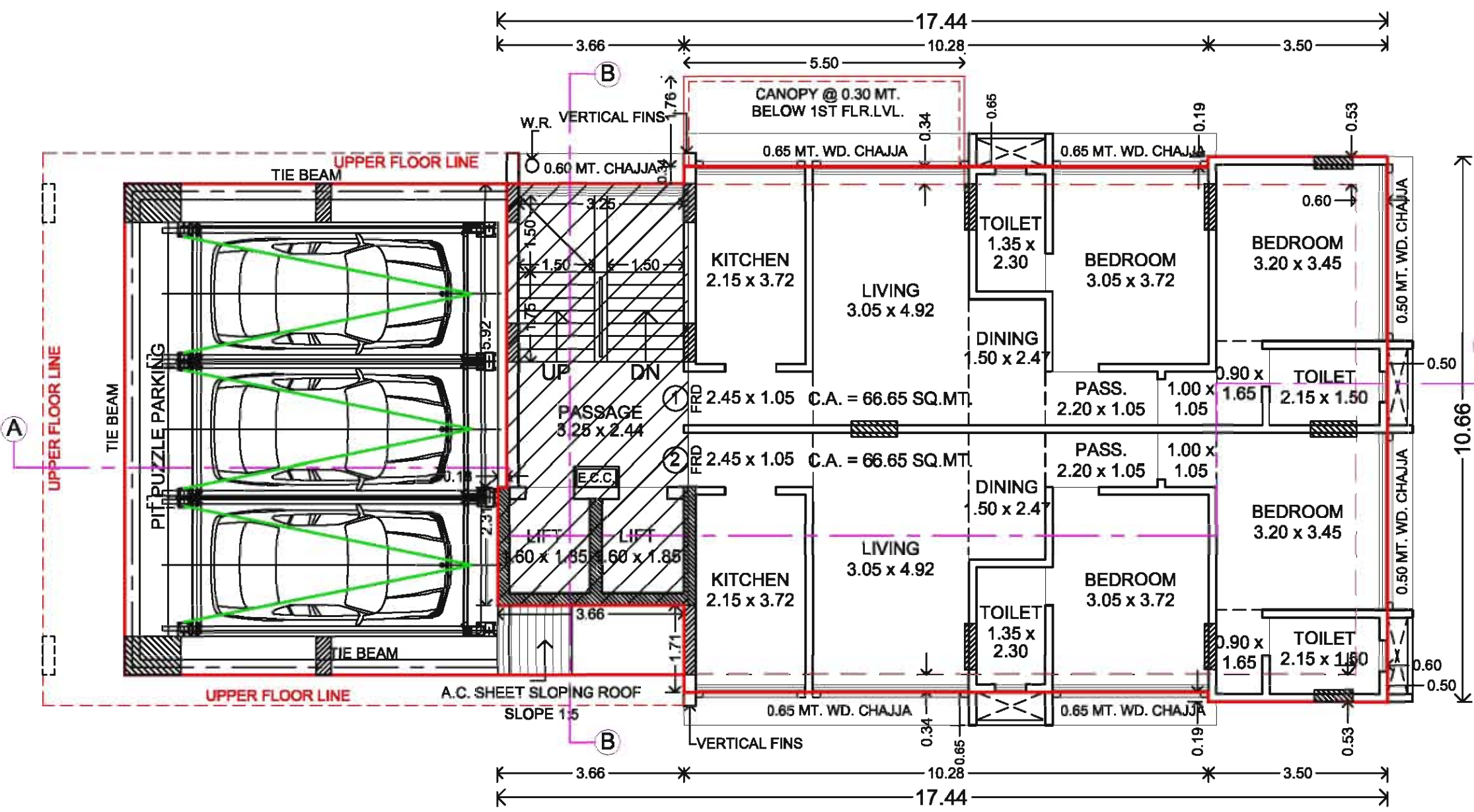
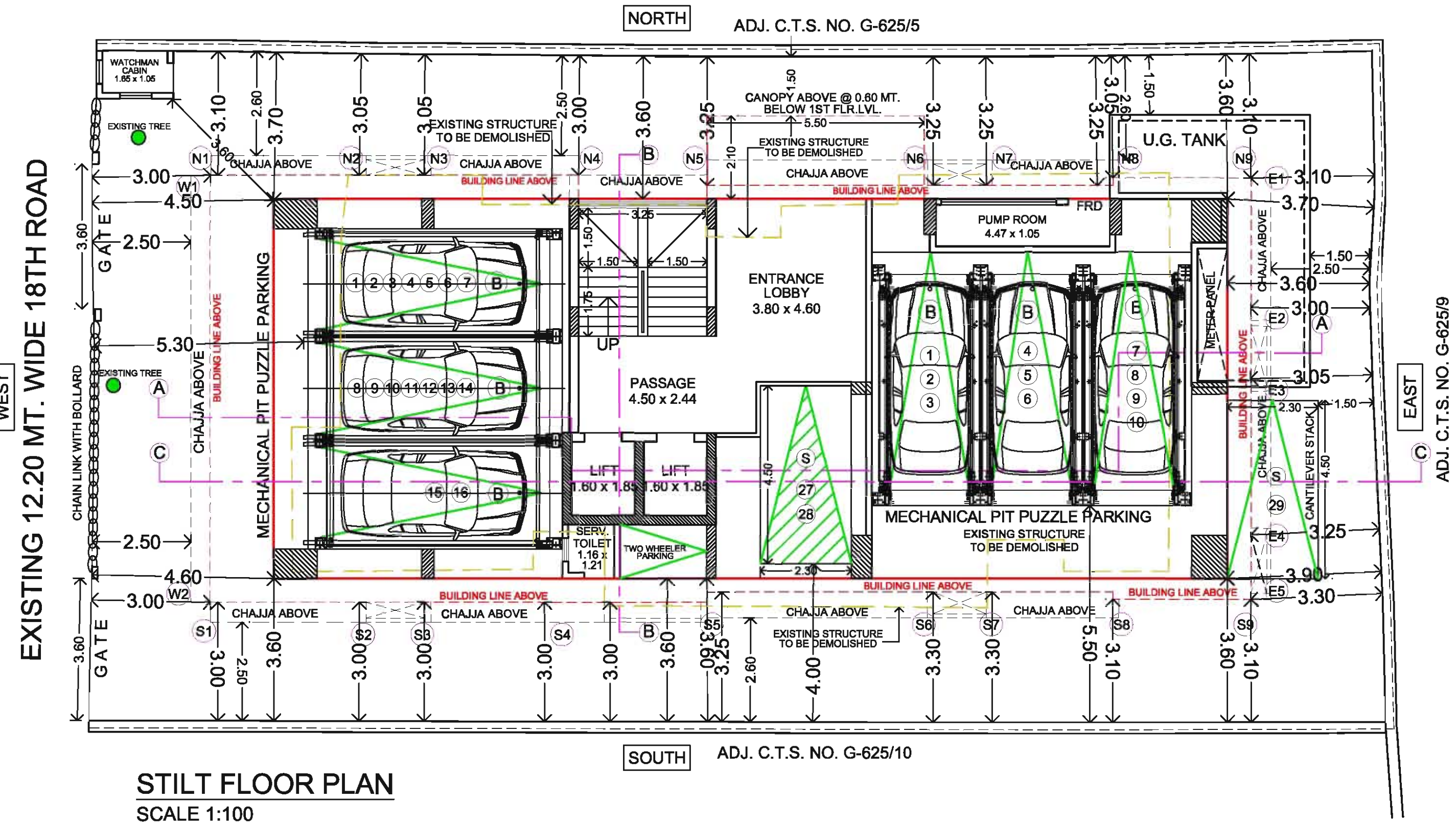


