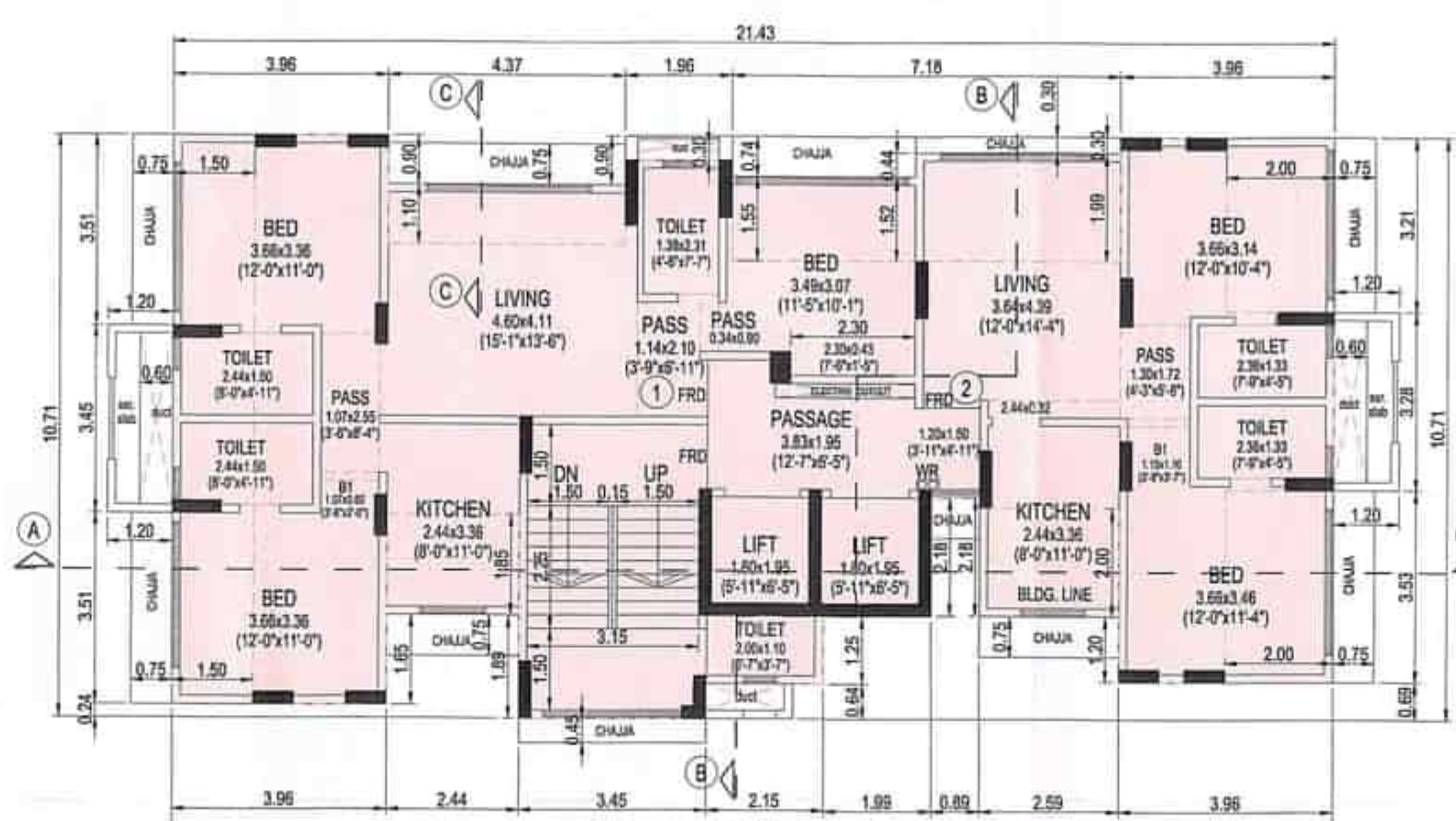
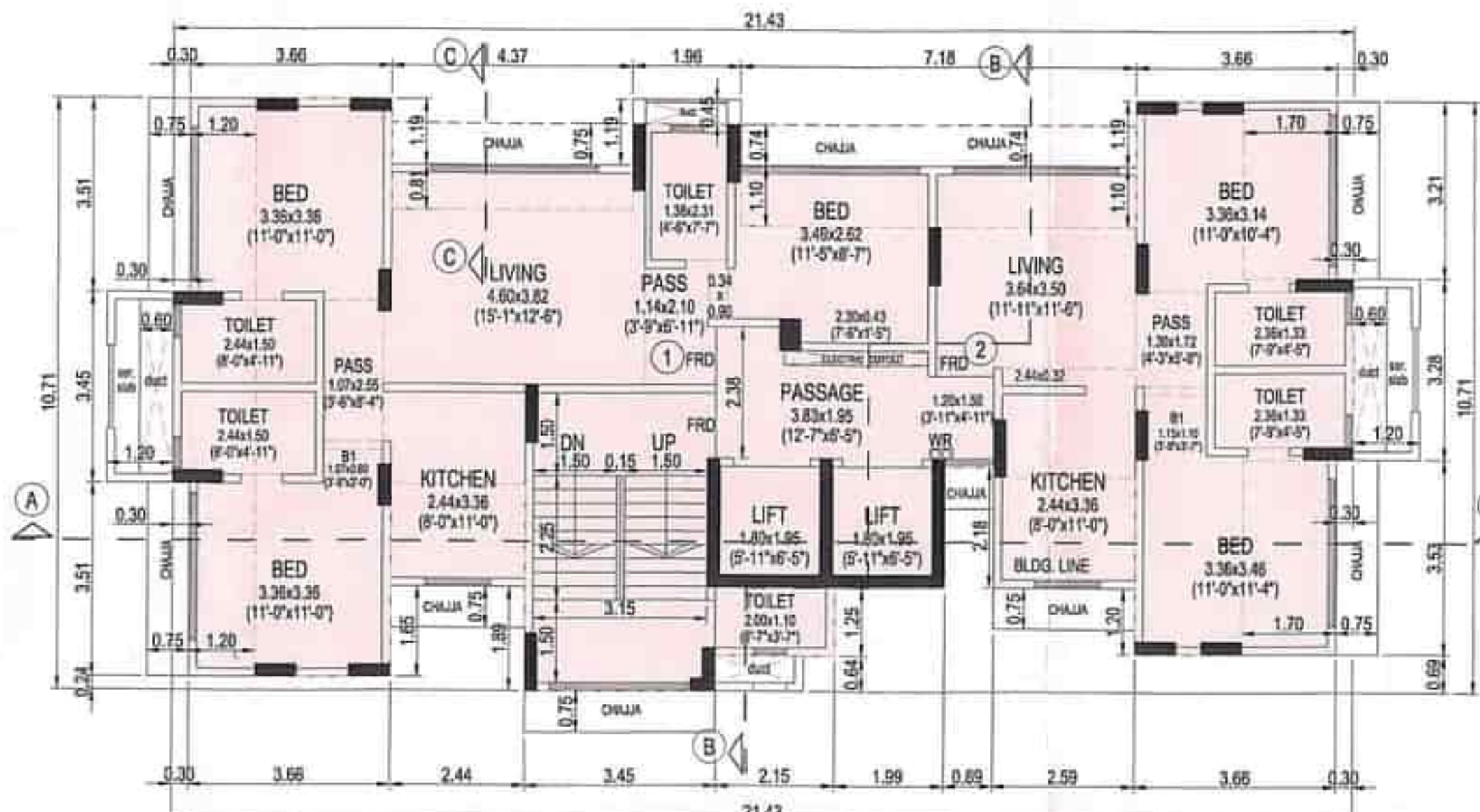
