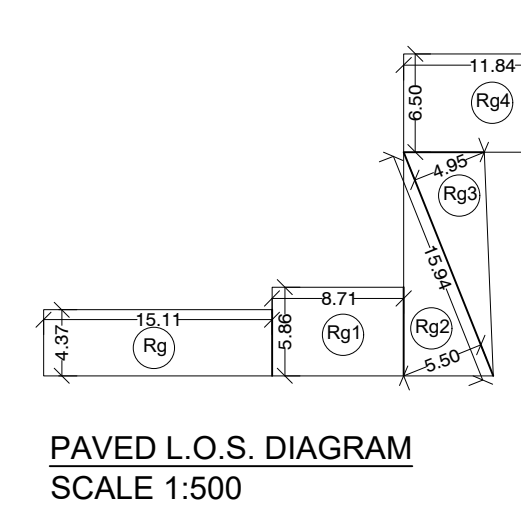


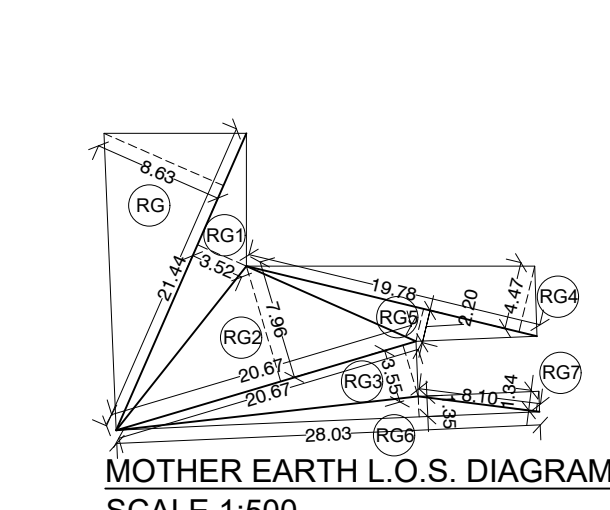
BUILT UP AREA SUMMARY		
Sr. No.	FLOOR NAME	TOTAL B.U.A.
1	GROUND FLOOR	214.56
2	1ST FLOOR	223.55
TOTAL COMMERCIAL AREA		438.53
3	2ND PODIUM FLOOR	0.00
4	3RD FLOOR	298.68
5	4TH FLOOR	291.78
6	5TH FLOOR	291.78
7	6TH FLOOR	291.78
8	7TH FLOOR	110.02
9	8TH FLOOR	295.75
10	9TH FLOOR	205.59
TOTAL RESIDENTIAL AREA		1785.38
TOTAL BUILT UP AREA		2223.91
EXCESS REFUGE AREA COUNTED IN FSI		53.16
FITNESS CENTER COUNTED IN FSI		35.02
TOTAL BUILT UP AREA		2312.09

STAIRCASE AREA SUMMARY		
Sr. No.	FLOOR NAME	TOTAL B.U.A.
1	GROUND FLOOR	0.00
2	1ST FLOOR	45.43
TOTAL COMMERCIAL AREA		45.43
3	2ND PODIUM FLOOR	0.00
4	3RD FLOOR	66.26
5	4TH FLOOR	66.26
6	5TH FLOOR	66.26
7	6TH FLOOR	66.26
8	7TH FLOOR	66.26
9	8TH FLOOR	66.26
10	9TH FLOOR	66.26
TOTAL RESIDENTIAL AREA		463.82
TOTAL STAIRCASE AREA		509.25

