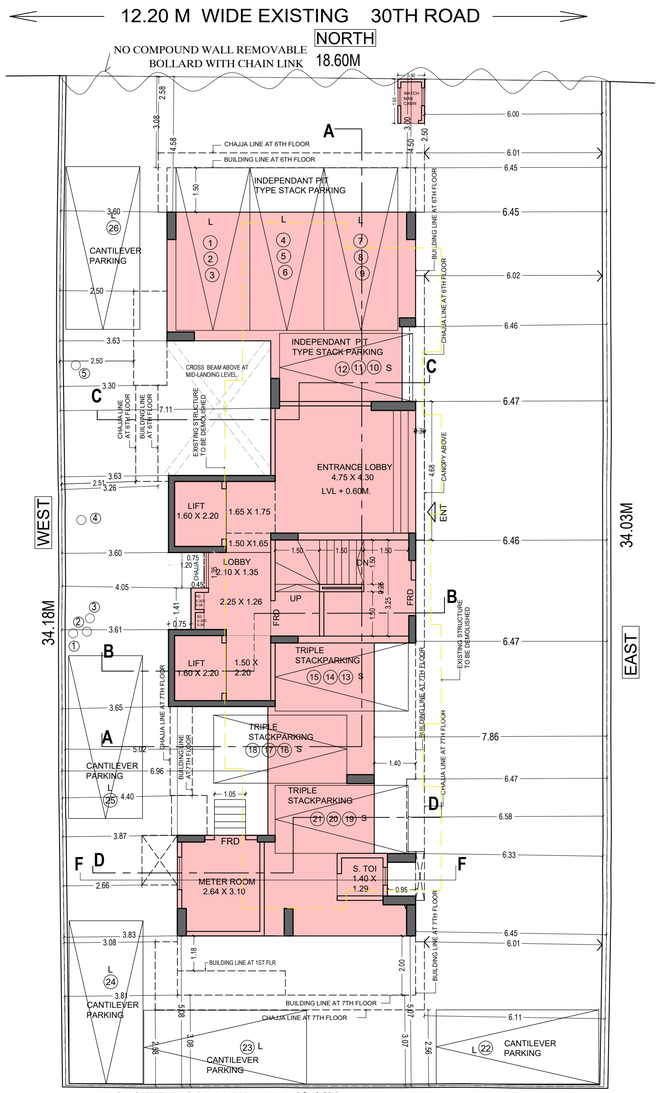
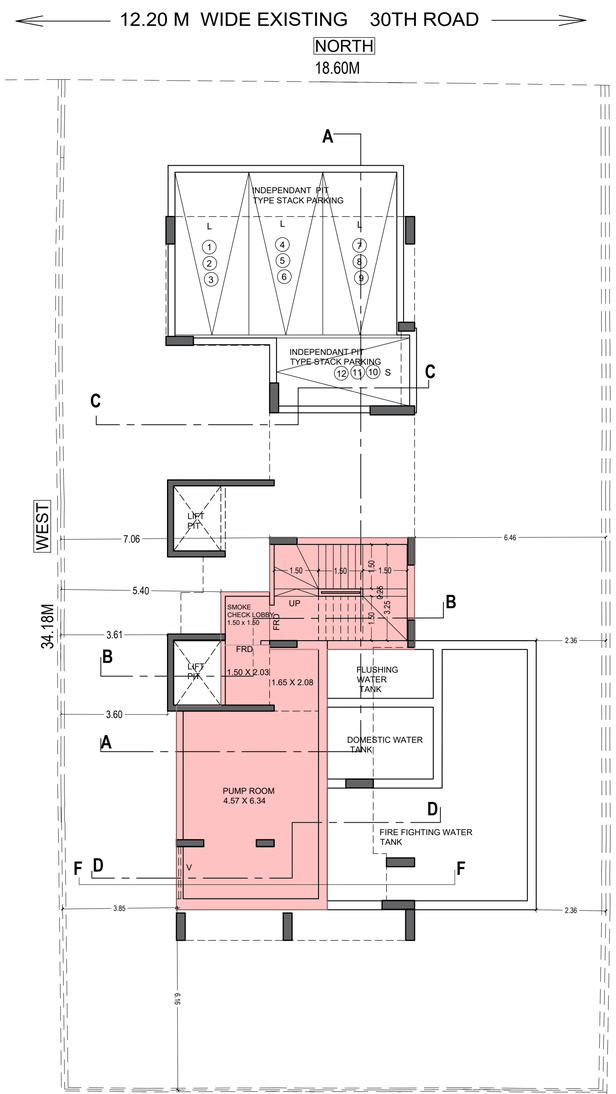


