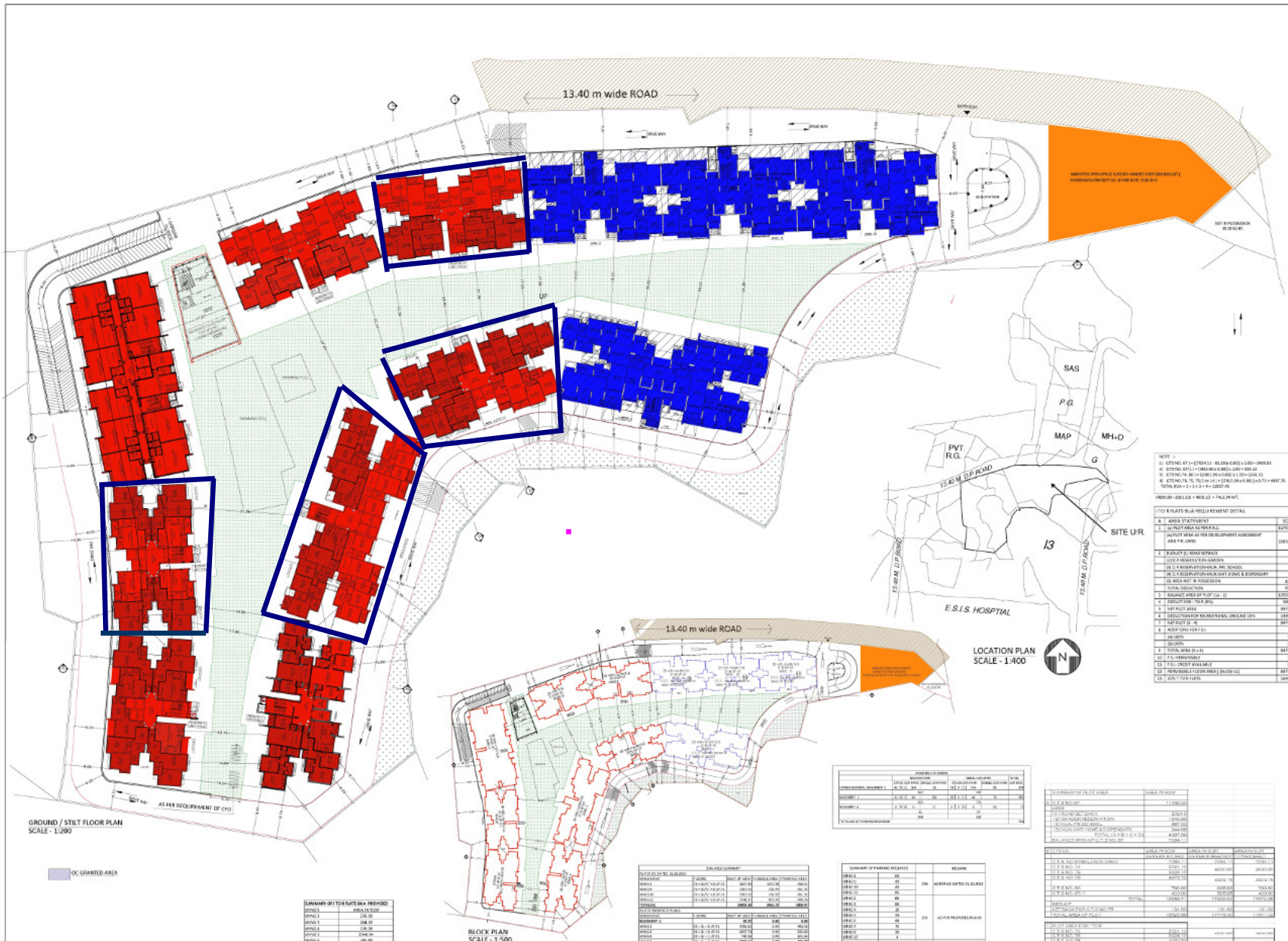

SUMMARY OF ITO & FLATS BLK PROVIDED	
WING 1	176.18
WING 2	218.15
WING 3	236.16
WING 4	1248.34
WING 5	185.88
WING 6	898.00
WING 8	139.96
WING 11	168.00
TOTAL	3246.19

