

| FLOOR | BUILT UP AREA | | AMENITIES AREA | | STAIR CASE AREA | | GROSS BUILT AREA (IN SQ.MTRS.) | NOS OF FLATS WING-A | NOS OF FLATS WING-B | NOS OF SHOP/OFFICE |
|------------|---------------|-------------|------------------------|------------------------------|-----------------|------------|--------------------------------|---------------------|---------------------|--------------------|
| | COMMERCIAL | RESIDENTIAL | S.OFFICE (IN SQ.MTRS.) | FITNESS CENTRE (IN SQ.MTRS.) | WING-A & B | WING-A & B | | | | |
| GR. FLOOR | 351.07 | | | | | | 351.07 | | | 14 |
| 1ST FLOOR | 558.92 | | | | | | 69.75 | | | 10 |
| 2nd FLOOR | | 267.11 | 255.13 | | | | 33.46 | 33.83 | | 6 |
| 3rd FLOOR | | 267.11 | 255.13 | | | | 33.46 | 33.83 | | 6 |
| 4th FLOOR | | 267.11 | 255.13 | | | | 33.46 | 33.83 | | 6 |
| 5th FLOOR | | 267.11 | 255.13 | | | | 33.46 | 33.83 | | 6 |
| 6th FLOOR | | 267.11 | 255.13 | | | | 33.46 | 33.83 | | 6 |
| 7th FLOOR | | 273.13 | 280.73 | 11.68 | | 155.21 | 33.46 | 33.83 | | 6 |
| 8th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 9th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 10th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 11th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 12th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 13th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 14th FLOOR | | 273.13 | 280.73 | | | | 33.46 | 33.83 | | 6 |
| 15th FLOOR | | 251.54 | 259.14 | | 21.59 | 21.59 | 33.46 | 33.83 | | 6 |
| 16th FLOOR | | 273.13 | 244.44 | | | | 33.46 | 33.83 | | 6 |
| 16th FLOOR | | 3956.94 | 3918.12 | 11.68 | | 188.39 | 501.9 | 507.45 | 69.75 | 10075.22 |
| TOTAL | 910.99 | 7875.06 | | 210.07 | | | 1079.1 | 175 | 87 | 24 |

| CARPET AREA | NO. OF PARK. REQ. BY RULE | | NO. OF FLAT | NO. OF PARK. REQ. |
|--|---------------------------|-------------------|-------------|-------------------|
| | PROPOSED | NO. OF PARK. REQ. | | |
| BELOW 45.00 SQ.MT. | 1 | 121 | 121 | 15.13 |
| 45.00 SQ.MT. TO 60.00 SQ.MT. | 1 | 54 | 54 | 13.50 |
| 60.00 SQ.MT. TO 90.00 SQ.MT. | 1 | 0 | 0 | 0.00 |
| ABOVE 90.00 SQ.MT. | 1 | 178 | 178 | 28.53 |
| TOTAL | | | | 57.13 |
| 10% VISITORS | | 28.63 X 10% | | 2.86 |
| TOTAL NO. OF PARKING REQUIRED RESIDENTIAL | | | | 31.49 |
| TOTAL NO. OF PARKING REQUIRED COMMERCIAL | | | | 32.00 |
| TOTAL NO. OF PARKING REQUIRED (RESIDENTIAL + COMMERCIAL) | | | | 63.49 |
| TOTAL SMALL CAR PROPOSED | | | | 32 |
| TOTAL BIG CAR PROPOSED | | | | 0 |
| TOTAL PROPOSED NOS. OF PARKING | | | | 32 |
| TOTAL CONDONATION NOS. OF PARKING | | | | 20 |

