

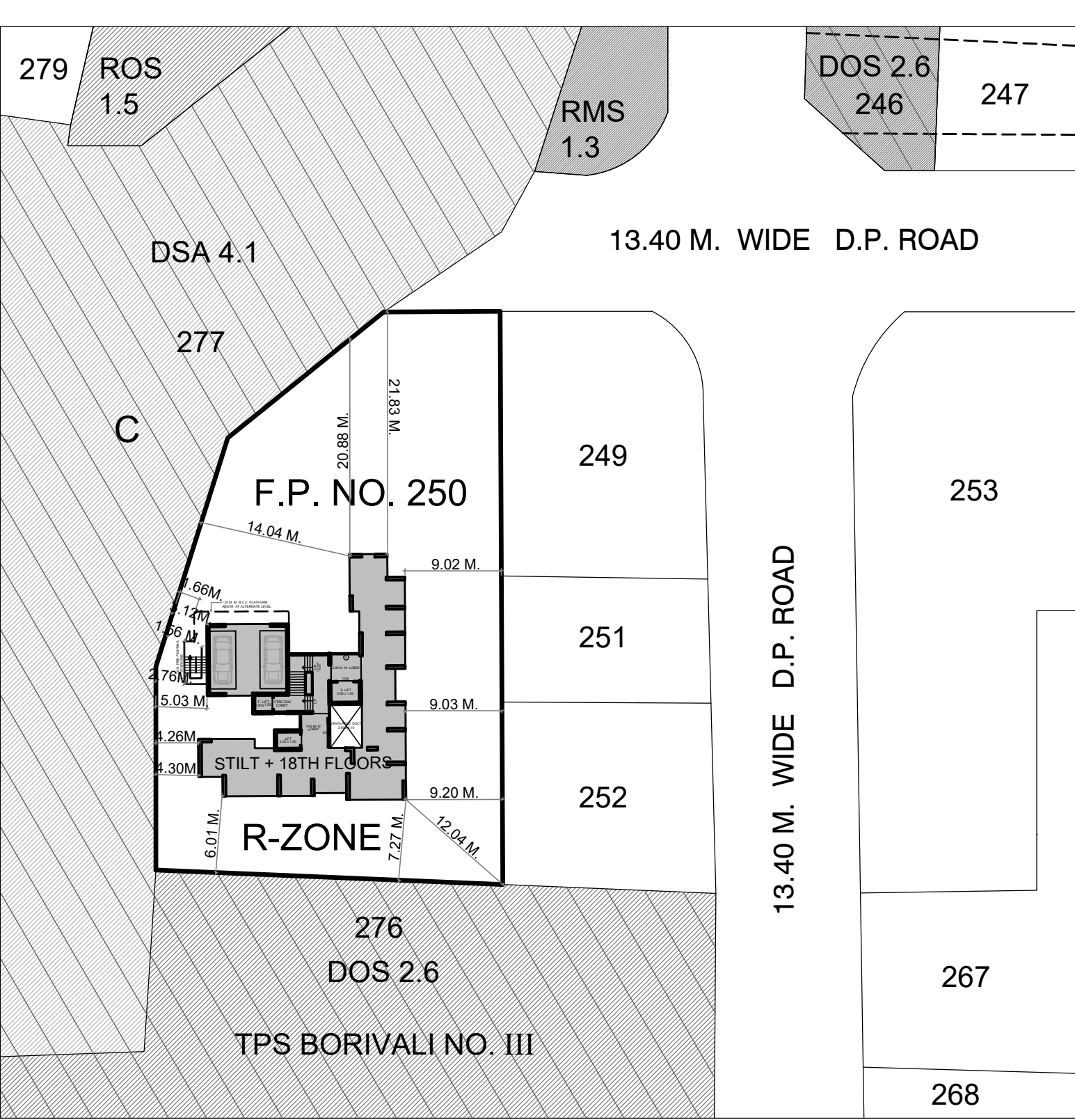


TABLE NO - III						
FUNGIBLE COMPENSATORY AREA STATEMENT						
Sr. No.	Description	BUA in Sq. mt.			Total	
		Commercial	Residential			
(A) REHA COMPONENT						
1	Existing BUA of the building to be demolished:	-	-			
	a Commercial structure existing prior to _____	NA	NA			
	b Residential structure existing prior to _____	NA	NA			
	c As per OC Plans / BCC Plan Approved u/no. _____ _____ dttd _____	NA	NA			
	d As per approved plan certified by earlier Architect u/no. _____ DTD. _____ Full CC dated _____	NA	NA			
	e Others Specify (AS PER SURVEY) _____	NA	1430.40			
	f Existing BUA excluding staircase / lift / lift lobby / otla of the building to be demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	NA	1430.40		1430.40	
	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	NA	1214.38		1214.38	
2	Permissible Fungible Area for rehab without charging premium [35% of (1g) above] = (3+4)	NA	425.03		425.03	
3	Fungible Area availed for Rehab Component = [Col. No 14 – Col. No 15 - Col. No 7 of Table No – II]	NA	425.03		425.03	
4	Fungible Area kept in abeyance / utilized (As per Total of Col. No. 16 of Table No. II)	NA	NA		NA	
(B) SALE COMPONENT						
5	Permissible BUA	Net Plot Area	50% Add FSI	TDR including Setback + Protected BUA above Zonal basic FSI 0.5 or 0.7 or 0.9 or 1.0	Total	
		1460.38	730.19	400.00	2590.57	
6	Net Built up area proposed (Sr. No.4 of Table No. - I)	Commercial	Residential	0	Total	
