Built up Area Statement Sale Building No. 4 (Wing A1)

Floor	Sale Built-up Area	Fire Control room, Excess meter room, Excess refuge, Excess Society office Areas (Counted in FSI)	Total Sale BUA	Fungible Area	Staircase, Lift & Lift Lobby Area	Society Office Area	Meter room, Area	Refuge Area	Servant Toilet, ED, FD & Entrance Lobby	Total Construction Area	No. of Flats
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10=3+4+5+6+7)	(11)
Ground Floor				235.64	171.4	20.01	32.71		5.73	465.49	2
1st Floor				490.94	115.99				3.66	610.59	4
2nd Floor				490.94	115.99				3.66	610.59	4
3rd Floor				490.94	115.99				3.66	610.59	4
4th Floor				490.94	115.99				3.66	610.59	4
5th Floor				490.94	115.99				3.66	610.59	4
6th Floor				490.94	115.99				3.66	610.59	4
7th Floor				490.94	115.99				3.66	610.59	4
8th Floor (Refuge)				354.78	115.99			136.16	3.66	610.59	3
9th Floor				490.94	115.99				3.66	610.59	4
10th Floor				490.94	115.99				3.66	610.59	4
11th Floor				490.94	115.99				3.66	610.59	4
12th Floor				490.94	115.99				3.66	610.59	4
13th Floor				490.94	115.99				3.66	610.59	4
14th Floor				490.94	115.99				3.66	610.59	4
15th Floor (Refuge)				354.78	115.99			136.16	3.66	610.59	3
16th Floor				490.94	115.99				3.66	610.59	4
17th Floor				490.94	115.99				3.66	610.59	4
18th Floor				490.94	115.99				3.66	610.59	4
19th Floor				490.94	115.99				3.66	610.59	4
20th Floor				490.94	115.99				3.66	610.59	4
21st Floor				490.94	115.99				3.66	610.59	4
22nd Floor (Refuge)				354.78	115.99			136.16	3.66	610.59	3
23rd Floor				490.94	115.99				3.66	610.59	4
24th Floor				490.94	115.99				3.66	610.59	4
25th Floor				490.94	115.99				3.66	610.59	4
26th Floor				490.94	115.99				3.66	610.59	4
27th Floor				490.94	115.99				3.66	610.59	4
28th Floor				490.94	115.99				3.66	610.59	4
29th Floor (Refuge)				372.50	115.35			118.44	3.66	609.95	3
30th Floor				490.94	115.99				3.66	610.59	4
31st Floor				490.94	115.99				3.66	610.59	4
32nd Floor				490.94	115.99				3.66	610.59	4
33rd Floor				490.94	115.99				3.66	610.59	4
34th Floor				490.94	115.99				3.66	610.59	4
35th Floor (Refuge)		64.26		436.76	115.35			54.18	3.66	609.95	3
36th Floor				490.94	115.99				3.66	610.59	4
37th Floor				490.94	115.99				3.66	610.59	4
Total	0.00	64.26	0.00	17819.32	4461.75	20.01	32.71	581.10	141.15	23056.04	145
			17819.32								

Total Built up Area Statement Sale Building No. 4 (Wing A1, A2 & A3)

WINGS	Sale Built-up Area	Fire Control room, Excess meter room, Excess refuge, Excess Society office Areas (Counted in FSI)	Total Sale BUA	Fungible Area	Staircase, Lift & Lift Lobby Area	Society Office Area	Meter room, Area	Refuge Area	Servant Toilet, ED, FD & Entrance Lobby	Total Construction Area	No. of Flats
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10=3+4+5+6+7)	(11)
WING - A1	0.00	64.26	0.00	17819.32	4461.75	20.01	32.71	581.10	141.15	23056.04	145
WING - A2	17629.98	64.93	17694.91	0.00	4664.68	20.01	32.71	565.86	220.70	23198.87	135
WING - A3	16421.37	59.74	16481.11	0.00	4884.80	17.83	18.96	529.05	83.60	22015.35	137
TOTAL	34051.35	188.93	34176.02	17819.32	14011.23	57.85	84.38	1676.01	445.45	68270.26	417
			51995.34								

