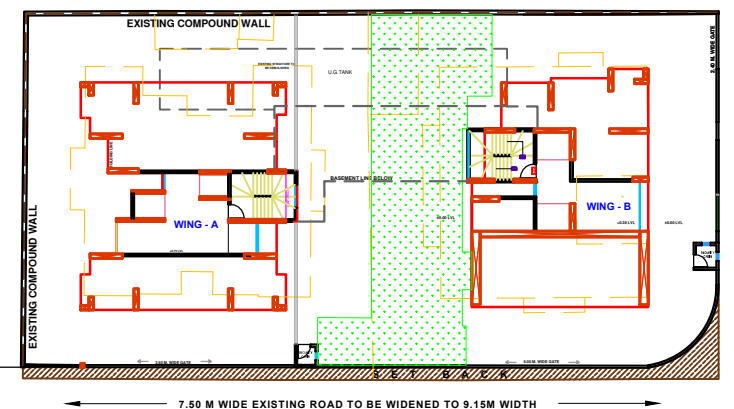
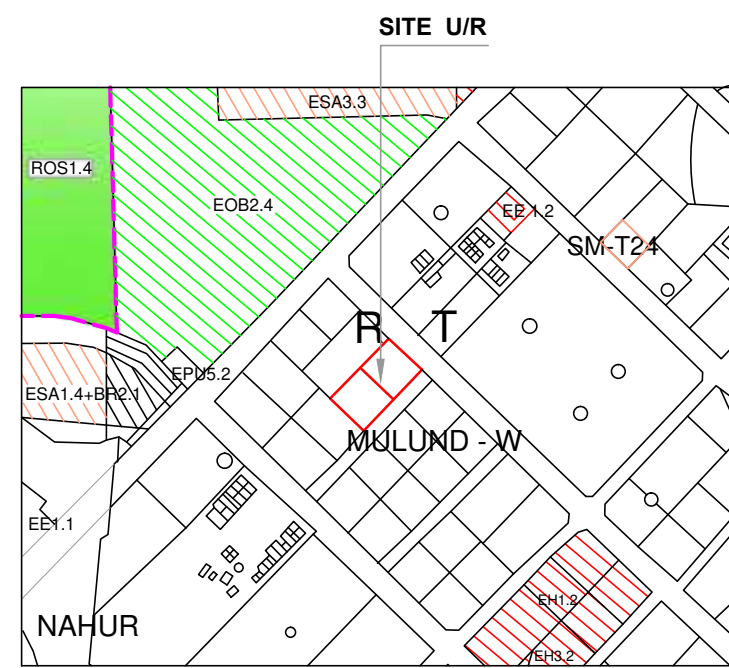
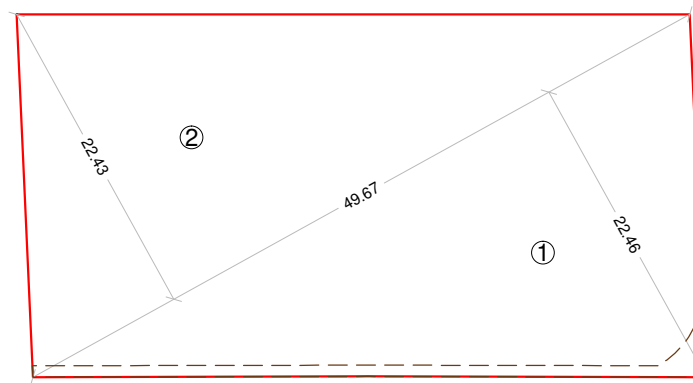




BLOCK PLAN
SCALE - 1 : 500

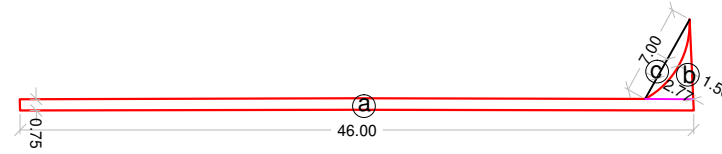


LOCATION PLAN
SCALE - 1 : 4000



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.

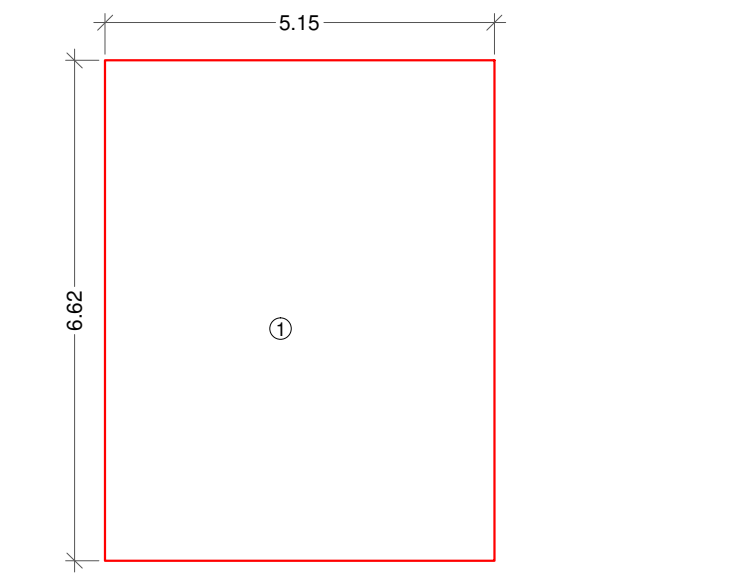


SET BACK AREA DIAGRAM
SCALE - 1:500

SET BACK AREA CALCULATION									
ADDITION									
a	46.00	X	0.75	X	1.00	=	34.50	SQ.MT.	
b	2.77	X	7.00	X	0.50	=	9.70	"	
LESS									
c	1.50	X	7.00	X	0.67	=	7.04	"	
SET BACK AREA							=	37.16	SQ.MT.

