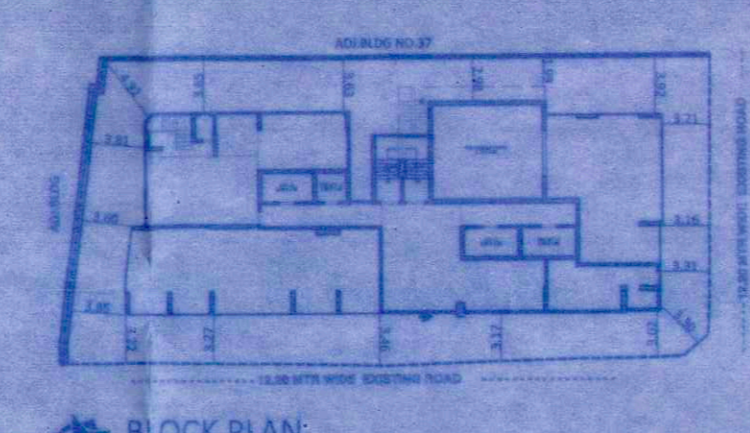
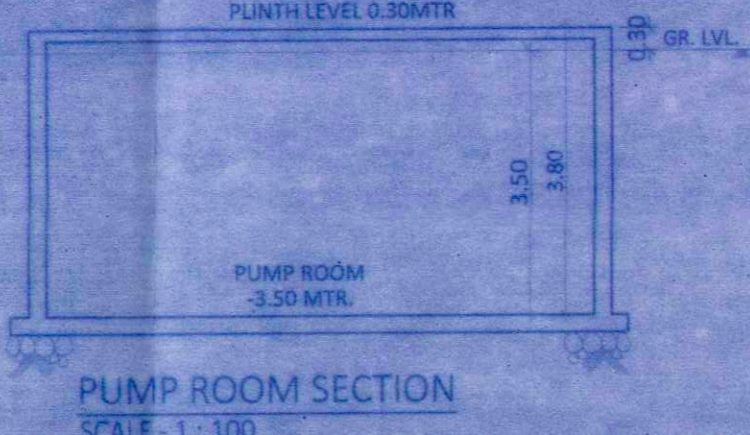
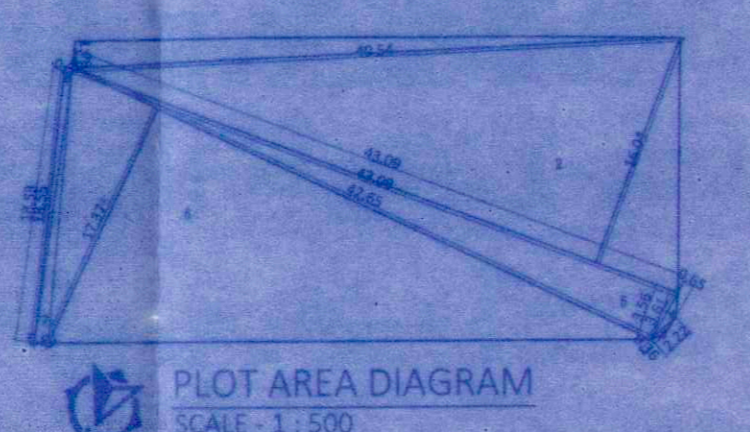


**PLOT AREA CALCULATION**

1	40.54	x	1.78	x	0.50	=	36.08
2	43.09	x	16.04	x	0.50	=	345.58
3	2.22	x	0.36	x	0.50	=	0.40
4	3.61	x	0.70	x	0.50	=	1.26
5	43.09	x	3.36	x	0.50	=	76.70
6	42.65	x	17.37	x	0.50	=	370.42
7	18.53	x	0.89	x	0.50	=	8.25
8	18.55	x	0.49	x	0.50	=	4.54
<b>TOTAL PLOT AREA</b>							<b>= 843.23</b>