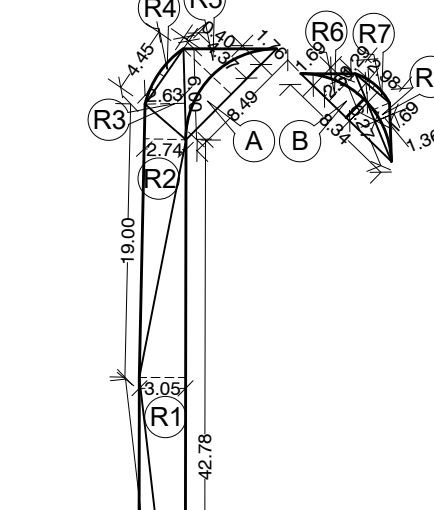
PARKING AREA REQUIRED AS PER D.C.P.R. 2034			
Sr. No.	C.A. AREA OF FLAT (IN SQ. MT.)	TOTAL No. OF FLAT	PARKING REQUIRED
1	BELOW 60.00 sq. mt.	2	1 PARKING FOR 4 TENEMENTS
2	45.00 TO 60.00 sq. mt.	7	1 PARKING FOR 2 TENEMENTS
3	60.00 TO 90.00 sq. mt.	9	1 PARKING FOR 1 TENEMENTS
4	ABOVE 90.00 sq. mt.	2	2 PARKING FOR 1 TENEMENTS
TOTAL		27	12.00
COMMERCIAL PARKING STATEMENT			
5	10% ADDITIONAL PARKING FOR VISITORS		1.20
6	SHOP CARPET AREA = 209.37 SQ. MT.		0.00
7	UP TO 500 SQ. MT. T. PARKING FOR 60.00 sq. mt.		0.00
8	OFFICE CARPET AREA = 213.48 SQ. MT.		0.00
9	UP TO 1500 SQ. MT. T. PARKING FOR 75.00 sq. mt.		0.00
TOTAL			12.00
10	10% ADDITIONAL PARKING FOR VISITORS (MIN. 2)		2.00
11	TOTAL PARKING FOR COMMERCIAL		14.00
12	TOTAL PARKING REQUIREMENT (A + B)		33.55
13	UPTO 50% ADDITION PARKING AS PER D.C.P.R. 2034 (33.55 X 50% = 16.78 CARS PERMISSIBLE)		16.78
14	TOTAL PARKING PROVIDED (13.55 + 16.78 = 30.33 CARS REQUIRED)		51.00
15	TOTAL PARKING REQUIRED		63.00



PAVED L.O.S. AREA CALCULATION				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
Rg	15.11	X	4.37	X 1.00 66.03
Rg1	6.71	X	5.86	X 1.00 51.04
Rg2	15.94	X	5.51	X 0.50 43.84
Rg3	15.94	X	4.95	X 0.50 39.45
Rg4	11.84	X	6.50	X 1.00 76.98
Rg5	2.75	X	3.07	X 1.00 285.70
TOTAL				



MOTHER EARTH L.O.S. AREA CALCULATION				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
Rg	21.44	X	3.52	X 0.50 37.73
Rg1	20.67	X	7.96	X 0.50 82.27
Rg2	19.90	X	2.74	X 1.50 26.03
Rg3	6.00	X	2.63	X 0.50 7.89
Rg4	4.45	X	0.40	X 0.66 1.17
Rg5	4.37	X	6.40	X 1.50 18.35
Rg6	8.34	X	2.50	X 0.50 10.43
Rg7	2.98	X	0.29	X 0.66 0.57
Rg8	8.27	X	1.36	X 0.50 4.26
TOTAL				



