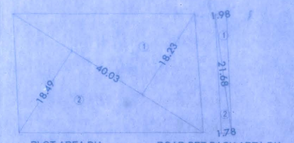
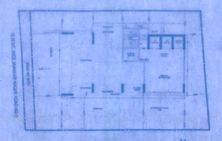
BUA Summary in Sq.mt.						
Floors	Built up Area	Fungible Area	Total Area in Sq.mts.	St.case, Lift Lobby Area	No. of Tenants	Height of Floor
Basement Floor	Nil	Nil	Nil	Nil	Nil	5.90
Gr. Floor	Nil	Nil	Nil	51.34	Nil	3.05
1st Floor	2.41	0.84	3.25	51.34	0	3.05
2nd Floor	154.61	54.11	208.72	51.34	1	3.05
3rd Floor	154.61	54.11	208.72	51.34	1	3.05
4th Floor	154.61	54.11	208.72	51.34	1	3.05
5th Floor	154.61	54.11	208.72	51.34	1	3.05
6th Floor	154.61	54.11	208.72	51.34	1	3.05
7th Floor	122.03	42.71	164.74	51.34	1	3.05
8th Floor	154.61	54.11	208.72	51.34	1	3.05
9th Floor	154.61	54.11	208.72	51.34	1	3.05
10th Floor	154.61	54.11	208.72	51.34	1	3.05
11th Floor	154.61	54.11	208.72	51.34	1	3.05
12th Floor	154.61	54.11	208.72	51.34	1	3.05
13th Floor	154.61	54.11	208.72	51.34	1	3.05
14th Floor	122.03	42.71	164.74	51.34	1	3.05
15th Floor	154.61	54.11	208.72	51.34	1	3.05
16th Floor	154.61	54.11	208.72	51.34	1	3.05
17th Floor	154.61	54.11	208.72	51.34	1	3.05
18th Floor	154.61	54.11	208.72	51.34	1	3.05
19th Floor	111.01	38.86	149.87	61.74	0	3.05
20th Floor	154.61	54.11	208.72	51.34	1	3.05
21st Floor	111.01	38.86	149.87	61.74	0	3.05
Total Area	2942.21	1029.78	3971.99	1150.28	18	69.95

Plot Area	736.40
Road Set Back	40.21
Balance Plot Area	696.19
FSI	4.00
Total Area	2945.60
Fungible Area	1030.96
Permissible Area	3976.56
Proposed Area	3971.99
Balance Area	4.57



PLOT AREA DIA. SCALE 1:500 — ROAD SET BACK AREA DIA. SCALE 1:500

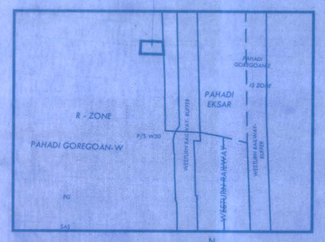


BLOCK PLAN
SCALE - 1:500

Plot Area Calculation								
Additions								
1	40.03	x	18.23	x	0.50	=	364.87	Sq.mts
2	40.03	x	18.49	x	0.50	=	370.08	Sq.mts
Total						=	734.95	Sq.mts
Total Trangulation Area						=	734.95	Sq.mts
Plot Area As Per P.R. Card						=	735.00	Sq.mts

Road Set Back Area Calculation								
Additions								
1	21.68	x	1.98	x	0.50	=	21.46	Sq.mts
2	21.68	x	1.78	x	0.50	=	19.30	Sq.mts
Total						=	40.76	Sq.mts

BUA CAL. TYPICAL FLOOR									
A	23.95	x	12.48	x	1.00	=	298.90	sq.mt.
					Total	=	298.90	sq.mt.
Deduction								
1	7.65	x	1.15	x	1.00	=	8.80	sq.mt.
2	4.48	x	0.25	x	1.00	=	1.12	sq.mt.
3	6.37	x	1.44	x	1.00	=	9.17	sq.mt.
4	2.15	x	4.78	x	1.00	=	10.28	sq.mt.
5	17.85	x	0.53	x	1.00	=	9.46	sq.mt.
					Total	=	38.83	sq.mt.
Net BUA For per Floor						=	260.07	sq.mt.
Deduction For Staircase , Lift & Lift Lobby								
A	4.48	x	3.65	x	1.00	=	16.35	sq.mt.
B	6.37	x	4.76	x	1.00	=	30.32	sq.mt.
C	2.03	x	2.30	x	1.00	=	4.67	sq.mt.
St. case, Lift & Lobby Area For per Floor						=	51.34	sq.mt.
Total BUA For per Floor						=	208.72	sq.mt.



