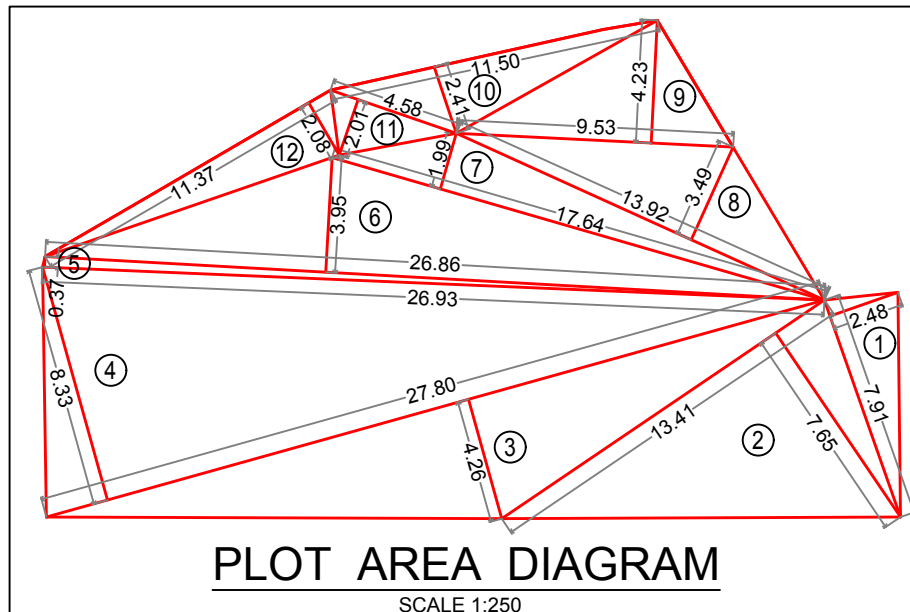
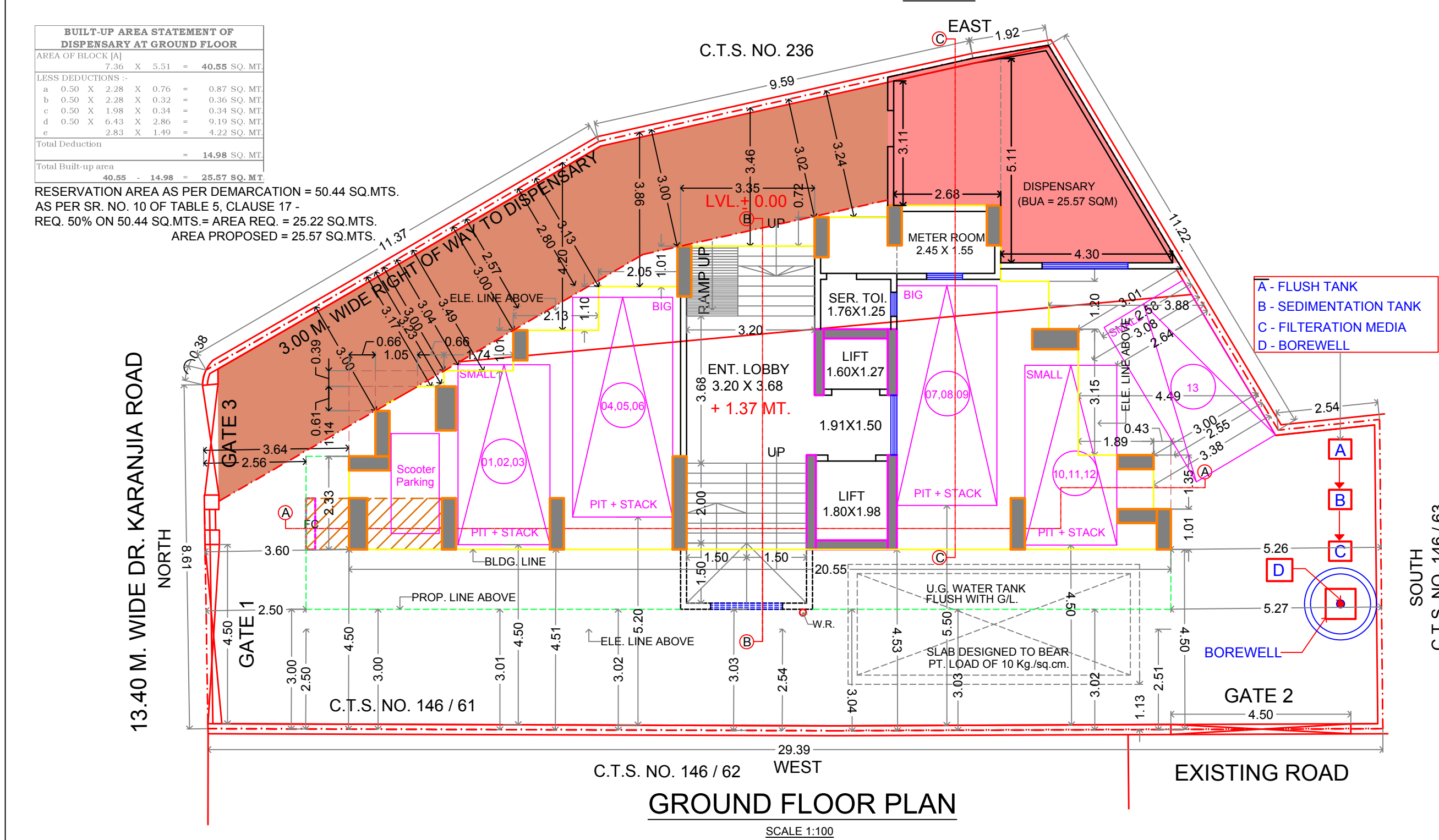
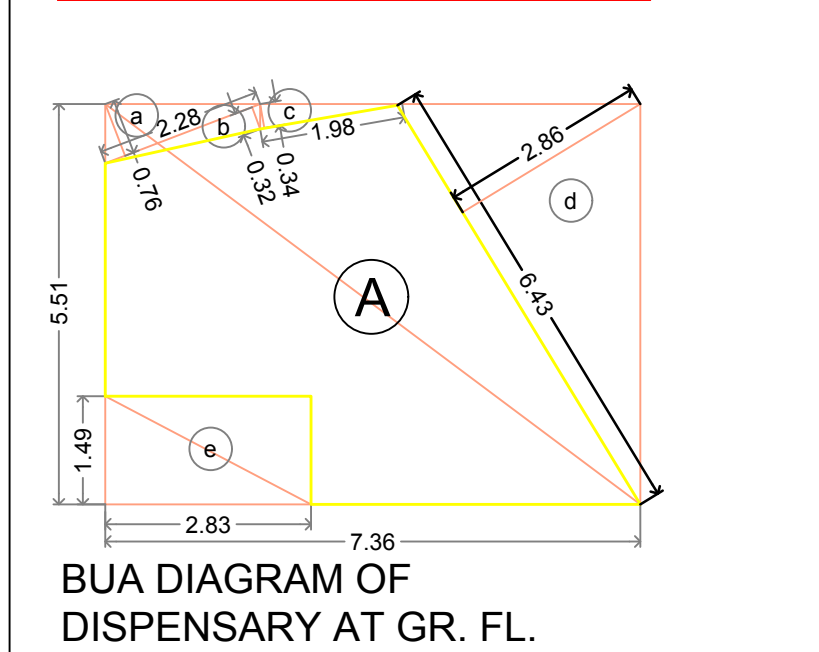




