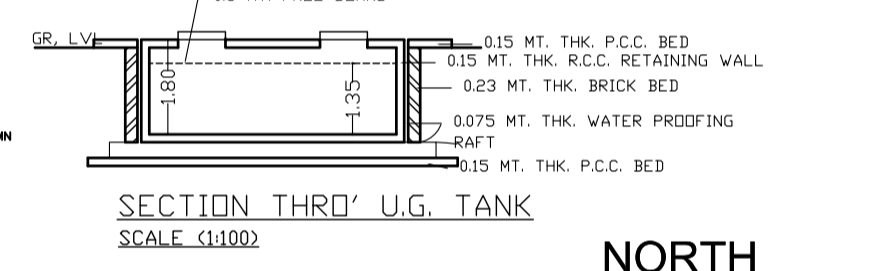
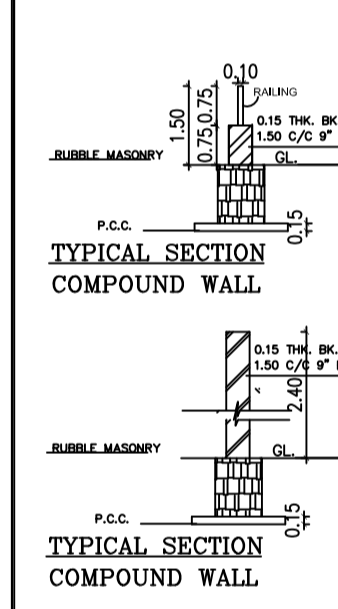