FLAT DETAILS (B.U.A.)						
BUILDING	FLOORS	BUILT UP AREA	CUMULATIVE AREA	TOTAL FLAT AREA
WING 1	1st to 10th	17.60 SQ.MT.	176.00	176.00
WING 2	1st to 10th	21.81 SQ.MT.	218.15	218.15
WING 3	1st to 10th	23.62 SQ.MT.	236.16	236.16
WING 4	1st to 10th	124.83 SQ.MT.	1248.34	1248.34
WING 5	1st to 10th	18.59 SQ.MT.	185.88	185.88
WING 6	1st to 10th	89.80 SQ.MT.	898.00	898.00
WING 7	1st to 10th	13.97 SQ.MT.	139.96	139.96
WING 8	1st to 10th	16.80 SQ.MT.	168.00	168.00
WING 11	1st to 10th	0.00	0.00	0.00
TOTAL			3246.19	3246.19
FLAT AREA PROPOSED				
BUILDING	FLOORS	BUILT UP AREA	CUMULATIVE AREA	TOTAL FLAT AREA
BASEMENT - 1		00.00	00.00	0.00
WING 1	1st to 10th	1092.00	1092.00	1092.00
WING 2	1st to 10th	1352.70	1352.70	1352.70
WING 3	1st to 10th	146.56	146.56	146.56
WING 4	1st to 10th	1000.00	1000.00	1000.00
WING 5	1st to 10th	1110.00	1110.00	1110.00
WING 7	1st to 10th	1104.00	1104.00	1104.00
WING 8	1st to 10th	1000.44	1000.44	1000.44
WING 11	1st to 10th	104.16	104.16	104.16
PARKING WALL (SHADED RED)			00.00	
TOTAL			10000.32	6,00	7246.32
GRAND TOTAL (1+2+3)			13246.52	6,00	10492.51

SUMMARY OF PARKING REQUIRED			REMARK
WING 1	60	156	AS PER OC DATED 31.10.2013
WING 2	43		
WING 3	49		
WING 4	85		
WING 5	88		
WING 6	88		
WING 7	28		
WING 8	35		
WING 9	59	113	AS PER PROPOSED PLANS
WING 10	44		
WING 11	35		
WING 12	35		
WING 13	4		
TOTAL REQUIRED		269	

NOTE :-
1) ((75%NO. OF F + (75%X 1.1 - 81.15%X 0.85)) x 1.00 = 1908.81
2) (75%NO. OF F1 + (MAX.80 x 0.85)) x 1.00 = 339.12
3) (75%NO.TA, 80 + (X 0.85)) x 0.85) x 1.00 = 1241.52
4) (75%NO.TB, 75, 75) x 1x 1.4 + (2%11.34 x 0.85) x 0.75 = 4447.76
TOTAL BUA = 1 + 1 + 2 + 4 = 10507.43

PARKING = 2001.00 + 4508.23 = 7411.24 NOS.

ITO & FLATS BLK REQUIREMENT DETAILS		
A	AREA STATEMENT	SQ.MT.
1	(a) PLOT AREA AS PER P.R.C.	21181.32
	(b) PLOT AREA AS PER DEVELOPMENT AGREEMENT AREA PER OAMD	10558.34
2	DEDUCT (1) ROAD SETBACK	-
	(2) D.P. RESERVATION (MUNICIPAL SCHOOL)	-
	(3) D.P. RESERVATION (MUNICIPAL PRI. SCHOOL)	-
	(4) D.P. RESERVATION (MUNICIPAL H.DINE & DISPENSARY	-
	(5) AREA NOT IN POSSESSION	00.00
	TOTAL DEDUCTION	00.00
3	BALANCE AREA OF PLOT (1a - 2)	10558.42
4	DEDUCT FOR - TDR (5%)	000.00
5	NET PLOT AREA	9979.46
6	DEDUCTION FOR RECREATIONAL GROUND 15%	1496.92
7	NET PLOT (3 - 6)	8479.54
8	ADDITIONS FOR FSI	
	2a) 100%	9.00
	2b) 100%	9.00
9	TOTAL AREA (5+8)	8479.54
10	P.S.I. PERMISSIBLE	1.00
11	P.S.I. CREDIT AVAILABLE	3.00
12	PERMISSIBLE FLOOR AREA (9x10+11)	8479.54
13	ZONE / FOR FLATS	SEMI-BUA

