FLOOR	NET BUA	REHAB	SALE	PAP	ST.LIFT,LOBBY	TENENTS	UPTO 45	45 TO 60	60 TO 90	ABOVE 90
GROUND FL.	----	----								
1ST FLOOR	----	----								
2ND FLOOR	----	----								
3RD FLOOR	----	----								
4TH FLOOR	----	----								
5TH FLOOR	236.81	236.81			47.99	2				2
6TH FLOOR	249.60	249.60			47.78	3		1	1	1
7TH REFUGE	201.57	201.57			47.21	2			1	1
8TH FLOOR	303.59	303.59			47.21	3			2	1
9TH FLOOR	298.34	----	212.07	86.27	47.36	5	4			1
10TH FLOOR	298.34		123.95	174.39	47.36	5	4			1
11TH FLOOR	298.34	210.22		88.12	47.36	4	2		1	1
12TH FLOOR	298.54	175.13	123.41		47.21	2				2
13TH FLOOR	298.54	175.13	123.41		47.21	3			2	1
14TH REFUGE	124.48	----	124.48		47.21	1				1
15TH FLOOR	298.34	----	212.07	86.27	47.36	5	4			1
16TH FLOOR	286.03	----	286.03		47.21	3			2	1
17TH FLOOR	286.03	206.28	79.75		47.21	2			1	1
18TH FLOOR	261.39	----	261.39		48.20	3		1	1	1
TOTAL	3739.94	1758.33	1546.56	435.05	663.88	43	14	2	11	16

EXCESS FITNESS CENTER AREA = 6.12 SQ.MT.
EXCESS SOCIETY OFFICE AREA = 0.59 SQ.MT.
EXCESS REFUGE AREA = 12.31 SQ.MT.
TOTAL BUA PROPOSED AS PER SUMMARY = 3739.94 SQ.MT.

TOTAL PROPOSED BUA = 3758.96 SQ.MT.

CONSTRUCTION AREA

FLOOR	AREA IN SQ.MT.
BASEMENT FLR	230.00
GROUND FL.	486.10
1ST FLOOR	486.10
2ND FLOOR	486.10
3RD FLOOR	486.10
4TH FLOOR	486.10
5TH FLOOR	286.45
6TH FLOOR	299.05
7TH FLOOR	335.61
8TH FLOOR	353.25
9TH FLOOR	348.90
10TH FLOOR	348.90
11TH FLOOR	348.90
12TH FLOOR	348.90
13TH FLOOR	348.65
14TH FLOOR	348.90
15TH FLOOR	348.90
16TH FLOOR	335.80
17TH FLOOR	335.80
18TH FLOOR	311.85
LMR/OHT	58.38
TOTAL	7418.74

N W E S

LOCATION PLAN
SCALE : 1:4000

AREA OF PLOT	750.00
TOTAL PERMISSIBLE FSI	3.00
TOTAL PERMISSIBLE BUA (750.00 X 3)	2250.00
5% ADDITIONAL B/UP AREA (34.05 X 1.20)	40.86
TOTAL PERMISSIBLE AREA	2290.86
EXISTING TENENT CARPET AREA (RES)	937.73
5% ADDITIONAL CARPET AREA	34.05
TOTAL CARPET AREA	971.78
BUILT UP AREA (971.78 X 1.20)	1166.14
AREA FOR SALE (2290.86-1166.14)	1124.72
35% FUNGIBLE FOR TENENTS	408.15
35% FUNGIBLE ON SALE	393.65
TOTAL PERMISSIBLE INCLUDING FUNGIBLE	3092.66
AS PER 33(12) TOTAL PERM. (750.00 X 4)	3000.00
NET PERMISSIBLE AS PER 33(12) (3000.00-2290.86)	709.14

NO. OF PAP UNITS TO BE AVAILABLE = 709.14 X 2/3 = 472.76 / 33.45 = 14.13 NOS SAY 14 NOS
BUA OF PAP AS PER 33(12) DCPR 2034 = 10 NOS. OF PAP PROP.(27.88X10X1.20) = 334.50 SQMT

BUA OF PAP (10 NOS OF PAP) =	334.50
INCENTIVE AGAINST PAP =	167.25
35 % FUNGIBLE BUA OF PAP =	117.08
35 % FUNGIBLE BUA OF SALE =	58.54
TOTAL PERM. BUA OF PAP =	677.37
TOT. PERM. BUA INCLUDING PAP(3092.66+677.37) =	3770.03
LESS DEFICIT =	10.87
NET PERMISSIBLE BUA INCLUDING FUNGIBLE =	3759.16
PROPOSED BUA =	3758.96 (WITHIN LIMIT)

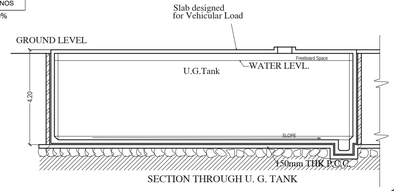
PARKING STATEMENT

PARKING REQUIRED FOR RESI. — PARKING REQD.

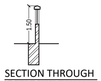
CARPET AREA IN SQ.MT.	NOS. OF FLAT/ SHOP	AREA REQD. AS PER D.C.RULE	
45.00 BELOW	14	0NE PARKING FOR 4FLATS	3.50
45.00 TO 60.00	02	0NE PARKING FOR 2FLATS	1.00
60.00 TO 90.00	11	0NE PARKING FOR 1FLATS	11.00
ABOVE 90.00 SQ.M	16	TWO PARKING FOR 1FLATS	32.00
TOTAL	43		47.50 NOS.
		10% VISITORS PARKING	4.75 NOS.
		TOTAL PARKING REQUIRED RESIDENTIAL	52.25 NOS.
		SAY	52.00 NOS
		PROPOSED PARKING	59.00 NOS

WITHIN PERMISSIBLE 50%

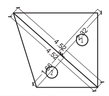
FLOOR	BIG CAR	SMALL CAR	TOTAL
GROUND FL.	10 NOS	5 NOS	15 NOS
1ST FLOOR	6 NOS	4 NOS	10 NOS
2ND FLOOR	6 NOS	4 NOS	10 NOS
3RD FLOOR	6 NOS	4 NOS	10 NOS
4TH FLOOR	6 NOS	8 NOS	14 NOS
TOTAL	34 NOS	25 NOS	59 NOS



SECTION THROUGH U. G. TANK



SECTION THROUGH COMPOUND WALL
SCALE 1:100



W/M CABIN AREA DIA.
SCALE-1:100

BUILT UP AREA CALCULATION

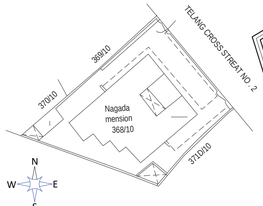
WATCHMAN CABIN								
1	1.52	X	1.95	X	1 NO	=	2.96	SQ.MT.
					TOTAL ADDITION	=	2.96	SQ.MT. X

METER ROOM AREA DIA.
SCALE-1:100

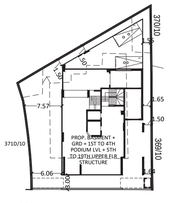
BUILT UP AREA CALCULATION

METER ROOM									
1	1/2	X	4.52	X	2.32	X 1 NO	=	5.25	SQ.MT.
2	1/2	X	4.52	X	1.66	X 1 NO	=	3.75	SQ.MT.
						TOTAL ADDITION	=	9.00	SQ.MT. X

PERMISSIBLE 45 X 0.2 = 9.00 SQ.MT.
PROPOSED = 9.00 SQ.MT.



EXISTING BLOCK PLAN
SCALE : 1:500



PROPOSED BLOCK PLAN
SCALE : 1:500

GROUND FLOOR
SCALE-1:100

BASEMENT FLOOR PLAN
SCALE-1:100

FILE NO P-19623/2023/368/10 AND OTHERS)/F/NORTH/MATUNGA — 01

A		PROFORMA 'A' AS PER DCPR 2034	SQ. MTS.
		AREA OF PLOT	750.00
2		DEDUCTION FOR	———
	a	ROAD SET BACK AREA	-------
	b	PROPOSED ROAD	———
	c	Any reservation (sub -plot___)	———
3		DECKANCE AREA OF PLOT (1 MINUS 2)	750.00
4		DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMINITY SPACE (IF DEDUCTIBLE FOR IND)	———
5		NET AREA OF PLOT (3 MINS 4)	750.00
6		ADDITION FOR FLOOR SPACE INDEX	———
	2	(a) 100% FOR D. P. ROAD	-------
	2	(b) 100% FOR SETBACK	———
7		TOTAL AREA (5 PLUS 6)	750.00
8		FLOOR SPACE INDEX PERMISSIBLE (INCENTIVE)	3.00
9	a	FLOOR SPACE INDEX CRADIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRCTED TO _____% OF THE DECKANCE AREA VIDE 3 ABOVE) DRC NO. _____ DRC NO. _____	———
	b	ADDITION FOR FLOOR SPACE INDEX	———
	c	ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER DCPR REG 30	
	d	TDR AS PER DCPR REG 30	
		OTHER	
10		PERMISSIBLE FLOOR AREA AS PER DCPR 33(7)	2250.00
10B		5% ADDITIONAL AREA GIVEN TO REHAB (34.05 X 1.20)	40.86
10C		BUILT UP AREA OF PAP AS PER 33 (12)B OF DCPR 2034 (33.45 X 10)	334.50
10D		INCENTIVE FOR SALE AGAINST PAP	167.25
10E		TOTAL PERMISSIBLE AREA	2792.61
11		EXISTING FLOOR AREA	
12		PROPOSED BUILT UP AREA	
13		EXCESS DECK AREA TAKEN IN FLOOR SPACE INDEX	
14 A		PURELY RESIDENTIAL BUILT UP AREA	2792.61
14 B		REMAINING NON - RESIDENTIAL BUILT UP AREA	
15		TOTAL BUILT UP PROPOSED (14A+14B)	2792.61
16		FSI CONSUMED ON NET HOLDING	

B.	DETAILS OF FSI AVAILED AS PER DCPR 31(3)	PERMISSIBLE FUNGIBLE		PROPOSED FUNGIBLE
1.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL	REHAB	408.15	397.28
		SALE	393.65	393.45
		MHADA		
		PAP (REHAB)	117.08	117.08
		PAP INCENTIVE	58.54	58.54
2.	FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE/PROPOSED VIDE DCPR 31 (3) FOR NON RESIDENTIAL	REHAB		
		SALE		
3.	TOTAL FUNGIBLE BUILT-UP VIDE DCPR 31 (3) = (B.1 + B.2)		977.42	
4.	TOTAL GROSS BUILT UP AREA PERMISSIBLE (10E + B. 3)		3770.03	
17	LESS REHAB DEFICIT (FUNGIBLE) AREA		10.87	
18	TOTAL BUA PERMISSIBLE /PROPOSED		3759.16	3758.96

	TENANT STATEMENT 30(B)	
(I)	PROPOSED AREA (ITEM B, 12 ABOVE)	AS PER STATEMENT
(II)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(III)	AREA AVAILABLE FOR TENANTS [(I) MINUS (II)]	
(IV)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(V)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
(VI)	TENEMENTS EXISTING	
D.	PARKING STATEMENT	
(I)	PARKING REQUIRED BY REGULATIONS FOR ----- CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	AS PER STATEMENT
(II)	PARKING PERMISSIBLE	
(III)	PARKING PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
E	TRANSPORT VEHICLES PARKING	
(I)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(III)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT T HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/10/2019 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 616.23 SQ.MT. AND TALIES WITH AREA STATED IN DOCUMENT OF OWNERSHIPIT.P.S. RECORDS.

AMRUTA AVINASH KADAM
SIGN. OF ARCHITECT

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir
EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA
S. E. BP (CITY) I

SURAJ PRADEEP AMBRE
A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

GROUND FLOOR PLAN, BASEMENT LEVEL PLAN , BUA SUMMARY, PARKING AREA STATEMENT, LOCATION PLAN, BLOCK PLAN, ETC.

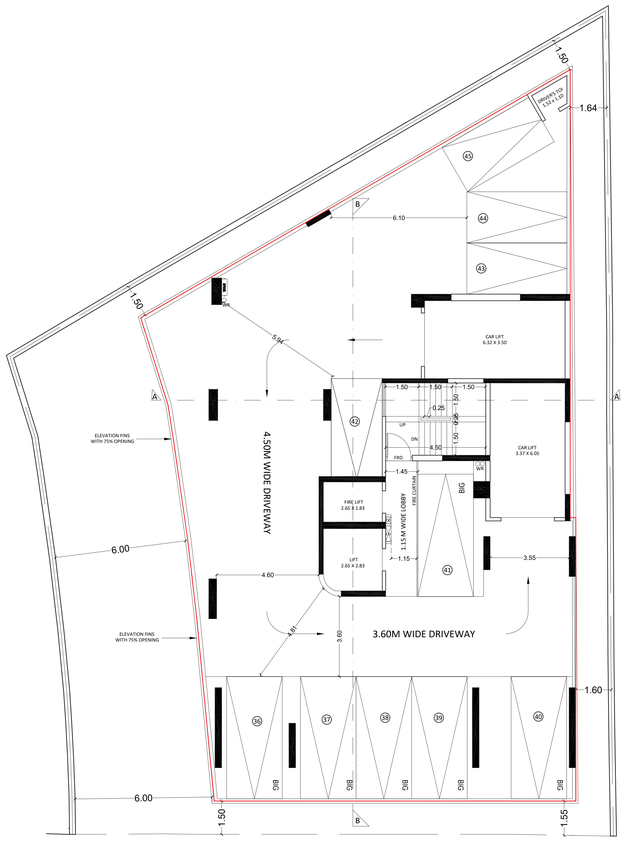
DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

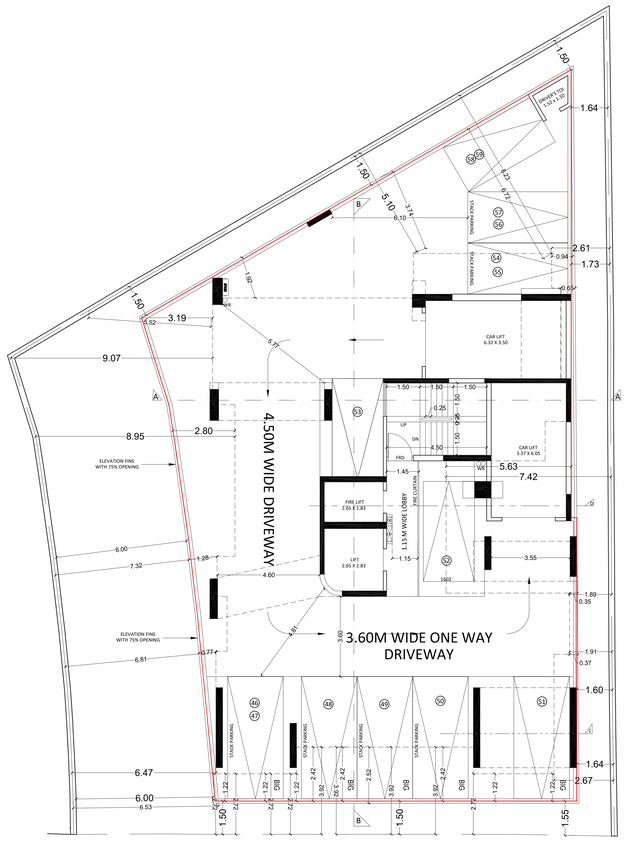
NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 223/245, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bangra(E). Mumbai-400051 vaastuviitconsultant@gmail.com, 9870008863	AMRUTA AVINASH KADAM Ar. Amruta Anil Jagushte, COA Lic. No. CA/2012/56124

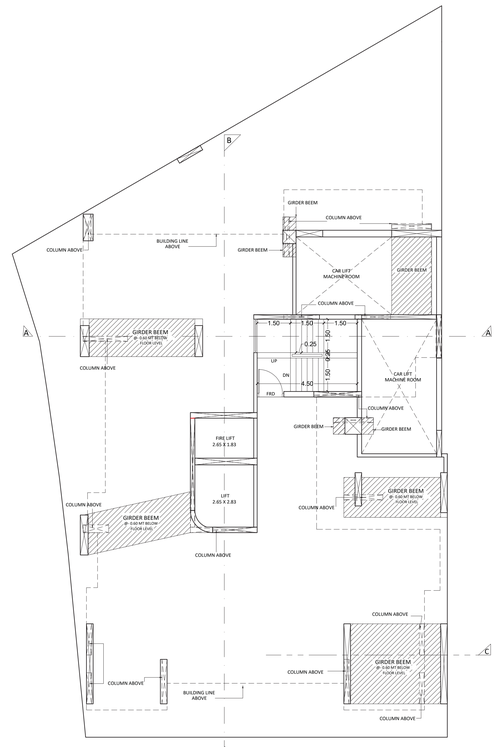
JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904