PARKING STATEMENT FOR SALE BLDG. NO. 1 (WING A1)

PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00		1 PARKING FOR 4 TENEMENTS	0.00
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00	0	1 PARKING FOR 1 TENEMENTS	0.00
ABOVE 90.00	145	2 PARKING FOR 1 TENEMENTS	290.00
	145		290.00
10% VISITOR'S PARKING REQUIRED			29.00
TOTAL PARKING REQUIREMENT			319

PARKING STATEMENT FOR SALE BLDG. NO. 4 (WING A2)

PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00		1 PARKING FOR 4 TENEMENTS	0.00
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00	48	1 PARKING FOR 1 TENEMENTS	48.00
ABOVE 90.00	87	2 PARKING FOR 1 TENEMENTS	174.00
	135		222.00
10% VISITOR'S PARKING REQUIRED			22.20
TOTAL PARKING REQUIREMENT			244

PARKING STATEMENT FOR SALE BLDG. NO. 4 (WING A3)

PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00		1 PARKING FOR 4 TENEMENTS	0.00
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00		1 PARKING FOR 1 TENEMENTS	0.00
ABOVE 90.00	137	2 PARKING FOR 1 TENEMENTS	274.00
	137		274.00
10% VISITOR'S PARKING REQUIRED			27.40
TOTAL PARKING REQUIREMENT			301

Built up Area Statement Sale Building No. 4 (Wing A2)

