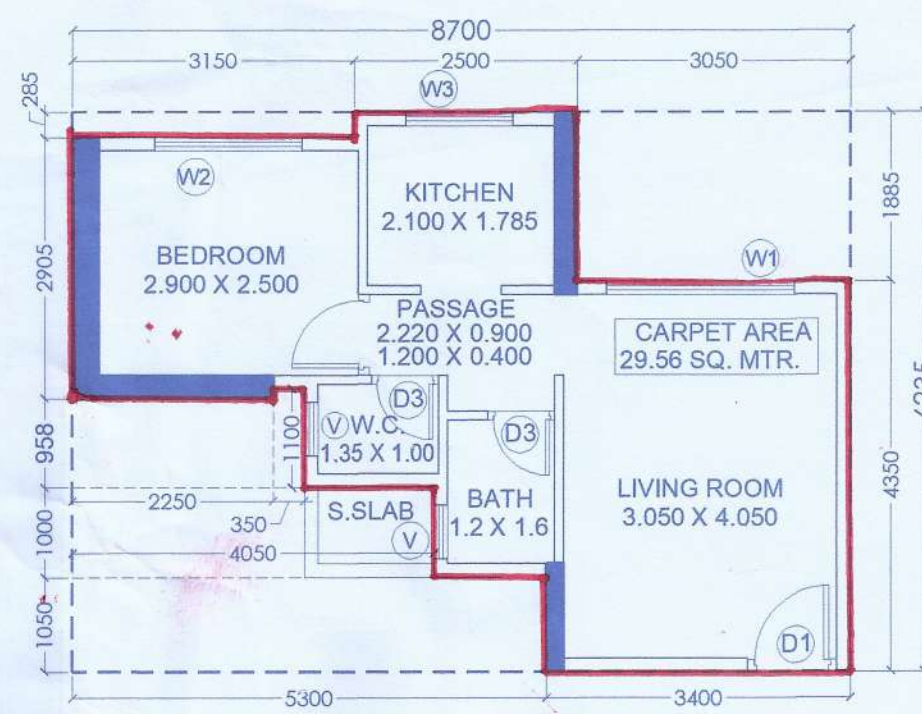
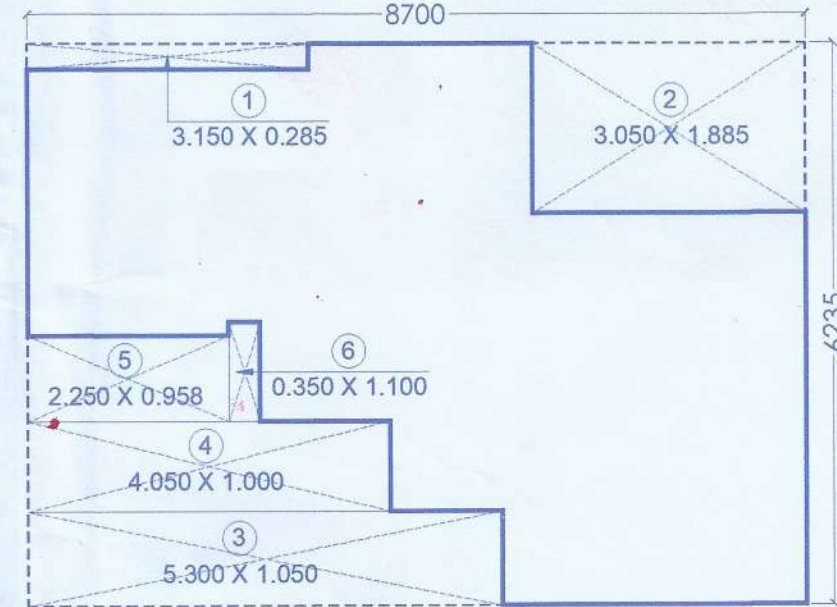


