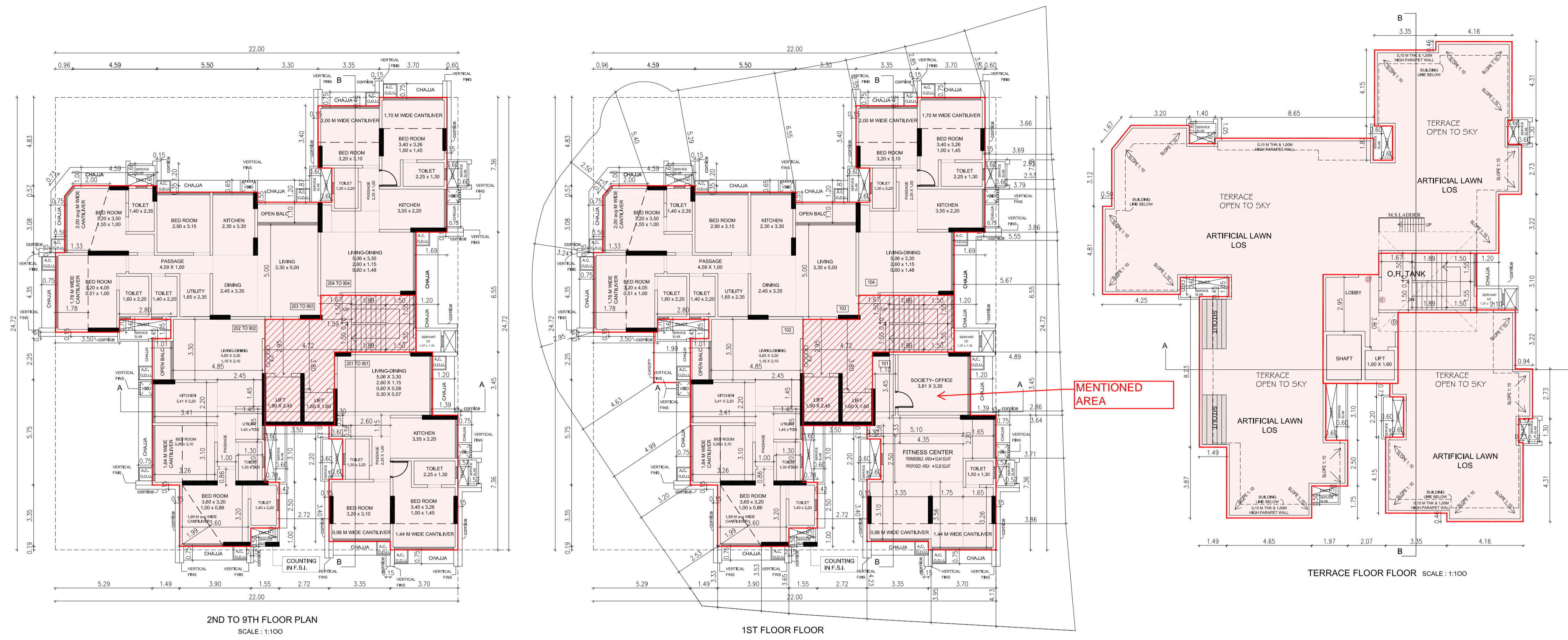


PROFORMA B		CONTENTS OF SHEET			
GROUND FLOOR, 1ST FLOOR PLAN, TYPICAL FLOOR PLAN AND 2ND TO 9TH FLOOR PLAN & TERRACE FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION U.G. TANK SECTION, PARKING STATEMENT BUILT UP AREA STATEMENT		STAMP OF DATE OF APPROVAL OF PLANS			
THIS CANCEL APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-17533 / 2023 / 325C / K/E WARD / GUNDAVALI / 337 DATED 10/10/2022		THIS PLANS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER			
THIS OFFICE NO. P-17533 / 2023 / 325C / K/E WARD / GUNDAVALI / 337 DATED		DRAFT PLAN FOR APPROVAL			
S.E.B.P. (HES)	A.E.B.P (K/E)	E.E.B.P (K/E)	TOTAL (SQ.MTS)		
THIS PLAN IS DIGITALLY SIGNED DOES NOT REQUIRE SIGNATURE					
PROFORMA A					
1	AREA ACCEPTED		799.00		
2	DEDUCTIONS FOR				
(a)	ROAD SET BACK AREA		NA		
(b)	PROPOSED ROAD (D.P. ROAD)		NA		
(c)	ANY RESERVATIONS		NA		
3	BALANCE AREA OF PLOT (I MINUS 2)		799.00		
4	DEDUCTION FOR				
(a)	5% PUBLIC OPEN SPACE PROVISION AS PER DCR-2024		NA		
(b)	NET AREA OF PLOT (I MINUS 4)		799.00		
5	ADDITIONS FOR FLOOR SPACE INDEX				
(1)	20% FOR SET BACK AREA		NA		
(2)	20% FOR SET BACK AREA		799.00		
(3)	FLOOR SPACE INDEX PERMISSIBLE (1.00 F.S.I.)		799.00		
(4)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS		120.00		
(5)	30% FOR P.O.S.		374.01		
(6)	ADDITIONAL GOVT.FSI	PERMISSIBLE = 70% X 0.50 = 350.50	NA		
(7)	30% FOR P.O.S.	PERMISSIBLE MIN. 20% X 70% = 150.00	160.01		
(8)	RESERVATION TDR - 80%	DCR NO. 00093 PERMISSIBLE MAX. 80% X 70% = 630.00	544.48		
10	PERMISSIBLE FLOOR AREA		1997.50		
11	EXISTING FLOOR AREA		1997.50		
12	PROPOSED BUILT UP AREA		1997.50		
13A	PURELY RESIDENTIAL BUILT UP AREA		1997.50		
13B	REMAINING NON-RESIDENTIAL BUILT UP AREA		NIL		
14	TOTAL BUILT UP AREA PROPOSED		1997.50		
15	FSI COMBINED ON NET HOLDING = 1.43		2.50		
DETAILS OF FSI AVAILABLE AS PER DCR (3)					
1	FUNDBLE BUILT UP AREA COMPONENT PROPOSED UNDER DCR	PERMISSIBLE 1997.50 X 30%	699.13		
2	FSI FOR PURELY RESIDENTIAL *FSI < (FSI ALLOD)		NA		
3	FUNDBLE BUILT UP AREA COMPONENT PROPOSED UNDER DCR		NA		
4	FSI FOR NON-RESIDENTIAL *FSI < X		NA		
5	TOTAL FUNDBLE BUILT UP AREA UNDER DCR 310 + (B1 + B2)	PROPOSED FUNDBLE	694.47		
6	FUNDBLE BUA WITHOUT PREMIUM	520.44 X 30% = 156.13	185.30		
7	FUNDBLE BUA WITH PREMIUM		509.17		
8	TOTAL GROSS BUILT UP AREA PROPOSED (14 + 8.3)		2691.97		
TENDMENT STATEMENT					
(i)	PROPOSED BUILT UP AREA	(ITEM 12 ABOVE)	1997.50		
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA		NA		
(iii)	AREA AVAILABLE FOR TENDMENT		1997.50		
(iv)	TENDMENT PERMISSIBLE	450 / DENSITY OF TENDMENT(SHEET)	89.88 NOS		
(v)	TENDMENT PROVIDED		35.00 NOS		
(vi)	TENDMENT EXISTING		NA		
(vii)	TOTAL TENDMENT ON THE PLOT		35.00 NOS		
PARKING STATEMENT					
(i)	PARKING REQUIRED AS PER CAR PARK REGULATIONS WITH VISITOR PARKING		48.00 NOS		
(ii)	COVERED GARAGES PERMISSIBLE		NIL		
(iii)	COVERED GARAGES PROPOSED		48.00 NOS		
(iv)	TOTAL PARKING PROVIDED		48.00 NOS		
(v)	DEFICIENT CAR PARKING		NIL		
B. REHABILITATION COMPONENT					
18A	FULL OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL EXISTING STRUCTURES	SQ.MT.	LAND SURPRISE	RECEIPT NO.	AMOUNT
18B	FULL OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON-RESIDENTIAL EXISTING STRUCTURES	NA			
18C	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED IN 10A + 10B	5,29.44			
19	MAXIMUM FUNDBLE BUILT UP AREA COMPONENT REHABILITATION (BUILT UP AREA COMPONENT = 10A + 10B + 10C)	185.30			
20A	FUNDBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	NA			
20B	FUNDBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF NON-RESIDENTIAL USE	NA			
20C	TOTAL FUNDBLE BUA CONSUMED FOR REHABILITATION COMPONENT	NA			
21	20% PREMIUM TO GOVT.				
22	PREMIUM REQUIRED TO BE PAID FOR FUNDBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHAB 40% / 50% RATE ON DATE OF PAYMENT				
23	PREMIUM TO GOVT.				
24	PREMIUM TO MCGA				
25	PREMIUM FOR 1ST INSTALLMENT TO GOVT.				
26	PREMIUM FOR 1ST INSTALLMENT TO MCGA				
27	PREMIUM TO GOVT.				
28	PREMIUM TO MCGA				
29	PREMIUM FOR 1ST INSTALLMENT TO GOVT.				
30	PREMIUM FOR 1ST INSTALLMENT TO MCGA				
31	PREMIUM TO BE PAID FOR FUNDBLE BUA FOR COMMERCIAL EXCLUDING REHAB 40% / 50% RATE ON DATE OF PAYMENT				
32	PREMIUM TO GOVT.				
33	PREMIUM TO MCGA				
34	PREMIUM FOR 1ST INSTALLMENT TO GOVT.				
35	PREMIUM FOR 1ST INSTALLMENT TO MCGA				



