



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-17630/2023/(325 D)/K/E Ward/GUNDAVALI/337/1/Amend dated 14.10.2024

To,
EESHAN JAYANT VAIDYA
501, casa maria, gokhale road (n)
dadar (w), mumbai - 400028

CC (Owner),
Shri Jayant M. Vaidya Director of
M/s. Vaidya Spaces Pvt Ltd C. A. to
Owner Margadarshan Co Op Hsg
Soc Ltd.
of Village Gundavali situated at N S
Phadke Marg, Andheri (East),
Mumbai

Subject : Proposed redevelopment on plot bearing CTS No. 325 D of Village Gundavali, situated at N S Phadke Marg, Andheri (East), Mumbai..

Reference : Online submission of plans dated 22.09.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even No. dated 22/11/2023.
- 2) That the Revised R. C. C. drawing/design, calculation shall be submitted through Licensed Structural Engineer.
- 3) That the condition of revised bye – law 4 (c) shall be complied with.
- 4) That the valid Janata insurance policy in the name of site under reference shall be submitted.
- 5) That the work shall be carried out between 6 am to 10 pm only (as per circular No. ChE/DP/7749/Gen dtd.07.06.2016.
- 6) That the all dues clearance certificate from A.E. W.W. K/East shall be submitted.
- 7) That the Labour Welfare tax 1% of construction cost as per ready reckoner shall be paid.
- 8) That the all payments shall be paid.
- 9) That the C. C. shall be got re-endorsed as per the amended plan.
- 10) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work.
- 11) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 12) That the Bank Guarantee (B.G.) submitted as per Hon. Supreme Court directives shall be revalidated timely & submitted to this office.
- 13) Cognizance of circular U/No. CHE/DP/214/GEN dated 15/09/2023 regarding 'Measure to be taken to control the environmental pollution due to building Construction activities and circular u/no. MGC/F/1102 dated 25/10/2023 'Guidelines for Air pollution Mitigation' and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site. Strict compliance for this shall be made.
- 14) That the NOC from Assessment department from K/East Ward shall be submitted.
- 15) The payment as per schedule of installment granted by Dy. Ch. E. (BP) W.S.-I shall be made. That the payments shall made on time schedule as per Instalment schedule approved & Post Date Cheques shall be deposited.
- 16) That the work shall be carried out in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000, and as per the provision of notification issued from time to time.

- 17) That charges for Pest Control shall be paid/ NOC shall be obtained from P.C.O. K/East Ward before C.C. and O.C.C
- 18) That the verification w.r.t. AMSL of completed work shall be done from GVK / Competent Authority before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C. from GVK / Competent Authority.



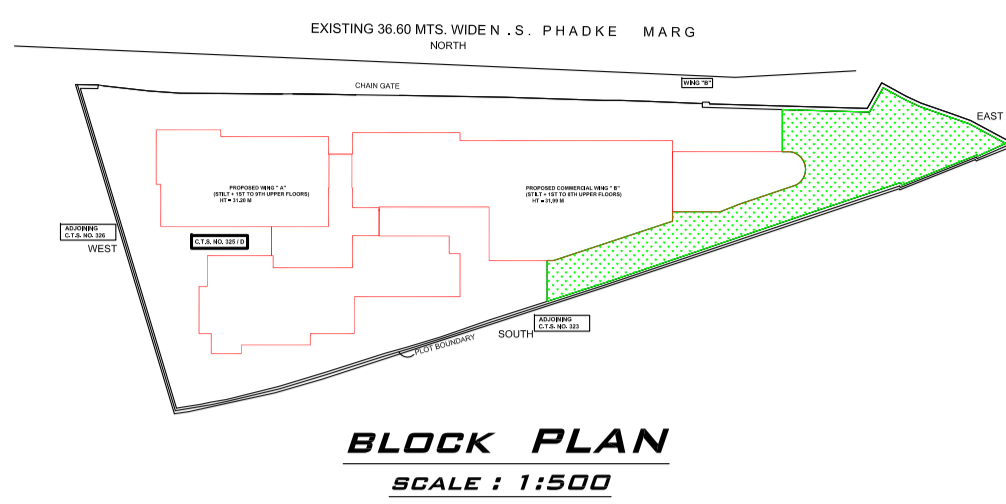
Digitally signed by SHIVADAS KRISHNA GURAV
Date: 14 Oct 2024 20:43:11
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Western Suburb I

Copy to :

- 1) Assistant Commissioner, K/E Ward
 - 2) A.E.W.W., K/E Ward
 - 3) D.O. K/E Ward
- Forwarded for information please.





BLOCK PLAN
SCALE : 1 : 500

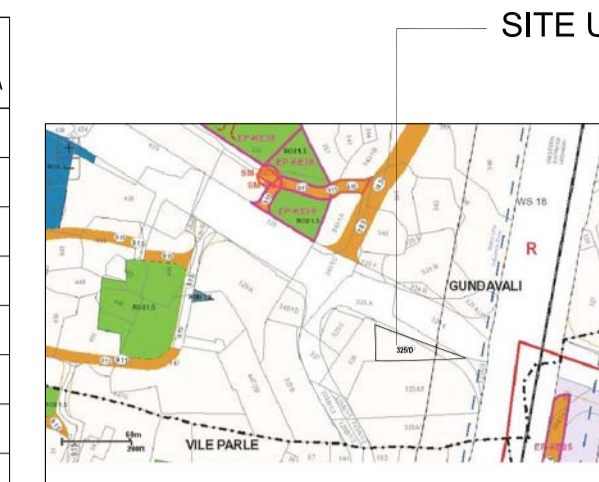
FLOOR	STILT	WITH PREMIUM PERIOD	WITH PREMIUM	TOTAL BUILT-UP AREA
1ST	167.3117	24.126	34.2523	225.69
2ND	227.7897	42.709	36.7713	307.27
3RD	227.7897	42.709	36.7713	307.27
4TH	227.7897	42.709	36.7713	307.27
5TH	227.7897	42.709	36.7713	307.27
6TH	227.7897	37.166	42.3143	307.27
7TH	227.7897	37.166	42.3143	307.27
8TH	227.7897	—	79.4803	307.27
9TH	227.7897	37.166	42.3143	307.27
TOTAL	1989.63	306.46	387.76	2683.85

FLOOR	STILT	WITHOUT PREMIUM PERIOD	WITH PREMIUM	TOTAL BUILT-UP AREA
1ST	98.3156	—	34.0444	132.36
2ND	98.3156	—	34.0444	132.36
3RD	98.3156	—	34.0444	132.36
4TH	98.3156	—	34.0444	132.36
5TH	98.3156	—	34.0444	132.36
6TH	98.3156	—	34.0444	132.36
7TH	98.3156	—	34.0444	132.36
8TH	84.4106	—	29.2294	113.64
TOTAL	772.62	—	267.54	1040.16

FLOOR	STILT	WITHOUT PREMIUM PERIOD	WITH PREMIUM	TOTAL BUILT-UP AREA
1ST	265.6273	24.126	68.2967	358.05
2ND	326.105	42.709	70.8157	439.63
3RD	326.105	42.709	70.8157	439.63
4TH	326.105	42.709	70.8157	439.63
5TH	326.105	42.709	70.8157	439.63
6TH	326.105	37.166	76.3587	439.63
7TH	326.105	37.166	76.3587	439.63
8TH	312.2003	—	108.7097	420.91
9TH	227.7897	37.166	42.3143	307.27
TOTAL	2762.25	306.46	655.30	3724.01

FLOOR	STILT	TOTAL BUILT-UP AREA
1ST	42.50	42.50
2ND	36.38	36.38
3RD	36.38	36.38
4TH	36.38	36.38
5TH	36.38	36.38
6TH	36.38	36.38
7TH	36.38	36.38
8TH	36.38	36.38
TOTAL	297.16	297.16

FLOOR	STILT	TOTAL BUILT-UP AREA
1ST	39.54	39.54
2ND	39.54	39.54
3RD	39.54	39.54
4TH	39.54	39.54
5TH	39.54	39.54
6TH	39.54	39.54
7TH	39.54	39.54
8TH	39.54	39.54
9TH	39.54	39.54
TOTAL	355.86	355.86



SITE U/R

NO.	DESCRIPTION	AREA (SQ.MT.)
1	12 X 3.42 X 0.52 X 1 NO	0.89
2	12 X 3.42 X 1.29 X 1 NO	2.21
3	12 X 10.92 X 2.90 X 1 NO	15.83
4	12 X 10.92 X 1.07 X 1 NO	5.84
5	12 X 11.04 X 1.42 X 1 NO	7.84
6	12 X 4.03 X 0.77 X 1 NO	1.55
7	12 X 17.73 X 2.49 X 1 NO	22.07
8	12 X 7.41 X 0.67 X 1 NO	2.48
9	12 X 5.81 X 2.15 X 1 NO	6.25
10	12 X 4.18 X 1.82 X 1 NO	3.80
11	12 X 7.57 X 3.72 X 1 NO	14.08
12	12 X 6.78 X 1.58 X 1 NO	5.36
13	12 X 3.55 X 0.69 X 1 NO	1.22
14	12 X 4.75 X 2.95 X 1 NO	7.01
15	12 X 7.71 X 3.08 X 1 NO	11.87
16	12 X 7.71 X 4.08 X 1 NO	15.73
17	12 X 7.99 X 1.47 X 1 NO	5.87
18	12 X 7.99 X 1.57 X 1 NO	6.27
19	12 X 6.88 X 1.28 X 1 NO	4.41
20	12 X 6.82 X 2.58 X 1 NO	8.80
21	12 X 7.49 X 1.41 X 1 NO	5.28
22	12 X 7.49 X 2.38 X 1 NO	8.91
23	12 X 3.43 X 1.95 X 1 NO	3.34
24	12 X 2.55 X 0.12 X 1 NO	0.15
25	12 X 6.78 X 0.23 X 1 NO	0.78
TOTAL ADDITION		167.84

NO.	DESCRIPTION	AREA (SQ.MT.)
1	23 X 2.79 X 1.00 X 1 NO	1.86
TOTAL REDUCTION		1.86
TOTAL BUILT UP AREA (X - Y)		165.98

CARPET AREA STATEMENT AS PER RERA

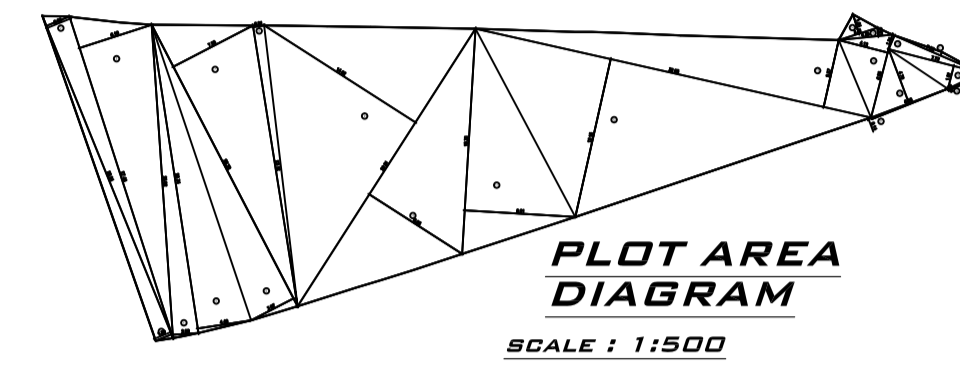
CARPET AREA	TOTAL FLAT NOS	PARKING PERMISSIBLE AS PER D.C.P.R.2024
101.20 SQ.MT.	09 NOS	18.00 NOS
77.71 SQ.MT.	08 NOS	16.00 NOS
39.38 SQ.MT.	09 NOS	2.25 NOS
67.23 SQ.MT.	09 NOS	09.00 NOS
35 NOS		37.25 NOS

10% VISITORS - 3.72 NOS
TOTAL PARKING - 40.97 NOS
SAY - 41.00 NOS
PROPOSED - 41.00 NOS

PARKING STATEMENT

	SMALL	BIG	TOTAL
STILT - FLOOR	29.00 NOS.	30.00 NOS.	59.00 NOS.
GROUND	3.00 NOS.	2.00 NOS.	5.00 NOS.
TOTAL	32.00 NOS.	32.00 NOS.	64.00 NOS.

