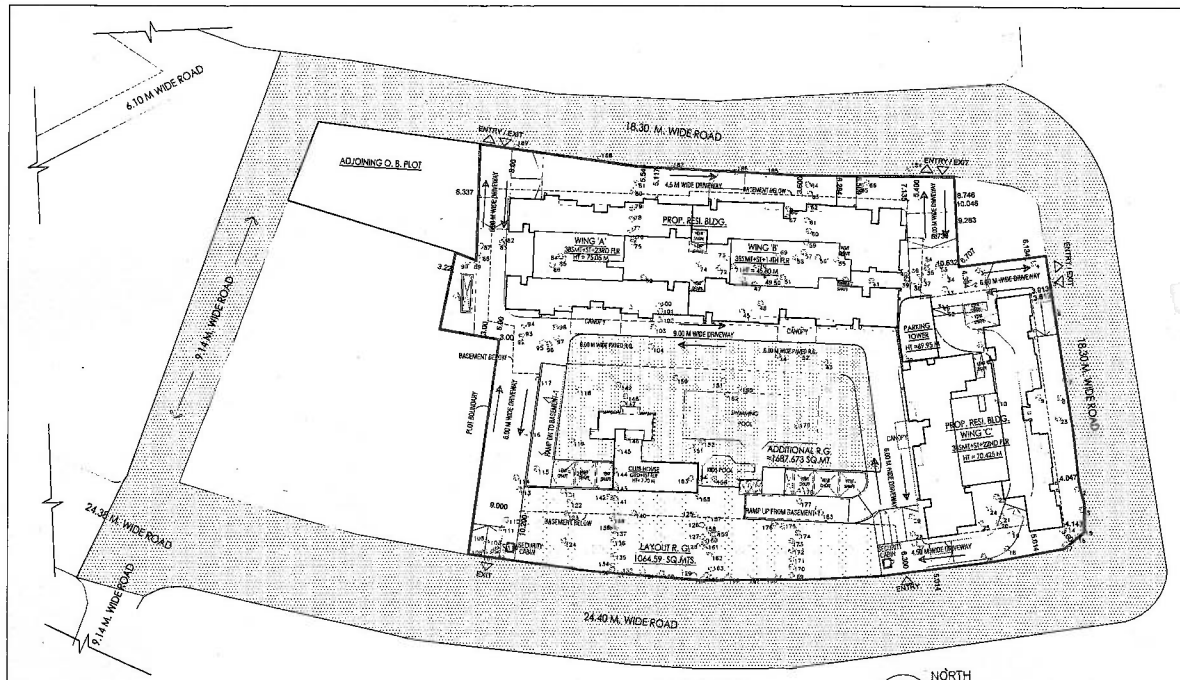
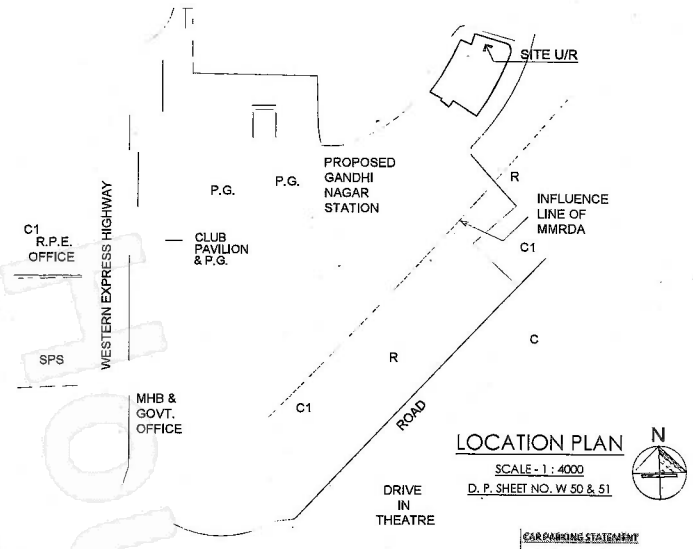
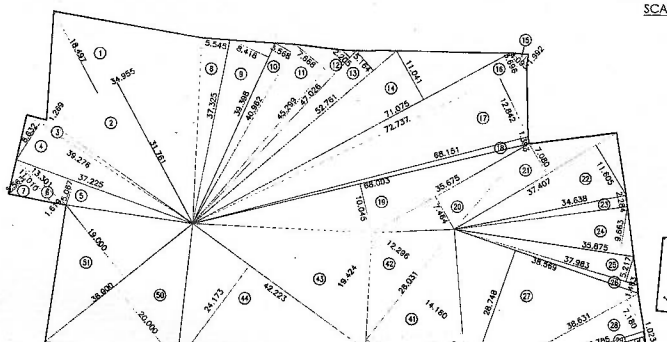


