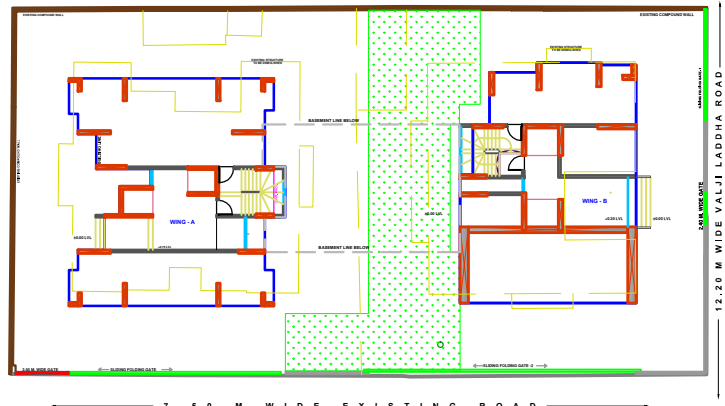
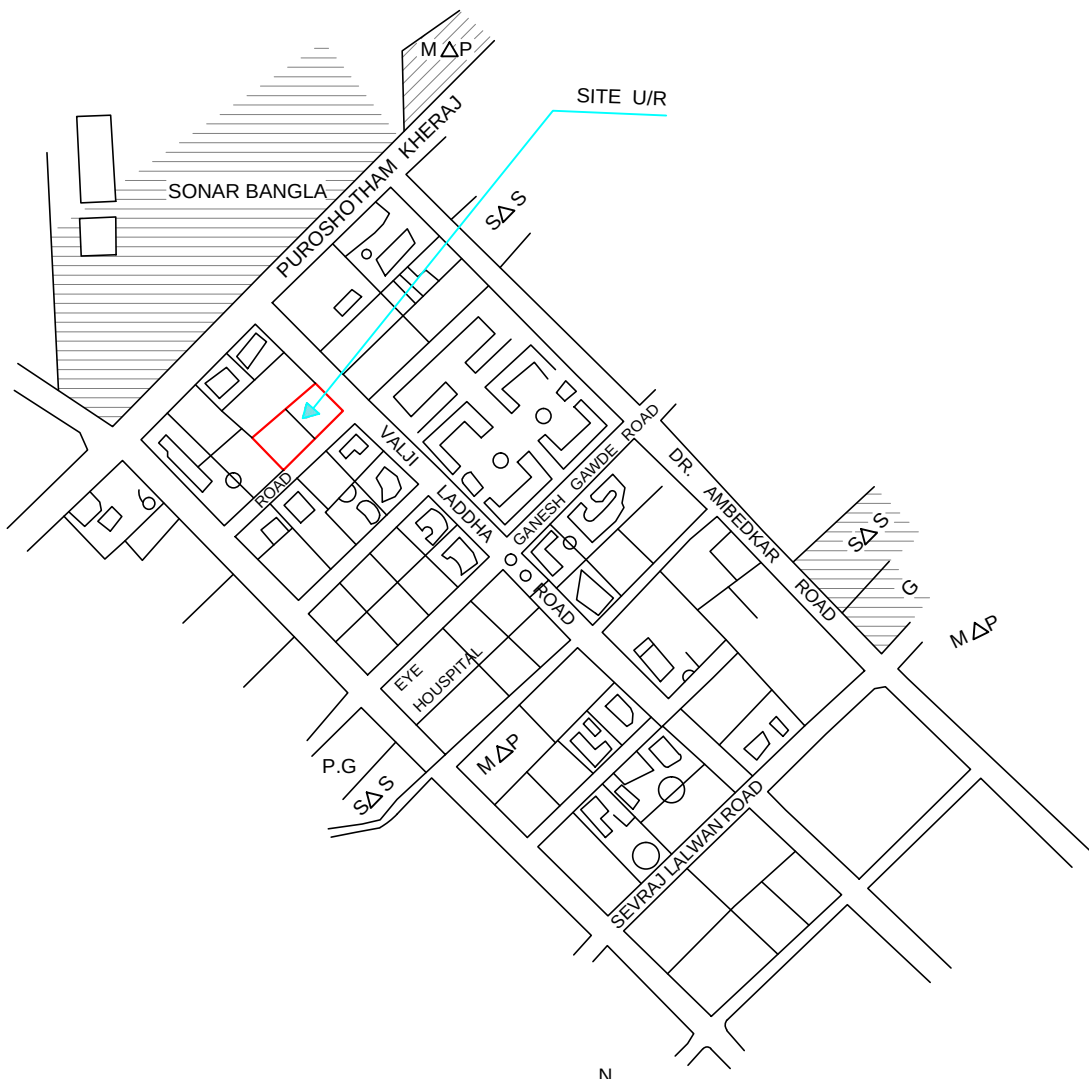
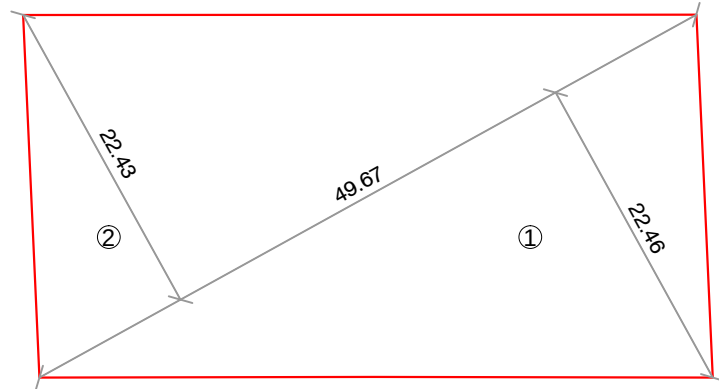




