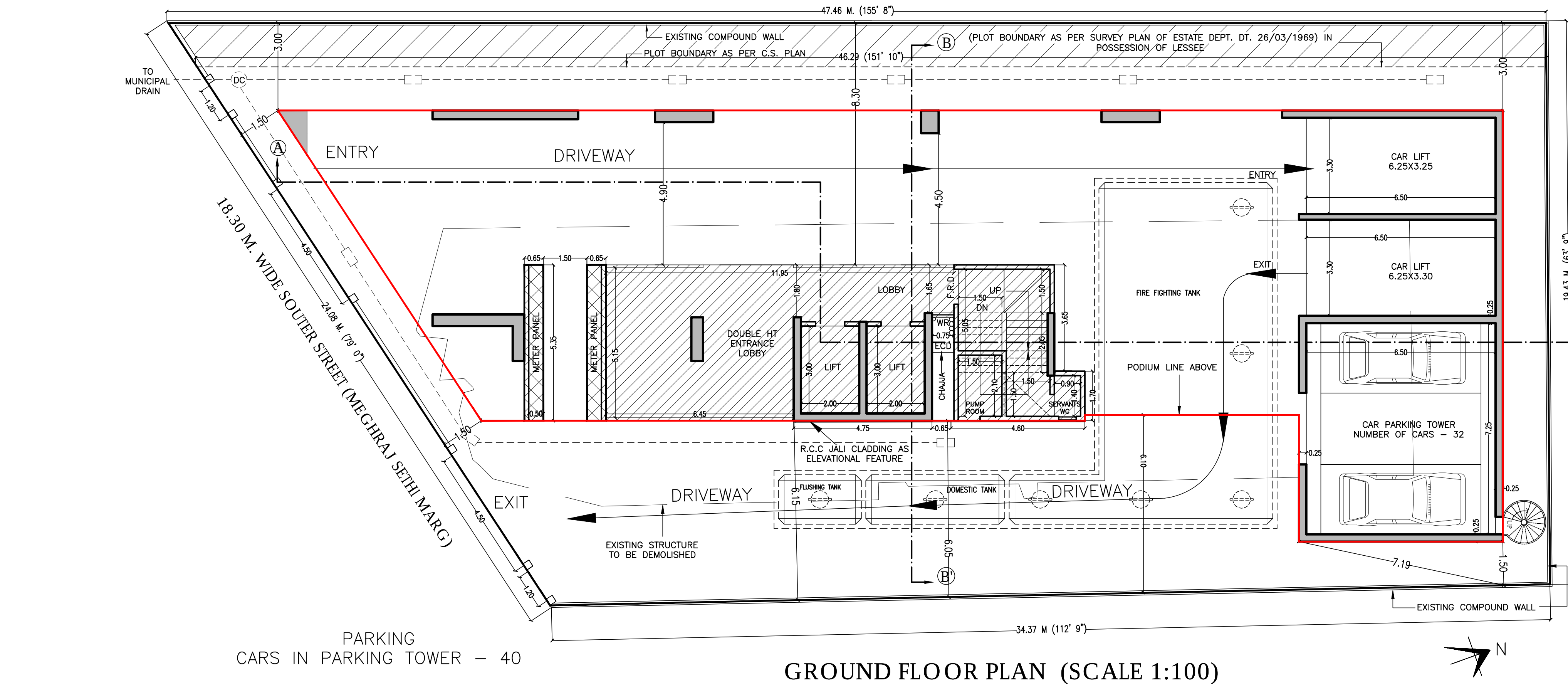


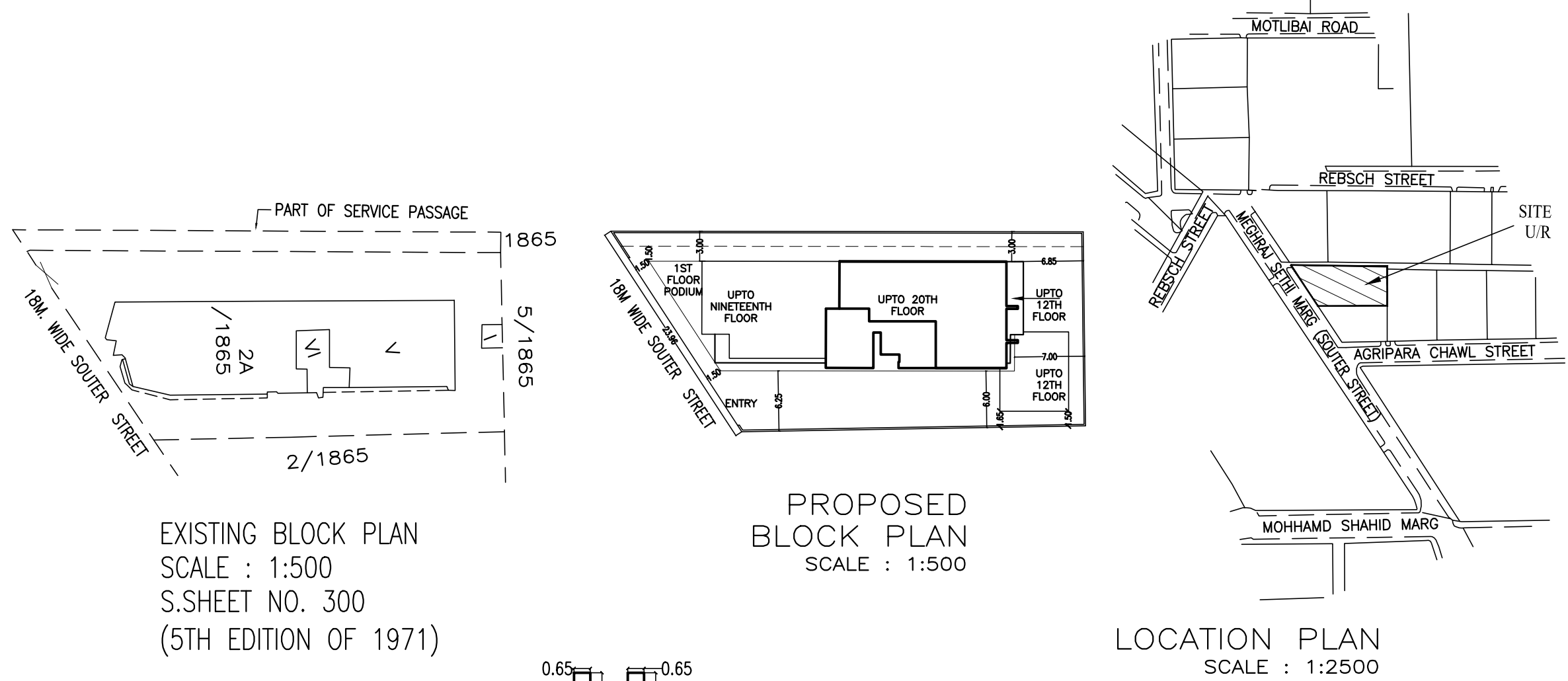


PLOT AREA DIAGRAM
AS PER C.S. PLAN
(SCALE - 1:200)

PLOT AREA DIAGRAM						
AREA TO BE ADDED						
A	0.50	X	46.30	X	18.66	431.98
B	0.50	X	38.85	X	15.95	309.83
TOTAL PLOT AREA						741.81
AS PER PR CARD						740.81

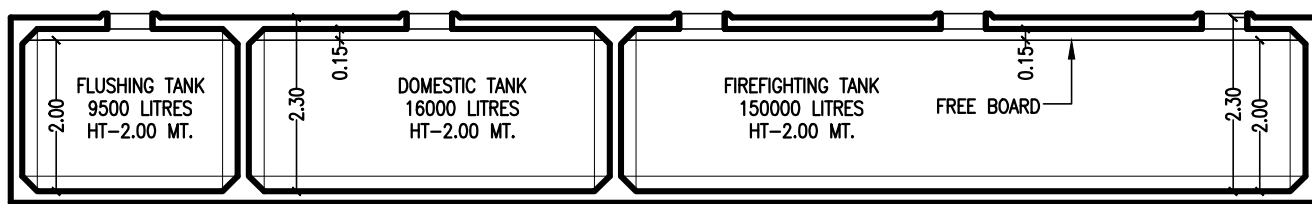
PLOT AREA DIAGRAM AS PER
LEASE PLAN OF ESTATE
DEPARTMENT OF 26-03-1969
(SCALE - 1:200)

PLOT AREA DIAGRAM						
