

FORM- I

I.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	482.60
a)	AREA OF RESERVATION IN PLOT	---
b)	AREA OF ROAD SET-BACK	27.45
c)	AREA OF D.P. ROAD	---
2	DEDUCTIONS FOR	---
a)	FOR RESERVATION / ROAD AREA	---
(a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%)(REGULATION NO. 16)	27.45
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)(REGULATION NO. 16)	---
c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	---
	TOTAL AREA UNDER ROAD RESERVATION	27.45
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	---
a)	AREA OF AMENITY PLOT/LOTS AS PER DCR 14(A)	---
b)	AREA OF AMENITY PLOT/LOTS AS PER DCR 14(B)	---
c)	AREA OF AMENITY PLOT/LOTS AS PER DCR 15	---
d)	AREA OF AMENITY PLOT/LOTS AS PER DCR 35	---
(C)	DEDUCTIONS FOR EXIS. BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
3	TOTAL DEDUCTIONS : [2(A) + 2 (B) + 2 (C)]	---
4	BALANCE AREA OF PLOT (1 MINUS 3)	455.15
5	PLOT AREA UNDER DEVELOPMENT (4 + 2(A) + 2(B)]	455.15
6	ZONAL (BASIC) F.S.I (1 OR 1.33)	1.00
7 a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (S-6)	455.15
b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	---
c)	PERMISSIBLE BUILT UP AREA (7% OR 7% ABOVE, WHICHEVER IS MORE)	---
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(A)	---
a)	ADDITIONAL BUA FOR 2(A)(C)(i) & 2(B) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE NO. 12 ON BALANCE PLOT	---
b)	ADDITIONAL BUA FOR 2(A)(C)(ii) & 2(B) ABOVE TO BE UTILIZED OVER & ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE NO. 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 13 OF REGULATION 32 (2004) ADDITIONAL INCENTIVE 15% TO 30% FOR SET BACK AREA up to 15% OF ROAD AREA WITHIN 24 MONTHS	54.90
c)	ADDITIONAL BUA IN CASE OF 2(A)(C)(ii) & 2(B) ABOVE (17%) NOT 2004) & 4(A) AS PER POLICY ON REMAINING PLOT	---
9	TOTAL ADDITIONAL BUA	54.90
a)	ADDITIONAL/ INCENTIVE BUA WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE 12 ON BALANCE PLOT	---
b)	IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(B)	---
c)	15% OF SRL NO. 7% ABOVE OR 10% PER. PER REHAB. TENEMENTS AS PER REG. 33(7)(B)	---
10	NUMBERS OF TENANTS X 10 SQ.MT. TOTAL ADDITIONAL BUA INCENTIVE AREA BUILT UP AREA DUE TO 'ADDITIONAL' FSI ON PAYMENT OF 'PREMIUM' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) (SRL NO. 5 X 50%)	227.57
11	BUILT UP AREA DUE TO 'ADMISSIBLE' TDR AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 32 ON REMAINING BALANCE PLOT (SRL NO. 5 X 50% - SRL NO. 5)	227.57
a)	SRL NO. TDR (DRC No. SR/1443/Comm.)	45.55
b)	GENERAL TDR (DRC No. ROAD/0014/2001)	182.02
12	TOTAL TDR	227.57
13	PERMISSIBLE BUILT UP AREA (7+9+9+10+11)	965.19
14	PROPOSED BUILT UP AREA	965.07
15	TDR GENERATED IF ANY AS PER REGULATION 30 (A) & 32 TO UTILIZED BUA ON PLOT	0.00
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(i)	---
a)	i) 1 perm. fungible compensatory area for rehab comp. who charging premium (RES.)	100.49
b)	ii) fungible compensatory area for rehab comp. who charging premium (COM.)	237.28
c)	iii) fungible compensatory area for rehab comp. who charging premium (Comm.)	337.77
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a) + 15(b)]	1302.84
18	FSI CONSUMED ON NET PLOT [13 / 4]	2.12

II. OTHER REQUIREMENTS	
A) RESERVATIONS / DESIGNATION	
a)	NAME OF RESERVATION
b)	AREA OF RESERVATION AFFECTING THE PLOT
c)	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG. NO. 17
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO. 17
e)	AREA / BUILT UP AREA OF DESIGNATION
B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.
i)	14(A)
ii)	14(B)
iii)	15
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO. 27
D)	TENEMENT STATEMENT
i)	PROPOSED BUILT UP AREA (13 ABOVE)
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)
iii)	AREA AVAILABLE FOR TENEMENTS (ii) MINUS (i)
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)
v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.
E)	PARKING STATEMENT
a)	PARKING REQ. BY REGULATIONS FOR
i)	CAR
ii)	SCOOTER/MOTOR CYCLE
iii)	CAR OUTSIDERS (VISITORS)
iv)	COVERED GARAGE PERMISSIBLE
v)	COVERED GARAGES PROPOSED
vi)	TOTAL SCOOTER PARKING REQUIRED
vii)	TOTAL SCOOTER PARKING PROVIDED
viii)	TOTAL CAR PARKING REQUIRED
ix)	TOTAL CAR PARKING PROVIDED
F)	TRANSPORT VEHICLE PARKING
a)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS
b)	TOTAL NO. TRANSPORT VEHICLES PARKING PROVIDED

FORM- II

CONTENTS OF SHEET	
GROUND FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, PARKING STATEMENT, BUA STATEMENT, 1ST TO 9TH FLOOR PLAN, TERRACE FLOOR PLAN, SECTION-AA AND SECTION-BE, RERA AREA DIAGRAM AND CALCULATION	
1. THIS IS DIGITALLY SIGNED AND ISSUED.	
2. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-8579/2021/(407)/P/S Ward/PAHADI GOREGAON-E Dated 31.12.2021.	
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH HOD CONDITION UNDER NO. P-8579/2021/(407)/P/S Ward/PAHADI Dated 31.12.2021.	
DESCRIPTION OF PROPERTY	
Proposed Redevelopment on Plot Bearing C.T.S. No. 407 of Village Pahadi, Goregaon East at Goregaon East in P/South Ward, Mumbai.	
NORTH	
CERTIFICATE OF AREA	SIGNATURE
CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 25/08/2021 AND THAT THE DIMENSIONS OF SITES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 482.60 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / P.S.C. RECORD.	
NAME & ADDRESS OF ARCHITECT	SIGNATURE
AS NOTED	
DRAWN BY	AR DESIGN STUDIO
PRAKASH	NAME & ADDRESS OF THE DEVELOPER
DATE	Shri. Vikram Jayantilal Lodha of M/s. Meghna Akar Construction.
28.01.2021	
DRAWING NO	NAME & ADDRESS OF THE STRUCTURE ENGINEER
01/01	
STAMP OF APPROVAL OF PLAN	