PARKING STATEMENT AS PER DCPR-2034 (WING-A)			
NO.OF. TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING.REQD
39	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to 45.00 sq.mt	10
NIL	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	NIL
NIL	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	NIL
NIL	90.00 Above	Two parking space Req. every one Tenement having carpet area above 90.00 to 90.00 sq.mt	NIL
Total			10
5% for visitors			02
Total Parking Required			12
Total Parking Provided			14
BIG			08
SMALL			06
TOTAL			14

PARKING STATEMENT AS PER DCPR-2034 (WING-B)			
NO.OF. TENT.	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING.REQD
NIL	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to 45.00 sq.mt	NIL
NIL	45.00 TO 60.00	One parking space Req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	NIL
23	60.00 TO 90.00	One parking space Req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	23
NIL	90.00 Above	Two parking space Req. every one Tenement having carpet area above 90.00 to 90.00 sq.mt	NIL
Total			23
5% for visitors			02
Total Parking Required			25
Total Parking Provided			34
CONVENIENCE SHOPS			36.84 SQ.M
No parking required for area less than 150.00sq.m			NIL
BIG			17
SMALL			17
TOTAL			34



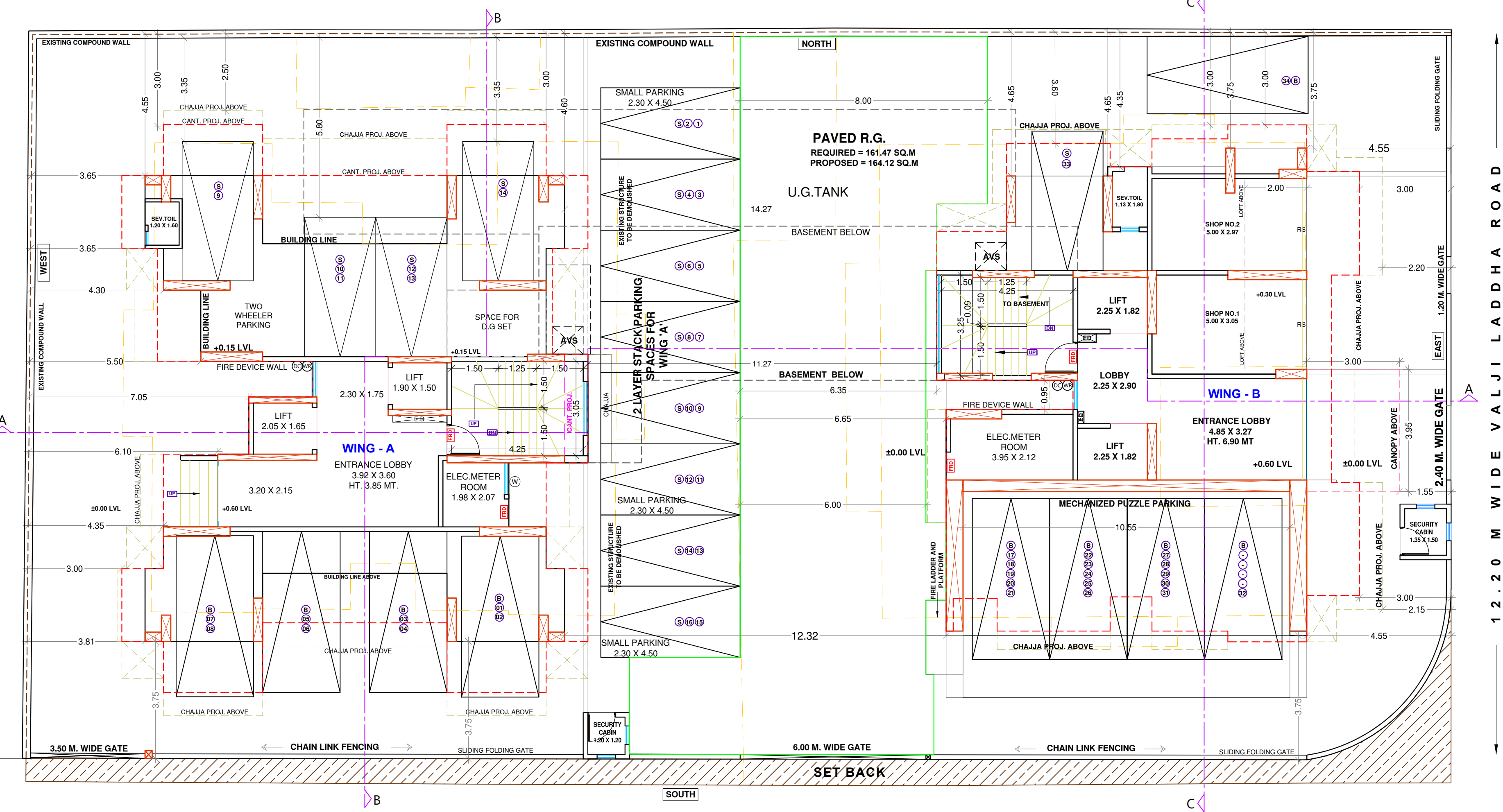
BUILT UP AREA DIAGRAM GROUND FLOOR PLAN (WING - B)
SCALE 1:100