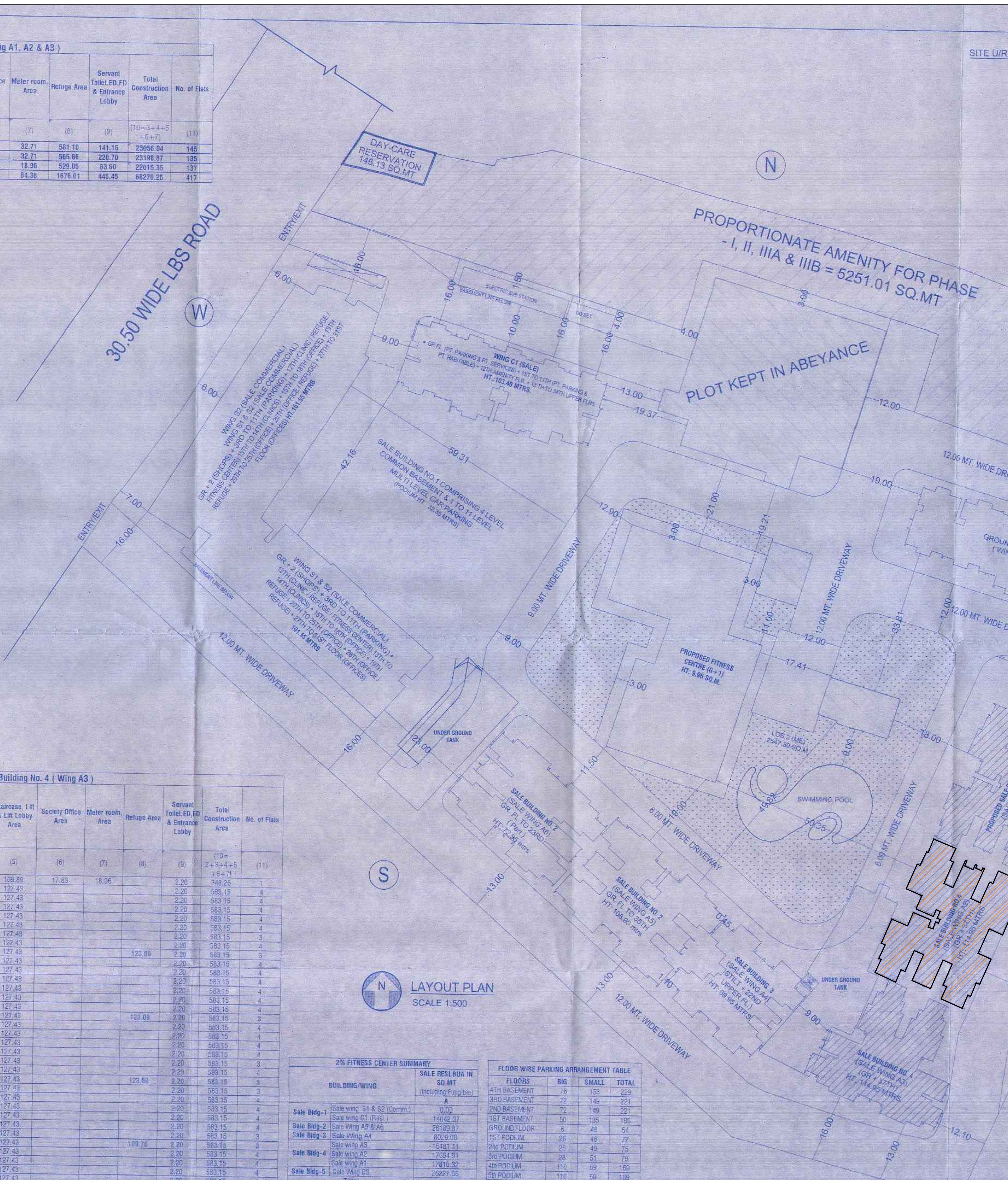
Floor	Sale Built-up Area	Fire Control room, Excess meter room, Excess refuge, Excess Society office Areas (Counted in FSI)	Total Sale BUA	Fungible Area	Staircase, Lift & Lift Lobby Area	Society Office Area	Meter room, Area	Refuge Area	Servant Toilet, ED, FD & Entrance Lobby	Total Construction Area	No. of Flats
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10=3+4+5+6+7)	(11)
Ground Floor	254.66		254.66		171.40	20.01	32.71		5.73	484.51	2
1st Floor	485.09		485.09		121.44				5.81	612.34	4
2nd Floor	485.09		485.09		121.44				5.81	612.34	4
3rd Floor	485.09		485.09		121.44				5.81	612.34	4
4th Floor	485.09		485.09		121.44				5.81	612.34	3
5th Floor	485.09		485.09		121.44				5.81	612.34	4
6th Floor	485.09		485.09		121.44				5.81	612.34	4
7th Floor	485.09		485.09		121.44				5.81	612.34	3
8th Floor (Refuge)	353.76		353.76		121.44			131.33	5.81	612.34	3
9th Floor	485.09		485.09		121.44				5.81	612.34	4
10th Floor	485.09		485.09		121.44				5.81	612.34	4
11th Floor	485.09		485.09		121.44				5.81	612.34	4
12th Floor	485.09		485.09		121.44				5.81	612.34	4
13th Floor	485.09		485.09		121.44				5.81	612.34	4
14th Floor	485.09		485.09		121.44				5.81	612.34	4
15th Floor (Refuge)	353.76		353.76		121.44			131.33	5.81	612.34	3
16th Floor	485.09		485.09		121.44				5.81	612.34	4
17th Floor	485.09		485.09		121.44				5.81	612.34	4
18th Floor	485.09		485.09		121.44				5.81	612.34	4
19th Floor	485.09		485.09		121.44				5.81	612.34	3
20th Floor	485.09		485.09		121.44				5.81	612.34	3
21st Floor	485.09		485.09		121.44				5.81	612.34	4
22nd Floor (Refuge)	353.76		353.76		121.44			131.33	5.81	612.34	3
23rd Floor	485.09		485.09		121.44				5.81	612.34	4
24th Floor	485.09		485.09		121.44				5.81	612.34	4
25th Floor	485.09		485.09		121.44				5.81	612.34	4
26th Floor	485.09		485.09		121.44				5.81	612.34	4
27th Floor	485.09		485.09		121.44				5.81	612.34	4
28th Floor	485.09		485.09		121.44				5.81	612.34	3
29th Floor (Refuge)	366.69		366.69		121.44			118.4	5.81	612.34	3
30th Floor	485.09		485.09		121.44				5.81	612.34	3
31st Floor	485.09		485.09		121.44				5.81	612.34	4
32nd Floor	485.09		485.09		121.44				5.81	612.34	4
33rd Floor	485.09		485.09		121.44				5.81	612.34	4
34th Floor	485.09		485.09		121.44				5.81	612.34	4
35th Floor (Refuge)	366.69	64.93	431.62		121.44			53.47	5.81	612.34	3
36th Floor	485.09		485.09		121.44				5.81	612.34	1
37th Floor	485.09		485.09		121.44				5.81	612.34	3
Terrace Floor	57.78		57.78							57.78	
Total	17629.98	64.93	17694.91	0.00	4664.68	20.01	32.71	565.86	220.70	23198.87	135.00
			17694.91								