PROFORMA B		CONTENTS OF SHEET	
GROUND FLOOR, 1ST FLOOR PLAN, 2ND TO 5TH FLOOR PLAN, TYPICAL FLOOR PLAN, BUILT UP AREA STATEMENT, PARKING STATEMENT, BLOCK & LOCATION PLAN, PLOT AREA CALCULATION, U.G. TANK SECTION		STAMP OF APPROVAL OF PLANS	
THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO P-17533 / 2023 / (325 C) / K / E WARD / GUNDAVALI / 337 / 1 / NEW Dated 10.10.2023			
S.E.B.P. (H/E/S)		A.E.B.P (K/E)	
E.E.(B.P) K/EAST			
THE PLAN IS DETAILED BUILT UP AREA NOT TO EXCEED		TOTAL (SQ.MTS)	
1 PLOT AREA AS PER CARD		799.00	
2 AREAS ACCEPTED		799.00	
3 DEDUCTIONS FOR		NA	
(a) ROAD SET BACK AREA		NA	
(b) PROPOSED ROAD (D.P. ROAD)		NA	
(c) ANY RESERVATION		NA	
4 BALANCE AREA OF PLOT (MINUS 2)		799.00	
5 DEDUCTION FOR		NA	
(a) 5% PUBLIC OPEN SPACE (PROPOSED 14.00 SQ.MTS)		NA	
6 NET AREA OF PLOT (MINUS 4)		799.00	
7 ADDITIONS FOR FLOOR SPACE INDEX		NA	
(a) 20% FOR OPEN ROAD		NA	
(b) 20% FOR SET BACK AREA		799.00	
8 TOTAL AREA F PLUS B		799.00	
9 FLOOR SPACE INDEX PERMISSIBLE (1.00 F.S.I.)		90.00	
10 PERMISSIBLE FLOOR AREA		889.00	
11 EXISTING FLOOR AREA		NIL	
12 PROPOSED BUILT UP AREA		867.09	
13A PURELY RESIDENTIAL BUILT UP AREA		867.09	
13B REMAINING NON-RESIDENTIAL BUILT UP AREA		NIL	
14 TOTAL BUILT UP AREA PROPOSED		867.09	
15 FSI CONSUMED ON NET FLOORING + 143		1.085	
B DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)			
1 FURNISHABLE BUILT UP AREA COMPONENT PROPOSED LIKE DCR 31(3) FOR PURELY RESIDENTIAL + OR (<10% <1.00)		NA	
2 FURNISHABLE BUILT UP AREA COMPONENT PROPOSED LIKE DCR 31(3) FOR NON-RESIDENTIAL + OR (<10% <1.00)		NA	
3 TOTAL FURNISHABLE BUILT UP AREA LIKE DCR 31(3) = (B1 + B2)		138.98	
3A FURNISHABLE BUA WITHOUT PREMIUM (87.04 x 37%) = 18.88		NIL	
3B FURNISHABLE BUA WITH PREMIUM		120.10	
4 TOTAL GROSS BUILT UP AREA PROPOSED (14 + B3)		1006.07	
C TENEMENT STATEMENT			
(i) PROPOSED BUILT UP AREA (ITEM 3 ABOVE)		867.09	
(ii) REDUCTION OF NON-RESIDENTIAL AREA		NA	
(iii) AREA AVAILABLE FOR TENEMENTS		867.09	
(iv) TENEMENTS PERMISSIBLE = 450 / (DENSITY OF TENEMENTS)		39.01 NDS	
(v) TENEMENTS PROPOSED		9.00NDS	
(vi) TENEMENTS EXISTING		NA	
TOTAL TENEMENTS ON THE PLOT		9.00NDS	
D PARKING STATEMENT			
PARKING REQUIRED FOR CHAJJA PER REGULATIONS		10.00NDS	
COVERED PARKING PERMISSIBLE		NIL	
COVERED PARKING PROVIDED		42.00NDS	
TOTAL PARKING PROVIDED		42.00NDS	
DEFICIT OR SURPLUS		NIL	
E REHABILITATION COMPONENT			
18A F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL REHABILITATION STRUCTURES		397.08	
18B F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON-RESIDENTIAL REHABILITATION STRUCTURES		---	
18 TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED IN 18A + 18B		---	
19 MAXIMUM FURNISHABLE BUILT UP AREA COMPONENT REHABILITATION		138.98	
20A FURNISHABLE BUILT UP AREA COMPONENT FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE		---	
20B FURNISHABLE BUILT UP AREA COMPONENT FOR REHABILITATION COMPONENT OF NON-RESIDENTIAL USE		---	
20 TOTAL FURNISHABLE BUA CONSUMED FOR REHABILITATION COMPONENT		---	
21 20% FOR 10% FSI		---	
22 REHABILITATION PREMIUM FOR FURNISHABLE BUA FOR PURELY RESIDENTIAL EXCLUDING 20% FSI X		---	
SRK RATE ON DATE OF PAYMENT		---	
15% PREMIUM TO GOVT.		---	
25% PREMIUM TO MCGM		---	
15% PREMIUM FOR 1ST INSTALLMENT TO GOVT.		---	
10% PREMIUM FOR 1ST INSTALLMENT TO MCGM		---	
PREMIUM REQUIRED TO BE PAID FOR FURNISHABLE BUA FOR PURELY RESIDENTIAL EXCLUDING 20% FSI X		---	
SRK RATE ON DATE OF PAYMENT		---	
15% PREMIUM TO GOVT.		---	
25% PREMIUM TO MCGM		---	
15% PREMIUM FOR 1ST INSTALLMENT TO GOVT.		---	
10% PREMIUM FOR 1ST INSTALLMENT TO MCGM		---	
23 PREMIUM TO BE PAID FOR FURNISHABLE BUA FOR COMMERCIAL EXCLUDING 20% FSI X		---	
SRK RATE ON DATE OF PAYMENT (1.00 - 20%)		---	
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12.10.2023 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 799.00 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP			
SIGNATURE OF ARCHITECT			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 325 'C' OF VILLAGE GUNDAVALI, SITUATED AT JUNCTION OF JIVA MAHALE ROAD & N.S. PHADKE ROAD, ANDHERI (E), MUMBAI.			
NAME OF OWNER			
JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT. LTD. CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD.			
NAME OF ARCHITECTS			
M/s. D. R. VAIDYA & Co. ARCHITECTS & TOWNPLANNERS			
95, CASHA WAKA, NEAR PORTUGUESE CHURCH, DONKALE ROAD (NORTH), DONKALE (W), MUMBAI - 400028			
DRAWING NO. 1/2		SCALE AS SHOWN	
DATE		DRAWN BY	



FLOOR	WITHOUT PREMIUM (PREMIUM)	WITH PREMIUM	TOTAL BUILT-UP AREA
STILT	---	---	---
1ST	291.822	15.288	307.11
2ND	52.142	15.288	67.43
3RD	52.142	15.288	67.43
4TH	51.680	15.75	67.43
5TH	51.680	15.750	67.43
6TH	92.022	15.288	107.31
7TH	92.022	15.288	107.31
8TH	92.022	15.288	107.31
9TH	91.56	15.750	107.31
TOTAL	867.09	138.98	1006.07

FLOOR	TOTAL BUILT-UP AREA
STILT	295.77
1ST	345.86
2ND	109.51
3RD	109.51
4TH	109.51
5TH	109.51
6TH	109.51
7TH	109.51
8TH	109.51
9TH	109.51
TERRACE	40.67
TOTAL	1558.38

FLOOR	TOTAL BUILT-UP AREA
STILT	295.77
1ST	345.86
2ND	109.51
3RD	109.51
4TH	109.51
5TH	109.51
6TH	109.51
7TH	109.51
8TH	109.51
9TH	109.51
TERRACE	40.67
TOTAL	1558.38