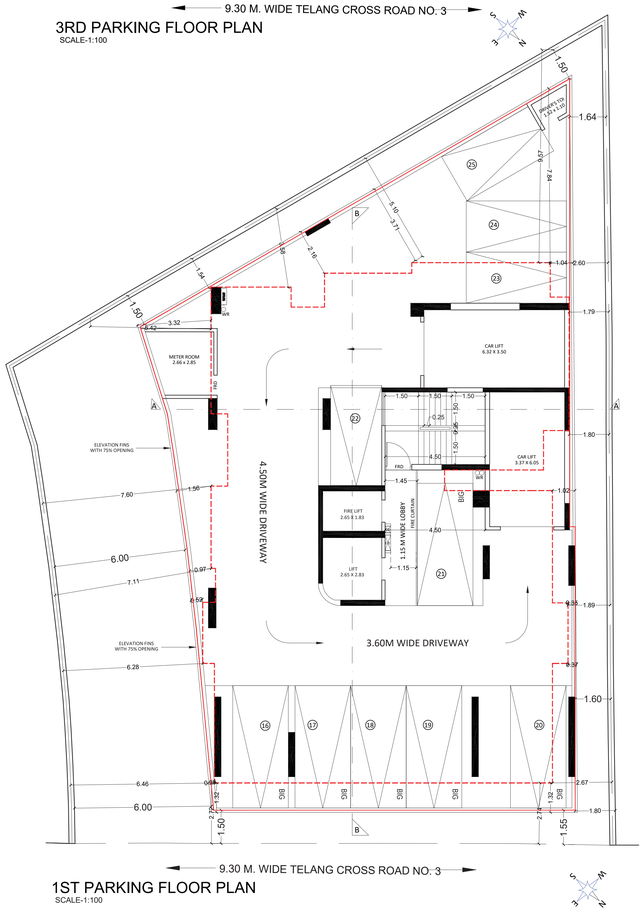
3RD PARKING FLOOR PLAN
SCALE-1:100



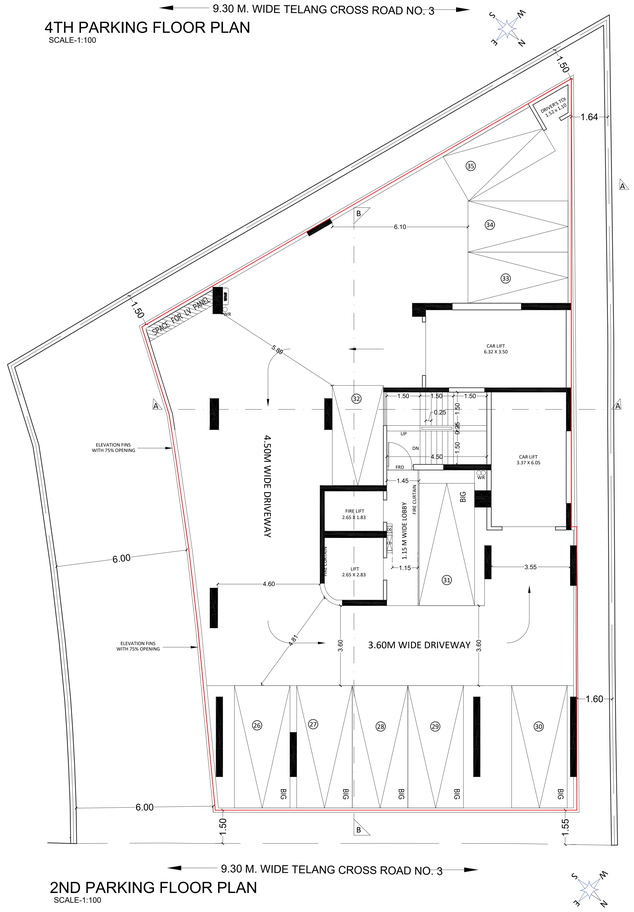
4TH PARKING FLOOR PLAN
SCALE-1:100



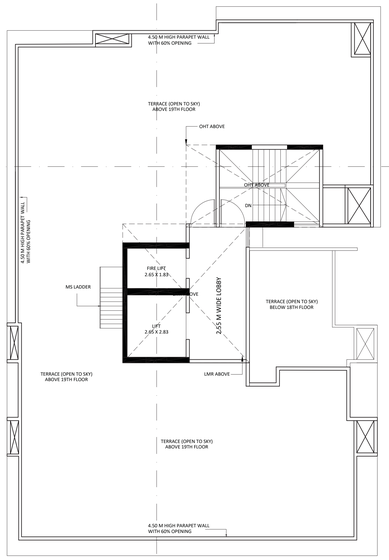
GIRDER LEVEL PLAN
BETWEEN 4TH PARKING FLR. & 5TH FLR.
SCALE-1:100



1ST PARKING FLOOR PLAN
SCALE-1:100



2ND PARKING FLOOR PLAN
SCALE-1:100



TERRACE LEVEL PLAN
SCALE - 1 : 100

BUILT UP AREA CALCULATION
DRIVERS TOILET 1ST PARKING FLOOR

1	1.40	X	1.40	X	1 NO	=	2.00 SQ.MT.
2	1.00	X	1.00	X	0.75 X 1 NO	=	0.69 SQ.MT.
					TOTAL AGGTION	=	2.69 SQ.MT.

DRIVERS TOILET BUA DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION
DRIVERS TOILET 2ND PARKING FLOOR

1	1.40	X	1.40	X	1 NO	=	2.00 SQ.MT.
2	1.00	X	1.00	X	0.75 X 1 NO	=	0.67 SQ.MT.
					TOTAL AGGTION	=	2.68 SQ.MT.

DRIVERS TOILET BUA DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION
DRIVERS TOILET 3RD PARKING FLOOR

1	1.40	X	1.40	X	1 NO	=	2.00 SQ.MT.
2	1.00	X	1.00	X	0.75 X 1 NO	=	0.67 SQ.MT.
					TOTAL AGGTION	=	2.68 SQ.MT.

DRIVERS TOILET BUA DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION
DRIVERS TOILET 4TH PARKING FLOOR

1	1.40	X	1.40	X	1 NO	=	2.00 SQ.MT.
2	1.00	X	1.00	X	0.75 X 1 NO	=	0.67 SQ.MT.
					TOTAL AGGTION	=	2.68 SQ.MT.

DRIVERS TOILET BUA DIAGRAM
SCALE-1:100

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir
Digitally signed by Pankaj Shridhar Bhoir
Date: 2024.09.04 16:38:21 +05'30'

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUM AR RADHESHYA M VARMA

SURAJ PRADEE P AMBRE

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

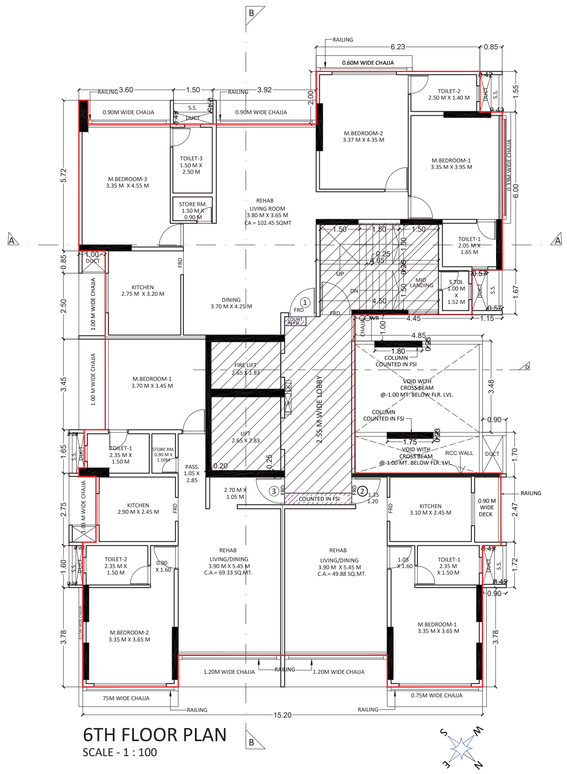
CONTENTS OF SHEET
FLOOR PLANS

DESCRIPTION OF PROPOSAL
Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

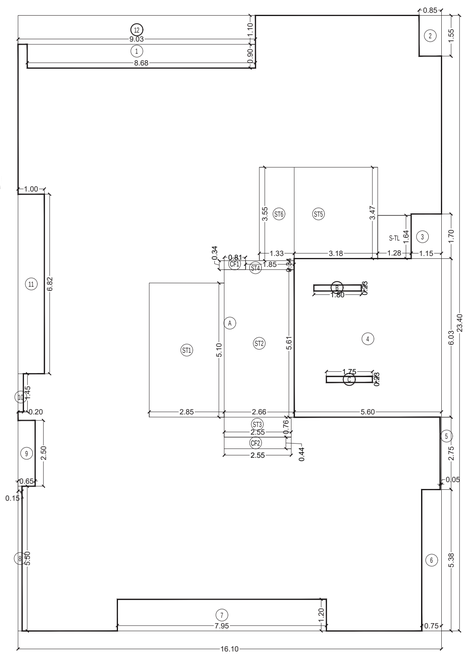
NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 232/245, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuviitconsultant@gmail.com, 9870008663	AMRUTA AVINAS H KADAM Ar. Amruta Anil Jagushte, COA Lic. No. CA/2012/56124

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904



6TH FLOOR PLAN
SCALE - 1 : 100



6TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

6TH FLOOR

A	16.10	X	23.40	X	1 NO	=	376.74	SQ.MT.
B	1.80	X	0.23	X	1 NO	=	0.41	SQ.MT.
C	1.75	X	0.23	X	1 NO	=	0.40	SQ.MT.
					TOTAL ADDITION	=	377.55	SQ.MT. X

DEDUCTIONS

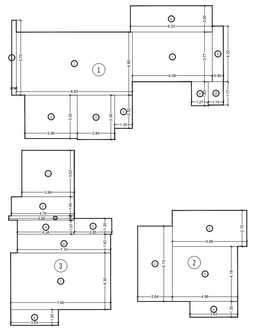
1	8.68	X	0.90	X	1 NO	=	7.81	SQ.MT.
2	0.85	X	1.55	X	1 NO	=	1.32	SQ.MT.
3	1.15	X	1.70	X	1 NO	=	1.96	SQ.MT.
4	5.60	X	7.22	X	1 NO	=	40.43	SQ.MT.
5	4.22	X	1.40	X	1 NO	=	5.91	SQ.MT.
6	0.75	X	5.52	X	1 NO	=	4.14	SQ.MT.
7	7.95	X	1.20	X	1 NO	=	9.54	SQ.MT.
8	0.15	X	5.50	X	1 NO	=	0.83	SQ.MT.
9	0.65	X	2.50	X	1 NO	=	1.63	SQ.MT.
10	0.20	X	1.45	X	1 NO	=	0.29	SQ.MT.
11	1.00	X	6.82	X	1 NO	=	6.83	SQ.MT.
12	9.02	X	1.10	X	1 NO	=	9.92	SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10	SQ.MT.
					TOTAL DEDUCTION	=	80.17	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	297.38	SQ.MT. X1

STAIRCASE AREA CALCULATION

6TH FLOOR

ST1	2.85	X	5.10	X	1 NO	=	14.54	SQ.MT.
ST2	2.66	X	5.61	X	1 NO	=	14.92	SQ.MT.
ST3	2.55	X	0.76	X	1 NO	=	1.94	SQ.MT.
ST4	1.85	X	0.34	X	1 NO	=	0.63	SQ.MT.
ST5	3.18	X	3.47	X	1 NO	=	11.03	SQ.MT.
ST6	1.33	X	3.55	X	1 NO	=	4.72	SQ.MT.
TOTAL STAIRCASE AREA PER FL. (6TH FLOOR)						=	47.78	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	249.60 SQ.MT.


1
2
3
4.20
4.80
1.77
1.80
4.30
1.30
1.34
1.40
1.50
1.10
1.70
1.00
1.27
1.83
2.32
1.15
2.00
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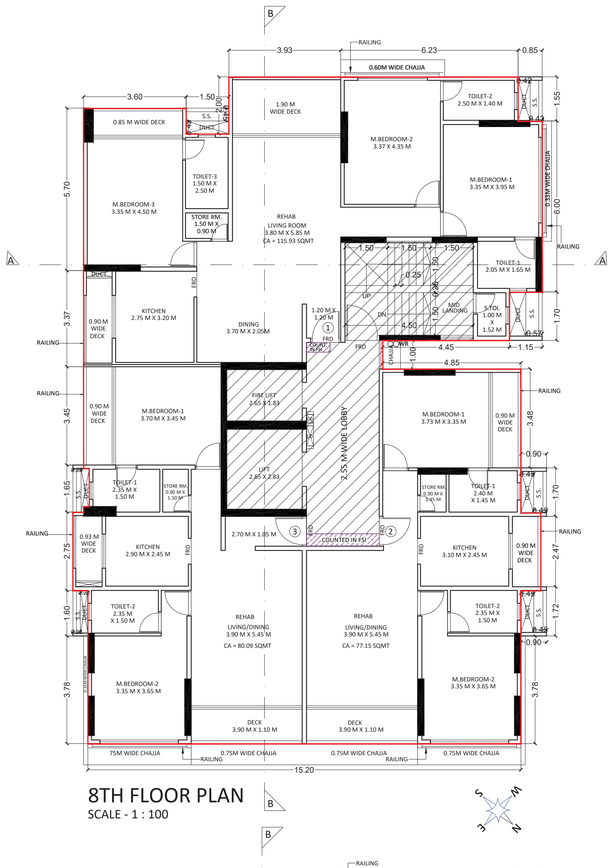
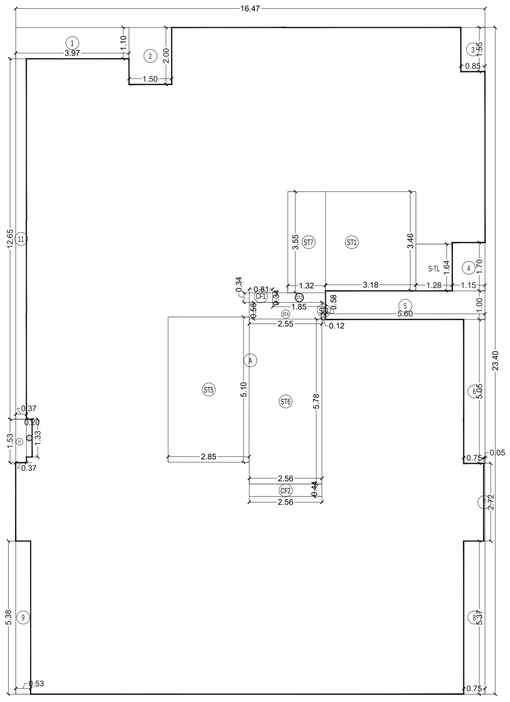


8TH FLOOR PLAN
SCALE - 1 : 100



8 TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

8TH FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X

DEDUCTIONS

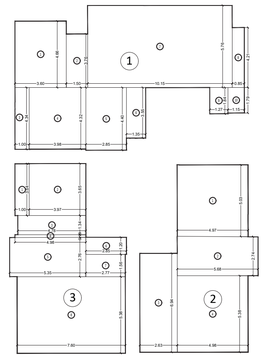
1	3.97	X	1.10	X	1 NO	=	4.37 SQ.MT.
2	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
3	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
4	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
5	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
6	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
7	0.05	X	2.73	X	1 NO	=	0.13 SQ.MT.
8	0.75	X	5.38	X	1 NO	=	4.04 SQ.MT.
9	0.53	X	5.37	X	1 NO	=	2.79 SQ.MT.
10	0.37	X	1.52	X	1 NO	=	0.56 SQ.MT.
11	0.37	X	12.65	X	1 NO	=	4.68 SQ.MT.
12	0.20	X	1.32	X	1 NO	=	0.26 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	34.60 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	350.80 SQ.MT. X1

STAIRCASE AREA CALCULATION

8TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (8TH FLOOR)						=	47.21 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	303.59 SQ.MT.