SET BACK AREA DIAGRAM SCALE 1:500

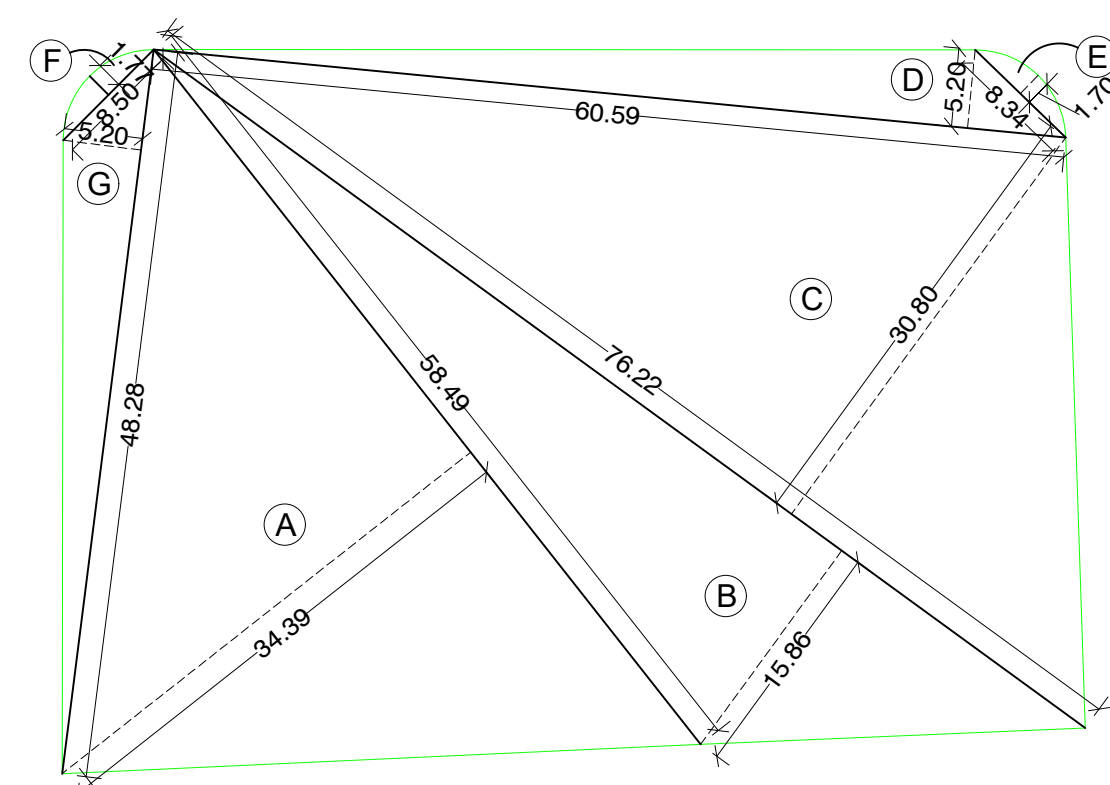
ROAD SET BACK AREA CALCULATION				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
R	27.35	X	3.03	X 0.50 41.44
R1	42.78	X	3.05	X 0.50 64.24
R2	19.90	X	2.74	X 1.50 26.03
R3	6.00	X	2.63	X 0.50 7.89
R4	4.45	X	0.40	X 0.66 1.17
R5	4.37	X	6.40	X 1.50 18.35
R6	8.34	X	2.50	X 0.50 10.43
R7	2.98	X	0.29	X 0.66 0.57
R8	8.27	X	1.36	X 0.50 4.26
TOTAL				

SECTION THRO. COMPOUND WALL SCALE = 1 : 100

SECTION THRO. SUCTION TANK SCALE = 1 : 100

P-9031/2021/(34)/K/W WARD/FP/337 2/8

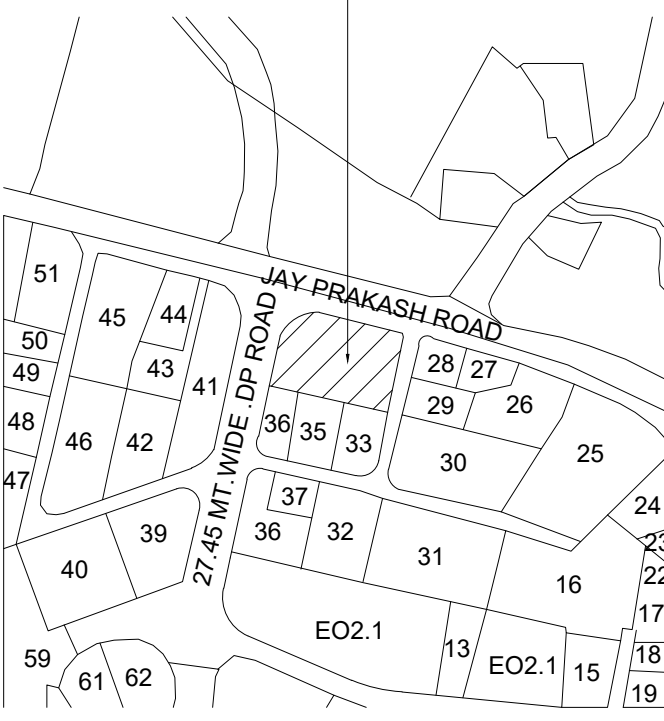
CONTENTS OF SHEET :
GROUND FLOOR PLAN, BUILT UP AREA SUMMARY, STAIRCASE
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.



