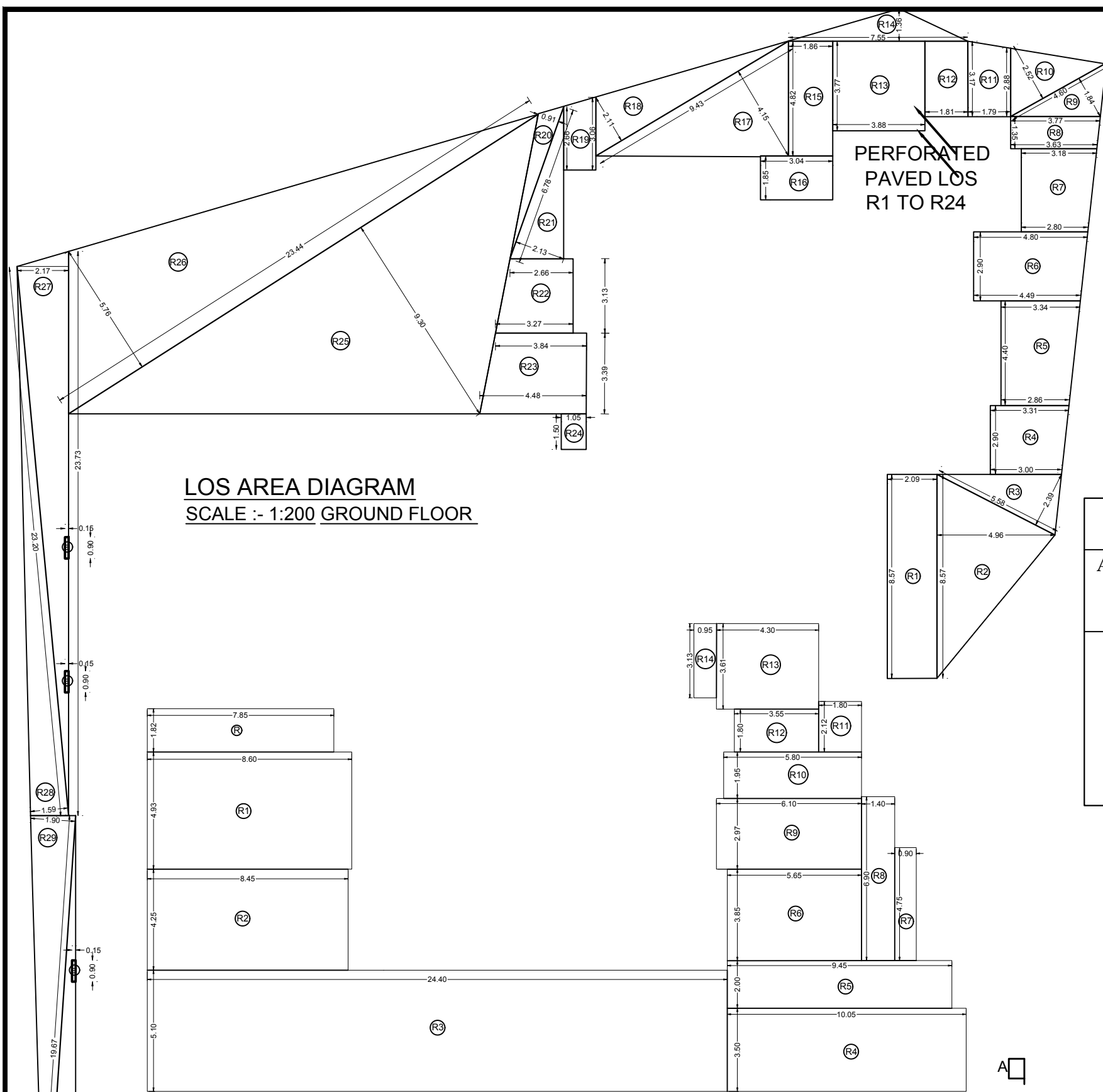
