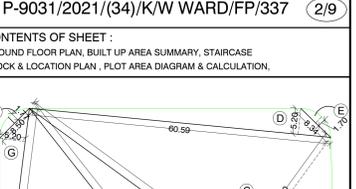
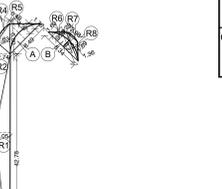
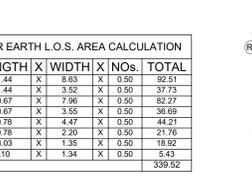
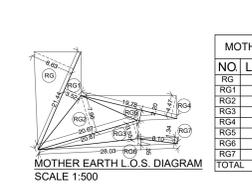
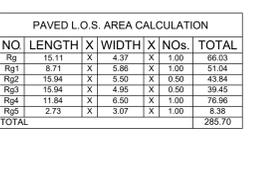
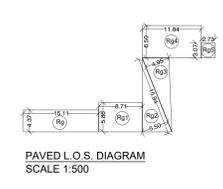


CONTENTS OF SHEET :
GROUND FLOOR PLAN, BUILT UP AREA SUMMARY, STAIRCASE
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.

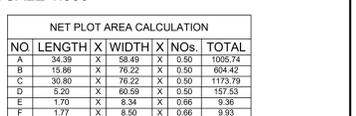
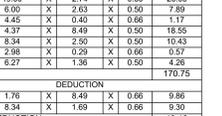
| BUILT UP AREA SUMMARY | | |
|--|------------------|--------------|
| Sr. No. | FLOOR NAME | TOTAL B.U.A. |
| 1 | GROUND FLOOR | 214.56 |
| 2 | 1ST FLOOR | 223.55 |
| TOTAL COMMERCIAL AREA 438.11 | | |
| 3 | 2ND PODIUM FLOOR | 0.00 |
| 4 | 3RD FLOOR | 298.68 |
| 5 | 4TH FLOOR | 291.78 |
| 6 | 5TH FLOOR | 291.78 |
| 7 | 6TH FLOOR | 291.78 |
| 8 | 7TH FLOOR | 110.02 |
| 9 | 8TH FLOOR | 295.75 |
| 10 | 9TH FLOOR | 295.75 |
| 11 | 10TH FLOOR | 295.75 |
| 12 | 11TH FLOOR | 295.75 |
| 13 | 12TH FLOOR | 295.75 |
| 14 | 13TH FLOOR | 295.75 |
| 15 | 14TH FLOOR | 250.21 |
| TOTAL RESIDENTIAL AREA 3308.75 | | |
| TOTAL BUILT UP AREA 438.11 + 1785.11 = 3742.26 | | |
| EXCESS REFUGE AREA COUNTED IN FSI 0.96 | | |
| FITNESS CENTER COUNTED IN FSI 4.55 | | |
| TOTAL BUILT UP AREA 3752.79 | | |

| STAIRCASE AREA SUMMARY | | |
|-------------------------------|------------------|--------------|
| Sr. No. | FLOOR NAME | TOTAL B.U.A. |
| 1 | GROUND FLOOR | 0.00 |
| 2 | 1ST FLOOR | 45.43 |
| TOTAL COMMERCIAL AREA 45.43 | | |
| 3 | 2ND PODIUM FLOOR | 0.00 |
| 4 | 3RD FLOOR | 66.26 |
| 5 | 4TH FLOOR | 66.26 |
| 6 | 5TH FLOOR | 66.26 |
| 7 | 6TH FLOOR | 66.26 |
| 8 | 7TH FLOOR | 66.26 |
| 9 | 8TH FLOOR | 66.26 |
| 10 | 9TH FLOOR | 66.26 |
| 11 | 10TH FLOOR | 66.26 |
| 12 | 11TH FLOOR | 66.26 |
| 13 | 12TH FLOOR | 66.26 |
| 14 | 13TH FLOOR | 66.26 |
| 15 | 14TH FLOOR | 66.77 |
| TOTAL RESIDENTIAL AREA 795.63 | | |
| TOTAL STAIRCASE AREA 841.06 | | |