	Permissible Fungible Area (0.35 x Sr. No 6)	0	906.70		906.70	
8	Proposed Fungible area (Sr. No. 5 of Table No. I)	0	871.68		871.68	
9	Fungible Area available for Sale component (8 - 2)	0	446.65		446.65	

[illegible]

8	Description	Parking Requirement	BUA in sq.mt.	
9	a)Bank	i) 01 for every 40 sq.mt. Up to 800 sq.mt ii) 01 for every 80 sq.mt exceeding 800 sq.mt	0	
10	b) Convenience shopping	i) 01 for every 150 sq.mt. for shop upto 20 sq.mt ii) 01 for every 50 sq.mt. for shop over 20 sq.mt	NA	
11	c) Others	i)	NA	
12	d) 10 % Visitors (Min 2 Nos.)			
13	Total Required Parking Spaces for Commercial User			
14	Total Parking Spaces Required for Res + Comm. = (5 + 13)			
15	Maximum Free Parking Spaces: [No. of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenants having carpet area more than 90.00 sqm + 5*No.15] or [5*No.14 + 5*No.15]			
16	Total Required Parking Spaces provided			
17	10% Additional Parking Spaces for Vehicle holding Area = (16) x 10%			
18	Excess to required Parking Spaces Provided: (16 - 14)			
19	50% of Required Parking Spaces Permissible free of ISV/ without charging premium = 14 X 50%			
20	DETAILS OF PARKING SPACES PROVIDED			
Sr No	Floor	Small	Big	Total
1	Basement-I	NA	NA	NA
2	Basement-II	NA	NA	NA
3	Stilt	8	0	8
4	Podium - I	NA	NA	NA
5	Podium - II	NA	NA	NA
6	Mechanised / Tower Parking	14	52	66
Total=		22	52	74
% Ratio to Total		30%	70%	