AREA TO BE ADDED						
A	0.50	X	47.46	X	20.16	478.40
B	0.50	X	39.71	X	16.82	333.96
TOTAL PLOT AREA						812.36
AS PER PR CARD						812.02

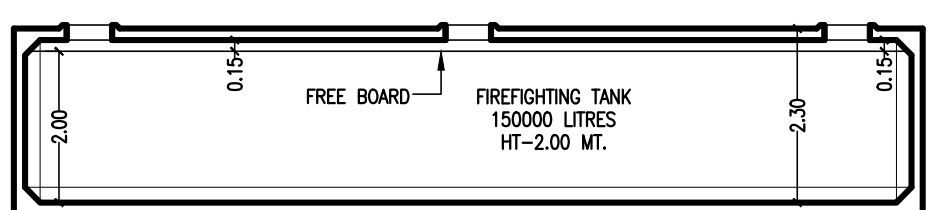


GROUND FLOOR BUA DIAGRAM (SCALE 1:200)

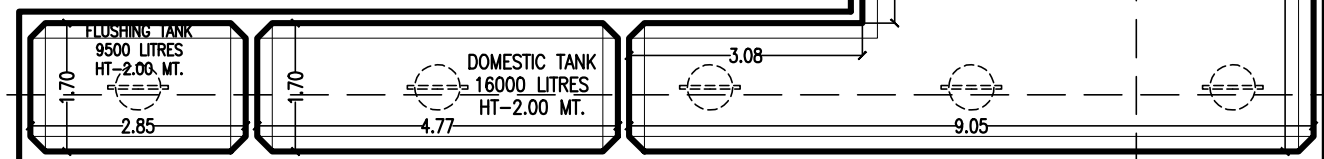
BUILT UP AREA CALCULATION OF METER ROOM ON GROUND FLOOR PLAN				
AREA OF RECTANGLE	0.65	X	5.35	3.48
	0.65	X	5.35	3.48
TOTAL BUILT UP AREA OF METER ROOM ON GROUND FLOOR				6.96



