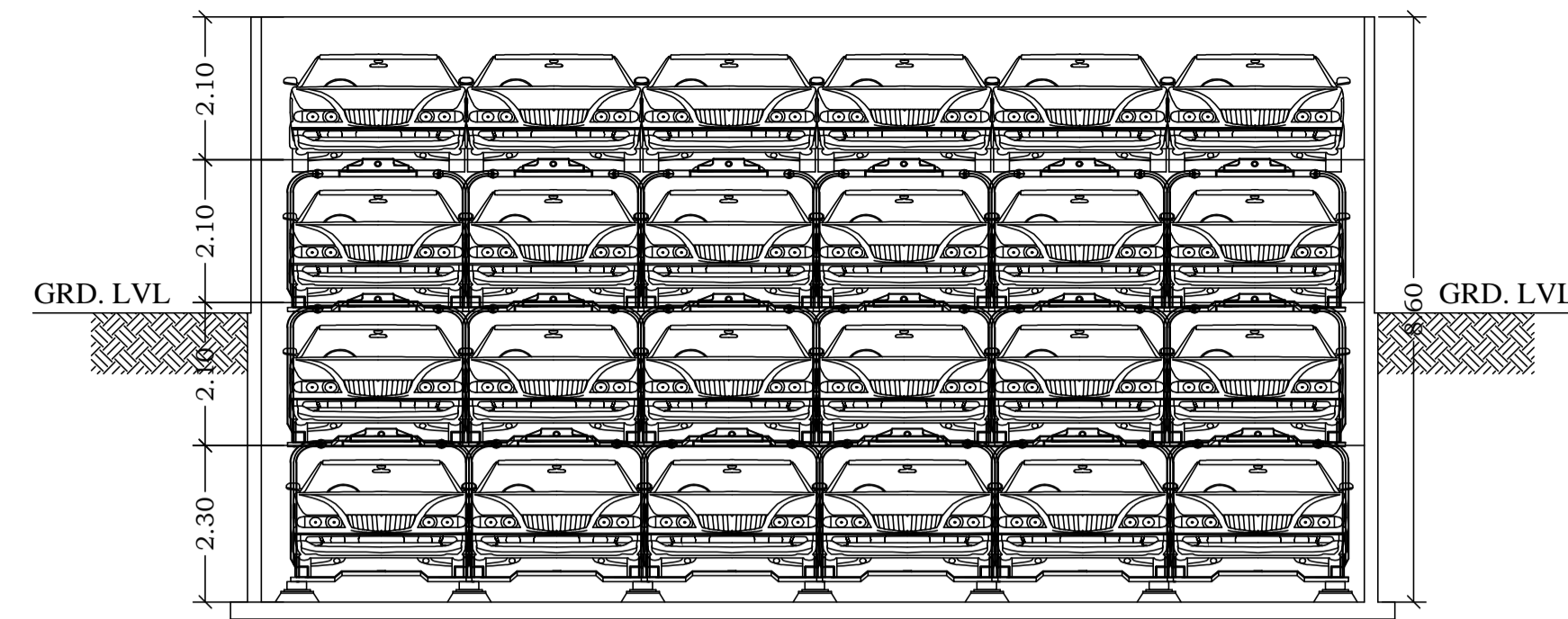


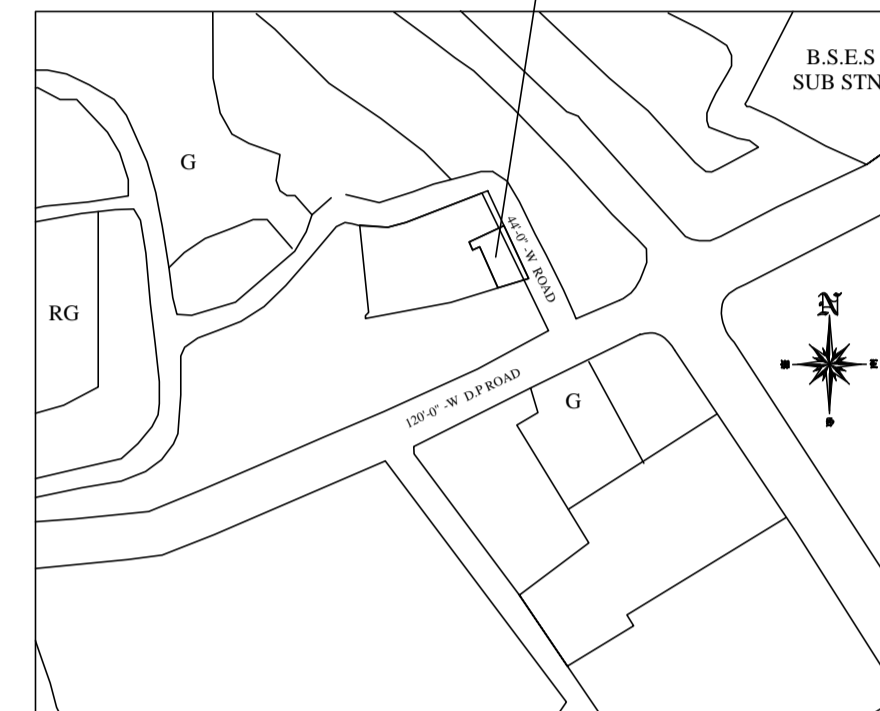
PLOT AREA DIAGRAM
SCALE - 1 : 500

PLOT AREA CALCULATIONS						
A	0.50	X	49.53	X	21.28	527.01 Sq.M.
B	0.50	X	49.53	X	19.63	486.15 Sq.M.
AREA OF PLOT - A ...						1013.16 Sq.M.
C	0.50	X	24.55	X	9.63	118.21 Sq.M.
D	0.50	X	24.55	X	9.92	121.77 Sq.M.
E	0.50	X	10.75	X	4.70	25.26 Sq.M.
F	0.50	X	10.75	X	4.57	24.56 Sq.M.
AREA OF PLOT - B ...						289.80 Sq.M.
AREA OF COMBINED PLOT ...						1013.16 Sq.M.
COMBINED AREA OF PLOT - A & B ...						1302.96 Sq.M.

