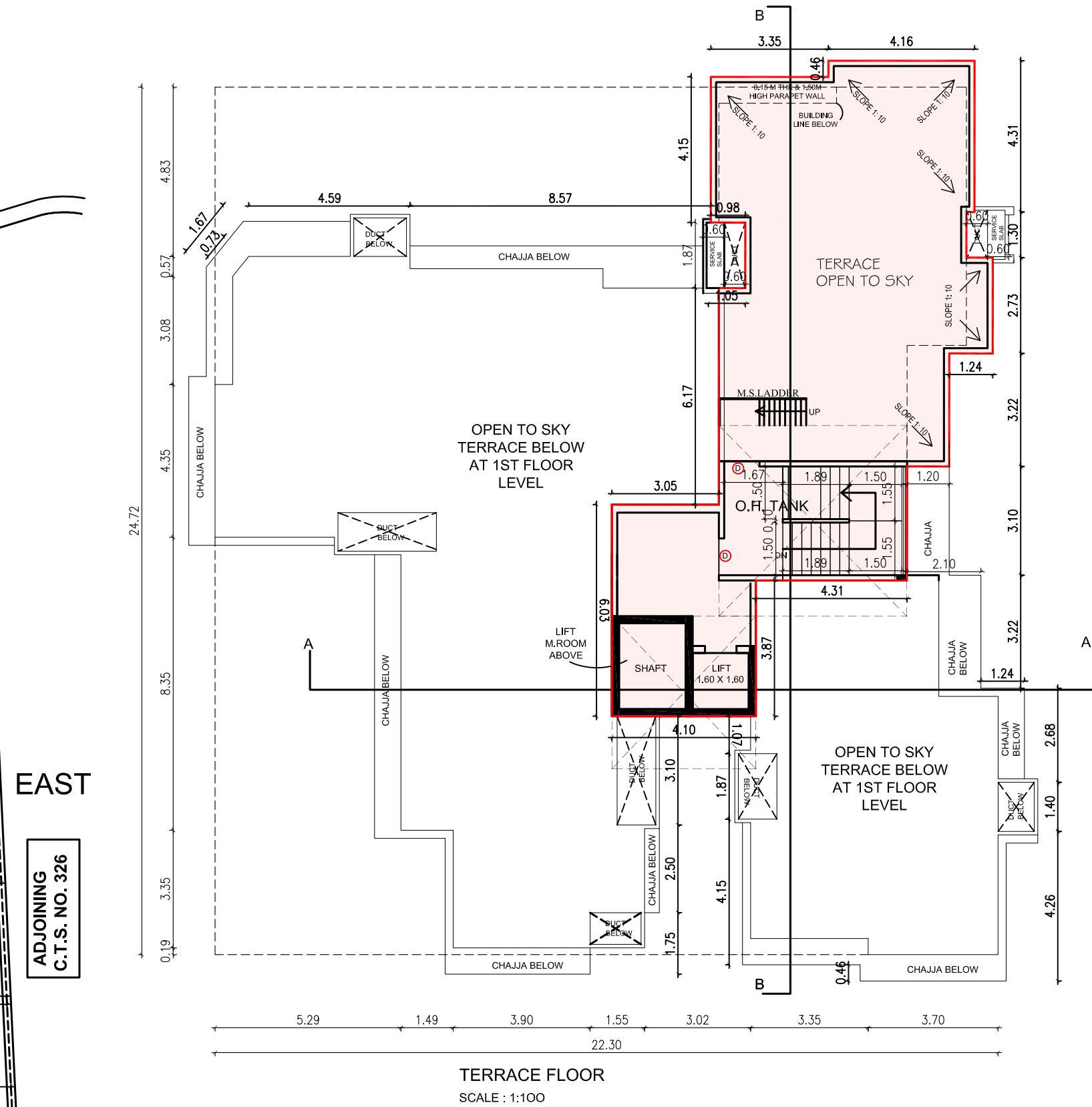
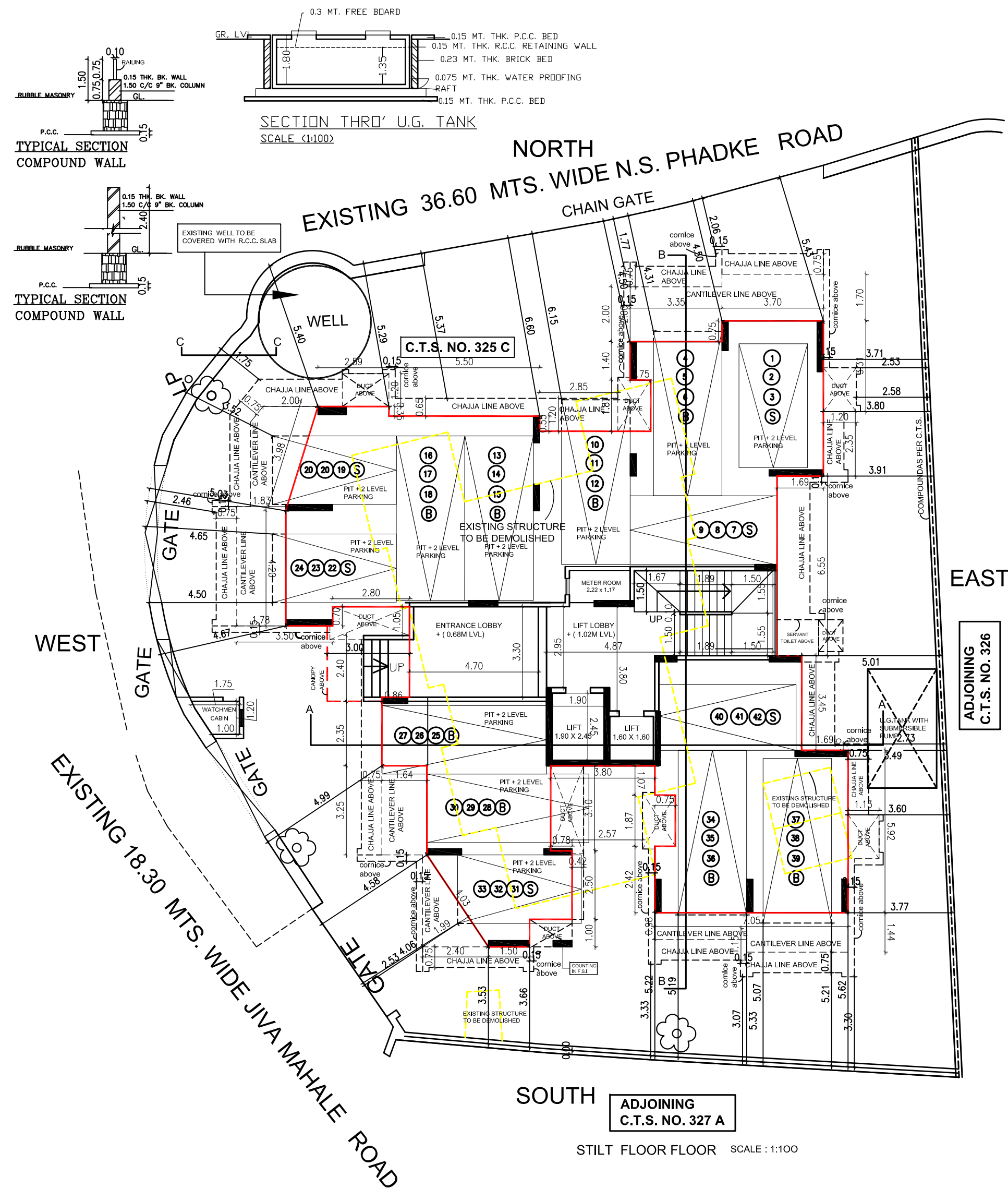
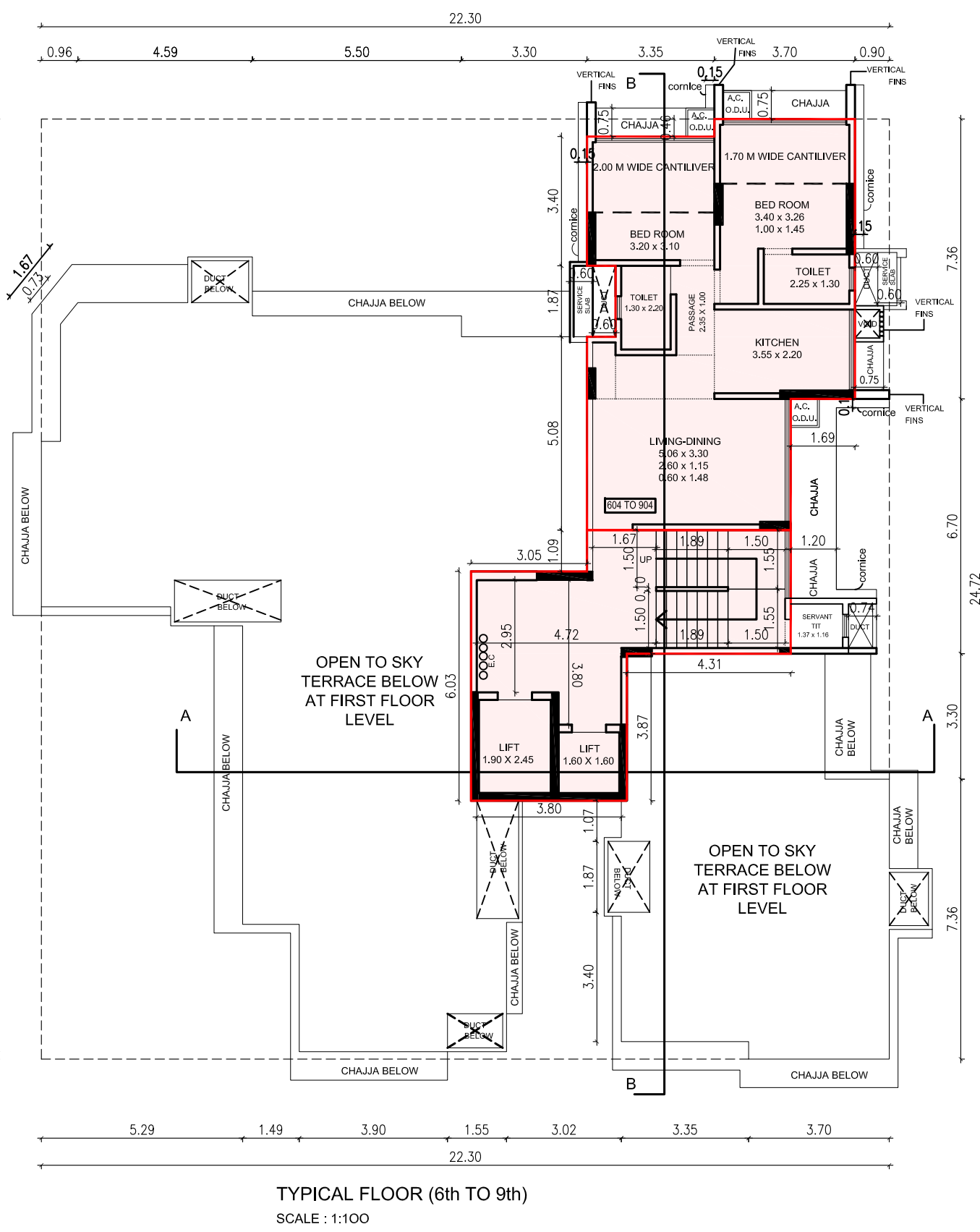
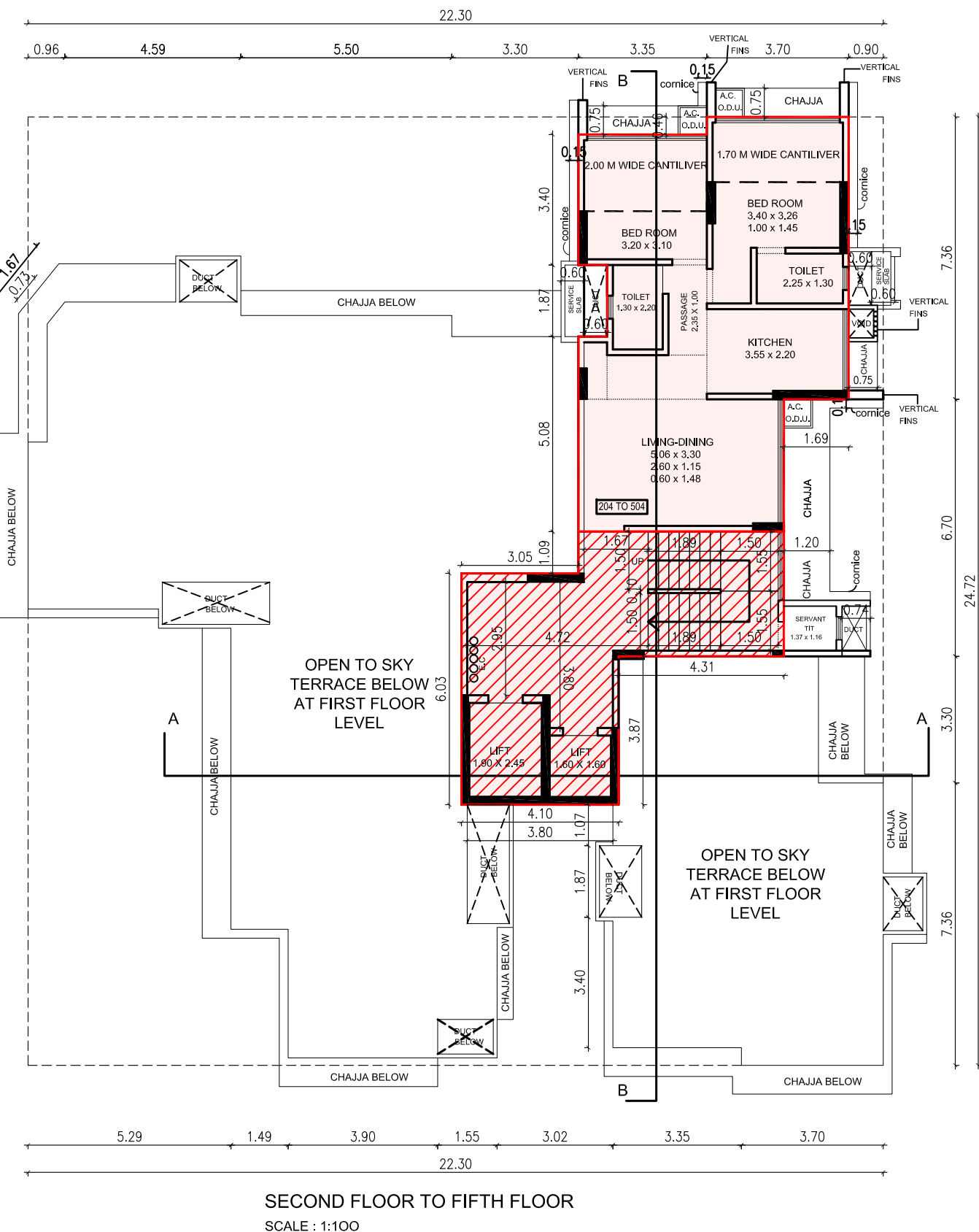
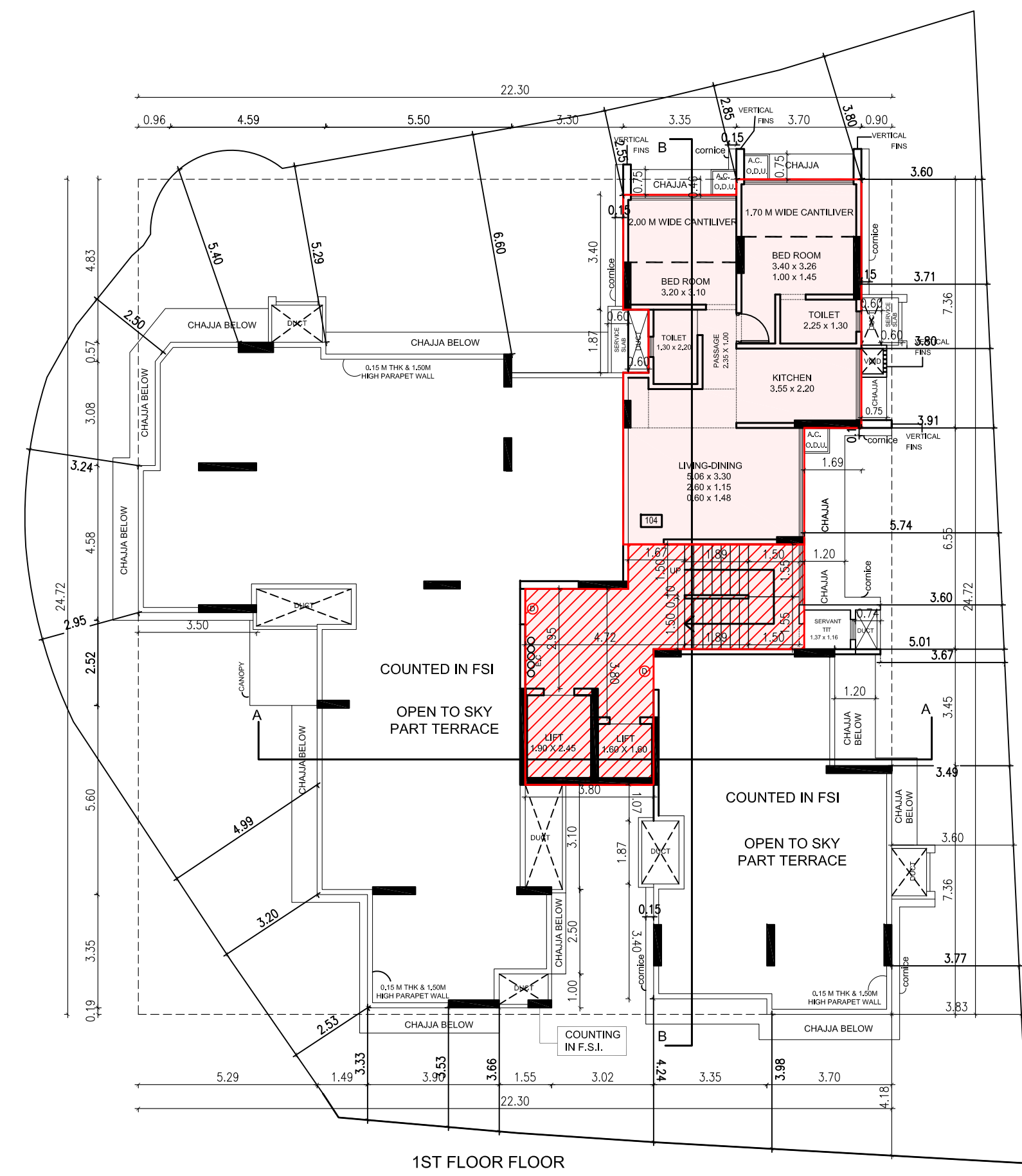




BUILT UP AREA STATEMENT	FLOOR	WITHOUT PREMIUM (PREMIUM)	WITH PREMIUM	TOTAL BUILT-UP AREA
STILT	—	—	—	—
1ST	291.822	15.288	307.11	307.11
2ND	52.142	15.288	67.43	67.43
