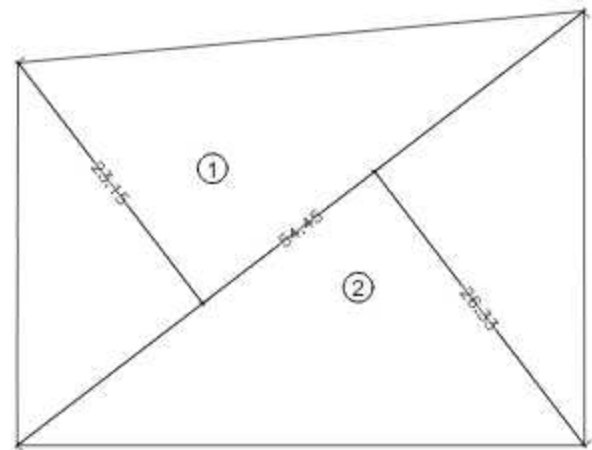


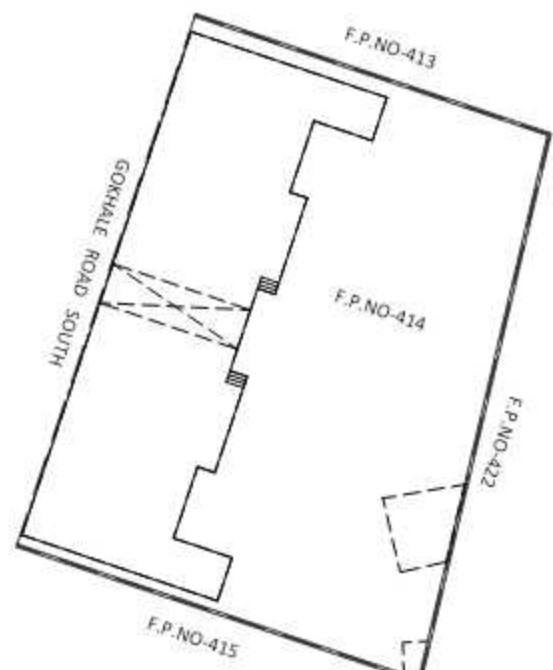
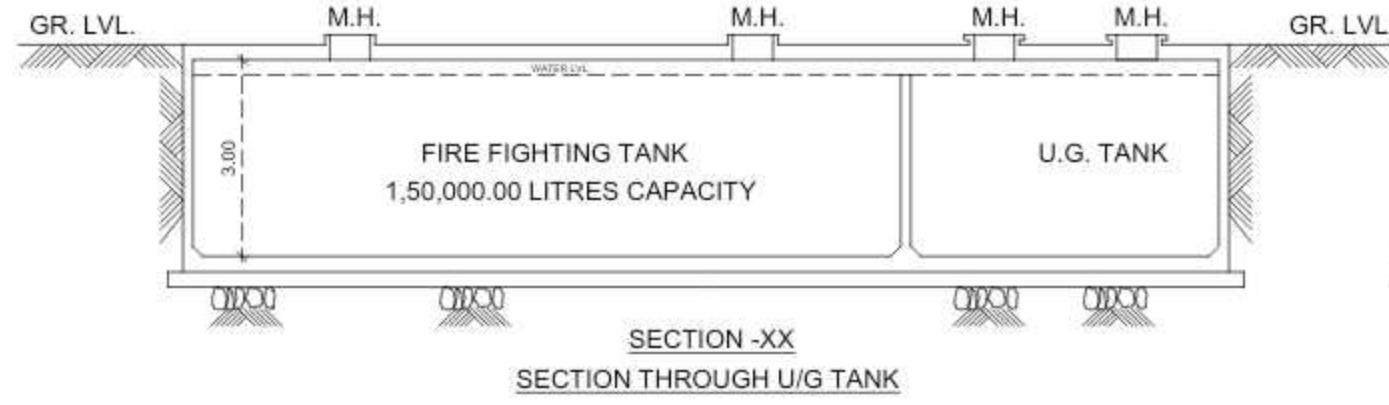


