

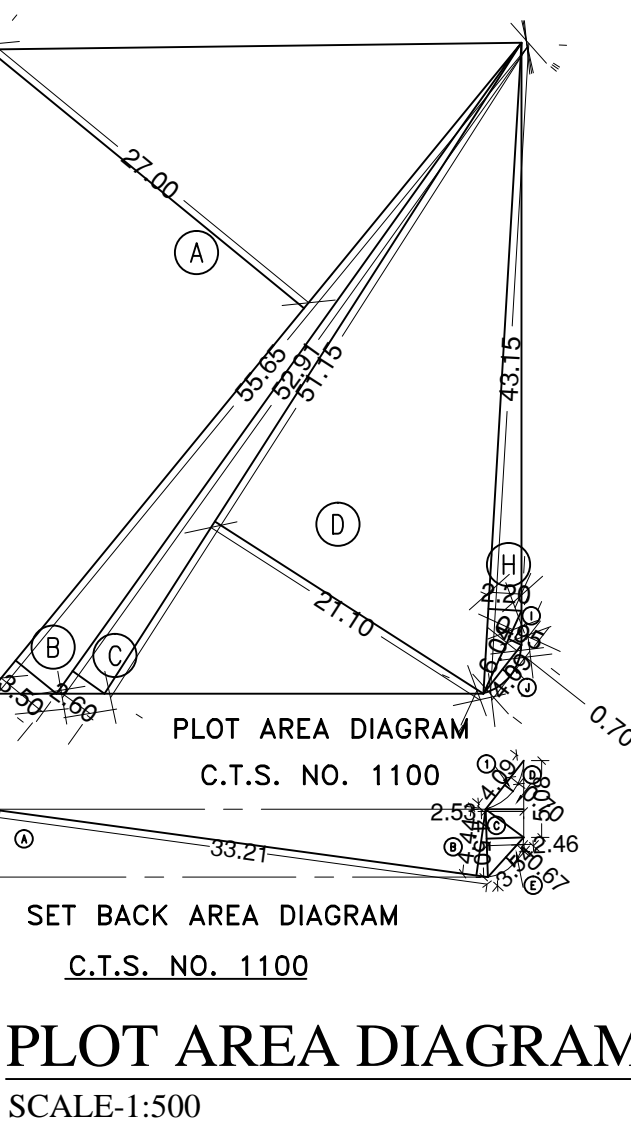
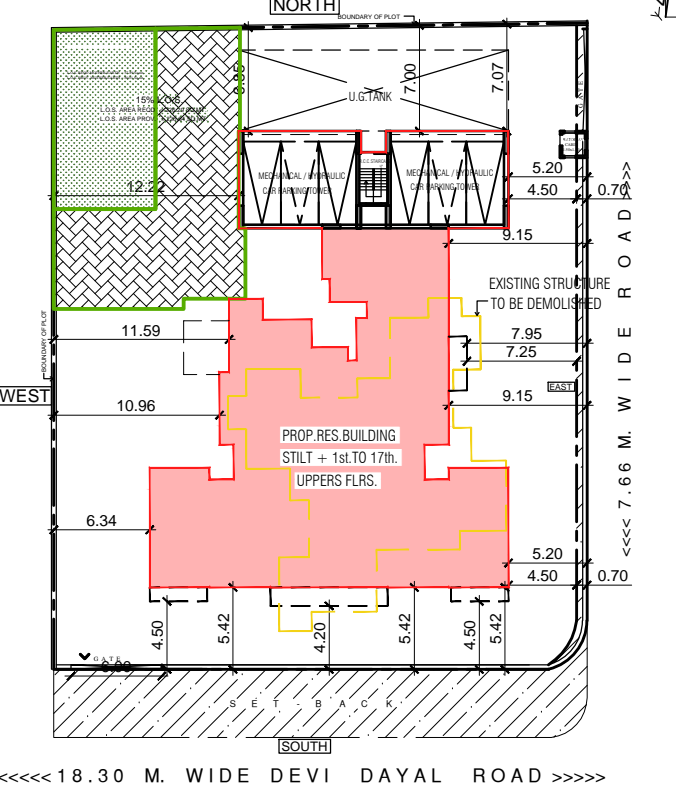
L.O.S. AREA CALCULATIONS

L.O.S. AREA REQUIRED (15% OF 1668.87 SQ.MT.)	L.O.S. AREA PROVIDED
R1 13.70 X 5.82 X 0.50 X 1.00 = 39.87 Sq.mt	R1 13.70 X 5.88 X 0.50 X 1.00 = 40.14 Sq.mt
R2 13.70 X 5.88 X 0.50 X 1.00 = 40.14 Sq.mt	R2 13.70 X 5.88 X 0.50 X 1.00 = 40.14 Sq.mt
TOTAL	80.01

HARD PAVING AREA	L.O.S. AREA PROVIDED
R3 8.85 X 4.29 X 0.50 X 1.00 = 18.98 Sq.mt	R3 8.85 X 4.34 X 0.50 X 1.00 = 19.20 Sq.mt
R4 8.85 X 4.34 X 0.50 X 1.00 = 19.20 Sq.mt	R4 8.85 X 4.34 X 0.50 X 1.00 = 19.20 Sq.mt
R5 7.54 X 3.76 X 0.50 X 2.00 = 28.35 Sq.mt	R5 7.54 X 3.76 X 0.50 X 2.00 = 28.35 Sq.mt
R6 13.58 X 5.34 X 0.50 X 2.00 = 72.52 Sq.mt	R6 13.58 X 5.34 X 0.50 X 2.00 = 72.52 Sq.mt
R7 8.60 X 0.67 X 0.50 X 2.00 = 5.76 Sq.mt	R7 8.60 X 0.67 X 0.50 X 2.00 = 5.76 Sq.mt
R8 4.68 X 0.43 X 0.50 X 2.00 = 2.01 Sq.mt	R8 4.68 X 0.43 X 0.50 X 2.00 = 2.01 Sq.mt
TOTAL	146.83

TOTAL L.O.S. AREA PROVIDED (80.01 + 146.83) = 226.84 Sq.mt

L.O.S. AREA REQUIRED @ GROUND LVL. (226.29 X 60%) = 135.77 Sq.mt.
L.O.S. AREA PROPOSED @ GROUND LVL. = 146.83 Sq.mt.
L.O.S. AREA REQUIRED 50% OF MOTHER EARTH (135.77 X 50%) = 67.89 Sq.mt.
L.O.S. AREA PROPOSED OF MOTHER EARTH = 80.01 Sq.mt.