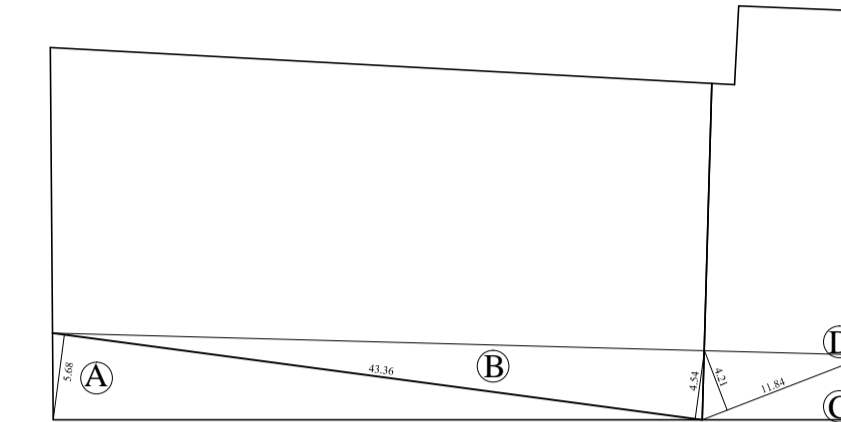


SECTION C-C
SCALE - 1 : 100

SITE UNDER REFERENCE



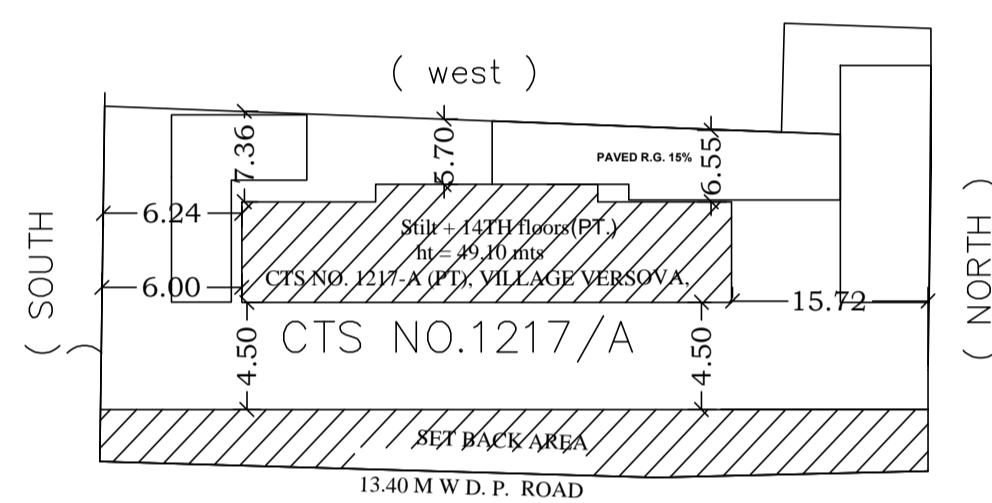
location plan
SCALE - 1 : 4000



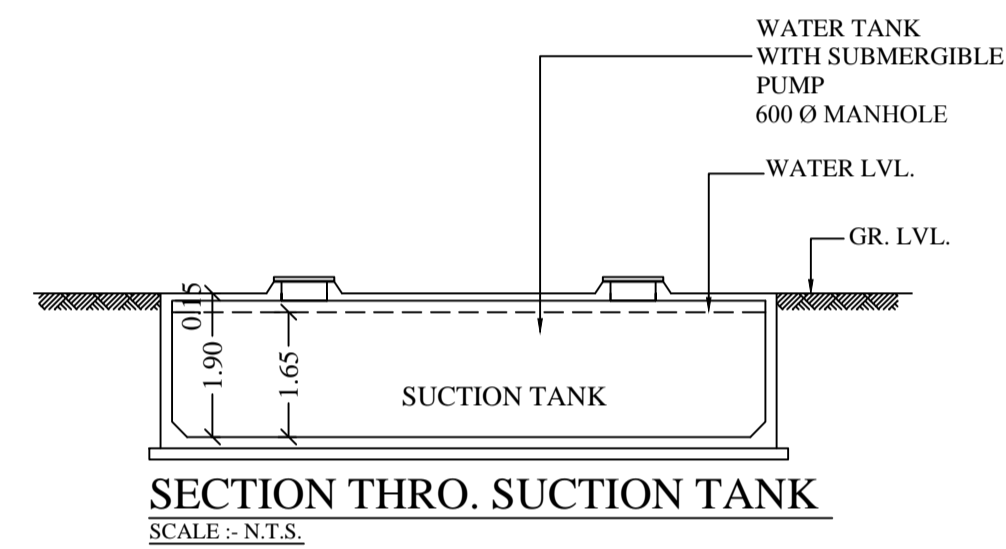
ROAD SETBACK AREA CALCULATIONS
SCALE - 1 : 500

ROAD SETBACK AREA CALCULATIONS						
ROAD SETBACK						
PLOT - A						
A	0.50	X	43.36	X	5.68	123.14 Sq.M.
B	0.50	X	43.36	X	4.54	98.43 Sq.M.
ROAD SETBACK ON PLOT - A ...						221.57 Sq.M.
PLOT - B						
C	0.50	X	11.84	X	3.93	23.27 Sq.M.
D	0.50	X	11.84	X	4.21	24.92 Sq.M.
ROAD SETBACK ON PLOT - B ...						48.19 Sq.M.
TOTAL SETBACK AREA : PLOT A + PLOT B ...						269.76 Sq.M.

