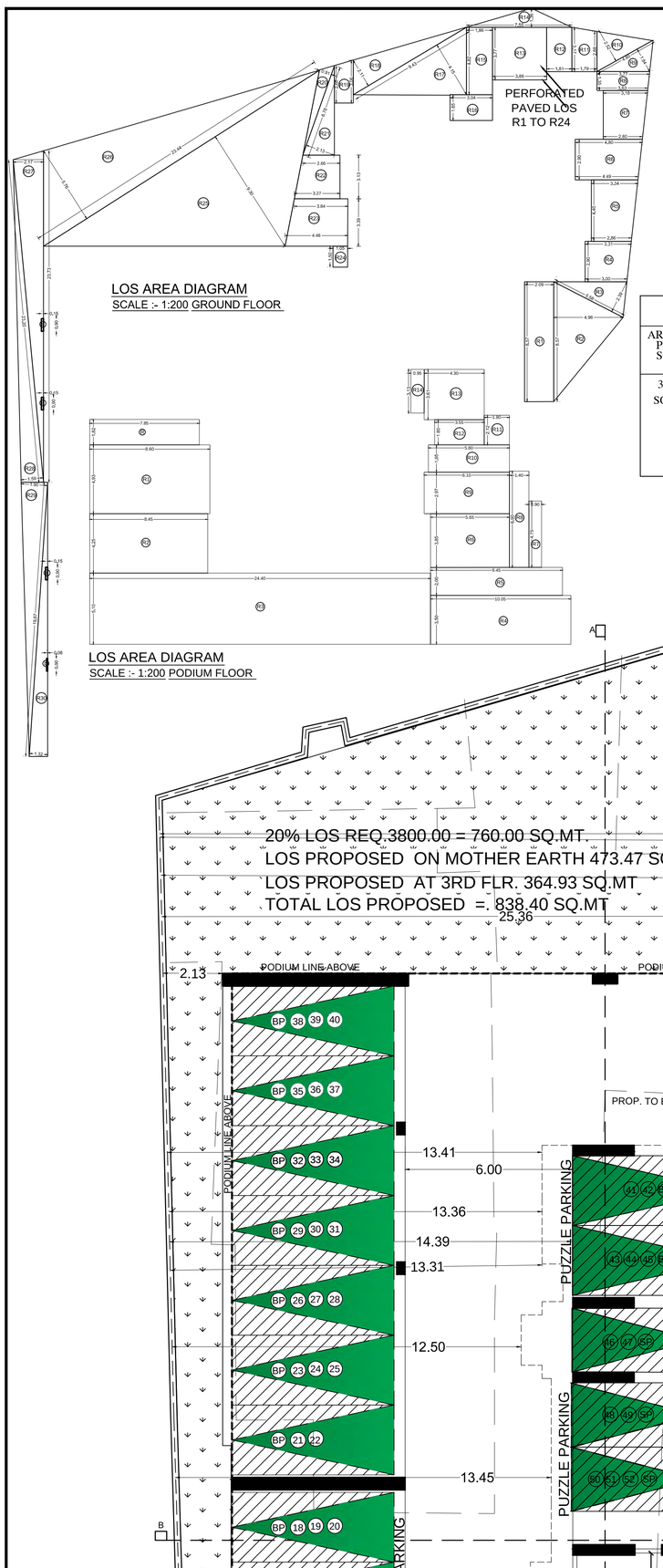
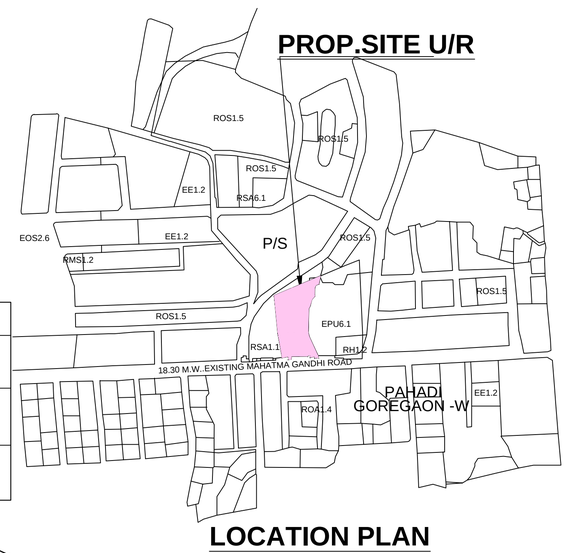