MENTIONED AREA

TERRACE FLOOR FLOOR SCALE : 1:100

BUILT UP AREA STATEMENT			AREA STATEMENT FOR STILT/PREMIUM			CONSTRUCTION AREA STATEMENT		
FLOOR	TOTAL BUILT-UP AREA	STILT	FLOOR	TOTAL BUILT-UP AREA	STILT	FLOOR	TOTAL BUILT-UP AREA	STILT
1ST	177,825.4	15,288	1ST	36.86	36.86	1ST	295.35	345.35
2ND	227,499.3	30,576	2ND	36.86	36.86	2ND	345.35	345.35
3RD	227,499.3	15,288	3RD	36.86	36.86	3RD	345.35	345.35
4TH	227,499.3	31,500	4TH	36.86	36.86	4TH	345.35	345.35
5TH	227,499.3	15,750	5TH	36.86	36.86	5TH	345.35	345.35
6TH	227,499.3	30,576	6TH	29.64	29.64	6TH	345.35	345.35
7TH	227,499.3	15,288	7TH	29.64	29.64	7TH	345.35	345.35
8TH	227,499.3	15,288	8TH	29.64	29.64	8TH	345.35	345.35
9TH	227,499.3	15,750	9TH	29.64	29.64	9TH	345.35	345.35
TOTAL	1997.50	185.30	TOTAL	302.86	302.86	TERRACE	50.19	345.35
						TOTAL	3453.69	

