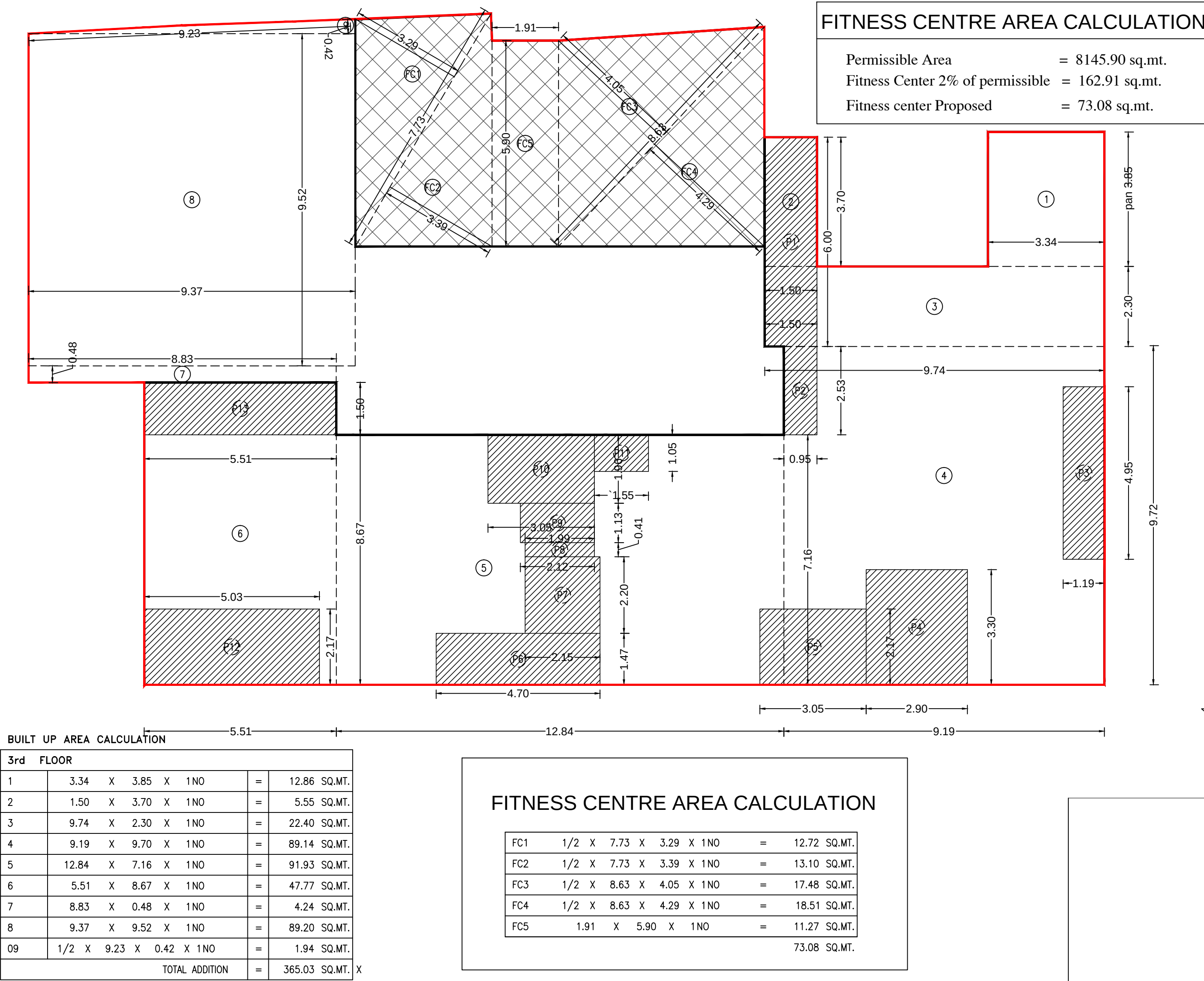
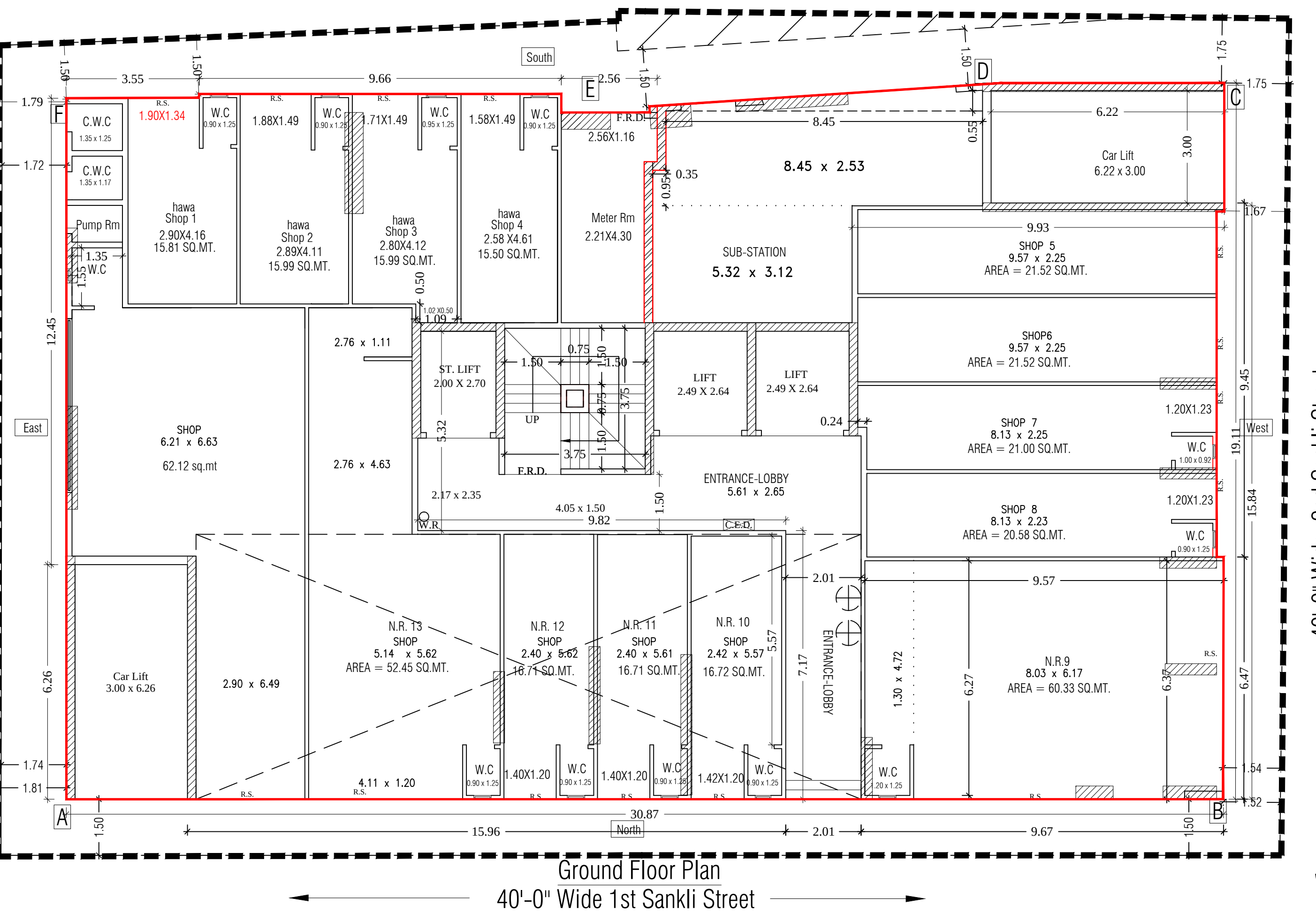
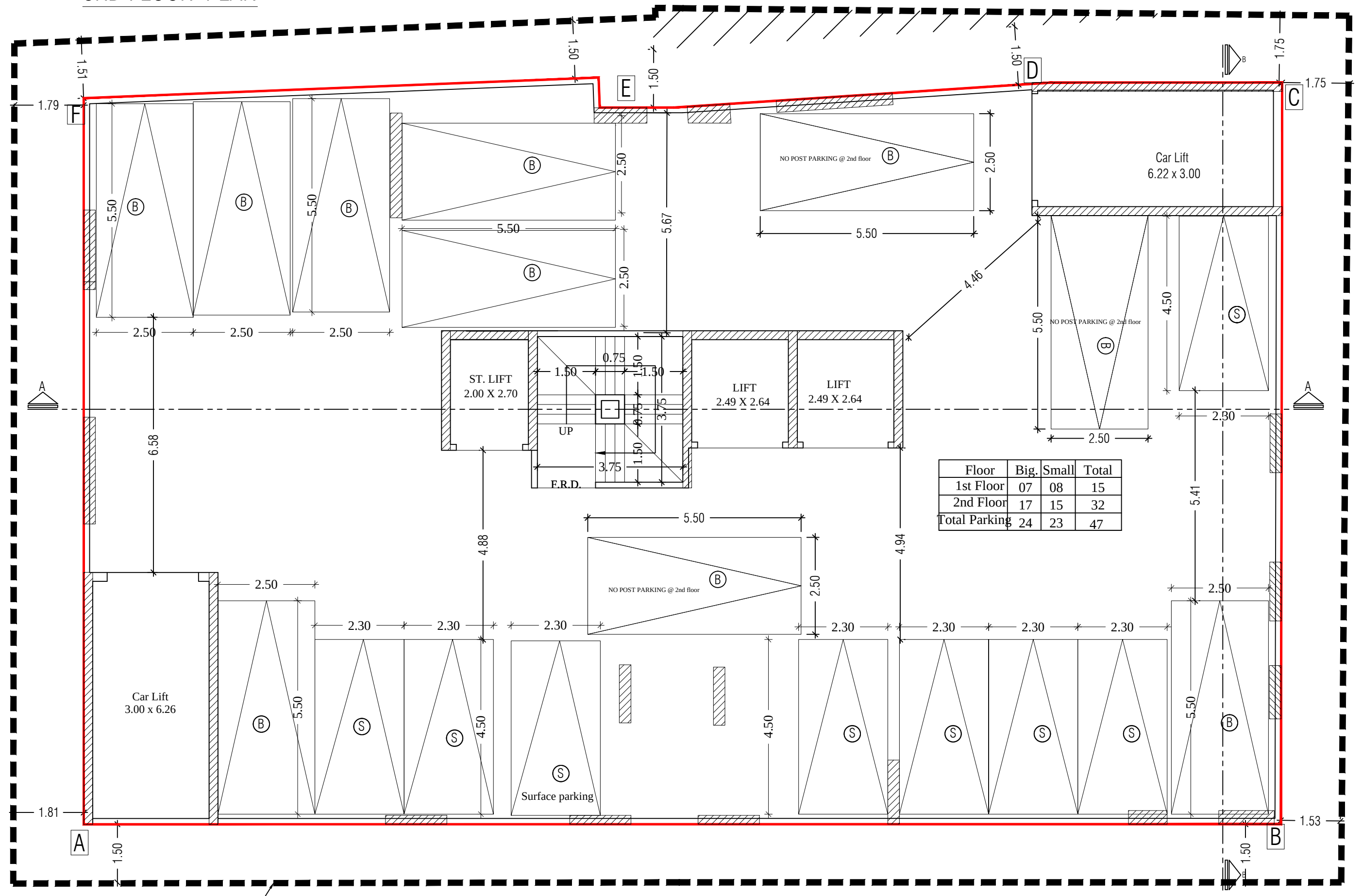
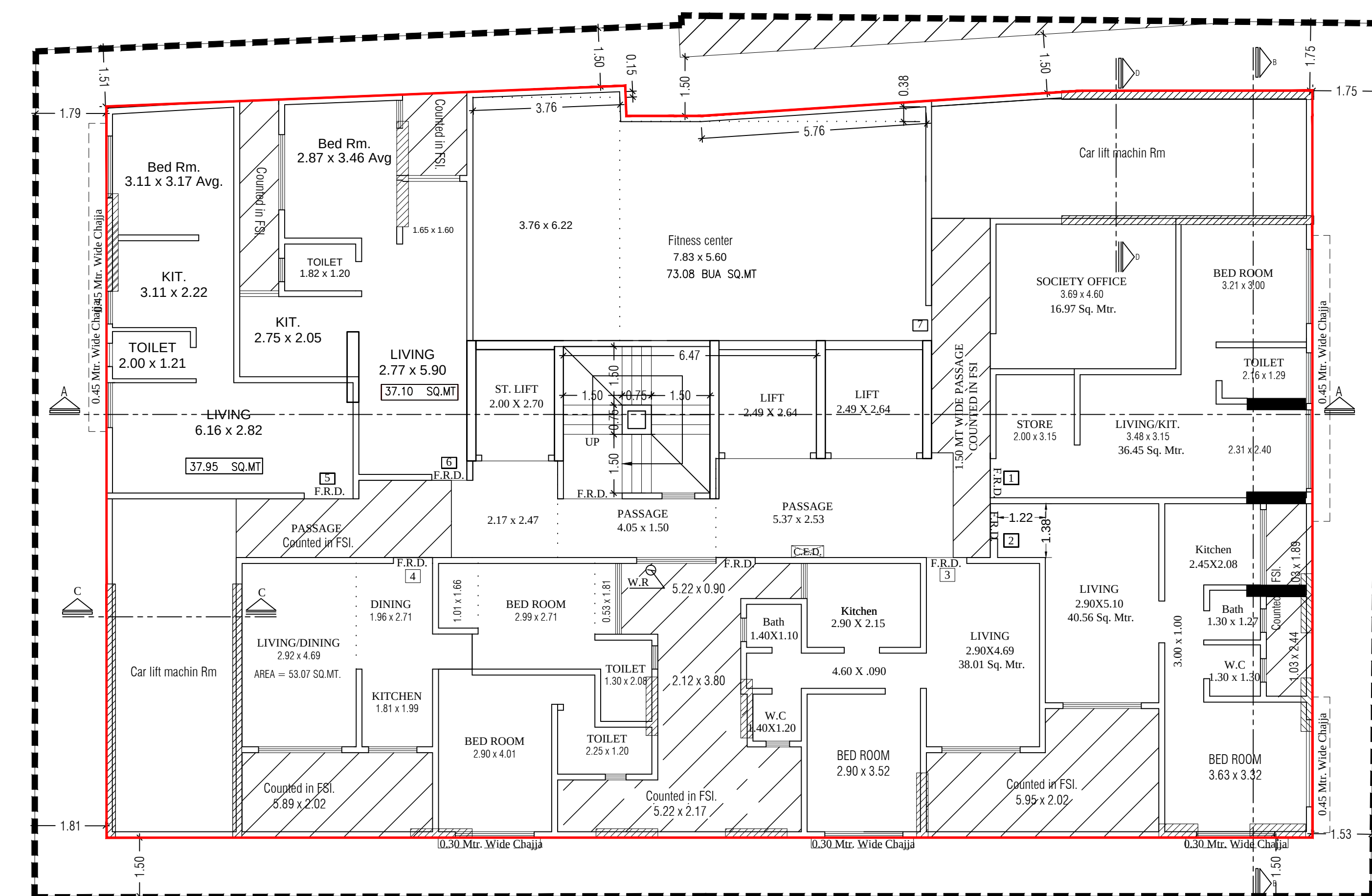