TOTAL CAR PARKING REQUIRED FOR RESIDENTIAL AND COMMERCIAL USER IS : - 41 NOS + 23 NOS = 64 NOS



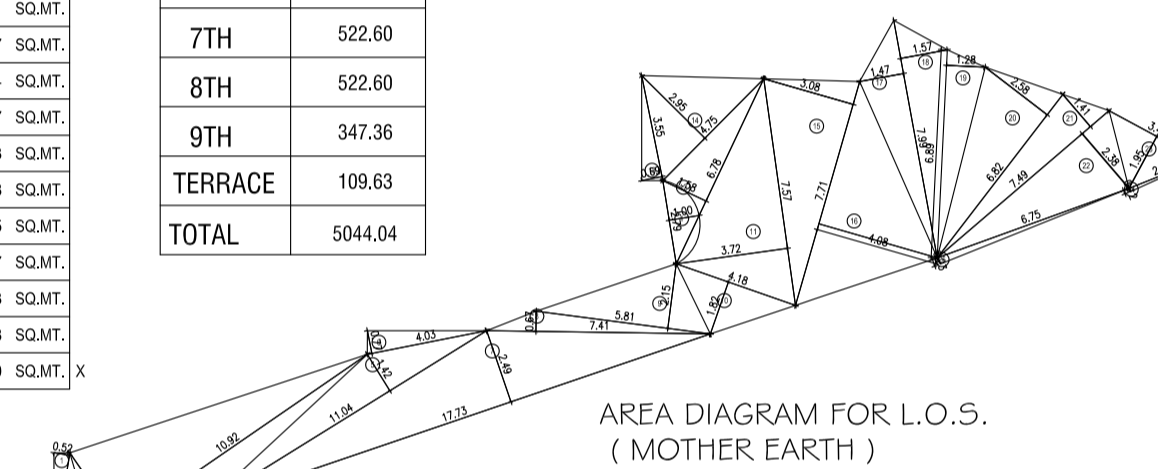
PLOT AREA DIAGRAM
SCALE : 1 : 500

NO.	DESCRIPTION	AREA (SQ.MT.)
1	12 X 28.24 X 1.39 X 1 NO	19.63
2	12 X 28.24 X 2.02 X 1 NO	28.52
3	12 X 27.46 X 6.16 X 1 NO	84.58
4	12 X 25.52 X 2.09 X 1 NO	26.67
5	12 X 25.34 X 4.40 X 1 NO	55.75
6	12 X 25.78 X 3.87 X 1 NO	49.88
7	12 X 25.78 X 7.28 X 1 NO	93.84
8	12 X 23.12 X 0.91 X 1 NO	10.52
9	12 X 26.81 X 14.62 X 1 NO	195.98
10	12 X 26.81 X 8.96 X 1 NO	120.11
11	12 X 15.33 X 0.91 X 1 NO	82.58
12	12 X 33.95 X 13.15 X 1 NO	216.65
13	12 X 32.95 X 5.57 X 1 NO	91.77
14	12 X 3.31 X 1.84 X 1 NO	2.71
15	12 X 4.39 X 0.67 X 1 NO	1.47
16	12 X 6.96 X 4.12 X 1 NO	14.34
17	12 X 7.82 X 0.30 X 1 NO	1.17
18	12 X 7.82 X 1.21 X 1 NO	4.73
19	12 X 7.73 X 1.91 X 1 NO	7.38
20	12 X 6.66 X 4.70 X 1 NO	15.65
21	12 X 6.66 X 0.14 X 1 NO	0.47
22	12 X 3.27 X 0.14 X 1 NO	0.23
23	12 X 3.27 X 0.23 X 1 NO	0.38
TOTAL ADDITION		1125.00

CONSTRUCTION AREA STATEMENT FOR RESIDENTIAL & NON RESIDENTIAL BUILDING

FLOOR	STILT	TOTAL BUILT-UP AREA
STILT	418.44	418.44
1ST	510.41	510.41
2ND	522.60	522.60
3RD	522.60	522.60
4TH	522.60	522.60
5TH	522.60	522.60
6TH	522.60	522.60
7TH	522.60	522.60
8TH	522.60	522.60
9TH	347.36	347.36
TERRACE	109.63	109.63
TOTAL	5044.04	5044.04

PARKING IN FRONT OPEN SPACE DEFICIENCY AREA FOR PREMIUM TRANSPORT VEHICLE : 7.50 X 3.75 X 3 = 84.38 SQ.MTS

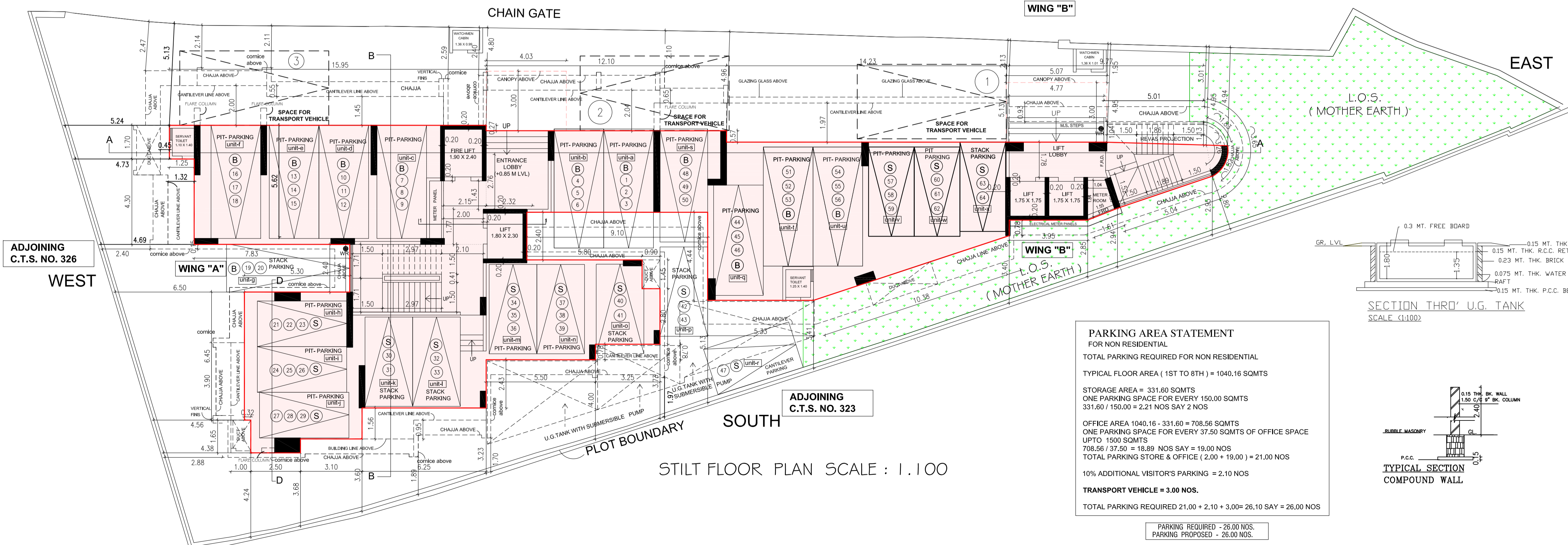


AREA DIAGRAM FOR L.O.S. (MOTHER EARTH)

AREA STATEMENT FOR R.O.

AREA OF PLOT 1104.90 SQ.MTS
REQUIRED L.O.S. (15%) 165.74
PROPOSED L.O.S. ON MOTHER EARTH 165.98

EXISTING 36.60 MTS. WIDE N . S . PHADKE MARG NORTH



STILT FLOOR PLAN SCALE : 1 : 100

PARKING AREA STATEMENT FOR NON RESIDENTIAL

TOTAL PARKING REQUIRED FOR NON RESIDENTIAL

TYPICAL FLOOR AREA (1ST TO 8TH) = 1040.16 SQ.MTS

STORAGE AREA = 331.60 SQ.MTS

ONE PARKING SPACE FOR EVERY 150.00 SQ.MTS UP TO 1500 SQ.MTS = 2.21 NOS SAY 2 NOS

OFFICE AREA 1040.16 - 331.60 = 708.56 SQ.MTS

ONE PARKING SPACE FOR EVERY 37.50 SQ.MTS OF OFFICE SPACE UP TO 1500 SQ.MTS = 18.89 NOS SAY = 19.00 NOS

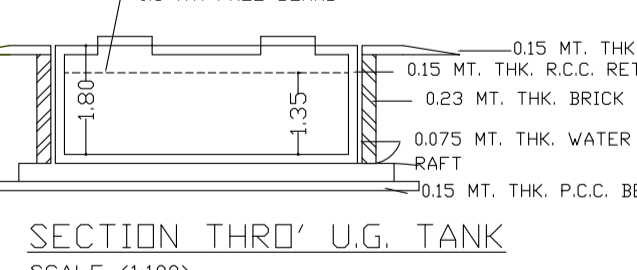
TOTAL PARKING STORE & OFFICE (2.00 + 19.00) = 21.00 NOS

10% ADDITIONAL VISITOR'S PARKING = 2.10 NOS

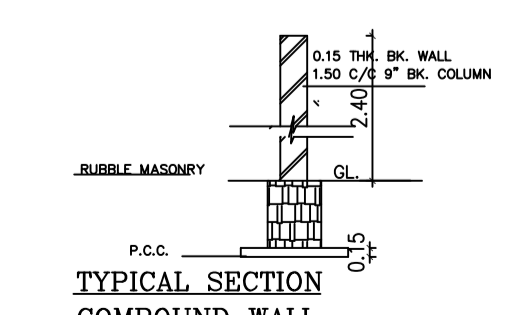
TRANSPORT VEHICLE = 3.00 NOS.

