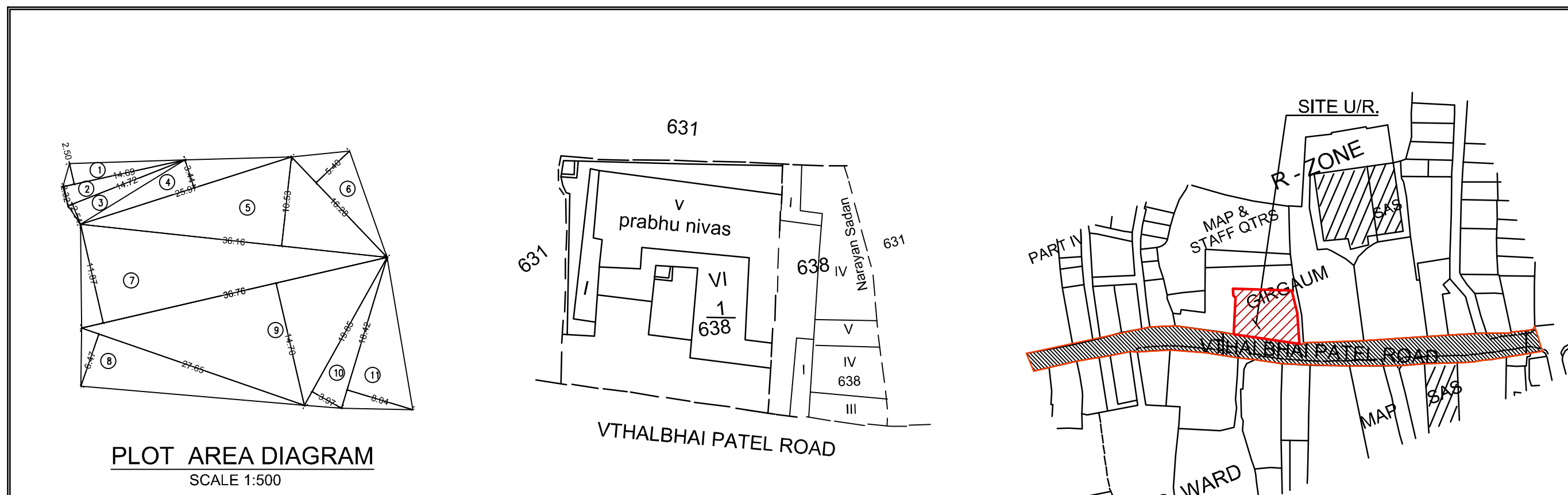
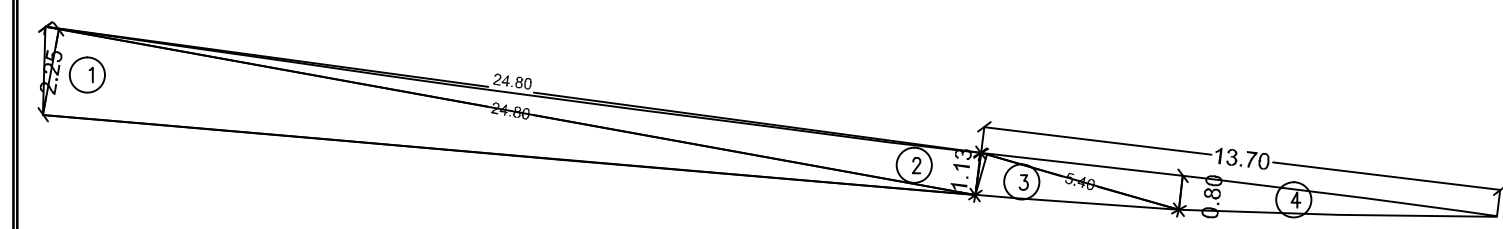




