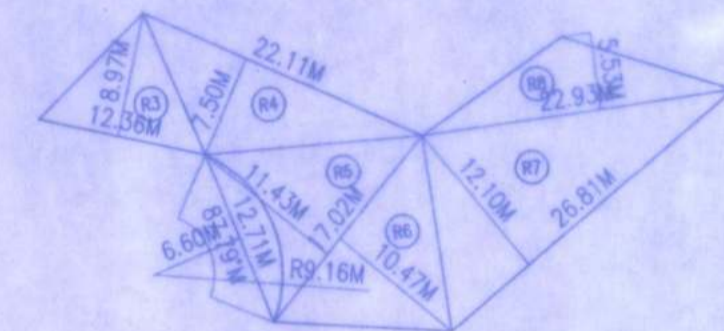


PLOT - B AREA DIAGRAM SCALE: 1:200



ROAD AREA DIAGRAM SCALE: 1:500

ROAD AREA CALCULATION

ADDITIONS		
R3)	12.36 X 8.97 X 0.50	55.43 SQ.MTS.
R4)	22.11 X 7.50 X 0.50	82.91 SQ.MTS.
R5)	(17.02 X 11.43 X 0.50) - (3.14X9.16X9.16X87.79/360 - 12.71X6.60X0.50)	74.96 SQ.MTS.
R6)	17.02 X 10.47 X 0.50	89.10 SQ.MTS.
R7)	26.81 X 12.10 X 0.50	162.20 SQ.MTS.
R8)	22.93 X 5.53 X 0.50	63.40 SQ.MTS.
TOTAL		528.00 SQ.MTS.

BUA CALCULATION OF GROUND FLOOR PLAN

ADDITION		
A)	26.47 X 12.05	318.96 SQ.MTS.
TOTAL		318.96 SQ.MTS.
DEDUCTIONS		
1)	1.50 X 1.55	2.33 SQ.MTS.
2)	1.10 X 0.77	0.85 SQ.MTS.
3)	1.50 X 2.12	3.18 SQ.MTS.
4)	(1.80X1.80) - (3.14X1.80X1.80X90.00/360)	0.70 SQ.MTS.
5)	10.60 X 3.48 X 0.50	18.44 SQ.MTS.
6)	(6.09+5.96)/2X0.35	2.11 SQ.MTS.
7)	3.30 X 1.65	5.45 SQ.MTS.
8)	5.20 X 5.90	30.68 SQ.MTS.
TOTAL		63.74 SQ.MTS.

GROSS BUILT UP AREA OF GROUND FLOOR PLAN
318.96 - 63.74 = 255.22 SQ.MTS.

DEDUCTIONS FOR STAIRCASE & LIFT		
S1)	1.50 X 0.15	0.23 SQ.MTS.
S2)	8.30 X 5.90	48.97 SQ.MTS.
S3)	1.95 X 1.60	3.12 SQ.MTS.
S4)	0.15 X 0.77	0.12 SQ.MTS.
S5)	3.30 X 4.90	16.17 SQ.MTS.
S6)	1.65 X 1.65	2.72 SQ.MTS.
TOTAL		71.33 SQ.MTS.

NET BUILT UP AREA OF GROUND FLOOR PLAN
255.22 - 71.33 = 183.89 SQ.MTS.

DEDUCTIONS FOR SALE SHOP		
C1)	3.95 X 3.90	15.41 SQ.MTS.
C2)	1.85 X 2.25	4.16 SQ.MTS.
TOTAL		19.57 SQ.MTS.

NET BUILT UP AREA OF GROUND FLOOR PLAN
183.89 - 19.57 = 164.32 SQ.MTS.