SUMMARY ON PLOT AREA	AREA IN SQ.M.
A. P.T.P. NO.:-	11498.00
LESS	
(1) ROAD SETBACK	2024.32
(2) (a) RESERVATION (MUNICIPAL)	1292.00
(3) (b) RESERVATION (MUNICIPAL)	687.00
(4) (c) NULLAH WIDTH - TO BE AS PER DIMENSIONS	444.00
TOTAL (A + B) (-) (C + D)	4,447.00
BALANCE AREA OF P.T.P. (A-B)	7,051.11

P.T.P. NO.	AREA IN SQ.M.	AREA IN SQ.M.	AREA IN SQ.M.
	ON ROAD WIDTH	ON ROAD WIDTH	OTHERS
F.P. NO.			
(1) F.P. NO.-1A	1084.11	1084.11	1084.11
(2) F.P. NO.-1B	8000.00	8000.00	8000.00
(3) F.P. NO.-1C	6125.15		
(4) F.P. NO.-1D	4000.00	4000.00	4000.00
(5) F.P. NO.-1E	790.00	790.00	790.00
(6) F.P. NO.-1F(1)	403.00	403.00	403.00
TOTAL	18402.11	13377.11	13377.11
AMENITY			
(1) AMENITY FOR P.T.P. NO.-1B	131.00	131.00	131.00
TOTAL AREA OF PLOT	18533.11	13508.11	13508.11
(B) OUT AREA FOR T.P.			
(1) F.P. NO.-1G	8000.00	4000.00	4000.00
(2) F.P. NO.-1H	8000.00	8000.00	8000.00
(3) F.P. NO.-1I	790.00	790.00	790.00
(4) F.P. NO.-1F(2)	403.00	403.00	403.00
TOTAL	17193.00	13193.00	13193.00
AMENITY			
(1) AMENITY FOR P.T.P. NO.-1B	131.00	131.00	131.00
TOTAL AREA OF PLOT	17324.00	13324.00	13324.00
B.U.A. AS PER DETAILS REQUIRED	10508.43	10507.43	8,00,00
B.U.A. AS PER DETAILS PROVIDED	9,00,00	10507.43	8,00,00

NOTES :-
ALL DIMENSIONS ARE IN METER PLOT BOUNDARY SHOWN BLACK PROPOSED WORK SHOWN RED RECREATION GROUND SHOWN SUNNT SHOWN EXTERNAL WALLS ARE 0.15TH CEN.-CINC. BLOCK WALLS INTERNAL WALLS ARE 0.10TH. BRICK WALLS.

WING - 1 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	10	10
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		10	10
20% VISITORS PARKING			2
TOTAL NO OF PARKING REQUIRED			12
TOTAL NO OF PARKING REQUIRED (Nos.)		10.00	10

WING - 2 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	11	11
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	1	1
TOTAL		12	12
20% VISITORS PARKING			2.4
TOTAL NO OF PARKING REQUIRED			14.4
TOTAL NO OF PARKING REQUIRED (Nos.)		12.00	15

WING - 3 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	9	9
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		9	9
20% VISITORS PARKING			1.8
TOTAL NO OF PARKING REQUIRED			10.8
TOTAL NO OF PARKING REQUIRED (Nos.)		9.00	11

WING - 4 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	36	9
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	27	13.5
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	9	9
ABOVE 75 SQ.MT.	2 FOR 1 FLAT		
TOTAL		72	31.5
20% VISITORS PARKING			6.30
TOTAL NO OF PARKING REQUIRED			37.80
TOTAL NO OF PARKING REQUIRED (Nos.)		37.80	38