TOTAL PARKING REQUIRED 21.00 + 2.10 + 3.00 = 26.10 SAY = 26.00 NOS

PARKING REQUIRED - 26.00 NOS.
PARKING PROPOSED - 26.00 NOS.



SECTION THRU U.G. TANK SCALE : (1:100)



TYPICAL SECTION COMPOUND WALL

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, LIFT SHOWN 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-17630 / 2023 / (325 D) / K / E WARD / GUNDAVALI / 337 / 1 / 2023

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER THE OFFICE NO. P-17630 / 2023 / (325 D) / K / E WARD / GUNDAVALI / 337 / 1 / 2023 DATE: 14 / 10 / 2024

SHAIKH ASIF MUSA
SHIVADAS KRISHNA GURAV

SEBP. (K/M/N) A.E.B.P. (K/E) E.E.B.P. (K/E)

PROFORMA A

NO.	DESCRIPTION	AREA (SQ.MT.)	TOTAL (SQ.MTS)
A	1	1104.90	1104.90
2	1104.90	1104.90	1104.90
3	1104.90	1104.90	1104.90
4	1104.90	1104.90	1104.90
5	1104.90	1104.90	1104.90
6	1104.90	1104.90	1104.90
7	1104.90	1104.90	1104.90
8	1104.90	1104.90	1104.90
9	1104.90	1104.90	1104.90
10	1104.90	1104.90	1104.90
11	1104.90	1104.90	1104.90
12	1104.90	1104.90	1104.90
13	1104.90	1104.90	1104.90
14	1104.90	1104.90	1104.90
15	1104.90	1104.90	1104.90
16	1104.90	1104.90	1104.90
17	1104.90	1104.90	1104.90
18	1104.90	1104.90	1104.90
19	1104.90	1104.90	1104.90
20	1104.90	1104.90	1104.90
21	1104.90	1104.90	1104.90
22	1104.90	1104.90	1104.90
23	1104.90	1104.90	1104.90
24	1104.90	1104.90	1104.90
25	1104.90	1104.90	1104.90

B. REHABILITATION COMPONENT

NO.	DESCRIPTION	SQ.MT.	LAND SQ.MT.	RECEIPT NO.	AMOUNT
18A	FULL BUILT UP AREA REHABILITATION COMPONENT FOR PURELY RESIDENTIAL EXISTING STRUCTURES	87.75	6.0		
18B	FULL BUILT UP AREA REHABILITATION COMPONENT FOR PURELY NON-RESIDENTIAL EXISTING STRUCTURES	NA			
18	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE REHABILITATED (18A + 18B)	87.75	6.0		
19	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (30X 0.15 = 18X 0.35)	306.46			
20A	FUNGIBLE BUILT UP AREA CONSULATED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	NA			
20B	FUNGIBLE BUILT UP AREA CONSULATED FOR REHABILITATION COMPONENT OF NON RESIDENTIAL USE	—			
20	TOTAL FUNGIBLE BUA CONSULATED FOR REHABILITATION COMPONENT	—			
21	3017 + 0.35	—			
22	PREMIUM ALLOWED FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHABILITATION	—			
	SURCHARGE ON DATE OF PAYMENT	—			
	10% PREMIUM TO GOVT.	—			
	25% PREMIUM TO MCGM.	—			
	35% PREMIUM TO SOCIAL.	—			
	10% PREMIUM FOR 1ST INSTALLMENT TO GOVT.	—			
	PREMIUM REQUIRED TO BE PAID FOR FUNGIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING REHABILITATION	—			
	SURCHARGE ON DATE OF PAYMENT	—			
	15% PREMIUM TO GOVT.	—			
	25% PREMIUM TO MCGM.	—			
	10% PREMIUM FOR 1ST INSTALLMENT TO GOVT.	—			
23	PREMIUM TO BE PAID FOR FUNGIBLE BUA FOR COMMERCIAL EXCLUDING REHABILITATION AREA + 3.3% SURCHARGE ON DATE OF PAYMENT (10% + 3%)	—			

CERTIFICATE OF AREA

CEMITTED 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 1104.90 SQUARE METRES (ONE THOUSAND ONE HUNDRED FOUR POINT NINE SQUARE METERS) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 325 'D' OF VILLAGE GUNDAVALI, N.S. PHADKE ROAD ANCHER (E), MUMBAI.

NAME OF OWNER

Jayant Vaidya

NAME OF OWNER

JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT.LTD. JAY TO MAGDADARSHAN CO-OP. HOUSING SOCIETY LTD.