INDIVIDUAL BUA CALCULATION
8TH FLR FLAT NO.1, 2 & 3
BUA LINE DIAGRAM SCALE-1:200

INDIVIDUAL BUILT UP AREA CALCULATION

8TH FLOOR FLAT NO.1

1	3.60	X	4.66	X	1 NO	=	16.78 SQ.MT.
2	1.50	X	3.76	X	1 NO	=	5.64 SQ.MT.
3	1.00	X	4.34	X	1 NO	=	4.34 SQ.MT.
4	3.98	X	4.32	X	1 NO	=	17.19 SQ.MT.
5	2.85	X	4.40	X	1 NO	=	12.54 SQ.MT.
6	1.35	X	3.55	X	1 NO	=	4.79 SQ.MT.
7	10.15	X	5.76	X	1 NO	=	58.46 SQ.MT.
8	0.85	X	4.21	X	1 NO	=	3.58 SQ.MT.
9	1.28	X	1.84	X	1 NO	=	2.36 SQ.MT.
10	1.15	X	1.79	X	1 NO	=	2.06 SQ.MT.
					TOTAL ADDITION	=	127.74 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

8TH FLOOR FLAT NO.2

1	4.97	X	5.03	X	1 NO	=	25.00 SQ.MT.
2	5.68	X	2.74	X	1 NO	=	15.56 SQ.MT.
3	2.63	X	6.94	X	1 NO	=	18.25 SQ.MT.
4	4.98	X	5.38	X	1 NO	=	26.79 SQ.MT.
					TOTAL ADDITION	=	85.60 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

8TH FLOOR FLAT NO.3

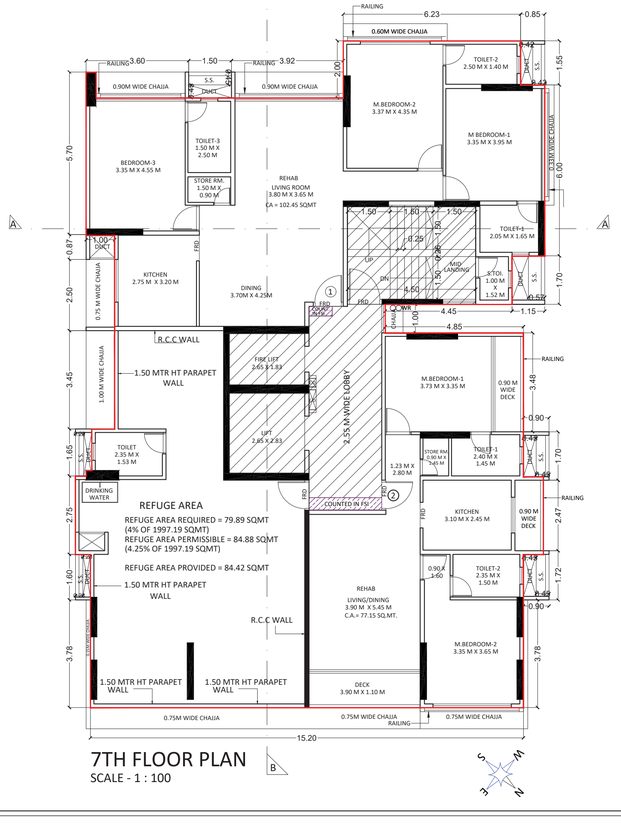
1	1.00	X	3.64	X	1 NO	=	3.64 SQ.MT.
2	3.97	X	3.65	X	1 NO	=	14.49 SQ.MT.
3	4.78	X	1.34	X	1 NO	=	6.41 SQ.MT.
4	4.98	X	0.19	X	1 NO	=	0.95 SQ.MT.
5	5.35	X	2.76	X	1 NO	=	14.77 SQ.MT.
6	2.85	X	1.20	X	1 NO	=	3.42 SQ.MT.
7	2.77	X	1.56	X	1 NO	=	4.32 SQ.MT.
8	7.60	X	5.38	X	1 NO	=	40.89 SQ.MT.
					TOTAL ADDITION	=	88.89 SQ.MT. X

COMMON AREA (COUNTED IN FSI)
8TH FLOOR (REHAB)

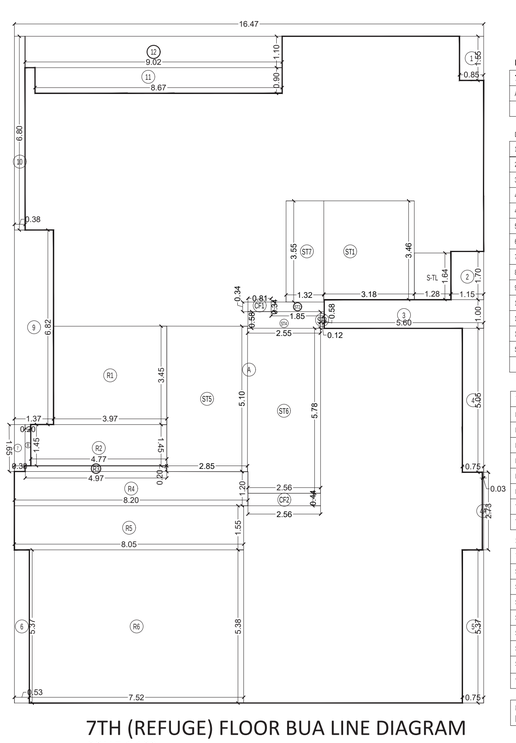
NET BUILT UP AREA OF FLATS AT 8TH FLOOR (127.74 + 85.60+ 88.89)	=	302.23 SQ.MT.
NET BUILT UP AREA OF 8TH FLOOR	=	303.59 SQ.MT.
	=	1.36 SQ.MT.

8TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.36 / 302.23]	TOTAL BUA OF FLAT
1	127.74	0.57	128.31 SQ.MT.
2	85.60	0.39	85.99 SQ.MT.
3	88.89	0.40	89.29 SQ.MT.
TOTAL	302.23	1.36	303.59 SQ.MT.



7TH FLOOR PLAN
SCALE - 1 : 100



7TH (REFUGE) FLOOR BUA LINE DIAGRAM
SCALE-1:100

7TH FLOOR	201.57
8TH FLOOR	303.22
9TH FLOOR	298.48
10TH FLOOR	298.48
11TH FLOOR	298.48
12TH FLOOR	298.48
13TH FLOOR	298.48
TOTAL	1997.19

7TH FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 3RD FLOOR (114.12 + 86.09)	=	200.21 SQ.MT.
NET BUILT UP AREA OF 7TH FLOOR	=	201.57 SQ.MT.
	=	1.36 SQ.MT.

7TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.36 / 200.21]	TOTAL BUA OF FLAT
1	114.12	0.78	114.90 SQ.MT.
2	86.09	0.58	86.67 SQ.MT.
TOTAL	200.21	1.36	201.57 SQ.MT.

BUILT UP AREA CALCULATION

7TH(REFUGE) FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X

DEDUCTIONS

1	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
2	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
3	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
4	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
4A	0.03	X	2.73	X	1 NO	=	0.08 SQ.MT.
5	0.75	X	5.38	X	1 NO	=	4.04 SQ.MT.
6	0.52	X	5.38	X	1 NO	=	2.80 SQ.MT.
7	0.37	X	1.65	X	1 NO	=	0.61 SQ.MT.
8	0.20	X	1.45	X	1 NO	=	0.29 SQ.MT.
9	1.37	X	6.83	X	1 NO	=	9.36 SQ.MT.
10	0.37	X	6.80	X	1 NO	=	2.52 SQ.MT.
11	8.67	X	0.90	X	1 NO	=	7.80 SQ.MT.
12	9.03	X	1.10	X	1 NO	=	9.93 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	52.20 SQ.MT. Y1

REFUGE AREA CALCULATION

7TH(REFUGE) FLOOR

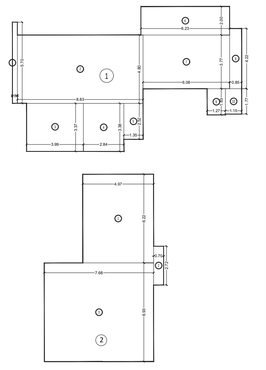
R1	3.98	X	3.45	X	1 NO	=	13.73 SQ.MT.
R2	4.77	X	1.45	X	1 NO	=	6.92 SQ.MT.
R3	4.97	X	0.20	X	1 NO	=	0.99 SQ.MT.
R4	8.20	X	1.20	X	1 NO	=	9.84 SQ.MT.
R5	8.05	X	1.55	X	1 NO	=	12.48 SQ.MT.
R6	7.52	X	5.38	X	1 NO	=	40.46 SQ.MT.
TOTAL REFUGE AREA						=	84.42 SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	248.78 SQ.MT. X1

STAIRCASE AREA CALCULATION

7TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (7TH FLOOR)						=	47.21 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	201.57 SQ.MT.



INDIVIDUAL CALCULATION
7TH FLR FLAT NO.1 & 2
BUA LINE DIAGRAM SCALE-1:200

INDIVIDUAL BUILT UP AREA CALCULATION

7TH FLOOR FLAT NO.1

1	0.35	X	5.70	X	1 NO	=	2.00 SQ.MT.
2	8.83	X	4.80	X	1 NO	=	42.38 SQ.MT.
3	3.99	X	3.37	X	1 NO	=	13.41 SQ.MT.
4	2.84	X	3.38	X	1 NO	=	9.60 SQ.MT.
5	1.35	X	2.52	X	1 NO	=	3.40 SQ.MT.
6	6.23	X	2.00	X	1 NO	=	12.46 SQ.MT.
7	6.08	X	3.77	X	1 NO	=	22.92 SQ.MT.
8	0.85	X	4.22	X	1 NO	=	3.59 SQ.MT.
9	1.27	X	1.83	X	1 NO	=	2.32 SQ.MT.
10	1.15	X	1.77	X	1 NO	=	2.04 SQ.MT.
					TOTAL ADDITION	=	114.12 SQ.MT. X

BUILT UP AREA CALCULATION

7TH FLOOR FLAT NO.2

1	4.97	X	6.23	X	1 NO	=	30.96 SQ.MT.
2	0.70	X	2.73	X	1 NO	=	1.91 SQ.MT.
3	7.68	X	6.93	X	1 NO	=	53.22 SQ.MT.
					TOTAL ADDITION	=	86.09 SQ.MT. X

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir

Digitally signed by Pankaj Shridhar Bhoir
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EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

SURAJ PRADEEP AMBRE

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

7TH & 8TH FLOOR PLAN & LINE AREA DIAGRAM & CALCULATION
INDIVIDUAL FLAT LINE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

Digitally signed by Rajendra Jayantilal Gala Shah
DN: c=IN, st=Maharashtra, postalCode=400059, serialNumber=ba0ba81d5f72baf10b49fdaf1c2b7b5c6827 4f5c51ea2014ca6c2d2f1f3f44c532f2f38f, cn=RAJENDRA JAYANTILAL GALA SHAH
Date: 2024.09.04 17:42:31 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning , Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuviitconsultant@gmail.com, 9870000863	AMRUTA AVINASH KADAM Ar. Amruta Anil Jagushte, COA. Lic. No. CA/2012/56124

Digitally signed by AMRUTA AVINASH KADAM
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Date: 2024.09.05 11:41:37 +05'30'

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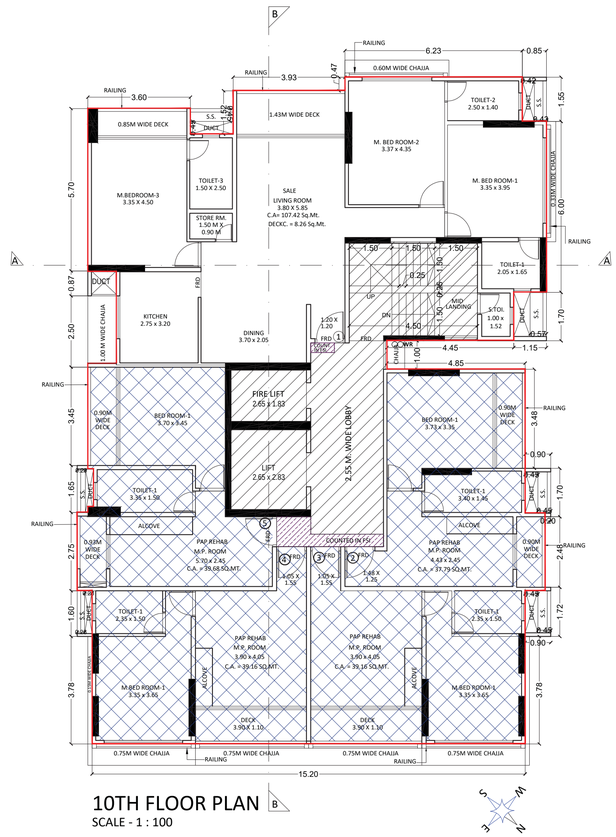
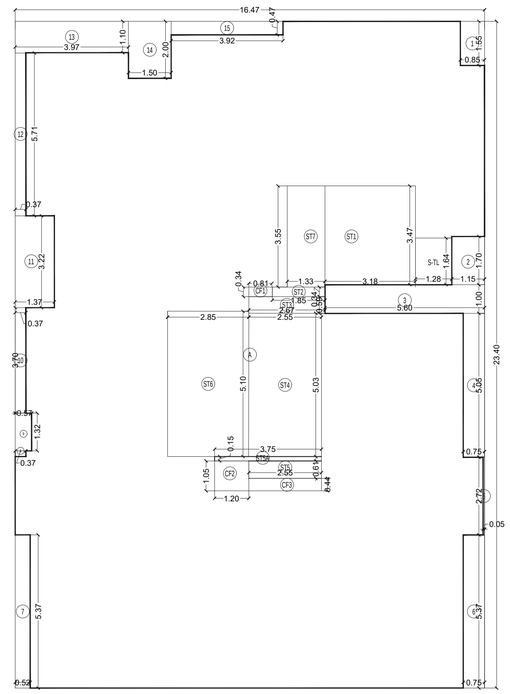
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904



10TH FLOOR PLAN
SCALE - 1 : 100



10TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

10TH FLOOR

A	16.47	X	23.40	X 1 NO	=	385.40	SQ.MT.
				TOTAL ADDITION	=	385.40	SQ.MT. X

DEDUCTIONS

1	0.85	X	1.55	X 1 NO	=	1.32	SQ.MT.
2	1.15	X	1.70	X 1 NO	=	1.96	SQ.MT.
3	5.60	X	1.00	X 1 NO	=	5.60	SQ.MT.
4	0.75	X	5.05	X 1 NO	=	3.79	SQ.MT.
5	0.05	X	2.72	X 1 NO	=	0.14	SQ.MT.
6	0.75	X	5.37	X 1 NO	=	4.03	SQ.MT.
7	0.52	X	5.37	X 1 NO	=	2.79	SQ.MT.
8	0.37	X	0.20	X 1 NO	=	0.08	SQ.MT.
9	0.58	X	1.32	X 1 NO	=	0.77	SQ.MT.
10	0.37	X	3.70	X 1 NO	=	1.37	SQ.MT.
11	1.37	X	3.22	X 1 NO	=	4.41	SQ.MT.
12	0.37	X	5.71	X 1 NO	=	2.11	SQ.MT.
13	3.98	X	1.10	X 1 NO	=	4.38	SQ.MT.
14	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
15	3.93	X	0.47	X 1 NO	=	1.85	SQ.MT.
S-TL	1.28	X	1.64	X 1 NO	=	2.10	SQ.MT.
				TOTAL DEDUCTION	=	39.70	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	345.70	SQ.MT. X1

STAIRCASE AREA CALCULATION

10TH FLOOR

ST1	3.18	X	3.47	X 1 NO	=	11.03	SQ.MT.
ST2	1.85	X	0.34	X 1 NO	=	0.63	SQ.MT.
ST3	2.67	X	0.58	X 1 NO	=	1.55	SQ.MT.
ST4	2.55	X	5.02	X 1 NO	=	12.80	SQ.MT.
ST5	2.55	X	0.61	X 1 NO	=	1.56	SQ.MT.
ST5A	3.75	X	0.15	X 1 NO	=	0.56	SQ.MT.
ST6	2.85	X	5.10	X 1 NO	=	14.54	SQ.MT.
ST7	1.32	X	3.55	X 1 NO	=	4.69	SQ.MT.
TOTAL STAIRCASE AREA (10TH FLOOR)					=	47.36	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	298.34 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

10TH FLOOR FLAT NO.1

1	3.60	X	5.72	X 1 NO	=	20.59	SQ.MT.
2	1.50	X	4.83	X 1 NO	=	7.25	SQ.MT.
3	3.98	X	3.29	X 1 NO	=	13.09	SQ.MT.
4	2.85	X	3.35	X 1 NO	=	9.55	SQ.MT.
5	1.35	X	2.50	X 1 NO	=	3.38	SQ.MT.
6	4.07	X	1.05	X 1 NO	=	4.27	SQ.MT.
7	11.00	X	4.22	X 1 NO	=	46.42	SQ.MT.
8	3.93	X	1.08	X 1 NO	=	4.24	SQ.MT.
9	6.23	X	1.55	X 1 NO	=	9.66	SQ.MT.
10	1.28	X	1.83	X 1 NO	=	2.34	SQ.MT.
11	1.15	X	1.77	X 1 NO	=	2.04	SQ.MT.
				TOTAL ADDITION	=	122.83	SQ.MT. X

10TH FLOOR FLAT NO.2

1	4.97	X	5.05	X 1 NO	=	25.10	SQ.MT.
2	5.68	X	1.18	X 1 NO	=	6.70	SQ.MT.
3	6.40	X	1.48	X 1 NO	=	9.47	SQ.MT.
4	0.70	X	1.55	X 1 NO	=	1.09	SQ.MT.
				TOTAL ADDITION	=	42.36	SQ.MT. X

10TH FLOOR FLAT NO.3

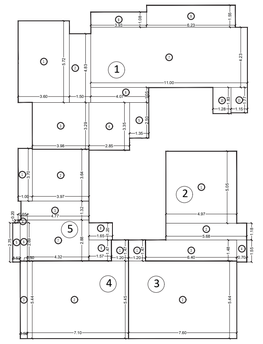
1	1.20	X	1.48	X 1 NO	=	1.78	SQ.MT.
2	7.60	X	5.44	X 1 NO	=	41.34	SQ.MT.
				TOTAL ADDITION	=	43.12	SQ.MT. X

10TH FLOOR FLAT NO.4

1	1.20	X	1.47	X 1 NO	=	1.76	SQ.MT.
2	7.10	X	5.45	X 1 NO	=	38.70	SQ.MT.
3	0.50	X	5.44	X 1 NO	=	2.72	SQ.MT.
				TOTAL ADDITION	=	43.18	SQ.MT. X

10TH FLOOR FLAT NO.5

1	1.00	X	3.70	X 1 NO	=	3.70	SQ.MT.
2	3.97	X	3.64	X 1 NO	=	14.45	SQ.MT.
3	4.77	X	1.33	X 1 NO	=	6.34	SQ.MT.
4	0.65	X	0.20	X 1 NO	=	0.13	SQ.MT.
5	0.52	X	2.75	X 1 NO	=	1.43	SQ.MT.
6	0.50	X	2.69	X 1 NO	=	1.35	SQ.MT.
7	4.32	X	2.88	X 1 NO	=	12.44	SQ.MT.
8	1.65	X	1.20	X 1 NO	=	1.98	SQ.MT.
9	1.57	X	1.48	X 1 NO	=	2.32	SQ.MT.
				TOTAL ADDITION	=	44.14	SQ.MT. X



