

Subject PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 1/688 MALBAR & CUMBALA DVSN., BOMANJI PETITTI ROAD, NEAR GREEN LAWN SCHOOL 81A OFF BHULABHAI DESAI RD, D WARD, MUMBAI.																					
REHAB																					
Details of Fungible FSI PERMISSIBLE / PROPOSED for Existing Occupant/ Tenant																					
Sr. No.	Proposed flat R/N/R	Tentative Location	Details of Existing Carpet				Details of Proposed Carpet area				Carpet area for incentive FSI purpose	Carpet area for fungible FSI purpose	Permissible BUA in sq.mt	Permissible Fungible BUA in sq.mt	Fungible BUA for common Amenities	Net permissible fungible BUA	Total permissible BUA including fungible BUA	Total proposed BUA	Fungible BUA (19-18)	Excess	Deficit
			Flat No	Floor	Existing carpet area	common carpet area	Total carpet area	Carpet area excluding balcony	Balcony area in sq.mt.	Total carpet area proposed											
1	2	3	4	5	6	7	8	9	10	11	12	12A	13	14	15	16	17	18	19	20	21
<b>NON-CESSED TENANTS</b>																					
1	Mr. Pratikumar D. Savani	R	101	1st	42.00		42.00	56.35		56.35	42.00	2.10	44.10	52.92	18.52		18.52	71.44	61.54		9.90
2	Mr. Nilesh R. Shah	R	201	2nd	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
3	Mr. Pinal D. Shah	R	301	3rd	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
4	Mr. Piyush J. Shah	R	401	4th	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
5	Mr. Nitin J. Shah	R	501	5th	40.00		40.00	56.35		56.35	40.00	2.00	42.00	50.40	17.64		17.64	68.04	61.54		6.50
<b>TOTAL RESI.</b>					<b>202.00</b>	<b>0.00</b>	<b>202.00</b>	<b>281.75</b>		<b>281.75</b>	<b>202.00</b>	<b>10.10</b>	<b>212.10</b>	<b>254.42</b>	<b>89.08</b>		<b>89.08</b>	<b>343.60</b>	<b>307.70</b>	<b>0.00</b>	<b>35.90</b>