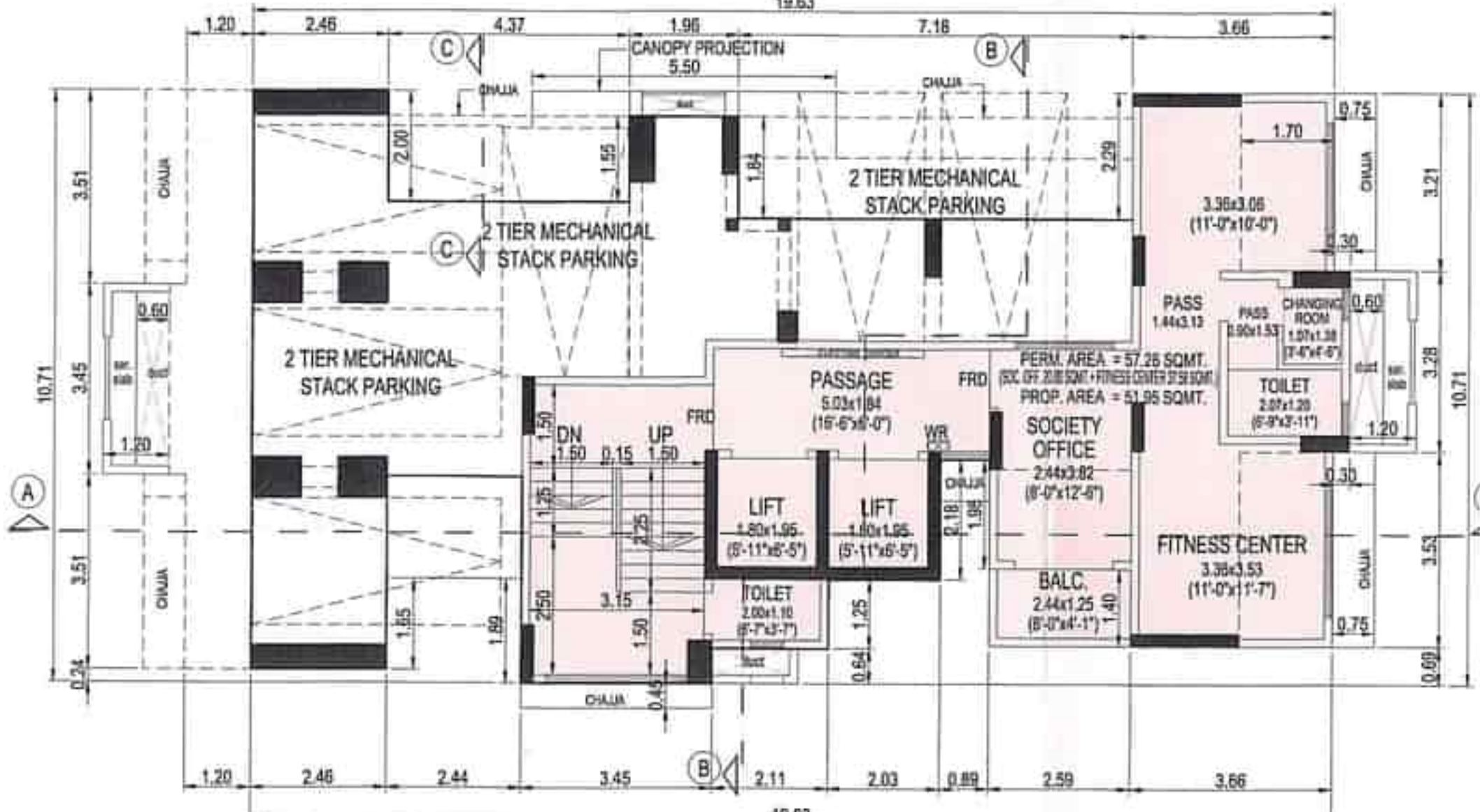