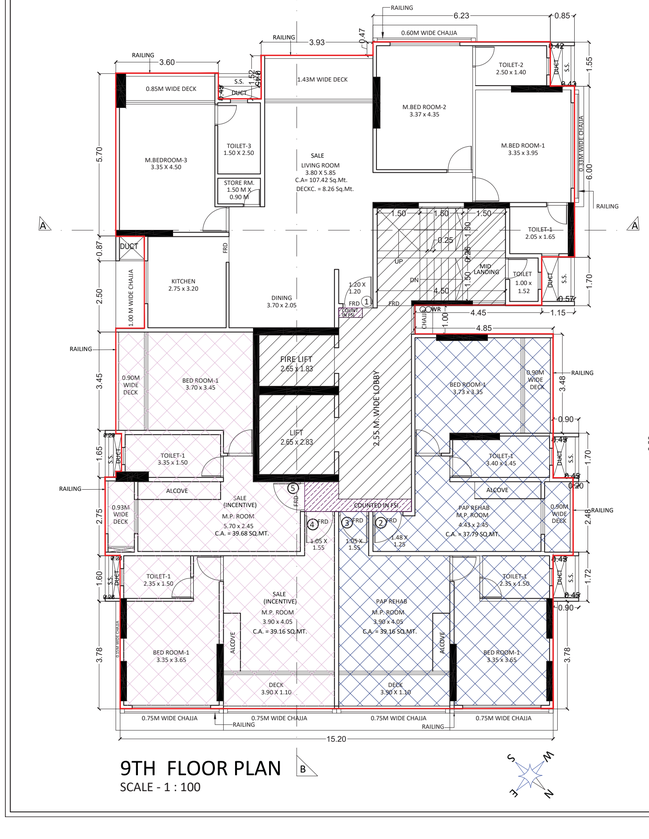
INDIVIDUAL BUA CALCULATION
9TH & 10TH FLR FLAT NO.1 to 5
BUA LINE DIAGRAM SCALE-1:100

COMMON AREA (COUNTED IN FSI) 9TH &10TH FLOOR (REHAB)

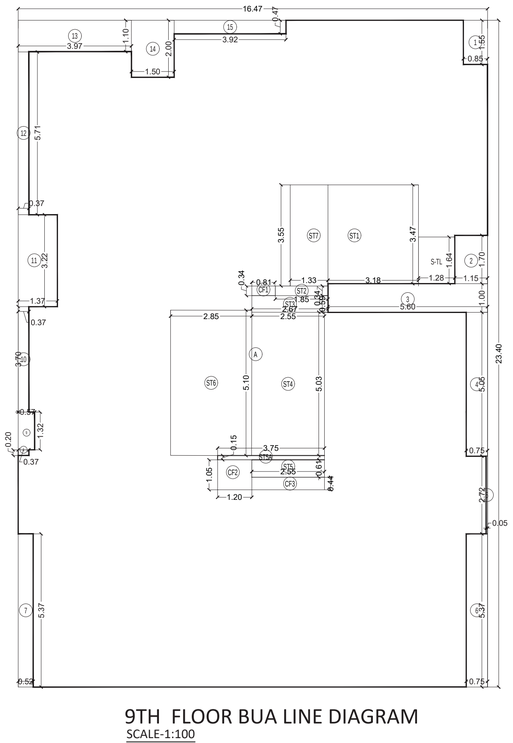
NET BUILT UP AREA OF FLATS AT 9TH & 10TH FLOOR (122.83 + 42.36+ 43.12+ 43.18 + 44.14)	=	295.63 SQ.MT.
NET BUILT UP AREA OF 9TH & 10TH FLOOR	=	298.34 SQ.MT.
	=	2.71 SQ.MT.

9TH & 10TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 2.71 / 295.63]	TOTAL BUA OF FLAT
1	122.83	1.12	123.95 SQ.MT.
2	42.36	0.39	42.75 SQ.MT.
3	43.12	0.40	43.52 SQ.MT.
4	43.18	0.40	43.58 SQ.MT.
5	44.14	0.40	44.54 SQ.MT.
TOTAL	295.63	2.71	298.34 SQ.MT.



9TH FLOOR PLAN
SCALE - 1 : 100



9TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

9TH FLOOR

A	16.47	X	23.40	X 1 NO	=	385.40	SQ.MT.
				TOTAL ADDITION	=	385.40	SQ.MT. X

DEDUCTIONS

1	0.85	X	1.55	X 1 NO	=	1.32	SQ.MT.
2	1.15	X	1.70	X 1 NO	=	1.96	SQ.MT.
3	5.60	X	1.00	X 1 NO	=	5.60	SQ.MT.
4	0.75	X	5.05	X 1 NO	=	3.79	SQ.MT.
5	0.05	X	2.72	X 1 NO	=	0.14	SQ.MT.
6	0.75	X	5.37	X 1 NO	=	4.03	SQ.MT.
7	0.52	X	5.37	X 1 NO	=	2.79	SQ.MT.
8	0.37	X	0.20	X 1 NO	=	0.08	SQ.MT.
9	0.58	X	1.32	X 1 NO	=	0.77	SQ.MT.
10	0.37	X	3.70	X 1 NO	=	1.37	SQ.MT.
11	1.37	X	3.22	X 1 NO	=	4.41	SQ.MT.
12	0.37	X	5.71	X 1 NO	=	2.11	SQ.MT.
13	3.98	X	1.10	X 1 NO	=	4.38	SQ.MT.
14	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
15	3.93	X	0.47	X 1 NO	=	1.85	SQ.MT.
S-TL	1.28	X	1.64	X 1 NO	=	2.10	SQ.MT.
				TOTAL DEDUCTION	=	39.70	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	345.70	SQ.MT. X1

STAIRCASE AREA CALCULATION

9TH FLOOR

ST1	3.18	X	3.47	X 1 NO	=	11.03	SQ.MT.
ST2	1.85	X	0.34	X 1 NO	=	0.63	SQ.MT.
ST3	2.67	X	0.58	X 1 NO	=	1.55	SQ.MT.
ST4	2.55	X	5.02	X 1 NO	=	12.80	SQ.MT.
ST5	2.55	X	0.61	X 1 NO	=	1.56	SQ.MT.
ST5A	3.75	X	0.15	X 1 NO	=	0.56	SQ.MT.
ST6	2.85	X	5.10	X 1 NO	=	14.54	SQ.MT.
ST7	1.32	X	3.55	X 1 NO	=	4.69	SQ.MT.
TOTAL STAIRCASE AREA (9TH FLOOR)					=	47.36	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	298.34 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

9TH FLOOR FLAT NO.1

1	3.60	X	5.72	X 1 NO	=	20.59	SQ.MT.
2	1.50	X	4.83	X 1 NO	=	7.25	SQ.MT.
3	3.98	X	3.29	X 1 NO	=	13.09	SQ.MT.
4	2.85	X	3.35	X 1 NO	=	9.55	SQ.MT.
5	1.35	X	2.50	X 1 NO	=	3.38	SQ.MT.
6	4.07	X	1.05	X 1 NO	=	4.27	SQ.MT.
7	11.00	X	4.22	X 1 NO	=	46.42	SQ.MT.
8	3.93	X	1.08	X 1 NO	=	4.24	SQ.MT.
9	6.23	X	1.55	X 1 NO	=	9.66	SQ.MT.
10	1.28	X	1.83	X 1 NO	=	2.34	SQ.MT.
11	1.15	X	1.77	X 1 NO	=	2.04	SQ.MT.
				TOTAL ADDITION	=	122.83	SQ.MT. X

9TH FLOOR FLAT NO.2

1	4.97	X	5.05	X 1 NO	=	25.10	SQ.MT.
2	5.68	X	1.18	X 1 NO	=	6.70	SQ.MT.
3	6.40	X	1.48	X 1 NO	=	9.47	SQ.MT.
4	0.70	X	1.55	X 1 NO	=	1.09	SQ.MT.
				TOTAL ADDITION	=	42.36	SQ.MT. X

9TH FLOOR FLAT NO.3

1	1.20	X	1.48	X 1 NO	=	1.78	SQ.MT.
2	7.60	X	5.44	X 1 NO	=	41.34	SQ.MT.
				TOTAL ADDITION	=	43.12	SQ.MT. X

9TH FLOOR FLAT NO.4

1	1.20	X	1.47	X 1 NO	=	1.76	SQ.MT.
2	7.10	X	5.45	X 1 NO	=	38.70	SQ.MT.
3	0.50	X	5.44	X 1 NO	=	2.72	SQ.MT.
				TOTAL ADDITION	=	43.18	SQ.MT. X

9TH FLOOR FLAT NO.5

1	1.00	X	3.70	X 1 NO	=	3.70	SQ.MT.
2	3.97	X	3.64	X 1 NO	=	14.45	SQ.MT.
3	4.77	X	1.33	X 1 NO	=	6.34	SQ.MT.
4	0.65	X	0.20	X 1 NO	=	0.13	SQ.MT.
5	0.52	X	2.75	X 1 NO	=	1.43	SQ.MT.
6	0.50	X	2.69	X 1 NO	=	1.35	SQ.MT.
7	4.32	X	2.88	X 1 NO	=	12.44	SQ.MT.
8	1.65	X	1.20	X 1 NO	=	1.98	SQ.MT.
9	1.57	X	1.48	X 1 NO	=	2.32	SQ.MT.
				TOTAL ADDITION	=	44.14	SQ.MT. X

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir

Digitally signed by Pankaj Shridhar Bhoir
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EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

Digitally signed by KSHITIJKUMAR RADHESHYAM VARMA
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SURAJ PRADEEP AMBRE

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S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

9TH & 10TH FLOOR PLAN & LINE AREA DIAGRAM & CALCULATION
INDIVIDUAL FLAT LINE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah Digitally signed by Rajendra Jayantilal Gala Shah DN: c=IN, o=Maharashtra, 2.5.4.20=0e90d3e0f09ccedba85d54 9f8ad2f6e8f2c1ae5f9f0f3c1ae5f9f0f3c1ae5f9f, postalCode=400050, street=near balaji restaurant , Bandra w , Mumbai, st=Maharashtra, pseudonym=d41d8cd98f00b204e9800 998ecf8427e, serialNumber=8d2443d6e5ad5f3190dace9 1463132e09b3b01b0f1f0e5d7e5443d3a442 6e1c2d0e90, cn=Rajendra Jayantilal Gala Shah Date: 2024.09.04 17:43:19 +05'30'
NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning , Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuviitconsultant@gmail.com, 9870000863	AMRUTA AVINASH KADAM Digitally signed by AMRUTA AVINASH KADAM DN: c=IN, o=Personal, postalCode=400059, st=Maharashtra, 2.5.4.20=0e90d3e0f09ccedba85d549f8ad2f6e8f2c1ae5f9f0f3c1ae5f9f0f3c1ae5f9f, serialNumber=8d2443d6e5ad5f3190dace91463132e09b3b01b0f1f0e5d7e5443d3a4426e1c2d0e90, cn=AMRUTA AVINASH KADAM Date: 2024.09.05 11:41:48 +05'30' Ar. Amruta Anil Jagushte, COA. Lic. No. CA/2012/56124

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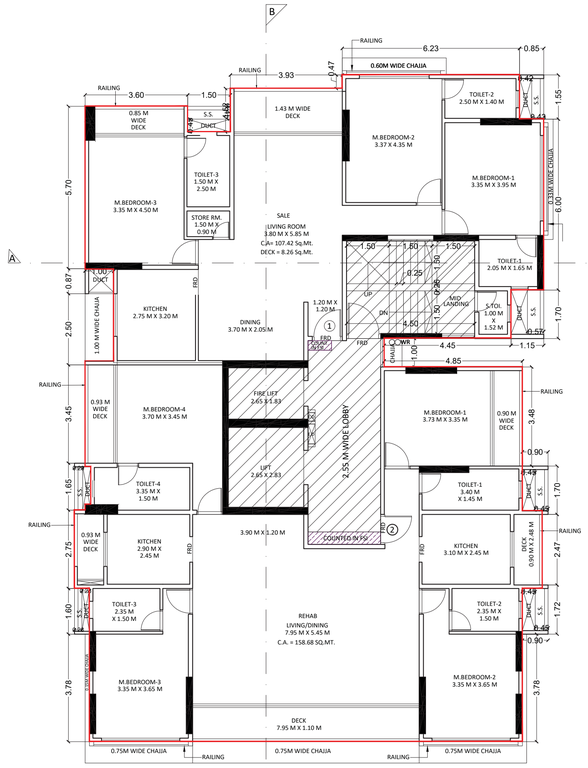
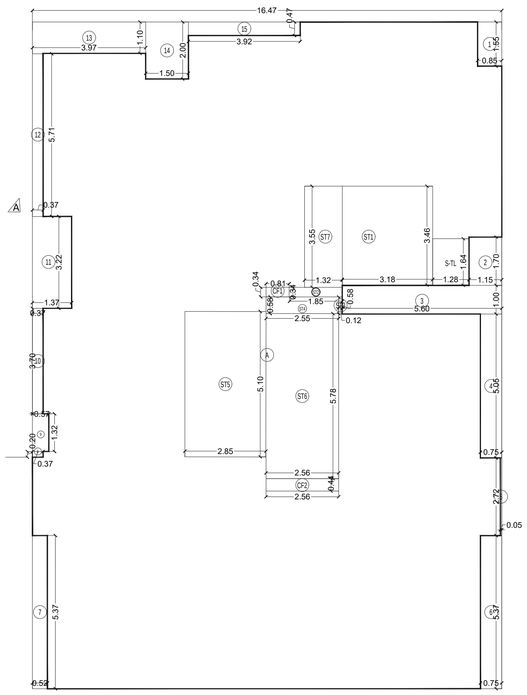
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904



12TH FLOOR PLAN
SCALE - 1 : 100



12TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

12TH FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X
DEDUCTIONS							
1	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
2	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
3	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
4	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
5	0.05	X	2.72	X	1 NO	=	0.14 SQ.MT.
6	0.75	X	5.37	X	1 NO	=	4.03 SQ.MT.
7	0.52	X	5.37	X	1 NO	=	2.79 SQ.MT.
8	0.37	X	0.20	X	1 NO	=	0.07 SQ.MT.
9	0.57	X	1.32	X	1 NO	=	0.75 SQ.MT.
10	0.37	X	3.70	X	1 NO	=	1.37 SQ.MT.
11	1.37	X	3.22	X	1 NO	=	4.41 SQ.MT.
12	0.37	X	5.71	X	1 NO	=	2.11 SQ.MT.
13	3.97	X	1.10	X	1 NO	=	4.37 SQ.MT.
14	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
15	3.92	X	0.47	X	1 NO	=	1.84 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	39.65 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	345.75 SQ.MT. X1

STAIRCASE AREA CALCULATION

12TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (12TH FLOOR)						=	47.21 SQ.MT. Y2

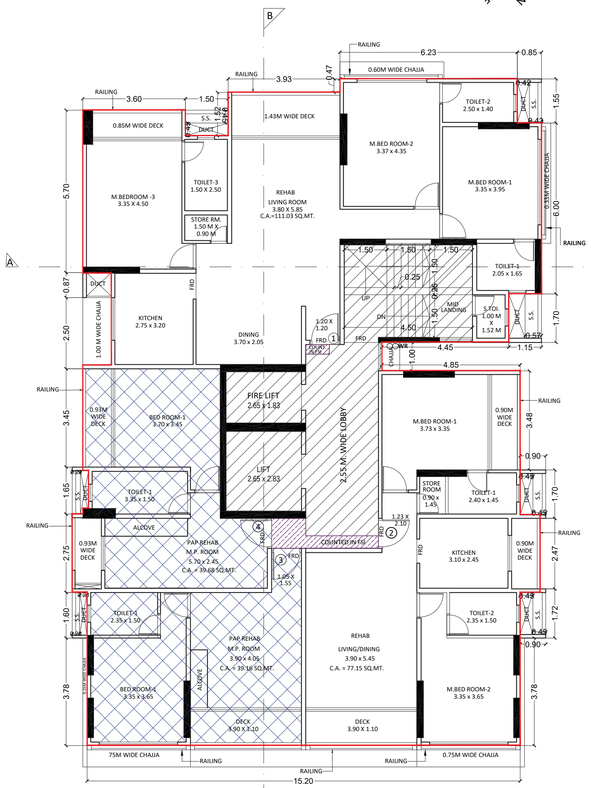
NET BUILT UP AREA [X1 - Y2]	=	298.54 SQ.MT.

COMMON AREA (COUNTED IN FSI)
11TH FLOOR (REHAB)

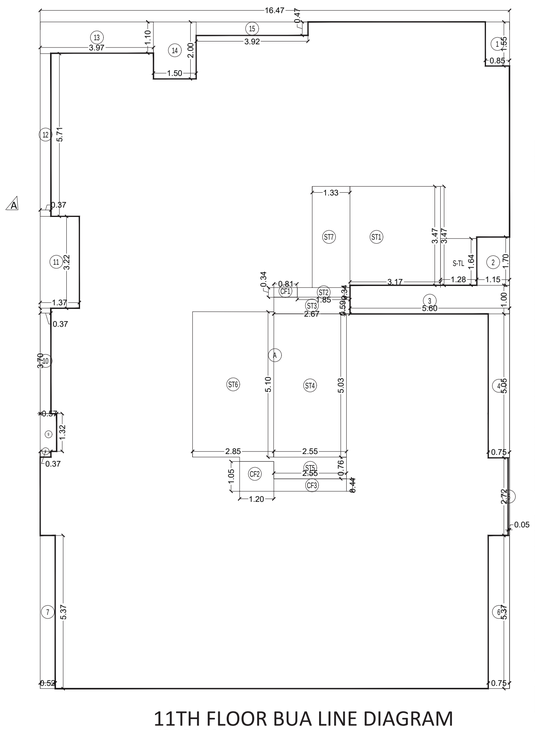
NET BUILT UP AREA OF FLATS AT 11TH FLOOR (122.83 + 85.48+ 43.18 + 44.14)	=	295.63 SQ.MT.
NET BUILT UP AREA OF 11TH FLOOR	=	298.34 SQ.MT.
	=	2.71 SQ.MT.

11TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 2.71 / 295.63]	TOTAL BUA OF FLAT
1	122.83	1.13	123.96 SQ.MT.
2	85.48	0.78	86.26 SQ.MT.
3	43.18	0.40	43.58 SQ.MT.
4	44.14	0.40	44.54 SQ.MT.
TOTAL	295.63	2.71	298.34 SQ.MT.



11TH FLOOR PLAN
SCALE - 1 : 100



11TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

11TH FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X
DEDUCTIONS							
1	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
2	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
3	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
4	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
5	0.05	X	2.72	X	1 NO	=	0.14 SQ.MT.
6	0.75	X	5.37	X	1 NO	=	4.03 SQ.MT.
7	0.52	X	5.37	X	1 NO	=	2.79 SQ.MT.
8	0.37	X	0.20	X	1 NO	=	0.08 SQ.MT.
9	0.58	X	1.32	X	1 NO	=	0.77 SQ.MT.
10	0.37	X	3.70	X	1 NO	=	1.37 SQ.MT.
11	1.37	X	3.22	X	1 NO	=	4.41 SQ.MT.
12	0.37	X	5.71	X	1 NO	=	2.11 SQ.MT.
13	3.98	X	1.10	X	1 NO	=	4.38 SQ.MT.
14	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
15	3.93	X	0.47	X	1 NO	=	1.85 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	39.70 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	345.70 SQ.MT. X1

STAIRCASE AREA CALCULATION

11TH FLOOR

ST1	3.18	X	3.47	X	1 NO	=	11.03 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	2.67	X	0.58	X	1 NO	=	1.55 SQ.MT.
ST4	2.55	X	5.02	X	1 NO	=	12.80 SQ.MT.
ST5	2.55	X	0.61	X	1 NO	=	1.56 SQ.MT.
ST5A	3.75	X	0.15	X	1 NO	=	0.56 SQ.MT.
ST6	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (11TH FLOOR)						=	47.36 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	298.34 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

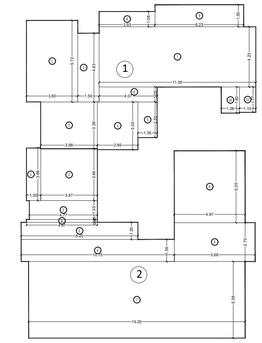
12TH FLOOR FLAT NO.1

1	3.60	X	5.72	X	1 NO	=	20.59 SQ.MT.
2	1.50	X	4.83	X	1 NO	=	7.25 SQ.MT.
3	3.98	X	3.29	X	1 NO	=	13.09 SQ.MT.
4	2.85	X	3.35	X	1 NO	=	9.55 SQ.MT.
5	1.35	X	2.50	X	1 NO	=	3.38 SQ.MT.
6	4.07	X	1.05	X	1 NO	=	4.27 SQ.MT.
7	11.00	X	4.22	X	1 NO	=	46.42 SQ.MT.
8	3.93	X	1.08	X	1 NO	=	4.24 SQ.MT.
9	6.23	X	1.55	X	1 NO	=	9.66 SQ.MT.
10	1.28	X	1.83	X	1 NO	=	2.34 SQ.MT.
11	1.15	X	1.77	X	1 NO	=	2.04 SQ.MT.
					TOTAL ADDITION	=	122.83 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

12TH FLOOR FLAT NO.2

1	1.00	X	3.69	X	1 NO	=	3.69 SQ.MT.
2	3.97	X	3.64	X	1 NO	=	14.45 SQ.MT.
3	4.77	X	1.32	X	1 NO	=	6.29 SQ.MT.
4	4.97	X	0.20	X	1 NO	=	0.99 SQ.MT.
5	8.20	X	1.20	X	1 NO	=	9.84 SQ.MT.
6	10.75	X	1.55	X	1 NO	=	16.66 SQ.MT.
7	15.20	X	5.38	X	1 NO	=	81.78 SQ.MT.
8	5.68	X	2.72	X	1 NO	=	15.51 SQ.MT.
9	4.97	X	5.05	X	1 NO	=	25.10 SQ.MT.
					TOTAL ADDITION	=	174.31 SQ.MT. X



INDIVIDUAL BUA CALCULATION
12TH FLR FLAT NO.1 to 2
BUA LINE DIAGRAM SCALE-1:100

COMMON AREA (COUNTED IN FSI)
12TH FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 12TH FLOOR (122.83+ 174.31)	=	297.14 SQ.MT.
NET BUILT UP AREA OF 12TH FLOOR	=	298.54 SQ.MT.
	=	1.40 SQ.MT.

12TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.40 / 297.14]	TOTAL BUA OF FLAT
1	122.83	0.58	123.41 SQ.MT.
2	174.31	0.82	175.13 SQ.MT.
TOTAL	297.14	1.40	298.54 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO.1

1	3.60	X	5.72	X	1 NO	=	20.59 SQ.MT.
2	1.50	X	4.83	X	1 NO	=	7.25 SQ.MT.
3	3.98	X	3.29	X	1 NO	=	13.09 SQ.MT.
4	2.85	X	3.35	X	1 NO	=	9.55 SQ.MT.
5	1.35	X	2.50	X	1 NO	=	3.38 SQ.MT.
6	4.07	X	1.05	X	1 NO	=	4.27 SQ.MT.
7	11.00	X	4.22	X	1 NO	=	46.42 SQ.MT.
8	3.93	X	1.08	X	1 NO	=	4.24 SQ.MT.
9	6.23	X	1.55	X	1 NO	=	9.66 SQ.MT.
10	1.28	X	1.83	X	1 NO	=	2.34 SQ.MT.
11	1.15	X	1.77	X	1 NO	=	2.04 SQ.MT.
					TOTAL ADDITION	=	122.83 SQ.MT. X

BUILT UP AREA CALCULATION

11TH FLOOR(FLAT NO.2)

1	4.97	X	5.05	X	1 NO	=	25.10 SQ.MT.
2	4.97	X	1.18	X	1 NO	=	5.88 SQ.MT.
3	0.70	X	2.73	X	1 NO	=	1.91 SQ.MT.
4	7.60	X	6.93	X	1 NO	=	52.59 SQ.MT.
					TOTAL ADDITION	=	85.48 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO.3

1	1.20	X	1.47	X	1 NO	=	1.76 SQ.MT.
2	7.10	X	5.45	X	1 NO	=	38.70 SQ.MT.
3	0.50	X	5.44	X	1 NO	=	2.72 SQ.MT.
					TOTAL ADDITION	=	43.18 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

11TH FLOOR FLAT NO.4

1	1.00	X	3.70	X	1 NO	=	3.70 SQ.MT.
2	3.97	X	3.64	X	1 NO	=	14.45 SQ.MT.
3	4.77	X	1.33	X	1 NO	=	6.34 SQ.MT.
4	0.65	X	0.20	X	1 NO	=	0.13 SQ.MT.
5	0.52	X	2.75	X	1 NO	=	1.43 SQ.MT.
6	0.50	X	2.69	X	1 NO	=	1.35 SQ.MT.
7	4.32	X	2.88	X	1 NO	=	12.44 SQ.MT.
8	1.65	X	1.20	X	1 NO	=	1.98 SQ.MT.
9	1.57	X	1.48	X	1 NO	=	2.32 SQ.MT.
					TOTAL ADDITION	=	44.14 SQ.MT. X

INDIVIDUAL BUA CALCULATION
11TH FLR FLAT NO.1 to 4
BUA LINE DIAGRAM SCALE-1:100

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/MATUNGA/337

Pankaj Shridhar Bhoir

Digitally signed by Pankaj Shridhar Bhoir
DN: c=IN, o=Personal, title=1360, pseudonym=153570157176068671414468b9ef82a, serialNumber=3ad5f022249e9419f3e4df5f822f98c49bc85f4468a02e49fb149f6, postalCode=400601, st=Maharashtra, 2.5.4.20=7f3b1989f3b6d8e6b9ccebad85d9e0f1e9f2994c864d24614e90a09ef428197152787e65, cn=Pankaj Shridhar Bhoir
Date: 2024.09.06 15:27:08 +05'30'

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

S. E. BP (CITY) I

SURAJ PRADEEP AMBRE

A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

11TH & 12TH FLOOR PLAN & LINE AREA DIAGRAM & CALCULATION
INDIVIDUAL FLAT LINE AREA DIAGRAM & CALCULATION.

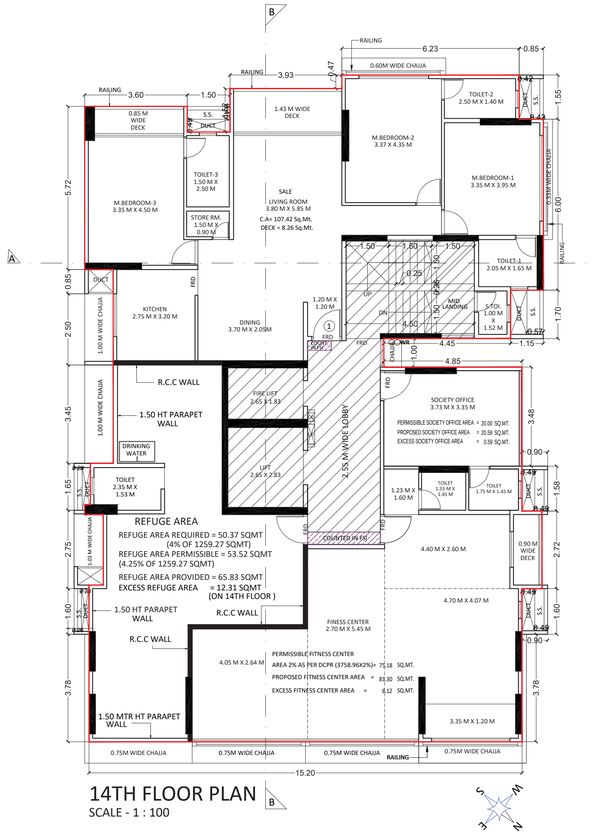
DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

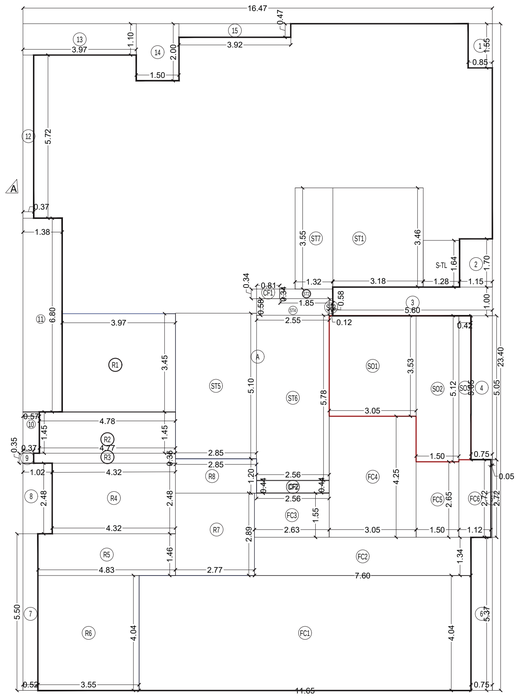
NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah Digitally signed by Rajendra Jayantilal Gala Shah DN: c=IN, st=Maharashtra, 2.5.4.20=7f3b1989f3b6d8e6b9ccebad85d9f730aaf70fef49b41c3e596c8b2749fcb1e1, postalCode=400080, street=near balaji restaurant, Bandra w, Mumbai, Mumbai, serialNumber=14fbc8f4f90e20e9e8000f99bf3f62fa, title=Partner, 2.5.4.4=Rajendra Jayantilal Gala Shah, 2.5.4.42=Rajendra, cn=Rajendra Jayantilal Gala Shah
Date: 2024.09.04 17:43:55 +05'30'

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuviitconsultant@gmail.com, 9870000863	AMRUTA AVINASH KADAM Digitally signed by AMRUTA AVINASH KADAM DN: c=IN, o=Personal, title=6656, st=Maharashtra, serialNumber=3C0696764A5288B52FCA1FDFAAC5225F18F76BD8B9DF4981207454E9CV900F3, cn=AMRUTA AVINASH KADAM
Date: 2024.09.05 11:41:39 +05'30'
Ar. Amruta Anil Jagushte,
COA. Lic. No. CA/2012/56124

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904



14TH FLOOR PLAN
SCALE - 1 : 100



14TH(REFUGE) FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

14TH (REFUGE) FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X

DEDUCTIONS

1	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
2	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
3	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
4	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
5	0.05	X	2.72	X	1 NO	=	0.14 SQ.MT.
6	0.75	X	5.37	X	1 NO	=	4.03 SQ.MT.
7	0.52	X	5.50	X	1 NO	=	2.86 SQ.MT.
8	1.02	X	2.48	X	1 NO	=	2.53 SQ.MT.
9	0.37	X	0.35	X	1 NO	=	0.13 SQ.MT.
10	0.57	X	1.45	X	1 NO	=	0.83 SQ.MT.
11	1.38	X	6.80	X	1 NO	=	9.38 SQ.MT.
12	0.37	X	5.72	X	1 NO	=	2.12 SQ.MT.
13	3.97	X	1.10	X	1 NO	=	4.37 SQ.MT.
14	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
15	3.92	X	0.47	X	1 NO	=	1.84 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	46.00 SQ.MT. Y1

REFUGE AREA CALCULATION

14TH (REFUGE) FLOOR

R1	3.97	X	3.45	X	1 NO	=	13.70 SQ.MT.
R2	4.78	X	1.45	X	1 NO	=	6.93 SQ.MT.
R3	4.77	X	0.35	X	1 NO	=	1.67 SQ.MT.
R4	4.32	X	2.48	X	1 NO	=	10.71 SQ.MT.
R5	4.83	X	1.46	X	1 NO	=	7.05 SQ.MT.
R6	3.55	X	4.04	X	1 NO	=	14.34 SQ.MT.
R7	2.77	X	2.89	X	1 NO	=	8.01 SQ.MT.
R8	2.85	X	1.20	X	1 NO	=	3.42 SQ.MT.
TOTAL REFUGE AREA						=	65.83 SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	273.57 SQ.MT. X1

STAIRCASE AREA CALCULATION

12TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (12TH FLOOR)						=	47.21 SQ.MT. Y3

NET BUILT UP AREA [X1 - Y2-Y3]	=	298.54 SQ.MT.

COMMON AREA (COUNTED IN FSI)
13TH FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 13TH FLOOR (122.83 + 85.48+ 88.83)	=	297.14 SQ.MT.
NET BUILT UP AREA OF 13TH FLOOR	=	298.54 SQ.MT.
	=	1.40 SQ.MT.

13TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.40 / 297.14]	TOTAL BUA OF FLAT
1	122.83	0.58	123.41 SQ.MT.
2	85.48	0.40	85.88 SQ.MT.
3	88.83	0.42	89.25 SQ.MT.
TOTAL	297.14	1.40	298.54 SQ.MT.

BUILT UP AREA CALCULATION

13TH FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X

DEDUCTIONS

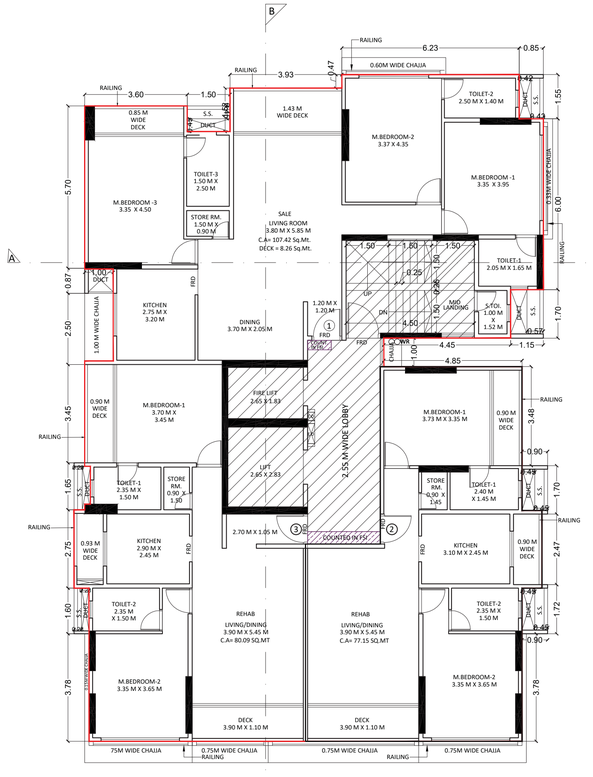
1	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
2	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
3	5.60	X	1.00	X	1 NO	=	5.60 SQ.MT.
4	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
5	0.05	X	2.72	X	1 NO	=	0.14 SQ.MT.
6	0.75	X	5.37	X	1 NO	=	4.03 SQ.MT.
7	0.52	X	5.37	X	1 NO	=	2.79 SQ.MT.
8	0.37	X	0.20	X	1 NO	=	0.07 SQ.MT.
9	0.57	X	1.32	X	1 NO	=	0.75 SQ.MT.
10	0.37	X	3.70	X	1 NO	=	1.37 SQ.MT.
11	1.37	X	3.22	X	1 NO	=	4.41 SQ.MT.
12	0.37	X	5.71	X	1 NO	=	2.11 SQ.MT.
13	3.97	X	1.10	X	1 NO	=	4.37 SQ.MT.
14	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
15	3.92	X	0.47	X	1 NO	=	1.84 SQ.MT.
S-TL	1.28	X	1.64	X	1 NO	=	2.10 SQ.MT.
					TOTAL DEDUCTION	=	39.65 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	345.75 SQ.MT. X1

STAIRCASE AREA CALCULATION

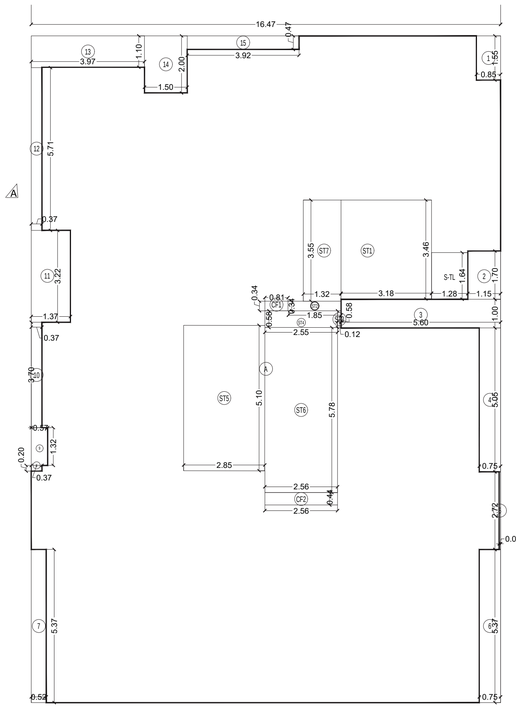
13TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (13TH FLOOR)						=	47.21 SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	298.54 SQ.MT.



