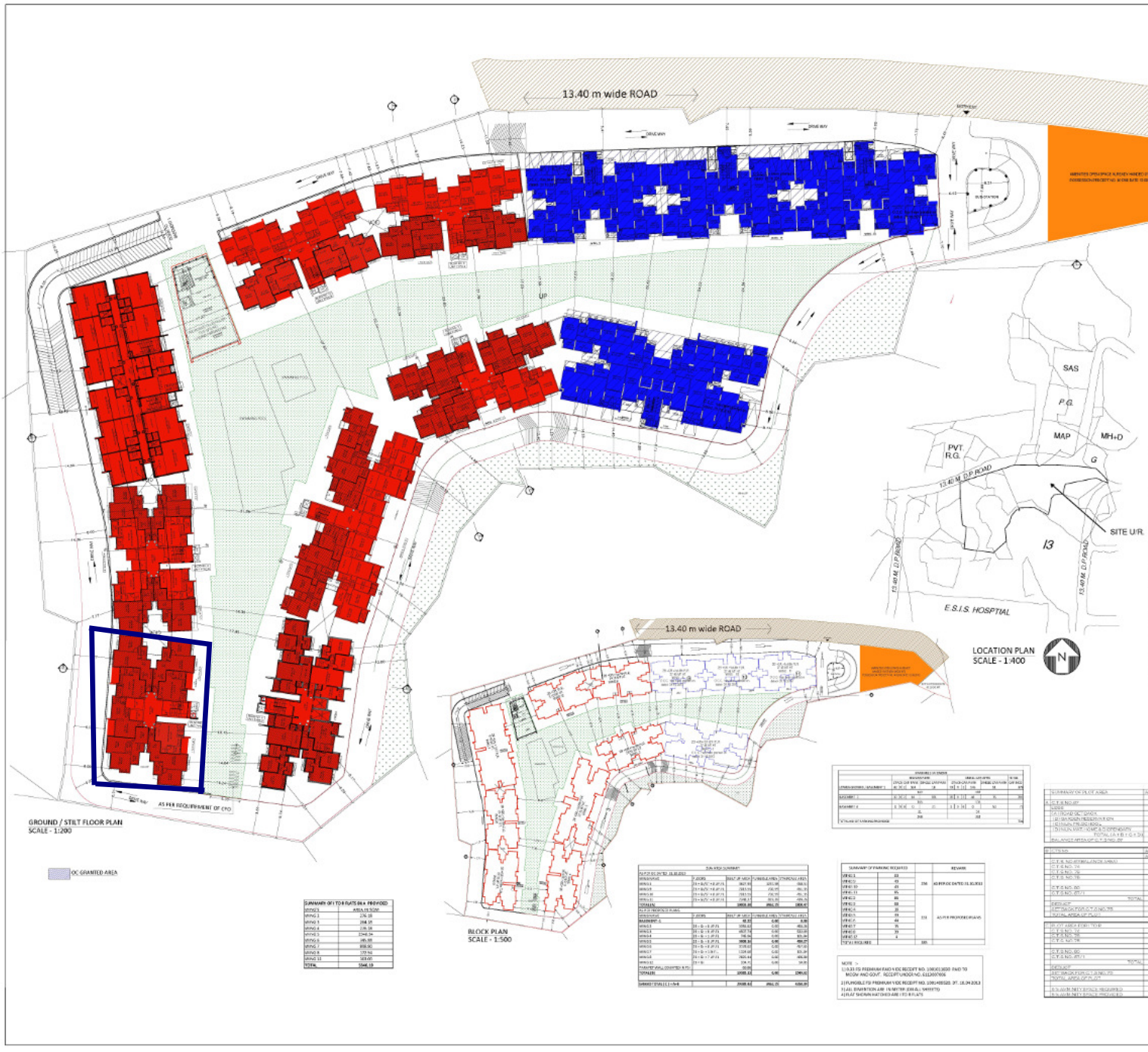

GROUND / STILT FLOOR PLAN
SCALE - 1:200

OC GRANTED AREA

SUMMARY OF ITO & FLATS BLK PROVIDED	
WING 1	176.18
WING 2	218.15
WING 4	236.16
WING 5	1240.34
WING 6	185.88
WING 7	898.00
WING 8	139.96
WING 11	168.00
TOTAL	3446.19