Built up Area Statement Sale Building No. 4 (Wing A3)

Floor	Sale Built-up Area	Excess BUA (Fire Control room, Excess meter room, Excess refuge, Excess Society office Areas) (Counted in FSI)	Total Sale BUA	Fungible Area	Staircase, Lift & Lift Lobby Area	Society Office Area	Meter room, Area	Refuge Area	Servant Toilet, ED, FD & Entrance Lobby	Total Construction Area	No. of Flats
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 2+3+4+5+6+7)	(11)
Ground Floor	139.38		139.38		169.89	17.83	18.96		2.20	348.26	1
1st Floor	453.52		453.52		127.43				2.20	583.15	4
2nd Floor	453.52		453.52		127.43				2.20	583.15	4
3rd Floor	453.52		453.52		127.43				2.20	583.15	4
4th Floor	453.52		453.52		127.43				2.20	583.15	4
5th Floor	453.52		453.52		127.43				2.20	583.15	4
6th Floor	453.52		453.52		127.43				2.20	583.15	3
7th Floor	453.52		453.52		127.43				2.20	583.15	4
8th Floor (Refuge)	330.43		330.43		127.43			123.09	2.20	583.15	3
9th Floor	453.52		453.52		127.43				2.20	583.15	4
10th Floor	453.52		453.52		127.43				2.20	583.15	4
11th Floor	453.52		453.52		127.43				2.20	583.15	4
12th Floor	453.52		453.52		127.43				2.20	583.15	4
13th Floor	453.52		453.52		127.43				2.20	583.15	4
14th Floor	453.52		453.52		127.43				2.20	583.15	4
15th Floor (Refuge)	330.43		330.43		127.43			123.09	2.20	583.15	3
16th Floor	453.52		453.52		127.43				2.20	583.15	4
17th Floor	453.52		453.52		127.43				2.20	583.15	4
18th Floor	453.52		453.52		127.43				2.20	583.15	4
19th Floor	453.52		453.52		127.43				2.20	583.15	4
20th Floor	453.52		453.52		127.43				2.20	583.15	3
21st Floor	453.52		453.52		127.43				2.20	583.15	4
22nd Floor (Refuge)	330.43		330.43		127.43			123.09	2.20	583.15	3
23rd Floor	453.52		453.52		127.43				2.20	583.15	3
24th Floor	453.52		453.52		127.43				2.20	583.15	4
25th Floor	453.52		453.52		127.43				2.20	583.15	4
26th Floor	453.52		453.52		127.43				2.20	583.15	4
27th Floor	453.52		453.52		127.43				2.20	583.15	4
28th Floor	453.52		453.52		127.43				2.20	583.15	3
29th Floor (Refuge)	343.76		343.76		127.43			109.76	2.20	583.15	3
30th Floor	453.52		453.52		127.43				2.20	583.15	4
31st Floor	453.52		453.52		127.43				2.20	583.15	4
32nd Floor	453.52		453.52		127.43				2.20	583.15	4
33rd Floor	453.52		453.52		127.43				2.20	583.15	4
34th Floor	453.52		453.52		127.43				2.20	583.15	4
35th Floor (Refuge)	343.76	59.74	403.50		127.43			50.02	2.20	583.15	3
36th Floor	453.52		453.52		127.43				2.20	583.15	2
37th Floor	453.52		453.52		127.43				2.20	583.15	3
Terrace	90.54		90.54							90.54	
Total	16421.37	59.74	16481.11	0.00	4884.80	17.83	18.96	529.05	83.60	22015.35	137
			16481.11								