13TH FLOOR PLAN
SCALE - 1 : 100



13TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

SOCIETY OFFICE AREA CALCULATION

14TH (REFUGE) FLOOR

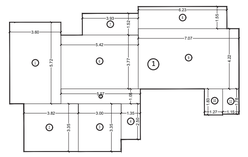
SO1	3.05	X	3.53	X	1 NO	=	10.76 SQ.MT.
SO2	1.50	X	5.13	X	1 NO	=	7.70 SQ.MT.
SO3	0.42	X	5.05	X	1 NO	=	2.12 SQ.MT.
TOTAL SOCIETY OFFICE AREA 14TH (REFUGE) FLOOR						=	20.58 SQ.MT. Y4

FITNESS CENTER AREA CALCULATION

14TH (REFUGE) FLOOR

FC1	11.65	X	4.04	X	1 NO	=	47.07 SQ.MT.
FC2	7.60	X	1.34	X	1 NO	=	10.18 SQ.MT.
FC3	2.62	X	1.55	X	1 NO	=	4.06 SQ.MT.
FC4	3.05	X	4.25	X	1 NO	=	12.96 SQ.MT.
FC5	1.50	X	2.65	X	1 NO	=	3.98 SQ.MT.
FC6	1.12	X	2.72	X	1 NO	=	3.05 SQ.MT.
TOTAL FITNESS CENTER AREA 14TH (REFUGE) FLOOR						=	81.30 SQ.MT. X

NET BUILT UP AREA [X1 - (Y1+Y4+Y5)]	=	124.48 SQ.MT.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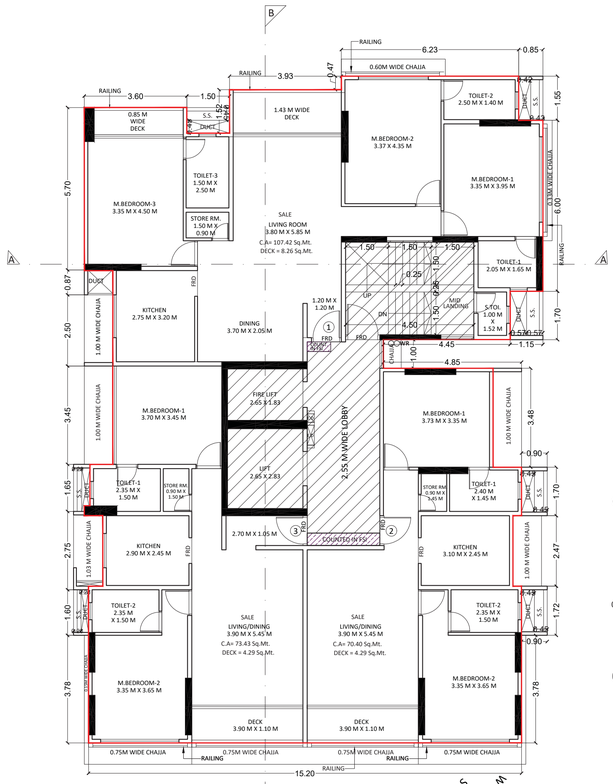
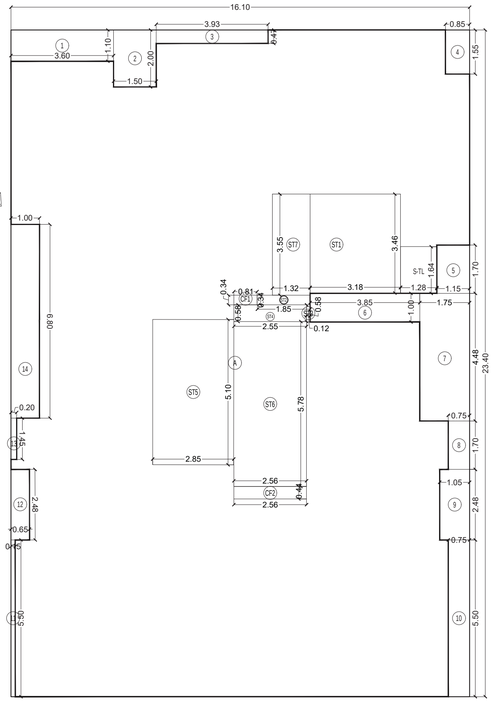


16TH FLOOR PLAN
SCALE - 1 : 100



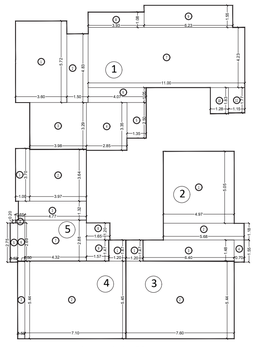
16TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION
16TH FLOOR

A	16.10	X	23.40	X	1 NOS	=	376.74 SQ.MT.
					TOTAL ADDITION	=	376.74 SQ.MT. X
DEDUCTIONS							
1	3.60	X	1.10	X	1 NO	=	3.96 SQ.MT.
2	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
3	3.92	X	0.47	X	1 NO	=	1.84 SQ.MT.
4	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
5	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
6	3.85	X	1.00	X	1 NO	=	3.85 SQ.MT.
7	1.75	X	4.48	X	1 NO	=	7.84 SQ.MT.
8	0.75	X	1.70	X	1 NO	=	1.28 SQ.MT.
9	1.05	X	2.47	X	1 NO	=	2.59 SQ.MT.
10	0.75	X	5.50	X	1 NO	=	4.13 SQ.MT.
11	0.15	X	5.50	X	1 NO	=	0.83 SQ.MT.
12	0.65	X	2.47	X	1 NO	=	1.61 SQ.MT.
13	0.20	X	1.45	X	1 NO	=	0.29 SQ.MT.
14	1.00	X	6.80	X	1 NO	=	6.80 SQ.MT.
S-TL	1.28	X	1.72	X	1 NO	=	2.20 SQ.MT.
					TOTAL DEDUCTION	=	43.50 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	333.24 SQ.MT. X1

STAIRCASE AREA CALCULATION
16TH FLOOR

ST1	3.18	X	3.46	X	1 NO	=	11.00 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	0.12	X	0.58	X	1 NO	=	0.07 SQ.MT.
ST4	2.55	X	0.58	X	1 NO	=	1.48 SQ.MT.
ST5	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST6	2.56	X	5.78	X	1 NO	=	14.80 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (16TH FLOOR)						=	47.21 SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]						=	286.03 SQ.MT.



INDIVIDUAL BUA CALCULATION
15TH FLR FLAT NO.1 to 5
BUA LINE DIAGRAM SCALE-1:100

COMMON AREA (COUNTED IN FSI)
15TH FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 15TH FLOOR (122.83 + 42.36+ 43.12+ 43.18 + 44.14)	=	295.63 SQ.MT.
NET BUILT UP AREA OF 15TH FLOOR	=	298.34 SQ.MT.
	=	2.71 SQ.MT.

15TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 2.71 / 295.63]	TOTAL BUA OF FLAT
1	122.83	1.12	123.95 SQ.MT.
2	42.36	0.39	42.75 SQ.MT.
3	43.12	0.40	43.52 SQ.MT.
4	43.18	0.40	43.58 SQ.MT.
5	44.14	0.40	44.54 SQ.MT.
TOTAL	295.63	2.71	298.34 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.1

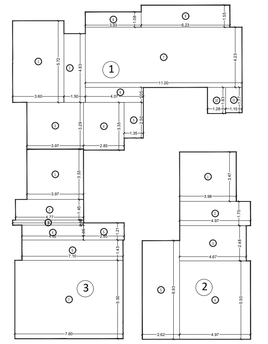
1	3.60	X	5.72	X	1 NO	=	20.59 SQ.MT.
2	1.50	X	4.83	X	1 NO	=	7.25 SQ.MT.
3	3.98	X	3.29	X	1 NO	=	13.09 SQ.MT.
4	2.85	X	3.35	X	1 NO	=	9.55 SQ.MT.
5	1.35	X	2.50	X	1 NO	=	3.38 SQ.MT.
6	4.07	X	1.05	X	1 NO	=	4.27 SQ.MT.
7	11.00	X	4.22	X	1 NO	=	46.42 SQ.MT.
8	3.93	X	1.08	X	1 NO	=	4.24 SQ.MT.
9	6.23	X	1.55	X	1 NO	=	9.66 SQ.MT.
10	1.28	X	1.83	X	1 NO	=	2.34 SQ.MT.
11	1.15	X	1.77	X	1 NO	=	2.04 SQ.MT.
					TOTAL ADDITION	=	122.83 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.2

1	3.98	X	3.47	X	1 NO	=	13.81 SQ.MT.
2	4.98	X	1.70	X	1 NO	=	8.45 SQ.MT.
3	4.68	X	2.48	X	1 NO	=	11.58 SQ.MT.
4	4.97	X	5.50	X	1 NO	=	27.34 SQ.MT.
5	2.62	X	6.92	X	1 NO	=	18.13 SQ.MT.
					TOTAL ADDITION	=	79.31 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
16TH FLOOR FLAT NO.3

1	3.97	X	3.53	X	1 NO	=	14.00 SQ.MT.
2	4.77	X	1.45	X	1 NO	=	6.92 SQ.MT.
3	4.97	X	0.35	X	1 NO	=	1.74 SQ.MT.
4	4.32	X	1.05	X	1 NO	=	4.54 SQ.MT.
5	2.85	X	1.20	X	1 NO	=	3.42 SQ.MT.
6	7.10	X	1.42	X	1 NO	=	10.08 SQ.MT.
7	7.60	X	5.50	X	1 NO	=	41.80 SQ.MT.
					TOTAL ADDITION	=	82.50 SQ.MT. X



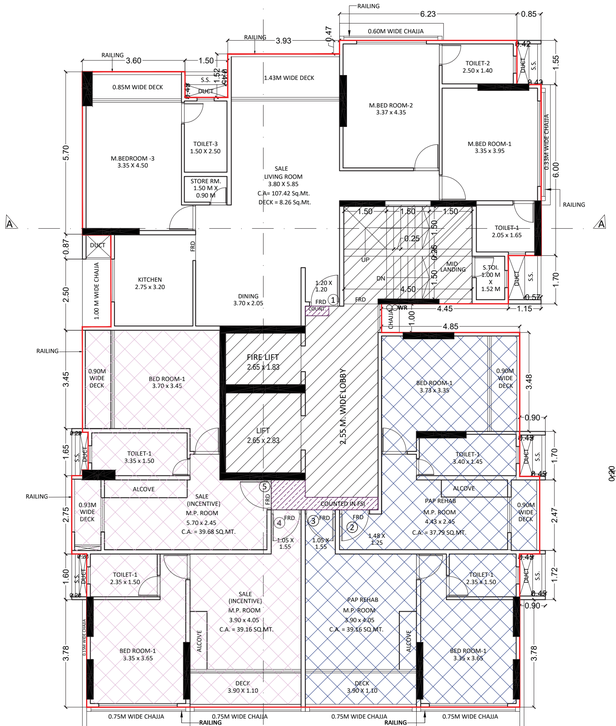
INDIVIDUAL BUA CALCULATION
16TH FLR FLAT NO.1, 2 & 3
BUA LINE DIAGRAM SCALE-1:100

COMMON AREA (COUNTED IN FSI)
16TH FLOOR (REHAB)

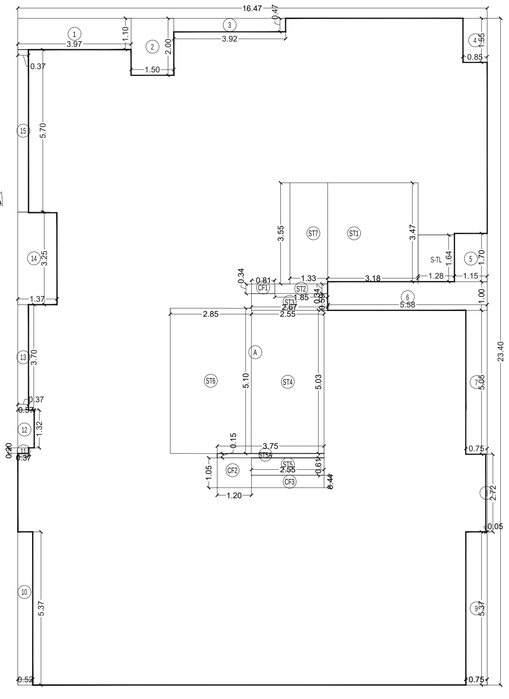
NET BUILT UP AREA OF FLATS AT 16TH FLOOR (122.83 + 79.31+ 82.50)	=	284.64 SQ.MT.
NET BUILT UP AREA OF 16TH FLOOR	=	286.03 SQ.MT.
	=	1.39 SQ.MT.

16TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.39 / 284.64]	TOTAL BUA OF FLAT
1	122.83	0.60	123.43 SQ.MT.
2	79.31	0.39	79.70 SQ.MT.
3	82.50	0.40	82.90 SQ.MT.
TOTAL	284.64	1.39	286.03 SQ.MT.



