GROSS BUILT UP AREA OF SHRADDHA
INCENTIVE BUILDING –B

FLOOR	NET BUP AREA	STILT PODIUM BASEMENT	REFUGE AREA	CLUB HOUSE RECREATION FLOOR	AMENITY SPACE	MUMTY AREA	TOTAL AREA
GROUND	-	2944.695 SQ.MT	-	-	-	-	2944.695 SQ.MT
1ST FLOOR	-	2944.695 SQ.MT	-	-	-	-	2944.695 SQ.MT
2ND FLOOR	-	2944.695 SQ.MT	-	-	-	-	2944.695 SQ.MT
3RD FLOOR	-	2944.695 SQ.MT	-	-	-	-	2944.695 SQ.MT
4TH FLOOR	-	2944.695 SQ.MT	-	-	-	-	2944.695 SQ.MT
5TH FLOOR	672.94 SQ.MT	-	-	128.271 SQ.MT	-	-	801.211 SQ.MT
6TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
7TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
8TH FLOOR	987.133 SQ.MT	-	52.432 SQ.MT	-	-	-	1039.565 SQ.MT
9TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
10TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
11TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
12TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
13TH FLOOR	987.133 SQ.MT	-	52.432 SQ.MT	-	-	-	1039.565 SQ.MT
14TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
15TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
16TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
17TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
18TH FLOOR	987.133 SQ.MT	-	52.432 SQ.MT	-	-	-	1039.565 SQ.MT
19TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
20TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
21ST FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
22ND FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
23RD FLOOR	987.133 SQ.MT	-	52.432 SQ.MT	-	-	-	1039.565 SQ.MT
24TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
25TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
26TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
27TH FLOOR	987.133 SQ.MT	-	-	-	-	-	987.133 SQ.MT
TERRACE	-	-	-	-	-	43.455 SQ.MT	43.455 SQ.MT
	22389.866 SQ.MT	14723.475 SQ.MT	209.728 SQ.MT	128.271 SQ.MT	-	43.455 SQ.MT	37494.795 SQ.MT

GROSS BUILT UP AREA OF SHRADDHA
REHAB BUILDING –A1&A2

FLOOR	NET BUP AREA	STILT PODIUM BASEMENT	REFUGE AREA	CLUB HOUSE RECREATION FLOOR	AMENITY SPACE	MUMTY AREA	TOTAL AREA
GROUND	-	2489.233 SQ.MT	-	-	552.877 SQ.MT	-	3033.11 SQ.MT
1ST FLOOR	-	2913.335 SQ.MT	-	119.775 SQ.MT	-	-	3033.11 SQ.MT
2ND FLOOR		3033.11 SQ.MT	-	-	-	-	3033.11 SQ.MT
3RD FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
4TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
5TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
6TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
7TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
8TH FLOOR	1099.225 SQ.MT	-	124.17 SQ.MT	-	-	-	1223.395 SQ.MT
9TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
10TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
11TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
12TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
13TH FLOOR	1099.225 SQ.MT	-	124.17 SQ.MT	-	-	-	1223.395 SQ.MT
14TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
15TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
16TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
17TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
18TH FLOOR	1099.225 SQ.MT	-	124.17 SQ.MT	-	-	-	1223.395 SQ.MT
19TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
20TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
21ST FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
22ND FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
23RD FLOOR	1099.225 SQ.MT	-	124.17 SQ.MT	-	-	-	1223.395 SQ.MT
24TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
25TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
26TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
27TH FLOOR	1099.225 SQ.MT	-	-	-	-	-	1099.225 SQ.MT
TERRACE	-	-	-	-	-	66.66 SQ.MT	66.66 SQ.MT
		27480.625 SQ.MT	8426.678 SQ.MT	496.68 SQ.MT	119.775 SQ.MT	552.877 SQ.MT	66.66 SQ.MT	37143.295 SQ.MT

PROPOSED BUILDING BUILT UP AREA STATEMENT (REHAB A1&A2)