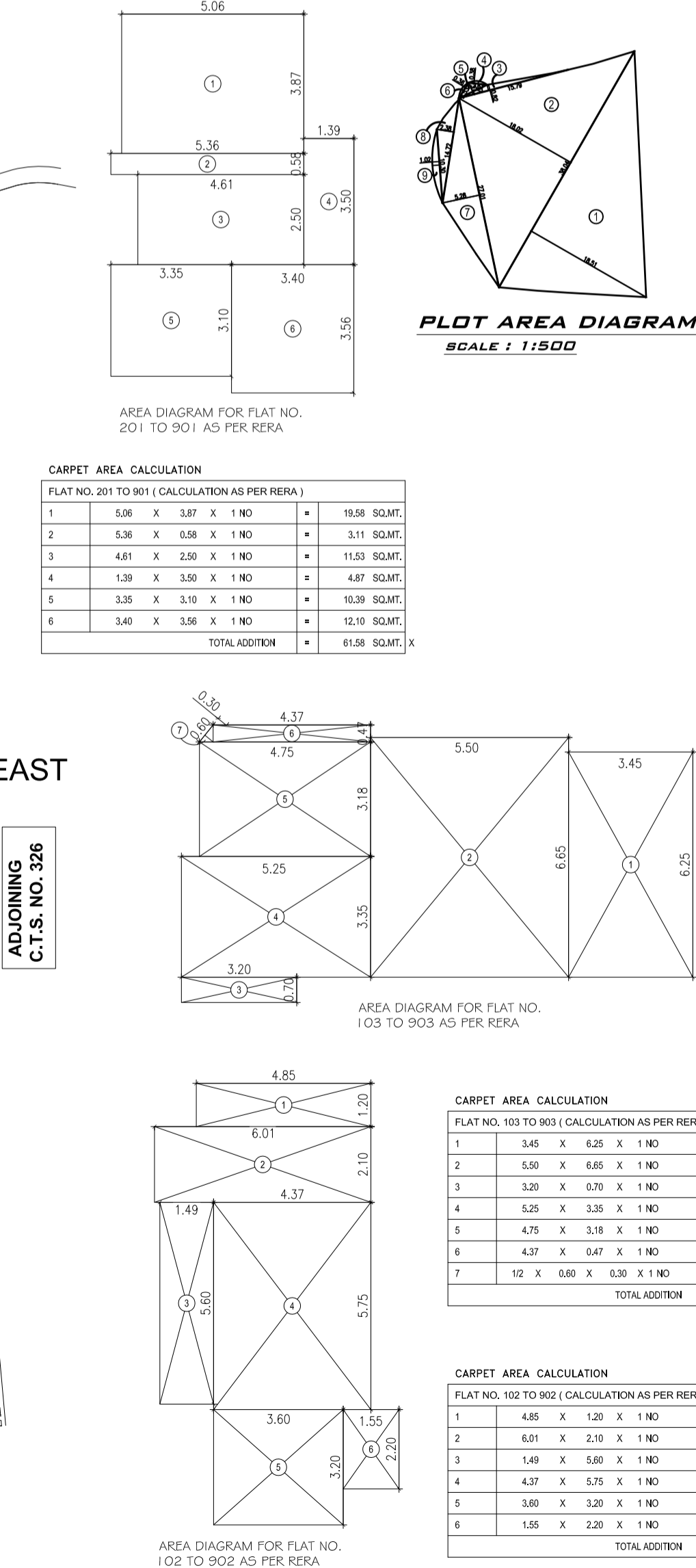
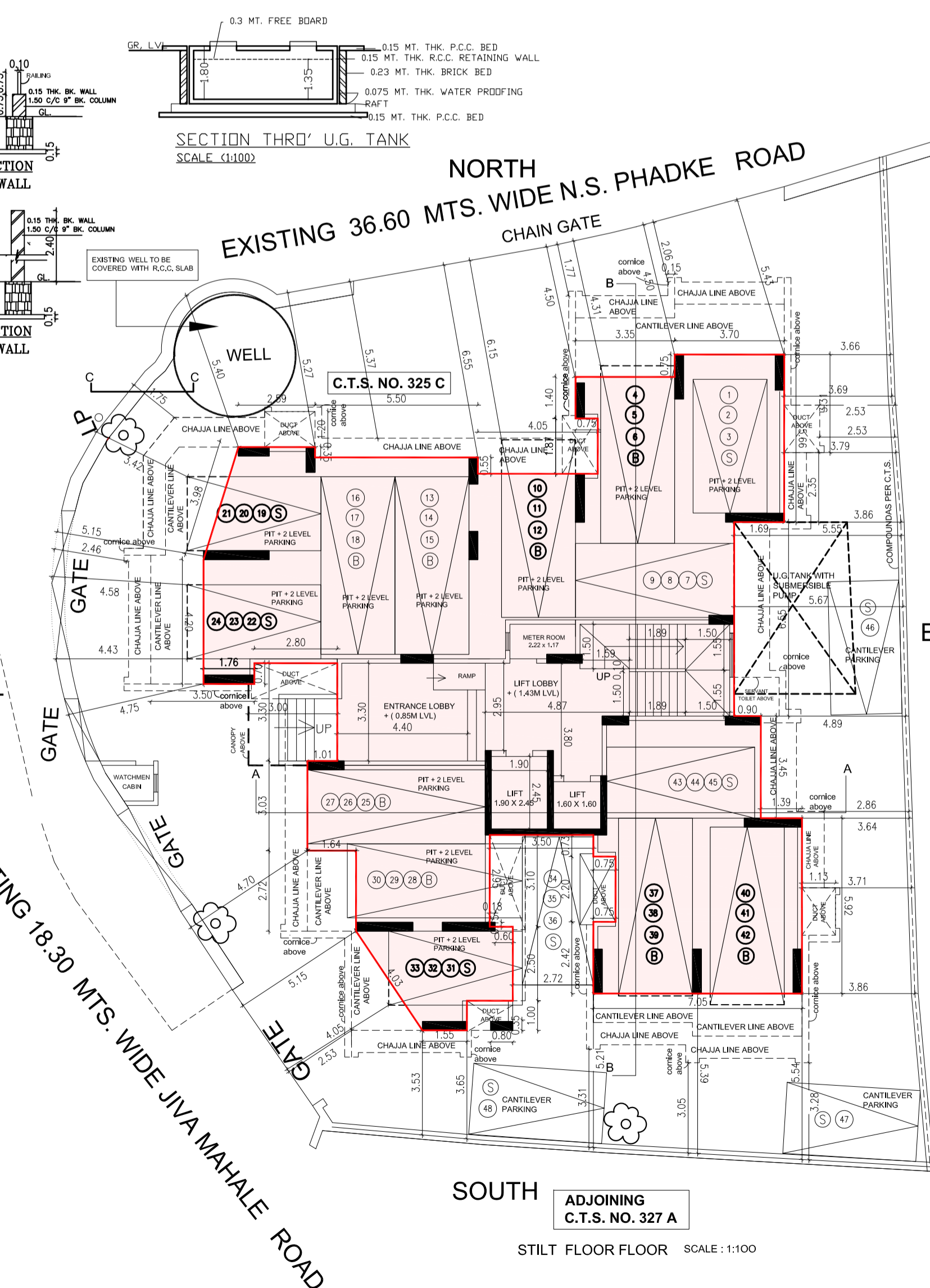
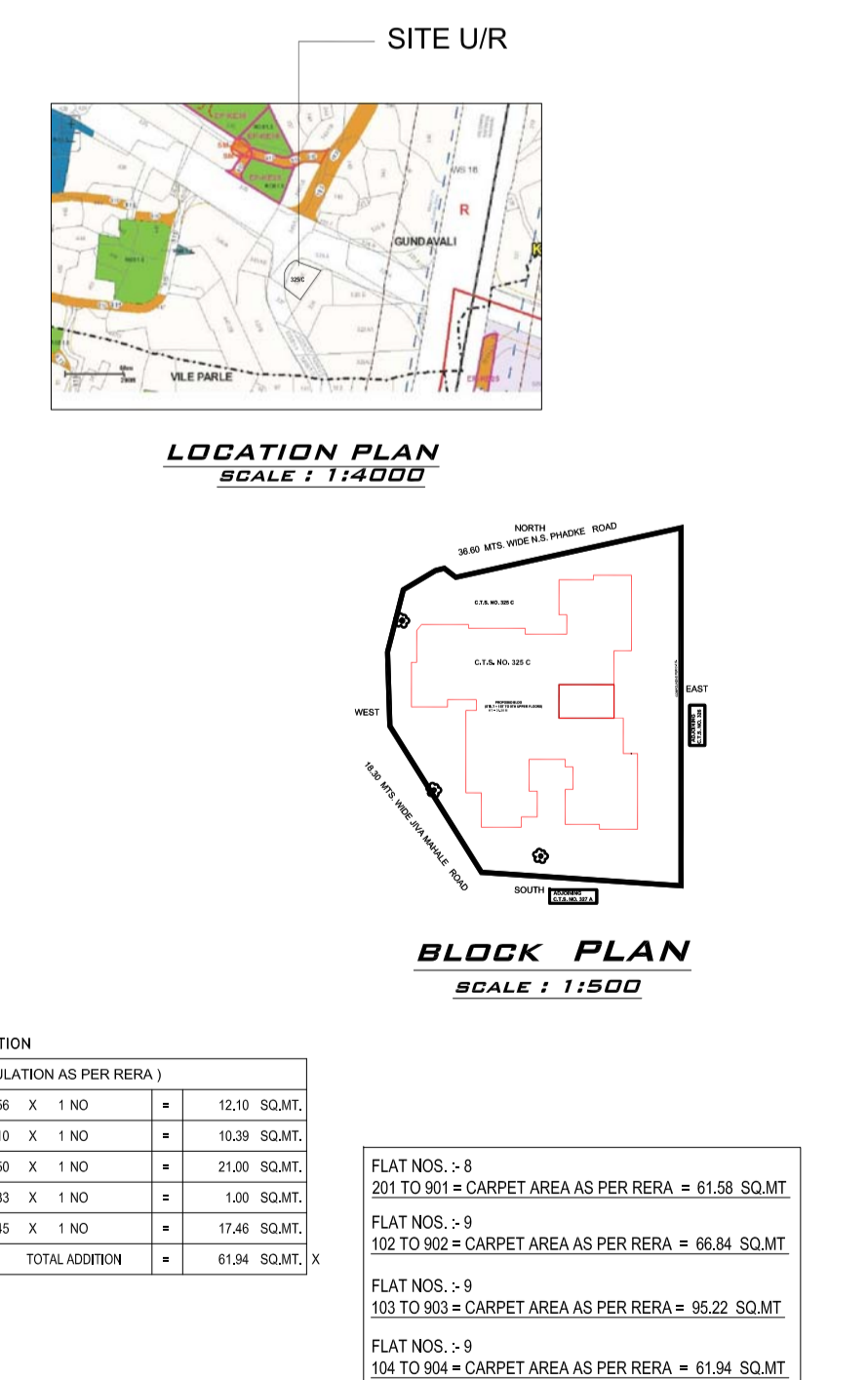
PLOT AREA CALCULATION	
1	12 X 38.04 X 16.51 X 1 NO = 752.09 SQ.MT.
2	12 X 38.04 X 16.52 X 1 NO = 752.74 SQ.MT.
3	12 X 16.78 X 0.82 X 1 NO = 6.47 SQ.MT.
4	12 X 2.81 X 0.38 X 1 NO = 0.50 SQ.MT.
5	12 X 4.35 X 1.37 X 1 NO = 2.88 SQ.MT.
6	12 X 2.55 X 0.36 X 1 NO = 0.46 SQ.MT.
7	12 X 27.01 X 5.28 X 1 NO = 71.31 SQ.MT.
8	12 X 14.72 X 2.38 X 1 NO = 17.52 SQ.MT.
9	12 X 16.30 X 1.02 X 1 NO = 5.25 SQ.MT.
TOTAL ADDITION	199.29 SQ.MT.
SAY	199.29 SQ.MT.