3RD	52.142	15.288	67.43	67.43
4TH	51.680	15.75	67.43	67.43
5TH	51.680	15.750	67.43	67.43
6TH	92.022	15.288	107.31	107.31
7TH	92.022	15.288	107.31	107.31
8TH	92.022	15.288	107.31	107.31
9TH	91.58	15.750	107.31	107.31
TOTAL	867.09	138.98	1006.07	1006.07

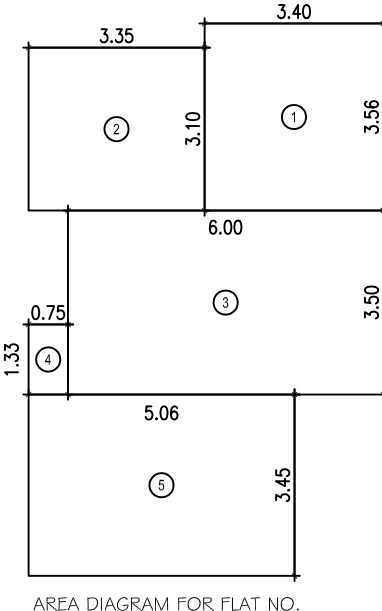
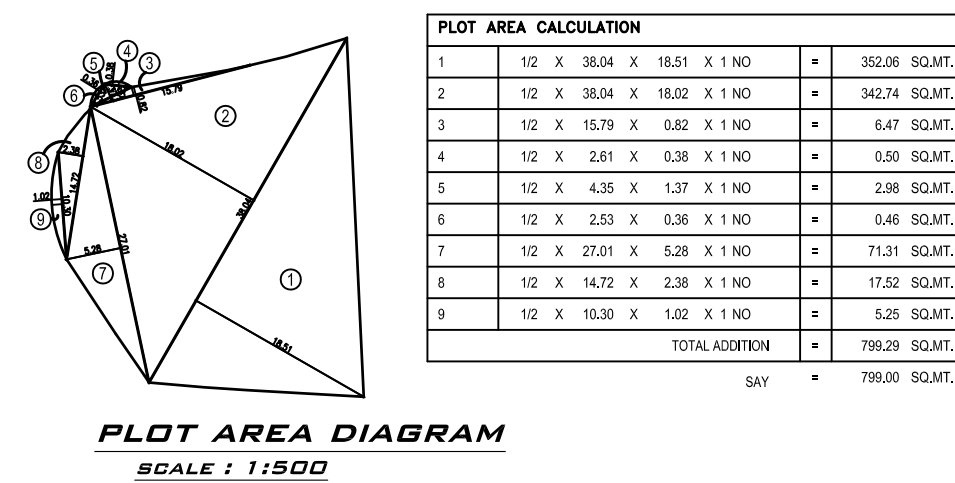
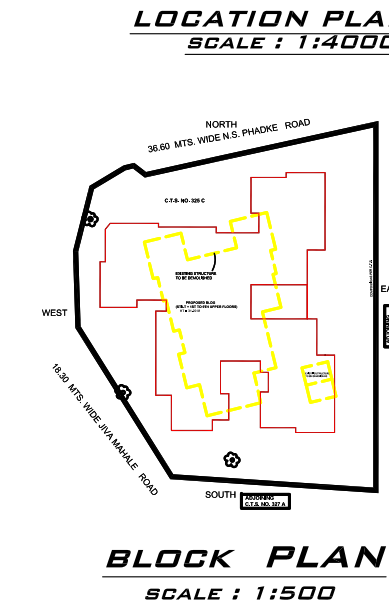
