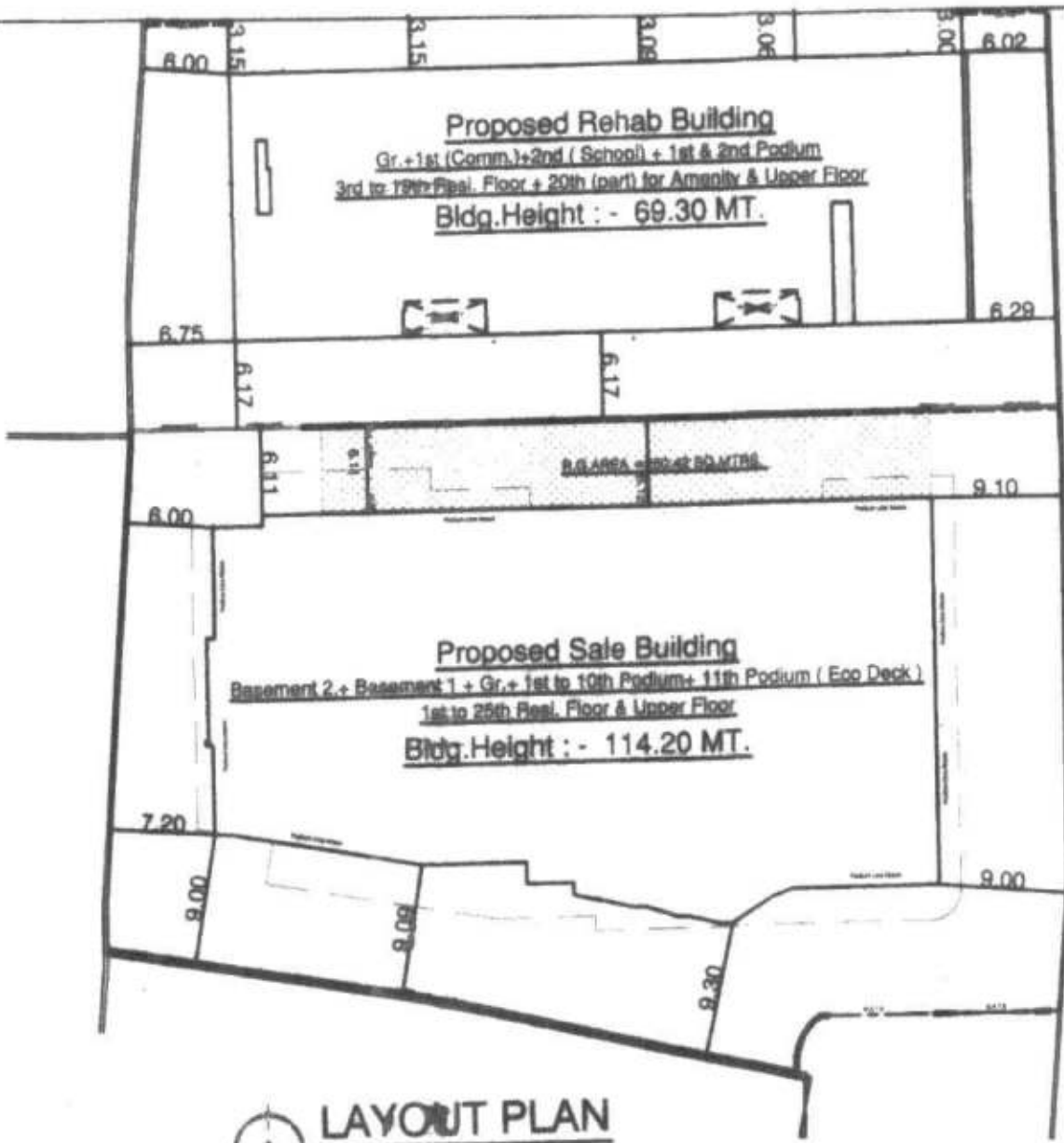
