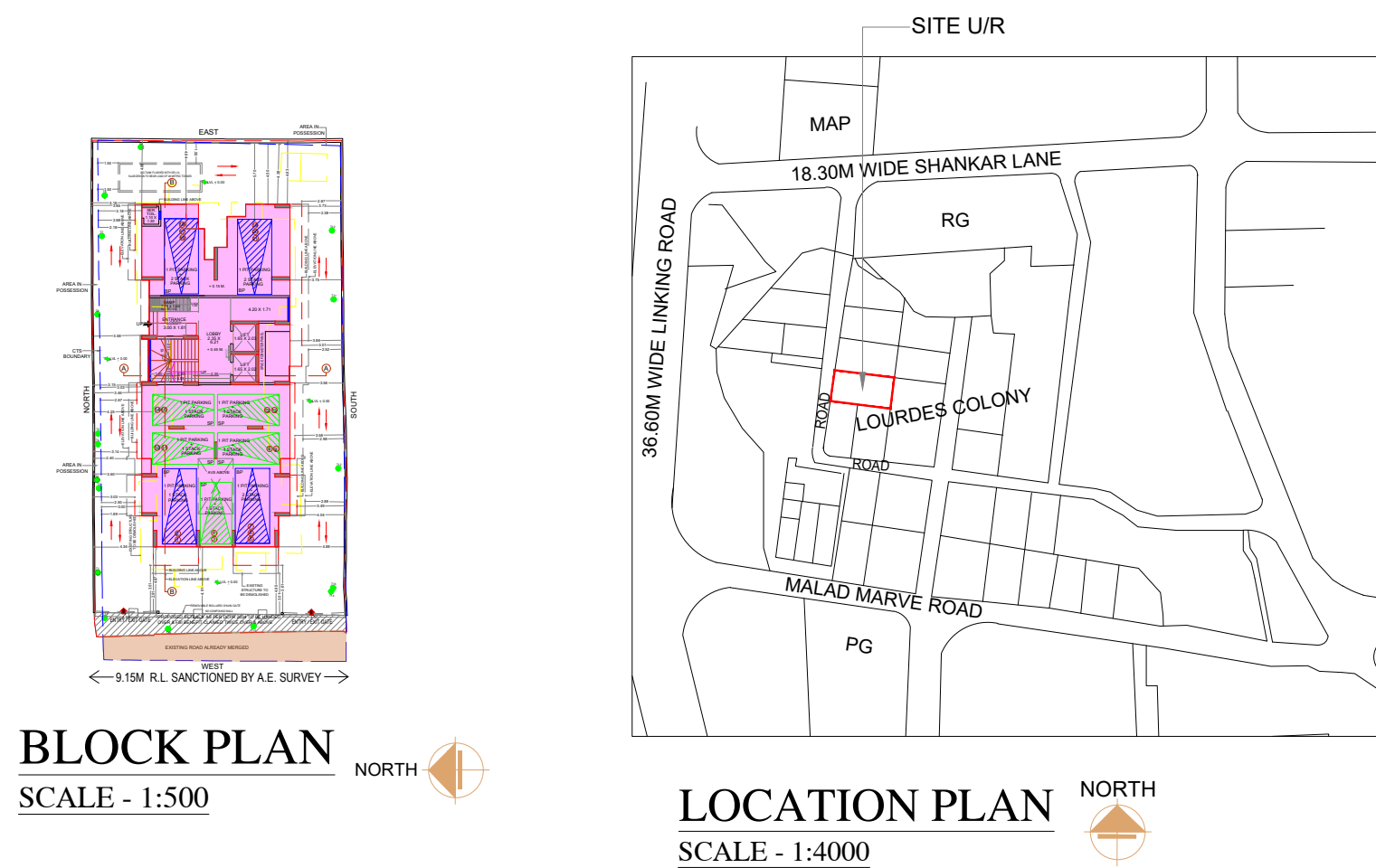
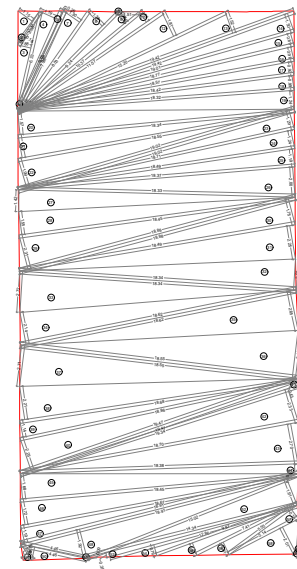
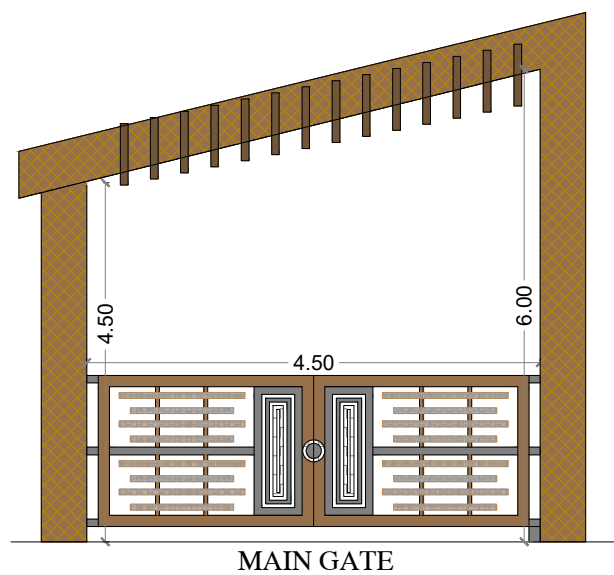