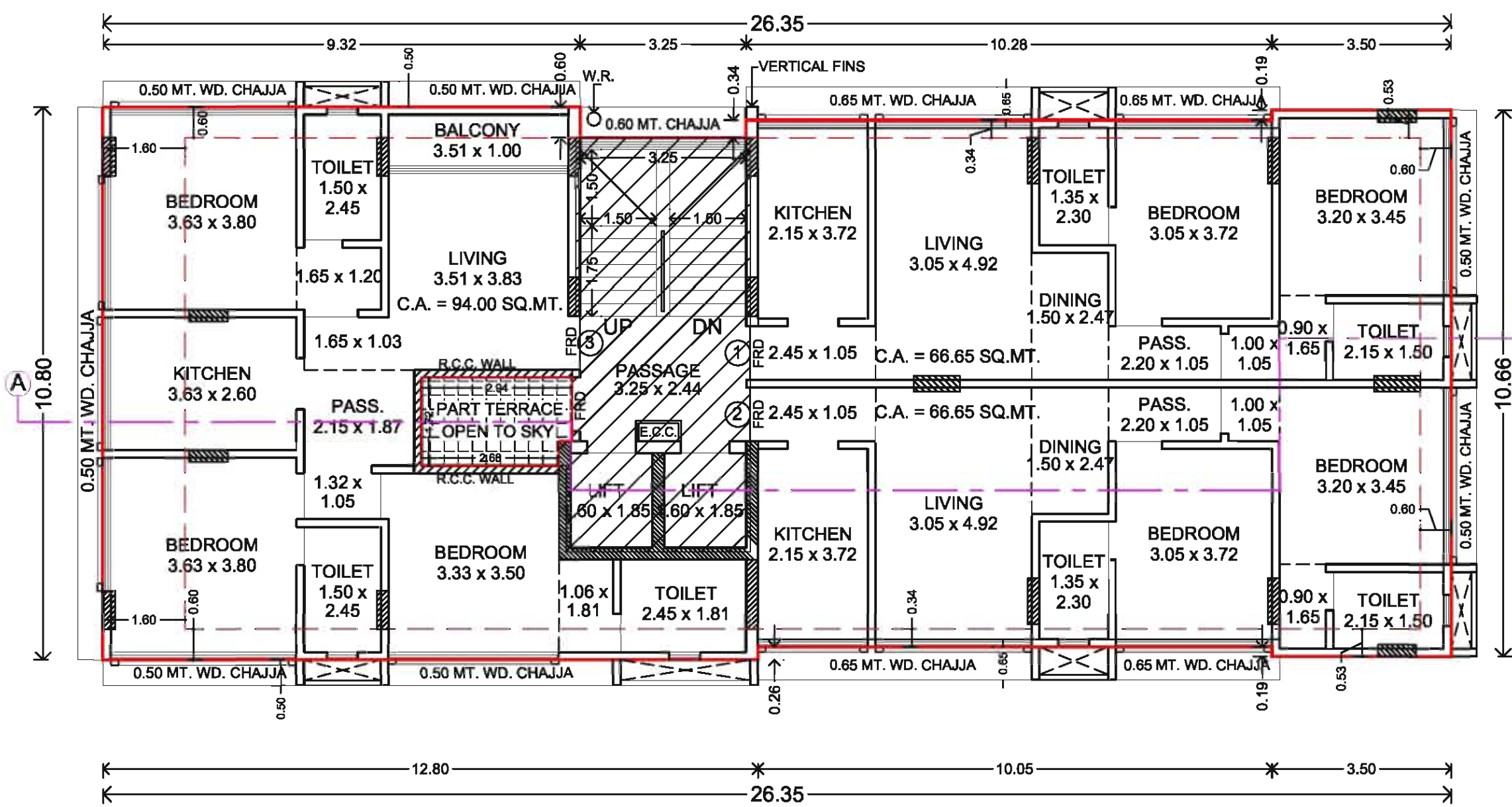
3RD TO 5TH FLOOR PLAN
SCALE 1:100



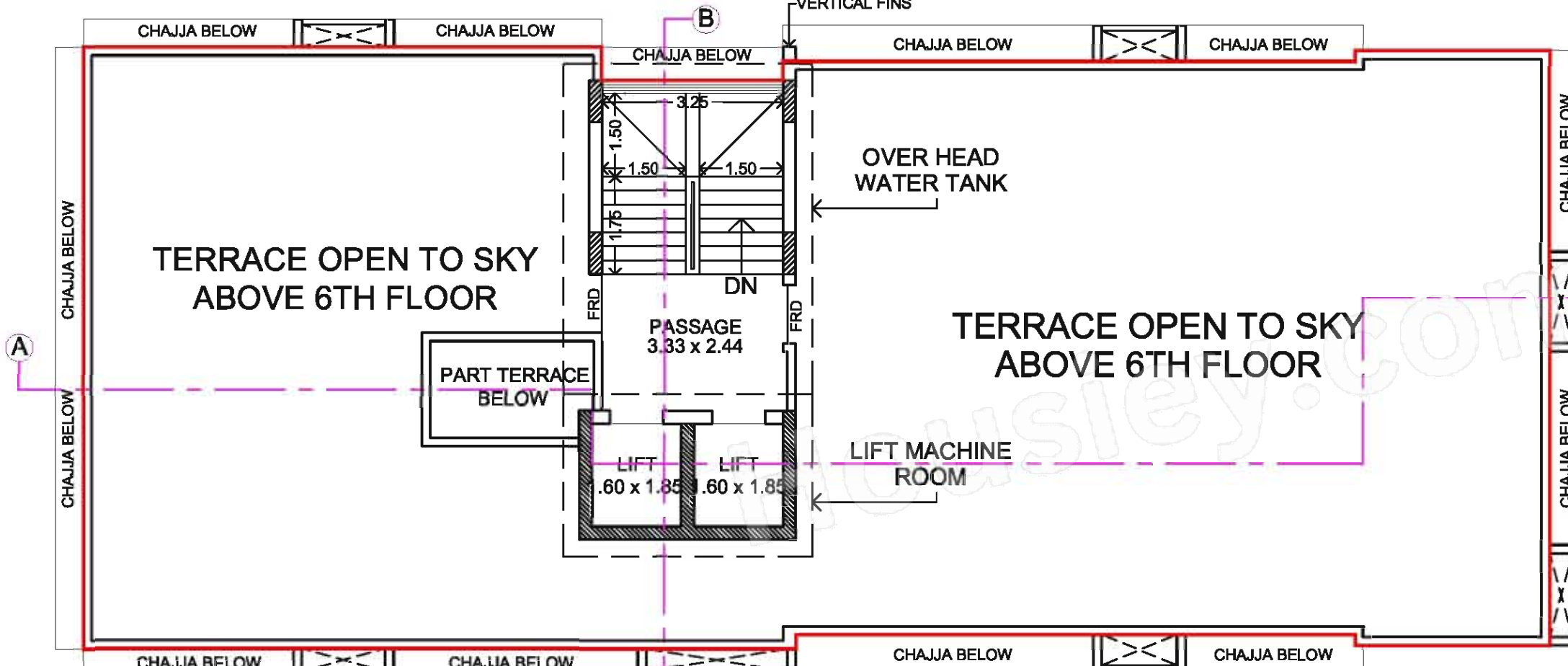
1ST & 2ND FLOOR PLAN
SCALE 1:100



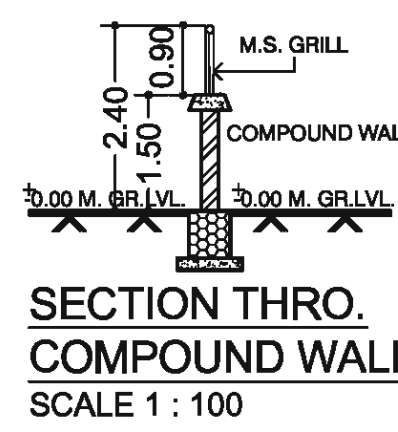
STILT FLOOR PLAN
SCALE 1:100