BLOCK PLAN
SCALE - 1 : 500

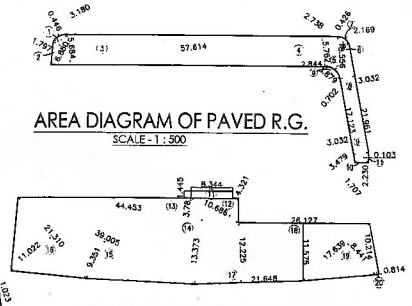


LOCATION PLAN
SCALE - 1 : 4000
D. P. SHEET NO. W 50 & 51



AREA DIAGRAM OF PLOT
SCALE - 1 : 500

PLOT AREA CALCULATION					
ADDITION					
1	0.50	X 34.955	X 18.497	X 1 NO	= 323.281 SQ.MT.
2	0.50	X 34.955	X 31.751	X 1 NO	= 555.103 SQ.MT.
3	0.50	X 39.278	X 1.269	X 1 NO	= 24.921 SQ.MT.
4	0.50	X 39.278	X 8.632	X 1 NO	= 169.515 SQ.MT.
5	0.50	X 37.225	X 5.067	X 1 NO	= 94.310 SQ.MT.
6	0.50	X 13.301	X 1.610	X 1 NO	= 10.767 SQ.MT.
7	0.50	X 13.010	X 5.563	X 1 NO	= 36.024 SQ.MT.
8	0.50	X 37.225	X 5.545	X 1 NO	= 103.464 SQ.MT.
9	0.50	X 39.398	X 8.418	X 1 NO	= 165.626 SQ.MT.
10	0.50	X 40.962	X 3.586	X 1 NO	= 73.076 SQ.MT.
11	0.50	X 45.299	X 7.666	X 1 NO	= 173.676 SQ.MT.
12	0.50	X 47.026	X 2.205	X 1 NO	= 51.846 SQ.MT.
13	0.50	X 52.781	X 5.164	X 1 NO	= 136.229 SQ.MT.
14	0.50	X 71.075	X 11.041	X 1 NO	= 392.370 SQ.MT.
15	0.50	X 4.093	X 1.992	X 1 NO	= 4.077 SQ.MT.
16	0.50	X 73.737	X 3.698	X 1 NO	= 134.418 SQ.MT.
17	0.50	X 72.737	X 12.842	X 1 NO	= 467.044 SQ.MT.
18	0.50	X 68.151	X 1.393	X 1 NO	= 47.467 SQ.MT.
19	0.50	X 68.003	X 10.045	X 1 NO	= 341.545 SQ.MT.
20	0.50	X 35.675	X 7.464	X 1 NO	= 133.126 SQ.MT.
21	0.50	X 37.407	X 7.080	X 1 NO	= 132.421 SQ.MT.
22	0.50	X 37.407	X 11.605	X 1 NO	= 217.054 SQ.MT.
23	0.50	X 34.638	X 2.284	X 1 NO	= 39.557 SQ.MT.
24	0.50	X 35.875	X 9.663	X 1 NO	= 173.330 SQ.MT.
25	0.50	X 37.983	X 5.217	X 1 NO	= 99.070 SQ.MT.
26	0.50	X 38.589	X 1.483	X 1 NO	= 28.599 SQ.MT.
27	0.50	X 38.569	X 28.749	X 1 NO	= 554.410 SQ.MT.
28	0.50	X 38.631	X 7.160	X 1 NO	= 138.665 SQ.MT.
29	0.50	X 36.785	X 1.023	X 1 NO	= 18.816 SQ.MT.
30	0.50	X 36.525	X 3.951	X 1 NO	= 72.153 SQ.MT.
31	0.50	X 36.759	X 7.642	X 1 NO	= 140.295 SQ.MT.
32	0.50	X 36.889	X 3.413	X 1 NO	= 62.951 SQ.MT.