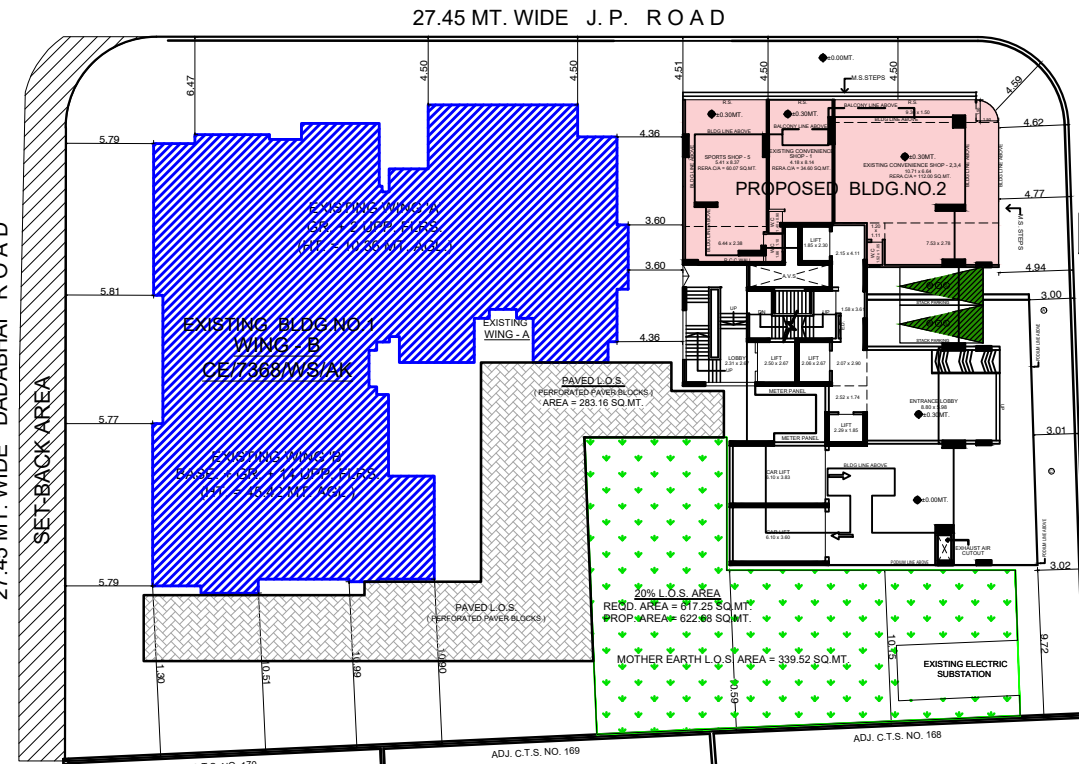
NET PLOT AREA DIAGRAM SCALE 1:500

NET PLOT AREA CALCULATION				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
A	34.39	X	56.49	X 0.50 1005.74
B	15.86	X	76.22	X 0.50 604.42
C	30.80	X	76.22	X 0.50 1173.79
D	5.50	X	60.59	X 0.50 167.23
E	1.70	X	8.34	X 0.66 9.36
F	1.77	X	8.50	X 0.66 9.83
G	5.50	X	48.28	X 0.50 125.33
TOTAL				