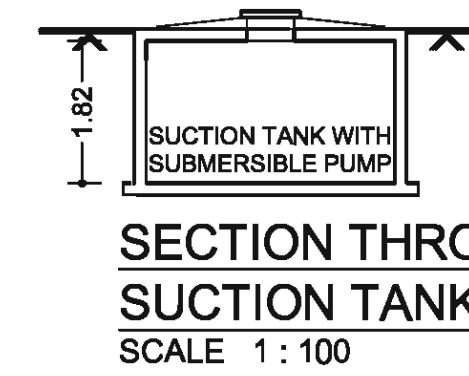
6TH PART FLOOR PLAN
SCALE 1:100



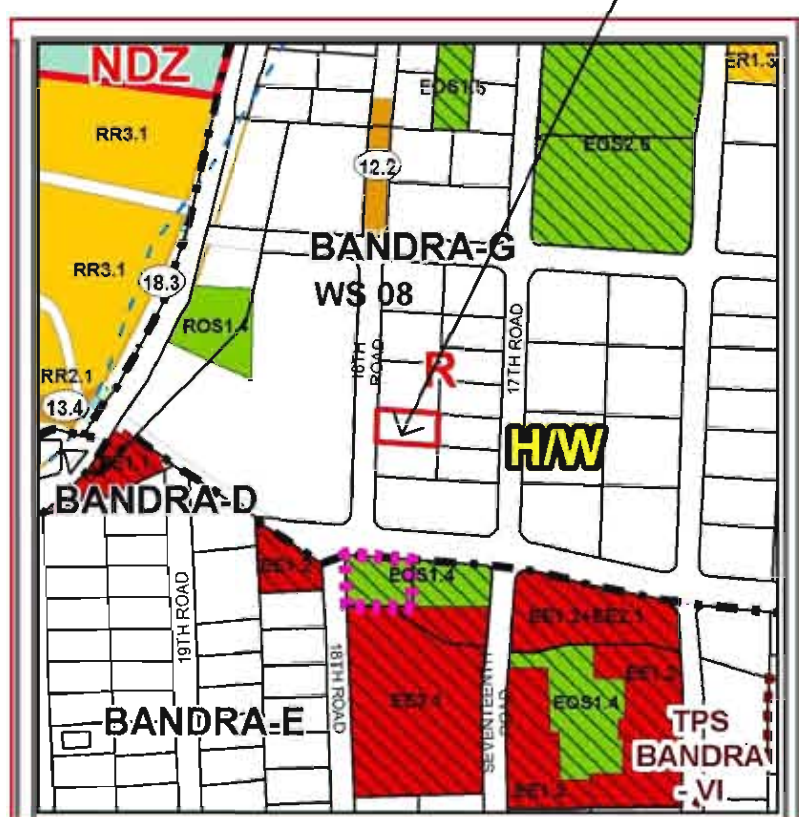
TERRACE FLOOR PLAN
SCALE 1:100



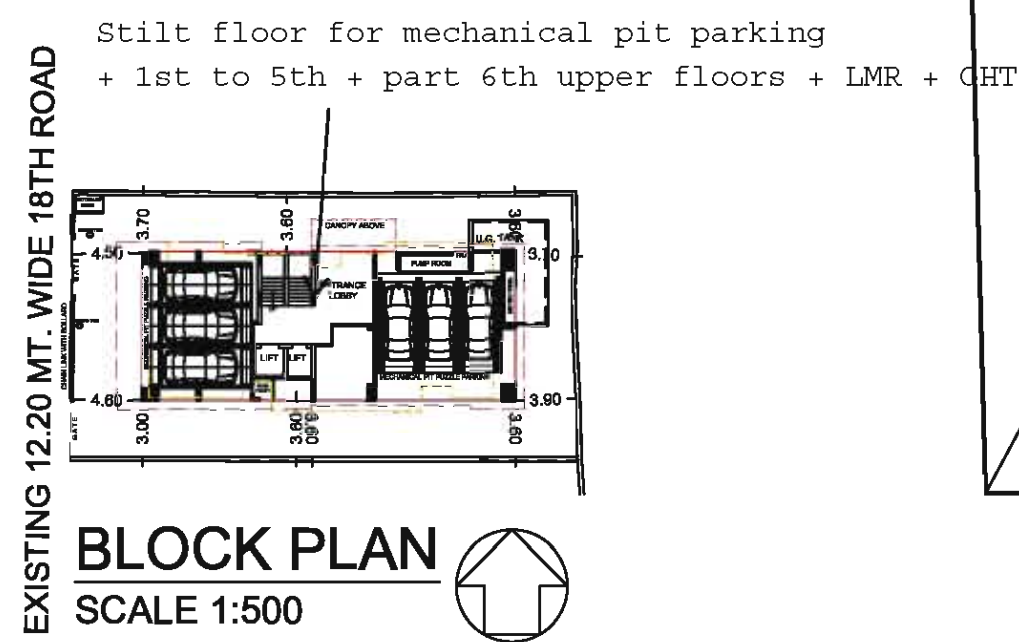
SECTION THRO.
COMPOUND WALL
SCALE 1: 100