SET BACK AREA CALCULATION									
1	1/2	X	4.44	X	1.02	X	1	NO	= 2.26 SQ.MT.
2	1/2	X	4.45	X	0.02	X	1	NO	= 0.05 SQ.MT.
3	1/2	X	4.62	X	0.55	X	1	NO	= 1.27 SQ.MT.
4	1/2	X	6.08	X	0.39	X	1	NO	= 1.19 SQ.MT.
5	1/2	X	7.43	X	0.32	X	1	NO	= 1.19 SQ.MT.
6	1/2	X	9.14	X	0.32	X	1	NO	= 1.46 SQ.MT.
7	1/2	X	11.77	X	0.36	X	1	NO	= 2.12 SQ.MT.
8	1/2	X	13.88	X	0.26	X	1	NO	= 1.80 SQ.MT.
9	1/2	X	18.30	X	0.37	X	1	NO	= 3.39 SQ.MT.
10	1/2	X	18.30	X	0.93	X	1	NO	= 8.51 SQ.MT.
11	1/2	X	4.40	X	1.17	X	1	NO	= 2.57 SQ.MT.
12	1/2	X	1.23	X	0.03	X	1	NO	= 0.02 SQ.MT.
13	1/2	X	1.23	X	0.17	X	1	NO	= 0.10 SQ.MT.
14	1/2	X	4.21	X	0.02	X	1	NO	= 0.04 SQ.MT.
15	1/2	X	3.64	X	0.06	X	1	NO	= 0.11 SQ.MT.
16	1/2	X	0.48	X	0.09	X	1	NO	= 0.02 SQ.MT.
TOTAL ADDITION									= 26.10 SQ.MT. X



PLOT AREA DIAG.
SCALE = 1 : 500



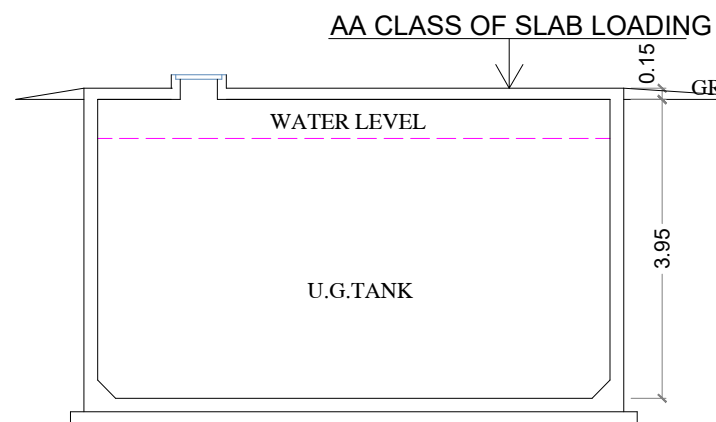
SECTION THROUGH
COMPOUND GATE
SCALE = 1 : 100

