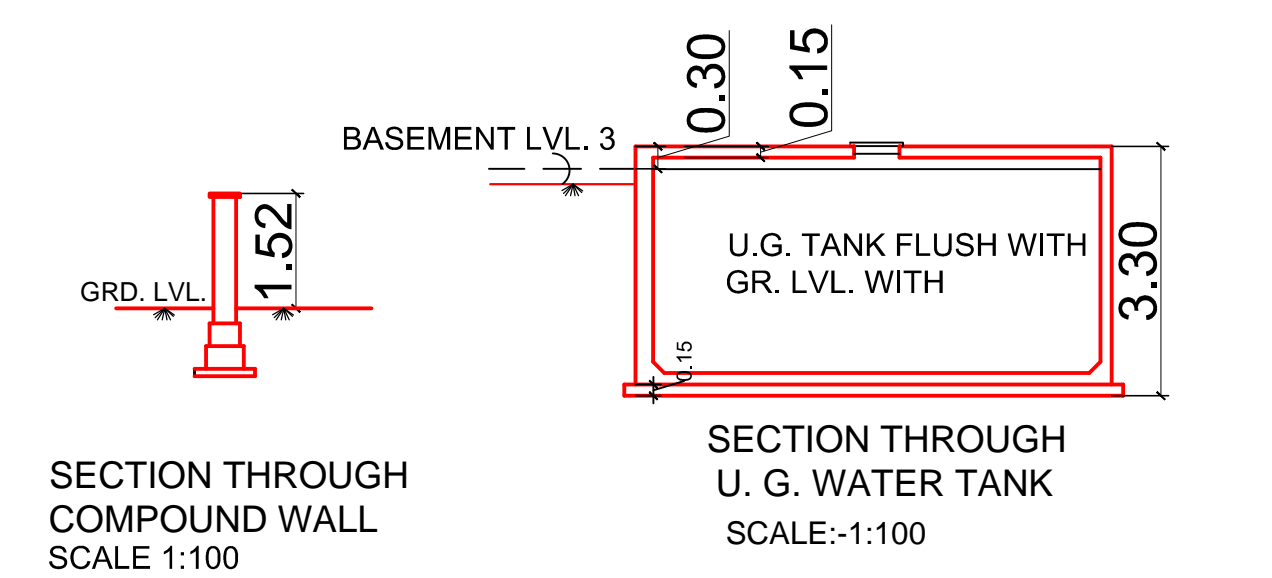


FIRST FLOOR PLAN
SCALE 1:100

BIG CARS - 24 NOS.
SMALL CARS - NOS.
PARKING NO. - 24 CARS

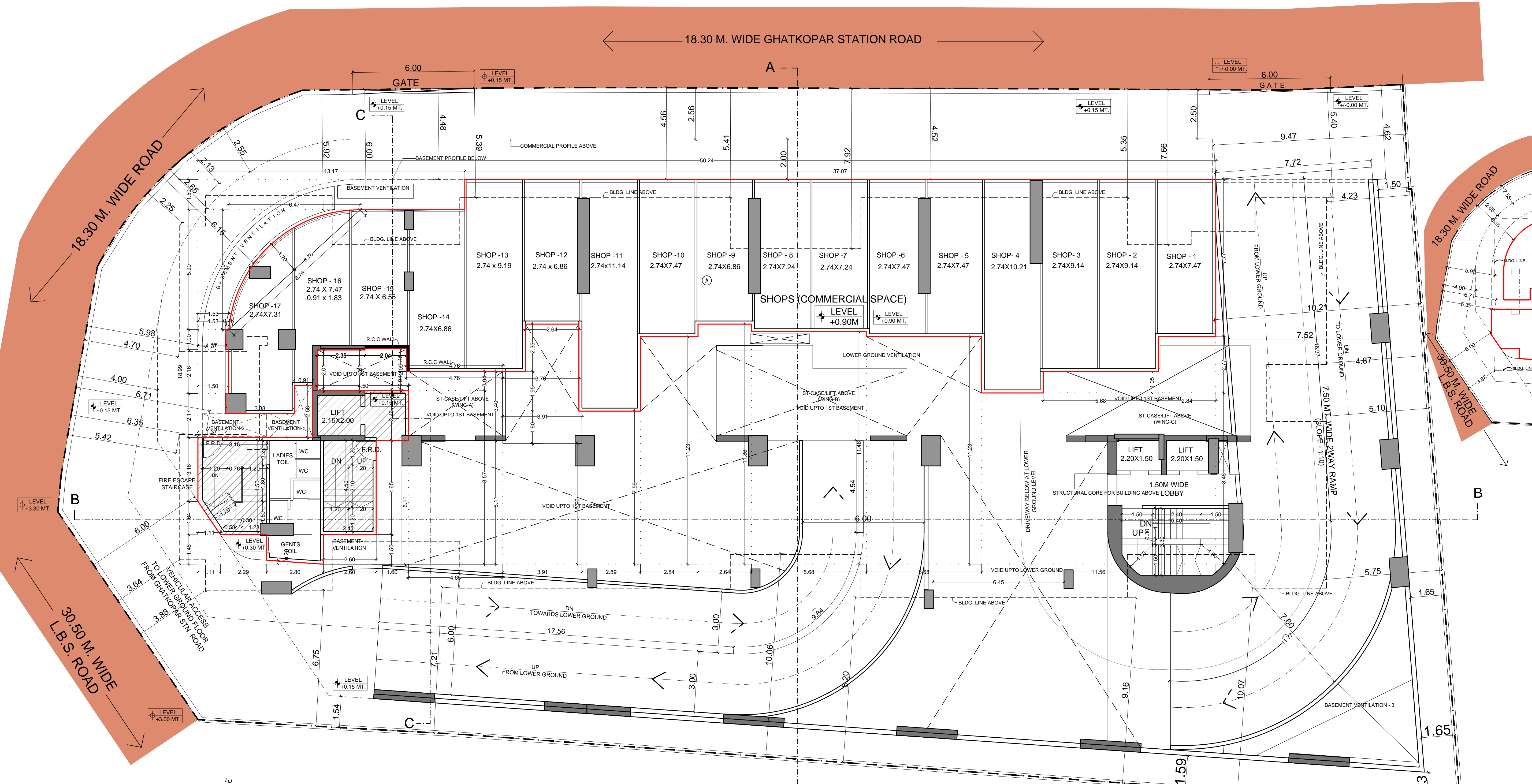
BUILT UP AREA SUMMARY & TENEMENT STATEMENT

FLOOR	NO. OF TENANTS	GROSS AREA AREA IN SQ.MT.	ST-CASE/LIFT AREA IN SQ.MT.	BUILT UP AREA INCLUDING FUNGIBLE AREA IN SQ.MT.
3RD BASEMENT	----	----	----	----
2ND BASEMENT	----	----	----	----
1ST BASEMENT	----	----	----	----
LOWER GR.	----	----	----	----
GROUND FL.	----	460.38	39.05	421.33
1ST	----	769.69	148.00	621.69
COMMERCIAL AREA	----	1230.07	187.05	1043.02
2ND SERVICE FLOOR LEVEL				
3RD	8 NOS	657.20	113.84	543.36
4TH	9 NOS	668.41	113.84	554.57
5TH	12 NOS	855.31	110.35	744.96
6TH	12 NOS	872.32	110.35	761.97
7TH	12 NOS	886.30	110.35	775.95
8TH	12 NOS	886.30	110.35	775.95
9TH	5 NOS	410.71	114.95	295.76
RESIDENTIAL AREA	----	5236.55	784.03	4452.52
TOTAL	70 NOS.	6466.62	971.08	5495.54