LOCATION PLAN
SCALE - 1:4000

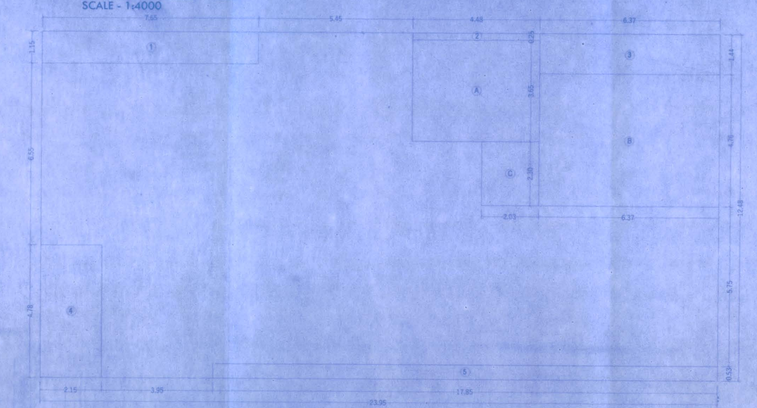
PARKING STATEMENT FOR RESIDENTIAL (AS PER TABLE NO. 21)			
CARPET AREA IN SQ.MT	NOS. OF FLATS	PARKING REQD. BY RULE	NOS. OF PARKING
UP TO 45.00 SQ.MT.	---	1 FOR EVERY 4 TENEMENTS	---
45 TO 60.00 SQ.MT.	---	1 FOR EVERY 2 TENEMENTS	---
60 TO 90.00 SQ.MT.	---	1 FOR EVERY 1 TENEMENTS	---
ABOVE 90.00 SQ.MT.	18.00	2 FOR EVERY 1 TENEMENTS	36.00 NOS.
TOTAL	18.00		36.00 NOS.
10% PARKING SPACES FOR VISITORS			03.60 NOS.
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			39.60 NOS.
			SAYS 40.00 NOS.
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL			40.00 NOS.

FORM-I

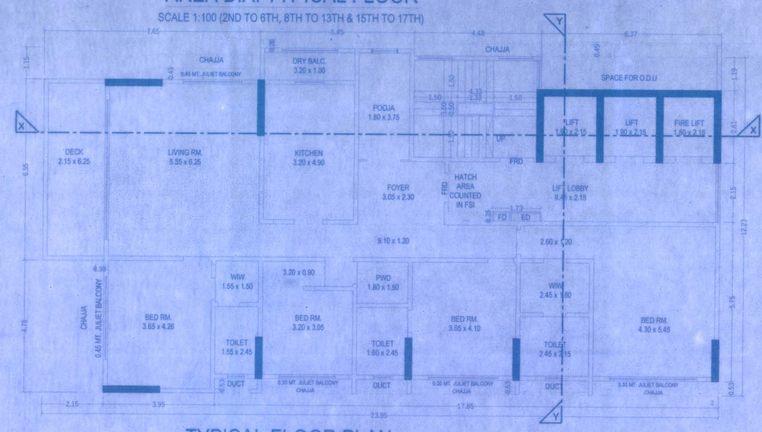
		AREA STATEMENT	SQ.MT
1.		GROSS AREA OF PLOT	736.40
	A	AREA OF RESERVATION IN PLOT	--
	B	AREA OF ROAD SET BACK	--
	C	AREA OF DP ROAD	--
2.		DEDUCTIONS FOR	--
	A	FOR RESERVATION / ROAD AREA	--
		i) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)	40.76
		ii) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	--
		iii) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	--
	B	FOR AMENITY AREA	---
		i) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	--
		ii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	--
		iii) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 15	--
		iv) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35	--
	C	DEDUCTIOS FOR EXISTING BUA TO BE RETAINED IF ANY	--
		i) LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED	--
3.		TOTAL DEDUCTIONS : [(A)+2(B)+2(C)]	40.76
4.		BALANCE AREA OF PLOT (1 MINS 3)	695.64
5.		PLOT UNDER DEVELOPMENT AREA	695.64
6.		PERMISSIBLE FSI	4.00
7.		PERMISSIBLE BUA AS PER FSI (5 x 6)	2782.56
8.		BUA AGAINST ROAD AREA AS PER REGULATION 32 FOR SALE DEVLOPMENT (40.76 x 4 = 163.04 SQ.MT.)	163.04
9.		BALANCE BUA FOR DEVELOPMENT UNDER REGULATION 33(11) [7+ 8]	2945.60
10.		ZONAL BUA UNDER REGULATION	---
11.		BALANCE ADDITIONAL BUA FOR PTC & PROPORTIONATE SALE DEVELOPMENT UNDER SCHEME [9 -10]	---
12.	A	BUA PERMISIBLE FOR PTC TENEMENTS [11 x 50%]	---
	B	EQUIVALENT SALE BUA AGAINST PTC	---