## BUILT UP AREA SUMMARY

| FLOORS          | TOTAL         |
|-----------------|---------------|
| GR. FLOOR       | 418.92        |
| 1ST FLOOR       | Parking Floor |
| 2ND FLOOR       |               |
| 3RD FLOOR       | 365.03        |
| 4TH FLOOR       | 371.87        |
| 5TH FLOOR       | 371.87        |
| 6TH FLOOR       | 371.87        |
| 7TH REF. FLOOR  | 270.84        |
| 8TH FLOOR       | 371.87        |
| 9TH FLOOR       | 376.56        |
| 10TH FLOOR      | 376.56        |
| 11TH FLOOR      | 376.56        |
| 12TH FLOOR      | 376.56        |
| 13TH FLOOR      | 376.56        |
| 14TH REF. FLOOR | 275.89        |
| 15TH FLOOR      | 376.56        |
| 16TH FLOOR      | 376.56        |
| 17TH FLOOR      | 376.56        |
| 18TH FLOOR      | 376.56        |
| 19TH FLOOR      | 376.56        |
| 20TH FLOOR      | 376.56        |
| 21st FLOOR      | 352.60        |
| 22nd FLOOR      | 376.56        |
| TOTAL           | 7689.50       |

## Permissible Area Statement

Earlier approved total Carpet Area = 2885.42 Sq. mtr  
Less - Earlier Ansari Khairul Bashir S/o Shailulla Carpet Area = 50.56 Sq. mtr  
Add - revised area as per MHADA NOC Carpet Area = 83.64 Sq. mtr  
Now total Carpet Area for FSI = 2918.50 Sq. mtr .....(A)

Additional 8% as per DCPR 2034 = 233.48 Sq. mtr .....(B)  
Total Carpet Area (A+B) = 3151.98 Sq. mtr  
Built Up Area rehab for incentive purpose. = 3782.37 Sq. mtr  
60% Incentive Area = 2269.42 Sq. mtr  
Total Permissible Area = 6051.79 Sq. mtr .....(C)

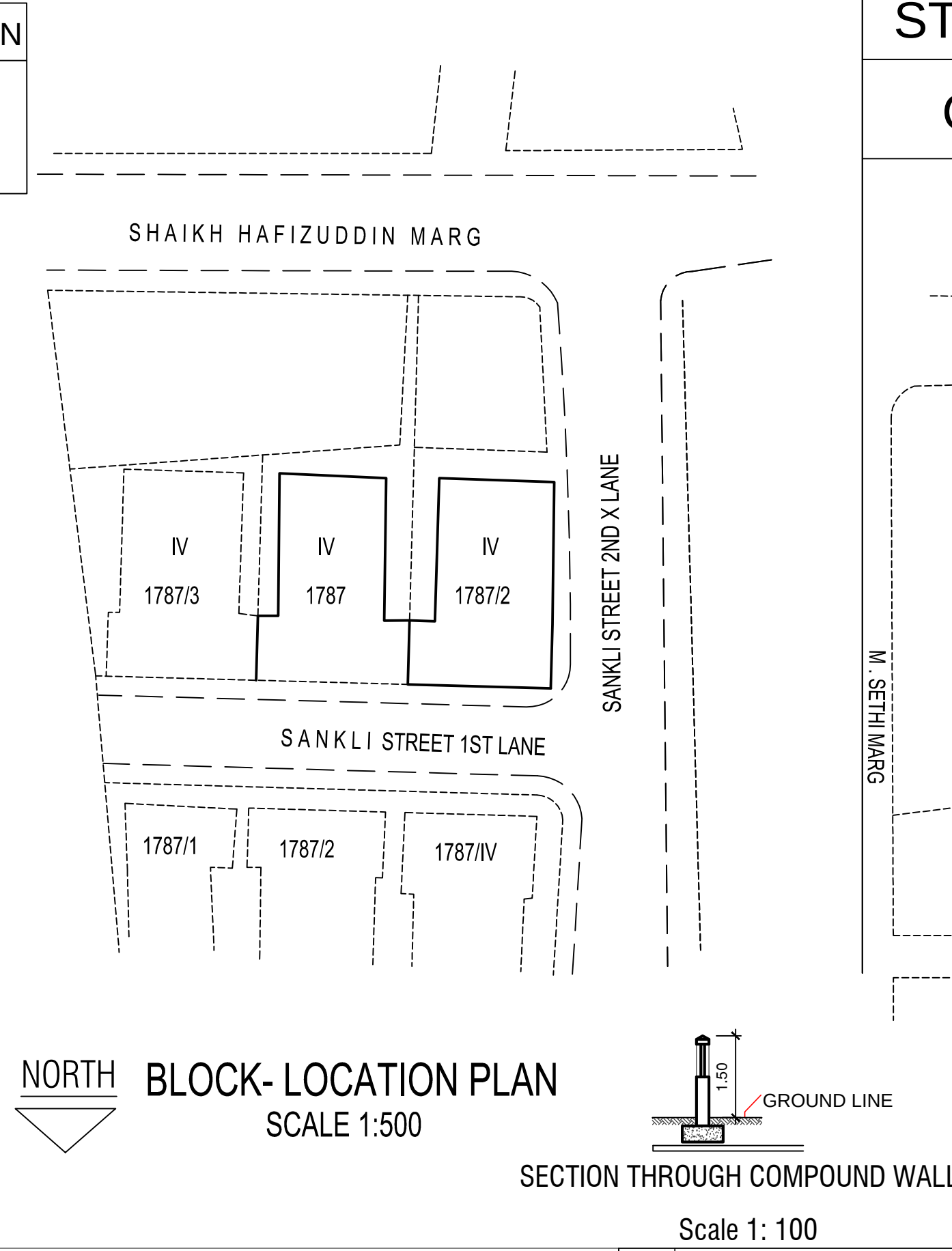
Sale  
60% Incentive Area = 2269.42 Sq. mtr .....(D)  
35% Fungible Area = 794.29 Sq. mtr  
Earlier approved 35% Fungible Area = 785.30 Sq. mtr .....(E)  
Total Sale Built up Area at this stage (D + E) = 3054.72 Sq. mtr

Tenant  
Built Up Area rehab NR + Resi. = 3782.35 Sq. mtr  
35% Fungible Area = 1323.82 Sq. mtr  
Earlier approved 35% Fungible Area = 1308.83 Sq. mtr .....(F)  
Total B.U.A. of rehab With Fungible at this stage = 5091.18 Sq. mtr.

Total Permissible B.U.A. With Fungible at this stage = 8145.90 Sq. mtr.  
Additional Permissible Fungible BUA of rehab 14.99 Sq.mt., and Sale 8.99 Sq.mt. is not claimed at this stage as it required approval of Hon'ble M.C.

| Refuge Area Calculation                                     |
|-------------------------------------------------------------|
| 7th Fl. (Part Refuge)                                       |
| Refuge Area Req'd. = 4% of 2525.85 sq. mt. = 101.02 sq. mt. |
| Refuge Area Provided on 7th Fl. = 101.01 sq. mt.            |
| 14th Fl. (Part Refuge)                                      |
| Refuge Area Req'd. = 4% of 2536.25 sq. mt. = 101.41 sq. mt. |
| Refuge Area Provided on 14th Fl. = 101.51 sq. mt.           |
| Excess Refuge Area = 0.10 sq. mt.                           |
| 21st Fl. (Part Refuge)                                      |
| Refuge Area Req'd. = 4% of 729.16 sq. mt. = 29.17 sq. mt.   |
| Refuge Area Provided on 21st Fl. = 29.17 sq. mt.            |

| BUILT UP AREA CALCULATION              |
|----------------------------------------|
| GR. FLOOR AREA DIAGRAM                 |
| 1 9.72 X 6.22 X 1 NO = 60.46 SQ.MT.    |
| 2 9.48 X 3.23 X 1 NO = 30.62 SQ.MT.    |
| 3 9.67 X 6.47 X 1 NO = 62.56 SQ.MT.    |
| 4 9.74 X 7.17 X 1 NO = 69.84 SQ.MT.    |
| 5 6.22 X 6.26 X 1 NO = 38.94 SQ.MT.    |
| 6 9.45 X 6.31 X 1 NO = 59.63 SQ.MT.    |
| 7 3.55 X 6.14 X 1 NO = 21.80 SQ.MT.    |
| 8 9.66 X 6.26 X 1 NO = 60.47 SQ.MT.    |
| ELR1 2.79 X 1.54 X 1 NO = 4.30 SQ.MT.  |
| ELR2 2.44 X 4.22 X 1 NO = 10.30 SQ.MT. |
| TOTAL ADDITION = 418.92 SQ.MT. X       |



STAMP ON DATE OF APPROVAL 01

CHE/CTY/1239/E/337(NEW)Amend-3

EEBP-II

AEBP-IV

SEBP-VI

SCALE :- 1:2500  
RDF PART - IV  
E - WARD

PROFORMA - A

Scale 1: 100

## Parking Area Statement.

As per D.C. Rules Table No. 15, Page No. 43.

For N.R. Occupants :-

Parking reqd. 1No. per 40.00 sq.mt.

Area Occupied by N.R. User = 410.68 sq.mt.

Parking Req'd. = 10.26 Nos.

10% Visitors Parking = 2.00 Nos.

Total Parking reqd. = 12.26 Nos.

Say = 12.26 Nos. ....1

1/8 Parking Space For Every

Tenant with C.A. up to 45.00 sq.mt.

Total Tenant = 116.00 Nos.

Parking Req'd. = 14.50 Nos. ....2

1/4 Parking Space For Every

Tenant with C.A. 45.00 to 60.00 sq.mt.

Total Tenant = 04.00 Nos.

Parking Req'd. = 1.00 Nos. ....3

1/2 Parking Space For Every

Tenant with C.A. upto 60.00 to 90.00 sq.mt.

Total Tenant = 25.00 Nos.

Parking Req'd. = 12.50 Nos. ....4

Total Parking reqd. = (2 + 3 + 4) = 28.00 Nos. ....5

Visitors Parking 5% = 7.00 Nos.

Total Parking reqd. = 35.00 Nos. ....6

Total Parking reqd. = (1 + 6) = 47.26 Nos.

Say = 47 Nos.

