


March 16, 2024

TO WHOM SO EVER IT MAY CONCERN**SHREEPATI BAY VIEW****As per modified draft DCPR 2034 of reg. 33(9)**

Sr No	Parameters	Sq.mtrs
Option - A		
1	Gross plot area	6,350.99
2	Set back area	226.90
3	Non reserved net plot	6,124.09
4	F.S.I. 4 on non reserved plot (sr. no. 3 x 4)	24,496.36
5	Built up area on set back area	495.40
6	Land component for built-up area (sr. no.5 / 1.33)	372.48
7	Land component bigger than set back area so f.s.i. 4 on set back area.	907.60
8	Total permissible F.S.I.	25,403.96
Option - B		
		sq.mt.
1	Rehab BUA with additional entitlement	21,739.53
2	105% incentive	22,826.51
3	total permissible area Rehab+incentive	44,566.04
4	Surplus area	-
5	40% share to Developer	-
6	60% share to Mhada	-
7	Total incentive to Developer	22,826.51
8	Add 35% fungible area (sr. no. 7 x 35%) BUA	30,815.79
9	Salable carpet area in sq.ft.	331,701.11


KALPESH SHAH
Licensed Surveyor,
Consulting Structural Engineer
& Govt. Approved Valuer.