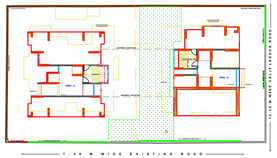
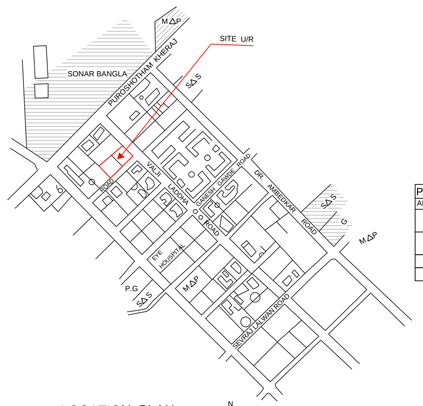


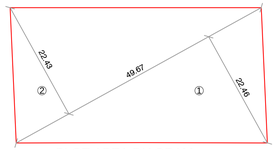
BLOCK PLAN

SCALE - 1 : 500



LOCATION PLAN

SCALE - 1:4000

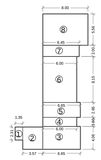


PLOT AREA DIAGRAM

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

SCALE - 1:500

R.G. AREA CALCULATION

ADDITION							
1	1.35	X	2.31	X	1.00	=	3.12
2	3.57	X	3.96	X	1.00	=	14.14
3	6.65	X	4.06	X	1.00	=	27.00
4	6.00	X	1.60	X	1.00	=	9.60
5	6.65	X	2.65	X	1.00	=	17.62
6	6.00	X	8.15	X	1.00	=	48.90
7	6.45	X	2.00	X	1.00	=	12.90
8	8.00	X	5.56	X	1.00	=	44.48
TOTAL						=	177.76

R.G. AREA REQUIRED

1113.60 X 15% = 167.04 sq.mt

PROPOSED R.G.AREA = 177.76 sq.mt

PARKING STATEMENT AS PER DCPR 2034 (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	NIL
		5% for visitors	2
TOTAL PARKING REQUIRED			12
TOTAL PARKING PROVIDED		Big 8	14
		Small 5	

PARKING STATEMENT AS PER DCPR 2034 (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
7	45.00 TO 60.00	One parking space req. every two Tenament having carpet area above 45.00 to 60.00 sq.mt	3.50
4	60.00 TO 90.00	One parking space req. every one Tenament having carpet area above 60.00 to 90.00 sq.mt	4
NIL	90.00 Above	two parking space req. every one Tenament having carpet area above 70.00 sq.mt	NIL
		5% for visitors	2
TOTAL PARKING REQUIRED			10
TOTAL PARKING PROVIDED		Big 21	38
		Small 17	

FUNGIBLE FSI PREMIUM PAYABLE AS PER REG. 31(3) DCPR 2034

208.30 Sq.m X Rs. 58,400/- X 35 % = 42,57,652.00

Say Rs.42,57,700.00 /-

50% payable to MCGM	Rs.21,28,850.00
30% payable to State Govt.	Rs.12,77,310.00
20% payable to MSRDC (For Sealink)	Rs.8,51,540.00

AMOUNT PAID AS PER INSTALLMENT PAYMENT FACILITY OF MCGM & STATE GOVT.