BUILT UP AREA CALCULATION (WING - B) GROUND FLOOR PLAN									
ADDITION									
1	5.15	X	6.62	X	1	=	34.09	Sq.mt	
NET BUA							=	34.09	Sq.mt

R.G. AREA CALCULATION									
ADDITION									
1	8.00	X	5.40	X	1.00	=	43.20		
2	6.35	X	2.15	X	1.00	=	13.65		
3	6.00	X	8.15	X	1.00	=	48.90		
4	6.65	X	2.50	X	1.00	=	16.63		
5	6.00	X	2.40	X	1.00	=	14.40		
6	6.26	X	2.60	X	1.00	=	16.28		
7	3.57	X	3.10	X	1.00	=	11.07		
TOTAL							=	164.12	

R.G. AREA DIAGRAM
SCALE - 1:500

R.G. AREA REQUIRED
1076.44 X 15% = 161.47 sq.mt
PROPOSED R.G. AREA = 164.12 sq.mt



STILT / GR. FLOOR PLAN
SCALE - 1 : 100

TDR UTILIZATION DETAILS				
SR.NO	DCR NO. & FOLIO NO.	UTILIZATION FORM NO.	TDR PURCHASED (SQ.MT)	TDR CREDIT (SQ.MT)
1	000992 TDR/WS/WARD PN-8 / I	49225	600.00	439.72
2	000771/RD TDR/WS/WARD KW-231 / I	49441	100.00	90.20
3	SRA /1364/ CONST TDR/SRP/ES/N-27 WARD PHASE-IV/CONST. / I	49208	110.00	154.64
4	SRA/1358/LAND	49209	10.00	7.87

SUMMARY OF BUILT UP AREA				
FLOOR'S	WING - A AREA IN SQ.MT	WING - B AREA IN SQ.MT (RESIDENTIAL)	TOTAL	STAIRCASE,LIFT, LIFT LOBBY AREA CLAIMED FREE OF FSI AREA IN SQ.MT
BASEMENT	-	-	-	-
STILT / GR.	-	34.09	34.09	-
1ST	129.14	67.23	196.37	65.58
2ND	130.90	67.23	198.13	65.58
3RD	130.90	67.23	198.13	65.58
4TH	133.99	156.70	290.69	64.13
5TH	156.13	156.70	312.83	63.86
6TH	175.12	156.70	331.82	63.58
7TH	175.12	156.70	331.82	63.58
8TH	131.81	156.70	288.51	63.58
9TH	180.15	156.70	336.85	63.53
10TH	180.15	156.70	336.85	63.53
11TH	-	156.70	156.70	32.03
12TH	-	156.70	156.70	32.03
13TH	-	137.74	137.74	32.03
TOTAL	1523.41	1783.82	3307.23	738.62

Proforma -' B '

FILE No. CHE/ES/1091/T/337(NEW)
Sheet No :- 1 / 7

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 01/04/2021.

THIS PLAN IS DIGITALLY SIGNED
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE / LETTER
u/no. CHE/ES/1091/T/337(NEW) DATED _____

SHAIKESH RAKHOND E

Digitally signed by SHAIKESH RAKHOND E
DN: cn=SHAIKESH RAKHOND E, o=SHAIKESH RAKHOND E, ou=SHAIKESH RAKHOND E, email=shai.kesh.rakhond.e@gmail.com, c=IN, postalCode=400085, serialNumber=1722061149397
Date: 2022.08.17 12:24:11 +05'30'

Nitin Vasantrao Patil

Digitally signed by Nitin Vasantrao Patil
DN: cn=Nitin Vasantrao Patil, o=Nitin Vasantrao Patil, ou=Nitin Vasantrao Patil, email=patilnitin@gmail.com, c=IN, postalCode=400085, serialNumber=1722061149397
Date: 2022.08.17 12:24:11 +05'30'

Hardeepsin gh Balaantinsin gh Schadeo

Digitally signed by Hardeepsin gh Balaantinsin gh Schadeo
DN: cn=Hardeepsin gh Balaantinsin gh Schadeo, o=Hardeepsin gh Balaantinsin gh Schadeo, ou=Hardeepsin gh Balaantinsin gh Schadeo, email=hardeepsin.gh@gmail.com, c=IN, postalCode=400085, serialNumber=1722061149397
Date: 2022.08.17 12:24:11 +05'30'