SECTION DD' (SCALE - 1:100)



UNDERGROUND TANK PLAN (SCALE - 1:100)



CAR PARKING STATEMENT						
AREA OF THE TENEMENT	NO.	TOTAL NO.	PARKING REQUIRED FOR EACH CAR	TOTAL		
UPPER 5th FLOOR	45	45	1.25	56.25	NIL	
SE TO 4th FLOOR	45	45	1.25	56.25	1.25	
4th TO 3rd FLOOR	45	45	1.25	56.25	1.25	
3rd TO 2nd FLOOR	45	45	1.25	56.25	1.25	
2nd TO 1st FLOOR	45	45	1.25	56.25	1.25	
1st TO GROUND FLOOR	45	45	1.25	56.25	1.25	
TOTAL PARKING REQUIRED						27.75
TOTAL VISITOR PARKING						1.44
TOTAL RES. PARKING						34.45
TOTAL ADDITIONAL PARKING						5.87
TOTAL PARKING PERMISSIBLE						43.35
TOTAL PARKING REQUIRED						43.00
TOTAL PARKING PROVIDED						43.00
NUMBER OF LARGE CARS						38.00
NUMBER OF SMALL CARS						5.00

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO:-
CHE/CTY/1572/E/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB-ENG (B.P) CITY - VI

ASST. ENG (B.P.) CITY - IV

EXE. ENG (B.P) CITY II

FORM I

PROFORMA A		
1.	AREA OF PLOT	740.81
2.	DEDUCTIONS FOR :	-
A.	ROAD SET-BACK AREA	-
B.	PROPOSED ROAD	-
C.	ANY RESERVATION	-
D.	AMENITY SPACE AS PER DCR 56/57 (SUBPLOT OTHER)	-
3.	BALANCE AREA OF PLOT [1 minus 2]	740.81
4.	DEDUCTION FOR 15% RECREATIONAL GROUND/ 10% AMENITY (SPACE IF DEDUCTIBLE FOR IND)	-
5.	NET AREA OF PLOT [3 minus 4]	740.81
6.	ADDITIONS FOR FLOOR SPACE INDEX	-
7.	TOTAL AREA [5 plus 6]	740.81
8.	FLOOR SPACE INDEX PERMISSIBLE	INCENTIVE SCHEME
9.	A. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO .% OF THE BALANCE AREA VIDE 3 ABOVE)	-
	B. .% AS PER DCR 32	-
	C. .% AS PER DCR 33 ()	-
	D. OTHER	-
10.	PERMISSIBLE FLOOR AREA [REFER TABLE]	2585.30
11.	EXISTING FLOOR AREA	NIL
12.	PROPOSED BUILT UP AREA	2585.30
13.	EXCESS BUILDUP AREA TOWER IN FLOOR SPACE INDEX [AS PER BII BELOW]	NIL
14.	A. PURELY RESIDENTIAL BUILT UP AREA	2585.30
	B. REMAINING NON-RESIDENTIAL BUILT UP AREA	0.000
14.	TOTAL PERMISSIBLE BUILT-UP AREA [(11+12+13)]	2585.30
15.	(AS PER OLD APPROVED PLAN PRIOR TO 6-1-2012)	2585.30
	FSI CONSUMED ON NET HOLDING = 14/1	
B.	DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)	PERMISSIBLE/PROPOSED
1.	FUNGIBLE BUILTUP AREA COMPONENT PERMISSIBLE/PRO. VIDE DCR 35(4)FOR PURELY RESIDENTIAL= OR<(12-14B/1.35)	904.85 747.81
2.	FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR <(14B x 0.20)	0.00 0.00
3.	TOTAL FUNGIBLE BUILTUP AREA VIDE DCR 35(4)=(B.1+B.2)	904.85 747.81
4.	TOTAL GROSS BUILTUP AREA PERMISSIBLE (14+B.3)	3490.15 3333.21
C.	TENAMENT STATEMENT	
i.	PROPOSED AREA [ITEM A, 35 ABOVE]	3333.21
ii.	LESS DEDUCTION OF NON-RESIDENTIAL AREA [SHOP,ETC.]	
iii.	AREA AVAILABLE FOR TENAMENTS [i minus ii]	
iv.	TENAMENTS PERMISSIBLE [600/HECTARE]	
v.	TENAMENTS PROPOSED	29
vi.	TENAMENTS EXISTING	
	TOTAL TENAMENTS ON THE PLOT	
D.	PARKING STATEMENT	
i.	PARKING REQUIRED BY REGULATION FOR	
	CAR	35
	SCOOTER/MOTOR CYCLE	43
	OUTSIDERS [VISITORS]	8
ii.	COVERED GARAGES PERMISSIBLE	
iii.	COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS [VISITORS]	
	TOTAL PARKING PROVIDED	43 NOS.
E.	TRANSPORT VEHICLES PARKING	
i.	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
ii.	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

COLOURING OF PLANS

1. PLOT LINES THICK BLACK
2. PERMISSIBLE BLDG. THICK DOTTED
3. OPEN SPACES NO COLOUR
4. PROPOSED WORK RED FILLED IN
5. DRAINAGE WORK RED DOTTED
6. TO BE DEMOLISHED YELLOW LINE