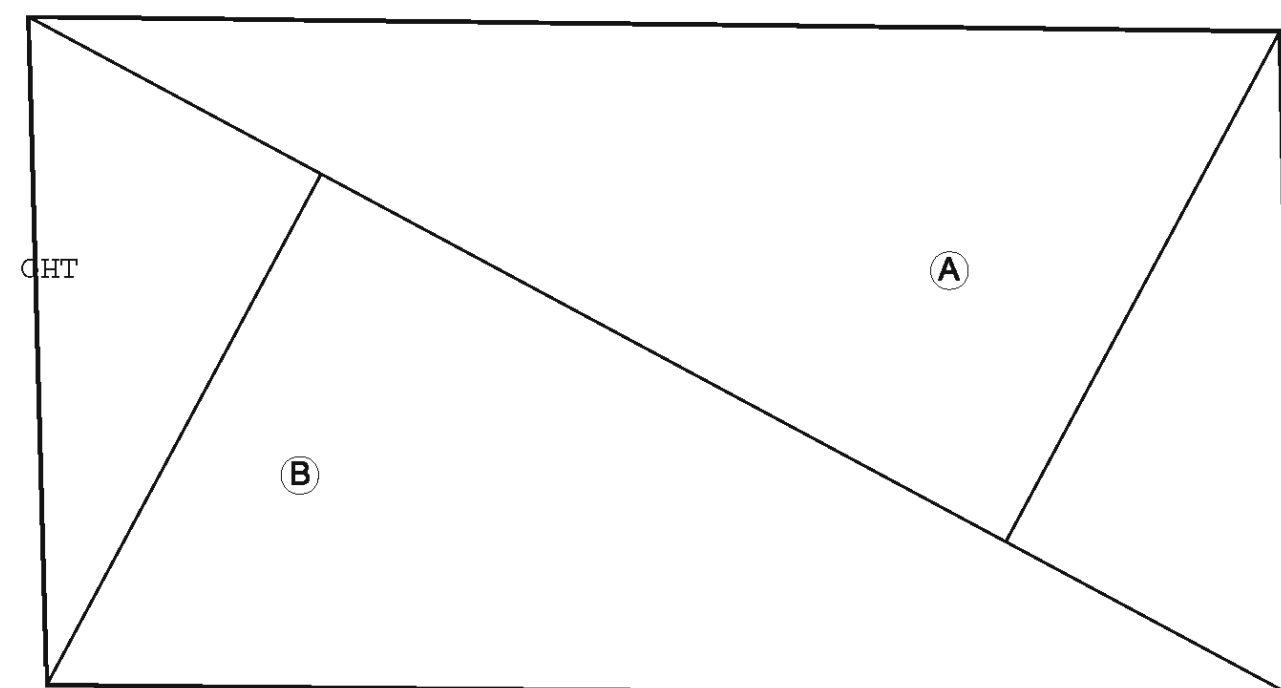
SECTION THRO.
SUCTION TANK
SCALE 1: 100



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATION

A	0.50	X	37.36	X	15.08	X	1 NO	=	281.69	SQ.MT.
B	0.50	X	37.36	X	15.09	X	1 NO	=	281.88	SQ.MT.
TOTAL ADDITION								=	563.57	SQ.MT.
SAY								=	563.50	SQ.MT.

BUILT UP AREA SUMMARY

FLOORS	TOTAL BUILT UP AREA IN SQ.MT.
GR. FLOOR	N I L
1ST FLOOR	142.36 SQ.MT.
2ND FLOOR	142.36 SQ.MT.
3RD FLOOR	249.15 SQ.MT.
4TH FLOOR	249.15 SQ.MT.
5TH FLOOR	249.15 SQ.MT.
6TH FLOOR	243.92 SQ.MT.
TOTAL	1276.09 SQ.MT.
TOTAL BUILT UP AREA = 1276.09 SQ.MT.	

ST.CASE & LIFT AREA SUMMARY

FLOORS	ST.CASE & LIFT AREA IN SQ.MT.
GR. FLOOR	N I L
1ST FLOOR	29.72 SQ.MT.
2ND FLOOR	29.72 SQ.MT.
3RD FLOOR	27.71 SQ.MT.
4TH FLOOR	27.71 SQ.MT.
5TH FLOOR	27.71 SQ.MT.
6TH FLOOR	28.01 SQ.MT.
TOTAL	170.58 SQ.MT.

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA IN SQ. MT.S	TOTAL NOS. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	N I L	1 PARKING FOR 4 TENEMENTS	N I L
45.00 TO 60.00	12 NOS.	1 PARKING FOR 2 TENEMENTS	N I L
60.00 TO 90.00	04 NOS.	1 PARKING FOR 1 TENEMENTS	12.00
ABOVE 90.00		2 PARKING FOR 1 TENEMENTS	08.00
TOTAL	16 NOS.		20.00
10% ADDITIONAL PARKING FOR VISITORS			02.00
TOTAL PARKING REQUIRED (At this stage)			22 NOS.
TOTAL PARKING PROPOSED (for full potential)			29 NOS.

TOTAL PARKING PROPOSED

FLOOR	BIG	SMALL
GROUND FLOOR	26	03
TOTAL	26 NOS	03 NOS

RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	2
2	66.65 SQ.MT.	2
TOTAL NOS OF FLATS = 04 NOS.		

RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	3
2	66.65 SQ.MT.	3
3	100.07 SQ.MT.	3
TOTAL NOS OF FLATS = 09 NOS.		

