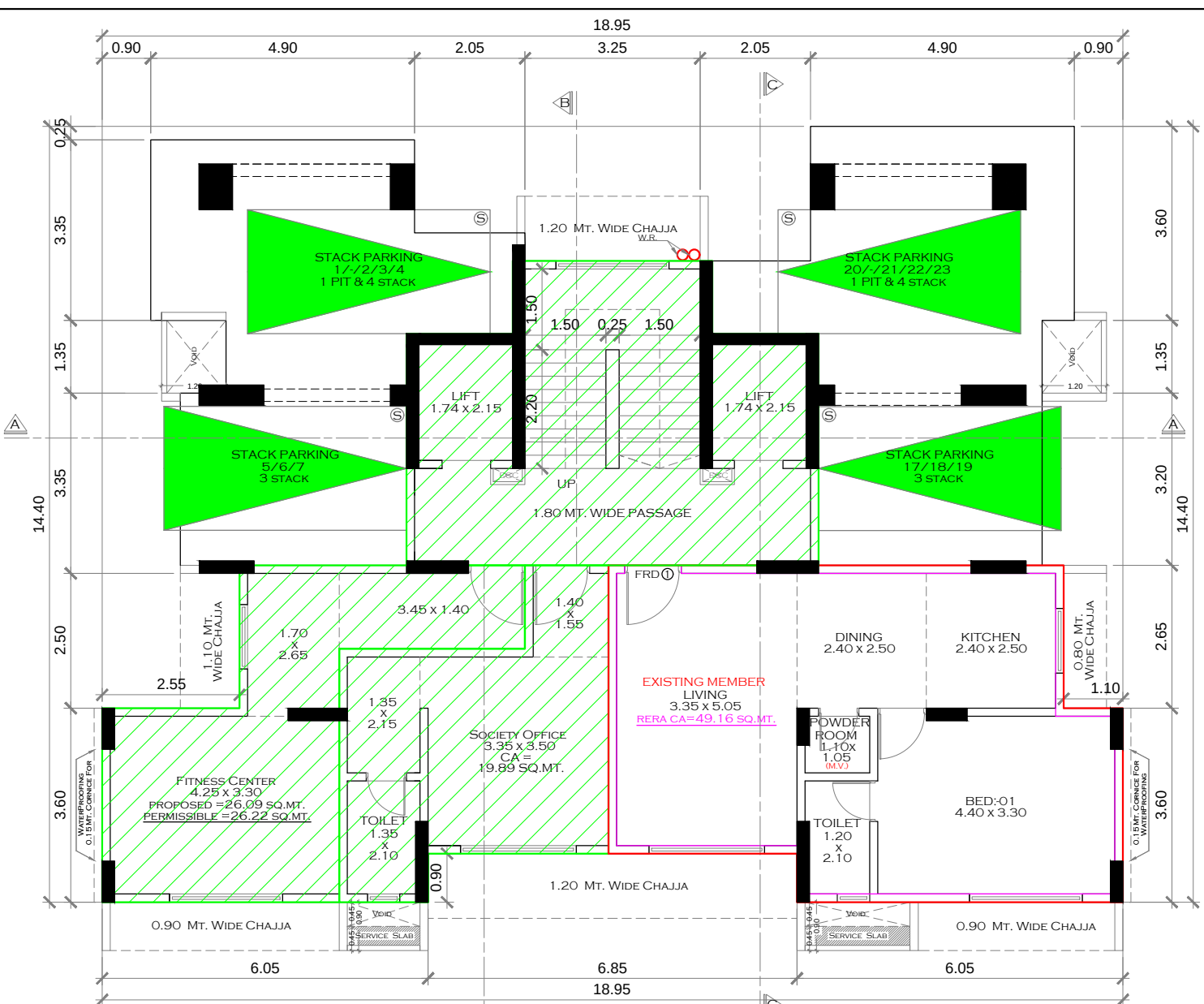
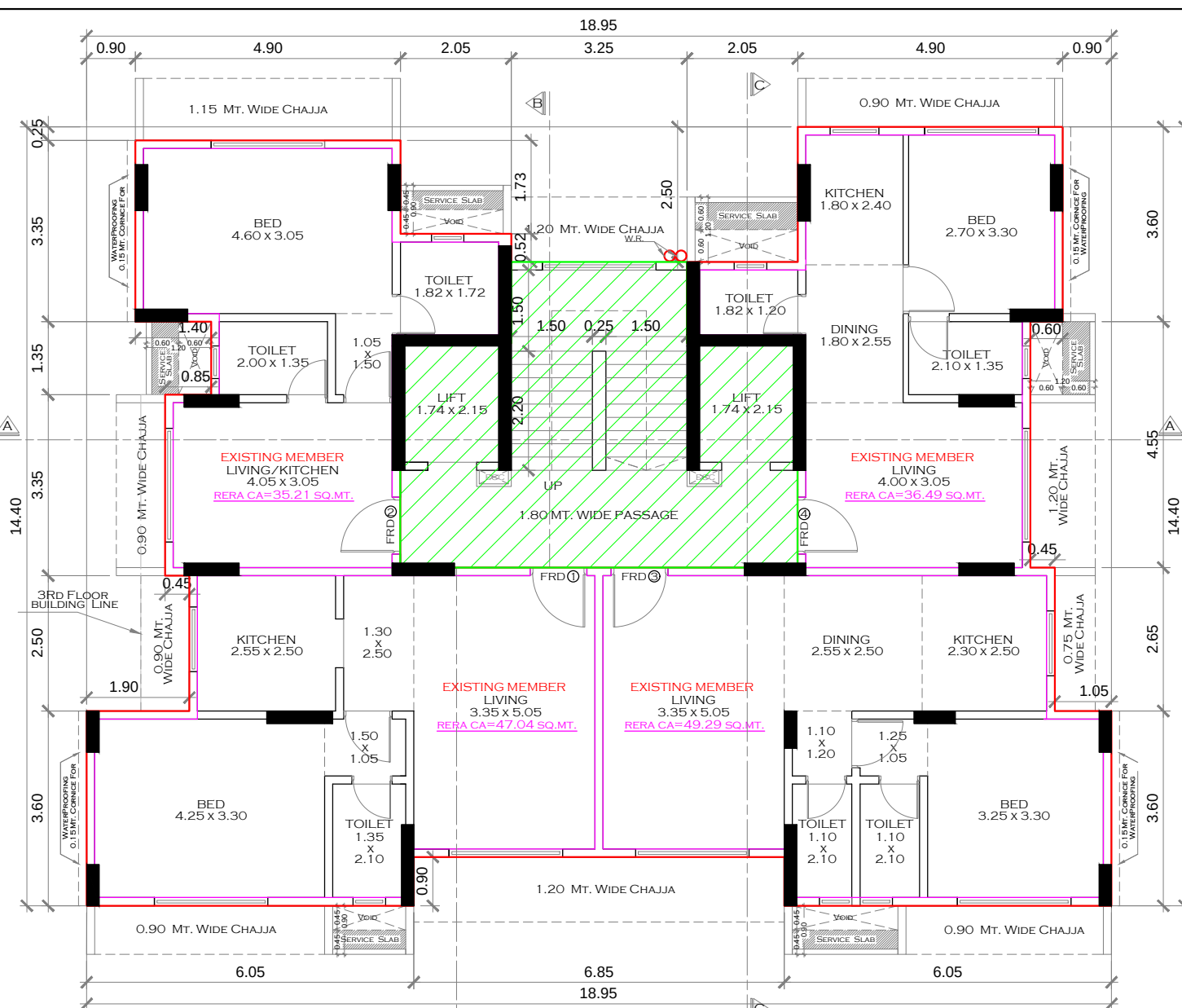
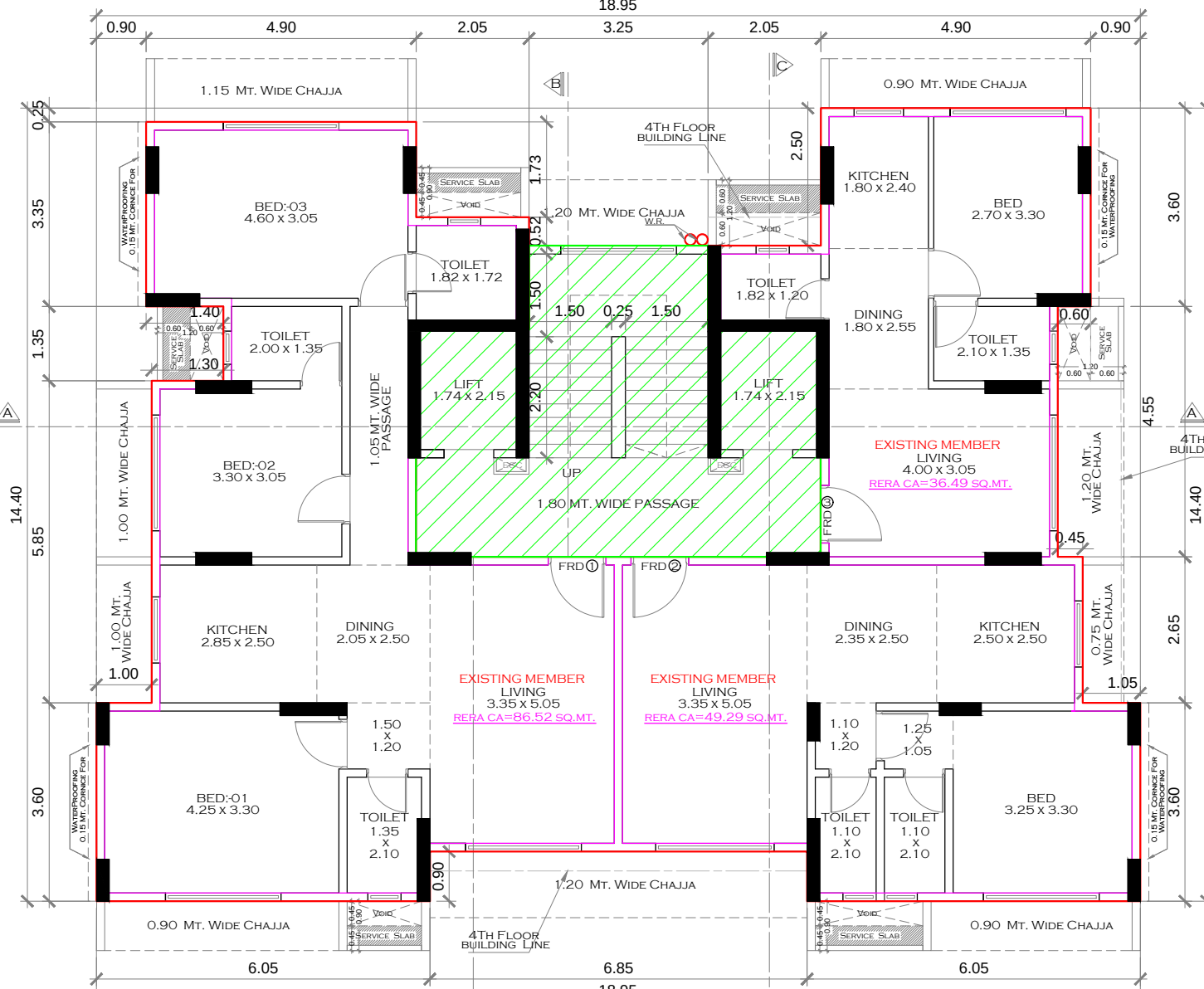