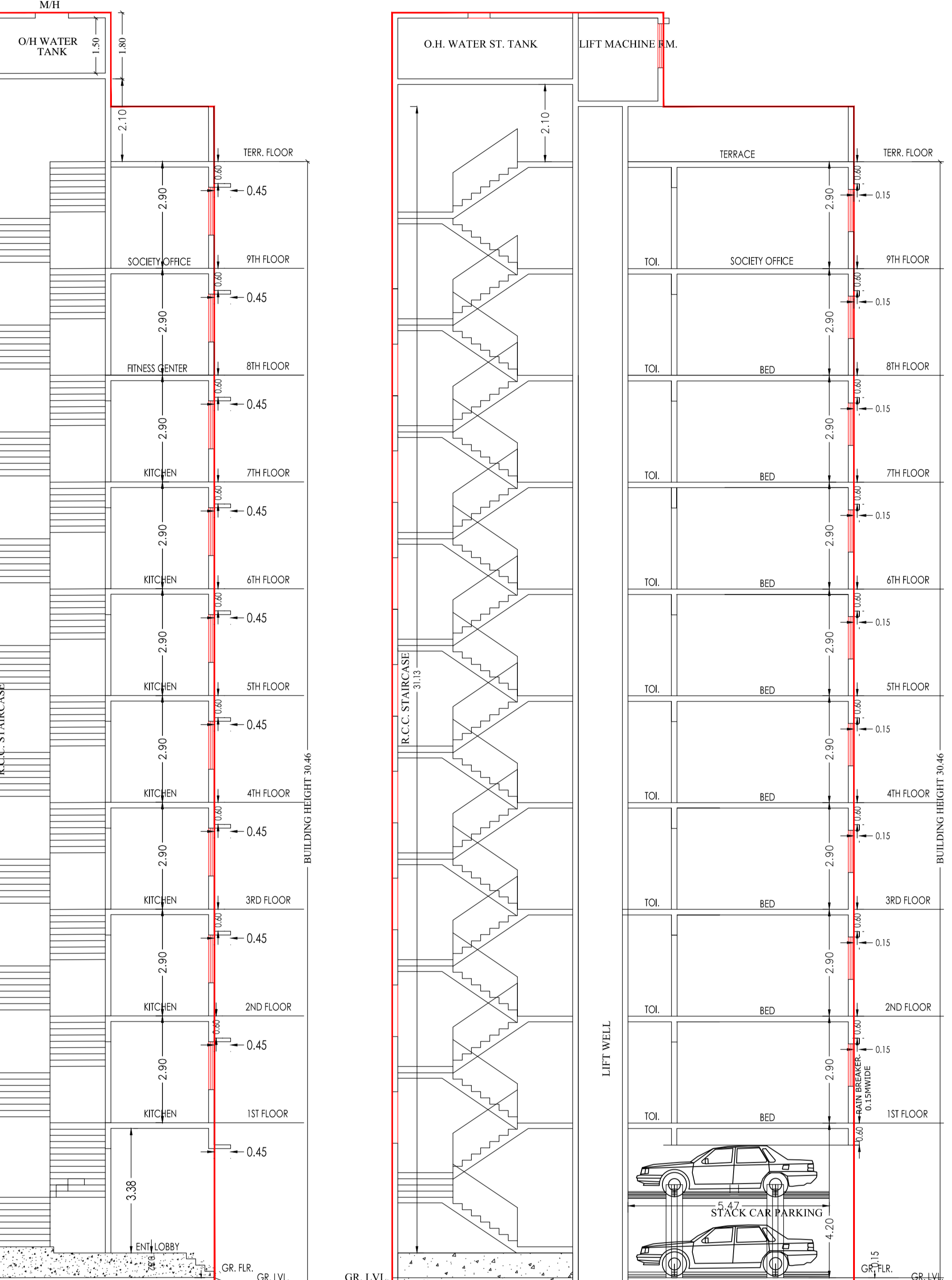
**CONTENTS OF THE SHEET**  
GROUND FLOOR PLAN, LOCATION PLAN, CARPET AREA STATEMENT, BUILT UP AREA STATEMENT, BLOCK PLAN & CALCULATION, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

**STAMP OF DATE OF APPROVAL OF PLANS**  
CHE/CTY/1354/D/337/CTY(New)

S.E.(B.P.) City VIII A.E.(B.P.) City-VII E.E.(B.P.) City-III

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. \_\_\_\_\_ AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS \_\_\_\_\_ SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF ARCHITECT



**TABLE - II INCENTIVE FSI / FSI CALCULATIONS**

Sr. No.	DESCRIPTION	AREA (IN SQ.MT.)
1	CARPET AREA REQUIRED FOR REHAB TENEMENTS (COLUMN NO.12 OF TABLE NO.6)	202.00
2	BUA REQUIRED FOR REHAB TENEMENTS	242.40
3	5% ADD. BUA REQUIRED FOR REHAB TENEMENTS (5% OF 2. AS PER DCPR 2034)	12.12
4	BUA CONSIDERED FOR INCENTIVE FSI (2-3)	254.52
4A	35% FUNGIBLE AREA FOR REHAB (4-5)	88.08
4B	TOTAL REHAB AREA WITH FUNGIBLE (4-5)	343.60
5	50% INCENTIVE FSI (4-5)	127.26
6	TOTAL PERMISSIBLE BUA BY WAY OF INCENTIVE (4-5)	361.78
7	SALEABLE BUA	127.26
8	ADD. 35% FUNGIBLE	44.54
9	TOTAL SALEABLE BUA WITH FUNGIBLE	171.80
10	PROPOSED SALEABLE AREA INCLUDING FUNGIBLE	171.25
11	BALANCE AREA	0.55