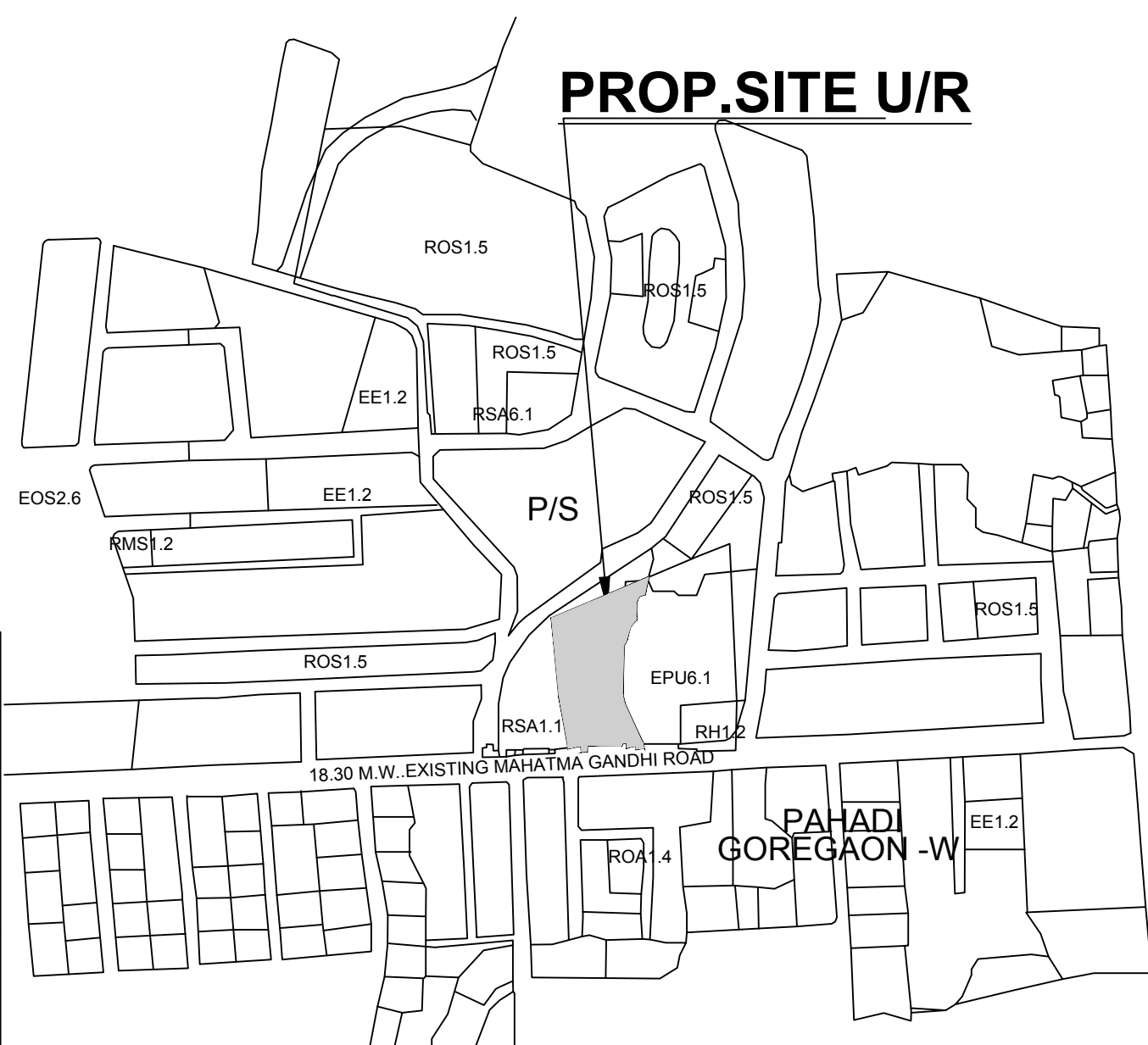
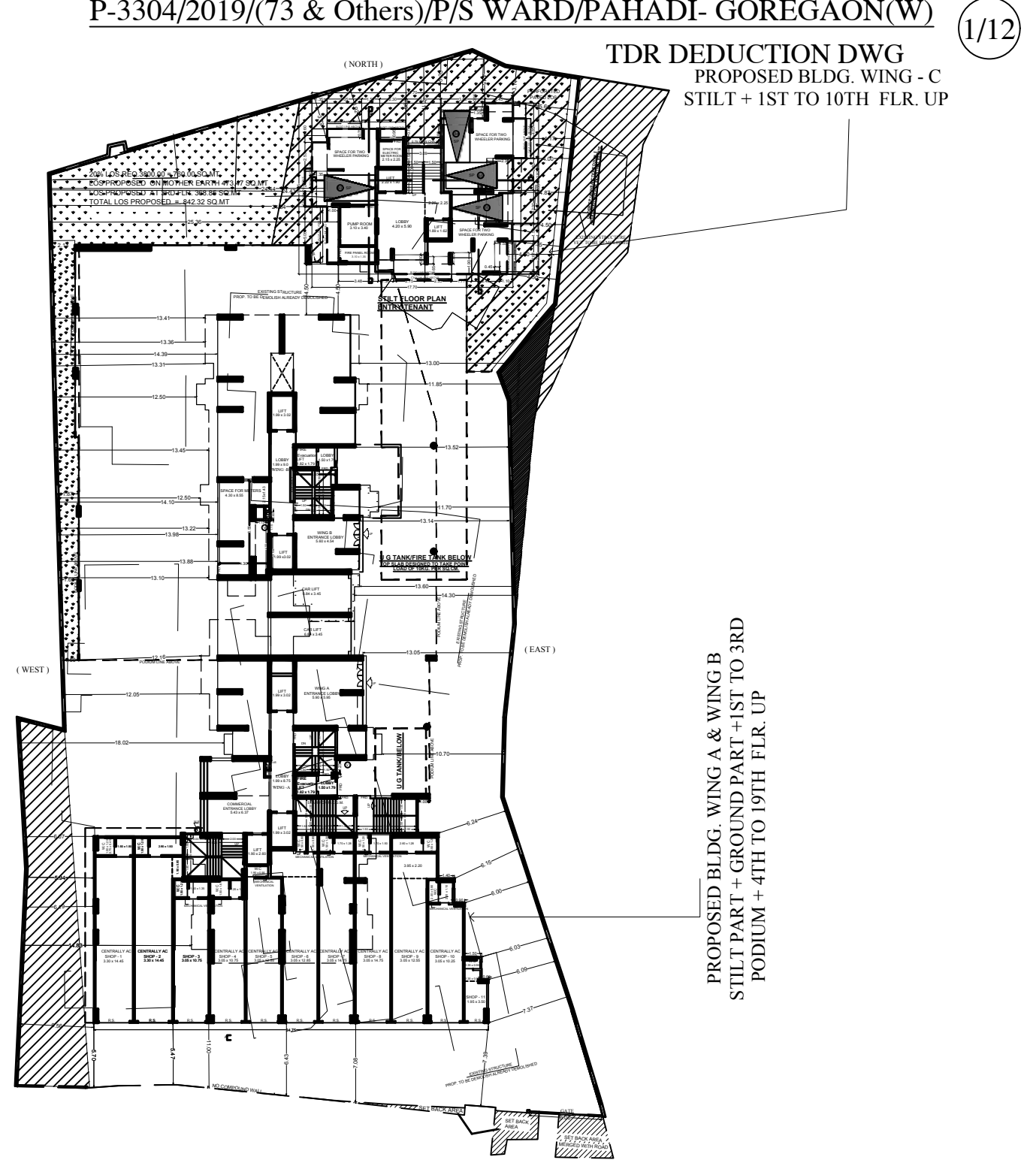