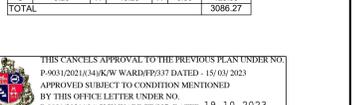
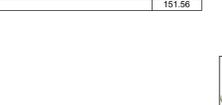
| CAR PARKING | | | |
|-------------|---------|-----------|----------------------|
| FLOOR NAME | BIG CAR | SMALL CAR | TOTAL No. OF PARKING |
| BASEMENT | 30 | 03 | = 33 |
| GROUND | 4 | 00 | = 4 |
| 1ST PODIUM | 5 | 00 | = 5 |
| 2ND PODIUM | 19 | 02 | = 21 |
| TOTAL | 58 | 5 | = 63 |

| RESIDENTIAL PARKING STATEMENT | | | | |
|-------------------------------|--|-------------------|---------------------------------|---------|
| Sr. No. | C.A. AREA OF FLAT (IN SQ. MT.) | TOTAL NO. OF FLAT | PARKING REQUIRED | PARKING |
| 1 | BELOW 60.00 sq. mt. | 20 | 1 PARKING FOR 4 TENEMENTS | 5.00 |
| 2 | 45.00 TO 60.00 sq. mt. | 17 | 1 PARKING FOR 2 TENEMENTS | 8.50 |
| 3 | 60.00 TO 90.00 sq. mt. | 12 | 1 PARKING FOR 1 TENEMENTS | 12.00 |
| 4 | ABOVE 90.00 sq. mt. | 3 | 2 PARKING FOR 1 TENEMENTS | 6.00 |
| 5 | TOTAL | 52 | | 31.50 |
| 6 | 15% ADDITIONAL PARKING FOR VISITORS | | | 3.15 |
| 7 | TOTAL PARKING REQUIRED (A) | | | 34.65 |
| 8 | COMMERCIAL PARKING STATEMENT | | | |
| 9 | SHOP CARPET AREA = 209.37 SQ. MT. | 0.00 | UP TO 500.00 SQ. MT. 1 PARKING | 0.00 |
| 10 | OFFICE CARPET AREA = 213.48 SQ. MT. | 0.00 | UP TO 1000.00 SQ. MT. 1 PARKING | 0.00 |
| 11 | TOTAL | | | 0.00 |
| 12 | 10% ADDITIONAL PARKING FOR VISITORS (MIN. 2) | | | 10.93 |
| 13 | TOTAL PARKING FOR COMMERCIAL | | | 10.93 |
| 14 | TOTAL PARKING REQUIREMENT (A + B) | | | 47.58 |
| 15 | UPTO 50% ADDITION PARKING AS PER DCPR 2034 (42.45 X 50% = 21.22) | | | 21.22 |
| 16 | TOTAL PARKING PROVIDED | | | 68.80 |
| 17 | TOTAL PARKING PROPOSED | | | 63.00 |