**FITNESS CENTER AREA REQUIRED 8TH FLOOR**

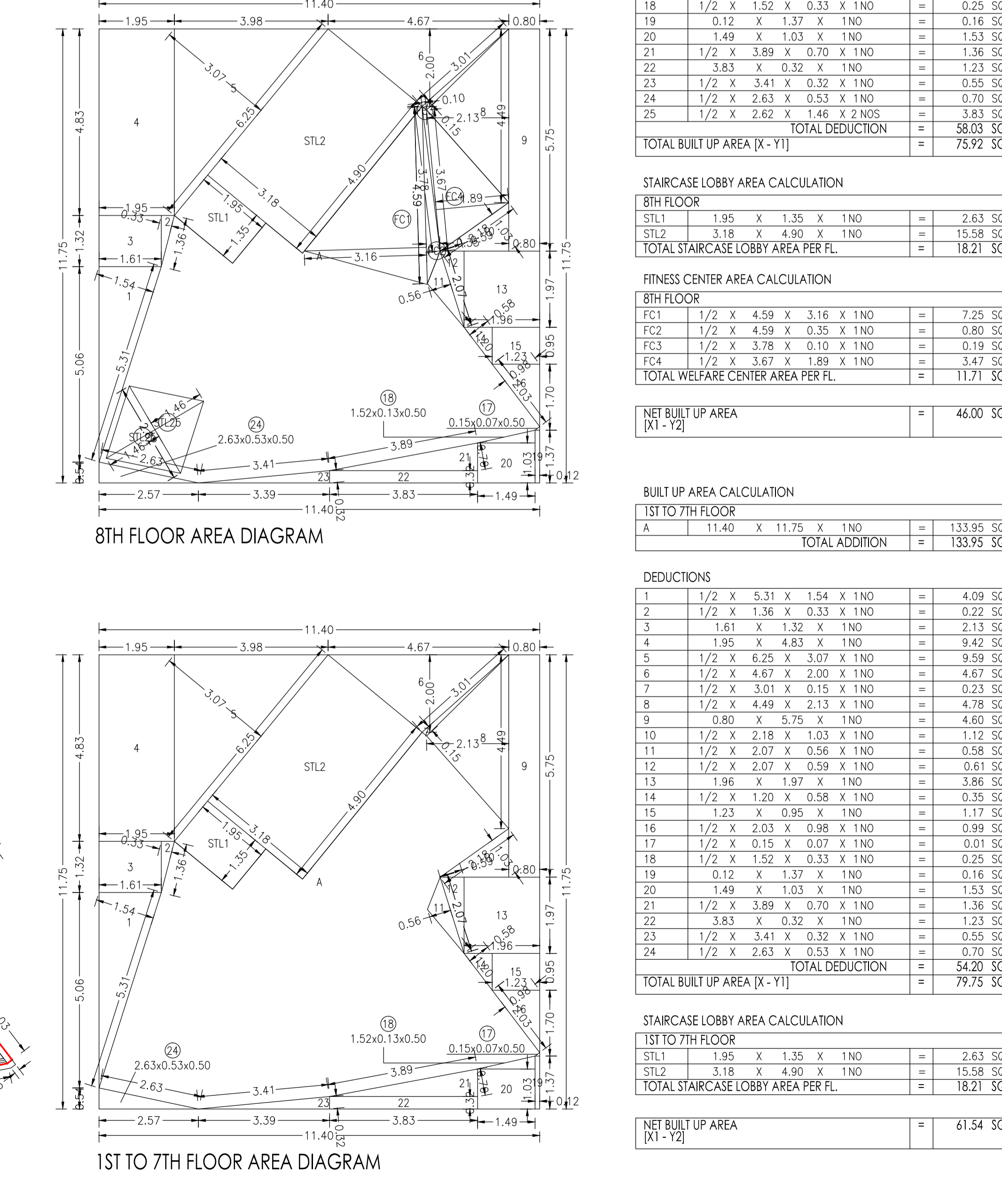
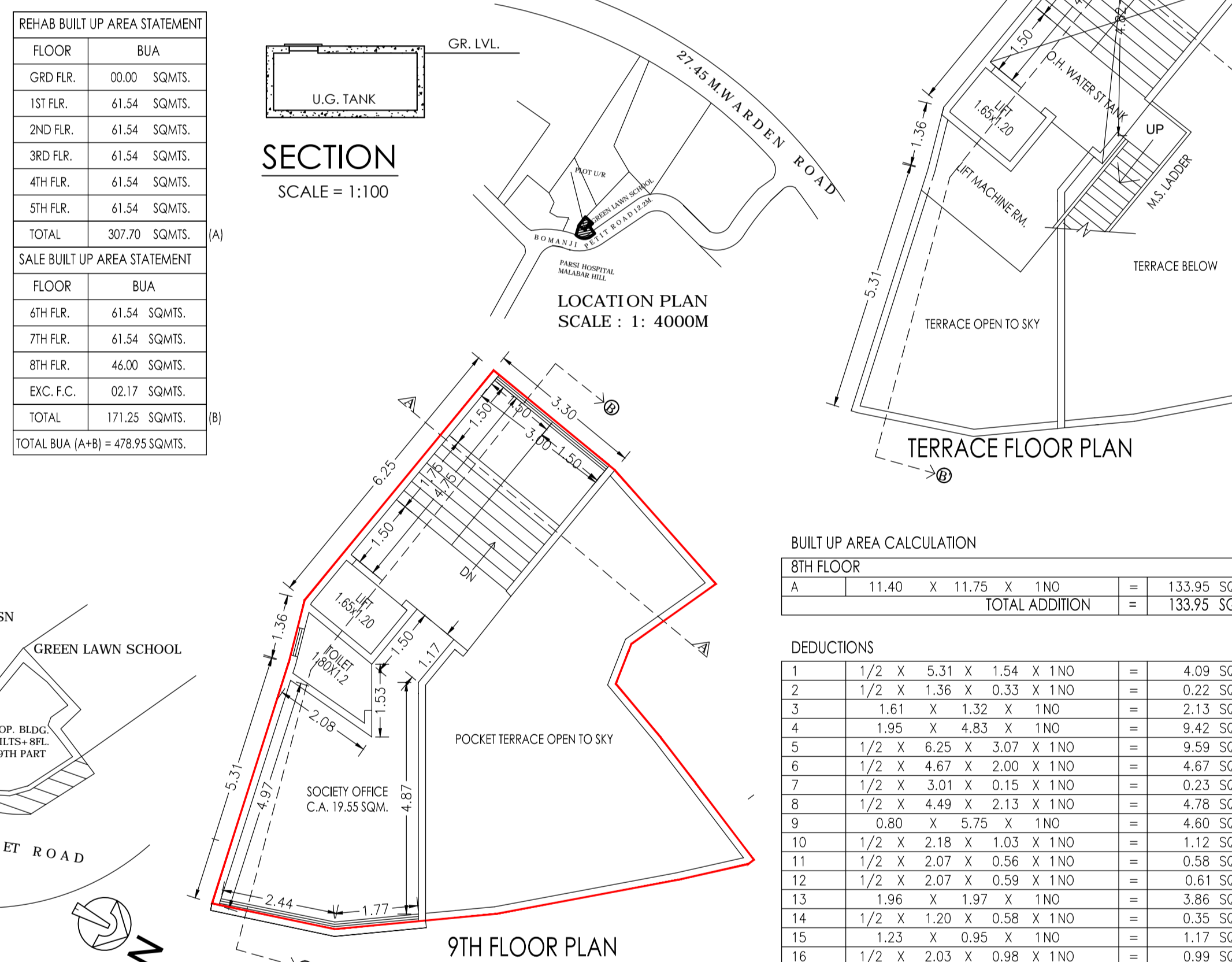
