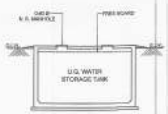
CFO NOC

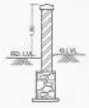
NET PLOT AREA DIAGRAM
SCALE - 1 : 500

NET PLOT AREA CALCULATIONS							
BR. NO.	DIMENSION						AREA
1	0.50	X	17.18	X	6.57	=	56.44
2	0.50	X	36.59	X	11.97	=	83.08
3	0.50	X	47.82	X	7.83	=	187.22
4	0.50	X	47.82	X	17.00	=	406.47
TOTAL						=	853.20

LOCATION PLAN
SCALE - 1 : 500



SECTION T-4RU.
UG WATER TANK



SECTION-THRU.
COMPOUND WALL

PARKING REQUIRED AS PER DCPR 2034	
1 CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 8 TENENT
2 CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 4 TENENT
3 CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 2 TENENT
4 CARPET AREA Exceeding 90 Sq.mt.	1 CAR PER 1 TENENT

PARKING PROVIDED	NO. OF FLAT	PARKING REQ.
AREA BELOW 45 SQ.MT	1	0.13
AREA BETWEEN 45 - 60 Sq.mt.	1	0.95
AREA BETWEEN 60 - 90 Sq.mt.	77	38.50
AREA ABOVE 90 Sq.mt.		
Total	79	39.58
25% VISITORS	-	1.94
TOTAL REQ. PARKING		40.82
Add. Parking Over & Above Upto 50%		20.41
Total No. of Parking Req. +10% add. For as per 44(8)parts (iii)	61.23	61.00
61 X 10% = upto 6.10 Say 06.00	41.00 + 05.00 = 46.00	

TOTAL NO.PARKING PROVIDED	BIG	SSB ALL	Total
	36	10	46

REFUGE AREA CALCULATION	
Refuge Area Required 8th to 16th Floors	
8th Floor =	241.93 Sq.mt.
9th Floor =	367.78 Sq.mt.
10th Floor =	367.78 Sq.mt.
11th Floor =	367.78 Sq.mt.
12th Floor =	367.78 Sq.mt.
13th Floor =	367.78 Sq.mt.
14th Floor =	367.78 Sq.mt.
15th Floor =	367.78 Sq.mt.
16th Floor =	367.78 Sq.mt.
Total Area =	3184.17 Sq.mt.
4% of 3184.17 =	127.37 Sq.mt.
Refuge Area Proposed	
Total Area =	126.09 Sq.mt.
Excess Refuge Area Counted In FSI =	0.72 Sq.mt.

BUILT-UP AREA STATEMENT: 8TH FLOOR							
AREA OF BLOCK (A)							
(37.30 X 13.94)						=	519.96 SQ. MT.
LESS DEDUCTIONS :-							
1	3.35	X	0.78			=	2.60 SQ. MT.
2	1.25	X	0.98			=	1.22 SQ. MT.
3	5.15	X	0.46			=	2.37 SQ. MT.
4	3.25	X	0.25			=	0.81 SQ. MT.
5	1.00	X	5.89			=	5.89 SQ. MT.
6	10.73	X	0.70			=	7.44 SQ. MT.
7	0.65	X	3.82			=	2.48 SQ. MT.
8	0.65	X	3.42			=	2.22 SQ. MT.
9	13.88	X	0.30			=	4.16 SQ. MT.
10	4.80	X	0.25			=	1.20 SQ. MT.
11	5.46	X	0.47			=	2.54 SQ. MT.
12	3.07	X	6.20			=	18.99 SQ. MT.
13	3.90	X	1.62			=	6.32 SQ. MT.
14	5.85	X	6.34			=	37.06 SQ. MT.
15	0.71	X	2.85			=	2.02 SQ. MT.
16	1.50	X	1.50			=	2.25 SQ. MT.
17	1.50	X	0.60			=	0.90 SQ. MT.
18	2.10	X	1.55			=	3.26 SQ. MT.
19	0.24	X	0.06	X	0.50	=	0.01 SQ. MT.
					(A)	=	103.74 SQ. MT.
Area of Staircase, Lift & Lift Lobby							
ST1	3.10	X	5.30			=	16.43 SQ. MT.
ST2	0.65	X	0.60			=	0.39 SQ. MT.
ST3	0.96	X	1.50			=	1.44 SQ. MT.
ST4	1.00	X	2.25			=	2.25 SQ. MT.
LF1	7.32	X	1.65			=	12.08 SQ. MT.
LF2	0.80	X	1.50			=	1.20 SQ. MT.
LF3	6.90	X	1.80			=	12.42 SQ. MT.
					(B)	=	46.21 SQ. MT.
Area of Refuge							
RF1	3.63	X	0.47			=	1.71 SQ. MT.
RF2	2.48	X	3.73			=	19.00 SQ. MT.
RF3	2.64	X	1.65			=	4.36 SQ. MT.
RF4	2.20	X	1.80			=	3.96 SQ. MT.
RF5	5.75	X	1.65			=	9.49 SQ. MT.
RF6	3.35	X	4.44			=	14.87 SQ. MT.
RF7	3.25	X	4.20			=	13.65 SQ. MT.
RF8	5.15	X	3.67			=	29.17 SQ. MT.
RF9	1.25	X	3.15			=	6.44 SQ. MT.
RF10	3.35	X	3.75			=	12.56 SQ. MT.
RF11	0.24	X	0.06	X	0.50	=	0.01 SQ. MT.
RF12	3.25	X	0.23			=	0.75 SQ. MT.
RF13	2.84	X	1.37			=	3.61 SQ. MT.
RF14	5.14	X	1.48			=	7.60 SQ. MT.
					(C)	=	128.09 SQ. MT.
Total Deduction (A + B + C)						=	278.03 SQ. MT.
Built-up area per floor (519.96 - 278.03)						=	241.93 SQ. MT.

