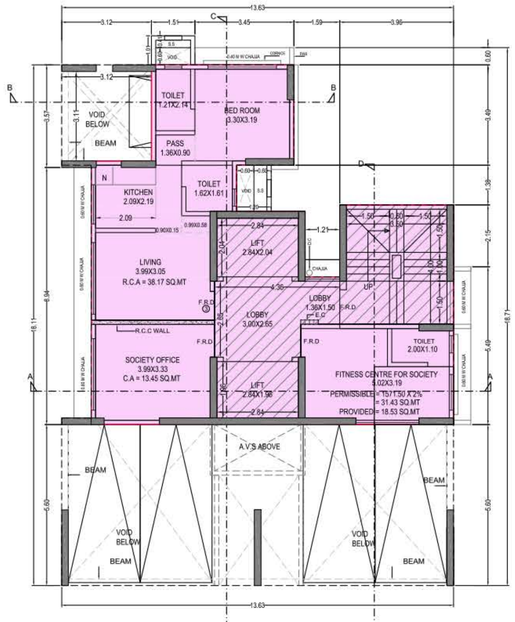
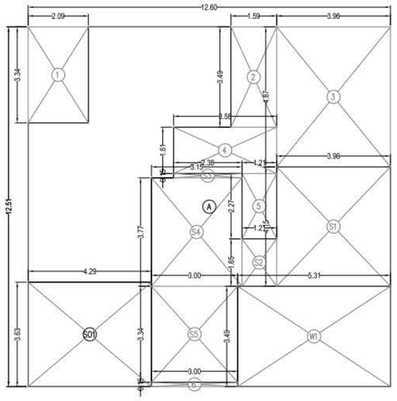
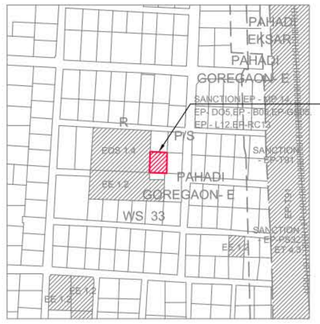


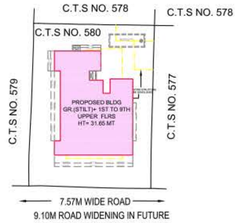
1ST FLOOR PLAN
SCALE 1:100



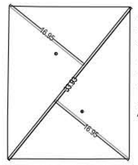
BUA DIAG. OF 1ST FLOOR
SCALE 1:100



LOCATION PLAN
SCALE :- 1:4000



BLOCK PLAN
SCALE :- 1:500



PLOT AREA DIAGRAM
SCALE :- 1:500

SETBACK AREA DIAGRAM
SCALE :- 1:500

BUILT UP AREA CALCULATION

1ST FLOOR									
A	12.60	X	12.51	X	1 NO	=	157.63	SQ.MT.	
				TOTAL ADDITION		=	157.63	SQ.MT.	X

DEDUCTIONS

1	2.09	X	3.34	X	1 NO	=	6.98	SQ.MT.	
2	1.59	X	3.49	X	1 NO	=	5.55	SQ.MT.	
3	3.96	X	4.87	X	1 NO	=	19.29	SQ.MT.	
4	3.58	X	1.61	X	1 NO	=	5.76	SQ.MT.	
5	1.21	X	2.27	X	1 NO	=	2.75	SQ.MT.	
6	3.00	X	0.15	X	1 NO	=	0.45	SQ.MT.	
				TOTAL DEDUCTION		=	40.78	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	116.85	SQ.MT.	X1

STAIRCASE & LIFT AREA

STAIRCASE & LIFT AREA									
S1	3.96	X	4.15	X	1 NO	=	16.43	SQ.MT.	
S2	1.21	X	1.65	X	1 NO	=	2.00	SQ.MT.	
S3	2.38	X	0.15	X	1 NO	=	0.36	SQ.MT.	
S4	3.15	X	3.77	X	1 NO	=	11.88	SQ.MT.	
S5	3.00	X	3.34	X	1 NO	=	10.02	SQ.MT.	
TOTAL STAIR. & LIFT AREA PER FL. (1ST FLOOR)						=	40.69	SQ.MT.	Y2