PLOT AREA CALCULATION

C.T.S. NO. 1100	AREA
A	1/2 x 55.65 x 27.00 x 1.00 = 751.28 SQ.MT
B	1/2 x 55.65 x 3.50 x 1.00 = 97.39 SQ.MT
C	1/2 x 52.91 x 2.60 x 1.00 = 68.78 SQ.MT
D	1/2 x 51.15 x 21.10 x 1.00 = 539.83 SQ.MT
H	1/2 x 43.15 x 2.20 x 1.00 = 47.47 SQ.MT
I	1/2 x 6.04 x 0.95 x 1.00 = 2.87 SQ.MT
J	2/3 x 4.09 x 0.70 x 1.00 = 1.91 SQ.MT
TOTAL ADDITION	= 1509.33 SQ.MT

SET BACK AREA CALCULATION

C.T.S. NO. 1100	AREA
A	1/2 x 33.21 x 4.46 x 1.00 = 74.06 SQ.MT
B	1/2 x 33.21 x 4.44 x 1.00 = 73.73 SQ.MT
C	1/2 x 4.50 x 2.48 x 1.00 = 5.58 SQ.MT
D	1/2 x 5.08 x 2.53 x 1.00 = 6.43 SQ.MT
E	2/3 x 3.54 x 0.67 x 1.00 = 1.58 SQ.MT
TOTAL ADDITION	= 161.34 SQ.MT

DEDUCTIONS

C.T.S. NO. AS PER SURVEY	SET BACK AREA	TOTAL
1	2/3 x 4.09 x 0.70 x 1.00 = 1.91 SQ.MT	1.91 SQ.MT
TOTAL DEDUCTION	= 1.91 SQ.MT	159.43 SQ.MT
TOTAL BUILT UP AREA [X - Y1]	= 159.43 SQ.MT	159.43 SQ.MT

C.T.S. NO. AS PER P.R.C. CARD

C.T.S. NO.	AS PER SURVEY	SET BACK AREA	TOTAL
1100	1599.33 SQ.MT	159.43 SQ.MT	1668.76 SQ.MT
AREA AS PER P.R.C. CARD	= 1668.00 SQ.MT		

CAR PARKING STATEMENT (AS PER D.C.P.R. - 2034)

CARPET AREA IN SQ.M	NOS. OF TENEMENTS	PARKING REQD. BY RULE	NOS. OF PARKING REQUIRED
BELOW 45	0 NOS.	1 PARKING / 4 TENEMENTS	0.00
BETWEEN 45 & 60	00 NOS.	1 PARKING / 2 TENEMENTS	0.00
BETWEEN 60 & 90	16 NOS.	1 PARKING / 1 TENEMENTS	16.00
90 & ABOVE	32 NOS.	2 PARKING / 1 TENEMENTS	64.00
TOTAL	48 NOS.		80.00 NOS.

ADD 10% VISITORS PARKING = 08 NOS.
TOTAL PERMISSIBLE PARKING = 88 NOS.
ADD PERMISSIBLE EXTRA PARKING 50% WITHOUT CHARGING PREMIUM = 44 NOS.
TOTAL PERMISSIBLE PARKING = 132 NOS.
TOTAL PROPOSED PARKING = 112 NOS.

DETAIL OF 50% ADDITIONAL FSI

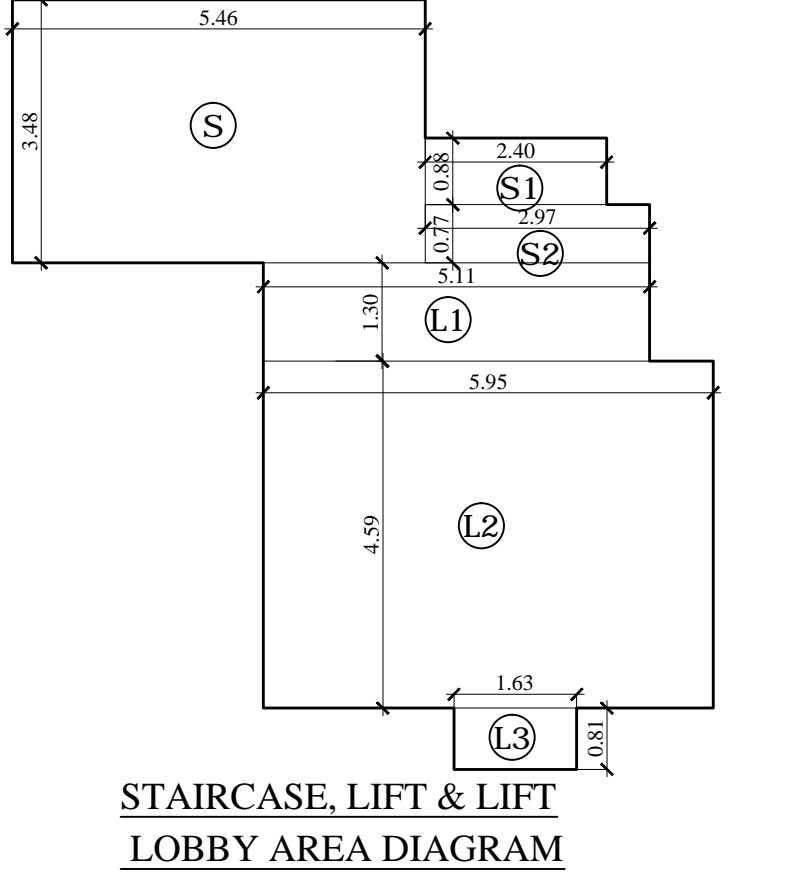
50% ADDITIONAL AREA	AMOUNT PAID	RECEIPT SAP NO.	DATE OF AMOUNT PAID
497.83 SQ.MT.	2,552,500/- (TO M.C.G.M.)	1001990522	17.01.2015
256.46 SQ.MT.	2,552,500/- (TO GOVT.)	6113007066	19.01.2015
	7,20,000/- (TO M.C.G.M.)	1004125120	13.08.2021
	7,20,000/- (TO GOVT.)	GRN MH0000408320212P	16.08.2021
	7,20,000/- (TO MSRDC)	1004125120	13.08.2021
	7,20,000/- (TO DHARAVI)	1004125120	13.08.2021

DETAIL OF D.R.C.

(A) Slim TDR wide Certificate No. = SRA0002/Rehab Splitover/2023	Area
	= 272.71 sq.mt.
(B) General TDR wide Certificate No. = 000755/Rd. & Area	Area
	= 1085.00 sq.mt

DETAIL OF FUNGIBLE FSI

FUNGIBLE AREA	READY RECKONER RATE	AMOUNT PAID	RECEIPT SAP NO.	DATE OF AMOUNT PAID
518.20 SQ.MT.	64,240/-	2,913,000/- (TO M.C.G.M.)	1004125120	13.08.2021
		17,47,800/- (TO GOVT.)	GRN MH0000398520212P	16.08.2021
		11,65,200/- (TO MSRDC)	1004125120	13.08.2021
261.62 SQ.MT.	64,240/-	42,01,650/- (TO M.C.G.M.)	1004517601	23.01.2023
		25,20,900/- (TO GOVT.)	GRN MH01408321620223P	20.01.2023
		16,80,660/- (TO MSRDC)	1004517601	23.01.2023