FLOOR	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
GROUND	-
1ST FLOOR	-
2ND FLOOR	
3RD FLOOR	1099.225 SQ.MT
4TH FLOOR	1099.225 SQ.MT
5TH FLOOR	1099.225 SQ.MT
6TH FLOOR	1099.225 SQ.MT
7TH FLOOR	1099.225 SQ.MT
8TH FLOOR	1099.225 SQ.MT
9TH FLOOR	1099.225 SQ.MT
10TH FLOOR	1099.225 SQ.MT
11TH FLOOR	1099.225 SQ.MT
12TH FLOOR	1099.225 SQ.MT
13TH FLOOR	1099.225 SQ.MT
14TH FLOOR	1099.225 SQ.MT
15TH FLOOR	1099.225 SQ.MT
16TH FLOOR	1099.225 SQ.MT
17TH FLOOR	1099.225 SQ.MT
18TH FLOOR	1099.225 SQ.MT
19TH FLOOR	1099.225 SQ.MT
20TH FLOOR	1099.225 SQ.MT
21ST FLOOR	1099.225 SQ.MT
22ND FLOOR	1099.225 SQ.MT
23RD FLOOR	1099.225 SQ.MT
24TH FLOOR	1099.225 SQ.MT
25TH FLOOR	1099.225 SQ.MT
26TH FLOOR	1099.225 SQ.MT
27TH FLOOR	1099.225 SQ.MT
TOTAL BUA PROPOSED	27480.625 SQ.MT

PROPOSED BUILDING BUILT UP AREA STATEMENT (INCENTIVE B)

FLOOR	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
GROUND	-
1ST FLOOR	-
2ND FLOOR	-
3RD FLOOR	-
4TH FLOOR	-
5TH FLOOR	672.94 SQ.MT
6TH FLOOR	987.133 SQ.MT
7TH FLOOR	987.133 SQ.MT
8TH FLOOR	987.133 SQ.MT
9TH FLOOR	987.133 SQ.MT
10TH FLOOR	987.133 SQ.MT
11TH FLOOR	987.133 SQ.MT
12TH FLOOR	987.133 SQ.MT
13TH FLOOR	987.133 SQ.MT
14TH FLOOR	987.133 SQ.MT
15TH FLOOR	987.133 SQ.MT
16TH FLOOR	987.133 SQ.MT
17TH FLOOR	987.133 SQ.MT
18TH FLOOR	987.133 SQ.MT
19TH FLOOR	987.133 SQ.MT
20TH FLOOR	987.133 SQ.MT
21ST FLOOR	987.133 SQ.MT
22ND FLOOR	987.133 SQ.MT
23RD FLOOR	987.133 SQ.MT
24TH FLOOR	987.133 SQ.MT
25TH FLOOR	987.133 SQ.MT
26TH FLOOR	987.133 SQ.MT
27TH FLOOR	987.133 SQ.MT
TOTAL BUA PROPOSED	22389.866 SQ.MT

STAMP OF APPROVAL

202016NMMC 12366
या सनदीअधारे बांधकाम परवानगीचे आदेश
जावा/ए- / 909 दि. 26/02/2020
सबंधित सर्व शर्तीस अधिन राहून तसे समजे
मुदतवाढ केल्यानुसार
बांधकामाची नकाशे / कागदपत्रे मंजूर
01/12/2021
नगरनियोजक संचालक, नगररचना
नवी मुंबई महानगरपालिका