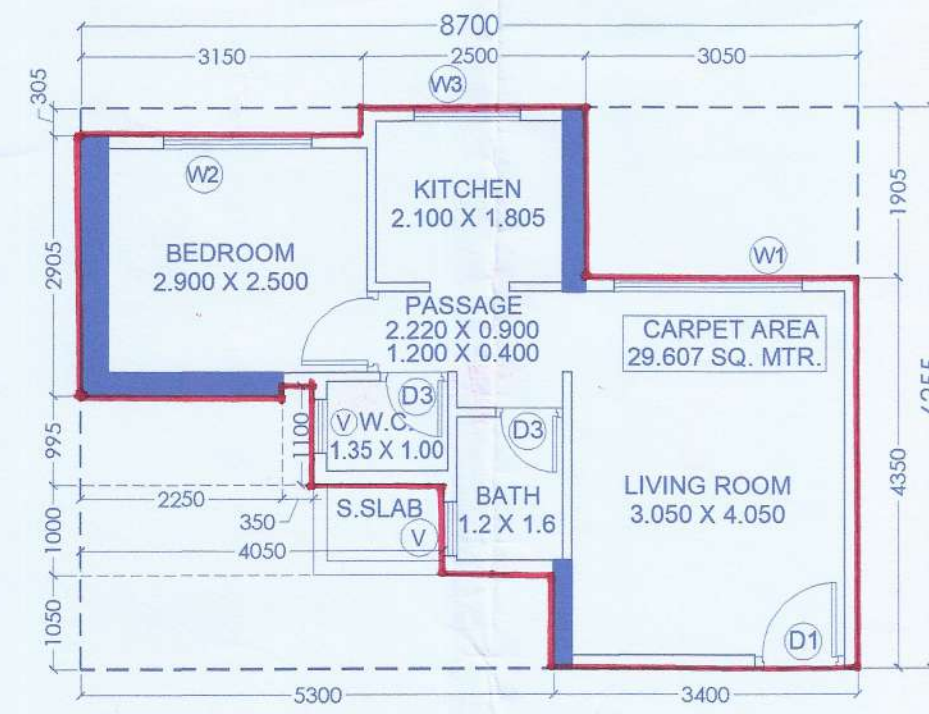


TYPICAL PLAN (TYPE 1)

