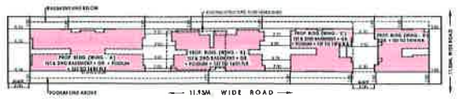
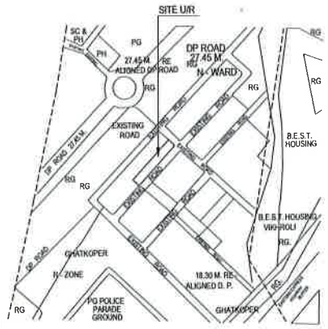


BLOCK PLAN
SCALE : 1:500



LOCATION PLAN
SCALE : 1:4000

CAR PARKING STATEMENT		
CARPET AREA (SQ.M.)	REQD. PARKING AS PER D.C. RULE	NO. OF PARKING REQ. PARKING
BELOW 60.00	1 PARK / 3 TENE	39 NOS. 03.50 NOS.
60.00 TO 40.00	1 PARK / 4 TENE	87 NOS. 24.25 NOS.
40.00 TO 70.00	1 PARK / 2 TENE	62 NOS. 31.00 NOS.
ABOVE 70.00	1 PARK / 1 TENE	42 NOS. 82.00 NOS.
TOTAL		240 NOS. 140.75 NOS.
25 % ADDITIONAL PARKING FOR VISITORS		35.13 NOS.
TOTAL		150.00 NOS.
PARKING REQUIRED =		151.00 NOS.
TOTAL PARKING PROVIDED =		190.00 NOS.

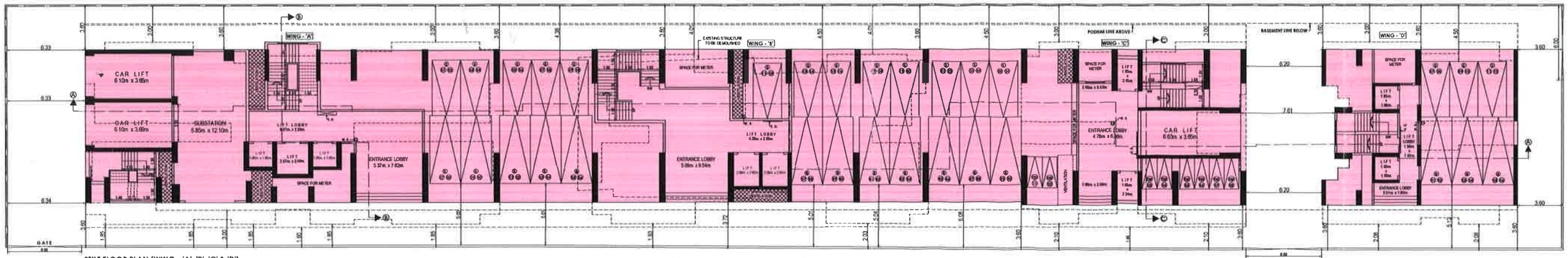
SECTION THROUGH U. G. TANK
SCALE : 1:100