1. AREA STATEMENT

		SQ.M	
1.	ENTIRE AREA OF LAYOUT UNDER REDEVELOPMENT	10390.377	SQ.M
2.	DEDUCTIONS FOR		
	(A) EXISTING PUBLIC AMENITY, IF ANY	0.00	SQ.M
3.	GROSS PLOT AREA (FOR COMPUTATION OF FSI)	10390.377	SQ.M
4.	A. AREA UNDER ROAD WIDENING	1275.147	SQ.M
	B. NET PLOT AREA	9230.011	SQ.M
	C. REQUIRED RG (15% OF NET PLOT AREA)	1384.50	SQ.M
	D. PROPOSED R.G.	1698.201	SQ.M
5.	PERMISSIBLE FSI	3.00	
6.	PERMISSIBLE BUILT UP AREA	31171.131	SQ.M
7.	ANCILLARY AREA (60% OF PERMISSIBLE BUA)	18702.678	SQ.M
8.	TOTAL BUILT UP AREA POTENTIAL	49873.809	SQ.M
9.	PROPOSED BUILT UP AREA FOR BUILDING A1 & A2	27480.625	SQ.M
A.	BUILDING A1 & A2 (REHAB) 5TH TO 27TH FLOOR PER FLOOR AREA = 1099.225 X 23 = 25282.175 SQ.M	25282.175	SQ.M
B.	BUILDING A1 & A2 (SHARING) 3RD & 4TH FLOOR PER FLOOR AREA = 1099.225 X 2 = 2198.45 SQ.M	2198.45	SQ.M
10.	PROPOSED BUILT UP AREA FOR BUILDING B	22389.866	SQ.M
A.	BUILDING B (INCENTIVE) 5TH FLOOR PER FLOOR AREA = 672.94 X 1 FLOORS	672.94	SQ.M
B.	BUILDING B (INCENTIVE) 6TH TO 27FLOOR PER FLOOR AREA = 987.133 X 22 FLOORS	21716.926	SQ.M
11.	TOTAL PROPOSED BUILT UP AREA (BLDG. A1+A2+B)	49870.491	SQ.M
12.	BALANCE AREA	3.318	SQ.M
13.	FSI CONSUMED	2.999	
14.	TOTAL PROPOSED RESIDENTIAL AREA (BUILDING–A1 & A2)	27480.625	SQ.M
15.	TOTAL PROPOSED RESIDENTIAL AREA (BUILDING–B)	22389.866	SQ.M
16.	TOTAL PROPOSED COMMERCIAL AREA	NIL	
17.	TOTAL HEIGHT OF BUILDING (BLDG.–A1 & A2)	80.90	MTR.
18.	TOTAL HEIGHT OF BUILDING (BLDG.–B)	80.90	MTR.
19.	TOTAL HEIGHT OF BUILDING A1 & A2 TO TANK TOP	83.35	MTR.
20.	TOTAL HEIGHT OF BUILDING B TO TANK TOP	83.35	MTR.
21.	TOTAL HEIGHT OF BUILDING (AS PER AVIATION NORMS)	88.37	MTR.
22.	NO. OF LIFTS PROVIDED (BUILDING–A1 & A2)	08	NOS.
23.	NO. OF LIFTS PROVIDED (BUILDING–B)	08	NOS.
24.	NO. OF COMMERCIAL UNITS PROVIDED	NIL	
25.	NO. OF RESIDENTIAL UNITS PROVIDED (BUILDING–A1 & A2)	400	NOS.
26.	NO. OF RESIDENTIAL UNITS PROVIDED (BUILDING–B)	272	NOS.
27.	NO. OF TREES PROP. TO BE PLANTED	104	NOS.
28.	TOTAL CONSTRUCTION AREA	74638.09	SQ.M
29.	REQUIRED AMENITY SPACE (5% OF PLOT AREA)	519.518	SQ.M
30.	PROPOSED AMENITY SPACE	552.877	SQ.M
31.	BASEMENT, STILT & PODIUM AREA		SQ.M
A	GROUND STILT AREA	5977.805	SQ.M
B	1ST PODIUM AREA	5977.805	SQ.M
C	2ND PODIUM AREA	5977.805	SQ.M
D	3RD PODIUM AREA	2944.695	SQ.M
E	4TH PODIUM AREA	2944.695	SQ.M
	TOTAL (A+B+C+D+E)	23150.153	SQ.M
32.	R.G. AREA REQUIRED (15% OF NET PLOT AREA)	1384.50	SQ.M
33.	PROVIDED R.G. AREA	1658.309	SQ.M
34.	STRUCTURE PERMITTED IN OPEN SPACE (15% OF R.G. AREA)	248.746	SQ.M
35.	PROVIDED STRUCTURES (FITNESS CENTRE, SOCIETY OFFICE)	248.046	SQ.M

LIGHT & VENTILATION STATEMENT (SQ.M) (REHAB A1 & A2)