PLOT AREA DIAGRAM

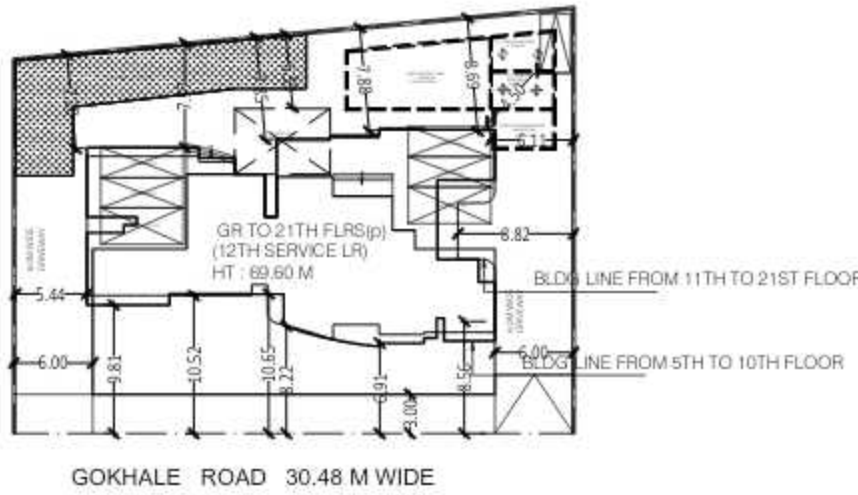
PLOT AREA CALCULATION					
1	54.45	X	23.15	X	0.50 = 630.26 SQ.MT.
2	54.45	X	26.33	X	0.50 = 716.83 SQ.MT.
TOTAL PLOT AREA					= 1347.09 SQ.MT.



