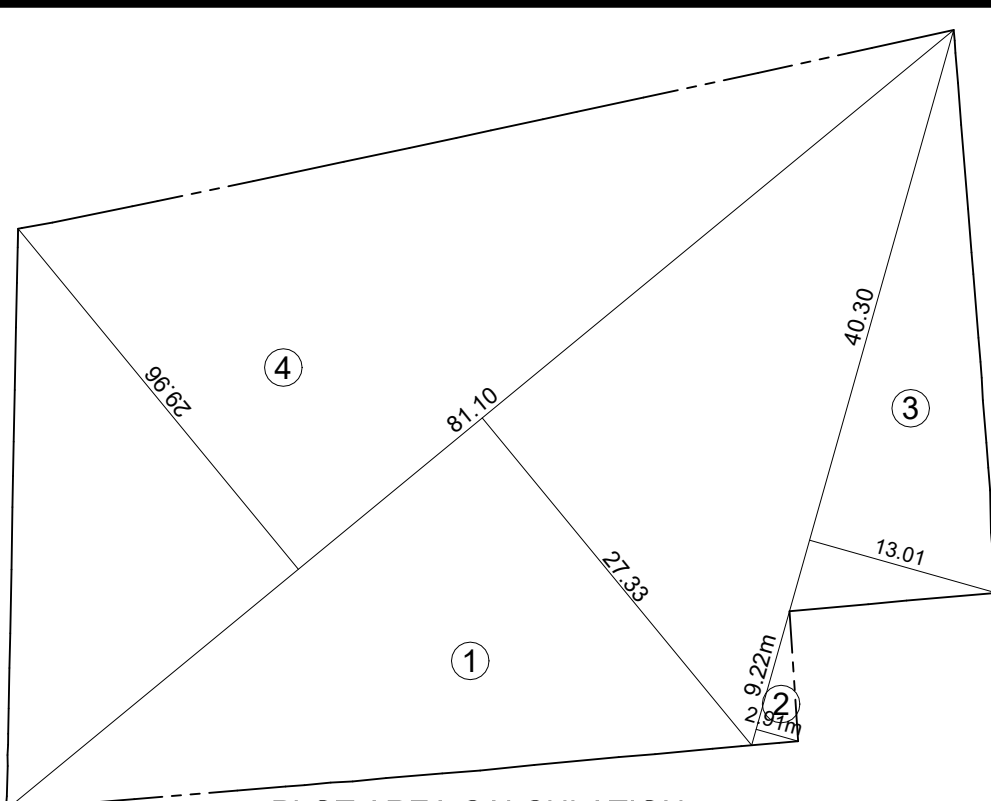




PLOT AREA CALCULATION			
1	81.10 x 27.33	x 0.5	= 1108.23 sq.mt.
2	2.91 x 9.22	x 0.5	= 13.42 sq.mt.
3	40.30 x 13.01	x 0.5	= 262.15 sq.mt.
4	81.10 x 29.96	x 0.5	= 1214.88 sq.mt.
TOTAL PLOT AREA = 2598.68 sq.mt.			