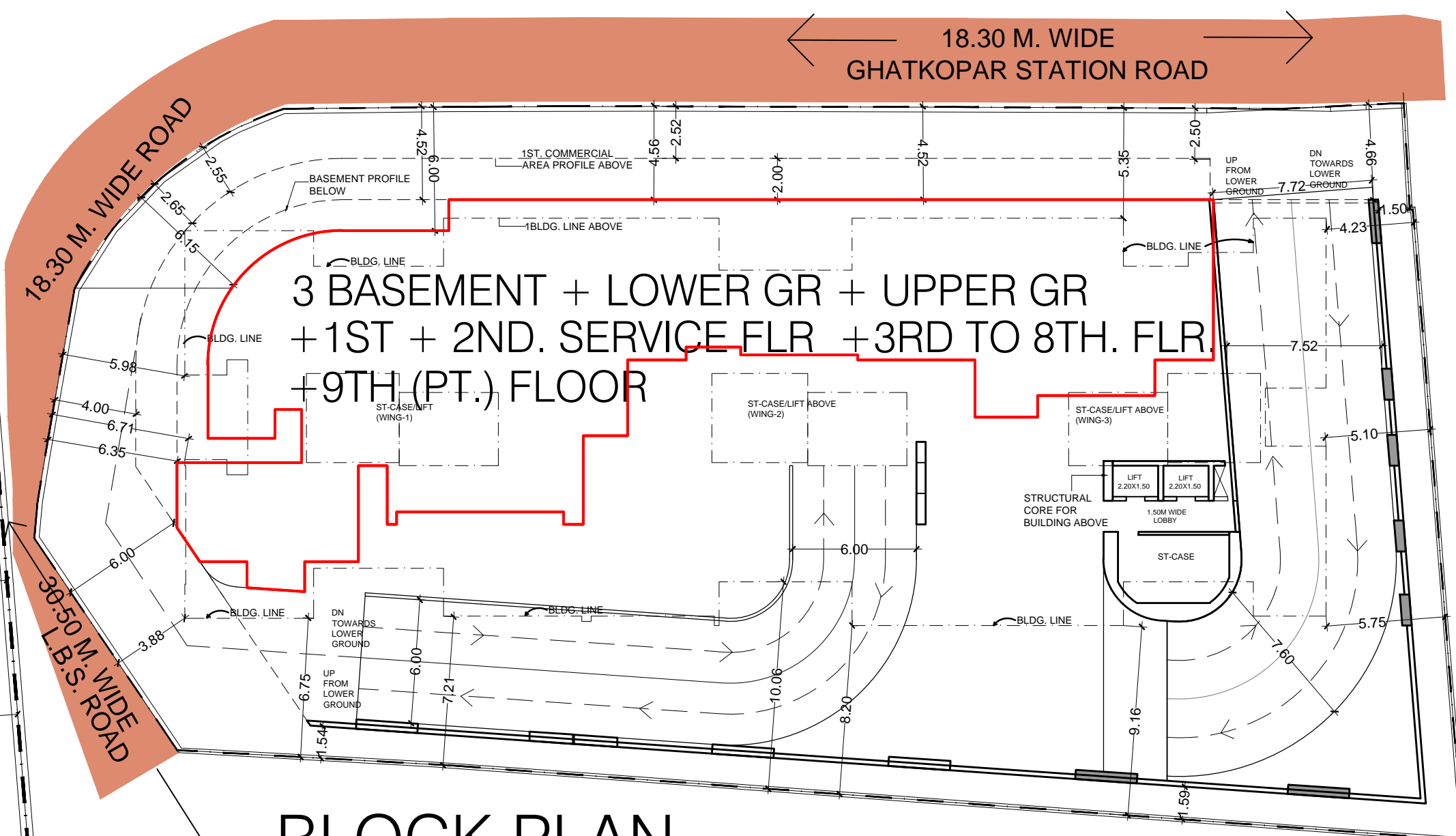


A PROFORMA - A

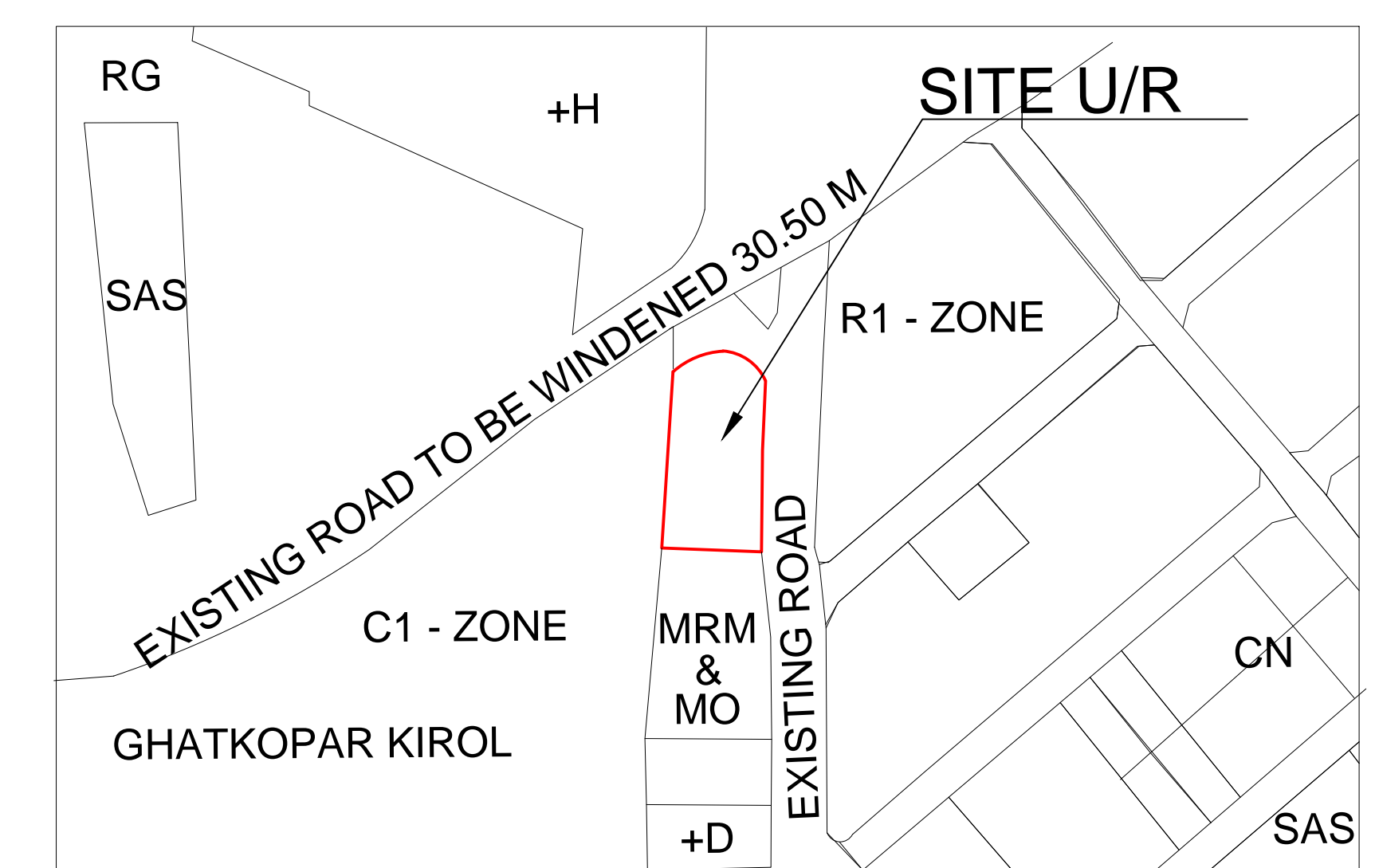
NO.	DESCRIPTION	NO. OF NOS.	AREA IN SQ.MTS.
1	AREA OF PLOT AS PER PR CARD	1	50.00
1A	AREA RESTRICTED TO T.P. RECORD TO 2104.52 SQ.MTS.	1	2588.90
2	DEDUCTIONS FOR		2104.52
a)	ROAD SET BACK AREA		
b)	PROPOSED ROAD		
c)	ANY RESERVATION (SUB - PLOT)		
d)	% AMENITY SPACE AS PER DCR 56/57 (SUB - PLOT)		
e)	OTHER		
3	BALANCE AREA OF PLOT (1 - 2)		2104.52
4	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)		
5	NET AREA OF PLOT (3 - 4) (AREA RESTRICTED AS PER T.P. RECORD TO 2104.52 SQ.MTS.)		2104.52
6	ADDITIONS FOR FLOOR SPACE INDEX		
2(a)	100% FOR DP ROAD (RESTRICTED TO 40% OR 80% OF [3] ABOVE)		
2(b)	100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF [3] ABOVE)		
7	TOTAL (5 PLUS 6)		2104.52
8	FLOOR SPACE INDEX PERMISSIBLE		ONE
9A	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT.		1052.26
ADDITIONS FOR FLOOR SPACE INDEX			
9B	0.50 FSI AS PER DCR 32	50% of 2104.52 sq.mts.	1052.26
9C	% AS PER DCR 33 ()		
9D	OTHERS		
10	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE		4209.04
11	AREA OF EXISTING TENEMENT		4201.84
12	PROPOSED BUILT UP AREA		4201.84
B DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS			
1	PURELY RESIDENTIAL BUILT UP AREA OF PROPOSED TENEMENT		3325.19