PLOT AREA STATEMENT			
1	0.50	X	2.48
2	0.50	X	13.41
3	0.50	X	27.80
4	0.50	X	27.80
5	0.50	X	26.93
6	0.50	X	26.86
7	0.50	X	17.64
8	0.50	X	13.92
TOTAL AREA			
9	0.50	X	9.53
10	0.50	X	11.50
11	0.50	X	4.58
12	0.50	X	11.37
TOTAL AREA			
TOTAL PLOT AREA			

RESERVATION AREA STATEMENT	
1	0.50
2	0.50
3	0.50
4	0.50
5	0.50
6	0.50
7	0.50
8	0.50
TOTAL AREA	
TOTAL PLOT AREA	

CARPET AREA STATEMENT AS PER RERA	
FLAT NO'S.	CARPET AREA IN SQ. MT.
101,201,301,401,601,701	53.86
202,302,602	23.76
102	15.89
103	49.42
203,303,603	41.41
403,502	49.43
501	69.97
702	65.55
801	62.85
802	52.65



BUILT-UP AREA STATEMENT

FLOOR	BUILT-UP AREA
GROUND	25.57 (AMENITY)
FIRST	132.15
SECOND	132.15
THIRD	132.15
FOURTH	113.76
FIFTH	132.15
SIXTH	132.15
SEVENTH	132.15
EIGHTH	132.15
TOTAL	1064.38

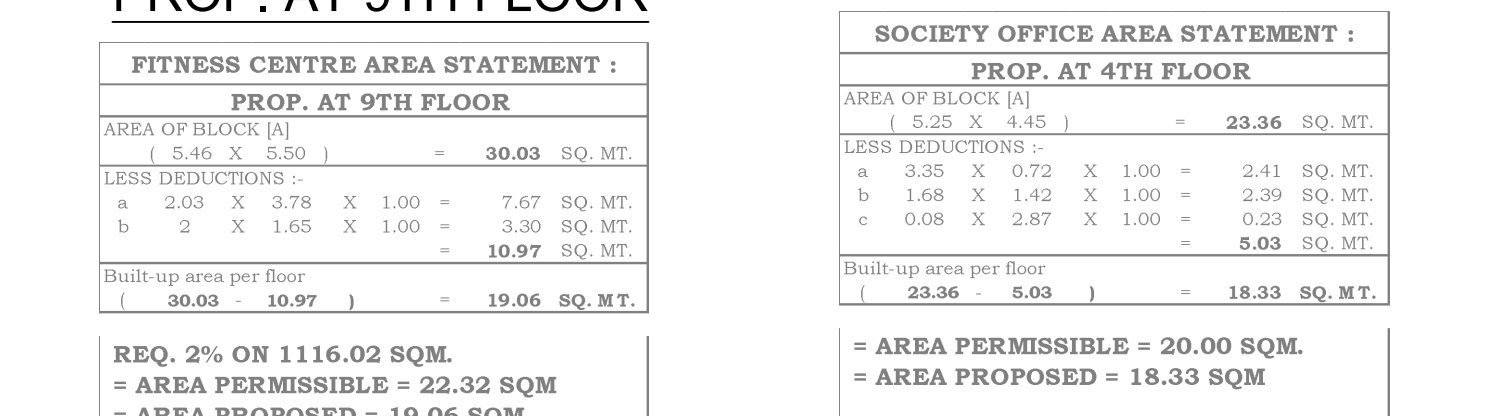
BUILT-UP AREA STATEMENT : 4TH FLOOR	
AREA OF BLOCK (A)	21.63 X 10.10 = 218.46 SQ. MT.
TYPICAL FLOOR AREA	132.15 SQ. MT.
LESS DEDUCTIONS :-	
Area of society office	0.07 X 1.01 X 1.00 = 0.07 SQ. MT.
1	3.5 X 3.73 X 1.00 = 13.06 SQ. MT.
2	1.68 X 2.31 X 1.00 = 3.88 SQ. MT.
3	1.91 X 0.72 X 1.00 = 1.38 SQ. MT.
Build-up area per floor	132.15 - 18.39 = 113.76 SQ. MT.

TYP. 1ST TO 3RD & 5TH TO 8TH FLOOR	
AREA OF BLOCK (A)	21.63 X 10.10 = 218.46 SQ. MT.
LESS DEDUCTIONS :-	
a	1.74 X 6.28 X 1.00 = 10.93 SQ. MT.
b	1.72 X 4.53 X 1.00 = 7.79 SQ. MT.
c	1.21 X 0.83 X 0.50 = 0.50 SQ. MT.
d	1.73 X 4.14 X 1.00 = 7.16 SQ. MT.
e	2.13 X 3.13 X 1.00 = 6.67 SQ. MT.
f	2.05 X 2.03 X 1.00 = 4.16 SQ. MT.
g	3.35 X 1.02 X 1.00 = 3.42 SQ. MT.
h	1.83 X 0.30 X 1.00 = 0.55 SQ. MT.
i	4.25 X 1.00 X 1.00 = 8.08 SQ. MT.
j	3.05 X 1.20 X 1.00 = 3.66 SQ. MT.
k	2.32 X 3.15 X 1.00 = 7.31 SQ. MT.
l	0.43 X 1.35 X 1.00 = 0.58 SQ. MT.
Area of stair case, Lift and Lift lobby	16.08 SQ. MT.
ST1	3.00 X 5.35 X 1.00 = 16.05 SQ. MT.
L1	2.03 X 3.63 X 1.00 = 7.37 SQ. MT.
L2	1.6 X 1.42 X 1.00 = 2.27 SQ. MT.
Total Deduction	86.31 SQ. MT.
Build-up area per floor	218.46 - 86.31 = 132.15 SQ. MT.