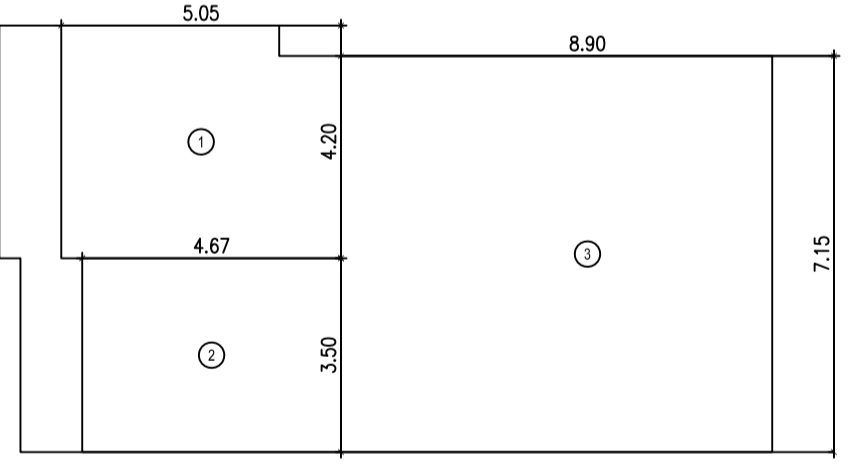
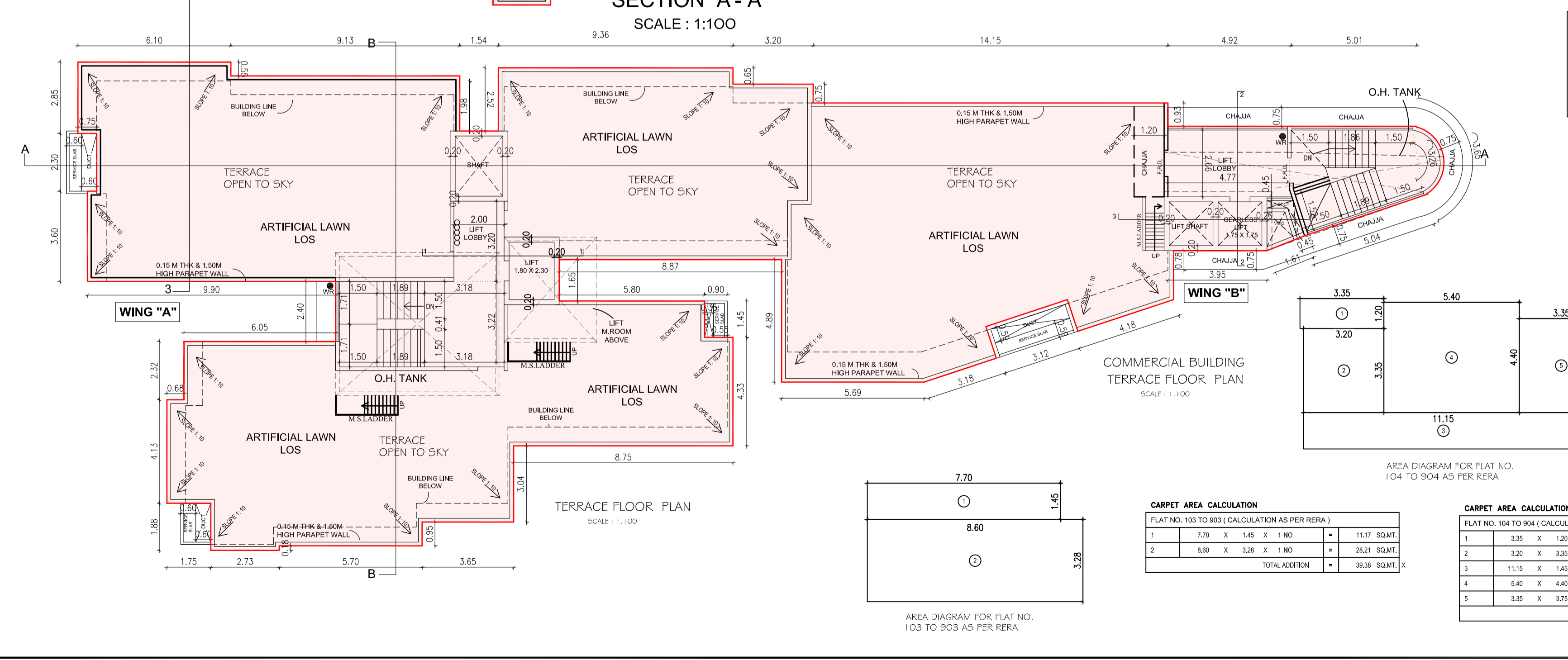
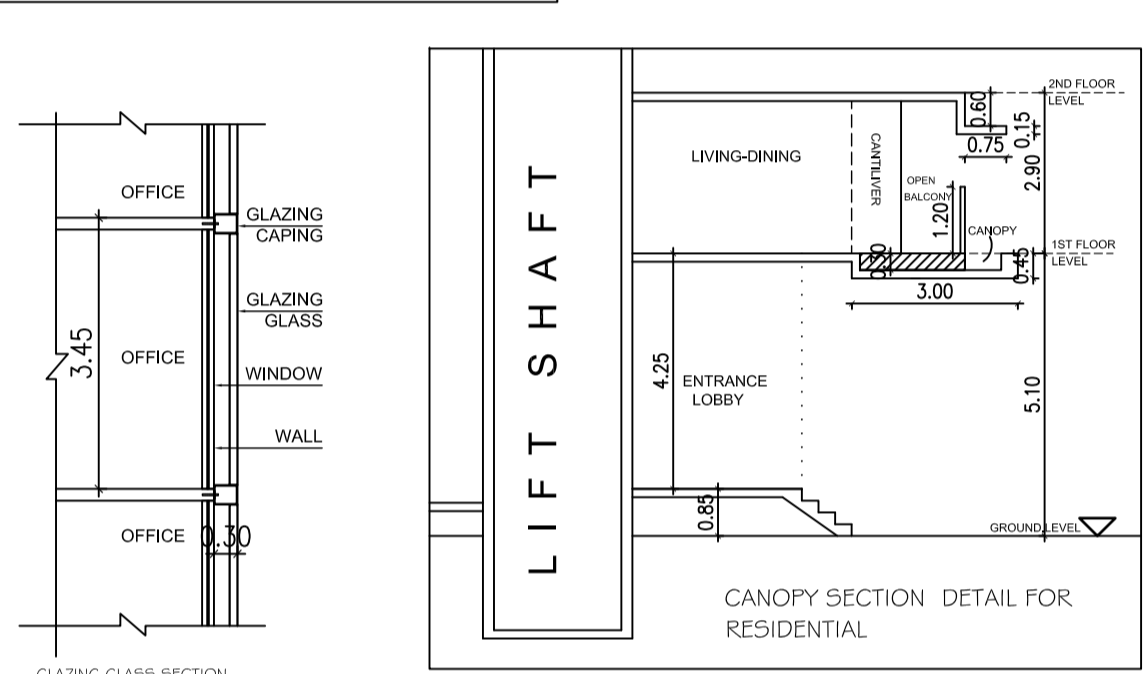
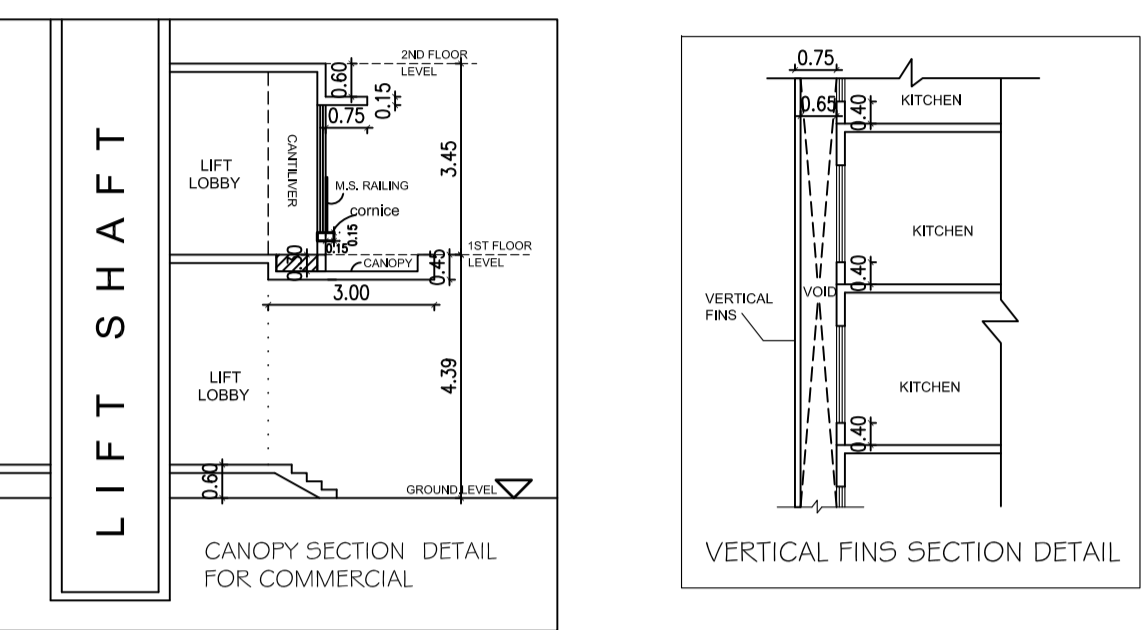
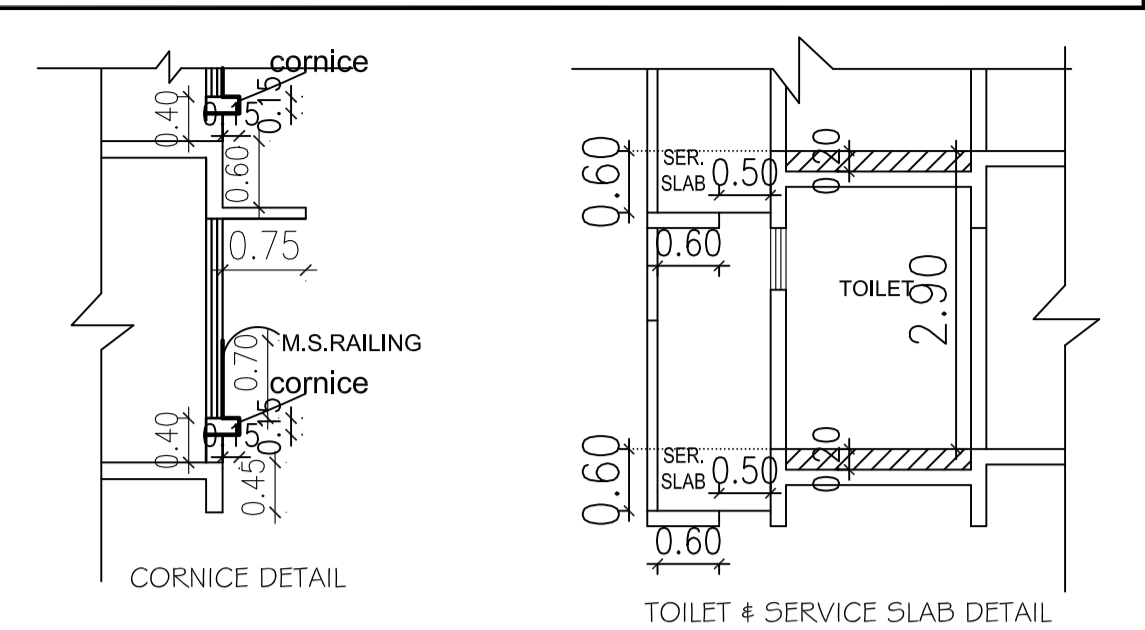
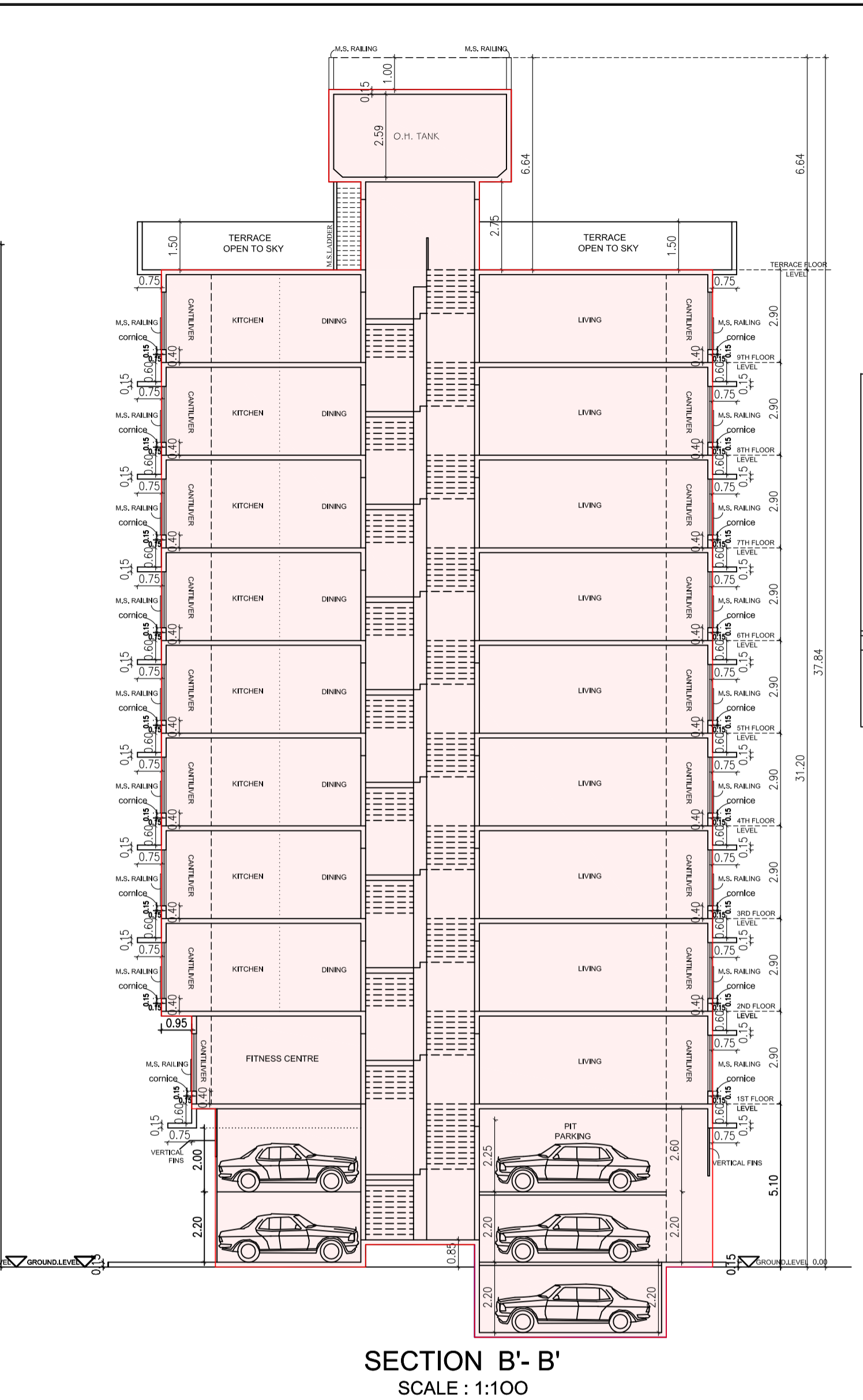
NAME OF ARCHITECTS