15TH FLOOR PLAN
SCALE - 1 : 100



15TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION
15TH FLOOR

A	16.47	X	23.40	X	1 NO	=	385.40 SQ.MT.
					TOTAL ADDITION	=	385.40 SQ.MT. X
DEDUCTIONS							
1	3.97	X	1.10	X	1 NO	=	4.37 SQ.MT.
2	1.50	X	2.00	X	1 NO	=	3.00 SQ.MT.
3	3.92	X	0.47	X	1 NO	=	1.84 SQ.MT.
4	0.85	X	1.55	X	1 NO	=	1.32 SQ.MT.
5	1.15	X	1.70	X	1 NO	=	1.96 SQ.MT.
6	5.58	X	1.00	X	1 NO	=	5.58 SQ.MT.
7	0.75	X	5.05	X	1 NO	=	3.79 SQ.MT.
8	0.05	X	2.72	X	1 NO	=	0.14 SQ.MT.
9	0.75	X	5.37	X	1 NO	=	4.03 SQ.MT.
10	0.53	X	5.37	X	1 NO	=	2.85 SQ.MT.
11	0.37	X	0.20	X	1 NO	=	0.07 SQ.MT.
12	0.57	X	1.32	X	1 NO	=	0.75 SQ.MT.
13	0.37	X	3.70	X	1 NO	=	1.37 SQ.MT.
14	1.37	X	3.25	X	1 NO	=	4.45 SQ.MT.
15	0.37	X	5.70	X	1 NO	=	2.11 SQ.MT.
S-TL	1.27	X	1.63	X	1 NO	=	2.07 SQ.MT.
					TOTAL DEDUCTION	=	39.70 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]						=	345.70 SQ.MT. X1

STAIRCASE AREA CALCULATION
15TH FLOOR

ST1	3.18	X	3.47	X	1 NO	=	11.03 SQ.MT.
ST2	1.85	X	0.34	X	1 NO	=	0.63 SQ.MT.
ST3	2.67	X	0.58	X	1 NO	=	1.55 SQ.MT.
ST4	2.55	X	5.02	X	1 NO	=	12.80 SQ.MT.
ST5	2.55	X	0.61	X	1 NO	=	1.56 SQ.MT.
ST5A	3.75	X	0.15	X	1 NO	=	0.56 SQ.MT.
ST6	2.85	X	5.10	X	1 NO	=	14.54 SQ.MT.
ST7	1.32	X	3.55	X	1 NO	=	4.69 SQ.MT.
TOTAL STAIRCASE AREA (15TH FLOOR)						=	47.36 SQ.MT. Y2
NET BUILT UP AREA [X1 - Y2]						=	298.34 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.1

1	3.60	X	5.72	X	1 NO	=	20.59 SQ.MT.
2	1.50	X	4.83	X	1 NO	=	7.25 SQ.MT.
3	3.98	X	3.29	X	1 NO	=	13.09 SQ.MT.
4	2.85	X	3.35	X	1 NO	=	9.55 SQ.MT.
5	1.35	X	2.50	X	1 NO	=	3.38 SQ.MT.
6	4.07	X	1.05	X	1 NO	=	4.27 SQ.MT.
7	11.00	X	4.22	X	1 NO	=	46.42 SQ.MT.
8	3.93	X	1.08	X	1 NO	=	4.24 SQ.MT.
9	6.23	X	1.55	X	1 NO	=	9.66 SQ.MT.
10	1.28	X	1.83	X	1 NO	=	2.34 SQ.MT.
11	1.15	X	1.77	X	1 NO	=	2.04 SQ.MT.
					TOTAL ADDITION	=	122.83 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.2

1	4.97	X	5.05	X	1 NO	=	25.10 SQ.MT.
2	5.68	X	1.18	X	1 NO	=	6.70 SQ.MT.
3	6.40	X	1.48	X	1 NO	=	9.47 SQ.MT.
4	0.70	X	1.55	X	1 NO	=	1.09 SQ.MT.
					TOTAL ADDITION	=	42.36 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.3

1	1.20	X	1.48	X	1 NO	=	1.78 SQ.MT.
2	7.60	X	5.44	X	1 NO	=	41.34 SQ.MT.
					TOTAL ADDITION	=	43.12 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.4

1	1.20	X	1.47	X	1 NO	=	1.76 SQ.MT.
2	7.10	X	5.45	X	1 NO	=	38.70 SQ.MT.
3	0.50	X	5.44	X	1 NO	=	2.72 SQ.MT.
					TOTAL ADDITION	=	43.18 SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION
15TH FLOOR FLAT NO.5

1	1.00	X	3.70	X	1 NO	=	3.70 SQ.MT.
2	3.97	X	3.64	X	1 NO	=	14.45 SQ.MT.
3	4.77	X	1.33	X	1 NO	=	6.34 SQ.MT.
4	0.65	X	0.20	X	1 NO	=	0.13 SQ.MT.
5	0.52	X	2.75	X	1 NO	=	1.43 SQ.MT.
6	0.50	X	2.69	X	1 NO	=	1.35 SQ.MT.
7	4.32	X	2.88	X	1 NO	=	12.44 SQ.MT.
8	1.65	X	1.20	X	1 NO	=	1.98 SQ.MT.
9	1.57	X	1.48	X	1 NO	=	2.32 SQ.MT.
					TOTAL ADDITION	=	44.14 SQ.MT. X

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir

Digitally signed by Pankaj Shridhar Bhoir
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EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

SURAJ PRADEEP AMBRE

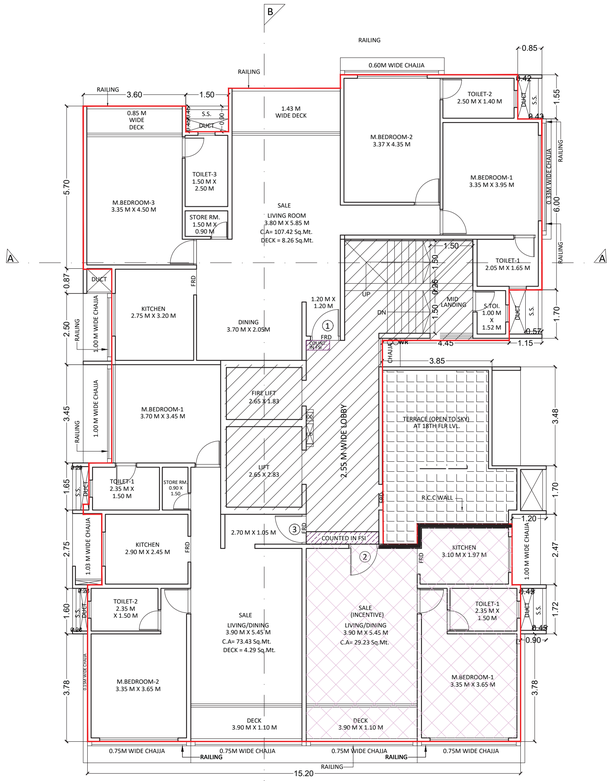
S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

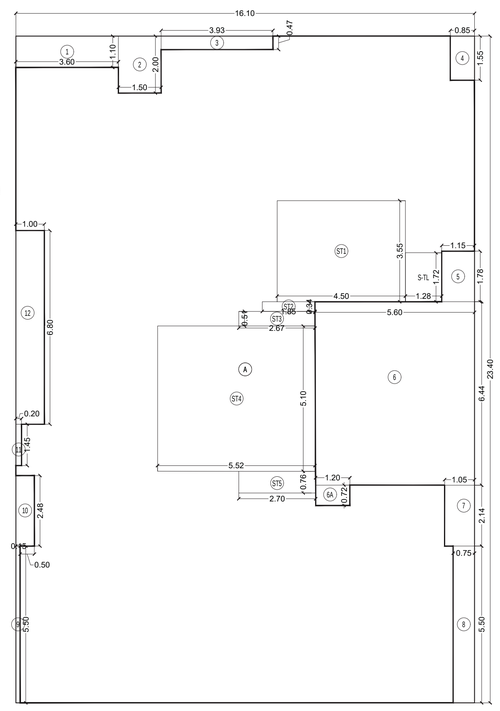
CONTENTS OF SHEET
15TH & 16TH FLOOR PLAN & LINE AREA DIAGRAM & CALCULATION
INDIVIDUAL FLAT LINE AREA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL
Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah — Digitally signed by Rajendra Jayantilal Gala Shah, DN: c=IN, st=Maharashtra, 2.5.4.20=3762c9690bb984bea4bed54973baf7b3bf4fbefc1e1f4c58274f5d7ea237e4, postalCode=400050, street=near balaji temple, l=mumbai, serialNumber=e0180c3fd90f2b2ce4b0599be0f8a27e, cn=Rajendra Jayantilal Gala Shah, 0.9.2342.19200300.100.1.1=b4b6d40b, o=Personal, ou=Rajendra Jayantilal Gala Shah, Date: 2024.09.04 17:43:19 +05'30'
NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051. vaastuviitconsultant@gmail.com, 9870000863	AMRUTA AVINASH KADAM — Digitally signed by AMRUTA AVINASH KADAM, DN: c=IN, o=Personal, postalCode=400051, st=Maharashtra, serialNumber=3C09967c5e1ab1ed1ed1ed



18TH (PART) FLOOR PLAN
SCALE - 1 : 100



18TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

BUILT UP AREA CALCULATION

18TH (PART) FLOOR

A	16.10	X	23.40	X 1 NOS	=	376.74	SQ.MT.
				TOTAL ADDITION	=	376.74	SQ.MT. X

DEDUCTIONS

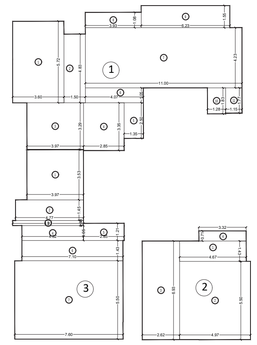
1	3.60	X	1.10	X 1 NO	=	3.96	SQ.MT.
2	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
3	3.93	X	0.47	X 1 NO	=	1.84	SQ.MT.
4	0.85	X	1.55	X 1 NO	=	1.32	SQ.MT.
5	1.15	X	1.78	X 1 NO	=	2.05	SQ.MT.
6	5.60	X	6.43	X 1 NO	=	36.01	SQ.MT.
6A	1.20	X	0.72	X 1 NO	=	0.86	SQ.MT.
7	1.05	X	2.14	X 1 NO	=	2.25	SQ.MT.
8	0.75	X	5.50	X 1 NO	=	4.13	SQ.MT.
9	0.15	X	5.50	X 1 NO	=	0.83	SQ.MT.
10	0.65	X	2.48	X 1 NO	=	1.61	SQ.MT.
11	0.20	X	1.45	X 1 NO	=	0.29	SQ.MT.
12	1.00	X	6.80	X 1 NO	=	6.80	SQ.MT.
S-TL	1.28	X	1.72	X 1 NO	=	2.20	SQ.MT.
				TOTAL DEDUCTION	=	67.15	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	309.59	SQ.MT. X1

STAIRCASE AREA CALCULATION

18TH (PART) FLOOR

ST1	4.50	X	3.55	X 1 NO	=	15.98	SQ.MT.
ST2	1.85	X	0.34	X 1 NO	=	0.63	SQ.MT.
ST3	2.68	X	0.52	X 1 NO	=	1.39	SQ.MT.
ST4	5.52	X	5.10	X 1 NO	=	28.15	SQ.MT.
ST5	2.70	X	0.76	X 1 NO	=	2.05	SQ.MT.
TOTAL STAIRCASE AREA (18TH (PART) FLOOR)					=	48.20	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	261.39 SQ.MT.



INDIVIDUAL BUA CALCULATION
18TH FLR FLAT NO.1, 2 & 3
BUA LINE DIAGRAM SCALE-1:200

COMMON AREA (COUNTED IN FSI)
18TH (PART) FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 18TH FLOOR (122.85 + 54.80+ 82.53)	=	259.98 SQ.MT.
NET BUILT UP AREA OF 18TH (PART) FLOOR	=	261.39 SQ.MT.
	=	1.41 SQ.MT.

18TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.41 / 259.98]	TOTAL BUA OF FLAT
1	122.85	0.67	123.52 SQ.MT.
2	54.80	0.30	54.90 SQ.MT.
3	82.53	0.44	82.97 SQ.MT.
TOTAL	259.98	1.41	261.39 SQ.MT.

INDIVIDUAL BUILT UP AREA CALCULATION

18TH FLOOR FLAT NO.1

1	3.60	X	5.72	X 1 NO	=	20.59	SQ.MT.
2	1.50	X	4.83	X 1 NO	=	7.25	SQ.MT.
3	3.98	X	3.29	X 1 NO	=	13.09	SQ.MT.
4	2.85	X	3.35	X 1 NO	=	9.55	SQ.MT.
5	1.35	X	2.50	X 1 NO	=	3.38	SQ.MT.
6	4.08	X	1.05	X 1 NO	=	4.28	SQ.MT.
7	11.00	X	4.22	X 1 NO	=	46.42	SQ.MT.
8	3.93	X	1.08	X 1 NO	=	4.24	SQ.MT.
9	6.23	X	1.55	X 1 NO	=	9.66	SQ.MT.
10	1.28	X	1.83	X 1 NO	=	2.34	SQ.MT.
11	1.15	X	1.78	X 1 NO	=	2.05	SQ.MT.
				TOTAL ADDITION	=	122.85	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

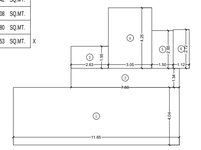
18TH FLOOR FLAT NO.2

1	4.68	X	1.43	X 1 NO	=	6.69	SQ.MT.
2	4.98	X	5.50	X 1 NO	=	27.39	SQ.MT.
3	2.62	X	6.93	X 1 NO	=	18.16	SQ.MT.
4	3.32	X	0.71	X 1 NO	=	2.36	SQ.MT.
				TOTAL ADDITION	=	54.60	SQ.MT. X

INDIVIDUAL BUILT UP AREA CALCULATION

18TH FLOOR FLAT NO.3

1	3.98	X	3.53	X 1 NO	=	14.01	SQ.MT.
2	4.77	X	1.45	X 1 NO	=	6.93	SQ.MT.
3	4.97	X	0.35	X 1 NO	=	1.74	SQ.MT.
4	4.33	X	1.05	X 1 NO	=	4.55	SQ.MT.
5	2.85	X	1.20	X 1 NO	=	3.42	SQ.MT.
6	7.10	X	1.42	X 1 NO	=	10.08	SQ.MT.
7	7.60	X	5.50	X 1 NO	=	41.80	SQ.MT.
				TOTAL ADDITION	=	82.53	SQ.MT. X



FITNESS CENTER BUA CALCULATION & DIAGRAM
SCALE-1:200

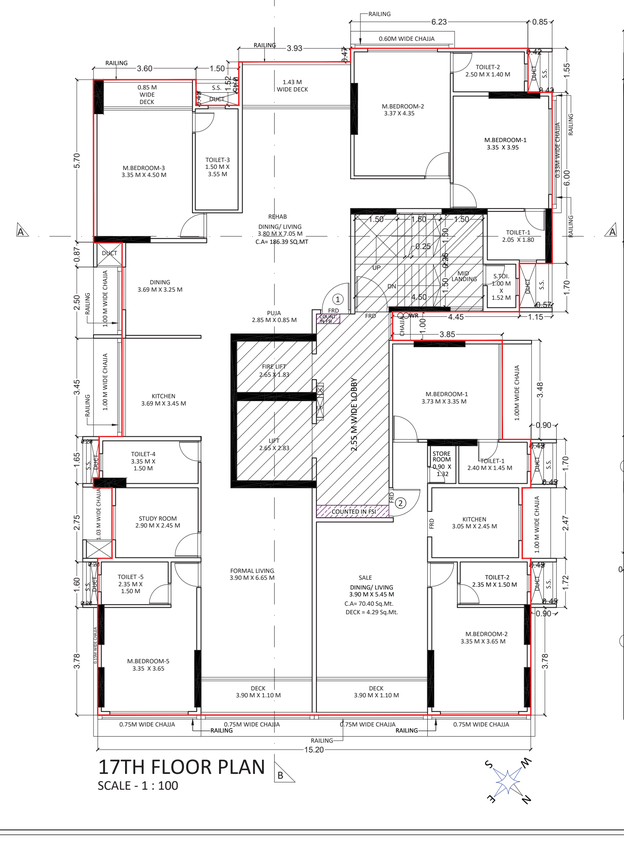
FITNESS CENTER AREA CALCULATION

14TH (REFUGE) FLOOR

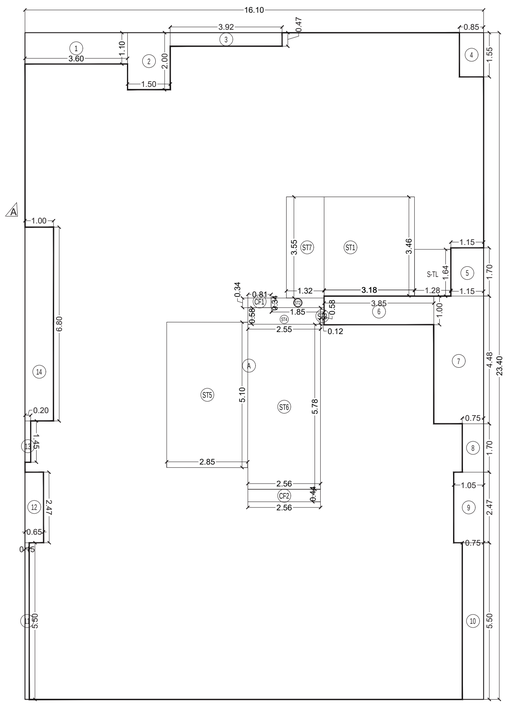
FC1	11.65	X	4.04	X 1 NO	=	47.07	SQ.MT.
FC2	7.60	X	1.34	X 1 NO	=	10.18	SQ.MT.
FC3	2.62	X	1.55	X 1 NO	=	4.06	SQ.MT.
FC4	3.05	X	4.25	X 1 NO	=	12.96	SQ.MT.
FC5	1.50	X	2.65	X 1 NO	=	3.98	SQ.MT.
FC6	1.12	X	2.72	X 1 NO	=	3.05	SQ.MT.
TOTAL FITNESS CENTER AREA 14TH (REFUGE) FLOOR					=	81.30	SQ.MT. X

FITNESS CENTER AREA STATEMENT

TOTAL PROPOSED BUA	=	3758.96 SQ.MT.
PERMISSIBLE FITNESS CENTER AREA 2% AS PER DCPR (3758.96X2%)=		75.18 SQ.MT.
PROPOSED FITNESS CENTER AREA	=	81.30 SQ.MT.
EXCESS FITNESS CENTER AREA	=	6.12 SQ.MT.



17TH FLOOR PLAN
SCALE - 1 : 100



17TH FLOOR BUA LINE DIAGRAM
SCALE-1:100

COMMON AREA (COUNTED IN FSI)
17TH FLOOR (REHAB)

NET BUILT UP AREA OF FLATS AT 17TH FLOOR (205.28+ 79.36)	=	284.64 SQ.MT.
NET BUILT UP AREA OF 17TH FLOOR	=	286.03 SQ.MT.
	=	1.39 SQ.MT.

17TH FLOOR

FLAT NO.	NET BUA OF FLAT	PROPORTIONATE COMMON AREA [FLAT AREA X 1.39 / 284.64]	TOTAL BUA OF FLAT
1	205.28	1.00	206.28 SQ.MT.
2	79.36	0.39	79.75 SQ.MT.
TOTAL	284.64	1.39	286.03 SQ.MT.