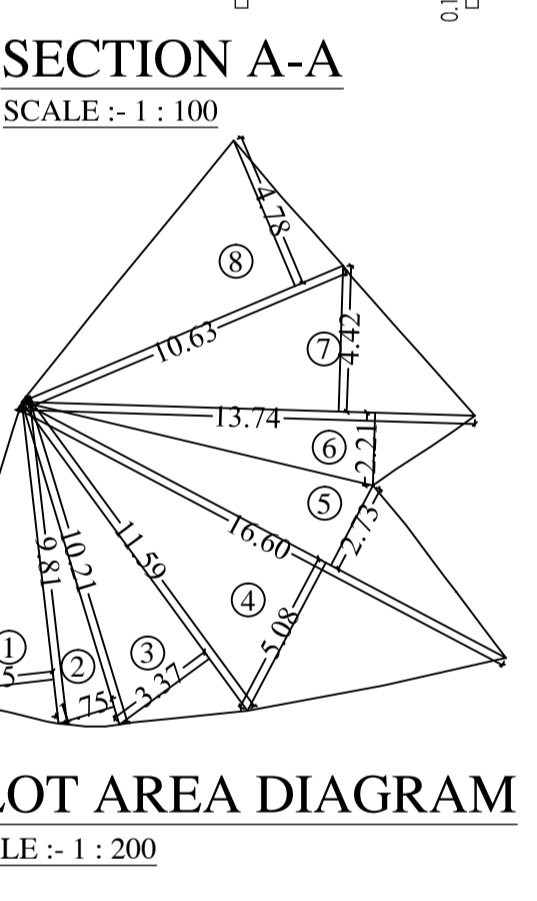
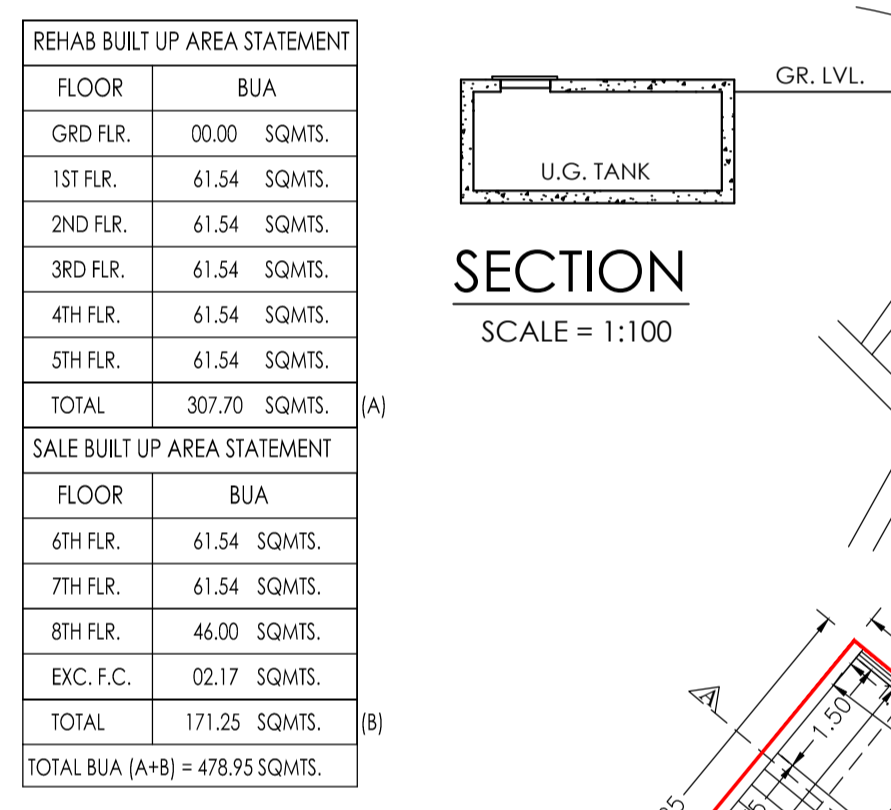
TOTAL PROPOSED AREA = 476.78 SQ.MTR.  
FITNESS CENTER REQUIRED 2% ON TOTAL PROPOSED AREA 476.78 X 2% = 9.54 SQ.MTR.  
EXCESS FITNESS CENTER = 2.17 SQ.MTR.