M/s. D. R. VAIDYA & Co. ARCHITECTS & TOWN PLANNERS

DRAWING NO. 14 SCALE AS SHOWN DATE

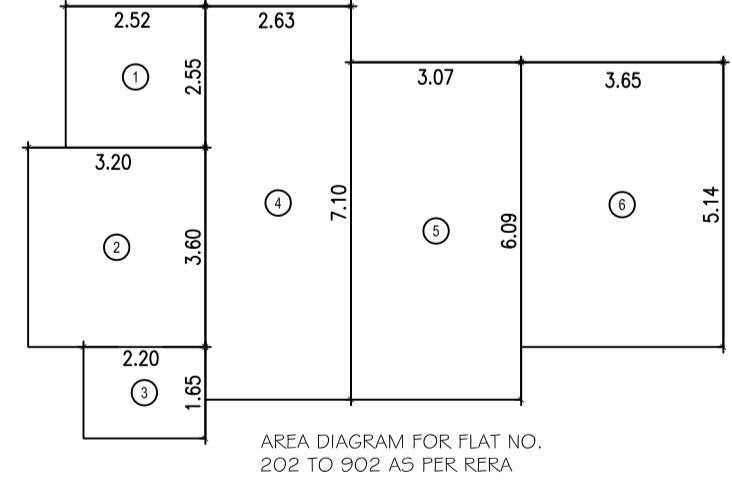


PROFORMA B			
CONTENTS OF SHEET			
1ST FLOOR PLAN, 2ND TO 3RD FLOOR PLAN, 4TH TO 9TH FLOOR PLAN & DETAIL SECTION			
STAMP OF DATE OF APPROVAL OF PLANS			
THIS CHALSI APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-17630/2023/(325 D)/K/E WARD / GUNDAVALI / 337 DATED 22/11/2023			
THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER THE OFFICE NO. P-17630/2023/(325 D)/K/E WARD / GUNDAVALI / 337 REV. D-2 E-2-2 14/10/2024			
SHAIKH ASIF MUSA <small>Digitally signed by SHAIKH ASIF MUSA DN: cn=SHAIKH ASIF MUSA, o=SHAIKH ASIF MUSA CORPORATION, ou=BUSINESS PROFESSIONAL, 2.5.4.20=4d38d8e2b2e44242f2566e, 4.4.4.4.4.4=7904e4e4e4e4e4e4e4e4e4e4e4e4e4e4, 5.6.4.4=Maharashtra, serialNumber=4073744002491938816101, 9013e262444074113871719859411e6e, 2.9.9.9.9.9=SHAIKH ASIF MUSA, Date: 2024.11.13 12:25:30 A.E.B.P. (K/E)</small>	SHIVADAS KRISHNA GURAV <small>Digitally signed by SHIVADAS KRISHNA GURAV DN: cn=SHIVADAS KRISHNA GURAV, o=SHIVADAS KRISHNA GURAV, ou=SHIVADAS KRISHNA GURAV, 2.5.4.20=4d38d8e2b2e44242f2566e, 4.4.4.4.4.4=7904e4e4e4e4e4e4e4e4e4e4e4e4e4e4, 5.6.4.4=Maharashtra, serialNumber=4073744002491938816101, 9013e262444074113871719859411e6e, 2.9.9.9.9.9=SHIVADAS KRISHNA GURAV, Date: 2024.11.13 12:25:30 A.E.B.P. (K/E)</small>		
THE PLAN IS DIGITALLY SIGNED, DOES NOT REQUIRE SIGNATURE.			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING G.T.S. NO. 325 'D' OF VILLAGE GUNDAVALI, N.S. PHADKE ROAD ANDHERI (E), MUMBAI.			
NAME OF OWNER			
Jayant Vaidya JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT. LTD. CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD. <small>ST. CASA WARD, NEAR PORTUGUESE CHURCH, SORHALE ROAD NORTH, SORHALE (W), MUMBAI - 40003.</small>			
NAME OF ARCHITECTS			
Eshwar Jayant Vaidya M/s. D. R. VAIDYA & Co. ARCHITECTS & TOWN PLANNERS <small>ST. CASA WARD, NEAR PORTUGUESE CHURCH, SORHALE ROAD NORTH, SORHALE (W), MUMBAI - 40003.</small>			
DRAWING NO.	SCALE	DATE	DRAWN BY
2/4	AS SHOWN		



CARPET AREA CALCULATION
FLAT NO. 101 TO 901 (CALCULATION AS PER RERA)

1	5.95	X	4.29	X	1	ND	=	25.21	SQ.MT.	
2	4.87	X	3.39	X	1	ND	=	16.35	SQ.MT.	
3	8.90	X	7.15	X	1	ND	=	63.54	SQ.MT.	
TOTAL ADDITION								=	105.10	SQ.MT.



CARPET AREA CALCULATION
FLAT NO. 202 TO 902 (CALCULATION AS PER RERA)

1	2.52	X	2.55	X	1	ND	=	6.43	SQ.MT.	
2	3.20	X	3.00	X	1	ND	=	11.62	SQ.MT.	
3	2.20	X	1.85	X	1	ND	=	3.65	SQ.MT.	
4	2.03	X	7.10	X	1	ND	=	14.67	SQ.MT.	
5	3.07	X	6.09	X	1	ND	=	18.70	SQ.MT.	
6	3.65	X	5.14	X	1	ND	=	18.76	SQ.MT.	
TOTAL ADDITION								=	77.21	SQ.MT.

CARPET AREA CALCULATION
FLAT NO. 103 TO 903 (CALCULATION AS PER RERA)

1	7.70	X	1.45	X	1	ND	=	11.17	SQ.MT.	
2	8.60	X	3.28	X	1	ND	=	28.21	SQ.MT.	
TOTAL ADDITION								=	39.38	SQ.MT.

CARPET AREA CALCULATION
FLAT NO. 104 TO 904 (CALCULATION AS PER RERA)

1	3.35	X	1.20	X	1	ND	=	4.02	SQ.MT.	
2	3.20	X	3.35	X	1	ND	=	10.72	SQ.MT.	
3	11.15	X	1.45	X	1	ND	=	16.17	SQ.MT.	
4	5.40	X	4.40	X	1	ND	=	23.76	SQ.MT.	
5	3.35	X	3.75	X	1	ND	=	12.56	SQ.MT.	
TOTAL ADDITION								=	67.23	SQ.MT.

FLAT NOS. -> 9
101 TO 901 = CARPET AREA AS PER RERA = 101.20 SQ.MT.
FLAT NOS. -> 0
102 TO 902 = CARPET AREA AS PER RERA = 77.21 SQ.MT.
FLAT NOS. -> 0
103 TO 903 = CARPET AREA AS PER RERA = 39.38 SQ.MT.
FLAT NOS. -> 0
204 TO 904 = CARPET AREA AS PER RERA = 67.23 SQ.MT.

PROFORMA B
CONTENTS OF SHEET

SECTION A'-A' & SECTION B'-B', TERRACE FLOOR PLAN, CARPET AREA CALCULATION AS PER RERA & DETAIL SECTION

STAMP OF DATE OF APPROVAL OF PLANS

THIS CANCEL APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-17630/2023/325D/K/E WARD/GUNDAVALI/337 DATED 22/11/2023

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN APPROVAL LETTER THIS OFFICE
P-17630/2023/325D/K/E WARD/GUNDAVALI/337 NEW Date: 22/11/2023 Date of Rev: 1 & / 10 / 2024

SHAIKH ASIF MUSA
Digitally signed by SHAIKH ASIF MUSA
DN: c=IN, o=SHAIKH ASIF MUSA
COOPERATION, ou=BUILDING PROPOSAL,
2.5.4.200=SHAIKH ASIF MUSA, email=asifmusa@shaiikh.com, cn=SHAIKH ASIF MUSA

Surendra Madhoo Toppe
S.E.B.P. (KWNH)

SHIVADAS KRISHNA GURAV
E.E.B.P. (KE)

THE PLAN IS DIGITALLY SIGNED, DOES NOT REQUIRE SIGNATURE.

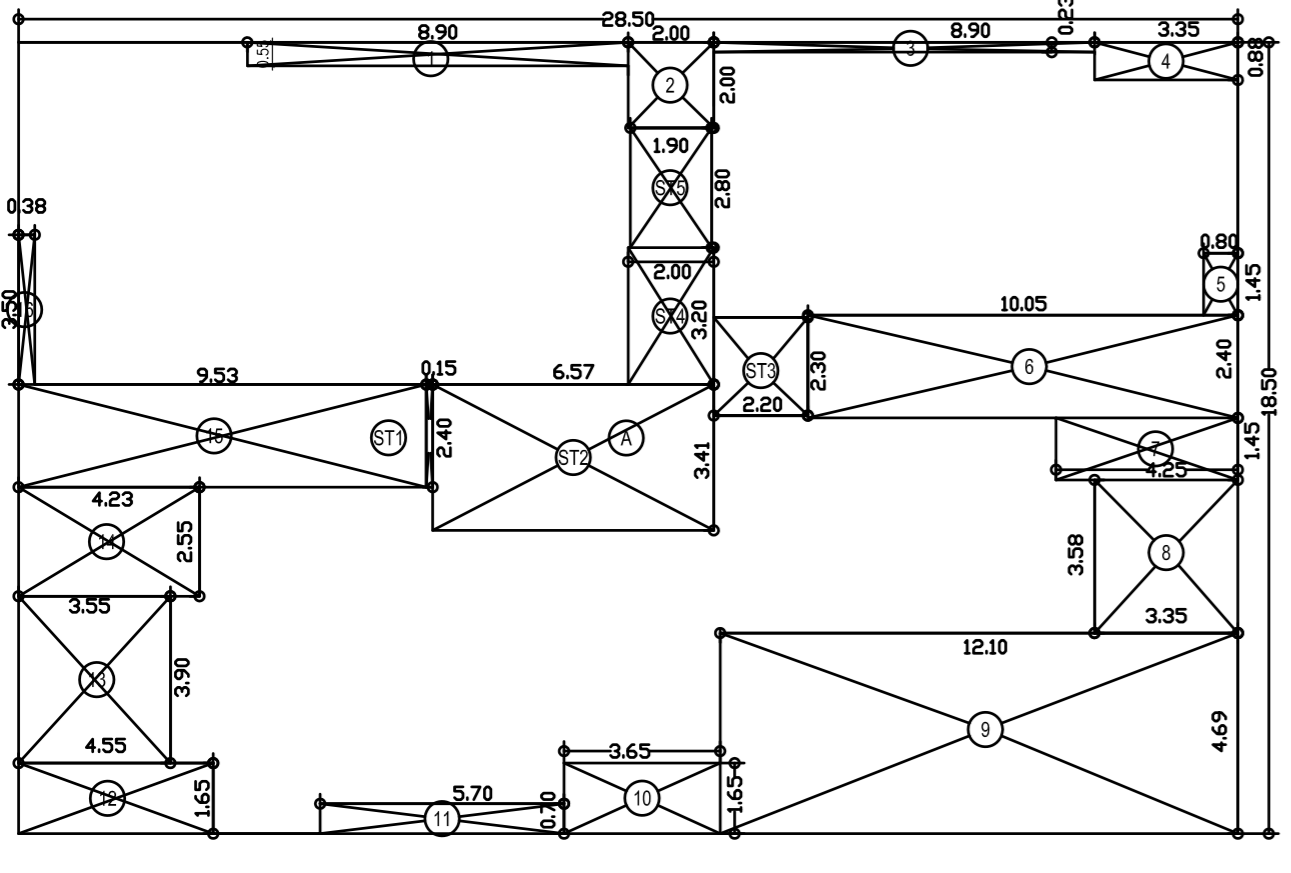
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 325 T/7 OF VILLAGE GUNDAVALI, S. PHADKE ROAD ANDHERI (E), MUMBAI.

NAME OF OWNER
Jayant Vaidya
NAME OF OWNER
JAYANT M. VAIDYA - DIRECTOR - VAIDYA SPACES PVT.LTD.
CA TO MARGADARSHIANI CO-OP. HOUSING SOCIETY LTD.