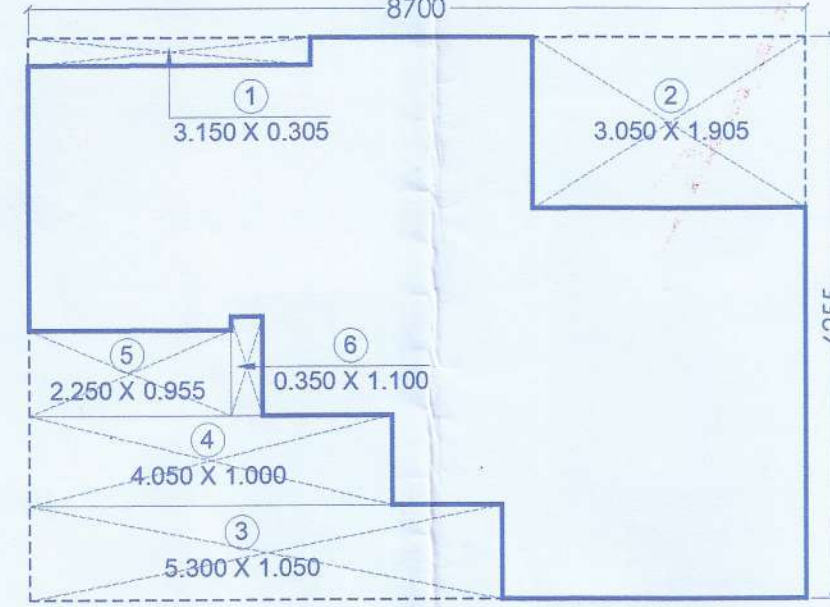


AREA CALCULATION DIAGRAM BOX FOR TYPICAL FLOOR (TYPE 1) = 96 UNITS

BUILT-UP AREA CALCULATION STATEMENT FOR TYPICAL TYPE 1 UNIT									
A	8.700	X	6.235	X	1	=	54.245	Sq. Mts.	
B DEDUCTIONS:									
1	3.150	X	0.285	X	1	=	0.898	Sq. Mts.	
2	3.050	X	1.885	X	1	=	5.749	Sq. Mts.	
3	5.300	X	1.050	X	1	=	5.565	Sq. Mts.	
4	4.050	X	1.000	X	1	=	4.050	Sq. Mts.	
5	2.250	X	0.958	X	1	=	2.156	Sq. Mts.	
6	0.350	X	1.100	X	1	=	0.385	Sq. Mts.	
TOTAL DEDUCTION						=	18.803	Sq. Mts.	
NET B.U.A. CONSUMED (A - B)						=	35.442	Sq. Mts.	
(54.244 - 18.784)						=	35.442	Sq. Mts.	

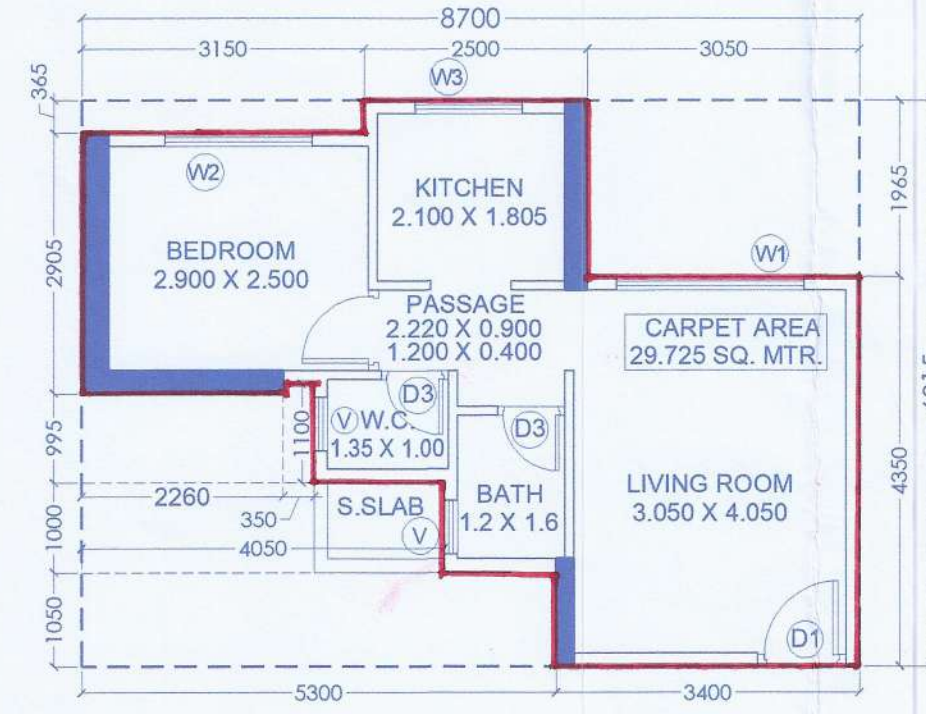


TYPICAL PLAN (TYPE 2)

