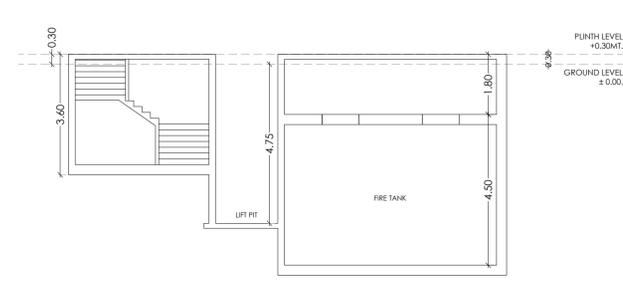


PT. BASEMENT FLOOR PLAN
SCALE - 1:100



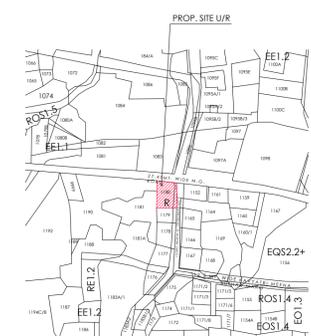
SECTION A-A
SCALE - 1:100

PLINTH AREA CALCULATION

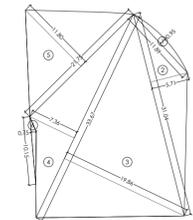
1	2/3	X	11.89	X	0.95	=	7.53	
2	0.50	X	31.04	X	5.71	=	88.62	
3	0.50	X	33.67	X	19.86	=	334.34	
4	0.50	X	33.67	X	7.36	=	123.91	
5	0.50	X	21.75	X	11.80	=	128.33	
TOTAL PLOT AREA							=	682.73
AREA AS PER PRC AREA							=	681.30

AREA NOT IN POSSESSION

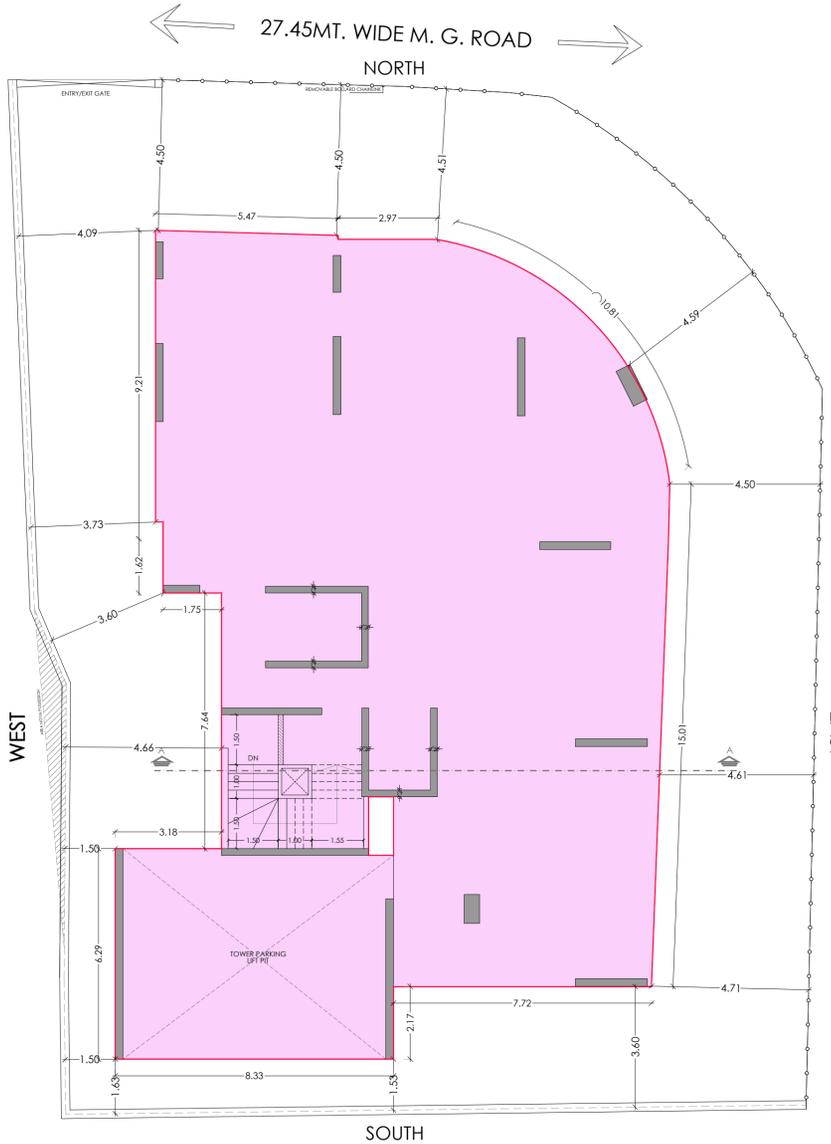
6	0.50	X	10.15	X	0.75	=	3.80	
NET PLOT AREA (681.30 - 3.80)							=	677.50