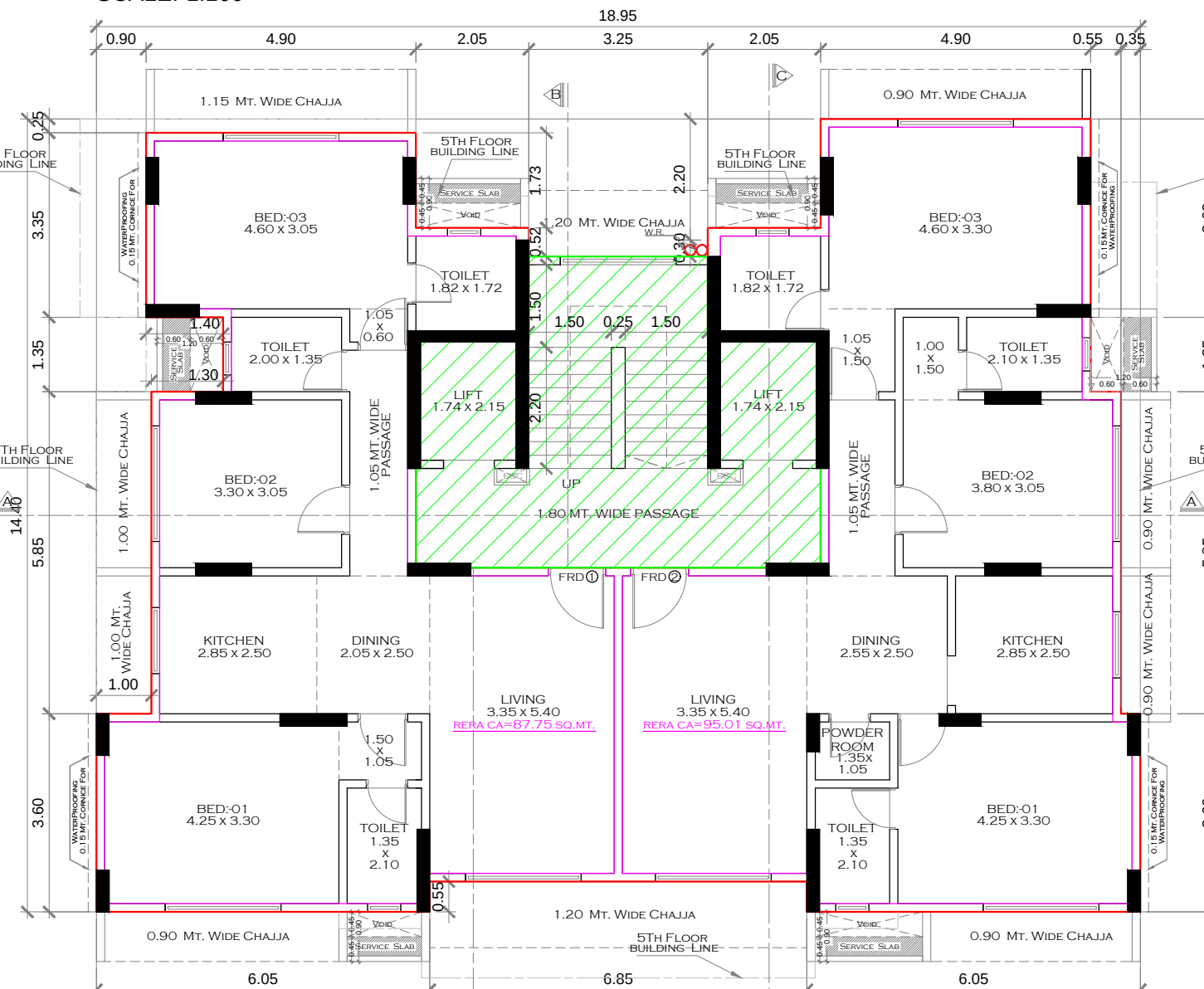
1ST FLOOR PLAN
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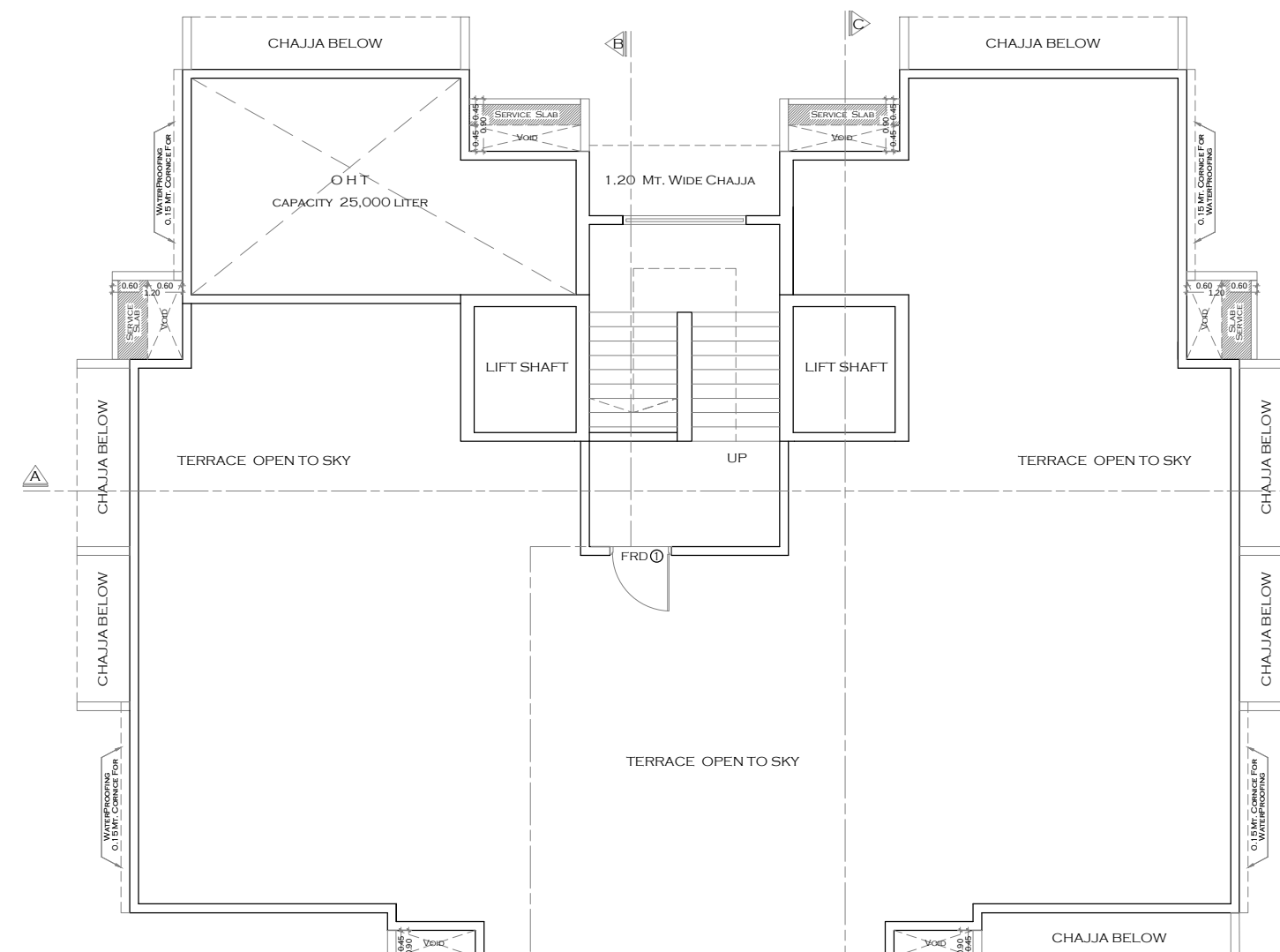
2ND FLOOR PLAN
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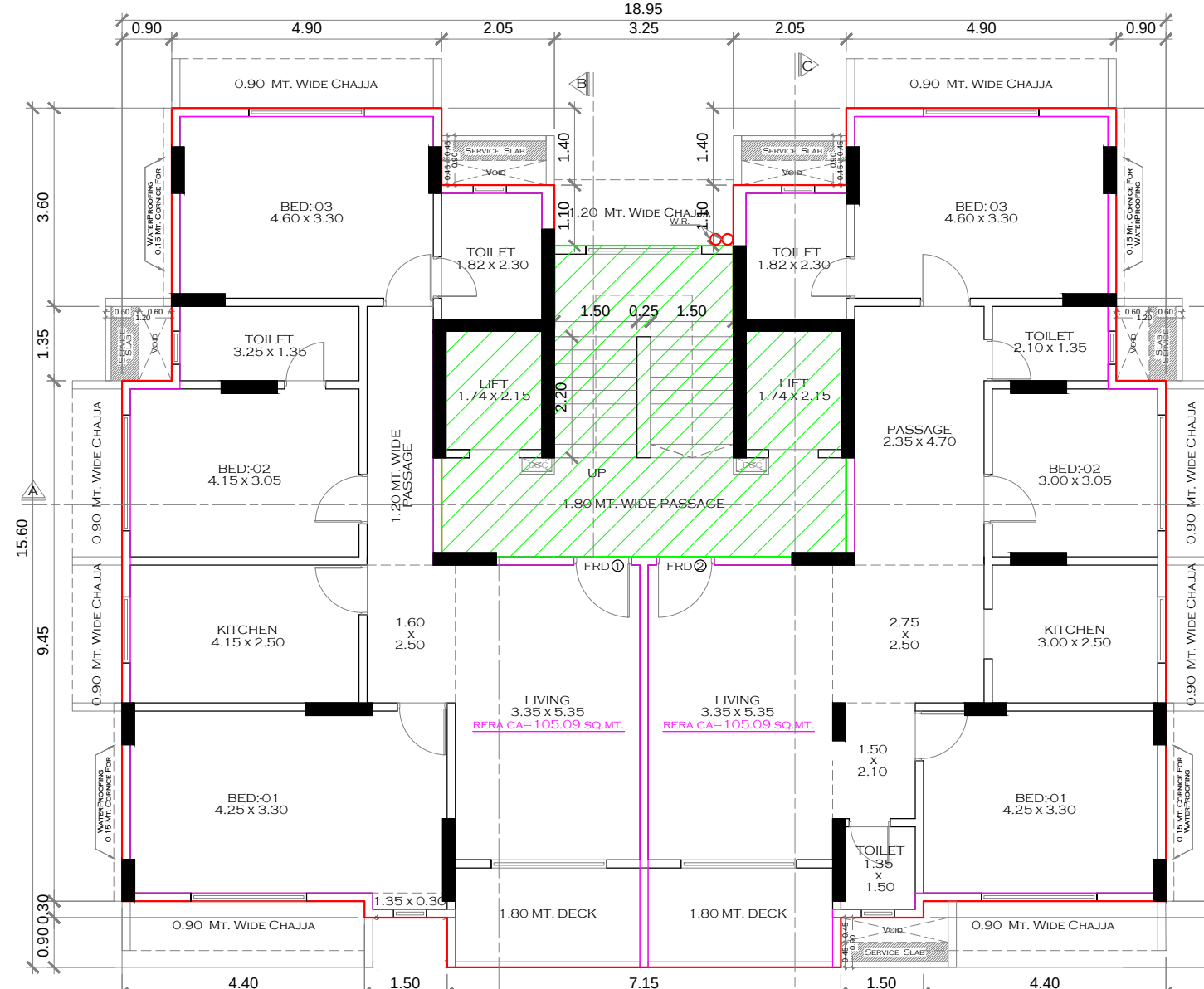
3RD FLOOR PLAN
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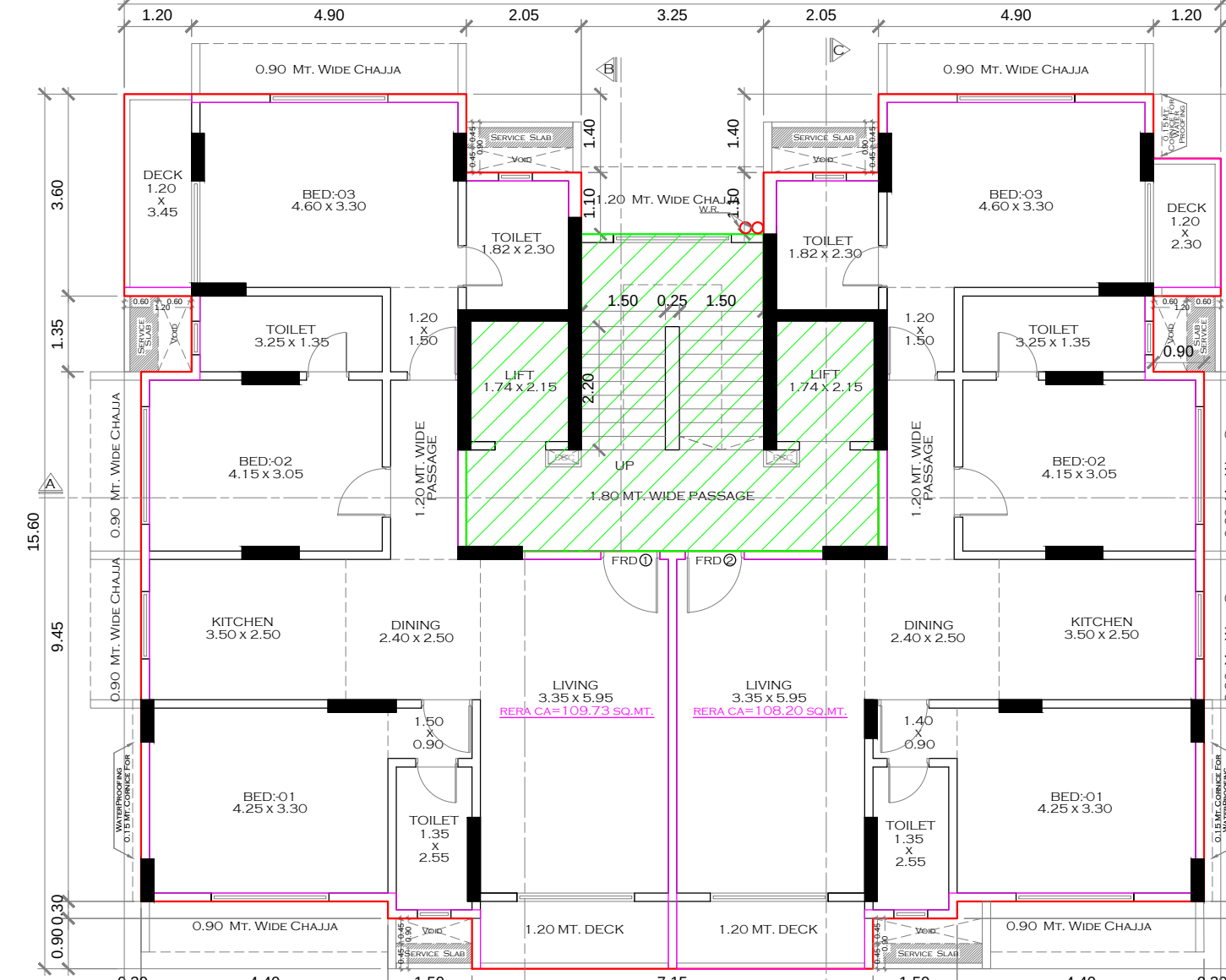
4TH FLOOR PLAN
SCALE:1:100



