

March 16, 2024

TO WHOM SO EVER IT MAY CONCERN**SHREEPATI HERITAGE, MAZGAON - 33 (9)**

Sr. No	Parameters	DCPR 2034 Area In Sq.mtrs
PART - A		
1	Area of amalgamated plots	7017.75
a	Deduct set back area	1247.27
b	Deduct reservation	659.77
2	Net plot (1 - a - b)	5110.71
3	F. S. I. 4 (sr. no. 2 x 4.00)	20442.84
4	Reserved gross plot including set back (a + b)	1907.04
5	Existing BUA on reserved plot and set back area. (as per c.s. plan)	2132.91
6	Land component (sr. no. 5 / 1.33)	1603.69
7	F.S.I. 4 on land component (6 x 4)	6414.77
8	Balance land component (1 - 2 - 6)	303.35
9	F.S.I. 1.33 on balance land (sr. no. x 1.33)	403.45
10	Total permissible F.S.I. (3 + 7 + 9)	27261.06
PART - B		
11	Total proposed rehab BUA	19,868.39
12	BUA for incentive	19,868.39
13	115% incentive (Incentive on Rehab area)(incentive per DCPR 2034_33(9)(6)(b))	22,848.65
14	Mhada share (As per MHADA N.O.C.)	1,949.15
15	115% incentive (on MHADA share)	2,241.52


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

KALPESH L. SHAH

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

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

16	Permissible f.s.i. (11 + 13 + 14 + 15 + 16)	46,907.72
17	Area given to Mhada free of cost as per 25% land cost	767.45
18	Surplus area	-
19	55% share to MCGM on surplus area	-
20	45% share to Owner on surplus area	-
21	Total permissible f.s.i.	46,907.72
22	Total incentive to developer (13 + 15 + 16 + 20)	25,090.18
23	35% fungible area (Sr. no 22 x 35%)	8,781.56
24	Total area with fungible (Sr. no. 22 + 23)	33,871.74

Thanking you,

Yours very truly,



Kalpesh L Shah

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