SE(BP) L/E&N/W

AE(BP) S&T

EE(BP) ES-III

A	Proforma A - 1	AS PER DCR 1991 (AREA IN SQ.MT)	AS PER APPROVED PLAN DATED 01.04.2021	FSI CLAIMED AS PER DCR 2034 (AREA IN SQ.MT)	TOTAL (AREA IN SQ.MT)
1)	Area of Plot as per PRC	1113.60	-	-	1113.60
2)	Deductions for (a) Road set-back area affected by 9.15m R.L (Subsequent) (b) Proposed D.P. road (c) Any reservation (sub-plot) (d) % amenity space as per DCR 56/57 (sub plot) Other	-	-	37.16	37.16
3)	Balance area of plot (1 minus 2)	1113.60	1113.60	-	1076.44
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	-	-	-	-
5)	Net area of plot (3 minus 4)	1113.60	-	-	1076.44
6)	Gross plot area for FSI purpose	-	-	-	1113.60
7)	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	-	-	-	-
8)	Total Area (6 plus 7)	1113.60	-	-	1113.60
9)	Floor Space Index permissible	1113.60	-	-	1113.60
10)	Additions for floor space index 10(a) F. S. I. Credit available by Development Rights (1113.60 X 0.70) PROTECTED FSI AS PER REG.30(C) OF DCPR 2034. (1200.69 - 1113.60 = 87.09) As per approved plans of existing building u/no CE/2942/BP/ES/A/T/ DT: 19-04-1983) Reservation TDR (439.72 + 90.20 + 87.09 = 617.01 SQ.M) Slum TDR (154.64 + 7.87 = 162.51 SQ.M) 10(b) 0.50 F.S.I.as per DCPR 30 (A) 10(c) % as per DCPR 33 10(d) other	87.09	617.01	-	617.01
11)	Permissible Floor Area (8 x 9) plus 10 above	1200.69	2449.92	-	2449.92
12)	Total proposed built up area	1200.69	2449.92	-	2449.92
13)	FSI consumed on gross holding = 1%	1.08	2.20	-	2.20
B	Details of Residential / Non - Residential Areas	-	-	-	-
1)	Purely Residential Built up area	1200.69	2449.92	-	2424.55
2)	Remaining Non- Residential Built up area	-	-	-	25.25
C	Details of FSI availed as per DCPR 31 (3)	-	-	-	-
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 (2424.55 X 35% - 406.82)	406.82	406.82	450.65	406.82
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = (C1 + C2)	-	-	-	8.84
3)	Total Fungible Built Up Area vide DCPR 31(3) = (C1 + C2)	406.82	857.47	-	857.43
4)	Total Gross Built Up Area permissible (11 + C3)	1607.51	3307.39	-	3307.35
5)	Total Built up area proposed	1593.23	3292.10	15.13	3307.23
D	Tenement Statement	-	-	-	-
(i)	Proposed area (Item A,12 above) or C-4	1593.23	3292.10	15.13	3307.23
(ii)	Less deduction of Non Residential area (Shop etc)	-	-	-	34.09
(iii)	Area available for tenement ((i) minus (ii))	1593.23	3292.10	-	3273.14
(iv)	Tenements permissible (450 tenements / hectare	72	148	-	148
(v)	Tenement proposed	40	62	-	62
(vi)	Tenement existing	-	-	-	-
Total tenement on the plot		40	62	-	62
E	Parking Statement	-	-	-	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	16	37	-	37
(ii)	Covered garage permissible	-	-	-	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	-	-	-	-
Total parking provided		16	50	-	48
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 Ketan Shah

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
503, EXIM LINK, MULUND GOREGOAN LINK ROAD, NAHUR (W), MUMBAI 400078.
SANJAY VASANT THAKKAR

Date

Scale

Job No-

Drawn By

Checked By

Sign.