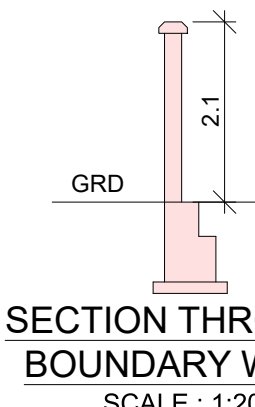
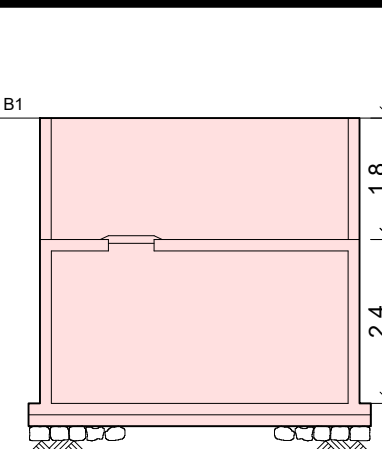
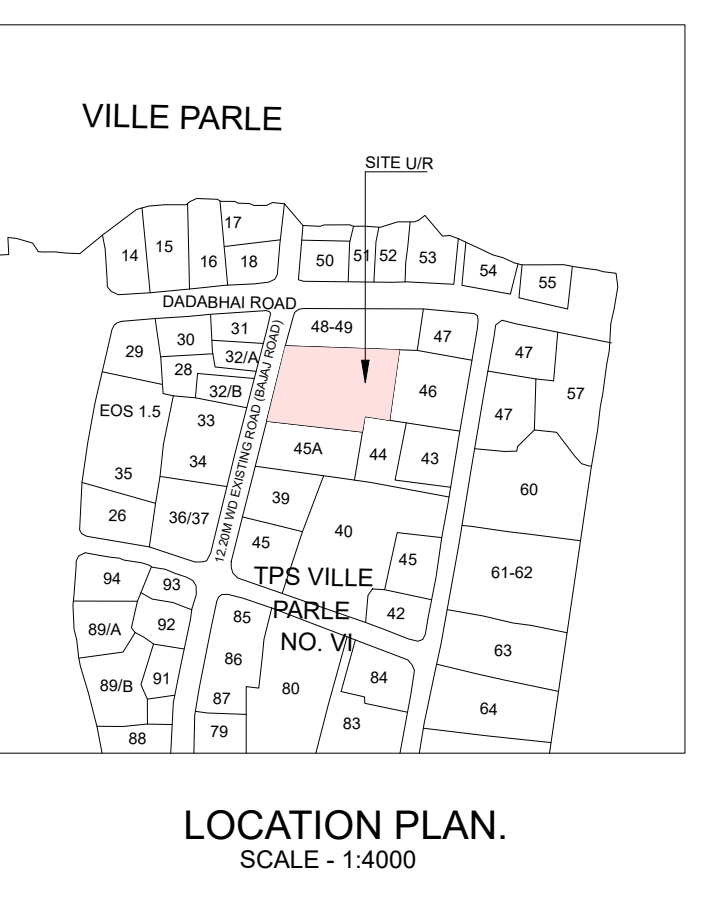
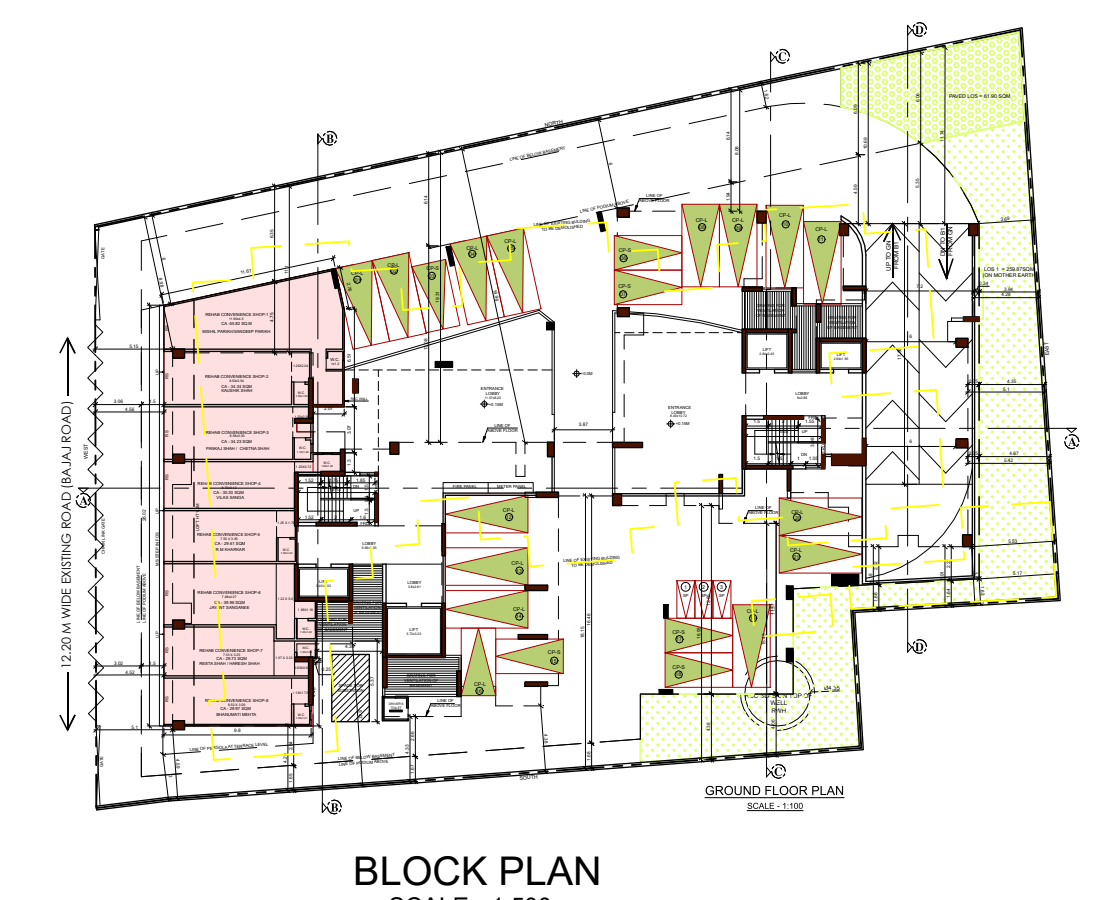