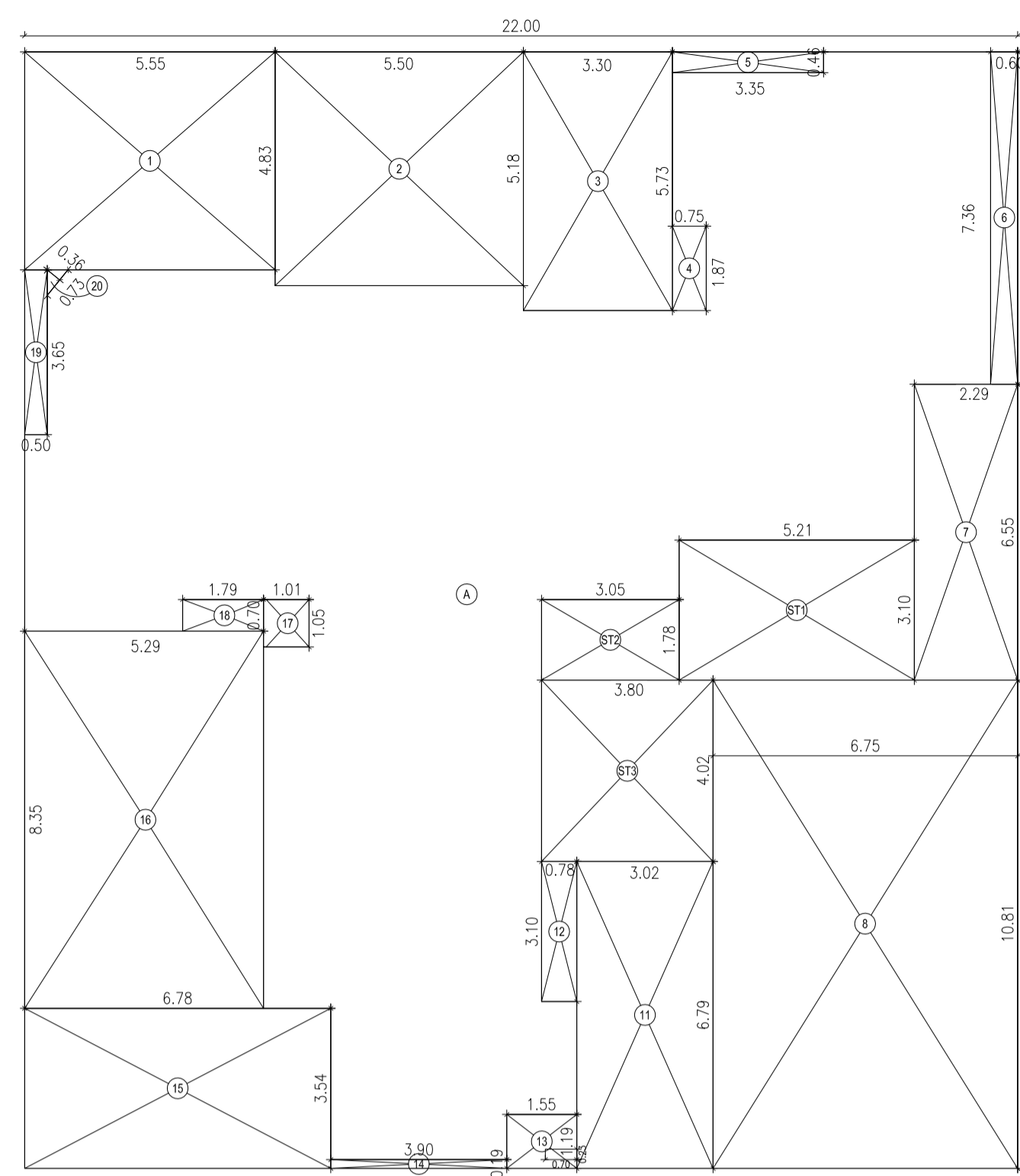
PARKING STATEMENT		
CARPET AREA	TOTAL FLAT NOS	PARKING PERMISSIBLE AS PER D.C.P.R.2034
61.94 SQ.MT.	8 NOS	8.00 NOS
61.94 SQ.MT.	9 NOS	9.00 NOS
95.22 SQ.MT.	9 NOS	18.00 NOS
66.84 SQ.MT.	9 NOS	9.00 NOS
		35 NOS
		44.00 NOS

10% VISITOR'S - 4.40 NOS
 TOTAL PARKING - 48.40 NOS
 SAY - 48.00 NOS
 PROPOSED - 48.00 NOS

PARKING STATEMENT			
	SMALL	BIG	TOTAL
STILT-FLOOR	21.00 NOS.	24.00 NOS.	45.00 NOS.
GROUND	3.00 NOS.	00.00 NOS.	3.00 NOS.
TOTAL	24.00 NOS.	24.00 NOS.	48.00 NOS.

PARKING REQUIRED - 48.40 NOS.
 PARKING PROVIDED - 48.00 NOS.





