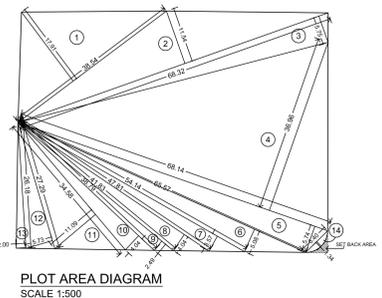


PLOT AREA CALCULATION

| | | |
|-----------------------|-----------------------------|-------------------------|
| 1 | 1/2 X 38.54 X 17.91 X 1 NO | = 345.13 SQ.MT. |
| 2 | 1/2 X 68.32 X 11.54 X 1 NO | = 394.21 SQ.MT. |
| 3 | 1/2 X 68.32 X 5.75 X 1 NO | = 196.42 SQ.MT. |
| 4 | 1/2 X 68.14 X 36.96 X 1 NO | = 1259.23 SQ.MT. |
| 5 | 1/2 X 68.14 X 5.74 X 1 NO | = 195.56 SQ.MT. |
| 6 | 1/2 X 65.57 X 5.08 X 1 NO | = 166.55 SQ.MT. |
| 7 | 1/2 X 54.14 X 3.57 X 1 NO | = 96.64 SQ.MT. |
| 8 | 1/2 X 47.81 X 4.04 X 1 NO | = 96.58 SQ.MT. |
| 9 | 1/2 X 41.83 X 2.49 X 1 NO | = 52.08 SQ.MT. |
| 10 | 1/2 X 38.79 X 4.04 X 1 NO | = 78.36 SQ.MT. |
| 11 | 0.50 X 34.58 X 11.09 X 1 NO | = 191.75 SQ.MT. |
| 12 | 0.50 X 27.29 X 5.73 X 1 NO | = 76.19 SQ.MT. |
| 13 | 0.50 X 26.18 X 2.09 X 1 NO | = 26.18 SQ.MT. |
| 14 | 2/3 X 6.40 X 1.34 X 1 NO | = 5.72 SQ.MT. |
| TOTAL ADDITION | | = 3182.60 SQ.MT. |

SET BACK AREA CALCULATION

| | | |
|----------------------------------|---------------------------|-----------------------|
| A | 0.50 X 6.36 X 3.17 X 1 NO | = 10.08 SQ.MT. |
| TOTAL ADDITION | | = 10.08 SQ.MT. |
| DEDUCTIONS | | |
| 1 | 2/3 X 6.36 X 1.34 X 1 NO | = 5.68 SQ.MT. |
| TOTAL DEDUCTION | | = 5.68 SQ.MT. |
| TOTAL BUILT UP AREA (X-Y) | | = 4.40 SQ.MT. |



PLAN OF PUMP ROOM AND WATER TANK SCALE 1:100

LOCATION PLAN SCALE 1:4000

BLOCK PLAN SCALE 1:500

BUILT UP AREA SUMMARY (COMMERCIAL)

| FLOOR | FLOOR AREA OF WING | STAIR - CASE AREA | NET BUILT UP AREA |
|------------------|-----------------------|---------------------|-----------------------|
| GR. FLOOR | 581.58 SQ.MT. | NIL | 581.58 SQ.MT. |
| 1ST PODIUM FLOOR | NIL | NIL | NIL |
| 2ND PODIUM FLOOR | 671.28 SQ.MT. | 39.12 SQ.MT. | 632.16 SQ.MT. |
| 3RD PODIUM FLOOR | NIL | NIL | NIL |
| 4TH PODIUM FLOOR | NIL | NIL | NIL |
| TOTAL | 1252.86 SQ.MT. | 39.12 SQ.MT. | 1213.74 SQ.MT. |