FORM II

CONTENTS OF SHEET

GR. FLOOR PLAN, BASEMENT PLAN, BLOCK PLANS, LOCATION PLAN,
PLOT AREA DIAGRAM & CALCULATIONS, UGT & OHT PLAN AND SECTIONS

ARCHITECTS SIGNATURE		OWNERS SIGNATURE	
REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

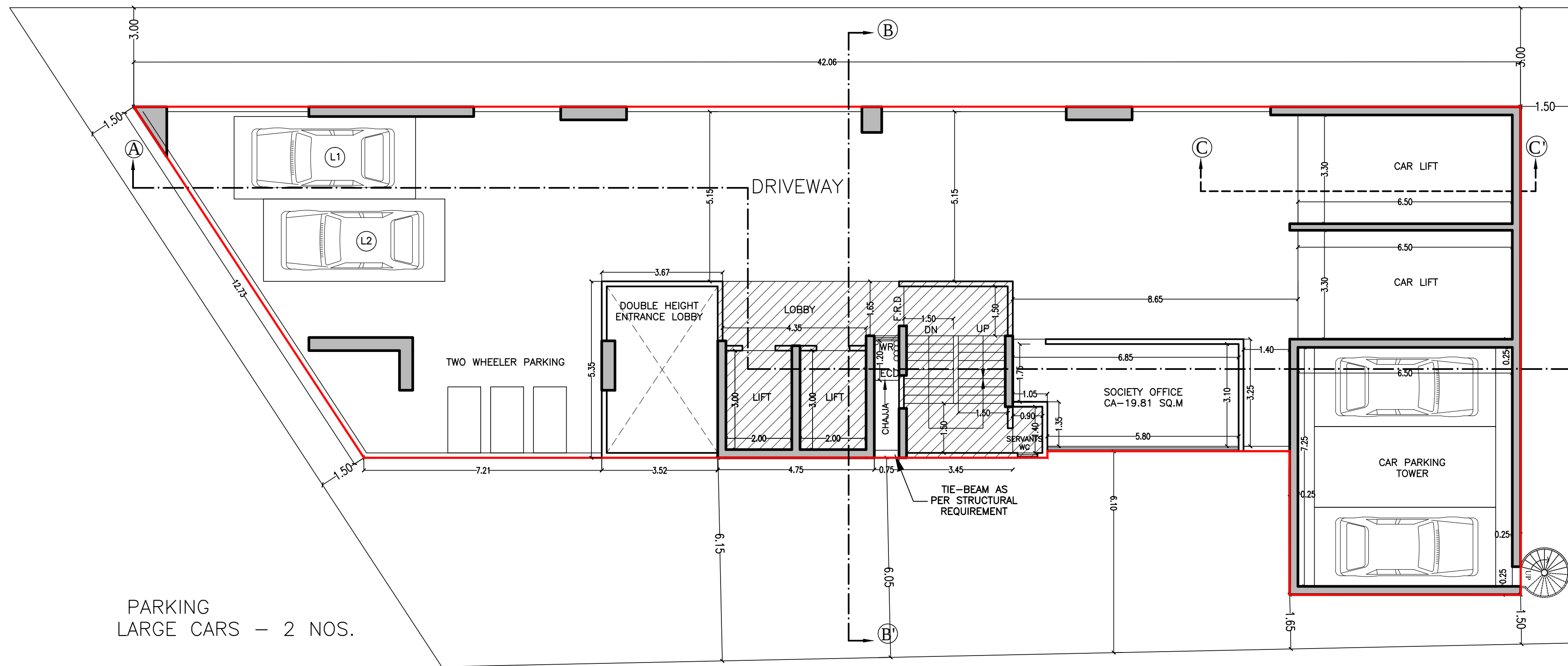
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20-10-2015 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 741.81 SQUARE METRES. & F.S.I. IS CLAIMED ON 740.81 S.M. AND TALLIES WITH THE DOCUMENT OF OWNERSHIP RECORDS. THE AREA INCLUDING PART OF SERVICE PASSAGE IS 812.36 SQ.MT. HOWEVER AS PER RECORD THE SAME IS 812.23 SQ.MT.