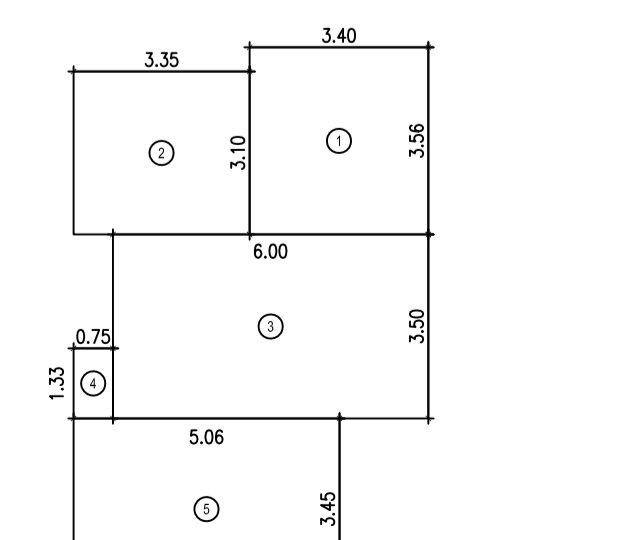
CARPET AREA	TOTAL	PARKING PERMISSIBLE AS PER D.C.P.R. 2024
61.94 SQ.MT.	9 NOS	9.00 NOS

10% VISITORS - 0.90 NOS  
TOTAL PARKING - 9.90 NOS  
SAY - 10.00 NOS  
PROPOSED - 42.00 NOS

	SMALL	BIG	TOTAL
STILT-FLOOR	18.00 NOS.	24.00 NOS.	42.00 NOS.
GROUND	00.00 NOS.	00.00 NOS.	00.00 NOS.
TOTAL	18.00 NOS.	24.00 NOS.	42.00 NOS.

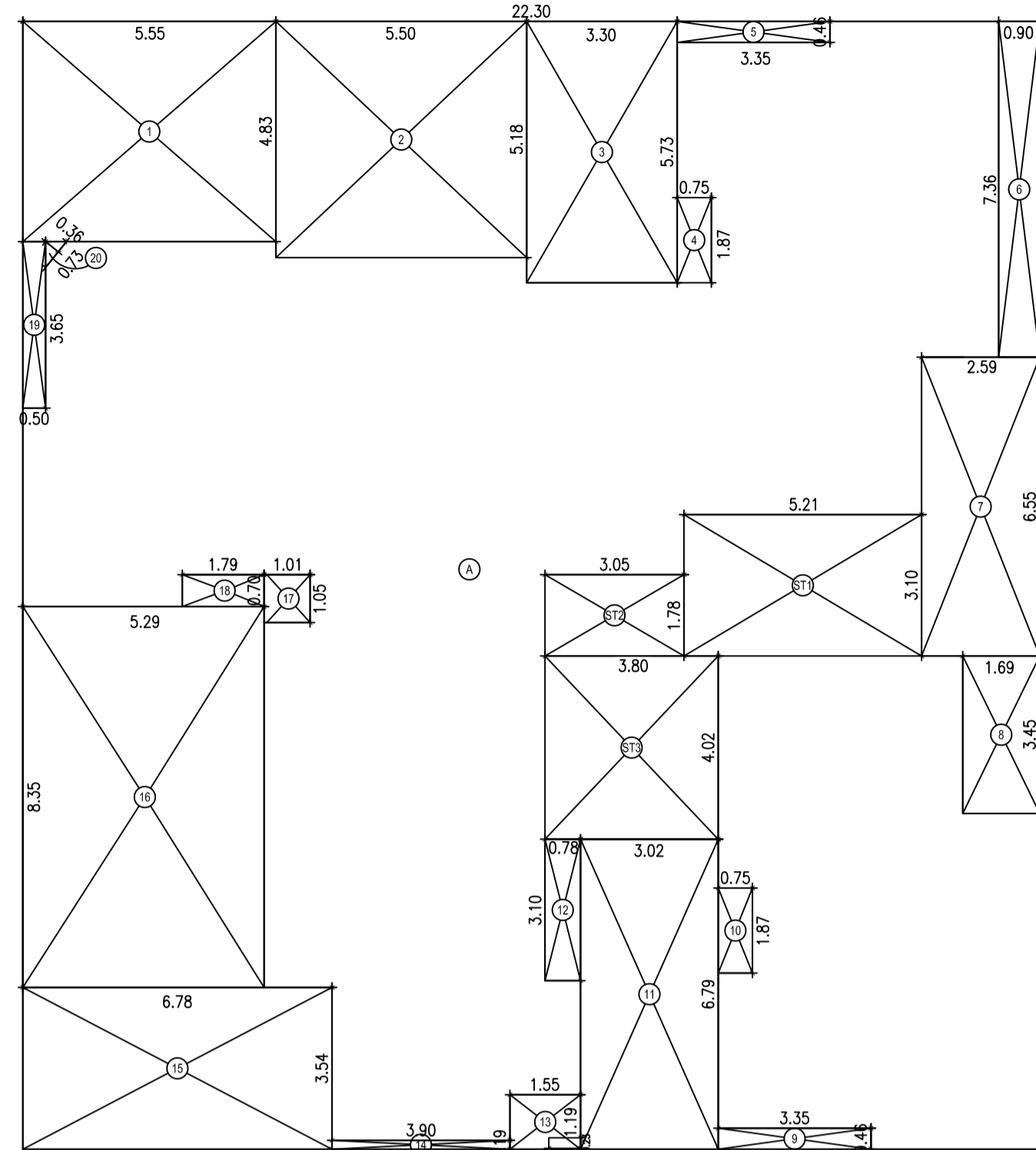
PARKING REQUIRED - 10.00 NOS.  
PARKING PROVIDED - 42.00 NOS.

