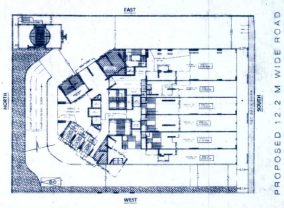
FILE NO. - K-W/PVT/0198/20240314/LOI

SHEET NO. - 1/9

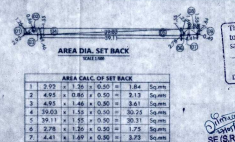


BLOCK PLAN
(SCALE-1:500)

LOCATION PLAN
(SCALE-1:4000)

TENENANT STATEMENT FOR GURUDARSHAN			
FLOORS	REHAB TENANT	SALE TENANT	NO. OF. TENANTS
GROUND FLOOR	-	-	0
1ST FLOOR	-	-	0
2ND PODIUM FLOOR	-	-	0
3RD FLOOR	4.00	2.00	6
4TH FLOOR	6.00	-	6
5TH FLOOR	6.00	-	6
6TH FLOOR	6.00	-	6
7TH FLOOR (REFUGE)	3.00	1.00	4
8TH FLOOR	6.00	-	6
9TH FLOOR	6.00	-	6
10TH FLOOR	6.00	-	6
11TH FLOOR	6.00	-	6
12TH FLOOR	5.00	1.00	6
13TH FLOOR	5.00	1.00	6
14TH FLOOR (REFUGE)	4.00	-	4
15TH FLOOR	4.00	2.00	6
16TH FLOOR	4.00	2.00	6
17TH FLOOR	4.00	2.00	6
18TH FLOOR	4.00	2.00	6
19TH FLOOR	4.00	2.00	6
20TH FLOOR	4.00	2.00	6
21ST FLOOR (REFUGE)	2.00	2.00	4
22ND FLOOR	4.00	2.00	6
23RD FLOOR	4.00	2.00	6
24TH FLOOR	4.00	-	4
TOTAL	101.00	23.00	124

CONSTRUCTION SUMMARY FOR GURUDARSHAN	
Floors	Total Area in Sq.mts.
Utilities / Services Floor	508.92
Gr. Floor	1495.49
1st Floor	1688.24
2nd Podium Floor	2075.79
3rd Floor	635.85
4th floor	544.09
5th Floor	544.09
6th floor	544.09
7th Floor (Refuge)	541.54
8th Floor	544.09
9th floor	544.09
10th Floor	541.05
11th floor	503.85
12th Floor	627.23
13th floor	627.23
14th Floor (Refuge)	570.44
15th Floor	631.93
16th floor	631.91
17th Floor	631.91
18th floor	642.78
19th floor	642.78
20th floor	644.64
21st Floor (Refuge)	655.47
22nd Floor	664.80
23rd floor	654.80
24th Floor	482.15
Total Area	18270.41



AREA CALC. OF SET BACK							
1	2.92	x	1.86	x	0.50	=	1.84 Sq.mts.
2	4.95	x	0.80	x	0.50	=	2.13 Sq.mts.
3	4.95	x	1.46	x	0.50	=	3.61 Sq.mts.
4	39.03	x	1.55	x	0.50	=	30.23 Sq.mts.
5	39.11	x	1.55	x	0.50	=	30.31 Sq.mts.
6	2.78	x	1.30	x	0.50	=	1.73 Sq.mts.
7	4.41	x	1.47	x	0.50	=	3.23 Sq.mts.
8	2.64	x	1.50	x	0.50	=	2.20 Sq.mts.
9	1.64	x	0.49	x	0.50	=	0.40 Sq.mts.
TOTAL AREA						=	76.22 Sq.mts.