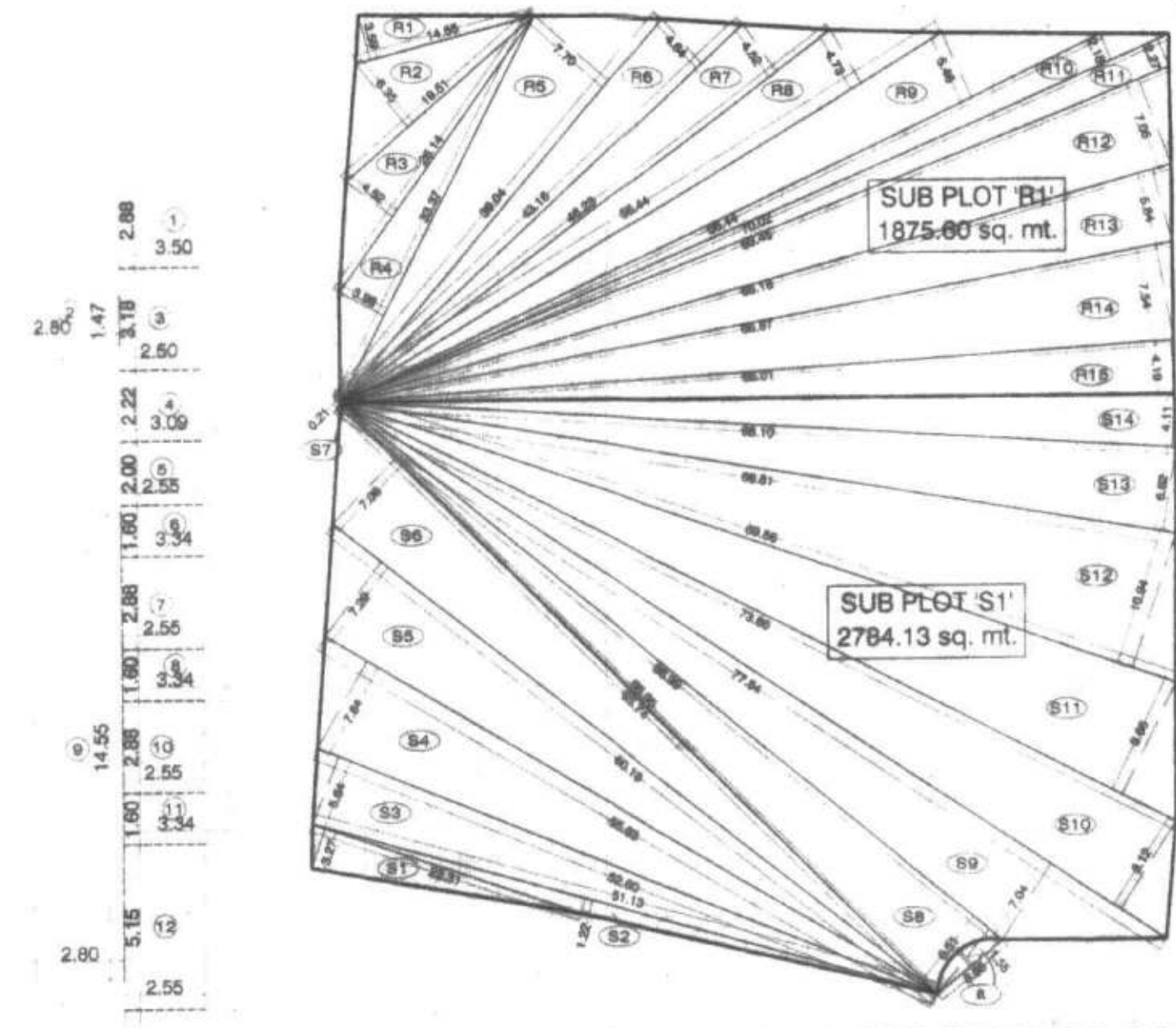