WING - 5 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	0	0
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		0	0
20% VISITORS PARKING			0
TOTAL NO OF PARKING REQUIRED			0
TOTAL NO OF PARKING REQUIRED (Nos.)		0.00	0

WING - 6 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	0	0
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		0	0
20% VISITORS PARKING			0
TOTAL NO OF PARKING REQUIRED			0
TOTAL NO OF PARKING REQUIRED (Nos.)		0.00	0

WING - 7 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	2	2
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		2	2
20% VISITORS PARKING			0.40
TOTAL NO OF PARKING REQUIRED		0.80	2.5

WING - 8 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	2	1
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	30	30
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		32	31
20% VISITORS PARKING			6.2
TOTAL NO OF PARKING REQUIRED			37.2
TOTAL NO OF PARKING REQUIRED (Nos.)		32.00	38

WING - 9 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	0	0
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		0	0
20% VISITORS PARKING			0
TOTAL NO OF PARKING REQUIRED			0
TOTAL NO OF PARKING REQUIRED (Nos.)		0.00	0

WING - 10 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	30	30
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		30	30
20% VISITORS PARKING			6.0
TOTAL NO OF PARKING REQUIRED			36.0
TOTAL NO OF PARKING REQUIRED (Nos.)		30.00	36

WING - 11 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	0	0
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		0	0
20% VISITORS PARKING			0
TOTAL NO OF PARKING REQUIRED			0
TOTAL NO OF PARKING REQUIRED (Nos.)		0.00	0

WING - 12 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	0	0
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		0	0
20% VISITORS PARKING			0
TOTAL NO OF PARKING REQUIRED			0
TOTAL NO OF PARKING REQUIRED (Nos.)		0.00	0

WING - 13 PARKING DETAILS			
AREA	PARKING REQUIRED	NO OF FLATS	PERMISSIBLE PARKING
BELOW 30 SQ.MT.	1 FOR 4 FLATS	0	0
30.01 TO 45 SQ.MT.	1 FOR 2 FLATS	0	0
45.01 TO 75 SQ.MT.	1 FOR 1 FLAT	4	4
ABOVE 75 SQ.MT.	2 FOR 1 FLAT	0	0
TOTAL		4	4
20% VISITORS PARKING			0.8
TOTAL NO OF PARKING REQUIRED			4.8
TOTAL NO OF PARKING REQUIRED (Nos.)		4.00	5

