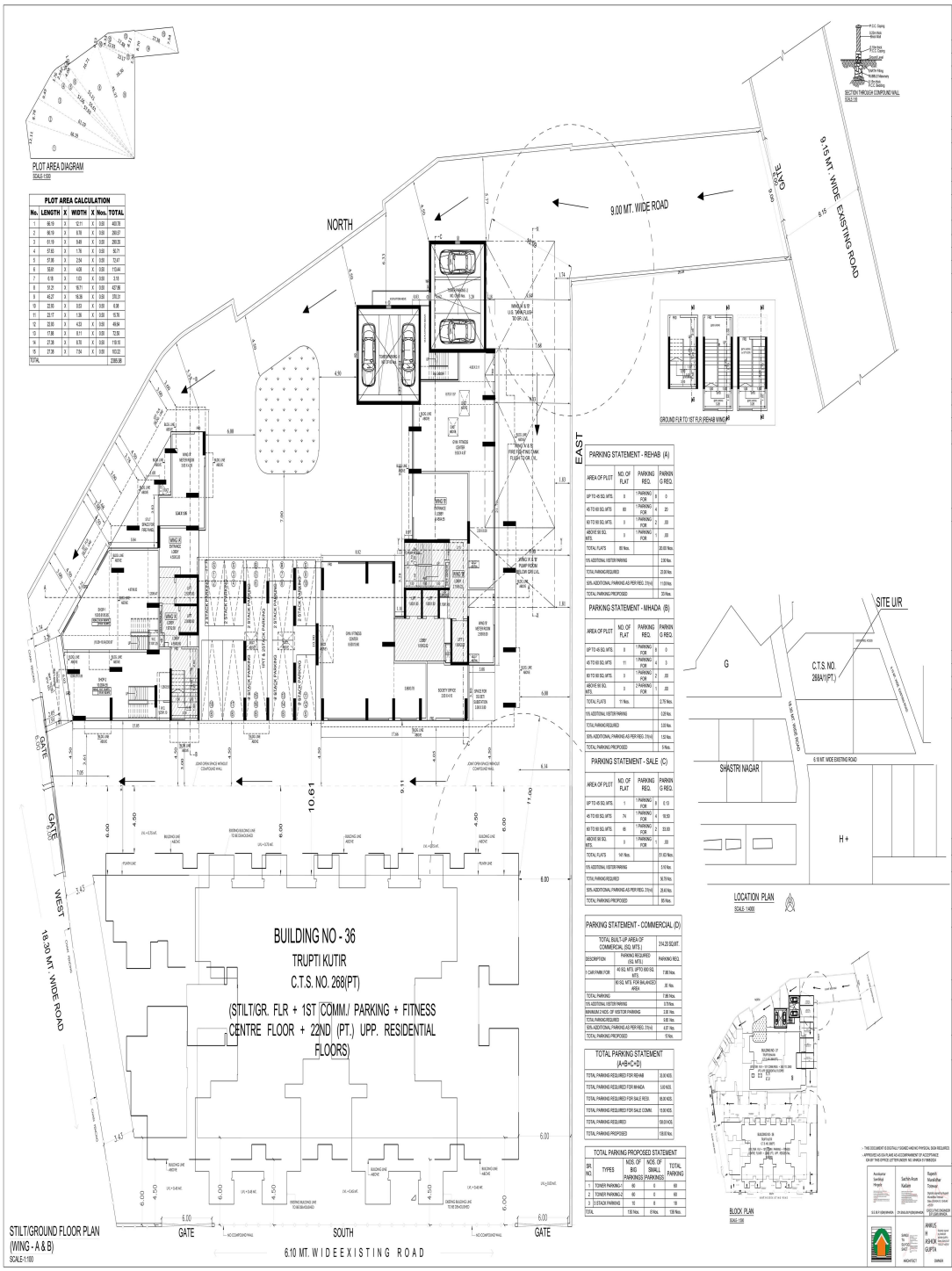


STILT/GROUND FLOOR PLAN (WING - A & B)
SCALE-1:100

**PLOT AREA CALCULATION**

| No. | LENGTH | X | WIDTH | X | Nos. | TOTAL |
|---|---|---|---|---|---|---|
| 1 | 56.19 | X | 12.11 | X | 0.50 | 408.78 |
| 2 | 56.19 | X | 8.78 | X | 0.50 | 296.07 |
| 3 | 51.19 | X | 9.49 | X | 0.50 | 296.58 |
| 4 | 57.60 | X | 1.78 | X | 0.50 | 51.21 |
| 5 | 57.95 | X | 2.24 | X | 0.50 | 72.47 |
| 6 | 58.61 | X | 4.08 | X | 0.50 | 119.44 |
| 7 | 61.18 | X | 1.63 | X | 0.50 | 31.16 |
| 8 | 91.31 | X | 10.71 | X | 0.50 | 427.98 |
| 9 | 45.27 | X | 16.38 | X | 0.50 | 370.31 |
| 10 | 32.60 | X | 0.63 | X | 0.50 | 6.86 |
| 11 | 23.17 | X | 1.38 | X | 0.50 | 15.78 |
| 12 | 22.60 | X | 4.23 | X | 0.50 | 48.04 |
| 13 | 17.58 | X | 8.11 | X | 0.50 | 72.54 |
| 14 | 27.38 | X | 8.78 | X | 0.50 | 119.10 |
| 15 | 27.38 | X | 7.54 | X | 0.50 | 103.22 |
| TOTAL | | | | | | 2385.98 |

**PARKING STATEMENT - REHAB (A)**

| AREA OF PLOT | NO. OF FLAT | PARKING REQ. | PARKING REQ. |