ROOM	AREA OF ROOM	AREA OF WIN REQ	AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV-1	17.7475 SQ.M	1.774 SQ.M	5.80 SQ.M	W1
LIV-2	14.7525 SQ.M	1.475 SQ.M	5.40 SQ.M	W7
LIV-3	19.7075 SQ.M	1.970 SQ.M	5.60 SQ.M	W10
BED-1	8.845 SQ.M	0.884 SQ.M	5.70 SQ.M	W2
BED-2	8.652 SQ.M	0.865 SQ.M	6.10 SQ.M	W3
BED-3	11.315 SQ.M	1.131 SQ.M	3.60 SQ.M	W4
BED-4	8.1125 SQ.M	0.811 SQ.M	3.50 SQ.M	W8
BED-5	8.41 SQ.M	0.841 SQ.M	2.70 SQ.M	W9
KIT-1	6.2475 SQ.M	0.624 SQ.M	1.50 SQ.M	W5
KIT-2	5.40 SQ.M	0.54 SQ.M	1.4375 SQ.M	W6
KIT-3	5.985 SQ.M	0.598 SQ.M	1.25 SQ.M	W11
TOI-1	2.58 SQ.M	0.258 SQ.M	0.63 SQ.M	V
TOI-2	2.52 SQ.M	0.252 SQ.M	0.63 SQ.M	V
TOI-3	1.80 SQ.M	0.18 SQ.M	0.63 SQ.M	V

WATER CAPACITY CALCULATION BUILDING–A1&A2

A. RESIDENTIAL		TOTAL 318.240 LTRS.
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =	100 X 5 X 180 =	90,000 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =	300 X 4 X 180 =	216,000 LTRS.
B. COMMERCIAL		
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =		NIL
TOTAL WATER SUPPLY REQUIRED		306,000 LTRS.
U.G WATER TANK CAPACITY =	318.240 LTRS	
O.H WATER TANK CAPACITY =	144.900 LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	200,000 LTRS	318,900 LTRS.	518,900 LTRS
O.H TANK	59,760 LTRS	144,900 LTRS	204,660 LTRS

WATER CAPACITY CALCULATION BUILDING–A1&A2

NO. OF FLATS X 5 PERSONS PER FLAT X 80 =	100 X 5 X 80 =	40,000 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 80 =	300 X 4 X 80 =	96,000 LTRS.
REQUIRED CAPACITY	=	136,000 LTRS.
PROVIDED CAPACITY	=	143,664 LTRS.

WATER CAPACITY CALCULATION (BLDG)–B) INCENTIVE

A. RESIDENTIAL	TOTAL	195.840 LTRS
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =	-	-
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =	272 X 4 X 180 =	195.840 LTRS.
B. COMMERCIAL		
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =		NIL
TOTAL WATER SUPPLY REQUIRED		195.840 LTRS
U.G WATER TANK CAPACITY =	225.000 LTRS	
O.H WATER TANK CAPACITY =	111.143 LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	200,000 LTRS	225,000 LTRS	425.000 LTRS
O.H TANK	38.652 LTRS	89,456 LTRS	128,108 LTRS

SEPTIC TANK CALCULATION (BLDG)–B) INCENTIVE

NO. OF FLATS X 4 PERSONS PER FLAT X 80 =	272 X 4 X 80 =	87.040 LTRS.
REQUIRED CAPACITY	=	87.040 LTRS.
PROVIDED CAPACITY	=	89.350 LTRS.

LIGHT & VENTILATION STATEMENT (SQ.M) BUILDING–B (INCENTIVE)

ROOM	AREA OF ROOM	AREA OF WIN REQ	AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV-1	25.313 SQ.M	2.531 SQ.M	5.70 SQ.M	W1
LIV-2	25.385 SQ.M	2.538 SQ.M	5.30 SQ.M	W5
LIV-3	23.71 SQ.M	2.371 SQ.M	5.30 SQ.M	W5
BED-1	11.132 SQ.M	1.113 SQ.M	6.00 SQ.M	W2
BED-2	10.695 SQ.M	1.069 SQ.M	6.83 SQ.M	W7
BED-3	12.227 SQ.M	1.222 SQ.M	4.83 SQ.M	W4
BED-4	10.675 SQ.M	1.067 SQ.M	6.00 SQ.M	W2
BED-5	11.222 SQ.M	1.122 SQ.M	3.00 SQ.M	W6
KIT-1	6.51 SQ.M	0.651 SQ.M	2.23 SQ.M	W3
KIT-2	7.35 SQ.M	0.735 SQ.M	2.23 SQ.M	W3
KIT-3	7.70 SQ.M	0.77 SQ.M	2.23 SQ.M	W3
TOI-1	2.52 SQ.M	0.252 SQ.M	0.63 SQ.M	V