TABLE NO. - I PROPOSED BUILT UP AREA STATEMENT									
SR. NO.	WING NO.	FLOOR NAME	PROPOSED BUA AREA IN SQ.MT.		TOTAL (A+B) IN SQ.MT.	STAIRCASE LIFT & LOBBY AREA COMM. RESI.		FLATIN/SOCIETY OFFICE/ FITNESS CENTER/REFUSE AREA	
			COMMERCIAL	RESIDENTIAL		(7)	(8)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
1	A	2ND BASEMENT	NIL	NIL	NIL	NIL	NIL	PARKING FLOOR	
	B	GROUND FLOOR	301.81	NIL	301.81	NIL	NIL	ENTRANCE LOBBY/ SHOPS / LOS / PARKING	
		1ST PODIUM FLOOR	NIL	NIL	NIL	NIL	NIL	FITNESS CENTER/SOCIETY OFFICE/LOS	
		2ND-5TH FLOOR	NIL	762.17X4=3048.68	3048.68	NIL	129.12X4=516.48	08 NO. OF FLATS ON EACH FLOOR	
		6TH FLOOR	NIL	779.53	779.53	NIL	129.12	08 NO. OF FLATS	
		7TH FLOOR	NIL	631.31	631.31	NIL	129.12	08 NO. OF FLATS / REFUSE	
		8TH-10TH FLOOR	NIL	779.53X3=2338.59	2338.59	NIL	129.12X3=387.36	08 NO. OF FLATS ON EACH FLOOR	
		11TH FLOOR	NIL	618.16	618.16	NIL	129.12	04 NO. OF FLATS	
2		TOTAL BUA AREA PROPOSED	301.81	7416.27	7718.08		1291.2		
3		NET BUA PROPOSED(21-35)	223.56	5469.54	5717.10				
4		FUNGIBLE COMPENSATORY AREA PROPOSED SR. NO. 2-3	78.25	1922.73	2000.98				
5		FITNESS CENTER		PERMISSIBLE 2 X 2% = 7718.08 x 0.02 = 154.36 sq.mt.				1ST FLOOR (PODIUM)	
6		SOCIETY OFFICE		PROVIDED = 154.36 SQ.MT.				1ST FLOOR (PODIUM)	
7		AMINITY AREA BUA IN REG. 14A OR 14B		PERMISSIBLE = 20.00 SQ.MT. PROVIDED (CA) = 20.00 SQ.MT.				NA	
8		INHP PROVIDED		REQUIRED BUA AREA = NIL SQ. M. NO. OF TENAMENT = NIL. PROVIDED BUA AREA = NIL SQ. M. NO. OF TENAMENT = NIL.				NA	



DETAIL OF LOS			
SR.NO.	DISCRPTION	REQUIRED	PROPOSED
1	REQD. LOS AREA (20%)	519.74	1014.86
2	REQD. LOS AREA ON GROUND	311.84	321.77
3	UNPAVED LOS AREA ON GROUND	259.87	259.87
4	PAVED LOS AREA ON GROUND	51.97	61.90
5	LOS AREA ON PODIUM	207.90	692.79
TOTAL LOS		519.74	1014.56