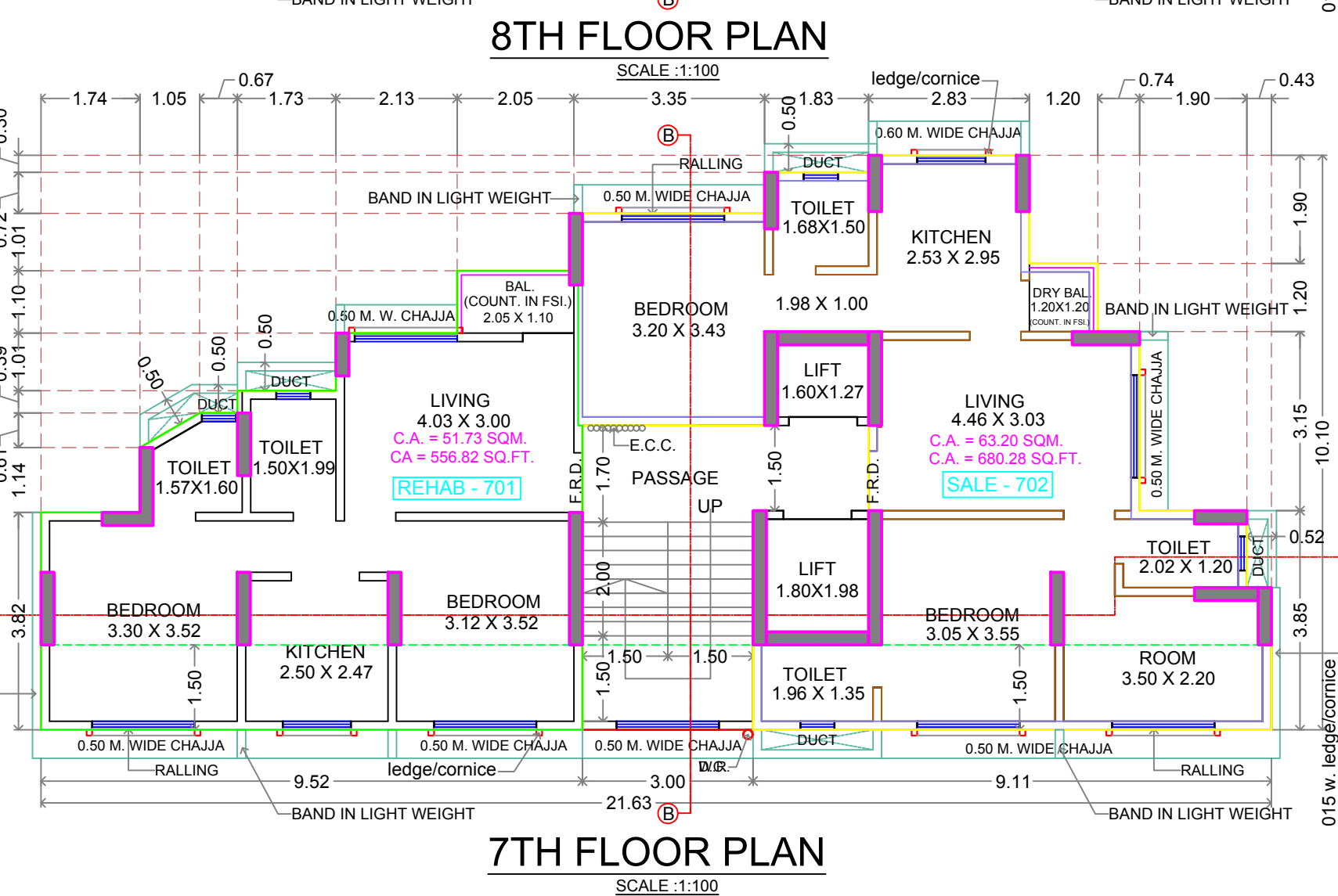
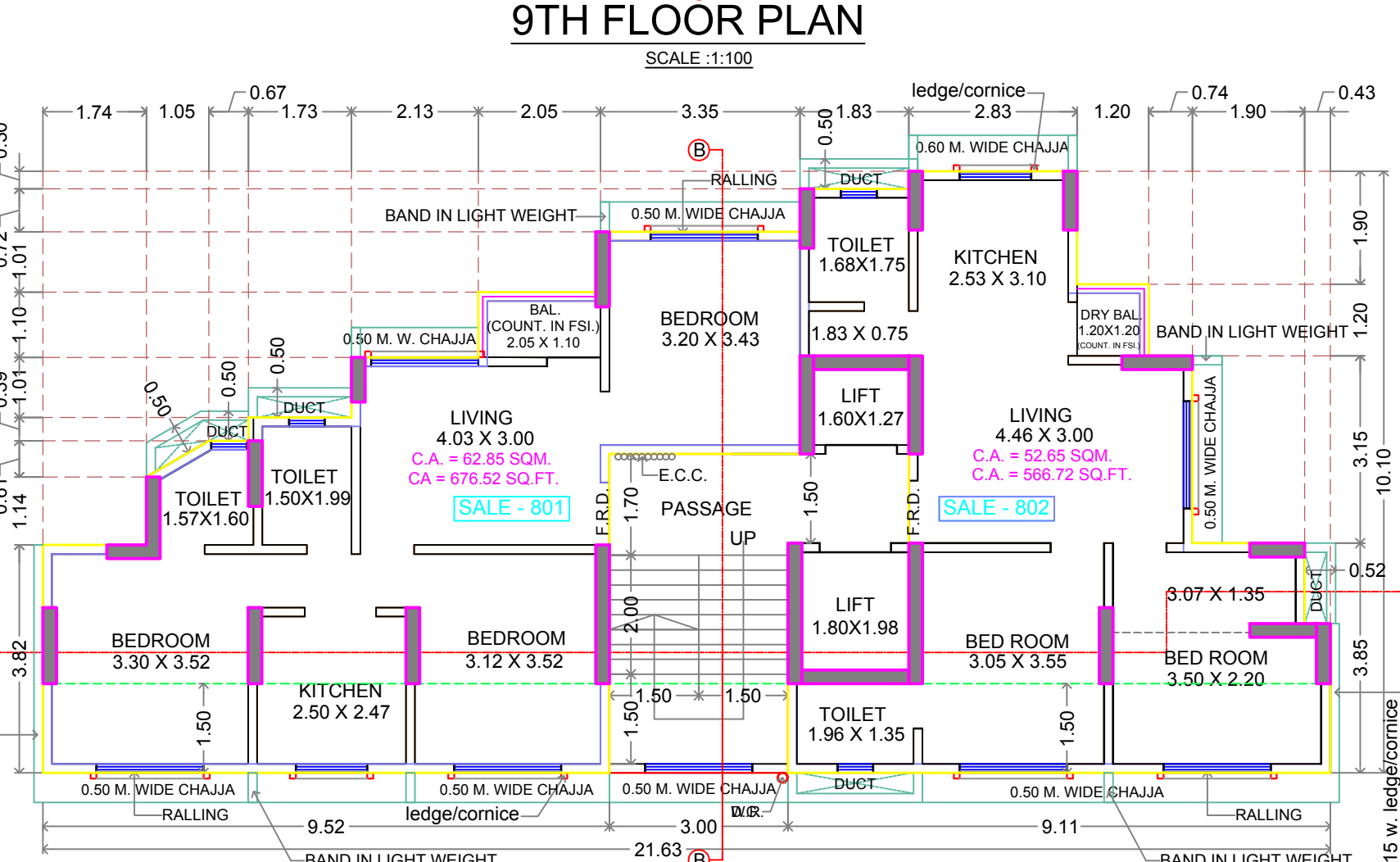
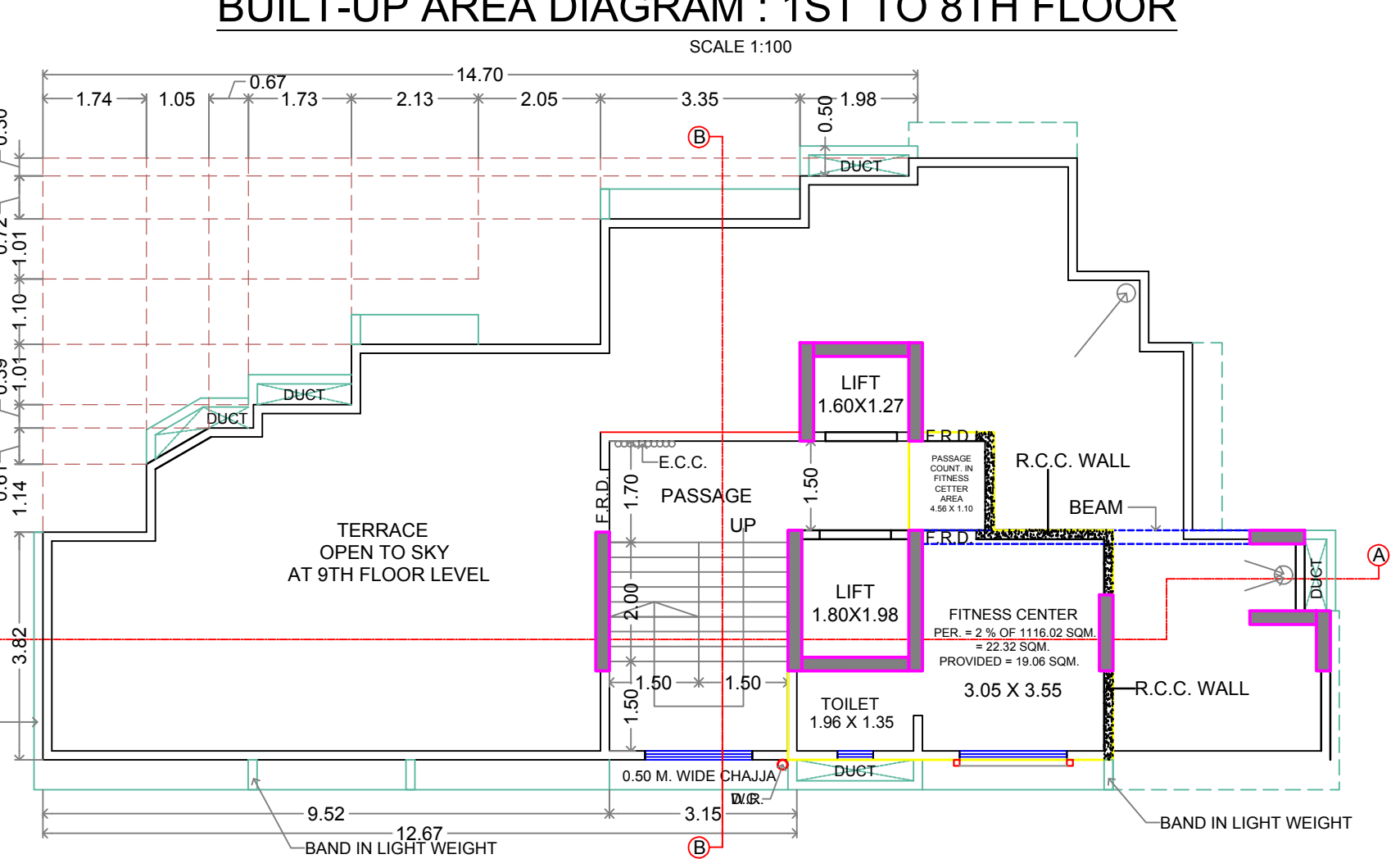