PLOT AREA CALCULATION

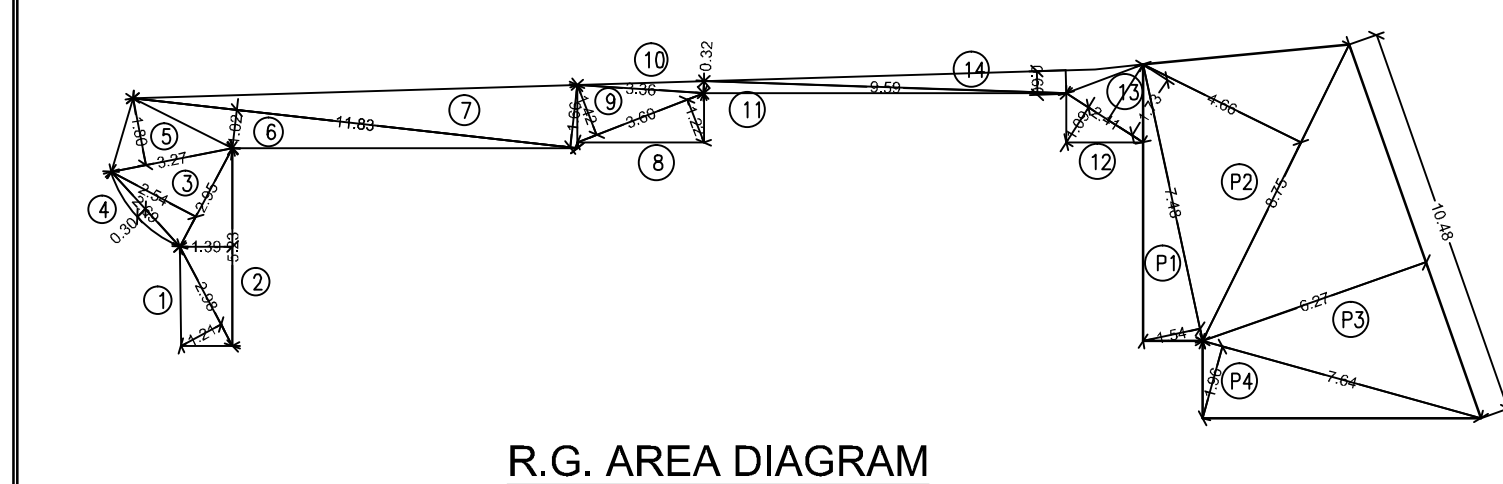
1	1/2 X 14.69 X 2.50 X INO	=	18.36 SQ.MT
2	1/2 X 14.69 X 2.32 X INO	=	17.04 SQ.MT
3	1/2 X 14.72 X 2.54 X INO	=	18.69 SQ.MT
4	1/2 X 25.97 X 3.44 X INO	=	44.67 SQ.MT
5	1/2 X 36.16 X 10.53 X INO	=	190.38 SQ.MT
6	1/2 X 16.28 X 5.40 X INO	=	43.95 SQ.MT
7	1/2 X 36.76 X 11.87 X INO	=	218.17 SQ.MT
8	1/2 X 27.65 X 6.47 X INO	=	89.45 SQ.MT
9	1/2 X 36.76 X 14.70 X INO	=	270.19 SQ.MT
10	1/2 X 19.85 X 3.97 X INO	=	39.40 SQ.MT
11	1/2 X 18.42 X 8.04 X INO	=	74.05 SQ.MT
TOTAL ADDITION		=	1024.35 SQ.MT



ROAD SET-BACK AREA DIAGRAM
SCALE 1:200

SET-BACK AREA CALCULATION

1	0.50 X 24.80 X 2.25 X INO	=	27.80 SQ.MT
2	0.50 X 24.80 X 1.13 X INO	=	14.00 SQ.MT
3	0.50 X 5.40 X 1.13 X INO	=	3.05 SQ.MT
4	0.50 X 13.70 X 0.80 X INO	=	5.48 SQ.MT
TOTAL ADDITION		=	50.43 SQ.MT