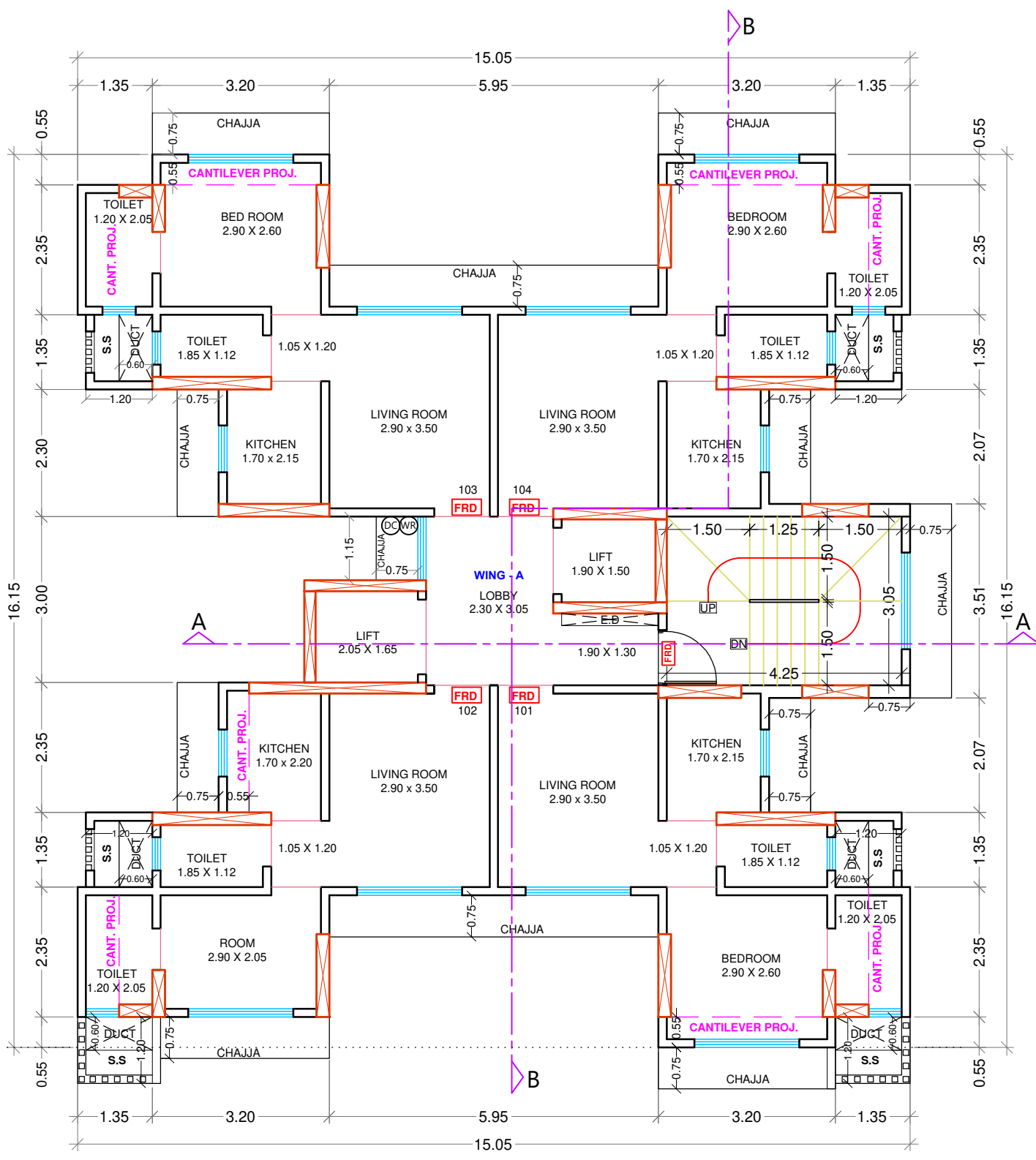
17-08-2022

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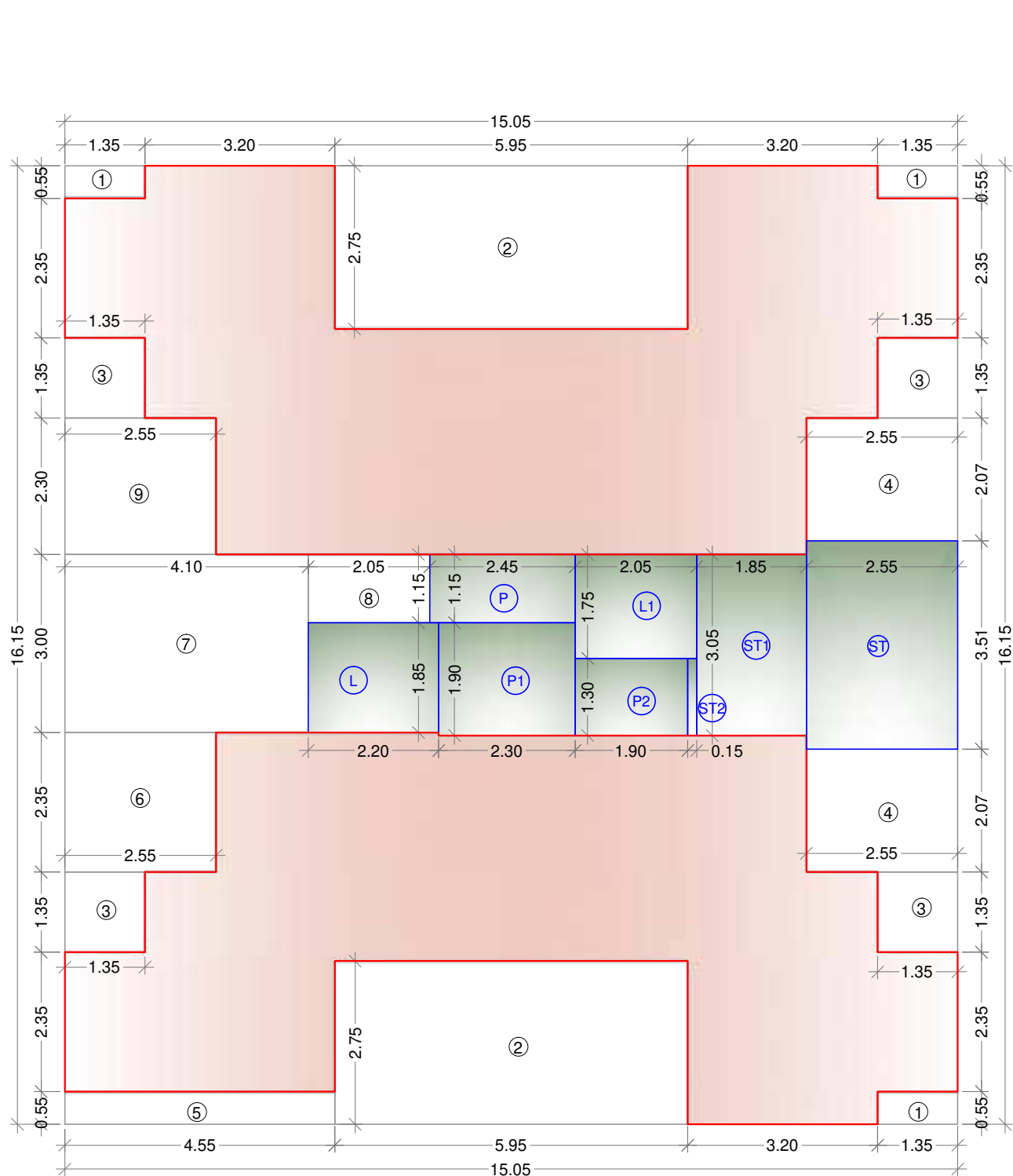
BALIRAM

