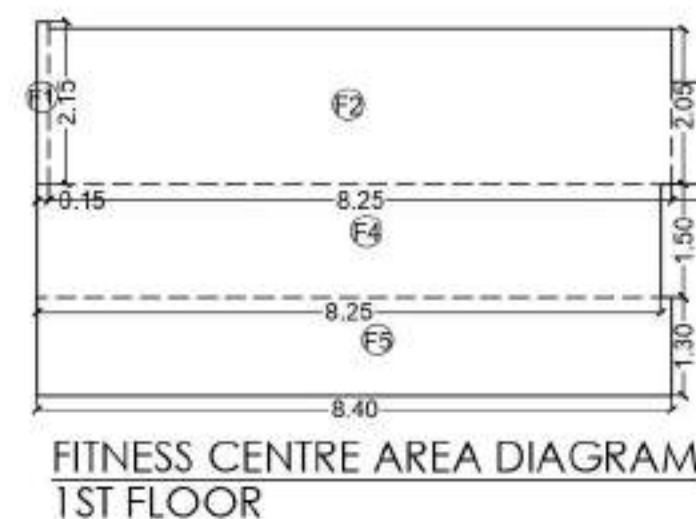
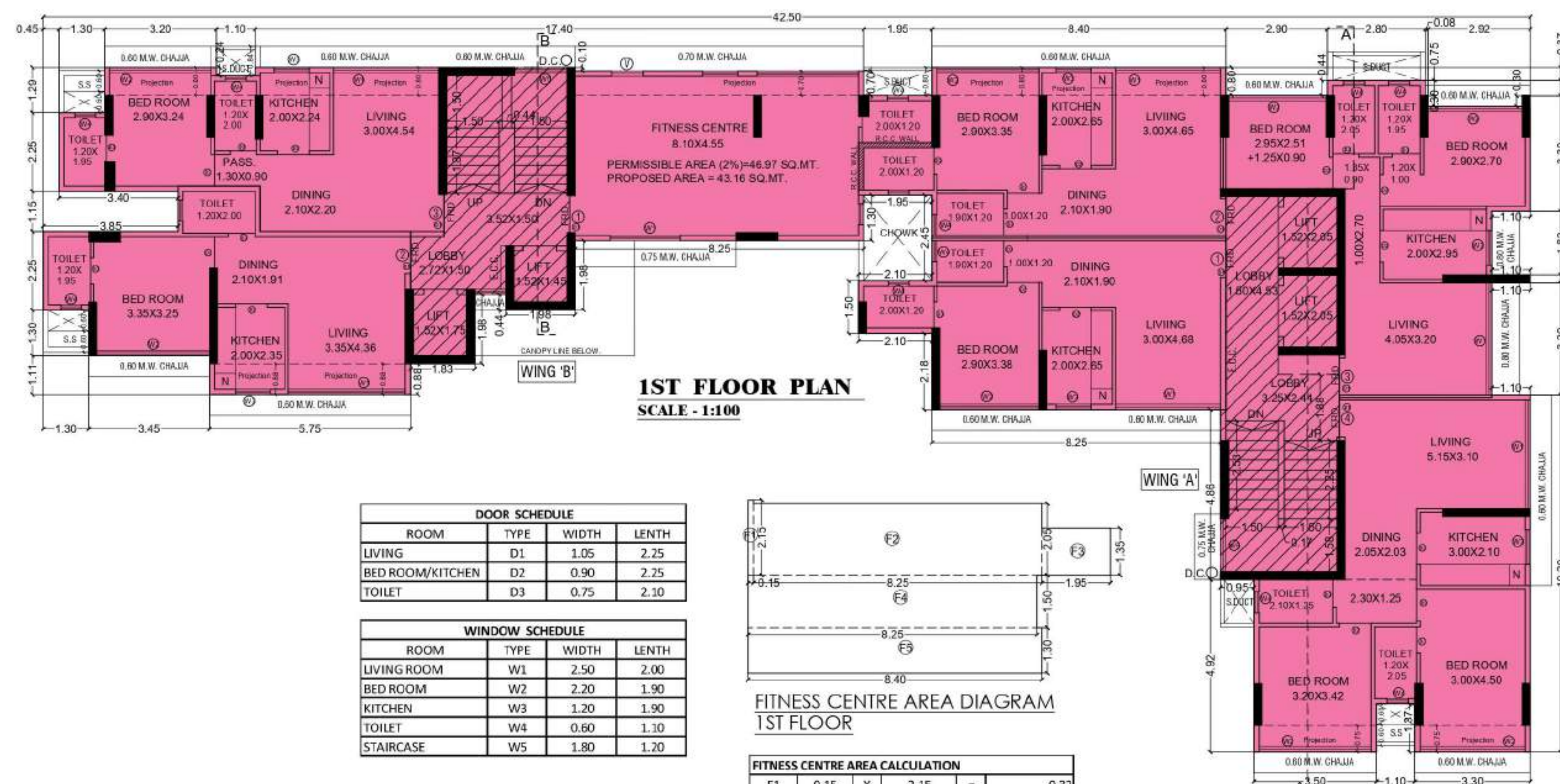
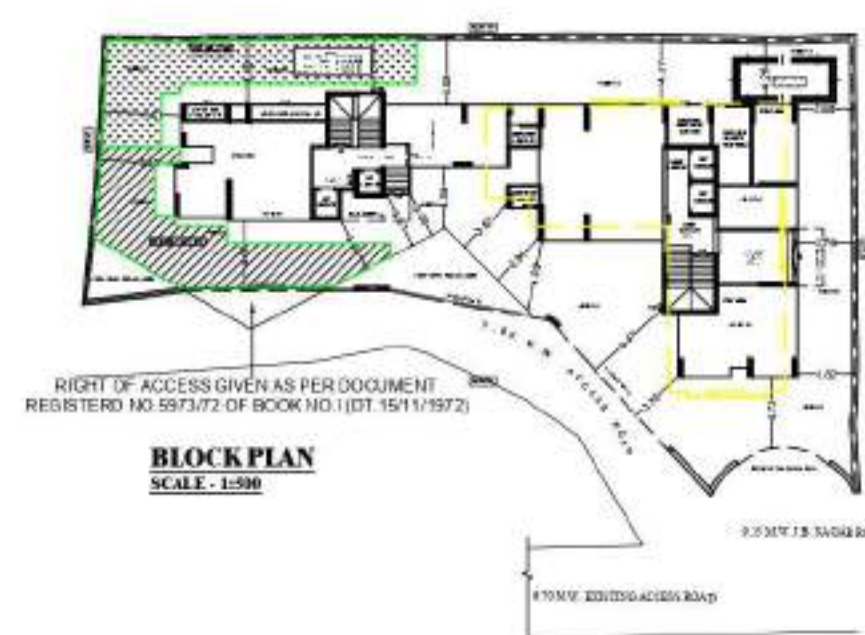
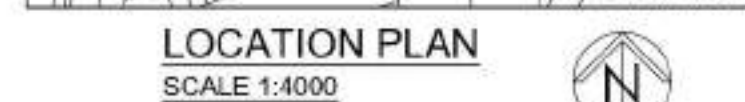
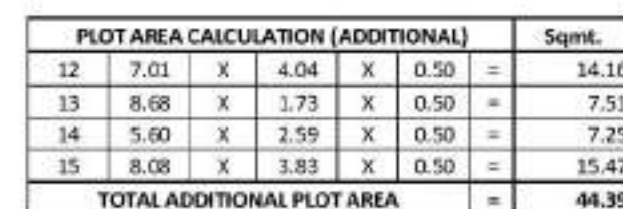
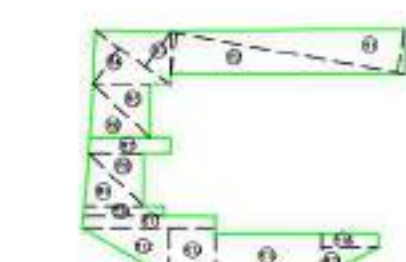