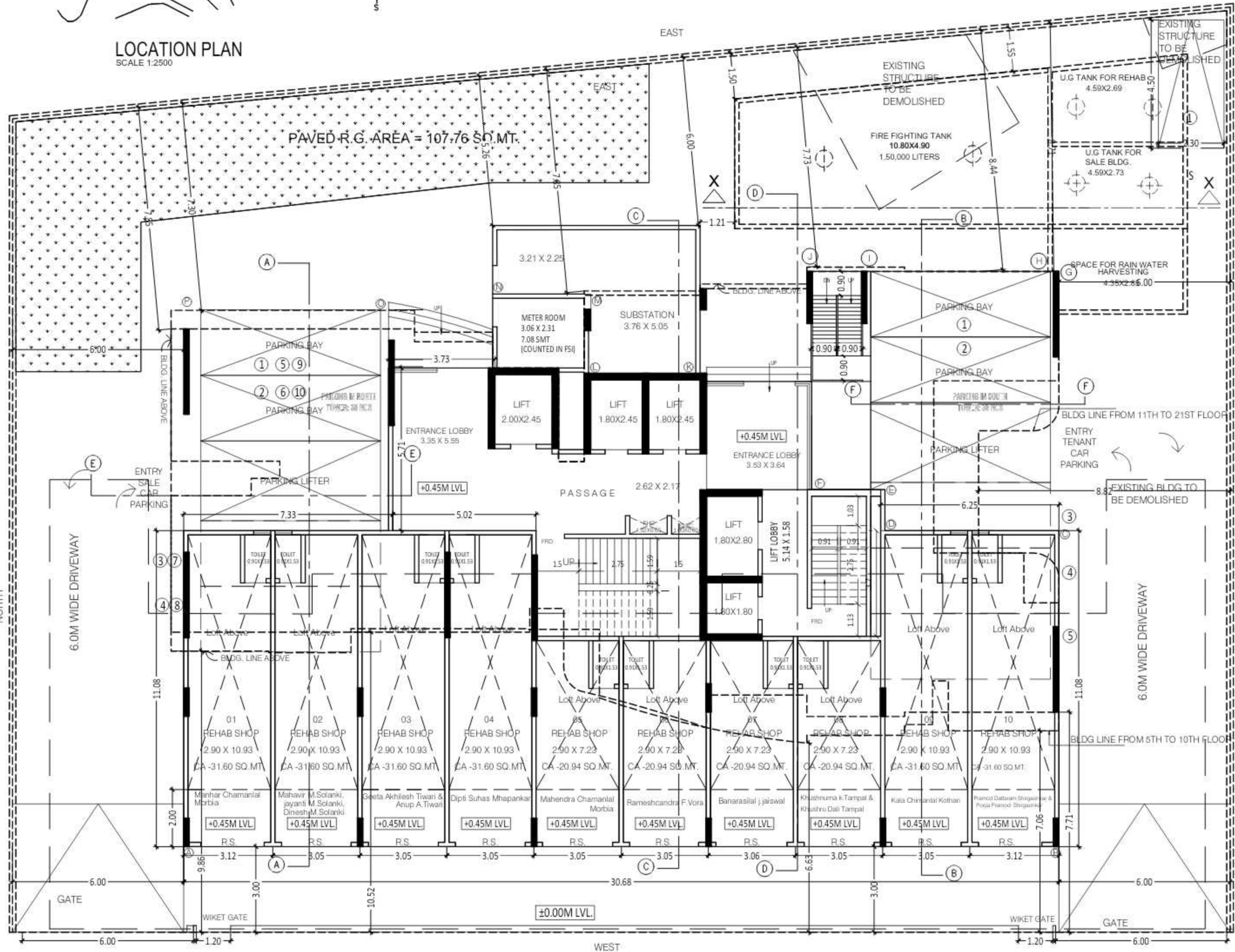
LOCATION PLAN
SCALE 1:2500



EXIST. BLOCK PLAN
SCALE 1:500



PROPOSED BLOCK PLAN
SCALE 1:500



GROUND FLOOR PLAN

SCALE 1:100

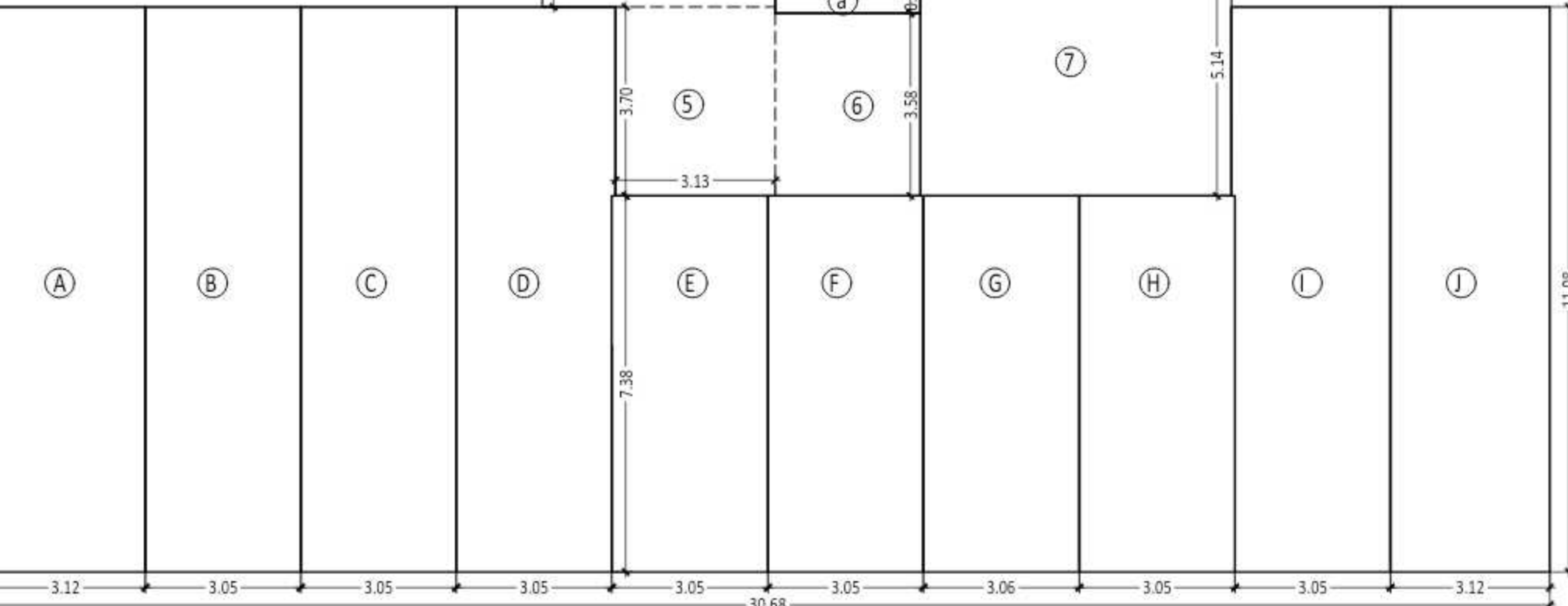
GOKHALE ROAD 30.48 M WIDE

PARKING AREA STATEMENT				
AREA (SQ.MT.)	AS PER REGULATION	NO. OF PLATS	PLATS REQUIRED	
0 TO 10	1 PER 2 PLAT	22	22	2.75
10 TO 20	1 PER 1 PLAT	16	16	3.75
20 TO 30	1 PER 1 PLAT	16	16	4.00
30 TO 40	1 PER 1 PLAT	16	16	4.00
40 TO 50	1 PER 1 PLAT	16	16	4.00
50 TO 60	1 PER 1 PLAT	16	16	4.00
60 TO 70	1 PER 1 PLAT	16	16	4.00
70 TO 80	1 PER 1 PLAT	16	16	4.00
80 TO 90	1 PER 1 PLAT	16	16	4.00
90 TO 100	1 PER 1 PLAT	16	16	4.00
TOTAL		160	160	32.00
VISITORS	25%			8.00
TOTAL				40.00
FOR COMMERCIAL				40.00
UP TO 40 SQ.MT.	1 PER 40 SQ.MT.	1	1	0.03
UP TO 80 SQ.MT.	1 PER 80 SQ.MT.	1	1	0.03
TOTAL				0.06
TOTAL PARKING PERMISSIBLE				40.06