CTS NO.1217/B

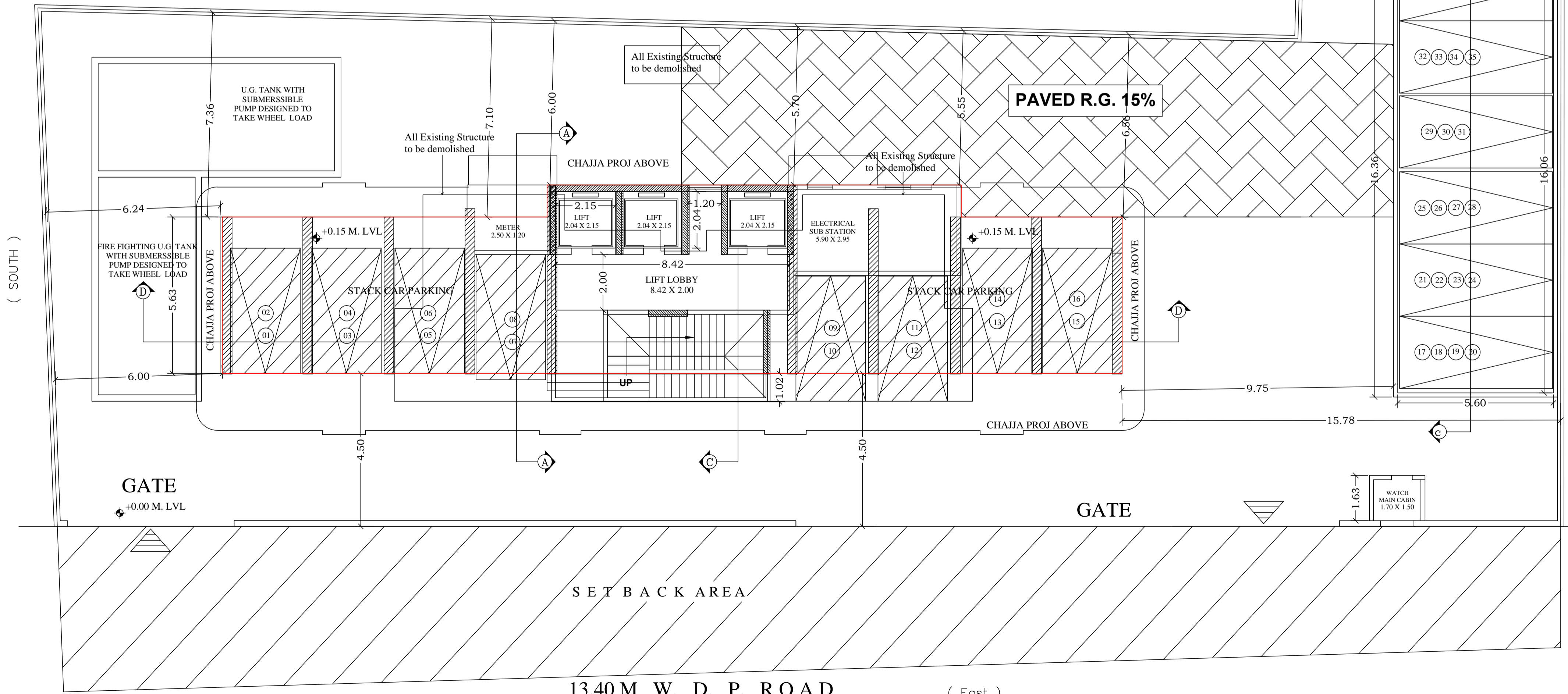


BLOCK PLAN
SCALE - 1:500



SECTION THRU. SUCTION TANK
SCALE - N.T.S.

(west)

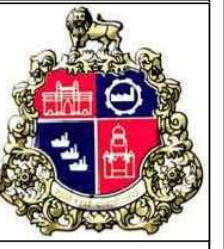


GROUND FLOOR PLAN
SCALE - 1 : 100

CONTENTS OF THE SHEET

STILT FLOOR PLAN, SECTION C-C, BLOCK PLAN, LOCATION PLAN, SECTION THRU, SUCTION TANK, SECT. THRU. COMP. WALL & PLOT AREA CALCULATION

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/1122/K/337 (New) DATED 20 APRIL 2016



STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. CHE/WS/1122/K/337 (New)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1302.96 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF ARCH.