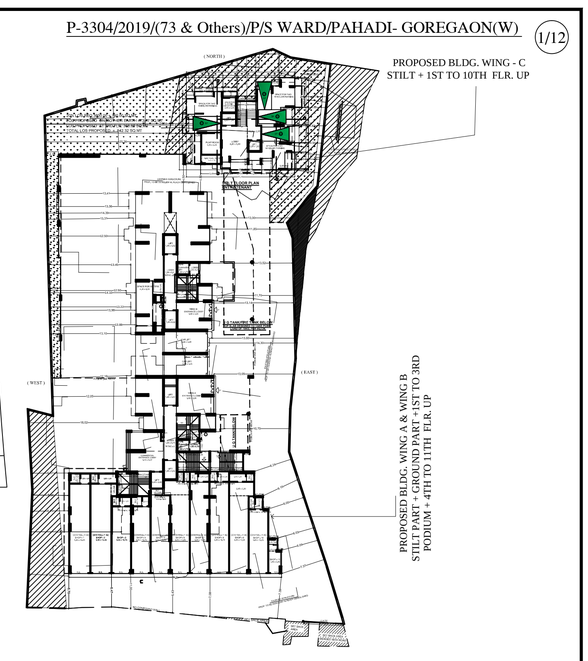
LOS AREA CALCULATION OF (PODIUM FLOOR)				
ADDITION (A)				
R	7.85	1.82	1.00	14.29
R1	8.60	4.93	1.00	42.40
R2	8.45	4.25	1.00	35.91
R3	24.40	5.10	1.00	124.44
R4	10.05	3.50	1.00	35.18
R5	9.45	2.00	1.00	18.90
R6	5.65	3.85	1.00	21.75
R7	0.90	4.75	1.00	4.28
R8	1.40	6.90	1.00	9.66
R9	6.10	2.97	1.00	18.12
R10	5.80	1.95	1.00	11.31
R11	1.80	2.12	1.00	3.82
R12	3.55	1.80	1.00	6.39
R13	4.30	3.61	1.00	15.52
R14	0.95	3.13	1.00	2.97
TOTAL LOS AREA				364.93