Total Parking Prop. = 47.00 Nos.

| 1  | AREA OF PLOT                                                                                                                                                                               | Amended Plan as per entire conversion of DCPR 2034 |               |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------|
| 2  | DEDUCTIONS FOR ROAD SET BACK AREA                                                                                                                                                          | 762.55                                             | SQ.MT.        |
| 3  | PROPOSED ROAD ANY RESERVATION (P.G.)                                                                                                                                                       | ---                                                |               |
| 4  | % AMENITY SPACE AS PER DCR 56/57 (SUB -PLOT )                                                                                                                                              | ---                                                |               |
| 5  | OTHER                                                                                                                                                                                      | ---                                                |               |
| 6  | TOTAL (a + b + c + d + e)                                                                                                                                                                  | 762.55                                             | SQ.MT.        |
| 7  | BALANCE AREA OF PLOT (1 - 2)                                                                                                                                                               | ---                                                |               |
| 8  | DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE ( IF DEDUCTIBLE FOR IND)                                                                                                         | 762.55                                             | SQ.MT.        |
| 9  | NET AREA OF PLOT (3 - 4)                                                                                                                                                                   | ---                                                |               |
| 10 | ADDITIONS FOR FLOOR SPACE INDEX                                                                                                                                                            | ---                                                |               |
| 11 | 100% FOR P.G. 33%                                                                                                                                                                          | ---                                                |               |
| 12 | 100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF [3] ABOVE                                                                                                                                   | 762.55                                             | SQ.MT.        |
| 13 | TOTAL (5 PLUS 6)                                                                                                                                                                           | ---                                                |               |
| 14 | PERMISSIBLE F.S.I.                                                                                                                                                                         | 3.00 or 60% INCENTIVE                              |               |
| 15 | PERMISSIBLE B.U.A                                                                                                                                                                          | 5706.20                                            | SQ.M          |
| 16 | ADDITIONAL 8% BUA OF TENANT as per DCPR 2034 33(7)                                                                                                                                         | 280.18                                             | SQ.MT.        |
| 17 | TOTAL PERMISSIBLE AREA                                                                                                                                                                     | 6051.79                                            | SQ.MT.        |
| 18 | EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX                                                                                                                                             | ---                                                |               |
| 19 | PURELY RESIDENTIAL BUILT UP AREA                                                                                                                                                           | 5616.09                                            | SQ.MT.        |
| 20 | REMAINING NON - RESIDENTIAL BUILT UP AREA                                                                                                                                                  | 435.70                                             | SQ.MT.        |
| 21 | TOTAL BUILT UP PROPOSED                                                                                                                                                                    | 6051.79                                            |               |
| 22 | FSI CONSUMED ON NET HOLDING = 14 / 3                                                                                                                                                       | 7.94                                               |               |
| 23 | DETAILS OF FSI AVAILED AS PER DCPR 2034 clause 31(3)                                                                                                                                       | PERMISS. 1941.62                                   | PROP. 1647.74 |
| 24 | FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED FOR R. REHAB                                                                                                                                     | REHAB/SALE 152.50                                  | 0.31          |
| 25 | FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED FOR R. SALE                                                                                                                                      | N.R.                                               | ---           |
| 26 | FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED FOR R. SALE                                                                                                                                      | SALE-NR                                            | ---           |
| 27 | TOTAL FUNGIBLE BUILT-UP VIDE DCR 31 (3)                                                                                                                                                    | 2094.12                                            | 1648.07       |
| 28 | TOTAL GROSS BUILT UP AREA PERMISSIBLE/PROPOSED (14 + B. 3)                                                                                                                                 | 8145.90                                            | 7689.50       |
| 29 | LESS DEFICIT AREA                                                                                                                                                                          | ---                                                |               |
| 30 | TOTAL BUA PERMISSIBLE                                                                                                                                                                      | ---                                                |               |
| 31 | TENANT STATEMENT B. 4.                                                                                                                                                                     | ---                                                |               |
| 32 | PROPOSED AREA (ITEM 8, 12 ABOVE)                                                                                                                                                           | ---                                                |               |
| 33 | LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)                                                                                                                                         | ---                                                |               |
| 34 | AREA AVAILABLE FOR TENANTS (B) MINUS (C)                                                                                                                                                   | ---                                                |               |
| 35 | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)                                                                                                                                       | ---                                                |               |
| 36 | TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)                                                                                                                                       | ---                                                |               |
| 37 | TENEMENTS EXISTING                                                                                                                                                                         | ---                                                |               |
| 38 | PARKING STATEMENT                                                                                                                                                                          | ---                                                |               |
| 39 | PARKING REQUIRED BY REGULATIONS FOR ---- CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS) COVERED GARAGE PERMISSIBLE. COVERED GARAGE PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS) | ---                                                |               |
| 40 | TRANSPORT VEHICLES PARKING                                                                                                                                                                 | ---                                                |               |
| 41 | SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS                                                                                                                              | ---                                                |               |
| 42 | TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED                                                                                                                                    | ---                                                |               |

## PROFORMA - B

## CONTENT OF SHEETS

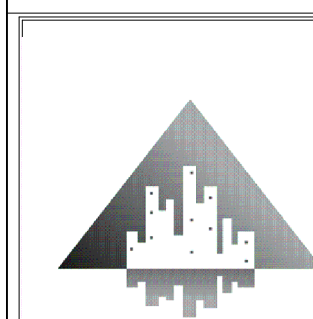
Ground Floor Plan, 1st Floor Plan, 2nd and 3rd floor plan permissible area Calculation, Parking area statement and calculation refuge area calculation , block & location plan, Proposed Block Plan & Performa A

## CLIENTS NAME &amp; SIGNATURE

M/S. KSA DEVELOPER

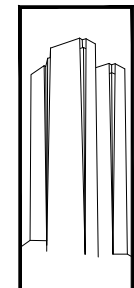
## DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO.1787 & 2/1787 OF BYCULLA DIV. SITUATED AT 1ST & 2ND SANKLI STREET " E - WARD , MUMBAI .

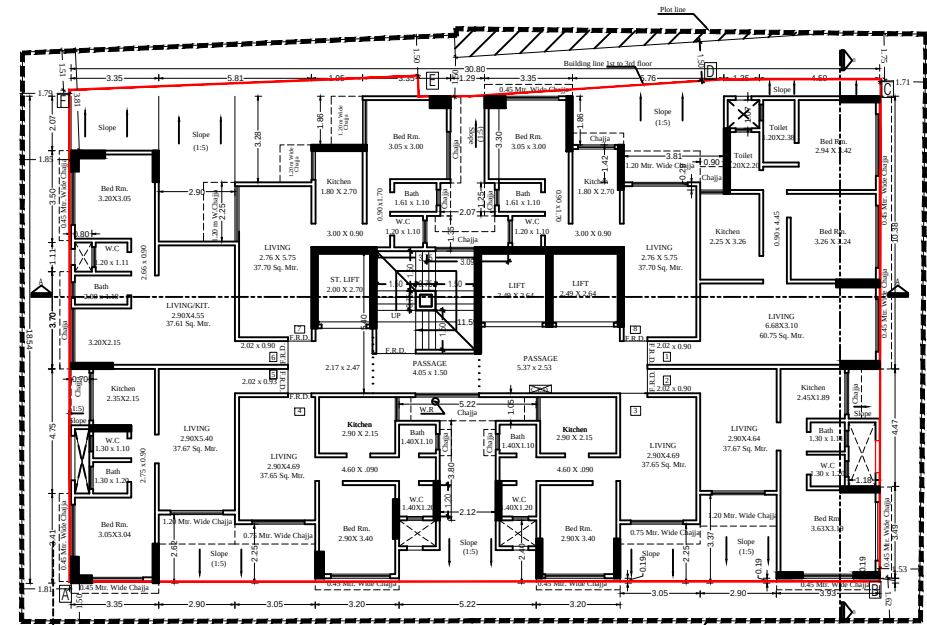


BASHARAT &amp; ASSOCIATES

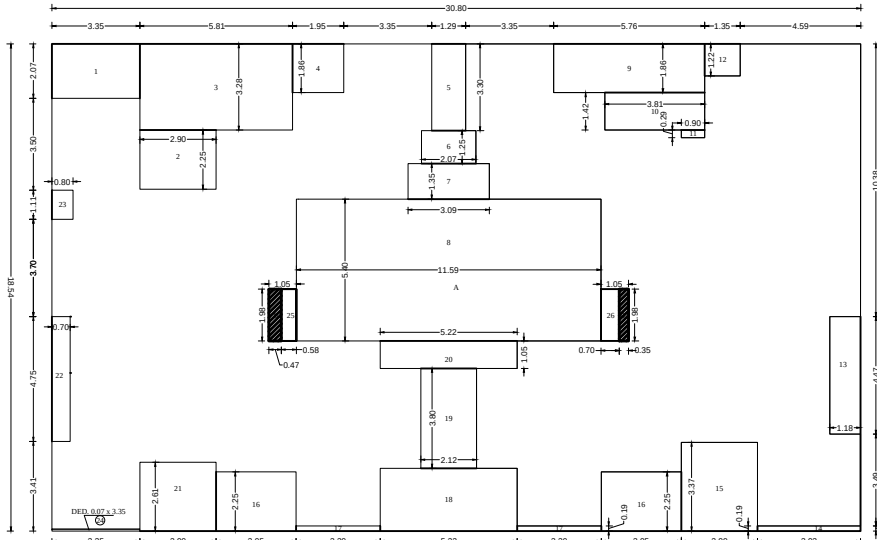
243/B, GHORAJARI BUILDING,  
MAULANA AZAD ROAD,  
MUMBAI:- 400 008.



| FILE NO. | DRAWN BY | SCALE | CHECKED BY | DATE | SIGN. BY      |
|----------|----------|-------|------------|------|---------------|
| 01       | G.R.P.   | 1:100 | G.R.P.     |      | LIC. SURVEYOR |