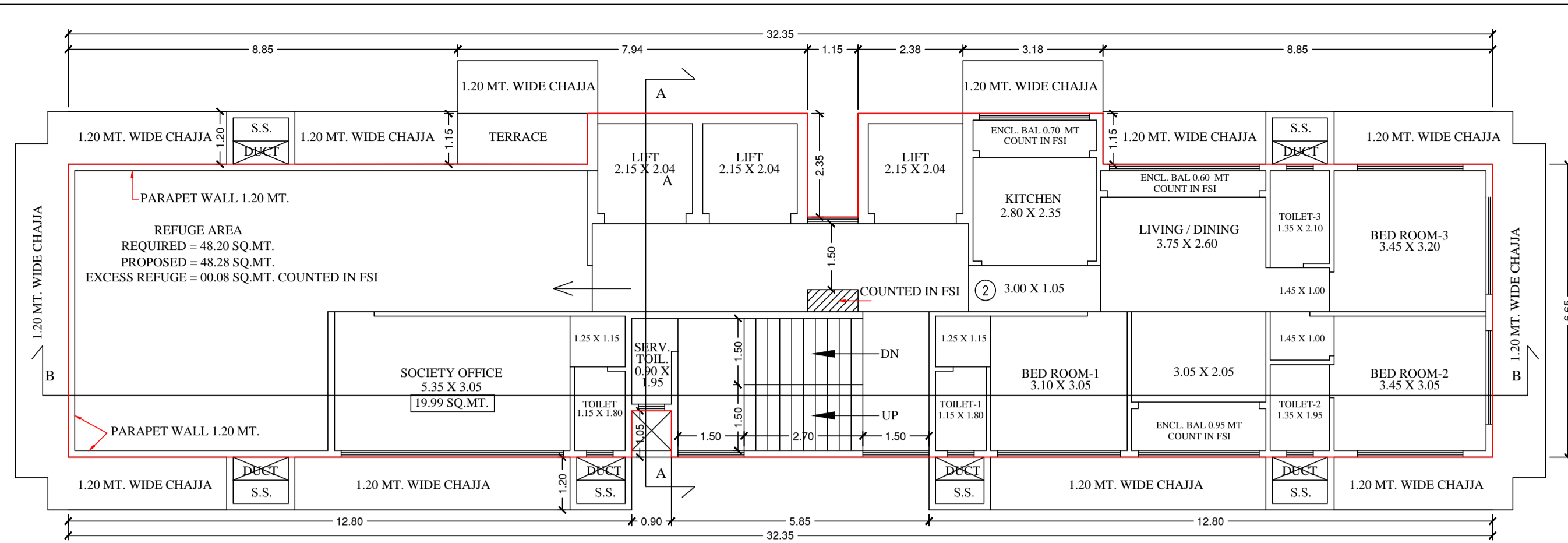
A. Proforma A

1	Area of Plot (P.R. CARD)	1302.96
a)	Road Setback Area	269.76
b)	Proposed Road	----
c)	Any Reservations (sub-plot)	----
d)	% amenity space as per DCR 56/57 (sub-plot)	----
e)	Other	----
2	Balance Area of Plot (1 - a)	269.76
3	Net Plot Area	1033.20
4	15% Recreational Ground space (If Deductable)	154.98
5	Net Plot Area (3 - 4)	878.22
6	Additions for Floor Space Index	1.00
2(a)	100% for D.P.Road / Set-back	269.76
2(b)	33% as per DCR 32	---
2(c)	% as per DCR 33 ()	---
2(d)	Other	---
7	Total Area (5 + 6)	1147.98
8	Floor Space Index Permissible	1.00
9	Floor Space Index credit available by Development Rights	340.95
	33% Additional area by charging premium (1033.20x 0.33)	175.64
	17% Additional area by charging premium (1033.20x 0.17)	---
	DCR no. _____	---
10	Permissible Floor Area (7 X 8) + 9 above	1664.57
11	Existing Floor area	---
12	Proposed Built-up Area	1664.57
13	Excess balcony area taken in Floor Space Index	---
14A	Purely Residential Built up area	1664.57
14B	Remaining Non-Residential Built up area	---
14	Total Built-up Proposed (11 + 12 + 13) (as per old approved plan dt. _____ prior to 06-01-2012)	1664.57
15A	Fungible Built-up Area component proposed vided DCR 35(4) for purely Residential = or <(14A X 0.35) = 1664.57 X 0.35=582.60	582.60
15B	Fungible Built-up Area component proposed vided DCR 35(4) for Non-Residential = or <(14B X 0.20)	---
15	Total Fungible Built-up Area vided DCR 35(4) = (15A + 15B)	582.60
16	Total Gross Built-up Area proposed (14+15) (607.45+168.35)	2247.17
17	F.S.I. Consumed on net holding = 16/5	2.559