|---|---|---|---|
| UP TO 45 SQ. MTS. | 0 | 1 PARKING FOR | 0 |
| 45 TO 60 SQ. MTS | 60 | 1 PARKING FOR | 30 |
| 60 TO 80 SQ. MTS. | 0 | 1 PARKING FOR | .00 |
| ABOVE 80 SQ. MTS. | 0 | 1 PARKING FOR | .00 |
| TOTAL FLATS | 60 Nos. | | 30.00 Nos. |
| 10% ADDITIONAL VISITOR PARKING | | | 3.00 Nos. |
| TOTAL PARKING REQUIRED | | | 33.00 Nos. |
| 50% ADDITIONAL PARKING AS PER REG. 31(vi) | | | 11.00 Nos. |
| TOTAL PARKING PROPOSED | | | 33 Nos. |

**PARKING STATEMENT - MHADA (B)**

| AREA OF PLOT | NO. OF FLAT | PARKING REQ. | PARKING REQ. |
|---|---|---|---|
| UP TO 45 SQ. MTS. | 0 | 1 PARKING FOR | 0 |
| 45 TO 60 SQ. MTS | 11 | 1 PARKING FOR | 3 |
| 60 TO 80 SQ. MTS. | 0 | 1 PARKING FOR | .00 |
| ABOVE 80 SQ. MTS. | 0 | 1 PARKING FOR | .00 |
| TOTAL FLATS | 11 Nos. | | 2.75 Nos. |
| 10% ADDITIONAL VISITOR PARKING | | | 0.28 Nos. |
| TOTAL PARKING REQUIRED | | | 3.03 Nos. |
| 50% ADDITIONAL PARKING AS PER REG. 31(vi) | | | 1.52 Nos. |
| TOTAL PARKING PROPOSED | | | 5 Nos. |

