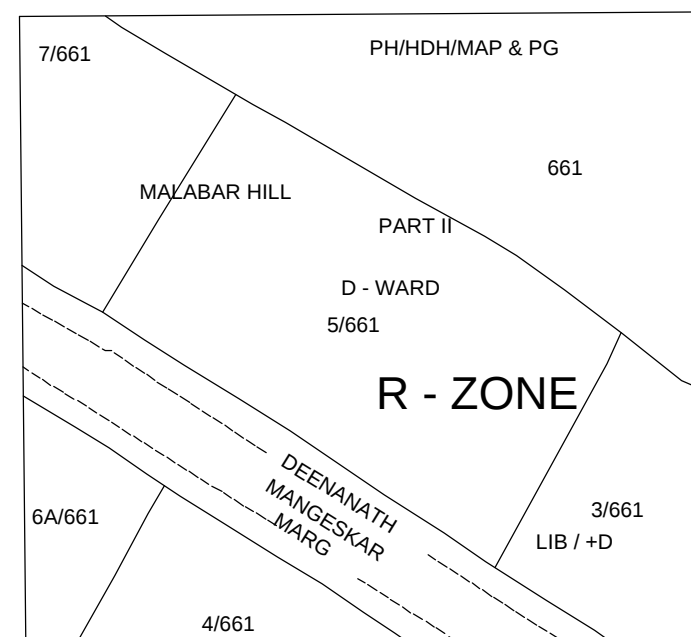
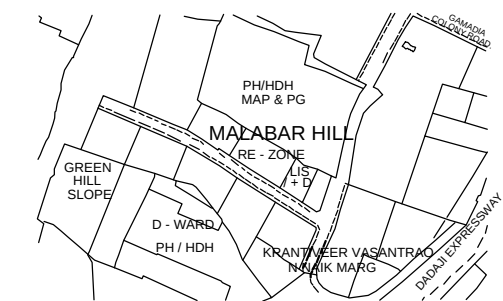


PROPOSED REDEVELOPMENT OF PROPERTY C.S. NO.5/561 OF MALABAR CURBALA HILL DIVISION IN 'D' WARD, BLDG NO.4-6 'SANNANA BUILDING' SITUATED AT FORETT HILL ROAD, MUMBAI - 400 036 CESS NO-D-3428(2)