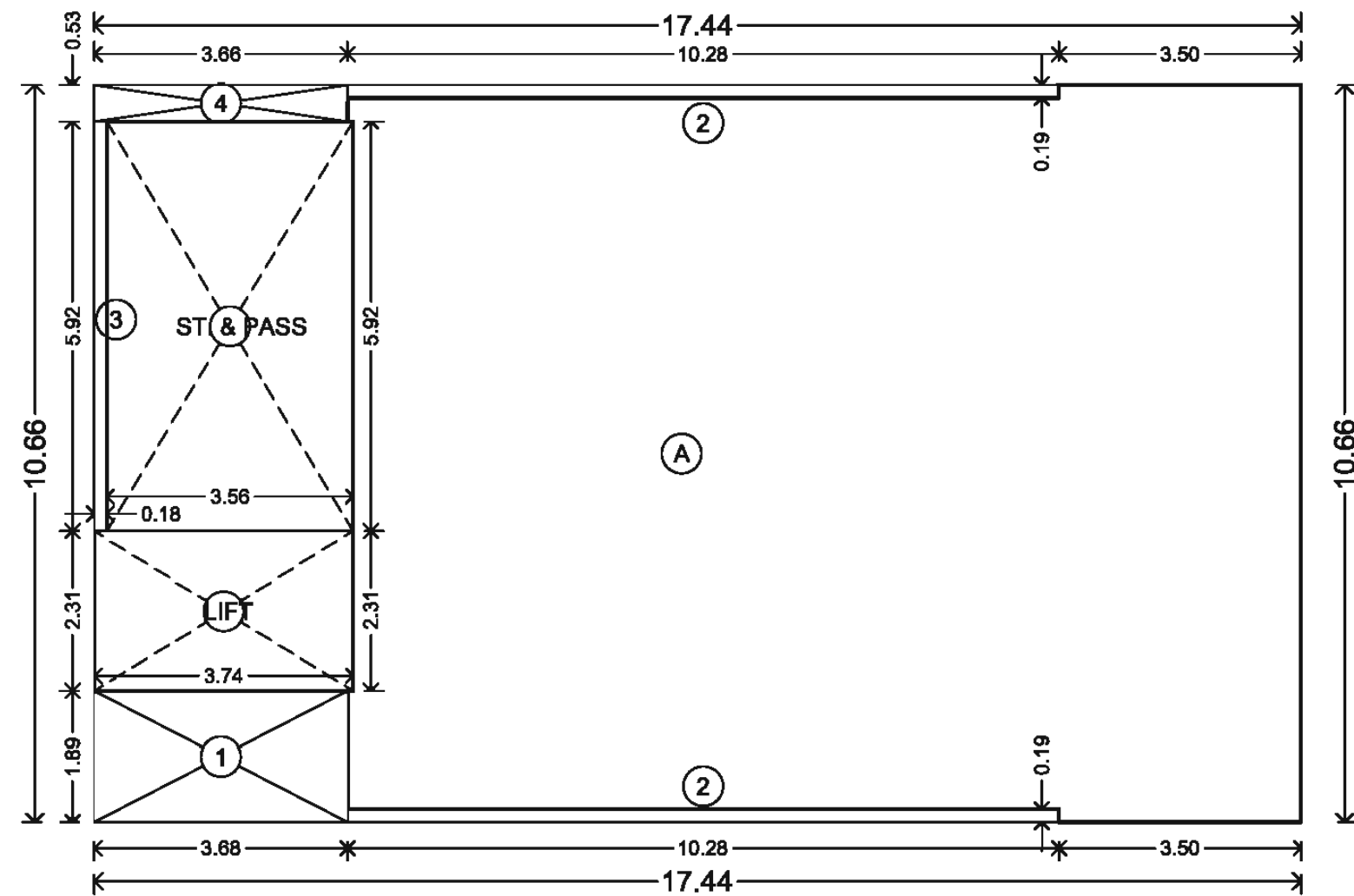
RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	1
2	66.65 SQ.MT.	1
3	94.00 SQ.MT.	1
TOTAL NOS OF FLATS = 03 NOS.		

P-8941/2021/(625/8)/H/W WARD/BANDRA-G/337		1/2
PROFORMA - A		TOTAL AREA
1	AREA OF PLOT	563.50
2	DEDUCTIONS FOR	N I L
a)	ROAD SET BACK AREA	N I L
b)	PROPOSED ROAD	N I L
c)	AREA NOT IN PHYSICAL POSSESSION	N I L
3	Balance area of plot (1 minus 2)	563.50
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)	N I L
5	Net area of plot (3 minus 4)	563.50
6	Additions for floor space index	N I L
2 (a)	100% for D.P. 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 Area (5 plus 6)	563.50
8	Floor Space Index permissible	1.00
9	Floor Space Index credit available by Development Right	
Additions for floor spaces index		
9(a)	0.50 F.S.I. as per Reg. 30	281.75
9(b)	Permissible TDR as Per Reg. 30(1) Table (12)	N I L
9b(1)	SLUM TDR As per Reg. 32(5.4.1)(iii)	N I L
9b(2)	GENERAL TDR As per Reg. 32	N I L
9b(3)	Incentive F.S.I. As Per 33(7)(B)	100.00
10	Permissible Floor Area (7 X 8) plus 9 above	945.25
11	Existing floor area	N I L
12	Proposed built up area	945.25
13	Excess balcony area taken in Floor Space Index	N I L
14A	Purely residential built up area	945.25
14B	Remaining Non Residential Built up area.	N I L
14	TOTAL Built up proposed (11 + 12 + 13)	945.25
15	F.S.I. Consumed on net holding = 14/3	1.677
16A	Fungible Built Up Area component proposed vide DCPR 31 (3) for purely Residential = or < (14A x 0.35)	330.84
16B	Fungible Built Up Area component proposed vide DCPR 31 (3) for Non - Residential = or < (14B x 0.35)	N I L
17	Total Fungible Built Up Area vide DCPR 31 (3) = (16A + 16B)	330.84
(i)	Fungible Compensatory Area by charging premium	134.41
(ii)	Fungible Compensatory Area without charging premium EXISTING BUILDING APPROVED UNDER FILE NO. CE/7189BS/IIAH DATED : 14-07-1982	196.43
(iii)	Fungible Compensatory Area by charging premium	---
(iv)	Fungible Compensatory Area without charging premium	---
18	Total Gross BUILT UP AREA proposed (14 + 17)	1276.09
D. TENEMENT STATEMENT		
(i)	PROPOSED AREA (Item A, 12 above) or C4	1276.09
(ii)	LESS DEDUCTIONS OF NON RESI. AREA	N I L
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	1276.09
(iv)	TENEMENTS PERMISSIBLE AS PER (200 / HECTARE)	25.36 NOS.
(v)	TENEMENTS PERMISSIBLE AS PER (80 / 450 / HECTARE)	16 NOS.
(vi)	TENEMENTS PROPOSED	N I L
(vii)	TOTAL TENEMENTS PROPOSED	16 NOS.
E. PARKING STATEMENT		
a)	TOTAL PARKING REQUIRED	22 NOS.
b)	TOTAL PARKING PROPOSED	29 NOS.
F. TRANSPORT VEHICLE PARKING		
a)	TRANSPORT VEHICLE PARKING REQUIRED	---
b)	TRANSPORT VEHICLE PARKING PROPOSED	---