BLOCK PLAN
SCALE - 1 : 500

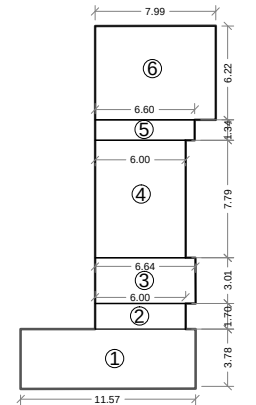


LOCATION PLAN
SCALE - 1:4000



PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION						
ADDITION						
1	22.46	X	49.67	X	0.50	= 557.79 SQ.MT.
2	22.43	X	49.67	X	0.50	= 557.05 "
TOTAL AREA					=	1114.84 SQ.MT.
SAY					=	1113.60 SQ.MT.



R.G. AREA DIAGRAM

R.G. AREA REQUIRED		
1113.60 X 15%	=	167.04 sq.mt
PROPOSED R.G.AREA	=	179.20 sq.mt

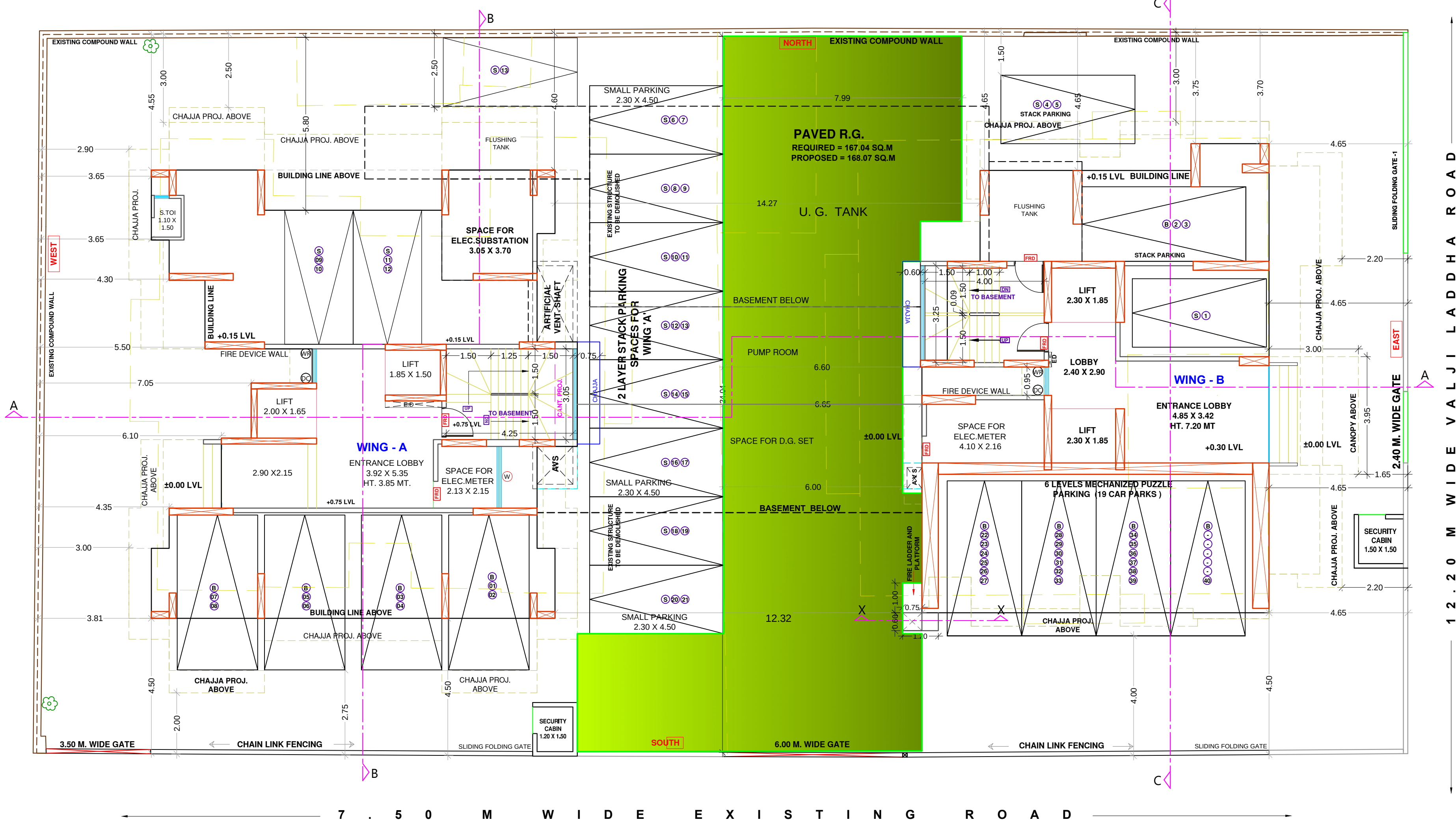
RG AREA CALCULATION						
ADDITION						
1	11.57	X	3.78	X	1.00	= 43.73
2	6.00	X	1.70	X	1.00	= 10.20
3	6.64	X	3.01	X	1.00	= 19.99
4	6.00	X	7.79	X	1.00	= 46.74
5	6.60	X	1.34	X	1.00	= 8.84
6	7.99	X	6.22	X	1.00	= 49.70
TOTAL					=	179.20

PARKING STATEMENT AS PER PROPOSED MODIFICATION (WING -A)

NO.OF TENT.	CARPET AREA	DESCRIPTION	PARK.REQ.
39	up to.45.00 sq.mt	One parking space req. every four Tenament having carpet area up to.45.00 sq.mt	10
NIL	45.00 TO 60.00	One parking space req. every two Tenament having carpet area above 45.00 to 60.00 sq.mt	NIL
NIL	60.00 TO 90.00	One parking space req. every one Tenament having carpet area above 60.00 to 90.00 sq.mt	NIL
NIL	90.00 Above	two parking space req. every one Tenament having carpet area above 70.00 sq.mt 25% for visitors	NIL
TOTAL PARKING REQUIRED			13
TOTAL PARKING PROVIDED			Big 8 Small 5 13

PARKING STATEMENT AS PER PROPOSED MODIFICATION (WING -B)

NO.OF TENT.	CARPET AREA	DESCRIPTION	PARK.REQ.
NIL	up to.45.00 sq.mt	One parking space req. every four Tenament having carpet area up to.45.00 sq.mt	NIL
NIL	45.00 TO 60.00	One parking space req. every two Tenament having carpet area above 45.00 to 60.00 sq.mt	NIL
1	60.00 TO 90.00	One parking space req. every one Tenament having carpet area above 60.00 to 90.00 sq.mt	1
NIL	90.00 Above	two parking space req. every one Tenament having carpet area above 70.00 sq.mt 25% for visitors	NIL
TOTAL PARKING REQUIRED			3
TOTAL PARKING PROVIDED			Big 21 Small 19 40