801, CHA MIRA, NEAR PORTUGUESE CHURCH, GUNDAVALI ROAD, NORTH, DADAR (W), MUMBAI - 400028

NAME OF ARCHITECTS
M/s. D. R. VAIDYA & Co.
ARCHITECTS & TOWNPLANNERS
801, CHA MIRA, NEAR PORTUGUESE CHURCH, GUNDAVALI ROAD, NORTH, DADAR (W), MUMBAI - 400028

DRAWING NO.	SCALE	DATE	DRAWN BY
34	AS SHOWN		



BUILT UP AREA CALCULATION
TYPICAL FLOOR (2ND TO 9TH)

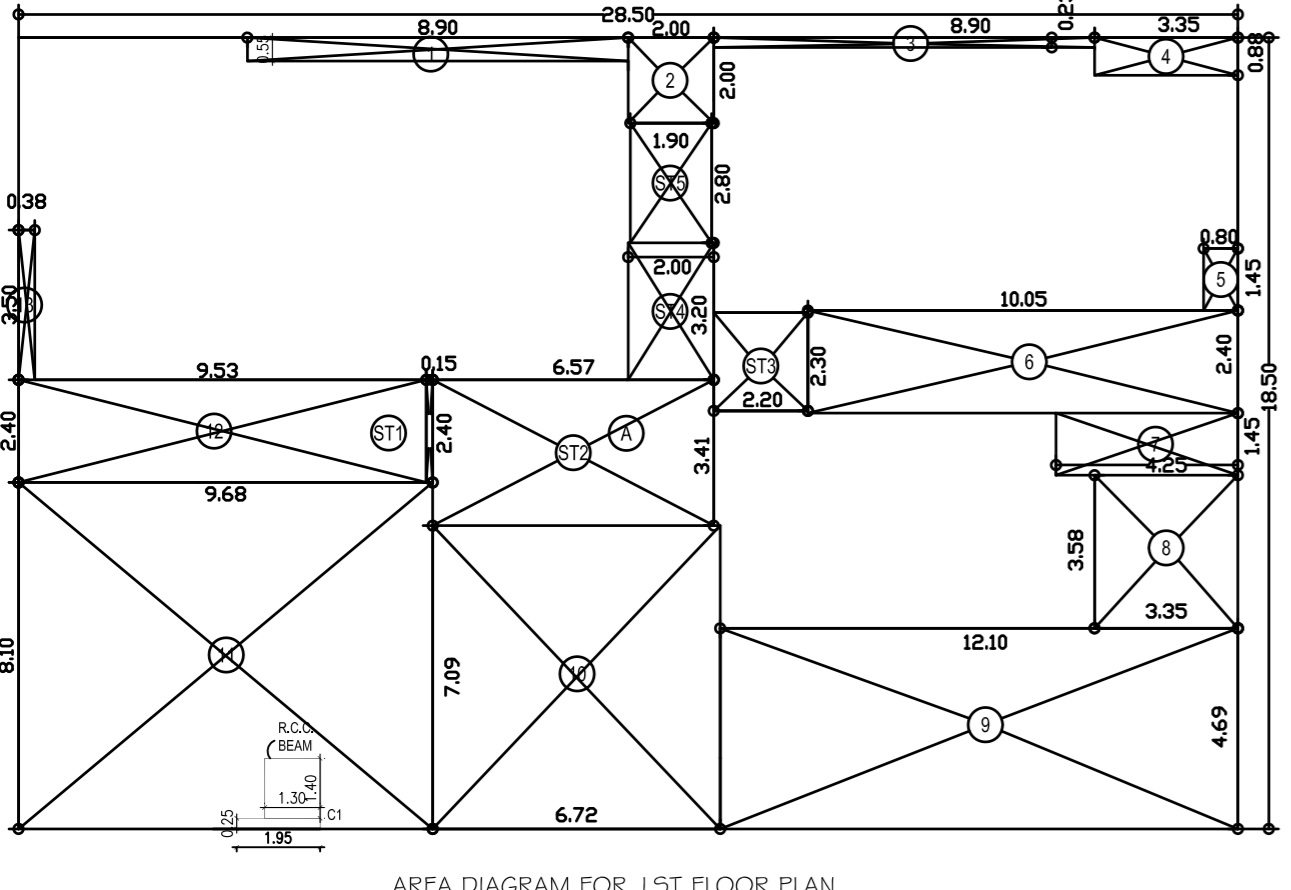
A	26.50 X 16.30 X 1 NO	=	432.05 SQM
TOTAL ADDITION		=	432.05 SQM

DEDUCTIONS

1	6.80 X 3.30 X 1 NO	=	2.25 SQM
2	2.30 X 2.30 X 1 NO	=	0.53 SQM
3	4.90 X 2.20 X 1 NO	=	1.08 SQM
4	3.30 X 1.80 X 1 NO	=	0.59 SQM
5	6.80 X 1.40 X 1 NO	=	0.95 SQM
6	10.05 X 2.40 X 1 NO	=	2.41 SQM
7	4.20 X 1.40 X 1 NO	=	0.59 SQM
8	3.30 X 1.30 X 1 NO	=	0.43 SQM
9	10.10 X 4.80 X 1 NO	=	4.85 SQM
10	3.00 X 1.80 X 1 NO	=	0.54 SQM
11	4.20 X 1.40 X 1 NO	=	0.59 SQM
12	3.30 X 1.30 X 1 NO	=	0.43 SQM
13	3.30 X 1.30 X 1 NO	=	0.43 SQM
14	4.20 X 1.40 X 1 NO	=	0.59 SQM
15	4.20 X 1.40 X 1 NO	=	0.59 SQM
16	3.30 X 1.30 X 1 NO	=	0.43 SQM
17	3.30 X 1.30 X 1 NO	=	0.43 SQM
TOTAL DEDUCTION		=	16.64 SQM
TOTAL BUILT UP AREA (X-Y)		=	415.41 SQM

STAIRCASE AREA CALCULATION
TYPICAL FLOOR (2ND TO 9TH)

ST1	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST2	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST3	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST4	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST5	6.80 X 2.80 X 1 NO	=	1.90 SQM
TOTAL STAIRCASE AREA PER FL. TYPICAL FLOOR		=	9.50 SQM
NET BUILT UP AREA (X-Y)		=	405.91 SQM



BUILT UP AREA CALCULATION
FIRST FLOOR

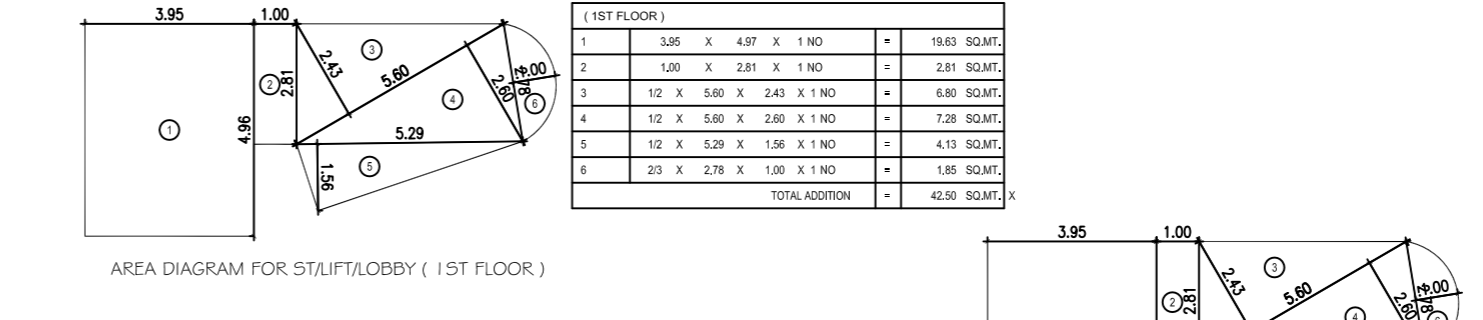
A	26.50 X 16.30 X 1 NO	=	432.05 SQM
B	1.90 X 3.20 X 1 NO	=	0.61 SQM
TOTAL ADDITION		=	432.66 SQM

DEDUCTIONS

1	6.80 X 3.30 X 1 NO	=	2.25 SQM
2	2.30 X 2.30 X 1 NO	=	0.53 SQM
3	4.90 X 2.20 X 1 NO	=	1.08 SQM
4	3.30 X 1.80 X 1 NO	=	0.59 SQM
5	6.80 X 1.40 X 1 NO	=	0.95 SQM
6	10.05 X 2.40 X 1 NO	=	2.41 SQM
7	4.20 X 1.40 X 1 NO	=	0.59 SQM
8	3.30 X 1.30 X 1 NO	=	0.43 SQM
9	10.10 X 4.80 X 1 NO	=	4.85 SQM
10	3.00 X 1.80 X 1 NO	=	0.54 SQM
11	4.20 X 1.40 X 1 NO	=	0.59 SQM
12	3.30 X 1.30 X 1 NO	=	0.43 SQM
13	3.30 X 1.30 X 1 NO	=	0.43 SQM
14	4.20 X 1.40 X 1 NO	=	0.59 SQM
15	4.20 X 1.40 X 1 NO	=	0.59 SQM
16	3.30 X 1.30 X 1 NO	=	0.43 SQM
17	3.30 X 1.30 X 1 NO	=	0.43 SQM
TOTAL DEDUCTION		=	16.64 SQM
TOTAL BUILT UP AREA (X-Y)		=	416.02 SQM

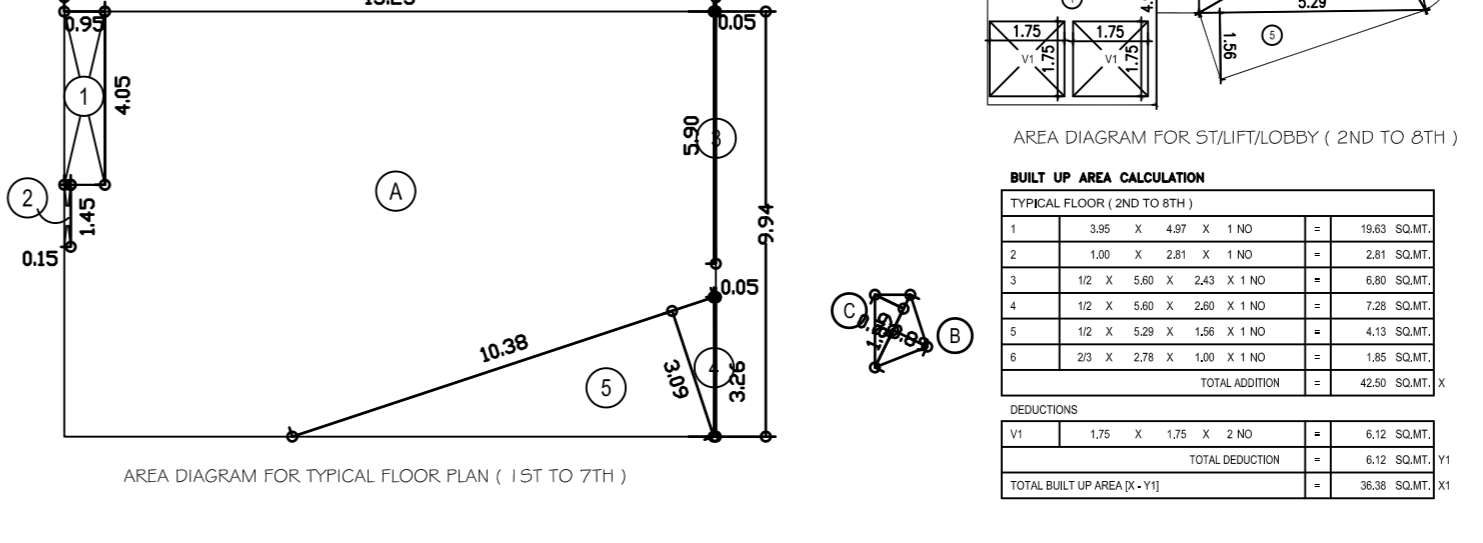
STAIRCASE AREA CALCULATION
FIRST FLOOR

ST1	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST2	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST3	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST4	6.80 X 2.80 X 1 NO	=	1.90 SQM
ST5	6.80 X 2.80 X 1 NO	=	1.90 SQM
TOTAL STAIRCASE AREA PER FL. TYPICAL FLOOR		=	9.50 SQM
NET BUILT UP AREA (X-Y)		=	406.52 SQM