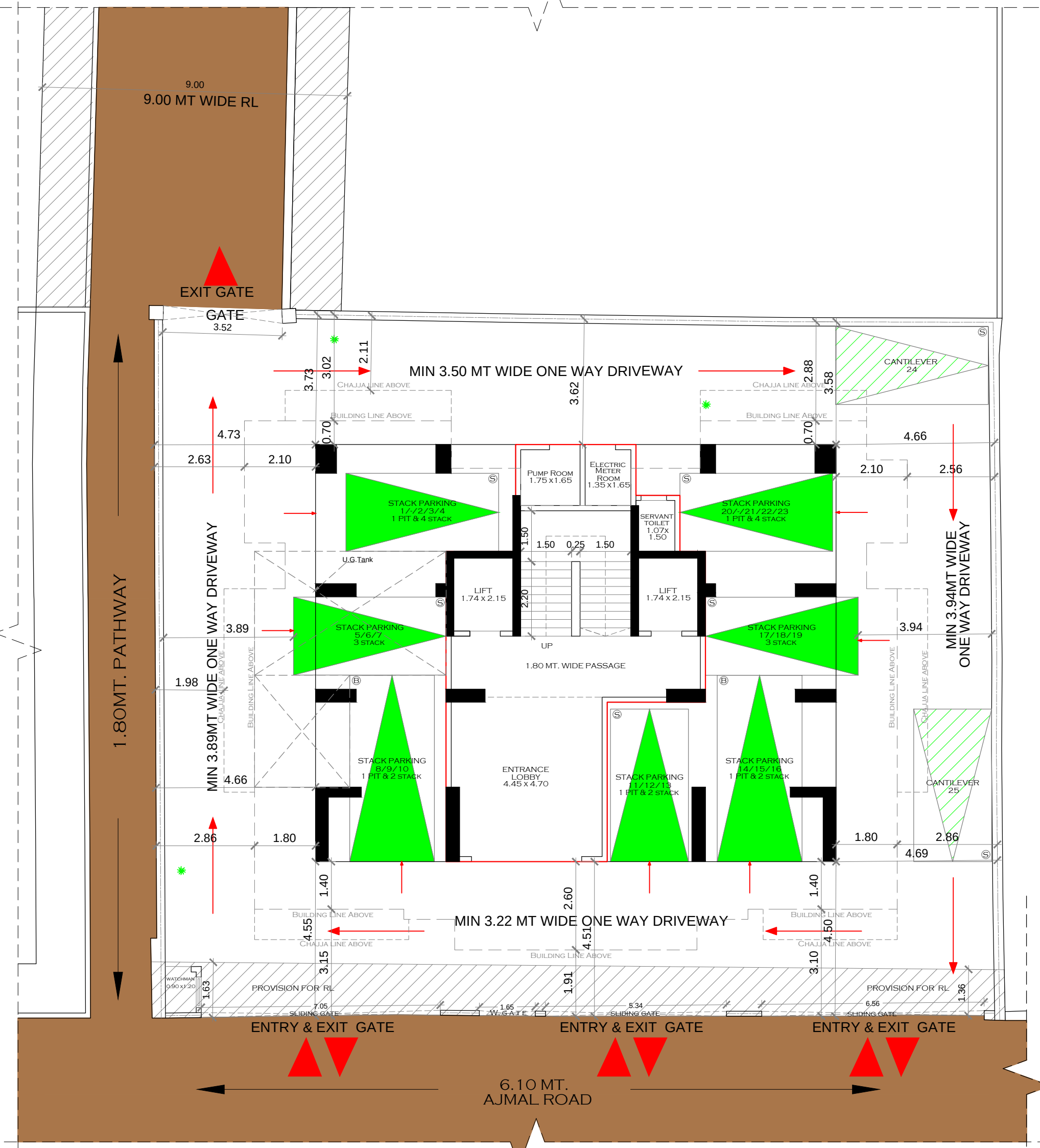
TERRACE FLOOR PLAN
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7TH FLOOR PLAN
SCALE:1:100

