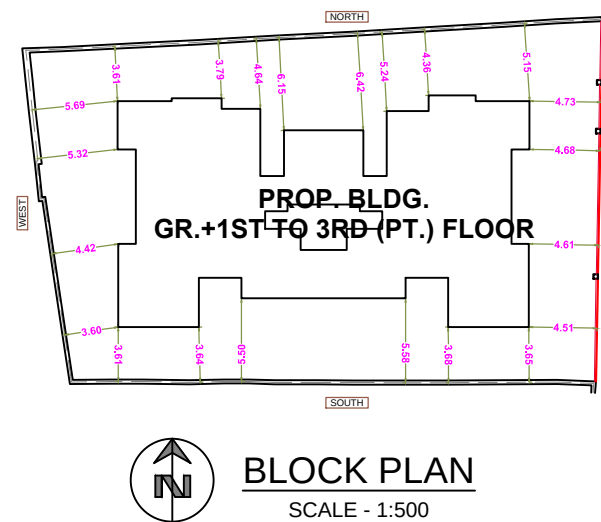
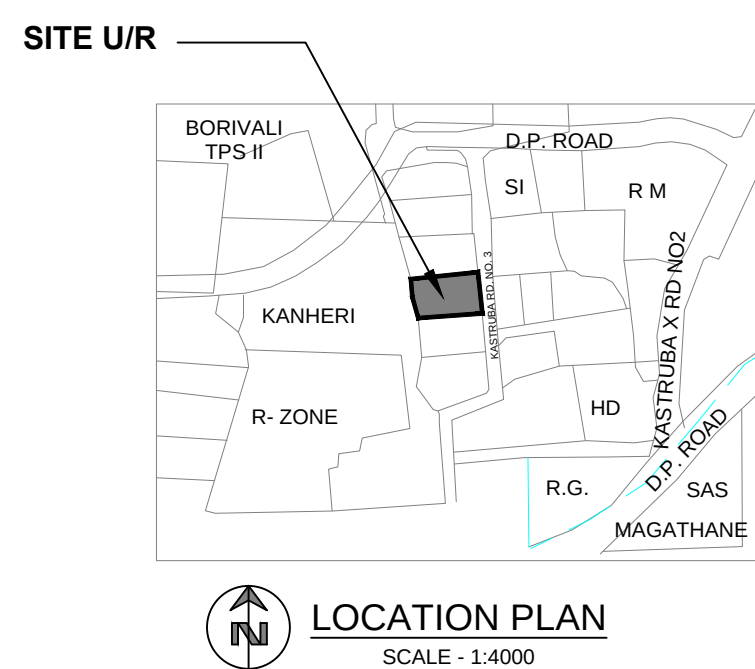