RAJGIR PARK - FS1 1.77 + FUNG

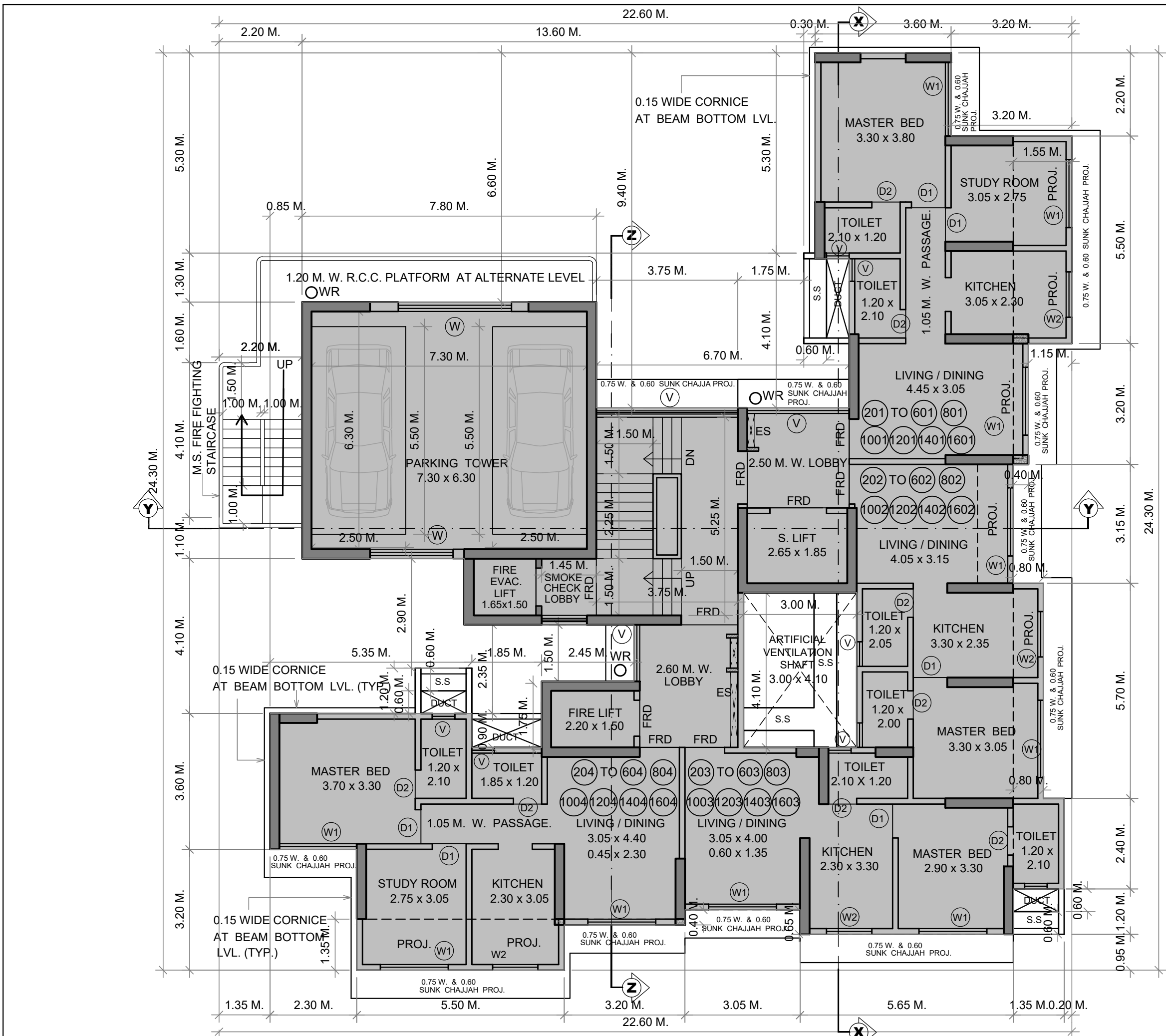
SHEET NO. 1/5

FORM I

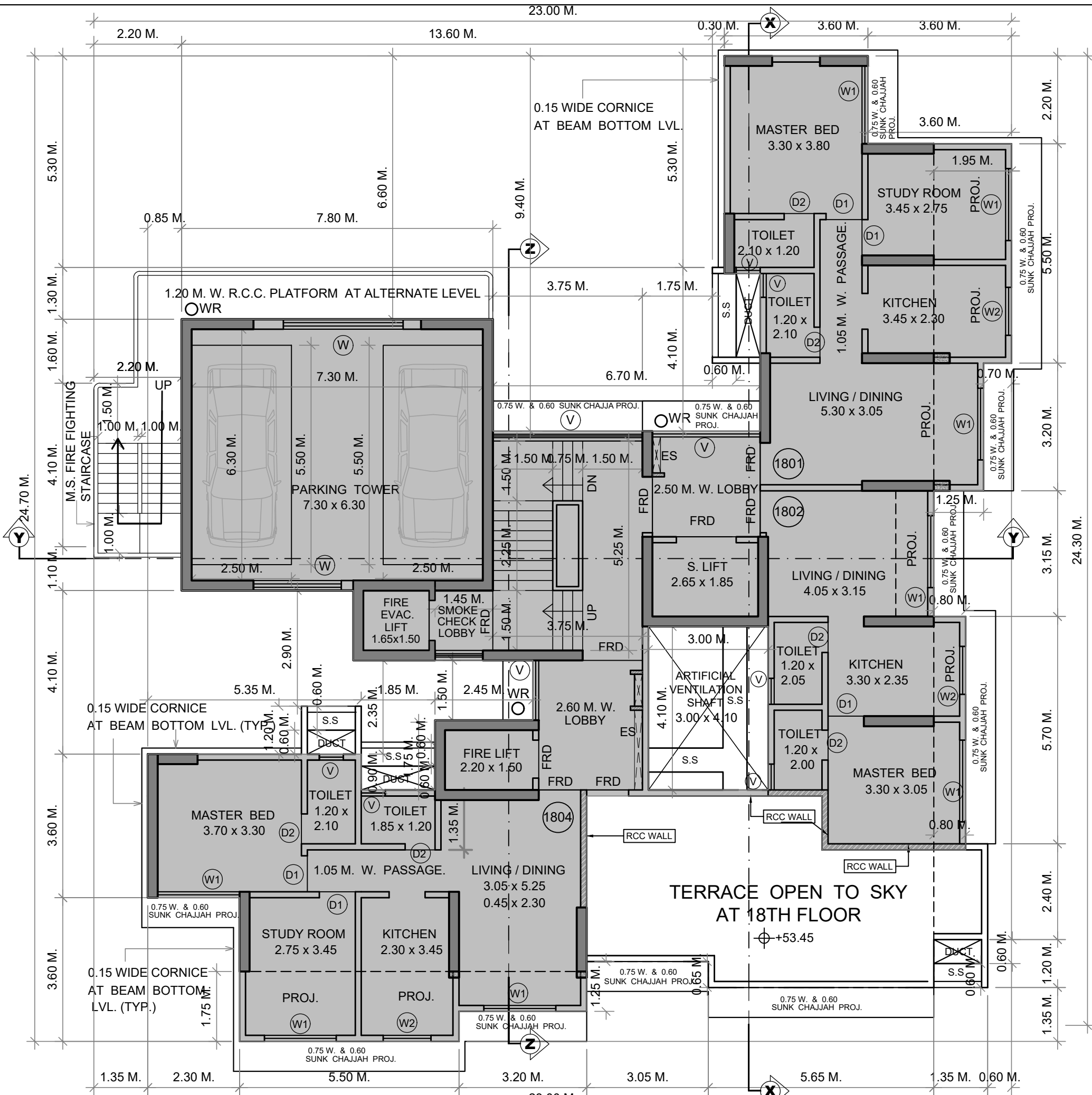
1	AREA STATEMENT	SQ.MTS
2	AREA PLOT (AS PER REG)	1460.38
3	(a) AREA OF RESERVATION IN PLOT	---
4	(b) AREA OF ROAD SET BACK	---
5	(c) AREA OF U.P. ROAD	---
6	DEDUCTIONS FOR	---
7	(A) FOR RESERVATION / ROAD AREA	---
8	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REG. NO. 18)	---
9	(b) PROPOSED U.P. ROAD TO BE HANDED OVER (100%) (REG. NO. 18)	---
10	(i) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO. 17)	---
11	(ii) RESERVATION AREA TO BE HANDED OVER AS PER REG. (NO. 13)	---
12	(B) FOR AMENITY AREA	---
13	(a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	---
14	(b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	---
15	(c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	---
16	(C) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY; LAND COMPONENT OF EXISTING BUILT UP EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
17	TOTAL DEDUCTIONS : [2 (A) + 2 (B) + 2 (C) AS WHEN APPLICABLE]	---
18	1 BALANCE AREA (A) = [1 (MINUS) 2 (A) + 2 (B) + 2 (C)]	1460.38
19	2 PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.	---
20	3 ZONAL PERMISSIBLE BUILT UP AREA (AS PER ZONAL (BASIC) FS (5 - 6))	1.00
21	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FS (5 - 6)	1460.38
22	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30 (A)	---
23	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
24	(a) INCENTIVE ADDED: BUILT UP AREA (AS PER REGULATION 30 (A)) (B) MAX. OF 15% OF ESTD. BUA 1430.40 + 214.36 OR 10.00 SQ. MT. X 40 T/16 = 400.00 SQ. MT.	400.00
25	(b) INCENTIVE ADDED TO ADDITIONAL FS ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	730.19
26	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
27	(a) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
28	(b) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
29	(c) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
30	(d) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
31	(e) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
32	(f) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
33	(g) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
34	(h) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
35	(i) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
36	(j) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
37	(k) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
38	(l) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
39	(m) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
40	(n) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
41	(o) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
42	(p) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
43	(q) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
44	(r) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
45	(s) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
46	(t) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
47	(u) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
48	(v) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
49	(w) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
50	(x) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
51	(y) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
52	(z) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
53	(aa) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
54	(ab) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
55	(ac) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
56	(ad) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
57	(ae) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
58	(af) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
59	(ag) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
60	(ah) BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER WITHIN THE LIMIT OF PERMISSIBLE BUA ON RESERVATION PLOT	---
61	(ai	