DOOR/WINDOW SCHEDULE (BLDG–B) INCENTIVE

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	2.85X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	3.00X2.00M	ALU.SLIDING
			W3	1.10X 1.25M	ALU.SLIDING
RJ-1	1.80X1.20M	RCC JALLI	W4	2.40X 2.00M	ALU.SLIDING
RJ-2	1.50X1.20M	RCC JALLI	W5	2.65X 2.00M	ALU.SLIDING
RJ-3	1.80X1.20M	RCC JALLI	W6	1.50X 2.00M	ALU.SLIDING
			W7	2.40X 2.00M	ALU.SLIDING

DOOR/WINDOW SCHEDULE (BUILDING –A1&A2)

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	2.90X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	2.85X2.00M	ALU.SLIDING
			W3	3.05X 2.00M	ALU.SLIDING
RJ-1	1.50X1.20M	RCC JALLI	W4	1.80X 2.00M	ALU.SLIDING
RJ-2	2.40X1.20M	RCC JALLI	W5	1.20X 1.25M	ALU.SLIDING
RJ-3	1.80X1.20M	RCC JALLI	W6	1.15X 1.25M	ALU.SLIDING
			W7	2.70X 2.00M	ALU.SLIDING
			W8	2.75X 2.00M	ALU.SLIDING
			W9	1.35X 2.00M	ALU.SLIDING
			W10	2.80X 2.00M	ALU.SLIDING
			W11	1.00X 1.25M	ALU.SLIDING

5. PARKING STATEMENT

	TOTAL NO. OF TENAMENTS	TOTAL NO. OF CAR PARKING REQUIRED	TOTAL NO. OF CAR PARKING PROVIDED	TOTAL NO. OF SCOOTER PARKING REQ.	TOTAL NO. OF SCOOTER PARKING PROVIDED
1. 1 PARKING FOR 2 TENEMENTS BETWEEN UP TO 30 SQ.M	NIL	NIL		NIL	
1. 1 PARKING FOR 2 TENEMENTS BETWEEN 45 SQ.M TO 60 SQ.M	672 NOS	336 NOS		1680 NOS	
4. PARKING FOR COMM. (NO. PER 50 SQ.M	NIL	NIL		-	
5. VISITORS PARKING (5%OF PARKING PROV)		17 NOS		84 NOS	
6. TOTAL PARKING		353 NOS		1764 NOS	
7. 0.8 % REQUIRED		283 NOS + 211 NOS 494 NOS	581 NOS.	1412 NOS 1413+349=1265 OR 211 CARS	146 NOS.

FLOOR WISE PARKING STATEMENT.

FLOOR	FOUR WHEELER	TWO WHEELER
GROUND	141 NOS	38 NOS
FIRST	146 NOS	42 NOS
SECOND	146 NOS	42 NOS
THIRD	73 NOS	12 NOS
FOURTH	73 NOS	12 NOS
TOTAL	581 NOS	146 NOS

SR.NO

SR.NO	DESCRIPTION	DATA
1.	PLOT NO. / CONDOMINIUM NO.	10
2.	SECTOR NO.	10
3.	NODE	VASHI
4.	WIDTH OF ACCESS ROAD	15.0M
5.	PLOT AREA	10390.377 SQ.M
6.	TOTAL FAMILY UNITS AREA (CARPET AREA)	=
7.	TOTAL EXISTING BUILT UP AREA (RESIDENTIAL)	=
8.	TOTAL NO. OF TENEMENTS	368
9.	EXISTING AMENITY SPACE IN PLOT, IF ANY	N.A
10.	LAND RATE APPLICABLE IN YEAR 2019 (AS PER ASR)	**RS. 48,200/–SQ.M**
11.	RATE OF CONSTRUCTION IN YEAR 2019 (AS PER ASR)	RS. 26,620/–SQ.M