STAIRCASE, LIFT & LIFT LOBBY AREA STATEMENT

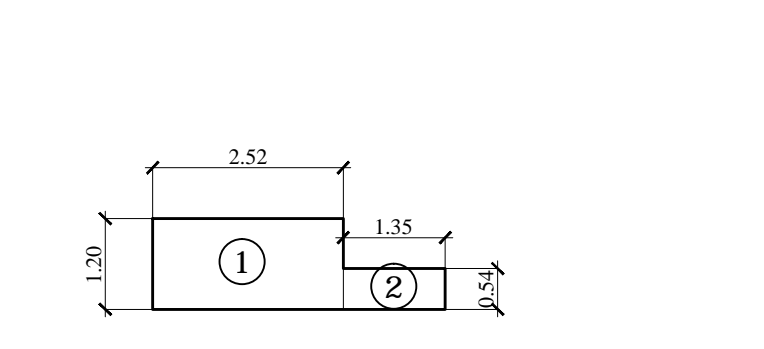
Sl	Area	Rate	Amount
S1	4.46 X 3.48 X 1.00 = 15.60 Sq.mt		2,111
S2	2.97 X 0.77 X 1.00 = 2.29		2,290
S3	5.11 X 1.90 X 1.00 = 9.71		6,444
L1	5.95 X 4.59 X 1.00 = 27.31		27,311
L2	1.81 X 0.81 X 1.00 = 1.47		1,470
TOTAL	26.07		38,627

BUILT-UP AREA STATEMENT

NOS. OF FLOOR	TOTAL BUILT-UP AREA
GROUND FLOOR	-
1st FLOOR	3.75
2nd FLOOR	332.13
3rd FLOOR	332.13
4th FLOOR	332.13
5th FLOOR	332.13
6th FLOOR	332.13
7th FLOOR	332.13
8th FLOOR	332.13
9th FLOOR	332.13
10th FLOOR	332.13
11th FLOOR	332.13
12th FLOOR	332.13
13th FLOOR	332.13
14th FLOOR	332.13
15th FLOOR	332.13
16th FLOOR	332.13
17th FLOOR	332.13
TOTAL	5317.83