TOTAL BUILT-UP AREA SUMMARY OF PROJECT

BUILDINGS	Sale Built-up Area (RESI)	Sale Built-up Area (COMM.)	Fire Control room, Excess meter room, Excess refuge, Excess Society office Areas (Counted in FSI)	Total Sale BUA	Fungible Area	Staircase, Lift & Lift Lobby Area	Society Office/ Amenity Area /Fitness Center	Meter room, Area	Refuge Area	Servant toilet & ed, fd.	Total Construction Area	No. of Flats
	(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10=1+2+3+4+5+6+7+8+9)	(11)
Bldg. No. 1 Wing - S1 & S2	0.00	38693.84	16.54	38712.38	10032.20	7077.18	348.08	19.69	1700.07	77.82	57967.37	841
Bldg. No. 1 Wing - C1	13970.58	0.00	71.79	14042.37	0.00	7554.44	593.29	39.35	469.82	135.31	22834.58	224
Bldg. No. 2 Wing - A6	0.00	0.00	13.45	0.00	9841.21	3005.00	20.00	107.48	251.78	118.39	13343.86	87
Bldg. No. 2 Wing - A5	16348.66	0.00	0.00	16348.66	0.00	4579.67	20.00	33.02	529.32	186.03	21696.70	136
Bldg. No. 3 Wing - A4	8029.08	0.00	0.00	8029.08	0.00	1390.25	16.34	23.16	215.03	104.69	9778.55	81
Bldg. No. 4 Wing - A3	16421.37	0.00	59.74	16481.11	0.00	4884.80	17.83	18.96	529.05	83.60	22015.35	137
Bldg. No. 4 Wing - A2	17629.98	0.00	64.93	17694.91	0.00	4664.68	20.01	32.71	565.86	220.70	23198.87	135
Bldg. No. 4 Wing - A1	0.00	0.00	0.00	0.00	17819.32	4461.75	20.01	32.71	581.10	141.15	23056.04	145
Bldg. No. 5 Wing - C3	18317.21	0.00	44.10	18361.31	7866.35	5518.75	15.30	41.57	894.60	62.76	33860.64	432
FITNESS CENTRE	498.97	0.00	0.00	498.97	0.00	55.81	2191.15	0.00	0.00	0.00	2844.44	0
MLCP & Basement	0.00	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85066.99	0
TOTAL BUILT-UP AREA	91215.85	38693.84	272.55	130168.79	45559.08	44292.28	3262.01	348.65	5736.63	1130.45	315663.39	2218
				175727.87								



LAYOUT PLAN
SCALE 1:500

2% FITNESS CENTER SUMMARY

BUILDING/WING		SALE RESI. BUA IN SQ.MT (Including Fungible) A
Sale Bldg-1	Sale wing S1 & S2 (Comm.)	0.00
	Sale wing C1 (Resi.)	14042.37
Sale Bldg-2	Sale Wing A5 & A6	26189.87
Sale Bldg-3	Sale Wing A4	8029.08
Sale Bldg-4	Sale wing A3	16481.11
	Sale wing A2	17694.91
	Sale wing A1	17819.32
Sale Bldg-5	Sale Wing C3	26227.66
Total		126484.32
PERMISSIBLE FITNESS CENTER AREA (i.e. 2% OF TOTAL RESI. BUA)		2529.69
TOTAL PROPOSED FITNESS CENTER		2835.27
Excess Built-up area (Counted in F.S.I.)		305.58
OTHER AREA COUNTED IN F.S.I. IN FITNESS CENTER BUILDING		193.39
TOTAL AREA COUNTED IN F.S.I.		498.97

FLOOR WISE PARKING ARRANGEMENT TABLE

FLOORS	BIG	SMALL	TOTAL
4TH BASEMENT	76	153	229
3RD BASEMENT	72	149	221
2ND BASEMENT	72	149	221
1ST BASEMENT	50	135	185
GROUND FLOOR	6	48	54
1ST PODIUM	26	46	72
2nd PODIUM	26	49	75
3rd PODIUM	28	51	79
4th PODIUM	110	59	169
5th PODIUM	110	59	169
6th PODIUM	110	59	169
7th PODIUM	110	59	169
8th PODIUM	108	57	165
9th PODIUM	110	59	169
10th PODIUM	110	59	169
11th PODIUM	112	59	171
ALL BLDG. STILT	22	29	51
TOTAL	1258	1279	2537

REQUIRED LOS (8%) SUMMARY

Plot Area	Reservation of day care	AOS Req.	Net plot area	REQUIRED (8%) R.G.	Provided RG
37958.92	146.13	5251.01	32561.78	2604.9424	3630.53

Note: all dimensions/levels/depths stated are clear dimensions (i.e. unfinished dimensions) in meters.