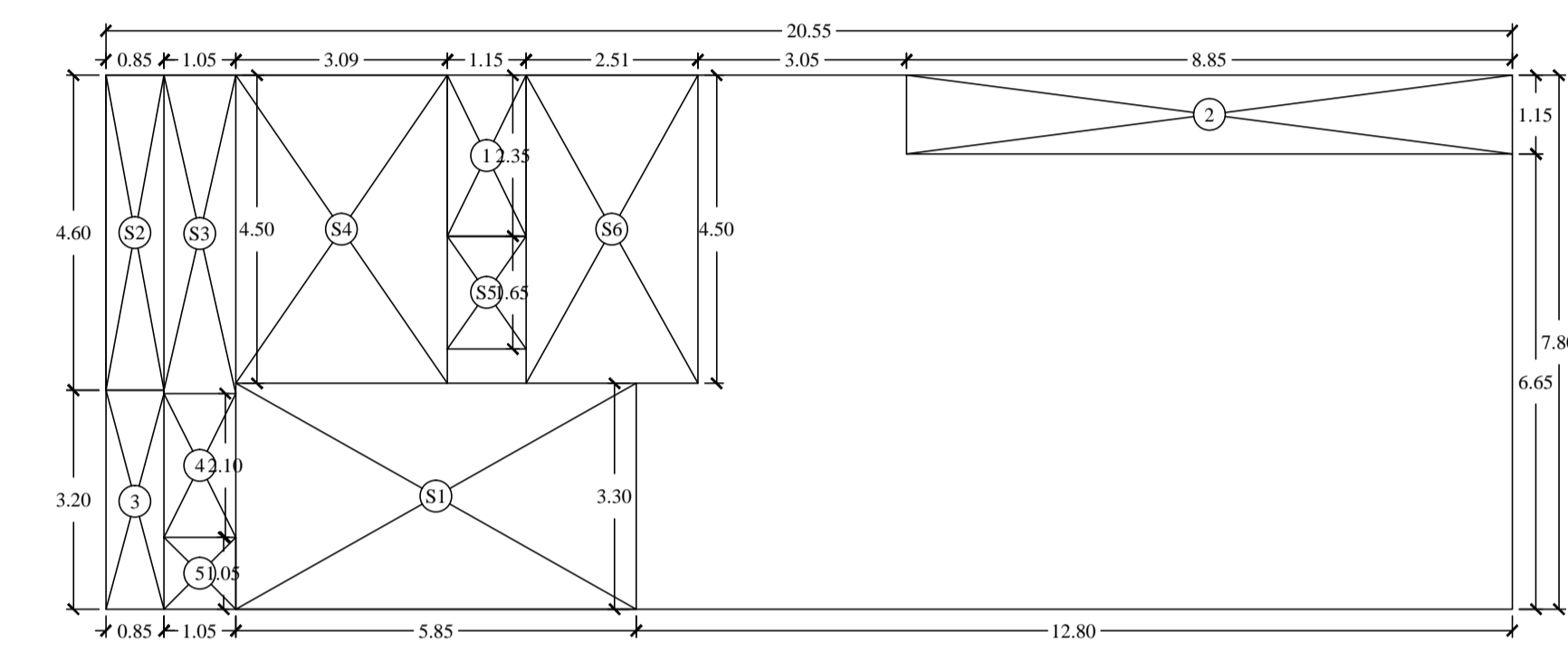
C. TENAMENT STATEMENT

i	Proposed area	2247.17
ii	Less deduction of Non residential area	---
iii	Area available for tenament [(i) minus (ii)]	2247.17
iv	Tenament permissible (Density tenament / Hectar) (450/Hectar)	101.00
v	Tenament proposed	17.00
vi	Tenament existing	---
D. Parking Statement		
i	Parking required for Regulation for-car, schooler, outsider	33
iv	Covered garages permissible	---
v	Cover garages proposed/ parking proposed	39
E. Transport Vehicle Parking		
i	Space for transport vehicles parking required by Regulations	---
ii	Total no. of transport vehicles parking spaces provided	---

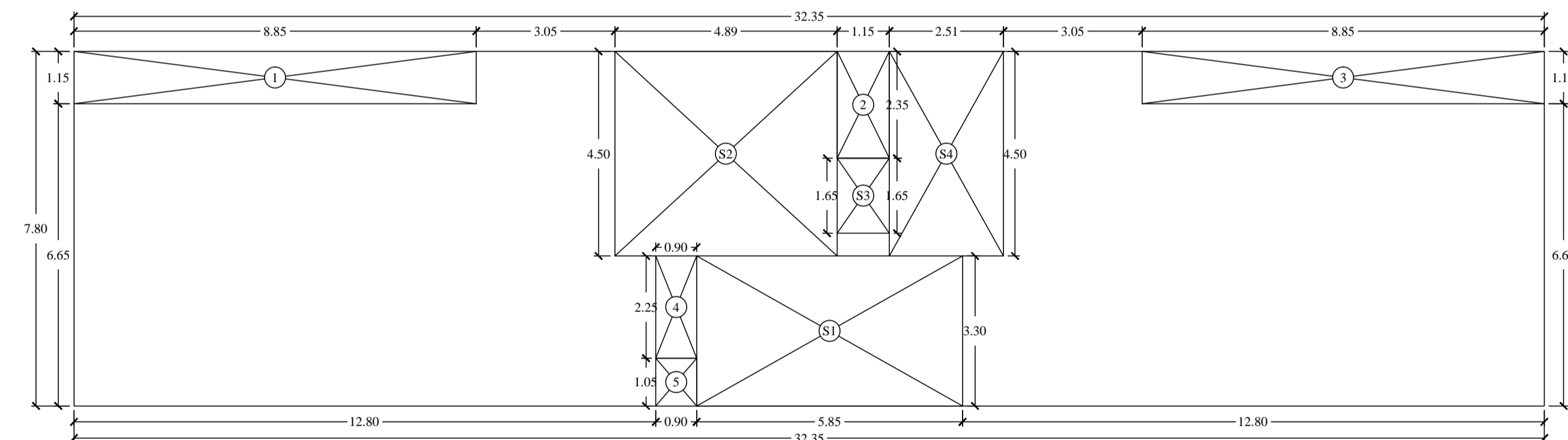
SEBP K/W-N1	AEBP K/W-N	EEBP K/Ward
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS ZAKARIA AGHADI CHS. Ltd. (HEENA APPARTMENT) CTS NO. 1217-A (PT), VILLAGE VERSOVA, ANDHERI (W), MUMBAI.		
NAME OF OWNER		
M/s. ZHAKARIA AGADI CO-OP HOUSING SOCIETY (HEENA APPARTMENT)		
OWNER SIGNATURE		
SIGNATURE NAME & ADDRESS OF ARCH.		
<p>MAQ PROJECT CONSULTANTS architects and engineers S/12/AREA APT. YARI ROAD VERSOVA ANDHERI (W) MUMBAI - 400 001 TEL: 28231902, e-mail: maqproject09@gmail.com</p>		
ARCHITECT		



