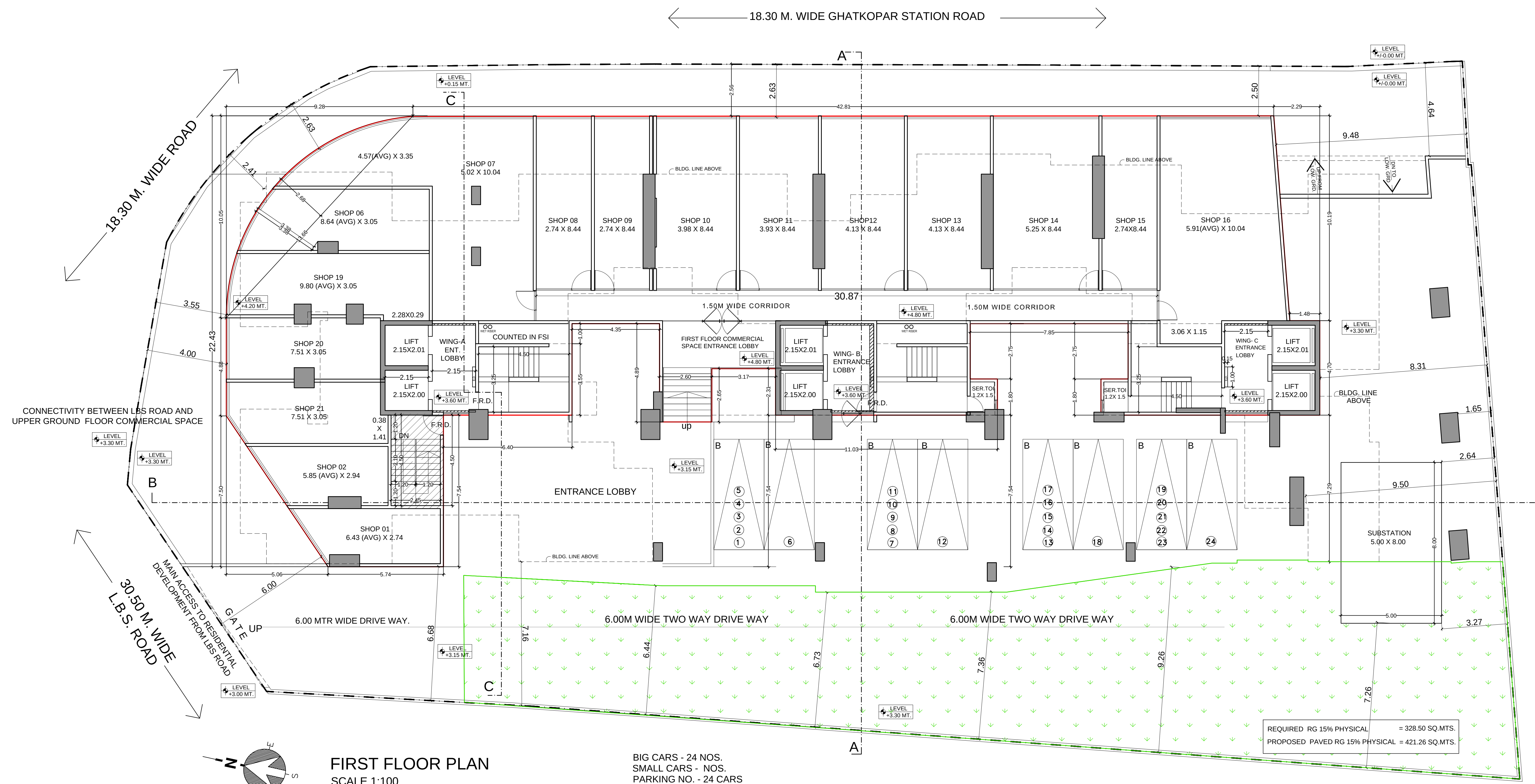
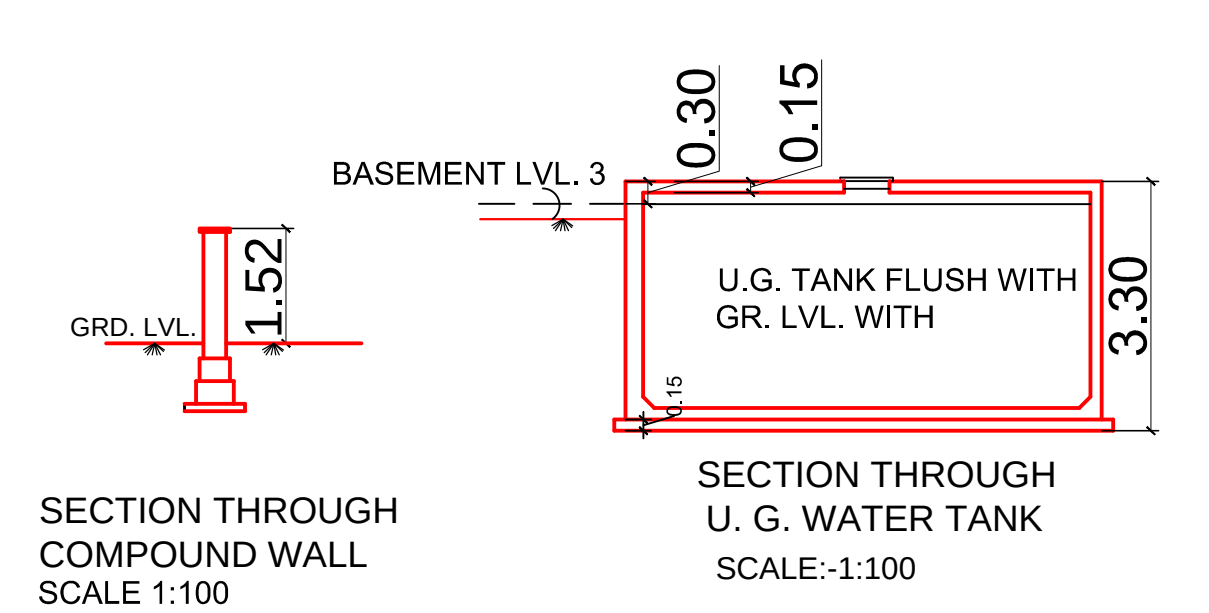