33	0.50	X 36.589	X 3.464	X 1 NO	= 63.892 SQ.MT.
34	0.50	X 32.395	X 1.557	X 1 NO	= 25.220 SQ.MT.
35	0.50	X 29.248	X 8.115	X 1 NO	= 59.470 SQ.MT.
36	0.50	X 17.858	X 8.423	X 1 NO	= 74.990 SQ.MT.
37	0.50	X 13.358	X 5.721	X 1 NO	= 38.010 SQ.MT.
38	0.50	X 28.000	X 15.000	X 1 NO	= 210.000 SQ.MT.
39	0.50	X 28.000	X 11.000	X 1 NO	= 154.000 SQ.MT.
40	0.50	X 23.000	X 10.000	X 1 NO	= 115.000 SQ.MT.
41	0.50	X 28.031	X 14.180	X 1 NO	= 198.740 SQ.MT.
42	0.50	X 28.031	X 12.296	X 1 NO	= 172.335 SQ.MT.
43	0.50	X 42.223	X 19.424	X 1 NO	= 410.070 SQ.MT.
44	0.50	X 42.223	X 24.173	X 1 NO	= 510.258 SQ.MT.
45	0.50	X 39.640	X 19.243	X 1 NO	= 381.321 SQ.MT.
46	0.50	X 38.840	X 11.824	X 1 NO	= 229.534 SQ.MT.
47	0.50	X 16.385	X 8.041	X 1 NO	= 32.920 SQ.MT.
48	0.50	X 32.000	X 14.000	X 1 NO	= 224.000 SQ.MT.
49	0.50	X 32.000	X 14.000	X 1 NO	= 224.000 SQ.MT.
50	0.50	X 38.000	X 20.000	X 1 NO	= 380.000 SQ.MT.
51	0.50	X 38.000	X 19.000	X 1 NO	= 361.000 SQ.MT.
			TOTAL AREA OF PLOT		= 9053.870 SQ.MT.

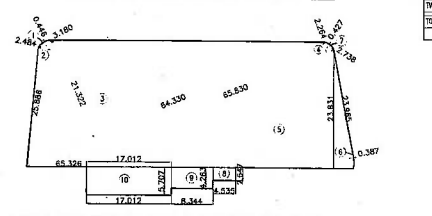


AREA DIAGRAM OF PAVED R.G.
SCALE - 1 : 500

PAVED R.G. AREA CALCULATION					
1	2/3	X 3.148	X 0.441	X 1 NO	= 0.925 SQ.MT.
2	1/2	X 6.811	X 1.779	X 1 NO	= 6.058 SQ.MT.
3	1/2	X 57.037	X 5.827	X 1 NO	= 166.474 SQ.MT.
4	1/2	X 57.037	X 5.704	X 1 NO	= 162.670 SQ.MT.
5	1/2	X 8.470	X 2.815	X 1 NO	= 11.922 SQ.MT.
6	1/2	X 8.470	X 2.147	X 1 NO	= 9.083 SQ.MT.
7	2/3	X 2.710	X 0.422	X 1 NO	= 0.762 SQ.MT.
8	1/2	X 21.241	X 3.002	X 1 NO	= 31.833 SQ.MT.
9	1/2	X 16.651	X 3.002	X 1 NO	= 25.443 SQ.MT.
10	1/2	X 3.444	X 1.690	X 1 NO	= 2.910 SQ.MT.
11	2/3	X 2.268	X 0.102	X 1 NO	= 0.150 SQ.MT.
				TOTAL ADDITION	= 413.041 SQ.MT.
DEDUCTIONS					
6	2/3	X 3.840	X 0.695	X 1 NO	= 1.779 SQ.MT.
				TOTAL DEDUCTION	= 1.779 SQ.MT.
TOTAL AREA (X – Y1)					= 411.262 SQ.MT.