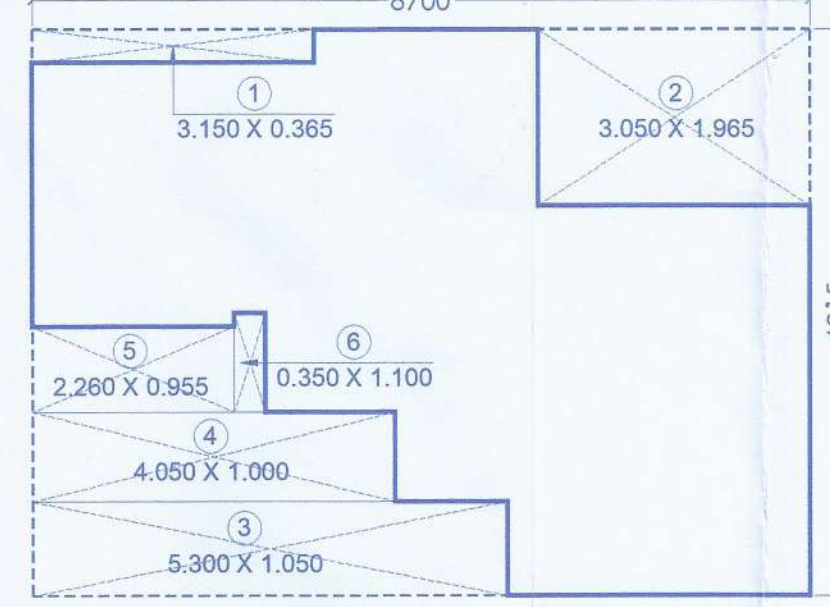


AREA CALCULATION DIAGRAM BOX FOR TYPICAL FLOOR (TYPE 2) = 96 UNITS

BUILT-UP AREA CALCULATION STATEMENT FOR TYPICAL TYPE 2 UNIT									
A	8.700	X	6.255	X	1	=	54.4185	Sq. Mts.	
B DEDUCTIONS:									
1	3.150	X	0.305	X	1	=	0.9608	Sq. Mts.	
2	3.050	X	1.905	X	1	=	5.8103	Sq. Mts.	
3	5.300	X	1.050	X	1	=	5.565	Sq. Mts.	
4	4.050	X	1.000	X	1	=	4.050	Sq. Mts.	
5	2.250	X	0.955	X	1	=	2.149	Sq. Mts.	
6	0.350	X	1.100	X	1	=	0.385	Sq. Mts.	
TOTAL DEDUCTION						=	18.9198	Sq. Mts.	
NET B.U.A. CONSUMED (A - B)						=	35.498	Sq. Mts.	
(54.418 - 18.919)						=	35.498	Sq. Mts.	



TYPICAL PLAN (TYPE 3)



AREA CALCULATION DIAGRAM BOX FOR TYPICAL FLOOR (TYPE 3) = 96 UNITS

BUILT-UP AREA CALCULATION STATEMENT FOR TYPICAL TYPE 3 UNIT									
A	8.700	X	6.315	X	1	=	54.9405	Sq. Mts.	
B DEDUCTIONS:									
1	3.150	X	0.365	X	1	=	1.149	Sq. Mts.	
2	3.050	X	1.965	X	1	=	5.993	Sq. Mts.	
3	5.300	X	1.050	X	1	=	5.565	Sq. Mts.	
4	4.050	X	1.000	X	1	=	4.050	Sq. Mts.	
5	2.250	X	0.955	X	1	=	2.158	Sq. Mts.	
6	0.350	X	1.100	X	1	=	0.385	Sq. Mts.	
TOTAL DEDUCTION						=	19.300	Sq. Mts.	
NET B.U.A. CONSUMED (A - B)						=	35.640	Sq. Mts.	
(54.940 - 19.300)						=	35.640	Sq. Mts.	