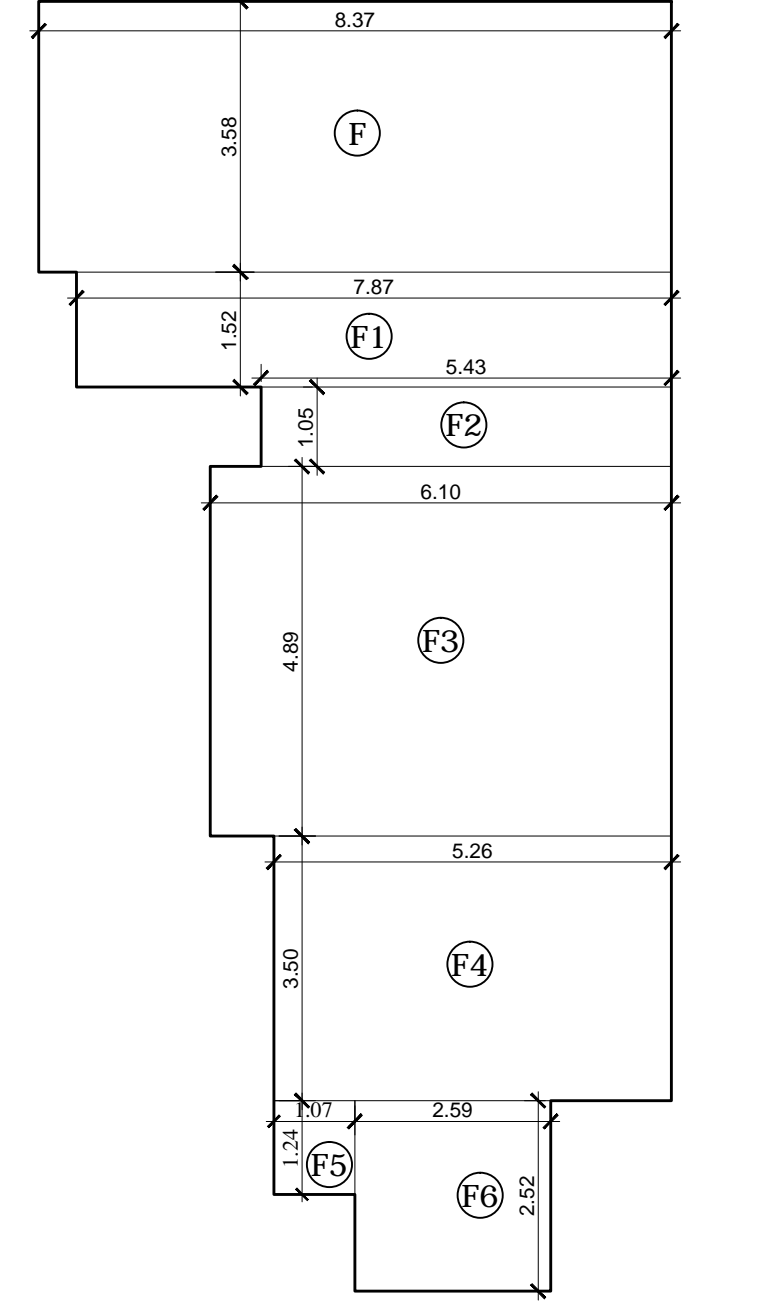
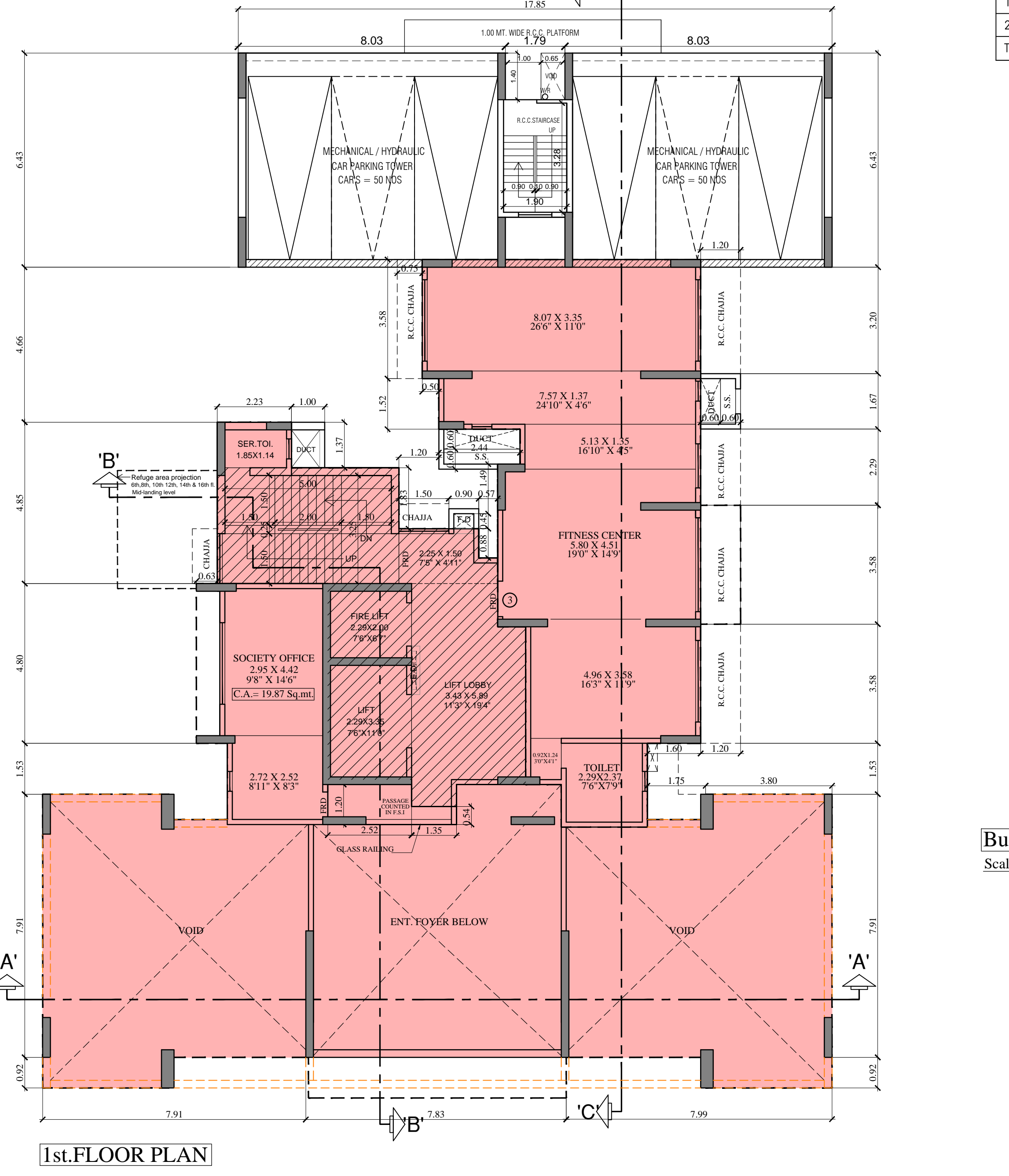
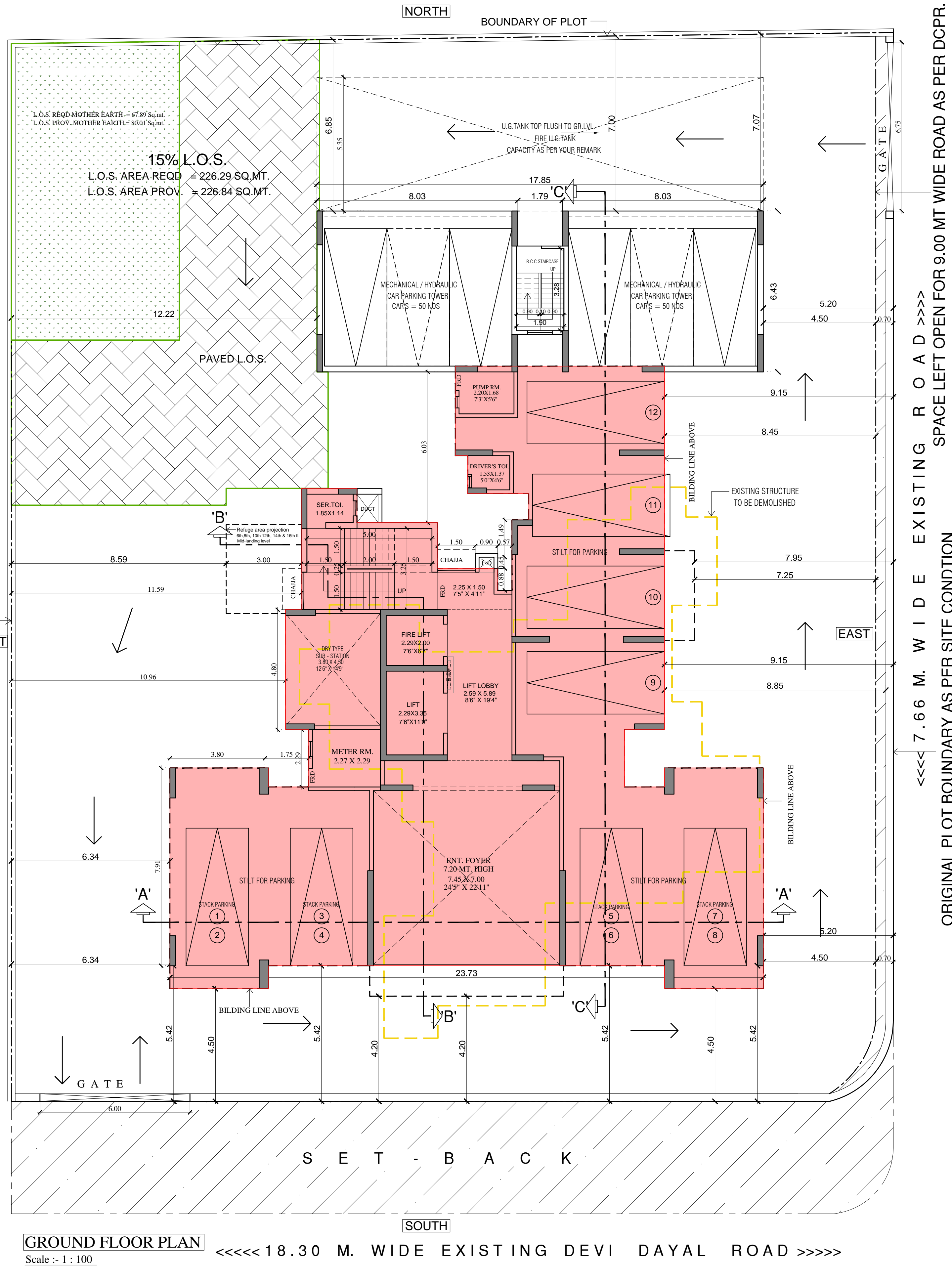
GROSS BUILT UP AREA STATEMENT

Description	Total
F.S.I. Built up Area	3939.43
Lift & Lift Lobby Area	1378.40
Staircase, Lift & Lift Lobby Area = (58.67 x 17)	997.39
Servant Toilet Area	52.02
Refuge Area = (10.65 x 6)	63.90
Ground / Stilt Floor	373.65
1st Floor Society office & Fitness Center	133.96
Staircase Cabin Area	19.54
O/H Water Tank Area	63.00
TOTAL GROSS BUILT-UP AREA	7021.29



BUILT-UP AREA CALCULATION AT 1ST FLOOR

1	2.52 x 1.20 x 1.00 = 3.02 SQ.MT.
2	1.35 x 0.54 x 1.00 = 0.73 SQ.MT.
TOTAL BUILT UP AREA	= 3.75 SQ.MT.