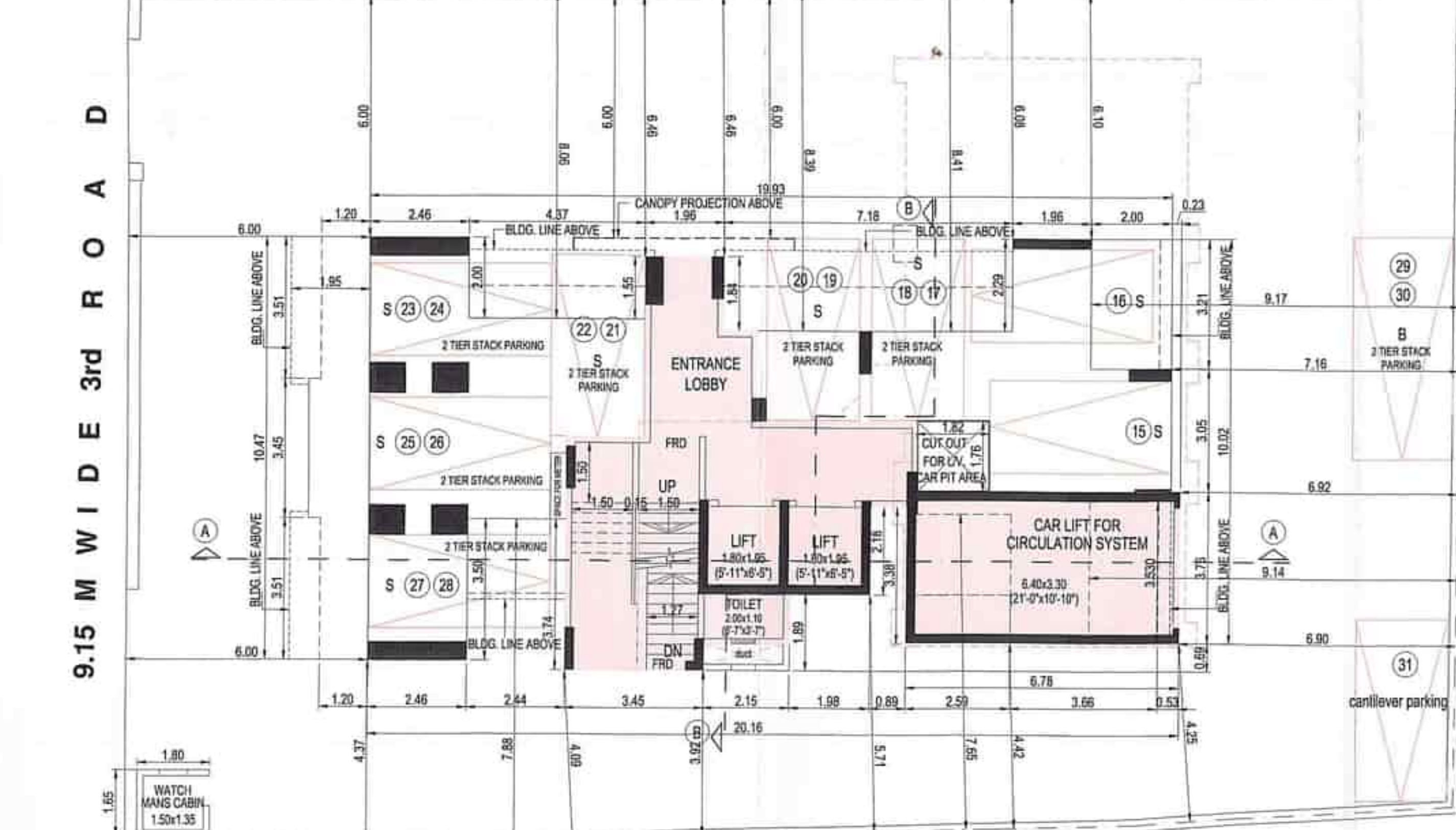
4th to 6th FLOOR PLAN SCALE 1: 100



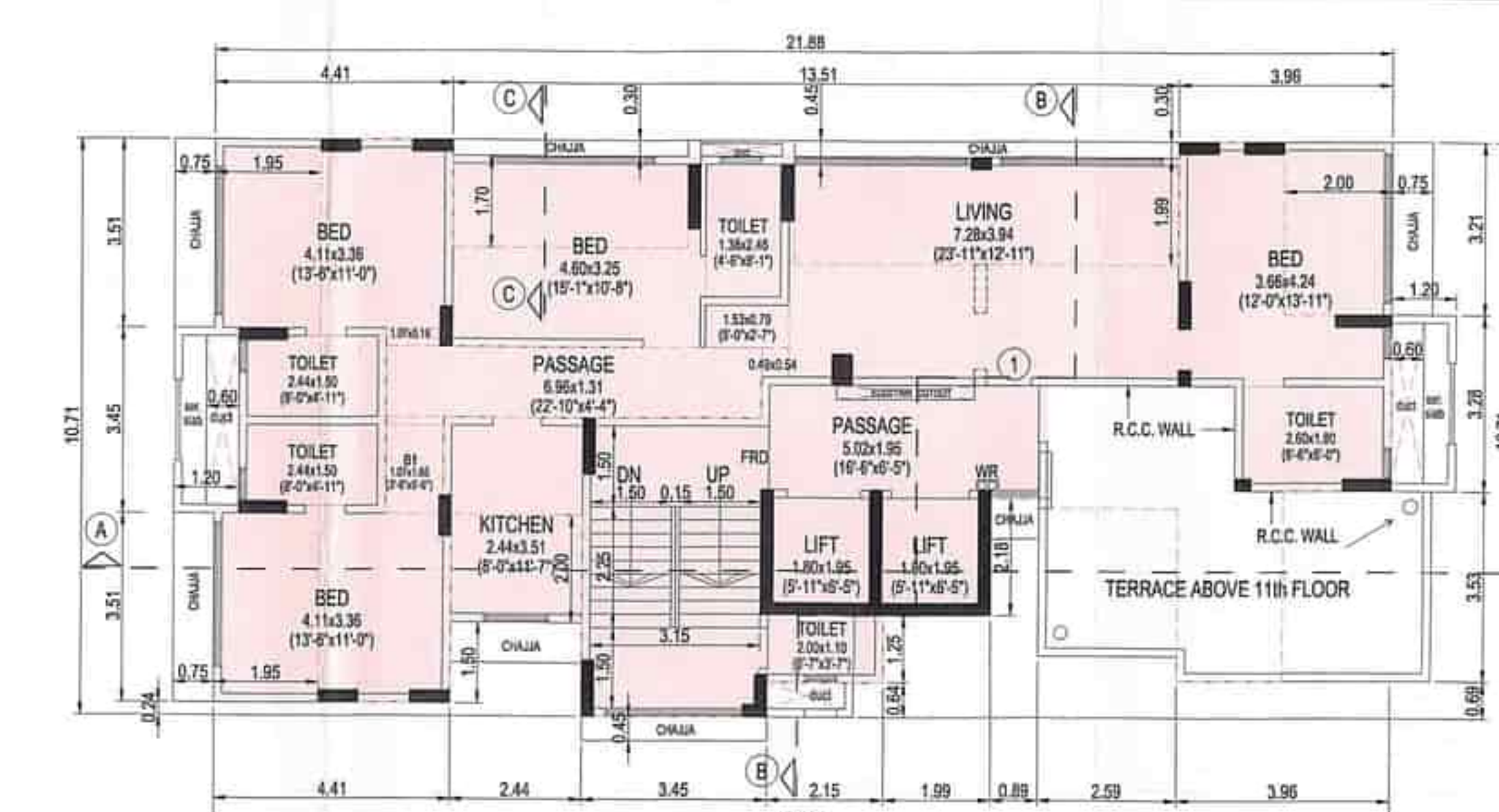