10% R.G. AREA REQUIRED ON PLOT AREA (1024.35 X 10%) = 102.43 SQ.MT

TOTAL R.G. AREA PROP. (PAVED + R.G.) (42.20 + 66.48) = 108.68 SQ.MT

R.G. AREA CALCULATION (A)

1	0.50 X 2.98 X 1.21 X INO	=	1.80 SQ.MT
2	0.50 X 5.23 X 1.39 X INO	=	3.63 SQ.MT
3	0.50 X 2.95 X 2.54 X INO	=	3.75 SQ.MT
4	2/3 X 2.69 X 0.30 X INO	=	0.54 SQ.MT
5	0.05 X 3.27 X 1.80 X INO	=	2.94 SQ.MT
6	0.50 X 11.83 X 1.02 X INO	=	6.03 SQ.MT
7	0.50 X 3.60 X 1.42 X INO	=	2.56 SQ.MT
8	0.50 X 3.60 X 1.22 X INO	=	2.20 SQ.MT
9	0.50 X 3.60 X 1.42 X INO	=	2.56 SQ.MT
10	0.50 X 3.36 X 0.32 X INO	=	0.54 SQ.MT
11	0.50 X 9.59 X 0.32 X INO	=	1.52 SQ.MT
12	0.50 X 2.41 X 1.09 X INO	=	1.30 SQ.MT
13	0.50 X 2.41 X 1.73 X INO	=	2.08 SQ.MT
14	0.50 X 11.62 X 0.60 X INO	=	3.49 SQ.MT
TOTAL ADDITION		=	42.20 SQ.MT

PAVED R.G. AREA CALCULATION (B)

P1	1/2 X 7.48 X 1.54 X INO	=	5.76 SQ.MT
P2	1/2 X 8.75 X 4.65 X INO	=	20.39 SQ.MT
P3	1/2 X 10.48 X 6.27 X INO	=	32.85 SQ.MT
P4	1/2 X 7.64 X 1.95 X INO	=	7.49 SQ.MT
TOTAL ADDITION		=	66.48 SQ.MT

TOTAL R.G. AREA PROP. (A+B) = 108.68 SQ.MT

R.G. AREA REQUIRED (10% OF PLOT AREA 1024.35) = 102.43 SQ.MT

PERMISSIBLE F.S.I. STATEMENT (TABLE-III)

A) OPTION 4
Prabhu Nivas C.S. No. 1/638
Plot Area as per P.R. Card is 666.09 SQ.M.
Narayan Sadan C.S. No. 638
Plot Area as per P.R. Card is 338.26 SQ.M.
Permissible F.S.I. 3.00 (C.S. No. 1/638 & 638)
TOTAL PLOT AREA = 1024.35 SQ.MT.
(666.09+338.26)
PERMISSIBLE F.S.I. AREA 1024.35 X 3.00 = 3073.05 SQ.MT

Permissible F.S.I. AS PER OPTION 4 = 3073.05 SQ.M.
AS PER DCR, REG. NO. 33(7)(I)
(As per table - I Column no 13 x 1.20)
1214.06 X 1.20
TOTAL PERMISSIBLE F.S.I. = 3328.92 SQ.MT