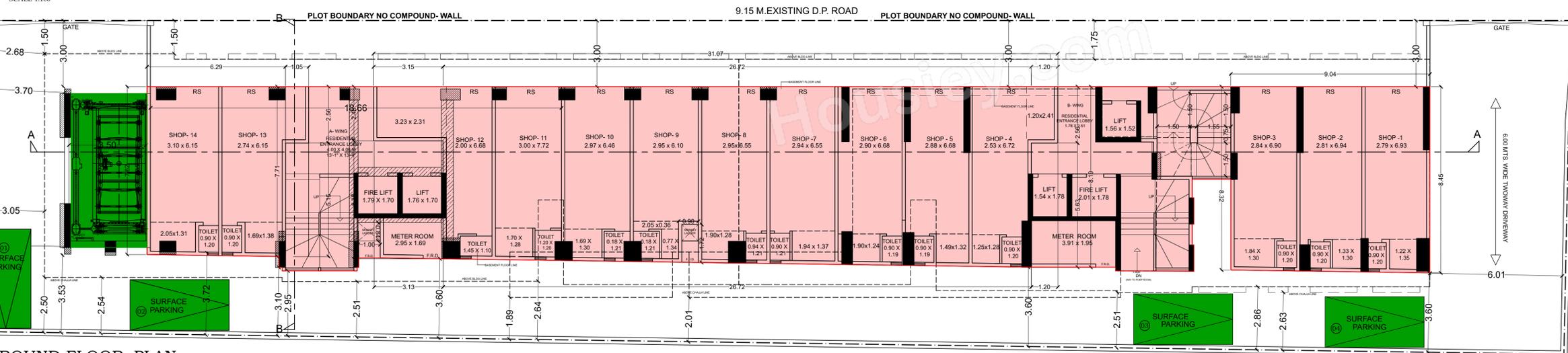
| PERMISSIBLE BUA | PERMISSIBLE FUNDIBLE (35%) | TOTAL |
|-----------------|----------------------------|---------|
| RESIDENTIAL | 5840.00 | 2044.00 |
| COMMERCIAL | 675.00 | 236.25 |
| PROPOSED BUA | | 911.25 |
| RESIDENTIAL | 5840.00 | 2035.06 |
| COMMERCIAL | 675.00 | 235.99 |
| TOTAL | | 8786.05 |

PROFORMA - A

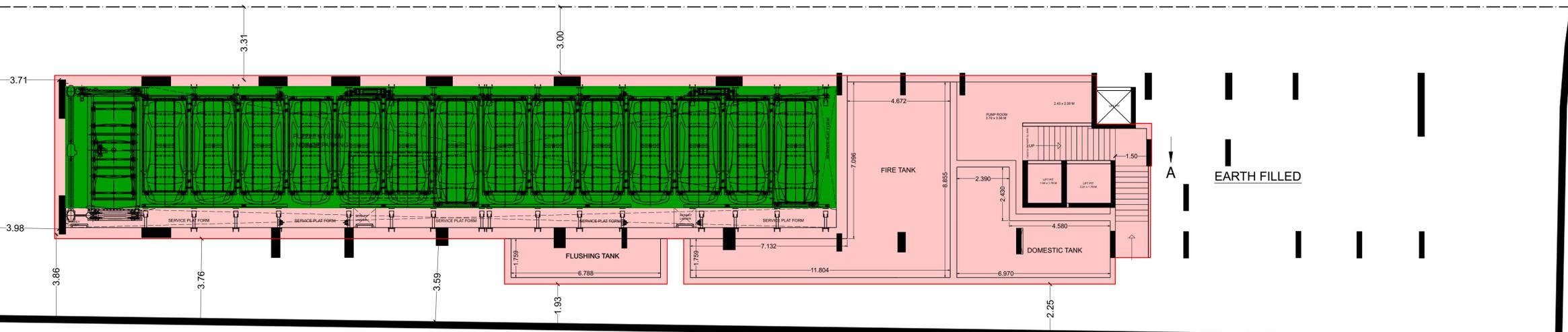
| Sr.No. | DESCRIPTION | AREA IN SQ.M. |
|--------|--|---------------|
| 1 | a Area of plot, as per demarcation | 1056.83 |
| | b As per Lease deed | 1024.96 |
| | c As per Layout | 1417.48 |
| 2 | Deductions for | |
| | a Road setback | |
| | b Proposed D.P. road | |
| | c Any reservation | |
| | Total (a+b+c) | |
| 3 | Balance area of plot (1-2) | 1056.83 |
| 4 | Additions for F.S.I Propose | |
| 5 | Road Setback | |
| 6 | Net Area of plot | 1056.83 |
| 7 | Permissible F.S.I | 3.00 |
| 8 | a Permissible built-up area as per FSI 3.00 (1d X 7) | 3170.49 |
| | b Additional built-up Prorata fsi of layout | 3344.51 |
| | c Total Permissible built-up area (8a + 8b) | 6515.00 |
| 9 | Proposed B.U.A | |
| | a Residential built-up area | 5840.00 |
| | b Non residential built-up area | 675.00 |
| | c Mhada share | |
| | d Excess balcony area taken into FSI | |
| 10 | Total built-up area proposed (9a+9b) | 6515.00 |
| 11 | FSI consumed (10/6) | 6.16 |