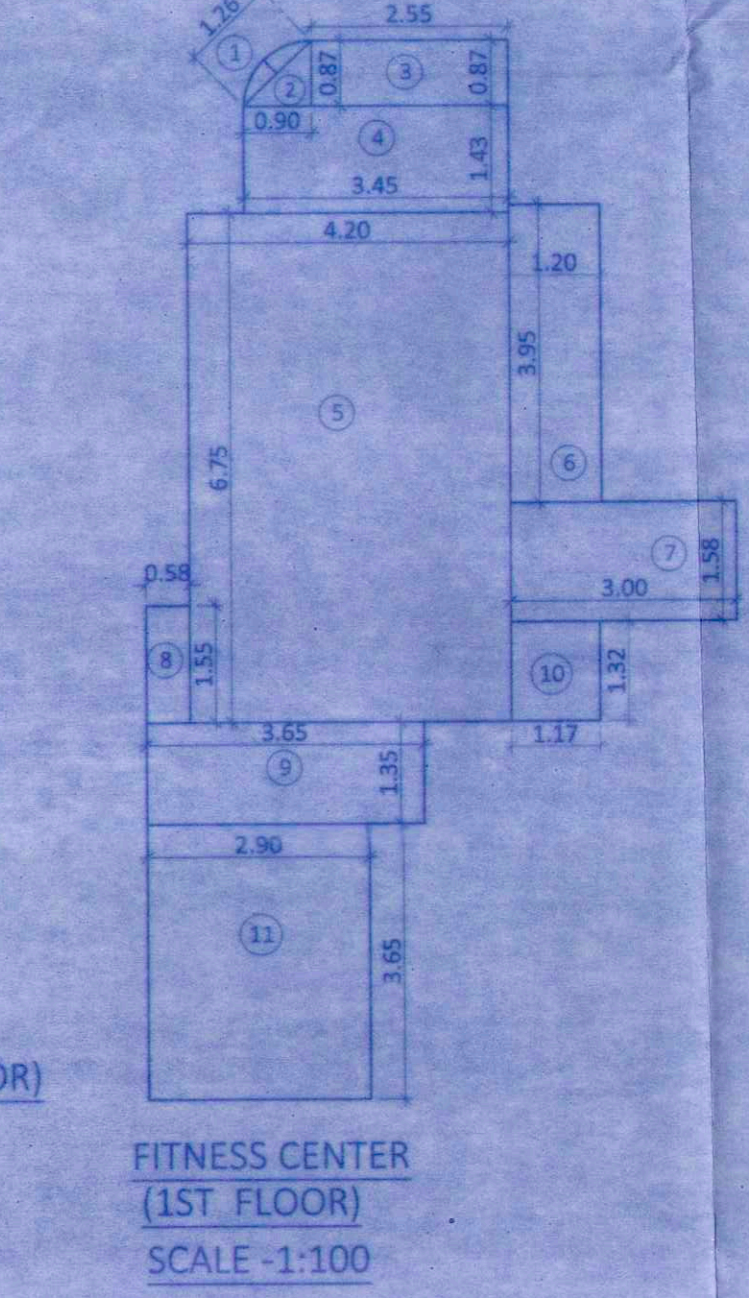
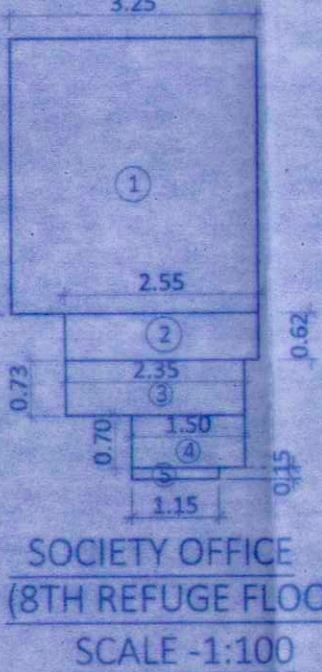
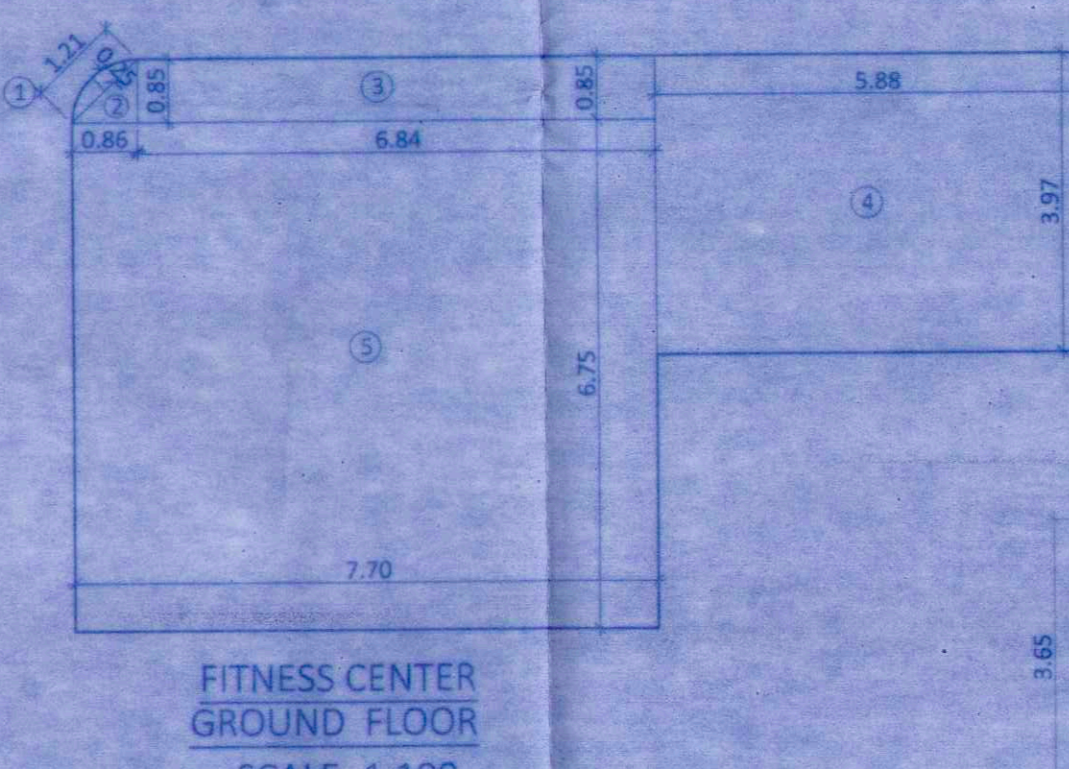
**PARKING AREA STATEMENT (RESIDENTIAL) REG.NO.44(2) Table 21**

TYPE	CARPET AREA IN SQ.MT.	TENEMENT NOS.	PARKING REQUIRED
RESIDENTIAL	4 TENEMENTS HAVING CARPET AREA UPTO 45.00 SQ.MT. BUT NOT EXCEEDING 60.00 SQ.MT.	66	16.50
RESIDENTIAL	2 TENEMENTS WITH CARPET AREA EXCEEDING 45.00 SQ.MT. BUT NOT EXCEEDING 60.00 SQ.MT.	87	43.50
RESIDENTIAL	1 TENEMENT WITH CARPET AREA EXCEEDING 60.00 SQ.MT. BUT NOT EXCEEDING 90.00 SQ.MT.	0	0.00
RESIDENTIAL	1/2 TENEMENT WITH CARPET AREA EXCEEDING 90.00 SQ.MT.	0	0.00
<b>TOTAL</b>		<b>153</b>	<b>60.00</b>
SAY 10% FOR VISITORS CAR PARKING			6.00
SAY			6.00
<b>TOTAL REQUIRED PARKING</b>			<b>66.00</b>
31(1) (VI) 50% ADDITIONAL PARKING ALLOWED (66*0.5=33.00)			17.00
<b>PERMISSIBLE PARKING INCLUDING ADDITIONAL 50%</b>			<b>83.00</b>
<b>TOTAL PARKING PROPOSED</b>			<b>83.00</b>



**BUILT UP AREA SUMMARY IN SQ.MT.**

FLOORS	GROSS BUA	NET BUA	FUNGBLE COMPONENT 35% FOR RESIDENTIAL	STAIRCASE AREA WITH CHANGING PREMIUM	FITNESS AREA	SOCIETY AREA	REFUGE AREA	TOTAL GROSS BUA	NOS OF FLATS
<b>RESIDENTIAL</b>									
Ground floor	0.00	0.00	0.00	0.00	81.70			<b>81.70</b>	0
1st floor	189.84	140.62	49.22	83.91	63.54			<b>337.29</b>	4
2nd floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
3rd floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
4th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
5th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
6th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
7th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
8th (Refuge)	235.54	174.47	61.07	85.07		16.38	91.66	<b>428.65</b>	5
9th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
10th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
11th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
12th floor	341.24	252.77	88.47	86.17				<b>427.41</b>	7
13th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
14th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
15th (Refuge)	246.65	182.70	63.95	84.14		98.84		<b>429.63</b>	5
16th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
17th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
18th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
19th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
20th floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
21st floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
22nd (Refuge)	323.67	239.76	83.91	83.82		26.97		<b>434.46</b>	5
23rd floor	345.43	255.87	89.56	84.14				<b>429.57</b>	7
terrace floor	0.00	0.00	0.00	84.14				<b>84.14</b>	0
<b>TOTAL</b>	<b>7516.97</b>	<b>5568.13</b>	<b>1948.84</b>	<b>2040.04</b>	<b>145.24</b>	<b>16.38</b>	<b>217.47</b>	<b>9936.10</b>	<b>153</b>
<b>TOTAL BUILT-UP AREA RESIDENTIAL</b>		<b>5568.13</b>							
<b>ADD EXCESS AREA ON REFUGE AREA</b>		<b>0.27</b>	<b>0.27</b>						
<b>TOTAL PROPOSED BUILTUP AREA</b>		<b>7517.24</b>	<b>5568.40</b>						



**FITNESS AREA CALCULATION GROUND FLOOR**

1	0.25	x	1.11	x	0.67	=	0.20
2	0.86	x	0.45	x	0.50	=	0.37
3	6.84	x	0.45	x	1.00	=	5.81
4	5.88	x	3.97	x	1.00	=	23.34
5	7.70	x	6.75	x	1.00	=	51.98
<b>TOTAL FITNESS CENTER AREA</b>							<b>= 81.70</b>