This Generic Approval to the Previous Plans Sanctioned under no. Dated

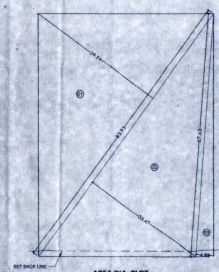
ISSUED

Approved subject to the condition mentioned in the office permission Letter No. SRVENG/..... Dt. 27 MAY 2025

Executive Engineer
Slum Rehabilitation Authority
Srihanmumbai

SE (S.R.A.) Srihanmumbai

AE (S.R.A.) Srihanmumbai

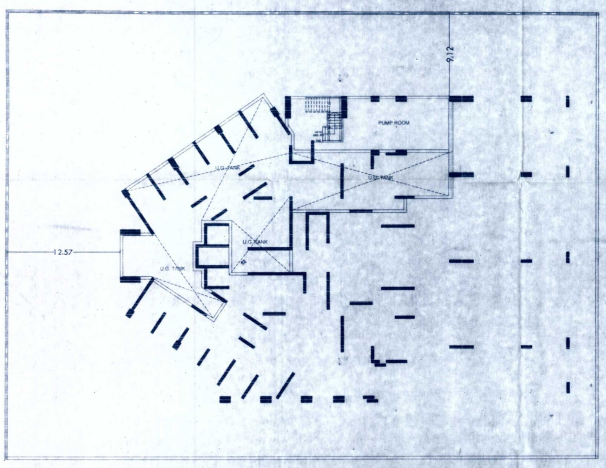


AREA DIA. PLOT
SCALE 1:500

AREA CALC. OF PLOT							
1	83.95	x	39.51	x	0.50	=	1,658.43 Sq.mt.
2	83.95	x	35.47	x	0.50	=	1,488.65 Sq.mt.
3	67.42	x	4.88	x	0.50	=	164.33 Sq.mt.
TOTAL AREA						=	3,311.41 Sq.mt.

BUA SUMMARY FOR GURUDARSHAN								
Floors	Rehab Built up Area	Rehab Fungible Area	Total Rehab B.U.A	Sale Built up Area	Sale fungible Area	Sale Total Area in Sq.mts.	Total Built-Up Area in Sq.mts.	St.case, Lift Lobby Area
	REHAB TENANT			SALE				
Plinth Floor								
Gr. Floor	0.00	0.00	0.00	982.52	0.00	982.52	982.52	80.28
1st Floor	0.00	0.00	0.00	1095.25	0.00	1095.25	1095.25	80.28
2nd Podium Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3rd Floor	198.57	61.22	259.79	118.38	0.00	118.38	378.17	157.68
4th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
5th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
6th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
7th Floor (Refuge)	163.66	49.00	212.66	55.14	0.00	55.14	267.80	157.68
Excess Area	0.00	0.00	0.00	9.14	0.00	9.14	9.14	-
8th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
9th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
10th Floor	292.36	94.05	386.41	0.00	0.00	0.00	386.41	157.68
11th Floor	307.05	99.19	406.24	0.00	0.00	0.00	406.24	157.61
12th Floor	264.77	84.39	349.16	120.75	0.00	120.75	469.91	157.32
13th Floor	313.49	101.44	414.93	54.58	0.00	54.58	469.51	157.32
14th Floor (Refuge)	219.20	68.44	287.64	0.00	0.00	0.00	287.64	155.65
15th Floor	178.16	54.08	232.26	242.33	0.00	242.33	474.59	157.32
16th Floor	178.16	54.08	232.26	242.33	0.00	242.33	474.59	157.32
17th Floor	178.16	54.08	232.26	242.33	0.00	242.33	474.59	157.32
18th floor	186.48	56.99	243.47	241.49	0.00	241.49	484.96	157.32
19th Floor	186.48	56.99	243.47	241.49	0.00	241.49	484.96	157.32
20th floor	191.23	58.66	249.89	241.47	0.00	241.47	491.36	157.32
21st Floor (Refuge)	98.80	26.30	125.10	241.26	0.00	241.26	366.36	155.24
Excess Area	0.00	0.00	0.00	68.82	0.00	68.82	68.82	-
22nd Floor	195.78	60.25	256.03	241.46	0.00	241.46	497.49	157.32
23rd Floor	151.98	44.91	196.89	300.60	0.00	300.60	497.49	157.32
24th Floor	193.42	63.42	256.84	232.33	0.00	232.33	489.16	157.32
Total Area	4956.59	1559.96	6516.55	4971.56	0.00	4971.56	11488.11	3621.02