15.24 M. WIDE D.P. ROAD NO. (Kapad Bazar Road)



LAYOUT PLAN  
SCALE 1 : 500

12.20 M. WIDE ACCESS  
CONNECT TO SHITALADEVI ROAD



PLOT AREA DIAGRAM FOR REHAB & SALE  
SCALE 1 : 500

LINE AREA DIAGRAM FOR Paved R.G.2  
At 11th Podium ( Eco Deck ) Floor  
SCALE 1 : 200

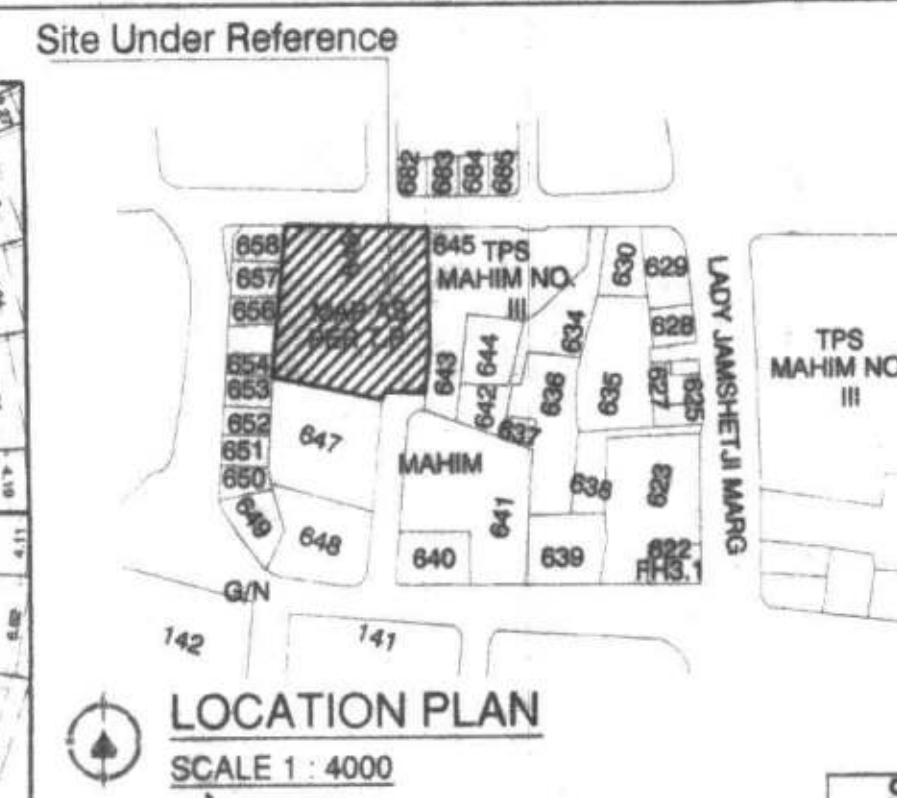
**PHY R.G. 1 AREA CALCULATION (Sale Building)**

| NO.                       | LENGTH | x | WIDTH | x | NOS. | TOTAL  |
|---------------------------|--------|---|-------|---|------|--------|
| 1                         | 43.78  | x | 5.72  | x | 0.50 | 250.42 |
| 2                         | 43.78  | x | 5.72  | x | 2    | 250.42 |
| TOTAL ADDITION AREA       |        |   |       |   |      | 250.42 |
| TOTAL AREA FOR PHY. R.G.1 |        |   |       |   |      | 250.42 |

**PAVED R.G. 2 AREA CALCULATION (Sale Building)**

| NO.                         | LENGTH | x | WIDTH | x | NOS. | TOTAL  |
|-----------------------------|--------|---|-------|---|------|--------|
| 1                           | 3.50   | x | 2.88  | x | 1    | 10.08  |
| 2                           | 2.80   | x | 1.47  | x | 1    | 4.12   |
| 3                           | 2.90   | x | 3.18  | x | 1    | 7.95   |
| 4                           | 3.09   | x | 2.22  | x | 1    | 6.86   |
| 5                           | 2.55   | x | 2.00  | x | 1    | 5.10   |
| 6                           | 3.34   | x | 1.60  | x | 1    | 5.34   |
| 7                           | 2.55   | x | 2.88  | x | 1    | 7.34   |
| 8                           | 3.34   | x | 1.60  | x | 1    | 5.34   |
| 9                           | 2.80   | x | 14.55 | x | 1    | 40.74  |
| 10                          | 2.55   | x | 2.88  | x | 1    | 7.34   |
| 11                          | 3.34   | x | 1.60  | x | 1    | 5.34   |
| 12                          | 2.55   | x | 5.15  | x | 1    | 13.13  |
| 13                          | 3.50   | x | 3.37  | x | 1    | 11.80  |
| TOTAL ADDITION AREA         |        |   |       |   |      | 130.40 |
| TOTAL AREA FOR LAYOUT R.G.2 |        |   |       |   |      | 130.40 |