ADDITIONAL PARKING REQUIRED				0.04
TOTAL ADDITIONAL PARKING REQUIRED				0.04
TOTAL PARKING PROVIDED				40.06

PARKING AREA STATEMENT				
AREA (SQ.MT.)	AS PER REGULATION	NO. OF PLATS	PLATS REQUIRED	
0 TO 10	1 PER 2 PLAT	22	22	2.75
10 TO 20	1 PER 1 PLAT	16	16	3.75
20 TO 30	1 PER 1 PLAT	16	16	4.00
30 TO 40	1 PER 1 PLAT	16	16	4.00
40 TO 50	1 PER 1 PLAT	16	16	4.00
50 TO 60	1 PER 1 PLAT	16	16	4.00
60 TO 70	1 PER 1 PLAT	16	16	4.00
70 TO 80	1 PER 1 PLAT	16	16	4.00
80 TO 90	1 PER 1 PLAT	16	16	4.00
90 TO 100	1 PER 1 PLAT	16	16	4.00
TOTAL		160	160	32.00
VISITORS	25%			8.00
TOTAL				40.00
FOR COMMERCIAL				40.00
UP TO 40 SQ.MT.	1 PER 40 SQ.MT.	1	1	0.03
UP TO 80 SQ.MT.	1 PER 80 SQ.MT.	1	1	0.03
TOTAL				0.06
TOTAL PARKING PERMISSIBLE				40.06
ADDITIONAL PARKING REQUIRED				0.04
TOTAL ADDITIONAL PARKING REQUIRED				0.04
TOTAL PARKING PROVIDED				40.06