**FITNESS AREA CALCULATION 1ST FLOOR**

1	0.25	x	1.16	x	0.67	=	0.21
2	0.90	x	0.47	x	0.50	=	0.39
3	2.55	x	0.87	x	1.00	=	2.22
4	3.45	x	1.43	x	1.00	=	4.93
5	4.20	x	6.75	x	1.00	=	28.35
6	1.20	x	3.95	x	1.00	=	4.74
7	3.00	x	1.58	x	1.00	=	4.74
8	0.58	x	1.15	x	1.00	=	0.90
9	3.65	x	1.15	x	1.00	=	4.93
10	1.17	x	1.32	x	1.00	=	1.54
11	2.90	x	3.65	x	1.00	=	10.59
<b>TOTAL FITNESS CENTER AREA</b>							<b>= 63.54</b>

**SOCIETY OFFICE AREA CALCULATION 8TH (REFUGE) FLOOR**

1	3.25	x	3.65	x	1.00	=	11.86
2	2.55	x	0.62	x	1.00	=	1.58
3	2.35	x	0.73	x	1.00	=	1.72
4	1.50	x	0.70	x	1.00	=	1.05
5	1.15	x	0.15	x	1.00	=	0.17
<b>TOTAL SOCIETY OFFICE AREA</b>							<b>= 16.38</b>

**PROFORMA-A**

1. AREA OF PLOT (AS PER OFFER LETTER DTD-29-12-2021) 843.23

2. DEDUCTIONS FOR:

2.1 D.P. ROAD SET-BACK AREA

2.2 PROPOSED ROAD

2.3 ANY RESERVATION

2.4 SWANEMENY SPACE AS PER DCR 36/37 (SUB-PLT)

2.5 TOTAL (a + b + c + d)

3. BALANCE AREA OF PLOT (1 - 2) 843.23

4. DEDUCTION FOR 15% RECREATIONAL GROUND 0.00

5. NET AREA OF PLOT (3 - 4) 843.23

6. ADDITIONS FOR FLOOR SPACE INDEX

6.1 100% FOR D.P. ROAD

6.2 100% FOR PROPOSED ROAD

6.3 TOTAL (a + b)

7. TOTAL AREA (5 + 6)

8. FLOOR SPACE INDEX PERMISSIBLE AS PER MHADA 3.00

9. OF LAUYET (PRO RATA) (8 X 71.75 = 573.80 SQ.MT)

10. ADDITIONAL BUILT UP AREA IN THE FORM OF BALANCE B.U.A. OF LAUYET (PRO RATA) (8 X 71.75 = 573.80 SQ.MT)

11. PERMISSIBLE FLOOR AREA (7 X 8) + 9 + 8)

12. PROPOSED BUILT UP AREA

13. EXCESS REFUGE AREA TAKEN INTO FSU

14. PURELY RESIDENTIAL BUILT UP AREA

15. REMAINING NON-RESIDENTIAL BUILT UP AREA

16. TOTAL PROPOSED BUILT UP AREA

17. FSU CONSUMED (12 / 7)

18. BALANCE AREA (11 - 16)

**DETAILS OF FSU AVAILABLE AS PER DCR 31(2)**

1. FSU AVAILABLE FOR PROPOSED VIDE DCR 1948.84

2. FSU AVAILABLE FOR TENEMENTS (A - B) 1.00

3. FSU FOR NON-RESIDENTIAL - DR (1500.35)

4. TOTAL FSU AVAILABLE VIDE DCR 31(2) (B1+B2) 1948.84

**TENEMENT STATEMENT**

a) PROPOSED BUILT UP AREA (12 + 11+93) 7517.24

b) LESS DEDUCTIONS OF NON-RESIDENTIAL AREA (13 + B3) 0.00

c) AREA AVAILABLE FOR TENEMENTS (A - B) 7517.24

d) TENEMENTS PERMISSIBLE AS PER ARCHITECTURE 336

e) EXISTING TENEMENTS 121

f) TOTAL TENEMENTS ON THE PLOT (e + d) 153

**PARKING STATEMENT**

TOTAL PARKING REQUIRED 83

TOTAL PARKING PROPOSED 83

**TRANSPORT VEHICLE PARKING**

TRANSPORT VEHICLE PARKING REQUIRED NIL

TRANSPORT VEHICLE PARKING PROPOSED NIL

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON DATE ... IN THE PRESENCE OF THE ASSES ETC. OF THE PLOT AS PER THE PLAN AND AS RECORDED ON THE SITE AND THE AREA SO WORKED OUT IS 843.23 SQ.MT. (ONE THOUSAND THREE HUNDRED THIRTY POINT FORTY SIX SQUARE METERS) AND TAKES WITH THE TOTAL AS STATED IN THE DOCUMENT OF OWNERSHIP.

SIGNATURE OF ARCHITECT

**PROFORMA-B**

CONTENTS OF SHEET

FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA, DIAGRAM & CALCULATION SUMMARY, B.U.A. SUMMARY, PARKING STATEMENT, PUMP ROOM SECTION, LIST & LOBBY AREA STATEMENT.

**STAMP OF DATE OF RECEIPT OF PLANS**

Approved subject to conditions as per office letter No. MHADA - 8/11/80/2021

Date: 22 APR 2024

Ex. Eng. (Ddg. Permission & Greater T'ombal (E.S.) Maharashtra Housing & Area Development Authority

**STAMP OF APPROVAL OF PLANS**

This cancels Approve to the previous Plan Sanctioned under no. MHADA 8/11/80/2021 dated... 17.06.2024