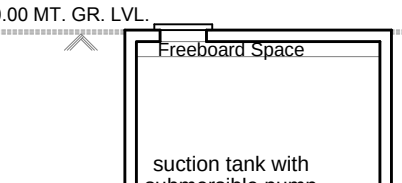
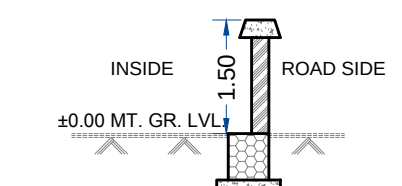
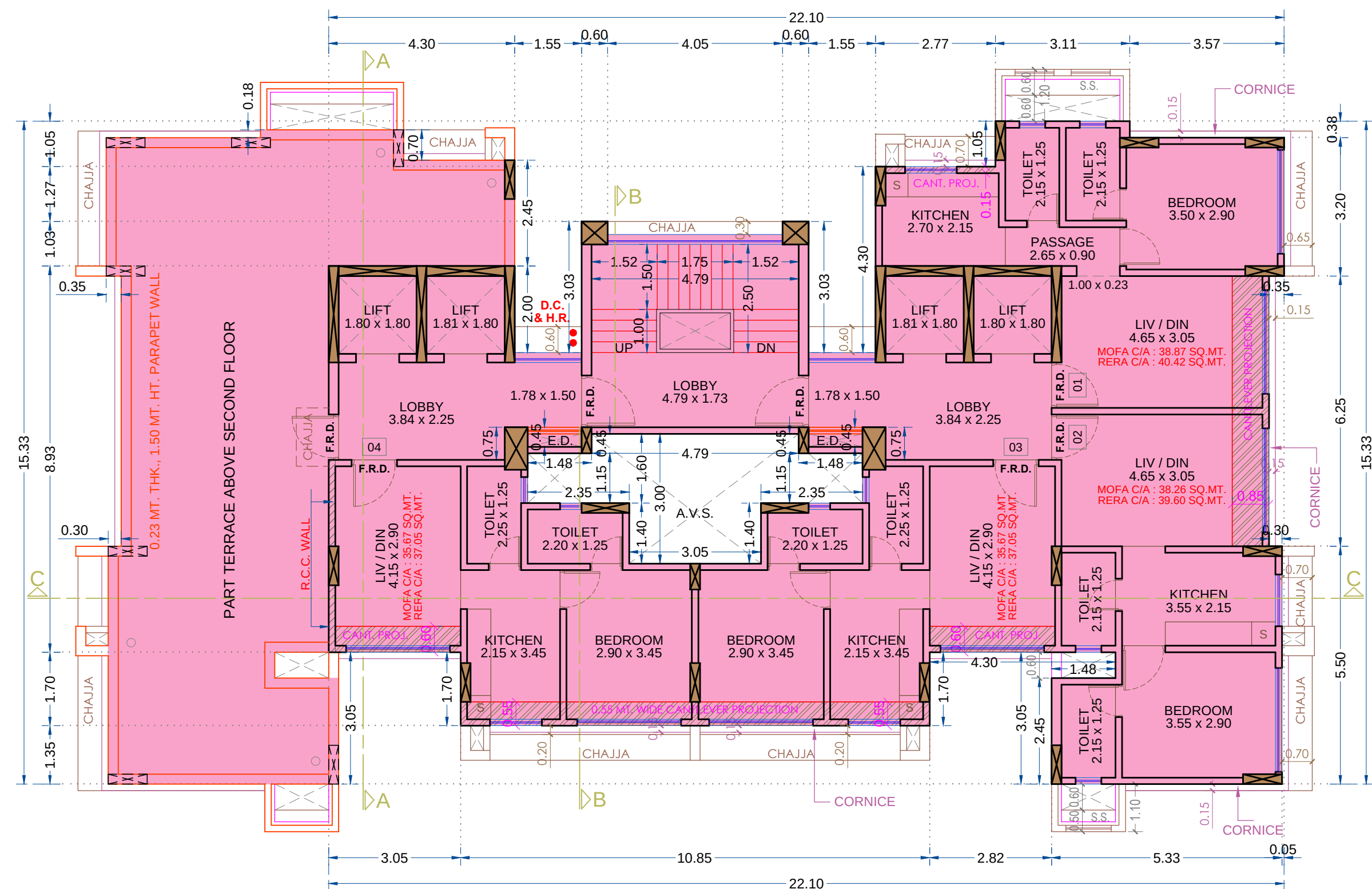
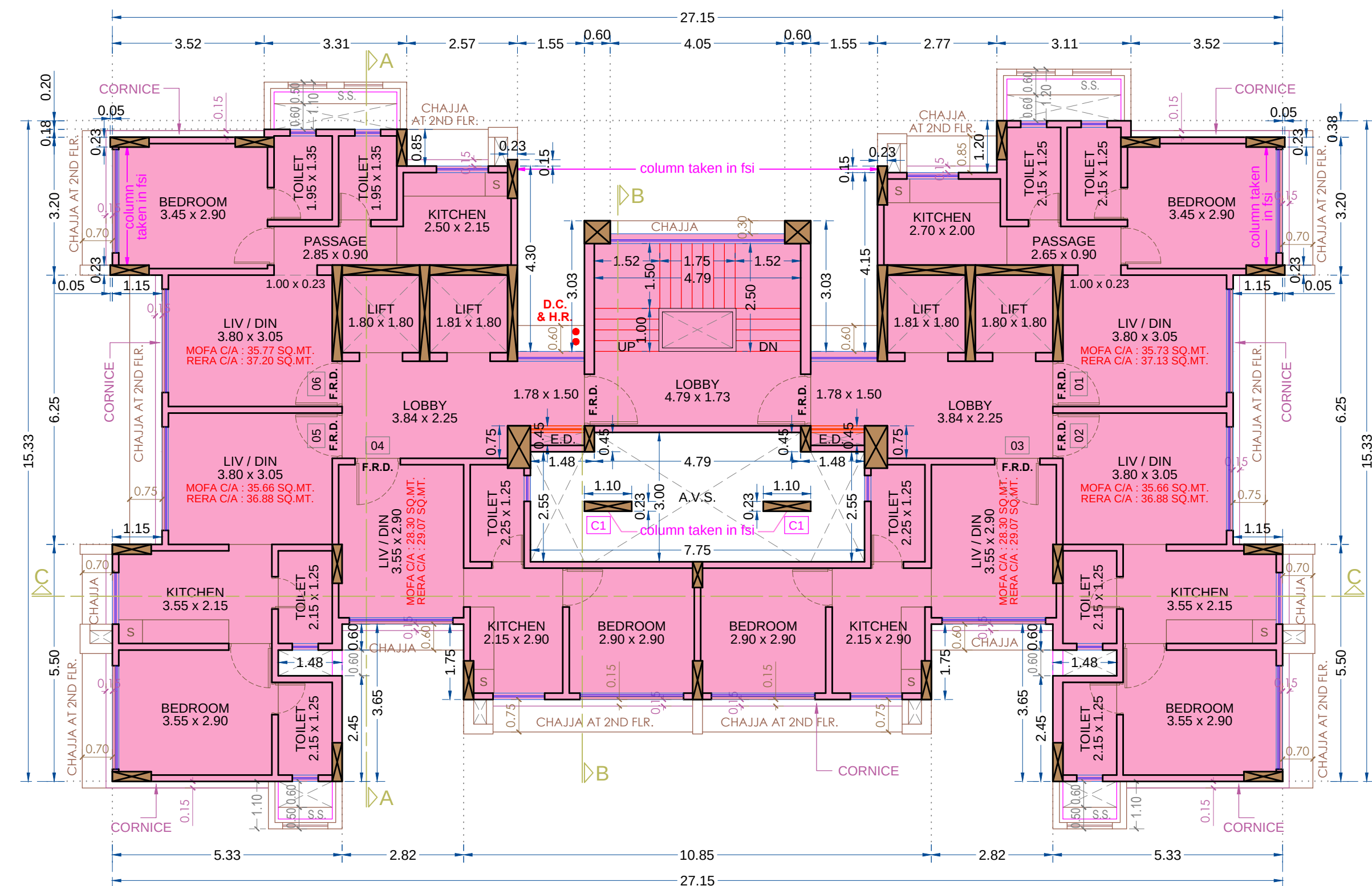