SUMMARY AREA STATEMENT	
FLOOR	AREA IN SQ.MTS.
GROUND FLOOR	296.86
1ST FLOOR	0.00
2ND FLOOR	0.00
3RD FLOOR	0.00
4TH FLOOR	122.72
5TH FLOOR	294.23
6TH FLOOR	294.23
7TH FLOOR (R)	231.98
8TH FLOOR	294.23
9TH FLOOR	294.23
10TH FLOOR	294.23
11TH FLOOR	298.53
12TH FLOOR	0.00
13TH FLOOR	346.67
14TH FLOOR	346.67
15TH FLOOR (R)	245.68
16TH FLOOR	339.48
17TH FLOOR	339.48
18TH FLOOR	339.48
19TH FLOOR	339.48
20TH FLOOR	339.48
21ST FLOOR	137.92
EXCESS REFUGE	2.83
METER ROOM	7.08
GROSS TOTAL AREA	5205.49

STAIR/LIFT/LIFT LOBBY AREA	
FLOOR	AREA IN SQ.MTS.
GROUND FLOOR	90.62
1ST FLOOR	0.00
2ND FLOOR	0.00
3RD FLOOR	0.00
4TH FLOOR	87.29
5TH FLOOR	87.29
6TH FLOOR	87.29
7TH FLOOR (R)	87.29
8TH FLOOR	87.29
9TH FLOOR	87.29
10TH FLOOR	87.29
11TH FLOOR	87.29
12TH FLOOR	0.00
13TH FLOOR	54.85
14TH FLOOR	54.85
15TH FLOOR (R)	54.85
16TH FLOOR	54.85
17TH FLOOR	54.85
18TH FLOOR	54.85
19TH FLOOR	54.85
20TH FLOOR	54.85
21ST FLOOR	54.85
GROSS TOTAL AREA	1282.59



AREA DIA. OF GROUND FLOOR

SCALE 1:100

PARKING STATEMENT			
FLOOR	NORTH	SOUTH	TOTAL
PIT	8	3	11
GR	2	2	4
1ST	8	10	18
2ND	8	10	18
3RD	8	5	13
4TH (PART)	4		4
TOTAL	38	30	68
SURFACE PARKING		1	1
TOTAL	38	31	69

BUILT-UP AREA CALCULATION			
GROUND FLOOR			
SHOP NO.1	A	3.12 X 11.08 X 1.00 =	34.57
SHOP NO.2	B	3.05 X 11.08 X 1.00 =	33.79
SHOP NO.3	C	3.05 X 11.08 X 1.00 =	33.79
SHOP NO.4	D	3.05 X 11.08 X 1.00 =	33.79
SHOP NO.5	E	3.05 X 7.38 X 1.00 =	22.51
SHOP NO.6	F	3.06 X 7.38 X 1.00 =	22.58
SHOP NO.7	G	3.06 X 7.38 X 1.00 =	22.58
SHOP NO.8	H	3.05 X 7.38 X 1.00 =	22.51
SHOP NO.9	I	3.05 X 11.08 X 1.00 =	33.79
SHOP NO.10	J	3.12 X 11.08 X 1.00 =	34.57
			294.48

COMMON AREA (ENT LOBBY / DUCTS)			
a	2.85 X 0.65 X 1.00 =	1.85	
b	3.30 X 0.16 X 1.00 =	0.53	
COMMON AREA (ENT LOBBY / DUCTS)		2.38	

STAIRCASE / LIFT / LOBBY (FREE OF F.S.I.)			
1	2.23 X 2.87 X 1.00 =	6.40	
2	4.29 X 2.68 X 1.00 =	11.50	
3	4.57 X 2.84 X 1.00 =	12.98	
4	2.85 X 2.32 X 1.00 =	6.61	
5	3.13 X 3.70 X 1.00 =	11.58	
6	2.85 X 3.58 X 1.00 =	10.20	
7	6.10 X 5.14 X 1.00 =	31.35	
STAIRCASE / LIFT / LOBBY (FREE OF F.S.I.)		90.62	