BUILT UP AREA SUMMARY & TENEMENT STATEMENT

FLOOR	NO. OF TENANTS	GROSS AREA AREA IN SQ.MT.	ST-CASE/LIFT AREA IN SQ.MT.	BUILT UP AREA INCLUDING FUNGIBLE AREA IN SQ.MT.
3RD BASEMENT	----	----	----	----
2ND BASEMENT	----	----	----	----
1ST BASEMENT	----	----	----	----
LOWER GR.	----	----	----	----
GROUND FL.	----	460.38	39.05	421.33
1ST	----	769.69	148.00	621.69
COMMERCIAL AREA	----	1230.07	187.05	1043.02
2ND SERVICE FLOOR LEVEL				
3RD	8 NOS	657.20	113.84	543.36
4TH	9 NOS	668.41	113.84	554.57
5TH	12 NOS	855.31	110.35	744.96
6TH	12 NOS	872.32	110.35	761.97
7TH	12 NOS	886.30	110.35	775.95
8TH	12 NOS	886.30	110.35	775.95
9TH	5 NOS	410.71	114.95	295.76
RESIDENTIAL AREA		5236.55	784.03	4452.52
TOTAL	70 NOS.	6466.62	971.08	5495.54



A	PROFORMA - A	SO. MTS.
1	AREA OF PLOT AS PER PR CARD	2888.90
1A	AREA RESTRICTED TO T.P. RECORD TO 2104.52 SQ.MTS.	2104.52
2	DEDUCTIONS FOR	
a)	ROAD SET BACK AREA	
b)	PROPOSED ROAD	
c)	ANY RESERVATION (SUB - PLOT)	
d)	% AMENITY SPACE AS PER DCR 56/57 (SUB - PLOT)	
e)	OTHER (a + b + c + d + e)	
3	BALANCE AREA OF PLOT (1 - 2)	2104.52
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	
5	NET AREA OF PLOT (3 - 4) (AREA RESTRICTED AS PER T.P. RECORD TO 2104.52 SQ.MTS.)	2104.52
6	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	100% FOR DP ROAD (RESTRICTED TO 40% OR 80% OF [3] ABOVE)	
2(b)	100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF [3] ABOVE)	
7	TOTAL (5 PLUS 6)	2104.52
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9A	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT.	1052.26
ADDITIONS FOR FLOOR SPACE INDEX		
9B	0.50 FSI AS PER DCR 32	50% of 2104.52 sq.mts.
9C	% AS PER DCR 33 ()	
9A	OTHERS	
10	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE	4209.04
11	AREA OF EXISTING TENEMENT	
12	PROPOSED BUILT UP AREA	4201.84
13	F.S.I. CONSUMED ON NET HOLDING = 12/3	
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1	PURELY RESIDENTIAL BUILT UP AREA OF PROPOSED TENEMENT	3325.19
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	876.65
C	DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL TENEMENT - OR < (B1 / 0.35)	1127.33
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL - OR < (B2 / 0.20)	166.37
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (C1 + C2)	1293.70
4	TOTAL GROSS BUILT UP AREA PROPOSED (12 + C3)	5495.54
D	TENEMENT STATEMENT	
i)	PROPOSED AREA (ITEM C4 ABOVE)	5495.54
ii)	LESS DEDUCTION OF NON-RES. AREA (COMMERCIAL)	1043.02
iii)	AREA AVAILABLE FOR TENEMENT [(i) MINUS (ii)]	4452.52
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	201 NOS
v)	TENEMENT PROPOSED	70 NOS
vi)	TENEMENT EXISTING	
7	TOTAL TENEMENTS ON THE PLOT	70 NOS
E	PARKING STATEMENT	
1	PARKING REQD. BY REGULATION FOR	114 NOS
	CAR	
	SCOOTER / M CYCLE	
	OUTSIDERS / VISITERS	
2	PARKING PROVIDED FOR	132 NOS
	CAR	
	SCOOTER / M CYCLE	
	OUTSIDERS / VISITERS	
3	TOTAL PARKING PROVIDED	
F	TRANSPORT VEHICLE PARKING	
i	SPACE FOR TRANSPORT VEHICLES	
	PARKING BY REGULATION	
ii	TOTAL NO. OF TRANSPORT VEHICLES	
	PARKING PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05.06.2015 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS: 2104.52 SQ. MT. (TWO THOUSAND ONE HUNDRED FOUR POINT FIFTY TWO) AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.R.C. RECORDS.

SIGN. OF ARCHITECT

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SERVICE FLOOR PLAN
S.O.C. OFFICE AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT ON PLOT BEARING F.P. NO. 12, C.T.S. NO. 3211 & 3213 OF VILLAGE GHATKOPAR, MUMBAI FOR SANSKAR CO. OP. PREMISES SOCIETY LTD.

NAME OF OWNER
M/S. SANDU SANSKAR BUILDING DEVELOPERS LLP.
C.A. TO OWNER

SIGNATURE

NAME & ADDRESS OF ARCHITECT

SIGNATURE

AMIT PAWAR CA/2004/34543
GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057.
PH: 922-2612-99 33/44 155 186.
www.aakararchitects.org

THIS CANCEL APPROVAL TO PREVIOUS PLAN
SANCTIONED UNDER NO. CHE/ES/1911/N/337(NEW)
AT DATED 16/01/2016.