CONTENTS OF SHEET : * STILT, 1ST, 2ND & 3RD FLOOR PLAN
* 1ST & 2ND FLR. BUILT-UP AREA DIAGRAM WITH CALC.
* PLOT AREA DIAGRAM WITH CALCULATION
* BLOCK PLAN & LOCATION PLAN
* PARKING STATEMENT & SUMMARY
* BUILT-UP AREA SUMMARY

PROFORMA - A

A)	AREA STATEMENT	SQ.MTS
1)	AREA OF PLOT	840.50
	AREA OF PLOT AS PER POWER OF ATTORNEY	840.06
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)	-----
	TOTAL (a + b + c + d)	-----
3)	BALANCE AREA OF PLOT (1 MINUS 2)	840.06
4)	DEDUCTION FOR 15 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	-----
5)	NET AREA OF PLOT (3 MINUS 4)	840.06
6)	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (a) 100% FOR D.P. ROAD (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)	-----
	2 (b) 100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)	-----
7)	TOTAL AREA (5 PLUS 6)	840.06
8)	FLOOR SPACE INDEX PERMISSIBLE	1.00
9)	(a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ADDITION IN LIEU OF T.D.R.	-----
	(b) 0.50 ADDITIONAL F.S.I. AS PER DPCR 30 A(1)	-----
10)	PERMISSIBLE FLOOR AREA (7 x 8) PLUS 9 ABOVE	840.06
11)	PROPOSED BUILT UP AREA	835.34
12)	FSI CONSUMED ON NET HOLDING = 11 / 3	0.99
B)	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA	
i)	PURELY RESIDENTIAL BUILT UP AREA	835.34
ii)	REMAINING NON-RESIDENTIAL BUILT UP AREA	-----
C)	DETAILS OF FSI AVAILED AS PER DCR 31 (3)	
i)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR < (B1 x 0.35)	-----
ii)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL = OR < (B2 x 0.35)	-----
iii)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (C1 + C2)	-----
iv)	TOTAL GROSS BUILT UP AREA PROPOSED (11 + C3)	835.34

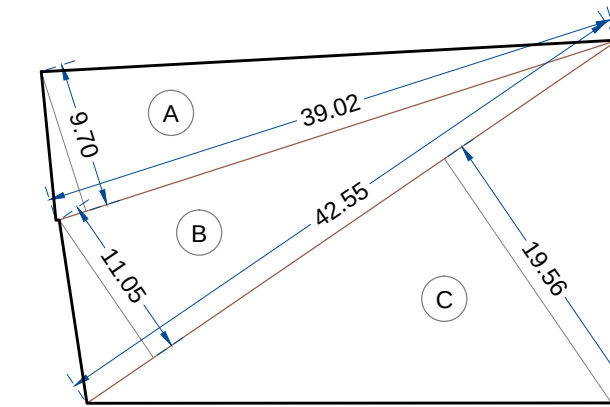


SUMMARY		
FLOOR	GROSS BUILT-UP AREA	UNIT
STILT FLOOR	NIL	NIL
FIRST FLOOR	298.22	SQ.MT.
SECOND FLOOR	298.22	SQ.MT.
THIRD FLOOR	238.90	SQ.MT.
TOTAL	835.34	SQ.MT.