STILT FLOOR PLAN
SCALE - 1 : 100

SUMMARY OF BUILT UP AREA			
FLOOR'S	WING - A AREA IN SQ.MT	WING - B AREA IN SQ.MT	TOTAL
BASEMENT	-	-	-
STILT	-	-	-
1ST	129.24	68.82	198.06
2ND	131.00	-	131.00
3RD	131.00	-	131.00
4TH	134.09	-	134.09
5TH	156.23	-	156.23
6TH	175.22	-	175.22
7TH	175.22	-	175.22
8TH	131.91	-	131.91
9TH	180.25	-	180.25
10TH	180.25	-	180.25
TOTAL	1524.41	68.82	1593.23

Proforma - ' B '		FILE No. CHE/1091/ES/T/337(NEW)			
Sheet No :- 1 / 5					
CONTENTS :- PLOT AREA DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN, STILT FLOOR PLAN, SUMMARY OF BUA, PROFORMA- A-1 & B, R.G. AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT, SECTION THROUGH U.G.T.					
THIS PLAN IS DIGITALLY SIGNED AND ISSUED					
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THISE OFFICE IOD / LETTER NO. CHE/ES/1091/T/337(NEW)					
SE(BP) T/W		AE(BP) S&T		EE(BP) ES-II	
A	Proforma A -1				Area in Sq.mt
1)	Area of Plot as per PRC				1113.60
2)	Deductions for (a) Road set-back area (b) Proposed D.P road (c) Any reservation (sub-plot) (d) % amenity space as per DCR 56/57 (sub plot) Other				- - - -
3)	Balance area of plot (1 minus 2)				1113.60
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)				-
5)	Net area of plot (3 minus 4)				1113.60
6)	Additions for floor space index 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)				1113.60
8)	Floor Space Index permissible				1.00
9)	Additions for floor space index 9(a) 0.70 FSI credit available by Dev. Rights (87.09 SQ.M set back FSI utilised as per approved plans of existing building upto.CE/2942/BPES/AT/ DT.19-04-1983) 9(b) 0.50 F.S.I.as per DCR 32 9(c) % as per DCR 33 () 9(d) other				87.09 - - -
10)	Permissible Floor Area (7x 8) plus 9 above				1200.69
11)	Total proposed built up area				1200.69
12)	FSI consumed on net holding = 1/2				1.07
B Details of Residential / Non - Residential Areas					
1)	Purely Residential Built up area				1200.69
2)	Remaining Non- Residential Built up area				-
C Details of FSI availed as per DCR 35 (4)					
1)	Fungible Built up Area component proposed vide DCR 35 (4) for purely Residential = (B1 x 0.35)				406.82
2)	Fungible Built up Area component proposed vide DCR 35 (4) for Non-Residential = (B2 x 0.20)				-
3)	Total Fungible Built Up Area vide DCR 35 (4) = (C1 + C2)				406.82
4)	Total Gross Built Up Area permissible (11 + C3)				1607.51
5)	Total Built up area proposed				1593.23
D Tenement Statement					
(i)	Proposed area (Item A,12 above) or C-4				1593.23
(ii)	Less deduction of Non Residential area (Shop etc)				-
(iii)	Area available for tenement [(i) minus (ii)]				1593.23
(iv)	Tenements permissible (450 tenements / hectare				72
(v)	Tenement proposed				40
(vi)	Tenement existing				-
	Total tenement on the plot				40
E Parking Statement					
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)				16 - -
(ii)	Covered garage permissible				-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)				- - -
	Total parking provided				53
	Total parking condoned				-
F Transport Vehicles Parking					
(i)	Space for transport vehicles parking required by Regulations				-
(ii)	Total no.of transport vehicles parking spaces provided				-
Certificate of Area					
Certificate that the plot under ref. was surveyed by me on 04.02.2018 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.					
Description of Proposal & Property					
PROPOSED REDEVELOPMENT ON THE PLOT BEARING CTS NO.1370 & 1409 OF VILLAGE MULUND (W) AT VALJI LADHA ROAD, MULUND (WEST). IN 'T' WARD,MUMBAI.					
Name of Owner					
M/S LABH ENTERPRISES					
Date	Scale	Job No-	Drawn By	Checked By	Sign.
01-03-2018	1: 100		BALIRAM	RAJ SIR	
North Line		Sign, Name & Address of Architect / LS			
		RAJ K. SHAH ARCHITECTS AND INTERIOR DESIGNERS C/39, CHEMBUR GAOTHAN, CHEMBUR (E) Mumbai - 400 071.			