LINE AREA DIAGRAM LAYOUT PHY. R.G. No.1  
SCALE 1 : 200 ( Prop. At. Sale Building )



**SUB PLOT 'R1' AREA CALCULATION (Area Under Rehab Building)**

| NO.                          | LENGTH | x | WIDTH | x | NOS. | TOTAL   |
|------------------------------|--------|---|-------|---|------|---------|
| R1                           | 14.55  | x | 3.59  | x | 0.50 | 26.12   |
| R2                           | 18.91  | x | 8.36  | x | 0.50 | 61.94   |
| R3                           | 28.14  | x | 4.52  | x | 0.50 | 59.96   |
| R4                           | 33.37  | x | 3.98  | x | 0.50 | 66.41   |
| R5                           | 39.04  | x | 7.70  | x | 0.50 | 150.30  |
| R6                           | 43.18  | x | 4.84  | x | 0.50 | 100.18  |
| R7                           | 48.23  | x | 4.82  | x | 0.50 | 109.00  |
| R8                           | 55.44  | x | 4.73  | x | 0.50 | 131.12  |
| R9                           | 66.44  | x | 5.46  | x | 0.50 | 181.36  |
| R10                          | 70.02  | x | 2.18  | x | 0.50 | 76.32   |
| R11                          | 70.02  | x | 2.27  | x | 0.50 | 79.47   |
| R12                          | 68.46  | x | 7.05  | x | 0.50 | 244.81  |
| R13                          | 68.18  | x | 5.84  | x | 0.50 | 199.09  |
| R14                          | 66.87  | x | 7.84  | x | 0.50 | 262.10  |
| R15                          | 66.01  | x | 4.19  | x | 0.50 | 138.29  |
| TOTAL ADDITION AREA          |        |   |       |   |      | 1875.60 |
| TOTAL AREA FOR SUB PLOT 'R1' |        |   |       |   |      | 1875.60 |

**SUB PLOT 'S1' AREA CALCULATION (Area Under Sale Building)**

| NO.                          | LENGTH | x | WIDTH | x | NOS. | TOTAL   |
|------------------------------|--------|---|-------|---|------|---------|
| S1                           | 22.31  | x | 3.27  | x | 0.50 | 36.48   |
| S2                           | 51.13  | x | 1.22  | x | 0.50 | 31.19   |
| S3                           | 82.80  | x | 5.84  | x | 0.50 | 148.33  |
| S4                           | 65.83  | x | 7.84  | x | 0.50 | 218.85  |
| S5                           | 60.16  | x | 7.29  | x | 0.50 | 219.36  |
| S6                           | 65.40  | x | 7.06  | x | 0.50 | 230.86  |
| S7                           | 66.96  | x | 0.21  | x | 0.50 | 8.32    |
| S8                           | 66.99  | x | 6.51  | x | 0.50 | 218.05  |
| S9                           | 77.54  | x | 7.04  | x | 0.50 | 272.94  |
| S10                          | 77.54  | x | 6.12  | x | 0.50 | 234.81  |
| S11                          | 73.95  | x | 9.56  | x | 0.50 | 355.78  |
| S12                          | 69.96  | x | 10.94 | x | 0.50 | 380.49  |
| S13                          | 66.81  | x | 6.82  | x | 0.50 | 221.14  |
| S14                          | 66.10  | x | 4.11  | x | 0.50 | 135.84  |
| TOTAL ADDITION AREA          |        |   |       |   |      | 2761.04 |
| DEDUCTION                    |        |   |       |   |      | 6.91    |
| TOTAL DEDUCTION AREA         |        |   |       |   |      | 6.91    |
| TOTAL AREA FOR SUB PLOT 'S1' |        |   |       |   |      | 2784.13 |