**DESCRIPTION OF PROPOSAL AND PROPERTY**

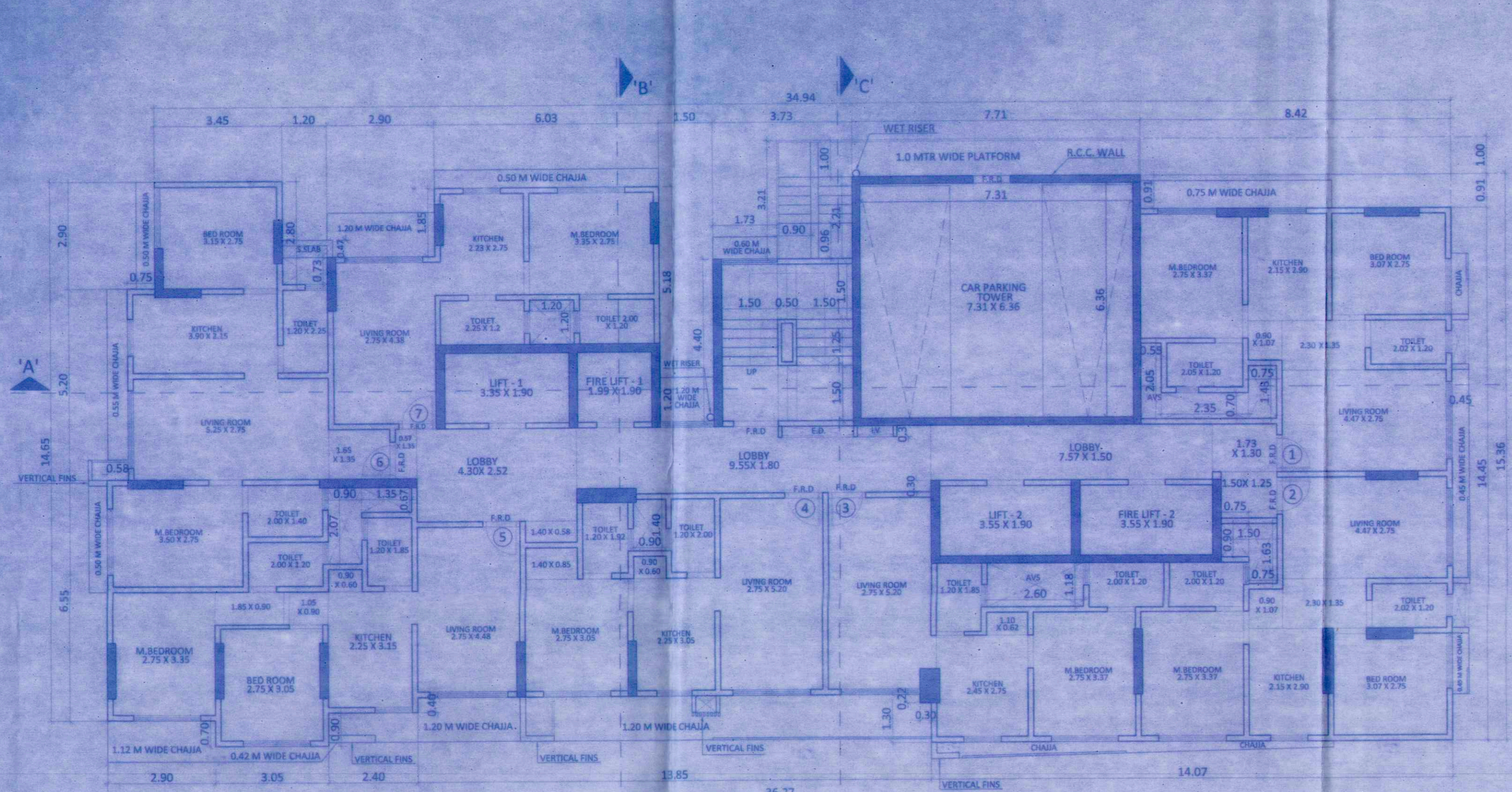
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 36 'SHREE SAI' CHSL. PROPERTY BEARING C.T.S. NO. 348, P.T. S.NO. 113(P1), TADORE, NAGRA (WKHROU) (EAST), MUMBAI - 400085.

**NAME AND SIGNATURE OF OWNER**

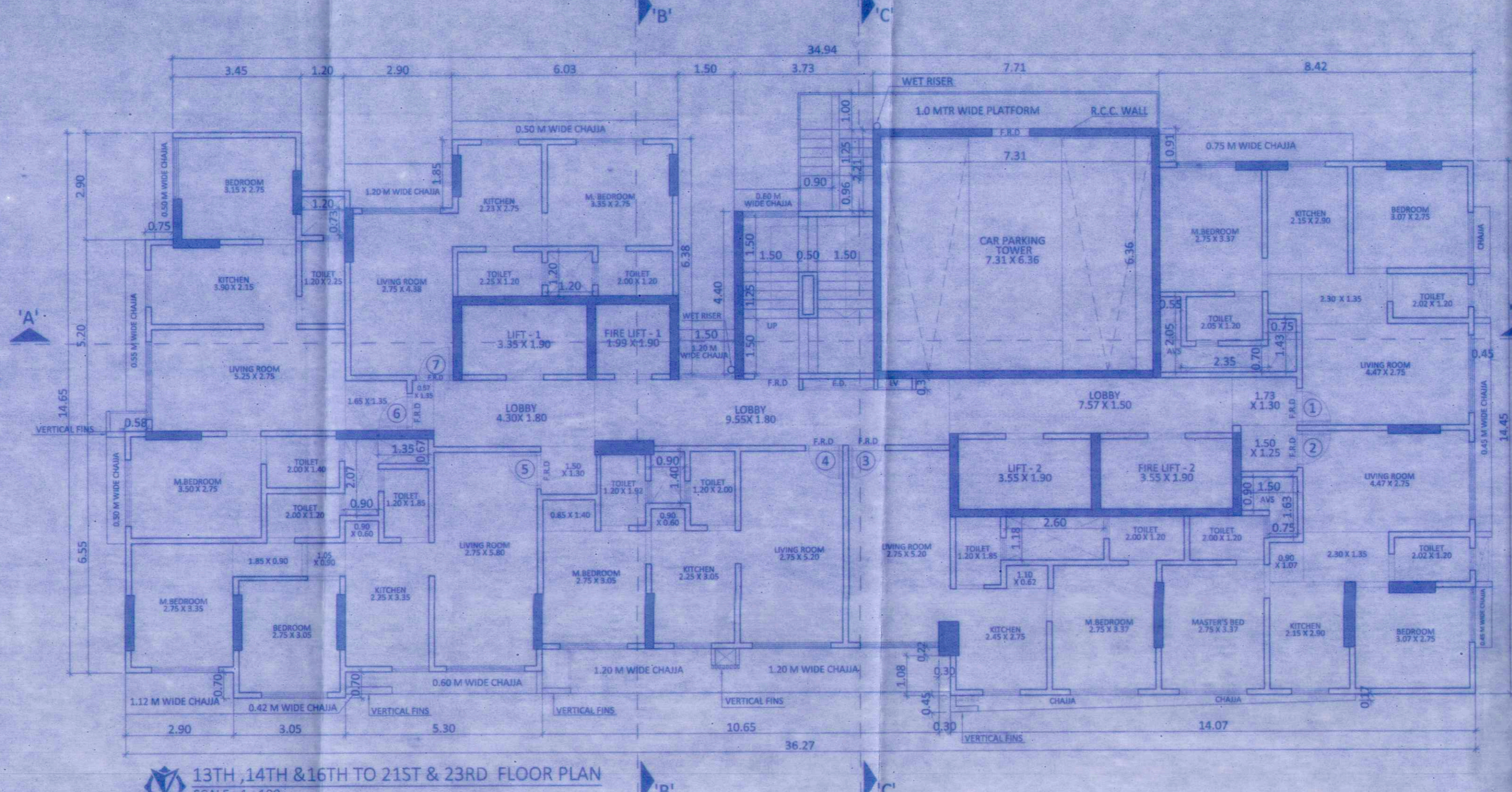
SWASTIK HOMES (SWASTIK GROUP)  
312/SWASTIK DHA CORPORATE PARK, OPP. SHREE SAI CHSL, 125 MARIG, GHATKOPAR (WEST), MUMBAI - 400085