BUILT-UP AREA STATEMENT: 1ST TO 7TH & 9TH TO 16TH FLOOR							
AREA OF BLOCK (A)							
(37.30 X 13.69)						=	510.71 SQ. MT.
LESS DEDUCTIONS :-							
1	3.35	X	0.78			=	2.60 SQ. MT.
2	1.25	X	0.98			=	1.22 SQ. MT.
3	5.15	X	0.46			=	2.37 SQ. MT.
4	3.25	X	0.25			=	0.81 SQ. MT.
5	1.00	X	5.89			=	5.89 SQ. MT.
6	10.73	X	0.70			=	7.49 SQ. MT.
7	0.65	X	3.82			=	2.48 SQ. MT.
8	0.65	X	3.17			=	2.06 SQ. MT.
9	13.88	X	0.05			=	0.69 SQ. MT.
10	9.03	X	0.22			=	1.99 SQ. MT.
11	3.07	X	5.95			=	18.22 SQ. MT.
12	3.90	X	1.62			=	6.32 SQ. MT.
13	5.85	X	6.19			=	36.20 SQ. MT.
14	0.90	X	2.85			=	2.57 SQ. MT.
15	1.50	X	1.50			=	2.25 SQ. MT.
16	1.53	X	0.60			=	0.92 SQ. MT.
17	2.19	X	1.55			=	3.39 SQ. MT.
18	0.24	X	0.06	X	0.50	=	0.01 SQ. MT.
					(A)	=	96.72 SQ. MT.
Area of Staircase, Lift & Lift Lobby							
ST1	3.10	X	5.30			=	16.43 SQ. MT.
ST2	0.65	X	0.60			=	0.39 SQ. MT.
ST3	0.96	X	1.50			=	1.44 SQ. MT.
ST4	1.00	X	2.25			=	2.25 SQ. MT.
LF1	7.32	X	1.65			=	12.08 SQ. MT.
LF2	0.80	X	1.50			=	1.20 SQ. MT.
LF3	6.90	X	1.80			=	12.42 SQ. MT.
					(B)	=	46.21 SQ. MT.
Total Deduction (A + B)						=	142.93 SQ. MT.
Built-up area per floor (510.71 - 142.93)						=	367.78 SQ. MT.

BUILT-UP AREA STATEMENT SOCIETY OFFICE AND FITNESS CENTRE AT STILT FLOOR							
Addition for Fitness Centre							
FC1	6.98	X	2.40			=	16.75 SQ. MT.
FC2	3.74	X	5.48			=	15.02 SQ. MT.
FC3	4.14	X	4.28			=	17.72 SQ. MT.
						=	49.49 SQ. MT.
Addition for Society office							
SO1	3.38	X	4.54			=	15.21 SQ. MT.
						=	15.21 SQ. MT.