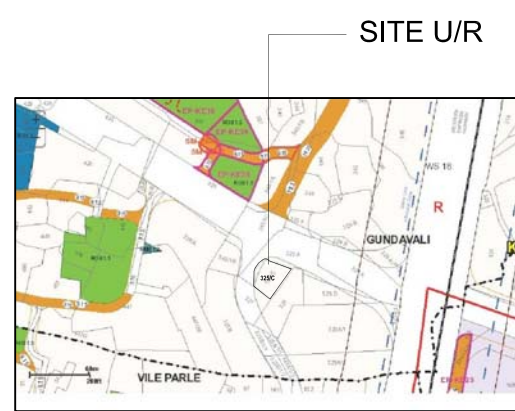
AREA STATEMENT FOR STILT/PREMIUM	FLOOR	TOTAL BUILT-UP AREA
STILT	—	295.77
1ST	36.86	36.86
2ND	39.88	39.88
3RD	39.88	39.88
4TH	39.88	39.88
5TH	39.88	39.88
6TH	—	—
7TH	—	—
8TH	—	—
9TH	—	—
TOTAL	196.38	196.38

CONSTRUCTION AREA STATEMENT	FLOOR	TOTAL BUILT-UP AREA
STILT	—	295.77
1ST	36.86	36.86
2ND	39.88	39.88
3RD	39.88	39.88
4TH	39.88	39.88