TABLE - 1

BUILT-UP AND CARPET AREA STATEMENT OF EXISTING TENEMENT

SR. NO.	TYPE	CARPET AREA/ TENEMENT	BUILT-UP AREA/ TENEMENT	NO. OF UNITS	TOTAL CARPET AREA	TOTAL BUILT-UP AREA
1	1	29.560	35.442000	96	2837.7600	3402.4320
2	2	29.607	35.498000	96	2842.2720	3407.8080
3	3	29.725	35.640000	96	2853.6000	3421.4400
				288	8533.6320	10231.6800

CARPET TO BUILTUP RATIO = 10231.68/8533.632
CARPET TO BUILTUP RATIO = 1.199

TABLE - 3

A. B.U.A. OF REHAB AS ENTITLEMENT = 10231.680 SQ. MTS. -----A

B. INCENTIVE AREA CALCULATION:

LAND RATE = 53400
CONSTRUCTION RATE = 26620 = 2.00 (ABOVE 1.00 AND UPTO 2.00)

HENCE AS PER TABLE - 10E

ABOVE 1.00 AND UPTO 2.00 - INCENTIVE AREA IS 90%

90% INCENTIVE AREA 10231.680 X 90% = 9208.512 SQ. MTS. -----B

AREA OF PLOT = 7552.940 SQ. MTS.
PERMISSIBLE FSI = 3.000
BUA PERMISSIBLE AS PER 3.0 FSI = 22658.820 SQ. MTS.
TOTAL ENTITLEMENT (A + B) = 19440.192 SQ. MTS.

SHARING OF BALANCE FSI AS PER TABLE 10F

BUA AS PER FSI 3.0 (7552.940 X 3) = 22658.820 SQ. MTS.
AS PER ENTITLEMENT = 19440.192 SQ. MTS.
HENCE AREA FOR SHARING = 3218.628 SQ. MTS.
(22658.820 - 19440.192)

TABLE - 4

SHARING TABLE (TABLE - 10F) AS PER UDCPR

BASIC RATIO	SHARING BALANCE FSI	
	SOCIETY/ASSOCIATION	CIDCO/NMMC
BETWEEN 1 AND 2 (2.00)	REQ. 50% (1609.314 SQ.MTS.)	REQ. 50% (1609.314 SQ.MTS.)

NOTE:
1. SINCE EXCESS AREA IS ALREADY GIVEN TO SOCIETY, THERE SHARE IS ADJUSTED BACK IN INCENTIVE.
2. THE AREA OF SHARING FOR CIDCO/NMMC (1609.314 SQ. MTS.) IS PROVIDED ON THE 5TH TO 7TH FLOOR OF REHAB BUILDING (WING-C)

ACCOMMODATION	APARTMENT NO					
	186	285	384			
ROOM	11.09	11.32	10.14			
KITCHENETTE	2.77	2.77	2.77			
TOILET	2.09	2.09	2.09			
BALCONY	0.95	2.27	2.37			
TOTAL AREA SQ.M	16.9	18.87	18.45	19.79	17.37	18.7