OTHER REQUIREMENTS

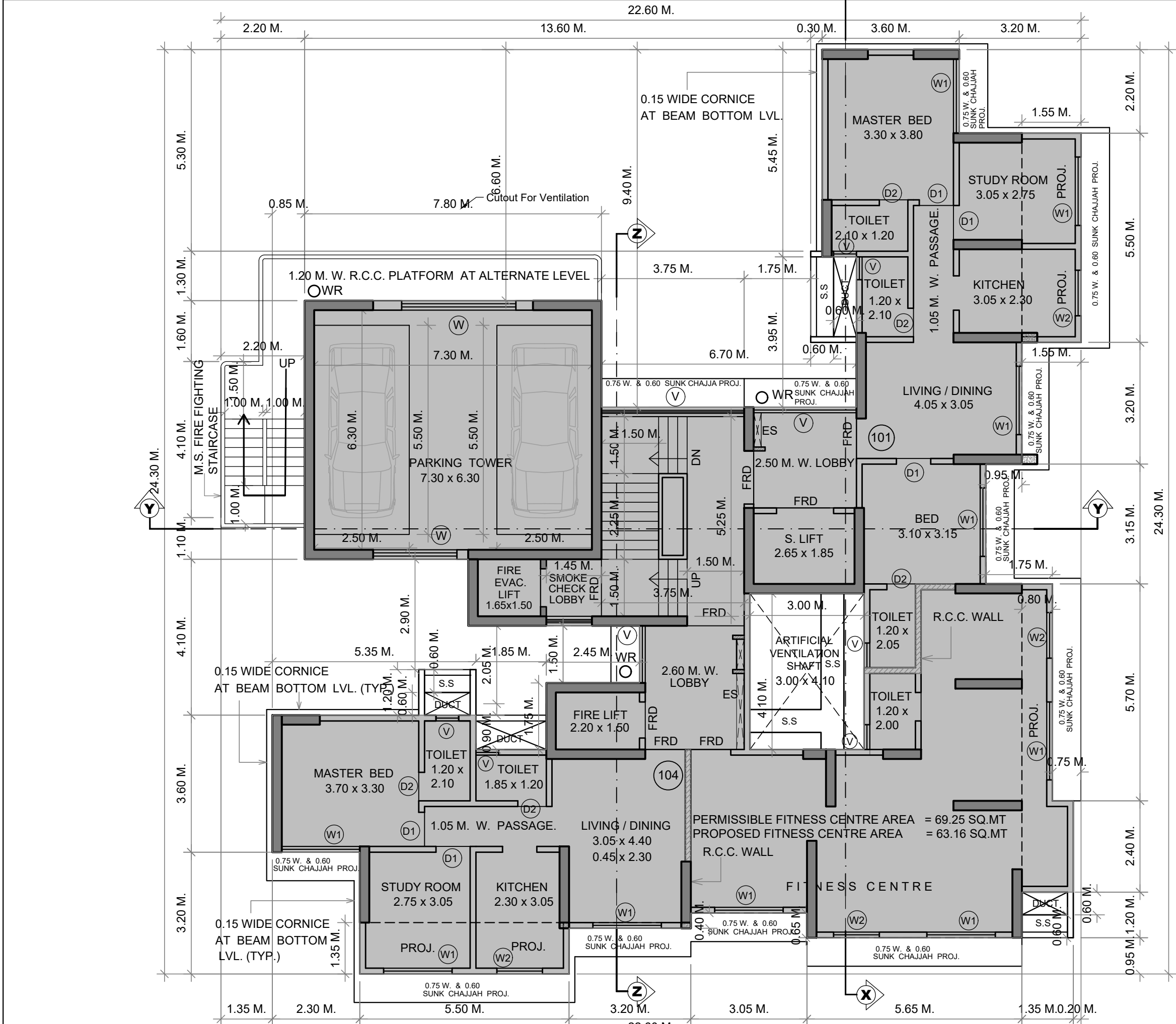
A)	RESERVATION / DESIGNATION	---
a)	NAME OF RESERVATION	---
b)	AREA OF RESERVATION AFFECTING THE PLOT	---
c)	AREA OF RESERVATION LAND TO BE HANDED-OVER-AS PER REG NO. 17	---
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
e)	AREA / BUILT UP AREA OF RESERVATION	---
f)	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. 14 (A)	---
g)	14 (A)	---
h)	14 (B)	---
i)	14 (C)	---
j)	14 (D)	---
k)	14 (E)	---
l)	14 (F)	---
m)	14 (G)	---
n)	14 (H)	---
o)	14 (I)	---
p)	14 (J)	---
q)	14 (K)	---
r)	14 (L)	---
s)	14 (M)	---
t)	14 (N)	---
u)	14 (O)	---
v)	14 (P)	---
w)	14 (Q)	---
x)	14 (R)	---
y)	14 (S)	---
z)	14 (T)	---
aa)	14 (U)	---
ab)	14 (V)	---
ac)	14 (W)	---
ad)	14 (X)	---
ae)	14 (Y)	---
af)	14 (Z)	---
ag)	14 (AA)	---
ah)	14 (AB)	---
ai)	14 (AC)	---
aj)	14 (AD)	---
ak)	14 (AE)	---
al)	14 (AF)	---
am)	14 (AG)	---
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ap)	14 (AJ)	---
aq)	14 (AK)	---
ar)	14 (AL)	---
as)	14 (AM)	---
at)	14 (AN)	---
au)	14 (AO)	---
av)	14 (AP)	---
aw)	14 (AQ)	---
ax)	14 (AR)	---
ay)	14 (AS)	---
az)	14 (AT)	---
ba)	14 (AU)	---
bb)	14 (AV)	---
bc)	14 (AW)	---
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bf)	14 (AZ)	---
bg)	14 (BA)	---
bh)	14 (BB)	---
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bj)	14 (BD)	---
bk)	14 (BE)	---
bl)	14 (BF)	---
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bn)	14 (BH)	---
bo)	14 (BI)	---
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bq)	14 (BK)	---
