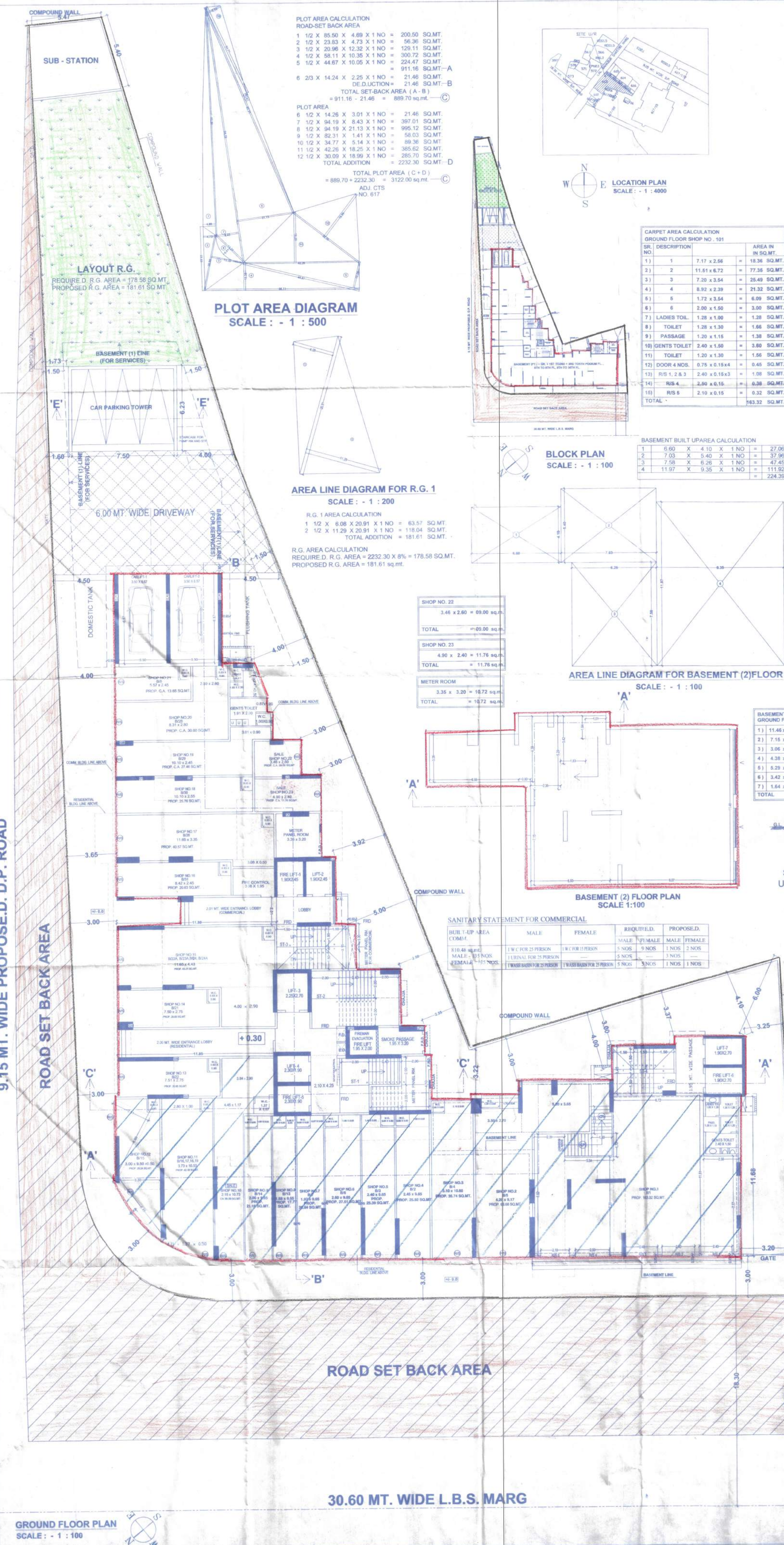


ANNEXURE-I			1
A	AREA STATEMENT	TOTAL	
1	AREA OF PLOT	3122.00	
2	REDUCTION FOR		
3	SET BACK AREA	889.70	
4	TOTAL (A)	2232.30	
5	NET AREA OF PLOT (1-2)	2232.30	
6	ADDITION FOR FSI PURPOSE	889.70	
7	PLOT AREA FOR FSI PURPOSE	3122.00	
8	F.S.I. PERMISSIBLE	200%	
9	TOTAL PROPOSED BUA	3122.00	
10	TOTAL PROPOSED BUA	3122.00	
11	SALE BUA TRANSFER FROM CHAND NAWAS CHB (P)	3534.98	
12	SALE BUA TRANSFER FROM CHAND NAWAS CHB (P)	3534.98	
13	TOTAL SALE BUA PERMISSIBLE	3122.00 + 3534.98 + 3534.98	
14	SALE FUNDIBLE AREA PERMISSIBLE	1077.39 x 35 % = 3772.26	
15	SALE FUNDIBLE AREA PROPOSED	681.61	
16	OTHER REQUIREMENTS		
17	RESERVATION OF PLOT		
18	AREA OF RESERVATION AFFECTING THE PLOT		
19	AREA OF RESERVATION AND TO BE HANDLED OVER AS PER REGULATION NO. 17		
20	AREA OF RESERVATION AND TO BE HANDLED OVER AS PER REGULATION NO. 17		
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SHOP NO. 02	4.20 x 9.17 = 38.51 sq.m.
3.50 x 2.70 = 9.45 sq.m.	
5.13 x 3.65 = 18.72 sq.m.	
TOTAL	66.68 sq.m.
SHOP NO. 03	3.10 x 11.53 = 35.74 sq.m.
TOTAL	35.74 sq.m.
SHOP NO. 04	2.45 x 10.58 = 25.92 sq.m.
TOTAL	25.92 sq.m.
SHOP NO. 05	2.40 x 10.58 = 25.39 sq.m.