SITE U/R

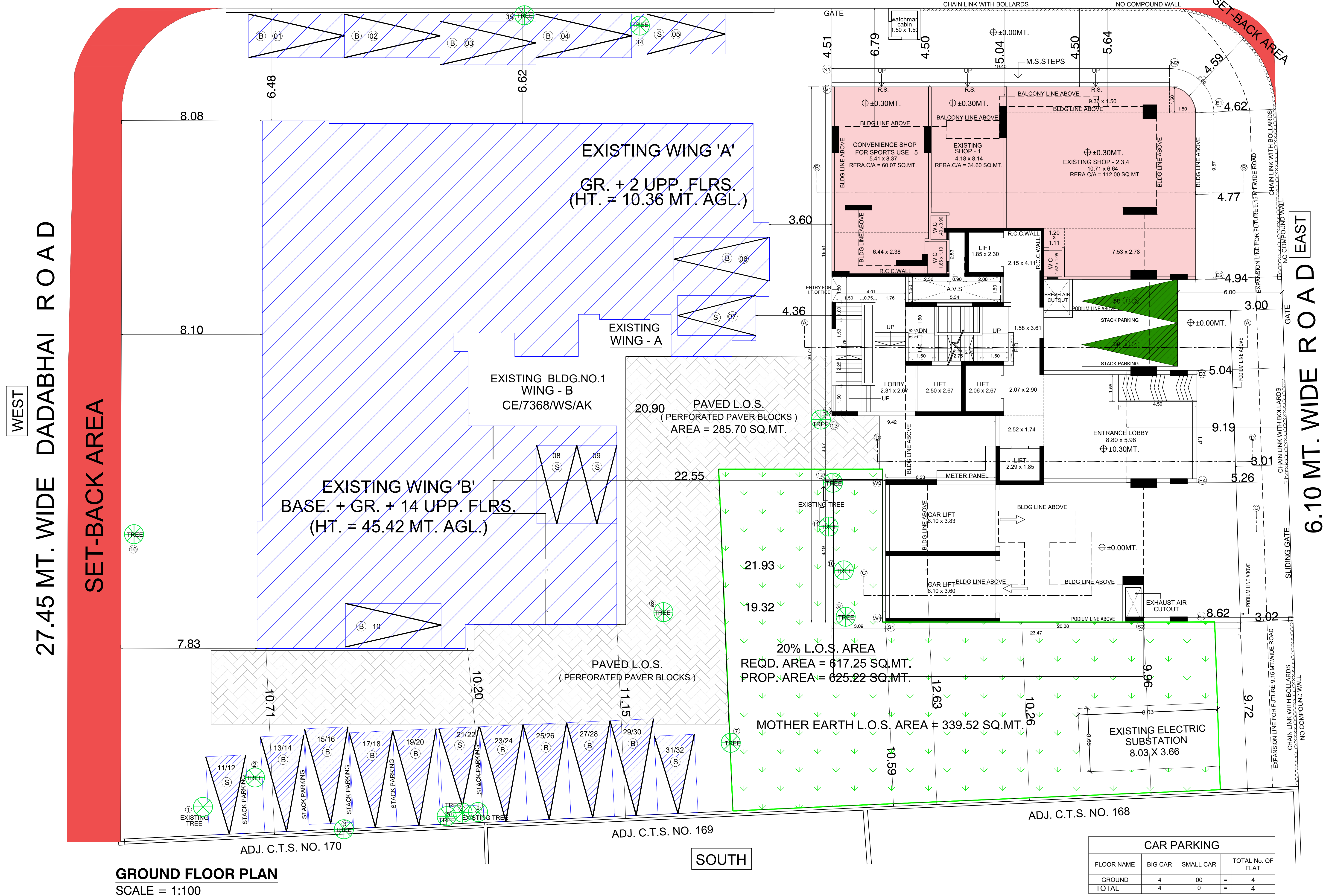


LOCATION PLAN SCALE 1:4000



BLOCK PLAN SCALE 1:500

27.45 MT. WIDE J. P. ROAD



APPROVED SUBJECT TO CONDITION MENTIONED BY THIS OFFICE LETTER UNDER NO. P-9031/2021/(34)/K/W WARD/FP/337 DATED

PROFORMA A-1		
A	AREA STATEMENT	SQ. MTS.
1)	AREA OF PLOT (AS PER P.R.C.)	3292.90
2)	AREA OF PLOT (AS PER T.P. REMARKS)	3237.83
3)	DEDUCTIONS FOR	
a)	ROAD SET-BACK AREA (BENEFIT ALREADY CLAIMED)	151.56
b)	SUBSEQUENT ROAD SETBACK	-----
c)	ANY RESERVATION (SUB-PLOT)	-----
d)	TOTAL DEDUCTIONS	151.56
4)	NET AREA OF PLOT (1 - 2d)	3086.27
5)	DEDUCTIONS FOR	
a)	15% RECREATIONAL GROUND AREA OF NET PLOT	-----
b)	10% AMENITY SPACE	-----
c)	BALANCE AREA OF PLOT (3 - 4)	3086.27
6)	FSI PERMISSIBLE	1.00
7)	TOTAL AREA (5 x 6)	3086.27
8)	ADDITION FLOOR SPACE INDEX 0.5 FSI (AS PER SECTION 30 OF DCPR 2034)	744.86
a)	INCENTIVE FSI CLAIMED FREE OF PREMIUM UNDER 33(7A)	464.35
b)	ADDITIONAL FSI TO BE PURCHASED	280.51
9)	TOR PERMISSIBLE (AS PER SECTION 30 OF DCPR 2034) TABLE 12	3086.27
10)	20% ROAD SETBACK AREA	-----
a)	ADDITIONAL FSI AS PER REG. 33(7A)	-----
b)	TOR CONSUMED IN BLDG. NO. 1 (CE/7368/WS/AK)	2935.20
c)	TOR PROPOSED IN BLDG. NO. 2	2935.20
d)	TOTAL = (a+b+c+d)	2935.20
11)	TOTAL AREA (7 + 10)	3680.08
12)	PERMISSIBLE FLOOR AREA (7 + 10)	6766.33
13)	EXISTING BUILT UP AREA BLDG. NO. 1 (CE/7368/WS/AK)	4712.97
14)	PERMISSIBLE FLOOR AREA FOR (BLDG. NO. 2) (11 - 10)	2053.30
15)	PROPOSED BUILT UP AREA	2053.30
16)	FSI CONSUMED ON NET HOLDING = 11 / 3	2.19
17)	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
18)	PURELY RESIDENTIAL BUILT UP AREA	1728.48
19)	REMAINING NON-RESIDENTIAL BUILT UP AREA	326.88
20)	DETAILS OF FSI AVAILABLE AS PER DCR 31 (b)	
21)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE REG 31 (b)	219.92
22)	FOR PURELY RESIDENTIAL - OR = (B) X (0.35) / (7368/48 X 0.35) = 804.27	259.73
23)	FUNGIBLE WITHOUT CHARGING PREMIUM (617.62 X 0.35) = 216.17	82.24
24)	FUNGIBLE WITH CHARGING PREMIUM = 20.99 X 0.00 = 0.00	38.81