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bv)	14 (BP)	---
bw)	14 (BQ)	---
bx)	14 (BR)	---
by)	14 (BS)	---
bz)	14 (BT)	---
ca)	14 (BU)	---
cb)	14 (BV)	---
cc)	14 (BW)	---
cd)	14 (BX)	---
ce)	14 (BY)	---
cf)	14 (BZ)	---
cg)	14 (CA)	---
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gn)	14 (GH)	---
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gs)	14 (GM)	---
gt)	14 (GN)	---
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gz)	14 (GT)	---
ha)	14 (GU)	---
hb)	14 (GV)	---
hc)	14 (GW)	---
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he)	14 (GY)	---
hf)	14 (HZ)	---
hg)	14 (HA)	---
hh)	14 (HB)	---
hi)	14 (HC)	---
hj)	14 (HD)	---
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hn)	14 (HH)	---
ho)	14 (HI)	---
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hs)	14 (HM)	---
ht)	14 (HN)	---
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jq)	14 (JH)	---
jr)	14 (JI)	---
js)	14 (JJ)	---
jt)	14 (JK)	---
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jv)	14 (JM)	---
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lp)	14 (LU)	---
lp)	14 (LV)	---
lp)	14 (LW)	---
lp)	14 (LX)	---
lp)	14 (LY)	---
lp)	14 (LZ)	---
lp)	14 (MA)	---
lp)	14 (MB)	---
lp)	14 (MC)	---
lp)	14 (MD)	---
lp)	14 (ME)	---
lp)	14 (MF)	---
lp)	14 (MG)	---
lp)	14 (MH)	---
lp)	14 (MI)	---
lp)	14 (MJ)	---
lp)	14 (MK)	---
lp)	14 (ML)	---
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lp)	14 (MO)	---
lp)	14 (MP)	---
lp)	14 (MQ)	---
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lp)	14 (MS)	---
lp)	14 (MT)	---
lp)	14 (MU)	---</