**PARKING STATEMENT - SALE (C)**

| AREA OF PLOT | NO. OF FLAT | PARKING REQ. | PARKING REQ. |
|---|---|---|---|
| UP TO 45 SQ. MTS. | 1 | 1 PARKING FOR | 0 1.0 |
| 45 TO 60 SQ. MTS | 74 | 1 PARKING FOR | 18.50 |
| 60 TO 80 SQ. MTS. | 60 | 1 PARKING FOR | 33.00 |
| ABOVE 80 SQ. MTS. | 0 | 1 PARKING FOR | .00 |
| TOTAL FLATS | 141 Nos. | | 51.43 Nos. |
| 10% ADDITIONAL VISITOR PARKING | | | 5.10 Nos. |
| TOTAL PARKING REQUIRED | | | 56.53 Nos. |
| 50% ADDITIONAL PARKING AS PER REG. 31(vi) | | | 28.40 Nos. |
| TOTAL PARKING PROPOSED | | | 85 Nos. |

**PARKING STATEMENT - COMMERCIAL (D)**

| | |
|---|---|
| TOTAL BUILT-UP AREA OF COMMERCIAL (SQ. MTS.) | 314.20 SQ.MT. |
| DESCRIPTION: PARKING REQUIRED (SQ. MTS.) | PARKING REQ. |
| 1 CAR PARK FOR 40 SQ. MTS. (UPTO 500 SQ. MTS.) | 7.85 Nos. |
| 50 SQ. MTS. FOR BALANCED AREA | .92 Nos. |
| TOTAL PARKING | 7.85 Nos. |
| 10% ADDITIONAL VISITOR PARKING | 0.79 Nos. |
| MAINTAIN 2 NOS. OF VISITOR PARKING | 2.00 Nos. |
| TOTAL PARKING REQUIRED | 9.85 Nos. |
| 50% ADDITIONAL PARKING AS PER REG. 31(vi) | 4.87 Nos. |
| TOTAL PARKING PROPOSED | 10 Nos. |

**TOTAL PARKING STATEMENT (A+B+C+D)**

| | |
|---|---|
| TOTAL PARKING REQUIRED FOR REHAB | 33.00 NOS. |
| TOTAL PARKING REQUIRED FOR MHADA | 5.00 NOS. |
| TOTAL PARKING REQUIRED FOR SALE RES. | 85.00 NOS. |
| TOTAL PARKING REQUIRED FOR SALE COMM. | 10.00 NOS. |
| TOTAL PARKING REQUIRED | 133.00 NOS. |
| TOTAL PARKING PROPOSED | 133.00 Nos. |

**TOTAL PARKING PROPOSED STATEMENT**

| SR. NO. | TYPES | NOS. OF BIG PARKINGS (PARKINGS) | NOS. OF SMALL PARKINGS (PARKINGS) | TOTAL PARKING |
|---|---|---|---|---|
| 1 | TOWER PARKING-1 | 66 | 0 | 66 |
| 2 | TOWER PARKING-2 | 60 | 0 | 60 |
| 3 | 3 STACK PARKING | 10 | 8 | 18 |
| TOTAL | | 136 Nos. | 8 Nos. | 138 Nos. |