WELFARE CENTER AREA CALCULATION

WELFARE CENTER AREA CALCULATION									
W1	5.31	X	3.49	X	1 NO	=	18.53	SQ.MT.	
TOTAL WELFARE CENTER AREA (1ST FLOOR)						=	18.53	SQ.MT.	Y3

SOCIETY OFFICE AREA CALCULATION

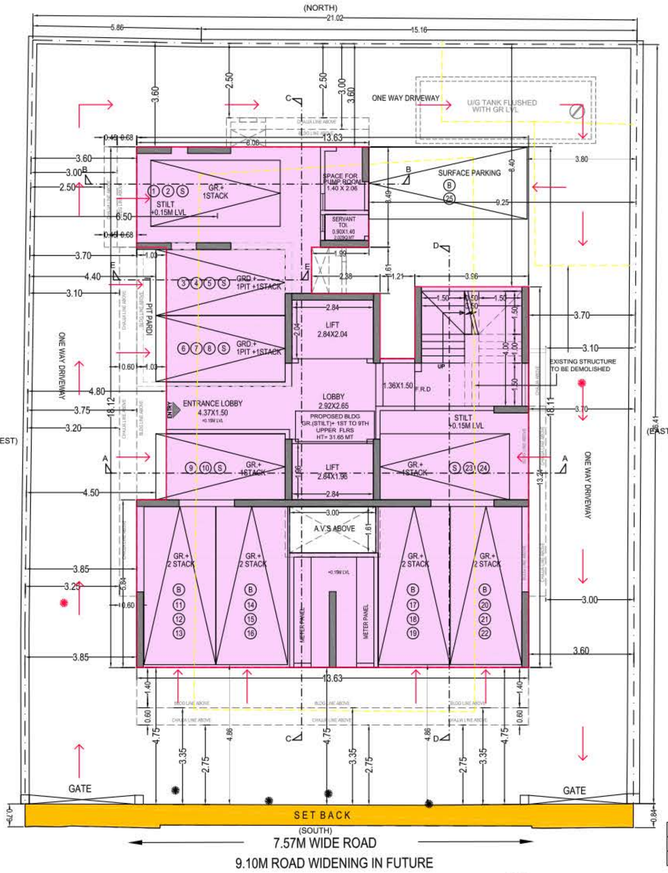
SOCIETY OFFICE AREA CALCULATION									
SO1	4.29	X	3.63	X	1 NO	=	15.57	SQ.MT.	
TOTAL SOCIETY OFFICE AREA (1ST FLOOR)						=	15.57	SQ.MT.	Y4

NET BUILT UP AREA [X1 - (Y2+Y3+Y4)]	=	42.06	SQ.MT.

PLOT AREA CALCULATION									
1	1/2	x	33.93	x	16.95	x 1NO	=	287.55	SQ.MT.
2	1/2	x	33.93	x	16.95	x 1NO	=	287.55	SQ.MT.
TOTAL ADDITION							=	575.11	SQ.MT.
ADD SETBACK AREA							=	15.92	SQ.MT.
TOTAL PLOT AREA							=	591.03	SQ.MT.

AREA OF PLOT CLAIMED AS PER PRC = 582.20 SQ.MT - 15.92SQ.MT.
= 566.28SQ.MT.