PROFORMA - B

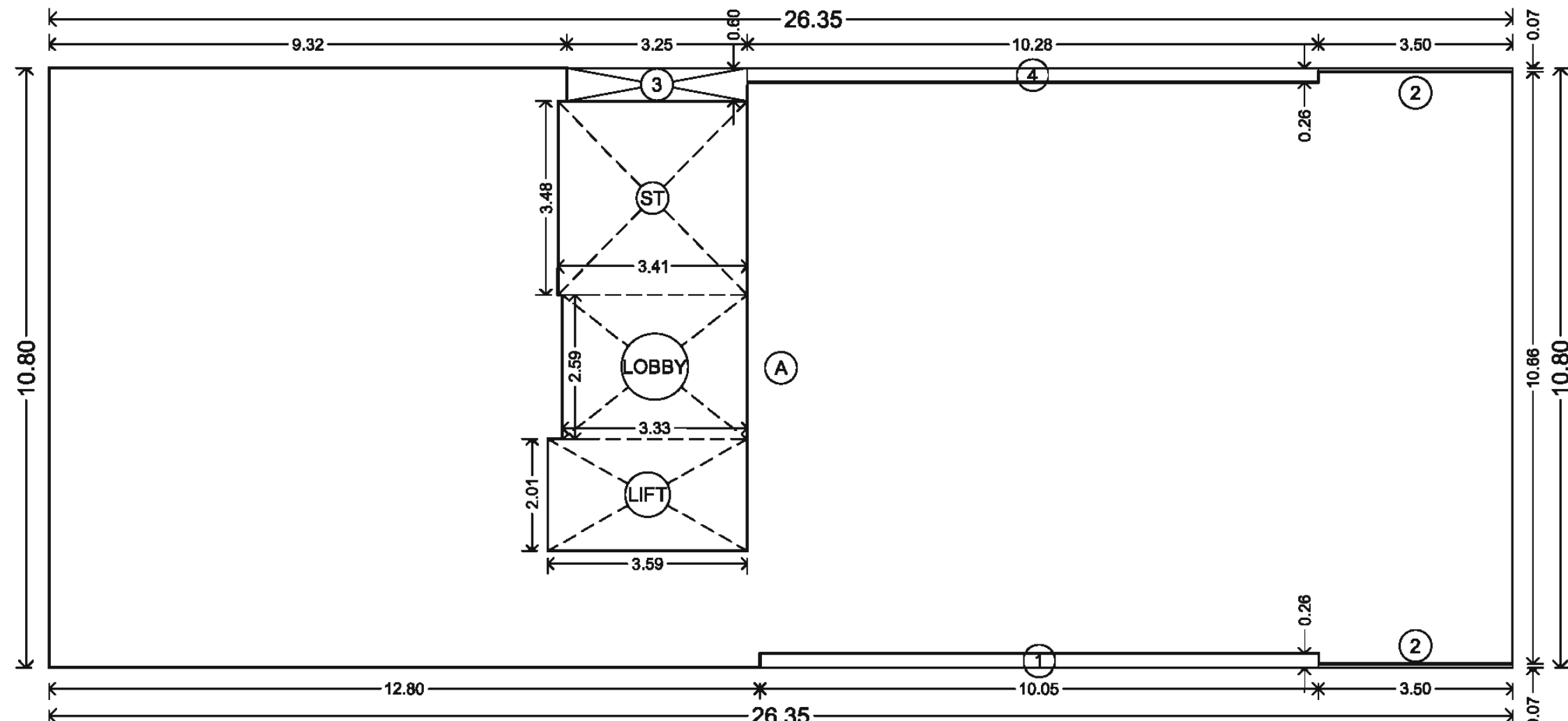
CONTENTS OF SHEET: STILT FLOOR PLAN, 1ST TO 6TH PART FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA STATEMENT, BUILT UP AREA SUMMARY, PLOT AREA CALC.	
CERTIFICATE OF PLOT AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 04/10/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 563.50 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.	SOHIL SADRUDIN HAJIANI SIGNATURE OF ARCHITECT
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. G-625/8 OF VILLAGE BANDRA, 18TH ROAD, KHAR WEST, MUMBAI IN HWEST WARD.	
NAME, ADDRESS OF OWNER	DIGITAL SIGN
SHRI. MAYUR NARAIN ASWANI, OF JMJ MAXRICH BUILDCON, C. A. TO OWNER.	Mayur Narain Aswani
207, SRI KRISHNA COMPLEX, OPP. LAXMI INDUSTRIAL ESTATE, NEW LINK ROAD, ANDHERI (WEST), MUMBAI 400053	
B.M.C. FILE NO.	P-8941/2021/(625/8)/H/W WARD/BANDRA-G
THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 04/01/2022	
THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 03.03.2022	
PLAN FOR APPROVAL	
SHAHBAJ ALIMODDIN PEERZADE	Vijay Shankarrao Tawde
S.E.(B.P.) K/W-S-II	A.E.(B.P.) H-WARD
NORTH	
SCALE	
1:100	
NAME, ADDRESS OF ARCHITECT	DIGITAL SIGN
SOHIL HAJIANI ARCHITECT	SOHIL SADRUDIN HAJIANI ARCHITECT
OFFICE 310, A WING, RUSTOMJEE CENTRAL PARK, CHAKALA, ANDHERI KURLA ROAD, ANDHERI (E), MUMBAI - 93.	



BUILT UP AREA DIAGRAM

1ST & 2ND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION					
1ST & 2ND FLOOR					
A	17.44	X	10.86	X	1 NO
TOTAL ADDITION				=	185.91 SQ.MT.
DEDUCTIONS					
1	3.66	X	1.89	X	1 NO
2	10.28	X	0.19	X	1 NO
3	0.18	X	5.92	X	1 NO
4	3.66	X	0.53	X	1 NO
TOTAL DEDUCTION				=	13.83 SQ.MT.
ST.CASE & LIFT AREA CALCULATION					
ST. & PASS	3.56	X	5.92	X	1 NO
LIFT	3.74	X	2.31	X	1 NO
TOTAL ST.CASE & LIFT AREA				=	29.72 SQ.MT.
TOTAL DEDUCTION (13.83 + 29.72)				=	43.55 SQ.MT.
NET BUILT UP AREA				=	142.36 SQ.MT.

