

Total R.U.A. Without Fungible Ls. (a) =	4119.06
Total Fungible Area Ls. (b) =	586.15
Total PTC B.U.A Area Ls. (c) =	2517.20

	Area Calc. of Plot					
1	19.64	x	12.27	x	0.50	= 120.49 Sq.mts
2	116.99	x	12.61	x	0.50	= 737.62 "
3	109.10	x	15.71	x	0.50	= 856.98 "
	Total				= 1715.09	Sq.mts
As Per Tringulation Area					= 1715.09	Sq.mts
As Per PRC Area					= 1674.70	Sq.mts



FORM-I									
AREA STATEMENT									SQ.MT
1	GROSS AREA OF PLOT AS PER P.R. CARD								1674.70
A	AREA OF RESERVATION IN PLOT								---
B	AREA OF ROAD SET BACK								---
C	AREA OF DR. ROAD								---
2	DEDUCTIONS FOR								---
A	FOR RESERVATION IN ROAD AREA								---
i	ROAD SET BACK AREA TO BE HANDED OVER (100%) REGULATION NO. 18								---
ii	PROPOSED DR. ROAD TO BE HANDED OVER (100%) REGULATION NO. 18								---
iii	RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) REGULATION NO. 17								---
B	FOR AMENITY AREA								---
i	AREA OF AMENITY PLOTS/LOTS TO BE HANDED OVER AS PER COR 14(A)								---
ii	AREA OF AMENITY PLOTS/LOTS TO BE HANDED OVER AS PER COR 14(B)								---
iii	AREA OF AMENITY PLOTS/LOTS TO BE HANDED OVER AS PER COR 15								---
iv	AREA OF AMENITY PLOTS/LOTS TO BE HANDED OVER AS PER COR 35								---
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED (ANY)								---
i	LAND COMPOSITION OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED								---
3	TOTAL DEDUCTIONS: [A]+[B]+[C]								1674.70
4	BALANCE AREA OF PLOT (i.e. net)								1874.70
5	PLOT UNDER DEVELOPMENT AREA								4.00
6	PERMISSIBLE FSI								6698.80
7	PERMISSIBLE B.U.A. AS PER ZONAL (BASIC FSI @ 5 %)								---
8	B.U.A. AGAINST ROAD AREA AS PER REGULATION 50 FOR SALE DEVELOPMENT (50% of 1000 SQ.MT.)								---
9	BALANCE BUA FOR DEVELOPMENT UNDER REGULATION 33(1)(7-8)								6698.80
10	ZONAL B.U.A. UNDER REGULATION OF (5)								1674.70
11	BALANCE ADDITIONAL BUA FOR PTC & PROPORTIONATE SALE DEVELOPMENT UNDER REGULATION 33(1)(9)								5024.10
A	B.U.A. PERMISSIBLE FOR PTC TENEMENTS (15 x 50%)								2512.05
B	EQUVALENT SALE B.U.A. AGAINST PTC								2512.05
12	PERMISSIBLE BUILT UP AREA					ZONAL	PTC FOR SRA	FREE SALE	TOTAL
			PLOT POTENTIAL		USB 33(1) OF AMENDED DPCR 2024		COMPONENT		
			1.00 FSI OF (50)		1.50 FSI OF (50)		187.47 C/Fs (50)	4.00	
					1874.70		2512.05	6698.80	
					1874.70		2444.36	6635.25	
13	A. PROPOSED BUILT UP AREA								---
B	EXISTING BUILT UP AREA								---
C	TOTAL BUILT UP AREA (13A + 13B)								6635.25
14	TDR GENERATED (IF ANY AS PER REG. NO. 30(A))								---
15	FUNDIBLE COMPENSATORY AREA FOR RESUB COMPONENT								---
A	PERMISSIBLE FUNDIBLE COMPENSATORY AREA FOR RESUB COMPONENT WITHOUT CHARGING PREMIUM P.T.C. AGAINST BUA: TDRS AS PER PROPOSED = (1674.70 - 50%) = 886.15 SQ.MT.								598.15
B	PROPOSED FUNDIBLE COMPENSATORY AREA FOR RESUB COMPONENT BY WITHOUT CHARGING PREMIUM								598.15
16	PERMISSIBLE FUNDIBLE COMPENSATORY AREA BY WITH CHARGING PREMIUM								---
A	P.T.C. AS PER 33(1) OF AMENDED DPCR 2024								---
B	PROPOSED FUNDIBLE COMPENSATORY AREA BY WITH CHARGING PREMIUM								---
C	PROPOSED BUA: P.T.C. AS PER PROPOSED (B.U.A. = 1874.70 - 50%) = 886.15 SQ.MT.								---
17	TOTAL BUA PROPOSED INCLUDING FUNDIBLE COMPENSATORY AREA (13C + 16)								7222.41
18	FSI CONSUMED ON NET PLOT (17A) / 1								3.96
19	PLOT AREA (BUA TO BE HANDED OVER AS PER REG. NO. 1) - P.T.C. OF ROAD SET BACK								---
20	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT / PLOT AS PER REG. 27 (8% of net area.)								133.98
21	TENEMENT STATEMENT								---
(i)	PROPOSED BUA (17 + ABOVE)								7222.41
(ii)	LESS DEDUCTION OF NON- RESIDENTIAL AREA (SHOP ETC.)								213.22
(iii)	NET AREA AVAILABLE FOR TENEMENTS (19) (net area)								7009.19
(iv)	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS (SCHEDULE) (net floor/plot area) = 75/400 sq.ft								315
(v)	TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT								134
22	PARKING REQUIREMENT								---
(i)	PARKING REQUIRED BY REGULATION FOR								57 Nos
	CAR								---
	SCOOTER / MOTOR CYCLE OUTRIGGER (VISITORS)								---
	COVERED GARAGE PERMISSIBLE								---
	COVERED GARAGE PROPOSED								---
	CAR								---
	SCOOTER / MOTOR CYCLE OUTRIGGER (VISITORS)								---
	TOTAL PARKING PROVIDED UP TO FULL HEIGHT								57 Nos
23	TRANSPORT VEHICLES PARKING								---
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION								---
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED								---