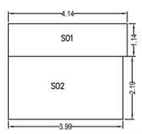
SETBACK AREA CALCULATION									
1	1/2	x	4.76	x	0.81	x 1NO	=	1.93	SQ.MT.
2	1/2	x	4.76	x	0.78	x 1NO	=	1.86	SQ.MT.
3	1/2	x	12.95	x	0.72	x 1NO	=	4.66	SQ.MT.
4	1/2	x	12.95	x	0.70	x 1NO	=	4.53	SQ.MT.
5	1/2	x	3.63	x	0.80	x 1NO	=	1.45	SQ.MT.
6	1/2	x	3.63	x	0.82	x 1NO	=	1.49	SQ.MT.
TOTAL ADDITION							=	15.92	SQ.MT. X



GROUND FLOOR PLAN
SCALE 1:100

NOTE:

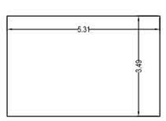
✱	EXISTING TREE
✱	EXISTING TREE TO BE CUT



CARPET AREA DIAG. OF SOCIETY OFFICE
SCALE 1:100

SOCIETY OFFICE CARPET AREA CALCULATION

SOCIETY OFFICE - 1ST FLOOR									
SO1	4.14	X	1.14	X	1 NO	=	4.72	SQ.MT.	
SO2	3.99	X	2.19	X	1 NO	=	8.73	SQ.MT.	
TOTAL SOCIETY OFFICE AREA (1ST FLOOR)						=	13.45	SQ.MT.	



BUA DIAG. OF FITNESS CENTER
SCALE 1:100

FITNESS CENTER AREA CALCULATION

BUA CALCULATION - 1ST FLOOR									
W1	5.31	X	3.49	X	1 NO	=	18.53	SQ.MT.	
TOTAL FITNESS CENTER AREA (1ST FLOOR)						=	18.53	SQ.MT.	Y3

FITNESS CENTRE PERMISSIBLE 2 X 2% =
2% OF GROSS BUILT-UP AREA 1571.50 = 31.43 SQ.MT
FITNESS CENTRE PROVIDED = 18.53 SQ.MT

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.		Description	BUA In Sq. MT. Commercial	Residential	Total
		(A) REHAB COMPONENT			
1.		Existing BUA of the Building to be Demolished:			
	a.	Commercial Structure Existing Prior to 01.04.1962	---	---	---
	b.	Residential Structure Existing Prior to 17.04.1962	---	---	---
	c.	OC granted As per IOD Plans Approved	---	---	---
	d.	As per Approved BCC Plan Approved u/no. CE/2789/BS/AR dtd. 9.12.1988 CC granted on date: 13.12.1988	---	582.05	582.05
	e.	Others Specify	---		
	f.	Existing BUA excluding Staircase/Lift/Lift Lobby/Ottla of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	---	16.07	16.07
	g.	Existing BUA accepted for allowing fungible area for Rehab without charging Premium from Above	---	565.98	565.98
2.		Permissible Fungible Area for Rehab without charging Premium [35% of 1 (g) above] = (3-4)	---	198.09	198.09
3.		Fungible Area Availed for Rehab Component (2-4)	---	198.09	198.09
4.		Fungible Area kept in abeyance / unutilized (As per total of Col. No. 16 of Table No. II)	---	---	---
		(B) SALE COMPONENT			
5.		Permissible BUA	Net Plot Area 566.28	50% Add FSI 283.14	TDR including protected BUA & setback 0.5 or 0.7 or 0.9 or 1.0 283.14 31.84 — Total 1164.40
6.		Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	Commercial ---	Residential 1164.07	Total 1164.07
7.		Permissible fungible area	---	407.43	407.43
8.		Fungible Area availed for Sale (7-3)	---	209.34	209.34