BUILT-UP AREA CALCULATIONS FOR FITNESS CENTER

Sl	Area	Rate	Amount
F1	8.37 X 3.58 X 1.00 = 29.96 Sq.mt		11,966
F2	7.87 X 1.53 X 1.00 = 12.06		12,060
F3	5.43 X 1.05 X 1.00 = 5.70		5,700
F4	6.10 X 4.80 X 1.00 = 29.28		29,280
F5	5.26 X 3.90 X 1.00 = 20.51		20,510
F6	1.07 X 1.24 X 1.00 = 1.33		1,330
TOTAL	33.04		80,846

NOTE: ALL THE EXISTING OCCUPANT ON PLOT BEARING C.T.S. NO. 1100 AND C.T.S. NO. 1102, WILL BE ACCOMMODATED ALONG WITH OCCUPANTS OF C.T.S. NO. 1102, 1103, 1104 & 1050 (P) / A & C.T.S. NO. 1105 & 1106 BELONGING TO SAME SOCIETY.

PROFORMA - A

A	AREA STATEMENT	SQ. METRES
1	AREA OF PLOT	
(a)	AS PER P.R.C. C.T.S. NO. 1100	1668.00
TOTAL PLOT AREA		1668.00
2	Deductions for:	
(a)	For residential road area	
(i)	Road set-back area to be handed over (100% Regulation no 16)	159.43
(ii)	C.T.S. NO. 1100	-
(b)	Proposed DP road to be handed over (100%) (Regulation 16)	-
(c)	(i) Reservation area to be handed over as per dcr 35 (abeyance)	-
(ii)	(i) Reservation area to be handed over as per AR (Regulation 17)	-
3	For amenity area	
(a)	Area of amenity plots to be handed over as per dcr 14 (A)	-
(b)	Area of amenity plots to be handed over as per dcr 14 (B)	-
(c)	Area of amenity plots to be handed over as per dcr 35 (abeyance)	-
(d)	Deduction for existing BUA area to be retained if any 1/3rd component of existing BUA / Existing BUA as per regulation under which the development was allowed.	-
4	Total deductions: [(2)(A) + 2(B)] + 2(C) as and when applicable.	159.43
5	Balance area of plot (1 minus 3)	1508.57
6	Plot area under Development after areas to be handed over to MCGM / appropriate Authority as per Sr. No. 4 above.	1508.57
7	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
8	Built up area as per zonal (basic) FSI (5 x 6)	1508.57
(In case of mid land permissible built up area kept in abeyance)		
9	Built up area equal to area of land handed over as per regulation 30(A)	-
(i) As per 2(A) and 2(B) except 2(A)(c)(i) above with in case of "Admissible TDR" as column 6 of Table 12 on remaining / balance plot.		
(ii) In case of 2(A) (c) (ii) permissible over and above permissible BUA remaining / balance plot.		
10	Built up area in lieu of cost of construction of built amenity to be handed over	-
11	Built up area due to "Additional FSI on payment" as per table no 12 of regulation no 30(A) on remaining / balance plot (1508.57 x 0.50 = 754.29)	754.29
(a) Slim TDR wide Certificate No. = SRA0002/Rehab Splitover/2023 = 272.71 sq.mt.		1357.71
(b) General TDR Purchased wide Certificate No. = 000755/Rd. = 1085.00 sq.mt.		
(c) Set back area 159.43 x 2 as per regulation 30 (3) (i). (Restricted To Net Plot Area).		318.86
12	Additional FSI available after road hand over to MCGM	318.86
13	Protected area of set back handed over	318.86
14	Area allotted by mhada	318.86
15	Permissible built up area (as the case may be without BUA as per 2(c))	3939.43
16	Proposed built up area (as the case may be without BUA as per 2(c))	3939.43
17	Fungible compensatory area as per regulation on 31 (3)	3939.43
(a)	i) Permissible Fungible Compensatory area	3939.43
(ii) Fungible Compensatory area available for Rehab component without charging premium.		3939.43
(iii) Permissible Fungible Compensatory area by charging premium. (3939.43x 35%)		1378.40
(iv) Fungible Compensatory area on payment of premium		1378.40
18	Total Permissible Built up area including fungible compensatory Area (15+1508.00)	5317.83
19	Total proposed Built up area including fungible compensatory Area (14+1508.00)	5317.83
20	FSI consumed on Net Plot (14+4)	2.61

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, PARKING FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, R.G. AREA DIAGRAM & CALCULATIONS, AREA STATEMENT & PARKING STATEMENT.

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1142/T/337(NEW)/3/Amend DATED 03/02/2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1142/T/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB-ENG.B.P.(L-E&N-W) ASST-ENG.B.P.(S&T) EXE-ENG.B.P.(E/S-II)

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/02/2021 & THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TO ONE THOUSAND SIX HUNDRED & SIXTY EIGHT DECIMAL SEVENTY SIX ONLY (1668.76 SQ.MT.) AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD / POSSESSION.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF RES BUILDING ON PLOT BEARING C.T.S.NO. 1100 OF VILLAGE MULUND WEST, SITUATED AT DEVI DAYAL ROAD MULUND (W) MUMBAI - 400 080.