TYPOLOGY AND AREA STATEMENT OF EXISTING TENEMENTS

SR.NO	TYPE	CARPET AREA/ TENEMENT	BUILT AREA/ TENEMENT	NO.OF UNITS	TOTAL CARPET AREA	TOTAL BUILT UP AREA
I	A1	14.45 SQ.M	17.34 SQ.M	60	867.0 SQ.M	1040.40 SQ.M
II.	A1	14.98 SQ.M	17.976 SQ.M	78	1168.44 SQ.M	1402.128 SQ.M
III.	A2	15.45 SQ.M	18.54 SQ.M	20	309.0 SQ.M	370.80 SQ.M
IV.	A2	15.98 SQ.M	19.176 SQ.M	26	415.48 SQ.M	498.576 SQ.M
V.	B	23.30 SQ.M	27.96 SQ.M	40	932.0 SQ.M	1118.40 SQ.M
VI.	B	26.00 SQ.M	31.20 SQ.M	52	1352.0 SQ.M	1622.40 SQ.M
VII.	C	23.95 SQ.M	28.74 SQ.M	40	958.0 SQ.M	1149.60 SQ.M
VIII.	C	32.05 SQ.M	38.46 SQ.M	52	1666.60 SQ.M	1999.92 SQ.M
				368 NOS.	7668.52 SQ.M	9202.224 SQ.M

COMPUTATION OF BASIC ENTITLEMENT AREA (CARPET AREA)

SR NO.	TYPE	CARPET AREA/ TENEMENT	ENTITLEMENT AREA–BASIC (EXISTING+35%)	MINIMUM CARPET AREA	APPLICABLE BASIC ENTITLEMENT AREA/TENEMENT	ADDITIONAL AREA–10% OF EXISTING AREA	TOTAL APPLICABLE ENTITLEMENT AREA/TENEMENT	TOTAL NOS. OF TENEMENTS	TOTAL ENTITLEMENT AREA REQUIRED	PROPOSED AREA/TENEMENT	TOTAL NOS. OF TENEMENTS	TOTAL AREA PROPOSED
I.	A1	14.45 SQ.M	19.5075 SQ.M	27.870 SQ.M	27.87 SQ.M	1.445 SQ.M	29.315 SQ.M	60	1758.90 SQ.M	31.424 SQ.M	60	1885.44 SQ.M
II.	A1	14.98 SQ.M	20.223 SQ.M	27.870 SQ.M	27.87 SQ.M	1.498 SQ.M	29.368 SQ.M	78	2290.704 SQ.M	31.424 SQ.M	78	2451.072 SQ.M
III.	A2	15.45 SQ.M	20.8575 SQ.M	27.870 SQ.M	27.87 SQ.M	1.545 SQ.M	29.415 SQ.M	20	588.30 SQ.M	31.424 SQ.M	20	628.48 SQ.M
IV.	A2	15.98 SQ.M	21.573 SQ.M	27.870 SQ.M	27.87 SQ.M	1.598 SQ.M	29.468 SQ.M	26	766.168 SQ.M	31.424 SQ.M	26	817.024 SQ.M
V.	B	23.30 SQ.M	31.455 SQ.M	27.870 SQ.M	31.455 SQ.M	2.33 SQ.M	33.785 SQ.M	40	1351.40 SQ.M	39.276 SQ.M	40	1571.04 SQ.M
VI.	B	26.00 SQ.M	35.10 SQ.M	27.870 SQ.M	35.10 SQ.M	2.60 SQ.M	37.70 SQ.M	52	1960.40 SQ.M	39.276 SQ.M	52	2042.352 SQ.M
VII.	C	23.95 SQ.M	32.3325 SQ.M	27.870 SQ.M	32.3325 SQ.M	2.395 SQ.M	34.7275 SQ.M	40	1389.10 SQ.M	49.70 SQ.M	40	1988.0 SQ.M
VIII.	C	32.05 SQ.M	43.2675 SQ.M	27.870 SQ.M	43.2675 SQ.M	3.205 SQ.M	46.4725 SQ.M	52	2416.57 SQ.M	49.70 SQ.M	52	2584.40 SQ.M.
					11754.69 SQ.M	766.852 SQ.M		368 NOS.	2521.54 SQ.M		368 NOS.	13967.808 SQ.M

R.G.AREA STATEMENT

BUILDING	FLOOR	AREA
A1, A2	3RD FLOOR	779.85 SQ.MT
B	5TH FLOOR	878.459 SQ.MT
PERMISSIBLE R.G. AREA (15% OF NET PLOT AREA)		1384.50 SQ.MT
PROVIDED R.G. AREA		1658.309 SQ.MT

