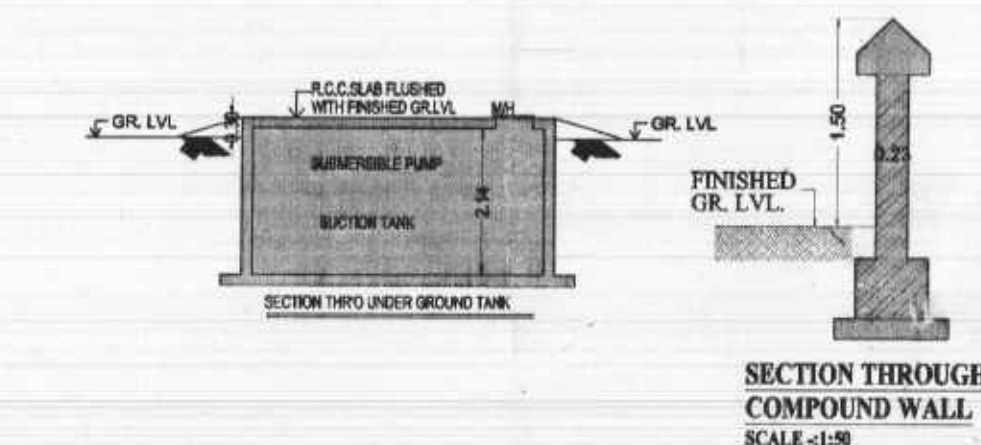
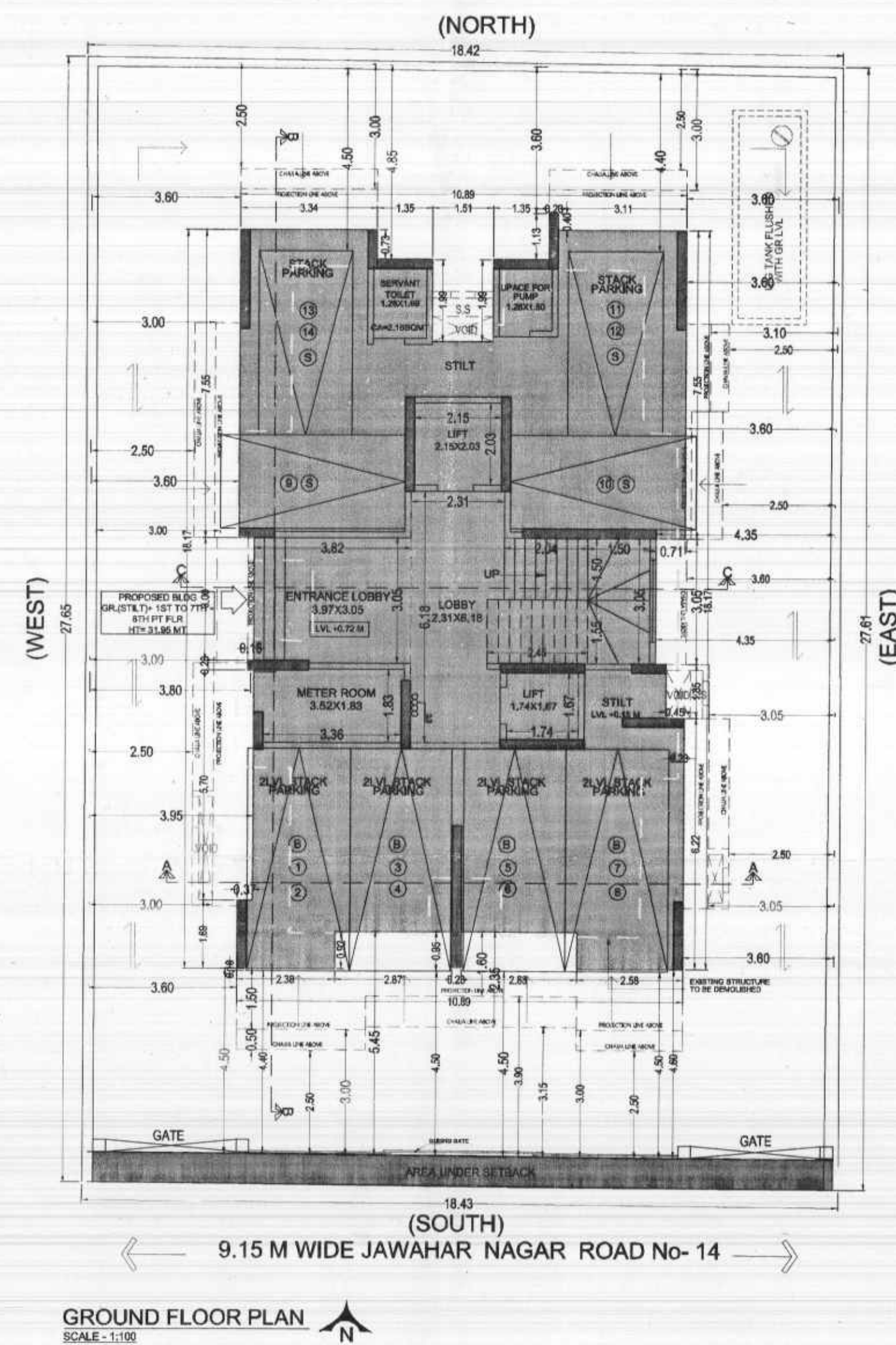