TABLE NO. I

PROPOSED BUILT UP AREA STATEMENET

SR. NO.	WING	FLOOR NO.	PROPOSED BUILT UP AREA (IN SQ.MT) COMMERCIAL	RESIDENTAIL	TOTAL (4+5) (IN SQ.MT)	STAIRCASE/LIFT/LIFT LOBBY AREA (IN SQ.MT) COMMERCIAL	RESIDENTAIL	FLAT/NR/ SOCIETY OFFICE/ FITNESS CENTRE/ REFUGE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	GRD	----	----	----	----	----	----
		1ST	----	42.06	42.06	----	40.69	FLAT
		2ND	----	191.18	191.18	----	40.69	FLAT
		3RD	----	191.18	191.18	----	40.69	FLAT
		4TH	----	191.18	191.18	----	40.69	FLAT
		5TH	----	191.18	191.18	----	40.69	FLAT
		6TH	----	191.18	191.18	----	40.69	FLAT
		7TH	----	191.18	191.18	----	40.69	FLAT
		8TH	----	191.18	191.18	----	40.69	FLAT
		9TH	----	191.18	191.18	----	40.69	FLAT
2	TOTAL BUA PROPOSED		----	1571.50	1571.50	----	366.21	
3	FUNGIBLE COMPENSATORY AREA PROPOSED: (RESI: 35%)		----	407.43	407.43	----		
4	NET BUA PROPOSED (2 - 3)		----	1164.07	1164.07	----		
5	FITNESS CENTRE		PERMISSIBLE 2 X 2% = 1571.50 X 2% = 31.43 SQ.MT PROVIDED = 18.53 SQ.MT					PROVIDED AT 1ST FLR
6	SOCIETY CENTRE		PERMISSIBLE = 20.00 SQ.MT PROVIDED = 15.57 SQ.MT					PROVIDED AT 1ST FLOOR
7	AMENITY AREA/ BUA IN SQ.M(REQ 14A OR 14B)		PERMISSIBLE 2 X 2% = ---- PROVIDED = ----					ACCESSIBLE BY ____/ PROVIDED AT _____FLOOR IN WING__
8	IH/PH		REQUIRED BUA = SQ.MT, NO. OF TENANMENTS PROVIDED BUA = SQ.MT, NO. OF TENAMENTS					PROVIDED AT _____ FLOOR
9	REFUGE AREA		REQUIRED (IN SQ.MT)	PROVIDED (IN SQ.MT)	EXCESS PROV.	PROPOSED AT FLOOR	BUA CONSIDERED FOR REFUGE AREA: FLOOR FROM ____ TO ____	TOTAL BUA

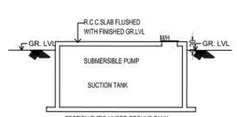
TABLE NO. - IV

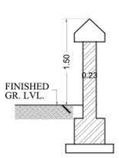
PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	Flat No. 2	No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces: Below 45 Sq. Mt. (1 for 4 T/s)	Above 45 to 60 Sq. Mt. (1 for 2 T/s) (OR 1 FOR EACH TENEMENT AS PER REG. 44)	Above 60 to 90 Sq. Mt. (1 for every T/s)	Above 90 Sq. Mt. (2 for 1 T/s)	Total Parking
(1) 1.	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	(A) Residential:										
	A	1st	---	----	38.17	01	01	----	----	----	
		2nd	59.27	59.27	59.02	03	----	03	----	----	
		3rd	59.27	59.27	59.02	03	----	03	----	----	
		4th	59.27	59.27	59.02	03	----	03	----	----	
		5th	59.27	59.27	59.02	03	----	03	----	----	
		6th	59.27	59.27	59.02	03	----	03	----	----	
		7th	59.27	59.27	59.02	03	----	03	----	----	
		8th	59.27	59.27	59.02	03	----	03	----	----	
		9th	59.27	59.27	59.02	03	----	03	----	----	
2.	Total Residential Tenement (For Tenement Density)			25	01/4	24*1	----	----			
3.	Required Parking Spaces (From 2 Above)				0.25	24.00	----	----			24.00
4.	25% Visitors Parking (3. x 5%) 24.00 X 5% = 1.20										1.20
5.	Total Required Parking spaces for Residential Tenements (3+4)										25.20
6.	Total Required Parking spaces Permissible (Per Tenements Wise & Shall not be more than Nos. of T/S)										24.00
7.	(B) Commercial:										