2	REMAINING NON-RESIDENTIAL BUILT UP AREA		876.65
C DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)			
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL TENEMENT = OR < (B1 / 0.35)		1127.33
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR < (B2 / 0.20)		166.37
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (C1 + C2)		1293.70
4	TOTAL GROSS BUILT UP AREA PROPOSED (12 + C3)		5495.54
D TENEMENT STATEMENT			
i)	PROPOSED AREA (ITEM C4 ABOVE)		5495.54
ii)	LESS DEDUCTION OF NON-RES. AREA (COMMERCIAL)		1043.02
iii)	AREA AVAILABLE FOR TENEMENT [(i) MINUS (ii)]		4452.52
iv)	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		201 NOS
v)	TENEMENT PROPOSED		70 NOS
vi)	TENEMENT EXISTING		
E PARKING STATEMENT			
1	TOTAL TENEMENTS ON THE PLOT		70 NOS
F TRANSPORT VEHICLE PARKING			
i)	SPACE FOR TRANSPORT VEHICLES		
ii)	PARKING BY REGULATION		
iii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED		114 NOS
1	CAR		132 NOS
2	SCOOTER / M CYCLE		
3	OUTSIDERS / VISITERS		
4	TOTAL PARKING PROVIDED		
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05.06.2015 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2104.52 SQ.MT. (TWO THOUSAND ONE HUNDRED FOUR POINT FIFTY TWO) AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.R.C. RECORDS.			