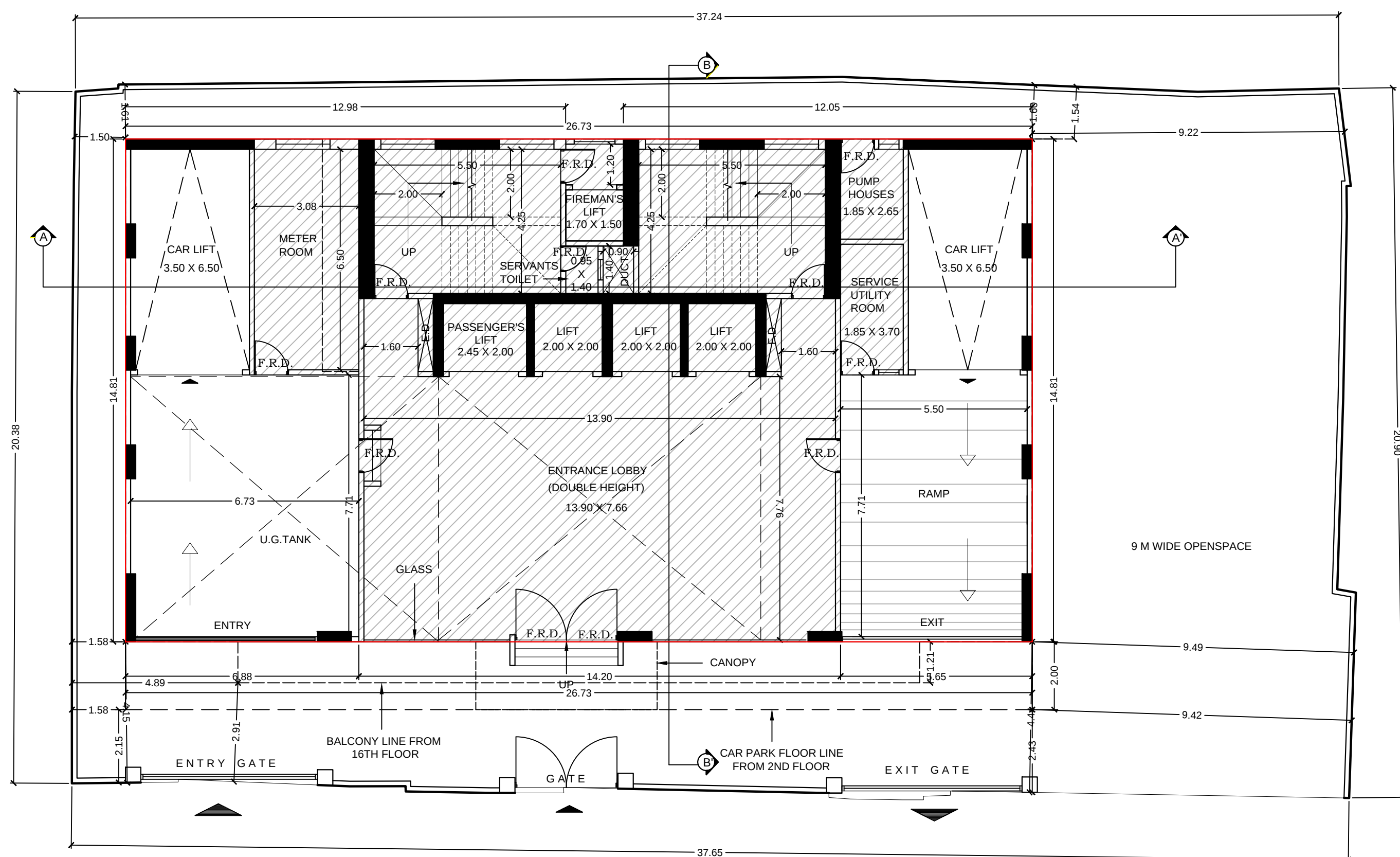
F.S.I. Calculation

SR. NO.	DESCRIPTION	AREA IN SQ.MT	AREA IN SQ.FT.
1	CARPET AREA REQUIRED TO REHAB EXISTING 'R' TENANT	1,513.38	17,371.80
2	BUILT-UP AREA REQUIRED TO REHAB EXISTING 'R' TENANT	1,036.66	20,546.17
3	CARPET AREA REQUIRED TO REHAB EXISTING 'NR' TENANT	0	0.00
4	BUILT-UP AREA REQUIRED TO REHAB EXISTING 'NR' TENANT	0.00	0.00
5	TOTAL B.U.A. REQUIRED TO REHAB EXISTING TENANT	8,026.66	20,546.17
6	CARPET AREA CONSIDERED FOR INCENTIVE F.S.I.	1,513.38	17,371.80
7	BUILT-UP AREA CONSIDERED FOR INCENTIVE F.S.I.	1,286.66	20,546.17
8	INCENTIVE F.S.I. @ 50%	968.33	10,422.08
9	ADD BUILT-UP AREA OF NON CESS STRUCTURE	0	0.00
10	TOTAL PERMISSIBLE B.U.A.	2,904.98	31,269.25
11	ADD 35% FUNGIBLE B.U.A. FOR EXISTING 'R' TENANT	677.88	7,296.16
12	ADD 35% FUNGIBLE B.U.A. FOR EXISTING 'NR' TENANT	0.00	0.00
13	ADD 35% FUNGIBLE B.U.A. INCENTIVE	338.91	3,648.06
14	ADD 35% FUNGIBLE B.U.A. FOR NON CESS STRUCTURE	0	0.00
15	TOTAL PERMISSIBLE B.U.A. INCLUDING FUNGIBLE B.U.A.	3,923.78	42,212.48

F.S.I. CALCULATION

REFUGE AREA REQD. AS PER RULE (4% & 4.25% OF TOTAL BUILT UP AREA)		
SR.NO	FLOOR	FLOOR AREA (IN SQ.MT)
1	9th FLOOR	236.71
2	10th FLOOR	237.35
3	11th FLOOR	238.35
4	SERVICE FLOOR BETWEEN 12TH AND 13TH FLOOR	-
5	12th FLOOR	238.59
6	13th FLOOR	246.27
7	14th FLOOR	246.27
8	TOTAL BUILT UP AREA	1443.54
9	@ 4% OF ABOVE AREA (PERMISSIBLE)	57.74
10	@ 4.25% OF ABOVE AREA (PERMISSIBLE)	61.35
11	PROPOSED REFUGE 8 TH FLOOR	61.31
12	15th FLOOR	266.19
13	17th FLOOR	266.19
14	18th FLOOR	266.19
15	19th FLOOR	266.19
16	20th FLOOR	266.19
17	21st FLOOR	266.19
18	TOTAL BUILT UP AREA	1597.14
19	@ 4% OF ABOVE AREA (PERMISSIBLE)	63.89
20	@ 4.25% OF ABOVE AREA (PERMISSIBLE)	67.88
21	PROPOSED REFUGE 15 TH FLOOR	66.19