Plot Area	3311.00
Road Set Back	0.00
F. FSI	3.00
Total Area	9933.00
Existing BUA	4457.04
Balance Area	5475.96
PTC Area	2737.98
PTC Free Sale Area	2737.98
Fungible Area	1559.96
Sale Permissible Area	11492.96
Total Permissible Built-Up Area	11492.96
Total Proposed Built-Up Area	11488.11
Total Balance Built-Up Area	4.85



UTILITY / SERVICES FLOOR PLAN
SCALE 1:200

FORM-I

		AREA STATEMENT				SQ.MT
1.		GROSS AREA OF PLOT				3311.00
	A	AREA OF RESERVATION IN PLOT				-
	B	AREA OF ROAD SET BACK				76.22
	C	AREA OF OP ROAD				-
2		DEDUCTIONS FOR				-
	A	FOR RESERVATION / ROAD AREA				-
		i) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)				-
		ii) PROPOSED OP 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	DEDUCTIS 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. (2(A)+2(B)+2(C))				76.22
4.		BALANCE AREA OF PLOT (1-MINS 3)				3234.78
5.		ADD ANY RESERVATION / ROAD AREA				76.22
6.		PLOT UNDER DEVELOPMENT AREA				3311.00
7.		PERMISSIBLE FSI				3.00
8.		PERMISSIBLE BUA AS PER 12(B)(A-7)				9933.00
9.		EXISTING BUA (AS PER MCGM APPROVED PLAN)				4457.04
10.		BALANCE ADDITIONAL BUA FOR PTC & PROPORTIONATE SALE DEVELOPMENT UNDER SCHEME (8 - 9)				5475.96
11.	A	BUA PERMISSIBLE FOR PTC [TENEMENTS (10 x 50%)				2737.98
	B	EQUIVALENT SALE BUA AGAINST PTC				2737.98
12.		PERMISSIBLE BUILT UP AREA	ZONAL PLOT POTENTIAL 1.00 OF (3.0) (BEFORE PTC & FUNGIBLE COMPONENT)	PTC FOR SRA U/S 33(11) OF DCPR 2034 50% OF (10)	FREE SALE COMPONENT 50% OF (10)	TOTAL
			9933.00	2737.98	2737.98	9933.00
13.	A	PROPOSED BUILT UP AREA	4457.04	2737.98	2737.13	9928.15
	B	EXISTING BUILT UP AREA				-
		TOTAL BUILT UP AREA (13A + 13B)				9928.15
14.		TDR GENERATED IF ANY AS PER REG. NO. 30(A)				-
15.		FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(3)				-
	A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM				-
		ii) PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT BY WITHOUT CHARGING PREMIUM (4457.04 x 0.30% = 1558.96 SQ.MT)				1559.96
	B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM				958.29
		ii) PROPOSED FUNGIBLE COMPENSATORY AREA				-
16.		TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA (15(A) + 15(B))				1559.96
17.		TOTAL PROPOSED BUA INCLUDING FUNGIBLE COMPENSATORY AREA (13(A) + 17)				11488.11
18.		FSI CONSUMED ON NET PLOT (13 (A) / A)				2.99
	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				176 Nos
		CAR				-
		SCOOTER - MOTOR CYCLE				-
		OUTSIDERS (VISITORS)				-
		ii) COVERED GARAGE PERMISSIBLE				-
		iii) COVERED GARAGE PROPOSED				-
		CAR				-
		SCOOTER / MOTOR CYCLE				-
		OUTSIDERS (VISITORS)				-
		TOTAL PARKING PROPOSED				172 Nos
	E	TRANSPORT VEHICLES PARKING				-
		i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION				-
		ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED				-

FORM-II

CONSENTS OF SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BUA AREA STATEMENTS, BLOCK & LOCATION PLAN

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

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED PLOTS UNDER REFERENCE ON 19/12/2022, AND THAT THE DIMENSIONS OF DEED ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT BY 3311.00 SQ.MTS 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 PLOT BEARING C.T.S. NO 1 / 140 OF VILLAGE OSHIWARA 2ND CROSS ROAD, ANDHERI WEST, MUMBAI - 400 053 IN K/W WARD.