AREA DIAGRAM FOR 1ST FLOOR PLAN

BUILT UP AREA CALCULATION

1ST FLOOR

A	22.00 X 24.72 X 1 NO	=	543.84 SQ.MT.
C22	0.70 X 0.23 X 1 NO	=	0.16 SQ.MT.
TOTAL ADDITION		=	544.00 SQ.MT.

DEDUCTIONS

1	5.55 X 4.83 X 1 NO	=	26.81 SQ.MT.
2	5.50 X 5.18 X 1 NO	=	28.49 SQ.MT.
3	3.30 X 5.73 X 1 NO	=	18.91 SQ.MT.
4	0.75 X 1.87 X 1 NO	=	1.40 SQ.MT.
5	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
6	0.60 X 7.36 X 1 NO	=	4.42 SQ.MT.
7	2.29 X 6.55 X 1 NO	=	15.00 SQ.MT.
8	6.75 X 10.81 X 1 NO	=	72.87 SQ.MT.
9	0.00 X 0.00 X 0 NO	=	0.00 SQ.MT.
10	0.00 X 0.00 X 0 NO	=	0.00 SQ.MT.
11	3.02 X 6.79 X 1 NO	=	20.51 SQ.MT.
12	0.78 X 3.10 X 1 NO	=	2.42 SQ.MT.
13	1.55 X 1.19 X 1 NO	=	1.84 SQ.MT.
14	3.90 X 0.19 X 1 NO	=	0.74 SQ.MT.
15	6.78 X 3.54 X 1 NO	=	24.00 SQ.MT.
16	5.29 X 8.35 X 1 NO	=	44.17 SQ.MT.
17	1.01 X 1.05 X 1 NO	=	1.06 SQ.MT.
18	1.79 X 0.70 X 1 NO	=	1.25 SQ.MT.
19	0.50 X 3.65 X 1 NO	=	1.83 SQ.MT.
20	1.2 X 0.73 X 0.36 X 1 NO	=	0.13 SQ.MT.
TOTAL DEDUCTION		=	287.48 SQ.MT.
TOTAL BUILT UP AREA [X-Y1]		=	276.52 SQ.MT.

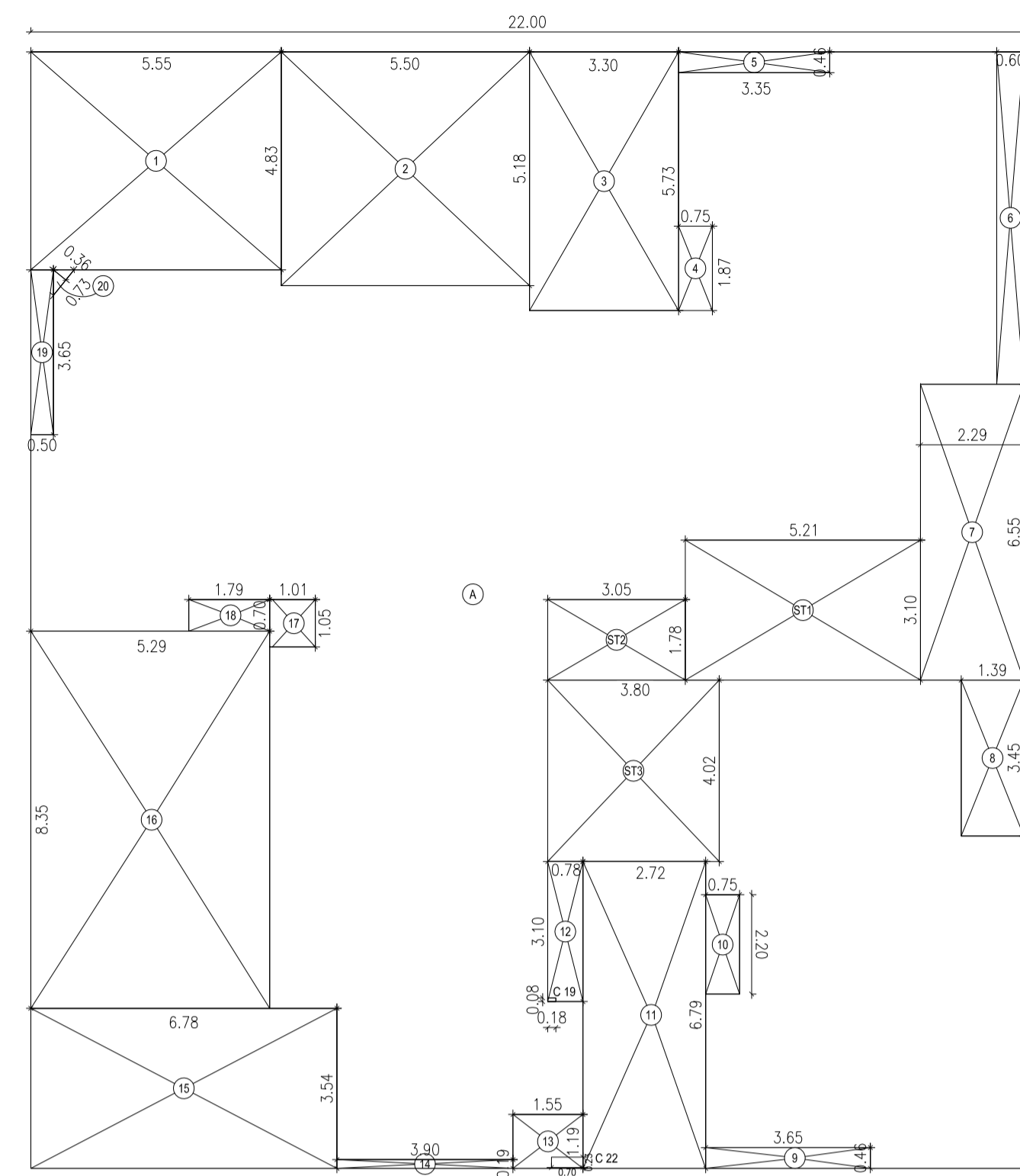
STAIRCASE AREA CALCULATION

1ST FLOOR

ST1	5.21 X 3.10 X 1 NO	=	16.15 SQ.MT.
ST2	3.05 X 1.78 X 1 NO	=	5.43 SQ.MT.
ST3	3.80 X 4.02 X 1 NO	=	15.28 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	36.86 SQ.MT.

NET BUILT UP AREA [X1-Y2]

		=	239.66 SQ.MT.
	(239.66 + 2.41)	=	242.06 SQ.MT.



AREA DIAGRAM FOR TYPICAL FLOOR PLAN (2ND TO 9TH)

BUILT UP AREA CALCULATION

TYPICAL FLOOR (2ND TO 9TH FLOOR)

A	22.00 X 24.72 X 1 NO	=	543.84 SQ.MT.
C24	0.70 X 0.23 X 1 NO	=	0.16 SQ.MT.
C19	0.18 X 0.08 X 1 NO	=	0.01 SQ.MT.
TOTAL ADDITION		=	544.01 SQ.MT.