AREA DIAGRAM OF LAYOUT R.G.
SCALE - 1 : 500

LAYOUT R.G. AREA CALCULATION					
11	8.290	X 1.431	X 1 NO	=	11.820 SQ.MT.
12	1/2	X 10.579	X 4.278	X 1 NO	= 22.628 SQ.MT.
13	1/2	X 44.008	X 3.743	X 1 NO	= 82.361 SQ.MT.
14	1/2	X 44.008	X 13.240	X 1 NO	= 291.333 SQ.MT.
15	1/2	X 29.005	X 9.351	X 1 NO	= 162.368 SQ.MT.
16	1/2	X 21.097	X 11.022	X 1 NO	= 116.266 SQ.MT.
17	1/2	X 21.432	X 12.225	X 1 NO	= 131.003 SQ.MT.
18	1/2	X 25.865	X 11.575	X 1 NO	= 149.694 SQ.MT.
19	1/2	X 17.463	X 8.356	X 1 NO	= 72.890 SQ.MT.
20	1/2	X 10.214	X 0.814	X 1 NO	= 4.157 SQ.MT.
				TOTAL ADDITION	= 1084.590 SQ.MT.



AREA DIAGRAM OF ADDITIONAL R.G.
SCALE - 1 : 500

ADDITIONAL R.G. AREA CALCULATION					
1	2/3	X 3.148	X 0.441	X 1 NO	= 0.925 SQ.MT.
2	1/2	X 25.627	X 2.458	X 1 NO	= 31.508 SQ.MT.
3	1/2	X 43.686	X 21.109	X 1 NO	= 672.174 SQ.MT.
4	1/2	X 65.170	X 2.241	X 1 NO	= 73.023 SQ.MT.
5	1/2	X 64.671	X 23.592	X 1 NO	= 762.859 SQ.MT.
6	1/2	X 23.955	X 0.387	X 1 NO	= 4.637 SQ.MT.
7	2/3	X 2.710	X 0.422	X 1 NO	= 0.764 SQ.MT.
8	4.430	X 2.621	X 1 NO		= 11.608 SQ.MT.
9	5.210	X 4.220	X 1 NO		= 34.857 SQ.MT.
10	16.842	X 5.850	X 1 NO		= 98.557 SQ.MT.
				TOTAL ADDITION	= 1687.873 SQ.MT.

CAR PARKING STATEMENT			
WING A			
1st FLOOR			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	100.927	1	2
Flat No. 2	98.275	1	2
Flat No. 3	85.273	1	2
Flat No. 4	86.103	1	2
TYPICAL FLOOR (2ND -7TH, 9TH -14TH, 16TH -21ST, 23RD)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	97.664	39	78
Flat No. 2	97.535	39	78
Flat No. 3	97.535	39	78
Flat No. 4	97.054	39	78
REFUGE FLOOR (8TH, 15TH & 22ND)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	86.273	3	6
Flat No. 2	97.535	3	6
Flat No. 3	97.535	3	6
Flat No. 4	97.054	3	6
Parking required		69	138

WING C			
1st FLOOR			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	103.575	1	2
Flat No. 2	103.575	1	2
Flat No. 3	254.299	1	3
Flat No. 4	253.736	1	3
TYPICAL FLOOR (2ND -7TH , 9TH -14TH, 16TH -21ST)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	257.496	26	52
Flat No. 2	77.625	26	52
Flat No. 3	80.686	26	52
Flat No. 4	305.957	26	52
Flat No. 5	44.564	26	52
Flat No. 6	44.564	26	52
Flat No. 7	298.598	26	52
TYPICAL FLOOR (11TH, 17TH & 23RD)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	257.496	3	6
Flat No. 2	305.957	3	6
Flat No. 3	298.598	3	6
REFUGE FLOOR (8TH & 15TH)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	257.496	2	4
Flat No. 2	305.957	2	4
Flat No. 3	298.598	2	4
Flat No. 4	253.736	2	4
Parking required		134	196