BUILT UP AREA SUMMARY (RESIDENTIAL)

| FLOOR | FLOOR AREA OF WING | | 'A' | STAIR - CASE AREA | | 'B' | NET BUILT UP AREA (A - B) |
|--------------|--------------------|----------------|----------------|-------------------|---------------|---------------|---------------------------|
| | WING 'A' | WING 'B' | | WING 'A' | WING 'B' | | |
| 5TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 6TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 7TH FLOOR | 323.29 | 267.61 | 590.90 | 59.16 | 61.30 | 120.46 | 470.44 SQ.MT. |
| 8TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 9TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 10TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 11TH FLOOR | 418.36 | 341.79 | 760.15 | 57.64 | 59.79 | 117.43 | 642.72 SQ.MT. |
| 12TH FLOOR | 418.36 | 267.61 | 685.97 | 57.64 | 61.30 | 118.94 | 567.03 SQ.MT. |
| TOTAL | 3296.36 | 2596.83 | 5893.19 | 482.64 | 481.34 | 943.98 | 4919.21 SQ.MT. |

TOTAL BUILT UP AREA PROPOSED (1213.74 + 4919.21) = 6132.95 SQ.MT.

PARKING AREA STATEMENT AS PER DCPR 2034

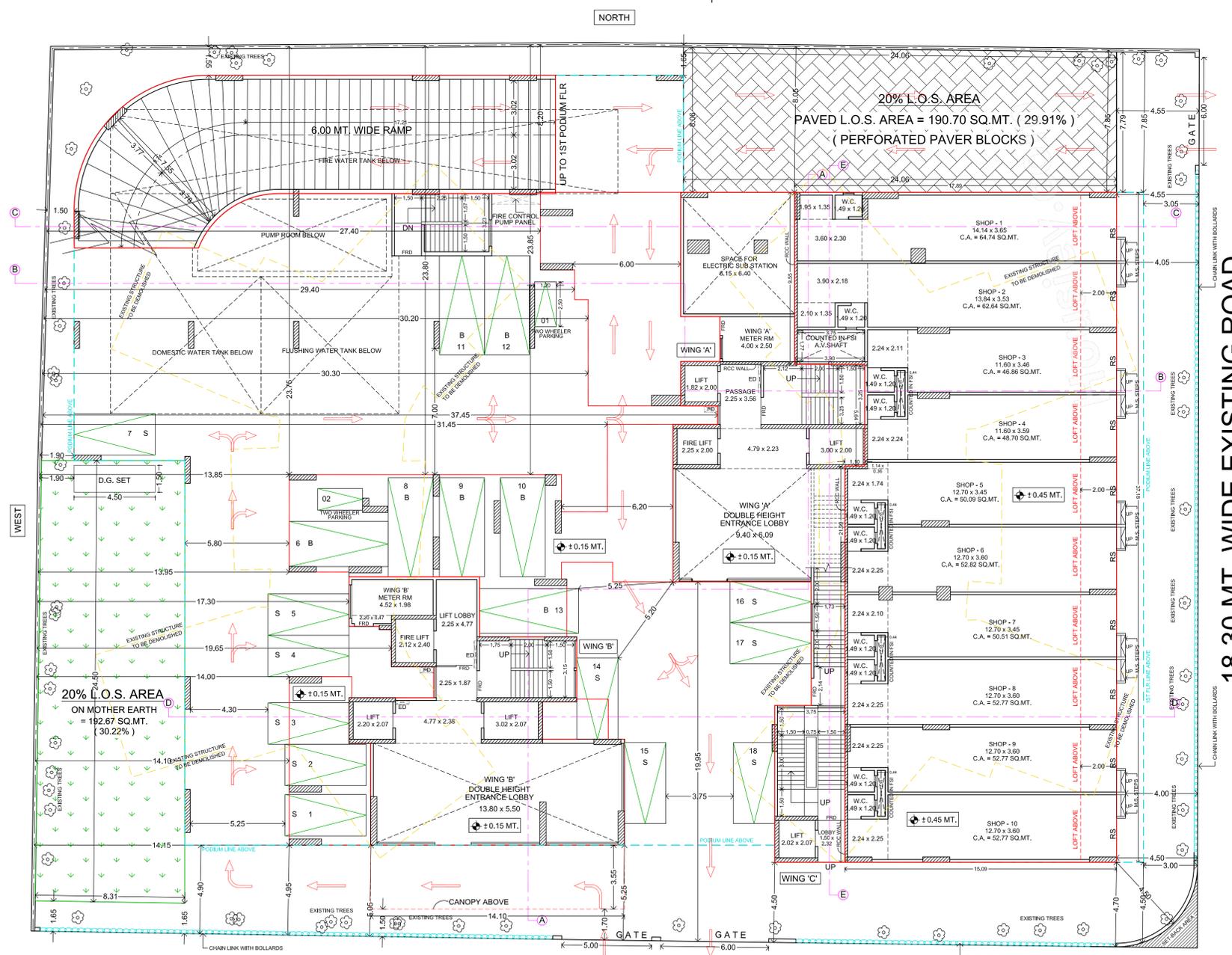
| CARPET AREA IN SQ.MT. | TOTAL NOS. OF FLATS | PARKING PERMISSIBLE AS PER D.C. RULES | PARKING REQUIRED |
|--|---------------------|---------------------------------------|------------------|
| BELOW 45.00 | NIL | 1 PARKING FOR 2 TENEMENTS | NIL |
| 45.00 TO 60.00 | NIL | 1 PARKING FOR 4 TENEMENTS | NIL |
| 60.00 TO 90.00 | 22 NOS. | 1 PARKING FOR 1 TENEMENTS | 22.00 |
| ABOVE 90.00 | 31 NOS. | 2 PARKING FOR 1 TENEMENTS | 62.00 |
| 53 NOS. | | | 84.00 |
| 10% ADDITIONAL PARKING FOR VISITORS | | | 08.40 |
| TOTAL PARKING REQUIRED FOR RESIDENTIAL | | | 92.40 |
| 1 PARKING FOR 40 SQ.MTS. OF TOTAL FLOOR AREA UPTO 800 SQ.MT. AND 1 PARKING FOR EVERY 80 SQ.MT. OF AREA EXCEEDING 800 SQ.MT. (1213.74 SQ.MT.) | | | 25.17 |
| 10% ADDITIONAL PARKING FOR VISITORS | | | 2.52 |
| TOTAL PARKING FOR SHOP | | | 27.69 |
| TOTAL PARKING REQUIRED (92.40 + 27.69) = 120.09 NOS. SAY MIN. | | | 120 NOS. |
| TOTAL PARKING PROPOSED FOR FULL POTENTIAL | | | 202 NOS. |