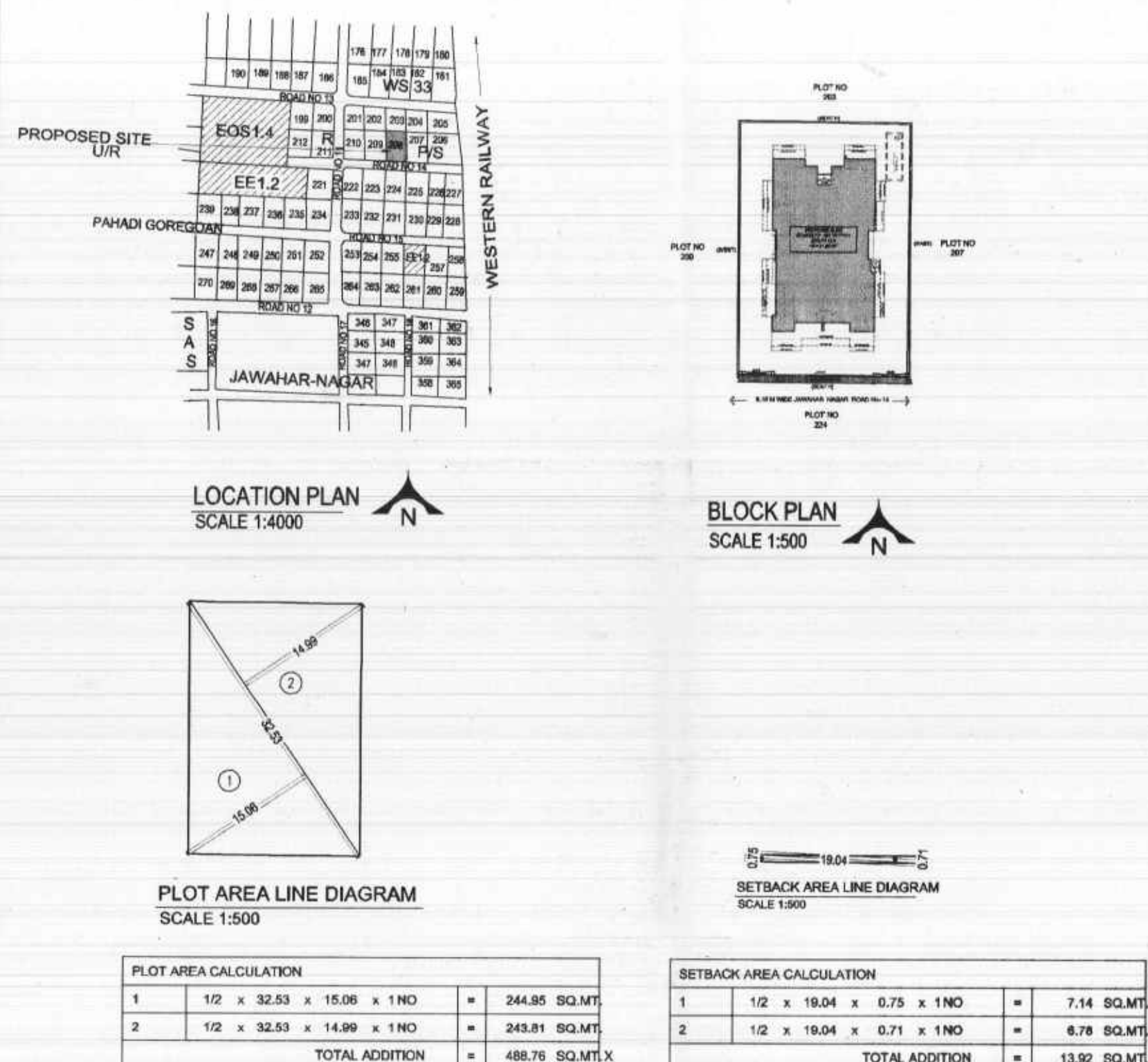