LOS AREA SUMMARY

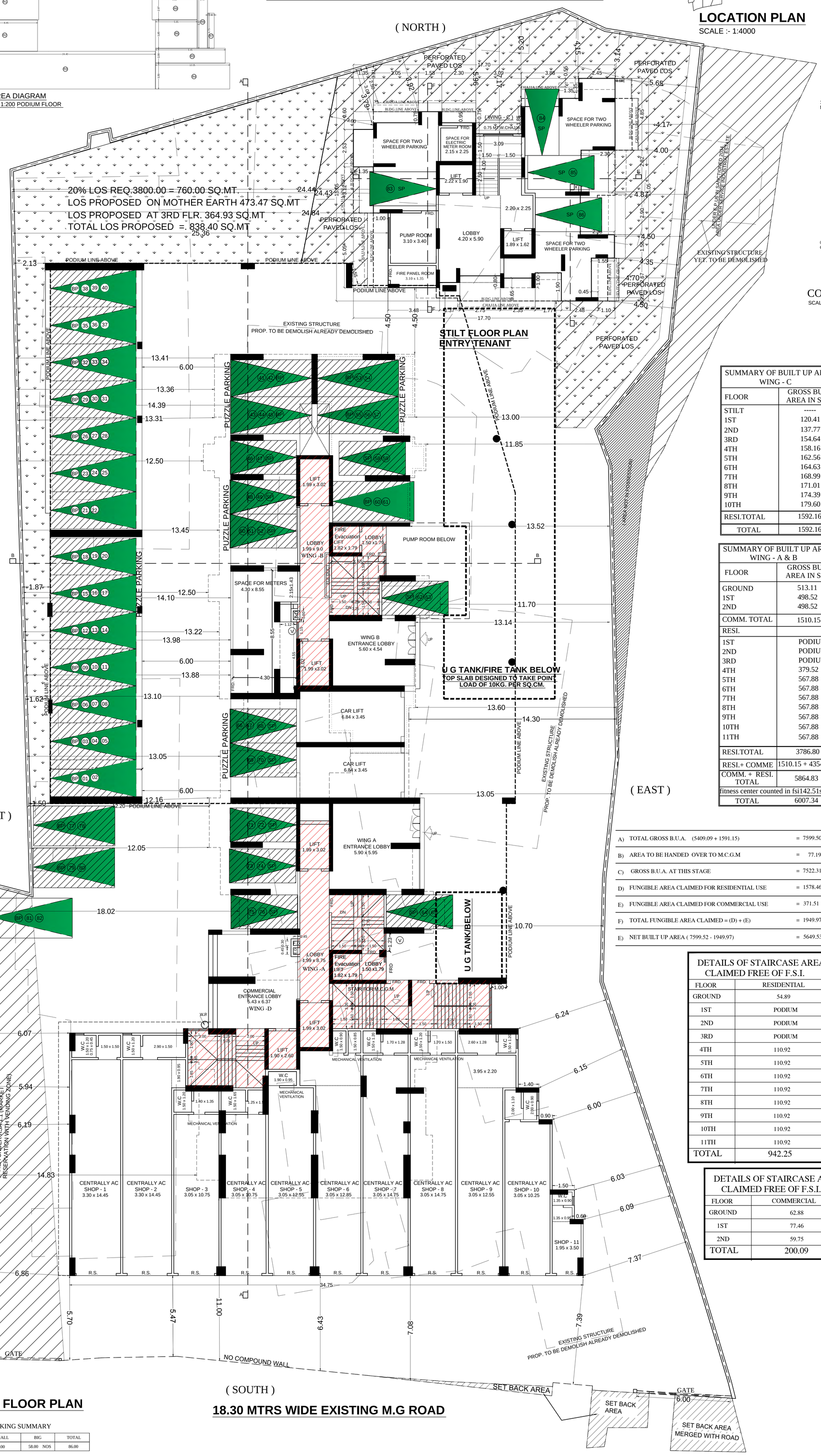
AREA OF THE PLOT IN SQ.MTS.	L.O.S. REQUIRED AT PER REG.27	60% OF L.O.S. REQUIRED AT GROUND LEVEL.	50% OF L.O.S. (50%OF 60%) TO BE PROVIDED ON MOTHER EARTH	50% OF L.O.S. (50%OF 60%) TO BE PAVED	40% OF L.O.S. REQUIRED ON PODIUM FLOOR
3800.00 SQ.MTS.	RED. = 760.00 SQ.MTS.	REQUIRED = 456.00 SQ.MTS.	REQUIRED = 228.00 SQ.MTS.	REQUIRED = 228.00 SQ.MTS.	REQUIRED = 304.00 SQ.MTS.
	PROVIDED = 838.40 SQ.MTS.	PROVIDED = 473.47 SQ.MTS.	PROVIDED = 473.47 SQ.MTS.	PROVIDED < 221.72 SQ.MTS.	PROVIDED = 364.93 SQ.MTS.



LOCATION PLAN
SCALE :- 1:4000



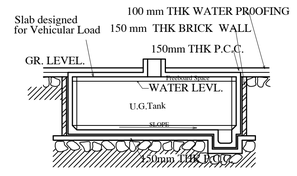
BLOCK PLAN
SCALE :- 1:500



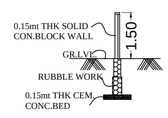
GROUND FLOOR PLAN
SCALE :- 1:100

PARKING SUMMARY

FLOORS	SMALL	BIG	TOTAL
GROUND FLOOR	28.00	58.00 NOS	86.00



SECTION THROUGH U.G.TANK
SCALE 1:100



COMPOUND WALL SECTION
SCALE 1:100

LOS AREA CALCULATION OF (GROUND FLOOR)				
ADDITION (A)				
R1	2.09	8.57	1.00	17.91
R2	8.57	4.96	0.50	21.25
R3	5.58	2.39	0.50	6.67
R4	(3.31 +3.00) /2	2.90	1.00	9.15
R5	(2.86 +3.34) /2	4.40	1.00	13.64
R6	(4.49 +4.80) /2	2.90	1.00	13.47
R7	(3.18 +2.80) /2	3.50	1.00	10.47
R8	(3.77 +3.63) /2	1.35	1.00	5.00
R9	4.60	1.84	0.50	4.23
R10	4.60	2.52	0.50	5.80
R11	(3.17 +2.88) /2	1.79	1.00	5.41
R12	1.81	3.17	1.00	5.74
R13	3.88	3.77	1.00	14.63
R14	7.55	1.36	0.50	5.13
R15	1.86	4.82	1.00	8.97
R16	3.04	1.85	1.00	5.62
R17	9.43	4.15	0.50	19.57
R18	9.43	2.11	0.50	9.95
R19	(2.66 +3.06) /2	1.35	1.00	3.86
R20	6.78	0.91	0.50	3.08
R21	6.78	2.13	0.50	7.22
R22	(2.66 +3.27) /2	3.13	1.00	9.28
R23	(3.84 +4.48) /2	3.39	1.00	14.10
R24	1.05	1.50	1.00	1.58
TOTALPERFORATED PAVED LOS AREA				221.72
R25	23.44	9.30	0.50	109.00
R26	23.44	5.76	0.50	67.51
R27	23.73	2.17	0.50	25.75
R28	23.20	1.59	0.50	18.44
R29	19.67	1.90	0.50	18.69
R30	19.67	1.32	0.50	12.98
TOTAL LOS AREA				252.36
				474.09
DEDUCTION COL. AREA				
a	0.15	0.90	3	0.41
b	0.08	0.90	3	0.22
TOTAL DEDUCTIONS AREA				0.62
TOTAL LOS AREA				473.47