## FORM - I

| (A) | AREA STATEMENT | | SQ.MT. |
|---|---|---|---|
| 1 | AREA OF PLOT ( AS PER DEMARCATION ) | | 2385.98 |
| 2 | DEDUCTIONS FOR. | | |
| | a) | ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16) | NIL |
| | b) | ROAD SET BACK TO BE HANDED OVER (100%) (REGULATION NO.16) | NIL |
| | c) | RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO.17) | NIL |
| 3 | TOTAL DEDUCTIONS = 2(a) + 2(b) + 2(c) | | NIL |
| 4 | BALANCE AREA OF PLOT = (1) - (3) | | 2385.98 |
| 5 | PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRAITE AUTHORITY AS PER SR. NO. (4) ABOVE | | NIL |
| 6 | ZONAL(BASIC) FSI (1 OR 1.33) | | 3.00 |
| 7 | PERMISSIBLE BUIT UP AREA AS PER MHADA OFFER LETTER DT. 09-12-2023 | | 10692.34 |
| 8 | BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF OF REGULATION NO.30(A) AND 32 ON REMAINING ( BALANCE PLOT | | NIL |
| 9 | PERMISSIBLE BUILT UP AREA | | 10692.34 |
| 10 | PROPOSED BUILT UP AREA | | 10663.52 |
| 11 | TOTAL BUILT UP AREA | | 10663.52 |
| 12 | TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32 | | NIL |
| 13 | a) i) | PERMISSIBLE FUNGIBLE COMPENSATORY AREA (10686.82 x 35%) | 3742.31 |
| | ii) | COMPONENT WITHOUT CHARGING PREMIUM FOR REHAB (2228.03X36%) | 770.82 |
| | iii) | FUNGIBLE COMPENSATORY AREA AVAILED FOR MHADA (4461.07X35%) | 161.39 |
| | b) i) | PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM | 2798.03 |
| | ii) | FUNGIBLE COMPENSATORY AREA FOR RSIDENTAL AVAILED ON PAYMENT OF PREMIUM | 2717.53 |
| | iii) | FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL AVAILED ON PAYMENT OF PREMIUM | 80.50 |
| 14 | PROPOSED FUNGIBLE AREA [13(a)(ii)(iii) + 13(b)(ii)(iii)] | | 3739.24 |
| 15 | TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (11+14) | | 14402.76 |
| 16 | TOTAL FSI CONSUMED ON NET PLOT = (15/4) | | 6.04 |
| 8. | OTHER REQUIREMENTS | | |
| (B) | ENHAMENTS/REQUIREMENT OF RECREATIONAL OPEN SPACE | | |
| | i) | PROPOSED AREA BUILT UP AREA (13 ABOVE) | 14402.76 |
| | ii) | LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.) | |
| | iii) | AREA AVAILABLE FOR TENAMENTS ((i) - (ii)) | |
| | iv) | TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS / 400 HECTARE) | 107.37 |
| | v) | TOTAL NUMBER OF TENAMENTS PROPOSED ON PLOT | 236 Nos. |
| (C) | PARKING STATEMENT | | |
| | i) | PARKING REQUIRED BY REGULATIONS FOR: | |
| | | CAR | 136Nos. |
| | | SCOOTER / MOTOR CYCLE | |
| | | OUTSIDERS (VISITORS) | |
| | ii) | COVERED GARRAGE PERMISSIBLE | |
| | iii) | COVERED GARRAGE PROPOSED | |
| | | CAR | |
| | | SCOOTER / MOTOR CYCLE | |
| | | OUTSIDERS (VISITORS) | |
| | iv) | TOTAL PARKING PROVIDED | 138 Nos. |
| (D) | TRANSPORT VEHICLES PARKING | | |
| | i) | SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS | |
| | ii) | TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED | |

## CERTIFICATE OF AREA

CERTIFIED THAT I HAVE GOT THE PLOT SURVEYED UNDER MY SUPERVISION 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 2385.98 SQ.SQMT. AND TALLY WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SANGIT A SUYOG SHETTY

SIGNATURE OF ARCHITECT

## FORM -II

### CONTENT OF SHEET

STILT FLOOR PLAN, BLOCK AND LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL, PARKING STATEMENT & BUA SUMMARY.

### DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 37 ON PLOT BEARING CTS NO. 268A/1(PT.), C.S NO.181, OF VILLAGE RAHAD, KNOWN AS TRUPTI BHAVAN CO-OP HSG. SOC., NEW SIDDHARTHA NAGAR, GOREGAON (WEST) MUMBAI - 400104.

### NAME AND SIGNATURE OF OWNER :

M/S. SUSHAMNU REALTY PVT. LTD. C.A. TO TRUPTI BHAVAN CHS (LEASEE)

STAMP OF APPROVAL OF PLANS

NORTH

NAME, ADDRESS & SIGNATURE OF ARCHITECT'S

mitie
designers & planners pvt. ltd
B-23,DEFENDER CHS LTD., 27TH ROAD,
PLOT NO. 225, BANDRA ( W )
MUMBAI-400 050
Email: mitie.pvt.ltd@gmail.com

ARCHITECT

OWNER