REFUGE AREA CALCULATION



12.19 M WIDE DINANATH MANGESHKAR ROAD

GROUND FLOOR PLAN

CAR PARKING STATEMENT IN SQ.MT		
DESCRIPTIONS	NO OF TENEMENTS	NO OF PARKING
(1) ONE PARKING TO 40 SQ.MT. FOR COMMERCIAL AREA	—	—
(2) 10% VISITORS PARKING FOR 100 MINIMUM 1 NOS.	—	—
(3) TOTAL PARKING FOR NR	—	—
(4) 5 TENEMENTS HAVING CARPET AREA UP TO 45 SQ.MT.	17	2.13
(5) 4 TENEMENTS HAVING CARPET AREA EXISTING 45 TO 60 SQ.MT.	1	0.25
(6) 2 TENEMENTS HAVING CARPET AREA 60 TO 90 SQ.MT.	29	14.5
(7) 1 TENEMENT HAVING CARPET AREA EXCEEDING 90 SQ.MT.	0	0
(8) TOTAL PARKING FOR 'R'	—	16.88
(9) 10% VISITORS PARKING FOR 'R'	—	4.22 NOS.
(10) TOTAL PARKING REQUIRED	—	21.10 NOS.
(11) TOTAL PARKING FOR 'R' & NR	—	21.10 NOS.
(12) TOTAL REQUIRED	—	21.10 NOS.
(13) 50% ADDITIONAL AS PER REGULATION 310(1)(V) CONSIDERING VISITORS PARKING AT 2%	9.0 NOS.	9.0 NOS.
(14) TOTAL REQUIRED	—	30.0 NOS.
(15) SAY	—	30 NOS.
(16) ADDITIONAL PARKING REQUIRED FOR FULL POTENTIAL IE AFTER CLAIMING SALE FUNGIBLE	—	5.00 NOS.
(17) TOTAL PROPOSED	—	35.00 NOS.