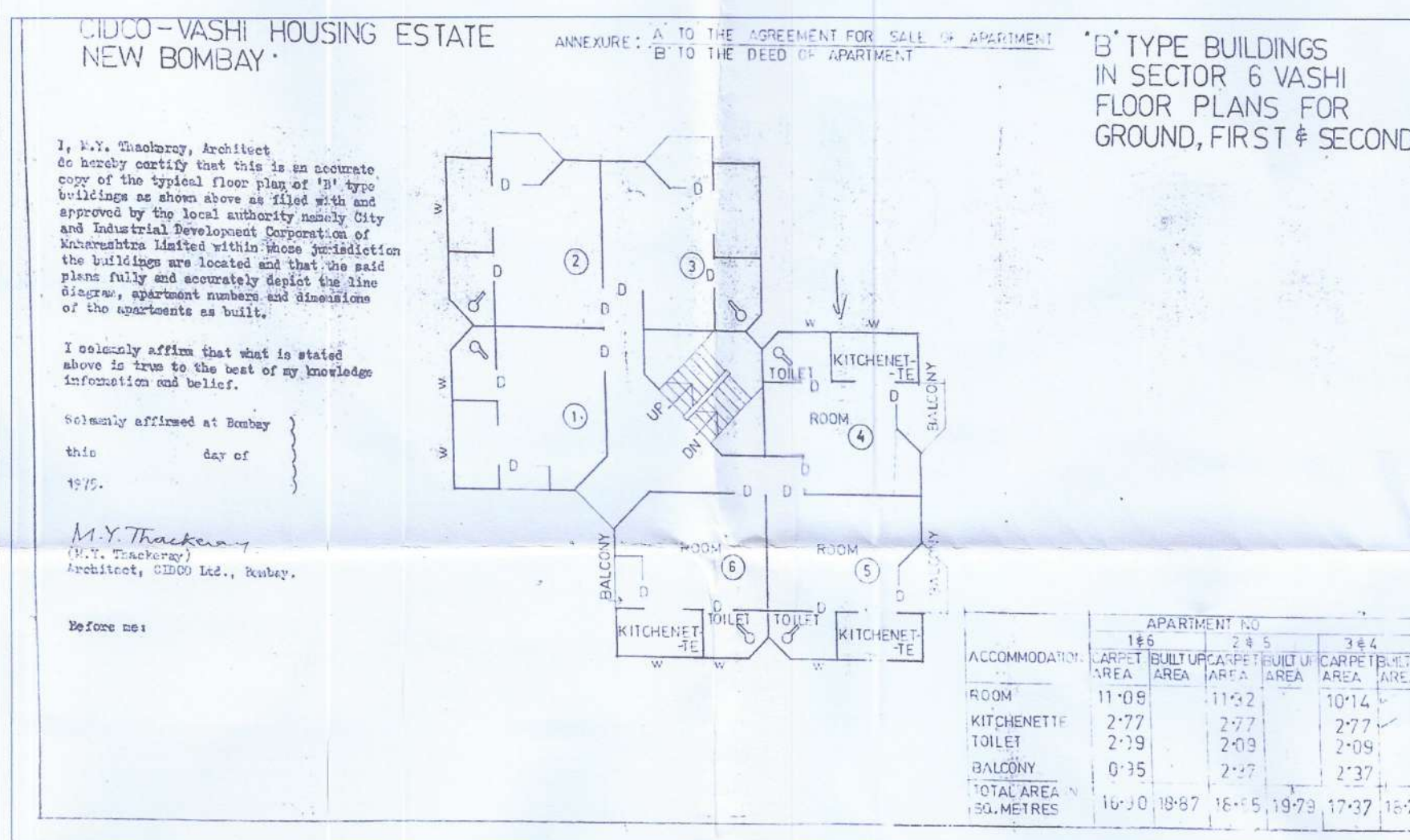
TABLE - 2

COMPUTATION OF BASIC ENTITLEMENT AREA (CARPET AREA) AS PER UDCPR 10.10.2

SR. NO.	TYPE	CARPET AREA/ TENEMENT	ENTITLEMENT AREA - BASIC (EXISTING + 35%)	MINIMUM CARPET AREA	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
1	1	16.900	22.8150	27.870	1.6900	29.5600	96	2837.7600	29.560000	96.000000	2856.0000
2	2	17.37	23.4495	27.870	1.7370	29.6070	96	2842.2720	29.750000	96.000000	2856.0000
3	3	18.55	25.0425	27.870	1.8550	29.7250	96	2853.6000	29.750000	96.000000	2856.0000
						88.8920	288	8533.6320	89.2500	288.0000	8568.0000