BUILT UP AREA CALCULATION
1ST FLOOR

1	3.95 X 4.50 X 1 NO	=	17.78 SQM
2	1.00 X 2.81 X 1 NO	=	2.81 SQM
3	10 X 5.80 X 2.40 X 1 NO	=	129.60 SQM
4	10 X 5.80 X 2.40 X 1 NO	=	129.60 SQM
5	10 X 5.80 X 2.40 X 1 NO	=	129.60 SQM
6	30 X 2.70 X 1.00 X 1 NO	=	81.00 SQM
TOTAL ADDITION		=	489.39 SQM

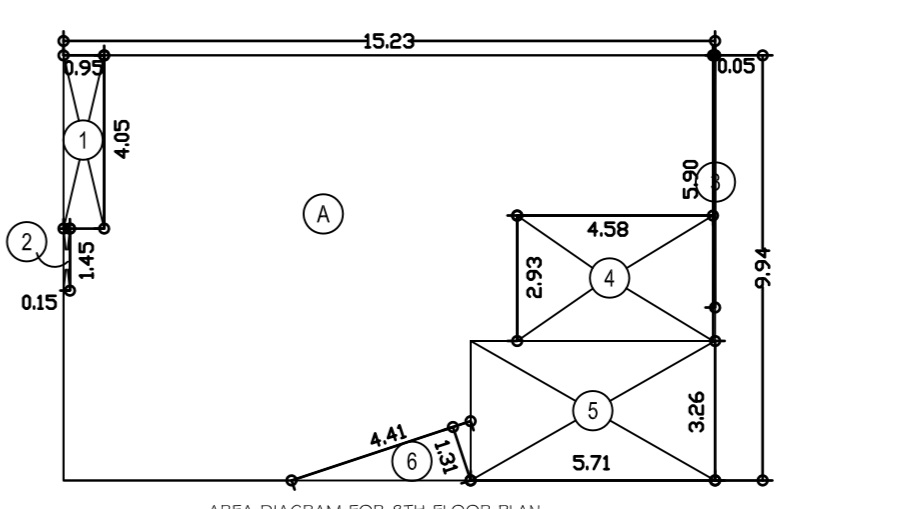


BUILT UP AREA CALCULATION
TYPICAL FLOOR (1ST TO 7TH)

A	15.20 X 9.94 X 1 NO	=	150.88 SQM
B	10 X 1.80 X 0.90 X 1 NO	=	1.62 SQM
C	10 X 1.80 X 0.90 X 1 NO	=	1.62 SQM
TOTAL ADDITION		=	154.12 SQM

DEDUCTIONS

1	0.95 X 4.50 X 1 NO	=	4.28 SQM
2	0.15 X 1.45 X 1 NO	=	0.22 SQM
3	0.95 X 5.50 X 1 NO	=	5.23 SQM
4	0.95 X 3.20 X 1 NO	=	3.04 SQM
5	10 X 16.30 X 3.30 X 1 NO	=	534.90 SQM
TOTAL DEDUCTION		=	547.77 SQM
TOTAL BUILT UP AREA (X-Y)		=	396.35 SQM

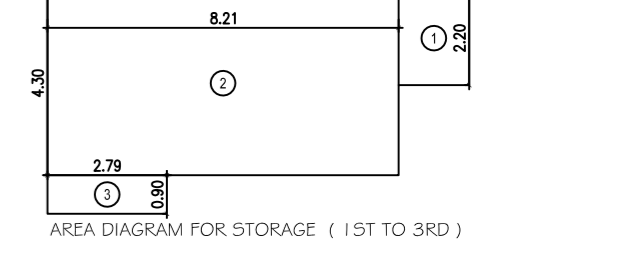


BUILT UP AREA CALCULATION
8TH FLOOR PLAN

A	15.20 X 9.94 X 1 NO	=	150.88 SQM
B	10 X 1.80 X 0.90 X 1 NO	=	1.62 SQM
C	10 X 1.80 X 0.90 X 1 NO	=	1.62 SQM
TOTAL ADDITION		=	154.12 SQM

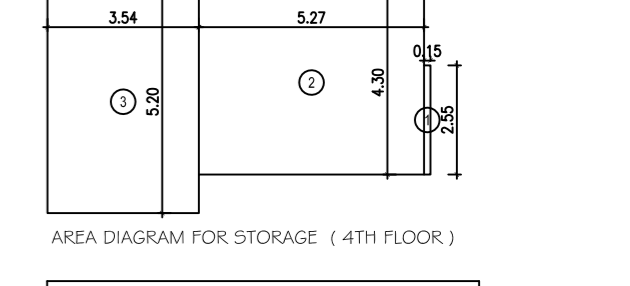
DEDUCTIONS

1	0.95 X 4.50 X 1 NO	=	4.28 SQM
2	0.15 X 1.45 X 1 NO	=	0.22 SQM
3	0.95 X 5.50 X 1 NO	=	5.23 SQM
4	0.95 X 3.20 X 1 NO	=	3.04 SQM
5	10 X 16.30 X 3.30 X 1 NO	=	534.90 SQM
TOTAL DEDUCTION		=	547.77 SQM
TOTAL BUILT UP AREA (X-Y)		=	396.35 SQM



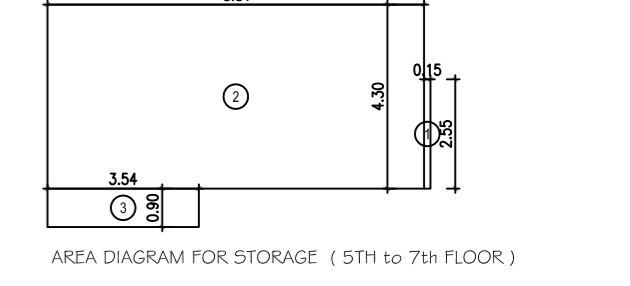
STORAGE AREA CALCULATION

1	1.00 X 2.00 X 1 NO	=	2.00 SQM
2	8.21 X 4.50 X 1 NO	=	36.95 SQM
3	2.70 X 8.00 X 1 NO	=	21.60 SQM
TOTAL ADDITION		=	60.55 SQM



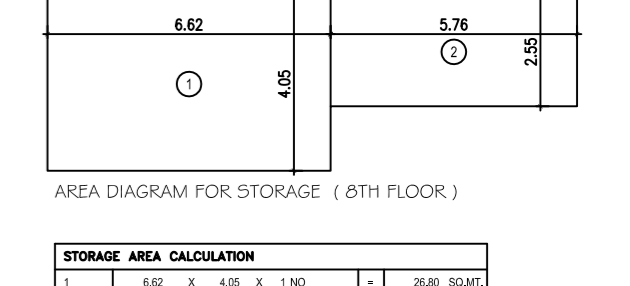
STORAGE AREA CALCULATION

1	1.00 X 2.00 X 1 NO	=	2.00 SQM
2	5.27 X 4.50 X 1 NO	=	23.72 SQM
3	3.54 X 8.00 X 1 NO	=	28.32 SQM
TOTAL ADDITION		=	54.04 SQM



STORAGE AREA CALCULATION

1	1.00 X 2.00 X 1 NO	=	2.00 SQM
2	5.27 X 4.50 X 1 NO	=	23.72 SQM
3	3.54 X 8.00 X 1 NO	=	28.32 SQM
TOTAL ADDITION		=	54.04 SQM

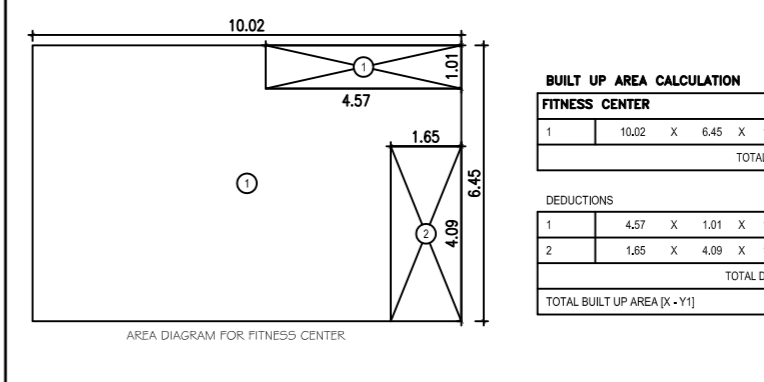


STORAGE AREA CALCULATION

1	6.62 X 4.50 X 1 NO	=	29.80 SQM
2	5.70 X 2.50 X 1 NO	=	14.25 SQM
TOTAL ADDITION		=	44.05 SQM

BUILT UP AREA STATEMENT FOR STORAGE

FLOOR	TOTAL BUILT UP AREA
STILT	41.44
1ST	41.44
2ND	41.44
3RD	41.44
4TH	41.44
5TH	41.44
6TH	41.44
7TH	41.44
8TH	41.48
TOTAL	331.80