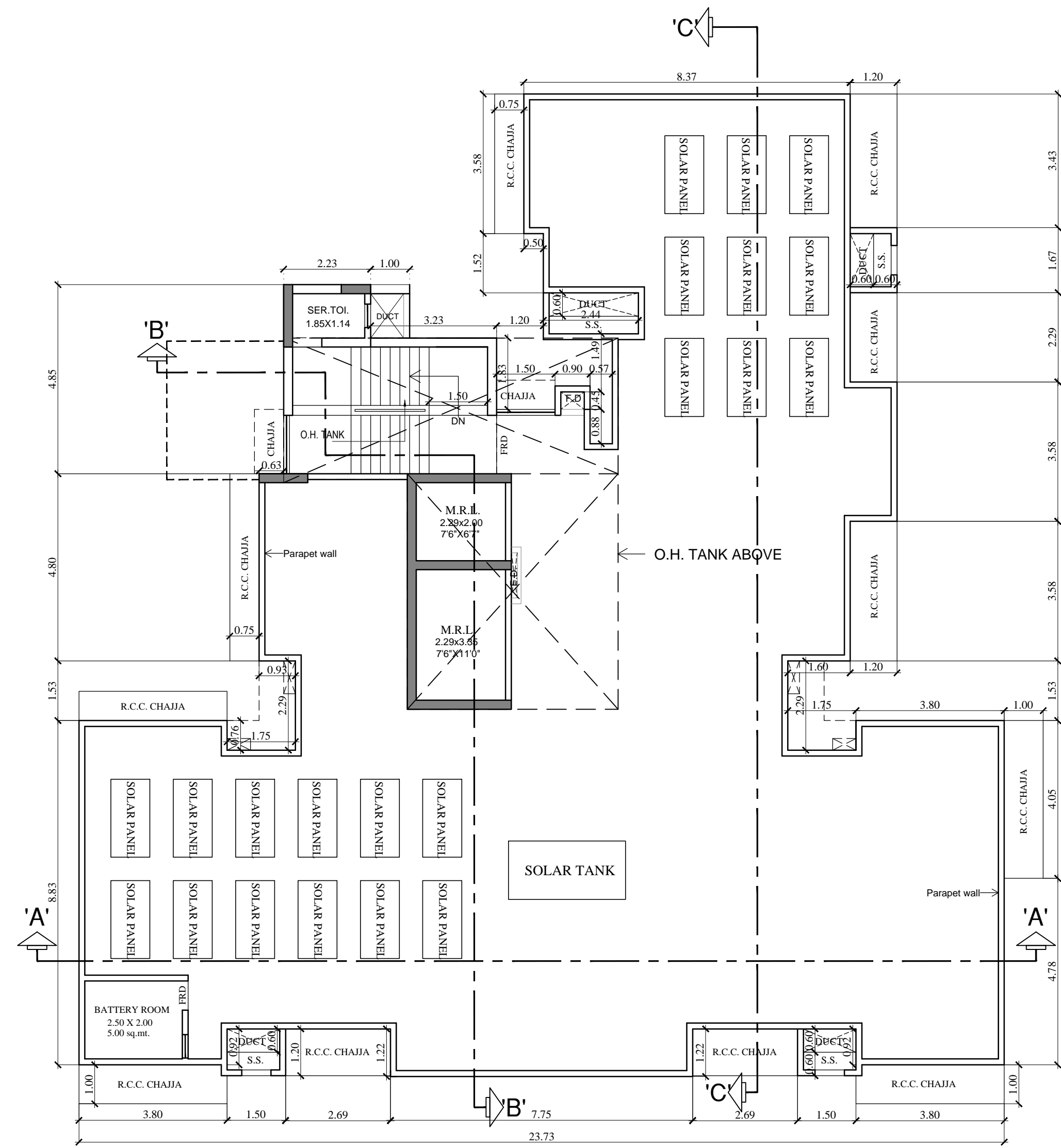
SIGNATURE OF ARCHITECT

NAME OF OWNER

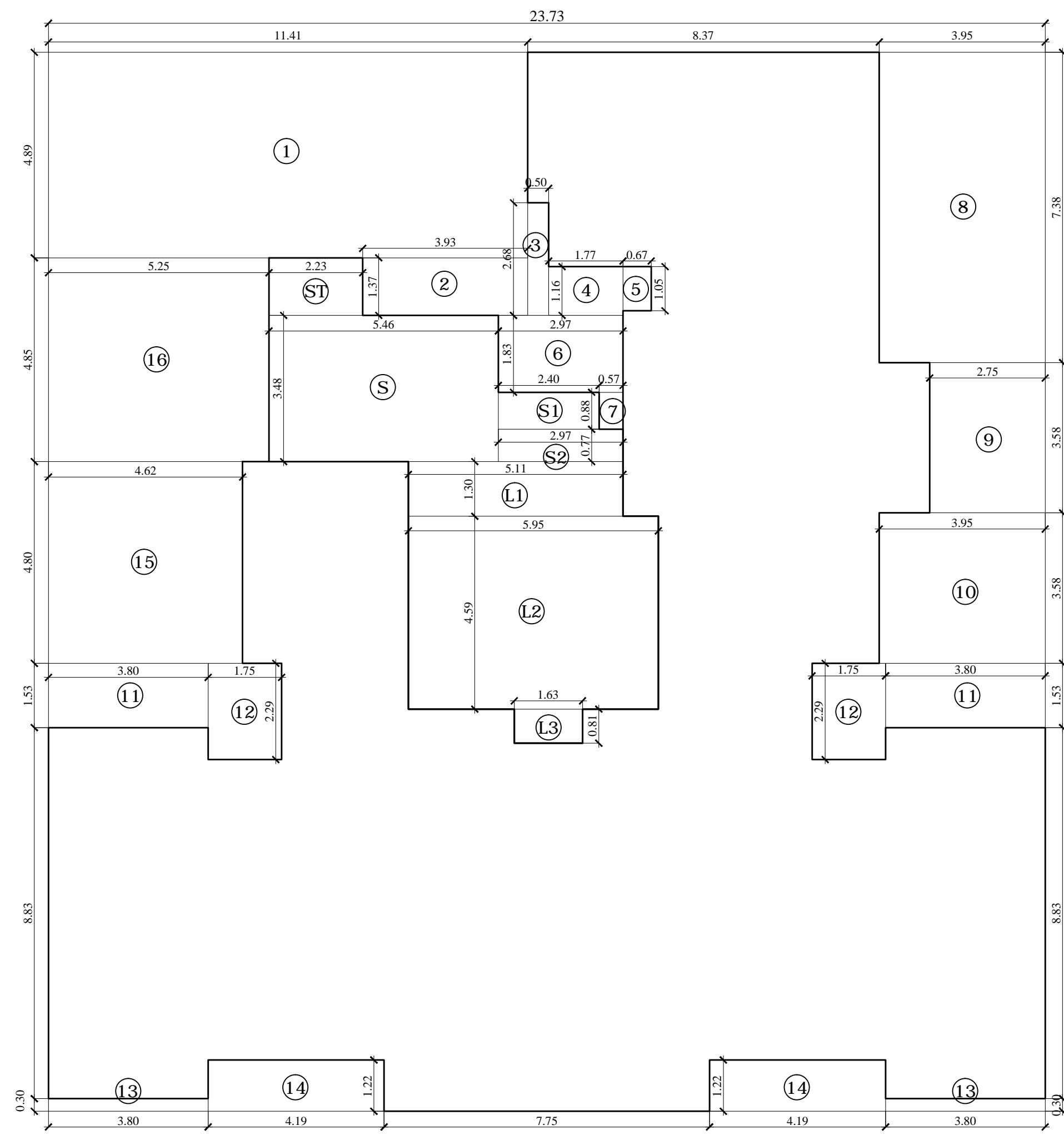
M/S. Blackpinth Realtors Pvt. Ltd. - C.A. TO SHIVRAM CHS. LTD.