FITNESS CENTRE AREA CALCULATION					
F1	0.15	X	2.15	=	0.32
F2	8.25	X	2.05	=	16.91
F3	1.95	X	1.35	=	2.63
F4	8.25	X	1.50	=	12.38
F5	8.40	X	1.30	=	10.92
TOTAL FITNESS CENTRE AREA				=	43.16
PERMISSIBLE FITNESS CENTRE AREA				=	46.00



L.O.S. AREA DIAGRAM

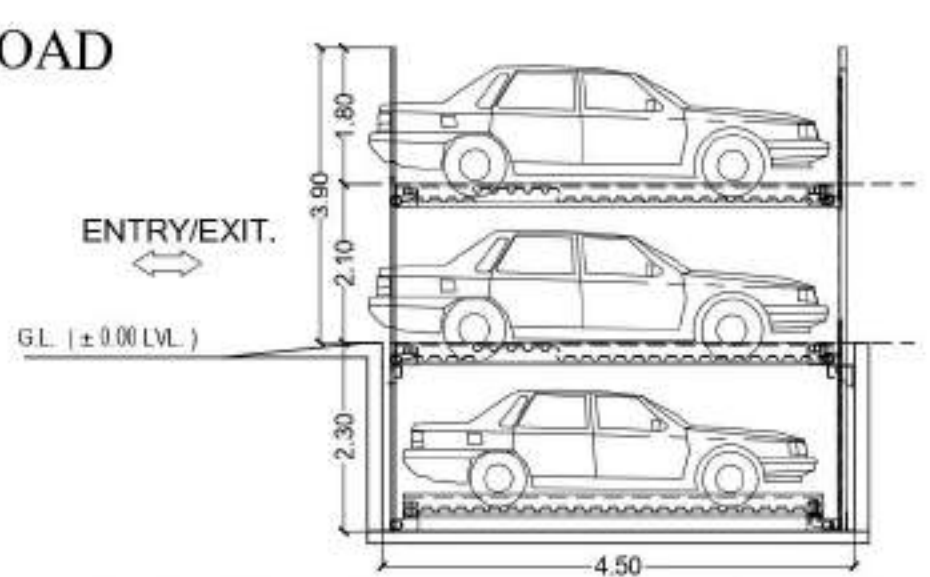
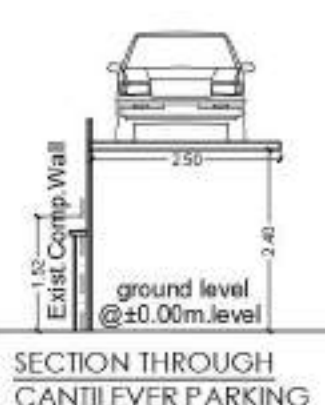
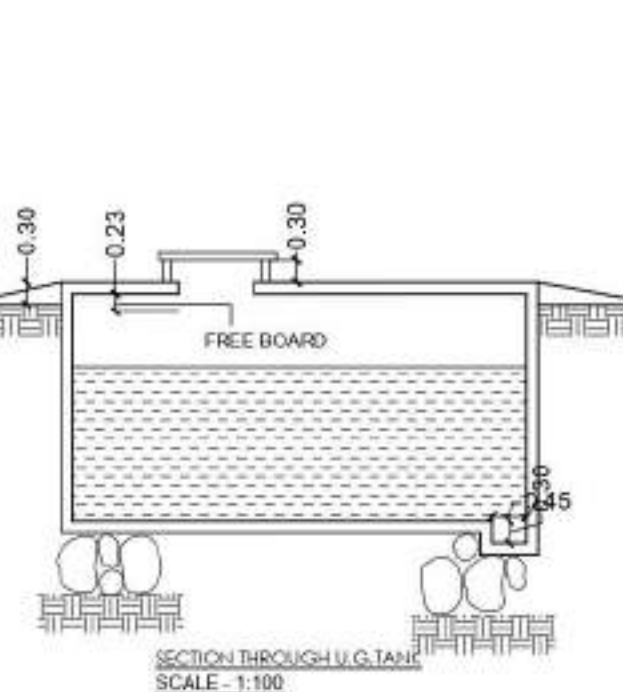
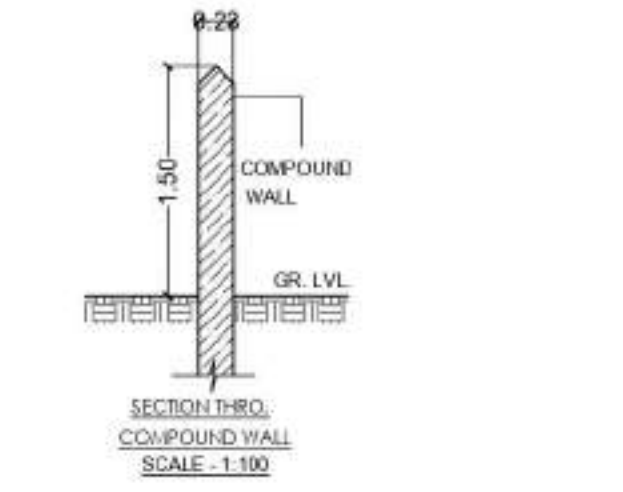
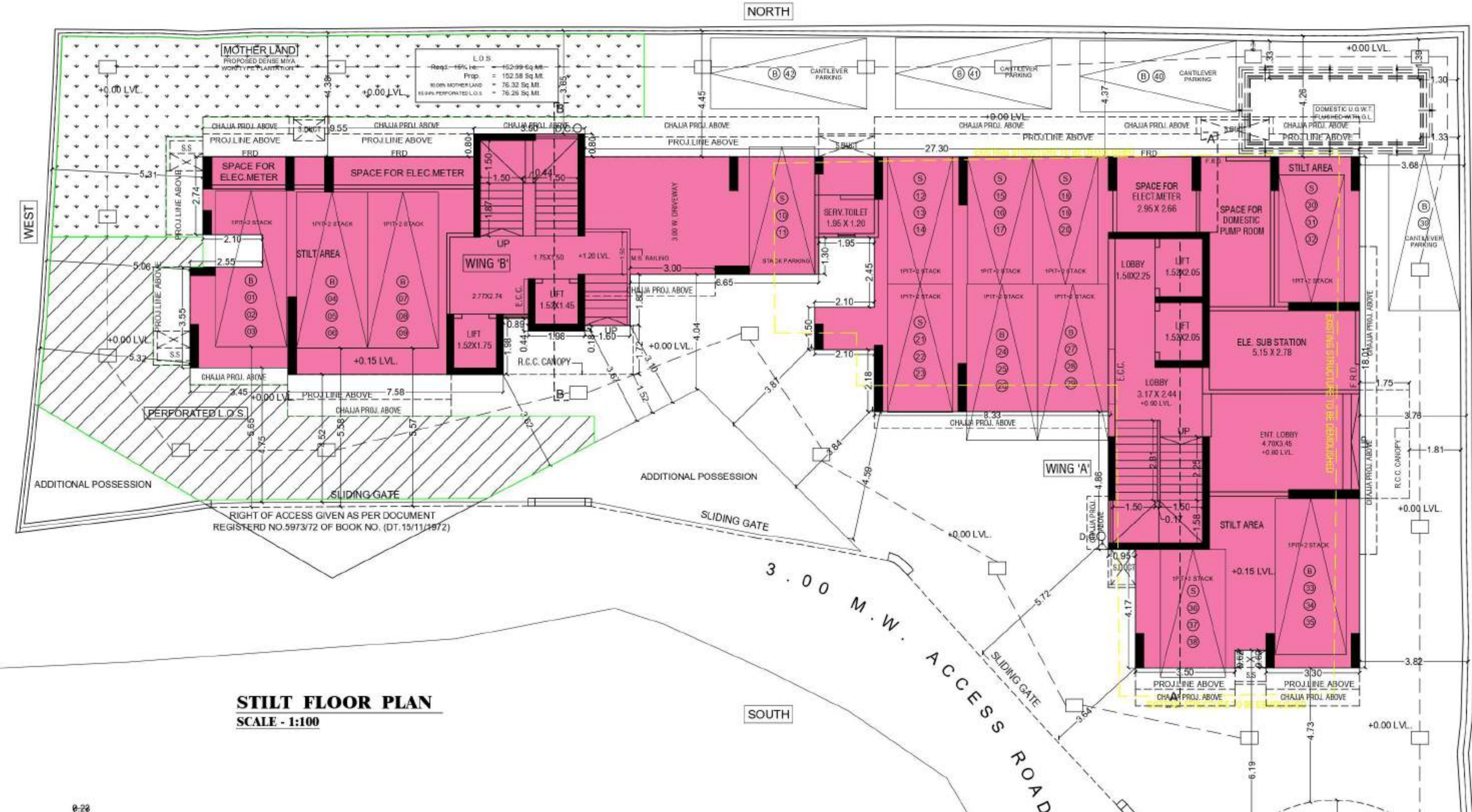
SCALE 1 : 500