1st to 3rd FLOOR PLAN SCALE 1: 100



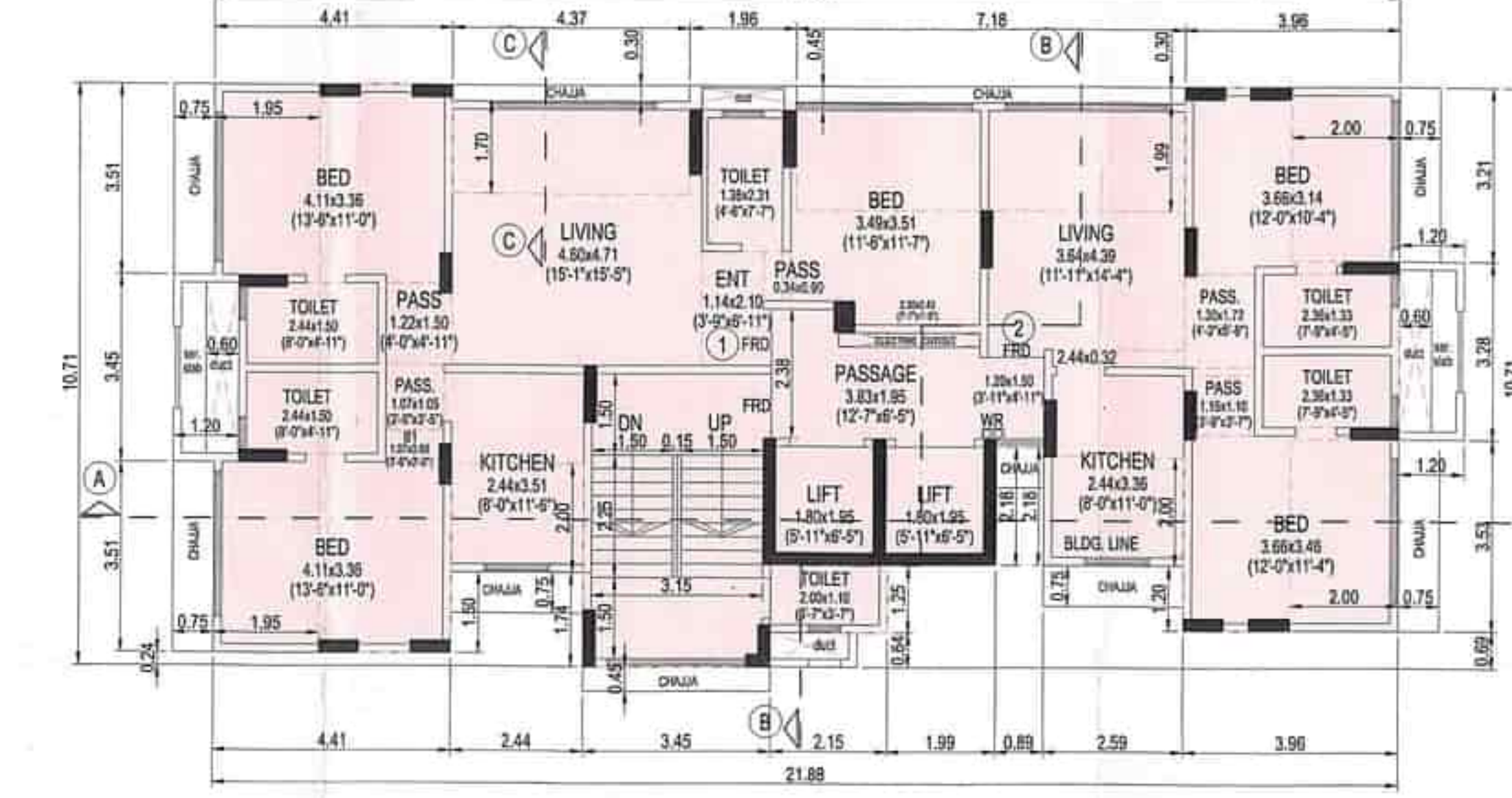
MEZZANINE FLOOR PLAN (AT 3.05 MTS) SCALE 1: 100