DRAWING NO. 1/3 SCALE: 1:100 NORTH LINE JOB NO. DS / 767 / 1 DATE: 18/08/2023

Dilip Sanghavi & Associates
ARCHITECTS ENGINEERS & SURVEYORS
PLOT NO. 10, SHIVRAM CHS. LTD. PHASE III, MULUND WEST, MUMBAI - 400 076
PHONE: 022-2524 4000 FAX: 022-2524 4001



TERRACE FLOOR PLAN
Scale :- 1 : 100

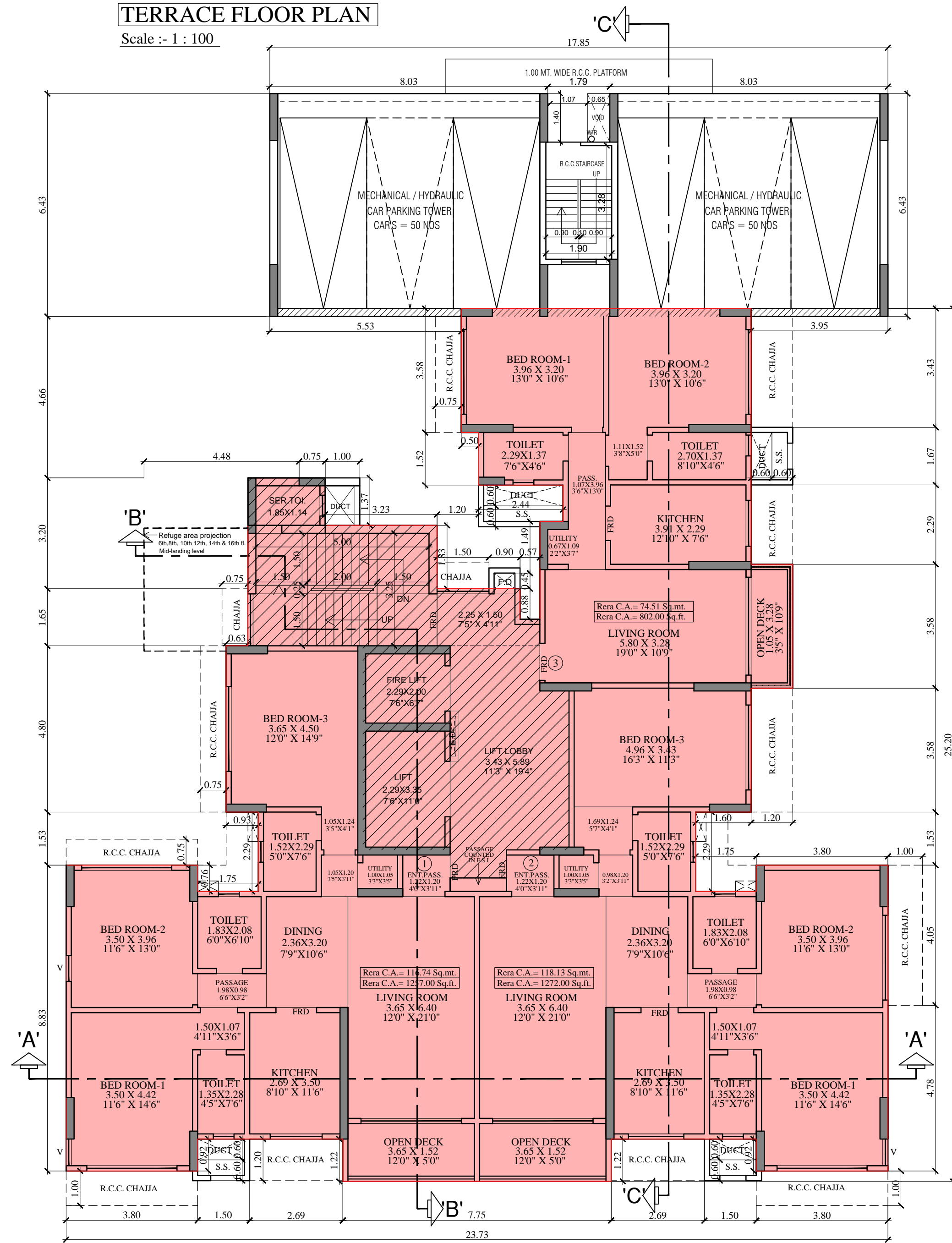


Built-up area Diagram of 2nd To 17th Floor
Scale :- 1 : 100

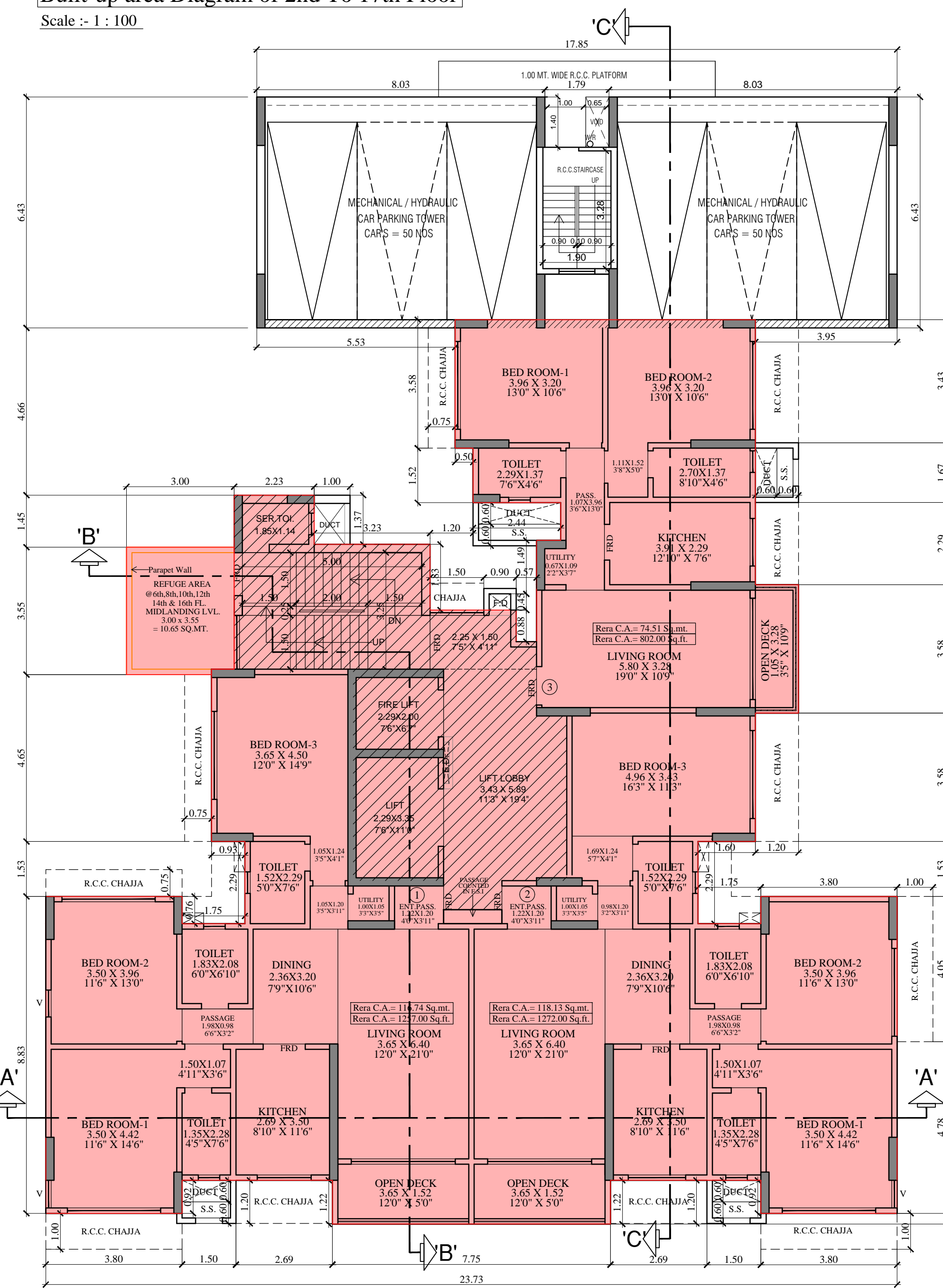
**BUILT-UP AREA CALCULATIONS :-
FOR 2nd. To 17th FLOOR**