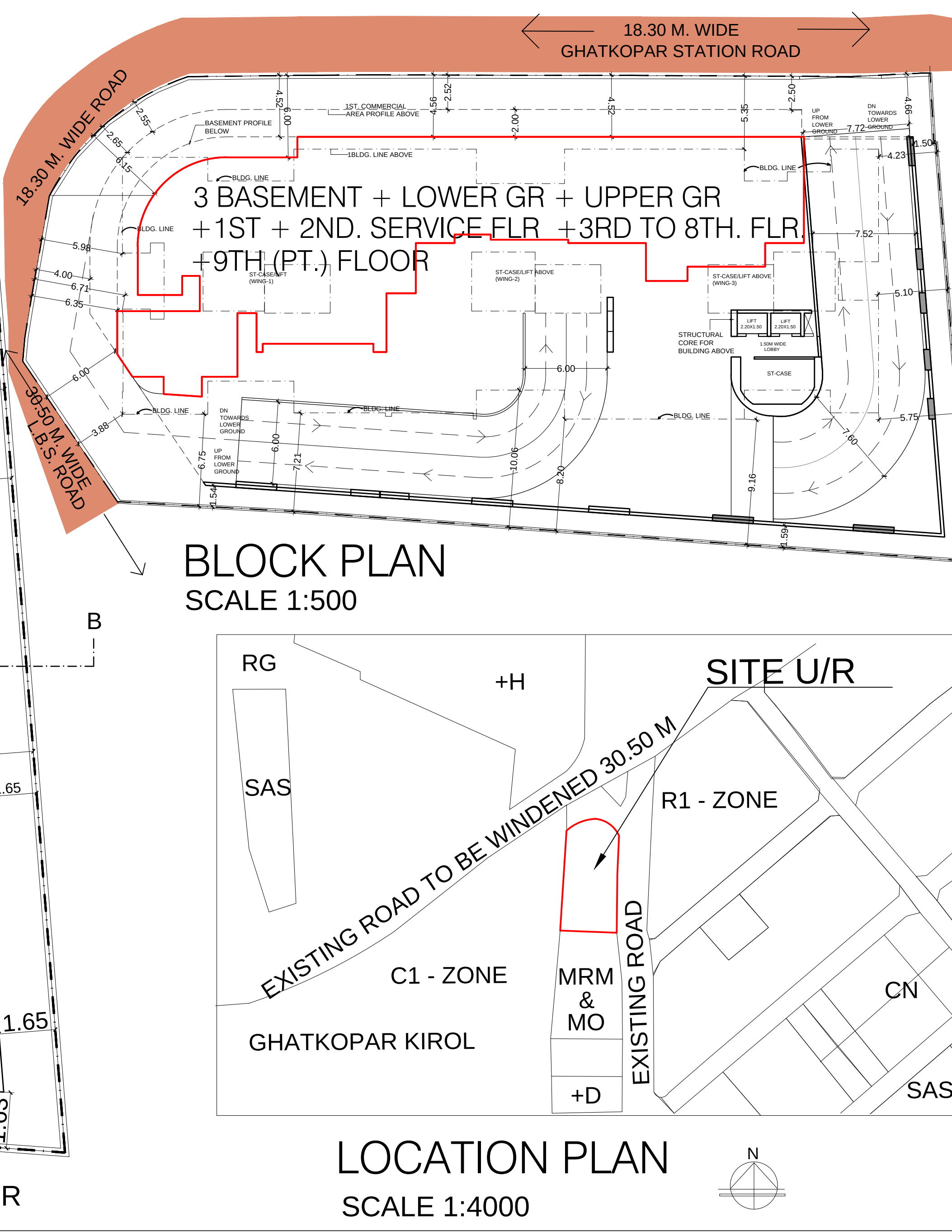
APPROVED SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/1911/N/337 (NEW)

