTS SHALL HAVE ENTRANCE LOBBY OF MINIMUM 9 SQ.M. AT GROUND FLOOR, MINIMUM DIMENSION OF SUCH LOBBY SHALL NOT BE LESS THAN 2.20 M	REQ. 9.00 SQ.M.	ENTRANCE LOBBY AREA 14.52 SQ.M.	

LEGENDS:
[illegible]

Signature Valid
Signature Valid

SCALE - 1:100	Date: 16/07/24
JOB NO.- TS-CS-24-40576	CHECK BY -

SUBMISSION DRAWING