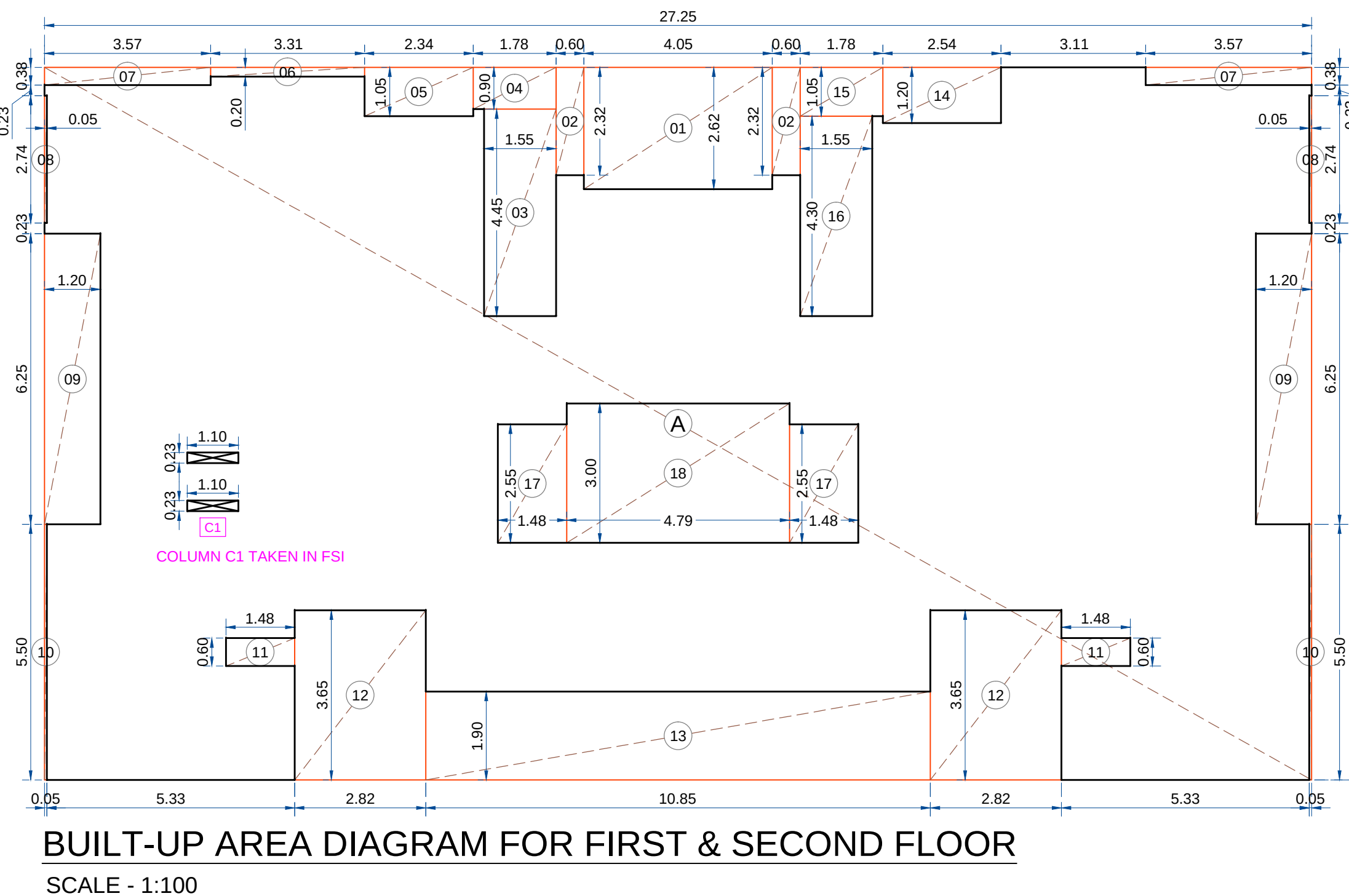
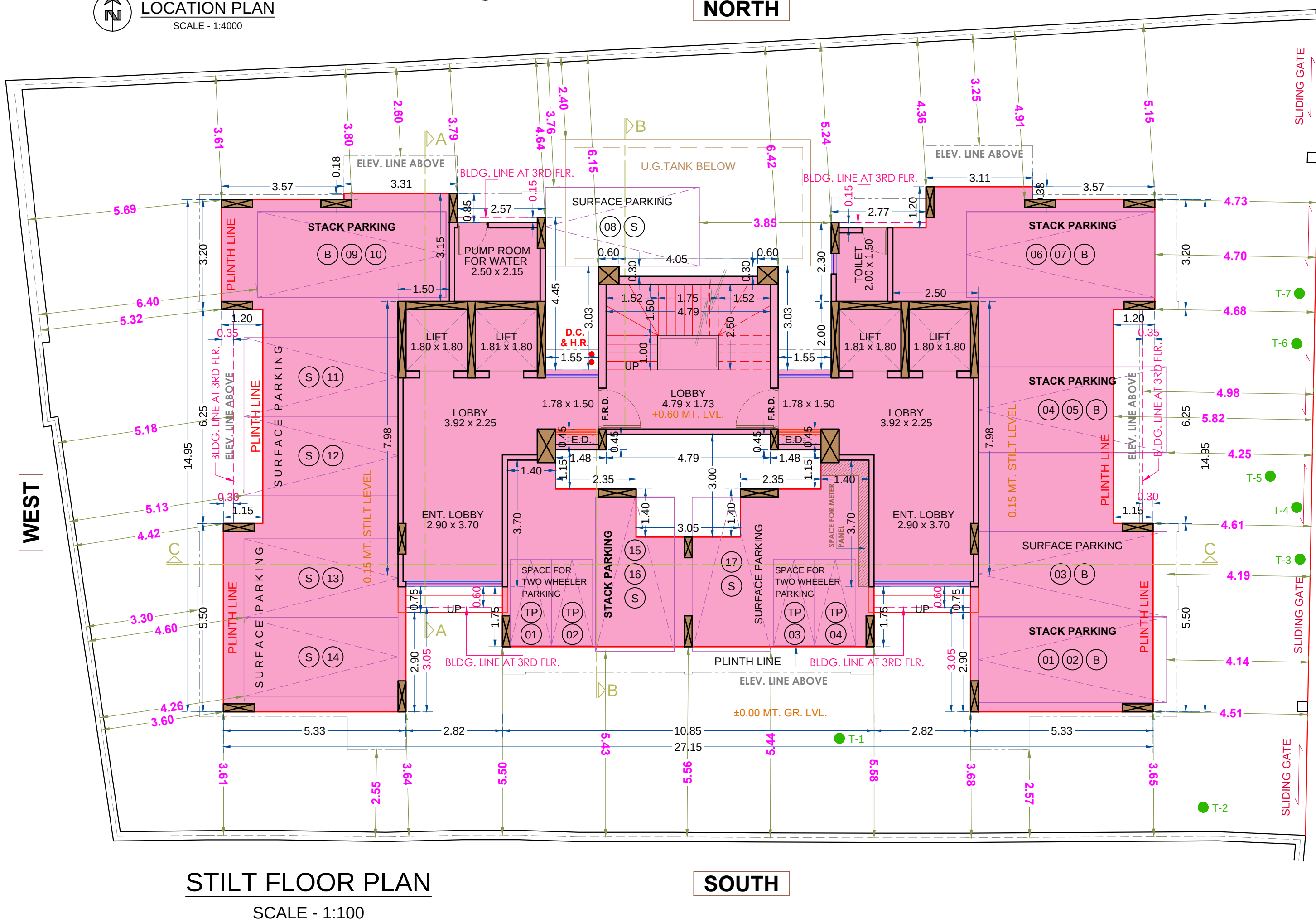
PARKING SUMMARY					
REQUIRED PARKING AS PER RULES				=	5.00 NO'S
SR. NO.	FLOOR DESIGNATION	FLOOR	SMALL	BIG	PARKING REQUIRED
1	STACK PARKING DEPENDABLE	STILT	2.00 NO'S	8.00 NO'S	10.00 NO'S
2	SURFACE PARKING	STILT	6.00 NO'S	1.00 NO.	7.00 NO'S
PROVIDED PARKING			8.00 NO'S	9.00 NO'S	17.00 NO'S