**NAME AND SIGNATURE OF ARCHITECT**

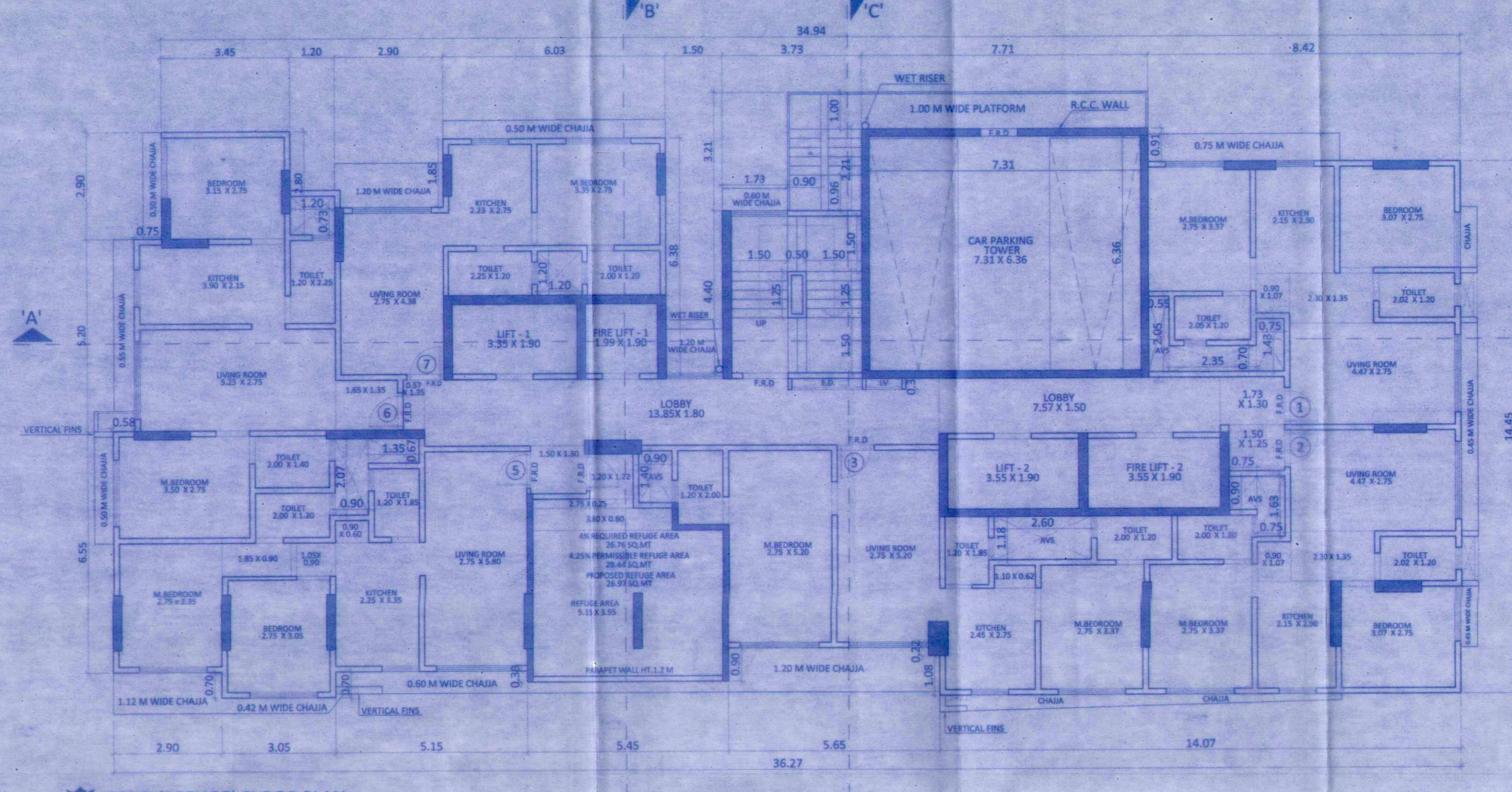
ROHIT PARMAR  
(ARCHITECT)  
M/S. SAMAPADA DES. 1002, HEADQUARTER BLDG., OPP. COLLECTOR OFFICE, BANDRA (EAST), MUMBAI - 400 051