MOTHER EARTH L.O.S. AREA CALCULATION							
ADDITION							
1	15.80	X	2.90	X	0.50	=	22.91
2	15.80	X	2.75	X	0.50	=	21.73
3	6.08	X	2.85	X	0.50	=	8.86
4	6.08	X	3.00	X	0.50	=	9.12
5	3.81	X	3.55	X	0.50	=	6.78
6	4.02	X	3.55	X	0.50	=	7.14
TOTAL MOTHER EARTH L.O.S. AREA (A)						=	76.32

PERFORATED L.O.S. AREA CALCULATION							
ADDITION							
7	5.38	X	1.05	X	1	=	5.65
8	3.63	X	3.45	X	0.50	=	6.28
9	3.90	X	3.48	X	0.50	=	6.75
10	8.27	X	0.70	X	1	=	3.99
11	8.79	X	0.75	X	1	=	6.99
12	5.70	X	3.34	X	0.50	=	9.52
13	6.09	X	3.30	X	1	=	10.20
14	7.01	X	2.90	X	1	=	20.33
15	3.78	X	1.95	X	0.50	=	3.89
16	3.78	X	0.95	X	1	=	3.59
TOTAL PERFORATED L.O.S. AREA (B)							76.26
TOTAL L.O.S. AREA PROPOSED (A+B)							152.58

BUILT UP AREA SUMMARY		Area
FLOORS		In Sqm.
STILT FLOOR		NIL
1ST FLOOR		294.40
2ND FLOOR		349.17
3RD FLOOR		349.17
4TH FLOOR		349.17
5TH FLOOR		349.17
6TH FLOOR		350.25
7TH FLOOR		307.41
GROSS BUILT UP AREA		2348.74
Net Built Up Area		1763.85
35% Furnishable Built Up Area		\$84.89

Staircase & Lift Lobby Area	
FLOORS	Area (In Sqmt.)
STILT FLOOR	NIL
1ST FLOOR	64.89
2ND FLOOR	64.89
3RD FLOOR	64.89
4TH FLOOR	64.89
5TH FLOOR	64.89
6TH FLOOR	64.89
7TH FLOOR	64.89
Total Staircase & Lift Lobby Area	454.23



RERA CARPET AREA STATEMENT (AREA IN Sqm.)									
		WING 'A'				WING 'B'			
FLOOR/Flat No.	FLAT/NO.1	FLAT/NO.2	FLAT/NO.3	FLAT/NO.4	FLAT/NO.1	FLAT/NO.2	FLAT/NO.3	FLAT/NO.4	
1ST FLOOR	40.58	40.34	46.23	60.91	FIT. CENTRE				39.45
2ND FLOOR	40.58	40.34	58.27	60.91	39.53	40.34	40.34		39.45
3RD FLOOR	40.58	40.34	58.27	60.91	39.53	40.34	40.34		39.45
4TH FLOOR	40.58	40.34	58.27	60.91	39.53	40.34	40.34		39.45
5TH FLOOR	40.58	40.34	58.27	60.91	39.53	40.34	40.34		39.45
6TH FLOOR	40.58	40.34	58.27	60.91	40.58	40.34	40.34		39.45
7TH FLOOR	40.58	40.34	58.27	60.91	40.58	40.34			NIL
Total Flats.	7	7	7	7	6	7	6		