5TH	39.88	39.88
6TH	—	—
7TH	—	—
8TH	—	—
9TH	—	—
TOTAL	40.67	40.67

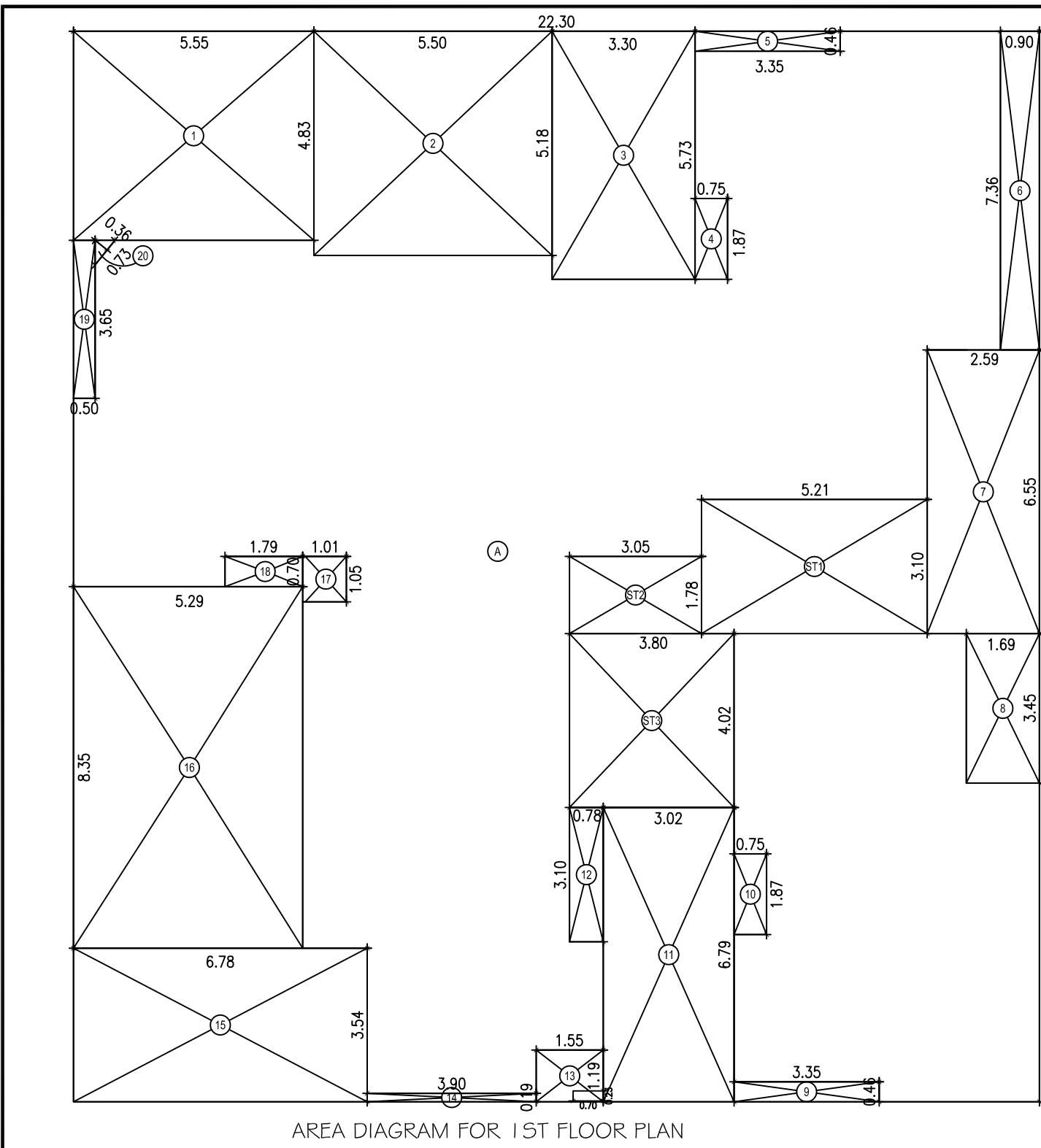
PARKING STATEMENT		
CARPET AREA	TOTAL	PARKING PERMISSIBLE AS PER D.C.P.R. 2024
61.94 SQ.MT.	9 NOS	9.00 NOS
10% VISITORS	—	0.90 NOS
TOTAL PARKING	—	9.90 NOS
SAY	—	10.00 NOS
PROPOSED	—	42.00 NOS

PARKING STATEMENT			
	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.