| GROUND FLOOR | | |
|----------------|--------------------------------|-----------------|
| 1 | (7.62 + 7.71)/2 X 6.29 X 1 NO | = 48.21 SQ.MT. |
| 2 | 1.05 X 2.56 X 1 NO | = 2.48 SQ.MT. |
| 3 | 3.15 X 2.46 X 1 NO | = 7.75 SQ.MT. |
| 4 | 26.72 X 7.81 X 1 NO | = 208.68 SQ.MT. |
| 5 | 1.20 X 2.56 X 1 NO | = 3.07 SQ.MT. |
| 6 | 1/2 X 26.72 X 0.38 X 1 NO | = 5.08 SQ.MT. |
| 7 | (8.32 + 8.45)/2 X 9.04 X 1 NO | = 75.80 SQ.MT. |
| TOTAL ADDITION | | = 351.07 SQ.MT. |

AREA DIAGRAM OF GROUND FLOOR PLAN SCALE:1:100



GROUND FLOOR PLAN SCALE - 1 : 100



BASEMENT FLOOR PLAN SCALE - 1 : 100

| B Details of FSI available as per DCR 31(3) | | PERMISSIBLE | PROPOSED |
|---|---|-------------|----------|
| 1 | i Fungible built-up area component permissible wide residential (9a x 35%) | 2044.00 | 2035.06 |
| | ii Fungible built-up area component permissible wide residential (9b x 35%) | 236.25 | 235.99 |
| 2 | Total gross built-up area permissible (8c + b1 (i + ii)) | 8795.25 | |
| 3 | Total gross built-up area proposed (10+81) | 8786.05 | |
| 4 | FSI consumed (B2/6) | 8.31 | |

FORM II (PROFORMA B)

CONTENTS OF SHEET :
GROUND FLOOR PLAN & BUILT UP AREA CALCULATION PLAN
BLOCK & LOCATION PLAN , PARKING & BUILT UP AREA STATEMENT

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING SHOP NO. 31 TO 50, KNOWN AS TILAK NAGAR SAI SIDDHI PREMISES CSL ON PLOT BEARING C.T.S. NO. 45 (PT), OF VILLAGE CHEMBUR, AT TILAK NAGAR, CHEMBUR (WEST), MUMBAI- 400089.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1056.83 SQUARE METERS (ONE THOUSAND FIFTY SIX POINT EIGHTY THREE ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAKSHE
LS.R/172/LS/2009

NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN COOB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

This Cancels Approval to the previous Plans Sectioned Under No. MHADA-25/1902/2023 Dated 26.12.2023

DRAFT PLAN FOR APPROVAL

Approved subject to conditions mentioned in this office Letter No. MH/EE/(BP)/GM/MHADA-25/1902/2024/OA/1/Amend

| DRAWING TITLE: | | AMENDED PLAN | |
|----------------|-----------|--------------|------|
| DRWG NO: | 1/7 | SCALE | DATE |
| NORTH | AS STATED | 23-12-2024 | |
| DRAWN | CHECKED | | |
| RAHUL | SACHIN | | |



NAME AND SIGN. OF OWNER :
M/S. KRIPA ELITE CORPORATION C.A. TO TILAK NAGAR SAI SIDDHI PREMISES CO OP SOCIETY LTD.

SIGNATURE