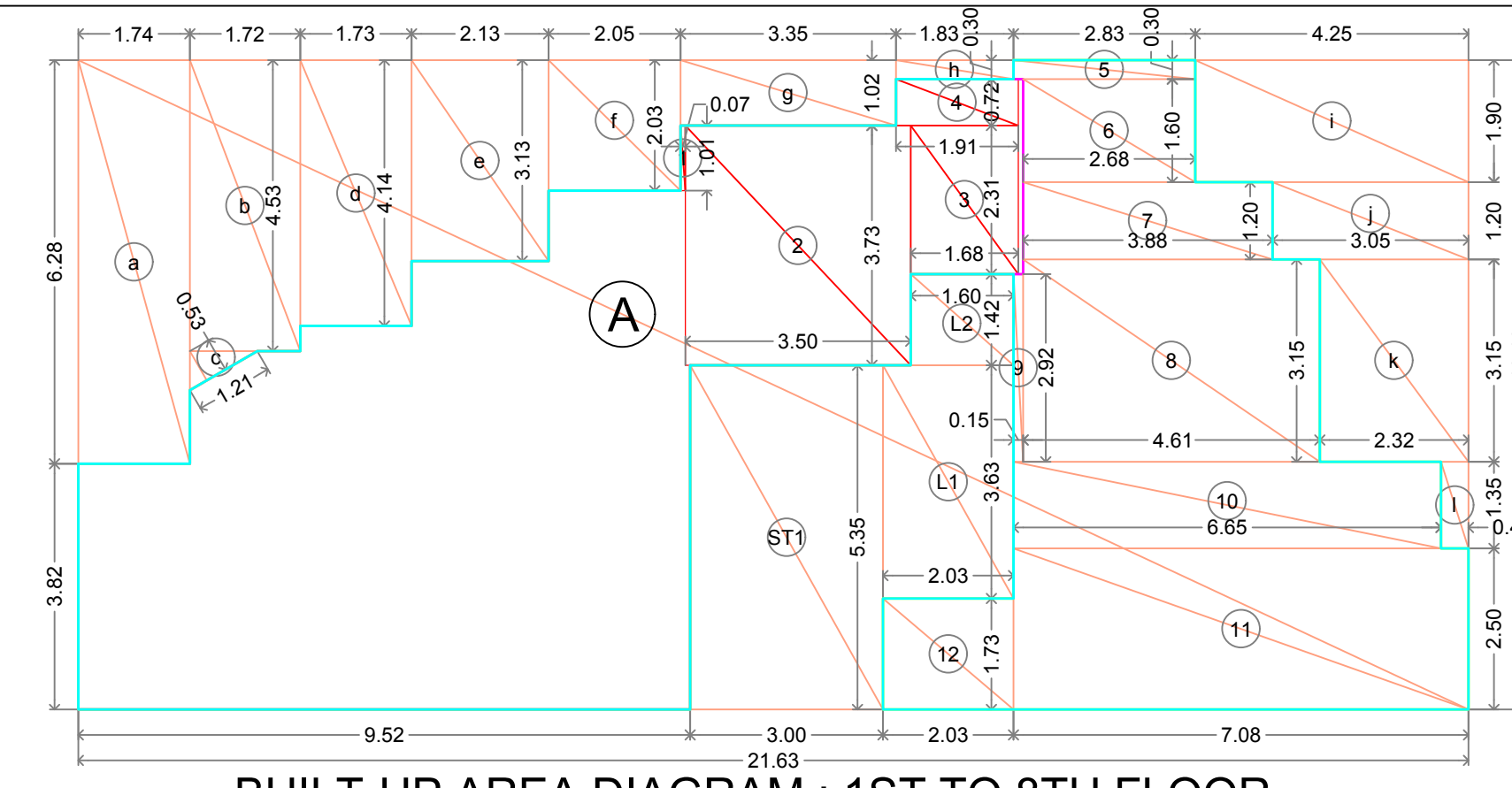
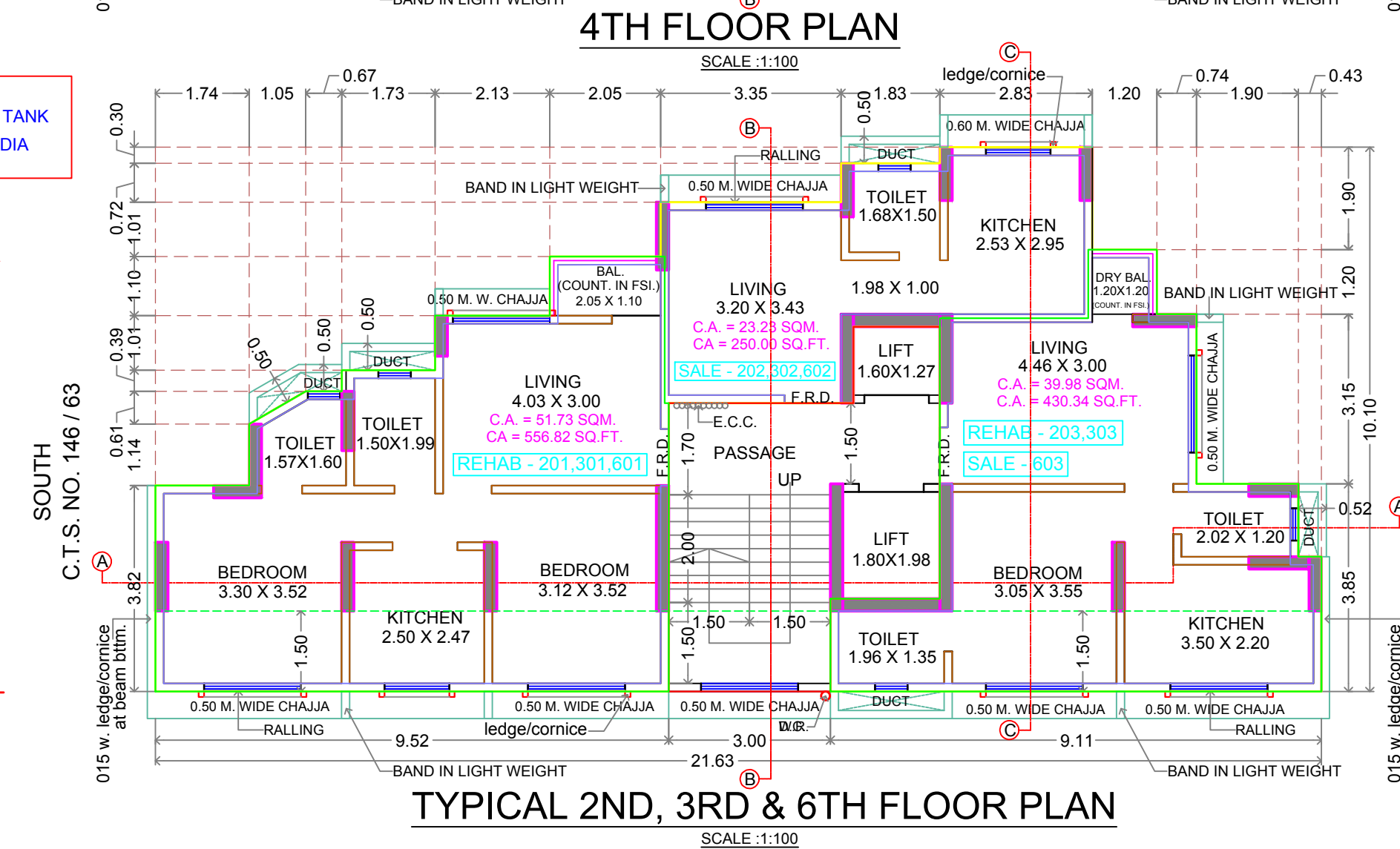