CONTENTS OF SHEET :  
Block & location Plan, Plot & R. G. Area diagram With Calculation,  
Built up area Summary, Tenement & Parking Statement

PROFORMA - A

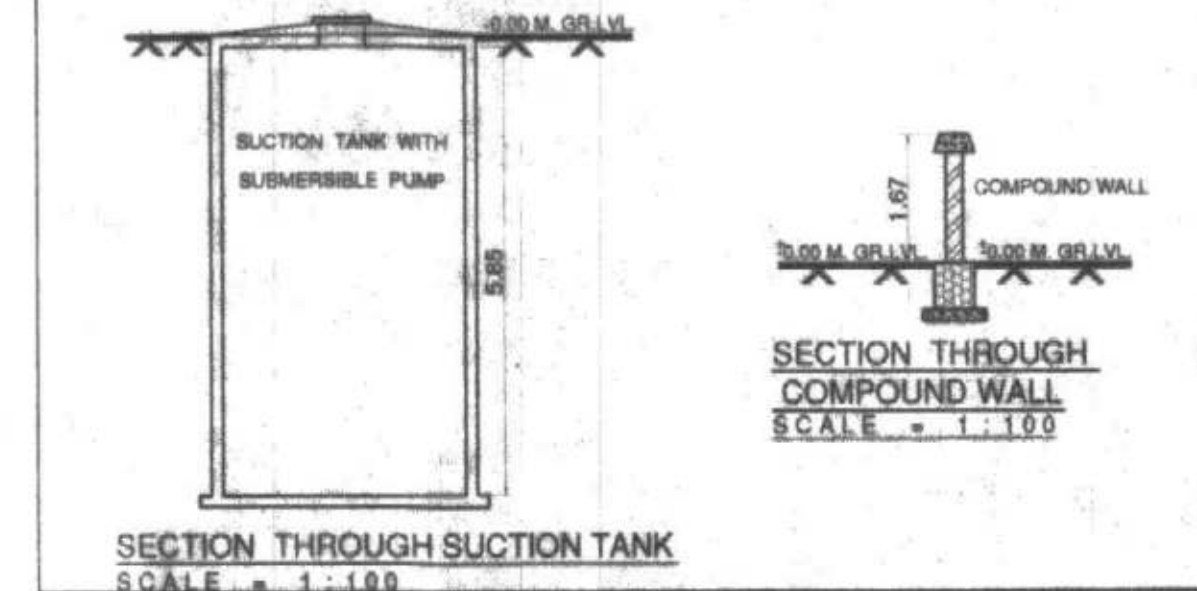
| A  | AREA STATEMENT   | (33/10) SLUM     |
|----|--|------------------|
| 1  | Gross Area of Plot (Considered for S.R. Scheme)                            | 4659.73          |
| 2  | Less Area of Buildable / Non - Buildable (D.P. Reservation)                | -----            |
|    | i) Road Set Back Area  | -----            |
|    | ii) D.P. RESERVATION   | -----            |
| 3  | Balance Area of Plot   | 4659.73          |
| 4  | Less 15% Deductible R.G., If applicable                                    | -----            |
| 5  | Less 5% AMENITY AREA (35%)   | -----            |
| 6  | Net Area of Plot   | 4659.73          |
|    | i) Addition for F.S.I. Purpose   | -----            |
|    | ii) Road Set Back Area   | -----            |
| 7  | Total Plot Area for F.S.I. Purpose   | 4659.73          |
| 8  | Max. F.S.I. Permissible On Plot  | 4.00 or more     |
| 9  | Total Max. B.U.A. Permissible On The Plot                                  | 18638.92 or more |
| 10 | Rehab Built Up Area (Excluding area under staircase & common passage)      | 10323.53         |
| 11 | Built up Area of Common Passages, Balwadi, Welfare Center & Society Office | 4448.17          |
| 12 | Rehabilitation Component   | 14771.70         |
| 13 | Permissible Sale Component (12 * 1.05)                                     | 15510.29         |
| 14 | Sale B.U.A as Construction Amenity T.D.R                                   | 359.46           |
| 15 | Total Permissible B.U.A (13+14)  | 15869.75         |
| 16 | Fungible permissible for Sale (15 X 0.35)                                  | 5554.41          |
| 17 | Total Sale B.U.A Permissible including Fungible                            | 21424.14         |
| 18 | Sale BUA Proposed in Scheme  | 15366.47         |
| 19 | Fungible Proposed in Scheme  | ---              |

