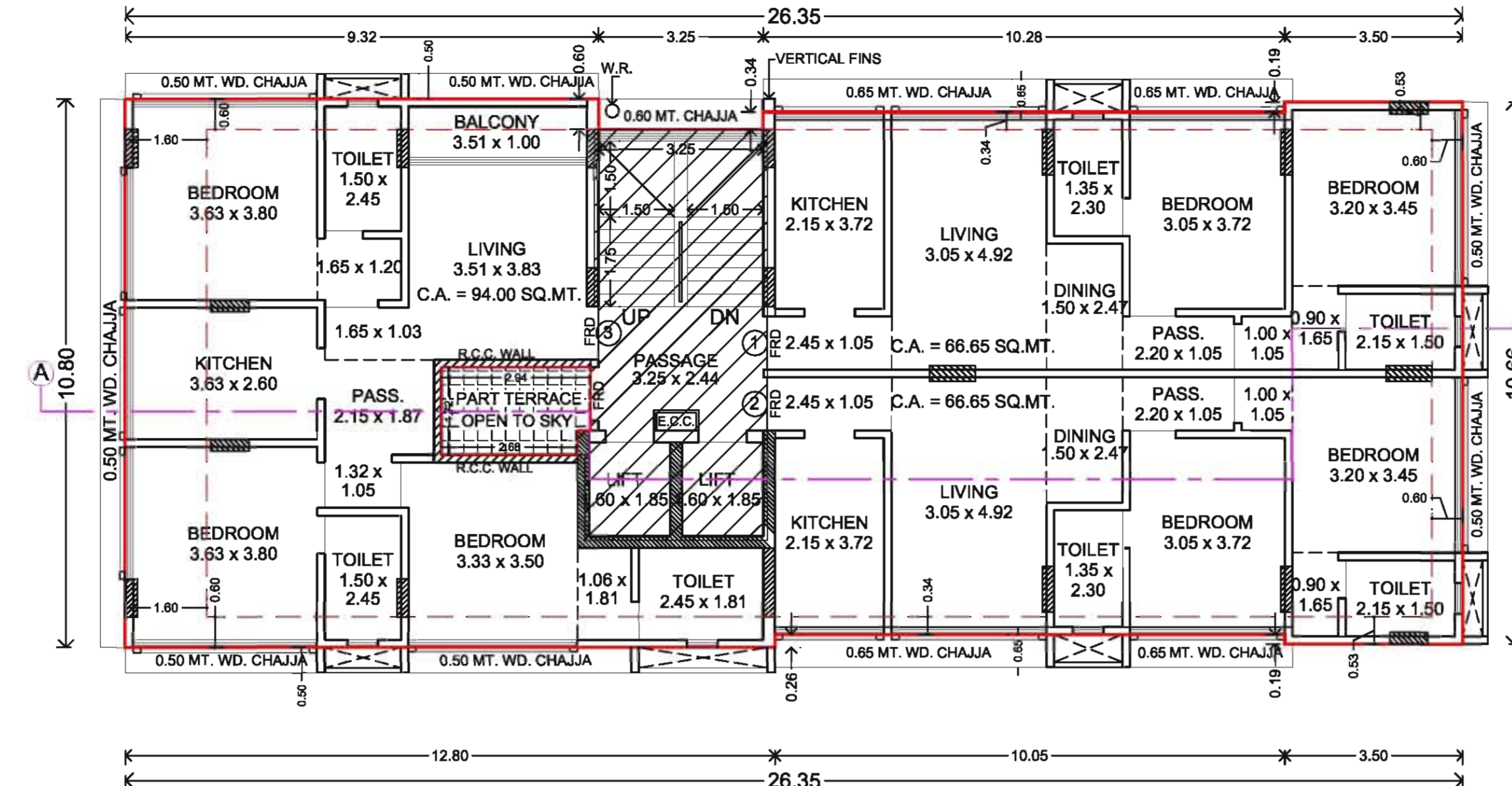
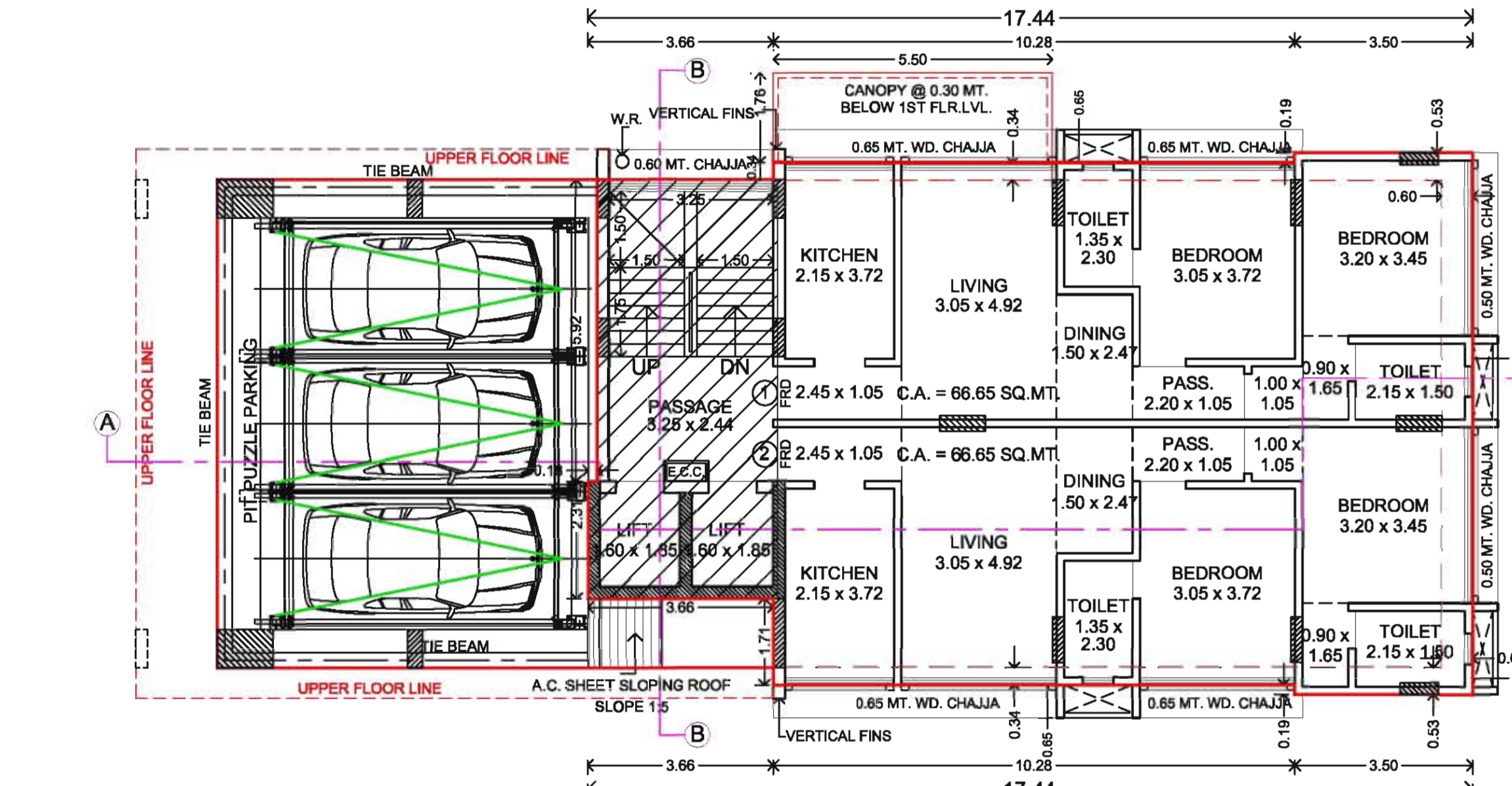