DEDUCTIONS

1	5.55 X 4.83 X 1 NO	=	26.81 SQ.MT.
2	5.50 X 5.18 X 1 NO	=	28.49 SQ.MT.
3	3.30 X 5.73 X 1 NO	=	18.91 SQ.MT.
4	0.75 X 1.87 X 1 NO	=	1.40 SQ.MT.
5	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
6	0.60 X 7.36 X 1 NO	=	4.42 SQ.MT.
7	2.29 X 6.55 X 1 NO	=	15.00 SQ.MT.
8	1.39 X 3.45 X 1 NO	=	4.80 SQ.MT.
9	3.65 X 0.46 X 1 NO	=	1.68 SQ.MT.
10	0.75 X 2.20 X 1 NO	=	1.65 SQ.MT.
11	2.72 X 6.79 X 1 NO	=	18.47 SQ.MT.
12	0.78 X 3.10 X 1 NO	=	2.42 SQ.MT.
13	1.55 X 1.19 X 1 NO	=	1.84 SQ.MT.
14	3.90 X 0.19 X 1 NO	=	0.74 SQ.MT.
15	6.78 X 3.54 X 1 NO	=	24.00 SQ.MT.
16	5.29 X 8.35 X 1 NO	=	44.17 SQ.MT.
17	1.01 X 1.05 X 1 NO	=	1.06 SQ.MT.
18	1.79 X 0.70 X 1 NO	=	1.25 SQ.MT.
19	0.50 X 3.65 X 1 NO	=	1.83 SQ.MT.
20	1.2 X 0.73 X 0.36 X 1 NO	=	0.13 SQ.MT.
TOTAL DEDUCTION		=	200.81 SQ.MT.
TOTAL BUILT UP AREA [X-Y1]		=	343.40 SQ.MT.

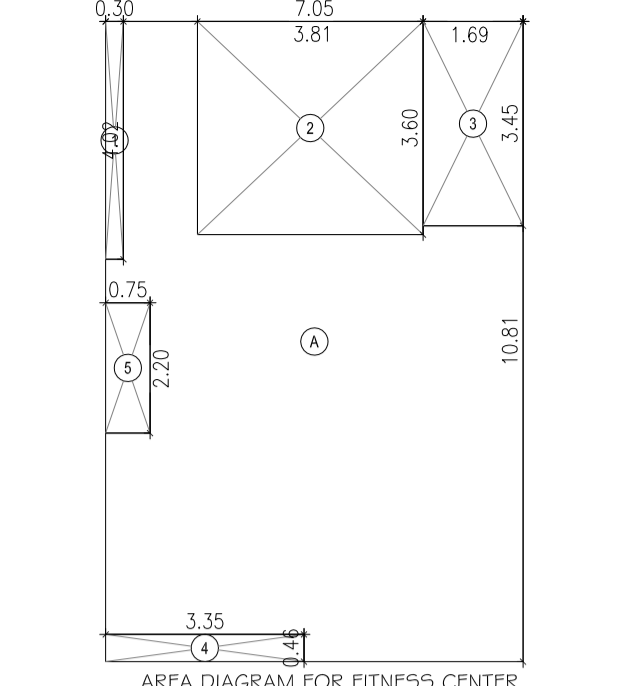
STAIRCASE AREA CALCULATION

TYPICAL FLOOR (2ND TO 9TH FLOOR)

ST1	5.21 X 3.10 X 1 NO	=	16.15 SQ.MT.
ST2	3.05 X 1.78 X 1 NO	=	5.43 SQ.MT.
ST3	3.80 X 4.02 X 1 NO	=	15.28 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	36.86 SQ.MT.

NET BUILT UP AREA [X1-Y2]

		=	306.54 SQ.MT.
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AREA DIAGRAM FOR FITNESS CENTER

BUILT UP AREA CALCULATION

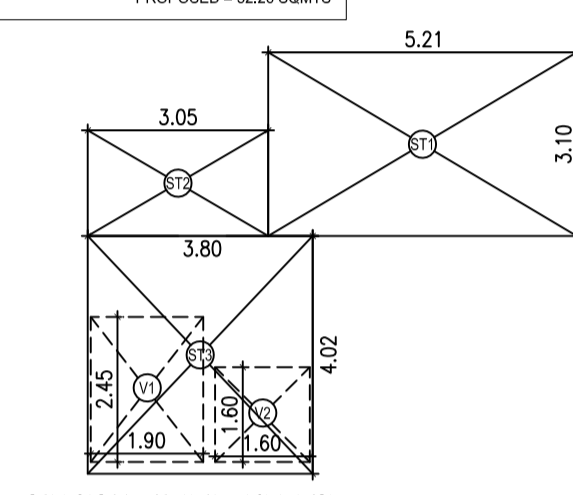
FITNESS CENTER

A	7.05 X 10.81 X 1 NO	=	76.21 SQ.MT.
TOTAL ADDITION		=	76.21 SQ.MT.

DEDUCTIONS

1	0.30 X 4.02 X 1 NO	=	1.21 SQ.MT.
2	3.81 X 3.60 X 1 NO	=	13.72 SQ.MT.
3	1.68 X 3.45 X 1 NO	=	5.83 SQ.MT.
4	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
5	0.75 X 2.20 X 1 NO	=	1.65 SQ.MT.
TOTAL DEDUCTION		=	23.95 SQ.MT.
TOTAL BUILT UP AREA [X-Y1]		=	52.26 SQ.MT.

FITNESS CENTER REQUIRED 2% OF 2091.97 = 53.84 SQ.MTS
PROPOSED = 52.26 SQ.MTS



STAIRCASE # 1 LIFT AREA DIAGRAM FOR (6TH TO 9TH) FLOOR PREMIUM

BUILT UP AREA CALCULATION

SOCIETY OFFICE

A	4.11 X 3.45 X 1 NO	=	14.18 SQ.MT.
TOTAL ADDITION		=	14.18 SQ.MT.

DEDUCTIONS

1	0.56 X 0.15 X 1 NO	=	0.08 SQ.MT.
TOTAL DEDUCTION		=	0.08 SQ.MT.
TOTAL BUILT UP AREA [X-Y1]		=	14.10 SQ.MT.