1	12 x 38.81 x 18.11 x 1 NO	= 392.08 SQ.MT.
2	12 x 38.81 x 18.02 x 1 NO	= 382.74 SQ.MT.
3	12 x 15.75 x 0.82 x 1 NO	= 4.47 SQ.MT.
4	12 x 2.81 x 0.38 x 1 NO	= 0.50 SQ.MT.
5	12 x 4.35 x 1.17 x 1 NO	= 2.98 SQ.MT.
6	12 x 2.53 x 0.36 x 1 NO	= 0.46 SQ.MT.
7	12 x 27.01 x 5.28 x 1 NO	= 713.11 SQ.MT.
8	12 x 14.72 x 2.38 x 1 NO	= 172.02 SQ.MT.
9	12 x 10.30 x 1.02 x 1 NO	= 6.26 SQ.MT.
TOTAL ADDITION	= 798.29 SQ.MT.	
SAY	= 799.00 SQ.MT.	



FLAT NO.	104 TO 904 (CALCULATION AS PER RERA)	AREA
1	3.40 x 3.06 x 1 NO	= 12.19 SQ.MT.
2	3.35 x 3.10 x 1 NO	= 10.39 SQ.MT.
3	6.00 x 3.50 x 1 NO	= 21.00 SQ.MT.
4	0.75 x 1.33 x 1 NO	= 1.00 SQ.MT.
5	5.08 x 3.45 x 1 NO	= 17.48 SQ.MT.
TOTAL ADDITION	= 61.94 SQ.MT.	

FLAT NOS. > 9  
104 TO 904 = CARPET AREA AS PER RERA = 61.94 SQ.MT.