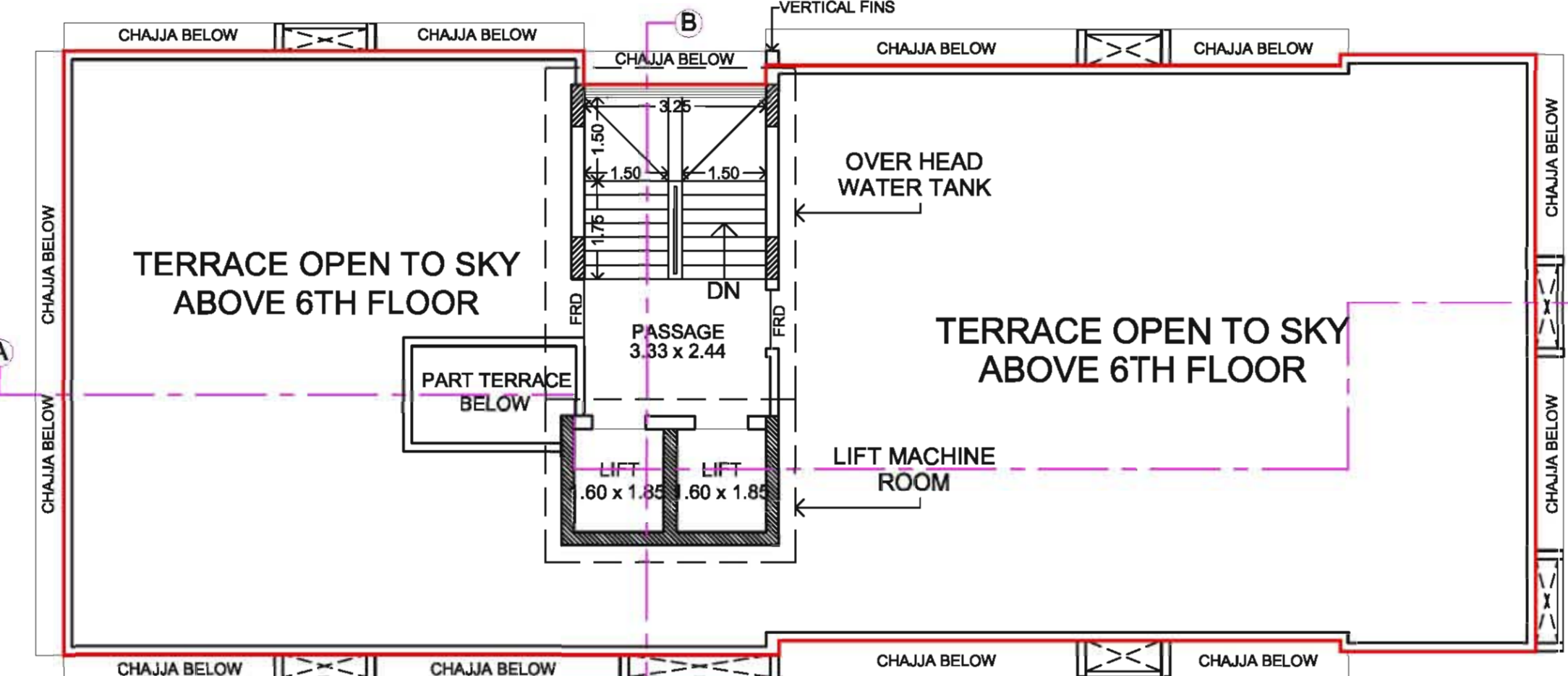
3RD TO 5TH FLOOR PLAN
SCALE 1:100



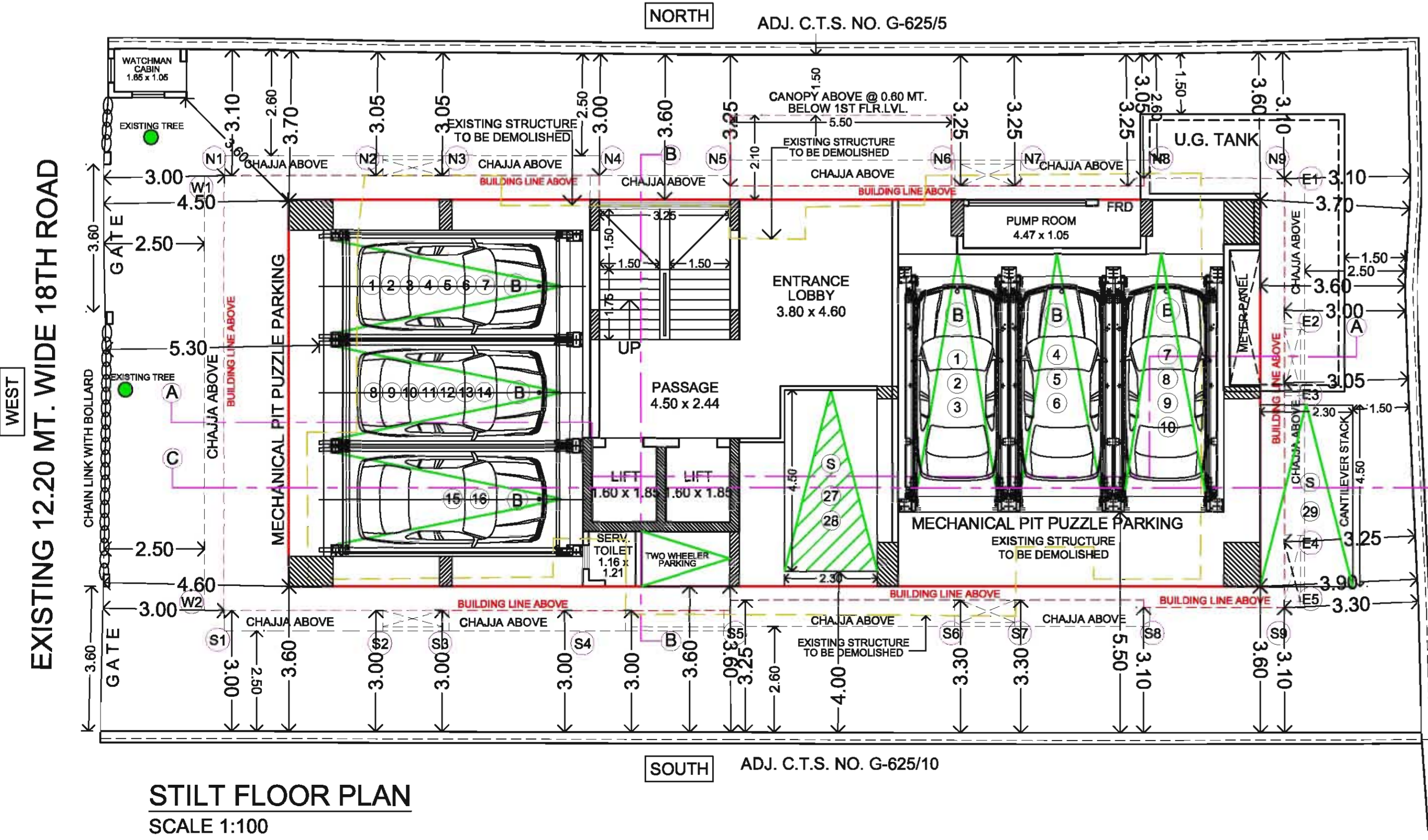
6TH PART FLOOR PLAN
SCALE 1:100



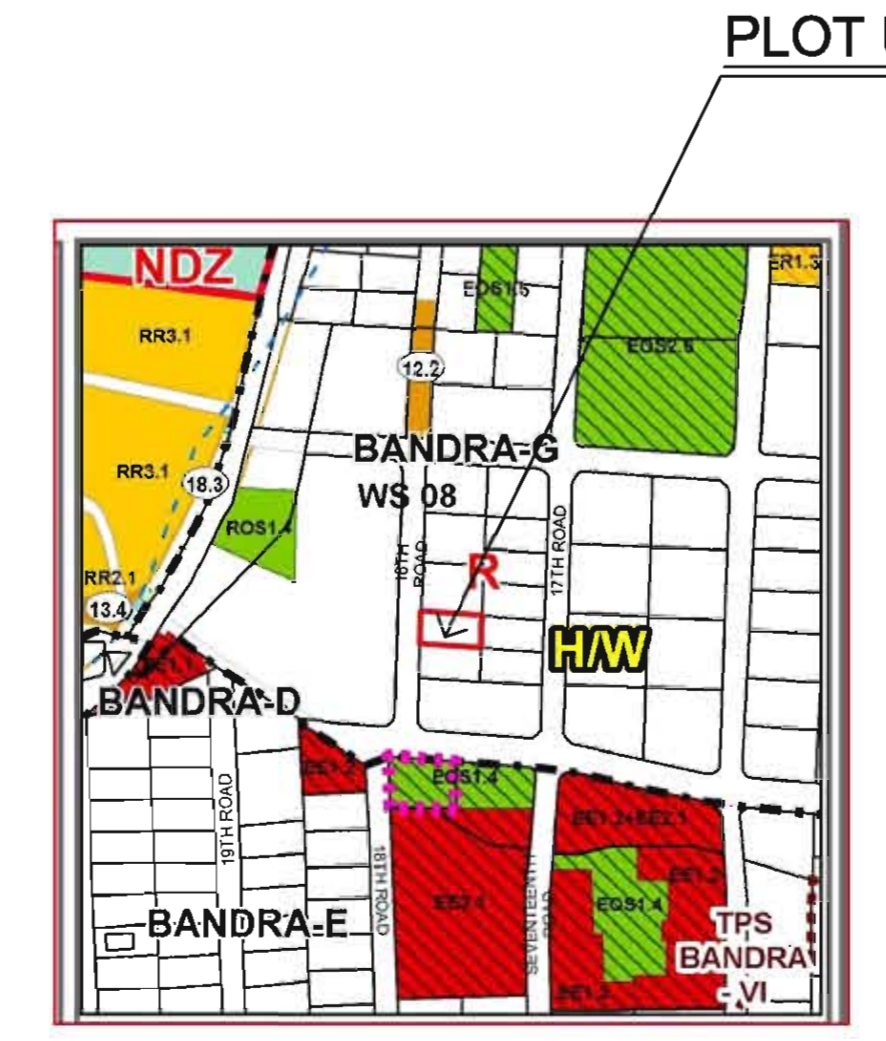
1ST & 2ND FLOOR PLAN
SCALE 1:100



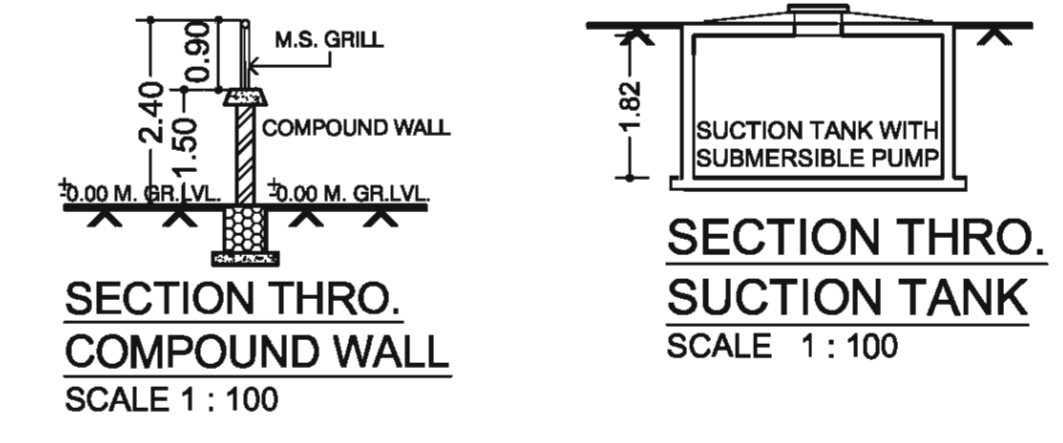
TERRACE FLOOR PLAN
SCALE 1:100



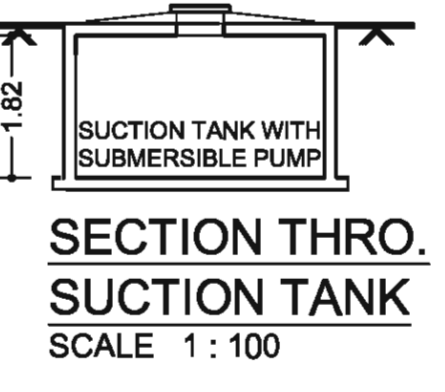
STILT FLOOR PLAN
SCALE 1:100



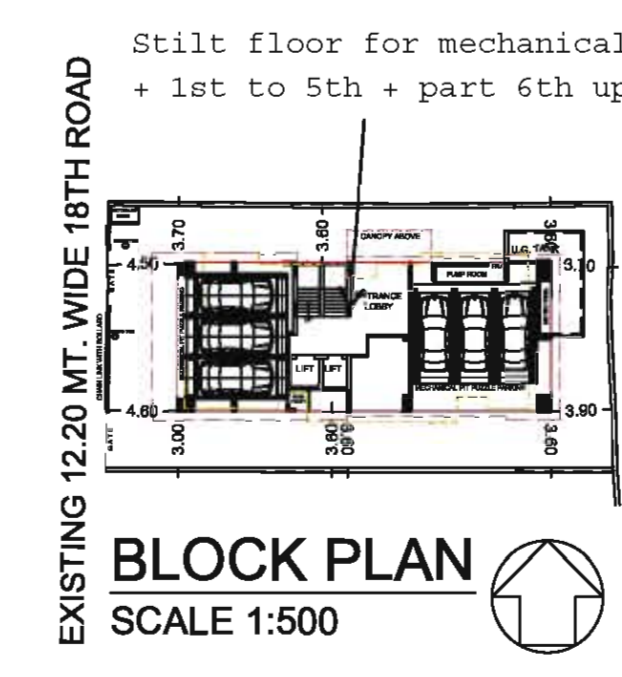
LOCATION PLAN
SCALE 1:4000



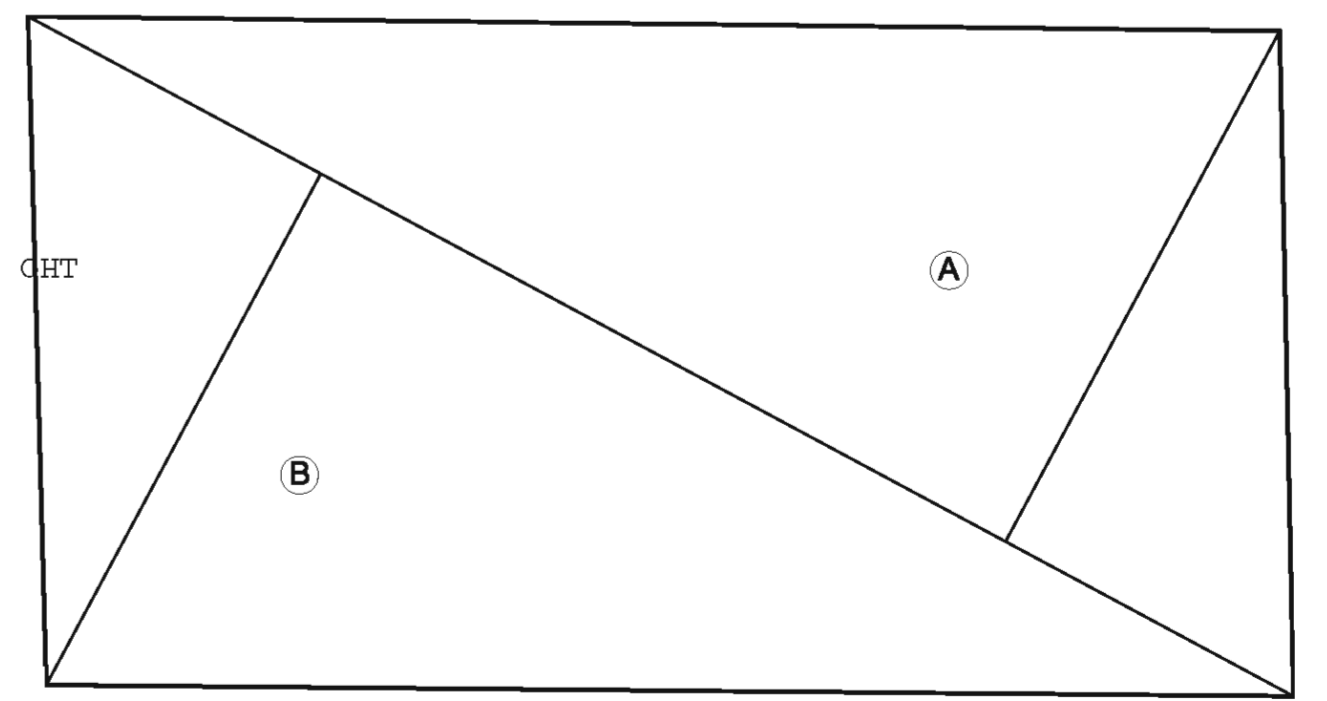
SECTION THRO. COMPOUND WALL
SCALE 1:100



SECTION THRO. SUCTION TANK
SCALE 1:100



EXISTING BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATION

A	0.50 X 37.38 X 15.08 X 1 NO	=	281.69 SQ.MT.
B	0.50 X 37.38 X 15.09 X 1 NO	=	281.88 SQ.MT.