FLAT DETAILS (BLDG WISE)					
WING					
WING 1	2+1+B/C+F.F.+T.F.	2867.95	2870.95		2870.95
WING 2	2+1+B/C+F.F.+T.F.	2815.55	2818.55		2818.55
WING 4	2+1+B/C+F.F.+T.F.	2815.55	2818.55		2818.55
WING 5	2+1+B/C+F.F.+T.F.	2815.55	2818.55		2818.55
TOTAL		11314.60	11326.60		11326.60
FLAT DETAILS (BLDG WISE)					
WING					
WING 6	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 7	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 8	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 9	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 10	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 11	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
WING 12	2+1+B/C+F.F.+T.F.	1186.00	1189.00	0.00	1189.00
TOTAL		7116.00	7134.00	0.00	7134.00
GRAND TOTAL (1+2+3+4)		29008.82	29061.22	0.00	29061.22

SUMMARY OF PARKING REQUIRED			REMARK
WING 1	83		
WING 2	43	156	AS PER OC DATED 31.10.2013
WING 3	43		
WING 11	85		
WING 4	88		
WING 5	88		
WING 6	25		
WING 7	49	113	AS PER PROPOSED PLANS
WING 8	49		
WING 9	35		
WING 10	35		
WING 12	4		
TOTAL REQUIRED		269	

NOTE :-
1) (CTS NO. 67) = (17014.11 - 81.19)x 0.85) x 1.00 = 14008.81
2) (CTS NO. 67/1) = (1483.80 x 0.85) x 1.00 = 1261.22
3) (CTS NO.74, 85) = (3181.96 x 0.85) x 1.00= (2141.53
4) (CTS NO.73, 75, 75/1 to 14) = (2811.34 x 0.85) x 0.71 = 4447.76
TOTAL BUA = 1 + 2 + 3 + 4 = 22257.43

FSI(0.85 - 2261.22) + 4808.23 = 7411.24 M.T.

ITO & FLATS BLK WISE REMENT DETAIL		
A	AREA STATEMENT	SQ.MT.
1	(a) PLOT AREA AS PER P.R.C.	21181.32
	(b) PLOT AREA AS PER DEVELOPMENT AGREEMENT	10658.34
2	DEDUCT (i) ROAD SETBACK	-
	(ii) D.P.RESERVATION-NAGEN	-
	(iii) C.T.RESERVATION-(H.R. PR. SCHOOL)	-
	(iv) C.T.RESERVATION-(H.R.MART & DNE & DISPENSARY	
	(v) AREA NOT IN POSSESSION	82.29
	TOTAL DEDUCTION	82.29
3	BALANCE AREA OF PLOT (1a - 2)	10576.42
4	DEDUCT FOR - TDR (8%)	669.86
5	NET PLOT AREA	9906.56
6	DEDUCTION FOR RECREATIONAL GROUND 15%	1486.32
7	NET PLOT (5 - 6)	8419.24
8	ADDITIONS FOR F.S.I.	
	2a)100%	8.00
	2b)100%	8.00
9	TOTAL BASIC F.S.I.	16838.48
10	F.S.I. PERMISSIBLE	1.00
11	F.S.I. CREDIT AVAILABLE	3.00
12	PERMISSIBLE FLOOR AREA (BASIC+11)	8419.24
13	ZONE FOR FLATS	SEMI-BLK

SUMMARY ON PLOT AREA	AREA IN SQ.M.
A. C.T.S. NO.67	17.4582.00
LESS	
(a) ROAD SETBACK	2024.32
(b) D.P.RESERVATION-NAGEN	1292.00
(c) RESERVATION-(H.R.MART)	687.00
(d) RESERVATION - (H.R.MART & DISPENSARY)	444.00
TOTAL (A + B) (C + D)	4397.00
BALANCE AREA OF C.T.S.NO.67	13084.11