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 Ketan Shah



1 ST FLOOR PLAN (WING - A)
SCALE 1:100



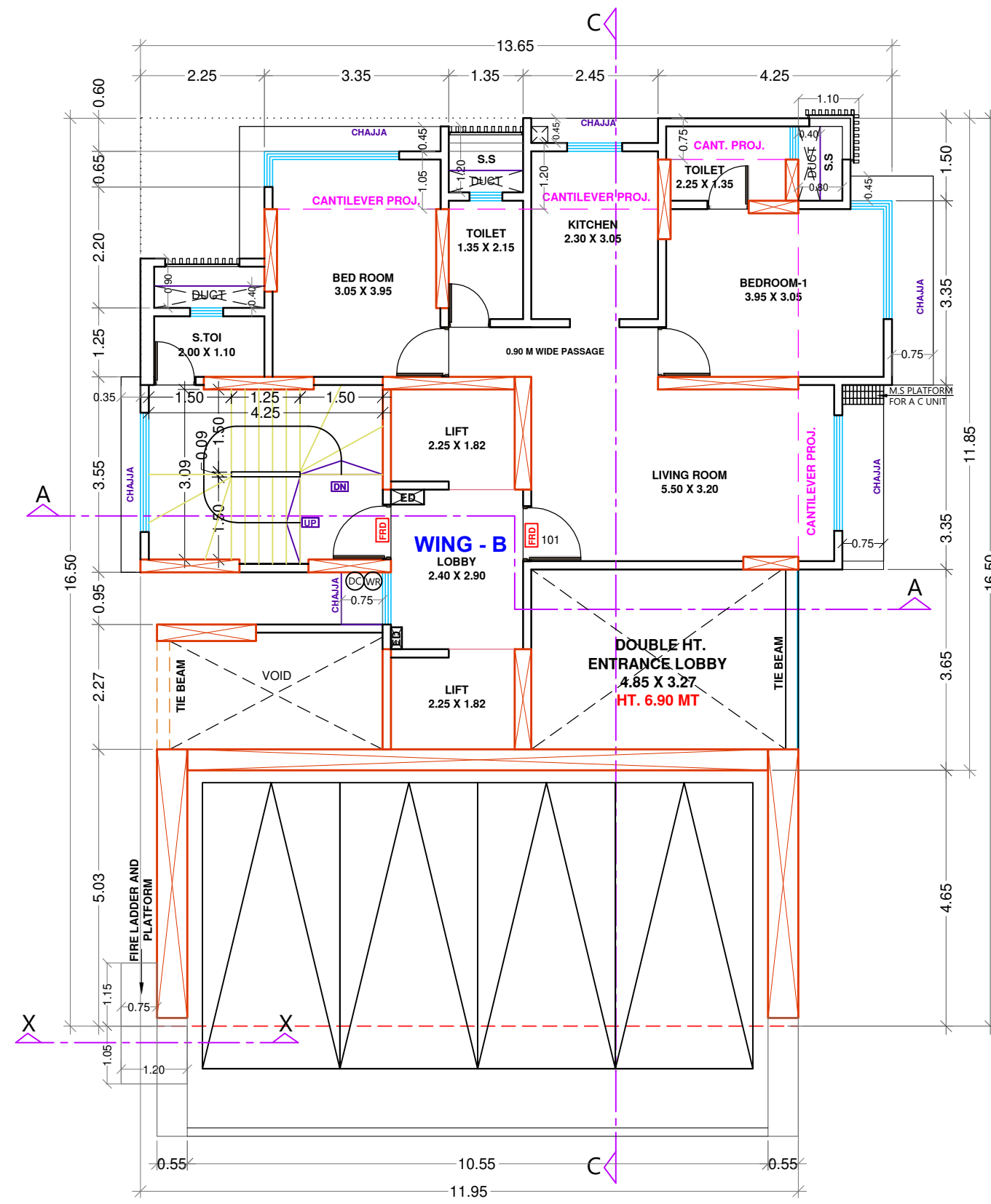
BUILT UP AREA DIAGRAM 1ST FLOOR PLAN (WING - A)
SCALE 1:100