TOTAL ADDITION		=	563.57 SQ.MT.
SAY		=	563.50 SQ.MT.

BUILT UP AREA SUMMARY

FLOORS	TOTAL BUILT UP AREA IN SQ.MT.
GR. FLOOR	NIL
1ST FLOOR	142.36 SQ.MT.
2ND FLOOR	142.36 SQ.MT.
3RD FLOOR	249.15 SQ.MT.
4TH FLOOR	249.15 SQ.MT.
5TH FLOOR	249.15 SQ.MT.
6TH FLOOR	243.92 SQ.MT.
TOTAL	1276.09 SQ.MT.

ST.CASE & LIFT AREA SUMMARY

FLOORS	ST.CASE & LIFT AREA IN SQ.MT.
GR. FLOOR	NIL
1ST FLOOR	29.72 SQ.MT.
2ND FLOOR	29.72 SQ.MT.
3RD FLOOR	27.71 SQ.MT.
4TH FLOOR	27.71 SQ.MT.
5TH FLOOR	27.71 SQ.MT.
6TH FLOOR	28.01 SQ.MT.
TOTAL	170.58 SQ.MT.

PARKING STATEMENT AS PER DCPR 2034

CARPET AREA IN SQ. MTS	TOTAL NOS. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	NIL	1 PARKING FOR 4 TENEMENTS	NIL
45.00 TO 60.00	12 NOS.	1 PARKING FOR 2 TENEMENTS	NIL
60.00 TO 90.00	12 NOS.	1 PARKING FOR 1 TENEMENTS	12.00
ABOVE 90.00	04 NOS.	2 PARKING FOR 1 TENEMENTS	08.00
TOTAL	16 NOS.		20.00
10% ADDITIONAL PARKING FOR VISITORS			
TOTAL PARKING REQUIRED (At this stage)			22 NOS.
TOTAL PARKING PROPOSED (for full potential)			29 NOS.

TOTAL PARKING PROPOSED

FLOOR	BIG	SMALL
GROUND FLOOR	26	03
TOTAL	26 NOS	03 NOS

RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	2
2	66.65 SQ.MT.	2
TOTAL NOS OF FLATS = 04 NOS.		

RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	3
2	66.65 SQ.MT.	3
3	100.07 SQ.MT.	3
TOTAL NOS OF FLATS = 09 NOS.		

RERA CARPET AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	NOS. FLATS
1	66.65 SQ.MT.	1
2	66.65 SQ.MT.	1
3	94.00 SQ.MT.	1
TOTAL NOS OF FLATS = 03 NOS.		