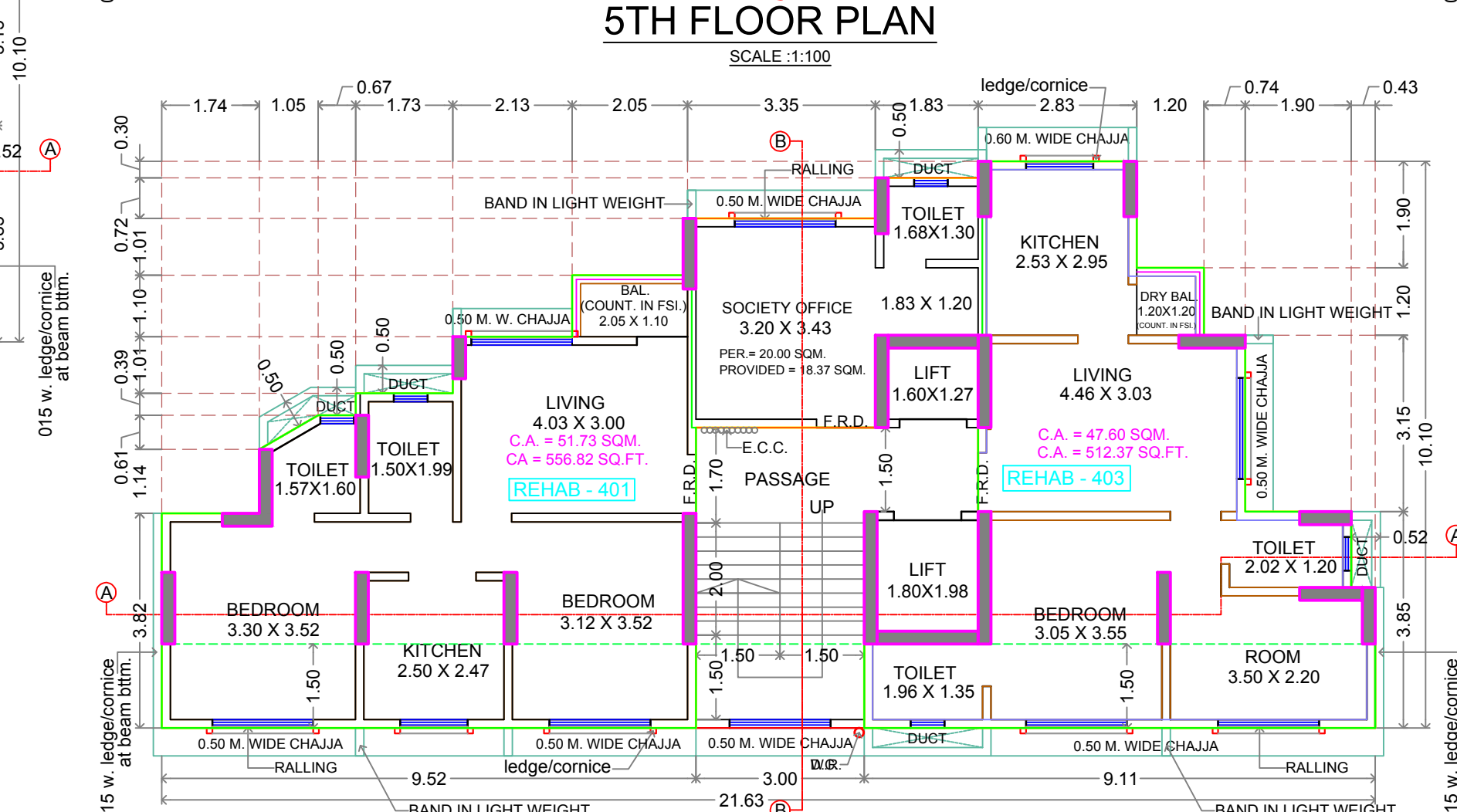
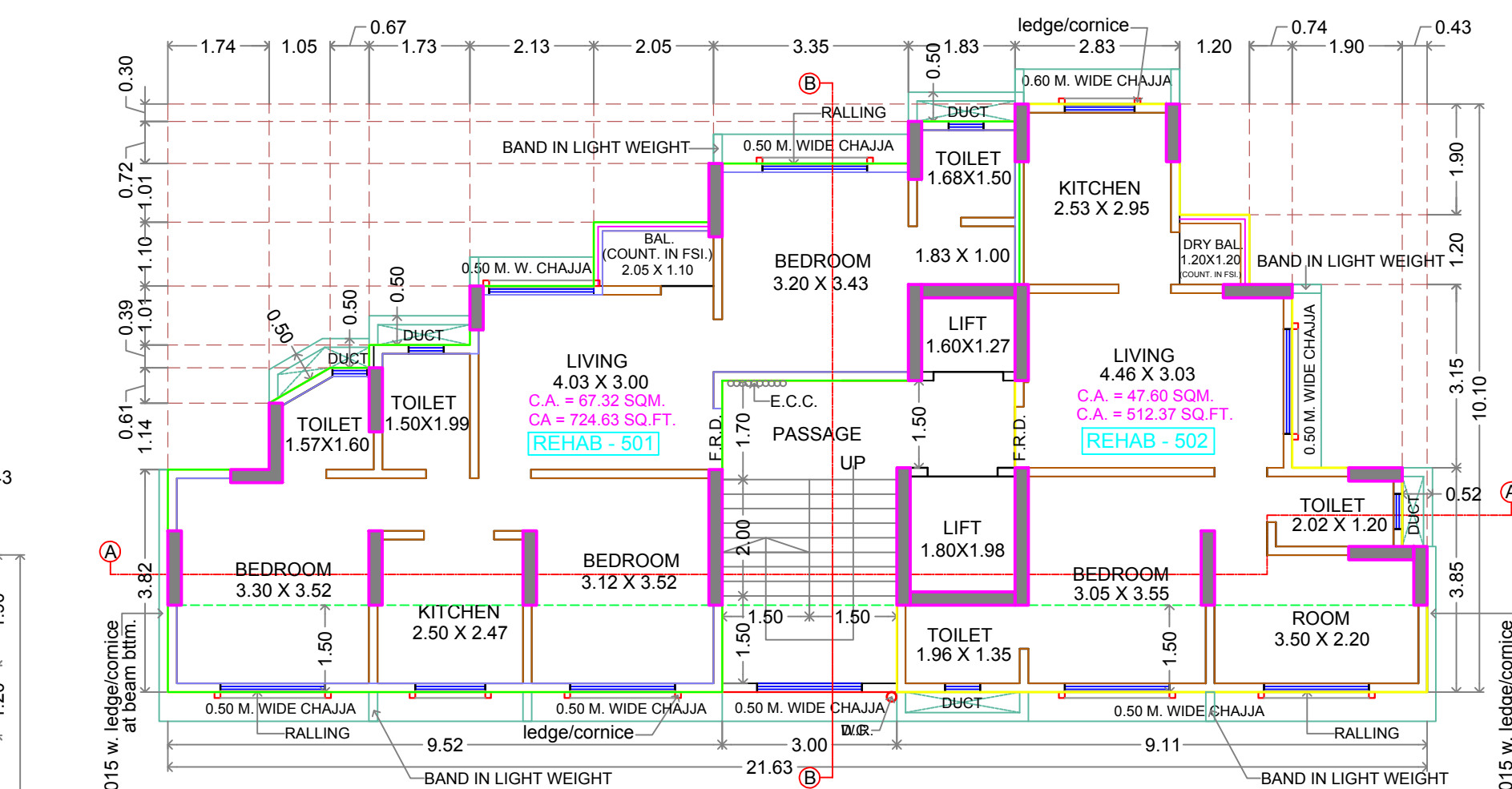
LIFT & STAIR AREA STATEMENT