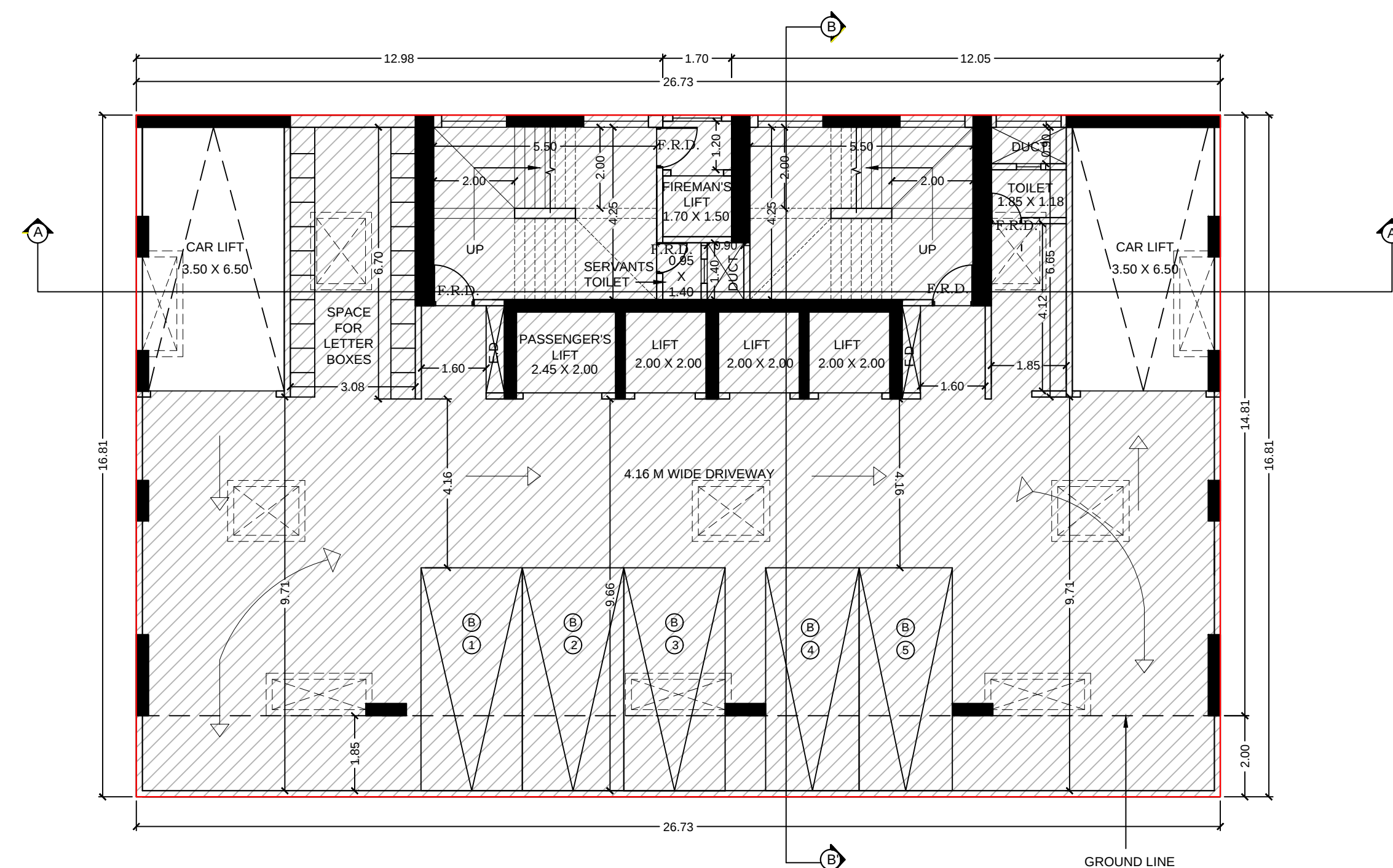
CAR PARKING STATEMENT

FITNESS CENTRE CALCULATION	
DESCRIPTIONS	
(1) PERMISSIBLE BUILT UP AREA INCLUDING REHAB/SALE FUNGIBLE AREA	9921.73 SQ.MT
(2) PERMISSIBLE FITNESS CENTER @ 2% OF TOTAL BUILT UP AREA	78.43 SQ.MT
(3) PROPOSED FITNESS CENTER	77.23 SQ.MT