PROFORMA - A

SERIAL NO.	DESCRIPTION	TOTAL AREA
1	AREA OF PLOT	563.50
2	DEDUCTIONS FOR	NIL
a)	ROAD SET BACK AREA	NIL
b)	PROPOSED ROAD	NIL
c)	AREA NOT IN PHYSICAL POSSESSION	NIL
3	Balance area of plot (1 minus 2)	563.50
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)	NIL
5	Net area of plot (3 minus 4)	563.50
6	Additions for floor space index	NIL
2 (a)	100% for D.P. Road (restricted to 40% or 80% of "3" above	
2 (b)	100% for set-back (restricted to 40% or 80% of "3" above	
7	Total Area (5 plus 6)	563.50
8	Floor Space Index permissible	1.00
9	Floor Space Index credit available by Development Right	
Additions for floor spaces index		
9(a)	0.50 F.S.I. as per Reg. 30	281.75
9(b)	Permissible TDR as Per Reg. 30(1) Table (12)	NIL
9b(1)	SLUM TDR as per Reg. 32(5.4.1)(ii)	NIL
9b(2)	GENERAL TDR As per Reg. 32	NIL
9b(3)	Incentive F.S.I. As Per 33(7)(B)	100.00
10	Permissible Floor Area (7 X 8) plus 9 above	945.25
11	Existing floor area	NIL
12	Proposed built up area	945.25
13	Excess balcony area taken in Floor Space Index	NIL
14A	Purely residential built up area	945.25
14B	Remaining Non Residential Built up area.	NIL
14	TOTAL Built up proposed (11 + 12 + 13)	945.25
15	F.S.I. Consumed on net holding = 14/3	1.677
16A	Fungible Built Up Area component proposed vide DCPR 31 (3) for purely Residential = or < (14A x 0.35)	330.84
16B	Fungible Built Up Area component proposed vide DCPR 31 (3) for Non - Residential = or < (14B x 0.35)	NIL
17	Total Fungible Built Up Area vide DCPR 31 (3) = (16A + 16B)	330.84
(i)	Fungible Compensatory Area by charging premium	134.41
(ii)	Fungible Compensatory Area without charging premium EXISTING BUILDING APPROVED UNDER FILE NO. CE/7189/BS/IIAH DATED : 14-07-1982	196.43
(iii)	Fungible Compensatory Area by charging premium	---
(iv)	Fungible Compensatory Area without charging premium	---
18	Total Gross BUILT UP AREA proposed (14 + 17)	1276.09
D. TENEMENT STATEMENT		
(i)	PROPOSED AREA (Item A, 12 above) or C4	1276.09
(ii)	LESS DEDUCTIONS OF NON RESI. AREA	NIL
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	1276.09
(iv)	TENEMENTS PERMISSIBLE AS PER (200 / HECTARE)	25.36 NOS.
(v)	TENEMENTS PERMISSIBLE AS PER (80 / 450 / HECTARE)	16 NOS.
(vi)	TENEMENTS PROPOSED	16 NOS.
(vii)	TENEMENTS EXISTING	NIL
(viii)	TOTAL TENEMENTS PROPOSED	16 NOS.
E. PARKING STATEMENT		
a)	TOTAL PARKING REQUIRED	22 NOS.
b)	TOTAL PARKING PROPOSED	29 NOS.
F. TRANSPORT VEHICLE PARKING		
a)	TRANSPORT VEHICLE PARKING REQUIRED	---
b)	TRANSPORT VEHICLE PARKING PROPOSED	---

PROFORMA - B

CONTENTS OF SHEET: STILT FLOOR PLAN, 1ST TO 6TH PART FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA STATEMENT, BUILT UP AREA SUMMARY, PLOT AREA CALC.

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 04/01/2021 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 563.50 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

SOHIL SADRUDIN HAJIANI
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. G-625/8 OF VILLAGE BANDRA, 18TH ROAD, KHAR WEST, MUMBAI IN H/W WARD.

NAME, ADDRESS OF OWNER

SHRI. MAYUR NARAIN ASWANI,
OF J.M.J. MAXRICH BUILDCON, C. A. TO OWNER.

DIGITAL SIGN

Mayur Narain Aswani

207, SRI KRISHNA COMPLEX, OPP. LAXMI INDUSTRIAL ESTATE, NEW LINK ROAD, ANDHERI (WEST), MUMBAI 400053

B.M.C. FILE NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 04/01/2022

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 03.03.2022

PLAN FOR APPROVAL

SHAHBAJ ALIMODDIN PEERZADE
S.E.(B.P.) K/W-S-II

SANJIV MANOHAR SA PANDHARE
A.E.(B.P.) H-WARD

Vijay Shankarrao Tawde
E.E.(B.P.) H-WARD

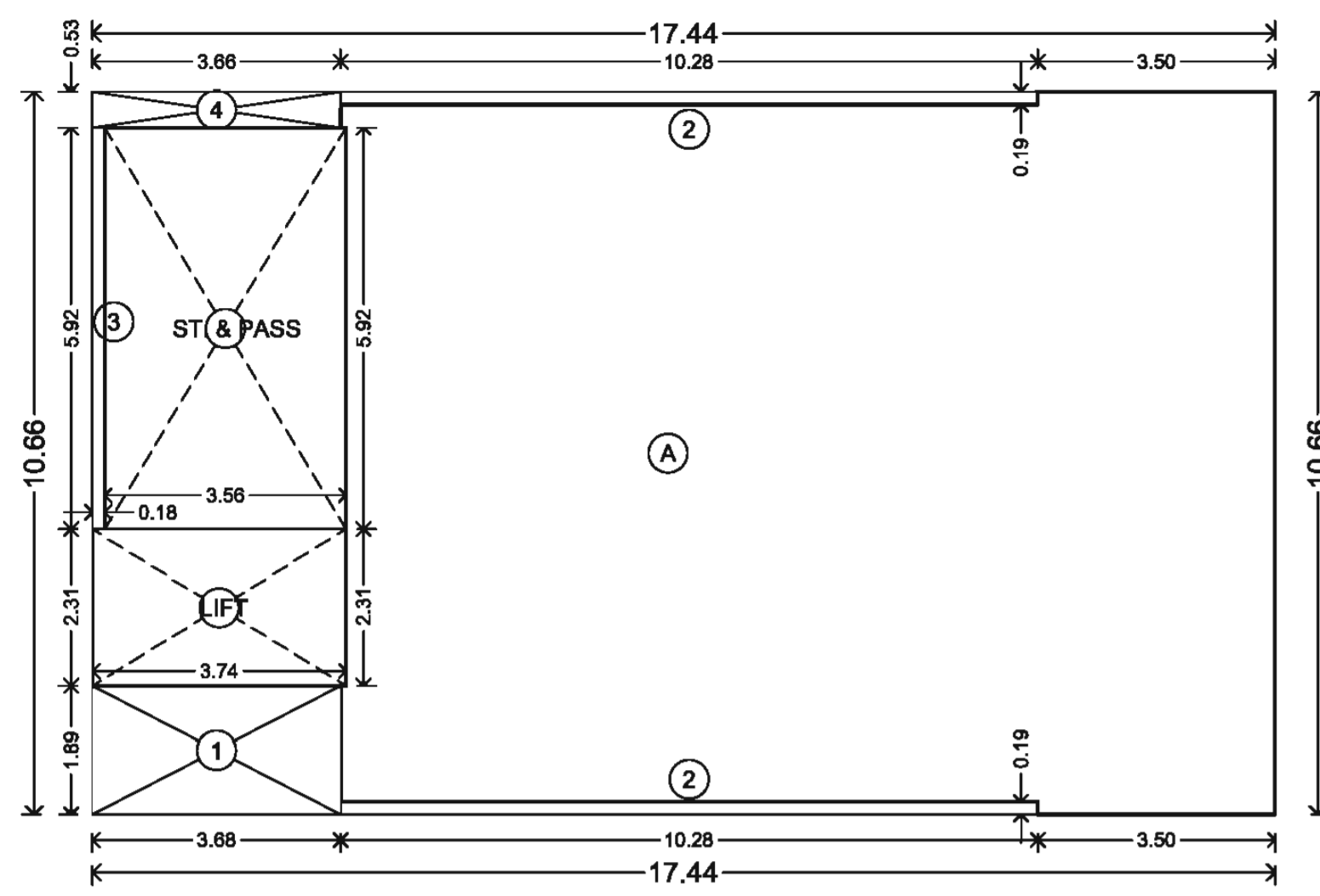
SCALE 1:100

NAME, ADDRESS OF ARCHITECT

SOHIL HAJIANI ARCHITECT
OFFICE 310, A WING, RUSTOMJEE CENTRAL PARK, CHAKALA, ANDHERI KURLA ROAD, ANDHERI (E), MUMBAI - 93.