LOCATION PLAN
SCALE 1:4000

CONTENTS OF THE SHEET	BLDG. NO. 4 WING - A1, A2 & A3 SHEET NO. 01/16

* TOTAL BUILT-UP AREA SUMMARY & TENEMENTS STATMENT & PARKING STATEMENT
* BLOCK & LOCATION PLAN.

PROFORMA-1

PERFORMA

Sr. No.		Description	Under 33(11) Area(in Sq.mtrs.)
1		Plot Area	37,958.92
2		Deduction for	
	a)	Road Set Back area	-
	b)	Reservation of Day care to be carved out	146.13
3		Balance Plot Area (1-2)	37,812.79
4		Add: for FSI	37,812.79
5		Amenity Area	
6	a)	AOS to be handed over as per 14(B) for CTS no.67A (10% of 2981.40 sq.mtr. = 298.14 sq.mtr. - 146.13 sq.mtr. = 152.01 sq.mtr.	152.01
7	b)	AOS to be handed over as per 14(B) proportionately for (8588.13 + 9354.63 + 13394.13 sq.mtr.)	5,099.00
8		Total AOS to be handed over (6+7)	5,251.01
9		Plot area for FSI (3-8)	32,561.78
10		Permissible FSI	4.00
11		Total BUA permissible	1,30,247.12
12		Zonal FSI	32,561.78
13		Permissible BUA for PTC (Total Permissible BUA - Zonal FSI - AOS BUA / 2) (at Scheme I)	48,842.67
14		PTC FSI (Sale FSI after transfer of PTC at Scheme II as per revised LOI dtd. 14.08.2025)	48,842.67
15		Total Permissible Sale Area (11-12)	1,30,247.12
16		Total Permissible Fungible Area (13 x 35%)	45,586.49
17		Total Permissible Sale Area including Fungible area (13+14)	1,75,833.61
18		Proposed FSI	

			Built up Area	Fungible Area	Total Built-up Area
	a)	Sale Bldg No. 1	52,754.75	10,032.20	62,786.95
	b)	Sale Bldg No. 2	16,348.66	9841.21	26,189.87
	c)	Sale Bldg No. 3	8,029.08	-	8,029.08
	d)	Sale Bldg No. 4	34,176.02	17,819.32	51,995.34
	e)	Sale Bldg No. 5	18361.31	7866.35	26,227.66
	f)	Fitness Center	498.97	0.00	498.97
		Total proposed BUA	130168.79	45559.08	175727.87
19		Balance BUA	78.33	27.41	105.74

This cancels Approval to the previous Plans Sanctioned under no. N/PVT/0106/20220718/5-3 dated 10/11/2023

Approved Subject to the condition Mentioned in this office permission Letter No. N/PVT/0106/20220718/5-3 Dt. 10 SEP 2025

Executive Engineer - H-ward -
Slum Rehabilitation Authority
Brihanmumbai

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 67(PT.), 67A, 67/1 TO 5, & 67/9 TO 18, 67/19(pt), 67/20(pt), 67/21(pt), 67/22 TO 25, 67/26, 67/27, 67/28, 67/29 TO 39 67/40(pt), 67/41 67/42(pt), 67/43(pt), 67/46(pt) & 67/47) OF VILLAGE - VIKHROLI, L. B. S. ROAD, VIKHROLI (W), MUMBAI.

NAME & ADDRESS OF DEVELOPER	SIGNATURE
Lodha Developers Limited (Formerly known as Macrotech Developers Limited) One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013.	LODHA DEVELOPERS LIMITED MUMBAI

NAME & ADDRESS OF LICENSED SURVEYOR	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai - 4000 080	