EXECUTIVE ENGINEER (B.P.) E.S.H

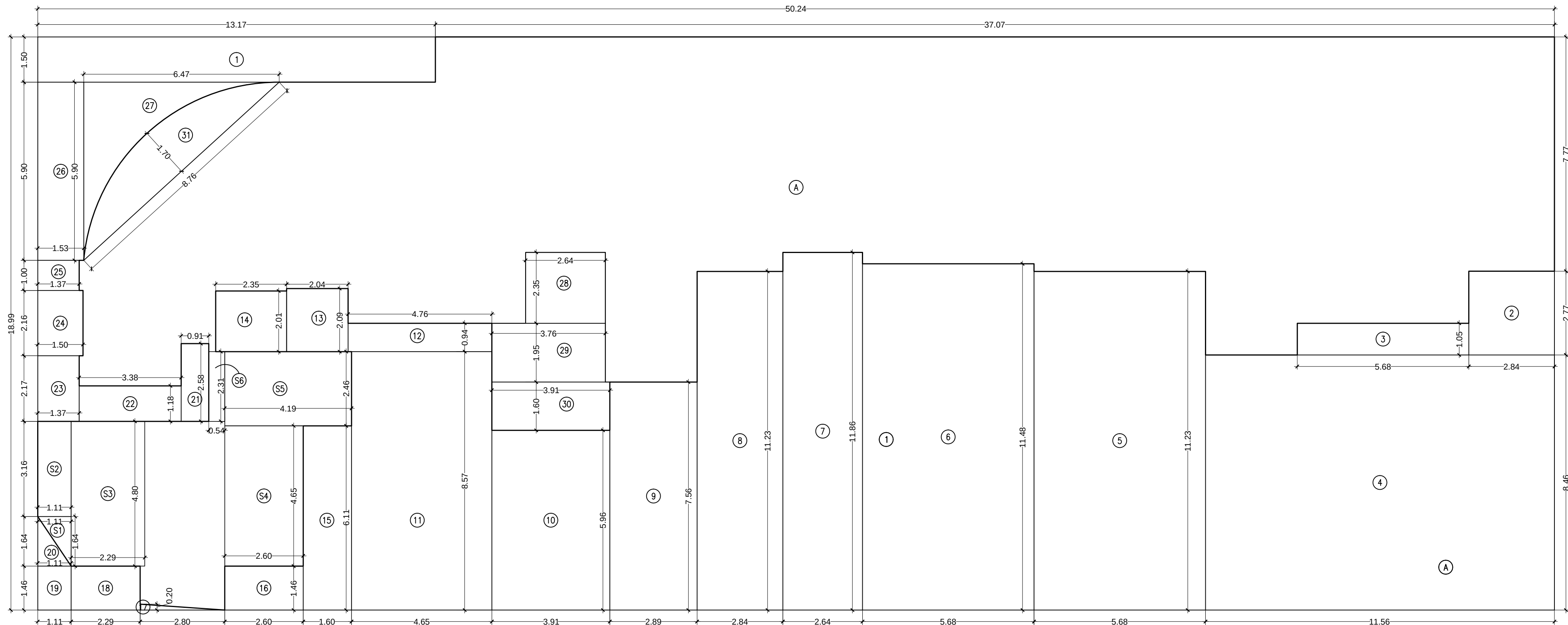
S.E. (B.P.) N A.E. (B.P.) L.N

STAMP OF DATE OF RECEIPT OF PLANS

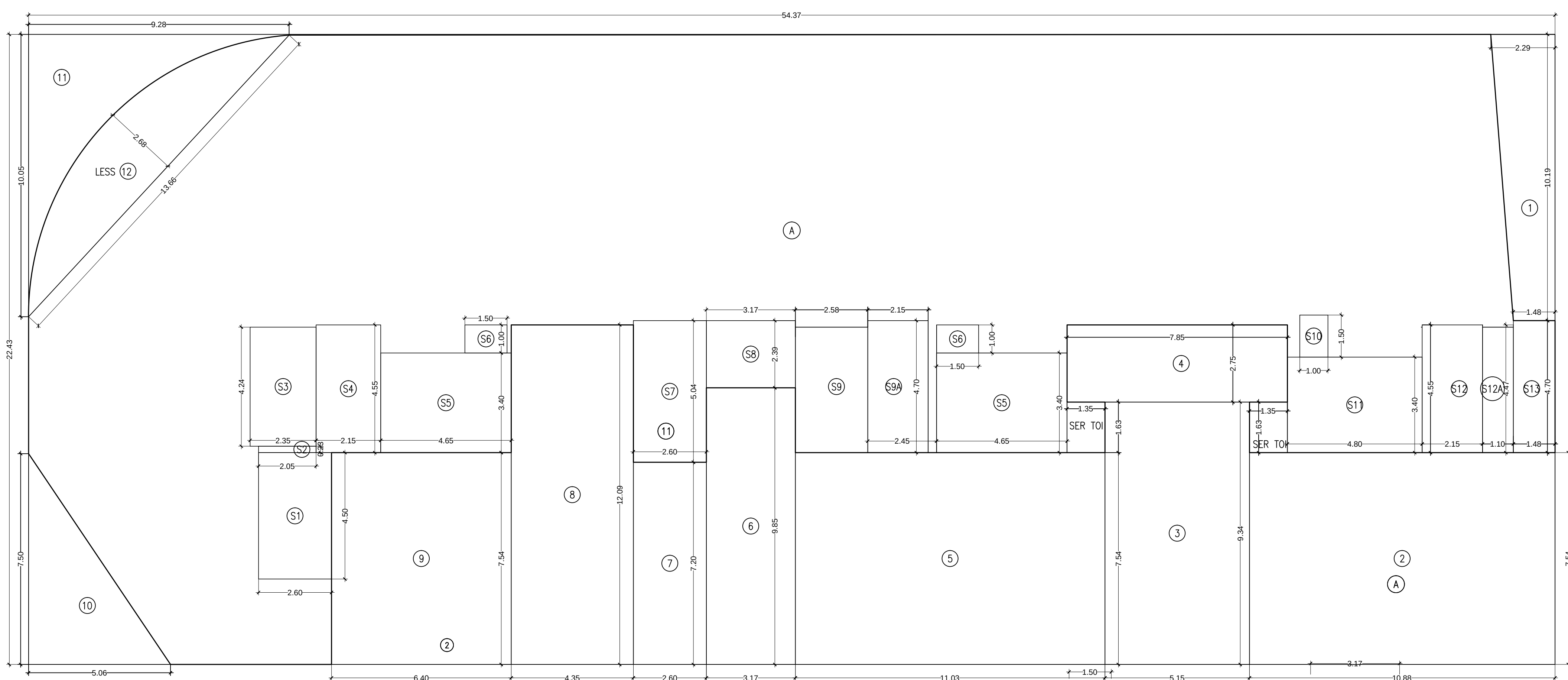
NORTH JOB NO. 3039 DRAWN BY SARFRAZ CHECKED BY SARFRAZ PATH:-
D DRIVE/Aakarstudio / Sarfraz / Eastern / Tridhaat-sanskar / BMC proposal / amended FSI-2-00- AS PER REVISED RESI plan.



NOTE:- ALL DIMENSION ARE IN METER



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION						
GROUND FLOOR						
A	50.24	X	18.99	X	1 NO	= 954.06 SQ.MT.
TOTAL ADDITION					=	954.06 SQ.MT. X

DEDUCTIONS						
1	13.17	X	1.50	X 1 NO	=	19.76 SQ.MT.
2	2.84	X	2.77	X 1 NO	=	7.87 SQ.MT.
3	5.68	X	1.05	X 1 NO	=	5.96 SQ.MT.
4	11.56	X	8.46	X 1 NO	=	97.80 SQ.MT.
5	5.68	X	11.23	X 1 NO	=	63.79 SQ.MT.
6	5.68	X	11.48	X 1 NO	=	65.21 SQ.MT.
7	2.64	X	11.86	X 1 NO	=	31.31 SQ.MT.
8	2.84	X	11.23	X 1 NO	=	31.89 SQ.MT.
9	2.89	X	7.56	X 1 NO	=	21.85 SQ.MT.
10	3.91	X	5.96	X 1 NO	=	23.30 SQ.MT.
11	4.65	X	8.57	X 1 NO	=	39.85 SQ.MT.
12	4.76	X	0.94	X 1 NO	=	4.47 SQ.MT.
13	2.04	X	2.09	X 1 NO	=	4.26 SQ.MT.
14	2.35	X	2.01	X 1 NO	=	4.72 SQ.MT.
15	1.60	X	6.11	X 1 NO	=	9.78 SQ.MT.
16	2.60	X	1.46	X 1 NO	=	3.80 SQ.MT.
17	0.50	X	2.80	X 0.20 X 1 NO	=	0.28 SQ.MT.
18	2.29	X	1.46	X 1 NO	=	3.34 SQ.MT.
19	1.11	X	1.46	X 1 NO	=	1.62 SQ.MT.
20	1/2	X	1.11	X 1.64 X 1 NO	=	0.91 SQ.MT.
21	0.91	X	2.58	X 1 NO	=	2.35 SQ.MT.
22	3.38	X	1.18	X 1 NO	=	3.99 SQ.MT.
23	1.37	X	2.17	X 1 NO	=	2.97 SQ.MT.
24	1.50	X	2.16	X 1 NO	=	3.24 SQ.MT.
25	1.37	X	1.00	X 1 NO	=	1.37 SQ.MT.
26	1.53	X	5.90	X 1 NO	=	9.03 SQ.MT.
27	1/2	X	6.47	X 5.90 X 1 NO	=	19.10 SQ.MT.
28	2.64	X	2.35	X 1 NO	=	6.20 SQ.MT.
29	3.76	X	1.95	X 1 NO	=	7.33 SQ.MT.
30	3.91	X	1.60	X 1 NO	=	6.25 SQ.MT.
TOTAL						= 503.61 SQ.MT. Y1
31	2/3	X	8.76	X 1.70 X 1 NO	=	9.93 SQ.MT. Z
TOTAL BUILT UP AREA [X - Y1 + Z]						= 460.38 SQ.MT. X1