B.U.A. SUMMARY	
FLOOR	NET BUILT UP AREA
	IN SQ.MT.
GROUND FLOOR	-----
1ST FLOOR	268.15
2ND FLOOR	268.15
3RD FLOOR	268.15
TOTAL	804.45

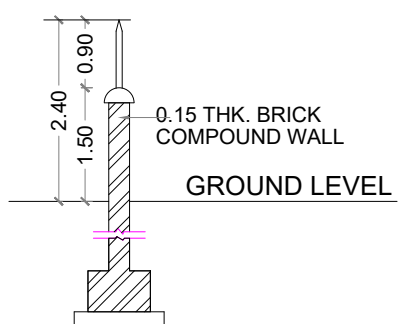
PARKING STATEMENT

CARPET AREA	PARKING REQ.	NO. OF TENE.	PARKING REQ.
UPTO 45 SQ.MTS.	1 FOR / 4 TENE.	03.00 NOS.	0.75 NOS
45 TO 60 SQ.MTS.	1 FOR / 2 TENE.	9.00 NOS.	4.50 NOS
60 TO 90 SQ.MTS.	1 FOR / 1 TENE.	NIL	NIL
ABOVE 90 SQ.MTS.	2 FOR / 1 TENE.	NIL	NIL
TOTAL PARK. REQ.		12.00 NOS.	5.25 NOS.
10% ADDITIONAL FOR VISITORS			0.52 NOS
TOTAL	5.77 NOS. SAY		6.00 NOS.
PARKING REQUIRED			6.00 NOS.
TOTAL PARKING PERMISSIBLE AS PER APPROVED FULL POTENTIAL CONCESSION			21.00 NOS.
TOTAL PARKING PROVIDED			21.00 NOS.