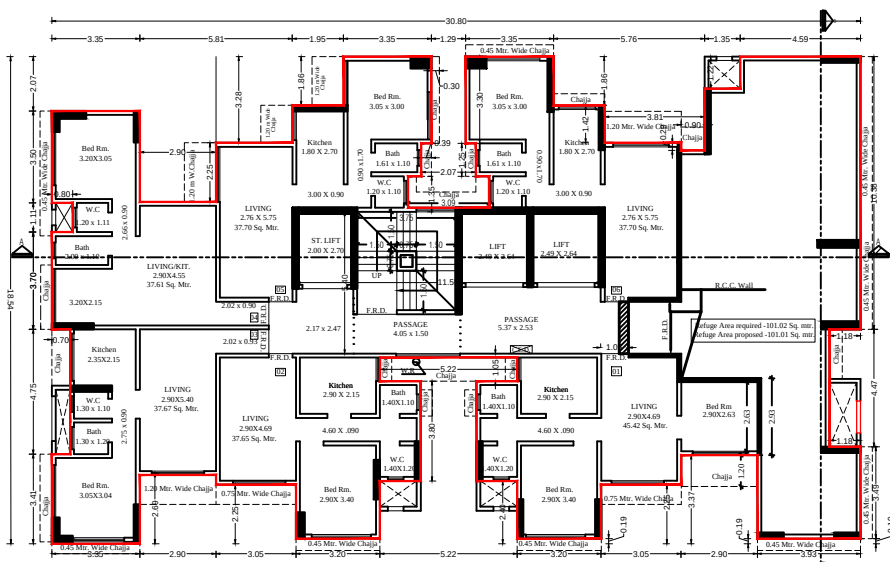
4th Floor Plan



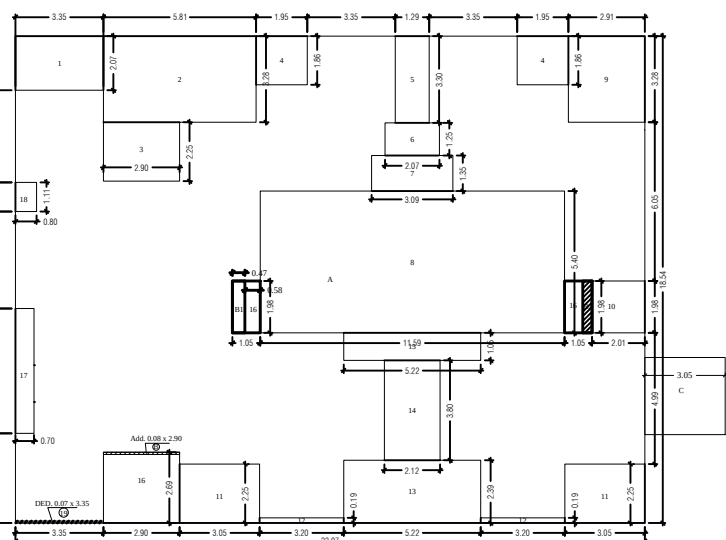
4th to 6th, 8th Floor Area Diagram

| BUILT UP AREA CALCULATION   |                     |   |               |
|-----------------------------|---------------------|---|---------------|
| 4th to 6th, 8th Floor       |                     |   |               |
| A                           | 30.80 X 18.34 X 1NO | = | 571.00 SQ.MT. |
| TOTAL ADDITION              |                     | = | 571.00 SQ.MT. |
| DEDUCTIONS                  |                     |   |               |
| 1                           | 3.25 X 2.07 X 1NO   | = | 6.73 SQ.MT.   |
| 2                           | 2.90 X 2.25 X 1NO   | = | 6.53 SQ.MT.   |
| 3                           | 5.81 X 3.28 X 1NO   | = | 19.06 SQ.MT.  |
| 4                           | 3.05 X 3.06 X 1NO   | = | 9.33 SQ.MT.   |
| 5                           | 1.29 X 3.30 X 1NO   | = | 4.26 SQ.MT.   |
| 6                           | 2.07 X 1.25 X 1NO   | = | 2.59 SQ.MT.   |
| 7                           | 3.09 X 1.35 X 1NO   | = | 4.17 SQ.MT.   |
| 8                           | 11.59 X 5.40 X 1NO  | = | 62.59 SQ.MT.  |
| 9                           | 5.76 X 1.86 X 1NO   | = | 10.71 SQ.MT.  |
| 10                          | 1.81 X 1.42 X 1NO   | = | 2.57 SQ.MT.   |
| 11                          | 0.90 X 0.29 X 1NO   | = | 0.26 SQ.MT.   |
| 12                          | 1.35 X 1.22 X 1NO   | = | 1.65 SQ.MT.   |
| 13                          | 1.06 X 4.47 X 1NO   | = | 4.74 SQ.MT.   |
| 14                          | 0.19 X 1.53 X 1NO   | = | 0.29 SQ.MT.   |
| 15                          | 2.90 X 1.17 X 1NO   | = | 3.39 SQ.MT.   |
| 16                          | 3.05 X 2.25 X 2NO   | = | 13.73 SQ.MT.  |
| 17                          | 3.20 X 0.19 X 2NO   | = | 1.22 SQ.MT.   |
| 18                          | 5.22 X 2.40 X 1NO   | = | 12.53 SQ.MT.  |
| 19                          | 2.12 X 3.80 X 1NO   | = | 8.06 SQ.MT.   |
| 20                          | 5.22 X 1.05 X 1NO   | = | 5.48 SQ.MT.   |
| 21                          | 2.80 X 2.64 X 1NO   | = | 7.37 SQ.MT.   |
| 22                          | 0.70 X 4.75 X 1NO   | = | 3.33 SQ.MT.   |
| 23                          | 0.80 X 1.11 X 1NO   | = | 0.89 SQ.MT.   |
| 24                          | 0.07 X 3.35 X 1NO   | = | 0.23 SQ.MT.   |
| 25                          | 0.58 X 1.98 X 1NO   | = | 1.15 SQ.MT.   |
| 26                          | 0.70 X 1.98 X 1NO   | = | 1.39 SQ.MT.   |
| TOTAL DEDUCTION             |                     | = | 186.16 SQ.MT. |
| TOTAL BUILT UP AREA (X - Y) |                     | = | 374.84 SQ.MT. |

| Common area                 |                   |   |             |
|-----------------------------|-------------------|---|-------------|
| B1                          | 0.47 X 1.98 X 1NO | = | 0.93 SQ.MT. |
| B2                          | 0.35 X 1.98 X 1NO | = | 0.69 SQ.MT. |
| TOTAL COMMON AREA PER FLOOR |                   | = | 1.62 SQ.MT. |



7th Floor Plan



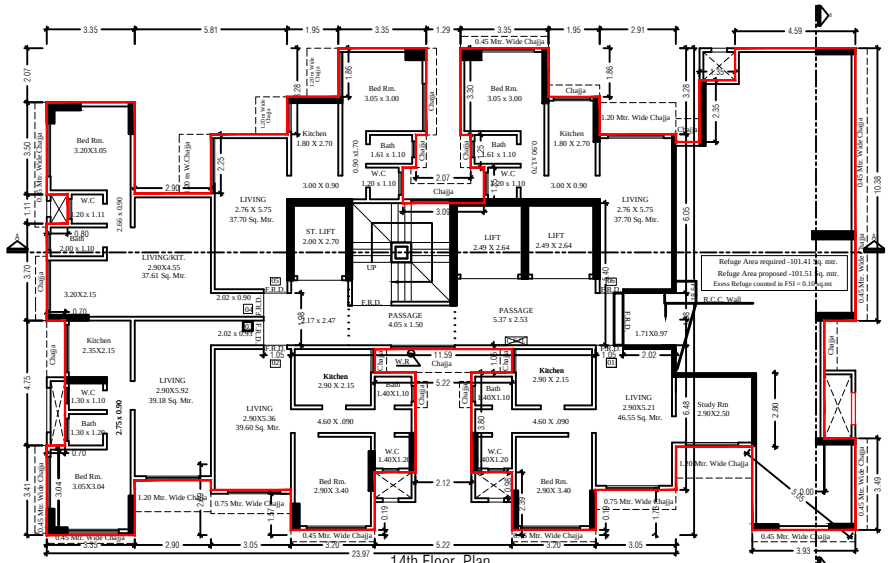
7th Floor Area Diagram

| BUILT UP AREA CALCULATION   |                     |   |               |
|-----------------------------|---------------------|---|---------------|
| 7th Floor                   |                     |   |               |
| A                           | 23.97 X 18.54 X 1NO | = | 444.40 SQ.MT. |
| B                           | 0.08 X 2.90 X 1NO   | = | 0.23 SQ.MT.   |
| C                           | 3.05 X 2.80 X 1NO   | = | 8.54 SQ.MT.   |
| TOTAL ADDITION              |                     | = | 453.17 SQ.MT. |
| DEDUCTIONS                  |                     |   |               |
| 1                           | 3.35 X 2.07 X 1NO   | = | 6.93 SQ.MT.   |
| 2                           | 3.01 X 3.28 X 1NO   | = | 9.88 SQ.MT.   |
| 3                           | 2.90 X 2.25 X 1NO   | = | 6.53 SQ.MT.   |
| 4                           | 1.95 X 1.86 X 2NO   | = | 7.25 SQ.MT.   |
| 5                           | 1.29 X 3.30 X 1NO   | = | 4.26 SQ.MT.   |
| 6                           | 2.07 X 1.25 X 1NO   | = | 2.59 SQ.MT.   |
| 7                           | 3.09 X 1.35 X 1NO   | = | 4.17 SQ.MT.   |
| 8                           | 11.59 X 5.40 X 1NO  | = | 62.59 SQ.MT.  |
| 9                           | 2.91 X 3.30 X 1NO   | = | 9.54 SQ.MT.   |
| 10                          | 2.02 X 1.98 X 1NO   | = | 4.00 SQ.MT.   |
| 11                          | 3.05 X 1.73 X 1NO   | = | 5.28 SQ.MT.   |
| 12                          | 3.20 X 0.19 X 2NO   | = | 1.22 SQ.MT.   |
| 13                          | 5.22 X 2.39 X 1NO   | = | 12.48 SQ.MT.  |
| 14                          | 2.12 X 3.80 X 1NO   | = | 8.06 SQ.MT.   |
| 15                          | 5.22 X 1.05 X 1NO   | = | 5.48 SQ.MT.   |
| 16                          | 2.80 X 2.64 X 1NO   | = | 7.37 SQ.MT.   |
| 17                          | 0.70 X 4.75 X 1NO   | = | 3.33 SQ.MT.   |
| 18                          | 0.80 X 1.11 X 1NO   | = | 0.89 SQ.MT.   |
| 19                          | 3.05 X 1.57 X 1NO   | = | 4.79 SQ.MT.   |
| 20                          | 0.07 X 3.35 X 1NO   | = | 0.23 SQ.MT.   |
| 21                          | 0.58 X 1.98 X 1NO   | = | 1.15 SQ.MT.   |
| 22                          | 0.70 X 1.98 X 1NO   | = | 1.39 SQ.MT.   |
| TOTAL DEDUCTION             |                     | = | 177.38 SQ.MT. |
| TOTAL BUILT UP AREA (X - Y) |                     | = | 275.79 SQ.MT. |

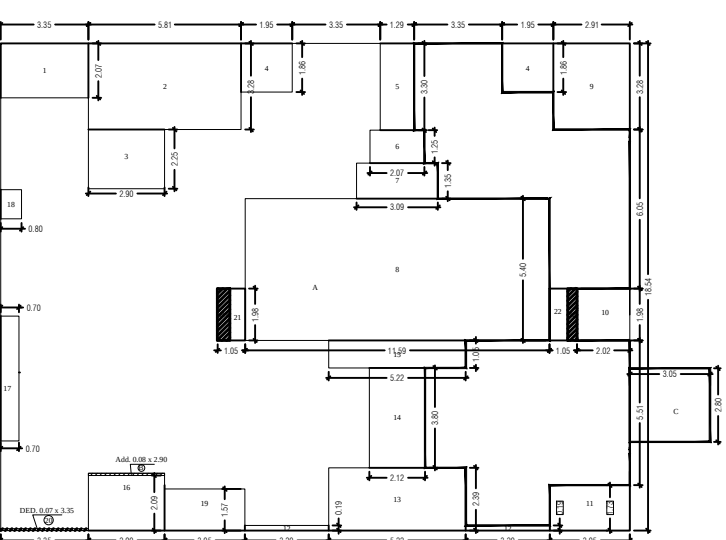
| Common area                 |                   |   |             |
|-----------------------------|-------------------|---|-------------|
| B1                          | 0.47 X 1.98 X 1NO | = | 0.93 SQ.MT. |
| B2                          | 0.35 X 1.98 X 1NO | = | 0.69 SQ.MT. |
| TOTAL COMMON AREA PER FLOOR |                   | = | 1.62 SQ.MT. |

| BUILT UP AREA CALCULATION   |                     |   |               |
|-----------------------------|---------------------|---|---------------|
| 7th Floor                   |                     |   |               |
| A                           | 23.97 X 18.54 X 1NO | = | 444.40 SQ.MT. |
| B                           | 0.08 X 2.90 X 1NO   | = | 0.23 SQ.MT.   |
| C                           | 3.05 X 2.80 X 1NO   | = | 8.54 SQ.MT.   |
| TOTAL ADDITION              |                     | = | 453.17 SQ.MT. |
| DEDUCTIONS                  |                     |   |               |
| 1                           | 3.35 X 2.07 X 1NO   | = | 6.93 SQ.MT.   |
| 2                           | 3.01 X 3.28 X 1NO   | = | 9.88 SQ.MT.   |
| 3                           | 2.90 X 2.25 X 1NO   | = | 6.53 SQ.MT.   |
| 4                           | 1.95 X 1.86 X 2NO   | = | 7.25 SQ.MT.   |
| 5                           | 1.29 X 3.30 X 1NO   | = | 4.26 SQ.MT.   |
| 6                           | 2.07 X 1.25 X 1NO   | = | 2.59 SQ.MT.   |
| 7                           | 3.09 X 1.35 X 1NO   | = | 4.17 SQ.MT.   |
| 8                           | 11.59 X 5.40 X 1NO  | = | 62.59 SQ.MT.  |
| 9                           | 2.91 X 3.30 X 1NO   | = | 9.54 SQ.MT.   |
| 10                          | 2.02 X 1.98 X 1NO   | = | 4.00 SQ.MT.   |
| 11                          | 3.05 X 1.73 X 1NO   | = | 5.28 SQ.MT.   |
| 12                          | 3.20 X 0.19 X 2NO   | = | 1.22 SQ.MT.   |
| 13                          | 5.22 X 2.39 X 1NO   | = | 12.48 SQ.MT.  |
| 14                          | 2.12 X 3.80 X 1NO   | = | 8.06 SQ.MT.   |
| 15                          | 5.22 X 1.05 X 1NO   | = | 5.48 SQ.MT.   |
| 16                          | 2.80 X 2.64 X 1NO   | = | 7.37 SQ.MT.   |
| 17                          | 0.70 X 4.75 X 1NO   | = | 3.33 SQ.MT.   |
| 18                          | 0.80 X 1.11 X 1NO   | = | 0.89 SQ.MT.   |
| 19                          | 3.05 X 1.57 X 1NO   | = | 4.79 SQ.MT.   |
| 20                          | 0.07 X 3.35 X 1NO   | = | 0.23 SQ.MT.   |
| 21                          | 0.58 X 1.98 X 1NO   | = | 1.15 SQ.MT.   |
| 22                          | 0.70 X 1.98 X 1NO   | = | 1.39 SQ.MT.   |
| TOTAL DEDUCTION             |                     | = | 187.71 SQ.MT. |
| TOTAL BUILT UP AREA (X - Y) |                     | = | 270.86 SQ.MT. |

| Common area                 |                   |   |             |
|-----------------------------|-------------------|---|-------------|
| B1                          | 0.47 X 1.98 X 1NO | = | 0.93 SQ.MT. |
| B2                          | 0.35 X 1.98 X 1NO | = | 0.69 SQ.MT. |
| TOTAL COMMON AREA PER FLOOR |                   | = | 1.62 SQ.MT. |



14th Floor Plan



14th Floor area Diagram

STAMP ON DATE OF APPROVAL

SEBP-VI AEBP-IV EEBP-II

PROFORMA - B

CONTENT OF SHEETS

4th Floor Plan, 7th Floor Plan, 14th Floor plan and Calculation & 4th to 6th, 8th Floor Area Diagram

CLIENTS NAME & SIGNATURE

MS. KSA DEVELOPER

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO.1787 & 2/1787 OF BYCULLA DIV. SITUATED AT 1ST & 2ND SANKLI STREET " E " WARD , MUMBAI .