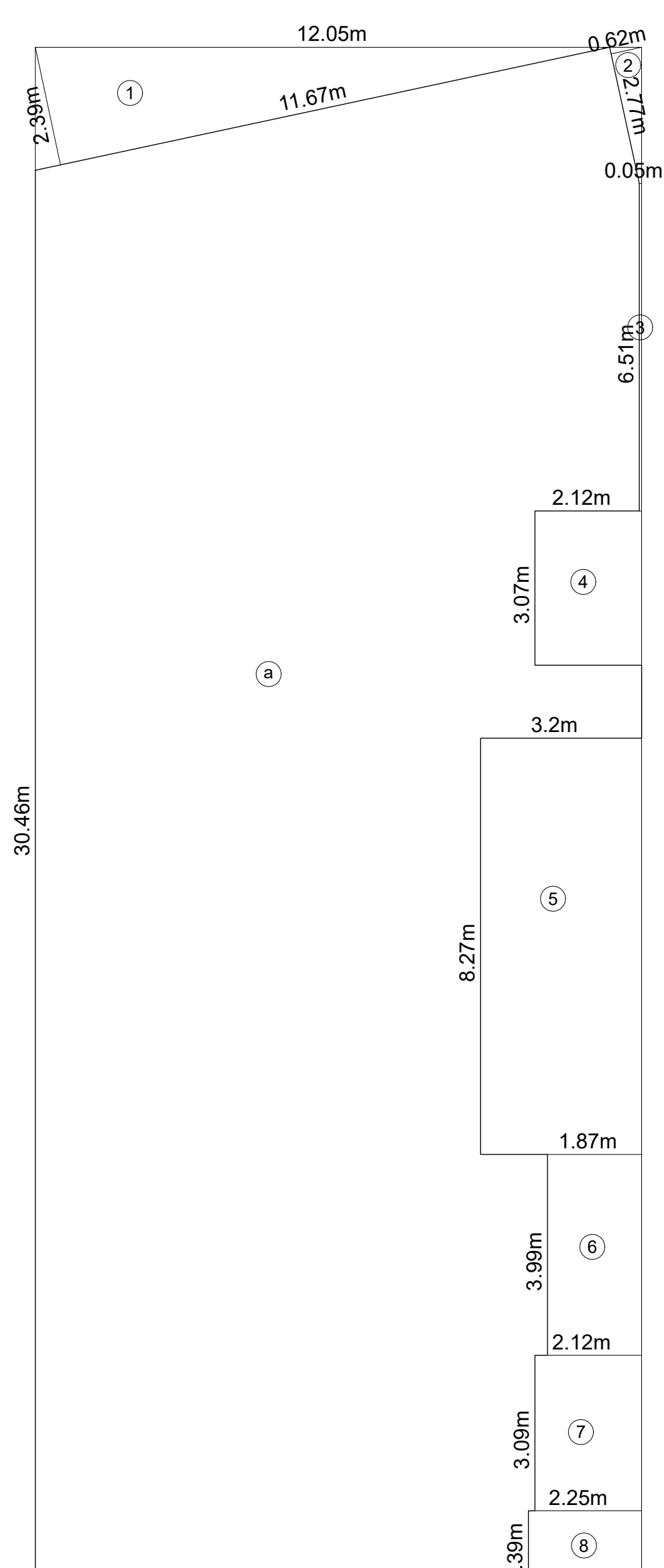
BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN			
A	12.05 x 30.46	=	367.04 sq.mt.
TOTAL ADDITION = 367.04 sq.mt.			
DEDUCTIONS			
1	2.30 x 11.67 x 1/2	=	13.95 sq.mt.
2	0.62 x 2.77 x 1/2	=	0.85 sq.mt.
3	0.05 x 6.51	=	0.33 sq.mt.
4	2.12 x 3.07	=	6.50 sq.mt.
5	3.2 x 8.27	=	26.46 sq.mt.
6	1.87 x 3.99	=	7.46 sq.mt.
7	2.12 x 3.09	=	6.55 sq.mt.
8	2.25 x 1.39	=	3.13 sq.mt.
TOTAL DEDUCTION = 65.23 sq.mt.			
NET FLOOR AREA = 301.81 sq.mt.			

FOR GROUND FLOOR FLOOR RERA CARPET AREA (SHOP NO-04)			
1	8.7 x 3.12	=	27.14 sq.mt.
2	1.23 x 0.72	=	0.89 sq.mt.
3	1.80 x 1.2	=	2.17 sq.mt.
TOTAL CARPET AREA = 30.3 sq.mt.			