BIG CAR PARKING = 11
SMALL CAR PARKING = 10
TOTAL PARKING = 21



SECTION THROUGH U.G. TANK
SCALE 1:100



SECTION THROUGH
COMPOUND WALL
SCALE 1:100

PLOT AREA CALCULATION									
1	1/2	X	2.38	X	1.15	X	1	NO	= 1.37 SQ.MT.
2	1/2	X	2.65	X	0.16	X	1	NO	= 0.21 SQ.MT.
3	1/2	X	6.33	X	0.88	X	1	NO	= 2.79 SQ.MT.
4	1/2	X	6.75	X	1.19	X	1	NO	= 4.02 SQ.MT.
5	1/2	X	6.88	X	0.26	X	1	NO	= 0.89 SQ.MT.
6	1/2	X	7.26	X	0.19	X	1	NO	= 0.69 SQ.MT.
7	1/2	X	8.03	X	1.30	X	1	NO	= 5.22 SQ.MT.
8	1/2	X	9.24	X	1.39	X	1	NO	= 6.42 SQ.MT.
9	1/2	X	10.37	X	0.95	X	1	NO	= 4.93 SQ.MT.
10	1/2	X	1.51	X	0.01	X	1	NO	= 0.01 SQ.MT.
11	1/2	X	11.57	X	0.85	X	1	NO	= 4.92 SQ.MT.
12	1/2	X	15.20	X	1.81	X	1	NO	= 13.76 SQ.MT.
13	1/2	X	19.42	X	1.52	X	1	NO	= 14.76 SQ.MT.
14	1/2	X	19.42	X	1.30	X	1	NO	= 12.62 SQ.MT.
15	1/2	X	19.01	X	0.89	X	1	NO	= 8.46 SQ.MT.
16	1/2	X	18.77	X	0.98	X	1	NO	= 9.20 SQ.MT.
17	1/2	X	18.57	X	0.92	X	1	NO	= 8.54 SQ.MT.
18	1/2	X	18.42	X	0.99	X	1	NO	= 9.12 SQ.MT.
19	1/2	X	18.32	X	1.24	X	1	NO	= 11.36 SQ.MT.
20	1/2	X	18.34	X	1.57	X	1	NO	= 14.40 SQ.MT.
21	1/2	X	18.55	X	1.55	X	1	NO	= 14.38 SQ.MT.
22	1/2	X	19.02	X	1.99	X	1	NO	= 18.92 SQ.MT.
23	1/2	X	19.02	X	1.29	X	1	NO	= 12.27 SQ.MT.
24	1/2	X	18.71	X	1.24	X	1	NO	= 11.60 SQ.MT.
25	1/2	X	18.49	X	1.19	X	1	NO	= 11.00 SQ.MT.
26	1/2	X	18.37	X	2.00	X	1	NO	= 18.37 SQ.MT.
27	1/2	X	18.33	X	1.42	X	1	NO	= 13.01 SQ.MT.
28	1/2	X	18.45	X	1.55	X	1	NO	= 14.30 SQ.MT.
29	1/2	X	18.88	X	2.31	X	1	NO	= 21.81 SQ.MT.
30	1/2	X	18.88	X	1.76	X	1	NO	= 16.61 SQ.MT.
31	1/2	X	18.49	X	2.25	X	1	NO	= 20.80 SQ.MT.
32	1/2	X	18.34	X	2.03	X	1	NO	= 18.62 SQ.MT.
33	1/2	X	18.34	X	2.72	X	1	NO	= 24.94 SQ.MT.
34	1/2	X	18.62	X	2.14	X	1	NO	= 19.92 SQ.MT.
35	1/2	X	18.62	X	2.65	X	1	NO	= 24.67 SQ.MT.
36	1/2	X	18.55	X	3.14	X	1	NO	= 29.12 SQ.MT.
37	1/2	X	18.55	X	2.71	X	1	NO	= 25.14 SQ.MT.
38	1/2	X	18.68	X	2.21	X	1	NO	= 20.64 SQ.MT.
39	1/2	X	18.86	X	1.14	X	1	NO	= 10.75 SQ.MT.
40	1/2	X	19.47	X	2.25	X	1	NO	= 21.90 SQ.MT.
41	1/2	X	19.47	X	0.43	X	1	NO	= 4.19 SQ.MT.
42	1/2	X	19.34	X	2.33	X	1	NO	= 22.53 SQ.MT.
43	1/2	X	18.70	X	2.70	X	1	NO	= 25.25 SQ.MT.
44	1/2	X	18.38	X	0.64	X	1	NO	= 5.88 SQ.MT.
45	1/2	X	18.45	X	1.68	X	1	NO	= 15.50 SQ.MT.
46	1/2	X	18.67	X	1.72	X	1	NO	= 16.06 SQ.MT.
47	1/2	X	18.91	X	1.19	X	1	NO	= 11.25 SQ.MT.
48	1/2	X	18.91	X	1.92	X	1	NO	= 18.15 SQ.MT.
49	1/2	X	1.29	X	0.48	X	1	NO	= 0.31 SQ.MT.
50	1/2	X	4.46	X	0.88	X	1	NO	= 1.96 SQ.MT.
51	1/2	X	4.46	X	0.09	X	1	NO	= 0.20 SQ.MT.
52	1/2	X	15.02	X	1.91	X	1	NO	= 14.34 SQ.MT.
53	1/2	X	14.34	X	0.35	X	1	NO	= 2.51 SQ.MT.
54	1/2	X	12.86	X	0.76	X	1	NO	= 4.89 SQ.MT.
55	1/2	X	9.87	X	0.87	X	1	NO	= 4.29 SQ.MT.
56	1/2	X	7.41	X	0.91	X	1	NO	= 3.37 SQ.MT.
57	1/2	X	5.55	X	0.78	X	1	NO	= 2.16 SQ.MT.
58	1/2	X	5.14	X	2.01	X	1	NO	= 5.17 SQ.MT.
59	1/2	X	2.38	X	0.03	X	1	NO	= 0.04 SQ.MT.
60	1/2	X	2.38	X	0.17	X	1	NO	= 0.20 SQ.MT.
TOTAL ADDITION									= 660.71 SQ.MT. X
PLOT AREA CLAIMED AS PER P.R.CARD									= 653.10 SQ.MT.