**Table II - Details of Fungible BUA for Rehab / Sale & Premium calculations**

Sr. No.	Description	Residential Sq. mt	Comm. Sq. mt	Total Sq. mt
1	Permissible BUA (Sr.No.14 of Proforma A)	381.78	Nil	381.78
2	Permissible fungible BUA (1 X 0.35)	133.62	Nil	133.62
3	Total permissible BUA (1+2)	515.40	Nil	515.40
4	Total proposed BUA including fungible FSI (14 + 83 of proforma A) [check - shall not be more than 3 (total A+B of column no.21 of table no.11)]	478.95	Nil	478.95
5	Permissible fungible BUA for rehab, MHADA & MCGM component [total A+B of column no. 15 of table II]	89.08	Nil	89.08
6	Fungible BUA, unutilized for rehab, MHADA & MCGM (col. (19-14.20) of table no.11 (Check - shall not be more than 5 above & shall be equal to 5 - col no.21 of table II))	53.18	Nil	53.18
7	Permissible fungible BUA for sale component (2-5)	44.54	Nil	44.54
8	Fungible BUA, unutilized for sale (col. 4-1-6) above [check - shall not be more than 7 above]	43.99	Nil	43.99
9	Ready reclaimer rate for the year 2020	50%		
11	% of ready reclaimer rate			
12	Premium amount to be recovered			
13	Payment receipt no. & Date			
14	Deficient Fungible Area Rehab R.		35.90	SQM.

**CAR PARKING STATEMENT**

AREA IN SQ.MT.	FLOOR Nos.	PARK. REQD. BY RULE
BELOW 45.00	00.00	Nos. 0.13 NOS
45.00 TO 60.00	00.06	Nos. 1.50 NOS
60.00 TO 90.00	00.01	Nos. 1.00 NOS
ABOVE 90.00	NIL	NIL
TOTAL	08.00	Nos. 2.50 NOS.
10% VISITORS PARKING OR MINIMUM 1	1.00	Nos.
TOTAL PARKING REQD.	3.50	Nos.
50% ADDITIONAL PARKING	1.75	Nos.
TOTAL PARKING PERMISSIBLE	5.25	Nos.
SAY	5.00	Nos.
TOTAL PARKING PROPOSED	6.00	Nos.
BIG PARKING	2.00	Nos.
SMALL PARKING	4.00	Nos.
TOTAL PARKING	6.00	Nos.