SUMMARY OF GROSS FSI, BUILT-UP AREA							
Floor	Built-up area	Excess BUA	Society Office	Fitness Centre	Staircase, lift, Passage	BUA Including Fungible Area & Excluding Staircase, lift & Pass.	
Stilt			15.21	49.49		0.00	Sq.mt.
1	367.78				46.21	367.78	Sq.mt.
2	367.78				46.21	367.78	Sq.mt.
3	367.78				46.21	367.78	Sq.mt.
4	367.78				46.21	367.78	Sq.mt.
5	367.78				46.21	367.78	Sq.mt.
6	367.78				46.21	367.78	Sq.mt.
7	367.78				46.21	367.78	Sq.mt.
8	241.93	0.72			46.21	242.65	Sq.mt.
9	367.78				46.21	367.78	Sq.mt.
10	367.78				46.21	367.78	Sq.mt.
11	367.78				46.21	367.78	Sq.mt.
12	367.78				46.21	367.78	Sq.mt.
13	367.78				46.21	367.78	Sq.mt.
14	367.78				46.21	367.78	Sq.mt.
15	367.78				46.21	367.78	Sq.mt.
16	367.78				46.21	367.78	Sq.mt.
Terrace							
Total	5738.63	0.72	15.21	49.49	739.36	5789.35	Sq.mt.

SIGNED IN T.O. OF APPROVED SUBJECT TO ISSUANCE OF LETTER NO. EE/M.H.B/CFO/ 01109/21
DY. CHIEF FIRE OFFICER (E.S / VI)
MUMBAI FIRE BRIGADE

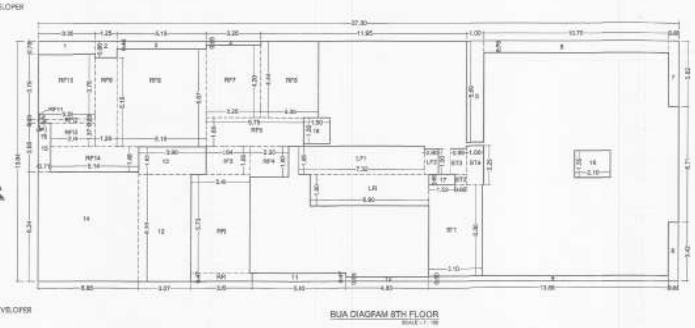
PROFARMA - A				
A			Area Statement	Sq.mt.
1	a		Area of the plot as per LEASE DEED	812.35
	b		Area of the plot as per MHADA Demarcation	833.21
	c		Area of the plot as per Triangulation Calculation	833.20
	d		Least area consider for FSI	781.24
2			Deduction for	
	a		Road Set Back Area	
	b		Proposed Road	
	c		Any Reservation (sub-plot _____)	-
	d		___% Amenity space as per DCR 58/57 (sub-plot ___)	-
	e		other	-
			Total (2 (a+b+c+d+e))	0.00
3			Balance area of plot (1 - 2)	781.24
4			Deduction for 15% Recreational Ground / 10% Amenity space (If deductible for Industrial)	0.00
5			Net area of plot	781.24
6			Additions for Floor Sapce Index: 2 (a) / 2 (b) 100% of D.P. road / Set Back	
7			Total Area (5 + 6)	781.24
8			Floor Space Index Permissible	3.00
9			Permissible BUA	
	a		Residential	2343.72
	b		Commercial	0.00
	c		Additional BUA as per MHADA Offer letter (Pro-rata = 1500.00)	1500.00
	d		Additional BUA N.P. (DIGITA = 427.00)	427.00
			Total BUA Permissible (9a+9b+9c)	4270.72
10			Proposed BUA	4270.72
11			Floor Space Index consumed	5.47
B			Details of FSI availed as per DCPR 33 (9)	Sq.mt.
1			Fungible BUA component proposed vide DCPR 33 (9) Fungible BUA permissible (4270.72 X 0.35)	1494.75
2			Fungible BUA proposed	1488.63
			Total fungible BUA proposed now	1488.63
		i	Total Gross Permissible BUA (10 + B1)	5765.47
		ii	Total proposed BUA (10 + B2)	5759.35
C			Tenement Statements	
	i		Proposed area	5759.35
	ii		Less deduction of Non-residential area(Shop etc.)	0
	iii		Area available for tenements (ii) minus (iii)	5759.35
	iv		Tenements permissible (Density of tenements/hectare)	
	v		Tenements proposed for sale	49
	vi		Tenements existing	30
			Total Tenements on the Plot	79
D			Parking Statement	
	i		Parking required by Regulations for	
	ii		Required car parking	66
	iii		Proposed car parking	66
	iv		Total parking provided	66

FORM 4 (PROFORMA B)