SUMMARY OF BUILT UP AREA WING - C	
FLOOR	GROSS BUA. AREA IN SQ.M.
STILT	-----
1ST	120.41
2ND	137.77
3RD	154.64
4TH	158.16
5TH	162.56
6TH	164.63
7TH	168.99
8TH	171.01
9TH	174.39
10TH	179.60
RESI.TOTAL	1592.16
TOTAL	1592.16

SUMMARY OF BUILT UP AREA WING - A & B	
FLOOR	GROSS BUA. AREA IN SQ.M.
GROUND	513.11
1ST	498.52
2ND	498.52
COMM. TOTAL	1510.15
RESI.	
1ST	PODIUM
2ND	PODIUM
3RD	PODIUM
4TH	379.52
5TH	567.88
6TH	567.88
7TH	567.88
8TH	567.88
9TH	567.88
10TH	567.88
11TH	567.88
RESI.TOTAL	3786.80
RESI.+ COMME	1510.15 + 4354.68
COMM. + RESI. TOTAL	5864.83
fitness center counted in fsi142.51sq.mt.	
TOTAL	6007.34

A)	TOTAL GROSS B.U.A. (5409.09 + 1591.15)	= 7599.50	Sq.mts.
B)	AREA TO BE HANDED OVER TO M.C.G.M	= 77.19	Sq.mts.
C)	GROSS B.U.A. AT THIS STAGE	= 7522.31	Sq.mts.
D)	FUNGIBLE AREA CLAIMED FOR RESIDENTIAL USE	= 1578.46	Sq.mts.
E)	FUNGIBLE AREA CLAIMED FOR COMMERCIAL USE	= 371.51	Sq.mts.
F)	TOTAL FUNGIBLE AREA CLAIMED = (D) + (E)	= 1949.97	Sq.mts.
E)	NET BUILT UP AREA (7599.52 - 1949.97)	= 5649.53	Sq.mts.

DETAILS OF STAIRCASE AREA CLAIMED FREE OF F.S.I.	
FLOOR	RESIDENTIAL
GROUND	54.89
1ST	PODIUM
2ND	PODIUM
3RD	PODIUM
4TH	110.92
5TH	110.92
6TH	110.92
7TH	110.92
8TH	110.92
9TH	110.92
10TH	110.92
11TH	110.92
TOTAL	942.25