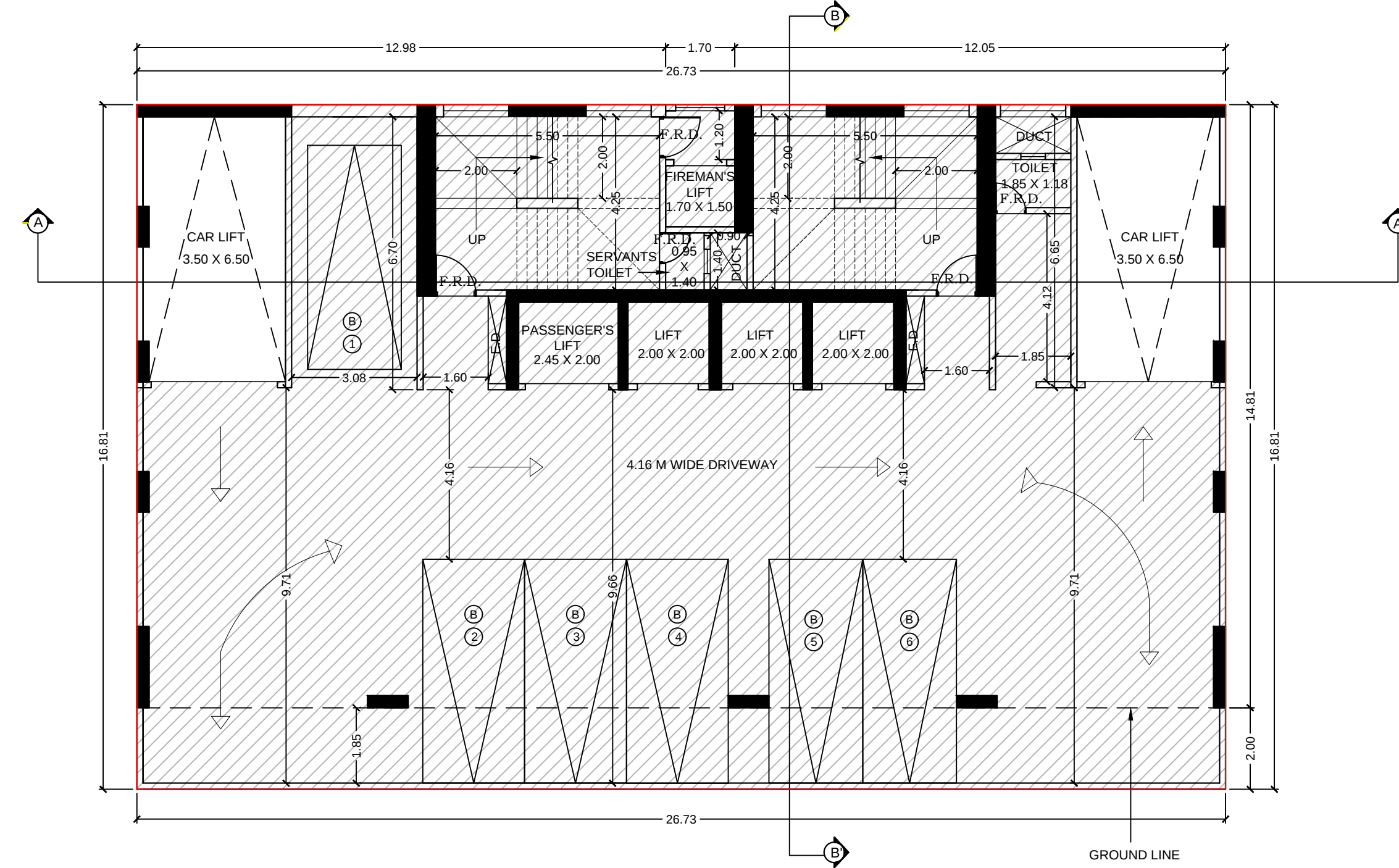
FITNESS CENTRE STATEMENT

B.U.A SUMMARY		
SR.NO	FLOOR	B.U.A
1	GROUND	—
2	1ST FLOOR	—
3	2nd FLOOR	—
4	3rd FLOOR	—
5	4th FLOOR	—
6	5th FLOOR	—
7	6th FLOOR	—
8	7th FLOOR	—
9	8th FLOOR (REFUGE)	153.54
10	9th FLOOR	236.71
11	10th FLOOR	237.35
12	11th FLOOR	238.35
13	SERVICE FLOOR BETWEEN 12TH AND 13TH	—
14	12th FLOOR	238.59
15	13th FLOOR	246.27
16	14th FLOOR	246.27
17	15th FLOOR (REFUGE)	172.35
18	16th FLOOR	266.19
19	17th FLOOR	266.19
20	18th FLOOR	266.19
21	19th FLOOR	266.19
22	20th FLOOR	266.19
23	21st FLOOR	266.19
TOTAL		3366.57