BASHARAT & ASSOCIATES

243/B, GHODARAI BUILDING,  
GROUND FLR, ROOM NO. 9,  
MAULANA AZAD ROAD,  
MUMBAI - 400 008.

FILE NO.

DRAWN BY

SCALE

CHECKED BY

SIGN. BY

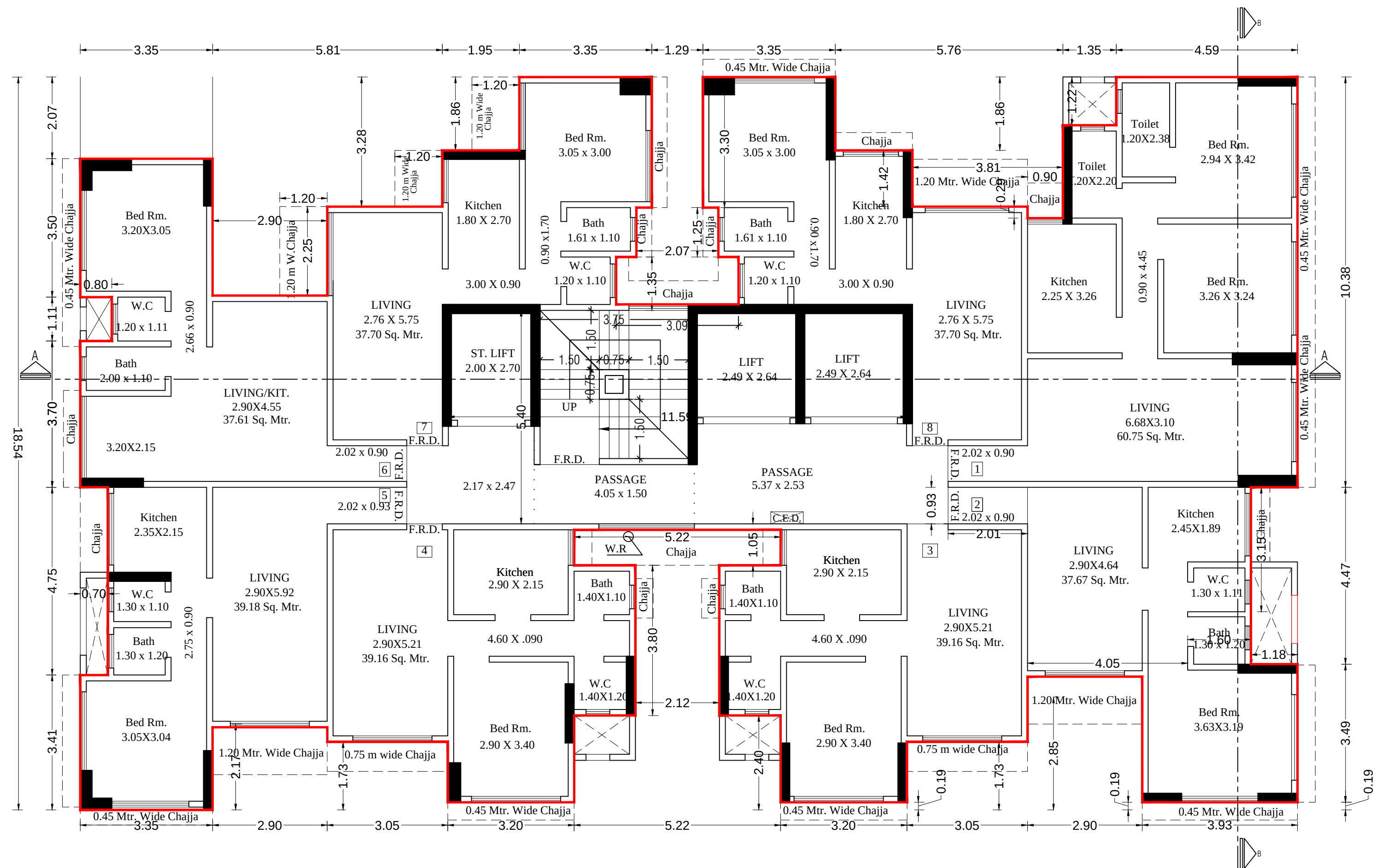
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G.R.P.

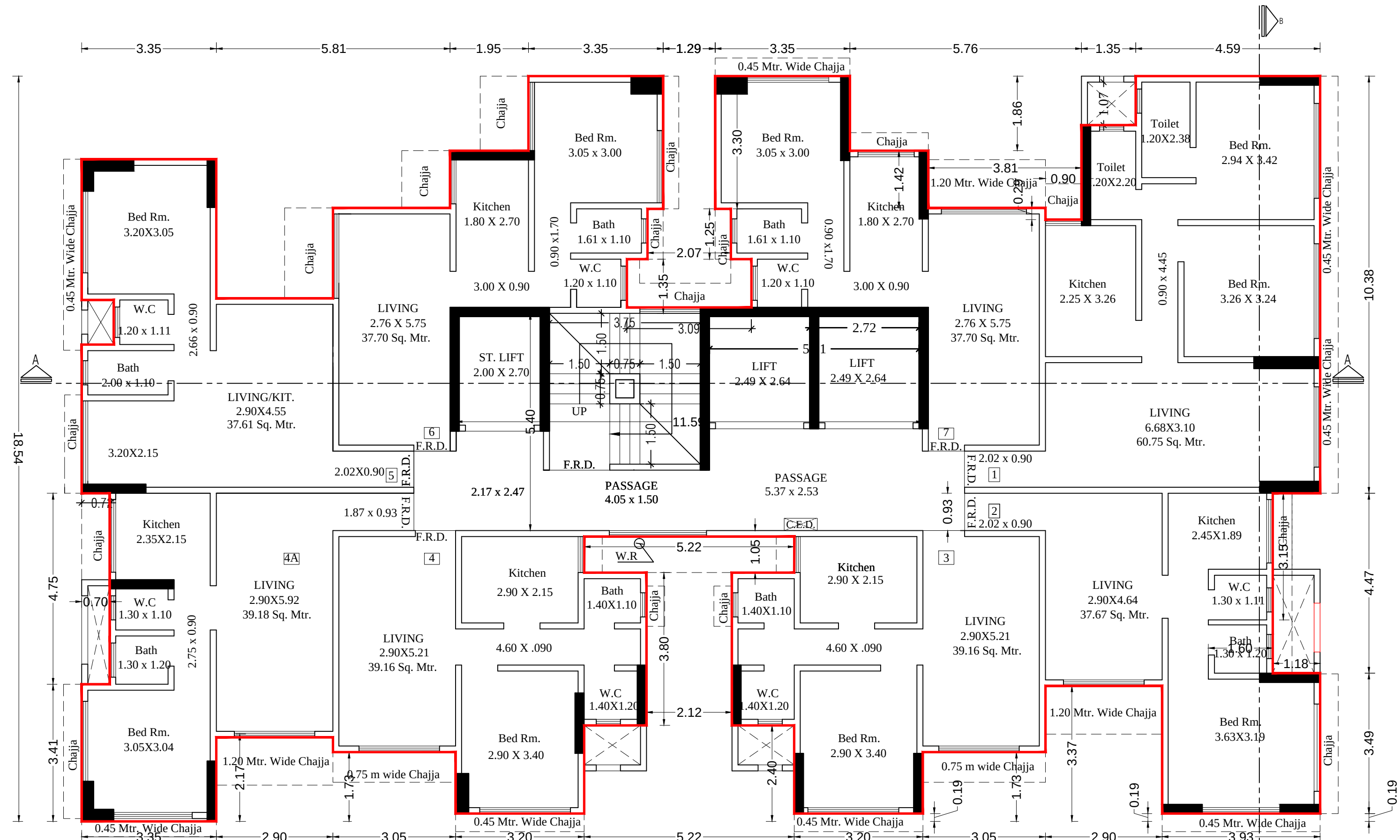
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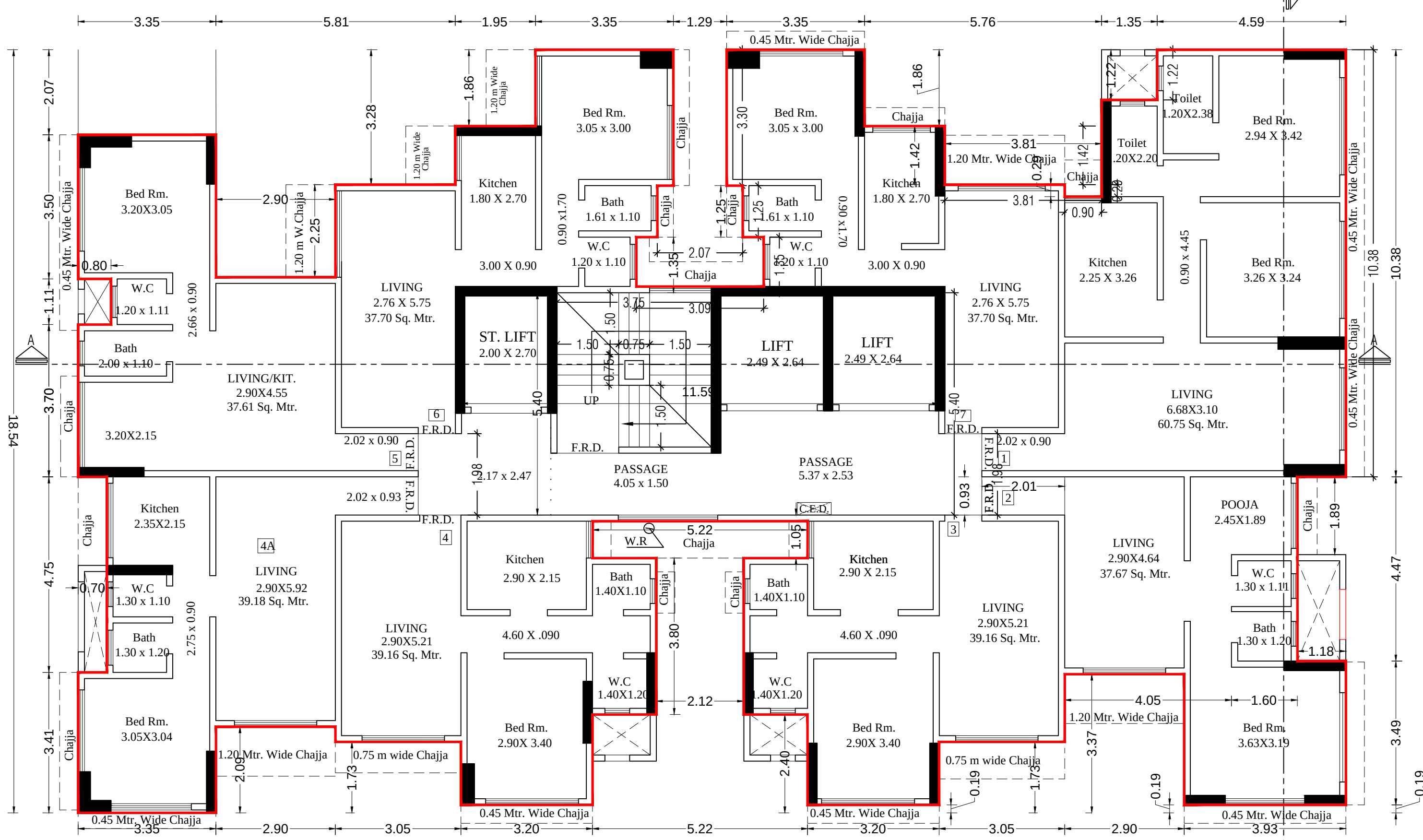
LIC. SURVEYOR