Sr. No.	Description	Commercial	Residential	Total
1.	(A) REHAB COMPONENT			
a.	Existing BUA of the Building to be Demolished:			
b.	Residential Structure Existing Prior to 01.04.1962	—	—	—
c.	As per OC Plans/ BCC Plan Approved u/no. — Did	—	—	—
d.	As per Approved Plan and CC Granted Approved U/NO CE/1941/ZONE II/AF Did.10.10.1974 Full CC Did.	—	500.80	500.80
e.	Others Specify (As per Assessment Extract)	—	—	—
f.	Existing BUA excluding Staircase/Lift/Lobby/Office of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e) / net existing BUA after surrendering part area by tenant	—	479.30	479.30
g.	Existing BUA accepted for allowing fungible area for Rehab without charging Premium from Above	—	479.30 (lessor bua 451.20)	479.30 (lessor bua 451.20)
2.	Permissible Fungible Area for Rehab without charging Premium [35% of 1 (g) above] = (3+4)	—	157.92	157.92
3.	Fungible Area Available for Rehab Component [Total of (Col. No.14 - Col. No.15) - Col. No. 8 of Table No. II]	—	157.92	157.92
4.	Fungible Area kept in abeyance / unutilized (As per total of Col. No. 15 of Table No. II)	—	—	—
(B) SALE COMPONENT				
5.	Permissible BUA	487.75	243.87	243.88
6.	Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	—	975.03	975.03
7.	Permissible Fungible Area (0.35 x Sr. No. 6)	—	341.26	341.26
8.	Fungible Area available for Sale (7-2)	—	183.34	183.34