PLOT - B AREA CALCULATION FOR SLUM

ADDITIONS		
B1)	9.67 X 3.92 X 0.50	18.95 SQ.MTS.
B2)	13.06 X 4.28 X 0.50	27.95 SQ.MTS.
B3)	13.36 X 3.73 X 0.50	24.92 SQ.MTS.
B4)	18.58 X 9.80 X 0.50	91.04 SQ.MTS.
B5)	13.65 X 2.63 X 0.50	17.95 SQ.MTS.
B6)	23.70 X 6.18 X 0.50	73.23 SQ.MTS.
B7)	23.70 X 11.96 X 0.50	141.73 SQ.MTS.
B8)	17.84 X 11.22 X 0.50	100.08 SQ.MTS.
B9)	30.85 X 12.45 X 0.50	192.04 SQ.MTS.
B10)	30.85 X 2.90 X 0.50	44.73 SQ.MTS.
B11)	33.63 X 12.99 X 0.50	218.43 SQ.MTS.
B12)	33.63 X 16.44 X 0.50	276.44 SQ.MTS.
B13)	24.74 X 10.09 X 0.50	124.81 SQ.MTS.
B14)	24.74 X 11.78 X 0.50	145.72 SQ.MTS.
B15)	(3.14X9.16X9.16X87.79/360 - 12.71X6.60X0.50)	22.31 SQ.MTS.
B16)	23.20 X 2.93 X 0.50	33.99 SQ.MTS.
B17)	17.75 X 4.63 X 0.50	41.09 SQ.MTS.
B18)	19.21 X 5.10 X 0.50	48.99 SQ.MTS.
TOTAL		1644.40 SQ.MTS.

PLOT - B AREA CALCULATION FOR NON SLUM

ADDITIONS		
B19)	7.88 X 1.46 X 0.50	5.75 SQ.MTS.
B20)	26.08 X 2.33 X 0.50	30.38 SQ.MTS.
B21)	26.08 X 9.80 X 0.50	127.79 SQ.MTS.
B22)	11.32 X 1.63 X 0.50	9.23 SQ.MTS.
B23)	(3.14X3.11X3.11X74.70/360 - 3.77X2.47X0.50)	1.65 SQ.MTS.
TOTAL		174.80 SQ.MTS.

FORM - 'I'			
A	AREA STATEMENT	SLUM PLOT SQ.MT	NON-SLUM PLOT SQ.MT
1	AREA OF PLOT	2172.40	174.80
2	DEDUCTION FOR		
a)	ROAD SET BACK AREA	528.00	
b)	PROPOSED ROAD		
c)	ANY RESERVATION		
d)	TOTAL [a + b + c]	528.00	
3	BALANCE AREA OF PLOT [1-2d]	1644.40	174.80
4	DEDUCTION FOR		
a.	RECREATION GROUND (IF DEDUCTABLE)		
b.	INTERNAL ROADS		
c.	TOTAL (a+b)		
5	NET AREA OF PLOT (3-4c)		
6	ADDITION FOR F.S.I. PURPOSE		
2(a)	100% FOR DP ROAD	528.00	
2(b)	100% FOR SETBACK AREA		
7	TOTAL AREA [5+6]	2172.40	174.80
8	FLOOR SPACE INDEX PERMISSIBLE	3.00 OR SANC.	2.20
9	ADDITIONS FOR FLOOR SPACE INDEX		
10	PERMISSIBLE FLOOR AREA (7X8+9)	6517.20 OR SANC.	384.56
11	EXISTING BUILT-UP AREA		
12	EXISTING BUILT UP AREA TO BE DEMOLISHED		
13	a) PROPOSED BUILT-UP AREA (PURELY RESIDENTIAL) (REHAB)		
b)	PROPOSED BUILT-UP AREA (NON-RESIDENTIAL) (REHAB)	164.32	
c)	PROPOSED BUILT-UP AREA (PURELY RESIDENTIAL) (SALE)	812.06	185.56
d)	PROPOSED BUILT-UP AREA (NON-RESIDENTIAL) (SALE)		199.01
e)	TOTAL PROPOSED BUILT-UP AREA (13a+13b+13c+13d)	976.38	384.56
14	SALE BLDG No.1 (11-12+13e)	976.38	384.56
15	REHAB BLDG No.1 (OCC DTD 18 NOV 2002)	3333.74	
16	FSI CONSUMED ON NET HOLDING (14+15)	4310.12	384.56
17	FSI CONSUMED (16/7)	1.98	2.20
18	DETAILS OF FSI AVAILED AS PER DCR 35 (4)		
a)	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL (13aX0.35)		
b)	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (13bX0.35)	284.21	64.94
c)	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL (13cX0.35)		69.65
d)	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL (13dX0.35)		
e)	TOTAL FUNGIBLE BUA PROPOSED VIDE DCR 35(4) (18a+18b+18c+18d)	284.21	134.59
19	GROSS BUA PROPOSED (16+18e)		5113.48