WING B			
1st FLOOR			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	69.869	1	1
Flat No. 2	117.241	1	2
Flat No. 3	106.097	1	2
TYPICAL FLOOR (2ND -7TH , 9TH -14TH)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 1	117.158	17	34
Flat No. 2	106.975	17	34
Flat No. 3	69.869	17	17
Flat No. 4	106.975	17	34
Flat No. 5	136.908	17	34
REFUGE FLOOR (8TH)			
FLAT No.	Carpet Area	No. of flats	Parking required
Flat No. 2	106.975	2	2
Flat No. 3	69.869	2	2
Flat No. 4	117.158	2	4
Flat No. 5	136.908	2	2
Parking required		57	128

PROPOSED PARKING STATEMENT					
	STILT	BASEMENT-1	BASEMENT-2	BASEMENT-3	TOTAL
SMALL CAR SINGLE	16	43	09	09	76 NOS
SMALL CAR (2 - STACK)	12	28	86	98	234 NOS
SMALL CAR (2 - TIT)	---	---	---	10	10 NOS
SMALL CAR (3 - TIT)	---	---	---	03	3 NOS
BIG CAR SINGLE	16	05	03	04	27 NOS
BIG CAR STACK (2 - STACK)	02	122	128	14	266 NOS
BIG CAR TIT (2 - TIT)	---	---	---	06	6 NOS
BIG CAR TIT (3 - TIT)	---	---	---	168	168 NOS
TOTAL	44 NOS	198 NOS	236 NOS	312 NOS	790 NOS
TWO WHEELER	21 NOS	27 NOS	43 NOS	53 NOS	144 NOS
TOWER PARKING			103 NOS OF BIG CAR		103 NOS
			TOTAL PARKING		893 NOS

CAR PARKING REQUIREMENT			
CARPET AREA OF FLATS	PARKING / FLAT	REQ. OF FLAT	PARKING REQD.
UPTO 30.00 SQ.MTS.	1 CAR 0 FLATS	0.00	0
30.00 TO 45.00 SQ.MTS.	1 CAR 2 FLATS	46.00	23
45.00 TO 70.00 SQ.MTS.	1 CAR 1 FLATS	24.00	24
ABOVE 70.00 SQ.MTS.	2 CAR 1 FLAT	275.00	456
PARKING REQUIRED FOR WING 'A' + WING 'B' + WING 'C'			494
25% VISITOR'S PARKING			123.50
TOTAL PARKING REQUIRED FOR WING 'A' + WING 'B' + WING 'C'			617.50
25% ADDITIONAL PARKING PERMISSIBLE			154.38
TOTAL PARKING PERMISSIBLE			771.88
Say			772.00
PARKING PROPOSED			893 NOS.
PARKING PROVIDED IN STILT			44 NOS.
PARKING PROVIDED IN 1ST BASEMENT			198 NOS.
PARKING PROVIDED IN 2ND BASEMENT			236 NOS.
PARKING PROVIDED IN 3RD BASEMENT			312 NOS.
PARKING TOWER			103 NOS.
TOTAL PARKING PROVIDED			893 NOS.