B) Option II : ON INCENTIVE BASIS, (Rehab + 90% Incentive)
A) Total Carpet area required for incentive FSI Purpose UPTO 120 sq.mt
1) Rehab Resi. Carpet area required to rehabilitation of existing Tenants Certified by MHADA = 2942.02 Sq.mt
2) 8% claimed on Rehab Resi. Carpet area required incentive purpose (Subject to maximum carpet area 120 sq.mt) = 188.84 Sq.mt
3) Additional 8% area thereon (2942.02 x 8%) incentive purpose (Subject to maximum carpet area 120 sq.mt) = 188.84 Sq.mt
4) Total carpet area required for incentive Purpose (1 + 3) = 3130.86 Sq.mt
5) BUA required for rehabilitation of Resi. existing tenants (3130.86 x 1.20) = 3757.03 Sq.mt
6) Rehab Non-Resi. Carpet area required to rehabilitation of existing Tenants Certified by MHADA (Not claimed on R + NR tenant) = 315.21 Sq.mt
7) Additional 8% area thereon (315.21 x 8%) = 25.22 Sq.mt
8) Total carpet area required for incentive Purpose (6 + 7) = 340.43 sq.mt
9) BUA required for rehabilitation of N.R. existing tenants (340.43 x 1.20) = 408.51 Sq.mt
10) Total Permissible B.U.A. for incentive purpose (R+N.R.) (5 + 9) = 4195.54 sq.mt

B) Total Carpet area required for FSI Purpose Above 120 sq.mt
1) Rehab Resi. Carpet area required to rehabilitation of existing Tenants Certified by MHADA = 2967.835sq.mt
2) 8% claimed on Rehab Resi. Carpet area required incentive purpose (Subject to maximum carpet area 120 sq.mt) = 188.84 Sq.mt
3) Additional 8% area thereon (2967.84 x 8%) = 237.43 Sq.mt
4) Total carpet area required for FSI Purpose (1 + 3) = 3186.00 Sq.mt
5) BUA required for rehabilitation of Resi-existing tenants (3186.00 x 1.20) = 3823.20 Sq.mt
6) Rehab Non-Resi. Carpet area required to rehabilitation of existing Tenants Certified by MHADA (Not claimed on R + NR tenant) = 315.21 Sq.mt
7) 8% claimed on Rehab Non-Resi. Carpet area required to rehabilitation of existing Tenants (315.21 x 8%) = 25.22 Sq.mt
8) Total carpet area required for FSI Purpose (6 + 7) = 340.43 sq.mt
9) BUA required for rehabilitation of N.R. existing tenants (340.43 x 1.20) = 408.51 Sq.mt
10) Total Permissible B.U.A. for FSI Purpose (5 + 10) = 4202.09 sq.mt
11) 90% incentive over and above (4195.54 x 90 %) = 3776.00 sq.mt
12) Total Permissible B.U.A. (11 + 12) = 7978.18 sq.mt

Since option-II is greater than option-I, therefore, 7978.18 Sq.Mt. built up area will be considered as permissible built up area.

REHAB RATIO AS PER 33(7) FSI 4202.09 / 7978.18 X 100 = 52.68%

14) REHAB/GENERATED/CLUBBING / BUILT UP AREA
FROM C.S. Nos. 294,296 & 296 of Organ Division, File No. EB/73/D/A = 1012.41 Sq.Mt.

13) Total Permissible B.U.A. (13 + 14) = 8963.49 sq.mt.

REHAB RATIO WITH CLUBBING FSI 4202.09 / 8963.49 X 100 = 46.88%

BUILT UP AREA = 11719.65 SQ.MT.

TOTAL NON FSI AREA = 5155.30 SQ.MT.

TOTAL CONSTRUCTION AREA = 16874.95 SQ.MT.

TOTAL RG PROPOSED ON MOTHER EARTH = 108.68 SQ.MT.

STAIRCASE LIFT & LOBBY AREA STATEMENT (IN SQ.MT.)

FLOORS	Staircase JBR & pass.
BASEMENT	
GROUND FLOOR	64.36
1ST FLOOR	95.45
2ND FLOOR	82.89
3RD FLOOR	83.34
4TH FLOOR	94.41
5TH FLOOR	84.55
6TH FLOOR	84.55
7TH FLOOR (part refuge)	80.08
8TH FLOOR	84.55
9TH FLOOR	84.55
10TH FLOOR	84.55
11TH FLOOR	84.55
12TH FLOOR	84.55
13TH FLOOR	84.55
14TH FLOOR (part refuge)	85.61
15TH FLOOR	84.55
16TH FLOOR	85.11
17TH FLOOR	85.11
18TH FLOOR	85.61
19TH FLOOR	85.11
20TH FLOOR	85.11
21ST FLOOR (part refuge)	85.11
22ND FLOOR	84.55
23RD FLOOR	85.11
24TH FLOOR	85.11
25TH FLOOR	85.11
26TH FLOOR	85.11
27TH FLOOR (GYM)	87.40
TOTAL	2360.64

PARKING STATEMENT FOR N.R.