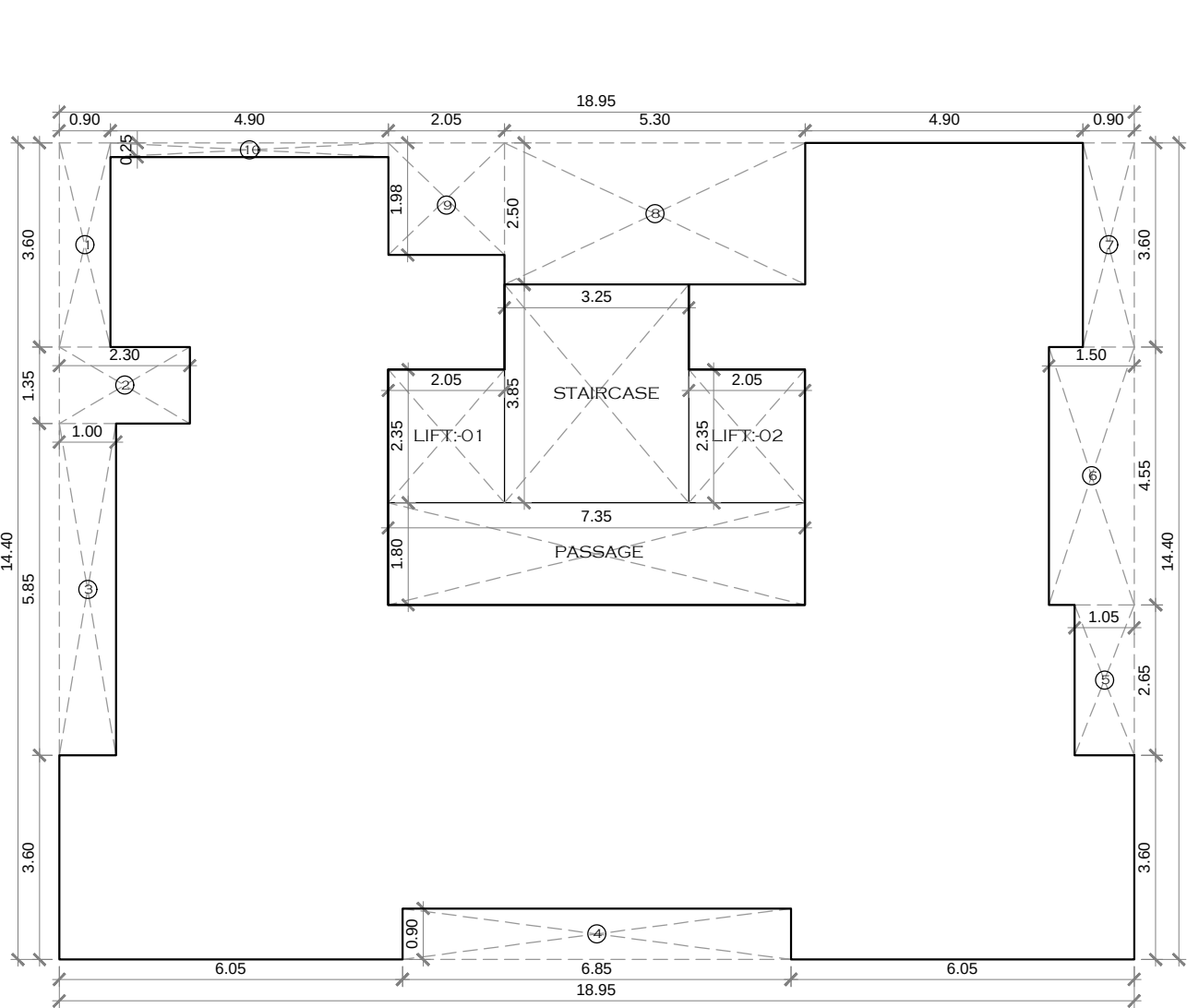


5TH & 6TH FLOOR PLAN
SCALE:1:100

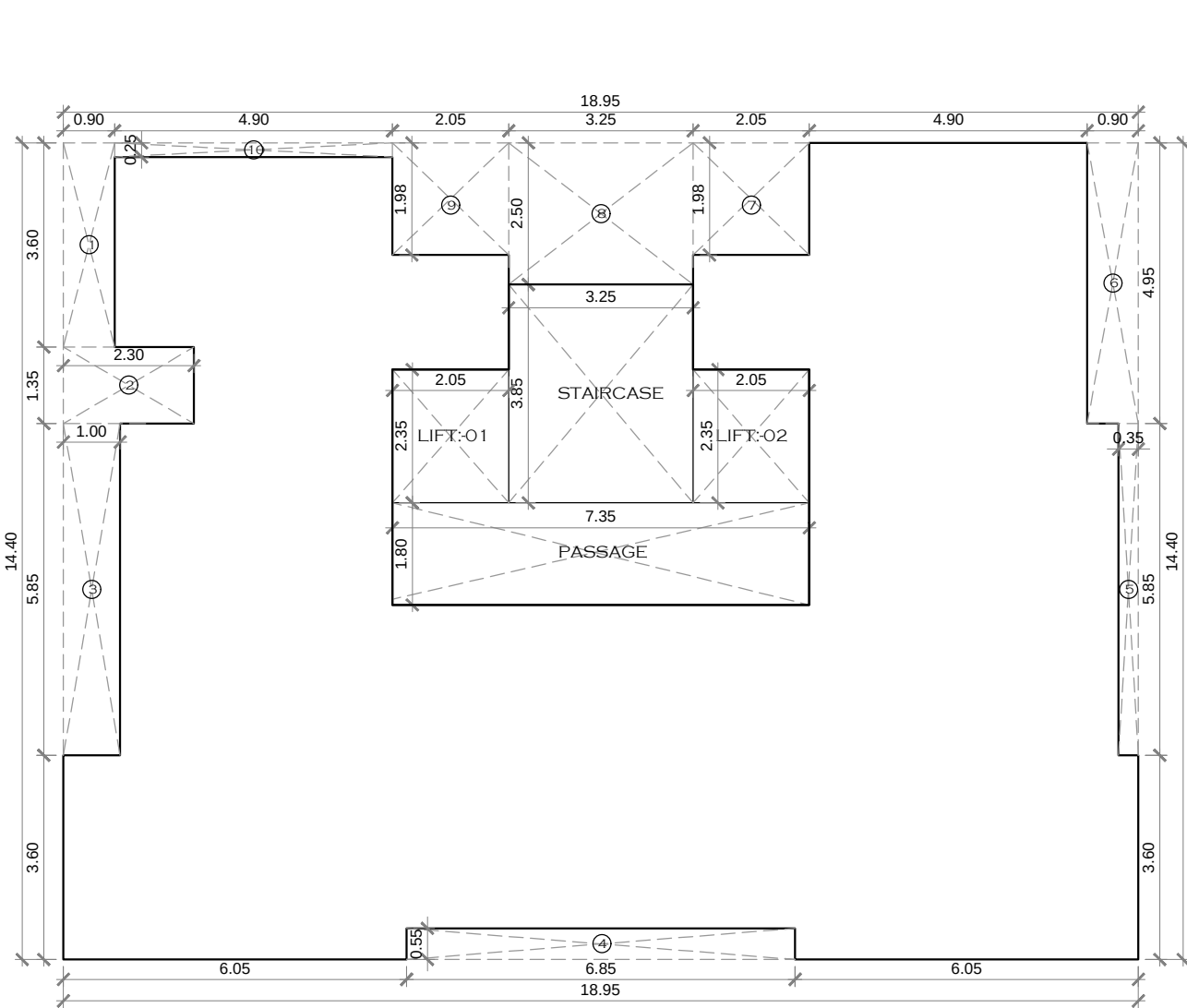


GROUND FLOOR PLAN
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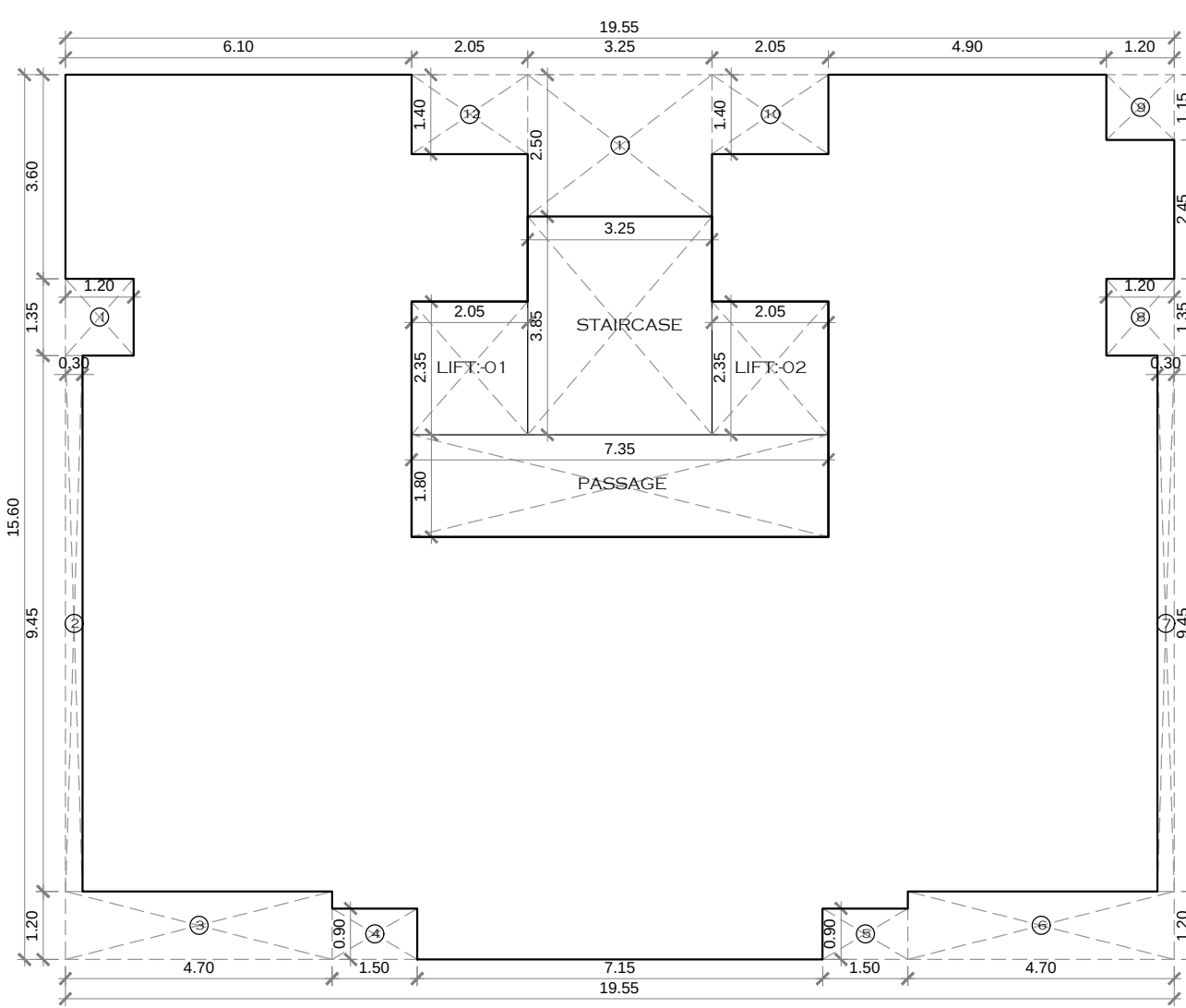
(P-15503/2023) K/E Ward/FP/337/1/New		1/3
THIS PLAN IS DIGITALLY SIGNED AND ISSUED HENCE NO PHYSICAL SIGNATURE IS REQUIRED		
THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO. (P-15503/2023) K/E WARD/FP/337/1/NEW DATED - 04.10.2023 THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO (P-15503/2023) K/E WARD/FP/337/1/NEW DATED - 12.04.2023.		
PLAN FOR APPROVAL		
AVINASH CHANDRA NT PANDE	SHAIKH ASIF MUSA	UDAY MANOHAR RAO MAHAJAN
S.E.(B.P) K/E-5	A.E.(B.P) K-WARD	E.E.(B.P) K-WARD
MUNICIPAL CORPORATION OF GREATER MUMBAI		
CONTENTS OF THE SHEET GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, 3RD FLOOR PLAN, 4TH FLOOR PLAN, 5TH & 6TH FLOOR PLAN & 7TH FLOOR PLAN, TERRACE FLOOR PLAN		
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT OF SOCIETY BLDG. KNOWN AS TIRMBAK SADAN CO-OP. SOC., SITUATED AT PLOT BEARING CTS NO 1042, F.P. NO. 106, TPS-II VILE PARLE, AJMAL ROAD, VILE PARLE (EAST), MUMBAI- 400057.		
FORM I		
A	PARTICULARS	SQ.MT.
1.	AREA OF PLOT (AS PER P.R. Card)	501.70 sq.mt.
1A.	AREA OF PLOT (AS PER T.P. Remarks)	486.62 sq.mt.
2.	DEDUCTIONS FOR	
(a)	ROAD SET BACK AREA	.....
(b)	PROPOSED ROAD	.....
(c)	ANY RESERVATION	.....
	TOTAL { 2(a)+(b)+(c)}	486.62 sq.mt.
3.	BALANCE AREA OF PLOT (1 - 2)	
(a)	15% RECREATIONAL OPEN SPACE	.....
(b)	10% AMENITY SPACE	.....
4.	NET PLOT AREA	486.62 sq.mt.
5.	F.S.I. PERMISSIBLE	ONE
6.	TOTAL AREA (4+5) BASE FSI	486.62 sq.mt.
7.	ADDITIONS FOR F.S.I. PURPOSE (REG. 30, TABLE 12- DCPR-2034)	
(a)	FOR SET-BACK (200%) [DCR 32(1)]	.....
(b)	FOR D.P. ROAD RESERVATION	.....
(c)	OTHER FSI [DCR 33] AS PER REG. 30(1B) INCENTIVE FOR 15% OF EXIST. TENANT REHB. SUBJ. EXIST 11 Nos. of Members = 10.00 SQ.MT X 11 Nos. =	110.00 sq.mt.
(d)	EXTERNAL TDR [REG.32] PERMISSIBLE (0.50)	.....
(e)	GOVT. FSI	.....
	TOTAL {7c + 7d + 7e}	486.62 sq.mt.
8.	PERMISSIBLE FLOOR AREA	[6+7] 973.24 sq.mt.
9.	TOTAL BUILT UP AREA (EXISTING + PROPOSED)	
(A)	EXISTING BUILT UP AREA	.....
(B)	PROPOSED BUILT UP AREA	.....
(C)	RESIDENTIAL BUILT UP AREA	971.00 sq.mt.
(D)	NON - RESIDENTIAL BUILT UP AREA	.....
	TOTAL BUILT-UP PROPOSED (9)	971.00 sq.mt.
10.	F.S.I. CONSUMED ON NET HOLDING (8+9)	1.995%
B	DETAILS OF FUNGIBLE FSI AVAILABLE AS PER DCR 31(3)	