SUMMARY OF AREA-RESIDENTIAL

FLOOR	GROSS B.U.A.
1ST FL.	171.70
2ND FL.	139.51
3RD FL.	179.03
4TH FL.	179.03
5TH FL.	179.03
6TH FL.	184.23
7TH FL.	184.23
8TH PART FL.	99.53
TOTAL	1316.29

GROSS TOTAL =	1316.29 SQ.MTS
LESS FUNGIBLE FSI CLAIMED =	341.26 SQ.MTS
NET BUA PROPOSED =	975.03 SQ.MTS

Sr. No.	Wing	FLOOR NO.	PROPOSED BUILT UP AREA (IN SQ.MT)	TOTAL (4+5) (IN SQ.MT)	STAIRCASE/LIFT/LOBBY AREA (IN SQ.MT)	FLAT/RESIDENTIAL/ SOCIETY OFFICE/ FITNESS CENTRE/ REFUGEE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	A	GRD.	—	—	—	—
		1ST	—	171.70	—	FLAT
		2ND	—	139.51	—	FLAT/FITNESS/SOCIETY OFFICE
		3RD	—	179.03	—	FLAT
		4TH	—	179.03	—	FLAT
		5TH	—	179.03	—	FLAT
		6TH	—	184.23	—	FLAT
		7TH	—	184.23	—	FLAT
		8TH	—	99.53	—	FLAT
2	TOTAL BUA PROPOSED	—	1316.29	1316.29	—	272.97
3	FUNGIBLE COMPENSATORY AREA PROPOSED (SR. NO. 2/ 1.35) OR AS PROPOSED	—	341.26	341.26	—	—
4	NET BUA PROPOSED (2-3)	—	975.03	975.03	—	—
5	FITNESS CENTRE	PERMISSIBLE 2 X 2% = 2% OF 1316.29 = 26.33 SQ. MT.	—	—	—	PROVIDED AT 2ND FLOOR
6	SOCIETY CENTRE	PERMISSIBLE = 20.00 SQ. MT.	—	—	—	PROVIDED AT 2ND FLOOR
7	AMENITY AREA/ BUA IN SQ.M/REQ 14A OR 14B	PERMISSIBLE 2 X 2% = —	—	—	—	ACCESSIBLE BY — / PROVIDED AT — FLOOR IN WING —
8	HI/PH	REQUIRED BUA = SQ.MT. NO. OF TENEMENTS PROVIDED BUA = SQ.MT. NO. OF TENEMENTS	—	—	—	PROVIDED AT — FLOOR
9	REFUGEE AREA	REQUIRED (IN SQ.MT) PROVIDED (IN SQ.MT) EXCESS PROV. AT FLOOR	—	—	—	BUA CONSIDERED FOR REFUGEE AREA FLOOR FROM — TO — TOTAL BUA —

TABLE NO. - IV													
PARKING SPACES STATEMENT													
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt.					No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5		Below 45 Sq. Mt.	Above 45 to 60 Sq. Mt.	Above 60 to 90 Sq. Mt.	Above 90 Sq. Mt.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1. (A) Residential:													
	A	1ST	36.10	35.44	35.61	48.13	---	04	03	01	---	---	
		2ND	55.23	35.44	35.61	36.35	---	03	02	01	---	---	
		3RD	55.23	35.44	35.61	36.35	---	04	03	01	---	---	
		4TH	55.23	35.44	35.61	36.35	---	04	03	01	---	---	
		5TH	55.23	35.44	35.61	36.35	---	04	03	01	---	---	
		6TH	85.01	---	35.61	48.11	---	03	01	01	01	---	
		7TH	44.15	40.28	35.61	48.11	---	04	03	01	---	---	
		8TH	50.83	40.28	---	---	---	02	01	01	---	---	
									19.00	8.00	1	---	28
2. Total Residential Tenement (For Tenement Density)									28	19/4=4.75	8/2=4		9.75
3. Required Parking Spaces (From 2 Above)													
4. 5% Visitors Parking (3. x 5%) (9.75x 25%)													
5. Total Required Parking spaces for Residential Tenements (3+4) (9.75 + 2.43) = 12.18													
6. Total Required Parking spaces Permissible (Per Tenements Wise & Shall not be more than Nos. of T/S)													
7. Total Required Parking Spaces Provided =													
8. 10% Additional Parking Spaces for Vehicle holding Area = (7) X 10%													
9. 50% of required Parking Spaces Permissible free of FSI/ without charging premium = 5 x 50%													
10. Excess to Required Parking Spaces Provided= (7 - 5)													
11. Details of parking Spaces Provided													
Sr. No.	Floor	Small	Big	Total									
1	STILT	02	---	02									
2	CANTILEVER	---	---	---									
3	STACK	04	08	12									
4	PIT	---	---	---									
	Total	06	08	14									
% Ratio to Total =		42.86%	57.14%										

TABLE NO. V

Sr. No.	DESCRIPTION	DESCRIPTION
1.	EXISTING BUA INCLUDING NR USER BUA	500.60
2.	15% INCENTIVE BUA ON 1 ABOVE	75.09
3.	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR.NO.11 OF TABLE NO.11	16.00
4.	INCENTATIVE BUA BASED ON NO. OF RESIDENTIAL TENEMENTS (SR. NO. 3 X 10.00)	160.00
5.	PERMISSIBLE INCENTIVE BUA WHICHEVER IS MORE OUT OF SR.NO. 2 & SR.NO. 4 ABOVE	160.00