SECTION 'THRO' COMPOUND WALL
SCALE : 1:100

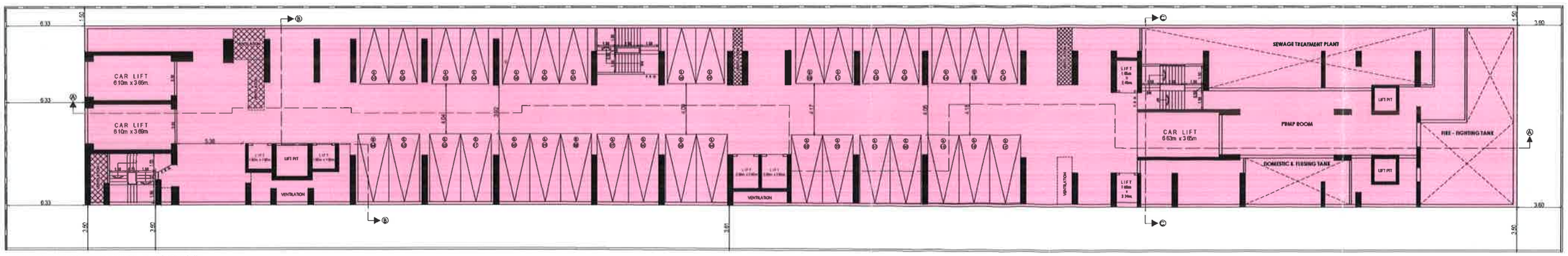
Sr.No	DESCRIPTION	Sq.Mt.	Land Square	Receipt No	Amount
A)	F.S.I. OF BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL EXISTING STRUCTURES	2304.00	----	----	----
B)	F.S.I. OF BUILT UP AREA OF REHABILITATION COMPONENT FOR NON RESIDENTIAL IN EXISTING STRUCTURES	Nil	----	----	----
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE ACCOMMODATED (A+B)	2304.00	----	----	----
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A+C.35 + B x 1.50)	806.40	----	----	----
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	806.40	----	----	----
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT IN PURELY NON RESIDENTIAL USE	Nil	----	----	----
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT	806.40	----	----	----
H)	(EQ F.S.I) = 1.0	0.35	----	----	----
I)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXISTING REPAIR = 0.50 x RATES ON DATE OF PAYMENT	2419.20	Rs.14,000/- x 0.50%	1000786215 DT. 04.04.2012	Rs. 16,94,544.00/-
J)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR COMMERCIAL EXCLUDING REPAIRING AREA = 1.00 x RATES ON DATE OF PAYMENT S.C.2	Nil	----	----	----