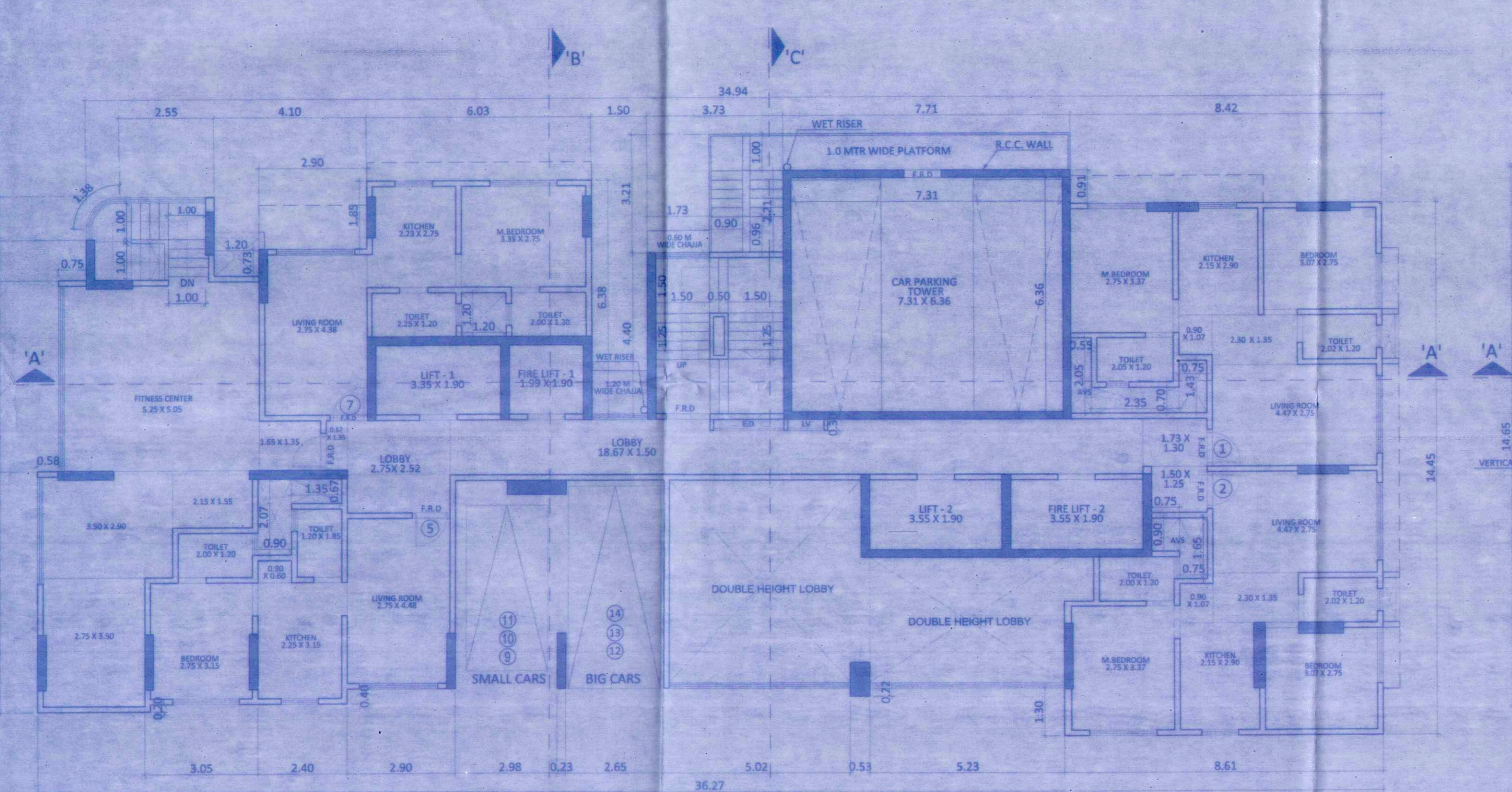
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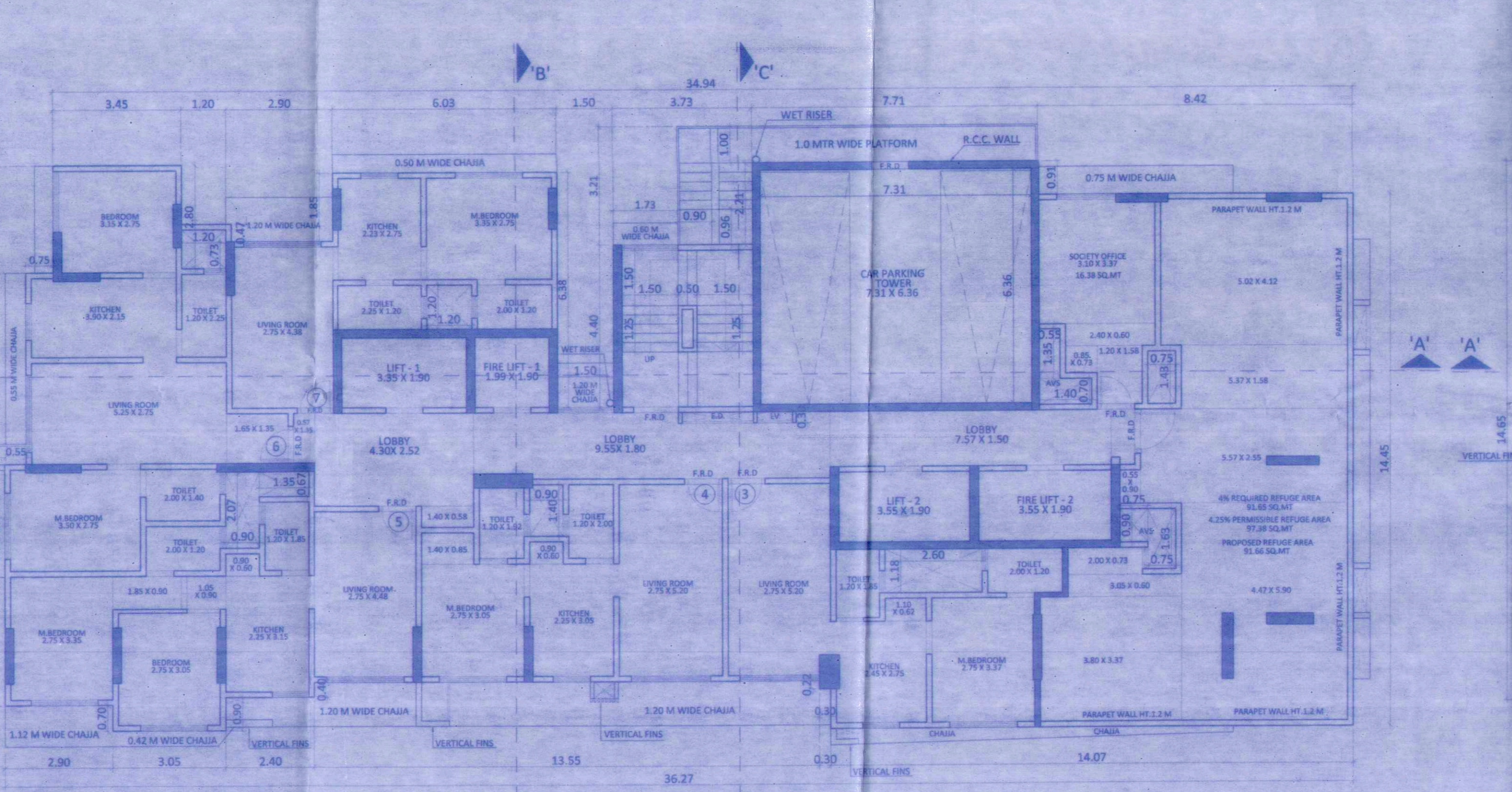
13TH, 14TH & 16TH TO 21ST & 23RD FLOOR PLAN  
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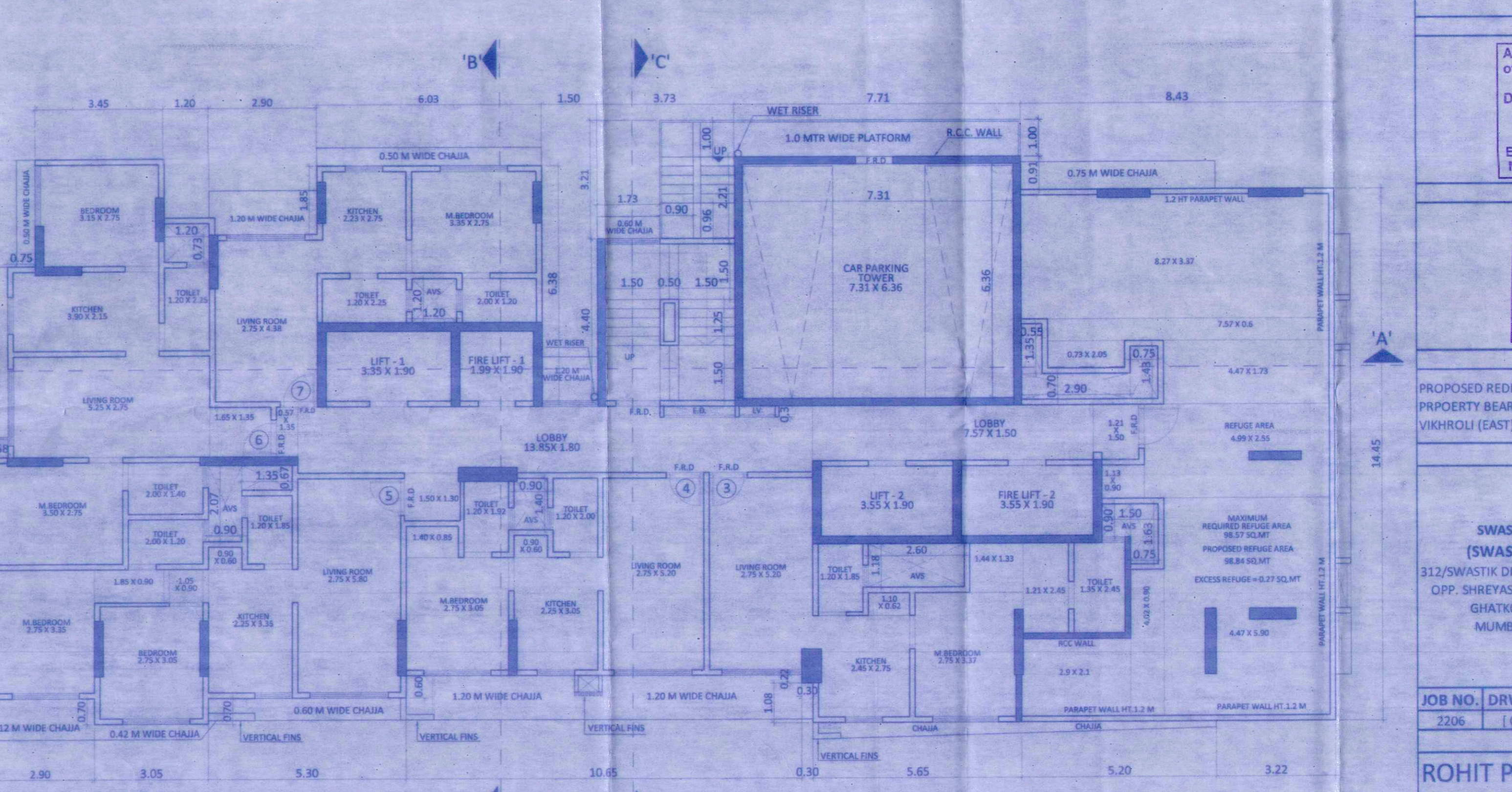
22ND (REFUGE) FLOOR PLAN  
SCALE: 1:100