STAIRCASE & LIFT AREA								
GROUND FLOOR								
S1	1/2	X	1.11	X	1.64	X 1 NO	=	0.91 SQ.MT.
S2	1.11	X	3.16	X	1 NO	=	3.51 SQ.MT.	
S3	2.29	X	4.80	X	1 NO	=	10.99 SQ.MT.	
S4	2.60	X	4.65	X	1 NO	=	12.09 SQ.MT.	
S5	4.19	X	2.46	X	1 NO	=	10.30 SQ.MT.	
S6	0.54	X	2.31	X	1 NO	=	1.25 SQ.MT.	
TOTAL STAIR. & LIFT AREA PER FL. (GR. FLOOR)							=	39.05 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	421.33 SQ.MT.
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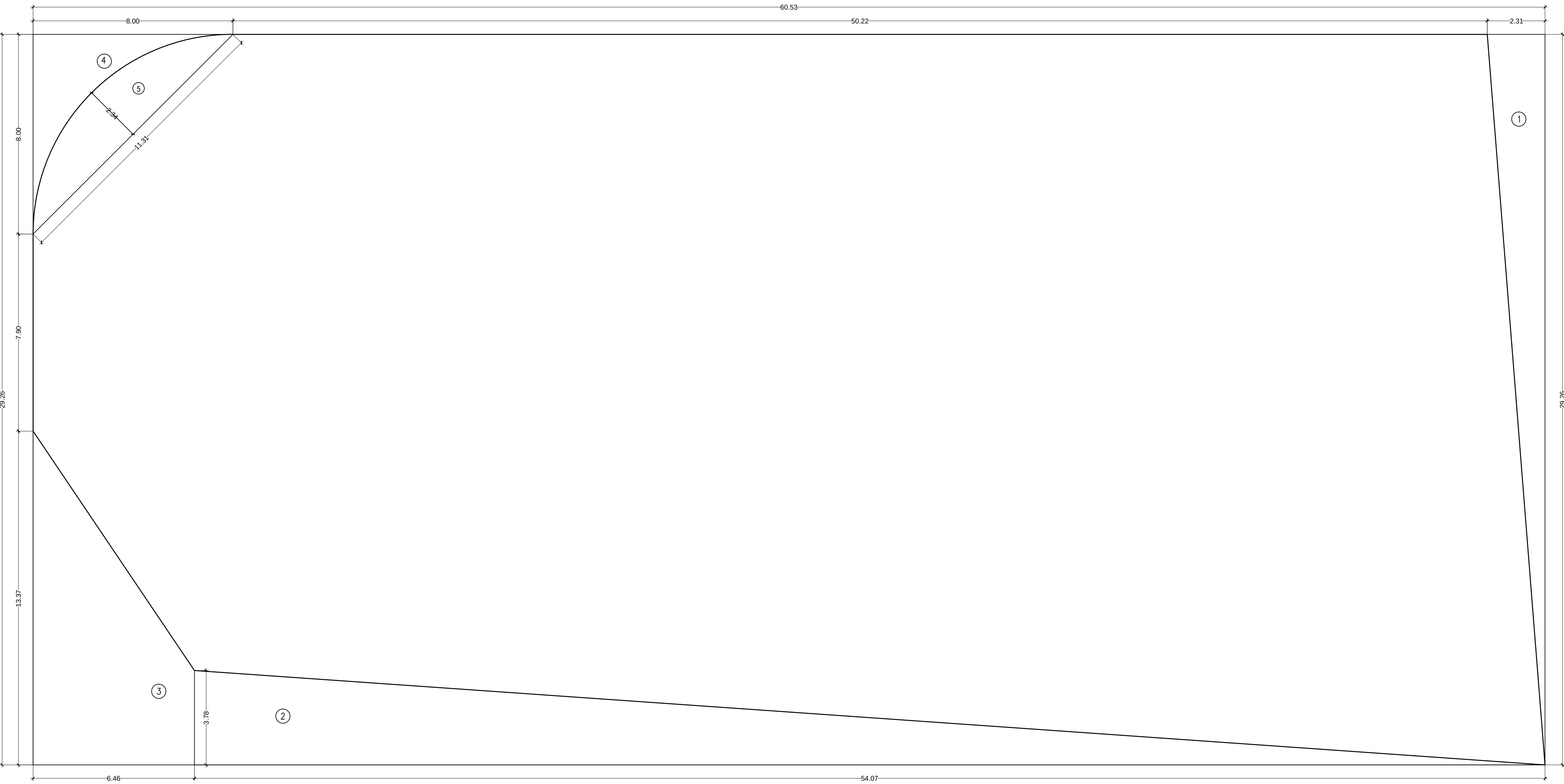
BUILT UP AREA CALCULATION						
FIRST FLOOR						
A	54.38	X	22.43	X 1NO	=	1219.74 SQ.MT.
E.D AREA	0.45	X	1.00	X 1NO	=	0.45 SQ.MT.
TOTAL ADDITION					=	1220.19 SQ.MT.
DEDUCTIONS						
1	(2.29 + 1.48) / 2			X 10.19 X 1NO	=	19.21 SQ.MT.
2	10.88 X 7.54			X 1NO	=	82.04 SQ.MT.
3	5.15 X 9.34			X 1NO	=	48.10 SQ.MT.
4	7.85 X 2.75			X 1NO	=	21.59 SQ.MT.
5	11.03 X 7.54			X 1NO	=	83.17 SQ.MT.
6	3.17 X 9.85			X 1NO	=	31.22 SQ.MT.
7	2.60 X 7.20			X 1NO	=	18.72 SQ.MT.
8	4.35 X 12.09			X 1NO	=	52.59 SQ.MT.
9	6.40 X 7.54			X 1NO	=	48.26 SQ.MT.
10	1/2 X 5.06 X 7.50			X 1NO	=	18.98 SQ.MT.
11	1/2 X 9.28 X 10.05			X 1NO	=	46.63 SQ.MT.
SER TOI	(1.35 X 1.63 X 2 NOS)				=	4.40 SQ.MT.
DEDUCTION					=	474.91 SQ.MT.
LESS 12	2/3 X 13.66 X 2.68			X 1NO	=	24.41 SQ.MT.
TOTAL DEDUCTION					=	450.50 SQ.MT.
TOTAL BUILT UP AREA [X - Y1]					=	769.69 SQ.MT. X1