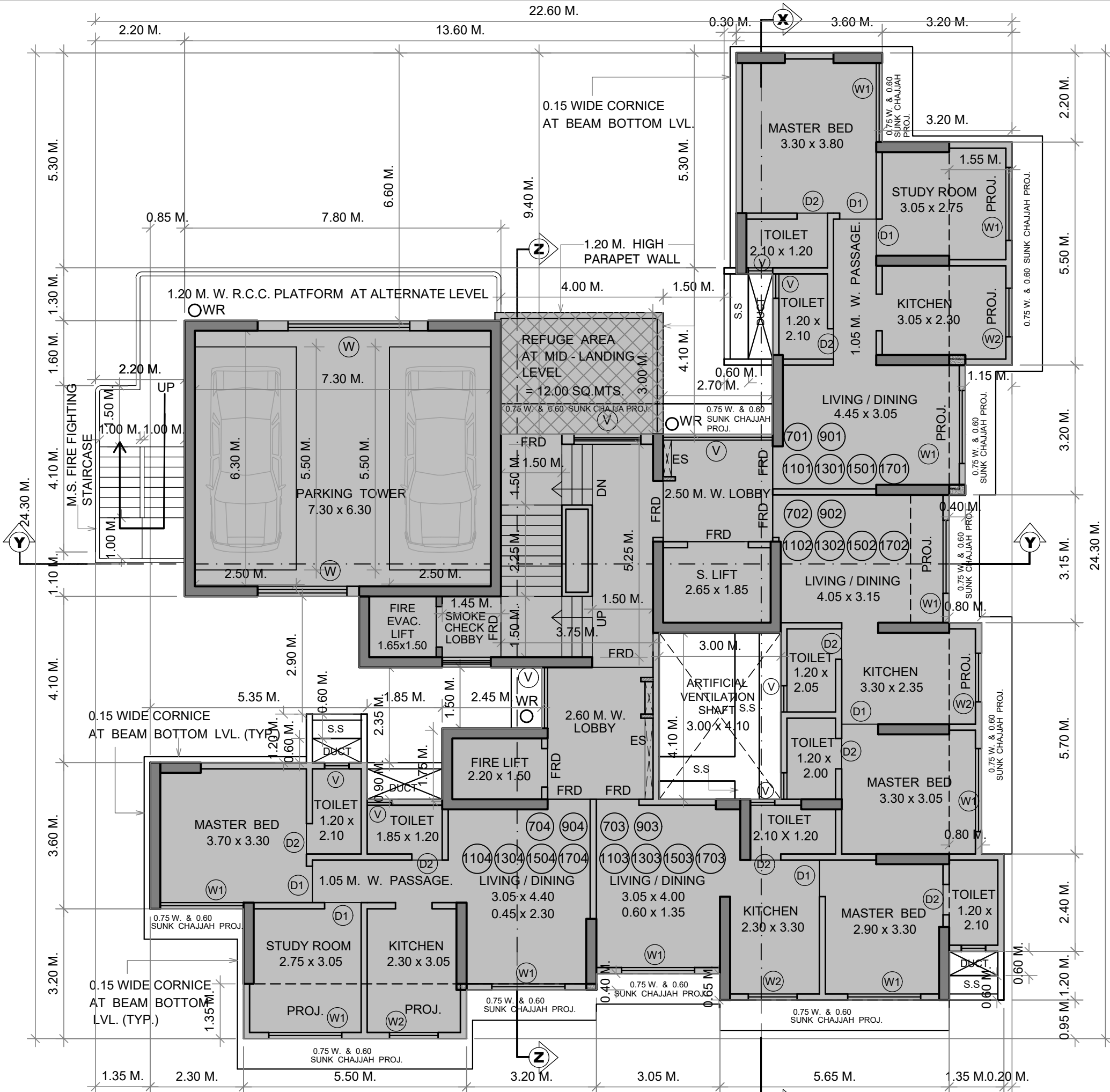
TYPICAL FLOOR PLAN
(2ND TO 6TH, 8TH, 10TH, 12TH, 14TH & 16TH FLOOR PLAN)
SCALE = 1 : 100