BUILT UP AREA CALCULATION

17TH FLOOR

A	16.10	X	23.40	X 1 NOS	=	376.74	SQ.MT.
				TOTAL ADDITION	=	376.74	SQ.MT. X

DEDUCTIONS

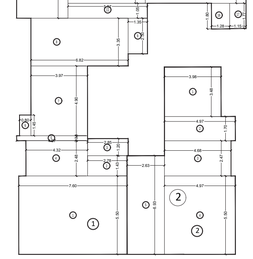
1	3.60	X	1.10	X 1 NO	=	3.96	SQ.MT.
2	1.50	X	2.00	X 1 NO	=	3.00	SQ.MT.
3	3.92	X	0.47	X 1 NO	=	1.84	SQ.MT.
4	0.85	X	1.55	X 1 NO	=	1.32	SQ.MT.
5	1.15	X	1.70	X 1 NO	=	1.96	SQ.MT.
6	3.85	X	1.00	X 1 NO	=	3.85	SQ.MT.
7	1.75	X	4.48	X 1 NO	=	7.84	SQ.MT.
8	0.75	X	1.70	X 1 NO	=	1.28	SQ.MT.
9	1.05	X	2.47	X 1 NO	=	2.59	SQ.MT.
10	0.75	X	5.50	X 1 NO	=	4.13	SQ.MT.
11	0.15	X	5.50	X 1 NO	=	0.83	SQ.MT.
12	0.65	X	2.47	X 1 NO	=	1.61	SQ.MT.
13	0.20	X	1.45	X 1 NO	=	0.29	SQ.MT.
14	1.00	X	6.80	X 1 NO	=	6.80	SQ.MT.
S-TL	1.28	X	1.72	X 1 NO	=	2.20	SQ.MT.
				TOTAL DEDUCTION	=	43.50	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	333.24	SQ.MT. X1

STAIRCASE AREA CALCULATION

17TH FLOOR

ST1	3.18	X	3.46	X 1 NO	=	11.00	SQ.MT.
ST2	1.85	X	0.34	X 1 NO	=	0.63	SQ.MT.
ST3	0.12	X	0.58	X 1 NO	=	0.07	SQ.MT.
ST4	2.55	X	0.58	X 1 NO	=	1.48	SQ.MT.
ST5	2.85	X	5.10	X 1 NO	=	14.54	SQ.MT.
ST6	2.56	X	5.78	X 1 NO	=	14.80	SQ.MT.
ST7	1.32	X	3.55	X 1 NO	=	4.69	SQ.MT.
TOTAL STAIRCASE AREA (17TH FLOOR)					=	47.21	SQ.MT. Y2

NET BUILT UP AREA [X1 - Y2]	=	286.03 SQ.MT.



INDIVIDUAL BUA CALCULATION
17TH FLR FLAT NO.1 & 2
BUA LINE DIAGRAM SCALE-1:200

INDIVIDUAL BUA CALCULATION

17TH FLOOR(FLAT NO.1)

1	7.60	X	5.50	X 1 NO	=	41.80	SQ.MT.
2	2.78	X	1.43	X 1 NO	=	3.98	SQ.MT.
3	2.85	X	1.15	X 1 NO	=	3.28	SQ.MT.
4	4.32	X	2.48	X 1 NO	=	10.71	SQ.MT.
5	4.97	X	0.35	X 1 NO	=	1.74	SQ.MT.
6	0.80	X	1.45	X 1 NO	=	1.16	SQ.MT.
7	3.98	X	4.90	X 1 NO	=	19.50	SQ.MT.
8	6.83	X	3.35	X 1 NO	=	22.88	SQ.MT.
9	1.35	X	2.50	X 1 NO	=	3.38	SQ.MT.
10	3.60	X	5.73	X 1 NO	=	20.63	SQ.MT.
11	5.58	X	1.05	X 1 NO	=	5.86	SQ.MT.
12	5.43	X	3.78	X 1 NO	=	20.53	SQ.MT.
13	3.93	X	1.52	X 1 NO	=	5.97	SQ.MT.
14	6.22	X	1.55	X 1 NO	=	9.64	SQ.MT.
15	7.08	X	4.22	X 1 NO	=	29.88	SQ.MT.
16	1.28	X	1.80	X 1 NO	=	2.30	SQ.MT.
17	1.15	X	1.77	X 1 NO	=	2.04	SQ.MT.
				TOTAL ADDITION	=	205.28	SQ.MT. X

INDIVIDUAL BUA CALCULATION

17TH FLOOR(FLAT NO.2)

1	3.97	X	3.48	X 1 NO	=	13.82	SQ.MT.
2	4.97	X	1.70	X 1 NO	=	8.45	SQ.MT.
3	4.67	X	2.47	X 1 NO	=	11.53	SQ.MT.
4	4.97	X	5.50	X 1 NO	=	27.34	SQ.MT.
5	2.63	X	6.93	X 1 NO	=	18.22	SQ.MT.
				TOTAL ADDITION	=	79.36	SQ.MT. X

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

SURAJ PRADEEP AMBRE

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

17TH & 18TH FLOOR PLAN & LINE AREA DIAGRAM & CALCULATION
INDIVIDUAL FLAT LINE AREA DIAGRAM & CALCULATION.
FITNESS CENTER BUA DIAGRAM & CALCULATION.

DESCRIPTION OF PROPOSAL

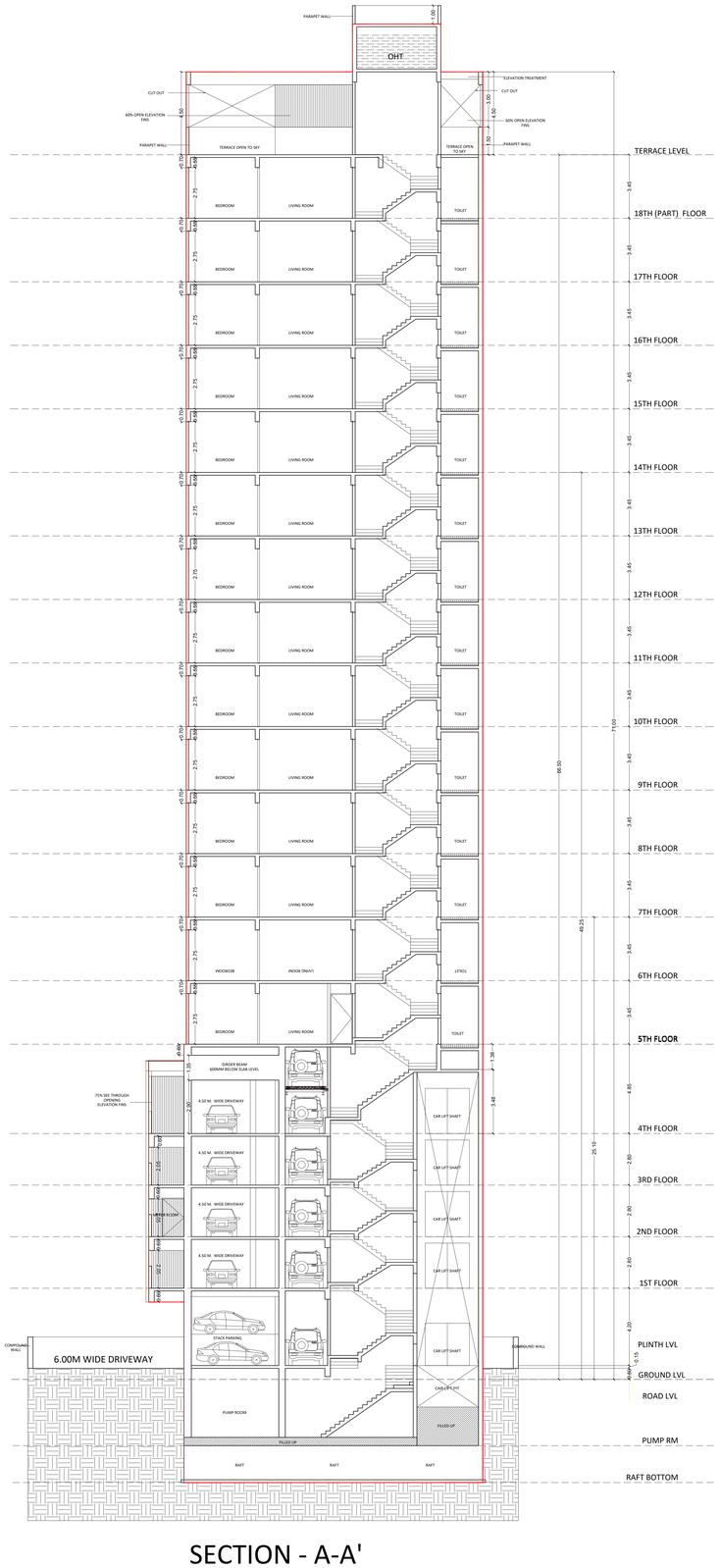
Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

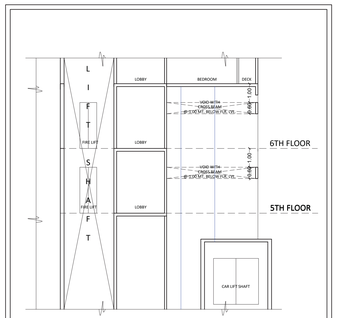
NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E). Mumbai-400051 vaastuviitconsultant@gmail.com, 9870000863	Ar. Amruta Anil Jagushte, COA. Lic. No. CA/2012/56124

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904

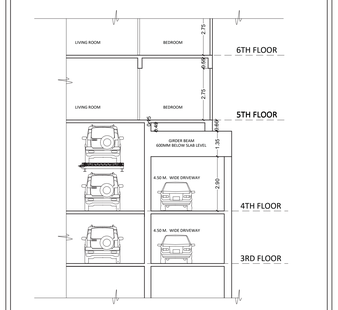
SECTION -B-B'



SECTION - A-A'



SECTION - 'D'



SECTION - 'C'

THIS PLAN IS APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE IOD CERTIFICATE UNDER FILE NO.P-19623/2023/(368/10 And Other)/F/North/ MATUNGA/337

Pankaj Shridhar Bhoir

EXECUTIVE ENGINEER BUILDING PROPOSAL (CITY) - II

KSHITIJKUMAR RADHESHYAM VARMA

SURAJ PRADEEP AMBRE

S. E. BP (CITY) I | A. E. BP (CITY) - I

PROFORMA 'B'

CONTENTS OF SHEET

SECTIONS.

DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Vaastuvitt Architects & Consultants Architectural Planning, Statutory Approvals 222/245, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuvittchetnatel@gmail.com, 9870008663	Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 AMRUTA AVINASH KADAM Ar. Amruta Anil Jagushte, COA Lic. No. CA/2012/56124

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuvit / RG-Vasudha / cfo / 20240904

Table - 21

SR. NO.	NAME OF TENANTS / OCCUPANTS / MEMBERS OF SOCIETY	R/NR	PROPOSED FLAT (TENTATIVE LOCATION)		EXISTING FLAT (TENTATIVE LOCATION)		DETAILS OF EXISTING CARPET AREA AS CERTIFIED BY MHADA				DETAILS OF PROPOSED CARPET AREA as per Rera			CARPET AREA CONSIDERED FOR INCENTIVE FSI PURPOSE	CARPET AREA CONSIDERED FOR FSI / FUNGIBLE FSI PURPOSE	ADDITIONAL 5% CARPET AREA	TOTAL PERMISSIBLE CARPET AREA	PERMISIBLE BUA FOR REHAB	PERMISIBLE FUNGIBLE BUA IN SQ. MT.	FUNGIBLE BUA PROVIDED FOR COMMON AMENITIES	NET FUNGIBLE BUA PERMISSIBLE TO REHAB	TOTAL PERMISIBLE BUA PLUS FUNGIBLE BUA	TOTAL PROPOSED REHAB BUA INCLUDING FUNGIBLE BUA	EXCESS / DEFICIT OF FUNGIBLE BUA	
			FLAT / SHOP NO.	FLOOR	FLAT / SHOP NO.	FLOOR	EXISTING CARPET AREA EXCLUDING COMMON AREA	BALCONY CARPET AREA (BUA CERTIFIED BY MHADA BUA /1.20)	Common Carpet Area (BUA certified by MHADA / 1.20)	TOTAL CARPET AREA	CARPET AREA EXCLUDING BALCONY	FUNGIBLE AREA FEATURES LIKE BALCONY ETC.	TOTEL CARPET AREA PROPOSED (9+10)	MIN OF 8 & 9 (MIN 27.88 MAX 120 SQ.MT FOR RESI.)	MIN OF 8 & 11	(13 X 5%)	(13 + 13A)	(13 X 1.20)	(14 X 0.35)	AS PER THE STATEMENT	(1 5 - 16)	(14 + 17)	AS PER THE PLAN	EXCESS	DEFECIT
1	2	3	4	5	4	5	6	7A	7B	8	9	10	11	12	13	13A	13B	14	15	16	17	18	19	20	21
1	Mr. Ketan P. Shah & Bhavna K. Shah	R	802	8TH	1	GR	46.26	0.00	5.18	51.44	77.15	0.00	77.15	51.44	51.44	2.57	54.01	64.81	22.69	0.00	22.69	87.50	85.99		1.51
2	Mr. Ketan P. Shah & Bhavna K. Shah	R	803	8TH	2	GR	46.87	0.00	5.25	52.12	80.09	0.00	80.09	52.12	52.12	2.61	54.73	65.67	22.98	0.00	22.98	88.66	89.29	0.63	
3	Mrs. Lata Raman	R	501	5TH	7	GR	62.10	0.00	5.42	67.52	102.45	0.00	102.45	67.52	67.52	3.38	70.90	85.08	29.78	0.00	29.78	114.85	114.93	0.08	
4	Mrs. Damini Sharma	R	601	6TH	8	GR	61.11	0.00	5.34	66.45	102.45	0.00	102.45	66.45	66.45	3.32	69.77	83.73	29.30	0.00	29.30	113.03	114.85	1.82	
5	Mr. Ketan Dharshi Savla	R	801	8TH	3	1ST	48.95	4.87	5.55	59.37	115.93	0.00	115.93	59.37	59.37	2.97	62.34	74.81	26.18	0.00	26.18	100.99	128.31	27.32	
6	Mr. Nayan Shantilal Gada	R	1302	13TH	4	1ST	45.95	4.83	5.21	55.99	77.15	0.00	77.15	55.99	55.99	2.80	58.79	70.55	24.69	0.00	24.69	95.24	85.88		9.36
7	Mr. Kiritkumar R. Chhaniara, Mr.Harivadan R. Chhaniara & Mr. Chandrakant R. Chhaniara,	R	702	7TH	9	1ST	40.48	4.03	3.54	48.05	77.15	0.00	77.15	48.05	48.05	2.40	50.45	60.54	21.19	0.00	21.19	81.73	86.67	4.94	
8	Mr. Nayan Shantilal Gada	R	1303	13TH	9A	1ST	21.31	3.30	1.86	26.47	80.09	0.00	80.09	27.88	27.88	1.39	29.27	35.13	12.30	0.00	12.30	47.42	89.25	41.83	
9	Mr. Anant N. Pal & Mr. Taranath N. Pal.	R	602 & 603	6TH	10	2ND	61.28	5.83	5.36	72.47	119.21	0.00	119.21	72.47	72.47	3.62	76.09	91.31	31.96	0.00	31.96	123.27	134.75	11.48	
10	Mr. Mohan V. Mudaliar	R	502 & 701	5TH & 7TH	5 & 6	2ND	113.65	13.42	2.84	129.91	210.82	0.00	210.82	120.00	129.91	0.00	129.91	155.89	54.56	0.00	54.56	210.45	236.78	26.33	
11	Mr. K. Narayanan	R	1101 & 1102	11TH	11 & 12	1ST	108.67	11.56	6.56	126.79	188.16	0.00	188.16	120.00	126.79	0.00	126.79	152.15	53.25	0.00	53.25	205.40	210.22	4.82	
12	Mr. Prashant K. Gada & Mrs. Dhanvanti K. Gada.	R	1701	17TH	13	3RD	91.13	7.32	2.90	101.35	186.39	0.00	186.39	101.35	101.35	5.07	106.42	127.70	44.70	0.00	44.70	172.40	206.28	23.53	
13	Mr. Hasmukh Ratilal Haria	R	1202	12TH	14	3RD	75.98	0.00	2.41	78.39	158.68	0.00	158.68	78.39	78.39	3.92	82.31	98.77	34.57	0.00	34.57	133.34	175.13	55.49	
	Resi. Total (B)						**823.74**	**55.16**	**57.42**	**936.32**	**1575.72**	**0.00**	**1575.72**	**921.03**	**937.73**	**34.05**	**971.78**	**1166.14**	**408.15**	**0.00**	**408.15**	**1574.29**	**1758.33**	**198.26**	**10.87**

PROFORMA 'B'

CONTENTS OF SHEET

Table 21

DESCRIPTION OF PROPOSAL

Proposed Redevelopment on Plot No. 379 of Matunga Division situated at Telang Cross Rd. No. 3, F/North Ward, Mumbai.

NAME OF OWNER	SIGNATURE
M/S, GALA HABITATS LLP (C. A. TO OWNER)	Rajendra Jayantilal Gala Shah

NAME & ADDRESS OF ARCHITECT	SIGNATURE
Ar. Avinash Vishnu Vaishali Kadam, COA Regn. No. CA/2010/49893 Vaastuviit Architects & Consultants Architectural Planning . Statutory Approvals 2232/45, Samadhan CHS, 1st Floor, (Above Jai Hind Restaurant) Service Road, Western Express Highway, Next to MHADA Office, Bandra(E), Mumbai-400051 vaastuviitconsultant@gmail.com, 9870000863	AMRUTA AVINASH KADAM Ar. Amruta Anil Jagushte, COA Lic. No. CA/2012/56124

JOB No.	DRAWN BY	CHECKED BY	PATH:-
	Ritesh	sarfraz	Vaastuviit / RG-Vasudha / cfo / 20240904