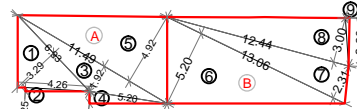


PLOT AREA DIAGRAM PLAN
scale :-1 :500

PLOT AREA CALCULATION									
1)	0.50	X	22.74	X	59.35	X	=	674.81	SQ.MT
2)	0.50	X	22.50	X	59.35	X	=	667.69	"
TOTAL AREA							=	1342.50	"

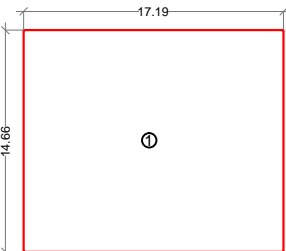
15% LOS / RG AREA PROVIDED

AREA OF SUB-PLOT = 1342.20 Sq.mt
15% LOS AS PER REG.27 OF DCPR 2034.
15% OF 1342.20 Sq.mt = 201.33 Sq.mt
LOS AREA PROPOSED AT GROUND LEVEL. (201.33 X 60%)
LOS AREA PROPOSED ON MOTHER EARTH = 68.12 Sq.mt (50%)
LOS AREA PROPOSED PAVED = 53.28 Sq.mt
LOS ON PODIUM = 252.06 Sq.mt



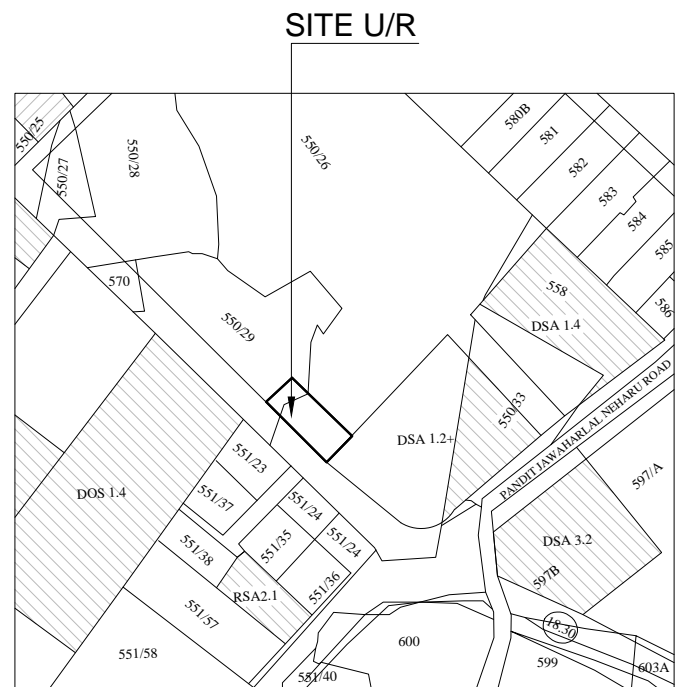
LOS AREA DIAGRAM PLAN
scale :-1 :500

PAVED LOS AREA CALCULATION (A)						
ADDITION						SQ.MT
1	3.29	X	6.93	X	0.50	= 11.40
2	0.25	X	4.26	X	0.50	= 0.53
3	1.92	X	11.49	X	0.50	= 11.03
4	0.79	X	5.20	X	0.50	= 2.05
5	4.92	X	11.49	X	0.50	= 28.27
TOTAL						= 53.28
LOS ON MOTHER EARTH AREA CALCULATION (B)						
6	5.20	X	13.06	X	0.50	= 33.96
7	2.31	X	13.06	X	0.50	= 15.08
8	3.00	X	12.44	X	0.50	= 18.66
9	0.26	X	3.20	X	0.50	= 0.42
TOTAL						= 68.12
TOTAL AREA (A+B)						= 121.40