PROFORMA-A		1/17
FILE NO. CE/9233/WS/AK		
A	AREA STATEMENT	SQ.MT.
1	(a) PLOT AREA AS PER P.R.C.	21181.32
	(b) PLOT AREA AS PER DEVELOPMENT AGREEMENT	10570.34
2	DEDUCT (1) ROAD SETBACK (PLOT-C) 477.79 SQ.MT. (PLOT-H) 1696.47 SQ.MT.	2173.25
	(2) D.P. RESERVATION (PLOT-A) (MAP RESERVATION) 769.11 SQ.MT. (PLOT-B) (MAP RESERVATION) 207.84 SQ.MT. (PLOT-H) (GARDEN RESERVATION) 1139.70 SQ.MT. (PLOT-G) (E-RESERVATION) 121.19 SQ.MT.	(RESERVED FOR SUBH) (RESERVED FOR SUBH) (RESERVED FOR SUBH) (RESERVED FOR SUBH) 2224.64
	TOTAL DEDUCTION	4397.89
A	BALANCE AREA OF PLOT (For Development) (1b - 2)	17972.85
	DEDUCT (1) ROAD SETBACK	0.00
	(2) AREA NOT IN POSSESSION	82.29
	TOTAL DEDUCTION	82.29
	BALANCE AREA OF PLOT	17890.56
4	DEDUCT FOR 10 % (5%) NEGOTIABLE AS PER DCR	000.00
5	NET PLOT AREA	17090.56
6	DEDUCTION FOR RECREATIONAL GROUND 15%	2561.48
7	NET PLOT (5 - 6)	14528.96
8	ADDITIONS FOR F.S.I.	
	2a) 100% (ROAD SETBACK)	8.00
	2b) 100%	8.00
9	TOTAL AREA OF PLOT	14528.96
10	F.S.I. PERMISSIBLE (1) BASIC FSI	1.00 BUA 25
11	F.S.I. CREDIT AVAILABLE (BUILT TDR)	3.00
11a	F.S.I. CREDIT AVAILABLE (DEN. TDR)	2.00
11b	F.S.I. CREDIT AVAILABLE (AMENITY PLOT TDR)	0.00
	Additions For FSI	
	9(a) 100% as per DCR 33	7509.00
	9(b) 50 % as per DCR (33)(5)	
	9(c) other	
12	Permissible floor area (9 x 10) plus 11 above	22631.31
13	DEDUCTED FLOOR AREA	22631.30
14	PROPOSED FLOOR AREA	23335.22
15	EXCESS BUA C. AREA (MAIN BLDG F.S.I.)	NIL
16	Purely Residential Built up area	23335.40
	Remaining Non-Residential Built up area	
	TOTAL built up area proposed (14+16)	23335.40
	FSI consumed on net holding - 13/5	1.72
B	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35(4) for purely Residential - or -(13.8 X 0.35)	4862.15
2	Fungible Built up area component proposed vide DCR 35(4) for purely Non-Residential - or -(13.8 X 0.25)	3.00
3	Total fungible built up area vide DCR 35(4) (1+2)	4862.15
4	Total Gross built up area proposed	32850.55
C	TENEMENT STATEMENT	
1	Proposed Area	32850.55
2	Deduction Non-Resi. Area	NIL
3	Area Available For Tenements	0.00
4	Tenement Area (1850 Mq/unit)	1476
5	Tenements Proposed	264
6	Tenements Existing	129
7	Total Tenement	393
D	PARKING STATEMENT	
1	PARK REQD.	585
2	COVERED GARAGES PERMISSIBLE	NIL
3	COVERED GARAGES PROPOSED	NIL
4	TOTAL PARK PROVIDED	793
E	TRANSPORT VEHICLES PARKING	NIL

CERTIFICATE OF AREA	SIGNATURE
Certified That The Plot Under Reference Is Got Surveyed Through Surveying Agency To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners. The Said Area As Per Survey Now Varies Out To 23183.10 Sq.mts.	SHASHIKANT LAXMAN JADHAV

PROFORMA -B

CONTENTS OF SHEET
BLOCK PLAN / LOCATION PLAN, COLT/UP AREA SUMMARY, PARKING STATEMENT & R.G. AREA SUMMARY.

NOTE :
1) ALL DIMENSIONS ARE IN METER.
2) THIS PLAN IS EQUALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
3) THIS CHANGE IS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO CE/9233/WS/AK DATED - 12.08.2016
4) APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO CE/9233/WS/AK DATED -
5) THE PLANS OF WINGS 01,08,10,11 OF THE ALREADY GRANTED OCCUPATION CERTIFICATE DATED - 31.10.2013 ARE NOT ATTACHED ALONG WITH THIS AMENDED APPROVAL.

Sudhir Bhagwat Nimbalkar	Balaram Kashinath Sankhe	
E.E.B.P.(KEN)	A.E.B.P.(KEN)	E.E.B.P.(NWARD)

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 67,67-/1,76,75,75/1 TO 14,78,80 OF VILLAGE MULGAON, ANDHERI (E) MUMBAI.

SCALE	JOB NO.	DWG. NO.	DRAWN BY
	280	1/17	
	SCALE	DATE	CHECKED BY
	1:100		

REVISIONS	DESCRIPTION
-NIL-	

NAME OF THE OWNER	SIGNATURE
LODHA IMPRESSION REAL ESTATE PVT. LTD.	Kapil Khandelwal

NAME ADDRESS AND SIGNATURE OF LICENSED SURVEYOR	SIGNATURE
3/14, NATRAJ BUILDING, DEVIDAYAL CHAPPER, MOHAN KOLIWADA LINE, MAGAN MULGAON (N), MUMBAI - 400 069.	SHASHIKANT LAXMAN JADHAV