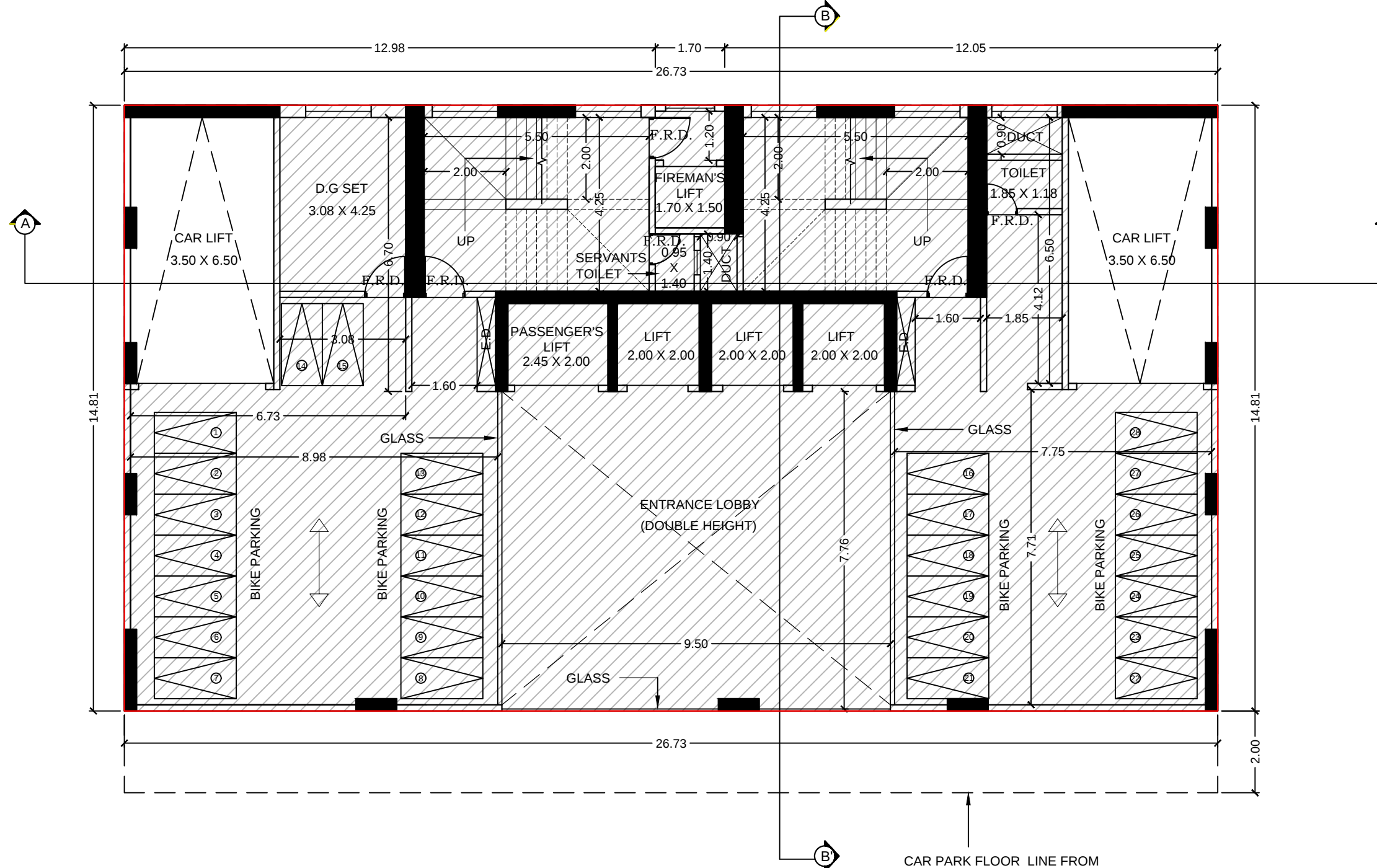
B.U.A SUMMARY



7TH FLOOR PLAN (CAR PARK FLOOR)



2ND TO 6TH FLOOR PLAN (CAR PARK FLOOR)



FIRST FLOOR PLAN

PROFORMA- A

A. AREA STATEMENT			
(i)	Area of plot	771.75 SQ.MT	
(ii)	Deduction for: a) Road set back area b) Proposed road c) Any reservation (sub-plot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	NIL	
(iii)	Balance area of plot (111.11 minus 2) Nil	771.75 SQ.MT	
(iv)	Deduction for 10% LWS	---	
(v)	Net area of plot	771.75 SQ.MT	
(vi)	Less Deduction for floor space index	---	
(vii)	Less Deduction for D.F. road	NIL	
(viii)	Less Deduction for floor space index	---	
Total Floor Area (5 phase 6)			---
(ix)	Total Floor Area index permissible	AS PER STATEMENT	
(x)	But Floor Space Index provided by Development Rights (Restricted to, % of the area of plot (5 above))	---	
(xi)	ORC = 10% ORC = 10% ORC = 10%	---	
(xii)	Addition for floor space index	---	
(xiii)	80% less per ORC 12	---	
(xiv)	10% less per ORC 30	---	
(xv)	60% more	---	
(xvi)	Permissible Plot GFA area	2804.68 SQ.MT	
(xvii)	Existing Plot GFA area (to be retained)	---	
(xviii)	Permissible Plot GFA area	2751.96 SQ.MT	
(xix)	Excess balcony area (111.11 Floor Index)	---	
Total Plot GFA (2751.96 - 111.11)			2751.96 SQ.MT
(iii)	Fill contained within a holding ≥ 140	5.57	---
(iv)	Density of 100 residents per acre (DPR 18)	Permissible	---
(v)	Fungible Plot Area consented (Proportion of Plot Area) (L&P 20)	---	---
(i)	Plot Area	771.75	---
(ii)	Plot Area	771.75	---
(iii)	Plot Area	771.75	---
(iv)	Plot Area	771.75	---
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