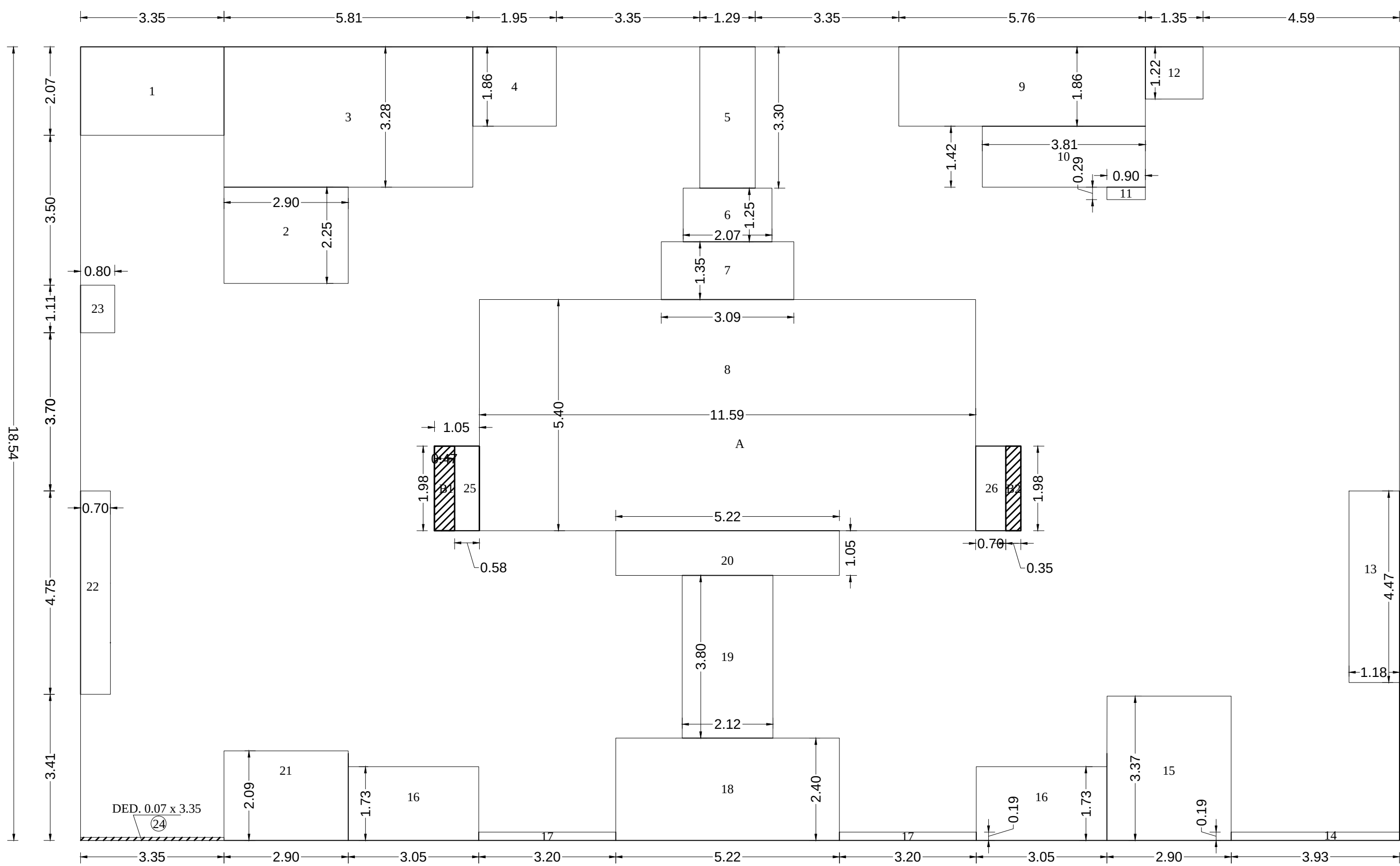
9th, 13th, 15th to 17th Floor Plan



10th to 12th Floor Plan



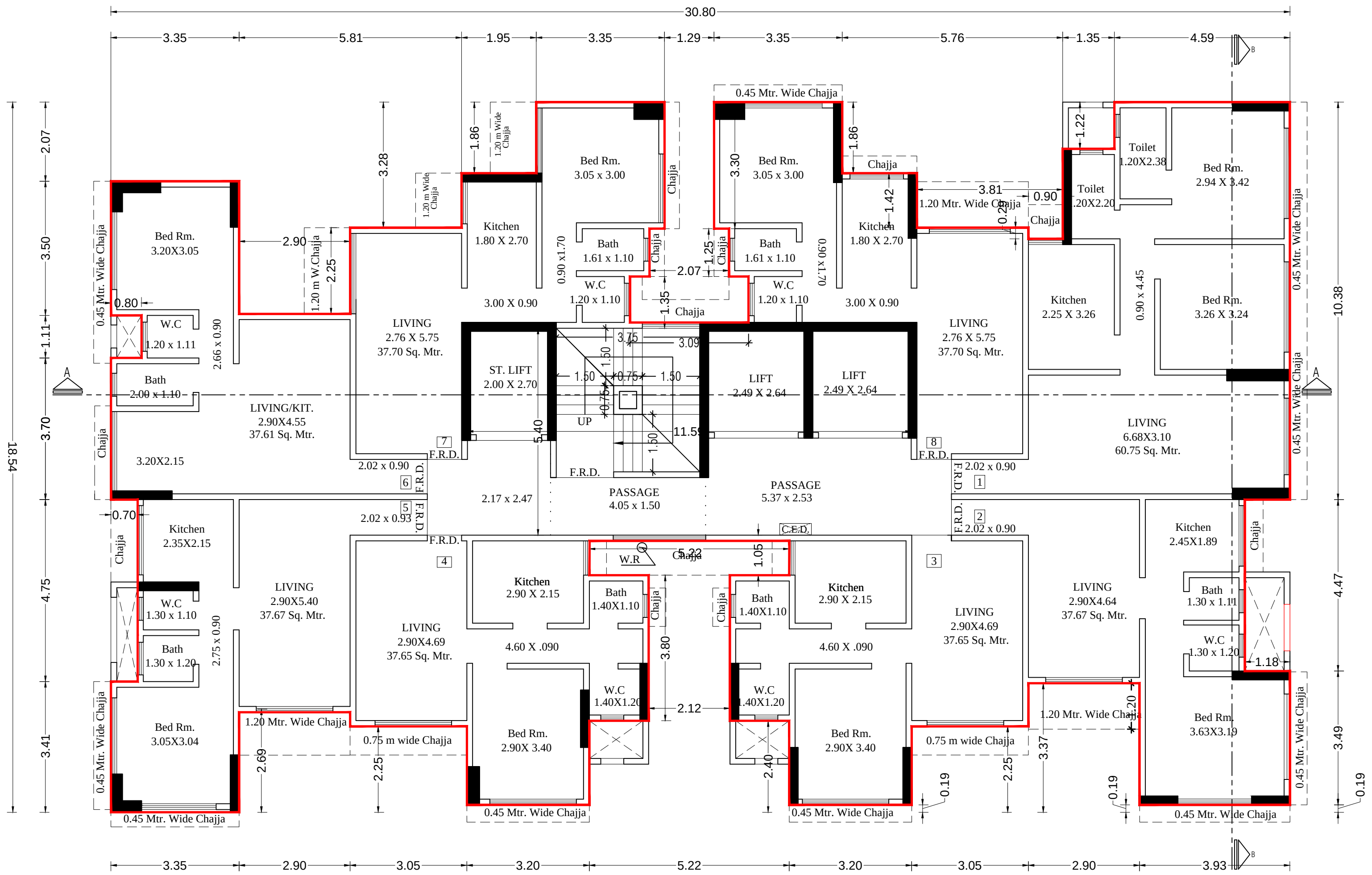
18th to 20th & 22nd Floor Plan



9th to 13th & 15th to 20th & 22nd Floor Area Diagram

| BUILT UP AREA CALCULATION       |       |   |       |                       |
|---------------------------------|-------|---|-------|-----------------------|
| 9th To 13th, 15th to 19th Floor |       |   |       |                       |
| A                               | 30.80 | X | 18.54 | X 1NO = 571.03 SQ.MT. |
| TOTAL ADDITION                  |       |   |       | = 571.03 SQ.MT.       |
| DEDUCTIONS                      |       |   |       |                       |
| 1                               | 3.35  | X | 2.07  | X 1NO = 6.93 SQ.MT.   |
| 2                               | 2.90  | X | 2.25  | X 1NO = 6.53 SQ.MT.   |
| 3                               | 5.81  | X | 3.28  | X 1NO = 19.06 SQ.MT.  |
| 4                               | 1.95  | X | 1.86  | X 1NO = 3.63 SQ.MT.   |
| 5                               | 1.29  | X | 3.30  | X 1NO = 4.26 SQ.MT.   |
| 6                               | 2.07  | X | 1.25  | X 1NO = 2.59 SQ.MT.   |
| 7                               | 3.09  | X | 1.35  | X 1NO = 4.17 SQ.MT.   |
| 8                               | 11.59 | X | 5.40  | X 1NO = 62.59 SQ.MT.  |
| 9                               | 5.76  | X | 1.86  | X 1NO = 10.71 SQ.MT.  |
| 10                              | 3.81  | X | 1.42  | X 1NO = 5.41 SQ.MT.   |
| 11                              | 0.90  | X | 0.29  | X 1NO = 0.26 SQ.MT.   |
| 12                              | 1.35  | X | 1.22  | X 1NO = 1.65 SQ.MT.   |
| 13                              | 1.18  | X | 4.47  | X 1NO = 5.27 SQ.MT.   |
| 14                              | 0.19  | X | 3.93  | X 1NOS = 0.75 SQ.MT.  |
| 15                              | 2.90  | X | 3.37  | X 1NOS = 9.77 SQ.MT.  |
| 16                              | 3.05  | X | 1.73  | X 2NOS = 10.55 SQ.MT. |
| 17                              | 3.20  | X | 0.19  | X 2NOS = 1.22 SQ.MT.  |
| 18                              | 5.22  | X | 2.40  | X 1NO = 12.53 SQ.MT.  |
| 19                              | 2.12  | X | 3.80  | X 1NO = 8.06 SQ.MT.   |
| 20                              | 5.22  | X | 1.05  | X 1NO = 5.48 SQ.MT.   |
| 21                              | 2.90  | X | 2.09  | X 1NO = 6.06 SQ.MT.   |
| 22                              | 0.70  | X | 4.75  | X 1NO = 3.33 SQ.MT.   |
| 23                              | 0.80  | X | 1.11  | X 1NO = 0.89 SQ.MT.   |
| 24                              | 0.07  | X | 3.35  | X 1NO = 0.23 SQ.MT.   |
| 25                              | 0.58  | X | 1.98  | X 1NO = 1.15 SQ.MT.   |
| 26                              | 0.70  | X | 1.98  | X 1NO = 1.39 SQ.MT.   |
| TOTAL DEDUCTION                 |       |   |       | = 194.47 SQ.MT. Y1    |
| TOTAL BUILT UP AREA (X - Y)     |       |   |       | = 376.56 SQ.MT. X1    |

| Common area                 |      |   |      |                     |
|-----------------------------|------|---|------|---------------------|
| B1                          | 0.47 | X | 1.98 | X 1NO = 0.93 SQ.MT. |
| B2                          | 0.35 | X | 1.98 | X 1NO = 0.69 SQ.MT. |
| TOTAL COMMON AREA PER FLOOR |      |   |      | = 1.62 SQ.MT. Y2    |



5th to 6th, 8th Floor Plan

STAMP ON DATE OF APPROVAL

CHE/CTY/1239/E/337(NEW)

P R O F O R M A -- B

CONTENT OF SHEETS

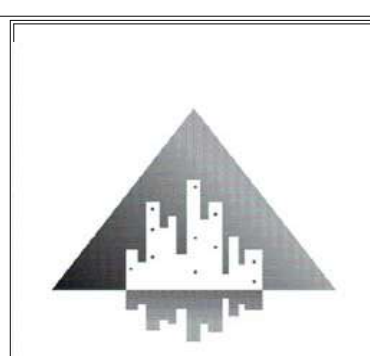
5th to 6th, 8th Floor Plan, 9th to 13th, 15th to 17th, 18th to 19th floor plan & area diagram

CLIENTS NAME & SIGNATURE

M/S. KSA DEVELOPER

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO.1787 & 2/1787 OF BYCULLA DIV. SITUATED AT 1ST & 2ND SANKLI STREET " E " WARD , MUMBAI .



**BASHARAT & ASSOCIATES**

243/B, GHOJARAI BUILDING,  
GROUND FLR, ROOM NO. 9,  
MAULANA AZAD ROAD,  
MUMBAI- 400 008.

FILE NO.