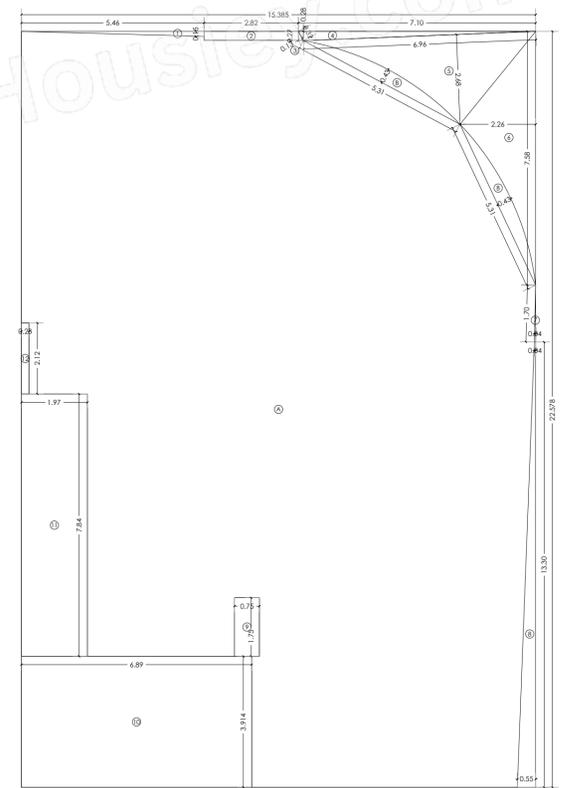
KEY PLAN
SCALE - 1:4000



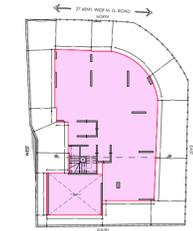
PLOT AREA LINE DIAGRAM
SCALE - 1:500



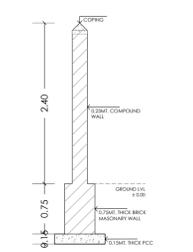
GROUND FLOOR PLAN
SCALE - 1:100



PLINTH FLOOR BUILT-UP LINE DIAGRAM
SCALE - 1:100



BLOCK PLAN
SCALE - 1:500



SECTION THROUGH COMPOUND WALL
SCALE - 1:50

BUILT UP AREA CALCULATION FOR PLINTH

PROPOSED PLINTH								
A	15.385	X	22.578	X	1 NO	=	347.36 SQ.MT.	
B	2/3	X	5.31	X	0.43 X 2 NCS	=	3.04 SQ.MT.	
TOTAL ADDITION							=	350.40 SQ.MT.

DEDUCTIONS

1	5.46	X	0.15	X	0.50	=	0.41 SQ.MT.	
2	2.82	X	0.27	X	1 NO	=	0.76 SQ.MT.	
3	0.32	X	0.13	X	0.50	=	0.02 SQ.MT.	
4	7.10	X	0.28	X	0.50	=	0.99 SQ.MT.	
5	6.96	X	2.68	X	0.50	=	9.33 SQ.MT.	
6	2.26	X	7.58	X	0.50	=	8.57 SQ.MT.	
7	0.04	X	1.70	X	0.50	=	0.03 SQ.MT.	
8	AVG (0.04 + 0.55)	X	0.50	X	13.30	=	3.92 SQ.MT.	
9	0.75	X	1.75	X	1 NO	=	1.31 SQ.MT.	
10	6.89	X	3.914	X	1 NO	=	26.97 SQ.MT.	
11	1.97	X	7.84	X	1 NO	=	15.44 SQ.MT.	
12	0.23	X	2.12	X	1 NO	=	0.49 SQ.MT.	
TOTAL DEDUCTION							=	88.24 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]							=	262.16 SQ.MT.