SIGNATURE OF REGISTERED ARCHITECT

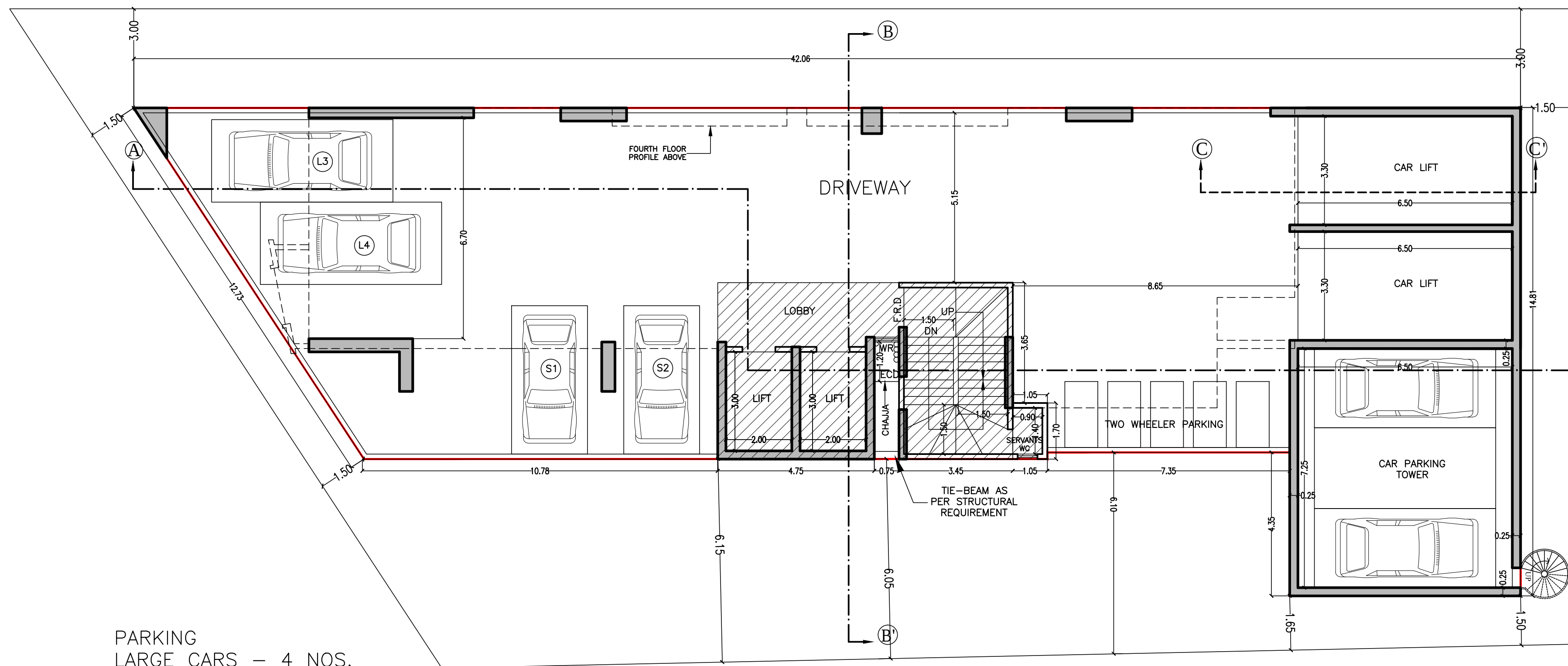
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO 2A/1865 OF BYCULLA DIVISION AT 12 SOUTER STREET (MEGHRAJ SETHI MARG) PLOT NO. 90A OF AGRIPADA WEST ESTATE IN 'E' WARD

NAME OF OWNER			
PRIME DEVELOPERS & REALTORS			
DATE	JOB NO. & DRG. NO.	SCALE	DRAWN BY
11/05/2017	09/RGS/557/E-31/2015	1:100/AS STATED	EJAZ/PRYA
CHECKED BY			
A.M.C.			
SIGNATURE NAME AND ADDRESS OF THE ARCHITECT			

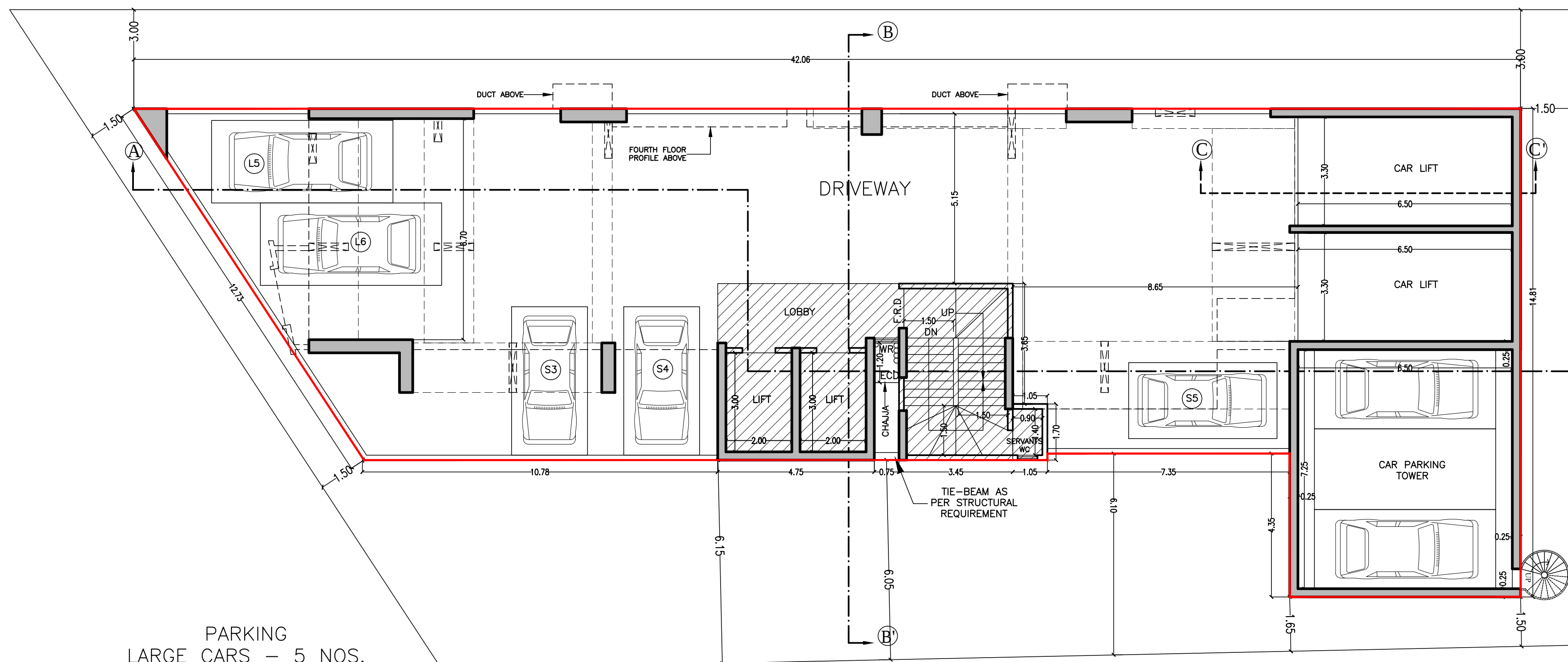
NORTH LINE	ARCHITECT	ANISH CHOUHAN
AS SHOWN	137, HIND RAJASTHAN BUILDING, 95, DADASAHEB PHALKE ROAD, DADAR [EAST], MUMBAI 400014.	