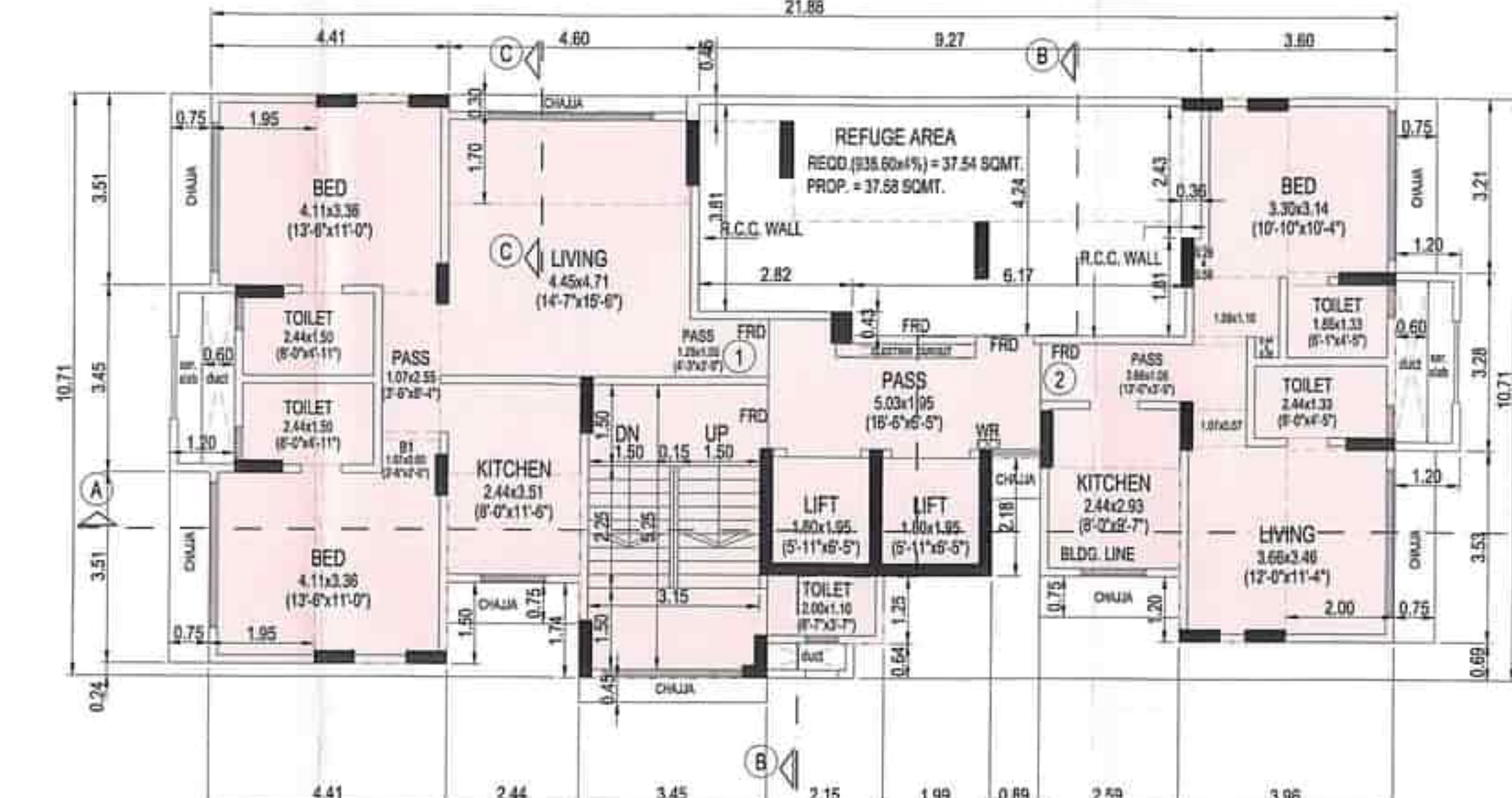
STILT FLOOR PLAN



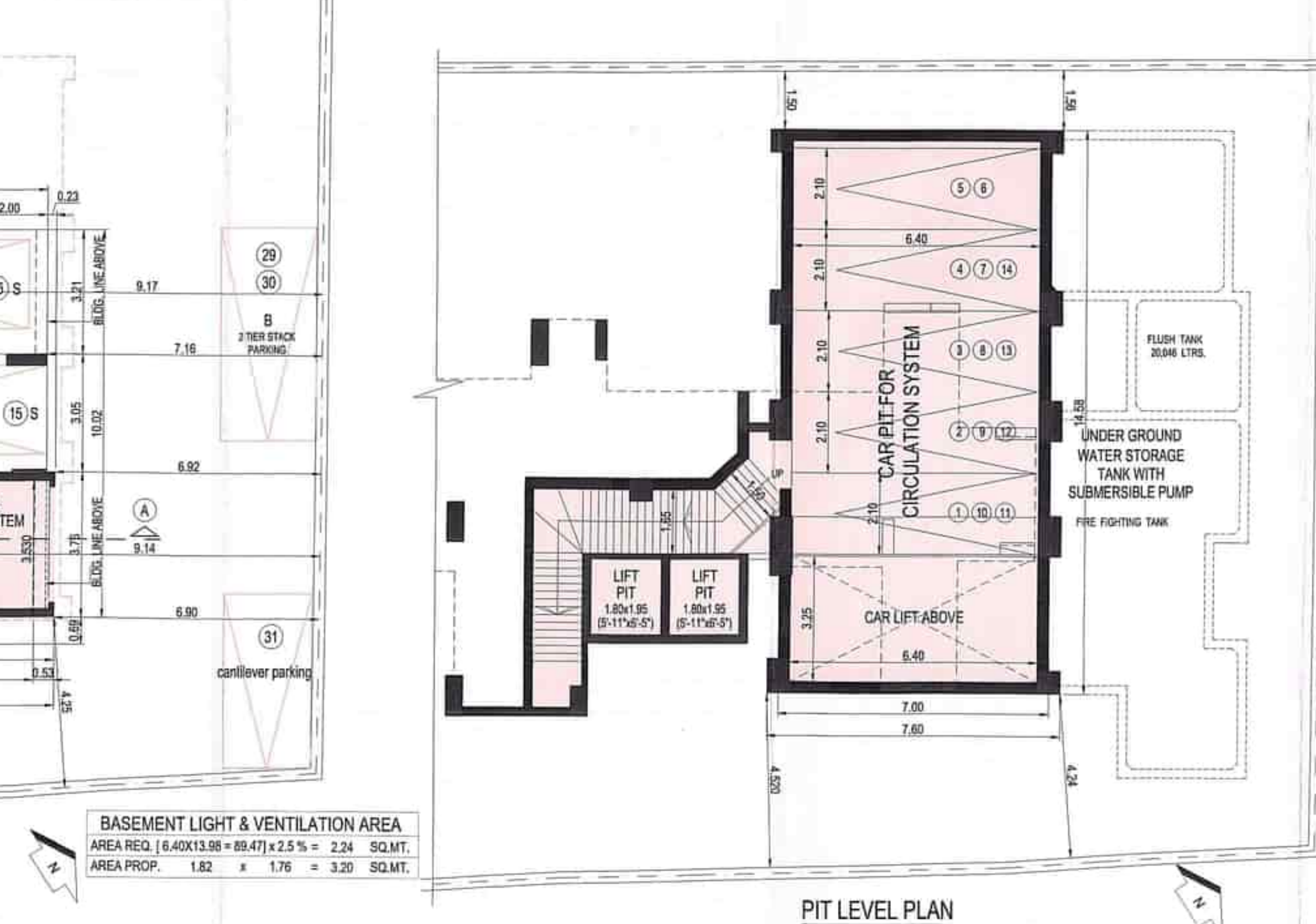
12th FLOOR PLAN SCALE 1: 100



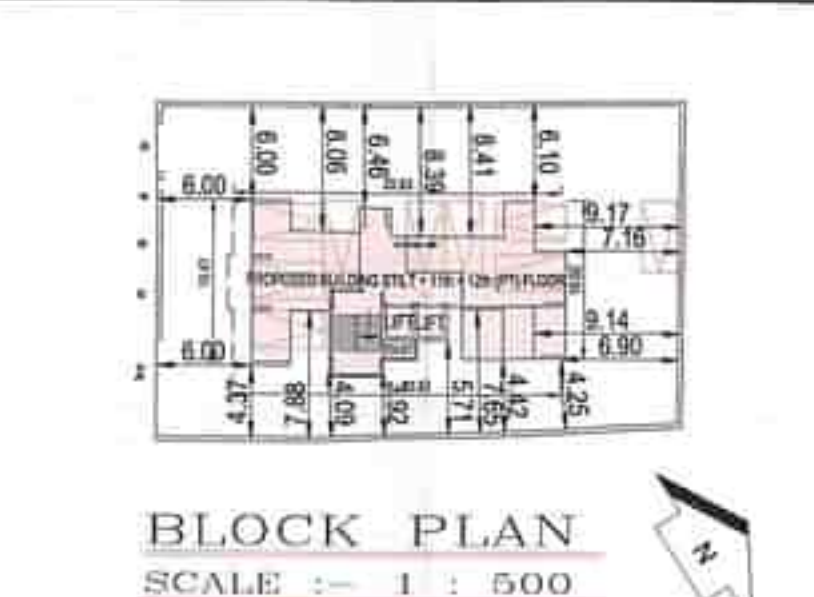
8th to 11th FLOOR PLAN SCALE 1: 100



7th FLOOR PLAN SCALE 1: 100



PIT LEVEL PLAN



BLOCK PLAN
SCALE 1 : 500

0.33 F.S.I. PREMIUM PAID
M.C.G.M. RECEIPT NO. 1001399158 AMOUNT 17,58,550/-
STATE GOVERNMENT (RBI) 6113007005 17,58,550/-

CARPET AREA CALCULATIONS

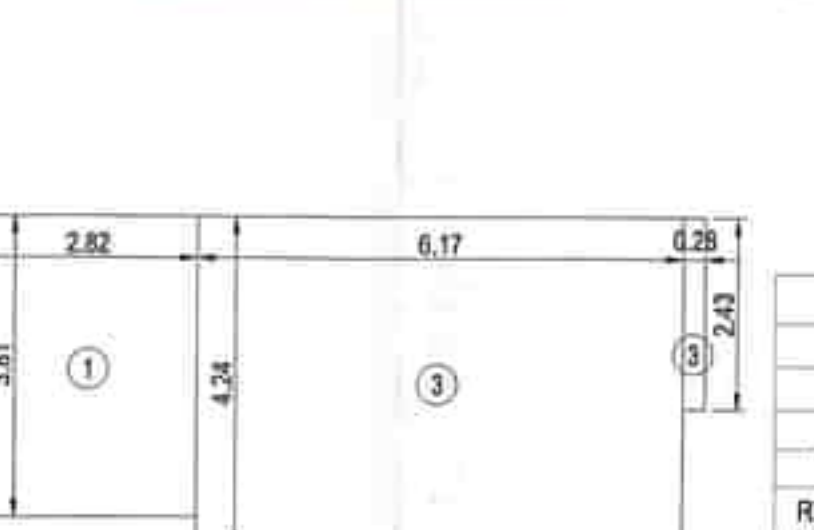
SUMMARY

SR. NO.	FLOORS	BUILT-UP AREA	FUNGIBLE AREA REHAB	FUNGIBLE AREA WITH PREMIUM	TOTAL BUILT-UP AREA
1	FIRST	110.35	36.48	2.14	148.97
2	SECOND	110.35	36.83	1.79	148.97
3	THIRD	110.35	36.68	1.94	148.97
4	FOURTH	118.14	39.30	1.83	159.27
5	FIFTH	118.14	39.53	1.60	159.27
6	SIXTH	118.15	39.14	1.98	159.27
7	SEVENTH	130.49	0.00	0.00	130.49
8	EIGHTH	141.62	15.85	9.64	167.11
9	NINTH	167.11	0.00	0.00	167.11
10	TENTH	167.11	0.00	0.00	167.11
11	ELEVENTH	90.59	0.00	76.52	167.11
12	TWELVETH	0.00	0.00	139.67	139.67
TOTAL		1382.40	243.81	237.11	1863.32

480.92



LOCATION PLAN SCALE 1 : 4000



REFUGE AREA LINE DIAGRAM

REFUGE AREA CALCULATION

2	2.82 x 3.81	=	10.74	SQ.MT.
3	6.17 x 4.24	=	26.16	SQ.MT.
4	0.28 x 2.43	=	0.68	SQ.MT.
TOTAL PROP. REFUGE AREA		=	37.58	SQ.MT.
REFUGE AREA REQD. (7th to 12th FLOOR)		=	37.54	SQ.MT.
(130.49/118.14/118.15/130.49/141.62/167.11/167.11/90.59/0.00/0.00/0.00/0.00)				