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SCALE

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SIGN. BY

03

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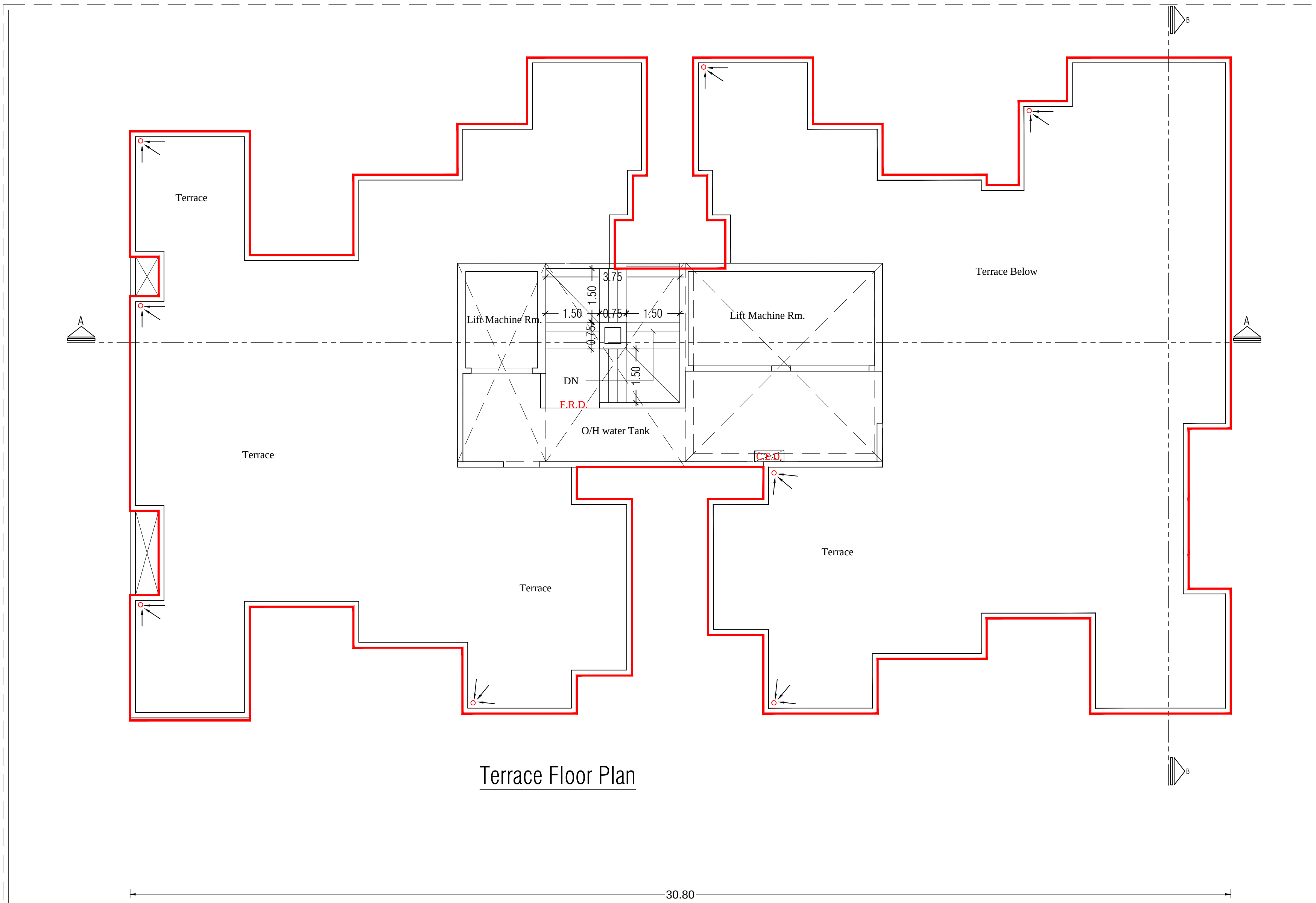
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L.S.

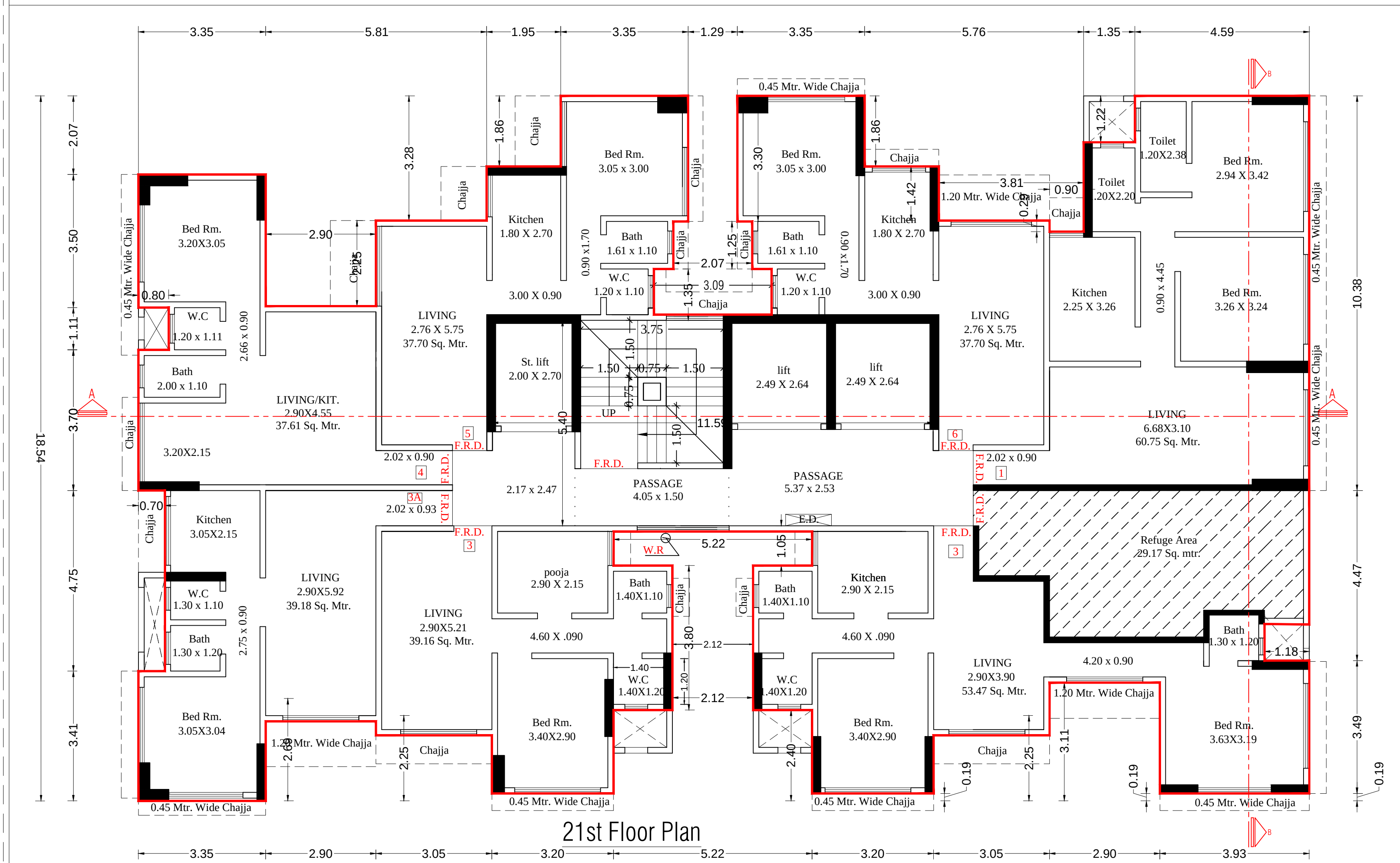
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AEBP-IV

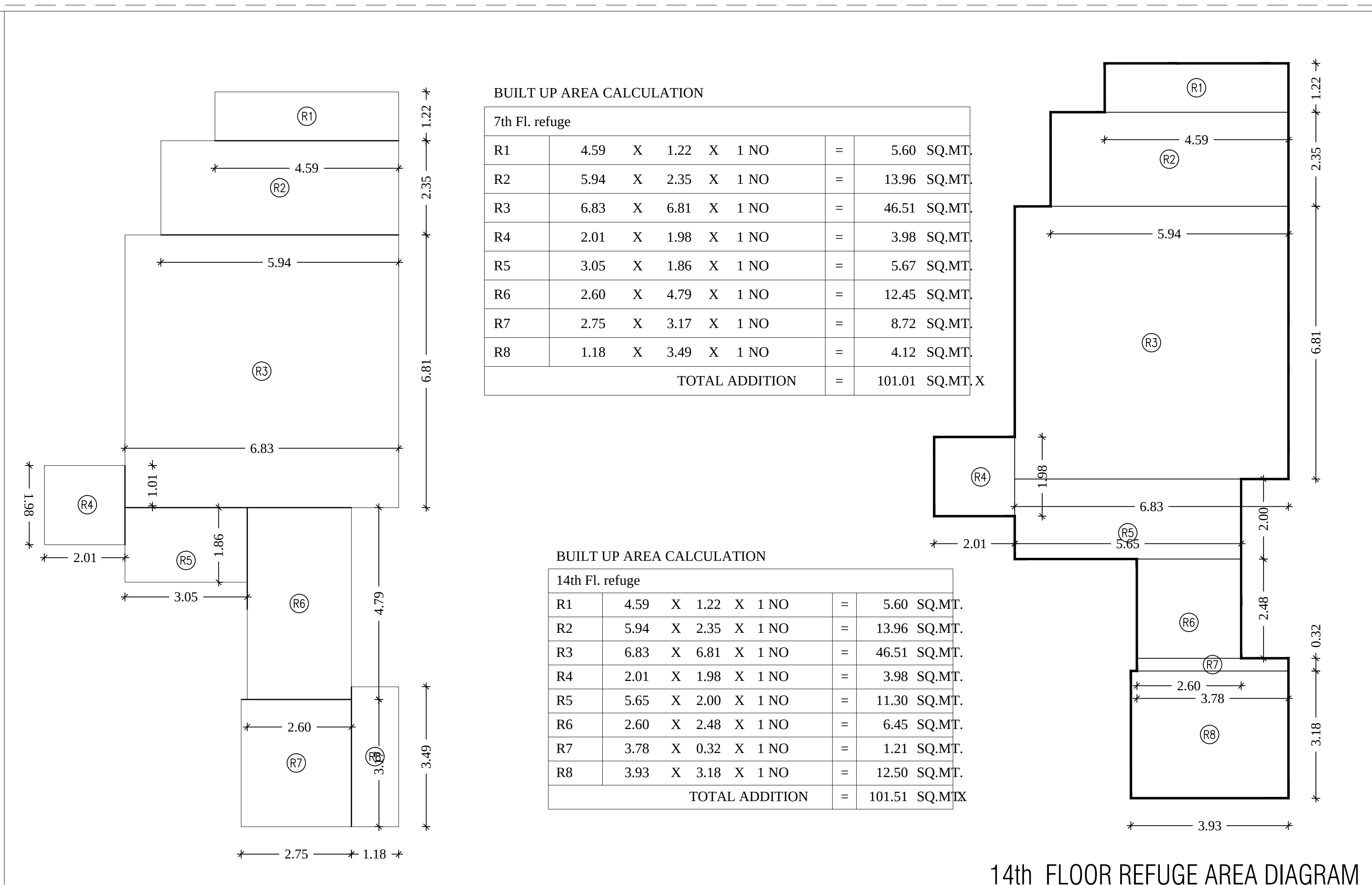
EEBP-II



Terrace Floor Plan



21st Floor Plan



14th FLOOR REFUGE AREA DIAGRAM

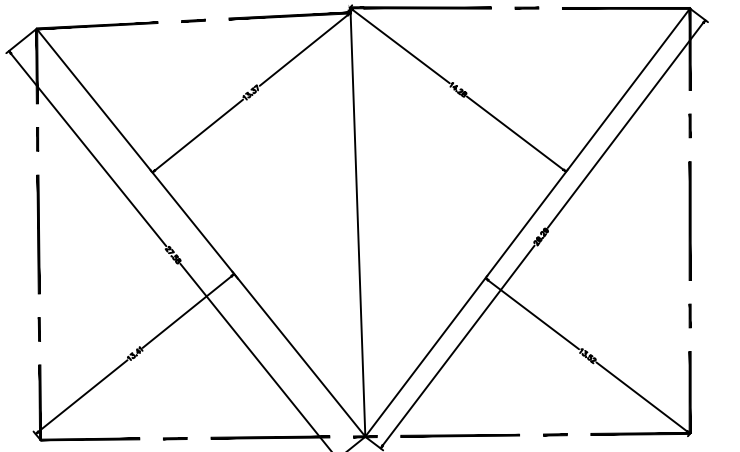
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|---------------------------|---------|---------|----|
| CHE/CTY/1239/E/337(NEW)   |         |         |    |
|                           |         |         |    |
| SEBP-VI                   | AEBP-IV | EEBP-II |    |