WORKING OF REDEVELOPMENT @ BASE FSI-3

A	AREA OF PLOT		7552.94	SQ.MTS
B	PERMISSIBLE FSI		3	
C	PERMISSIBLE BUA (AXB)		22658.820	SQ.MTS
D	5%AMENITIES OF PLOT AREA (5% OF A)		0	SQ.MTS
E	BALANCE PERMISSIBLE BUA (C-D)		22658.820	SQ.MTS
F			16.9	SQ.MTS
G	EXISTING AREA OF REHAB			
H	BASIC ENTITLEMENT FOR REHAB (35% OF G)	35%	5.915	SQ.MTS
I	REHAB AREA WITH BASIC ENTITLEMENT (G+H)		22.815	SQ.MTS
I1	CARPET AREA WITH BASIC ENTITLEMENT OR 27.870 SQ.MTS WHICHEVER IS HIGHER FOR REHAB		27.87	SQ.MTS
I2	ADDITIONAL ENTITLEMENT ON EXISTING CARPET AREA FOR REHAB (10% OF G)	10%	1.69	SQ.MTS
I3	TOTAL CARPET AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB - MOFA (I1+I2)		29.56	SQ.MTS
I4	TOTAL BUILT-UP AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB - RERA	TOTAL CARPET AREA X 1.199	35.44244	SQ.MTS
F			17.37	SQ.MTS
G	EXISTING AREA OF REHAB			
H	BASIC ENTITLEMENT FOR REHAB (35% OF G)	35%	6.0795	SQ.MTS
I	REHAB AREA WITH BASIC ENTITLEMENT (G+H)		23.4495	SQ.MTS
I1	CARPET AREA WITH BASIC ENTITLEMENT OR 27.870 SQ.MTS WHICHEVER IS HIGHER FOR REHAB		27.87	SQ.MTS
I2	ADDITIONAL ENTITLEMENT ON EXISTING CARPET AREA FOR REHAB (10% OF G)	10%	1.737	SQ.MTS
I3	TOTAL CARPET AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB-MOFA (I1+I2)		29.607	SQ.MTS
I4	TOTAL BUILT-UP AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB-RERA	TOTAL CARPET AREA X 1.199	35.498793	SQ.MTS
F			18.55	SQ.MTS
G	EXISTING AREA OF REHAB			
H	BASIC ENTITLEMENT FOR REHAB (35% OF G)	35%	6.4925	SQ.MTS
I	REHAB AREA WITH BASIC ENTITLEMENT (G+H)		25.0425	SQ.MTS
I1	CARPET AREA WITH BASIC ENTITLEMENT OR 27.870 SQ.MTS WHICHEVER IS HIGHER FOR REHAB		27.87	SQ.MTS
I2	ADDITIONAL ENTITLEMENT ON EXISTING CARPET AREA FOR REHAB (10% OF G)	10%	1.855	SQ.MTS
I3	TOTAL CARPET AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB - MOFA (I1+I2)		29.725	SQ.MTS
I4	TOTAL BUILT-UP AREA AFTER ADDITION OF BASIC AND ADDITIONAL ENTITLEMENT FOR REHAB-RERA	TOTAL CARPET AREA X 1.199	35.640275	SQ.MTS
WORKING OF INCENTIVE FSI:				
J	PER UNIT BUA OF REHAB(IF REHAB IS GIVEN SIZE OF BASIC ENTITLEMENT)		35.442, 35.498, 35.640	SQ.MTS
J1	TOTAL NUMBER OF REHAB UNITS		288	NOS
J2	TOTAL BUA OF REHAB (J X J1)		10231.68	SQ.MTS



PROFORMA - II

PROJECT:

PROPOSED RE-DEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT NO. 3, SECTOR - 6, VASHI, NAVI MUMBAI.