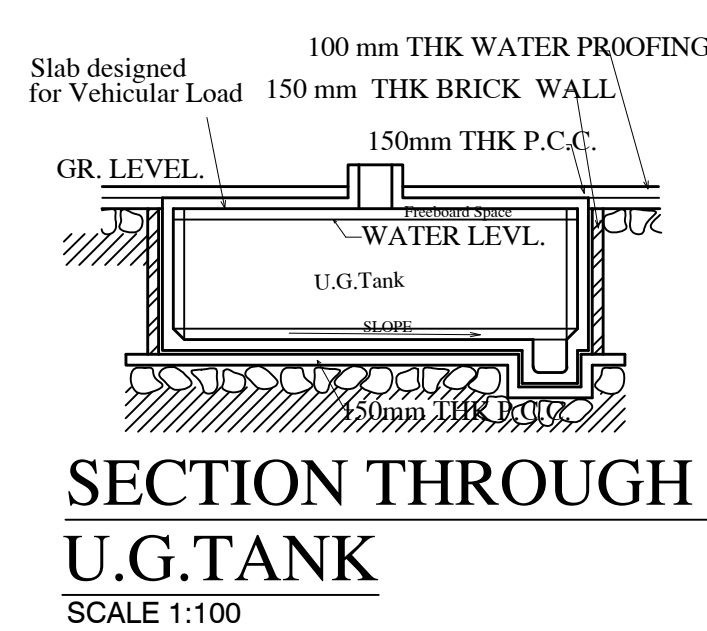