STAIRCASE & LIFT AREA						
FIRST FLOOR						
S1	2.60	X	4.50	X	1NO	11.70 SQ.MT.
S2	2.05	X	0.23	X	1NO	0.47 SQ.MT.
S3	2.35	X	4.24	X	1NO	9.96 SQ.MT.
S4	2.15	X	4.55	X	1NO	9.78 SQ.MT.
S5	4.65	X	3.40	X	2NOS	31.62 SQ.MT.
S6	1.50	X	1.00	X	2NOS	3.00 SQ.MT.
S7	2.60	X	5.04	X	1NO	13.10 SQ.MT.
S8	3.17	X	2.39	X	1NO	7.58 SQ.MT.
S9	2.58	X	4.47	X	1NO	11.53 SQ.MT.
S8A	2.15	X	4.55	X	1NO	9.78 SQ.MT.
S10	1.00	X	1.50	X	1NO	1.50 SQ.MT.
S11	4.80	X	3.40	X	1NO	16.32 SQ.MT.
S12	1.10	X	4.47	X	1NO	4.92 SQ.MT.
S12A	2.15	X	4.55	X	1NO	9.78 SQ.MT.
S13	1.48	X	4.70	X	1NO	6.96 SQ.MT.
TOTAL STAIR. & LIFT AREA PER FL. (FIRST FLOOR)						148.00 SQ.MT.

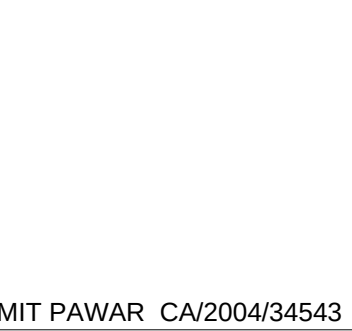
NET BUILT UP AREA [X1 - Y2]	=	621.69 SQ.MT.
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BUILT UP AREA CALCULATION						
TYPICAL FLOOR OF BASEMENT LEVEL 3						
A	60.53	X	29.26	X	1 NO	= 1771.11 SQ.MT.
TOTAL ADDITION						= 1771.11 SQ.MT.