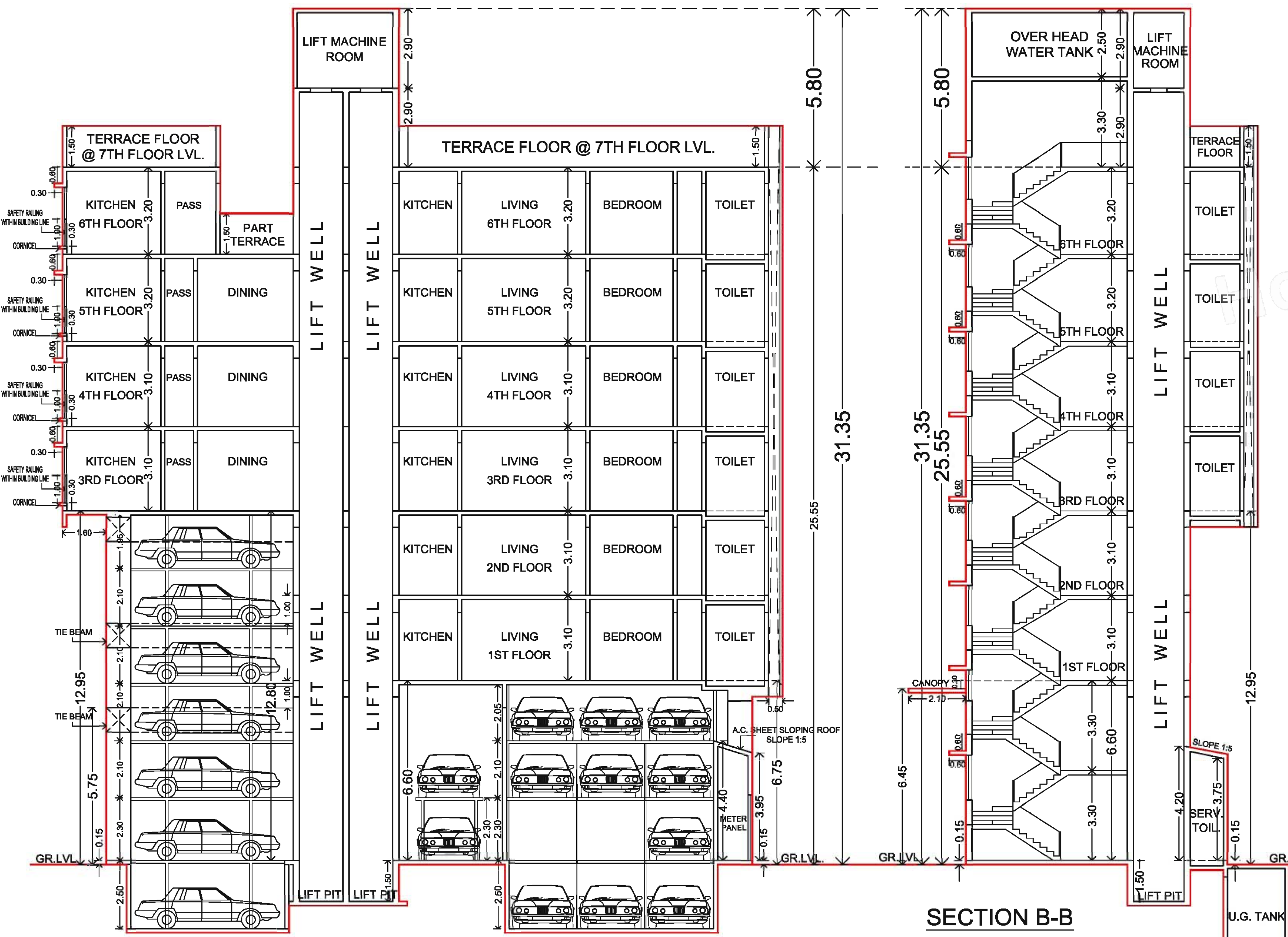


BUILT UP AREA DIAGRAM

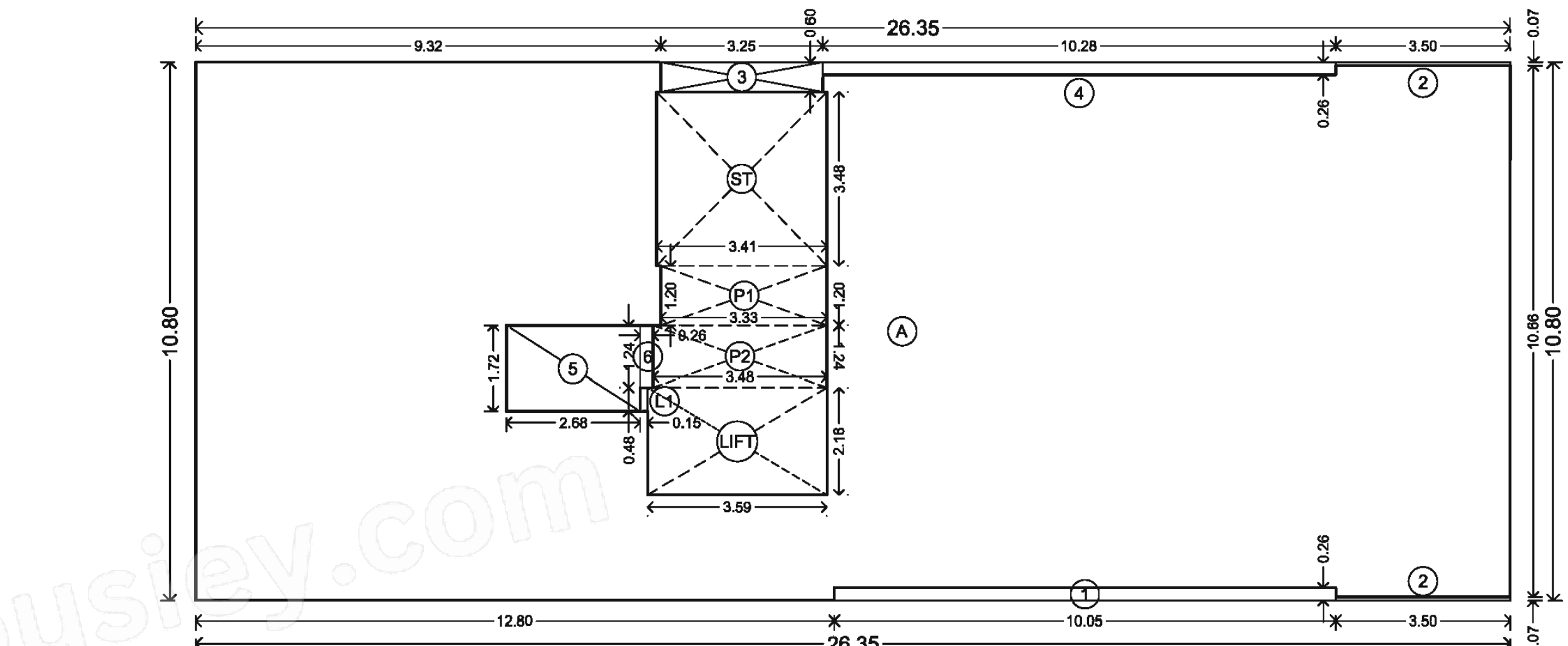
3RD TO 5TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION					
3RD TO 5TH FLOOR					
A	26.35	X	10.80	X	1 NO
TOTAL ADDITION				=	284.58 SQ.MT.
DEDUCTIONS					
1	10.05	X	0.26	X	1 NO
2	3.50	X	0.07	X	2 NOS
3	3.25	X	0.60	X	1 NO
4	10.28	X	0.26	X	1 NO
TOTAL DEDUCTION				=	7.72 SQ.MT.
ST.CASE & LIFT AREA CALCULATION					
ST	3.41	X	3.48	X	1 NO
LOBBY	3.33	X	2.59	X	1 NO
L	3.59	X	2.01	X	1 NO
TOTAL ST.CASE & LIFT AREA				=	27.71 SQ.MT.
TOTAL DEDUCTION (7.72 + 27.71)				=	35.43 SQ.MT.
NET BUILT UP AREA				=	248.15 SQ.MT.