C TENEMENT STATEMENT			
a	PROPOSED AREA [ITEM A-12 ABOVE]		
b	LESS DEDUCTIONS OF NON RESIDENTIAL AREA [SHOP ETC.]		
c	AREA AVAILABLE FOR TENEMENT [I-II]		
d	TENEMENT PERMISSIBLE [DENSITY OF TENEMENT/HECTARE]		STATEMENT GIVEN
e	REQUIRED 50% TENEMENT WITH CARPET AREA 225 SQ.MTS.		SEPARATELY
f	TENEMENT PROPOSED (CARPET AREA ON 225 SQ.MTS.)		
g	TENEMENT EXISTING		
	TOTAL TENEMENT ON THE PLOT		
	NO. OF TENEMENT TO BE HANDED OVER TO M.C.G.M		
D PARKING STATEMENT			
a	PARKING REQUIRED BY RULE		
	CAR		
	SCOOTER / MOTOR CYCLE / BYCICLES		
	OUTSIDERS (VISITORS)		
b	LOCK-UP GARAGE PERMISSIBLE		
c	LOCK-UP GARAGE PROPOSED		
	CAR		
	SCOOTER / MOTOR CYCLE / BYCICLES		
	(OUTSIDERS) VISITORS		
d	TOTAL PARKING PROVIDED		
E TRANSPORT VEHICLES PARKING			
a	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES		
b	TOTAL TRANSPORT VEHICLES (PARKING SPACE PROVIDED)		

FORM - 'II'			
CONTENTS OF SHEET			
BLOCK PLAN & LOCATION PLAN		PLOT AREA DIAGRAM & CALCULATION	
ROAD AREA DIAGRAM & CALCULATION		GROUND FLOOR PLAN	
BUA DIAGRAM & CALCULATION OF GROUND FLOOR PLAN		SECTION OF COMPOUND WALL & UG TANK	
DATE: 12/06/2023	DRAWN BY: RAVINDRA / VIPUL		
<p>DESCRIPTION OF PROPOSAL AND PROPERTY</p> <p>PROPOSED SALE BLDG NO 2 ON SUB-PLOT B IN SR SCHEME ON PLOT BEARING CTS NO 747 TO 773, 775 TO 789, 734E, 700C, 651C, 651E, 801 AT VILL KOLEKALYAN, KALINA, SANTACRUZ (E), MUMBAI-55, FOR SOCIETY PRIDE OF WAKOLA (PROP).</p> <p>NAME AND ADDRESS OF OWNER: M/S. GOLD COIN BUILDER, BEHIND MUNICIPAL MARKET, OFF NEHRU ROAD, WAKOLA, SANTACRUZ EAST, MUMBAI.</p> <p>NAME AND ADDRESS OF ARCHITECT: ARCHITECT SULTAN CHAMBYAL, 208, GOYAL SHOPPING ARCADE, S.V. ROAD, BORIVALI (WEST), MUMBAI 400092.</p>			
<p>CERTIFICATE OF AREA</p> <p>CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02/01/2020 AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITES AND THE AREA SO WORKED OUT IS SLUM PLOT 2172.40 SQ.MTS. (TWO THOUSAND ONE HUNDRED SEVENTY TWO POINT FOUR ZERO SQ.MTS.) NON-SLUM PLOT 174.80 SQ.MTS. (ONE HUNDRED SEVENTY FOUR POINT EIGHT ZERO SQ.MTS.) & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.</p>			
<p>Approved Subject to the condition mentioned in this office permission letter no. SRA/ENG/371/HE/PL/UP/OCC DATED 18 NOV 2002</p> <p>28/06/2023</p>			