DETAILS OF STAIRCASE AREA CLAIMED FREE OF F.S.I.	
FLOOR	COMMERCIAL
GROUND	62.88
1ST	77.46
2ND	59.75
TOTAL	200.09

A	AREA STATEMENT		AS DCPR 2034
1	GROSS PLOT AREA(AS PER SURVEY)		3999.00
	PLOT AREA RESTRICTED AS PER SURVEY		3953.30
	a) AREA OF RESERVATION ROAD AREA		-----
	b) ROAD SET BACK AREA		-----
	c) AREA OF DP ROAD		-----
2	DEDUCTIONS FOR		
A	a) SET BACK AREA AS PER DCR 16		31.00
	b) DP ROAD AREA AS PER DCR 16		-----
	c) RESERVATION AREA AS PER DCR 17		-----
	TOTAL OF 2A		-----
B	FOR AMENITY AREA		
	a) AREA OF AMENITY AS PER DCR 14 (A)		-----
	b) AREA OF AMENITY AS PER DCR 14 (B)		-----
	c) AREA OF AMENITY AS PER DCR 15		-----
	d) AREA OF AMENITY AS PER DCR 35		-----
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED		-----
	a) AREA UNDER SI		128.00
	b) AREA NOT IN POSSESSION		40.00
3	TOTAL DEDUCTIONS [TOTAL OF 2A+2B+2C]		199.00
4	BALANCE AREA OF THE PLOT [1-3]		3754.30
5	NET PLOT AREA FOR DEVELOPMENT [4]		3754.30
6	ZONAL BASIC FSI		1.00
7	PERMISIBLE BUA AS PER ZONAL BASIC FSI (5*6)		3754.30
8	ADD FOR ROAD SETBACK AREA TO BE HANDED OVER = 2 x 31.00		62.00
9	BUA IN LIEU OF BUILT UP AMENITY HANDED OVER		NIL
10	PREMIUM FSI @0.5 AS PER COLUMN 5 OF TABLE 12 REGN 30		1877.15
11	TDR @ 0.5 AS PER COLUM 6OF TABLE 12 REGN 30		
	a) ROAD / RES. TDR. AS PER colum 6 of table 12 regn 30		NIL
	b) SLUM TDR colum 6 of table 12 regn 30		NIL
	c) INCENTIVE F.S.I. AS PER REG. 33 (7)(B) OF DCPR 2034		-----
12	PERMISIBLE BUA (7+8+9+10+11)		5693.45
13	AREA ALREDY APPROVED AS PER DCR 1991		-----
	AREA NOW PROPOSED AS PER DCPR 2034		5649.53
14	TOTAL BUILT-UP AREA PROPOSED		5649.53
A	FUNGIBLE BUA		1.52
	1) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034		-----
	31(3) FOR PURELY RESIDENTIAL = < 4510.89 x 35% = 1578.81		1578.46
	2) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034		
	31(3) FOR PURELY NON - RESIDENTIAL = (1138.64 -77.19) x 35% =371.51		371.51
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(3) = A1 + A2		1949.97
15	4) TOTAL GROSS BUILT-UP AREA PROPOSED (5649.53 + 1949.97)		7599.50
16	FSI CONSUMED ON NET PLOT (14/5)		1.50
D	TENEMENT STATEMENT		
i)	PROPOSED AREA (ITEM C4 ABOVE)		7599.50
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP) ETC		1510.15
iii)	AREA AVAILABLE FOR TENEMENTS (i - ii)		6089.35
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)		274 Nos.
v)	TENEMENTS PROPOSED		109 Nos.
vi)	TENEMENTS EXISTING		NIL
D	PARKING AREA STATEMENT		
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)		113 NOS.
ii)	COVERED GARAGE PERMISSIBLE		
iii)	COVERED GARAGE PROPOSED CAR OUTSIDERS (VISITORS)		
	TOTAL PARKING PROVIDED		208 NOS.
	PARKING TO BE CONDONED		NIL
E	TRANSPORT VEHICLE PARKING STATEMENT		N.A.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 27.05.2019 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3999.00 sq. MT. (THREE THOUSAND NINE HUNDRED NINETY NINE ONLY) AND TALLIES WITH DOCUMENTS OF OWNER SHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR

PROFORMA-II

CONTENTS OF SHEET

GROUND FLOOR PLAN,BUILT UP AREA SUMMERY,
LOS AREA DIAGRAM & CALCULATION,BLOCK & LOCATION PLAN,

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF PLOT BEARING CTS NO.73,73/1TO65 OF VILLAGE PAHADI GOREGAON AT 18.30 MT.WIDE M.G.ROAD AT GOREGAON (WEST).

NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE
MR, DILIP SONI (P.O.A HOLDER) OF M/S KABRA & ASSOC. C.A.TO.OWNER 10TH FLOOR ,KAMLA HUB,N.S.ROAD NO.1,J.V.P.D SCHEME, VILE PARLE (WEST) MUMBAI 400 049.	

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	1/12	AS SHOWN	NILESH	SHAILESH

NAME & ADDRESS OF LICENSED SURVEYOR	SIGNATURE
NILESH H. MAKWANA OF M/S CHAMUNDA CONSULTANT, 102,SHREENATHJI Apt.,56th ROAD, T.P.S.III, BORIVLI (WEST), MUMBAI-92	

STAMP OF APPROVAL OF PLAN

THIS CANCELS THE EARLIER APPROVAL ISSUED UNDER NO P-3304/2019/(73 & Others)/ P/S WARD/PAHADI- GOREGAON(W) DATED 04.02.2021.	THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED ISSUED LETTER UNDER NO P-3304/2019/(73 & Others)/ P/S WARD/PAHADI- GOREGAON(W) DATED

S.E.B.P(P/S) WARD	A.E.B.P(P) WARD	E.E.B.P(WS) P WARD