LOS AREA DIAGRAM
SCALE :- 1:200 PODIUM FLOOR

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 = 456.00 SQ.MTS.	PROVIDED = 228.00 SQ.MTS.	PROVIDED < 228.00 SQ.MTS.	PROVIDED = 364.93 SQ.MTS.

PROP.SITE U/R

LOCATION PLAN
SCALE :- 1:4000BLOCK PLAN
SCALE :- 1:500SECTION THROUGH
U.G.TANK
SCALE 1:100COMPOUND 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	
TOTAL PERFORATED PAVED LOS AREA				221.72	
TOTAL LOS AREA				252.36	
DEDUCTION COL. AREA				474.09	
a				0.15	0.90
b				0.08	0.90
TOTAL DEDUCTIONS AREA				0.23	
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	567.92
6TH	567.92
7TH	567.92
8TH	567.92
9TH	567.92
10TH	567.92
11TH	567.92
12TH	567.92
14TH	567.92
15TH	567.92
16TH	567.92
17TH	567.92
18TH	567.92
19TH	567.92
20TH	567.92
RESI. TOTAL	8898.32
RESI. + COMME	1510.15 + 8898.32
COMM. + RESI.	10408.47
fitness center counted in fsi 51.64 sq.mt	
TOTAL	10460.11

A) TOTAL GROSS B.U.A. (10460.11 + 1592.16)	= 12052.27 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	= 11975.08 Sq.mts.
D) FUNGIBLE AREA CLAIMED FOR RESIDENTIAL USE	= 2733.14 Sq.mts.
E) FUNGIBLE AREA CLAIMED FOR COMMERCIAL USE	= 371.51 Sq.mts.
F) TOTAL FUNGIBLE AREA CLAIMED = (D) + (E)	= 3104.65 Sq.mts.
G) NET BUILT UP AREA (12052.27 - 3104.65)	= 8947.62 Sq.mts.