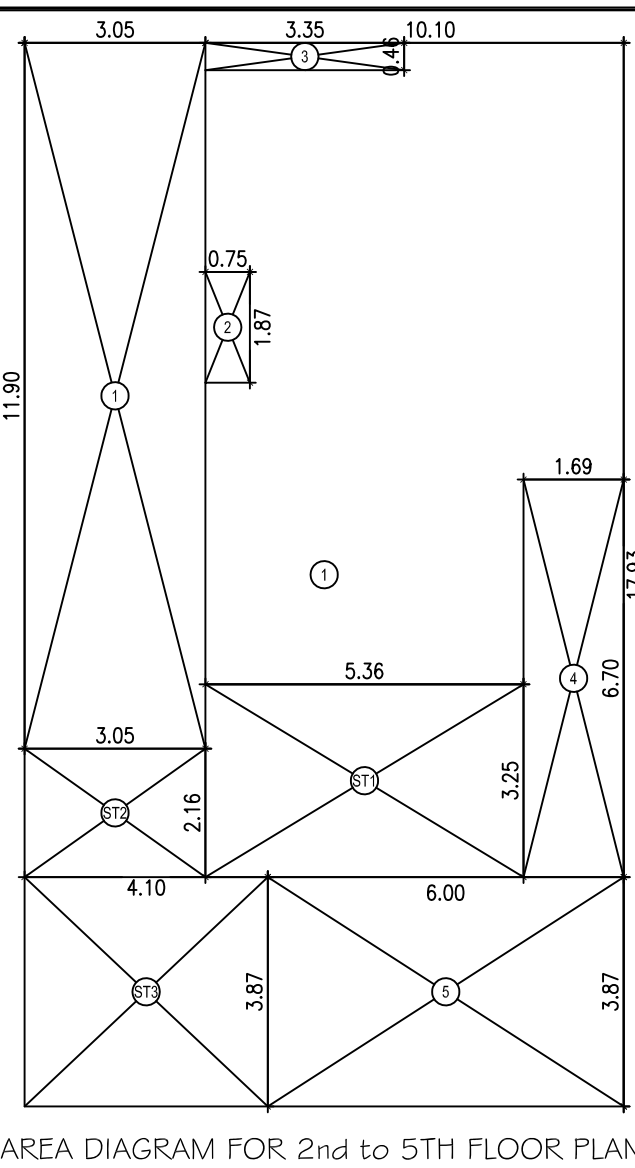
PARKING REQUIRED - 10.00 NOS.
PARKING PROVIDED - 42.00 NOS.



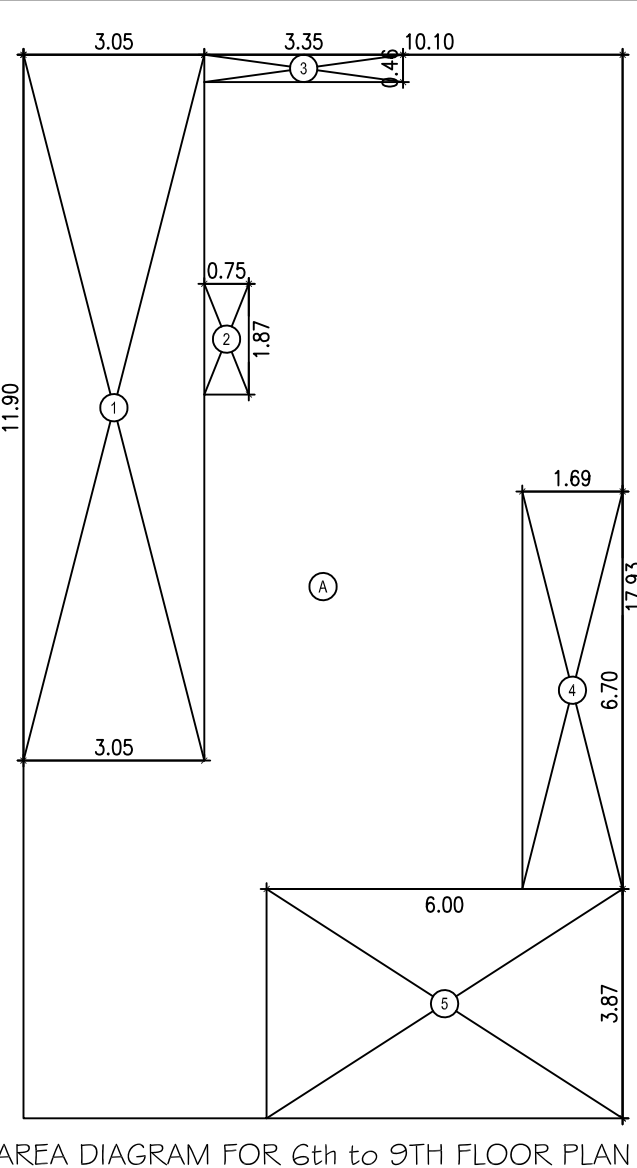
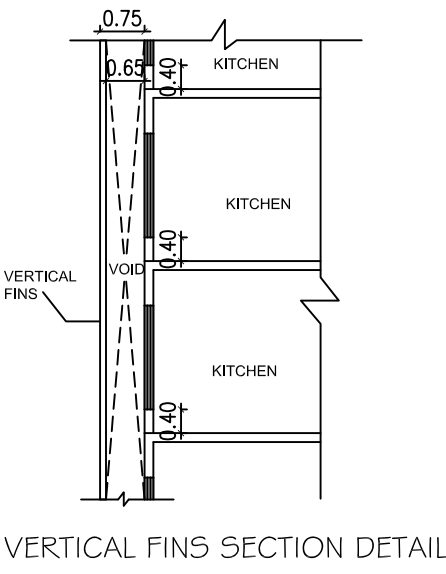
PROFORMA B				
CONTENTS OF SHEET				
GROUND FLOOR, 1ST FLOOR PLAN, 2ND TO 5TH FLOOR PLAN, TYPICAL FLOOR 6TH TO 9TH, TERRACE FLOOR PLAN, BUILT UP AREA STATEMENT, PARKING STATEMENT, BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, U.G. TANK SECTION				
STAMP OF APPROVAL OF PLANS				
THIS PLAN IS 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				
SANDEEP AMRUTRA OSHINDE SE.B.P. (H/E/S) SHAIKH ASIF MUSA A.E.B.P (K/E) UDAY MANOHARR AO MAHAJAN E.E.(B.P) K/EAST				
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				
PROFORMA A				TOTAL (SQ.MTS)
1. PLOT AREA AS P.P. CARD				799.00
2. AREA ACCEPTED				799.00
3. DEDUCTIONS FOR				NA
(a) ROAD SET BACK AREA				NA
(b) PROPOSED ROAD (D.P. ROAD)				NA
(c) ANY RESERVATIONS				NA
4. BALANCE AREA OF PLOT (MINUS 2)				799.00
5. DEDUCTION FOR				NA
(a) 5% PUBLIC OPEN SPACE (PROBABLE 14 OF DOPR-2024)				NA
6. NET AREA OF PLOT (MINUS 4)				799.00
7. ADDITIONS FOR FLOOR SPACE INDEX				NA
(a) 20% FOR SET BACK AREA				NA
(b) 20% FOR SET BACK AREA				799.00
8. FLOOR SPACE INDEX PERMISSIBLE (100 F.S.I.)				799.00
9. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS				90.00
(a) 30% F.S.I.				—
(b) 30% F.S.I.				—
(c) 30% F.S.I.				—
(d) 30% F.S.I.				—
(e) 30% F.S.I.				—
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 HOLDING (140)				1.085
B. DETAILS OF FSI AVAILABLE AS PER DOPR 31 (3)				
1. FUNDIBLE BUILT UP AREA COMPONENT PROPOSED (IDE DOPR 31(3) FOR PURELY RESIDENTIAL + OR + (13A + 13B))				NA
2. FUNDIBLE BUILT UP AREA COMPONENT PROPOSED (IDE DOPR 31(3) FOR NON-RESIDENTIAL)				NA
3. TOTAL FUNDIBLE BUILT UP AREA (IDE DOPR 31(3) + (B + 13A))				138.98
3A. FUNDIBLE BUA WITHOUT PREMIUM (37.06 x 37%) = 138.98				NIL
3B. FUNDIBLE BUA WITH PREMIUM				1006.07
4. TOTAL GROSS BUILT UP AREA PROPOSED (14 + 8.3)				1006.07
C. TENEMENT STATEMENT				
1. PROPOSED BUILT UP AREA (ITEM 14 ABOVE)				867.09
2. LESS DEDUCTION OF NON-RESIDENTIAL AREA				NA
3. AREA AVAILABLE FOR TENEMENTS				867.09
(a) TENEMENTS PERMISSIBLE 450 / (DENSITY OF TENEMENTS)				39.01 NOS
(b) TENEMENTS PROPOSED				NA
(c) TENEMENTS EXISTING				9.00 NOS