GROSS PLOT AREA CALCULATION

| NO. | SUB PLOT NAME (REMARK) | TOTAL   |
|-----|------------------------|---------|
| R1  | Area Under Rehab Plot  | 1875.60 |
| S1  | Area Under Sale Plot   | 2784.13 |
|     | Total                  | 4659.73 |

R.G. Area Statement

| NO. | SUB PLOT NAME (REMARK)                   | Area (sq. mt.) |
|-----|--|----------------|
| 1)  | 6% R.G. Area Required (4659.73 x 6%)     | 372.78         |
| 2)  | Proposed R.G. 1                          | 250.42         |
| 3)  | Proposed R.G. 2 (Paved R.G.)             | 130.40         |
| 4)  | Total R.G. Area Proposed (R.G.1 + R.G.2) | 380.82         |



PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED SALE BUILDING FOR S.R. SCHEME ON THE PLOT BEARING F.P. NO. - 646 OF TPS III AND PART OF 40.00 WIDE T.P. ROAD AT 'OM SAINATH SRA CHS' (PROP) OF MAHIM DIVISION, MUMBAI CITY DISTRICT, KAPAD BAZAR, MAHIM MUMBAI-400016.

| JOB No.   | DRG. No. | CHECKED BY | DESIGN BY | DWG. BY                                      | SCALE | DATE | REV. |
|---|----------|------------|-----------|--|-------|------|------|
|   |          | ASHWIN     |           | SWAPNIL                                      |       |      |      |
| NAME OF OWNER / C.A. TO OWNER / LESSEE  |          |            |           | SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE |       |      |      |
| M/S. RISING SUN INFRASTRUCTURE & HRUS INFRA PROJECT PVT. LTD.   |          |            |           | SIGN OF ARCHITECT / L.S.                     |       |      |      |
| NAME, ADDRESS OF ARCHITECT / L.S.<br>ARUN GURAV, L.S. NO/840002861  |          |            |           |  |       |      |      |
| <b>SKYLINE</b><br>INFARMART CONSULTANTS LLP.<br>Shop No.3, sarovar, yashwantrao complex Mahavir Nagar, Kandivali (West), Mumbai 400 087.<br>Email: office@skyclineinfra.org |          |            |           |  |       |      |      |

STAMP OF APPROVAL PLAN

This cancels Approval to the Previous Plans Submitted on 15/01/2021  
Dated: 24/01/2021

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENR/Infra/401/14/2021/51  
Dt. 22/01/2021

Executive Engineer  
Slum Rehabilitation Authority

PARKING AREA REQUIRED AS PER D.C.P. R. 2034 (SALE BUILDING)

| Sr. No. | C.A. AREA OF FLAT (IN SQ. MT.)  | TOTAL No. OF FLAT | PARKING REQUIRED          | PARKING |
|---------|---|-------------------|---------------------------|---------|
| 1       | BELOW 45.00 sq. mt.   | 104               | 1 PARKING FOR 4 TENEMENTS | 26.00   |
| 2       | 45.00 TO 60.00 sq. mt.  | 188               | 1 PARKING FOR 1 TENEMENTS | 188.00  |
| 3       | 60.00 TO 90.00 sq. mt.  | 0                 | 1 PARKING FOR 1 TENEMENTS | 0.00    |
| 4       | ABOVE 90.00 sq. mt.   | 0                 | 2 PARKING FOR 1 TENEMENTS | 0.00    |
| 5       | TOTAL   | 292               |                           | 214.00  |
| 6       | 50 % ADDITIONAL PARKING PROPOSED (214 * 50% = 107.00)   |                   |                           | 90      |
| 7       | 5 % ADDITIONAL PARKING FOR VISITORS (214 + 90) * 5% = 15.20   |                   |                           | 15.20   |
| 8       | TOTAL PARKING REQUIRED FOR SALE (214.00 + 90 + 15.20 = 319.20)                                      |                   |                           | 319.20  |
| 9       | TOTAL PARKING PROPOSED  |                   |                           | 412     |
| 9       | TOTAL PARKING PROPOSED (INCLUDING TANDEM) FOR SALE BUILDING (AS PER REVISED LOI DATED - 19/06/2021) |                   |                           | 430.00  |
| 10      | ADDITIONAL PARKING  |                   |                           | 93.00   |