1ST FLOOR PLAN  
SCALE: 1:100



8TH (REFUGE) FLOOR PLAN  
SCALE: 1:100



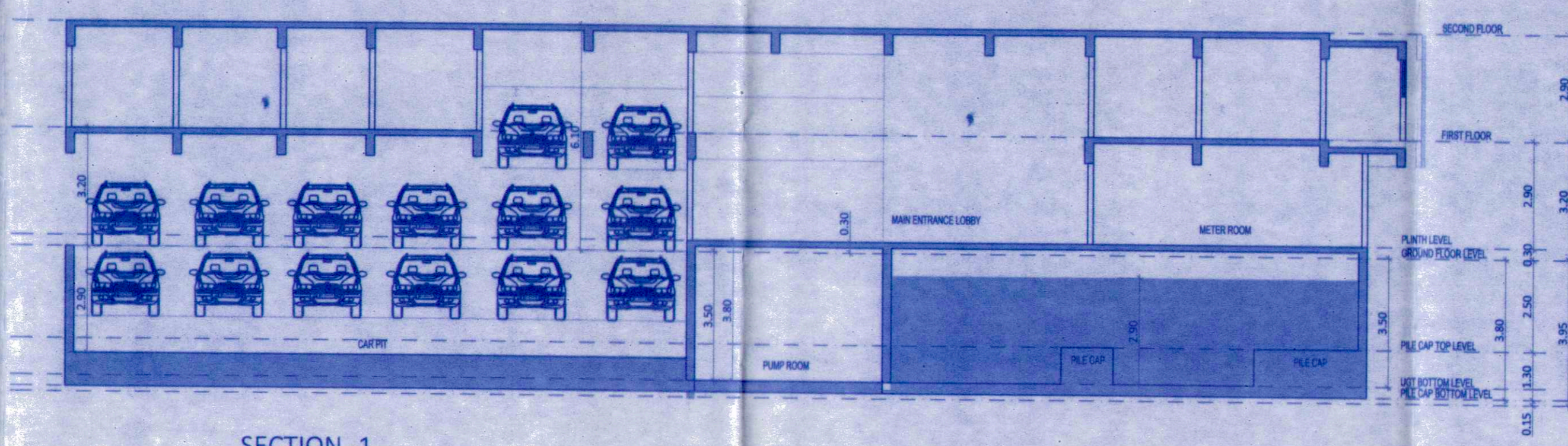
15TH (REFUGE) FLOOR PLAN  
SCALE: 1:100

<b>PROFORMA-B</b>			
CONTENTS OF SHEET			
FLOOR PLANS.			
STAMP OF DATE OF RECEIPT OF PLANS			
Approved subject to conditions mentioned in this office Letter No. Mhds - 811/80/2024			
Date: 22 APR 2024			
Ex. Eng. Dgd. Permishtosh/Gredar Mumbai (E.S.) Maharashtra Housing & Area Development Authority			
STAMP OF APPROVAL OF PLANS			
This cancels Approval to the previous Plans Sanctioned under no. .../11/80/2024 dated.../11/80/2024			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 36 'SHREE SAI' CHSL, PROPERTY BEARING C.T.S. NO. 349 (PT) S.NO. 113 (PT), TAGORE NAGAR (VIKHROLI) (EAST), MUMBAI-400085.			
NAME AND SIGNATURE OF OWNER			
SIGNATURE OF DEVELOPER			
SWASTIK HOMES (SWASTIK GROUP) 312, SWASTIK DSA CORPORATE PARK, OPP. SHREYAS CINEMA LES MARG, GHATKOPAR(WEST), MUMBAI-400086			
JOB NO. DRWG. NO. DATE CHECKED BY			
2206 / 02/05 / 2024 ROHIT P. NARESH			
NAME AND SIGNATURE OF ARCHITECT			
ROHIT PARMAR (ARCHITECT) M/S. SAI SAMPRADA OBS, 1002, HEADQUARTER BLDG, OPP. COLLECTOR OFFICE, BANDRA (EAST), MUMBAI -400 051.			