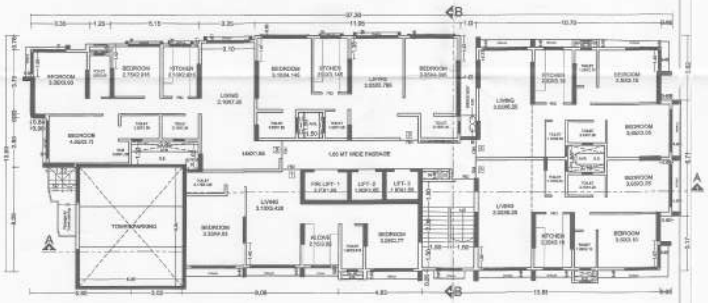
CONTENTS OF SHEETS

8TH FLOOR PLAN, BLOCK & LOCATION PLAN, NET PLOT AREA CALCULATION,
1ST TO 16TH FLOOR PLAN WITH BUA CALCULATION AND STATEMENT, PARKING STATEMENT

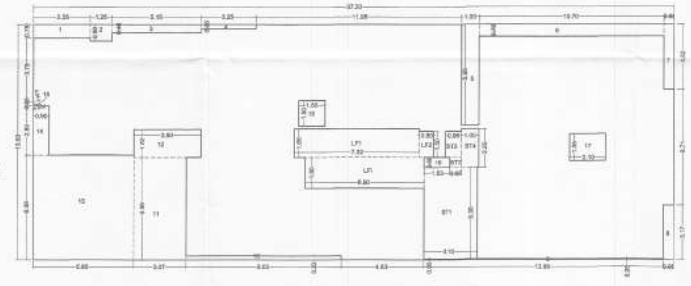
8TH FLOOR PLAN
SCALE - 1 : 100



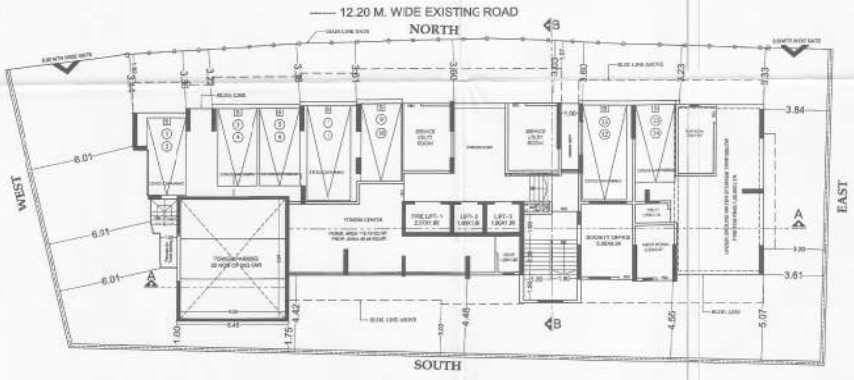
BUA DIAGRAM 8TH FLOOR
SCALE - 1 : 100



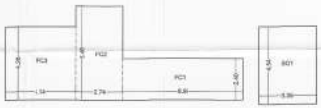
1ST TO 7TH & 9TH TO 16TH FLOOR PLAN
SCALE - 1 : 100



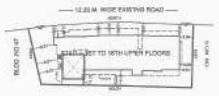
BUA DIAGRAM 1ST TO 7TH & 9TH TO 16TH FLOOR
SCALE - 1 : 100



STILT FLOOR PLAN
SCALE - 1 : 100



BUA DIAGRAM SOCIETY OFFICE & FITNESS CENTRE AT STILT FLOOR
SCALE - 1 : 100



BLOCK PLAN
SCALE - 1 : 500

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 19-06-21 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA IS WORKED OUT 8 SIX,8 SIX SQ. MT. (EIGHT HUNDRED THIRTY THREE POINT TWENTY ONE.1), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

J.L. RACHOO, ARCHITECT
CA/98/11

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING B.LDG NO. 16 KNOWN AS PARTNAGAR SAMARTH C.H.S. LTD. S.NO. 33MA, C.T.S. NO.164(PT) OF VILLAGE GHATKOPAR WROL, AT PARTNAGAR, GHATKOPAR (E) MUMBAI - 400075.

SIGN & NAME OF OWNER

M/S AAKRUTI ENTERPRISES C.A. TO PARTNAGAR SAMARTH CO-OP. HSG. SOCIETY LTD.

For Aakruti Enterprises
Partner

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN.
		AS SHOWN		AFUA				

SIGNATURE — J.L. RACHOO ARCHITECT CA/98/11

NAME AND ADDRESS OF ARCHITECT

CONSULTANTS COMBINE

TECHNICAL CONSULTANTS
OFFICE BUSINESS OFFICE/DESIGN
PARTNAGAR, GHATKOPAR (EAST) MUMBAI-75
TELEPHONE NO. 022 - 2501 1415