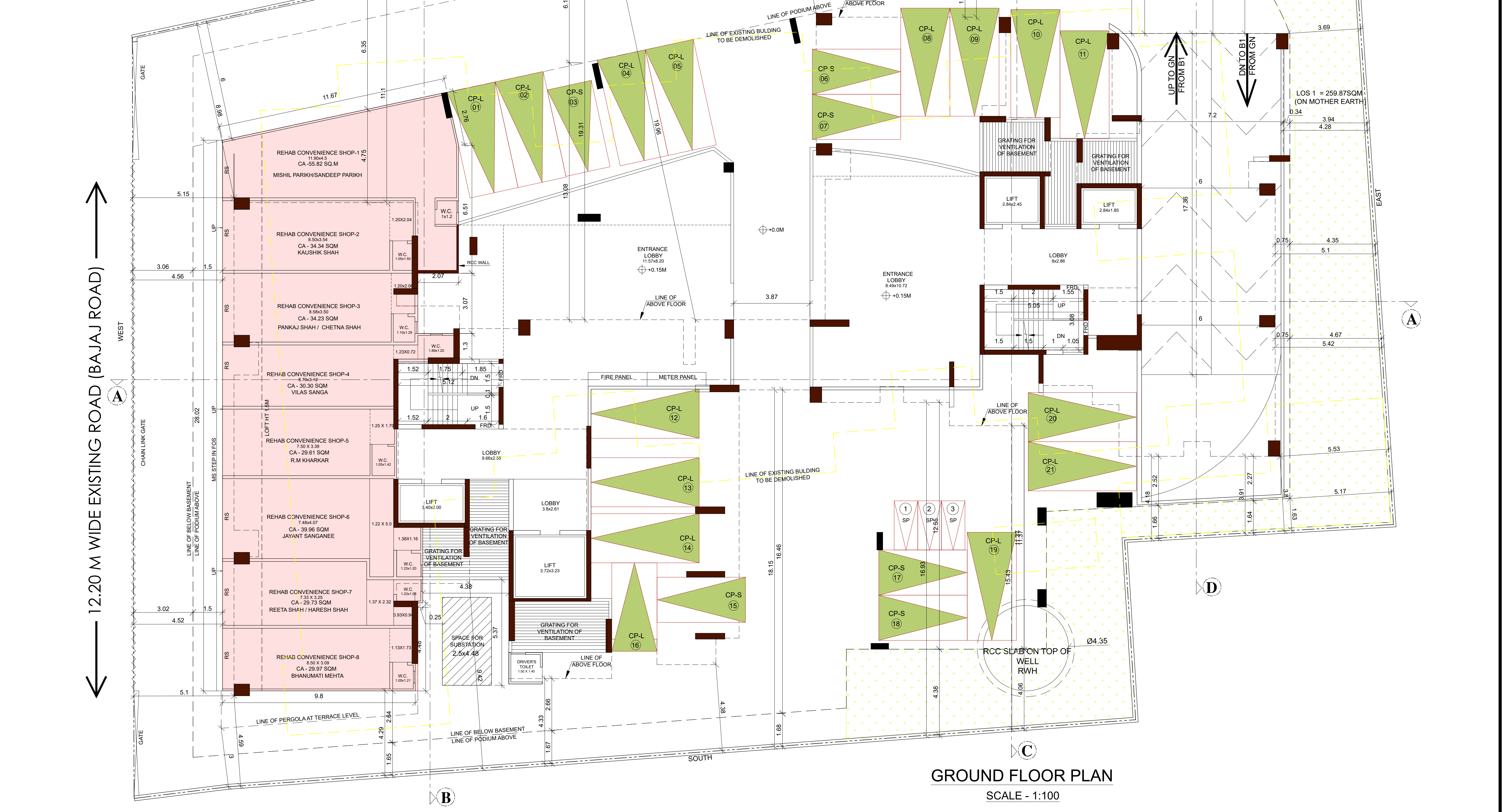
FOR GROUND FLOOR FLOOR RERA CARPET AREA (SHOP NO-01)			
1	11.9 x 2.59 x 1/2	=	15.41 sq.mt.
2	0.17 x 11.9 x 1/2	=	1.01 sq.mt.
3	3.66 x 11.9	=	43.55 sq.mt.
4	3.69 x 2.1	=	7.75 sq.mt.
TOTAL CARPET AREA = 55.82 sq.mt.			