FIRST PODIUM FLOOR PLAN (SCALE 1:100)

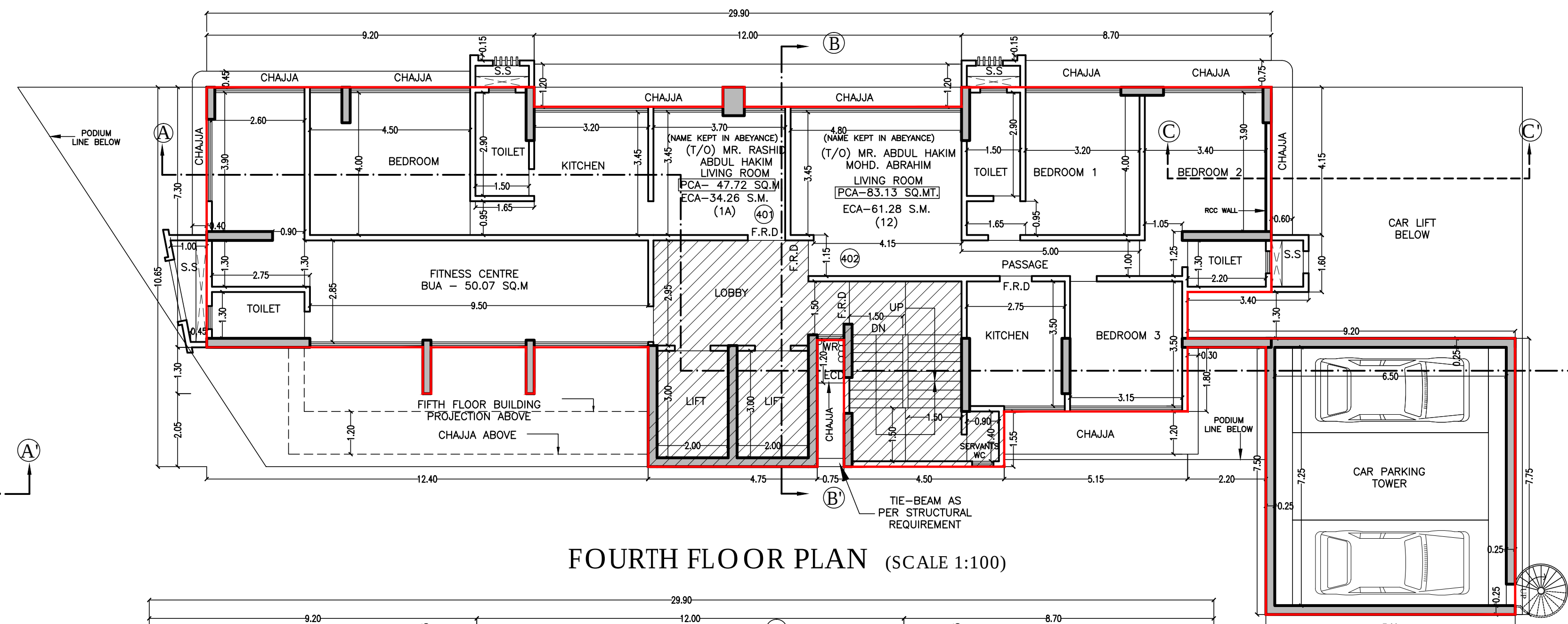


SECOND PODIUM FLOOR PLAN (SCALE 1:100)