D. TOTAL TENEMENTS ON THE PLOT				9.00 NOS
PARKING STATEMENT				10.00 NOS
COVERED PARKING PERMISSIBLE				NIL
COVERED PARKING PROVIDED				42.00 NOS
DEPENDENT CAR PARKING				NIL
B. REHABILITATION COMPONENT				
F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR	SQ.MT.	LAND SURVIVOR	RECEIPT NO.	AMOUNT
18A. PURELY RESIDENTIAL REHABILITATION COMPONENT FOR	397.08	—	—	—
18B. F.S.I. OF BUILT UP AREA REHABILITATION COMPONENT FOR	—	—	—	—
18C. PURELY NON-RESIDENTIAL REHABILITATION COMPONENT FOR	—	—	—	—
18D. TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE REHABILITATED (IDE 18A + 18B)	—	—	—	—
19. MAXIMUM FUNDIBLE BUILT UP AREA COMPONENT REHABILITATION	138.98	—	—	—
20A. FUNDIBLE BUILT UP AREA CONSUMED FOR REHABILITATION	—	—	—	—
20B. FUNDIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF NON-RESIDENTIAL USE	—	—	—	—
20C. TOTAL FUNDIBLE BUA CONSUMED FOR REHABILITATION COMPONENT	—	—	—	—
21. 20% FOR F.S.I.	—	—	—	—
22. EXCLUDING RETAINMENT WALLS	—	—	—	—
23. 15% PREMIUM TO GOVT.	—	—	—	—
24. 25% PREMIUM TO GOVT.	—	—	—	—
25. 33% PREMIUM FOR 1ST INSTANT TO GOVT.	—	—	—	—
26. 10% PREMIUM FOR 1ST INSTANT TO MISCAL.	—	—	—	—
27. PREMIUM TO BE PAID FOR FUNDIBLE BUA FOR PURELY RESIDENTIAL EXCLUDING RETAINMENT WALLS	—	—	—	—
28. 15% PREMIUM TO GOVT.	—	—	—	—
29. 25% PREMIUM TO GOVT.	—	—	—	—
30. 33% PREMIUM FOR 1ST INSTANT TO GOVT.	—	—	—	—
31. 10% PREMIUM FOR 1ST INSTANT TO MISCAL.	—	—	—	—
32. PREMIUM TO BE PAID FOR FUNDIBLE BUA FOR COMMERCIAL EXCLUDING RETAINMENT WALLS + 15% SURVIVOR ON THE DATE OF PAYMENT + 15% SURVIVOR	—	—	—	—
CERTIFICATE OF AREA				
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 12/1/1/2023 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				
Eeshan Jayant Vaidya				
SIGNATURE OF ARCHITECT				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED REDEVELOPMENT BUILDING ON PLOT BEARING C.T.S. NO. 325 C/2 OF VILLAGE GUNDAVALI, SITUATED AT JUNCTION OF JIVA MAHALE ROAD & N.S. PHADKE ROAD, ANDHERI (E), MUMBAI.				
NAME OF OWNER				
Jayant Manohar Vaidya				
NAME OF OWNER				
JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT. LTD. CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD.				
S1, CASA MARIA, NEAR PORTUGUESE CHURCH, GUNDAVALI ROAD NORTH, DADAR (W), MUMBAI - 40003.				
NAME OF ARCHITECTS				
Eeshan Jayant Vaidya				
M/s. D. R. VAIDYA & Co.				