CAR PARKING STATEMENT			
DCPR 2034			
AREA OF TENAMENT UP TO 45 3M	TOTAL NO.	PARKING REQ. EACH UNIT	TOTAL
BETWEEN 45 to 60	07	1/2	07.00
BETWEEN 60 to 90	07	1/1	07.00
ABOVE 90 3M	00	2/1	NIL
TOTAL PARKING REQUIRED		22 25 Say	22.00
PARKING FOR VISITORS @ 10%			2.20
TOTAL PARKING REQUIRED		24 20 Say	24.00
PROPOSED PARKING			42.00
PARKING PROPOSED SMALL			20.00
PARKING PROPOSED BIG			22.00
PARKING TO BE CONDONED			NIL

PERFORMA-A		Sq.Mts
A	AREA STATEMENT (AS PER P.R. CARD)	
1	AREA OF PLOT	101.590
a)	Area of Reservation in plot	-
b)	Area of Road Set Back	-
c)	Area of D P Road	-
2	DEDUCTIONS FOR	-
(A)	For Reservation/Road Area to be handed over to MCGM (100%)	-
a)	Road Set Back/underlying area (Regulation No 16)	-
b)	Proposed D P road area (Regulation No 16)	-
c)	(i) Reservation Area (plot) to be handed over to (Regulation No 17)	-
	(ii) Reservation Area to be handed over as per AR (Regulation No 17)	-
	(Not to be deducted for computation of FSI i.e. 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 of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	-
(D)	Encroachment Area	-
3	Total deductions: $[2(A) + 2(B) + 2(C)]$	-
4	Balance area of plot for calculating required LOS $[(1) - 3]$	1015.90
5	Plot area under development $[S_r \text{ net} + 4 \times 2(A) \times (c)/(b)]$	1015.90
6	Zonal (basic) FSI	1.00
7 a)	permissible built up area as per zonal (basic) FSI (5 X 6)	1015.90
b)	permissible built up area as per regulation 30(C) (Protected development)	-
	permissible built up area (7a or 7b above, whichever is more)	1015.90
8	Additional built up area as per regulation 30(A)(3a)	-
a)	Additional BUA for $2(A)/(X)(i) + 2(B)$ above within the cap of "admissible TDR" as per Table no. 12 on balance plot	-
	Additional BUA for $2(A)/(X) + 2(A)/(Y)$ above to be utilized over and above the permissible FSI as per column no. 7 of table 12 of regulation 30(A) and the mentioned in table 12 A of regulation 32 (200% or 250%)	-
c)	additional BUA in case of $2(A)/(X)(ii)$ as per regulation 17(i) note 20(vi) & (viii) as per AR policy on remaining plot. (Y) % as per table no. 5 of regulation 17(1i)	-
	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 of construction of amenity buildings as per regulation 30(A)(3b)	-
b)	50% of rehab component as per reg. 33(7A)	-
c)	15% of net 7b above or 10 sqmts per rehab tenement as per reg. 33(7B) $24 \times 10 = 240.00$ sqmt.	240.00
	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) (i.e. 5 X 50%)	507.00
11	BUA due to "admissible" TDR" as per table no. 12 of regulation no. 30(A) & 32 (by restricting area utilized beyond zonal FSI in sr. no. 7(b), 8 & 9 above)	245.95
a)	General TDR	-
b)	Slum TDR	-
	Total TDR	-
12	Permissible built up area $[7(a+b)+(9a+1)]$	1763.85
13	Proposed built up area	1763.85
14	TDR generated if any as per regulation 30 (A) and 32 for unutilized BUA on plot	-
	Fungible generatory area as per regulation no. 31(3)	-
a)	i) perm. fungible compensatory area for rehab comp. without charging premium (RES1)	214.58
	ii) prop. fungible compensatory area for rehab comp. without charging premium (RES1)	214.58
b)	i) perm. fungible compensatory area for sale comp. by charging premium (RES1)	402.79
	ii) prop.fungible compensatory area for sale comp. by charging premium (RES1)	370.33
16	Total built up area proposed including FCA $[12+15(a)(ii+15b)(v)]$	2348.74
17	FSI consumed on net plot $[13/5]$	1.738
(B)	TE/AMENITY STATEMENT	-
i	PROPOSED AREA (ITEM A1+1C3)	2348.74
ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP,ETC.)	-
iii	AREA AVAILABLE FOR TE/AMENTS ((i) minus (ii))	2348.74
iv	TE/AMENTS PERMISSIBLE AS PER 200 / HECTARE	N.A.
v	TE/AMENTS PERMISSIBLE AS PER 450 / HECTARE	100.00
vi	TE/AMENTS PROPOSED	47.00
vii	TE/AMENTS EXISTING	-
viii	TOTAL TE/AMENTS PROPOSED ((v) + (vii))	47.00
(C)	PARKING STATEMENT	-
i	PARKING REQUIRED BY REGULATION FOR	24
ii	OUTSIDERS VISITORS (25%)	-
iii	TOTAL PARKING REQUIRED	24
iv	TOTAL PARKING PROVIDED for Full consumption of FSI	42
v	TOTAL PARKING TO BE CONSIDERED	-
(D)	TRANSPORT VEHICLES PARKING	-
i	SPACE FOR TRANSPORT VEHICLES PARKING REQD.	NIL
ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL

FORM II (PERFORMA B)
CONTENTS OF SHEETS
STILT FLOOR, 1ST FLOOR PLAN, LOCATION & BLOCK PLAN, PLOT R.G. AREA DIAGRAM & CALC. PARKING STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT OF EXISTING BLDG. KNOWN AS "GOKUL PAINTSHEET CHS. LTD." ON C.T.S. NO.356,356/01 OF VILLAGE. KONDHATA, AT J.B. MAGAR, ANDHER (E) MUMBAI.			
NAME & ADDRESS OF THE OWNER	SIGNATURE		
GOKUL PAINTSHEET CHS. LTD.	SUBHASH AMRUTRATH AS SHINDE	PRADEEP BHAGWANT AS AGAPPAVAL PROPOSED REDEVELOPMENT OF EXISTING BLDG. KNOWN AS "GOKUL PAINTSHEET CHS. LTD." ON C.T.S. NO.356,356/01 OF VILLAGE. KONDHATA, AT J.B. MAGAR, ANDHER (E) MUMBAI.	
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR	SIGNATURE		
 M/S. SAI JAY B SHAH, LICENSED SURVEYORS & ENGINEERS 24/3, PANDHARIPUR, VILLAGE. KONDHATA, AT J.B. MAGAR, ANDHER (E) MUMBAI. 07- 2822255,28021515.	Sanjay Bhailal Shah		

emlan.sanjay@gmail.com sanjay@sanjayganga.com		Date: 2022-08-16 10:17:17 (UTC)
CERTIFICATE OF AREA		
CERTIFIED THAT WE HAVE BORNE THE PLOT UNDER REFERENCE NO. 10502-2019-01-01, THE DIMENSIONS OF THE SITES (PLOT) OF THE PLOT STARTED ON 15-04-86 AS MEASURED ON SITE AREA 8000 SQM (OR) 18.18330 Acre (THOUSAND EIGHT HUNDRED THIRTY THREE POINT ZERO ZERO ZERO SQM) AS CLARIFIED BY THE Survey and TALLIED WITH THE DOCUMENT OF OWNERSHIP/STAMP/PLANNING SCHEME RECORDS		
Sanjay Bhaishah Shah		Digitally signed by Sanjay Bhaishah Shah DN: cn=Sanjay Bhaishah Shah, o=Sanjay Bhaishah Shah, email=emlan.sanjay@gmail.com, c=IN Reason: I am the author of this document. Date: 2022.08.16 10:17:17 (UTC)
SANJAY B SHAH (6-0000-502)		

JOB NO.	DWG NO.	SCALE	CHK BY	DATE BY	REV	DESCRIPTION	DATE	SIGN
3425	S.No 1/3	AS SHOWN		KISHOR D			14.04.2022	



1) THE DOCUMENT IS DIGITALLY AND NO PHYSICAL SIGN IS REQUIRED.

2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITION MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P.9348/2021/356/KKE WARD/ KONDIVA TE/337/1/NEW ON EVEN DATE. 23.05.2022.

3) THE DRAWING SHALL BE READ IN CONNECTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER

[illegible]

**SHAIKH
ASIF
MUSA**