AMENDED DRAWING
File no. P-75612021/0723/P/S West-PANADU GOREGAON-W337
PROPOSAL AS PER REG. 33(7)(B) OF DCPR 2034

FORM IV

1. AREA STATEMENT

1. GROSS AREA OF PLOT AS PER P.R. CARD 515.40

2. GROSS AREA OF PLOT RESTRICTED AS PER POWER OF ATTORNEY 501.67

(A) AREA OF RESERVATION IN PLOT 1.0

(B) AREA OF ROAD SET BACK 13.92

(C) AREA OF ROAD 1.0

2. DEDUCTIONS FOR

(A) FOR RESERVATION ROAD AREA TO BE HANDED OVER TO MCGM (100%) 1.0

(B) ROAD SET BACK (REGULATION NO. 18) 13.92

(C) PROPOSED ROAD AREA (REGULATION NO. 18) 1.0

(D) RESERVATION AREA (PLOT) TO BE HANDED OVER TO MCGM (100%) (REGULATION NO. 17) 1.0

(E) RESERVATION AREA TO BE HANDED OVER AS PER AN REGULATION NO. 17) 1.0

(F) NOT TO BE DEDUCTED FOR COMPUTATION OF FSI (As per 3 above) 1.0

TOTAL AREA UNDER RESERVATION 13.92

(G) FOR AMENITY AREA TO BE HANDED OVER TO MCGM 1.0

(H) AREA OF AMENITY PLOT AS PER DCR 14A) 1.0

(I) AREA OF AMENITY PLOT AS PER DCR 14B) 1.0

(J) AREA OF AMENITY PLOT AS PER DCR 28 1.0

TOTAL AMENITY AREA 1.0

(K) DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUILDING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED 1.0

TOTAL DEDUCTIONS (2A) + (2B) + (2C) + (2D) + (2E) + (2F) + (2G) + (2H) + (2I) + (2J) + (2K) 13.92

4. BALANCE AREA OF PLOT (FOR CALCULATING REQUIRED FSI) (1-2) 487.75

5. PLOT AREA UNDER DEVELOPMENT (SR. NO. 4 + 2A) 487.75

6. ZONAL (BASIC) FSI (AS PER DCR 14A) 1.0

(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (30%) 487.75

(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(2) (PROTECTED DEVELOPMENT) 487.75

(c) PERMISSIBLE BUILT UP AREA (As per 3 above, whichever is more) 487.75

7. ADDITIONAL BUA AS PER REGULATION 30(2A) 1.0

(a) ADDITIONAL BUA FOR 2A(2) & 2B(2) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TORY' AS PER TABLE NO.12 ON BALANCE PLOT. 1.0

(b) ADDITIONAL BUA FOR 2A(2) & 2B(2) ABOVE TO BE UTILIZED WITHIN THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(2A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 30(2C) 14.99

(c) ADDITIONAL BUA IN CASE OF 2A(2) & 2B(2) AS PER REGULATION 11(1) NOTE 20 (48) 84% AS PER AN POLICY ON REMAINING PLOT 1.0

TOTAL ADDITIONAL BUA 14.99

8. ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF 'ADMISSIBLE TORY' AS PER TABLE 12 ON BALANCE PLOT 1.0

(a) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(b) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(c) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(d) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(e) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(f) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(g) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(h) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(i) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(j) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(k) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(l) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(m) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(n) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(o) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(p) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(q) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(r) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(s) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(t) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(u) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(v) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(w) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(x) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(y) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

(z) IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(2A)(2) 1.0

TOTAL ADDITIONAL INCENTIVE BUA 1.0

9. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

10. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

11. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

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15. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

16. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

17. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

18. BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO. 30(2A) (SR. NO. 4 + 2A) 487.75

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