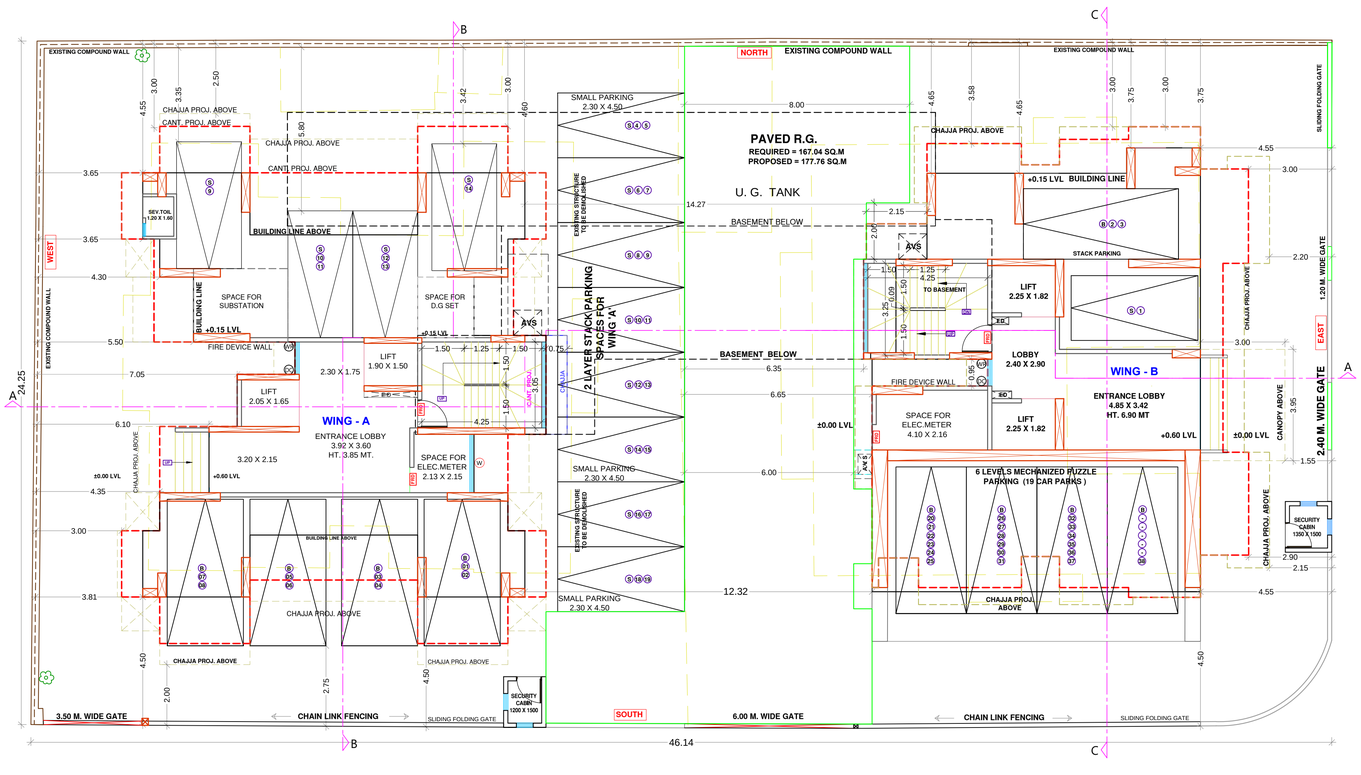
Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	Rs.2,12,900/- (10% of Rs.21,28,850/-)	05.02.2020	SAP Doc No. 1003802741 RECEIPT No. 3958176
2)	STATE GOVT.	Rs.1,27,750/- (10% of Rs.12,77,310/-)	06.02.2020	GRAS SBI E-TAX A/C
3)	MSRDC	Rs.85,160/- (10% of Rs.8,51,540/-)	05.02.2020	SAP Doc No. 1003803420 RECEIPT No. 3956179

DETAILS OF PREMIUM PAID FOR 0.50 ADDITIONAL FSI AS PER REG.30(A)(6) OF DCPR 2034

Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	Rs.2,84,550/- (10% of Rs.28,45,250/-)	05.02.2020	SAP Doc No. 1003802741 RECEIPT No. 3958176
2)	STATE GOVT.	Rs.2,84,500/- (10% of Rs.28,45,250/-)	05.02.2020	CHALLAN No. 021315
3)	MSRDC	Rs.2,84,500/- (10% of Rs.28,45,250/-)	05.02.2020	SAP Doc No. 1003803420 RECEIPT No. 3956179
4)	DHARAVI AUTH	Rs.2,84,500/- (10% of Rs.28,45,250/-)	05.02.2020	SAP Doc No. 1003803420 RECEIPT No. 3956179

SUMMARY OF BUILT UP AREA

FLOOR'S	WING - A AREA IN SQ.MT	WING - B AREA IN SQ.MT	TOTAL	STAIRCASE,LIFT, LIFT LOBBY AREA CLAIMED FREE OF FSI AREA IN SQ.MT
BASEMENT	-	-	-	-
STILT	-	-	-	-
1ST	129.14	67.23	196.37	65.58
2ND	130.90	67.23	198.13	65.58
3RD	130.90	72.02	202.92	65.58
4TH	133.99	156.89	290.88	63.94
5TH	156.13	156.89	313.02	63.67
6TH	175.12	156.89	332.01	63.39
7TH	175.12	156.89	332.01	63.39
8TH	131.81	-	131.81	31.55
9TH	180.15	-	180.15	31.50
10TH	180.15	-	180.15	31.50
TOTAL	1523.41	834.04	2357.45	545.68



STILT FLOOR PLAN

SCALE - 1 : 100

Proforma -' B '

FILE No. CHE/ES/1091/T/337(NEW)

Sheet No :- 1 / 6

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.