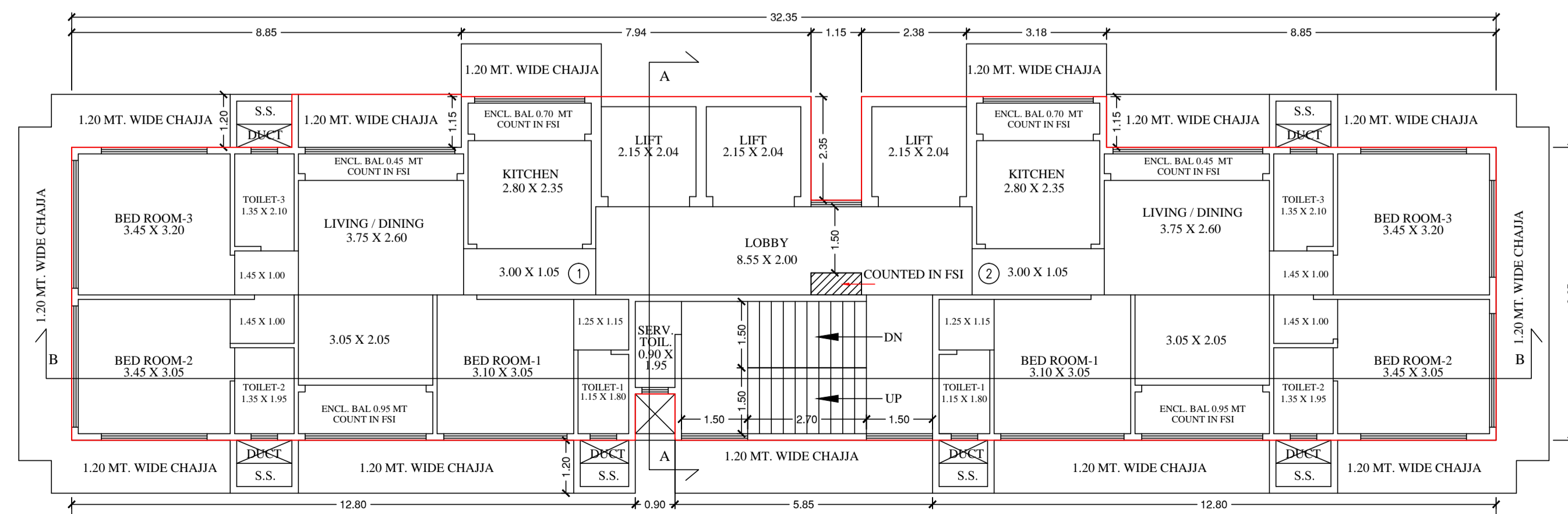
7TH (REFUGE) FLOOR PLAN
SCALE - 1:100



BUILT UP AREA LINE DIAGRAM OF 7TH (REFUGE) FLOOR
SCALE - 1:100

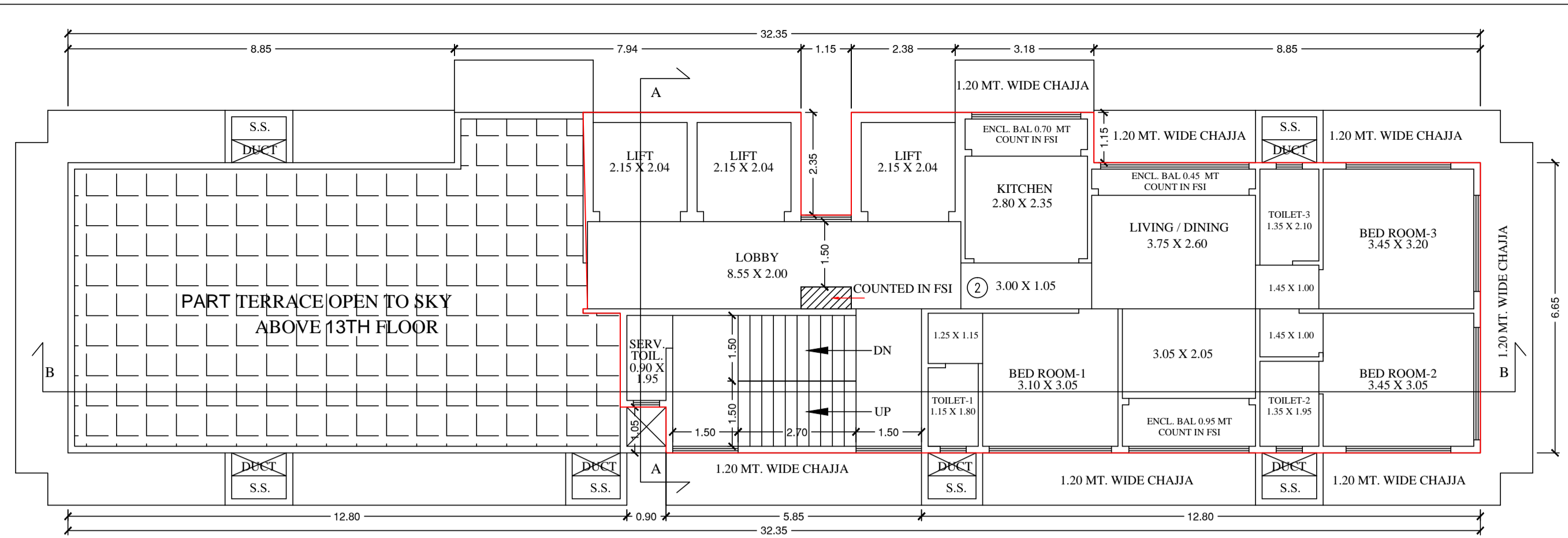


BUILT UP AREA LINE DIAGRAM OF 1ST TO 6TH & 8TH TO 13TH TYPICAL FLOOR
SCALE - 1:100

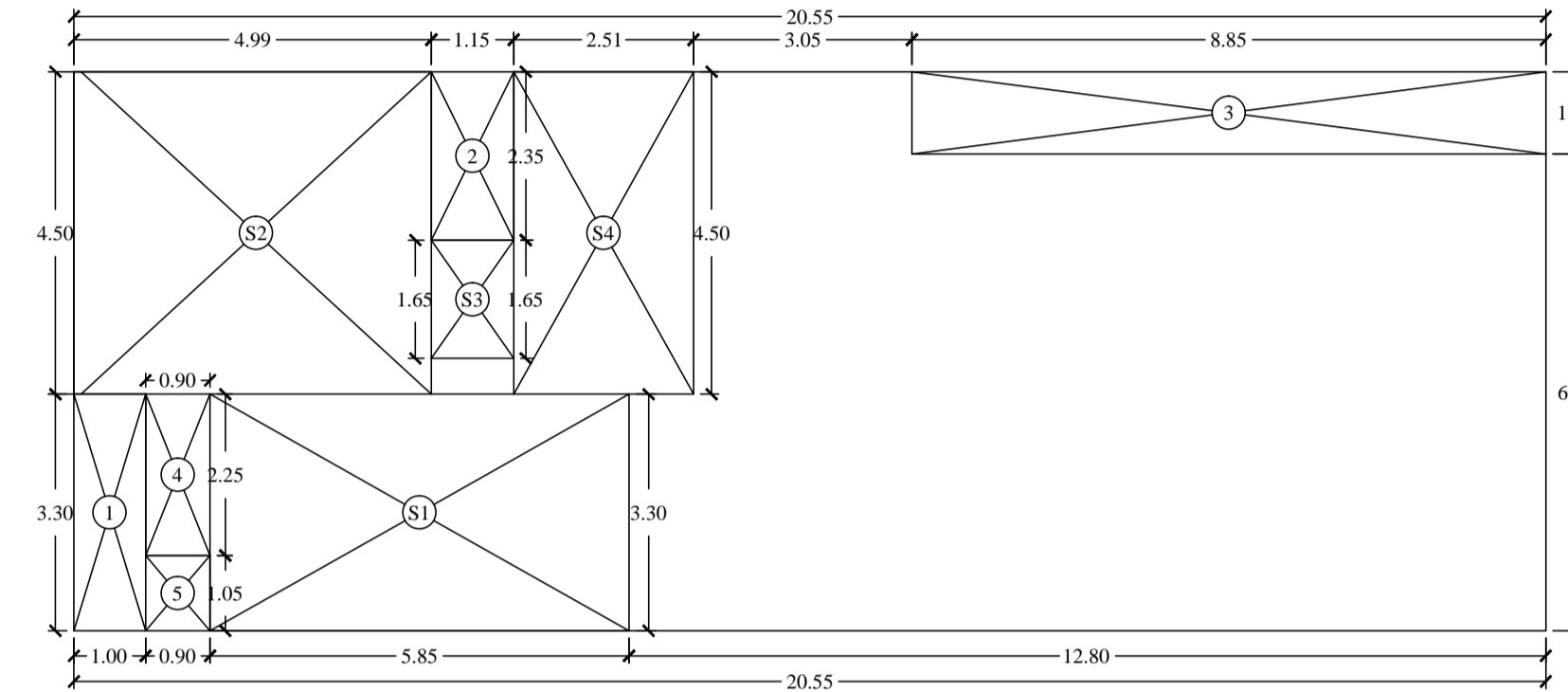


1ST TO 6TH & 8TH TO 13TH TYPICAL FLOOR PLAN
SCALE - 1:100

Note:- The Chajja beyond balcony form 10th upper Floor is 0.75m



14TH FLOOR PLAN
SCALE - 1:100



BUILT UP AREA LINE DIAGRAM OF 14TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

7th FLOOR PLAN						
A	20.55	X	7.80 X 1 NO	=	160.29	SQ.MT
TOTAL ADDITION				=	160.29	SQ.MT
DEDUCTIONS						
1	1.15	X	2.35 X 1 NO	=	2.70	SQ.MT
2	8.85	X	1.15 X 1 NO	=	10.18	SQ.MT
3	0.85	X	3.20 X 1 NO	=	2.72	SQ.MT
4	1.05	X	2.10 X 1 NO	=	2.21	SQ.MT
5	1.05	X	1.05 X 1 NO	=	1.10	SQ.MT
TOTAL DEDUCTION				=	18.91	SQ.MT
TOTAL BUILT UP AREA (X - Y1)				=	141.39	SQ.MT
STAIRCASE & LIFT AREA COUNT IN F.S.I						
7th FLOOR PLAN						
S1	5.85	X	3.30 X 1 NO	=	19.31	SQ.MT
S2	0.85	X	4.60 X 1 NO	=	3.91	SQ.MT