TOTAL	25.39 sq.m.
SHOP NO. 06	2.60 x 10.58 = 27.51 sq.m.
TOTAL	27.51 sq.m.
SHOP NO. 07	1.97 x 10.58 = 20.84 sq.m.
TOTAL	20.84 sq.m.
SHOP NO. 08	1.68 x 10.58 = 17.77 sq.m.
TOTAL	17.77 sq.m.
SHOP NO. 09	2.00 x 10.58 = 21.16 sq.m.
TOTAL	21.16 sq.m.
SHOP NO. 10	2.15 x 10.73 = 23.06 sq.m.
4.45 x 1.17 = 5.20 sq.m.	
3.84 x 2.98 = 11.43 sq.m.	
TOTAL	39.69 sq.m.
SHOP NO. 11	3.73 x 10.53 = 39.28 sq.m.
4.11 x 1.37 x 0.50 = 2.82 sq.m.	
TOTAL	42.10 sq.m.
SHOP NO. 12	5.48 x 0.47 x 0.67 = 1.72 sq.m.
10.53 x 3.30 x 0.50 = 17.37 sq.m.	
6.98 x 2.91 x 0.50 = 10.15 sq.m.	
TOTAL	29.24 sq.m.
SHOP NO. 13	7.51 x 2.75 = 20.65 sq.m.
TOTAL	20.65 sq.m.
SHOP NO. 14	7.50 x 2.75 = 20.63 sq.m.
TOTAL	20.63 sq.m.
SHOP NO. 15	11.65 x 4.43 = 51.61 sq.m.
4.00 x 2.90 = 11.60 sq.m.	
TOTAL	63.21 sq.m.
SHOP NO. 16	8.42 x 2.45 = 20.63 sq.m.
TOTAL	20.63 sq.m.
SHOP NO. 17	11.65 x 3.35 = 39.03 sq.m.
3.08 x 0.50 = 1.54 sq.m.	
TOTAL	40.57 sq.m.
SHOP NO. 18	10.10 x 2.55 = 25.76 sq.m.
TOTAL	25.76 sq.m.
SHOP NO. 19	10.10 x 2.45 = 24.75 sq.m.
3.81 x 0.50 = 1.90 sq.m.	
TOTAL	26.65 sq.m.
SHOP NO. 20	8.31 x 2.80 = 23.27 sq.m.
2.59 x 2.60 = 6.73 sq.m.	
TOTAL	30.00 sq.m.
SHOP NO. 21	5.57 x 2.45 = 13.65 sq.m.
TOTAL	13.65 sq.m.