For MICL REALTY LLP

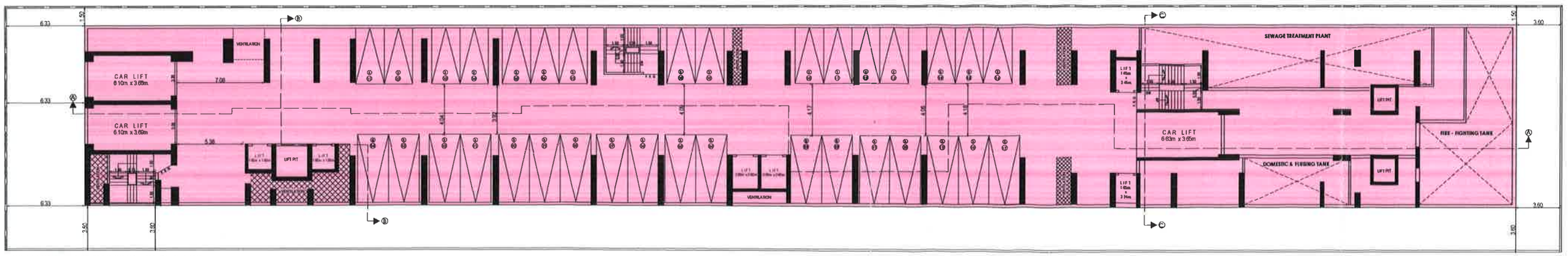
Authorised Signatory



STILT FLOOR PLAN (WING - 'A', 'B', 'C' & 'D')
SCALE : 1:100



1ST BASEMENT FLOOR PLAN (WING - 'A', 'B', 'C' & 'D')
SCALE : 1:100



2ND BASEMENT FLOOR PLAN (WING - 'A', 'B', 'C' & 'D')
SCALE : 1:100

PROFORMA - A

A)	AREA STATEMENT	SQ.MTS.
1	Area of Plot as per MHADA (829.81 + 827.56 + 804.34)	2461.71
2	Deductions for :	
	a) Road Setback Area	---
	b) Proposed Road	---
	c) Any Reservation	---
	d) ---% amenity space as per DCR 58/57 (sub-plot)	---
	Total Deductions (a+b+c)	---
3	Balance Area of Plot (1-2)	2461.71
4	Deduction for Recreation Ground (If Deductable) 15%	---
5	Net Plot Area (3 - 4)	2461.71
6	Additions for Floor Space Index	
	2(a) 100% Set Back Area	---
	2(b) 100% D.P. Road	---
7	Total Area (5 + 6)	2461.71
8	Floor Space Index Permissible	ONE
9	9(a) As per MHADA Noc. d. 27/12/2011	
	Additions for floor space index (2068.80 + 2074.52 + 2010.85 + 1600.00 + 11754.26)	11754.26
	9(b) Additional F. S. I. 0.50 as per Notification No TPS -4208/775 (CR - 127 / 2008 / UD - 11 DT. 24/10/2011 Premium amount of Rs. ---------- / paid to M. C. C. M under receipt No. ---------- dt. ---------- and Rs. ---------- / paid to State Government (R.B.I.) under receipt No. ---------- dt. ----------	---
	9(c) - % as per DCR 33 ( )	---
	9(d) Other	---
10	Permissible Floor Area (As per MHADA Noc)	11754.26
11	Existing Floor Area	---
12	Proposed Built up Area	11754.26
13	Excess Balcony area taken in Floor Space Index	---
14A)	Purely Residential Built up area	11754.26
14B)	Remaining Non Residential Built up area	---
14)	TOTAL Built-up proposed (11+12+13) (as per dcr approved plan dt. ------ prior to 06/01/12	11754.26
15	Floor Space Index consumed 14 / 3	4.77
B)	**Deatils of FSI availed as per DCR 35(4)**	
1	Fungible Built Up Area component proposed wide DCR 35(4) for purely residential = 11754.26 x 0.35 = 4113.99 Claimed at present = 3730.00 sq. m	3730.00
2	Fungible Built Up Area component proposed wide DCR 35(4) for Non residential = 261.22 x 0.20 = -	---
3	Total fungible Built Up Area wide DCR 35(4) - (B 1 + B 2)	3730.00
4	Total Gross BUILT UP AREA permissible (14 + B 3)	15484.26
4	Total Gross BUILT UP AREA proposed (14 + B 3)	15482.09
C)	**Tenement Statement**	
i)	Proposed Area (Item A. 12 above)	15482.09
ii)	Less Non Residential Area (Bank & Nursing Home)	---
iii)	Area Available for Tenements (i - ii)	15482.09
iv)	Tenements Permissible (Density of Tenements 450/Hec)	696 Nos
v)	Tenements Proposed	249 Nos
vi)	Tenements Existing	---
vii)	Total Tenements on the Plot	249 Nos
D)	**PARKING AREA STATEMENT**	
i)	Parking Required by Regulations for	151 Nos
ii)	Covered Garages Permissible	---
iii)	Covered Garages Proposed	---
iv)	Total Parking Provided	190 Nos
E)	**Transport Vehicles Parking**	
i)	Space for transport vehicles parking required by Regulations	---
ii)	Total no. of transport vehicles parking spaces provided	---

PROFORMA-B

CONTENT OF SHEET

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN PLAN, FUNGIBLE STATEMENT, PARKING STATEMENT, BLOCK & LOCATION PLAN

STAMP FOR APPROVAL OF PLANS

THIS LAYOUT IS APPROVED TO THE PREVIOUS SANCTIONED PLAN UNDER NO. CHE/ES/0000/0/ DATED ------ BEARING

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE LETTER CHE/ES/0000/0/ DATED ------ BEARING

Avinash Gorakh Tambewagh

E. E. (B. P.) E. S. & I

Khan Nasir Ahmed

S. E. (B. P.) N

Prakash Sakharam Patil

A. E. (B. P.) L & N

CERTIFICATE OF AREA

CERTIFIED THAT THE I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ------ AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2461.71 SQ MT AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME RECORD.

SIGNATURE OF L. S

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING BIA/CWC No 154 (AMALGAMATION OF BLDG. No. 154, 154 & 155/F PLOT BEARING C. T. S. NO. 194-A/94, S. NO. 239-A OF VILLAGE GHATKOPAR AT PANTNAGAR GHATKOPAR (E), MUMBAI - 400 075

NAME OF OWNER	SIGNATURE
MICL REALTY LLP C. A. TO OWNER	SUKETU RAMESH SHAH

JOB No.	DRG. No.	DATE	DRN. BY	CHK.BY	REVISION
	1/7		MANU	ASHISH	

NAME SIGN & ADD. OF L. S	SIGNATURE
ASHISH BHATT SHOP NO. 16 & 18 BASEMENT GR. FLOOR RUNWAL COMMERCIAL COMPLEX NEXT TO SAVOSHI MATA TEMPLE MULUND (WEST) MUMBAI - 400080	ASHISH NARENDR A BHATT