FOR GROUND FLOOR FLOOR RERA CARPET AREA (SHOP NO-02)			
1	9.7 x 3.54	=	34.34 sq.mt.
TOTAL CARPET AREA = 34.34 sq.mt.			

FOR GROUND FLOOR FLOOR RERA CARPET AREA (SHOP NO-03)			
1	9.78 x 3.5	=	34.23 sq.mt.
TOTAL CARPET AREA = 34.23 sq.mt.			



LINE DIA. OF GROUND FLOOR SCALE: 1:100



PROFORMA-A		
1	Area of plot	2598.68
2	a)Area of Reservation in plot	--
3	b)Area of Road Set Back	--
4	c)Area of D P Road	--
5	Deductions for	--
6	(A) For Reservation/Road Area	--
7	a) Road set-back area to be handed over (100%) (Regulation No 16)	--
8	b) Proposed D P Road to be handed over (100%) (Regulation No 16)	--
9	(i) Reservation Area (plot) to be handed over to (Regulation No 17)	--
10	(ii) Reservation Area to be handed over as per AR (Regulation No 17)	--
11	(Not to be deducted for computation of FSI i.e. sr. no. 5 below)	--
12	d) ANY(AREA OF PLOT NOT IN POSSESSION)	--
13	Total area under road / reservation / plot not in possession	--
14	(B) For Amenity area to be handed over to MCGM	--
15	a) Area of amenity plots to be handed over as per DCR 14(A)	--
16	b) Area of amenity plots to be handed over as per DCR 14(B)	--
17	c) Area of amenity plots to be handed over as per DCR 35	--
18	Total Amenity area	--
19	(C) Deduction of existing BUA to be retained if any / land component of existing BUA existing BUA as per regulation under which the development was allowed	--
20	3 Total deductions: (2A) + (2B) + (2C)	2598.68
21	4 Balance area of plot (1 minus 2)	2598.68
22	5 Plot area under development (Sr. no. 4 + 2A) (0.00)	1.00
23	6 Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	2598.68
24	7 a)permissible built up area as per zonal (basic) FSI (5 X 6)	2598.68
25	b) permissible built up area as per regulation 30(C) (Protected development)	2598.68
26	c) permissible built up area (75% of 7b above, whichever is more)	2598.68
27	8 Built up equal to area of land handed over as per Regulation 30(A) 3(a)	--
28	a) As per 2(A) and 2(B) except 2(A)(c) (i) above with in cap of Admissible TDR as column 6 of Table 12 on remaining Balance plot.	--
29	b) BUA for 2(A)(a) & 2(A)(b) above to be utilized over and above the permissible FSI as per column 7 of Table 12 of regulation 30(A) and to be mentioned in table 12 A of regulation 32 (200% or 250%)	--
30	c) In case of 2(A)(c) (i) permissible over and above permissible BUA on remaining balance plot (1 as per table no. 5 of regulation 17(1))	--
31	d) Total Additional BUA (8b) = 8(b)	--
32	9 Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	--
33	a) in lieu of cost of construction of amenity buildings as per regulation 30(A)(3)(b)	--
34	b) 50% of rehab component as per reg. 33(7)(A)	--
35	c) 15% of sr.no. 7b above or 10 sqmts per rehab-tenement as per reg. 33(7)(B)	400.00
36	d) Total Additional BUA / Incentive area	400.00
37	10 Built up area due to Additional FSI on Payment of Premium as Regulation No 30(A) on remaining balance plot, per Table No 12 of (50%)	1299.34
38	a) General TDR (150% min & 80% max) of permissible TDR (1455.28-2627.07-2598.68-400.00)	1025.97
39	b) Stun TDR (20% min. & 50% max.) of permissible TDR	363.82
40	c) TDR less of sr. no. (7)(a)-(7)(b), 8(a)-(8)(b) & 9 above (429.29)	--
41	d) Total TDR	1819.08
42	Permissible built up area (7)(c)+(8)+(9)+(10)+(11)	5717.10
43	Proposed built up area	5717.10
44	TDR generated if any as per regulation 30 (A) and 32.	--
45	Fungible Compensatory Area as per Regulation No 31(3)	2000.98
46	(i) perm. fungible compensatory area for rehab comp. w/o charging premium	919.79
47	(ii) fungible compensatory area available for rehab comp. w/o charging premium	919.79
48	(i) Permissible Fungible Compensatory area by charging premium	1081.19
49	(ii) Fungible Compensatory area available on payment of premium	1081.19
50	16 Total BUA proposed including Fungible Compensatory Area (13 + 15(i)+(ii) + 15(b)(ii))	7718.08
51	17 FSI consumed on Net Plot (13/4) including setback over and above	2.2
52	Other Requirements	--
53	(A) Reservation/Designation	--
54	a)Name of Reservation	N/A
55	b) Area of Reservation affecting the plot	N/A
56	c) Area of Reservation land to be handed over as per Regulation No.17	N/A
57	d) Built up area of Amenity to be handed over as per Regulation No.17	N/A
58	e) Area/Built up Area of Designation	N/A
59	(B) Plot area/Built up Amenity to be Handled Over as per Regulation No	--
60	i) 14(b)	--
61	ii) 14(c)	--
62	iii) 15	--
63	(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	519.74
64	i) Requirement	104.56
65	ii) Proposed	7718.08
66	(D) Statement	--
67	i) Proposed built up area (13 above)	301.81
68	ii) Less deduction of Non-residential area (Shops etc.)	7416.27
69	iii) Area available for tenements (i) minus (ii)	334
70	iv) Tenements permissible (Density of tenements/hectare)	74
71	v) Total number of Tenements proposed on the plot	74
72	vi) Tenements existing	74
73	Total number of Tenements on the plot	74
74	(E) Parking Statement	--
75	i) Parking required by Regulations for -	148 Nos.
76	Car	--
77	Motorcycle	--
78	Outsiders (visitors)	--
79	ii) Covered garage permissible	--
80	iii) Covered garages proposed	--
81	Car	--
82	Motorcycle	--
83	Outsiders (visitors)	--
84	iv) Total parking provided	130 Nos.
85	Transport Vehicles Parking	--
86	j) Spaces for transport vehicles parking required by Regulations	--
87	ii) Total No. of transport vehicles parking spaces provided	--