NAME OF OWNER	M/S. D.G.S. LAND DEVELOPERS (INDIA) PVT. LTD
	DGS HOUSE, SHEETAL BUILDING, AAREY ROAD, GOREGAON (EAST), MUMBAI- 400 063.

SIGNATURE OF OWNER / DEVELOPER

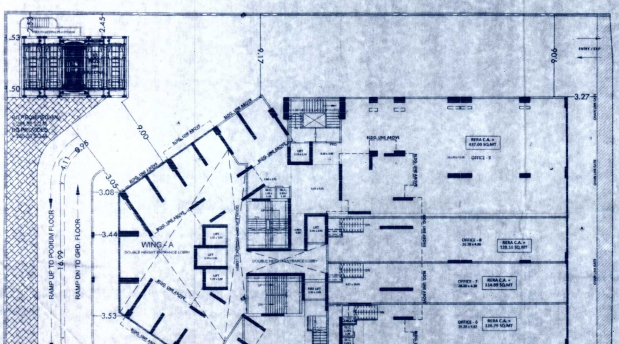
JOB NO.	DWG. NO.	DATE	SCALE	DRAWN BY	CHECKED BY
			1 : 100	ROHIDAS	

SIGNATURE, NAME & ADDRESS OF ARCHITECT / LS

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

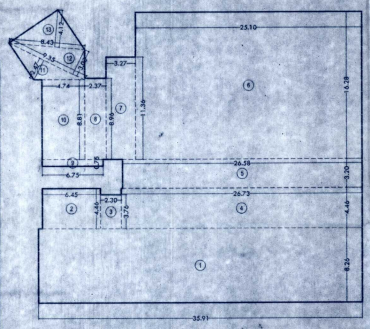
LEAD ACHIEVER

SIGNATURE OF LICENCE SURVEYOR



1ST FLOOR PLAN
SCALE 1:200

EAST



AREA DIA. 1ST FLOOR
SCALE 1:200

BUILT UP AREA CALCULATION

1ST FLOOR								
1	35.91	X	6.26	X	1 NO	=	224.82	SQ.MT
2	6.45	X	4.46	X	1 NO	=	28.77	SQ.MT
3	2.30	X	3.76	X	1 NO	=	8.65	SQ.MT
4	26.73	X	4.46	X	1 NO	=	119.22	SQ.MT
5	26.58	X	3.20	X	1 NO	=	85.06	SQ.MT
6	25.10	X	16.38	X	1 NO	=	411.03	SQ.MT
7	3.27	X	11.38	X	1 NO	=	37.18	SQ.MT
8	2.37	X	8.98	X	1 NO	=	21.28	SQ.MT
9	6.75	X	0.70	X	1 NO	=	4.73	SQ.MT
10	4.74	X	0.61	X	1 NO	=	2.89	SQ.MT
11	1/2	X	9.38	X	3.47	X 1 NO	=	16.25 SQ.MT
12	1/2	X	9.35	X	3.03	X 1 NO	=	14.17 SQ.MT
13	1/2	X	8.43	X	4.02	X 1 NO	=	17.37 SQ.MT
					TOTAL ADDITION		=	1095.25 SQ.MT

BUILT UP AREA CALCULATION

GROUND FLOOR								
1	6.73	X	12.74	X	1 NO	=	85.74	SQ.MT
2	25.10	X	14.00	X	1 NO	=	423.11	SQ.MT
3	25.58	X	9.20	X	1 NO	=	267.19	SQ.MT
4	25.10	X	13.03	X	1 NO	=	327.05	SQ.MT
5	3.20	X	8.11	X	1 NO	=	25.95	SQ.MT
6	2.39	X	5.71	X	1 NO	=	13.59	SQ.MT
7	1.80	X	4.00	X	1 NO	=	7.20	SQ.MT
8	4.80	X	4.01	X	1 NO	=	19.25	SQ.MT
					TOTAL ADDITION	=	1149.08	SQ.MT