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	PERMISSIBLE BUA AS PER ZONAL BASIC FSI (5%)	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 @ 0.50 AS PER COLUMN 5 OF TABLE 12 REGN 30	1877.15
11	TDR @ 0.90 AS PER COLUMN 6 OF TABLE 12 REGN 30	-----
	a) ROAD / RES. TDR. AS PER column 6 of table 12 regn 30	2640.58
	b) SLUM TDR column 6 of table 12 regn 30	676.29
	c) INCENTIVE F.S.I. AS PER REG. 33 (7)(b) OF DCPR 2034	-----
12	PERMISSIBLE BUA (7+8+9+10+11)	9010.32
13	AREA ALREADY APPROVED AS PER DCR 1991	-----
	AREA NOW PROPOSED AS PER DCPR 2034	8947.62
14	TOTAL BUILT UP AREA PROPOSED	8947.62
A	FUNGIBLE BUA	-----
	i) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	-----
	31(i) FOR PURELY RESIDENTIAL = < 7808.98 x 35% = 2733.14	2733.14
	ii) FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034	-----
	31(i) FOR PURELY NON - RESIDENTIAL = (1138.64 - 77.19) x 35% = 371.51	371.51
	3) TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(i) = A1 + A2	3104.65
15	4) TOTAL GROSS BUILT-UP AREA PROPOSED (8947.62 + 3104.65)	12052.27
16	FSI CONSUMED ON NET PLOT (14/5)	2.38
D	TENEMENT STATEMENT	-----
	i) PROPOSED AREA (ITEM 'C4' ABOVE)	12052.27
	ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP) ETC	1510.15
	iii) AREA AVAILABLE FOR TENEMENTS (1 - ii)	10542.12
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	474 Nos.
	v) TENEMENTS PROPOSED	173 Nos.
	vi) TENEMENTS EXISTING	NIL
D	PARKING AREA STATEMENT	-----
i)	PARKING REQUIRED BY REGULATIONS FOR CAR	185 NOS.
ii)	SCOOTER/MOTOR CYCLE	-----
iii)	COVERED GARAGE PERMISSIBLE	-----
iv)	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 NO. 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 SHETOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR
 NILESH H. MARKWANA
 102, SHREENATHJI Apt., 5th floor, ROAD, T.P.S.III, BORIVLI (WEST), MUMBAI-400 049.

PROFORMA-II
 CONTENTS OF SHEET
 GROUND FLOOR PLAN, BUILT UP AREA SUMMARY, LOS AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED REDEVELOPMENT OF PLOT BEARING CTS NO. 73/73/106/5 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	DILIP SATYANAR AVAN SONI
10TH FLOOR, KAMLA HUB,N.S.ROAD NO.11,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. MARKWANA OF M/S CHAMUNDA CONSULTANT, 102, SHREENATHJI Apt., 5th floor, ROAD, T.P.S.III, BORIVLI (WEST), MUMBAI-400 049.	NILESH H. MARKWANA 102, SHREENATHJI Apt., 5th floor, ROAD, T.P.S.III, BORIVLI (WEST), MUMBAI-400 049.

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 31.05.2021.

PLANS FOR APPROVAL

ANKUSH BHAGGI KADAM	Digitally signed by ANKUSH BHAGGI KADAM DN: cn=ANKUSH BHAGGI KADAM, o=Personal Reason: I am the author of this document Date: 2021.08.04 23:18:05.00	HARISH CHANDRA W BHAGAT	Digitally signed by HARISH CHANDRA W BHAGAT DN: cn=HARISH CHANDRA W BHAGAT, o=Personal Reason: I am the author of this document Date: 2021.08.05 19:50:05.00	Anil Prabhakar Dhiwar
---------------------	--	-------------------------	--	-----------------------