TYPICAL FLOOR PLAN
(18TH FLOOR PLAN)
SCALE = 1 : 100



1ST FLOOR PLAN
SCALE = 1 : 100



TYPICAL FLOOR PLAN
(7TH, 9TH, 11TH, 13TH, 15TH & 17TH FLOOR PLAN)
SCALE = 1 : 100

FILE NO. CHEWSII4880/R/C/337(NEW)IOD/1New
STAMP OF DATE OF APPROVAL OF PLANS
THIS CANCELS PREVIOUS APPROVAL OF THE PREVIOUS PLAN SANCTIONED UNDER NO. CHEWSII4880/R/C/337(NEW)IOD/1New DATED 26.09.2020

NOTES :- This document is digitally signed, hence no physical signature is required.

FORM - II

CONTENTS OF SHEET

1ST TO 6TH FLOOR PLANS, TERRACE FLOOR PLAN, AREA STATEMENT

STAMPS OF APPROVAL OF PLANS

Advisory Engineer's Stamp: Swapnil Bhagawat Patil, 2023.06.01 16:29:51, +05'30'.
Stamp: HANUMANT SADASHIVRAO BURE, Digitally signed by HANUMANT SADASHIVRAO BURE, DN: c=IN, o=SADASHIVRAO BURE, ou=, email=sadashivrao.bure@gmail.com, cn=HANUMANT SADASHIVRAO BURE.
Stamp: ASST. ENG. (R-II), EXE. ENG. (R-1).

REVISION NO. 1, DESCRIPTION :-

NORTH, DESCRIPTION OF PROPOSAL AND PROPERTY: PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS "RAJGIR PARK CO-OP. HSG. SOC. LTD." ON PLOT NO. 309 BEARING F.P. NO. 250, T.P.S.-III, C.T.S. NO. 513 OF VILLAGE EKSAR, BAHAL, BORIVALI (WEST), MUMBAI.

NAME, ADDRESS OF OWNER: RAJGIR PARK CO-OP. HSG. SOC. LTD.

Plot No. 309, CTS No. 513, Village Eksar, Bahal, Borivali (West), Mumbai - 400 092.

CHAIRMAN: Anil Dhondur Parkar, SECRETARY: Vishnu Babaji Chindarkar.

B.M.C. FILE NO. CHE/WSII/4880/R/C/337(NEW), NAME, ADDRESS & SIGNATURE OF ARCHITECT: ARCHITECT :- CA / 84 / 7982.

ARCHITECT: RAMESH KHANOLKAR, architects & interior designers, RAMESH BALKRISHNA KHANOLKAR.