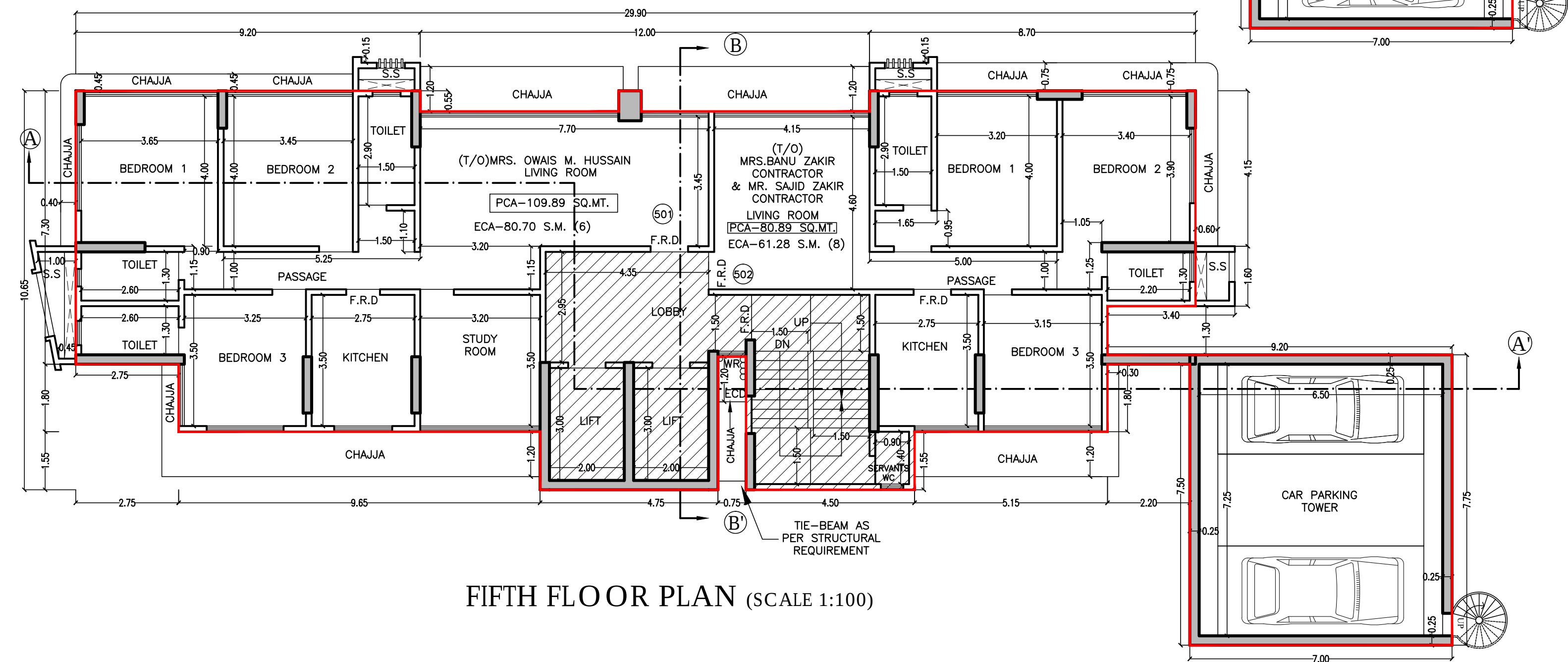


THIRD PODIUM FLOOR PLAN (SCALE 1:100)