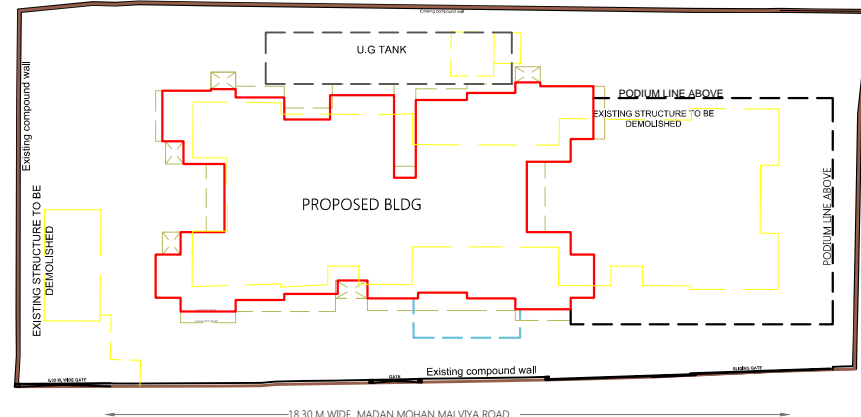


LOS ON PODIUM AREA DIAGRAM
scale :-1 :500

LOS ON PODIUM AREA CALCULATION							
ADDITION							SQ.MT
1	17.19	X	14.66	X	1.00	=	252.06
TOTAL							= 252.06



LOCATION PLAN
SCALE : 1:4000

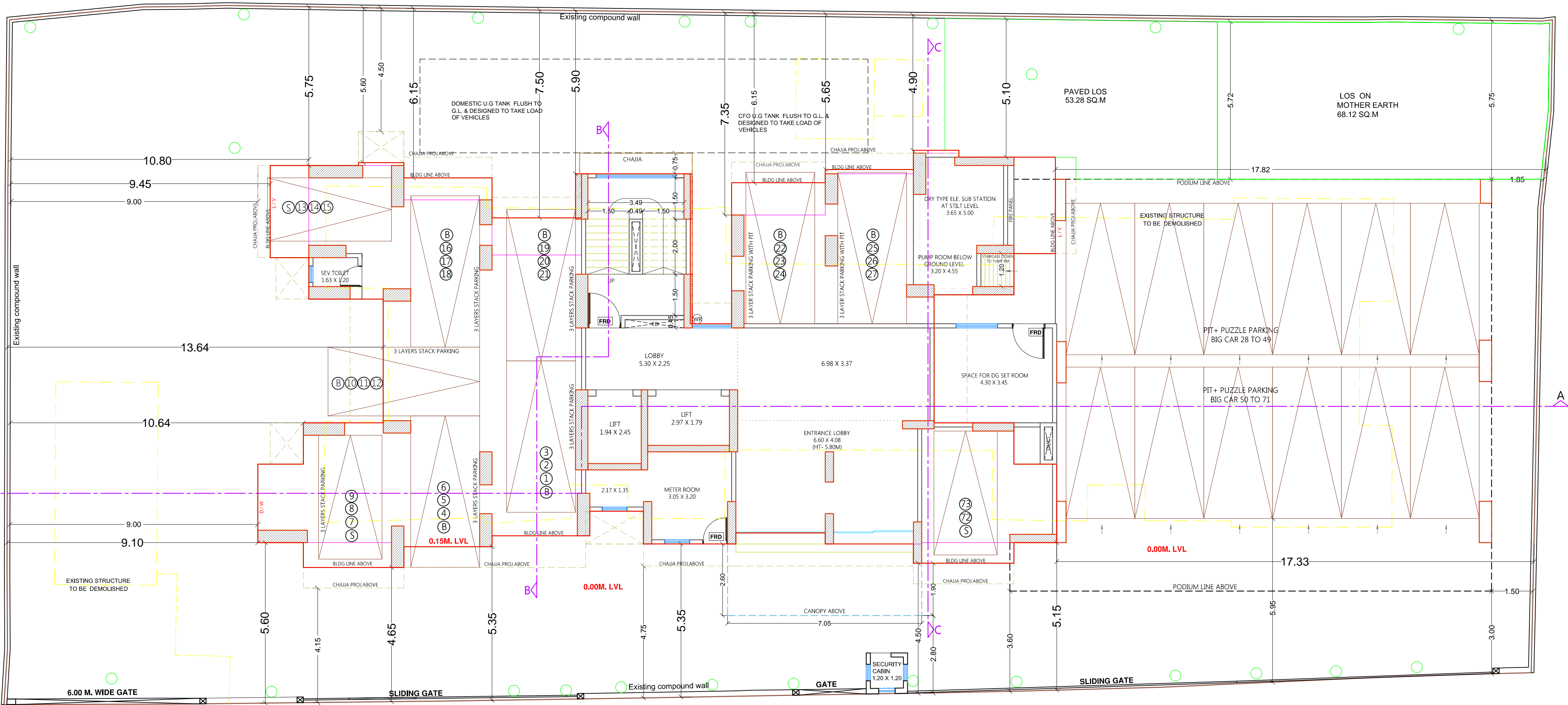


BLOCK PLAN
SCALE : 1:500

SUMMARY OF BUILT UP AREA		
FLOOR'S	BUILT UP AREA IN SQ.MT	STAIRCASE,LIFT,LIFT LOBBY AREA CLAIMED FREE OF FSI AREA IN SQ.MT
GROUND	-	-
1ST PODIUM	-	-
2ND	267.03	46.40
3RD	270.63	46.39
4TH	270.63	46.39
5TH	276.30	46.39
6TH	276.30	46.39
7TH	207.74	46.39
8TH	276.30	46.39
9TH	282.97	46.19
10TH	282.97	46.19
11TH	282.97	46.19
12TH	282.97	46.19
13TH	152.18	47.54
TOTAL	3128.99	557.04

FUNGIBLE FSI PREMIUM PAYABLE AS PER DCPR 31(3)				
331.26 X Rs. 63,700/- X 35 % = 73,85,441.70 Say 73,85,500/-				
50% payable to MCGM			36,92,750.00	
20% payable to State Govt.			22,15,650.00	
20% payable to MSRDC (For Sealink)			14,77,100.00	
Amount paid as per Instalment payment facility of MCGM & STATE GOVT.				
Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	3,69,275/- (10% OF Rs. 36,92,750/-)	11.11.2019	SAP Doc No. 1003718754 RECEIPT No. 3932443
2)	STATE GOVT.	3,74,055/- (10% OF Rs. 37,40,550/-)	13.11.2019	
3)	MSRDC	1,47,710/- (10% OF Rs. 14,77,100/-)	11.11.2019	SAP Doc No. 1003718766 RECEIPT No. 3932460