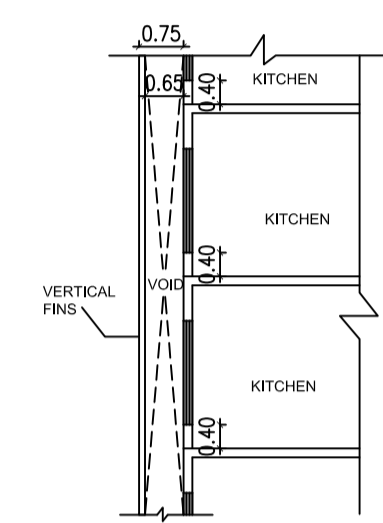


AREA DIAGRAM FOR 1ST FLOOR PLAN

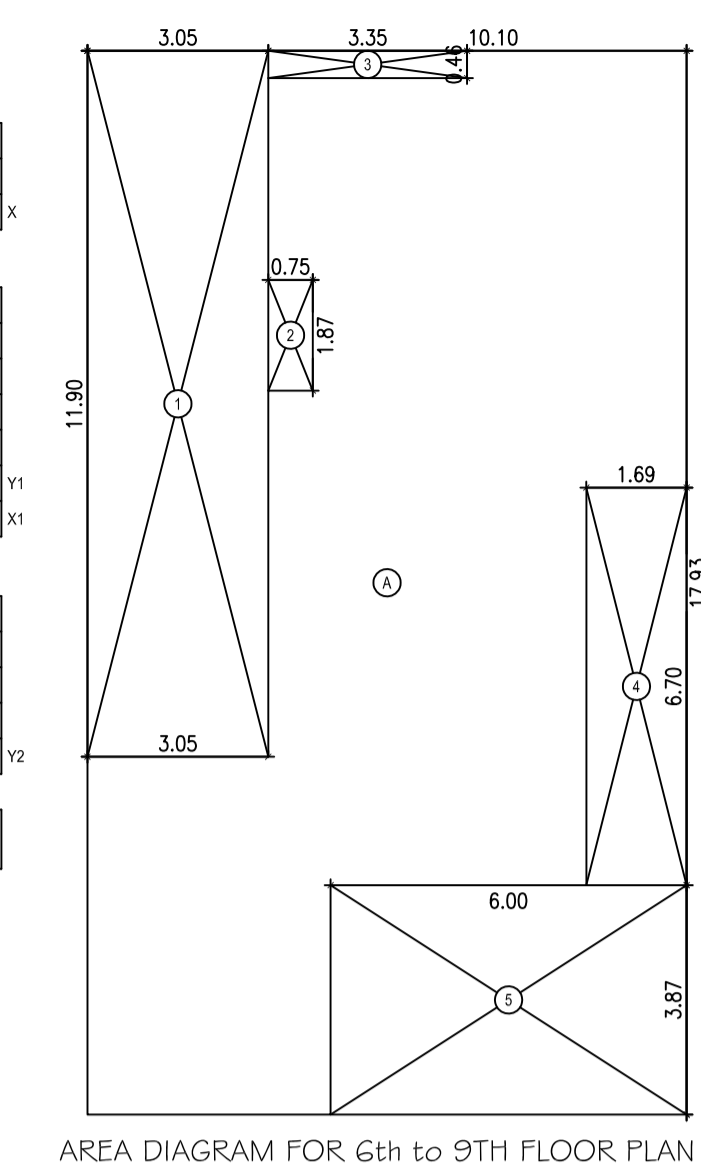
BUILT UP AREA CALCULATION			
1ST FLOOR			
A	22.30 X 24.72 X 1 NO	=	551.26 SQ.MT.
C 22	0.70 X 0.23 X 1 NO	=	0.16 SQ.MT.
TOTAL ADDITION		=	551.42 SQ.MT. X
DEDUCTIONS			
1	5.55 X 4.83 X 1 NO	=	26.81 SQ.MT.
2	5.50 X 5.18 X 1 NO	=	28.49 SQ.MT.
3	3.30 X 5.73 X 1 NO	=	18.91 SQ.MT.
4	0.75 X 1.87 X 1 NO	=	1.40 SQ.MT.
5	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
6	0.90 X 7.36 X 1 NO	=	6.62 SQ.MT.
7	2.59 X 6.55 X 1 NO	=	16.96 SQ.MT.
8	1.69 X 3.45 X 1 NO	=	5.83 SQ.MT.
9	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
10	0.75 X 1.87 X 1 NO	=	1.40 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 0.79 X 1 NO	=	1.25 SQ.MT.
19	0.50 X 3.65 X 1 NO	=	1.83 SQ.MT.
20	12 X 0.73 X 0.36 X 1 NO	=	0.13 SQ.MT.
TOTAL DEDUCTION		=	207.45 SQ.MT. X1
TOTAL BUILT UP AREA (X-Y1)		=	343.97 SQ.MT. X1
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	3.90 X 4.02 X 1 NO	=	15.28 SQ.MT.
TOTAL STAIRCASE AREA		=	36.86 SQ.MT. X2
NET BUILT UP AREA (X1-Y2)		=	307.11 SQ.MT.

AREA DIAGRAM FOR 2nd to 5TH FLOOR PLAN

BUILT UP AREA CALCULATION			
2ND TO 5TH FLOOR			
1	10.10 X 17.93 X 1 NO	=	181.09 SQ.MT.
TOTAL ADDITION		=	181.09 SQ.MT. X
DEDUCTIONS			
1	3.05 X 11.90 X 1 NO	=	36.30 SQ.MT.
2	0.75 X 1.87 X 1 NO	=	1.40 SQ.MT.
3	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
4	1.69 X 6.70 X 1 NO	=	11.32 SQ.MT.
5	6.00 X 3.87 X 1 NO	=	23.22 SQ.MT.
TOTAL DEDUCTION		=	73.78 SQ.MT. X1
TOTAL BUILT UP AREA (X-Y1)		=	107.31 SQ.MT. X1
STAIRCASE AREA CALCULATION			
2ND TO 5TH FLOOR			
ST1	5.36 X 3.25 X 1 NO	=	17.42 SQ.MT.
ST2	3.05 X 2.16 X 1 NO	=	6.59 SQ.MT.
ST3	4.10 X 3.87 X 1 NO	=	15.87 SQ.MT.
TOTAL STAIRCASE AREA		=	39.88 SQ.MT. X2
NET BUILT UP AREA (X1-Y2)		=	67.43 SQ.MT.