C.T.S.NO.	AREA IN SQ.M.	AREA IN SQ.M.	AREA IN SQ.M.
	ON PLOT AREA	ON ROAD SETBACK	OTHERS AREA
C.T.S. NO.67/B/1,2,3,4,5,6,7,8	17084.11	17084.11	17084.11
C.T.S. NO. 74	3181.96	800/1.00	800/1.00
C.T.S. NO. 75	1292.15		
C.T.S. NO.75	4970.70	4970.70	4970.70
C.T.S. NO. 85	790.00	790.00	790.00
C.T.S. NO. 67/1	403.00	403.00	403.00
TOTAL	28621.92	27028.81	27028.81
DEDUCT			
(a) D.P.RESERVATION-(H.R.MART)	31.00	131.00	131.00
TOTAL AREA OF PLOT	28590.92	27897.81	27897.81

C.T.S.NO.			
C.T.S. NO.67/B/1,2,3,4,5,6,7,8	17084.11	4800/1.00	4800/1.00
C.T.S. NO. 74	3181.96		
C.T.S. NO. 75	1292.15	4970.70	4970.70
C.T.S. NO. 85	790.00	790.00	790.00
C.T.S. NO. 67/1	403.00	403.00	403.00
TOTAL	22751.22	10963.71	10963.71
DEDUCT			
(a) D.P.RESERVATION-(H.R.MART)	31.00	131.00	131.00
TOTAL AREA OF PLOT	22720.22	10832.71	10832.71

B.U.A. NET DETAILS REQUIRED	5014.84	5017.38	5019.38
B.U.A. NET DETAILS PROVIDED	5015.00	5017.00	5019.00

NOTES :-
ALL DIMENSIONS ARE IN METER PLOT BOUNDARY SHOWN BLACK PROPOSED WORK SHOWN RED RECREATION GROUND SHOWN BURNT SIENNA EXTERNAL WALLS ARE 0.15TH CEN.-CINC. BLOCK WALLS INTERNAL WALLS ARE 0.10TH. BRICK WALLS.

PROFORMA-A		1/17
FILE NO. CE/9233/WS/AK		
A	AREA STATEMENT	SQ.MT.
1	(a) PLOT AREA AS PER P.R.C.	21181.32
	(b) PLOT AREA AS PER DEVELOPMENT AGREEMENT	10670.34
2	DEDUCT (i) ROAD SETBACK (PLOT-D 477.79 SQ.MT. (PLOT-H) 1696.47 SQ.MT.	2173.25
	(2) D.P.RESERVATION (PLOT-A) (MAP RESERVATION) 769.11 SQ.MT. (PLOT-H) (MAP RESERVATION) 207.84 SQ.MT. (PLOT-H) (GARDEN RESERVATION) 1139.70 SQ.MT. (PLOT-G) (E-RESERVATION) 121.19 SQ.MT. (REMAINING SUM) (REMAINING SUM) (REMAINING SUM)	2224.64
	TOTAL DEDUCTION	4397.89
3	BALANCE AREA OF PLOT (For Development) (1b - 2)	17972.85
	DEDUCT (i) ROAD SETBACK	8.00
	(2) AREA NOT IN POSSESSION	82.29
	TOTAL DEDUCTION	82.29
	BALANCE AREA OF PLOT	17890.56
4	DEDUCT FOR TDR (8%) NECESSARY IN SUM ALREADY GRANTED	588.86
5	NET PLOT AREA	17301.70
6	DEDUCTION FOR RECREATIONAL GROUND 15%	2591.45
7	NET PLOT (5 - 6)	14710.24
8	ADDITIONS FOR F.S.I.	
	2a)100% (ROAD SETBACK)	8.00
	2b)100%	8.00
9	TOTAL BASIC F.S.I.	14726.24
10	F.S.I. PERMISSIBLE [(1)&(2) 2a] (REFER SEPARATE TABLE)	1.00 &0.75
11	F.S.I. CREDIT AVAILABLE (BLDM TDR)	4800.00
11a	F.S.I. CREDIT AVAILABLE (GEN. TDR)	2520.00
11b	F.S.I. CREDIT AVAILABLE (AMENITY PLOT TDR)	580.96
	Additions For FSI	
	9(a) Affiles as per DCR 32	5509.68
	9(b) NO % as per DCR (33)(4)	
	9(c) other	
12	Permissible floor area (9 + 10) plus 11 above	23631.31
13	DEDUCTED FLOOR AREA	23631.30
14	PROPOSED FLOOR AREA	23595.22
15	EXCESS AREA (MEN BETOFS)	NIL
16	Purely Residential Built up area	23185.40
	Remaining Non-Residential Built up area	
	TOTAL built up area proposed (14+16)	23185.40
	FSI consumed on net holding - 13/7)	1.72
B	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1	Fungible Built up area component proposed vide DCR 35(4) for purely Residential - or -(1.0 X 0.35)	8862.15
2	Fungible Built up area component proposed vide DCR 35(4) for purely Non-Residential - or -(1.0 X 0.25)	3.00
3	Total fungible built up area vide DCR 35(4) (1)+(2)	8862.15
4	Total Gross built up area proposed	32050.55
C	TENEMENT STATEMENT	
1	Proposed Area	32050.55
2	Deduction Non-Resi. Area	NIL
3	Area Available For Tenements	0.00
4	Tenement Area (1850 Mq Unit)	1476
5	Tenements Proposed	264
6	Tenements Existing	129
7	Total Tenement	393
D	PARKING STATEMENT	
1	PARK REQD.	585
2	COVERED GARAGES PERMISSIBLE	NIL
3	COVERED GARAGES PROPOSED	NIL
4	TOTAL PARK PROVIDED	793
E	TRANSPORT VEHICLES PARKING	NIL