FOR F.S.I. PURPOSE
TYPICAL 1ST TO 9TH FLOOR
25.69 X 9 = 231.21 SQM.

SOC. OFFICE AREA DIAGRAM :

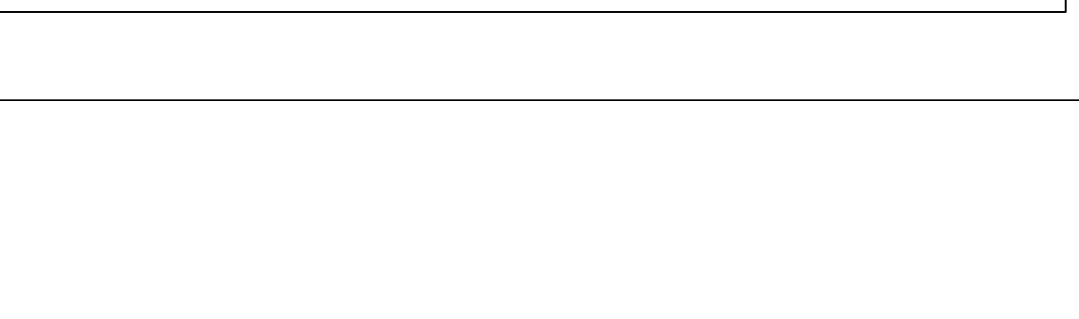
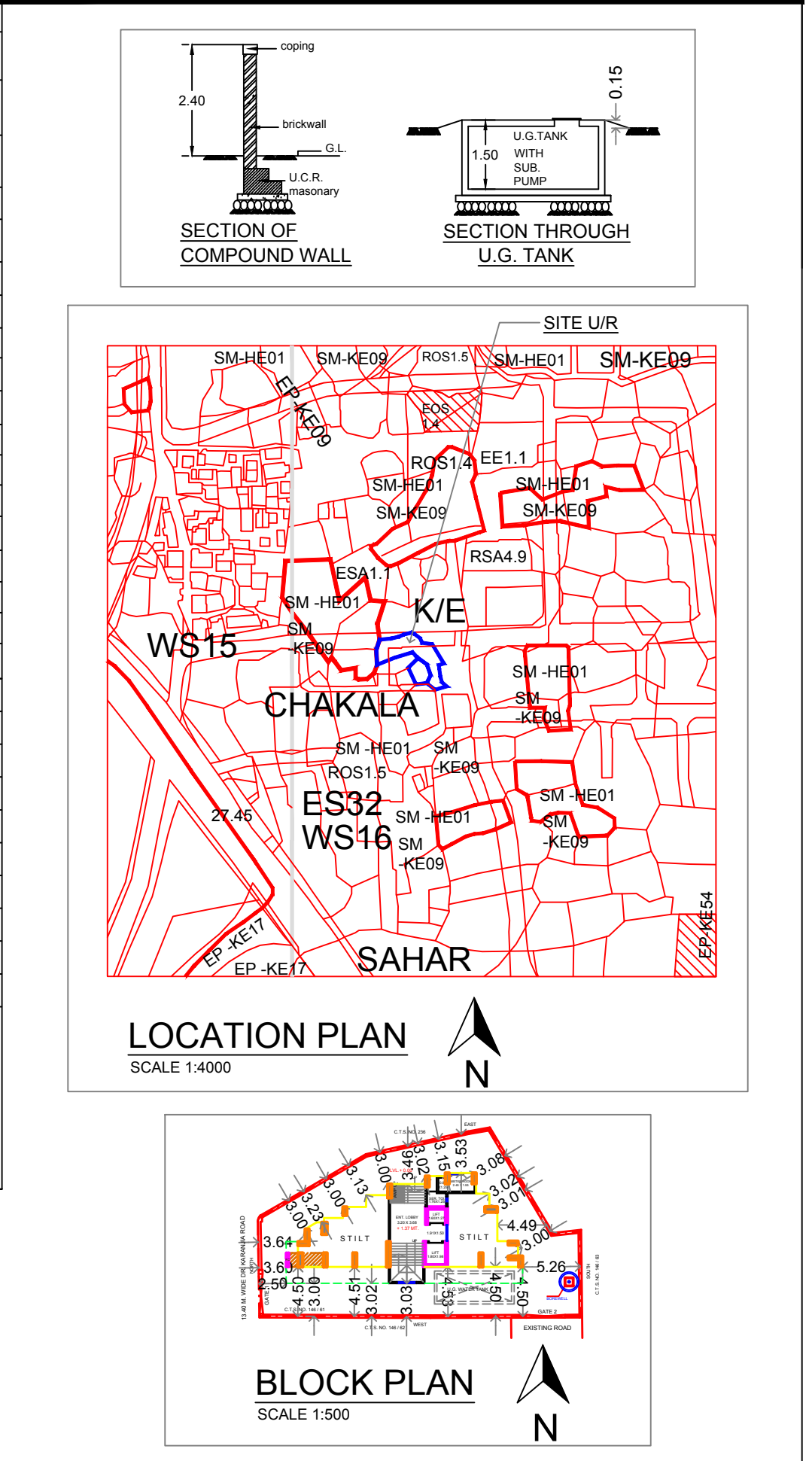