DIGITAL SIGN

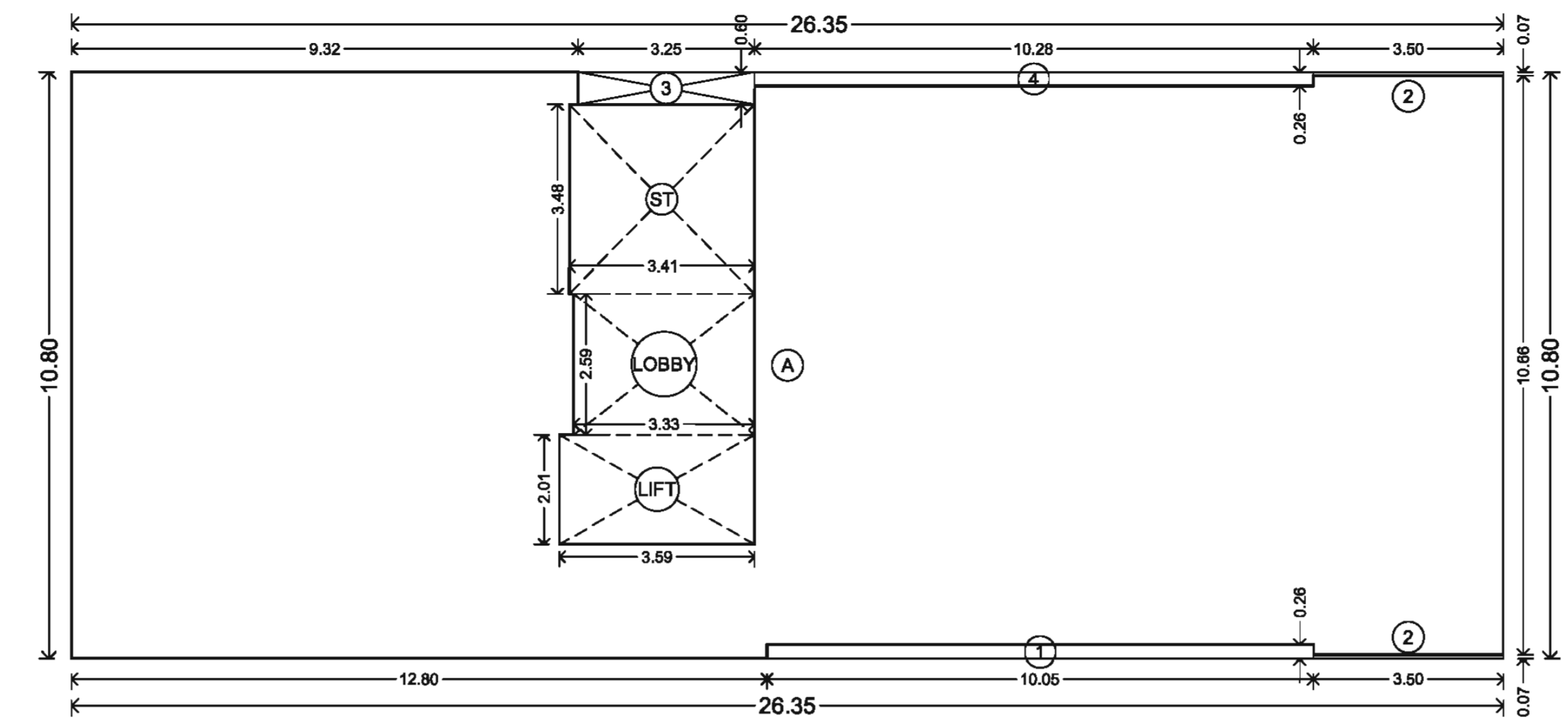
SOHIL SADRUDIN HAJIANI ARCHITECT



BUILT UP AREA DIAGRAM
1ST & 2ND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

1ST & 2ND FLOOR								
A	17.44	X	10.66	X	1 NO	=	185.91	SQ.MT.
TOTAL ADDITION						=	185.91	SQ.MT.
DEDUCTIONS								
1	3.66	X	1.89	X	1 NO	=	6.92	SQ.MT.
2	10.28	X	0.19	X	1 NO	=	1.95	SQ.MT.
2	10.28	X	0.19	X	1 NO	=	1.95	SQ.MT.
3	0.18	X	5.92	X	1 NO	=	1.07	SQ.MT.
4	3.66	X	0.53	X	1 NO	=	1.94	SQ.MT.
TOTAL DEDUCTION						=	13.83	SQ.MT.
ST. CASE & LIFT AREA CALCULATION								
ST. & PASS	3.56	X	5.92	X	1 NO	=	21.08	SQ.MT.
LIFT	3.74	X	2.31	X	1 NO	=	8.64	SQ.MT.
TOTAL ST. CASE & LIFT AREA						=	29.72	SQ.MT.
TOTAL DEDUCTION (13.83 + 29.72)						=	43.55	SQ.MT.
NET BUILT UP AREA						=	142.36	SQ.MT.