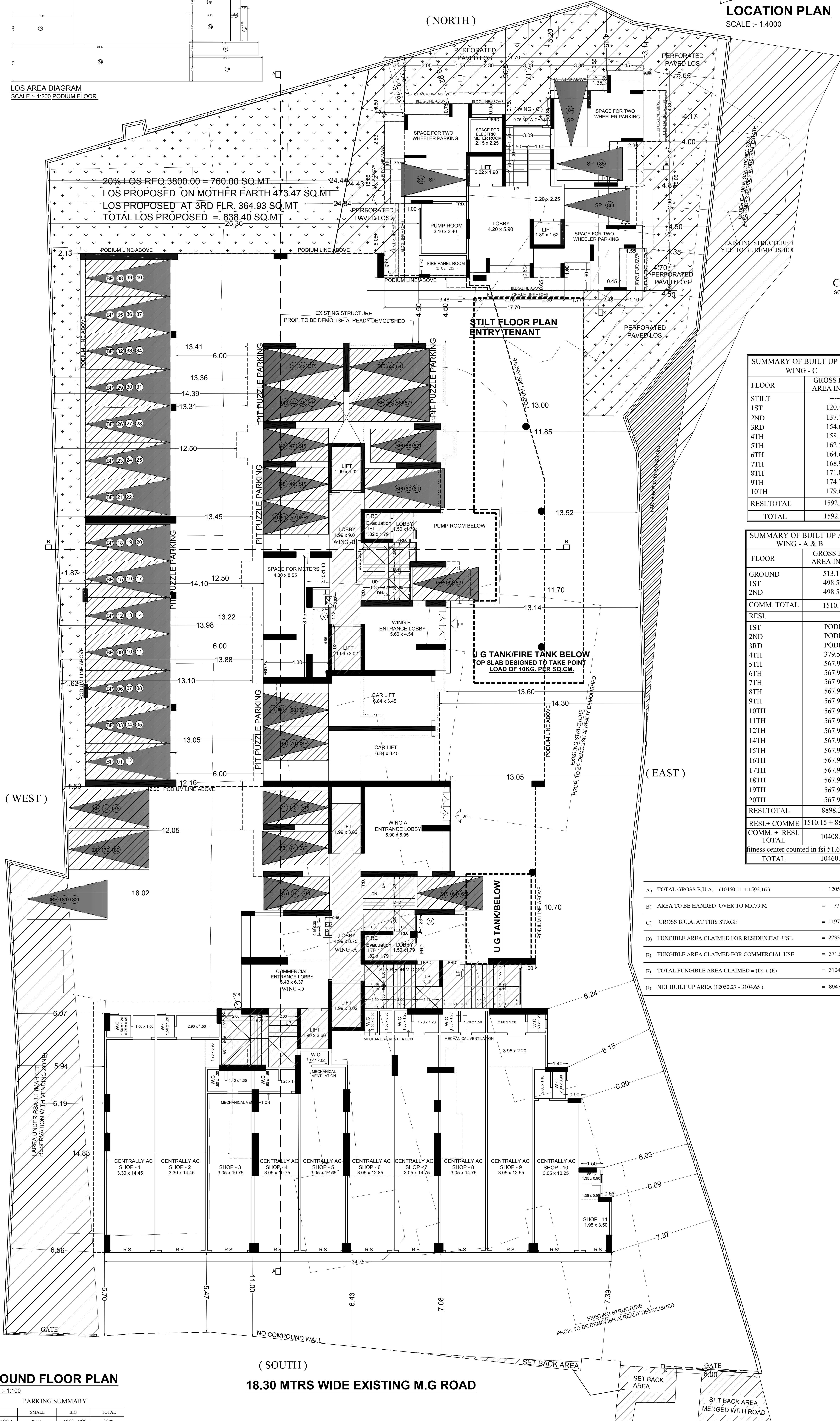
S.E.B.P(P/S) WARD	A.E.B.P(P) WARD	E.E.B.P(W) P WARD
-------------------	-----------------	-------------------

GROUND FLOOR PLAN
SCALE :- 1:100

FLOORS	SMALL	BIG	TOTAL
GROUND FLOOR	28.00	58.00	86.00

(SOUTH)

18.30 MTRS WIDE EXISTING M.G ROAD

GROUND FLOOR PLAN
SCALE :- 1:100