PARKING STATEMENT	
AS PER D.C.P.R. 2034	
CARPET AREA LESS THAN 45 SQM.	07
CARPET AREA BETWEEN 45 TO 60 SQM.	10
CARPET AREA BETWEEN 60 TO 90 SQM.	03
ADD 25% GUEST PARKING ON 99 FS	2.44
TOTAL NO. OF PARKINGS REQUIRED	12.19 SAY 12.00
TOTAL NO. OF PARKINGS PROVIDED	13.00
BIG CAR'S = 06 NO'S., SMALL CAR'S = 07 NO'S.	

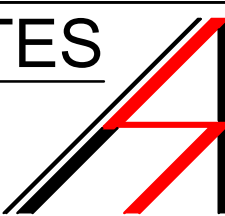
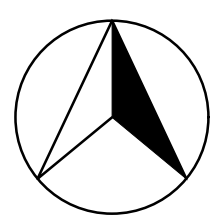


FORM-I		SQ. MTS.
AREA STATEMENT		
1	GROSS AREA OF PLOT	376.00
2	AREA OF RESERVATION	—
3	AREA OF ROAD SET-BACK	—
4	AREA OF P. ROAD	—
5	DEDUCTIONS FOR	
6	FOR RESERVATION / ROAD AREA	—
7	ROAD SET-BACK AREA TO BE HANDED OVER (100% REGULATION NO. 16)	—
8	PROPOSED D. P. ROAD TO BE HANDED OVER (100% REGULATION NO. 16)	—
9	RESERVATION AREA TO BE HANDED OVER (100% REGULATION NO. 17)	—
10	FOR AMENITY AREA	—
11	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	—
12	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 15	—
13	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY	—
14	LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—
15	TOTAL DEDUCTIONS : (2A + 2B) + 2(C) +	376.00
16	BALANCE AREA OF PLOT (1 MINUS 3)	376.00
17	PLOT UNDER DEVELOPMENT (4 - 2A) + 2B(1)	1.00
18	ZONAL (BASIC) F.S.I. (1 OR 1.33)	376.00
19	PERMISSIBLE BUA AS PER ZONAL (BASIC) F.S.I. (5*1) ON GROSS PLOT AREA AS PER REG 33(7)(A) APPENDIX 10	376.00
20	ADDITIONAL BUA FOR ZONAL (BASIC) ABOVE WITHIN THE CAP OF "ADMISSIBLE TOR" AS PER TABLE 12 OF BALANCE PLOT (F.S.I. granted as per approved plan of existing building upto 0.50 F.S.I.)	76.44
21	ADDITIONAL BUA FOR ZONAL (BASIC) ABOVE THE PERMISSIBLE F.S.I. AS PER COLUMN 1 OF TABLE 12 OF REGULATION 32 AND AS MENTIONED IN TABLE 12 OF REGULATION 32	
22	ADDITIONAL INCENTIVE F.S.I. RIGHTS FOR SET-BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS	
23	ADDITIONAL BUA IN CASE OF ZONAL (BASIC) AS PER REGULATION 33(7)(A) (NOTE: 20 (A) & (B) AS PER AR POLICY ON REMAINING PLOT)	76.44
24	TOTAL ADDITIONAL BUA	
25	ADDITIONAL BUA WITHIN THE CAP OF "ADMISSIBLE TOR" AS PER TABLE 12 OF BALANCE PLOT	120.00
26	a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REG 30(A)(3b)	
27	b) 15% OF SR.M.70) ABOVE OR 10 SQ.MTS PER REHAB TENEMENT AS PER 33(7)(B)	
28	c) 60% OF REHAB COMPONENT AS PER REG 33(7)(A)	
29	TOTAL ADDITIONAL BUA/INCENTIVE AREA	
30	BUA DUE TO "ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM" AS PER TABLE 12 OF REGULATION 30 (3A) (3B) (3C)	188.00
31	BUA DUE TO "ADMISSIBLE TOR" AS PER TABLE NO 12 OF REGULATION 30A & 32	
32	BY RESTRICTING AREA UTILIZED IN SR. NO. 8 & 9b ABOVE (376.00X0.70=263.20)	66.76
33	PERMISSIBLE BUA UP AREA (74.9+10+11)	827.20
34	A PROPOSED BUA UP AREA OF AMENITY	25.57
35	B PROPOSED BUA UP AREA OF BUILDING	801.63
36	F.S.I. CONSUMED ON NET PLOT (137)	2.20
37	T.D. GENERATED IF ANY AS PER REG 30(A) & 32 FOR UNUTILIZED PLOT	
38	FUNGIBLE COMPENSATORY AREA AS PER 33(7)	
39	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM AS PER APPROVED PLAN OF EXISTING BUILDING	156.48
40	PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	156.48
41	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR SALE COMPONENT CHARGING PREMIUM FOR RESIDENTIAL (801.63 - 447.08) = 354.55 X 3.20	124.09
42	CHARGING PREMIUM FOR RESIDENTIAL	80.70
43	TOTAL BUA PERMISSIBLE INCLUDING FUNGIBLE (12+156.48+156.48+124.09)	1107.77
44	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (130+130+150+150+150)	1064.38
45	OTHER REQUIREMENTS	
46	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG 27	
47	STATEMENT	
48	(i) PROPOSED BUA (16 ABOVE)	1064.38
49	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0
50	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	1064.38
51	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	48
52	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	20
53	PARKING STATEMENT	
54	(i) PARKING REQUIRED BY REGULATION FOR	13 NOS
55	CAR	
56	SCOOTER/MOTORCYCLE	
57	OUTSIDERS (VISITORS)	
58	(ii) COVERED GARAGE PERMISSIBLE	
59	(iii) COVERED GARAGE PROPOSED	
60	CAR	
61	SCOOTER/MOTORCYCLE	
62	OUTSIDERS (VISITORS)	
63	(iv) TOTAL PARKING PROVIDED	13 NOS
64	TRANSPORT VEHICLES PARKING	
65	(v) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	NIL
66	(vi) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	NIL
67	NOTES	
68	PROPOSED SHOW ROOM RED FILLED	
69	"P" DENOTES BALCONY	
70	AREA UNDER SET-BACK SHOWN IN BURNED SIENNA	
71	STRUCTURES TO BE DEMOLISHED SHOWN IN HATCHED YELLOW	
72	RECREATION SHOWN IN GREEN	
73	AREA UNDER PROPOSED ROAD SHOWN IN BROWN	
74	DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS	
75	DRAINAGE SHOWN IN RED DOTTED	