GROUND FLOOR GROSS BUA	387.48
STAIRCASE / LIFT / LOBBY (FREE OF F.S.I.)	90.62
GROUND FLOOR NET BUA	296.86

TABLE - II			
DETAILS OF FUNGIBLE BUA FOR REHAB / SALE AND PREMIUM CALCULATION			
Sr. No.	DESCRIPTION	RESIDENTIAL IN SQ. MT.	COMMERTIAL IN SQ. MT.
1	PERMISSIBLE B.U.A (TABLE II)	3656.20	384.80
2	PERMISSIBLE FUNGIBLE B.U.A (1X 0.35 OR 0.20)	1279.67	76.96
3	TOTAL PERMISSIBLE B.U.A (1+2)	4935.87	461.76
4	TOTAL PROPOSED B.U.A INCLUDING FUNGIBLE F.S.I. (14 X 83 OF PROFORMA - A) (CHECK - SHALL NOT BE MORE THAN 3 - (TOTAL A + B OF COLUMN NO. 21 OF TABLE NO. 11))	4123.64	297.32
5	PERMISSIBLE FUNGIBLE B.U.A. FOR REHAB. MHADA & M.C.G.M. (TOTAL (A+B) OF COLUMN NO. 21 OF TABLE NO. 11)	505.68	76.96
6	FUNGIBLE B.U.A. UTILIZED FOR REHAB. MHADA & M.C.G.M. (COL. 19-20) OF TABLE NO-1 (CHECK - SHALL NOT BE MORE THAN 5 ABOVE & SHALL BE EQUAL TO 5 - COL. NO. 21 OF TABLE NO-1)	521.52	0.16
7	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2 - 5)	736.65	NIL
8	FUNGIBLE B.U.A. UTILIZED FOR SALE (4 - 1 - 6) ABOVE (CHECK - SHALL NOT BE MORE THAN 7 ABOVE)	NIL	NIL
9	READY RECKONER RATE FOR THE YEAR 2012	1279.67	1164.33
10	% OF READY RECKONER RATE	60 %	100 %
11	PREMIUM AMOUNT TO BE RECOVERED (83X10)	1356.63	1164.49
12	PAYMENT RECEIPT NO. & DATE	5297.63	5205.49

Table - III

OPTION 1		
Sr. No.	DESCRIPTION	SQ. MT.
a	AREA OF THE PLOT	1347.00
b	F.S.I. PERMISSIBLE :	3.00
c	TOTAL PERMISSIBLE BUA	4041.00
d	EXISTING BUILT UP AREA	NIL
e	NET PERMISSIBLE BUILT-UP AREA (c - d)	4041.00

OPTION 2		
Sr. No.	Description	Sq. mt.
a	Carpet area required for Rehab Tenants	1204.00
b	REMAINING NON- RESIDENTIAL	320.67
c	Carpet area considered for incentive F.S.I.	1444.80
d	PURELY RESIDENTIAL	384.80
e	REMAINING NON- RESIDENTIAL	1204.00
f	50% incentive F.S.I. (d x 50 / 100)	320.67
g	TOTAL PERMISSIBLE BUA (d + e)	1524.67
h	PERMISSIBLE BUILT-UP AREA IS OPTION 1 OR OPTION 2 WHICHEVER IS MORE	4041.00