	NO. OF FLATS	RULE NO.	PARKING REQ.
FOR COMMERCIAL / SPACE FOR EVERY 450 SQ.MT. UPTO 100 SQ.MT.	517.85 sq.mt.	-	12.95
SPACE FOR EVERY 100 SQ.MT. ABOVE 100 SQ.MT. UPTO 500 SQ.MT.			0.00
TOTAL			12.95
N/A VEHICLES			1.30 NOS
Minimum			2.00 NOS
TOTAL REQUIRED			14.95 NOS
SAV			15.00 NOS

FOR RESI.

	NO. OF FLATS	RULE NO.	PARKING REQ.
SPACE FOR EVERY 1 TENANT WITH GARAGE AREA UPTO 45 SQ.MT.	08	-	1.00
SPACE FOR EVERY 4 TENANTS WITH GARAGE AREA ABOVE 45 TO 90 SQ.MT.	03	-	0.75
SPACE FOR EVERY 2 TENANTS WITH GARAGE AREA ABOVE 90 SQ.MT.	22	-	11.00
TOTAL	56	-	58.00
N/A VEHICLES PARKING			70.75 NOS
TOTAL			76.68 NOS
TOTAL PARKING REQUIRED			77.83 NOS
SAV			78.00 NOS
TOTAL CAR PARKING REQUIRED (14+63)			93.00 NOS
TOTAL CAR PARKING PROVIDED			94.00 NOS

BUILT UP AREA STATEMENT (IN SQ.MT.)

FLOORS	TOTAL B.U.A.
BASEMENT	
GROUND FLOOR	335.84 SQ.MT.
1ST FLOOR	491.72 SQ.MT.
2ND FLOOR	463.39 SQ.MT.
3RD FLOOR	460.49 SQ.MT.
4TH FLOOR	459.42 SQ.MT.
5TH FLOOR	459.28 SQ.MT.
6TH FLOOR	459.28 SQ.MT.
7TH FLOOR (part refuge)	338.59 SQ.MT.
8TH FLOOR	459.28 SQ.MT.
9TH FLOOR	459.28 SQ.MT.
10TH FLOOR	459.28 SQ.MT.
11TH FLOOR	459.28 SQ.MT.
12TH FLOOR	459.28 SQ.MT.
13TH FLOOR	459.28 SQ.MT.
14TH FLOOR (part refuge)	335.42 SQ.MT.
15TH FLOOR	459.28 SQ.MT.
16TH FLOOR	451.89 SQ.MT.
17TH FLOOR	451.89 SQ.MT.
18TH FLOOR	451.39 SQ.MT.
19TH FLOOR	451.89 SQ.MT.
20TH FLOOR	451.89 SQ.MT.
21ST FLOOR (part refuge)	331.72 SQ.MT.
22ND FLOOR	452.45 SQ.MT.
23RD FLOOR	451.89 SQ.MT.
24TH FLOOR	451.89 SQ.MT.
25TH FLOOR	451.89 SQ.MT.
26TH FLOOR	392.47 SQ.MT.
27TH FLOOR (Part GYM)	
TOTAL	11719.65 SQ.MT.