P-5333/2020/(230 And Other)/K/E Ward/CHAKALA		1 2
P R O F O R M A - B		
CONTENTS OF THE SHEET		
FLOOR PLANS, BUILT-UP AREA DIAGRAM, CALCULATION & STATEMENT, PLOT AREA DIAGRAM & CALCULATION, PARK STATEMENT, BLOCK PLAN, LOCATION PLAN, SECTION THRO. COMP. WALL & U. G. W. T.		
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 146/61 OF VILLAGE CHAKALA, PLOT NO. 12 OF TARIUN BHARAT CO-OP. HSG. SOC. AT CHAKALA, ANDHERI (EAST), MUMBAI.		
NAME OF LESSEE		
TITIRSHA CO. OP. HSG. SOC. LTD.		
(SECRETARY OF TITIRSHA CO. OP. HSG. SOC. LTD)		
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR		
ATUL SITUT AND ASSOCIATES LICENSED SURVEYOR & CIVIL ENGINEERS 603, MAHALAXMI TOWER, CEASER ROAD, AMBOLI, ANDHERI (W), MUMBAI - 400 058. TEL : 2679 3314.		
SIGNATURE, NAME AND ADDRESS OF DESIGN ARCHITECT		
YASHWANT SATHE B - 407, TAPASYA SOCIETY, PARANAJPE SCHEME, ROAD NO. 2 & 3, VILE PARLE (EAST), MUMBAI - 400 057.		
JOB. NO	DRG. NO	SCALE
1	1	1 : 100
DATE	23/06/2022	DRAWN
CHECKED	KEDAR	
NORTH		
CERTIFICATE FOR AREA		
CERTIFIED THAT THE TOTAL AREA REFERRED WAS NOT SURVEYED BY ME ON 23/06/2022 AND THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 376.00 SQ. METERS WITHIN THE AREA STATED IN DOCUMENT OF OWNERSHIP. P. RECORD AND RECORDS DEPT. CITY SURVEY RECORDS.		
THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO. P-5333/2020/(230 And Other)/K/E Ward/CHAKALA DATED : 31/12/2021		
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE UNDER NO. P-5333/2020/(230 And Other)/K/E Ward/CHAKALA, DATED 08/07/2022		
THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRED SIGNATURE		
SANDEEP AMRUTR AO SHINDE		
SHAIKH ASIF MUSA		
Navnath Sopanrao Ghadge		
SEBP (HE-S)	AEBP (K/E)	EEBP (K/ WARD)





P-5333/2020/(230 And Other)/K/E Ward/CHAKALA					
PROFORMA - B					
1 (2)					
CONTENTS OF THE SHEET					
SECTION'S.					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED RE-DEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 146/61 OF VILLAGE CHAKALA, PLOT NO. 12 OF TARUN BHARAT CO-OP. HSG. SOC. AT CHAKALA, ANDHERI (EAST), MUMBAI.					
NAME OF LESSEE					
TITIRSHA CO. OP. HSG. SOC. LTD.					
BALRAM LAXMAN CHACHA D Digitally signed by Titirsha Co. Op. Hsg. Soc. Ltd. DN: cn=Titirsha Co. Op. Hsg. Soc. Ltd., o=Titirsha Co. Op. Hsg. Soc. Ltd., ou=Titirsha Co. Op. Hsg. Soc. Ltd., email=titirsha@titirsha.co.op.hsg.soc.ltd., c=IN (SECRETARY OF TITIRSHA CO. OP. HSG. SOC. LTD.)					
SIGNATURE ,NAME AND ADDRESS OF LICENSED SURVEYOR					
ATUL SITUT AND ASSOCIATES LICENSED SURVEYOR & CIVIL ENGINEERS 803, MAHALAXMI TOWER, CEASER ROAD, AMBOLI, ANDHERI (W), MUMBAI - 400 058. TEL : 2679 3314.  Atul Vinayak Situt Digitally signed by Atul Vinayak Situt DN: cn=Atul Vinayak Situt, o=Atul Vinayak Situt, ou=Atul Vinayak Situt, email=atulsitut@gmail.com, c=IN					
SIGNATURE, NAME AND ADDRESS OF DESIGN ARCHITECT					
YASHWANT SATHE B - 407, TAPASYA SOCIETY, PARANAJPE SCHEME, ROAD NO. 2 & 3, VILE PARLE (EAST), MUMBAI - 400 057.					
JOB. NO	DRG. NO	SCALE	DATE	DRAWN	CHECKED
	2	1 : 100	23/06/202	KEDAR	
NORTH					
					
 THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-5333/2020/(230 And Other)/K/E Ward/CHAKALA DATED : 31/12/2021 APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE UNDER NO. P-5333/2020/(230 And Other)/K/E Ward/CHAKALA, DATED : 08/07/2022					
THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRED SIGNATURE					
SANDEEP AMRUTRAO SHINDE Digitally signed by SANDEEP AMRUTRAO SHINDE DN: cn=SANDEEP AMRUTRAO SHINDE, o=SANDEEP AMRUTRAO SHINDE, ou=SANDEEP AMRUTRAO SHINDE, email=sandeep.amrutrao.shinde@gmail.com, c=IN		SHAIKH ASIF MUSA Digitally signed by Shaikh Asif Musa DN: cn=Shaikh Asif Musa, o=Shaikh Asif Musa, ou=Shaikh Asif Musa, email=asifmusa@gmail.com, c=IN		Navnath Sopanrao Ghadge Digitally signed by Navnath Sopanrao Ghadge DN: cn=Navnath Sopanrao Ghadge, o=Navnath Sopanrao Ghadge, ou=Navnath Sopanrao Ghadge, email=navnath.ghadge@gmail.com, c=IN	
SEBP (HE-S)		AEBP (K/E)		EEBP (K/ WARD)	