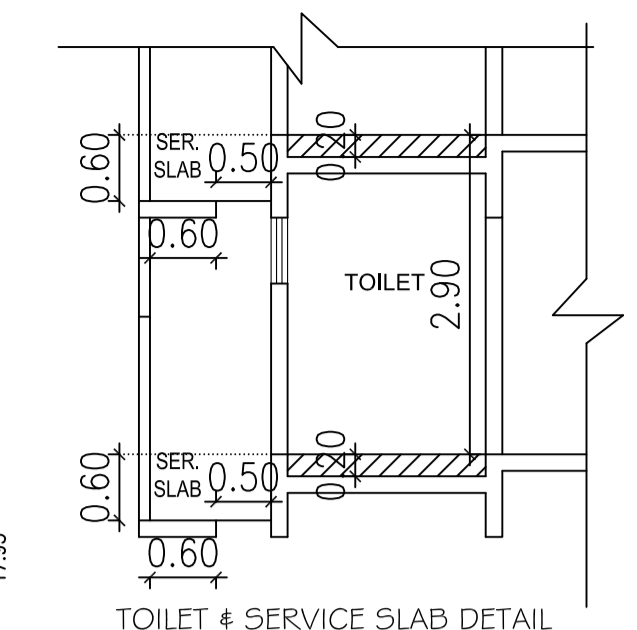


VERTICAL FINNS SECTION DETAIL

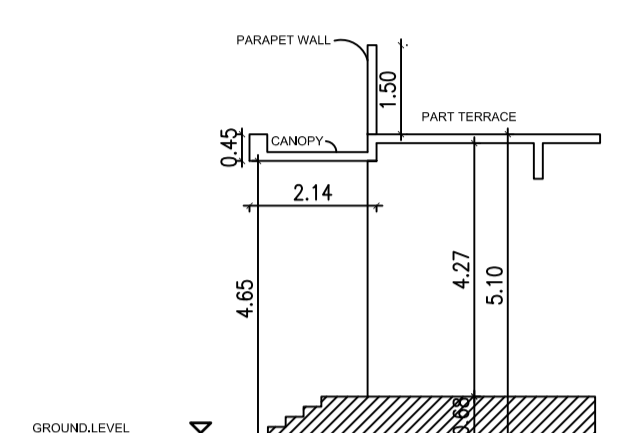


AREA DIAGRAM FOR 6th to 9TH FLOOR PLAN

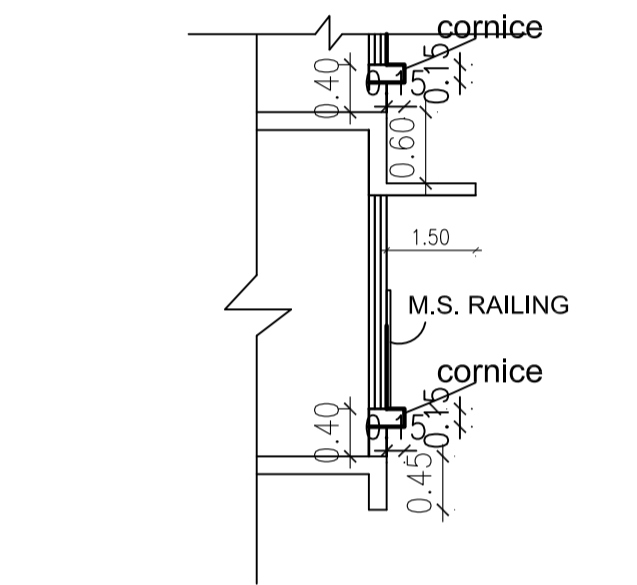
BUILT UP AREA CALCULATION			
SIXTH TO NINTH FLOOR			
1	10.10 X 17.93 X 1 NO	=	181.09 SQ.MT.
TOTAL ADDITION		=	181.09 SQ.MT. X
DEDUCTIONS			
1	3.05 X 11.90 X 1 NO	=	36.30 SQ.MT.
2	0.75 X 1.87 X 1 NO	=	1.40 SQ.MT.
3	3.35 X 0.46 X 1 NO	=	1.54 SQ.MT.
4	1.69 X 6.70 X 1 NO	=	11.32 SQ.MT.
5	6.00 X 3.87 X 1 NO	=	23.22 SQ.MT.
TOTAL DEDUCTION		=	73.78 SQ.MT. X1
TOTAL BUILT UP AREA (X-Y1)		=	107.31 SQ.MT. X1