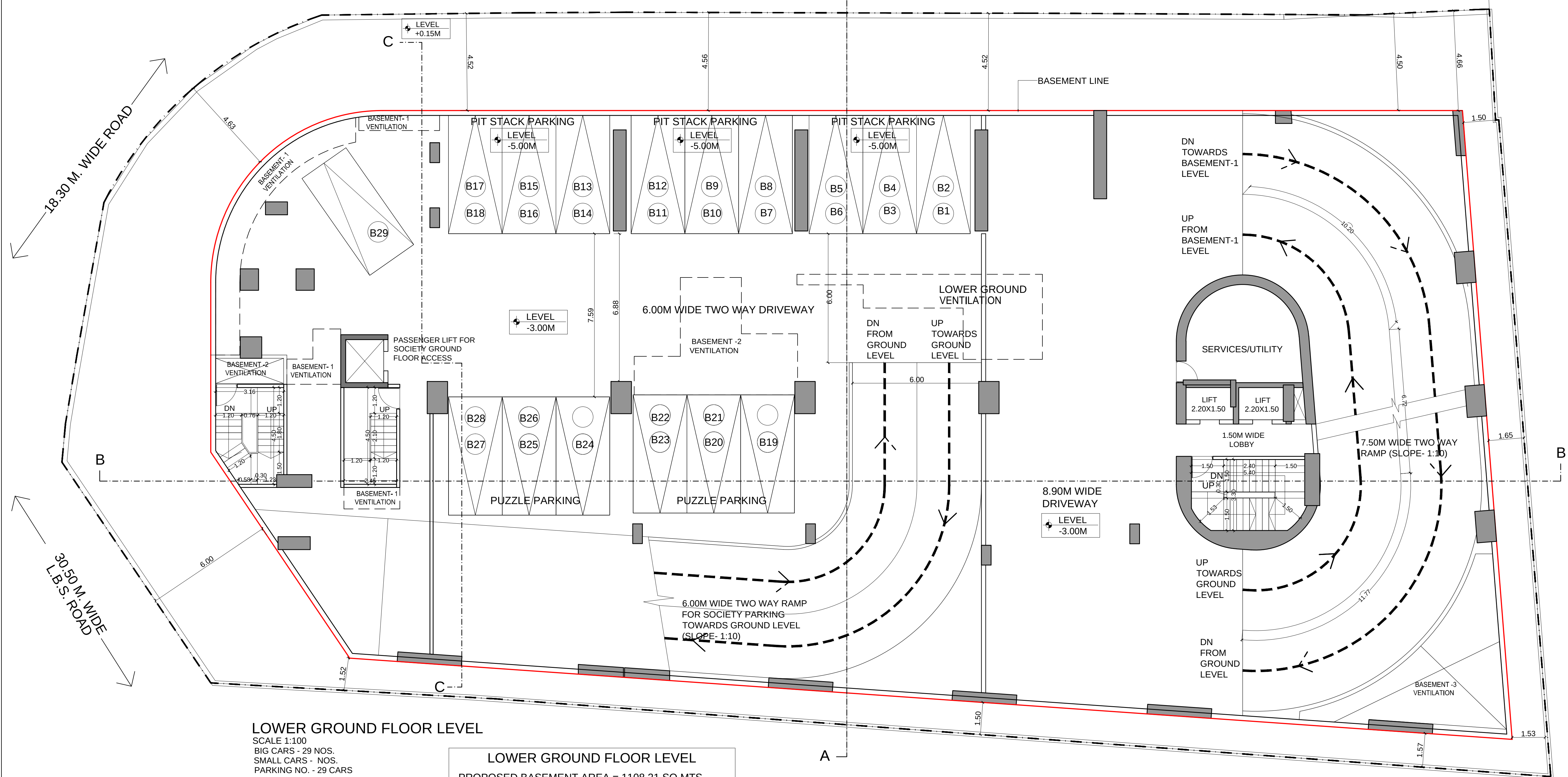
DEDUCTIONS							
1	0.50	X	2.31	X	29.26	X 1 NO	= 33.80 SQ.MT.
2	0.50	X	54.07	X	3.78	X 1 NO	= 102.19 SQ.MT.
3	(3.78 + 13.37) / 2		X	6.46	X 1 NO	= 55.39 SQ.MT.	
4	0.50	X	8.00	X	8.00	X 1 NO	= 32.00 SQ.MT.
DEDUCTION							= 223.38 SQ.MT.
5	2/3	X	11.31	X	2.34	X 1 NO	= 17.64 SQ.MT. Y1
TOTAL DEDUCTION							= 205.74 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]							= 1565.37 SQ.MT. X1



BASEMENT-3 LEVEL
SCALE 1:200

PROFORMA 'B'			
CONTENTS OF SHEET			
BUILT UP AREA DIAGRAM & BUP AREA CALCULATION			
DESCRIPTION OF PROPOSAL			
PROPOSED REDEVELOPMENT ON PLOT BEARING: F.P. NO. 12, C.T.S. NO. 3211 & 3213 OF VILLAGE GHATKOPAR, MUMBAI FOR SANSKAR CO.OP.PREMISES SOCIETY LTD.			
NAME OF OWNER		SIGNATURE	
M/S. SANDU SANSKAR BUILDING DEVELOPERS LLP. C.A. TO OWNER			
NAME & ADDRESS OF ARCHITECT		SIGNATURE	
 GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057. Ph: 022-2612 99 53 / 44 1 55 / 66. www.askararchitect.org		 AMIT PAWAR CA/2004/34543	
THIS CANCEL APPROVAL TO PREVIOUS PLAN SANCTIONED UNDER NO CHE/ES/1911/N/337(NEW) AT DATED 16/01/2016			
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1911/N/337 (NEW)			
EXECUTIVE ENGINEER (B.P.) E.S-II			
S.E. (B.P.) N		A.E. (B.P.) LN	
STAMP OF DATE OF RECEIPT OF PLANS			
NORTH	JOB NO	DRAWN BY	CHECKED BY
	3039	SARFRAZ	SARFRAZ
PATH:-			
D DRIVE (Askarstudio / Sarfraz / Eastern / Trichaitaly sanskar / BMC proposal / amended FSI-2.00- AS PER REVISED RESI plan.			

18.30 M. WIDE
GHATKOPAR STATION ROAD



PARKING STATEMENT (REQUIRED)

PARKING STATEMENT FOR COMM. AREA GROUND & 1ST FL.

BUILT-UP AREA OF COMM. = 1043.02 SQ.MT.
PARKING REQUIRED FOR COMM. UPTO 800 SQ.MTS = ONE 20 NOS
PARKING FOR 40.00 m2 (800.00/40.00m2)

PARKING REQUIRED FOR BALANCE AREA(1043.02-800) ONE PARKING FOR
80.00 m2 i.e. 243.02/80 = 3.04 = 3.00 NOS.

PARKING REQUIRED NON-RESI.= 23.00 NOS.
10% VISITOR PARKING.= 2.30 NOS.= 25.30 NOS.
PARKING REQUIRED NON-RESI.= 25 NOS.