FORM 'I'

1. AREA STATEMENT	SQ.MT.
(a) GROSS AREA OF PLOT	681.30
(b) AREA OF RESERVATION IN PLOT	-----
(c) AREA OF ROAD SET BACK	-----
(d) AREA OF DP ROAD	-----
(e) AREA NOT IN POSSESSION	3.80
2. DEDUCTIONS FOR	-----
(A) FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	-----
(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 14)	-----
(b) PROPOSED DP ROAD AREA (REGULATION NO 14)	-----
(c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	-----
(i) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	-----
(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	-----
(NOT TO BE DEDUCTED FOR COMPUTATION OF FSI (ie. Sr.no 5 below)	-----
TOTAL AREA UNDER ROAD/RESERVATION	-----
(B) FOR AMENITY AREA TO BE HANDED OVER TO MCGM	-----
(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	-----
(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	-----
(c) AREA OF AMENITY PLOT AS PER DCR 35	-----
TOTAL AMENITY AREA	-----
(C) DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY AND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----
3. TOTAL DEDUCTIONS [2(A) + 2(B) + 2(C)]	3.80
4. BALANCE AREA OF PLOT FOR CALCULATING REQUIRED LOS [1-3]	677.50
5. PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A) + 2(B)]	677.50
6. ZONAL (BASIC) FSI [0.50 OR 0.75 OR 1.0 OR 1.33]	1.0
7. (a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI [5X6]	677.50
(b) PROTECTED BUILT UP AREA AS PER REG. 30(C) AS PER APPROVED PLAN OF OLD EXISTING BLDG AS PER	933.73
(c) PERMISSIBLE BUILT UP AREA (76 OR 76)	933.73
8. ADDITIONAL BUA AS PER REGULATION 30(A)(2)(a)	-----
(a) ADDITIONAL BUA FOR 2(A)(1)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	-----
(b) ADDITIONAL BUA FOR 2(A)(1)(i) & 2(A)(1)(ii) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (2005)	-----
(c) ADDITIONAL BUA IN CASE OF 2(A)(1)(i) AS PER REGULATION 17(1) NOTE 20 (v) & (vi) AS PER AIR POLICY ON REMAINING PLOT	-----
TOTAL ADDITIONAL BUA	-----
9. ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	-----
(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(1)(b)	-----
(b) INCENTIVE FSI AS PER REGULATION. 33(7)(B)	105 SQ.MT. X 1/75 = 170 SQ.MT. PERM.
(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	-----
TOTAL ADDITIONAL BUA/INCENTIVE AREA	-----
10. BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) [SR.NO.5 X 50%]	(677.50 SQ.MT. X 0.50) = 338.75 SQ.MT.
11. BUA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8)(i) & 9 ABOVE)	677.50 X 1.0 = 677.50 SQ.MT. LESS PROTECTED AREA 522.48 SQ.MT. (933.73 - 681.30) LESS INCENTIVE FSI 170.00 SQ.MT. = 255.07 SQ.MT.
(i) SLUM TDR = 136.00 SQ.MT. CLAIMED U/R DRC NO. SRA/1433/CONST DTD. 25.10.2021	-----
(ii) GENERAL TDR = 118.45 SQ.MT. CLAIMED U/R DRC NO. RES/0013/2021 DTD. 10.12.2021	-----
(iii) TOTAL TDR = 254.45 SQ.MT.	-----
12. PERMISSIBLE BUILT UP AREA [7+8+9+10+11]	677.50
13. PROPOSED BUILT UP AREA	NIL
14. TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA ON PLOT	-----
15. FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3) OF DCRP 2034	-----
(a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	NIL
(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	NIL
(b) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	NIL
(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM	NIL
16. TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA	NIL
[13+14+15(a)+(b)+(c)+(d)]	NIL
17. FSI CONSUMED ON NET PLOT [13/4]	-----
(i) OTHER REQUIREMENTS	-----
REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	-----
TENEMENT STATEMENT	-----
(i) PROPOSED BUA (13 (a) ABOVE)	-----
(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	-----
(iii) AREA AVAILABLE FOR TENEMENTS (ii) minus (i)	-----
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	-----
(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	-----
(E) PARKING STATEMENT	-----
(i) PARKING REQUIRED BY REGULATION FOR:	-----
CAR	-----
SCOOTER / MOTOR CYCLE	-----
OUTSIDERS [VISITORS]	-----
(ii) COVERED GARAGE PERMISSIBLE	-----
(iii) COVERED GARAGE PROPOSED	-----
CAR	-----
SCOOTER / MOTOR CYCLE	-----
OUTSIDERS [VISITORS]	-----
(iv) TOTAL PARKING PROVIDED	-----
(F) TRANSPORT VEHICLES PARKING	-----
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	-----
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