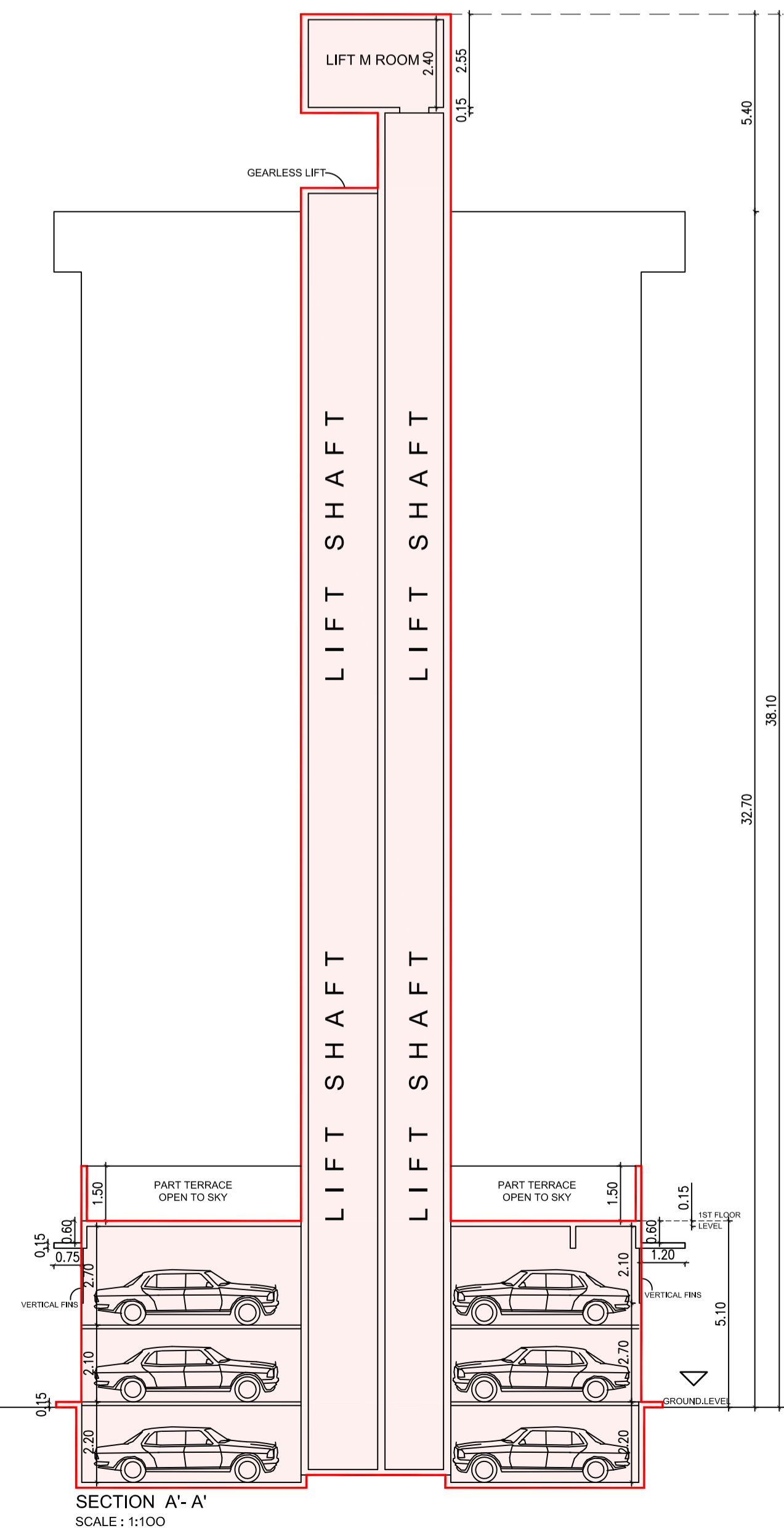
TOILET & SERVICE SLAB DETAIL



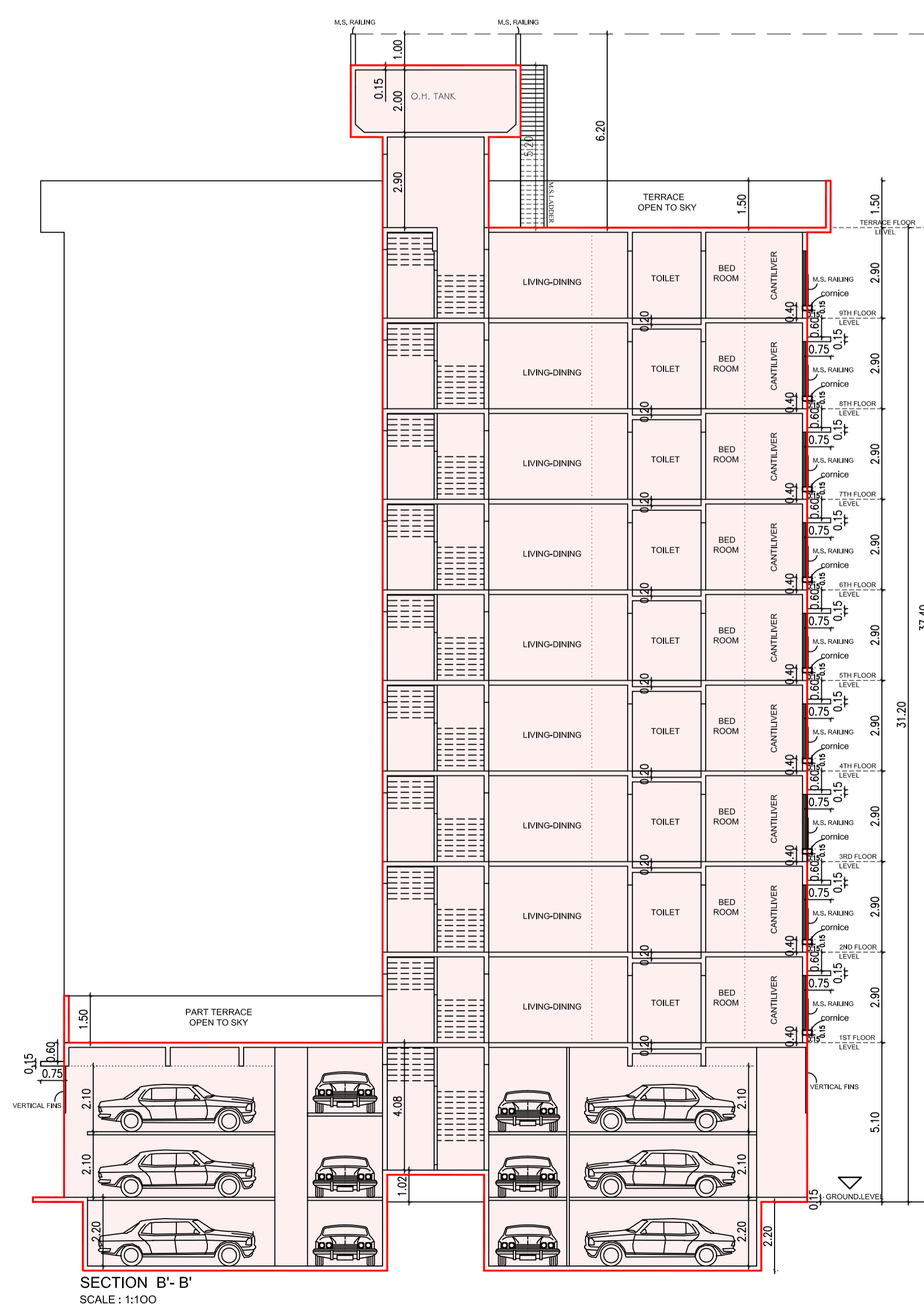
CANOPY SECTION DETAIL



CORNICE DETAIL



SECTION A'-A' SCALE: 1:100



SECTION B'-B' SCALE: 1:100

PROFORMA B			
CONTENTS OF SHEET			
BUILT UP AREA DIAGRAM & CALCULATION, SECTION A-A' & SECTION B-B', CORNICE DETAIL & TOILET SERVICE SLAB DETAIL, CANOPY DETAIL, SECTION, VERTICAL FIN DETAIL			
STAMP OF DATE OF APPROVAL OF PLANS			
THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER OF THIS OFFICE NO P-17533 / 2023 / (325 C) / K / E WARD / GUNDAVALI / 337 / 1 / NEW Dated 10.10.2023			
NAME OF OWNER			
NAME OF OWNER JAYANT M. VAIDYA - DIRECTOR , VAIDYA SPACES PVT.LTD . CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD. S11, CASA MARA, NEAR PORTUGUESE CHURCH GOHALE ROAD (NORTH), DHAR (W), MUMBAI - 400028.			
NAME OF ARCHITECTS			
M/s. D. R. VAIDYA & Co. ARCHITECTS & TOWNPLANNERS S11, CASA MARA, NEAR PORTUGUESE CHURCH GOHALE ROAD (NORTH), DHAR (W), MUMBAI - 400028.			
DRAWING NO. SCALE DATE DRAWN BY			
22 AS SHOWN			