BUILT UP AREA CALCULATION

| 21st Floor     |       |         |                        |
|----------------|-------|---------|------------------------|
| A              | 30.80 | X 18.54 | X 1 NO = 571.03 SQ.MT. |
| TOTAL ADDITION |       |         | = 571.03 SQ.MT.        |

DEDUCTIONS

|                             |       |        |                        |
|-----------------------------|-------|--------|------------------------|
| 1                           | 3.35  | X 2.07 | X 1 NO = 6.93 SQ.MT.   |
| 2                           | 2.90  | X 2.25 | X 1 NO = 6.53 SQ.MT.   |
| 3                           | 5.81  | X 3.28 | X 1 NO = 19.06 SQ.MT.  |
| 4                           | 1.95  | X 1.86 | X 1 NO = 3.63 SQ.MT.   |
| 5                           | 1.29  | X 3.30 | X 1 NO = 4.26 SQ.MT.   |
| 6                           | 2.07  | X 1.25 | X 1 NO = 2.59 SQ.MT.   |
| 7                           | 3.09  | X 1.35 | X 1 NO = 4.17 SQ.MT.   |
| 8                           | 11.59 | X 5.40 | X 1 NO = 62.59 SQ.MT.  |
| 9                           | 5.76  | X 1.86 | X 1 NO = 10.71 SQ.MT.  |
| 10                          | 3.81  | X 1.42 | X 1 NO = 5.41 SQ.MT.   |
| 11                          | 0.90  | X 0.29 | X 1 NO = 0.26 SQ.MT.   |
| 12                          | 1.35  | X 1.22 | X 1 NO = 1.65 SQ.MT.   |
| 13                          | 1.18  | X 4.47 | X 1 NO = 5.27 SQ.MT.   |
| 14                          | 0.19  | X 3.93 | X 1 NOS = 0.75 SQ.MT.  |
| 15                          | 2.90  | X 3.11 | X 1 NOS = 9.02 SQ.MT.  |
| 16                          | 3.05  | X 1.73 | X 2 NOS = 10.55 SQ.MT. |
| 17                          | 3.20  | X 0.19 | X 2 NOS = 1.22 SQ.MT.  |
| 18                          | 5.22  | X 2.40 | X 1 NO = 12.53 SQ.MT.  |
| 19                          | 2.12  | X 3.80 | X 1 NO = 8.06 SQ.MT.   |
| 20                          | 5.22  | X 1.05 | X 1 NO = 5.48 SQ.MT.   |
| 21                          | 2.90  | X 2.09 | X 1 NO = 6.06 SQ.MT.   |
| 22                          | 0.70  | X 2.45 | X 1 NO = 3.33 SQ.MT.   |
| 23                          | 0.80  | X 1.11 | X 1 NO = 0.89 SQ.MT.   |
| 24                          | 2.01  | X 0.93 | X 1 NO = 1.87 SQ.MT.   |
| 25                          | 4.05  | X 3.85 | X 1 NO = 15.59 SQ.MT.  |
| 26                          | 1.60  | X 3.15 | X 1 NO = 5.04 SQ.MT.   |
| 27                          | 0.58  | X 1.98 | X 1 NO = 1.15 SQ.MT.   |
| 28                          | 0.70  | X 1.98 | X 1 NO = 1.39 SQ.MT.   |
| 29                          | 1.86  | X 1.31 | X 1 NO = 2.44 SQ.MT.   |
| TOTAL DEDUCTION             |       |        | = 218.43 SQ.MT.        |
| TOTAL BUILT UP AREA (X - Y) |       |        | = 352.60 SQ.MT.        |



PLOT AREA DIAGRAM  
Scale 1: 500

BUILT UP AREA CALCULATION

| PLOT AREA DIAGRAM |             |         |                        |
|-------------------|-------------|---------|------------------------|
| A                 | 1/2 x 28.29 | x 13.52 | x 1 NO = 191.24 SQ.MT. |
| B                 | 1/2 x 28.29 | x 14.28 | x 1 NO = 201.99 SQ.MT. |
| C                 | 1/2 x 27.58 | x 13.41 | x 1 NO = 184.38 SQ.MT. |
| D                 | 1/2 x 22.57 | x 13.37 | x 1 NO = 184.93 SQ.MT. |
| TOTAL ADDITION    |             |         | = 762.55 SQ.MT. X      |

P R O F O R M A -- B

CONTENT OF SHEETS

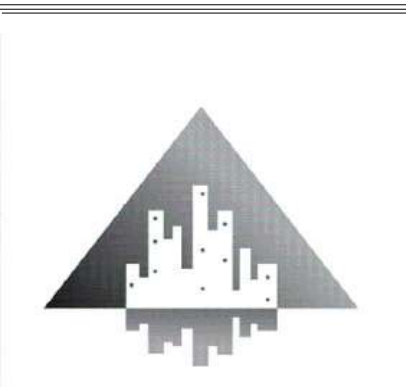
20TH FLOOR PLAN , TERRACE FLOOR PLAN, 20TH FLOOR AREA DIAGRAM , PLOT AREA DIAGRAM

CLIENTS NAME & SIGNATURE

M/S. KSA DEVELOPER

DESCRIPTION OF PROPOSAL :

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO 1787 & 2/1787 OF BYCULLA  
DIV. SITUATED AT 1ST & 2ND SANKLI STREET " E - WARD , MUMBAI .



BASHARAT & ASSOCIATES

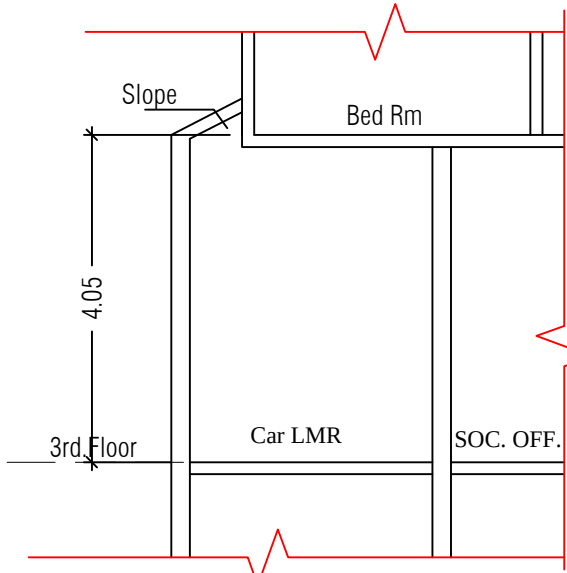
243/B, GHOJARAI BUILDING,  
GROUND FLR, ROOM NO. 9,  
MAULANA AZAD ROAD,  
MUMBAI:- 400 008.

| FILE NO. | DRAWN BY | SCALE | CHECKED BY | SIGN. BY      |
|----------|----------|-------|------------|---------------|
| 04       | G.R.P.   | 1:100 | G.R.P.     | LIC. SURVEYOR |

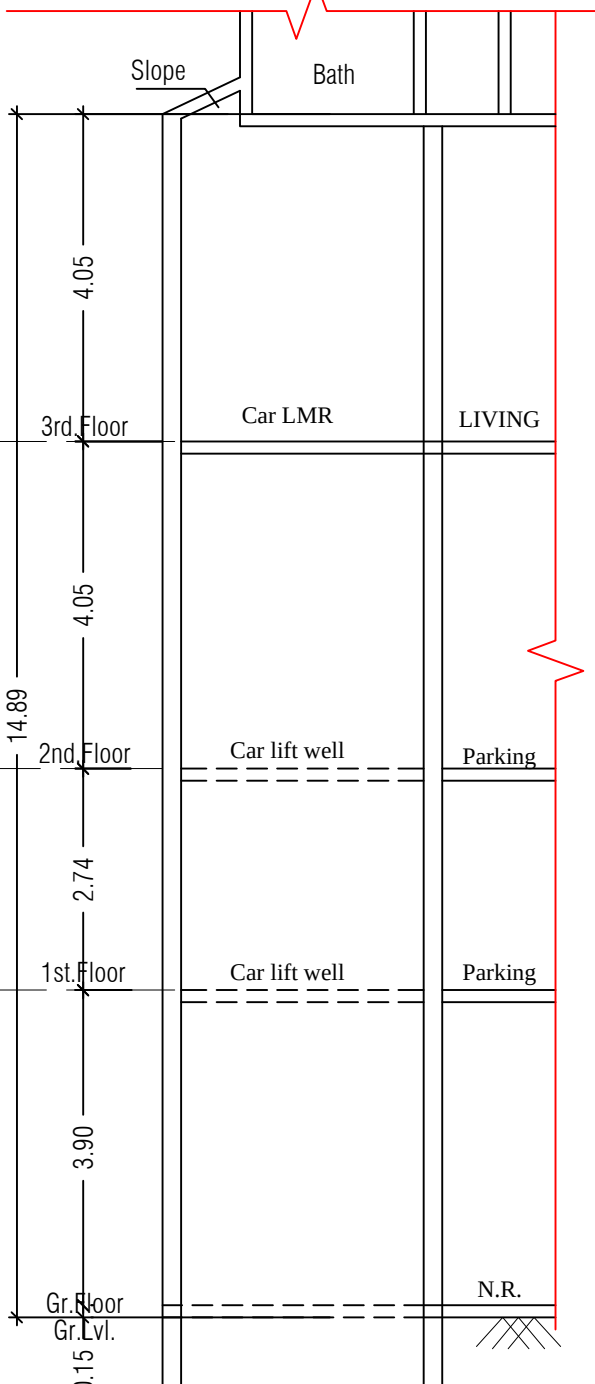
CHE/CTY/1239/E/337(NEW)

SEBP-VI AEBP-IV EEBP-II

| T A B L E - I I                                                   |                                                                                                                                                                              |                       |                      |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------|
| DETAILS OF FUNJIBLE B.U.A.FOR REHAB / SALE & PREMIUM CALCULATIONS |                                                                                                                                                                              |                       |                      |
| Sr.No.                                                            | Description                                                                                                                                                                  | Residential in Sq.Mt. | Commercial in Sq.Mt. |
| 1.                                                                | Permissible B.U.A. (Sr.No.34 of Proforma-A)                                                                                                                                  | 5616.09               | 435.70               |
| 2.                                                                | Permissible Fungible B.U.A. (1X0.35)                                                                                                                                         | 1941.62               | 152.50               |
| 3.                                                                | Total Permissible B.U.A. (1+2)                                                                                                                                               | 7557.70               | 588.20               |
| 4.                                                                | Total Proposed B.U.A. including Fungible F.S.I. (1+4+3 of Proforma -A)<br>[Check: Shall not be more than- 3 (Total A+B of column No.21 of Table No.1)]                       | 7263.63               | 425.97               |
| 5.                                                                | Permissible Fungible B.U.A. for rehab. MHADA & M.C.G.M. Component (Total A+B of column No.15 of Table No.1)]                                                                 | 1156.33               | 152.50               |
| 6.                                                                | Fungible B.U.A. utilized for rehab. MHADA & M.C.G.M. (Col.19-34-20) of Table No.1<br>[Check: Shall not be more than 5 above & shall be equal to 5- Col.No.21 of Table No.1)] | 894.96                | 0.31                 |
| 7.                                                                | Permissible Fungible B.U.A. for Sale Component (2-5)                                                                                                                         | 785.30                | 0.00                 |
| 8.                                                                | Fungible B.U.A. utilized for Sale (4-1-6) above<br>[Check: Shall not be more than 7 above ]                                                                                  | 752.78                | 0.00                 |
| 9.                                                                | Ready Reckoner Rate for the Year 2016                                                                                                                                        |                       |                      |
| 10.                                                               | % of Ready Reckoner Rate                                                                                                                                                     | 50%                   | 100%                 |
| 11.                                                               | Premium amount to be recovered (7x9x10)                                                                                                                                      |                       |                      |
| 12.                                                               | Payment Receipt No. & Date                                                                                                                                                   |                       |                      |



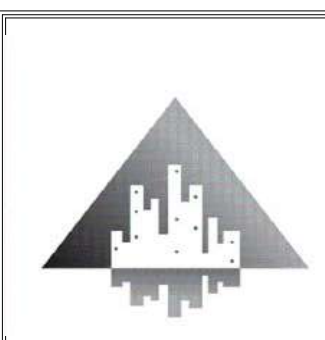
Section D-D



Section C-C

P R O F O R M A -- B  
CONTENT OF SHEETS  
Section A-A,B,C-C& D-D  
CLIENTS NAME & SIGNATURE  
M/S. KSA DEVELOPER

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**BASHARAT & ASSOCIATES**  
243/B, GHOJARAI BUILDING,  
GROUND FLR, ROOM NO. 9,  
MAULANA AZAD ROAD,  
MUMBAI- 400 008.

|          |          |       |            |          |
|----------|----------|-------|------------|----------|
| FILE NO. | DRAWN BY | SCALE | CHECKED BY | SIGN. BY |
| 05       | G.R.P.   | 1:100 | G.R.P      | L. S.    |