TOTAL PARKING PROPOSED

| FLOOR | BIG | SMALL | TOTAL |
|------------------|----------------|---------------|----------------|
| GROUND FLOOR | 07 | 11 | 18 |
| 1ST PODIUM FLOOR | 14 | 11 | 25 |
| 2ND PODIUM FLOOR | 14 | 13 | 27 |
| 3RD PODIUM FLOOR | 53 | 37 | 90 |
| 4TH PODIUM FLOOR | 26 | 16 | 42 |
| TOTAL | 114 NOS | 88 NOS | 202 NOS |

TWO WHEELER PARKING PROPOSED

| FLOOR | TOTAL |
|------------------|---------------|
| GROUND FLOOR | 02 |
| 1ST PODIUM FLOOR | 10 |
| 2ND PODIUM FLOOR | 17 |
| 3RD PODIUM FLOOR | 22 |
| 4TH PODIUM FLOOR | 15 |
| TOTAL | 66 NOS |



PART GROUND / PART STILT FLOOR PLAN SCALE 1:100

9.00 MT. WIDE ROAD

18.30 MT. WIDE EXISTING ROAD

CHE/WS/1745/K/W/337(NEW)

PROFORMA - A

| NO. | DESCRIPTION | TOTAL AREA |
|----------------------------------|---|----------------|
| 1 | AREA OF PLOT | 3187.00 |
| 2 | DEDUCTIONS FOR | NIL |
| a) | ROAD SET BACK AREA | 4.40 |
| b) | PROPOSED ROAD | NIL |
| c) | AREA NOT IN PHYSICAL POSSESSION | NIL |
| 3 | Balance area of plot (1 minus 2) | 3182.60 |
| 4 | Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind) | NIL |
| 5 | Net area of plot (3 minus 4) | 3182.60 |
| 6 | Additions for floor space index | NIL |
| 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) | 3182.60 |
| 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 | 1591.30 |
| 9(b) | Permissible TDR as per Reg. 30(1) Table (12) | |
| 9(c) | SLUM TDR as per Reg. 32(5.4.1)(iii) | |
| 9(d) | GENERAL TDR as per Reg. 32 | |
| 9(e) | Incentive F.S.I. as per 33(7)(B) | 470.00 |
| 10 | Permissible Floor Area (7 X 8) plus 9 above | 5243.90 |
| 11 | Existing floor area | NIL |
| 12 | Proposed built up area | 5222.18 |
| 13 | Excess DECK area taken in Floor Space Index | NIL |
| 14A | Purely residential built up area | 4008.44 |
| 14B | Remaining Non Residential built up area. | 1213.74 |
| 14 | TOTAL Built up proposed (11 + 12 + 13) | 5222.18 |
| 15 | F.S.I. Consumed on net holding = 14/3 | 1.64 |
| 16A | Fungible Built Up Area component proposed vide DCPR 31 (3) for purely Residential = or < (14A x 0.35) | 1.87 |
| 16B | Fungible Built Up Area component proposed vide DCPR 31 (3) for Non - Residential = or < (14B x 0.35) | NIL |
| 16C | Permissible Fungible floor Area vide DCPR 31 (3) | 1827.76 |
| 17 | Total Fungible Built Up Area vide DCPR 31 (3) = (16A + 16B) | 910.77 |
| (i) | Fungible Compensatory Area by charging premium (Residential) | NIL |
| (ii) | Fungible Compensatory Area without charging premium (Residential) | 910.77 |
| (iii) | Fungible Compensatory Area by charging premium (Non Residential) | NIL |
| (iv) | Fungible Compensatory Area without charging premium (Non Residential) | NIL |
| 18 | Total Gross BUILT UP AREA proposed (14 + 17) | 6132.95 |
| TENEMENT STATEMENT | | |
| (i) | PROPOSED AREA (Item A, 12 above) or C4 | 6132.95 |
| (ii) | LESS DEDUCTIONS OF NON RESI. AREA | 1213.74 |
| (iii) | AREA AVAILABLE FOR TENEMENTS (i) - (ii) | 4919.21 |
| (v) | TENEMENTS PERMISSIBLE AS PER (450 / HECTARE) | 221.36 |
| (vi) | TENEMENTS PROPOSED | 53 NOS. |
| (vii) | TENEMENTS EXISTING | --- |
| (viii) | TOTAL TENEMENTS PROPOSED | 53 NOS. |
| PARKING STATEMENT | | |
| a) | TOTAL PARKING REQUIRED | 120 |
| b) | TOTAL PARKING PROPOSED | 202 |
| PROFORMA - B | | |

CONTENTS OF SHEET: GROUND FLOOR PLAN, BUILT UP SUMMARY, PARKING AREA STATEMENT, LOCATION PLAN

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. DT: 1404/2022 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 3187.00 SQ. MTS. (THREE THOUSAND ONE HUNDRED AND EIGHTY SEVEN ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING CTS NO. 831/14 OF VILLAGE AMBIVALI, ANDHERI (WEST) MUMBAI - 400053.

NAME, ADDRESS OF C.A. TO OWNER DIGITAL SIGN
SHRI. ARSHAD A. LASHKARIA
DIRECTOR OF LASHKARIA HOUSING & INFRASTRUCTURE PVT. LTD.

LASHKARIA ANURAG, 1ST FLOOR, J.P. ROAD, MODEL TOWN, FOUR BUNGALOW, NEAR VERSOVA METRO STATION, ANDHERI (WEST), MUMBAI 400053.

B.M.C. FILE NO. CHE/WS/1745/K/W/337(NEW)

 THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CHE/WS/1745/K/W/337(NEW) DATED : 17.04.2023

APPROVED subject to conditions mentioned in this office letter under no. CHE/WS/1745/K/W/337(NEW)

| S.E.B.P. (K/W-1) | A.E.B.P. (K/W) | E.E.B.P. (WS) KWest |
|--|----------------|---------------------|
| NORTH | | |
| SCALE | | |
| 1:100 | | |
| NAME AND ADDRESS OF ARCHITECT | | DIGITAL SIGN |
| SHRI. KEDAR A. PATHARE | | |
| ENVISIONS | | |
| ARCHITECTURE AND INTERIOR DESIGN STUDIO | | |
| 12-13, GROUND FLOOR ABHISHEK BUILDING ANDHERI (WEST), MUMBAI 400 053 | | |
| ARCHITECT | | |