R.G. AREA REQUIRED

PLOT AREA	= 10505.158	SQ.M
AREA UNDER ROAD WIDENING	= 1275.147	SQ.M
NET PLOT AREA	= 9230.011	SQ.M
15% RG REQUIRED	= 1384.50	SQ.M

R.G. AREA CALCULATION 3RD FLOOR

A. ADDITION

1. 86.65 X 9.0M = 779.85 SQ.M

R.G. AREA CALCULATION 5TH FLOOR

A. ADDITION

1. 28.95 X 30.344M = 878.459 SQ.M

TOTAL R.G. AREA 3RD + 5TH FLOOR
779.85–878.459 = 1658.309 SQ.M
RG AREA PROPOSED = 1658.309 SQ.M

R.G. AREA DIAGRAM
FIFTH FLOOR
SCALE 1:200

R.G. AREA DIAGRAM
THIRD FLOOR
SCALE 1:200

TABLE-D

BASIC RATIO (LR/RC)	SHARING OF BALANCE FSI	
	SOCIETY / ASSOCIATION	CIDCO SHARE
ABOVE 3.00	30%	70%
ABOVE 2.00 AND UPTO 3.00	40%	60%
ABOVE 1.00 AND UPTO 2.00	50%	50%
UPTO 1.00	60%	40%

SHARING TABLE–D (AS PER UDCPR)

BASIC RATIO	SHARING OF BALANCE FSI	
	SOCIETY/ASSOCIATION	CIDCO/NMMC
BETWEEN 1 AND 2 (1.954)	REQ. 50% (2150.830 SQ.M)	REQ. 50% (2150.830 SQ.M)
	TOTAL = 4301.660 SQ.M	

NOTE: 1. THE AREA OF SHARING FOR CIDCO/NMMC(2150.830 SQ.M) IS PROVIDED ON THE 3RD & 4TH FLOOR OF REHAB BUILDING (A1 & A2)
2. SINCE EXCESS AREA IS ALREADY GIVEN TO SOCIETY., THERE SHARE IS ADJUSTED BACK IN INCENTIVE
3. NMMC SHARE OF 26% IS 432.254 SQ.M ON 4TH FLOOR OF BUILDING A2 FLATS NOS. 01 TO 06

CARPET AREA OF REHAB PROVIDED 13967.808 SQ.M
BUA AREA OF REHAB AS PER CAL 15775.539 SQ.M
NET REHAB BUA – EXCESS AREA – PASSAGE AREA
1099.225 – 217.357 – 195.975 = 685.893 SQ.M
685.893 X 23 FLOOR (REHAB) = 15775.539 SQ.MT
HENCE BUA WITHOUT ANCILIARY = 15775.539 SQ.M

HENCE RATIO 1.1294

90% INCENTIVE AREA 12521.54 X 90% = 11269.386 SQ.M
BUA AREA OF INCENTIVE 11269.386 X 1.1294 = 12727.644 SQ.M

TOTAL BUA AS PER ENTITLEMENT 15775.539 + 12727.644 = 28503.183 SQ.M
BUA PERMISSIBLE AS PER 3.0 FSI 31171.131 SQ.M

BUA OF REHAB AS ENTITLEMENT 12521.54 X 1.1294 = 14141.827 SQ.M
TOTAL ENTITLEMENT 14141.827 + 12727.644 = 26869.471 SQ.M
BALANCE BUA FOR SHARING 31171.131–26869.471 = 4301.66 SQ.M

LAND RATE / CONSTRUCTION RATE = 48200 / 26620 = 1.81 (ABOVE 1.00 AND UPTO 2.00)

PROJECT

PROPOSED REDEVELOPMENT OF JN2 (VS-II)
CONDOMINUM: 10,
BUINDING NO: 22TO44, PLOT NO: 10, SECTOR-10,
VASHI, NAVI MUMBAI

OWNER

(SHRADDHA CO-OP. HSG. STY. LTD.)

SHRADDHA CO-OP. HOUSING SOCIETY LTD. REG. NO. NBOM/CIDCO/HSG/CT/770/ YEAR 2018-2019 Vashi, Navi Mumbai

JOB NO.	SCALE	STRUCTURAL CONSULTANT	DATE
D2/249/2015	AS SHOWN		09/02/2021