1.	PERMISSIBLE FUNGIBLE B.U.A. VIDE DCR 31 (3) FOR PURELY RESIDENTIAL + OR < (971.00 X 0.35)	339.85 sq.mt.
2.	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL WITHOUT CHARGING PREMIUM	174.86 sq.mt.
3.	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY NON-RESIDENTIAL BY CHARGING PREMIUM	164.98 sq.mt.
4.	TOTAL FUNGIBLE B.U.A. VIDE DCR 31 (3) = (1 + 2 + 3)	339.83 sq.mt.
5.	TOTAL GROSS BUILT-UP AREA PROPOSED (9 + B)	1310.83 sq.mt.
C	TENEMENT STATEMENT	
(I)	PROPOSED AREA (ITEM B-4 ABOVE)	1310.83 sq.mt.
(II)	LESS DEDUCTION FOR NON-RES. AREA (shops etc.)	.....
(III)	AREA AVAILABLE FOR TENEMENTS (I - II)	1310.83 sq.mt.
(IV)	TENEMENTS PERMISSIBLE (AREA - 450 / HECTOR)	59.00
(V)	TENEMENTS PROPOSED	16.00
(VI)	TENEMENTS EXISTING	.....
	TOTAL TENEMENTS ON THE PLOT	.....
D	PARKING STATEMENT	
(I)	PARKING REQUIRED BY REGULATIONS FOR	21.00 Nos.
(II)	CAR	.....
(III)	SCOOTER / MOTOR CYCLE	.....
(IV)	COVERED GARAGES PERMISSIBLE	.....
(V)	COVERED GARAGES PROVIDED	.....
(VI)	CAR	.....
(VII)	SCOOTER / MOTOR CYCLE	.....
(VIII)	OUTSIDERS (VISITORS)	.....
(IX)	TOTAL PARKING PROVIDED	25.00 Nos.
D	TRANSPORT VEHICLES PARKING	
(I)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	.....
(II)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE PROVIDED	.....
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28.02.2023 AND THAT THE DIMENSIONS OF THE DIMENSIONS OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS OUT IS ON SITE AND THE AREA SO WORKED OUT IS 486.62 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.		
SHOAIB AHMAD		Digitally signed by SHOAIB AHMAD
ZIYAUDDIN SHAIKH		ANAND ZIYAUDDIN SHAIKH
SIGNATURE OF LICENSED ARCHITECT		16.25.27 495307
NAME OF OWNERS		
MR. OMPRAKASH JAKHOTIA SECRETARY OF VILE PARLE TRIMBAK SADAN CO-OP. HOUSING SOCIETY LTD		
NAME ADDRESS OF DEVELOPER		
MR. OMPRAKASH JAKHOTIA	OPMPRAKASH JAKHOTIA	Digitally signed by OMPRAKASH JAKHOTIA
402, TRIMBAK SADAN CHS	OPMPRAKASH JAKHOTIA	ANAND ZIYAUDDIN SHAIKH
AJMAL ROAD, VILE PARLE (E),	DEVIKISHAN JAKHOTIA	Date: 2023.09.29 17:06:34 +05'30'
MUMBAI- 400057.	JAKHOTIA	
JOB NO.	DRG. NO.	SCALE
		DATE
		DRN. BY.
NAME ADDRESS OF ARCHITECT		ARCHITECT SIGNATURE
ARCH. DIMENSIONS		SHOAIB AHMAD
ARCHITECT (SHOAIB Z. SHAIKH)		Digitally signed by SHOAIB AHMAD
G-1, YELLOW - ROSE , 4 ,		ANAND ZIYAUDDIN SHAIKH
PALI VILLAGE - BANDRA (W),		Date: 2023.09.29 16:25:27 +05'30'
MUMBAI - 50.		



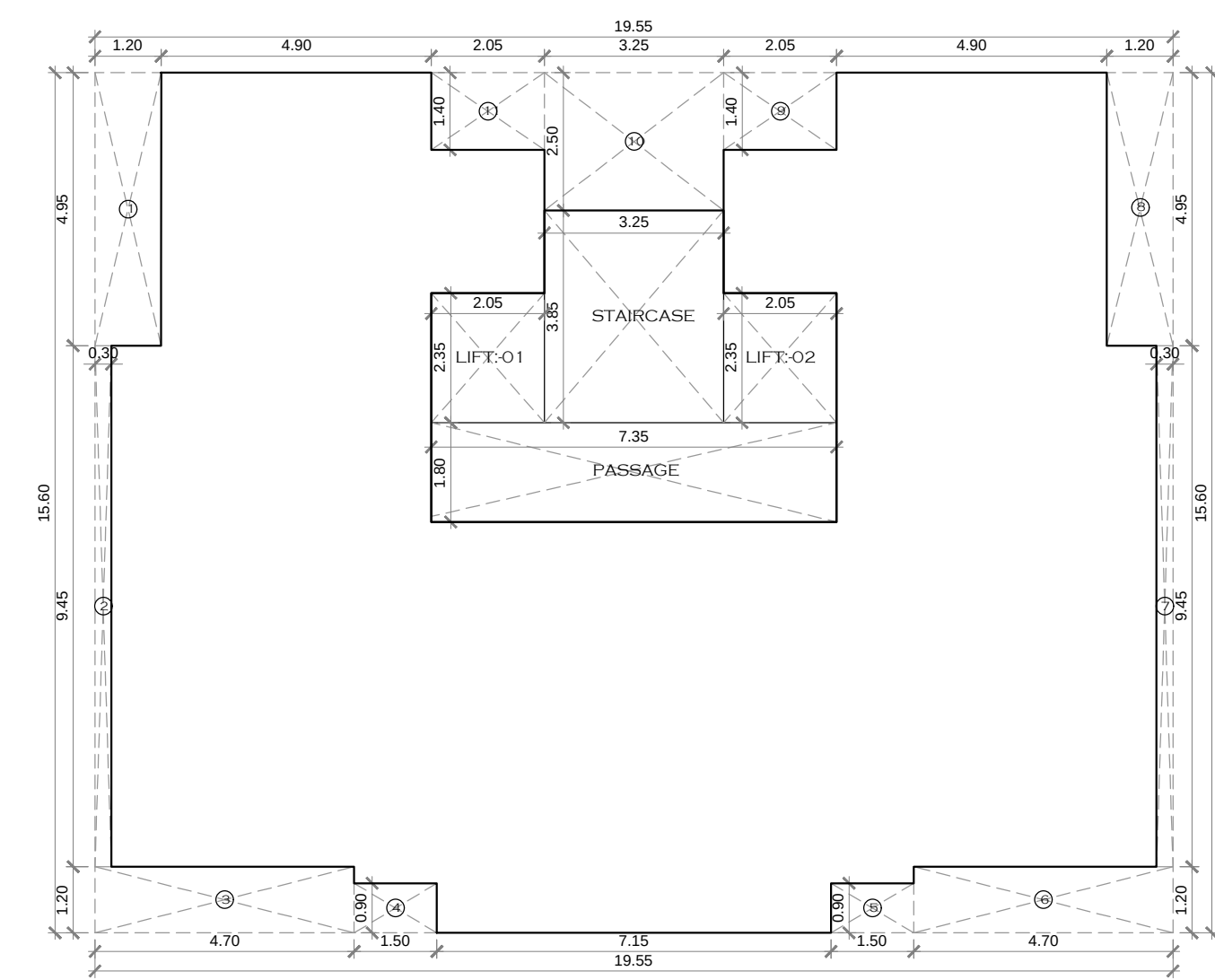
BUILT-UP AREA DIAGRAM
(3RD FLOOR) SCALE:-1:100