FILE NO. : P-8465/2021/(45)/K/W WARD/FP

1/10

PROFORMA-II

CONTENTS OF SHEET :

LOCATION PLAN, BLOCK PLAN, PLOT AREA DIA & CAL. SECTION THROUGH COMPOUND WALL & SUCTION TANK, GROUND FLOOR, PROPOSED BUA AREA STATEMENT, FUNGIBLE COMPENSATORY AREA STATEMENT.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNO. -P-8465/2021/(45)/K/W Ward/FP SIGNED ON EVEN DATE 21.12.2021

SANTOSH GOPAL MANDAVKAR

AMIT PRAKASH PATIL

S.E.(B.P) K/E-N

A.E.(B.P) K/W

Navnath Sopanrao Ghadge

MEENAKSHI

E.E.(B.P)K WARD

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 28.06.19 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2598.68 SQ.MTS AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP

Hemal Umesh Sanghavi

DESCRIPTION OF PROPOSAL AND PROPERTY

The Proposed Redevelopment of existing building known as "NAV VILE PARLE CO-OP HOUSING SOCIETY LTD" on plot bearing CTS No. 899A, corresponding F.P. No.45, TPS Vile Parle No.VI(1st Variation) (Final), Village Vile Parle (West) situated at Bajaj Road, Vile Parle West, Mumbai-400056 in "K/West" ward.

SCALE

DRG. NO.

CHECKED BY

DESIGN & DRN. BY

DATE

REV.

NAME & ADDRESS OF DEVELOPER

SHRI. KEYUR HEMANT SHAH DIRECTOR OF M/S. JET SPEED REALTORS PVT. LTD. CA TO NAV VILE PARLE CHS LTD

ADD :- 1232-A, HUBTOWN SOLARIES, N.S. PHADKE MARG, OPP TELLI GALLI, ANDHERI (EAST), MUMBAI-400069

NAME & ADDRESS OF STRUCTURAL ENGG.

Hiren M. Tanna B.E. (CIVIL) AMIE REG.NO. STR7/35

ADD: C-101/102, SHREE KRISHNA COMPLEX, OPP. NATIONAL PARK, W.E. HIGHWAY, BORIVALI (EAST), MUMBAI-400066

+91 8828125003, +91 8828125004

NAME & ADDRESS OF ARCHITECT

IND-ARCHITECTS Hemal Sanghavi

39, Gundwadi, Off Sir M. V. Road, Andheri (E) MUMBAI-400069

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