PARKING STATEMENT			
CARPET AREA	PARKING REQUIRED	NO. OF COMPOSITE BLDG. UNIT	PARKING REQUIRED
1) For Commercial (2013.16 Sq.m.)	One parking space for every 40.00 Sq.m. of floor area upto 800 Sq.m.	2113.16 / 40 = 52.81	53
2) One parking space for every 80.00 Sq.m. of floor area upto 1600 Sq.m.	One parking space for every 80.00 Sq.m. of floor area upto 1600 Sq.m.	1056.58 / 80 = 13.20	14
3) One parking space for every 120.00 Sq.m. of floor area upto 2400 Sq.m.	One parking space for every 120.00 Sq.m. of floor area upto 2400 Sq.m.	528.29 / 120 = 4.40	5
4) One parking space for every 160.00 Sq.m. of floor area upto 3200 Sq.m.	One parking space for every 160.00 Sq.m. of floor area upto 3200 Sq.m.	264.14 / 160 = 1.65	2
5) One parking space for every 200.00 Sq.m. of floor area upto 4000 Sq.m.	One parking space for every 200.00 Sq.m. of floor area upto 4000 Sq.m.	132.07 / 200 = 0.66	1
6) 10 % Visitors Parking			10
7) Total Car / Office Parking spaces			82
8) One parking for 40 sq.m. with carpet area upto 40 sq.m. each		304	304
9) One parking for 20 sq.m. with carpet area upto 20 sq.m. each		252	252
10) One parking for 10 sq.m. with carpet area upto 10 sq.m. each		252	252
11) One parking for 5 sq.m. with carpet area upto 5 sq.m. each		252	252
12) Total		1060	1060
13) 10 % Visitors Parking			10
14) Total Req. / Parking Spaces			1070
15) Total Parking / Proposed (111 + 62)			173
16) Total Parking / Proposed			173

CONTENTS OF SHEET
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN
PLOT AREA DIAGRAM, BASEMENT FLOOR PLAN
NAME OF DEVELOPER FOR SUDHANSHU INFRASTRUCTURES PVT. LTD.
SUDHANSHU INFRASTRUCTURES PVT. LTD.
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED C.T.S. NO. 613, 613/1 TO 36 OF VILLAGE KANJUR BHANDUP (W), L.B.S. MARG, OPP. KAKA PETROL PUMP, MUMBAI 400 078.
PROJ.NO. DRN.BY DATE
A.A.PARAB 30 / 09 / 2023
DRG.NO. CHKED. BY SCALE
VINI DESAI
PRABHAKAR SATAM ASSOCIATES
SHOP NO. 3, RAJIV APARTMENT, DANE SURKHA ROAD, KANJUR BHANDUP (EAST), MUMBAI - 400 078, INDIA
PHONE : 98220 55 55, 98220 55 56, 98220 55 57, 98220 55 58, 98220 55 59
E-MAIL : P. SATAM - (9822055555)



GROUND FLOOR PLAN
SCALE : - 1 : 100

30.60 MT. WIDE L.B.S. MARG

9.15 MT. WIDE PROPOSED D.P. ROAD
ROAD SET BACK AREA

Approved Subject to the condition
that the plan shall be approved
on the basis of the information
furnished in this office certificate
and shall not be a guarantee
of the accuracy of the plan
Dated: 4 OCT 2023 08:17 AM 3/23/23
C/248

Stamp of Date of Approval of Plans
Stamp of Date of Receipt of Plans

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AREA LINE DIAGRAM FOR 1ST FLOOR

SCALE : - 1 : 100

FIRST FLOOR PLAN

SCALE : - 1 : 100

NAME OF DEVELOPER

SUDHANSHU INFRASTRUCTURE PVT. LTD.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED C.T.S. NO. 613, 6131 TO 36 OF

VILLAGE KANJUR BHANDUP (W), L.B.S. MARG,

OPP. KAKA PETROL PUMP, MUMBAI 400 078.

PROJ.NO.

DATE

DRG. NO.

CHECKED BY

SCALE

NAME & ADDRESS OF ARCHITECT

PRABHAKAR SATAM

ASSOCIATES

SHOP NO. 6 - MAIN APARTMENT, SAME DUALA MARG,

K.P. ROAD, MALLIND (EAST), MUMBAI-400 081, INDIA

PHONE NO. 022-25555555

EMAIL: PRABHAKAR.SATAM@PRABHAKARASSOCIATES.COM