**FORM I**

AREA STATEMENT	AS PER DCPR 2034
1 Area of plot :	183.11
a) Area of Reservation in plot	---
b) Area of Road Set back	---
c) Area of D.P. Road	---
2 Deductions for :	---
(A) For Reservation / Road Area	---
a) Road set-back area to be handed over as per DCR 14(A)	---
b) Proposed D.P. road to be handed over as per DCR 14(B)	---
c) Area of amenity plot/slots to be handed over as per DCR 35 (abeyance)	---
(B) For Amenity area	---
a) Area of amenity plot/slots to be handed over as per DCR 14(A)	---
b) Area of amenity plot/slots to be handed over as per DCR 14(B)	---
c) Area of amenity plot/slots to be handed over as per DCR 35 (abeyance)	---
(C) Deductions for Existing BUA to be retained if any/Land component of Existing BUA as per Regulation under which the development was allowed.	---
3 Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]	---
4 Balance area of plot (1-3)	183.11
5 Plot area under Development offer area to be handed over to MCGM/Appropriate Authority as per Sr. No. 4 above	183.11
6 Zonal (Basic) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.33
6a Permissible FSI for 337 (Rehab-Incentive)	3.00
7 Built up Area as per Zonal (Basic) FSI (In case of MHADA land Permissible BUA kept in abeyance)	---
7a Built up Area as per 337 (REHAB + 50% INCENTIVE)	381.78
337/7 Add area to tenants (5/8/15%) as per DCPR 2034	00
8 Built up equal to area of land handed over as per Regulation 30(A) (i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible TDR" as column 6 of table-12 on remaining/balance plot.	---
(v) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot.	---
9 Built up Area in lieu of cost of construction of built up amenity to be handed over within the limit	---
10 Built up Area due to "Additional FSI on Payment of Premium" as per table No. 12 of Regulation No. 30(A) on remaining/balance plot.	---
11 Built up Area due to admissible "TDR" as per table No. 12 Regulation No. 30(A) and 32 on remaining/balance plot.	---
12 Permissible Built up Area (as the case may be with/without BUA as per 2 (c))	381.78
13 Proposed BUA (as the case may be with/without BUA as per 2(c))	381.78
14 TDR generated if any as per Regulation 30 (A) and 32.	---
15 Fungible Compensatory Area as per Regulation No. 31(3)	89.08
a) i) Permissible Fungible Compensatory Area for Rehab component without charging premium	---
ii) Fungible Compensatory Area availed for Rehab component without charging premium	53.18
b) i) Permissible Fungible Compensatory Area by charging premium.	44.54
ii) Permissible Fungible Compensatory Area availed on payment of premium	43.99
16 Total Built up Area Proposed including Fungible Compensatory Area [13+15(a)(i)+15(b)(i)]	478.95
17 FSI consumed on Net Plot [13/4]	2.085
II Other Requirements	---
A Reservation/Designation	---
a) Name of Reservation	---
b) Area of Reservation affecting the plot	---
c) Area of Reservation land to be handed/handed over as per Regulation No.17	---
d) Built up Area of Amenity to be handed over as per Regulation No. 17	---
e) Area/Built up Area of Designation	---
(A) Reservation/Designation	---
B Plot area/Built up Amenity to be Handed Over as per Regulation No.	---
i) 14(A)	---
ii) 15	---
iii) 15(B)	---
C Requirement of Recreational Open Space in Layout/Plots per Regulation No. 27	---
D Tenement Statement	---
i) Proposed built up area (13 above)	478.95
ii) Less deduction of Non-residential area (Shop etc.)	00.00
iii) Area available for tenements [(i) minus (ii)]	478.95
iv) Tenements permissible (Density of tenements 598/hectare)	15 nos.
v) Total number of Tenements proposed on the plot	07 nos.
E Parking Statement	---
i) Parking required by Regulation for -	---
Car	---
Scooter/Motor	---
Outsiders (visitors)	---
Additional 50% as Per DCPR 2034	---
ii) Covered garage permissible	---
iii) Covered garages proposed	---
Car	---
Scooter/Motor Cycle	---
Outsiders (visitors)	---
Additional 50% as Per DCPR 2034	---
iv) Total parking provided	---
F Transport Vehicles Parking	---
i) Spaces for transport vehicles parking required by Regulations	---
ii) Total no. of transport vehicles parking spaces provided	---

**REVISION**

REVISION	DESCRIPTION	DATE	SIGNATURE

**DESCRIPTION OF PROPOSAL & PROPERTY**  
PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 1/688 MALBAR & CUMBALA DVSN., BOMANJI PETITTI ROAD, NEAR GREEN LAWN SCHOOL 81A OFF BHULABHAI DESAI RD., D WARD, MUMBAI.

**ADDRESS OF ARCHITECT**  
DINESH S. PADWAL ARCHITECT  
ANUDIN, BEHIND MALVANI CHURCH MARVE RD., MALAD I WJ, MUMBAI: 400095.  
MOB.: 9821279446.  
WEBSITE: www.architpredesigning.com

**NAME OF OWNER**  
MR. VINOD J. SHAH

**SCALE**  
SCALE: 1:100  
DATE: 07.07.2022