STAIRCASE AREA SUMMARY (IN SQ.MTS.)							
FLOOR	WING 'A'		WING 'B'		WING 'C'		TOTAL BUILT AREA
WING A							
1ST TO 23RD FLOOR	110.754	X	0.000	X	0.000	X	
	23.000						
	2754.342		0.000		0.000		2754.342
WING B							
1ST FLOOR			151.519				151.519
2ND TO 14TH FLOOR	0.000	X	146.281	X	0.000	X	
			13.000				
	0.000		1901.653		0.000		1901.653
WING C							
1ST TO 23RD FLOOR	0.000	X	0.000	X	137.111	X	
					22.000		
	0.000		0.000		2576.442		2576.442
TOTAL STAIRCASE AREA	2754.342		2053.172		2576.442		7383.956

BUILT UP AREA SUMMARY (IN SQ.MTS.)										
FLOOR	WING 'A'		WING 'B'		WING 'C'		EXCESS REFUGE (C.W.)		EXCESS REFUGE (B.W.)	TOTAL BUILT AREA
GROUND / STILT AREA	262.443		378.163		180.282					820.888
1ST FLOOR	422.140		326.909		658.646					1407.695
TYPICAL FLOOR 1 AND TO 7TH, 9TH TO 14TH, 16TH TO 21ST	481.913	X	602.973		688.811	X				
	17.000		13.000		13.000					
	3973.143		7235.676		7601.566					18810.709
11TH FLOOR	481.913		602.973		688.348					1772.235
8TH, 15TH - 21ST FLOOR	466.751	X	0.000		688.711	X				
	5.000		0.000		5.000					
	2344.255		0.000		3446.755					5791.010
12TH FLOOR	482.253		0.000		688.342					1170.595
22ND FLOOR	0.000		0.000		688.342					688.342
23RD FLOOR	482.253		0.000		0.000					482.253
REFUGE FLOOR										
8TH REFUGE FLOOR	353.852		502.272		521.701		516.625		0.259	1377.094
15TH REFUGE FLOOR	353.146		0.000		34.002		388.603		0.715	776.466
22ND REFUGE FLOOR	353.269		0.000		132.353		0.000			485.622
TOTAL BUILT UP AREA	10282.422		9668.366		15156.304		1305.228		0.974	36417.443
TOTAL BUILT UP AREA			9668.366		15156.304					36417.443
COVERED PARKING (STAIRCASE)										3.648
PARKING (BASEMENT-3)										312.033
TOTAL BUILT UP AREA										36673.103