25)	FUNGIBLE FSI KEPT IN ABEYANCE OF 11.16 SQ. MTS FOR REHAB AS PER 33(7A) TABLE	82.24
26)	FOR NON-RESIDENTIAL - OR = (B) X (0.20) / (326.88 X 0.20) = 114.41	38.81
27)	FUNGIBLE WITHOUT CHARGING PREMIUM (110.86 X 0.35) = 38.81	340.97
28)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (b) = (C1 + C2)	259.73
29)	TOTAL GROSS BUILT UP AREA PROPOSED (13 + C4)	2312.09
30)	TENEMENT STATEMENT	
31)	PROPOSED AREA (ITEM A, 12 ABOVE) OR C4	2312.09
32)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	438.53
33)	AREA AVAILABLE FOR TENEMENTS (10 MINUS 11)	1873.56
34)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	64.00
35)	TENEMENTS PROPOSED	27.00
36)	TENEMENTS EXISTING	-----
37)	PARKING STATEMENT	
38)	PARKING REQUIRED BY REGULATIONS FOR CAR	29.68
39)	SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	3.88
40)	COVERED GARAGE PERMISSIBLE	-----
41)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)	-----
42)	TOTAL PARKING REQUIRED	33.56
43)	UPTO 50% ADDITION PARKING AS PER DCPR 2034	16.78
44)	TOTAL PARKING PROVIDED	63.00
45)	TRANSPORT VEHICLES PARKING	-----
46)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-----
47)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----
48)	CERTIFICATE OF PLOT AREA	-----

PROFORMA-B		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED IOD PLAN FOR REDEVELOPMENT ON PLOT BEARING C.T.S. NO. 171 OF VILLAGE ANDHERI (W), F. P. NO. 34 OF T.P.S II ANDHERI, J. P. ROAD, ANDHERI (W), MUMBAI.		
JOB No.	DRG. No.	CHECKED BY
NAME OF OWNER / C.A. TO OWNER / LESSEE	DESIGN BY	DWG. BY
SHRI. AMR. AMANULLAH MOHAMED YUSUF PROPRIETOR OF ARY DEVELOPERS	SCALE	DATE
NAME OF ARCHITECT	DIGITAL SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE	
APRIL GURAV / S. NO. 840002661	AMR. AMANULLAH MOHAMED YUSUF	
SKYLINE INFRASTRUCTURE CONSULTANTS LLP.	MOHAMED YUSUF	
Shop No. 3, sarovar, vasant complex Mahavir Nagar, Kandivali (West), Mumbai 400 067.	YUSUF	
office@skylineinfra.org		
PLAN FOR APPROVAL		
DNYANESHWAR BHIMRAO BANDGAR	AMIT PRAKASH PATIL	Vijay Shankarra o Tawde
S.E.P. K / (W-51)	A.E.P. K / (WEST)	E.E.P. K / WEST WARD