PARKING STATEMENT FOR WING - A & B

PARKING STATEMENT FOR COMMERCIAL (AS PER TABLE NO. 21)

01 PARKING FOR EVERY 40.00 SQ.MT. OF FLOOR AREA UP TO 400.00 SQ.MT. ONE PARKING SPACE FOR EVERY 60 SQ.M OF SPACE FOR AREA EXCEEDING 400 SQ.M.
800 / 40 = 20 NOS. 1095.87 - 800 = 295.87 / 60 = 05.00NOS. (20.00 + 05.00 = 25.00)

PARKING STATEMENT FOR OFFICE (AS PER TABLE NO. 21)

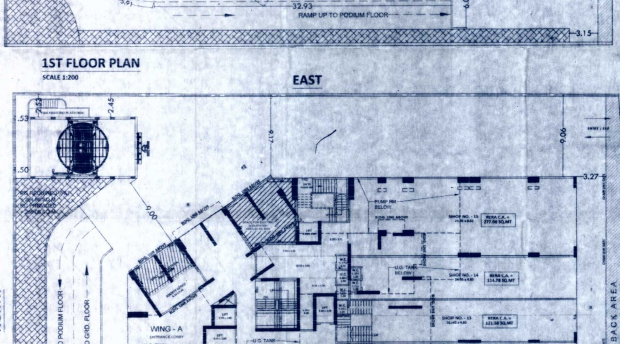
01 PARKING NEED FOR EVERY 37.5 SQ.M OF OFFICE SPACE UPTO 1000 SQ.M AND FOR EVERY 75 SQ.M OF ADDITIONAL SPACE FOR AREAS EXCEEDING 1000 SQ.M IN CITY/SUBURBS
1016.89 / 37.50 = 27.11 NOS.

TOTAL PARKING (25.00+ 27.11)=52.70

LESS ADDITIONAL PARKING FOR VISITORS ON MIN. 05	05.27 NOS.
TOTAL COMMERCIAL PARKING REQUIRED (52.70 + 05.27)	55.77 NOS. (SAY = 55.00 NOS.)

PARKING STATEMENT FOR RESIDENTIAL (AS PER TABLE NO. 21) REHAB

CARPET AREA IN SQ.MT.	NOS. OF FLATS	PARKING NEED IN RULE	NOS. OF PARKING
UP TO 40.00 SQ.MT.	00.00	1 FOR EVERY 4 TENEMENTS	00.00 NOS.
40 TO 60.00 SQ.MT.	00.00	1 FOR EVERY 3 TENEMENTS	00.00 NOS.
60 TO 80.00 SQ.MT.	00.00	1 FOR EVERY 2 TENEMENTS	00.00 NOS.
ABOVE 80.00 SQ.MT.	25.00	1 FOR EVERY 1.5 TENEMENTS	16.00 NOS.
TOTAL	1.25.00		116.00 NOS.
10% PARKING SPACES FOR VISITORS			11.60 NOS.
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL			127.60 NOS.
		SAY	117.00 NOS.
TOTAL PARKING REQUIRED FOR REH. + COM. (55.00 + 117.00)			172.00 NOS.
TOTAL PARKING PROPOSED			172.00 NOS.



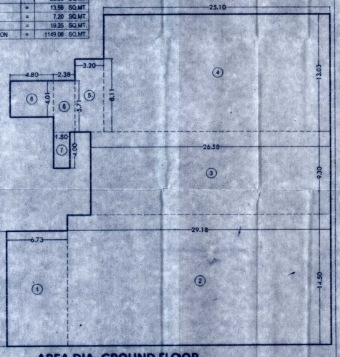
GROUND FLOOR PLAN
SCALE 1:200

WEST

NORTH

SOUTH

PROPOSED 12.20 M WIDE ROAD



AREA DIA. GROUND FLOOR
SCALE 1:200