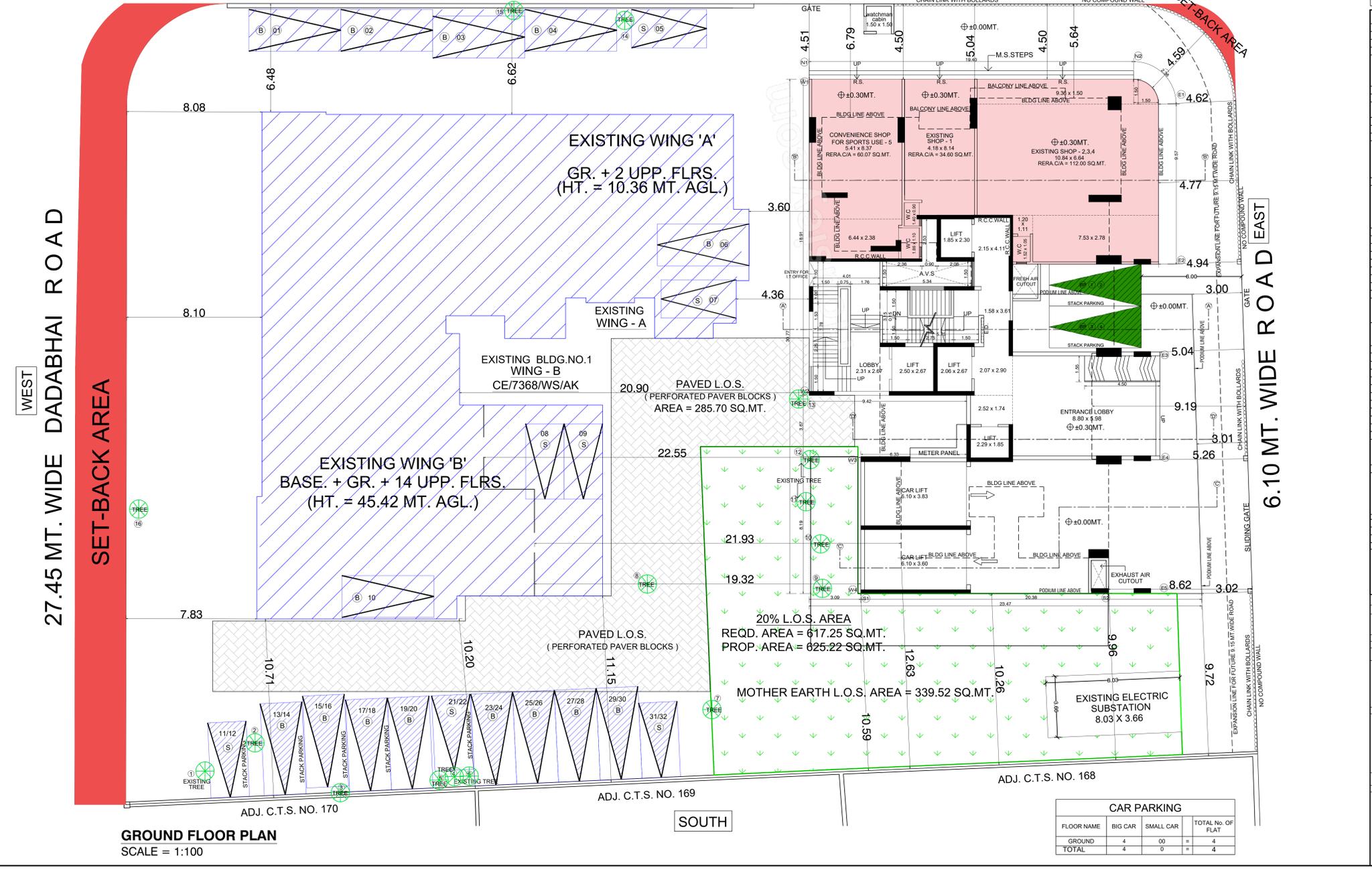


| TOTAL GROSS BUILT UP AREA PROPOSED = 3752.79 SQ. MT. | | |
|---|--|--|
| FUNGIBLE F.S.I. FOR RESIDENTIAL USE = 209.99 SQ. MT. WITHOUT CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR RESIDENTIAL USE = 583.47 SQ. MT. WITH CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR COMMERCIAL USE = 74.88 SQ. MT. WITHOUT CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR COMMERCIAL USE = 74.88 SQ. MT. WITH CHARGING PREMIUM | | |
| TOTAL FUNGIBLE KEPT IN ABEYANCE = 82.24 SQ. MT. | | |
| TOTAL FUNGIBLE PERMISSIBLE = 1050.95 SQ. MT. | | |
| TOTAL FUNGIBLE F.S.I. CLAIMED = 901.15 SQ. MT. | | |
| NET BUILT UP AREA = (3752.79 - 901.15) = 2851.64 SQ. MT. | | |