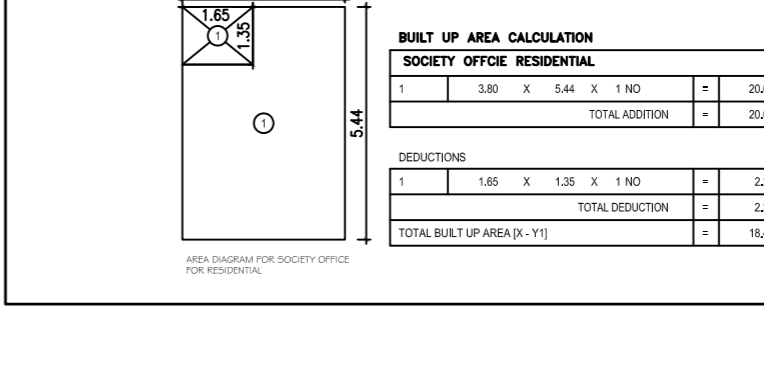


BUILT UP AREA CALCULATION
FITNESS CENTER

1	10.00 X 6.40 X 1 NO	=	64.00 SQM
TOTAL ADDITION		=	64.00 SQM

DEDUCTIONS

1	4.50 X 1.50 X 1 NO	=	6.75 SQM
2	1.00 X 4.50 X 1 NO	=	4.50 SQM
TOTAL DEDUCTION		=	11.25 SQM
TOTAL BUILT UP AREA (X-Y)		=	52.75 SQM

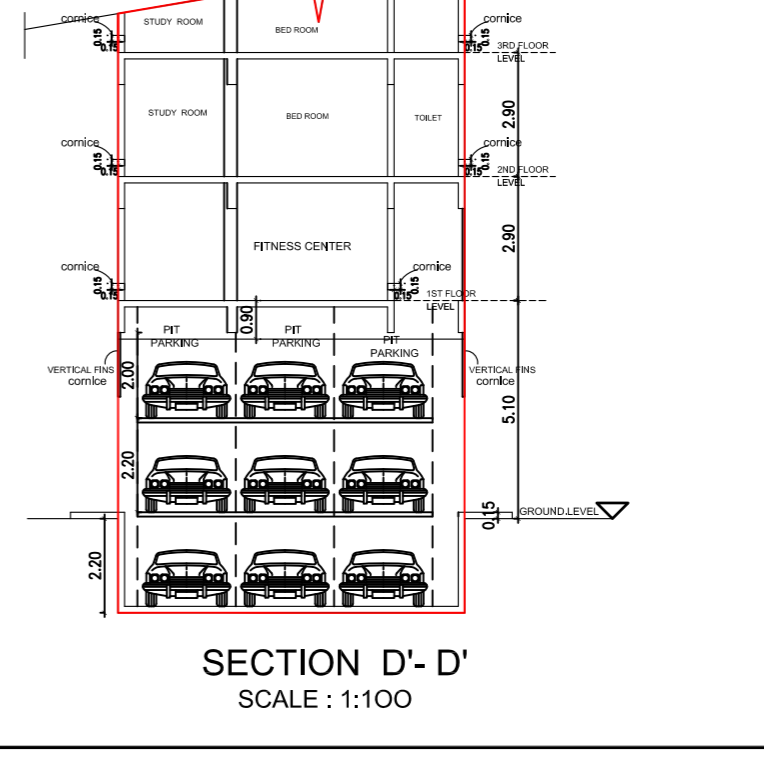
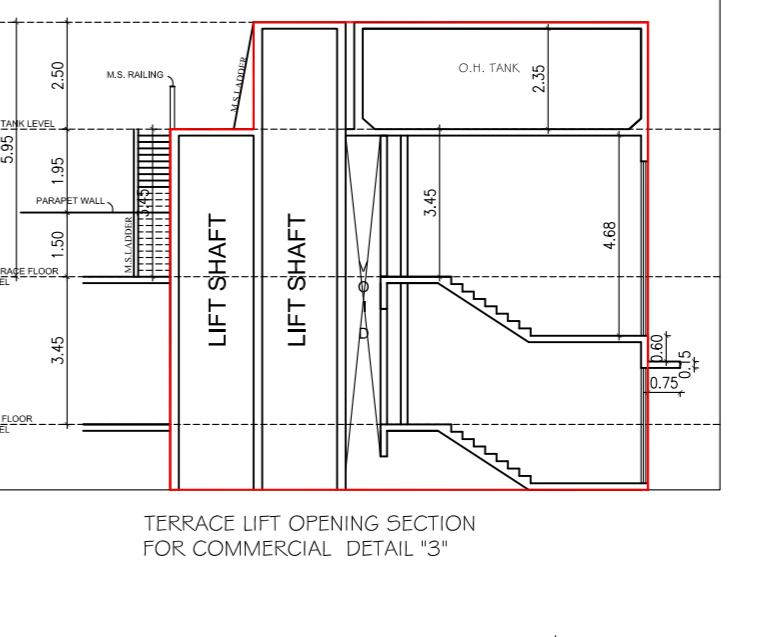
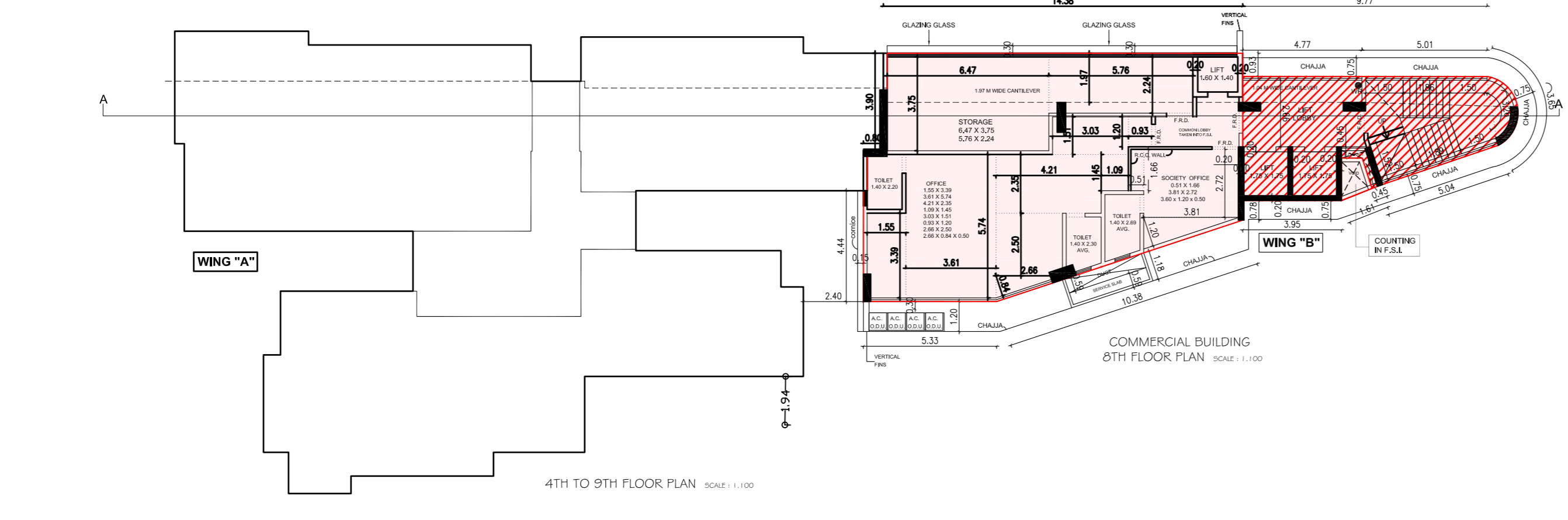
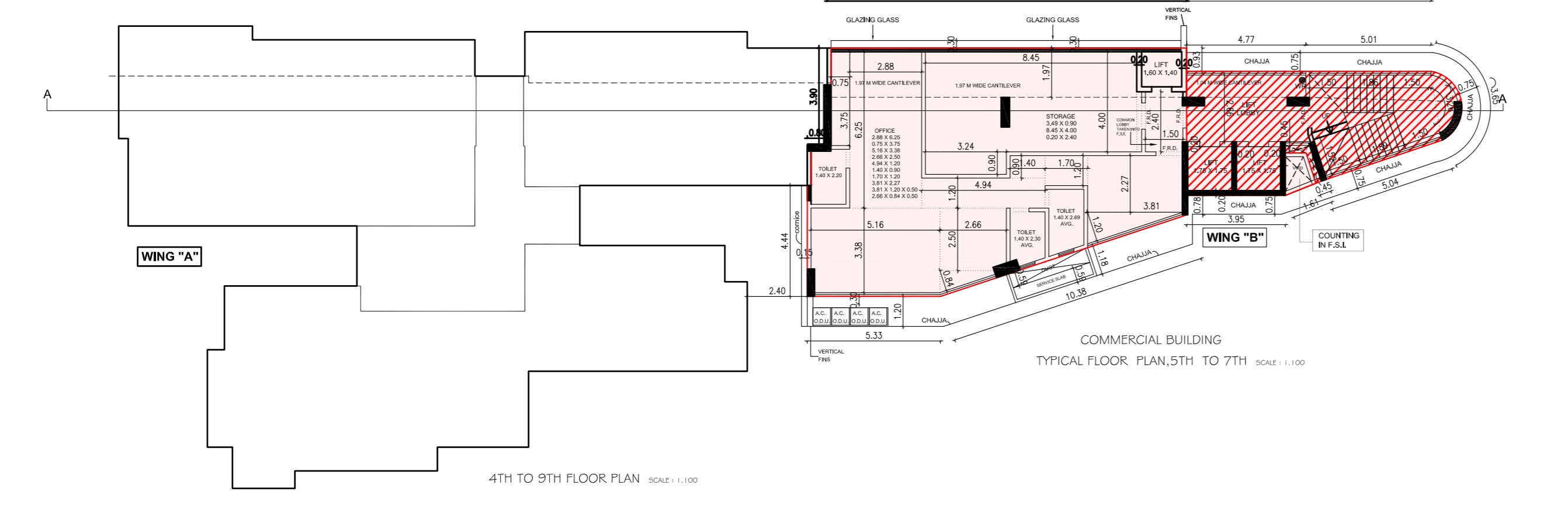


BUILT UP AREA CALCULATION
SOCIETY OFFICE RESIDENTIAL

1	3.00 X 3.40 X 1 NO	=	10.20 SQM
TOTAL ADDITION		=	10.20 SQM

DEDUCTIONS

1	1.00 X 1.50 X 1 NO	=	1.50 SQM
2	1.00 X 3.00 X 1 NO	=	3.00 SQM
TOTAL DEDUCTION		=	4.50 SQM
TOTAL BUILT UP AREA (X-Y)		=	5.70 SQM



PROFORMA B
CONTENTS OF SHEET

8TH TO 7TH FLOOR PLAN BUILT UP AREA DIAGRAM & CALCULATION SECTION D-D'

DATE OF DATE OF APPROVAL OF PLANS

THE CHECK APPROVAL TO THE PROPOSAL AND PROVISIONS ARE AS PER THE CITY CODE AND THE HAWA GUNDAVALI 337 DATED 14/10/2024

WE HAVE APPROVED SUBJECT TO CONDITIONS MENTIONED APPROVAL LETTERS PER OFFICE DATED 14/10/2024

SHAIKH ASIF MUSA

SHIVADAS KRISHNA GURAV

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

Mrs. D. R. VAIDYA & Co.
ARCHITECTS & TOWN PLANNERS

DRAWING NO. SCALE DATE DRAWN BY