8.	Description	Parking Requirement		BUA In Sq. Mt.	No. of Parking Required
9.	a) Commercial/ IT Park	i) 01 for every 40 Sq. Mt. Up to 800 Sq. Mt.	ii) 01 for every 80 Sq. Mt. exceeding 800 Sq. Mt.	----	----
10.	b) Convenience Shopping	i) 01 for every 150 Sq. Mt. for Shop Up to 20 Sq. Mt.	ii) 01 for every 50 Sq. Mt. for shop over 20 Sq. Mt.	----	----
11.	c) Others	i)	ii)	----	----
12.	d) 10% Visitors (Min 2 Nos.)				
13.	Total Required Parking Spaces for Commercial Users				----
14.	Total Parking Spaces Required For Resi + Comm (5+13)				25.20 SAY 25.00
15.	Maximum Free Permissible Parking Spaces=	(No. of Tenants having Carpet Area less than 90.00 sqm. + Parking spaces required for Tenants having carpet Area more than 90.00 sqm. + Sr. No. 14 or Sr. No. 14 + Sr. No. 19) whichever is more			40.00
16.	Total Required Parking Spaces Provided =				25.00
17.	10% Additional Parking Spaces for Vehicle holding Area = (16) X 10%				2.50
18.	Excess to Required Parking Spaces Provided= (16 - 14)				
19.	50% of required Parking Spaces Permissible free of FSI/ without charging premium = 14 x 50%				
20.	Total parking proposed by charging premium.				
21.	Details of parking Spaces Provided				

Sr. No.	Floor	Parking Spaces Required: Small	Big	Total
1	STACK PARKING	12	12	24
2	SURFACE PARKING	00	01	01
	Total	12	13	25%
	% Ratio to Total =	48%	52%	100%





SECTION THROUGH COMPOUND WALL
SCALE -:1:50

FORM 'I'		
1.	AREA STATEMENT	SQ.MT.
1.	GROSS AREA OF PLOT (AS PER PR CARD)	582.20
	(a) AREA OF RESERVATION IN PLOT	-----
	(b) AREA OF ROAD SET BACK	15.92
	(c) AREA OF DP ROAD	-----
2.	DEDUCTIONS FOR	-----
(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	-----
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16)	15.92
	(b) PROPOSED DP ROAD AREA (REGULATIONNO 16)	-----
	(c) i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	-----
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e .sr.no 5 below)	-----
	TOTAL AREA UNDER ROAD/RESERVATION	-----
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	-----
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	-----
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	-----
	(c) AREA OF AMENITY PLOT AS PER DCR 35	-----
	TOTAL AMENITY AREA	-----
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANYLAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	-----
3.	TOTAL DEDUCTIONS [2(A) +2(B)+2(C)]	15.92
4.	BALANCE AREA OF PLOT(FOR CACULATING REQUIRED LOS) [1-3]	566.28
5.	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)(c)(ii)]	566.28
6.	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)	1.0
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	566.28
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT)	-----
	(c) PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE ,WHICHEVER IS MORE)	566.28
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	-----
	(a) ADDITIONAL BUA FOR 2(A)(c)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.	-----
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) (200% of 15.92= 31.84) ADDITIONAL INCENTIVE FSI RIGHTS FOR SET-BACK AREA @ 10%	31.84
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT	-----
	TOTAL ADDITIONAL BUA	
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	-----
	(a) IN LIEU OF COST CONSTRUCTION OFAMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	-----
	(b) 15% OF SR. NO. 7b ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B)	-----
	(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	-----
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	-----
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) [SR.NO.5 X 50%] (566.28 SQ.MT. X 0.50 = 283.14)	283.14
11.	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(a) & 9 ABOVE) (566.28 SQ.MT. X 0.50) + 283.14 SQ.MT	
	GENERAL TDR : 283.14 - 70.00 = 213.14	
	SLUM TDR 20% Minimum = 283.14 X 20% = 56.63 (say 70.00)	283.14
	TOTAL = 283.14	
12.	PERMISSIBLE BUILTUP AREA [7+8+9+10+11]	1164.40
13.	PROPOSED BUILT UP AREA	1164.07
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND32 FOR UNUTILIZED BUA ON PLOT	
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)	-----
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	198.09
	(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	198.09
b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	209.45
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	209.34
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(a)(i) +15(b)(ii)]	1571.50
17.	FSI CONSUMED ON NET PLOT [13/4]	2.05
(ii)	OTHER REQUIREMENTS	
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	
	TENEMENT STATEMENT	
	(i) PROPOSED BUA (13 (a) ABOVE)	1164.07
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	-----
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	1164.07
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	52
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	25
(E)	PARKING STATEMENT	
	(i) PARKING REQURED BY REGULATION FOR:	25 NOS
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	----- -----
	(ii) COVERED GARAGE PERMISSIBLE	-----
	(iii) COVERED GARAGE PROPOSED	-----
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	----- -----
	(iv) TOTAL PARKING PROVIDED	25 NOS
(F)	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	-----
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN, BLOCK AND KEY PLAN
PLOT AREA CALCULATION SUMMARY & TABLE I , TABLE III TO TABLE V.