| TOTAL GROSS BUILT UP AREA PROPOSED = 3752.79 SQ. MT. | | |
|---|--|--|
| FUNGIBLE F.S.I. FOR RESIDENTIAL USE = 209.99 SQ. MT. WITHOUT CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR RESIDENTIAL USE = 583.47 SQ. MT. WITH CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR COMMERCIAL USE = 74.88 SQ. MT. WITHOUT CHARGING PREMIUM | | |
| FUNGIBLE F.S.I. FOR COMMERCIAL USE = 74.88 SQ. MT. WITH CHARGING PREMIUM | | |
| TOTAL FUNGIBLE KEPT IN ABEYANCE = 82.24 SQ. MT. | | |
| TOTAL FUNGIBLE PERMISSIBLE = 1050.95 SQ. MT. | | |
| TOTAL FUNGIBLE F.S.I. CLAIMED = 901.15 SQ. MT. | | |
| NET BUILT UP AREA = (3752.79 - 901.15) = 2851.64 SQ. MT. | | |



27.45 MT. WIDE J. P. ROAD



THIS CANCELS APPROVAL TO THE PREVIOUS PLAN UNDER NO. P-9031/2021/(34)/K/W WARD/FP/337 DATED - 15/03/2023 APPROVED SUBJECT TO CONDITION MENTIONED BY THIS LETTER UNDER NO. P-9031/2021/(34)/K/W WARD/FP/337 DATED 1.9.10.2023