BUILT UP AREA CALCULATION (WING - A)
1ST FLOOR PLAN

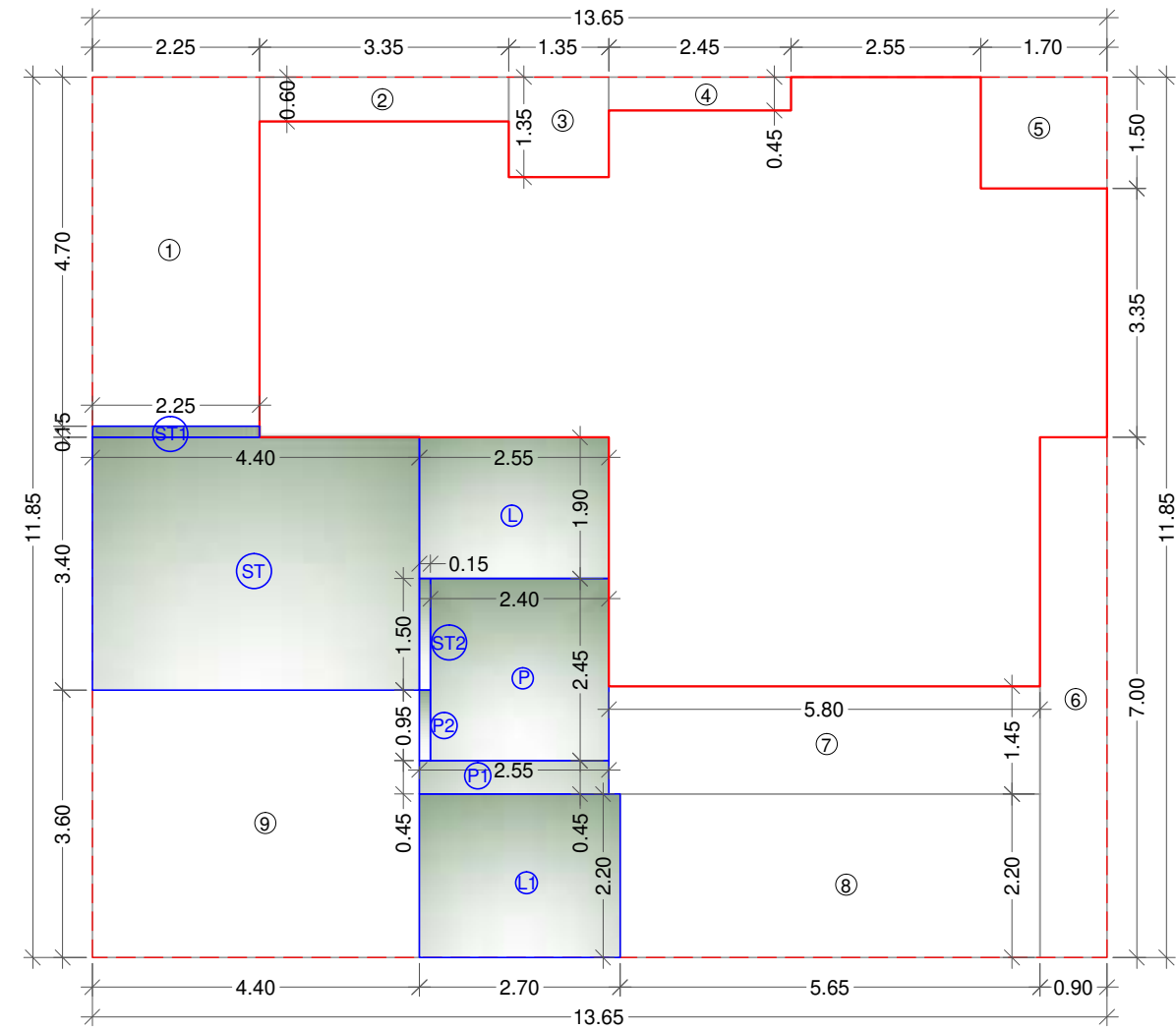
ADDITION					
A)	15.05	X	16.15	X	1 = 243.06
					SQ.MT

DEDUCTION					
					SQ.MT
1	1.35	X	0.55	X	3 = 2.23
2	5.95	X	2.75	X	2 = 32.73
3	1.35	X	1.35	X	4 = 7.29
4	2.55	X	2.07	X	2 = 10.56
5	4.55	X	0.55	X	1 = 2.50
6	2.55	X	2.35	X	1 = 5.99
7	4.10	X	3.00	X	1 = 12.30
8	2.05	X	1.15	X	1 = 2.36
9	2.55	X	2.30	X	1 = 5.86
ST	2.55	X	3.51	X	1 = 8.95
ST1	1.85	X	3.05	X	1 = 5.64
ST2	0.15	X	1.30	X	1 = 0.20
L	2.20	X	1.85	X	1 = 4.07
L1	2.05	X	1.75	X	1 = 3.59
P	2.45	X	1.15	X	1 = 2.82
P1	2.30	X	1.90	X	1 = 4.37
P2	1.90	X	1.30	X	1 = 2.47
TOTAL					113.92
NET BUA					243.06 - 113.92 = 129.14
					Sq.mt

1	AREA OF BASEMENT	96.10 SQ.M.
2	REQUIRED AREA FOR VENTILATION SHAFT 2.5% OF BASEMENT AREA	2.40 SQ.M.
3	PROVIDED OF VENTILATION SHAFT	8.43 SQ.M.