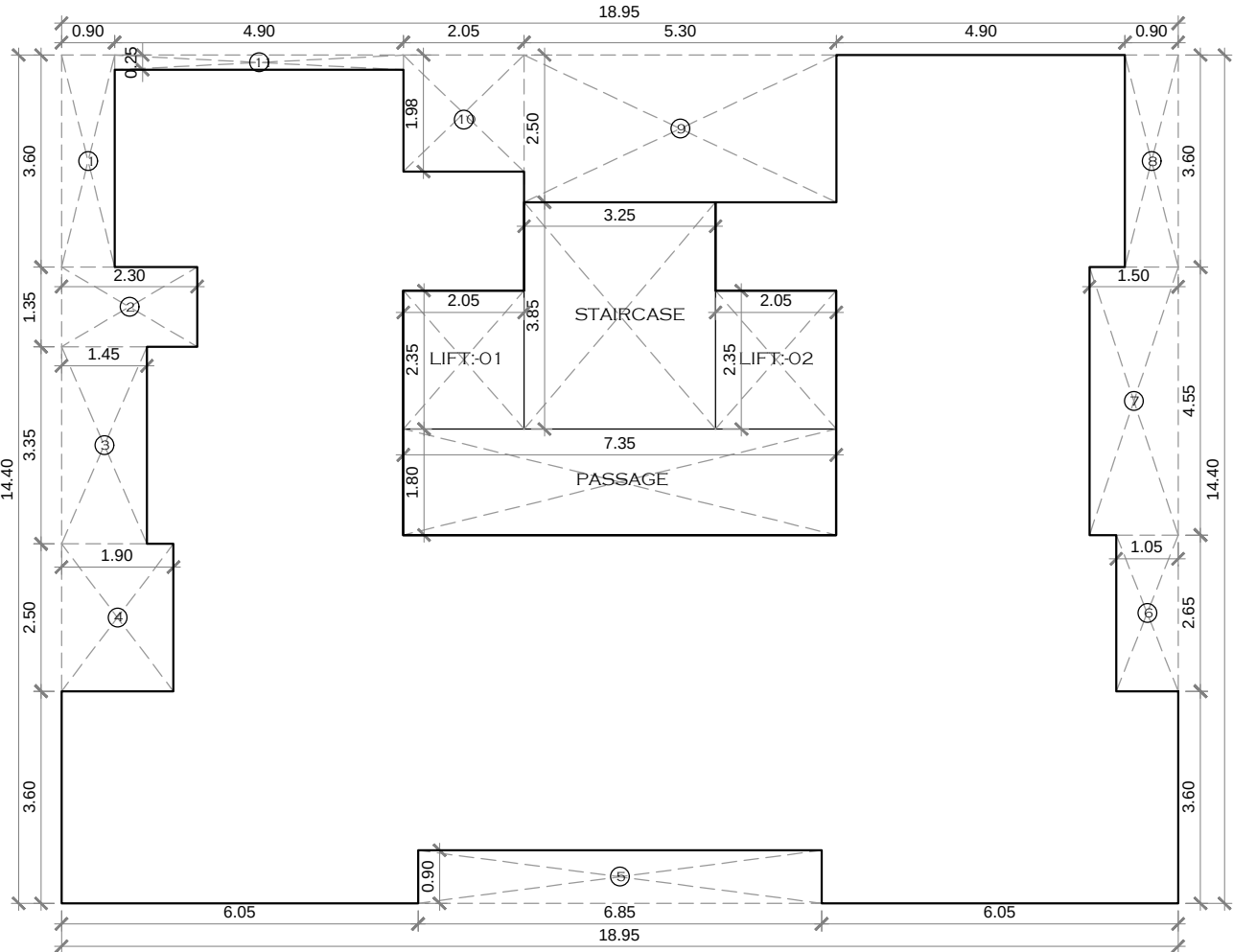
BUILT-UP AREA DIAGRAM
(4TH FLOOR) SCALE:-1:100



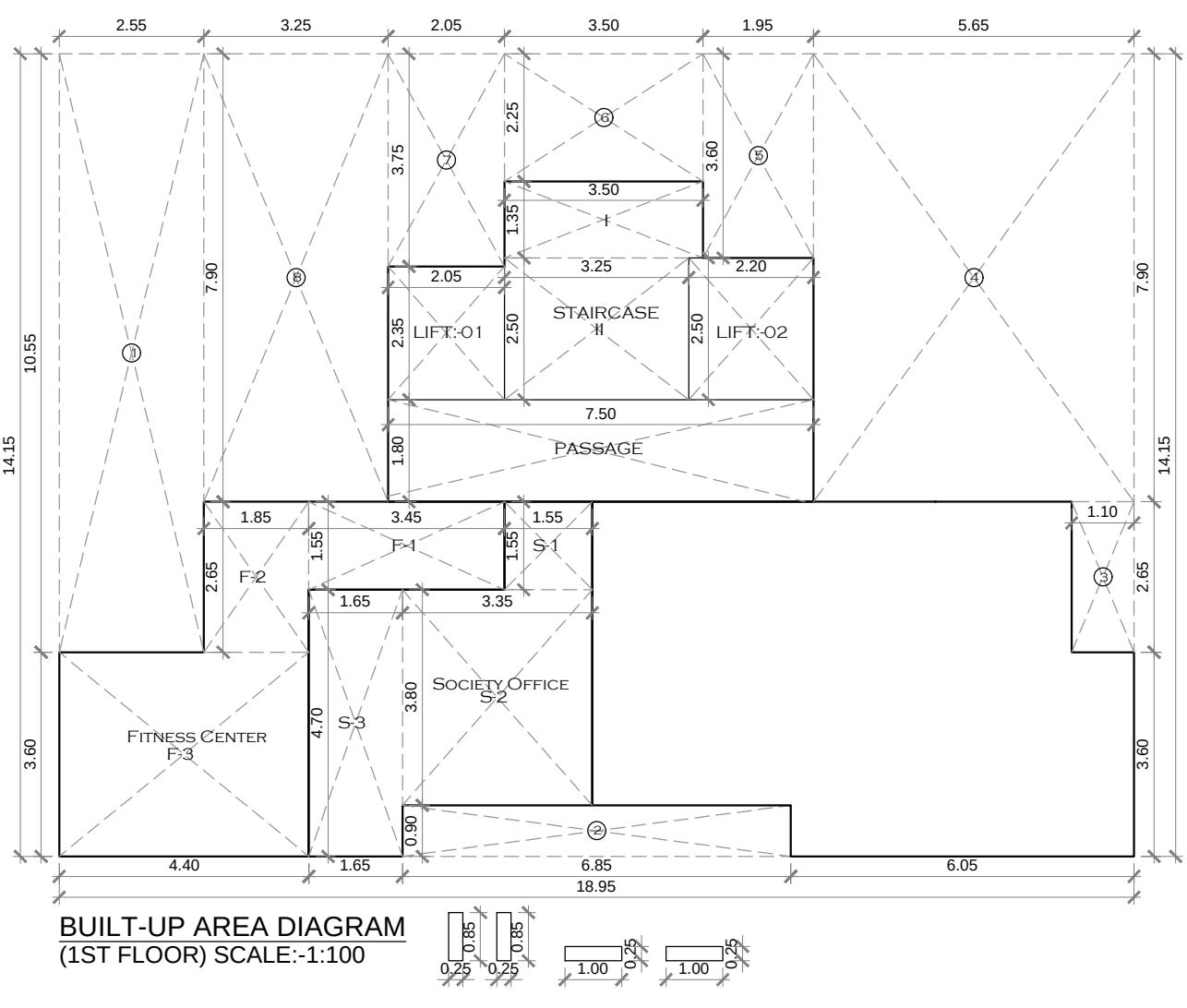
BUILT-UP AREA DIAGRAM
(5TH & 6TH FLOOR) SCALE:-1:100



BUILT-UP AREA DIAGRAM
(7TH FLOOR) SCALE:-1:100



BUILT-UP AREA DIAGRAM
(2ND FLOOR) SCALE:-1:100



BUILT-UP AREA DIAGRAM
(1ST FLOOR) SCALE:-1:100

FITNESS CENTER AREA CALCULATION			
A	TOTAL PROPOSED BUILT UP AREA	=	1310.83 SQ.MT.
B	PERMISSIBLE FITNESS CENTER AS PER RULE (1310.83 SQ.MT. X 2%)	=	26.22 SQ.MT.
C	PERMISSIBLE FITNESS CENTER	=	26.22 SQ.MT.
D	PROPOSED FITNESS CENTER ON 5TH FLOOR	=	26.09 SQ.MT.

BUILT UP AREA CALCULATION (1ST FLOOR)				
A	18.95	X	14.15	= 268.14 SQ.MT.
TOTAL				= 268.14 SQ.MT.
LESS:-				
1)	2.55	X	10.55	= 26.90 SQ.MT.
2)	6.85	X	0.90	= 6.17 SQ.MT.
3)	1.10	X	2.65	= 2.92 SQ.MT.
4)	5.65	X	7.90	= 44.64 SQ.MT.
5)	1.95	X	3.60	= 7.02 SQ.MT.
6)	3.50	X	2.25	= 7.88 SQ.MT.
7)	2.05	X	3.75	= 7.69 SQ.MT.
8)	3.25	X	7.90	= 25.68 SQ.MT.
9)	3.50	X	1.35	= 4.73 SQ.MT.
10)	3.25	X	2.50	= 8.13 SQ.MT.
11)	2.05	X	2.35	= 4.82 SQ.MT.
12)	2.20	X	2.50	= 5.50 SQ.MT.
13)	7.50	X	1.80	= 13.50 SQ.MT.
14)	1.55	X	1.55	= 2.40 SQ.MT.
15)	3.35	X	3.80	= 12.73 SQ.MT.
16)	1.65	X	4.70	= 7.76 SQ.MT.
17)	3.45	X	1.55	= 5.35 SQ.MT.
18)	1.85	X	2.65	= 4.90 SQ.MT.
19)	4.40	X	3.60	= 15.84 SQ.MT.
TOTAL				= 214.56 SQ.MT.
NET B.U.A ON (1ST FLOOR) (268.14 SQ.MT+ 0.89 SQ.MT. - 214.56 SQ.MT.)				54.47 SQ.MT.