13.	PERMISSIBLE BUILT UP AREA	ZONAL PLOT POTENTIAL 1.00 OF (10)	PTC FOR SRA U/S 33(11) OF DCPR 2034 50% OF (11)	FREE SALE COMPONENT 50% OF (14)	TOTAL
					2945.60

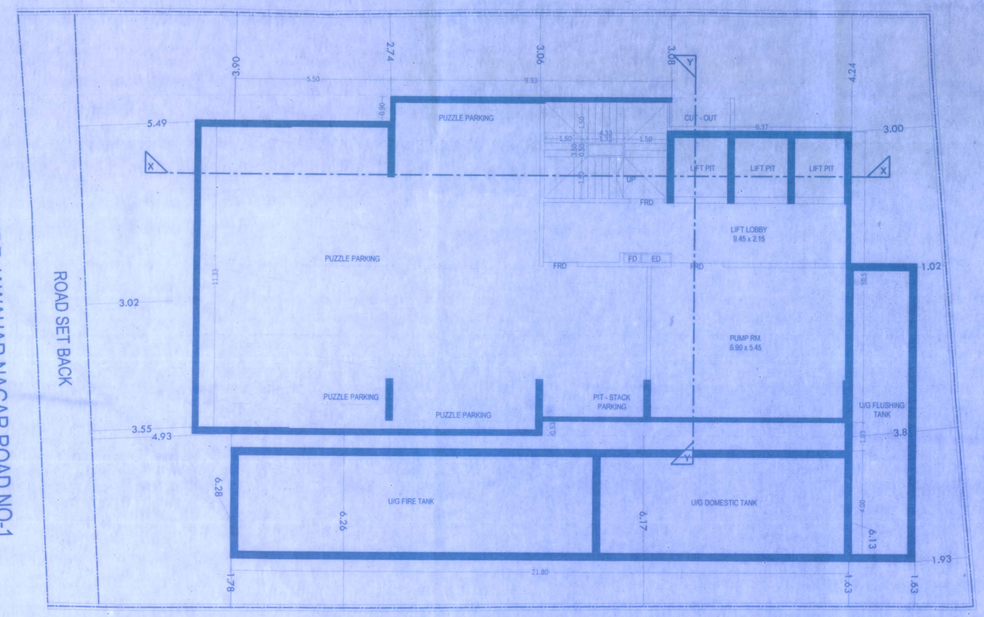
14.	A	PROPOSED BUILT UP AREA	2942.21
	B	EXISTING BUILT UP AREA	--
		TOTAL BUILT UP AREA (14A + 14B)	2942.21
15.		TDR GENERATED IF ANY AS PER REG. NO. 30(A)	--
16.		FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)	--
	A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM - (736.40 x 0.35 = 257.74 SQ.MT.)	257.74
		ii) PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT BY WITHOUT CHARGING PREMIUM	204.33
	B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1030.96 - 204.33 = 826.63 SQ.MT.)	773.22
		ii) PROPOSED FUNGIBLE COMPENSATORY AREA (1029.78 - 204.33 = 825.45 SQ.MT)	825.45
17.		TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA [16(A) + 16(B)]	1029.78
18.		TOTAL PROPOSED BUA INCLUDING FUNGIBLE COMPENSATORY AREA [14(A) + 17]	3971.99
19.		FSI CONSUMED ON NET PLOT [14 (A) / 4]	---
	A	PLOT AREA /BUA TO BE HANDED OVER AS PER REG.NO. i AREA OF ROAD SET BACK ii iii	--
	B	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT / PLOT AS PER REG. 27	--
	C	TENEMENT STATEMENT	
		i) PROPOSED BUA [14 (A) ABOVE]	--
		ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	
		iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	
		iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
		v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	
	D	PARKING STATEMENT	
		i) PARKING REQUIRED BY REGULATION FOR: CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	40 Nos
		ii) COVERED GARAGE PERMISSIBLE	
		iii) COVERED GARAGE PROPOSED	
		CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS) TOTAL PARKING PROPOSED	40 Nos
	E	TRANSPORT VEHICLES PARKING	
		i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
		ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	