FORM - I		IN SQ.MTS.
A. AREA STATEMENT		
1) AREA OF THE PLOT (AS PER P.R.CARD)		653.10
a) AREA OF RESERVATION IN PLOT		-----
b) AREA OF ROAD SET BACK		26.10
c) AREA OF D.P. ROAD		-----
2) DEDUCTIONS FOR :		
A) FOR RESERVATION/ROAD AREA		-----
a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)		-----
b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)		-----
c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO 17)		-----
TOTAL AREA UNDER ROAD/RESERVATION		26.10
B) FOR AMENITY AREA		-----
a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)		-----
b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)		-----
c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 15		-----
d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35		-----
TOTAL AMENITY AREA		-----
C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED AS PER REG. 30 (C)		-----
D) ENCROACHMENT AREA		-----
3) TOTAL DEDUCTION -(2(A)+2(B)+2(C)+2(D))		NIL
4) BALANCE AREA OF THE PLOT (1)-(3) FOR F.S.I. CALCULATION PURPOSE		627.00
5) PLOT UNDER DEVELOPMENT (1-(2(A)+2(B))		627.00
6) ZONAL (BASIC) FSI		1.00
7) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)		627.00
8) TWICE BENEFIT OF ROAD SET BACK TO BE HANDED OVER (26.10 X 2 = 52.20)		-----
9) INCENTIVE BUA AREA AS PER 33(7) (B) = 10.00 SQ.M x 12 NOS. = 120.00 SQ.M		90.00
10) ADMISSIBLE TDR AS PER TABLE NO. 12 OF REG.NO. 30(A) FOR ROAD WIDTH OF 9.15 MTR. 0.50 X 627.00 = 313.50 SQ.MT. HOWEVER EXISTING BUA = 571.97 SQ.MT. & NET PLOT AREA = 627.00 SQ.MT. A) TOTAL PLOT POTENTIAL = 627.00 X 2 = 1254.00 SQ.MT. B) 571.97 EXISTING BUA + 313.50 (50% AADL GOVT FSI) + 120.00 INCENTIVE FSI AS PER 33(7)(B) = 1005.47 SQ.MT. PERMISSIBLE TDR = A-B = 1254.00 - 1005.47 = 248.53 SQ.MT. SLIM TDR = 20% X 248.53 SQ.MT. = 49.70 SQ.MT. GENERAL TDR = 80% X 248.53 SQ.MT. = 198.82 SQ.MT.		-----
11) TOTAL PERMISSIBLE BUILT UP AREA (7+ 9 + 10(A)+10(B)) ABOVE		717.00
12) TOTAL PROPOSED BUILT UP AREA		717.00
13) F.S.I. CONSUMED ON NET HOLDING = 11/4		1.14
B DETAILS OF RESIDENTIAL / NON-RESIDENTIAL AREA		
1 PURELY RESIDENTIAL BUILT UP AREA		717.00
2 REMAINING NON-RESIDENTIAL BUILT UP AREA		-----
C DETAILS OF FSI AVAILABLE AS PER REG. NO. 31 (3) OF DCPR 2034		
1 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY RESI. (717.00 x 35%)		250.95
2 FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE FOR PURELY NON RESI		-----
3 TOTAL FUNGIBLE BUILT UP AREA PERMISSIBLE = (C1 + C2)		250.95
4 FUNGIBLE BUILT UP AREA W/O CHARGING PREMIUM FOR RESIDENTIAL (428.98 X 35%)		150.14
5 TOTAL FUNGIBLE BUILT UP AREA PROPOSED W/O CHARGING PREMIUM FOR RESIDENTIAL		87.45
6 TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR RESIDENTIAL		-----
7 FUNGIBLE BUILT UP AREA COMPONENT PROPOSED FOR PURELY COMMERCIAL		-----
8 TOTAL FUNGIBLE BUILT UP AREA BY CHARGING PREMIUM FOR COMMERCIAL		-----
9 TOTAL GROSS BUILT UP AREA PERMISSIBLE = (11 + C4)		867.14
10 TOTAL GROSS BUILT UP AREA PROPOSED = (12 + C5)		804.45
D TENEMENT STATEMENT		
1 PROP. AREA (ITEM C -6 ABOVE)		804.45
2 LESS DEDUCTION OF NON RESI. AREA		NIL
3 AREA OF TENEMENTS		804.45
4 TENEMENTS PERMISSIBLE (450/HECTARE)		36.20
5 TENEMENTS EXISTING		NIL
6 TENEMENTS PROPOSED		12.00
7 TOTAL TENEMENTS (5 + 6)		12.00
E PARKING STATEMENT		
1 TOTAL PARKING REQUIRED BY REGULATIONS		5.25
2 TOTAL PARKING REQUIRED BY REGULATIONS		0.52
3 TOTAL PARKING EXISTING		-----
4 TOTAL PARKING PROVIDED AS PER REG. 44 OF DCPR 2034		5.77 NOS. SAY
5 PARKING TO BE CONDONED		-----
F LOADING & UNLOADING STATEMENT		
1 LOADING & UNLOADING REQUIRED		N.A.
2 TOTAL LOADING UNLOADING PROVIDED		N.A.
CERTIFICATE OF AREA		