FORM - II			
CONSENTS OF SHEET			
GROUND FLOOR, BASEMENT FLOOR PLAN, B.U.A. DIA. & CAGL. PLOT AREA DIA. - C.A.C., CARPET AREA SUMMARY, BUILD UP AREA STATEMENT, BLOCK PLAN & LOCATION PLAN ETC.			
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
PLANS FOR CONSIDERATION			
REVISION	DESCRIPTION	DATE	SIGNATURE
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE NO. _____ AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 106.70 SQ. MT. AND TALLER WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.			
NORTH		SIGNATURE OF ARCHITECT / LICENCE SURVEYOR	
		DESCRIPTION OF PROPOSAL / AID PROPERTY PROPOSED S.R. SCHEME U/RREG. 33/11 OF DCPR, 2034 ON NON-SLUM PLOT BEARING C.T.S.NO. 638, 639, 646 & 646/1 TO 6 OF VILLAGE AMBIVALI, TALUKA AMBIVALI, DIST. J. P. ROAD, ANDHERI (WEST), MUMBAI, 400 058, IN K/W WARD.	
NAME & ADDRESS OF OWNER / DEVELOPER			
NEEL ASHISH CO-OP HOUSING SOCIETY LTD.			
ADDRESS:			
12, JAYAWANTINAGAR, ROAD, 3RD FLOOR, MORE ELECTRONICS ANDREWS RD, MUMBAI-400058.			
SIGNATURE OF OWNER		SIGNATURE OF ARCHITECT / LICENCE SURVEYOR	
JOB NO.	D.W.G. NO.	MODIFIED DATE	SCALE
		05-01-2024	1:100
DRAWN BY		CHECKED BY	
Shri. Bhaskar Mishra For Archproinfra LICENCE SURVEYOR (ARCHITECT) 1ST FLOOR, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676			