ARCHITECTS & TOWNPLANNERS				
S1, CASA MARIA, NEAR PORTUGUESE CHURCH, GUNDAVALI ROAD NORTH, DADAR (W), MUMBAI - 40003.				
DRAWING NO. SCALE DATE DRAWN BY				
1/2 AS SHOWN				



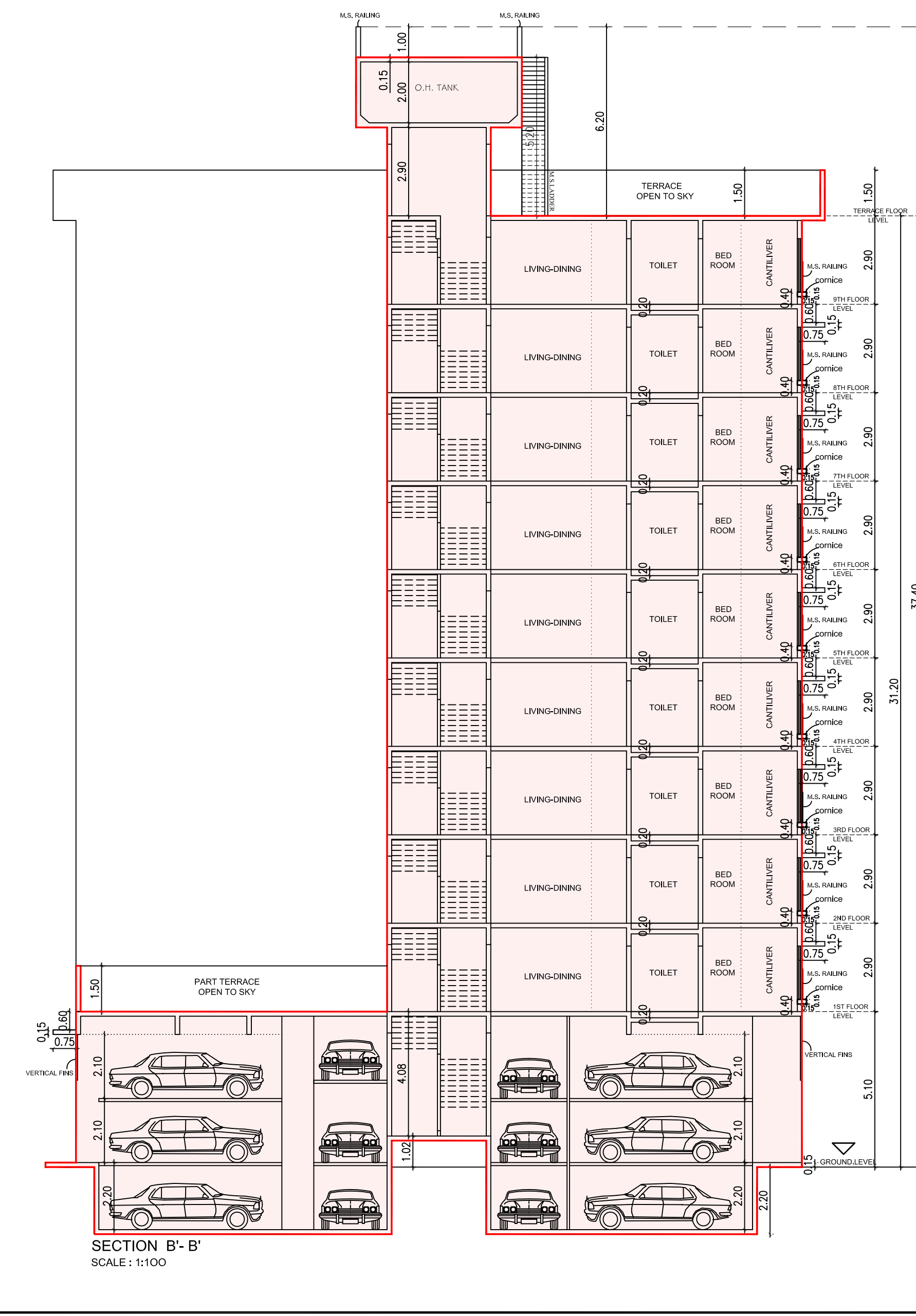
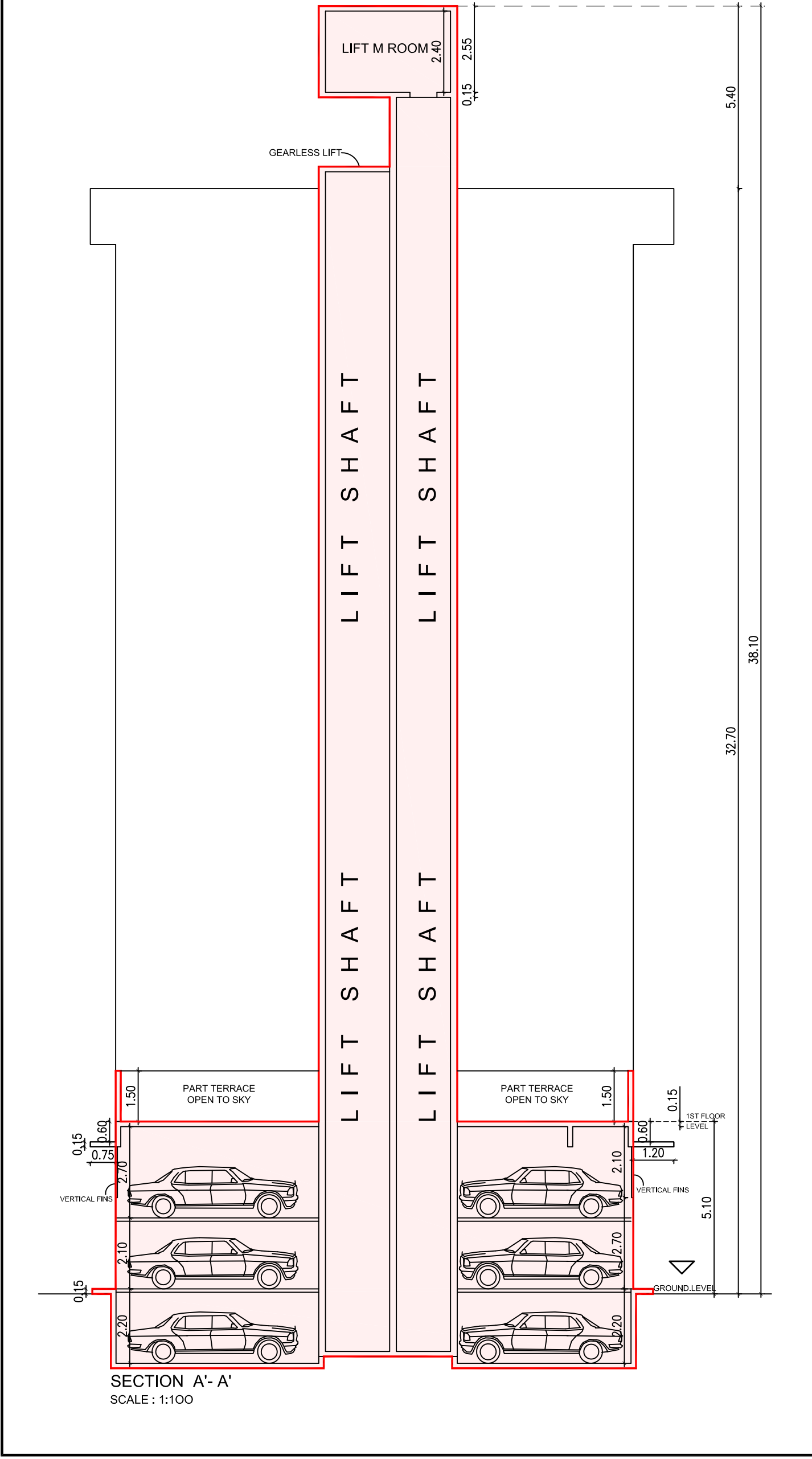
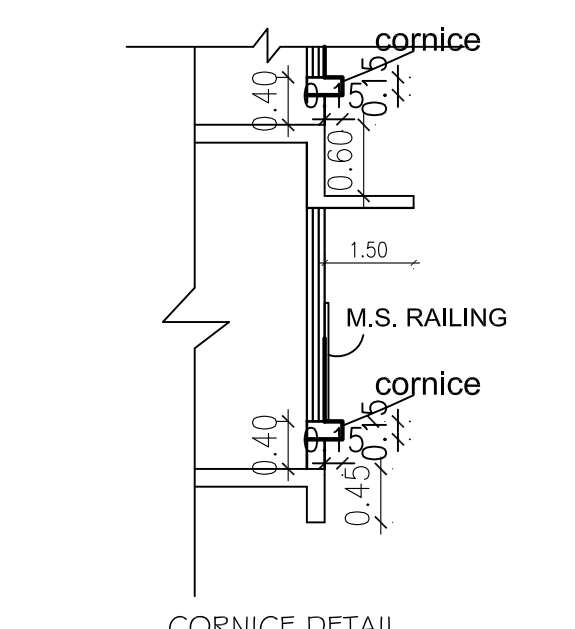
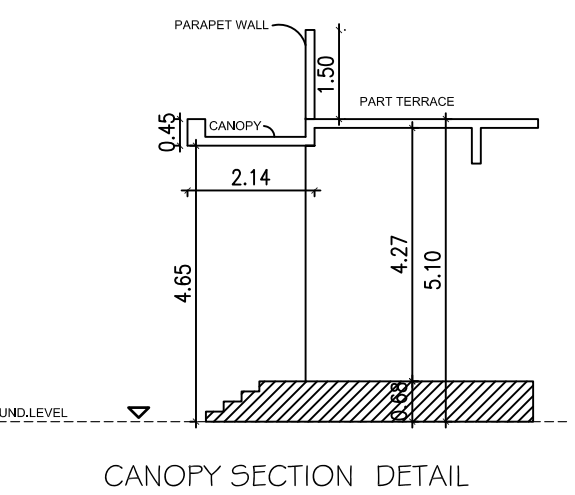
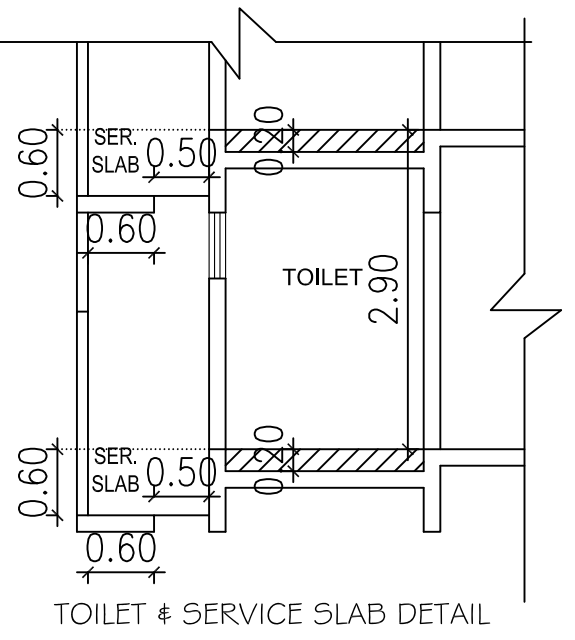
BUILT UP AREA CALCULATION				
1ST FLOOR				
A	22.30	X	24.72	X 1 NO = 551.26 SQ.MT.
C-22	0.70	X	0.23	X 1 NO = 0.16 SQ.MT.
TOTAL ADDITION				= 551.42 SQ.MT. X
DEDUCTIONS				
1	5.55	X	4.83	X 1 NO = 26.81 SQ.MT.
2	5.50	X	5.18	X 1 NO = 28.49 SQ.MT.
3	3.30	X	5.73	X 1 NO = 18.91 SQ.MT.
4	0.75	X	1.87	X 1 NO = 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	112	X	0.73	X 0.36 X 1 NO = 0.13 SQ.MT.
TOTAL DEDUCTION				= 207.45 SQ.MT. Y1
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. Y2
NET BUILT UP AREA (X1-Y2)				= 307.11 SQ.MT.



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. Y1