PLOT AREA CALCULATION									
ADDITION									
A	39.02	X	9.70	X	0.50	=	189.27	SQ.MT	
B	42.55	X	11.05	X	0.50	=	235.09	SQ.MT	
C	42.55	X	19.56	X	0.50	=	416.14	SQ.MT	
TOTAL PLOT AREA							=	840.50	SQ.MT

BUILT-UP AREA CALCULATION (1ST & 2ND FLOOR)							
ADDITION							
A	27.25	X	15.33	X	1	NO.	= 417.74 SQ.M
C1	1.10	X	0.23	X	2	NO'S	= 0.51 SQ.M
TOTAL ADDITION							= 418.25 SQ.M
DEDUCTION							
1	4.05	X	2.32	X	1	NO.	= 10.61 SQ.M
2	0.60	X	2.62	X	2	NO'S	= 2.78 SQ.M
3	1.55	X	4.45	X	1	NO.	= 6.90 SQ.M
4	1.78	X	0.90	X	1	NO.	= 1.60 SQ.M
5	2.34	X	1.05	X	1	NO.	= 2.46 SQ.M
6	3.31	X	0.20	X	1	NO.	= 0.66 SQ.M
7	3.57	X	0.38	X	2	NO'S	= 2.71 SQ.M
8	0.05	X	2.74	X	2	NO'S	= 0.27 SQ.M
9	1.20	X	6.25	X	2	NO'S	= 15.00 SQ.M
10	0.05	X	5.50	X	2	NO'S	= 0.55 SQ.M
11	1.48	X	0.60	X	2	NO'S	= 1.78 SQ.M
12	2.82	X	3.65	X	2	NO'S	= 20.59 SQ.M
13	10.85	X	1.90	X	1	NO.	= 20.62 SQ.M
14	2.54	X	1.20	X	1	NO.	= 3.05 SQ.M
15	1.78	X	1.05	X	1	NO.	= 1.87 SQ.M
16	1.55	X	4.30	X	1	NO.	= 6.67 SQ.M
17	1.48	X	2.55	X	2	NO'S	= 7.55 SQ.M
18	4.79	X	3.00	X	1	NO.	= 14.37 SQ.M
TOTAL DEDUCTION							= 120.03 SQ.M
TOTAL BUILT-UP AREA							= 298.22 SQ.M



P A R K I N G S T A T E M E N T			
CAR PERAPET AREA IN SQ.MT.	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45	16.00	1 PARKING / 4 TENEMENTS	4.00
45 TO 60	NIL	1 PARKING / 2 TENEMENTS	NIL
60 TO 90	NIL	1 PARKING / 1 TENEMENTS	NIL
ABOVE 90	NIL	2 PARKING / 1 TENEMENTS	NIL
TOTAL	16.00		4.00
10% ADDITIONAL VISITORS (MIN. 1 PARKING)			1.00
TOTAL PARKING INCLUDING VISITOR'S			5.00
TOTAL REQUIRED PARKING (SAY)			5.00
TOTAL PROVIDED PARKING			17.00



THIS CANCELS APPROVAL TO THE PREVIOUS PLAN UNDER NO. : CHE/A-4636/(BP)(WS)/AR/IOD/1/New DATED : 23/03/2020
APPROVED SUBJECT TO CONDITION MENTIONED BY THIS OFFICE LETTER UNDER NO. : CHE/A-4636/(BP)(WS)/AR/IOD DATED :



PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING
C.T.S. NO. 312, 312/1 TO 7 OF VILLAGE KANHARI AT KASTURBA
ROAD NO. 3, BORIVALI (E), MUMBAI.

NORTH	NAME, ADD. & SIGNATURE OF OWNER
-------	---------------------------------

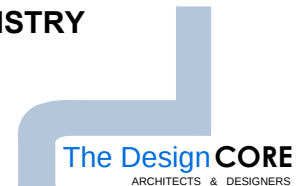


M/S. GHORI DEVELOPERS
603, HILLPARK APT., E-WING, AGARWAL
ESTATE, JOGESHWARI (EAST), MUMBAI.

JOB NO.	CHECKED BY	DRN. BY	DATE	REV.
date / dilin chob / oaz bhai / hmo / hmo plan	C.S.M.	LAXMAN	20.01.2023	

NAME, ADD. OF ARCHITECT / LICENSE SURVEYOR	SIGN OF ARCHITECT / LICENSE SURVEYOR
--	--------------------------------------

GHANSHYAM S. MISTRY
C.A / 03 / 31880



204, Rose Residency, Off. Shraddhanand Road,
Dixit X Road, Vileparle (E), Mumbai-400057
Tel : 022 26125965 E-mail : arch.trdc@gmail.com

STAMP OF APPROVAL OF PLAN

S.E.B.P. (R-1)	A.E.B.P. (R-2)	E.E.B.P. (R-2)
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