CERTIFIED THAT I HAVE SURVEYED THE PLOT AND THAT THE DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS I.e. 653.10 SQ.MTS. (SIX HUNDRED AND FIFTY THREE POINT TEN SQ.MTS.) AND D.P. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / RECORDS

KRISHNA HARISH MAKHELA

SIGNATURE OF LICENSED SURVEYOR

- NOTE:
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.P-23236/2024/(283)/P/N Ward/VALNAI SIGNED ON EVEN DATE
 - THIS PLANS ARE DIGITALLY SIGNED, DOES NOT REQUIRE PHYSICAL SIGNATURE

PLANS FOR APPROVAL

SANTOSH HARISHCHANDRA SANKHE
Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 2025.07.16 19:34:54 +05'30'

E.E.(BP) P WARD

AMIT VIJAY KALE
Digitally signed by AMIT VIJAY KALE
Date: 2025.06.17 16:37:45 +05'30'

Rajesh Shridhar More
Digitally signed by Rajesh Shridhar More
Date: 2025.06.18 18:16:03 +05'30'

S.E.(BP) P WARD

KRISHNA HARISH MAKHELA

JAYKUMAR MADHUSUDAN VAYA
Digitally signed by JAYKUMAR MADHUSUDAN VAYA
Date: 2025.06.17 15:17:17 +05'30'

(LICENSED SURVEYOR)
LICENCE NO: M / 440 /LS
KRISHNA H. MAKHELA

DAN VAYA
OWNER / DEVELOPER

FORM 'II'

CONTENTS OF SHEET
GROUND FLOOR,BUILT UP AREA SUMMARY, PARKING STATEMENT, BLOCK & LOCATION PLAN, SECTION THROUGH COMPOUND WALL & U.G. TANK,PLOT AREA DIAGRAM & CALCULATION, PARKING AREA STATEMENT.

DESCRIPTION OF PROP. / PROPERTY

PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING KNOWN AS "NEW LOURDES CHAMBERS CHSL" ON PLOT BEARING C.T.S. NO. 283 OF VILLAGE VALNAI, MALAD (W), MUMBAI - 400 064 AT P/N WARD.

NAME & ADDRESS OF OWNER

SHRI. JAYKUMAR MADHUSUDAN VAYA
PARTNER OF M/S MADHUSUDAN DEVELOPERS

F-102, NEMI KRISHNA CHSL, JETHAVA NAGAR,BESIDES RAILWAY STATION, KANDIVALI(WEST),MUMBAI - 400 067.

NAME, ADDRESS OF R.C.C. CONSULTANT

HUZEFA MURTAZA SATHALIA

12 PALEKAR CHAMBER, ANANDILAL PODDAR ROAD, ROOM NO.5, SECOND FLOOR, DHOBITALAO, MUMBAI- 400 002.

NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

KRISHNA H. MAKHELA
OF M/s. KEYARCH

339, 3RD FLOOR, V-MALL, THAKUR COMPLEX, ASHA NAGAR ROAD, KANDIVALI EAST, MUMBAI 400101.