PARKING AREA

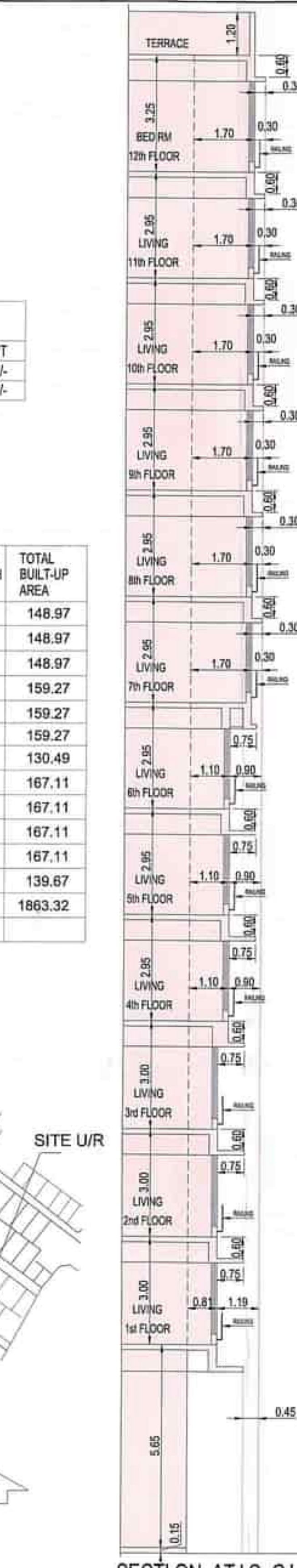
AREA OF CARPET AREA	PARKING REQUIRED	NO. OF FLATS PROP.	REQUIRED PARKING SPACE
BELOW 35 SQMT	1 CAR FOR 4 FLATS	NIL	NIL
35 TO 45 SQMT	1 CAR FOR 2 FLATS	1 NOS	0.50 NOS
45 TO 70 SQMT	1 CAR / FLAT	11 NOS	11.00 NOS
70 TO 90 SQMT	2 CAR / FLAT	11 NOS	22.00 NOS
90 SQMT ABOVE	2 CAR / FLAT	1 NOS	2.00 NOS
25 % FOR VISITORS	-	-	4.38 NOS
TOTAL	-	23 NOS	41.88 NOS
TOTAL PROPOSED CAR PARKING	-	-	31.00 NOS
BIG CAR	16 NOS.		
SMALL CAR	15 NOS.		
TOTAL	31 NOS.		

PARKING AREA

AREA OF CARPET AREA	PARKING REQUIRED	NO. OF FLATS PROP.	REQUIRED PARKING SPACE
BELOW 45 SQMT	1 CAR FOR 4 FLATS	1 NOS	0.25 NOS
45 TO 60 SQMT	1 CAR FOR 2 FLATS	10 NOS	5.00 NOS
60 TO 90 SQMT	1 CAR / FLAT	11 NOS	11.00 NOS
90 SQMT ABOVE	2 CAR / FLAT	1 NOS	2.00 NOS
25 % FOR VISITORS	-	-	4.38 NOS
TOTAL	-	23 NOS	22.63 NOS
TOTAL PROPOSED CAR PARKING	-	-	31.00 NOS
BIG CAR	16 NOS.		
SMALL CAR	15 NOS.		
TOTAL	31 NOS.		

SECTION OF COMP. WALL

SECTION OF COMP. WALL



SECTION AT 'C-C'

STAIRCASE, LIFT, LOBBY AREA SUMMARY FOR PREMIUM

SR. NO.	FLOORS	STAIRCASE, LIFT, LOBBY AREA
1	FIRST	37.15
2	SECOND	37.15
3	THIRD	37.15
4	FOURTH	37.15
5	FIFTH	37.15
6	SIXTH	37.15
7	SEVENTH	37.15
8	EIGHTH	37.15
9	NINTH	37.15
10	TENTH	37.15
11	ELEVENTH	37.15
12	TWELVETH	37.15
TOTAL		448.76

SUMMARY OF CARPET AREA

SR. NO.	FLOORS	FLAT NO.1	FLAT NO.2
1	FIRST	75.06	53.69
2	SECOND	75.06	53.69
3	THIRD	75.06	53.69
4	FOURTH	79.99	58.90
5	FIFTH	79.99	58.90
6	SIXTH	79.99	58.90
7	SEVENTH	69.18	42.51
8	EIGHTH	87.89	58.90
9	NINTH	87.89	58.90
10	TENTH	87.89	58.90
11	ELEVENTH	87.89	58.90
12	TWELVETH	123.28	
TOTAL FLTS		23	

PLOT AREA CALCULATIONS

1	38.00 x 17.67 x 0.5	=	344.53	sq.mt.
2	38.00 x 17.67 x 0.5	=	350.02	sq.mt.
AREA OF PLOT		=	694.55	sq.mt.

DESCRIPTION OF PROPOSAL / PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING NEW C.T.S. 282/6 & 282/6/1 & 282/6/2 OF VILLAGE BANDRA, F.P. NO. 66/7 OF T.P.S. SANTACRUZ No. III, AT 3RD ROAD, SANTACRUZ (EAST), MUMBAI 400 055.

NAME OF THE OWNER

Mr. Abid S. Merchant, Director of M/s. Ambrosial Developers Pvt. Ltd. C.A. to Keshavn Co. Op. Hsg. Soc. Ltd.

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on dated: 22/03/2012 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 694.55 square meters and tallies with the area stated in document of ownership / Town Planning Scheme record.