AREA DIA. TYPICAL FLOOR
SCALE 1:100 (2ND TO 6TH, 8TH TO 13TH & 15TH TO 17TH)



TYPICAL FLOOR PLAN
SCALE 1:100 (2ND TO 6TH, 8TH TO 13TH & 15TH TO 17TH)

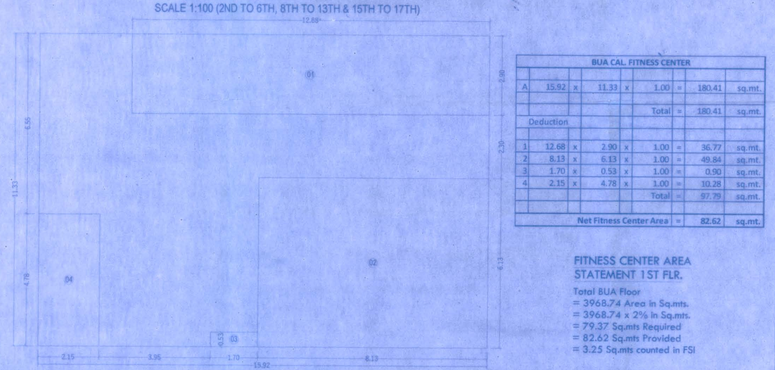


BASEMENT FLOOR PLAN
SCALE 1:100

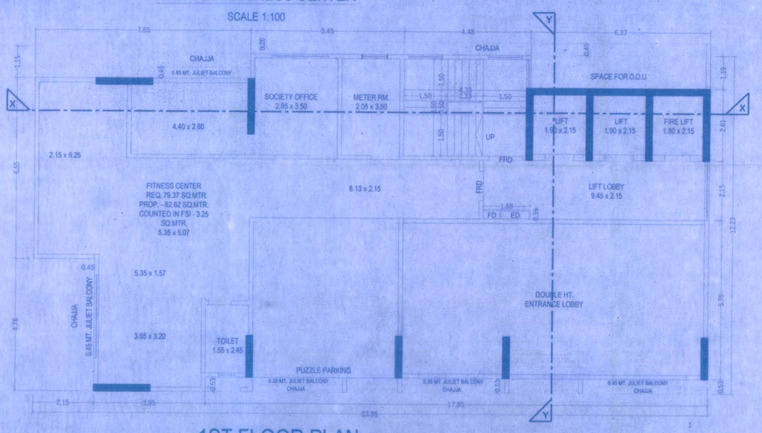
BUA CAL. FITNESS CENTER									
A	15.92	x	11.33	x	1.00	=	180.41	sq.mt.
					Total	=	180.41	sq.mt.
Deduction								
1	12.68	x	2.90	x	1.00	=	36.77	sq.mt.
2	8.13	x	6.13	x	1.00	=	49.84	sq.mt.
3	1.70	x	0.53	x	1.00	=	0.90	sq.mt.
4	2.15	x	4.78	x	1.00	=	10.28	sq.mt.
					Total	=	97.79	sq.mt.
Net Fitness Center Area						=	82.62	sq.mt.

FITNESS CENTER AREA STATEMENT 1ST FLR.