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED u/no.CHE/ES/1091/T/337(NEW) DATED 14/06/2018.

THIS PLAN IS DIGITALLY SIGNED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER CHE/ES/1091/T/337(NEW) DATED _____

MANISHA P BURGHAT E — SE(BP) T/W

JAYESH CHHAGAN DUSANE — AE(BP) S&T

LOTAN SUKADEO AHIRE — EE(BP) ES-II

A	Proforma A -1	AS PER DCR 1991 (AREA IN SQ.MT)	BALANCE POTENTIAL CLAIMED AS PER DCPR 2034 (AREA IN SQ.MT)	PER DCPR 2034 (AREA IN SQ.MT)
1)	Area of Plot as per PRC	1113.60	-	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	-	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	-	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	-	1113.60
8)	Floor Space Index permissible (87.09 SQ.M set back FSI utilised as per approved plans of existing building u/no.CE/2942/BPES/A/T/ DT.19-04-1983) PROTECTED FSI AS PER REG.30(C) OF DCPR 2034.	1113.60	-	1113.60
9)	Additions for floor space index 9(a) F. S. I . Credit available by Development Rights (1113.60 X 0.70) Protected FSI as per DCPR 30(C) 9(b) 0.50 F.S.I.as per DCPR 30 (A) 9(c) % as per DCPR 33 9(d) other	- 87.09 - - -	- - 556.80 - -	- 87.09 556.80 - -
10)	Permissible Floor Area (7x 8) plus 9 above	1200.69	556.80	1757.49
11)	Total proposed built up area	1200.69	-	1757.49
12)	FSI consumed on net holding = 1½	1.08	-	1.58
B	**Details of Residential / Non - Residential Areas**	-	-	-
1)	Purely Residential Built up area	1200.69	-	1757.49
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 DCPR 31(3) for purely Residential rehab = (B1x 0.35) For Rehab purpose without charging premium (1162.33 Sq.m x 35%) For Sale purpose by charging premium	. 406.82 -	. - 208.30	. 406.82 208.30
2)	Fungible Built up Area component proposed vide DCPR 31(3) for non-Residential = (B2 x 0.35)	-	-	-
3)	Total Fungible Built Up Area vide DCPR 31(3) = (C1 + C2)	406.82	208.30	615.12
4)	Total Gross Built Up Area permissible (11 + C3)	1607.51	764.60	2372.61
5)	Total Built up area proposed	1593.23	-	2357.45
D	**Tenement Statement**	—		-
(i)	Proposed area (item A,12 above) or C-4	1593.23		2357.45
(ii)	Less deduction of Non Residential area (Shop etc)	-		-
(iii)	Area available for tenement [(i) minus (ii)]	1593.23		2357.45
(iv)	Tenements permissible (450 tenements / hectare	72		106
(v)	Tenement proposed	40		50
(vi)	Tenement existing	-		-
	Total tenement on the plot	16		50
E	**Parking Statement**	-		-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	16 - -		22
(ii)	Covered garage permissible	-		-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	- - - -		- - - -
	Total parking provided	52		52
	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.

RAJ.K SHAH — Digitally signed by RAJ.K SHAH DN: cn=RAJ.K SHAH, gn=RAJ.K SHAH c=India Location: Reason: I am the author of this document Date: 2020-02-13 11:54:05+05:30

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

Sanjay Thakkar — Digitally signed by Sanjay Thakkar DN: cn=Sanjay Thakkar c=India Location: Reason: I am the author of this document Date: 2020-02-13 11:51+05:30

Date	Scale	Job No-	Drawn By	Checked By	Sign.
10-02-2020	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.

RAJ.K SHAH — Digitally signed by RAJ.K SHAH DN: cn=RAJ.K SHAH c=India Location: Reason: I am the author of this document Date: 2020-02-13 11:54+05:30