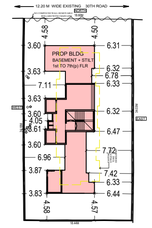
GROUND FLOOR PLAN 18.44M

SCALE 1:100



BASEMENT FLOOR PLAN 18.44M SOUTH

SCALE 1:100



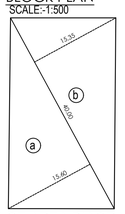
BLOCK PLAN

SCALE:-1:500



LOCATION PLAN

SCALE:-1:4000



PLOT AREA DIAGRAM

SCALE 1:500

PLOT AREA CALCULATION

a)	0.50 X 40.00 X 15.60	=	312.00 SQ.MT.
b)	0.50 X 40.00 X 15.35	=	307.00 "
	NET PLOT AREA	=	619.00 SQMT
	AS PER PRC AREA	=	618.70 SQMT

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, BASEMENT FLOOR PLAN, BLOCK & LOCATION PLAN, SUMMARY

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT BLDG. ON PLOT BEARING CTS NO 685 , F.P NO 152, TPS BANDRA NO III, 30TH ROAD, BANDRA (WEST),MUMBAI-400050

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 07 \ 06 \ 2022 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 618.70 SQ.MTS. (SIX HUNDRED EIGHTEEN POINT SEVENTY SQUARE METER) AND TALLIES WITH THE STATE IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

ASHOK DATTATRAYA GANDHI

Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2023.03.20 11:43:30 +05'30'

SIGN. OF ARCHITECT

NAME & SIGN OF OWNER

SAAHIL BHARAT AIDASANI

Digitally signed by SAAHIL BHARAT AIDASANI
Date: 2023.03.20 11:41:31 +05'30'

MR. SAAHIL AIDASANI & PARTNER OF FAUCETT DEVELOPERS
C.A TO IDEAL MANOHAR CHS LTD

NAME & SIGN OF STRUCTURAL ENGINEER

GIRISH T. WADHWA
CONSULTING CIVIL & STRUCTURAL ENGINEER
BE (CIVIL), ME (STRUCTURES) , MIE
LICENSE No./ STR:840015818

IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER P-14055/2022/(152)/H/W Ward/FP Dated : 21.03.2023

Vijay Shankarrao Tawde

Digitally signed by Vijay Shankarrao Tawde
DN: c=IN, o=Personal, title=1194, pseudonym=08E0FCF4ECCF484FC0325170B46890924A7976395, 2.5.4.20=a9a49aa93797bd33aece70e9267403a924245304c7f81d7af9 80f60e7765a83e1, postalCode=400053, st=Maharashtra, serialNumber=395A04457535C5DD0F45A65C43A0D1EED798043109 8D25B2BFF823F9FDBF992EDA, cn=Vijay Shankarrao Tawde
Date: 2023.03.21 18:43:26 +05'30'

E.E.(B.P.)H Ward

SHAIKH ASIF MUSA

Digitally signed by SHAIKH ASIF MUSA
DN: c=IN, o=BRIHANMUMBAI MUNICIPAL CORPORATION, ou=BUILDING PROPOSAL WESTERN SUBURB-1, 2.5.4.20=dc538dee29cdbe44a2a24266efc4c a6d981170fa6c4ecd02678a8712446b0c56, postalCode=400093, st=Maharashtra, serialNumber=6671174400A2491323B8F101 9B9B2B02AD4074418EB1A1F6D9B11E66 98C89D, cn=SHAIKH ASIF MUSA
Date: 2023.03.20 19:20:51 +05'30'

A.E.(B.P.)H Ward

SURENDRA MADHAO TOPLE

Digitally signed by SURENDRA MADHAO TOPLE
DN: c=IN, o=BRIHANMUMBAI CORPORATION OF GREATER MUMBAI, 2.5.4.20=89e6b5332355dffe8b5f2b06c14c2a0c81e2 630c7e4c6b1bead2035b1f0, ou=DEPUTY CHIEF ENGINEER BUILDING PROPOSAL WESTERN SUBURBS, postalCode=400053, st=Maharashtra, serialNumber=ec4ca38e62d9fe6d7663a045b7b9a9c 2f7e53d6fd4e8be7b5e51f4f02aedf, cn=SURENDRA MADHAO TOPLE
Date: 2023.03.20 16:55:09 +05'30'