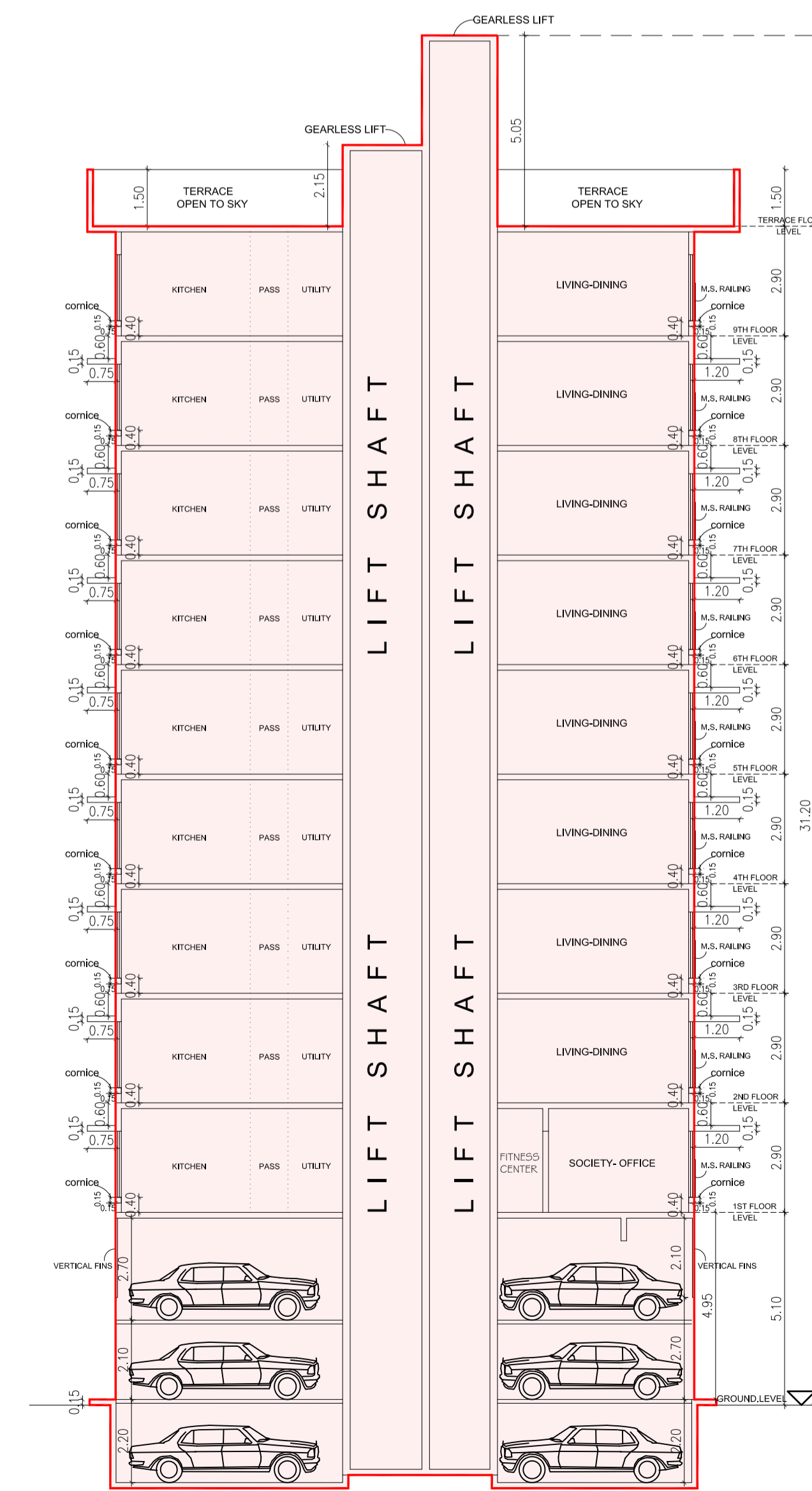
STAIRCASE AREA CALCULATION FOR PREMIUM

TYPICAL FLOOR (6TH TO 9TH FLOOR)

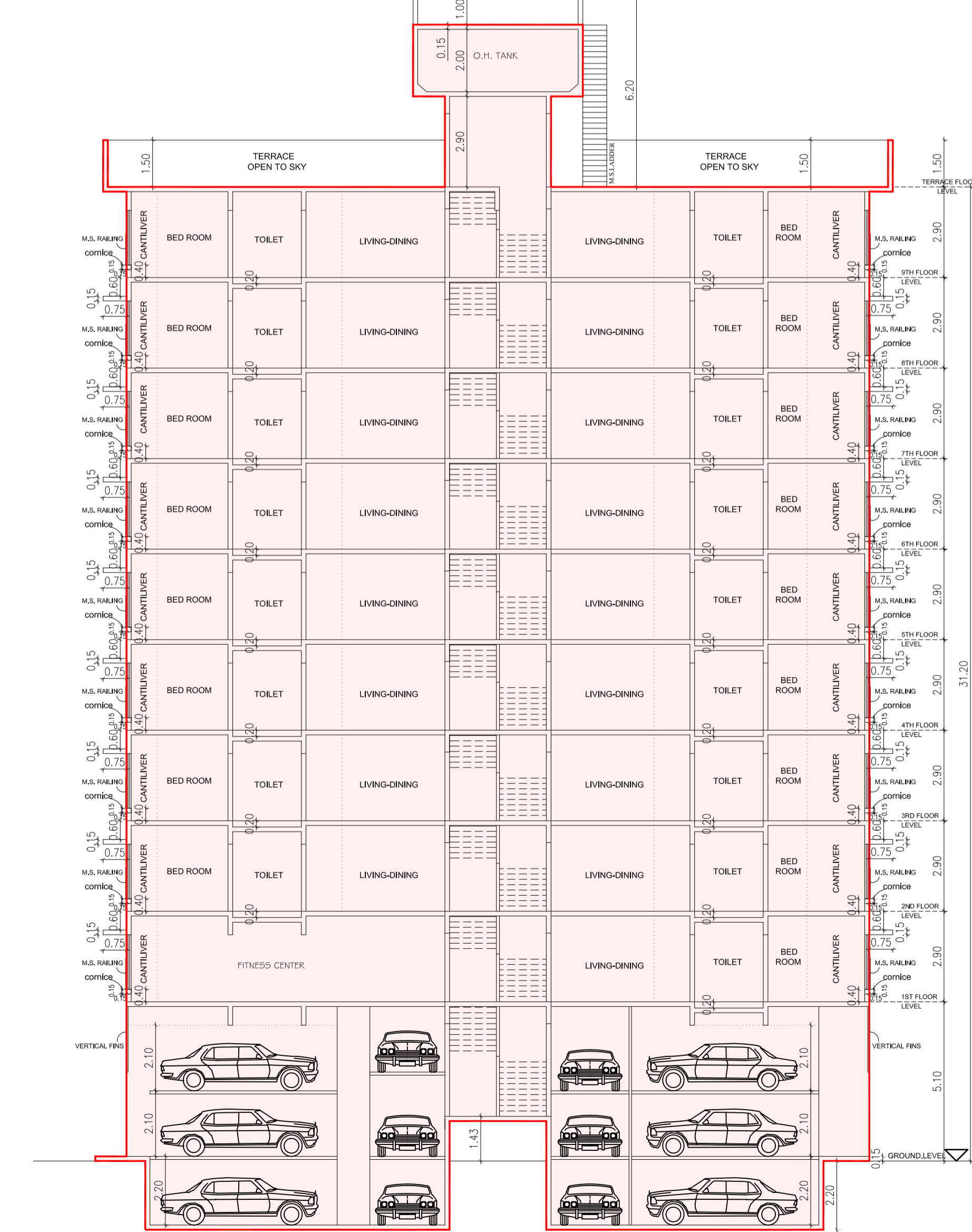
ST1	5.21 X 3.10 X 1 NO	=	16.15 SQ.MT.
ST2	3.05 X 1.78 X 1 NO	=	5.43 SQ.MT.
ST3	3.80 X 4.02 X 1 NO	=	15.28 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	36.86 SQ.MT.