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. Y2
NET BUILT UP AREA (X1-Y2)				= 67.43 SQ.MT.



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. Y1
TOTAL BUILT UP AREA (X-Y1)				= 107.31 SQ.MT. X1



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					
SANDHEEP AMRUTR AO SHINDE S.E.B.P. (H/E-S)	SHAIKH ASIF MUSA A.E.B.P(K/E)		UDAY MANOHARRA O MAHAJAN E. E. (B.P.) K/EAST		
THIS PLAN IS 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 & N.S. PHADKE ROAD, ANDHERI (E), MUMBAI.					
NAME OF OWNER					
Jayant Manohar Vaidya					
NAME OF OWNER					
JAYANT M. VAIDYA - DIRECTOR, VAIDYA SPACES PVT.LTD. CA TO MARGADARSHAN CO-OP. HOUSING SOCIETY LTD.					
S/O, CASA MARIA, NEAR PORTUGUESE CHURCH, GOKHALE ROAD (NORTH), DOKAR (W), MUMBAI-400028.					
NORTH					
NAME OF ARCHITECTS					
Eshan Jayant Vaidya					
M/s. D. R. VAIDYA & Co. ARCHITECTS & TOWNPLANNERS					
S/O, CASA MARIA, NEAR PORTUGUESE CHURCH, GOKHALE ROAD (NORTH), DOKAR (W), MUMBAI-400028.					
DRAWING NO.	SCALE	DATE	DRAWN BY		
22	AS SHOWN				