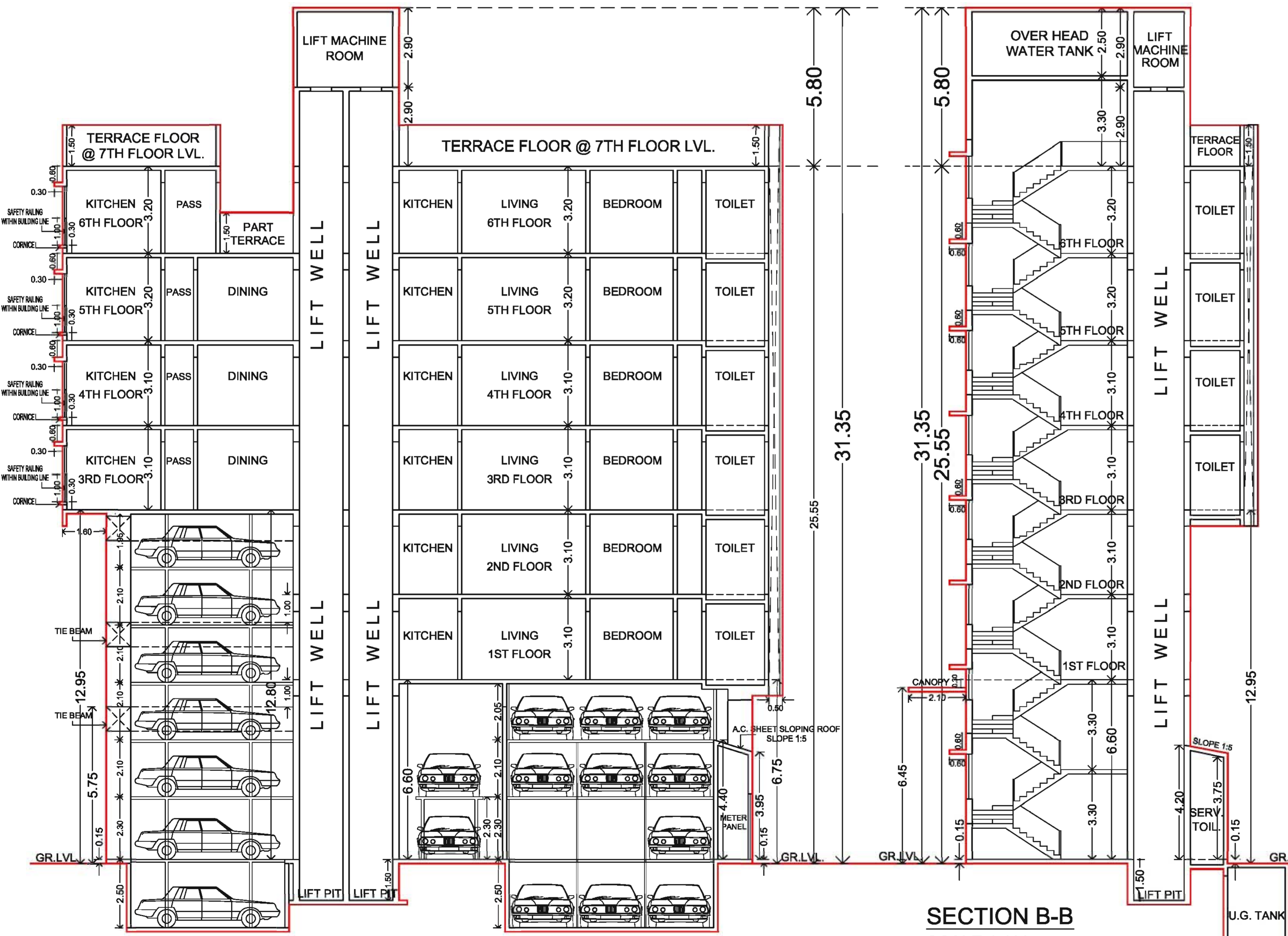
BUILT UP AREA DIAGRAM
3RD TO 5TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

3RD TO 5TH FLOOR								
A	26.35	X	10.80	X	1 NO	=	284.58	SQ.MT.
TOTAL ADDITION						=	284.58	SQ.MT.
DEDUCTIONS								
1	10.05	X	0.26	X	1 NO	=	2.61	SQ.MT.
2	3.50	X	0.07	X	2 NOS	=	0.49	SQ.MT.
3	3.25	X	0.60	X	1 NO	=	1.95	SQ.MT.
4	10.28	X	0.26	X	1 NO	=	2.67	SQ.MT.
TOTAL DEDUCTION						=	7.72	SQ.MT.
ST. CASE & LIFT AREA CALCULATION								
ST	3.41	X	3.48	X	1 NO	=	11.87	SQ.MT.
LOBBY	3.33	X	2.59	X	1 NO	=	8.62	SQ.MT.
L	3.59	X	2.01	X	1 NO	=	7.22	SQ.MT.
TOTAL ST. CASE & LIFT AREA						=	27.71	SQ.MT.
TOTAL DEDUCTION (7.72 + 27.71)						=	35.43	SQ.MT.
NET BUILT UP AREA						=	248.15	SQ.MT.

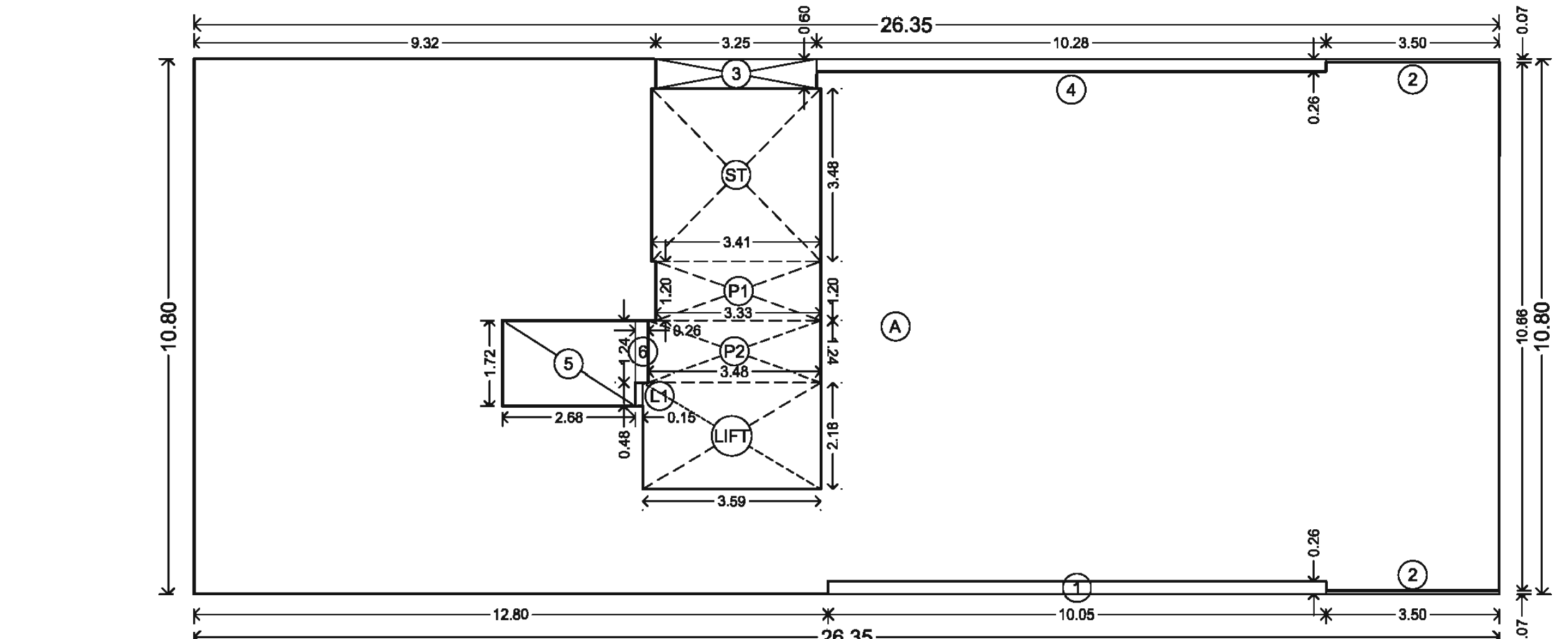
BUILT UP AREA CALCULATION

6TH PART FLOOR								
A	26.35	X	10.80	X	1 NO	=	284.58	SQ.MT.
TOTAL ADDITION						=	284.58	SQ.MT.
DEDUCTIONS								
1	10.05	X	0.26	X	1 NO	=	2.61	SQ.MT.
2	3.50	X	0.07	X	2 NOS	=	0.49	SQ.MT.
3	3.25	X	0.60	X	1 NO	=	1.95	SQ.MT.
4	10.28	X	0.26	X	1 NO	=	2.67	SQ.MT.
5	2.88	X	1.72	X	1 NO	=	4.81	SQ.MT.
6	0.26	X	1.24	X	1 NO	=	0.32	SQ.MT.
TOTAL DEDUCTION						=	12.65	SQ.MT.
ST. CASE & LIFT AREA CALCULATION								
ST	3.41	X	3.48	X	1 NO	=	11.87	SQ.MT.
P1	3.33	X	1.20	X	1 NO	=	4.00	SQ.MT.
P2	3.48	X	1.24	X	1 NO	=	4.32	SQ.MT.
LIFT	3.59	X	2.16	X	1 NO	=	7.75	SQ.MT.
L1	0.15	X	0.48	X	1 NO	=	0.07	SQ.MT.
TOTAL ST. CASE & LIFT AREA						=	28.01	SQ.MT.
TOTAL DEDUCTION (12.65 + 28.01)						=	40.66	SQ.MT.
NET BUILT UP AREA						=	243.92	SQ.MT.