GROUND FLOOR PLAN
SCALE 1:100



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000

NOTE:- ALL DIMENSION ARE IN METER

PROFORMA 'B'

CONTENTS OF SHEET
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SERVICE FLOOR PLAN, SOC, OFFICE AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPOSAL
PROPOSED REDEVELOPMENT ON PLOT BEARING F.P. NO. 12, C.T.S. NO. 3211 & 3213 OF VILLAGE GHATKOPAR, MUMBAI. PROJECT NO. SANSEKAR CO.OP.PREMISES SOCIETY LTD.

NAME OF OWNER SIGNATURE
M/S. SANDU SANSEKAR BUILDING DEVELOPERS LLP. AMIT PAWAR CA/2004/34543

NAME & ADDRESS OF ARCHITECT SIGNATURE
GROUND FLOOR, SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI - 400 057. PH- 022-2612 99 33 / 44 1 55 / 66. www.aakararchitect.org

THIS CANCEL APPROVAL TO PREVIOUS PLAN
SANCTIONED UNDER NO. CHE/ES/1911/N/337(NEW) AT DATED 16/01/2016.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1911/N/337 (NEW)

EXECUTIVE ENGINEER (B.P.) E-8

SE (B.P.) N **AE (B.P.) LN**

STAMP OF DATE OF RECEIPT OF PLANS

NORTH **JOB NO.** **DRAWN BY** **CHECKED BY** **PATH:-**
3039 SARFRAZ SARFRAZ D DRIVE: Aakarstudio / Sarfraz / Eastern / Trichhantu-sankar / BMC proposal / amended FSI-2.00- AS PER REVISED RESI plan.