PROFORMA 'A'		
A.	PROFORMA 'A'	TOTAL
1	AREA OF PLOT	9053.870
2	DEDUCTION FOR	
	a) AREA UNDER PATHWAY	530.000
	b) AREA UNDER LAYOUT R.G.	1064.590
	c) ANY RESERVATION	0.000
	d) OTHER	0.000
	TOTAL (a+b+c+d)	1594.590
3	BALANCE AREA OF PLOT (1 MINUS 2)	7459.280
4	DEDUCTION FOR 15% RECREATIONAL GROUND (IF DEDUCTIBLE)	0.000
5	NET AREA OF PLOT (3 MINUS 4)	7459.280
6	ADDITIONS FOR FLOOR SPACE INDEX	
2a)	100% FOR SET-BACK AREA	0.000
2b)	100% FOR D. P. ROAD	0.000
	TOTAL (a+b)	0.000
7	TOTAL AREAS (5 PLUS 6)	7459.280
8	FLOOR SPACE INDEX PERMISSIBLE AS PER AMENDED REGULATION 33(5) OF DCR 1991	2.500
9	PERMISSIBLE FLOOR AREA [7 X 8]	18646.200
10	AREA AS PER MHADA OFFER LETTER DATED-26th OCT 2013 UNDER NO. CO/MB/REE/NOC/F-984/2027/2013		
	a) ADDITIONAL PRORATA FSI OF R.G AND ROAD (128 x 70.17)	8981.760
	b) ADDITIONAL PRORATA FSI OF ON 30% VP QUOTA(128 x 6.75)	864.000
	c) ADDITIONAL PERMISSIBLE FSI IN LIEU OF PATHWAYS (530 X 3.5)	1855.000
11	AREA AS PER MHADA OFFER LETTER DATED-31st MARCH 2016 UNDER NO. CO/MB/REE/NOC/F-984/551/2016		
	a) ADDITIONAL U.A. ALLOTTED ON DISCRETIONARY QUOTA [30% VP QUOTA]	1319.580
	TOTAL (10 a +10 b + 10c+11a)	13840.340
12	PERMISSIBLE BUILT UP AREA (9 + 11)	31486.540
13	EXISTING BUILT UP AREA (TO BE RETAINED)	
14	PROPOSED BUILT UP AREA (COMMERCIAL/INDUSTRIAL)	
15	PROPOSED BUILT UP AREA (COMMERCIAL/INDUSTRIAL) WITHOUT FUNGIBLE FSI	0.000
16	FUNGIBLE BUILT UP AREA (COMMERCIAL / INDUSTRIAL)	0.000
17	PERMISSIBLE BUILT UP AREA (RESIDENTIAL)	31486.540
18	FUNGIBLE BUILT UP AREA WITHOUT PREMIUM (EQUI EXISTING TENAMENTS - 128 NOS)	2868.930
19	FUNGIBLE BUILT UP AREA BY PAYING PREMIUM	13.000
20	TOTAL PERMISSIBLE BUILT UP AREA (17 + 18)	34673.510
21	TOTAL PROPOSED BUILT UP AREA	36673.103
22	F.S.I. CONSUMED ON NET HOLDING = 20/3	4.648
B	TENEMENT STATEMENT	
	(i) PROPOSED AREA	36673.103
	(ii) TENEMENT DENSITY PERMISSIBLE PER HECTARE	450 NOS.
	(iii) TENEMENT PERMISSIBLE (MAX.)	1525 NOS.
	(iv) TENEMENTS PROPOSED	162 NOS.
	(v) TENEMENT EXISTING	128 NOS.
	(vi) LESS NON RESIDENTIAL TENEMENT (SHOPS ETC.)	
	(viii) TOTAL TENEMENTS ON THE PLOT (iv + v - vi)	290 NOS.
C	PARKING STATEMENT	AS PER STATEMENT
	(i) PARKING REQUIRED BY REGULATIONS FOR -	
	a) CAR	
	b) SCOOTER / MOTOR CYCLE	
	c) VISITORS	
	d) 25% ADDITIONAL PARKING	
	(ii) TOTAT PARKING PROVIDED	
D	TRANSPORT VEHICLES PARKING	N.A.
	(i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	

MIG 5
BLOCK PLAN, LOCATION PLAN, AREA DIAGRAM WITH CALCULATION. AMMENDED | 01

STAMP OF DATE OF RECEIPT OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER AUTO DCR NO. CHE/WS/1172/H/337(NEW) DATED. 29.07.2015

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE AUTO DCR NO. CHE/WS/1172/H/337(NEW) dated-24/11/2017

ASHOK SHAMBHAJIRAO WAKADE — Digitally signed by ASHOK SHAMBHAJIRAO WAKADE Date: 2017.11.24 16:28:34 +05'30'

E.E. (B.P.) W.S. / H–WARD

Santosh Ramchandra Patil — Digitally signed by Santosh Ramchandra Patil DN: c=IN, o=Municipal Corporation Of Greater Mumbai, ou=Building Proposal Dept (WS), postalCode=400069, st=Maharashtra, 2.5.4.20=3566e4b6a18e90964d8b4cc8f0027f45d3d2214d12ae0f8d7335f0cf5ec1c9d6, serialNumber=7f0294b82231d533c7032b317f6483376e11c39247aa66cf1a9c=0300, cn=Santosh Ramchandra Patil Date: 2017.11.20 21:49:12 +05'30'

S.E. (B.P.) W.S. / HES

Shivanand Siddanna Mendigeri — Digitally signed by Shivanand Siddanna Mendigeri DN: c=IN, o=Municipal Corporation Of Greater Mumbai, ou=Building Proposal Dept (WS), postalCode=400069, st=Maharashtra, 2.5.4.20=0a9a7f1f7f7f9e6ba0a0a7d2f37f2f7ec7f4ee6d2d2d6d9d3d3d3