DETAILS OF PREMIUM PAID FOR ADDITIONAL 0.50 FSI AS PER REG.30(A)(6) OF DCPR 2034				
Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	3,74,055/- (10% OF Rs. 37,40,550/-)	11.11.2019	SAP Doc No. 1003718754 RECEIPT No. 3932443
2)	STATE GOVT.	3,74,055/- (10% OF Rs. 37,40,550/-)	13.11.2019	
3)	MSRDC	3,74,055/- (10% OF Rs. 37,40,550/-)	11.11.2019	SAP Doc No. 1003718766 RECEIPT No. 3932461
4)	DHARAVI AUTH	3,74,055/- (10% OF Rs. 37,40,550/-)	11.11.2019	SAP Doc No. 1003718766 RECEIPT No. 3932461



GROUND FLOOR PLAN
SCALE 1:100



Proforma - ' B '

File No :- CHE/ES/4175/T/337(NEW)

Sheet No :- 1 / 6

CONTENTS -
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CAL RG AREA DIAGRAM & CAL GROUND FLOOR PLAN SECTION THROUGH UG TANK, PROFORMA - A

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THISE OFFICE IOD / LETTER NO. CHE/ES/ 4175/T/337(NEW) DATED _____

S.E.(B.P.) T/W A.E.(B.P.) S&T E.E.(B.P.) E.S.-II

A	Proforma A -1	Area in Sq.mt
1)	Area of Plot as per PRC	1342.20
2)	Deductions for (a) Road set-back area (b) Proposed 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)	1342.20
4)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	-
5)	Net area of plot (3 minus 4)	1342.20
6)	Additions for floor space index 6 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 6 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -
7)	Total Area (5 plus 6)	1342.20
8)	Floor Space Index permissible	1.00
9)	Additions for floor space index 9(a) FSI credit available by DRC 9(b) 0.50 F.S.I.as per DCPR 32 9(c) Incentive FSI as per DCPR 33(7)(B) = 31 nos. of tenements x 10 m ² 9(d)% as per DCPR 33 9(e) other	- - 671.10 310.00 - -
10)	Permissible Floor Area (7+ 8) plus 9 above	2323.30
11)	Total Proposed built up area	2323.30
12)	FSI consumed on net holding = 11/3	1.73
B Details of Residential / Non - Residential Areas		-
1)	Purely Residential Built up area	2323.30
2)	Remaining Non- Residential Built up area	-
C Details of FSI availed as per DCPR 31 (3)		-
1)	Fungible Built up Area component proposed vide DCPR 31 (3) for purely Residential = or < (B1 x 0.35) For Rehab purpose without charging premium (1376.87 Sq.m x 35%) For Sale purpose by charging premium	481.90 331.26
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = or < (B2 x 0.20)	-
3)	Total Fungible Built Up Area vide DCPR 31 (3) = (C1 + C2)	813.16
4)	Total Gross Built Up Area permissible (11 + C3)	3136.46
5)	Total Gross Built Up Area proposed	3128.99
D Tenement Statement		-
(i)	Proposed area (item A,12 above) or C-4	3128.99
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement [(i) minus (ii)]	3198.99
(iv)	Tenements permissible (450 tenements / hectare	141
(v)	Tenement proposed	45
(vi)	Tenement existing	-
Total tenement on the plot		45
E Parking Statement		-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	47
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	-
Total parking provided		73
F Transport Vehicles Parking		-
(i)	Space for transport vehicles parking required by Regulations	-

Certificate for Transport vehicles parking spaces provided

Certificate that the plot under ref. was surveyed by me on 15-03-2018 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 PLOT BEARING CTS NO. 551/6 OF VILLAGE NAHUR AT MADAN MOHAN MALVIYA ROAD, MULUND (W) IN T WARD.

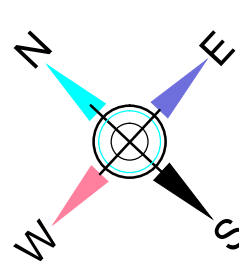
Name of Owner

MR. SANKET LUHARUKA DIRECTOR OF ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD. C A TO THE OWNERS THE AMAR SAJJANYA CO-OP. HOUSING SOCIETY LTD.

Date	Scale	Job No-	Drawn By	Checked By	Sign.
17-09-2019	1: 100		BALI	SAMITA	

North Line

Sign, Name & Address of Architect / LS



Tiwaskar & Associates

Chartered Engineer , Licensed Surveyor
And Project Consultant
503, Eximlink, Opp. Indira Container Yard,
Mulund- Goregaon Link Road, Nahur (West)
Mumbai - 400 078.