S.E.(B.P.) K/W N-1

DRAWN BY	CHECKED BY	SCALE	DATE
RAVI		AS SHOWN	20/03/2023

	PROFORMA - A
I.	AREA STATEMENT — SQ.MT.
1.	GROSS AREA OF PLOT AS PER P.R.CARD — 618.70
	(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 TO BE HANDED OVER TO MCGM (100%)
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16) — -----
	(b) PROPOSED DP ROAD AREA (REGULATIONNO 16) — -----
	(c) i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17) — -----
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI i.e .sr.no 5 below) — -----
	TOTAL AREA UNDER ROAD/RESERVATION — -----
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A) — -----
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B) — -----
	(c) AREA OF AMENITY PLOT AS PER DCR 35 — -----
	TOTAL AMENITY AREA — -----
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED — -----
3.	TOTAL DEDUCTIONS [2(A) +2(B)+2(C)] — -----
4.	BALANCE AREA OF PLOT(FOR CACULATING REQUIRED LOS) [1-3] — 618.70
5.	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)(c)(ii)] — 618.70
6.	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33) — 1.0
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) — 618.70
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT) — 618.70
	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE ,WHICHEVER IS MORE) — 618.70
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)
	(a) ADDITIONAL BUA FOR 2(A)(c)(i) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE NO.12 ON BALANCE PLOT.
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SETBACK AREA @10% OF ROAD AREA WITHIN 24 MONTHS
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT — -----
	(d)D.P ROAD AREA DISTRIBUTED ON SUB PLOT AS PER APPROVED LAYOUT — -----
	TOTAL ADDITIONAL BUA
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT — -----
	(a) IN LIEU OF COST CONSTRUCTION OFAMENITY BUILDING AS PER REGULATION 30(A)(3)(b) — -----
	(b) 15% OF SR. NO. 7b ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B) AREA X 15% = OR 10 SQ.MTS X 12 members = 120SQ.MTS — 120.00
	(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)
	TOTAL ADDITIONAL BUA/INCENTIVE AREA — -----
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) [SR.NO.5 X 50%) (618.70 SQ.MT. X 0.50) = 309.35 SQ.MT. — 309.35
11.	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32& ON REMAINING/ BALANCE PLOT PERMISSIBLE "TDR"
12.	PERMISSIBLE BUILTUP AREA [7+8+9+10+11]
13.	PROPOSED BUILT UP AREA — 1048.05
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32 FOR UNUTILIZED BUA
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM. — 200.72
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM. — 200.72
	(iii) FUNGIBLE AREA KEPT IN ABEYANCE — NIL
b)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR RESIDENTIAL 1048.05 X 35% = 366.81 - 200.72 = 166.09 — 166.09
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. — 116.89
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 +15(a)(ii) +15(b)(ii)] — 1365.66
17.	FSI CONSUMED ON NET PLOT [13/4] — 1.69
(II)	OTHER REQUIREMENTS — -----
	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27 — -----
	TENEMENT STATEMENT — -----
	(i) PROPOSED BUA (13 (a) ABOVE) — 1365.66
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.) — -----
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)] — 1365.66
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) — 61 NOS
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT — 13 NOS
(E)	PARKING STATEMENT
	(i) PARKING REQUIRED BY REGULATION FOR: (12.00 +1.00) — 13.00 NOS
	CAR — 12.00 NOS
	SCOOTER / MOTOR CYCLE — --
	OUTSIDERS (VISITORS) — 1.00 NOS
	(ii) COVERED GARAGE PERMISSIBLE
	(iii) COVERED GARAGE PROPOSED
	CAR — -----
	SCOOTER / MOTOR CYCLE —
	OUTSIDERS (VISITORS) —
(iv)	TOTAL PARKING PROVIDED — 26.00 NOS
(F)	TRANSPORT VEHICLES PARKING
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

NORTH

SIGNATURE, NAME & ADDRESS OF ARCHITECT

ASHOK DATTATRAYA GANDHI

Digitally signed by ASHOK DATTATRAYA GANDHI
Date: 2023.03.20 11:43:50 +05'30'

ASHOK GANDHI CONSULTANTS LLP
SARITA S. MANJUNATH
ARCHITECTS PLANNERS VALUERS
303 / 304, E-SQUARE PREMISES, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400 057.
OFFICE : TEL. 022 40044074
M. : 98210 39752, 98218 50189
sarita@ashokgandhiconsultants.com
info@ashokgandhiconsultants.com
LICENSE NO CA/75/2167

TABLE NO - 4

PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.				No of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4		Below 45 sqmt (1 for 4T/s)	Above 45 to 60 sqmt (1 for 2T/s)	Above 60 to 90 sqmt (1 for 1T/s)	Above 90 sqmt (1 for 2T/s)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A) Residential :-											
	A	Gr	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
		1st	74.40	55.77	Nil	Nil	2	Nil	1	1	Nil	
		2nd	89.65	55.77	Nil	Nil	2	Nil	1	1	Nil	
		3rd	89.65	60.80	Nil	Nil	2	Nil	Nil	2	Nil	
		4th	89.65	60.80	Nil	Nil	2	Nil	Nil	2	Nil	
		5th	89.65	72.67	Nil	Nil	2	Nil	Nil	2	Nil	
		6th	89.65	79.98	Nil	Nil	2	Nil	Nil	2	Nil	
		7th	Nil	80.83	Nil	Nil	1	Nil	Nil	1	Nil	
2	Total Resi. Tenements (for Tenement Density)						**13**	Nil	**2**	**11**	Nil	
3	Required Parking Spaces (From 2 above)							Nil	**1.00**	**11.00**	Nil	**12.00**
4	10% Visitors parking (Min 01) = 12.00 X 10% = 1.20											**1.00**
5	Total Required Parking Spaces for Residential Tenements (3 + 4)											**13.00**
6	Total Parking Spaces Permissible (Per Tenement wise & shall not be more than Nos of T/S											
7	(B) Commercial :-											