FORM 'II'

CONTENTS OF SHEET

PT. BASEMENT PLAN, PLINTH FLOOR PLAN & BUILT UP AREA LINE DIAGRAM & CALCULATION
PLOT AREA LINE DIAGRAM & CALCULATION
LOCATION & BLOCK PLAN
SECTION A-A, SECTION THROUGH COMPOUND WALL

STAMP OF DATE OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS

THE DRAWING SHALL READ IN CONJUNCTION WITH IOD CONDITIONS UNDER NO. CHE/WSII/4459/R/S/337(NEW) SIGNED ON EVEN DATE

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

Dhiraj Narayan Ghorpade	Digitally signed by Dhiraj Narayan Ghorpade Date: 2024.07.15 12:48:29 +05'30'	Shivshant Sudhakarrao Dole	Digitally signed by Shivshant Sudhakarrao Dole Date: 2024.07.23 14:09:51 +05'30'	SANTOSH UTTAMRAO RAUT	Digitally signed by SANTOSH UTTAMRAO RAUT Date: 2024.07.15 20:16:11 +05'30'
S.E.B.P. P-3	A.E.B.P. 'R/S' WARD	E.E.B.P. 'R' WARD			
REVISION	DESCRIPTION	DATE	SIGNATURE		
-----	-----	-----	-----		

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11.11.2020 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 677.50 SQ.MT. (IN WORDS SIX HUNDRED SEVENTY SEVEN POINT FIFTY SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS.

TANVI K DEDHIA Digitally signed by TANVI K DEDHIA
Date: 2024.07.15 20:16:11 +05'30'

SIGNATURE OF ARCHITECT

NORTH	DESCRIPTION OF PROPOSAL AND PROPERTY				
	PROPOSED RE-DEVELOPMENT OF SOCIETY BUILDING NAMED AS "SUKAN CHSL" ON PLOT BEARING CTS NO. 1180/A, 1180/B 1 TO 5 OF VILLAGE KANDIVALI, AT M.G. ROAD, KANDIVALI (WEST), MUMBAI - 400 067.				
NAME OF OWNER:	MR. KIRTI AJMERA, PARTNER OF GOKALDAS DEVELOPERS C.A. TO SUKAN CO-OPERATIVE HOUSING SOCIETY LTD. (OWNER)				
ADDRESS:	76, KIRA STREET, GULAWADI, NEEL BAZAR, ANUMBAI - 400024				
	Kirti Rasiklal Ajmera Digitally signed by Kirti Rasiklal Ajmera Date: 2024.07.15 20:13:37 +05'30'				
JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
2101	01/01	14.07.2024	AS STATED	MANDAR	TANVI D.
SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS					
TANVI K DEDHIA Digitally signed by TANVI K DEDHIA Date: 2024.07.15 20:16:07 +05'30'					
SIGNATURE OF ARCHITECT					

TANVI K DEDHIA Digitally signed by TANVI K DEDHIA
Date: 2024.07.15 20:16:07 +05'30'

T-DESIGNS