A	23.73	X	25.20	X	1.00	=	598.00	Sq.mt.
LESS:-								
1	11.41	X	4.89	X	1.00	=	55.79	Sq.mt.
2	3.93	X	1.37	X	1.00	=	5.38	"
3	0.50	X	2.68	X	1.00	=	1.34	"
4	1.17	X	1.16	X	1.00	=	2.05	"
5	0.67	X	1.05	X	1.00	=	0.70	"
6	2.97	X	1.83	X	1.00	=	5.44	"
7	0.57	X	0.88	X	1.00	=	0.50	"
8	3.95	X	7.38	X	1.00	=	29.15	"
9	2.75	X	3.58	X	1.00	=	9.85	"
10	3.95	X	3.58	X	1.00	=	14.14	"
11	3.80	X	1.53	X	2.00	=	11.63	"
12	1.75	X	2.29	X	2.00	=	8.02	"
13	3.80	X	0.30	X	2.00	=	2.28	"
14	4.19	X	1.22	X	2.00	=	10.22	"
15	4.62	X	4.80	X	1.00	=	22.18	"
16	5.25	X	4.85	X	1.00	=	25.46	"
17	2.23	X	1.37	X	1.00	=	3.06	"
18	5.46	X	3.48	X	1.00	=	19.00	"
19	2.40	X	0.88	X	1.00	=	2.11	"
20	2.97	X	0.77	X	1.00	=	2.29	"
21	5.11	X	1.30	X	1.00	=	6.64	"
22	5.95	X	4.59	X	1.00	=	27.31	"
23	1.63	X	0.81	X	1.00	=	1.32	"
TOTAL LESS						=	265.86	Sq.mt.
NET BUILT-UP AREA OF 2nd To 17th Floor						=	332.13	Sq.mt.

REAR CARPET AREA STATEMENT			
FLOOR	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3
2nd FLOOR	116.74	118.13	74.51
3rd FLOOR	116.74	118.13	74.51
4th FLOOR	116.74	118.13	74.51
5th FLOOR	116.74	118.13	74.51
6th FLOOR	116.74	118.13	74.51
7th FLOOR	116.74	118.13	74.51
8th FLOOR	116.74	118.13	74.51
9th FLOOR	116.74	118.13	74.51
10th FLOOR	116.74	118.13	74.51
11th FLOOR	116.74	118.13	74.51
12th FLOOR	116.74	118.13	74.51
13th FLOOR	116.74	118.13	74.51
14th FLOOR	116.74	118.13	74.51
15th FLOOR	116.74	118.13	74.51
16th FLOOR	116.74	118.13	74.51
17th FLOOR	116.74	118.13	74.51
TOTAL FLATS = 48			



2nd To 5th, 7th, 9th, 11th, 13th, 15th, 17th FLOOR PLAN
Scale :- 1 : 100



6th, 8th, 10th, 12th, 14th & 16th REFUGE FLOOR PLAN
Scale :- 1 : 100

PROFORMA - B

CONTENTS OF SHEET
TYPICAL 1ST, 2ND TO 17TH FLOOR PLAN, BUILT-UP AREA DIAGRAM & CALCULATIONS, & TERRACE FLOOR PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1142/T/337(NEW)/Amend DATED 03/02/2023

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1142/T/337(NEW)

DIGITAL SIGN OF APPROVAL OF PLANS

SUB-ENG.B.P.(L/E&N-W)	ASST-ENG.B.P.(S&T)	EXE-ENG.B.P.(E/S-II)
-----------------------	--------------------	----------------------

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF RES.BUILDING ON PLOT BEARING C.T.S.NO. 1100 OF VILLAGE MULUND WEST, SITUATED AT DEVI DAYAL ROAD MULUND (W) MUMBAI - 400 080.

NAME OF OWNER
M/S. Blackplinth Realtors Pvt. Ltd. - C.A. TO SHIVRAM CHS. LTD.

JOB NO. DATE
DS / 767 / 1 18/08/2023

DRAWING NO. SCALE:
2/3 1:100

NORTH LINE DRG. BY
Dilip Sanghavi & Associates


CHECKED BY
ARCHITECTS ENGINEERS & SURVEYORS
118, PUNE ROAD, FLE FIELD, WEST, MUMBAI - 400 006
PHONE: 6713224. MOBILE: 971987. RES: 6713231.



SECTION A-A
SCALE: 1:100

SECTION B-B
SCALE: 1:100

SECTION C-C
SCALE: 1:100

PROFORMA - B					
CONTENTS OF SHEET					
SECTION 'A-A', SECTION 'B-B', & SECTION 'C-C'					
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCHEZ LINDER PLS. CHE/ES/1142/T/037(NEW) DATED-03/02/2023					
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1142/T/037(NEW)					
DIGITAL SIGN OF APPROVAL OF PLANS					
<table border="1"> <tr> <td>SUB-ENG & P.I. (E&A-W)</td> <td>ASST-ENG & P.I. (S&T)</td> <td>EXE-ENG & P.I. (E&S-H)</td> </tr> </table>			SUB-ENG & P.I. (E&A-W)	ASST-ENG & P.I. (S&T)	EXE-ENG & P.I. (E&S-H)
SUB-ENG & P.I. (E&A-W)	ASST-ENG & P.I. (S&T)	EXE-ENG & P.I. (E&S-H)			
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED REDEVELOPMENT OF RES BUILDING ON PLOT BEARING C.T.S. NO. 1100 OF VILLAGE MULUND WEST, SITUATED AT DEV DAYAL ROAD MULUND (W) MUMBAI - 400 080.					
NAME OF OWNER					
M/S. Blacklith Realtors Pvt. Ltd. - C.A. TO SHIVRAM CHS. LTD.					
JOB NO. DS / 767 / 1	DATE 18/08/2023				
DRAWING NO. 3/3	SCALE 1:100				
NORTH LINE	DRG BY				
CHECKED BY	 Dilip Sanghavi & Associates ARCHITECTS ENGINEERS & SURVEYORS 808/1000 PLOT NO. 1000, 1000, 1000, 1000 PUNE - 411 004 (INDIA)				