8	Description	Parking Requirement		BUA in sq.mt.	No of Parking Required
		COMMERCIAL			
9	a) Commercial/ SHOP	1 for every 40.00 sq.mt. upto800sqmt/ 1 for every 80.00 sq.mt. ABOVE	X / 40.00	Nil	Nil
10	b) I.T.OFFICE	1 for every 37.50SQ.MT.UPTO1500sqmt/ 1 for every 37.50 sq.mt. upto1500sqmt	X / 37.50	Nil	Nil
11	c) Others			Nil	Nil
12	d) 10% Visitors (Min 2 Nos.) = X x 10%				
13	Total Required Parking Spaces for Commercial User				
14	Total Required Parking Spaces Required for Residential				**13.00**
15	Maximum free Permissible parking spaces	No of Tenants having Carpet area less than 90.00 sq.mt. + Parking spaces required for Tenants having carpet area more than 90.00 sq.mt. + Sr.No.19) or (Sr.No. 14+ Sr.No. 19) whichever is more			Nil
16	Total Required Parking Spaces Provided				**26.00**
17	10 % Additional Parking Spaces for Vehicle holding Area = (16) X 10 %				Nil
18	Excess required Parking Spaces Provided = (16-14)				13.00
19	50 % of Required Parking Spaces Permissible free of FSI/ without charging premium = 14 X 50%				Nil
20	DETAILS OF PARKING SPACES PROVIDED				

Sr. No.	Floor	Parking Spaces Porvided		
		Large	Small	Total
1	Stilt	14.00	12.00	26.00
	Total	14.00	12.00	26.00
	% Ratio to Total	**54 %**	**46%**	

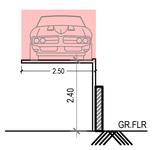
TABLE NO -1

PROPOSED BUILT UP AREA STATEMENT

Sr. No.	Wing	Floor No.	Proposed Built up area (in Sq. mt.)		Total (4+5) (in Sq. mt.)	Staircase /Lift /Liftlobby (Area in Sq. mt.)		Flat/ Nr/ Society Office/ Fitness centre/ Refuge area
			Commercial	Residential		Commercial	Residential	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	BASEMENT	Nil	Nil	Nil	Nil	Nil	
		GR.	Nil	Nil	Nil	Nil	Nil	
		1ST	Nil	183.50	183.50	Nil	Nil	
		2ND	Nil	201.06	201.06	Nil	Nil	
		3RD	Nil	205.79	205.79	Nil	Nil	
		4TH	Nil	205.79	205.79	Nil	Nil	
		5TH	Nil	217.50	217.50	Nil	Nil	
		6TH	Nil	224.30	224.30	Nil	Nil	
		7TH	Nil	127.72	127.72	Nil	Nil	
2	Total BUA Proposed			**1365.66**	**1365.66**			
3	Fungible compensatory area proposed			**317.61**	**317.61**	___	___	___
4	Net BUA Proposed (2-3) (SR.NO.2/1.35 OR AS PROPOSED)			**1048.05**	**1048.05**	___	___	___

5	Fitness Centre	Permissible = X 2% =	
		Provided = Not provided	
	Society Office	Permissible = 20.00 Sq. Mt.	
		Provided = Not provided	Not Provided
	Amenity area/BUA in sqmt (Reg 14A or 14B)	Required = Nil	
		Provided = Nil	
8	IH/PH provided	Required BUA = Nil Sq. Mt. , No. of Tenaments	
		Provided BUA = Nil Sq. Mt. , No. of Tenaments	Not provided

Refuge Area	Required (in m^2)	Provided (in m^2)	Excess Provided	Proposed at floor	BUA considered for Refuge Area	
					Floor from --- to ---	Total BUA



CANTILEVER PARKING SECTION

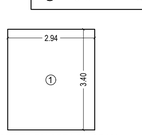
SCALE - 1: 100



FREE OF F.S.I

FREE OF F.S.I SERVANT TOIL CALCULATION

1.40 X 1.29 = 1.81SQMT



METER RM.AREA DIAGRAM

SCALE 1:100

METER RM.AREA CALCULATION

1)	2.94 X 3.40	=	10.00 SQ.MT.

FOR 50 TENENT 10.00 SQ.M FREE