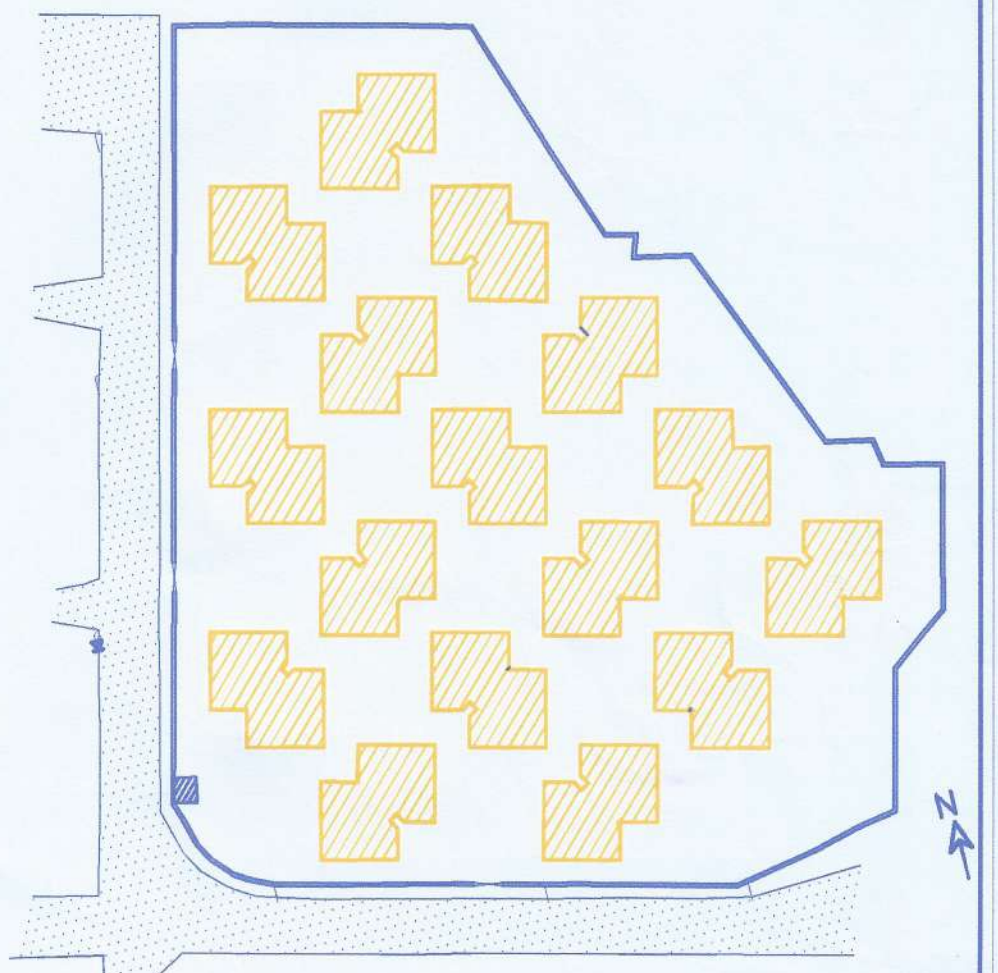
SHEET NO.

1/1

STAMP OF APPROVAL OF PLAN :

या कार्यालयचा कार्यकारी अधिकारी याद्वारे प्रमाणित करण्यात आले आहे - 19/01/2023
नवी दिल्ली - 110002
महिला सचिवालय अखिल भारतीय महिला संघ
दुरुस्त करण्यात आले आहे
कार्यालयीन नकाशा / सुधारित नकाशा संलग्न

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका



16 NUMBERS OF EXISTING BUILDINGS TO BE DEMOLISHED

NAME, ADDRESS & SIGN OF OWNER

M/s. SEAVIEW RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.
B-Type Building no. 1 to 16, Plot No. 3, Sector-06,
Vashi, Navi Mumbai. 400703.

(OWNER (S) NAME, ADDRESS AND SIGNATURE)

NAME OF DEVELOPER

M/s. METRICON REALTY LLP.
Office no. 14-15, Mahavir center, Sector-17, Vashi, Navi Mumbai. 400703.

For METRICON REALTY LLP

NAME, ADDRESS & SIGN OF ARCHITECT

stapl

soyuz talib architects
1405/1406, KESAR SOUTARE, PLOT NO.-5,
SECTOR-19, SANPADA, NAVI MUMBAI.



Ar. Soyuz Talib (Reg. No. CA/84/17095)

SCALE

1:100

DATE

25-01-2023

DRAWN BY

JAYARAJAN

NORTH