S3	1.05	X	4.60 X 1 NO	=	4.83	SQ.MT
S4	3.09	X	4.50 X 1 NO	=	13.91	SQ.MT
S5	1.15	X	1.65 X 1 NO	=	1.90	SQ.MT
S6	2.51	X	4.50 X 1 NO	=	11.30	SQ.MT
TOTAL STAIR. & LIFT AREA PER FL.				=	55.14	SQ.MT
GROSS BUILT UP AREA				=	86.24	SQ.MT

BUILT UP AREA SUMMARY STATEMENT

FLOOR	NET BUILT UP AREA	PERMISSIBLE FUNGIBLE AREA	PROPOSED FUNGIBLE AREA	GROSS BUILT UP AREA	STAIRCASE AREA	NO. OF FLAT
1ST FLR.	172.09	---	---	172.09	54.52	2.00
2ND FLR.	172.09	---	---	172.09	54.52	2.00
3RD FLR.	172.09	---	---	172.09	54.52	2.00
4TH FLR.	172.09	---	---	172.09	54.52	2.00
5TH FLR.	172.09	---	---	172.09	54.52	2.00
6TH FLR.	172.09	---	---	172.09	54.52	2.00
7TH FLR.	86.24 + 00.08 EX. REF. AR. = 86.32	---	---	86.24 + 00.08 EX. REF. AR. = 86.32	55.14	1.00
8TH FLR.	172.09	---	---	172.09	54.52	2.00
9TH FLR.	172.09	---	---	172.09	54.52	2.00
10TH FLR.	127.47	---	44.52	172.09	54.52	2.00
11TH FLR.	74.06	---	122.17	172.09	54.52	2.00
12TH FLR.	---	---	172.09	172.09	54.52	2.00
13TH FLR.	---	---	172.09	172.09	54.52	2.00
14TH FLR.	---	---	86.16	86.16	54.97	1.00
TOTAL	1664.57	---	572.99	2237.56	763.33	26.00