A	PROFORMA 'A'	1/9	TOTAL IN SQ. MTS.		
1	AREA OF PLOT		1347.00		
2	DEDUCTION FOR		-		
a	SET BACK AREA OF ROAD		-		
b	PROPOSED ROAD		-		
c	ANY RESERVATION		-		
	TOTAL (a + b + c)		-		
3	NET AREA OF PLOT (1 - 2)		1347.00		
4	NON CESS BUILT UP AREA		35.50		
5	LAND COMPONENT FOR NON CESS AREA (3/1.33)		26.69		
6	DEDUCTION FOR		-		
a	15% RECREATION GROUND/10% AMENITY SPACE		-		
b	BALANCE AREA OF PLOT (3 - 4)		1347.00		
7	ADDITION FOR F.S.I. PURPOSE		-		
a	SET BACK AREA OF ROAD		-		
b	PROPOSED ROAD		-		
	TOTAL AREA (5 + 6)		1347.00		
9	NET PLOT AREA FOR F.S.I. PURPOSE (AS LAND COMPONENT OF NON CESS) AREA IS LESS THAN 25% OF PLOT AREA)		1347.00		
10	F.S.I. PERMISSIBLE		3.00		
11	B.U.A PERMISSIBLE		4041.00		
12	EXISTING BUILT-UP AREA		-		
13	NET PERMISSIBLE BUILT-UP AREA (11 - 12)		4041.00		
14A	PURELY RESIDENTIAL BUA PROPOSED		3743.68		
14B	REMAINING NON - RESIDENTIAL BUA PROPOSED		297.32		
14	TOTAL BUILT-UP AREA PROPOSED		4041.00		
15	F.S.I. CONSUMED (84 / A1)		3.826		
B.	DETAILS OF FSI AVAILABLE AS PER DCPR31(3)	PERMISSIBLE	PROPOSED		
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (14A X 0.35)	1279.67	1164.33		
2.	FUNGIBLE BUILT-UP AREA COMPONENT	76.96	0.16		
DCPR 31(3) FOR NON RESIDENTIAL	= OR < (14B X 0.20)				
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCR 35 (4) = (B.1 + B.2)	1356.63	1164.49		
4.	TOTAL GROSS BUILT-UP AREA PROPOSED (14 + B.3)	5297.63	5205.49		
C.	TENANT STATEMENT B. 4.				
(i)	PROPOSED AREA (ITEM B. 12 ABOVE)				
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)				
(iii)	AREA AVAILABLE FOR TENANTS ((i) MINUS (ii))				
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)				
(v)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)				
(vi)	TENEMENTS EXISTING				
D.	PARKING STATEMENT				
(i)	PARKING REQUIRED BY REGULATIONS FOR ---				
(ii)	CAR				
(iii)	SCOOTER / MOTOR CYCLE				
(iv)	OUTSIDERS (VISITORS)				
(v)	COVERED GARAGE PERMISSIBLE				
(vi)	COVERED GARAGE PROPOSED				
(vii)	CAR				
(viii)	SCOOTER / MOTOR CYCLE				
(ix)	OUTSIDERS (VISITORS)				
E	TRANSPORT VEHICLES PARKING				
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS				
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED				
PROFORMA 'B'					
CONTENTS OF SHEET					
GROUND FLOOR PLAN, BUILT-UP AREA STATEMENT, PARKING AREA STATEMENT, PLOT AREA DIAGRAM, BLOCK 'A' LOCATION PLAN					
CERTIFICATE OF AREA					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON F.P. NO. 414, T.P.S. NO. IV DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA 1347.00 SQ. MTS. SO MARKED OUT IS IN TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.					
SIGNATURE OF ARCHITECT					
DESCRIPTION OF PROJECT AND PROPERTY					
PLAN SHOWING PROPOSED RESIDENTIAL BLDG. ON F.P. NO. 414, T.P.S. NO. IV, MAHIM DIVISION, AT, GOKHALE ROAD, GN - WARD, DADAR (WEST), MUMBAI.					
NAME, ADDRESS & SIGNATURE OF THE OWNER					
M/S. ANMOL LAND DEVELOPERS					
DUDHWALA HOUSE, 292, BELLASIS ROAD, MUMBAI CENTRAL, MUMBAI - 400 008.					
FILE NO. : CHE/CTY/0448/GN/337/New		DIGITAL SIGN OF APPROVAL OF PLANS			
SUB.ENG. (B.P.) CITY - XII		ASST.ENG. (B.P.) CITY - VII			
EX. ENG. (B.P.) CITY - III					
LICENCE SURVEYOR					
REVISION	REVISION	DATE	SIGN.		
DESCRIPTION		14.08.2021			
DATE	SCALE	CHECK BY	DRN BY		
14.08.2021	1:100	F.K.			
D.H. PATEL. LIC. NO. P/296/LS					
292 BELLASIS ROAD, NEXT TO HOTEL SAHIL MUMBAI CENTRAL, MUMBAI-400 008.					