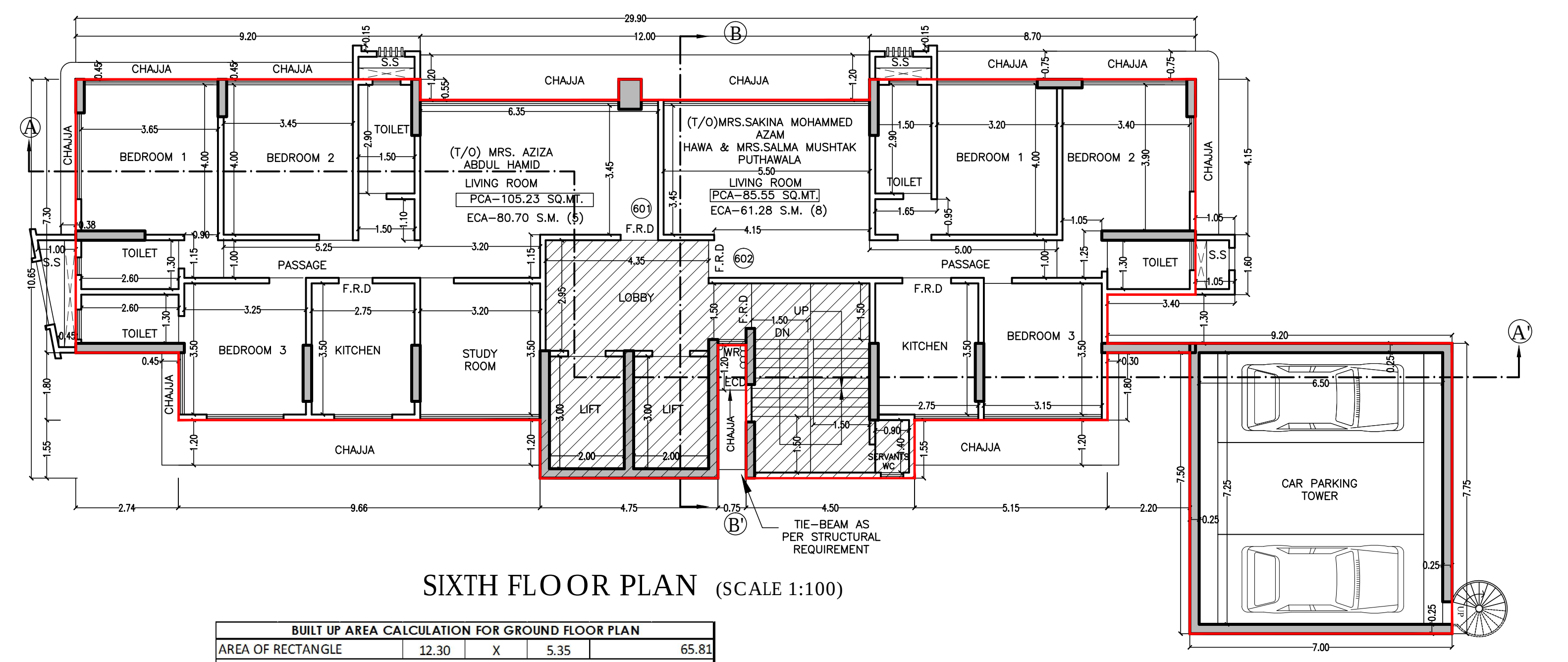
NOTE: ECA- EXISTING CARPET AREA
& PCA- PROPOSED CARPET AREA



FOURTH FLOOR PLAN (SCALE 1:100)

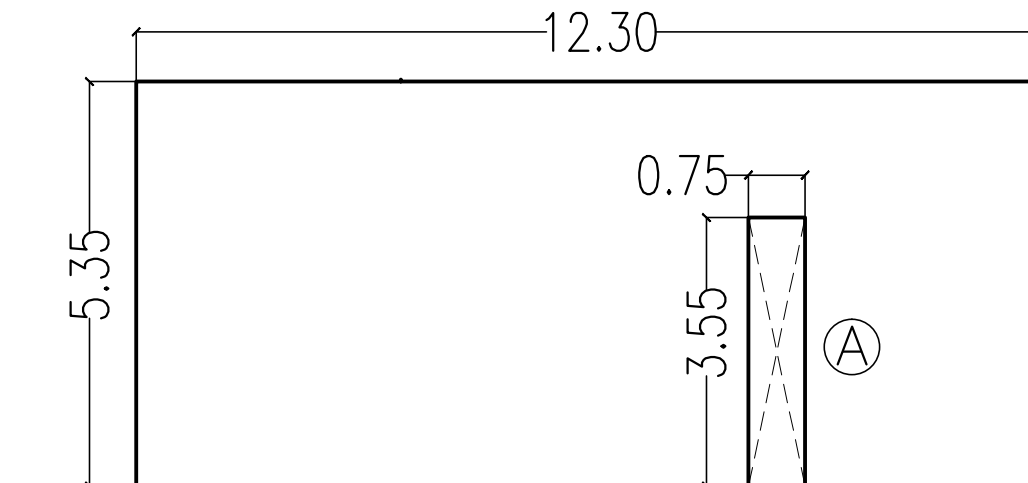


FIFTH FLOOR PLAN (SCALE 1:100)



SIXTH FLOOR PLAN (SCALE 1:100)

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN				
AREA OF RECTANGLE	12.30	X	5.35	65.81
AREA TO BE DEDUCTED				
A	0.75	X	3.55	2.66
NET BUILT-UP AREA				2.66
TOTAL BUILT-UP AREA OF GROUND FLOOR				63.14



GROUND FLOOR STAIRCASE & LIFT
B.U.A DIAGRAM (SCALE 1:100)

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO:-
CHE/CTY/1572/E/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB-ENG (B.P) CITY - VI	ASST. ENG (B.P.) CITY - IV	EXE. ENG (B.P) CITY II
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FORM II			
CONTENTS OF SHEET			
1ST TO 3RD PODIUM FLOOR PLANS, 4TH TO 8TH FLOOR PLANS			
ARCHITECT'S SIGNATURE		OWNERS SIGNATURE	
REVISION	DESCRIPTION	DATE	SIGNATURE
CERTIFICATE OF AREA CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 20/10/2015 AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 741.81 SQUARE METRES & F.S.I. IS CLAIMED ON 740.81 S.M. AND TALLIES WITH DOCUMENT OF OWNERSHIP RECORDS. THE AREA INCLUDING PART OF SERVICE PASSAGE IS 812.36 SQ.MT. HOWEVER AS PER RECORD THE SAME IS 812.23 SQ.MT. SIGNATURE OF REGISTERED ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO 2A/1865 OF BYCULLA DIVISION AT 12 SOUTER STREET (MEGHRAJ SETHI MARG) PLOT NO. 90A OF AGRIPADA WEST ESTATE IN 'E' WARD NAME OF OWNER PRIME DEVELOPERS & REALTORS DATE 11/05/2017 JOB NO. & DRG. NO. 10/ROS/557/E-31/2015 SCALE 1:100/AS STATED DRAWN BY EJAZ/PRIVA CHECKED BY A.M.C. NORTH LINE SIGNATURE NAME AND ADDRESS OF THE ARCHITECT ARCHITECT ANISH CHOUHAN 137, HIND RAJASTHAN BUILDING, 95, DADASAHEB PHALKE DADAR [EAST], MUMBAI 400014.			