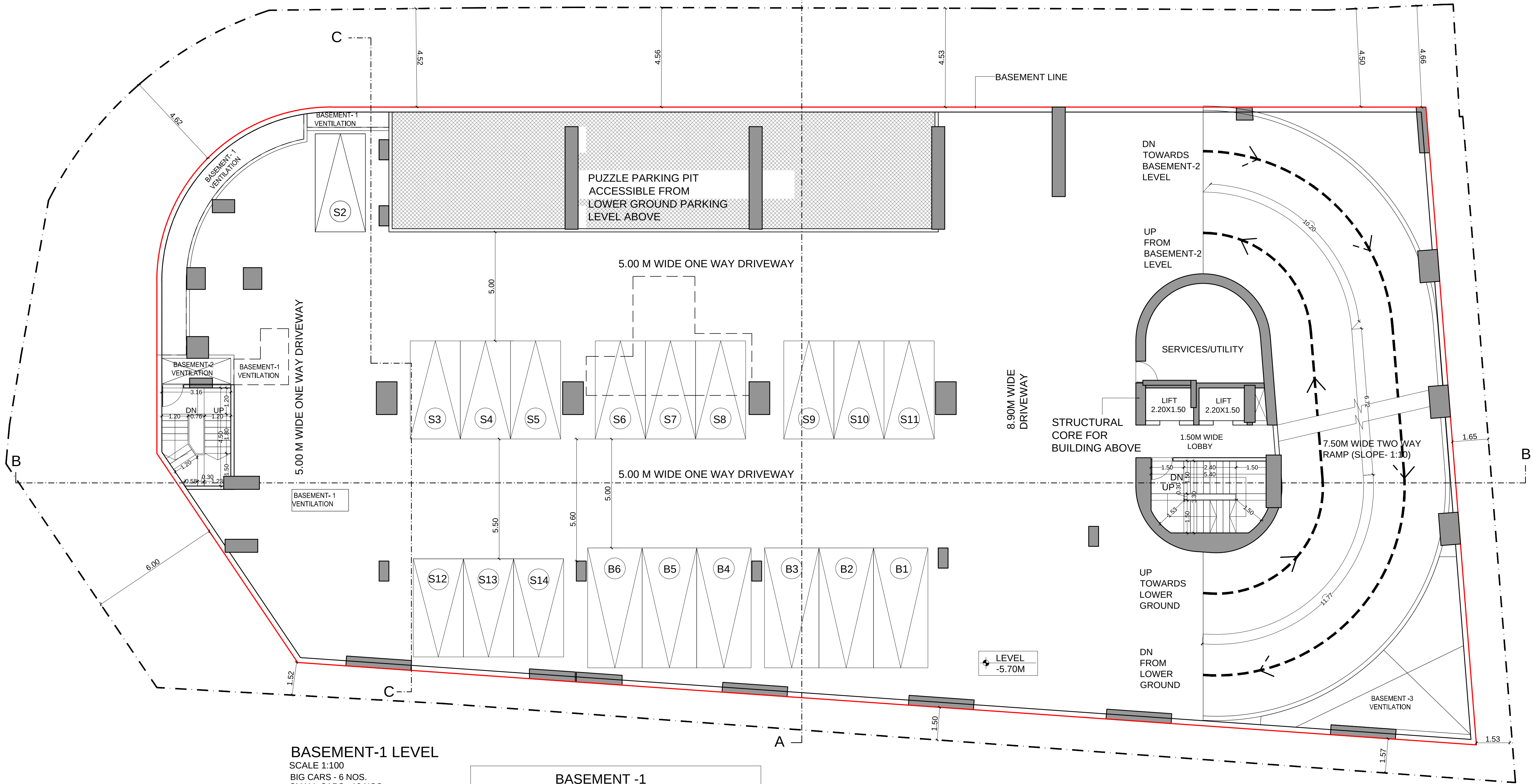
PARKING STATEMENT (RESI)

CARPET AREA IN sq.mt.	NOS. OF FLATS	PARKING REQD.
UPTO TO 35.00 SQ.MT	NIL	NIL
35.00 SQ.MT. TO 45.00 SQ.MT	12 /2 nos.	6 nos.
45.00 SQ.MT. TO 70.00 SQ.MT	51/1 nos.	51 nos.
70.00 SQ.MT. Above	7 x 2 nos.	14 nos.
TOTAL	70 nos.	71 nos.
25% FOR VISITORS		17.75 nos.
TOTAL PARKING REQD.FOR RESI.		88.75 NOS.

TOTAL PARKING REQD.FOR NON-RESI. = 25 NOS.
TOTAL PARKING REQD.FOR RESI. = 88.75 say 89 NOS.
TOTAL PARKING REQD. = 114 NOS.

PARKING STATEMENT (PROPOSED)

FLOOR	PROPOSED PARKING		
	BIG CARS NOS.	SMALL CARS	TOTAL CARS
BASEMENT FLOOR LVL(3RD LVL)	16 NOS.	14 NOS.	30 NOS.
BASEMENT FLOOR LVL(2ND LVL)	16 NOS.	14 NOS.	30 NOS.
BASEMENT FLOOR LVL(1ST LVL)	6 NOS.	13 NOS.	19 NOS.
LOWER GROUND LEVEL	29 NOS.	0.00	29 NOS.
6 LVL PARKING ON GROUND FLR.LVL.	24 NOS.	0.00	24 NOS.
TOTAL TOTAL	91 NOS.	41.00	132 NOS.
TOTAL PARKING PROVIDED.			132 NOS.
TOTAL PARKING REQUIRED			114 NOS.



PROFORMA 'B'

CONTENTS OF SHEET

BASEMENT 01 FLOOR PLAN, LOWER GROUND FLOOR PLAN

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT ON PLOT BEARING F.P. NO. 12, C.T.S. NO. 3211 & 3213 OF VILLAGE
GHATKOPAR, MUMBAI FOR
SANSKAR CO.OP.PREMISES SOCIETY LTD.

NAME OF OWNER

M/S. SANDU SANSKAR BUILDING DEVELOPERS LLP.
C.A. TO OWNER

SIGNATURE

NAME & ADDRESS OF ARCHITECT



GROUND FLOOR, SATYANARAYAN
PRASAD COMMERCIAL CENTRE,
DAYALDAS ROAD, VILE PARLE (E),
M U M B A I - 4 0 0 0 5 7
Ph:- 022-2612 99 33 / 44 / 55 / 66.
www.aakararchitect.org

SIGNATURE

AMIT PAWAR CA/2004/34543

THIS CANCEL APPROVAL TO PREVIOUS PLAN

SANCTIONED UNDER NO CHE/ES/1911/N/337(NEW)

AT DATED 16/01/2016.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE LETTER NO. CHE/ES/1911/N/337 (NEW)

EXECUTIVE, ENGINEER (B.P.) E-S-II

S.E. (B.P.) N A.E. (B.P.) LN

STAMP OF DATE OF RECEIPT OF PLANS

NORTH	JOB NO	DRAWN BY	CHECKED BY	PATH:-
	3039	SARFRAZ	SARFRAZ	D DRIVE /Aakarstudio / Sarfraz / Eastern / Tridhaatu-sanskar / BMC proposal / amended FSI-2.00- AS PER REVISED RESI plan.