BUILT UP AREA CALCULATION					
6TH PART FLOOR					
A	26.35	X	10.80	X	1 NO
TOTAL ADDITION				=	284.58 SQ.MT.
DEDUCTIONS					
1	10.05	X	0.26	X	1 NO
2	3.50	X	0.07	X	2 NOS
3	3.25	X	0.60	X	1 NO
4	10.28	X	0.26	X	1 NO
5	2.88	X	1.72	X	1 NO
6	0.26	X	1.24	X	1 NO
TOTAL DEDUCTION				=	12.65 SQ.MT.
ST.CASE & LIFT AREA CALCULATION					
ST	3.41	X	3.48	X	1 NO
P1	3.33	X	1.20	X	1 NO
P2	3.48	X	1.24	X	1 NO
LIFT	3.59	X	2.16	X	1 NO
L1	0.15	X	0.48	X	1 NO
TOTAL ST.CASE & LIFT AREA				=	28.01 SQ.MT.
TOTAL DEDUCTION (12.65 + 28.01)				=	40.66 SQ.MT.
NET BUILT UP AREA				=	243.92 SQ.MT.

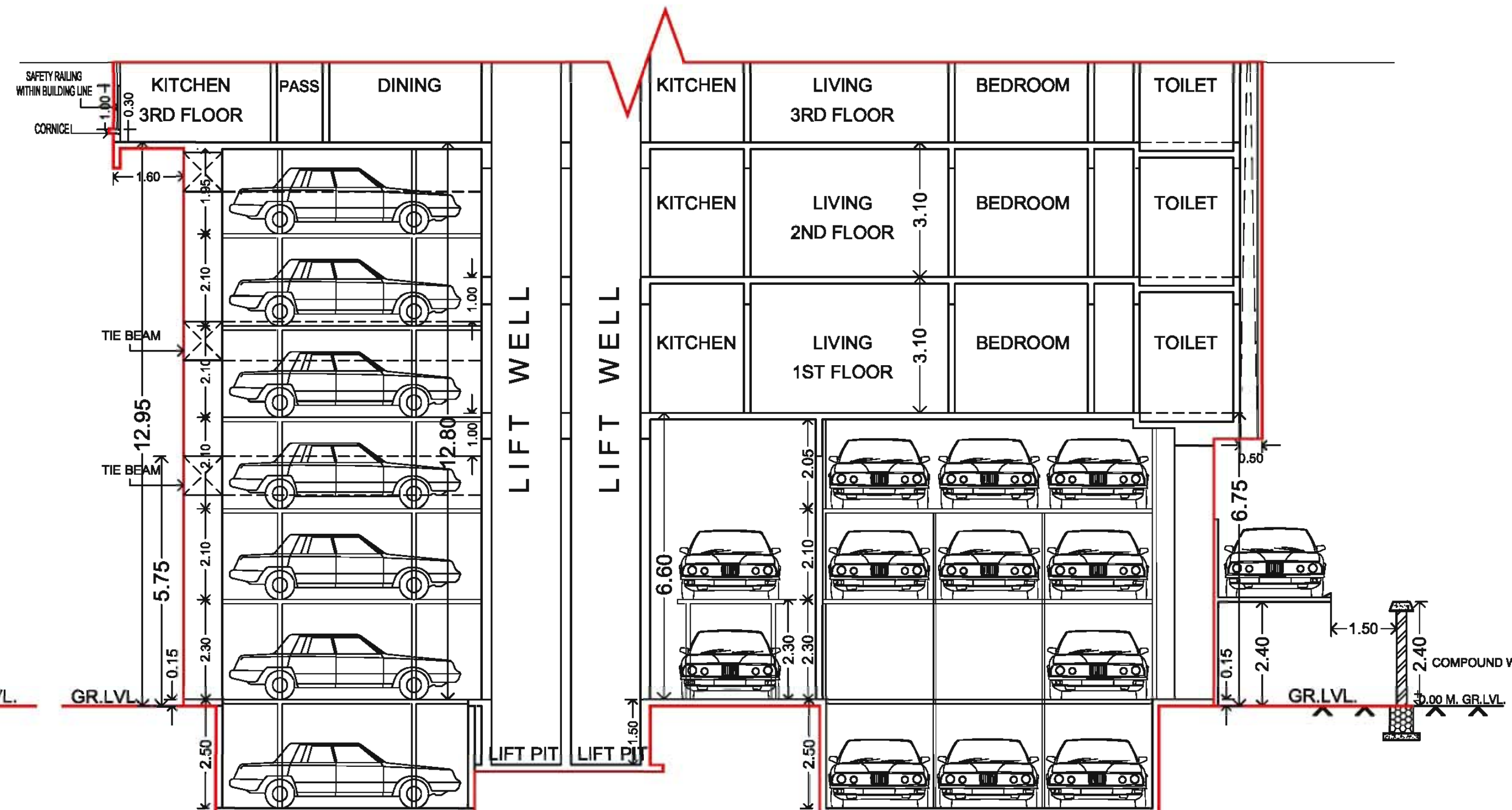


SECTION A-A
SCALE 1:100



BUILT UP AREA DIAGRAM

6TH PART FLOOR
SCALE 1:100



SECTION B-B
SCALE 1:100

SECTION C-C
SCALE 1:100

PROFORMA - B		
CONTENTS OF SHEET: SECTION A-A,B-B & C-C. BUILT UP AREA CALCULATION, ST.CASE & LIFT AREA CALCULATION.		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. G-625/8 OF VILLAGE BANDRA, 18TH ROAD, KHAR WEST, MUMBAI IN H/WEST WARD.		
NAME, ADDRESS OF OWNER		DIGITAL SIGN
SHRI. MAYUR NARAIN ASWANI, OF JMJ MAXRICH BUILDCON, C. A. TO OWNER.		Mayur Narain Aswani
207, SRI KRISHNA COMPLEX, OPP. LAXMI INDUSTRIAL ESTATE, NEW LINK ROAD, ANDHERI (WEST), MUMBAI 400053		
B.M.C. FILE NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G		
THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 04/01/2022		THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 03.03.2022		
PLAN FOR APPROVAL		
SHAHBAJ ALIMODDIN PEERZADE	SANJIV MANOHARS A PANDHARE	Vijay Shankarrao Tawde
S.E.(B.P.) K/W-S-II	A.E.(B.P.) H-WARD	E.E.(B.P.) H-WARD
NORTH		SCALE 1:100
NAME, ADDRESS OF ARCHITECT		DIGITAL SIGN
SOHIL HAJIANI ARCHITECT		SOHIL SADRUDI N HAJIANI ARCHITECT
OFFICE 310, A WING, RUSTOMJEE CENTRAL PARK, CHAKALA, ANDHERI KURLA ROAD, ANDHERI (E), MUMBAI - 93.		