B.U. AREA SUMMARY				
FLOORS	PROPOSED BUILT UP AREA RESIDENTIAL	PERMISSIBLE FUNCTIONAL AREA RESIDENTIAL 35%	PROPOSED FUNCTIONAL AREA RESIDENTIAL 35%	TOTAL BUILT UP AREA (A+C)
GRD FLOOR	-	-	-	-
1ST FLOOR	40.35 SQ.MT.	14.12 SQ.MT.	14.12 SQ.MT.	54.47 SQ.MT.
2ND FLOOR	136.28 SQ.MT.	47.70 SQ.MT.	47.70 SQ.MT.	183.98 SQ.MT.
3RD FLOOR	139.07 SQ.MT.	48.67 SQ.MT.	48.67 SQ.MT.	187.74 SQ.MT.
4TH FLOOR	146.33 SQ.MT.	51.22 SQ.MT.	51.22 SQ.MT.	197.55 SQ.MT.
5TH FLOOR	171.45 SQ.MT.	60.00 SQ.MT.	60.00 SQ.MT.	231.45 SQ.MT.
6TH FLOOR	171.45 SQ.MT.	60.00 SQ.MT.	60.00 SQ.MT.	231.45 SQ.MT.
7TH FLOOR	166.07 SQ.MT.	58.12 SQ.MT.	58.12 SQ.MT.	224.19 SQ.MT.
TOTAL	971.00 SQ.MT.	339.83 SQ.MT.	339.83 SQ.MT.	1310.83 SQ.MT.

AREA SUMMARY		
FLOORS	BUILT UP AREA	STAIRCASE/LIFT PASSAGE AREA CLAIMED FREE OF P.T.S
GRD FLOOR	-	-
1ST FLOOR	54.47 SQ.MT.	36.68 SQ.MT.
2ND FLOOR	183.98 SQ.MT.	35.38 SQ.MT.
3RD FLOOR	187.74 SQ.MT.	35.38 SQ.MT.
4TH FLOOR	197.55 SQ.MT.	35.38 SQ.MT.
5TH FLOOR	231.45 SQ.MT.	35.38 SQ.MT.
6TH FLOOR	231.45 SQ.MT.	35.38 SQ.MT.
7TH FLOOR	224.19 SQ.MT.	35.38 SQ.MT.
TOTAL	1310.83 SQ.MT.	248.96 SQ.MT.

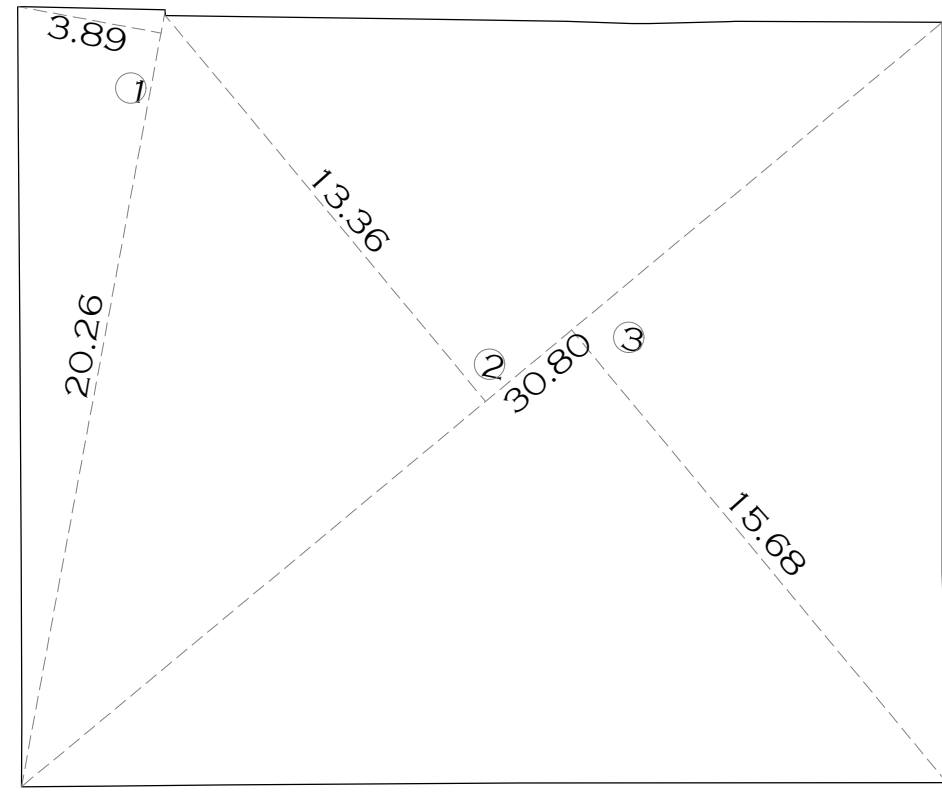
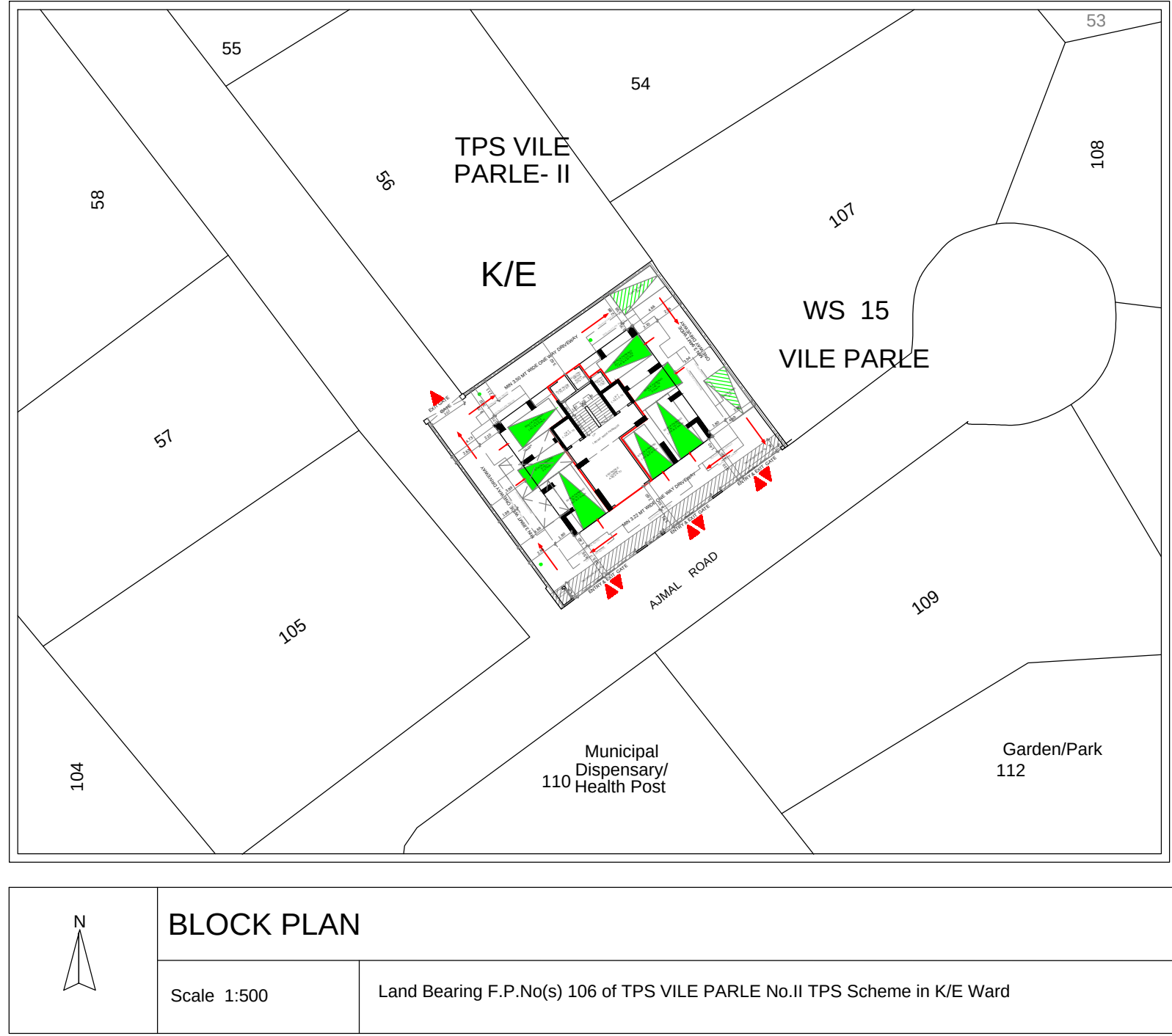
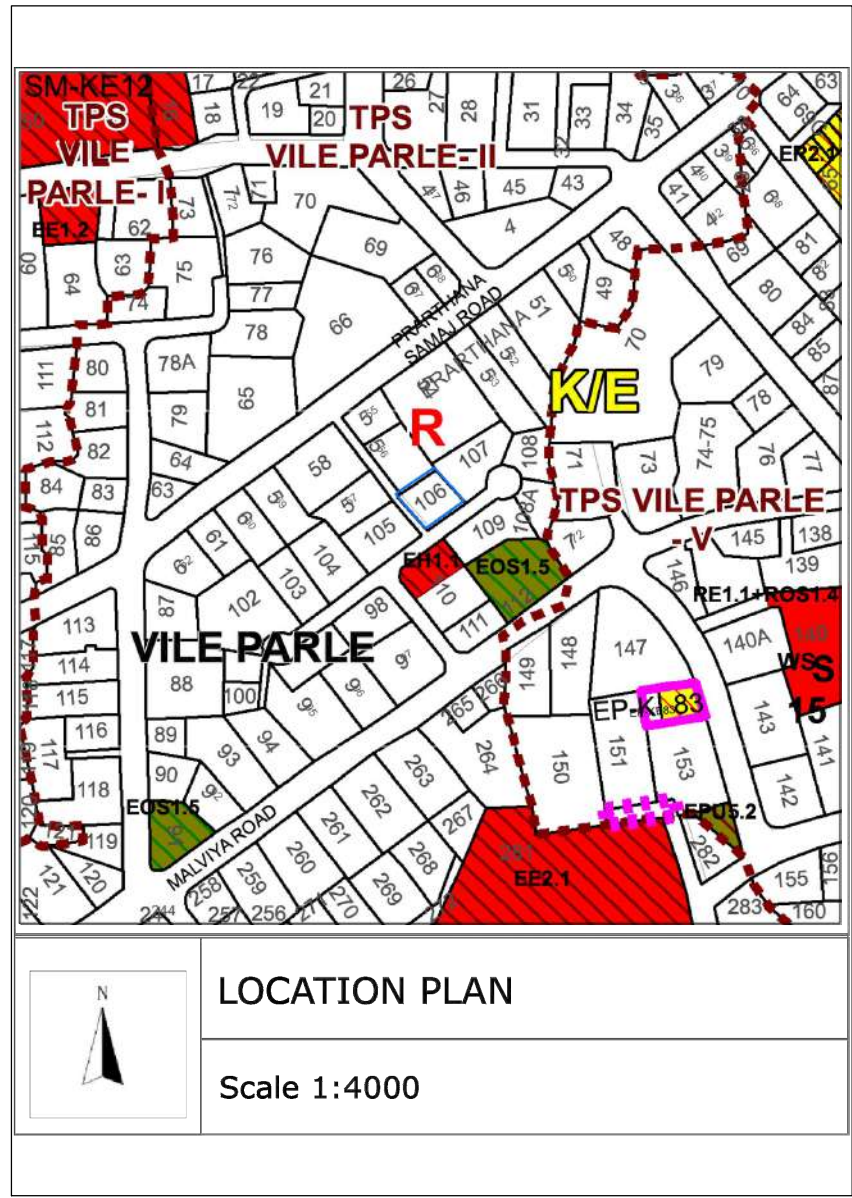
DCPR 2034			
PARKING AREA STATEMENT			
CARPET AREA IN SQ.MT.	PARKING REQUIRED.	NO. OF FLATS	PARKING AREA REQUIRED
UP TO 45.00	0.25/1	03 NOS. X 0.25	0.75 NOS.
45.00 TO 60.00	0.50/1	04 NOS. X 0.50	2.00 NOS.
BETWEEN 60 TO 90	1/1	02 NOS. X 1	2.00 NOS.
ABOVE 90	2/1	07 NOS. X 2	14.00 NOS.
TOTAL			18.75 NOS.
10% VISITORS FOR RESIDENTIAL USER			1.88 NOS.
TOTAL			20.63 NOS.
TOTAL PARKING PROVIDED. (BUILT PARKING = 18)			25.00 NOS.