TABLE FOR 50% ADDITIONAL FSI PREMIUM

AREA	AMOUNT	LAND RATE	PAYMENT RECEIPT	DATE
340.95	24,85,530/- M.C.G.M.	14,580/-	1002028092	16 / 02 / 2015
175.64	24,85,530/- U.D.	14,580/-	TOKEN NO. 011930	18 / 02 / 2015
	54,80,000.00 M.C.G.M.	1,04,000	1003043145	18 / 08 / 2017
	54,80,000.00 U.D.	1,04,000	TOKEN NO. 98072	21 / 08 / 2017

REFUGE AREA CALCULATION

REFUGE AREA REQUIRED = 86.24 + 172.09 X 6 + 86.16 = 1204.94 SQ.MT.
REFUGE AREA PROPOSED = 48.28 SQ.MT.
EXCESS REFUGE AREA = 48.28 - 48.20 = 00.08 SQ.MT. COUNTED IN FSI

CAR PARKING AREA STATEMENT

AREA IN SQ.MT.	FLAT NOS.	PARK. REQ. BY RULE
BELOW 35.00	00 NOS	00 NOS.
UPTO 45.00	00 NOS	00 NOS.
45.00 TO 70.00	26 NOS	26.00 NOS.
ABOVE 70.00	---	0.00 NOS.
TOTAL	26 NOS	26.00 NOS.
25% VISITORS PARKING	---	6.50 NOS.
TOTAL	---	32.50 NOS SAY 33.00
TOTAL PARKING REQUIRED	---	33.00 NOS
TOTAL PARKING PROPOSED	---	39.00 NOS. AS PER APPROVED CONC.

CARPET AREA STATEMENT

FLAT NO. 1 & 2	1ST TO 6TH, 8TH TO 10TH FLOOR	17
LIVING	3.75 x 2.60	9.75 sq.mt.
BED ROOM-1	3.05 x 2.05	6.25 sq.mt.
TOILET-1	1.15 x 1.80	2.07 sq.mt.
BED ROOM-2	3.45 x 3.05	10.52 sq.mt.
TOILET-2	1.45 x 1.00	1.45 sq.mt.
BED ROOM-3	3.45 x 3.20	11.04 sq.mt.
TOILET-3	1.35 x 2.10	2.84 sq.mt.
PASSAGE	1.45 x 1.00	1.45 sq.mt.
KITCHEN	2.80 x 2.35	6.58 sq.mt.
TOTAL		68.63 sq.mt.

BUILT UP AREA CALCULATION

14TH FLOOR PLAN						
A	20.55	X	7.80 X 1 NO	=	160.29	SQ.MT
TOTAL ADDITION				=	160.29	SQ.MT
DEDUCTIONS						
1	1.00	X	3.30 X 1 NO	=	3.30	SQ.MT
2	1.15	X	2.35 X 1 NO	=	2.70	SQ.MT
3	8.85	X	1.15 X 1 NO	=	10.18	SQ.MT
4	0.90	X	2.25 X 1 NO	=	2.03	SQ.MT
5	0.90	X	1.05 X 1 NO	=	0.95	SQ.MT
TOTAL DEDUCTION				=	19.16	SQ.MT
TOTAL BUILT UP AREA (X - Y1)				=	141.13	SQ.MT
STAIRCASE & LIFT AREA						
14TH FLOOR PLAN						
S1	5.85	X	3.30 X 1 NO	=	19.31	SQ.MT
S2	4.99	X	4.50 X 1 NO	=	22.46	SQ.MT
S3	1.15	X	1.65 X 1 NO	=	1.90	SQ.MT
S4	2.51	X	4.50 X 1 NO	=	11.30	SQ.MT
TOTAL STAIR. & LIFT AREA PER FL.				=	54.97	SQ.MT
GROSS BUILT UP AREA				=	86.16	SQ.MT

PREMIUM FOR FUNGIBLE AREA (FUNGIBLE AREA NOT CLAIMED AT THIS STAGE)

TOTAL BUILT UP AREA	582.60 SQ.MT.	READY REACKNOR RATE 2017	AMOUNT PAID	RECEIPT NO. & DATE
PROPOSED FUNGIBLE AREA	582.60			
REHAB BUILT UP AREA	849.74			
FUNGIBLE BUA FOR REHAB USER WITHOUT CHARGING PREMIUM	297.41			
SALE BUILT UP AREA	814.86			
FUNGIBLE BUA FOR SALE USER BY CHARGING PREMIUM	285.19	1,04,000 x 60%	1,18,63,904.00 MCGM	1003043145 8/08/2017

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/1122/K/337 (New) DATED 20 APRIL 2016



CONTENTS OF THE SHEET

1ST TO 6TH, 8TH TO 13TH TYPICAL FLOOR PLAN, BUILT UP AREA LINE DIAGRAM OF 15TH FLOOR PLAN, AREA CALCULATION, 7TH (REFUGE) FLOOR AREA, LINE DIAGRAM AND CALCULATION & BUILT UP AREA SUMMARY STATEMENT

STAMP OF DATE OF APPROVAL OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER UNDER NO. CHE/WS/1122/K/337 (New)		
SEBP K/W-N1	AEBP K/W-N	EEBP K/Ward
DESCRIPTION OF PROPOSAL & PROPERTY		
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS ZAKARIA AGHADI CHS. Ltd. (HEENA APARTMENT) CTS NO. 1217-A (PT), VILLAGGE VERSOVA, ANDHERI (W), MUMBAI.		
NAME OF OWNER		
M/s. ZHAKARIA AGADI CO-OP HOUSING SOCIETY (HEENA APARTMENT)		
SIGNATURE NAME & ADDRESS OF ARCH.		
MAQ PROJECT CONSULTANTS architects and engineers 5/ALBERA APT. YARI ROAD VERSOVA ANDHERI (W) MUMBAI - 400 001 TEL: 88201902, e-mail: - maqproject09@gmail.com.		
		ARCHITECT

