

March 16, 2024

**TO WHOM SO EVER IT MAY CONCERN**

<b>SHREEPATI GARDEN</b>		
<b>As per proposed DCR 33 (9)</b>		
<b>Sr No</b>	<b>Parameters</b>	<b>Sq.mtrs</b>
<b>PART-A</b>		
1	Gross plot area	29,889.12
2	Reservation and set back area	5,099.09
3	Non reserved net plot area	24,790.03
4	F.S.I. 4 on net plot area	<b>99,160.12</b>
5	Existing BUA on reservation and set back area	7,653.44
6	Land component	5,754.47
7	Land component more than plot area, therefore F.S.I. 4 on plot area.	<b>20,396.36</b>
8	Total permissible f.s.i.	<b>1,19,556.48</b>
<b>PART-B</b>		
1	Total proposed rehab BUA including additional entitlement	1,09,448.29
2	Total proposed BUA for incentive including additional entitlement	1,09,448.29
3	120% incentive	1,31,337.95
4	Additional BUA in lieu of Reservation for developer ( 3169.51 x f.s.i. 0.30 x 1.5 )	1,426.28
5	Total remissible F.S.I. ( Rehab + incentive )	<b>2,42,212.52</b>
6	Surplus area	-

*[Handwritten Signature]*

# KALPESH L. SHAH

B. E. CIVIL (HONS), A.M.I.E., M.I.C.A.C.I., F.I.V., I.S.S.E.

PROJECT MANAGEMENT CONSULTANT, LICENSED SURVEYOR, CONSULTING STRUCTURAL ENGINEER  
& GOVT. APPROVED VALUER.

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7	60% share to MCGM on surplus area	-
8	40% share to Owner on surplus area	-
8	Total incentive to developer	<b>1,32,764.23</b>
9	35% fungible area	<b>46,467.48</b>
10	Total salable area	<b>1,79,231.71</b>
11	F.S.I. consumed as per gross plot area	<b>8.10</b>
12	F.S.I. consumed as per net plot area	<b>5.36</b>
13	MCGM BUA in lieu of reservation area	

Thinking you,

Yours very truly,



Kalpesh L Shah