Signature of Architect

CHE/WS/0874/H/337(NEW)

Yunus Zoeb Jhaveri
ARCHITECT

Abid Shiraz Merchant
DEVELOPER

NAME OF ARCHITECT.
YUNUS JHAVERI.
ARCHITECT, INTERIOR DESIGNER.
701, SIDRAH,
KHAR (WEST) BOMBAY - 400052.
TEL : 26483850 FAX : 26483594

ISSUED ON 22/02/2017

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SACTIONED UNDER NO. CHEWS0874/H/337(NEW) DATED 16/06/2014

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. CHEWS0874/H/337(NEW)

Santosh Sitaram Shinde
S.E.B.P. [H/E]

Shivanand Siddanna Mendigeri
A.E.B.P. [H]

ASHOK SHAMBHAI AJIRAO WAKADE
Digitally signed by ASHOK SHAMBHAI AJIRAO WAKADE
Date: 2017.02.22 18:07:50 +05'30'
E.E.B.P. [H]

This plan is signed digitally

STAIRCASE, LIFT, LOBBY AREA SUMMARY FOR PREMIUM

SR. NO.	FLOORS	STAIRCASE, LIFT, LOBBY AREA
1	FIRST	37.15
2	SECOND	37.15
3	THIRD	37.15
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6	SIXTH	37.15
7	SEVENTH	37.15
8	EIGHTH	37.15
9	NINTH	37.15
10	TENTH	37.15
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9	NINTH	87.89	58.90
10	TENTH	87.89	58.90
11	ELEVENTH	87.89	58.90
12	TWELVETH	123.28	
TOTAL FLTS		23	

PLOT AREA CALCULATIONS

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Signature of Architect

CONTENTS OF SHEET.

- STILT FLOOR PLAN
- MEZZANINE FLOOR PLAN
- PARKING AREA STATEMENT
- FLOOR PLANS (1st to 12th FLOORS)
- REFUGIA AREA CALCULATION
- B.U.A. & STAIRCASE PREMIUM AREA SUMMARY

PROFORMA A-2

S. NO.	DESCRIPTION	Sq. Mtr.		
1	Area of plot (AS PER P.R. CARD)	691.20		
2	Deductions for			
(a)	Road set-back area	-		
(b)	Proposed road	-		
(c)	Any reservation (sub-plot)	-		
(d)	5 % family space as per DCR 56/57 (sub plot)	-		
(e)	Other	-		
3	Balance area of plot (minus 2)	691.20		
4	Deductions for 15% Recreation ground / 10 % Amenity space (if deducible for road)	-		
5	Net Area of plot (3 minus 4)	691.20		
6	Additions for floor space index			
2 (a)	100% for D.P. Road (restricted to 40% or 80% of net plot area)	-		
2 (b)	100% for Set-back (restricted to 40% or 80% of net plot area)	-		
7	Total Area (5 plus 6)	691.20		
8	Floor space index permissible	ONE (1.00)		
9	Soj Floor Space Index credit available by Development Rights			
(a)	Additions for floor space index (SRA/101/Const.)	470.00		
(b)	0.33 F.S.I. as per DCR 32	221.20		
(c)	% as per DCR 33	-		
(d)	Other	-		
10	Permissible Floor Area (7X8) plus 9 above	1382.40		
11	Existing built up area	1382.40		
12	Proposed built up area	1382.40		
13	Excess balcony area taken in Floor Space Index	-		
14	Total Built up Area Proposed (11 + 12 + 13)	1382.40		
15	F.S.I. consumed on net holding = 14/3	1.98		
16	Details of Residential / Nonresidential Area	-		
17	Purely Residential Built up Area	-		
18	Remaining Non Residential Built up Area	-		
19	Detail of FSI available as per DCR 35(4)	-		
20	Fungible Built up Area component proposed under DCR 35(4) for purely Residential = or < (B1 x 0.35)	480.92		
21	Fungible Built up Area component proposed under DCR 35(4) for Non-Residential = or < (B2 x 0.20)	-		
22	Total Fungible Built up area under DCR 35(4) = (C1 + C2)	480.92		
23	Total Gross BUILT UP AREA Proposed (14+ C3)	1863.32		
24	Yenement Statement	-		
(i)	Proposed area (Item A, 12 above) or C4	-		
(ii)	Less deduction of Non Residential area (Shop etc.)	-		
(iii)	Area available for tenements (B) minus (ii)	1863.32		
(iv)	Tenements permissible (Density of tenements 450/ hectare)	84 Nos.		
(v)	Tenements proposed	23 Nos.		
(vi)	Tenements existing	-		
	Total tenements on the plot	23 Nos.		
25	Parking Statement	-		
(i)	Parking required by Regulations for	-		
(a)	Car	42 Nos.		
(b)	Scooter/Motor Cycle	-		
(c)	Outsiders (visitors)	-		
(d)	Covered garage permissible	-		
(e)	Covered garages proposed	-		
(f)	Car	-		
(g)	Scooter/Motor Cycle	-		
(h)	Outsiders (visitors)	-		
	Total Parking provided	31 Nos.		
26	Transport Vehicles parking	-		
(i)	Space for transport vehicles parking required by regulations	-		
(ii)	Total no. of transport vehicles parking spaces provided	-		
	Sq.mt.	Land SDRRR	Receipt No.	Amount
27	F.S.I. of Built up Area Rehabilitation component for purely Residential in existing structure /s	696.61		
28	F.S.I. of Built up Area Rehabilitation component for Non - Residential in existing structure /s	696.61		
29	Total Built up area of existing structures proposed to be re - accommodated	243.81		
30	Maximum Fungible Built up area component Rehabilitation built-up area component	237.91	NIL	NA
31	Fungible Built up Area Consumed for Rehabilitation component of purely Residential use	237.91	NIL	NA
32	Fungible Built up Area Consumed for Rehabilitation component of Non- Residential use	NIL		
33	Total Fungible BUA consumed for rehabilitation component	237.91	NIL	NA
34	Premium to be paid for fungible BUA for purely Residential excluding rehab = 60 x SDRRate on the date of payment	PAID FOR 83,100/-	239.17	1,93,200/-
35	Premium to be paid for fungible BUA for Commercial excluding re hab area = 1.0 x SDRRate on the date of payment	NIL		1001540322