DEDUCTIONS

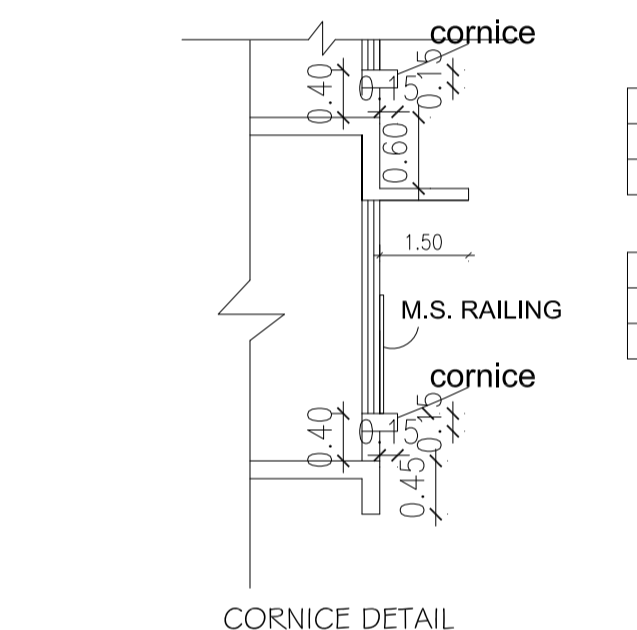
V1	1.90 X 2.45 X 1 NO	=	4.66 SQ.MT.
V2	1.60 X 1.60 X 1 NO	=	2.56 SQ.MT.
TOTAL DEDUCTION		=	7.22 SQ.MT.
TOTAL BUILT UP AREA [X-Y1]		=	29.64 SQ.MT.



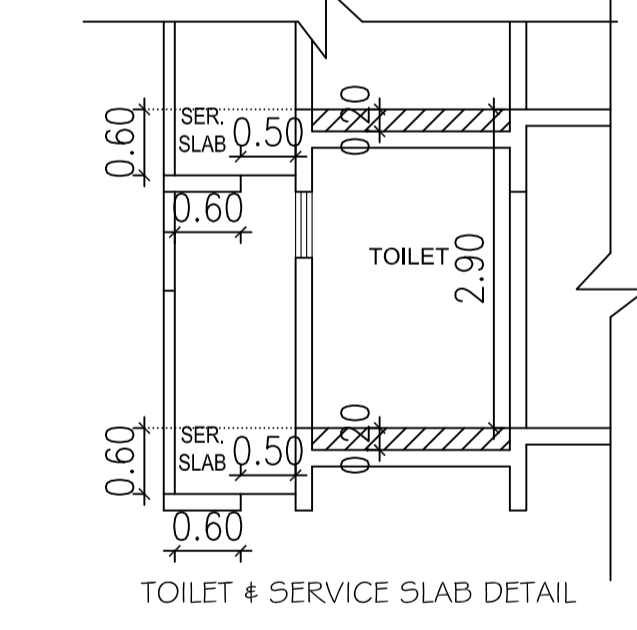
SECTION A'-A' SCALE : 1:100



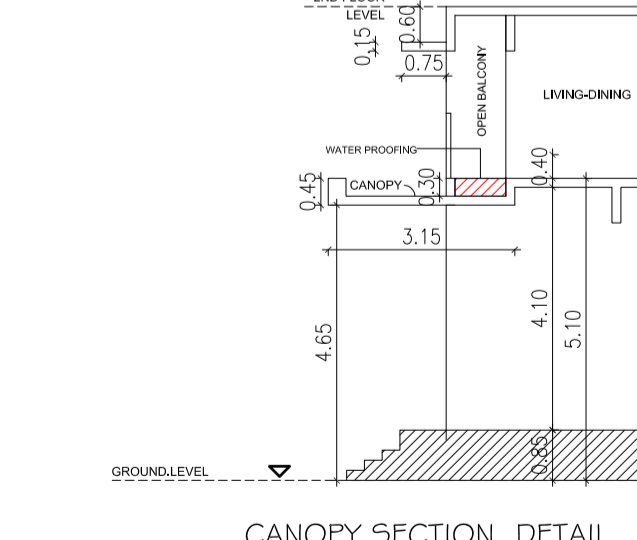
SECTION B'-B'



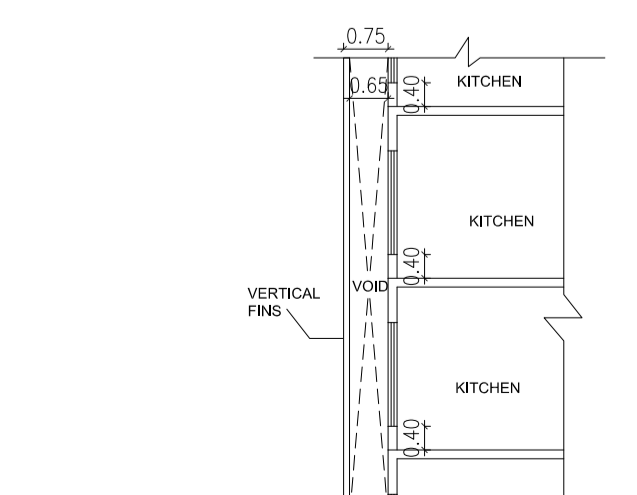
CORNICE DETAIL



TOILET & SERVICE SLAB DETAIL



CANOPY SECTION DETAIL



VERTICAL FIN'S SECTION DETAIL

PROFORMA B

CONTENTS OF SHEET

BUILT UP AREA DIAGRAM & CALCULATION SECTION A-A' & SECTION B-B' CORNICE DETAIL & TOILET SERVICE SLAB DETAIL

STAMP OF DATE OF APPROVAL OF PLANS

THIS CANCEL APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-17533 / 2023 / 325C / K / E WARD / GUNDAVALI / 337 DATED 10/10/2023

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER

THIS OFFICE NO. P-17533 / 2023 / 325C / K / E WARD / GUNDAVALI / 337 DATED

DRAFT PLAN FOR APPROVAL

S.E.B.P. (H/ES)	A.E.B.P. (K/E)	E.E.B.P. (K/E)
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THIS PLANS DIGITALLY SIGNED, DOES NOT REQUIRE SIGNATURE.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 325 'C' OF VILLAGE GUNDAVALI, SITUATED AT JUNCTION OF JVA MAHALE ROAD & S.S. PHADKE ROAD, ANCHERI, (E), MUMBAI.

NAME OF OWNER

JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT.LTD.
CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD.

501, CASA WARRA, NEAR PORTUGUESE CHURCH, SONHLE ROAD (NORTH), DADAR (W), MUMBAI-400028.

NAME OF ARCHITECTS

M/s. D. R. VAIDYA & Co.
ARCHITECTS & TOWN PLANNERS
501, CASA WARRA, NEAR PORTUGUESE CHURCH, SONHLE ROAD (NORTH), DADAR (W), MUMBAI-400028.

DRAWING NO.	SCALE	DATE	DRAWN BY
22	AS SHOWN		