| PROFORMA A - 1 | | |
|----------------|--|----------|
| AREA STATEMENT | AS PER P.R.C. | SQ. MTS. |
| 1 | AREA OF PLOT | 3292.80 |
| 2 | DEDUCTIONS FOR | |
| a) | ROAD SET BACK AREA (BENEFIT ALREADY CLAIMED) | 151.56 |
| b) | SUBSEQUENT ROAD SETBACK | ..... |
| c) | ANY RESERVATION (SUB PLOT) | ..... |
| d) | TOTAL DEDUCTIONS | 151.56 |
| 3 | NET AREA OF PLOT | 3086.27 |
| 4 | DEDUCTIONS FOR | |
| a) | 15% RECREATIONAL GROUND AREA OF NET PLOT | ..... |
| b) | 10% AMENITY SPACE | ..... |
| c) | BALANCE AREA OF PLOT (S-4) | 3086.27 |
| d) | FSI PERMISSIBLE | 1.00 |
| 5 | TOTAL AREA (S+6) | 3086.27 |
| 6 | ADDITIONAL FSI AS PER SECTION 30 OF DCPR 2034 | 1543.14 |
| a) | INCENTIVE FSI CLAIMED FREE OF PREMIUM UNDER 33(7) | 280.51 |
| b) | ADDITIONAL FSI TO BE PURCHASED | 798.28 |
| 7 | TOR PERMISSIBLE (AS PER SECTION 30 OF DCPR 2034) TABLE 12 | 3086.27 |
| 8 | 200% ROAD SETBACK AREA | ..... |
| a) | ADDITIONAL FSI AS PER REG. 38(7A) | 4478.34 |
| b) | FSI CONSUMED IN BLDG. NO. 1 (CE/7368/WS/AK) | 2851.64 |
| c) | TOR PROPOSED IN BLDG. NO. 2 | ..... |
| d) | TOTAL = (a+b+c+d) | 2352.20 |
| 9 | TOTAL AREA | 4478.34 |
| 10 | PERMISSIBLE FLOOR AREA | 7565.61 |
| 11 | EXISTING BUILT UP AREA BLDG. NO. 1 (CE/7368/WS/AK) | 4712.97 |
| 12 | PROPOSED BUILT UP AREA | 2851.64 |
| 13 | FSI CONSUMED ON NET HOLDING = 11/3 | 2.45 |
| 14 | DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS | |
| a) | PURELY RESIDENTIAL BUILT UP AREA | ..... |
| b) | REMAINING NON RESIDENTIAL BUILT UP AREA | 0.00 |
| 15 | DETAILS OF FSI AVAILABLE AS PER DCPR 31 (3) | |
| a) | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE REG. 31(3) FOR PURELY RESIDENTIAL - OR = (B1 x 0.35) (258.80 x 0.35) = 884.38 | 787.46 |
| b) | FUNGIBLE WITHOUT CHARGING PREMIUM = 209.99 | |
| 16 | FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE REG. 31(3) FOR NON RESIDENTIAL - OR = (B2 x 0.20) (526.86 x 0.20) = 114.41 | 113.69 |
| a) | FUNGIBLE WITHOUT CHARGING PREMIUM (110.86 X 0.35) = 38.81 | |
| 17 | TOTAL FUNGIBLE BUILT UP AREA VIDE DCPR 31 (3) = (C1 + C2) | 901.15 |
| 18 | FUNGIBLE FSI KEPT IN ABEYANCE FOR TENANTS | 82.24 |
| 19 | TOTAL FUNGIBLE PROPOSED | 901.15 |
| 20 | TOTAL GROSS BUILT UP AREA PROPOSED (13 + C4) | 3752.79 |
| 21 | TENEMENT STATEMENT | |
| a) | PROPOSED AREA (ITEM A 12 ABOVE) OR C4 | 3752.79 |
| b) | LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.) | 438.53 |
| c) | AREA AVAILABLE FOR TENEMENTS (I) MINUS (b) | 3314.26 |
| d) | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE) | 149.00 |
| e) | TENEMENTS PROPOSED | 52.00 |
| f) | TENEMENTS EXISTING | ..... |
| 22 | PARKING STATEMENT | |
| a) | PARKING REQUIRED BY REGULATIONS FOR CAR | 42.45 |
| b) | SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS) | 5.15 |
| c) | COVERED GARAGE PERMISSIBLE | ..... |
| d) | COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS) | ..... |
| e) | TOTAL PARKING REQUIRED | 47.58 |
| f) | UPTO 50% ADDITION PARKING AS PER DCPR 2034 | 21.22 |
| g) | TOTAL PARKING PROVIDED | 63.00 |
| 23 | TRANSPORT VEHICLES PARKING | ..... |
| a) | SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS | ..... |
| b) | TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED | ..... |
| 24 | CERTIFICATE OF PLOT AREA | |

| PROFORMA - B | | |
|---|------------------|------------------|
| DESCRIPTION OF PROPOSAL AND PROPERTY | | |
| PROPOSED IOD PLAN FOR REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 171 OF VILLAGE ANDHERI (W), F. P. NO. 34 OF TP II ANDHERI, J. P. ROAD, ANDHERI (W), MUMBAI | | |
| JOB No. | DRG. No. | CHECKED BY |
| | | DESIGN BY |
| | | DWG. BY |
| | | SCALE |
| | | DATE |
| NORTH | | |
| NAME OF OWNER / C.A. TO OWNER / LESSEE | | |
| DIGITAL SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE | | |
| NAME AND ADDRESS OF ARCHITECT | | |
| DIGITAL SIGN. OF ARCHITECT | | |
| NAME AND ADDRESS OF ARCHITECT | | |
| DIGITALLY signed by ARUN VISHRAM GURAV | | |
| Date: 2023.10.18 | | |
| 13:40:47 +05'30' | | |
| PLAN FOR APPROVAL | | |
| DIGITAL SIGNATURE OF AUTHORITIES | | |
| S.E.P. (K/W-1) | A.E.B.P. (K/W-2) | E.E.B.P. (K/W-3) |