CARPET AREA STATEMENT FOR RESIDENTIAL 1st To 25th FLOOR (Sale Building)

| FLOOR NAME   | FLAT No.     | FLAT CARPET AREA | No. FLAT x FLOOR | TOTAL No. OF FLAT |
|--|--------------|------------------|------------------|-------------------|
| 2nd to 7th, 9th to 14th, 16th to 21st, 23rd to 25th Floor      | 1            | 49.98 SQ. MT.    | 1 X 21 =         | 21                |
| 1st To 25th floor  | 2            | 51.62 SQ. MT.    | 1 X 25 =         | 25                |
| 1st To 25th floor  | 3, 4, 9 & 10 | 32.69 SQ. MT.    | 4 X 25 =         | 100               |
| 1st To 25th floor  | 5            | 52.03 SQ. MT.    | 1 X 25 =         | 25                |
| 1st To 25th floor  | 6 & 7        | 49.70 SQ. MT.    | 2 X 25 =         | 50                |
| 1st To 25th floor  | 8            | 51.78 SQ. MT.    | 1 X 25 =         | 25                |
| 2nd to 7th, 9th to 14th, 16th to 21st, 23rd to 25th floor      | 11           | 51.62 SQ. MT.    | 1 X 21 =         | 21                |
| 1st, 8th, 15th, 22nd floor                                     | 11           | 37.54 SQ. MT.    | 1 X 4 =          | 4                 |
| 2nd to 7th, 9th to 14th, 16th to 21st, 23rd to 25th Floor Plan | 12           | 49.97 SQ. MT.    | 1 X 21 =         | 21                |
| TOTAL  |              |                  |                  | 292               |

BUILT-UP AREA STATEMENT FOR SALE BUILDING

| FLOORS                 | NET CONSTRUCTION AREA (A) | PROPOSED REFUGE AREA (B) | FREE OF FSI AREA (E.D. F.D METER RM. ENTRANCE LOBBY, SLOPING TERRACE ETC.) (C) | STAIRCASE AREA (D) | BUILT - UP AREA PROPOSED (E) E = A - B - C - D | EXCESS METER RM. & REFUGE AREA (F) | NET BUILT-UP AREA PROPOSED (G) G = E + F |
|------------------------|---------------------------|--------------------------|--|--------------------|--|------------------------------------|--|
| Basement 2             | 2134.42                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| Basement 1             | 2134.42                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| Ground                 | 1329.75                   | 0.00                     | 0.00   | 0.00               | 0.00   | 18.91                              | 10.91                                    |
| 1st Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 2nd Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 3rd Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 4th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 5th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 6th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 7th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 8th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 9th Podium             | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 10th Podium            | 1548.39                   | 0.00                     | 0.00   | 0.00               | 0.00   | 0.00                               | 0.00                                     |
| 11th Podium (Eco Deck) | 1600.80                   | 0.00                     | 0.00   | 0.00               | 0.00   | 130.43                             | 130.43                                   |
| 1st (Refuge)           | 1008.89                   | 189.79                   | 49.51  | 302.36             | 487.23   | 0.00                               | 487.23                                   |
| 2nd                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 3rd                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 4th                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 5th                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 6th                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 7th                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 8th (Refuge)           | 972.44                    | 171.38                   | 13.06  | 301.81             | 486.19   | 0.00                               | 486.19                                   |
| 9th                    | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 10th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 11th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 12th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 13th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 14th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 15th (Refuge)          | 972.44                    | 171.38                   | 13.06  | 301.81             | 486.19   | 0.00                               | 486.19                                   |
| 16th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 17th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 18th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 19th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.05                                   |
| 20th                   | 931.48                    | 0.00                     | 13.06  | 302.36             | 616.05   | 0.00                               | 616.                                     |