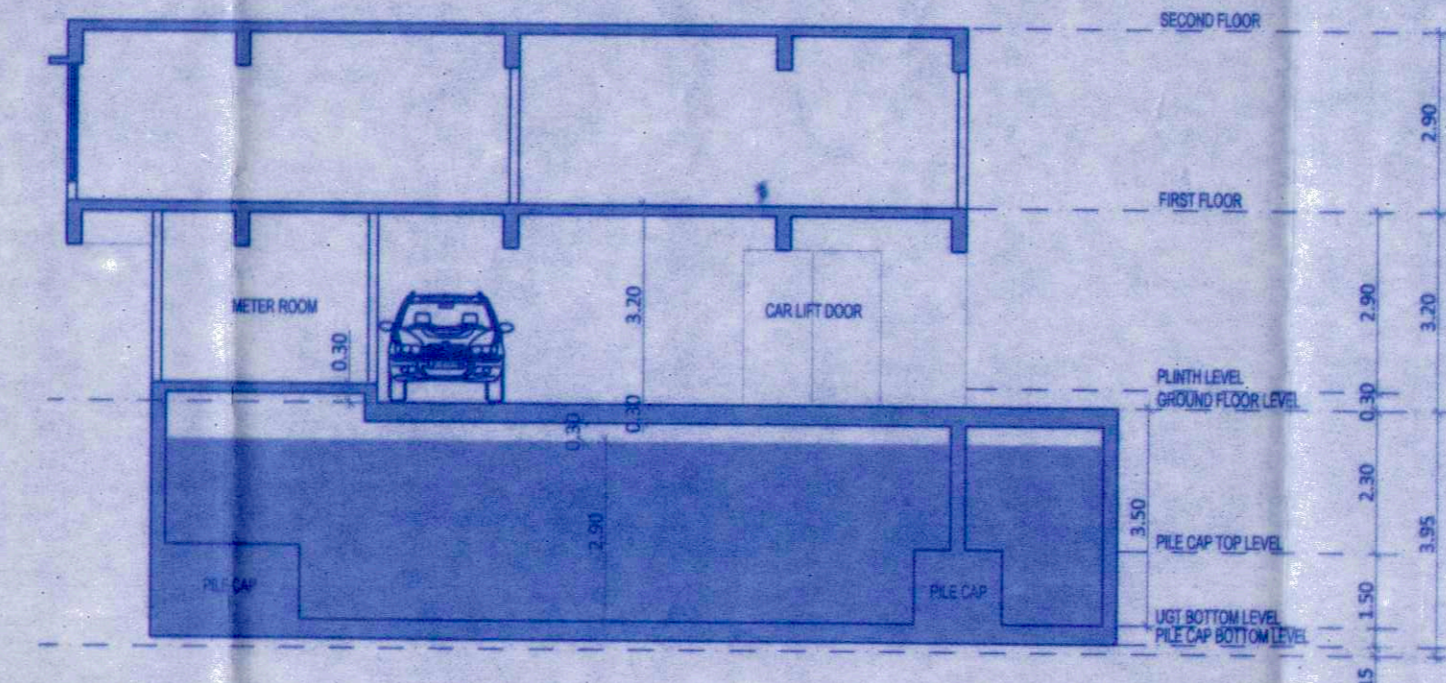
AR. ROHIT PARMAR  
CA/2012/55926



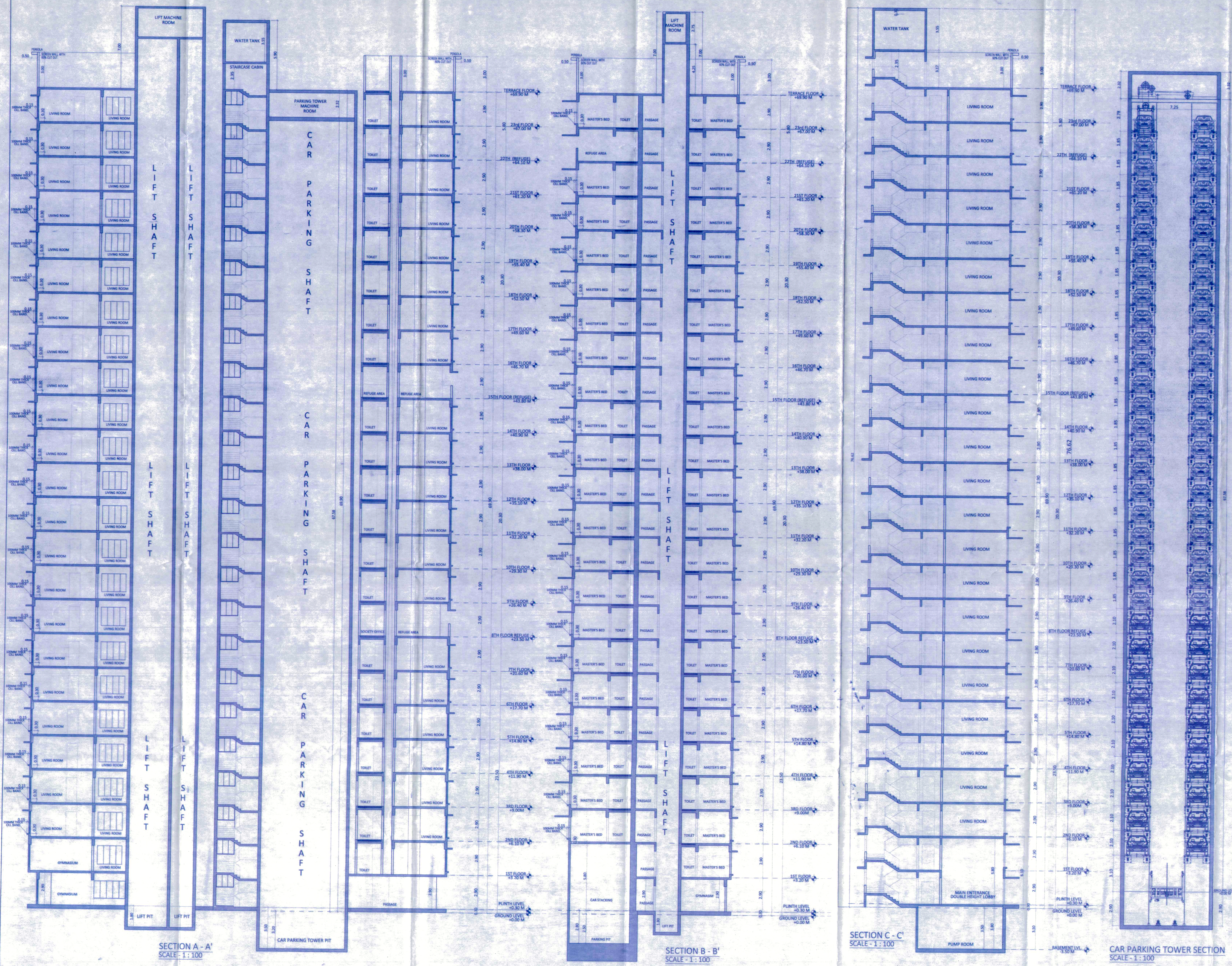




SECTION -1  
SCALE - 1:100



SECTION -2  
SCALE - 1:100



SECTION A - A'  
SCALE - 1:100

SECTION B - B'  
SCALE - 1:100

SECTION C - C'  
SCALE - 1:100

CAR PARKING TOWER SECTION  
SCALE - 1:100

**PROFORMA-B**  
CONTENTS OF SHEET

SECTION A'-A', SECTION B'-B' & SECTION C'-C', CAR PARKING TOWER SECTION.

STAMP OF DATE OF RECEIPT OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada-8/1180/2024  
Date: 22 APR 2024  
Es. Eng. Bldg. Permission/Inspector Mumbai (E.S.) Maharashtra Housing & Area Development Authority

STAMP OF APPROVAL OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. 17/109/2023 dated 17/09/2023

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 36 'SHREE SAI' CHSL, PROPERTY BEARING C.T.S. NO 349(PT) S.N.O. 113(PT), TAGORE NAGAR

NAME AND SIGNATURE OF OWNER  
SIGNATURE OF DEVELOPER  
SIGNATURE OF SOCIETY

SWASTIK HOMES (SWASTIK GROUP) 312/SWASTIK CORPORATE PARK OPP. SHREYAS CHSL MARG, GHATKOPAR (WEST), MUMBAI-400 086

ROHIT PARMAR (ARCHITECT) M/S. SAI SAMPAADA DES, 1002AR, ROHIT PARMAR HEADQUARTER BLDG., OPP. COLLECTOR OFFICE, BANDRA (EAST), MUMBAI - 400 051

JOB NO. DWG. NO. DATE CHECKED BY DRAWN BY  
2206 05/05 ROHIT P. NARESH  
NAME AND SIGNATURE OF ARCHITECT