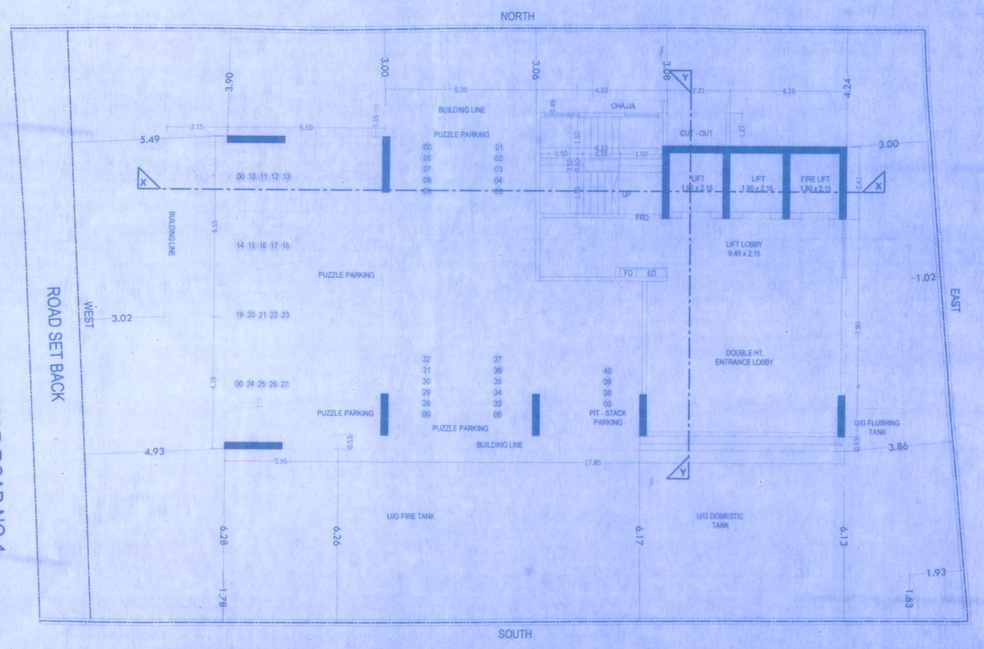
Total BUA Floor
= 3968.74 Area in Sq.mts.
= 3968.74 x 2% in Sq.mts.
= 79.37 Sq.mts Required
= 82.62 Sq.mts Provided
= 3.25 Sq.mts counted in FSI



AREA DIA. FITNESS CENTER
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100



GR. FLOOR PLAN
SCALE 1:100

FORM-II

CONSENTS OF SHEET

STILT FLOOR ,1ST & TYPICAL FLOOR PLAN , PLOT AREA DIA. - CALC., CARPET AREA SUMMARY , BUILT UP AREA STATEMENT , BLOCK PLAN & LOCATION PLAN .

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
PLANS FOR CONSIDERATION	

Approved Subject to the condition Mentioned in this office permission Letter No. F-S/ENT/P.111/2024/0301/AP/S Dt. 24 Oct 2024
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 04/02/2021 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 736.40 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT / LS

NORTH — DESCRIPTION OF PROPOSAL AND PROPERTY

N

PROPOSED S.R. SCHEME U/REG. 33/11 OF DCPR- 2034 ON NON SLUM PLOT BEARING C.T.S. NO. 671, 671/1- 11 OF PAHADI GOREGAON, VILLAGE GOREGAON (W) MUMBAI.

NAME OF OWNER: M/S. ARIHA SPACES LLP

For ARIHA SPACES LLP
Partner
SIGNATURE OF OWNER / DEVELOPER

ADDRESS:
G-1, GROUND FLOOR, WASHINGTON PLAZA, TOPIWALA LANE, OFF S.V.ROAD, GOREGAON WEST MUMBAI - 400 104.

JOB NO.	DWG. NO.	DATE	SCALE	DRAWN BY	CHECKED BY
			1 : 100		

SIGNATURE, NAME & ADDRESS OF ARCHITECT / LS

Shri. Bhaskar Mishra
for Archproindia
LICENCE SURVEYOR / ARCHITECT
UNIT NO. 1, GR. FLOOR, ECO SPACE IT PARK PREMISES CO.OP. SOC. LTD., OLD NAGARDAS ROAD, ANDHERI - (E), MUMBAI - 400069
ARCHPRO

SIGNATURE OF LICENCE SURVEYOR — PLOT 131 JAWAHAR NAGAR 19-08-2024 IOA PROPOSAL