STAMP OF DATE OF RECIEPT OF PLANS	STAMP OF APPROVAL OF PLANS
PLANS FOR CONSIDERATION	

AKSHAY BHARGAV DUDHANE — Digitally signed by AKSHAY BHARGAV DUDHANE Date: 2022.11.17 12:03:20 +05'30'
S.E.B.P.

HARESH CHANDIRAM BHAGAT — Digitally signed by HARESH CHANDIRAM BHAGAT DN: c=IN/HARESH CHANDIRAM BHAGAT Reason: PERSONAL Location: Date: 2021-11-25 20:03:06 IST
A.E.B.P.

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10.08.2021 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 591.03 SQ.MT.(FIVE HUNDRED AND NINETY ONE POINT ZERO THREE ONLY.) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

Rasik Prabhuda s Hingoo — Digitally signed by Rasik Prabhudas Hingoo DN: c=IN, o=Personal, ou=Personal, email=rasik@hingoo.com, cn=Rasik Prabhudas Hingoo Date: 2021.10.25 15:49:05 IST
SIGNATURE OF ARCHITECT

Nikhil Suresh Shanghvi — Digitally signed by Nikhil Suresh Shanghvi Date: 2021.10.25 17:44:58 +05'30'
SIGNATURE OF STRUCTURAL ENGINEER

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING CTS NO. 580, NO.14, OF VILLAGE PAHADI GOREGAON (W), PLOT 212 JAWAHAR NAGAR, ROAD AT GOREGAON (W), IN 'P/S' WARD, MUMBAI.

NAME OF OWNER :-	The Jawahar Nagar CHSL	Parul Hemant Patel — Digitally signed by Parul Hemant Patel Date: 2021.10.25 11:39:20 +05'30'
NAME OF LESSE :-	Smt. Parul Hemant Patel	
Address:-	FLAT NO. 4 , 1ST FLOOR, SARASWATI BHUVAN, JAWAHAR NAGAR ROAD NO.14, GOREGAON (W) MUMBAI: 400104.	SIGNATURE OF OWNER / DEVELOPER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
1869	1	24.10.2021	AS STATED	SDS	KRH

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

Rasik Prabhuda s Hingoo — Digitally signed by Rasik Prabhudas Hingoo DN: c=IN, o=Personal, ou=Personal, email=rasik@hingoo.com, cn=Rasik Prabhudas Hingoo Date: 2021.10.25 15:49:05 IST
SIGNATURE OF ARCHITECT

HINGOO
RASIK P. HINGOO ASSOCIATES
ARCHITECTURE • URBAN DESIGN • INTERIOR DESIGN • LANDSCAPE DESIGN
3/102-103 PLYMOUTH, SOUTH AVENUE CLUB, LOYOLA CHURCH ROAD, MIRA ROAD (E), 401104