1ST FLOOR PLAN (WING - B)
SCALE 1:100

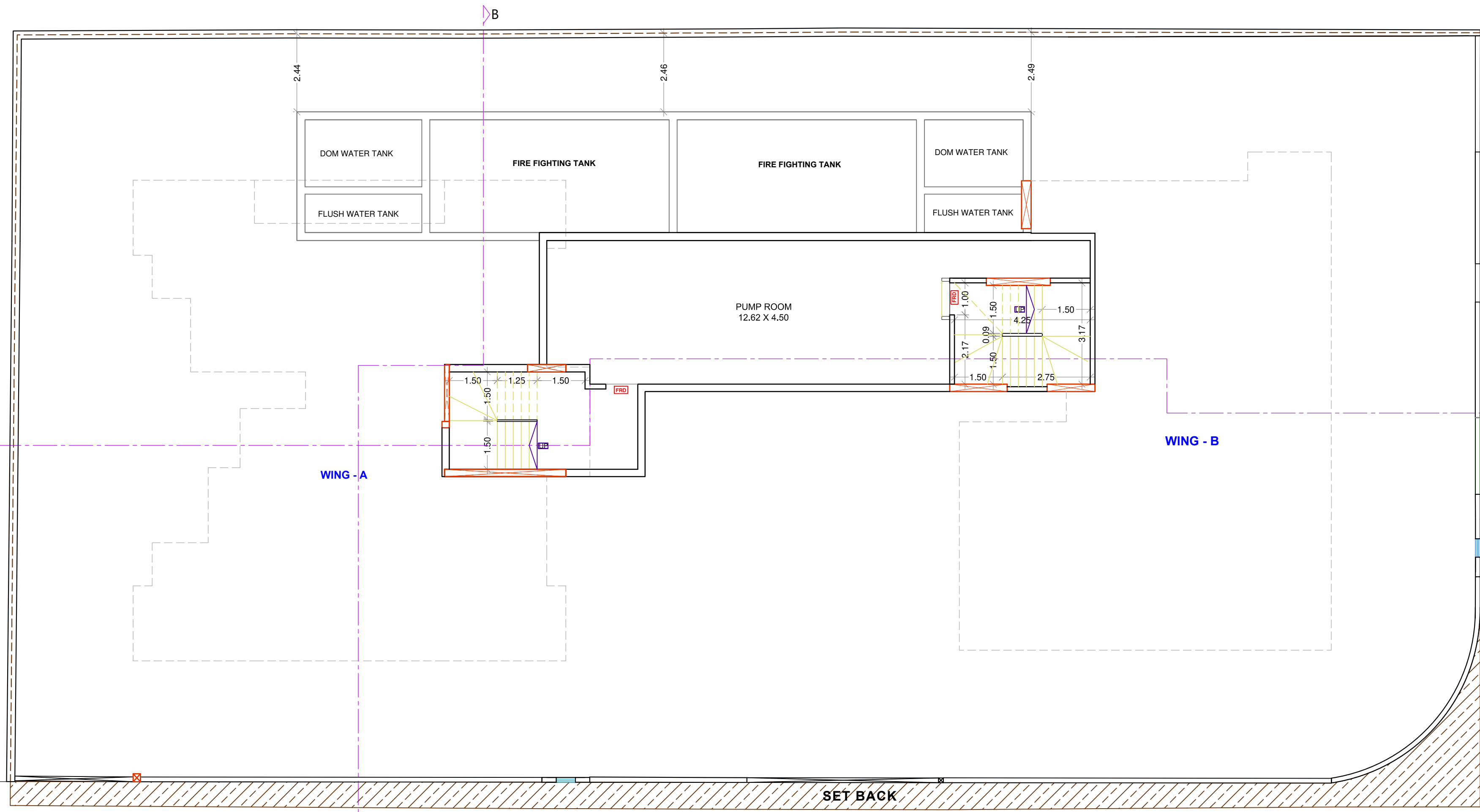


BUILT UP AREA DIAGRAM 1ST TO 3RD FLOOR PLAN (WING - B)
SCALE 1:100

BUILT UP AREA CALCULATION (WING - B)
1ST TO 3RD FLOOR PLAN

ADDITION					
A)	13.65	X	11.85	X	1 = 161.75
					Sq.mt

DEDUCTION					
					Sq.mt
1	2.25	X	4.70	X	1 = 10.58
2	3.35	X	0.60	X	1 = 2.01
3	1.35	X	1.35	X	1 = 1.82
4	2.45	X	0.45	X	1 = 1.10
5	1.70	X	1.50	X	1 = 2.55
6	0.90	X	7.00	X	1 = 6.30
7	5.80	X	1.45	X	1 = 8.41
8	5.65	X	2.20	X	1 = 12.43
9	4.40	X	3.60	X	1 = 15.84
ST	4.40	X	3.40	X	1 = 14.96
ST1	2.25	X	0.15	X	1 = 0.34
ST2	0.15	X	1.50	X	1 = 0.23
L	2.55	X	1.90	X	1 = 4.84
L1	2.70	X	2.20	X	1 = 5.94
P	2.40	X	2.45	X	1 = 5.88
P1	2.55	X	0.45	X	1 = 1.15
P2	0.15	X	0.95	X	1 = 0.14
TOTAL					94.52
NET BUA					161.75 - 94.52 = 67.23
					Sq.mt



BASEMENT FLOOR PLAN
SCALE - 1 : 100

7.50 M WIDE EXISTING ROAD TO BE WIDENED TO 9.15M WIDTH

Proforma - ' B '

FILE No. CHE/ES/1091/T/337(NEW)
Sheet No :- 2 / 7

CONTENTS :- BASEMENT PLAN, 1ST FLOOR PLAN & CALCULATION WING - A
1ST FLOOR PLAN & CALCULATION WING-B.

THIS CANCELS APPROVAL TO THE PERVIOUS PLANS APPROVED
u/no.CHE/ES/1091/T/337(NEW) DATED 01/04/2021.

THIS PLAN IS DIGITALLY SIGNED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE /
LETTER u/no.CHE/ES/1091/T/337(NEW) DATED _____

SHAILESH
RAKHONDE

Nitin
Vasantr
ao Patil

Hardeepsh
gh
Bhawansin
gh Sachdeo

SE(BP) L/E&N/W AE(BP) S&T EE(BP) ES-III

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
503, EXIM LINK, MULUND GOREGOAN LINK ROAD, NAHUR (W),
MUMBAI 400078.

SANJAY
VASANT
THAKKAR

Date

Scale

Job No-

Drawn By

Checked By

Sign.

17-08-2022

1: 100

BAIJRAM

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
Ketan
Shah