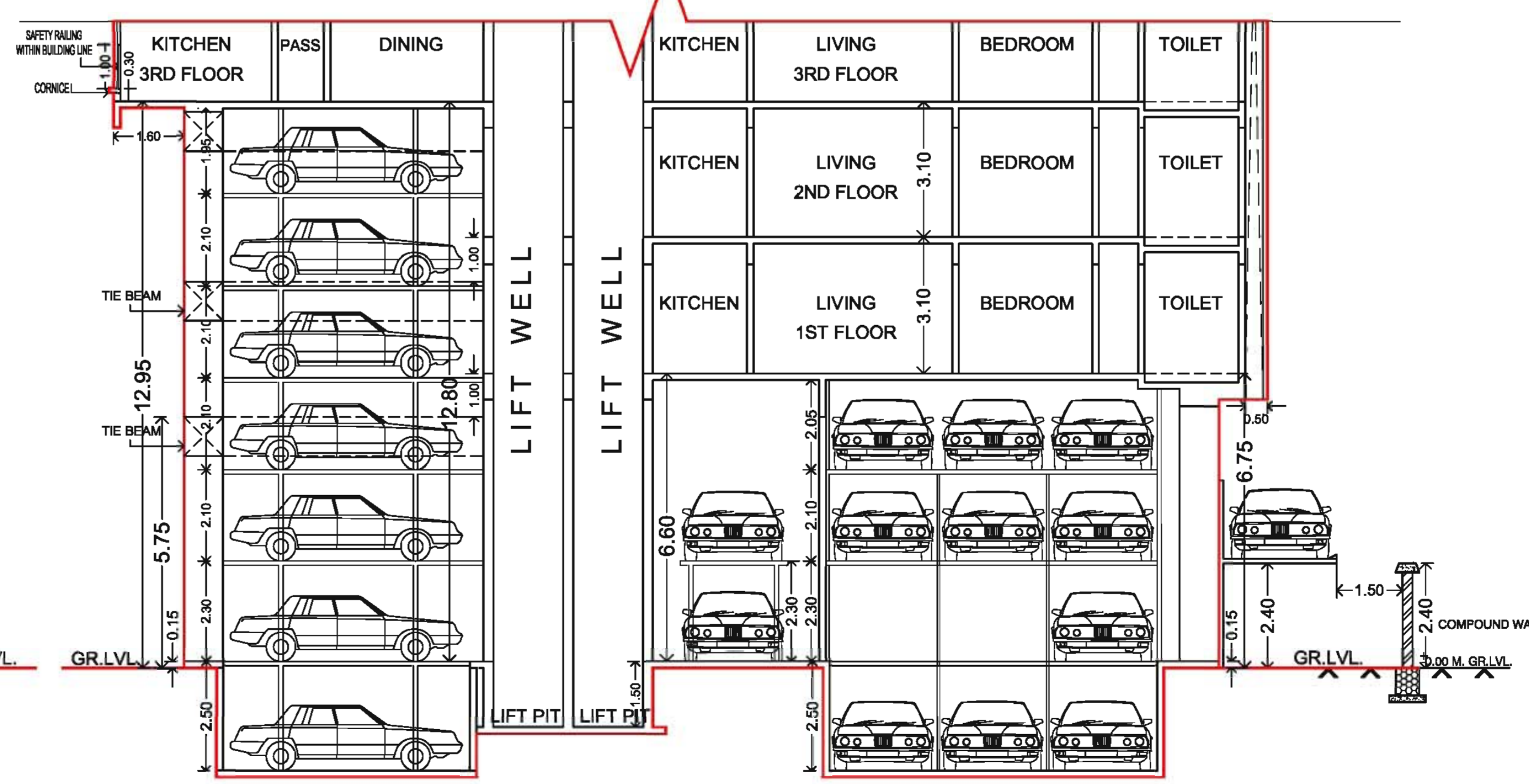


SECTION A-A
SCALE 1:100

SECTION B-B
SCALE 1:100



BUILT UP AREA DIAGRAM
6TH PART FLOOR
SCALE 1:100



SECTION C-C
SCALE 1:100

PROFORMA - B

CONTENTS OF SHEET: SECTION A-A, B-B & C-C.
BUILT UP AREA CALCULATION, ST. CASE & LIFT AREA CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. G-625/8 OF VILLAGE BANDRA, 18TH ROAD, KHAR WEST, MUMBAI IN H/WEST WARD.

NAME, ADDRESS OF OWNER
SHRI. MAYUR NARAIN ASWANI,
OF JMJ MAXKRICH BUILDCON, C. A. TO OWNER.

DIGITAL SIGN
Mayur Narain Aswani
Digitally signed by Mayur Narain Aswani
DN: cn=Personal, o=JMJ MAXKRICH BUILDCON, ou=JMJ MAXKRICH BUILDCON, email=mayur.aswani@jmjmaxkrich.com, c=IN

207, SRI KRISHNA COMPLEX, OPP. LAXMI INDUSTRIAL ESTATE, NEW LINK ROAD, ANDHERI (WEST), MUMBAI 400053

B.M.C. FILE NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G

THIS CANCELS APPROVAL TO THE PREVIOUS PLAN SANCTIONED U/R. NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 04/01/2022

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED.
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-8941/2021/(625/8)/H/W WARD/BANDRA-G DATED : 03.03.2022

PLAN FOR APPROVAL

SHAHBAJ ALIMODDIN PEERZADE
S.E.(B.P.) K/W-S-II

SANJIV MANOHARS A PANDHARE
A.E.(B.P.) H-WARD

Vijay Shankarrao Tawde
E.E.(B.P.) H-WARD

NORTH

SCALE 1:100

NAME, ADDRESS OF ARCHITECT
SOHIL HAJIANI ARCHITECT
OFFICE 310, A WING, RUSTOMJEE CENTRAL PARK, CHAKALA, ANDHERI KURLA ROAD, ANDHERI (E), MUMBAI - 93.

DIGITAL SIGN
Sohil Hajiani
Digitally signed by Sohil Hajiani
DN: cn=Personal, o=SOHIL HAJIANI ARCHITECT, ou=SOHIL HAJIANI ARCHITECT, email=sihil.hajiani@sohilhajiani.com, c=IN

SOHIL SADRUDI N HAJIANI ARCHITECT