CARPET AREA STATEMENT					
FLOOR	NO.	BEPA CARPET AREA	FLOOR	NO.	BEPA CARPET AREA
1ST FLR	1	49.16 SQ.MT.	4TH FLR	1	87.75 SQ.MT.
2ND FLR	1	47.04 SQ.MT.	5TH FLR	1	109.73 SQ.MT.
	2	35.21 SQ.MT.		2	108.20 SQ.MT.
	3	49.29 SQ.MT.	6TH FLR	1	109.73 SQ.MT.
3RD FLR	1	86.52 SQ.MT.		2	108.20 SQ.MT.
	2	49.29 SQ.MT.	7TH FLR	1	105.09 SQ.MT.
	3	36.49 SQ.MT.		2	105.09 SQ.MT.

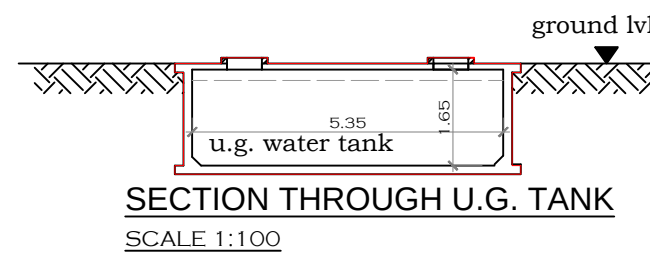
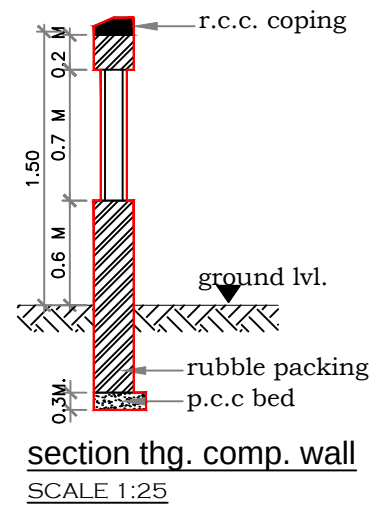
SOCIETY OFFICE AREA CALCULATION					
DJ	0.15	X	0.90	=	0.14 SQ.MT.
1)	1.40	X	1.55	=	2.17 SQ.MT.
2)	3.35	X	3.50	=	11.73 SQ.MT.
3)	1.35	X	2.15	=	2.90 SQ.MT.
DJ	0.75	X	0.15	=	0.11 SQ.MT.
TOILET	1.35	X	2.10	=	2.84 SQ.MT.
TOTAL				=	19.89 SQ.MT.

BUILT UP AREA CALCULATION (5TH & 6TH FLOOR)				
A	19.55	X	15.60	= 304.98 SQ.MT.
TOTAL				= 304.98 SQ.MT.
LESS:-				
1)	1.20	X	1.35	= 1.62 SQ.MT.
2)	0.30	X	9.45	= 2.84 SQ.MT.
3)	4.70	X	1.20	= 5.64 SQ.MT.
4)	1.50	X	0.90	= 1.35 SQ.MT.
5)	1.50	X	0.90	= 1.35 SQ.MT.
6)	4.70	X	1.20	= 5.64 SQ.MT.
7)	0.30	X	9.45	= 2.84 SQ.MT.
8)	1.20	X	1.35	= 1.62 SQ.MT.
9)	1.20	X	1.15	= 1.38 SQ.MT.
10)	2.05	X	2.20	= 2.87 SQ.MT.
11)	3.25	X	2.50	= 8.13 SQ.MT.
12)	2.05	X	2.20	= 2.87 SQ.MT.
STAIRCASE	3.25	X	3.85	= 12.51 SQ.MT.
LIFT : 01	2.05	X	2.35	= 4.82 SQ.MT.
LIFT : 02	2.05	X	2.35	= 4.82 SQ.MT.
PASSAGE	7.35	X	1.80	= 12.86 SQ.MT.
TOTAL				= 73.53 SQ.MT.
NET B.U.A ON (5TH & 6TH FLOOR) (304.98 SQ.MT - 73.53 SQ.MT)				231.45 SQ.MT.

BUILT UP AREA CALCULATION (7TH FLOOR)				
A	19.55	X	15.60	= 304.98 SQ.MT.
TOTAL				= 304.98 SQ.MT.
LESS:-				
1)	1.20	X	4.95	= 5.94 SQ.MT.
2)	0.30	X	9.45	= 2.84 SQ.MT.
3)	4.70	X	1.20	= 5.64 SQ.MT.
4)	1.50	X	0.90	= 1.35 SQ.MT.
5)	1.50	X	0.90	= 1.35 SQ.MT.
6)	4.70	X	1.20	= 5.64 SQ.MT.
7)	0.30	X	9.45	= 2.84 SQ.MT.
8)	1.20	X	4.95	= 5.94 SQ.MT.
9)	2.05	X	2.20	= 2.87 SQ.MT.
10)	3.25	X	2.50	= 8.13 SQ.MT.
11)	2.05	X	2.20	= 2.87 SQ.MT.
STAIRCASE	3.25	X	3.85	= 12.51 SQ.MT.
LIFT : 01	2.05	X	2.35	= 4.82 SQ.MT.
LIFT : 02	2.05	X	2.35	= 4.82 SQ.MT.
PASSAGE	7.35	X	1.80	= 13.23 SQ.MT.
TOTAL				= 80.79 SQ.MT.
NET B.U.A ON (7TH FLOOR) (304.98 SQ.MT - 80.79 SQ.MT)				224.19 SQ.MT.



PLOT AREA CALCULATION					
ADD:-					
1)	0.50 x	3.89	x	20.26	= 39.41 SQ.MT.
2)	0.50 x	13.36	x	30.80	= 205.74 SQ.MT.
3)	0.50 x	15.68	x	30.80	= 241.47 SQ.MT.
TOTAL PLOT AREA					= 486.62 SQ.MT.
PLOT AREA AS PER P R CARD					= 501.70 SQ.MT.
PLOT AREA AS T.P.REMARKS					= 486.62 SQ.MT.
582.00 SQ.YDS. i.e.					



FORM-II		P-15503/2023)/K/E Ward/FP/337/1/New	3/3
THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO. (P-15503/2023)/K/E WARD/FP/337/1/NEW DATED : 04.10.2023			
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO (P-15503/2023)/K/E WARD/FP/337/1/NEW DATED : 12.04.2023.			
CONTENTS OF THE SHEET			
SECTION A-A, B-B & C-C BLOCK & LOCATION PLAN PLOT AREA CALCULATION			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED REDEVELOPMENT OF SOCIETY BLDG. KNOWN AS TIRIMBAK SADAN CO-OP. SOC., SITUATED AT PLOT BEARING CTS NO 1042, F.P. NO. 106, TPS-II VILE PARLE, AJMAL ROAD, VILE PARLE (EAST), MUMBAI- 400057.			
MUNICIPAL CORPORATION OF GREATER MUMBAI			
THIS PLAN IS DIGITALLY SIGNED AND ISSUED HENCE NO PHYSICAL SIGNATURE IS REQUIRED			
PLAN FOR APPROVAL			
AVINASH CHANDRANANT PANDGE	SHAIKH ASIF MUSA	UDAY MANOHARRAO MAHAJAN	
S.E.(B.P) K/E-S	A.E.(B.P) K-WARD	E.E.(B.P) K-WARD	
NAME OF OWNERS			
MR. OMPRAKASH JAKHOTIA SECRETARY OF VILE PARLE TRIMBAK SADAN CO-OP. HOUSING SOCIETY LTD			
NAME ADDRESS OF DEVELOPER		NORTH	
MR. OMPRAKASH JAKHOTIA 402, TRIMBAK SADAN CHS AJMAL ROAD, VILE PARLE (E), MUMBAI- 400057.		OMPRAKASH DEVKISHAN JAKHOTIA Digitally signed by OMPRAKASH DEVKISHAN JAKHOTIA Date: 2023.09.29 17:07:39 +05'30'	
JOB NO.	DRG. NO.	SCALE	DATE
		1:100	29-09-2023
NAME ADDRESS OF ARCHITECT		ARCHITECT SIGNATURE	
ARCHITECT (SHOAIB Z. SHAIKH) G-1, YELLOW - ROSE , 4 , PALI VILLAGE , BANDRA (W), MUMBAI - 50.		SHOAIB AHMAD ZIYA UDDIN SHAIKH Digitally signed by SHOAIB AHMAD ZIYA UDDIN SHAIKH Date: 2023.09.29 16:26:21 +05'30'	