CERTIFICATE OF AREA — SIGNATURE

Certified That The Plot Under Reference Is Got Surveyed Through Surveying Agency To Ascertain The Correctness Of The Area Mentioned In The Property Card The Said Survey Has Been Carried Out On The Basis Of The Boundaries Of The Property Shown By The Owners. The Said Area As Per Survey Now Varies Out To 23183.10 Sq.mts.

SHASHIKANT LAXMAN JADHAV

PROFORMA -B

CONTENTS OF SHEET
BLOCK PLAN & LOCATION PLAN, COLT/LIP AREA SUMMARY, PARKING STATEMENT & R.G. AREA SUMMARY.

NOTE :-
1) ALL DIMENSIONS ARE IN METER.
2) THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN NOT REQUIRED
3) THIS CHANGE IS APPROVAL TO THE PREVIOUS PLAN SANCTIONED UNDER NO CE/9233/WS/AK DATED - 12.08.2016
4) APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO CE/9233/WS/AK DATED -
5) THE PLANS OF WINGS 01,08,10,11 OF THE ALREADY GRANTED OCCUPATION CERTIFICATE DATED - 31.10.2013 ARE NOT ATTACHED ALONG WITH THIS AMENDED APPROVAL.

Sudhir Bhagwat Nimbalkar	Balaram Kashinath Sankhe	
E.E.B.P.(KEN)	A.E.B.P.(KEN)	E.E.B.P.(NWARD)

MUNICIPAL CORPORATION OF GREATER MUMBAI

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING C.T.S. NO. 67,67/1,71,74,75,75/1 TO 14,78,80 OF VILLAGE MULGAON, ANDHERI (E) MUMBAI.

SCALE	JOB NO.	DWG. NO.	DRAWN BY
	280	1/17	
	SCALE	DATE	CHECKED BY
	1:100		

REVISIONS	DESCRIPTION
-NIL-	

NAME OF THE OWNER — SIGNATURE
LODHA IMPRESSION REAL ESTATE PVT. LTD.

Kapil Khandelwal

NAME ADDRESS AND SIGNATURE OF LICENSED SURVEYOR — SIGNATURE

SHASHIKANT LAXMAN JADHAV