FLAT STATEMENT

FLOORS	Upto 45	45 to 60	60 to 90	ABOVE 90	N.R.
GR.	0	0	0	0	517.85
1ST	2	0	0	0	
2ND	1	0	0	3	
3RD		2	2		
4TH		2	2		
5TH		1	3		
6TH		1	3		
7TH (REF.)			2		
8TH		1	3		
9TH		1	3		
10TH		1	3		
11TH		2	2		
12TH		1	3		
13TH			2		
14TH (REF.)	1	2	1		
15TH		1	3		
16TH			1		
17TH			1		
18TH	1		1		
19TH			1	3	
20TH	1	1	1	2	
21ST (REF.)		1	1	1	
22ND	1	1	1	2	
23RD			1	3	
24TH			1	3	
25TH			1	3	
26TH			1	3	
27TH (gym)					
	8	3	22	58	

PERMISSIBLE & PROPOSED AREA STATEMENT (IN SQ.MT.)

	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MT.R	PERMISSIBLE FUNGIBLE AREA IN SQ.MT.R	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MT.R	PROPOSED BUILT UP AREA WITHOUT FUNGIBLE AREA IN SQ.MT.R	PROPOSED FUNGIBLE AREA IN SQ.MT.R	TOTAL PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MT.R IN SQ.MT.R	EXCESS AREA COUNTED IN SALE FSI IN SQ.MT.R	DEFECT/BALANCE AREA IN SQ.MT.R
REHAB N.R.	414.09	144.93	559.02	414.09	103.76	517.85	13.85	41.17 (Defect)
REHAB RESIDENTIAL	3788.00	1325.80	5113.80	3788.00	994.50	4782.50	488.74	331.30 (Defect)
SALE RESIDENTIAL	3748.99	1312.15	5061.14	4761.40	1657.90	6419.30	0.00	8.59 (Balance)
Generated/clubbing area from File No. EB/73/D/A	1012.41	354.34	1366.75					
TOTAL	8963.49	3137.22	12100.71	8963.49	2756.16	11719.65	502.99	381.06

GENERATING PLOT:- NARENDRA SADAN AND PITALE BUILDING

File No. EB/73/D/A

PROPOSED REDEVELOPMENT ON PLOT BEARING C.S. NO. 294,295 & 296 OF ORGAN DIVISION AT 30C,30CC,30D & 30E MUMBAI CROSS LANE IN 'D' WARD

	AREA STATEMENT	60% INCENTIVE AS PER DCR 2034	90% INCENTIVE AS PER DCR 2034	TOTAL IN SQ.MT.
1	AREA PLOT AREA	622.34	622.34	622.34
2	DEDUCTION FOR a) DEDUCTION OF ROAD SET BACK b) DEDUCTION OF PROPOSED ROAD c) ANY RESERVATION (SUB - PLOT) d) % AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT) e) OTHER	22.90	22.90	22.90
3	BALANCE PLOT AREA (1 - 2)	599.44	599.44	599.44
4	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND.)	-	-	-
5	NET AREA OF PLOT (3-4)	599.44	599.44	599.44
6	ADDITION FOR FLOOR SPACE INDEX a) 100% FOR D.P. ROAD b) 100% FOR ROAD SET BACK	22.90	22.90	22.90
7	TOTAL AREA (5-6)	622.34	622.34	622.34
8	FLOOR SPACE INDEX PERMISSIBLE a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT (RESTRICTED TO ---% OF THE BALANCE AREA VIDE 3 ABOVE) b) 33% AS PER DCR 32 c) % AS PER DCR 33() d) OTHER	60% incentive	90% incentive	-
10	PERMISSIBLE FLOOR AREA AS PER DCR 33(7) (INCENTIVE SCHEME)	3958.89	1181.67	5140.56
11	EXISTING FLOOR AREA			
12	PROPOSED BUILT UP AREA			
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX			
14	PURELY RESIDENTIAL BUILT UP AREA	3897.88	0.00	3897.88
15	REMAINING NON RESIDENTIAL BUILT UP AREA	61.01	0.00	61.01
14	TOTAL BUILT UP AREA PROPOSED (14a + 14b)	3958.89	0.00	4128.15
15	BALANCE AREA			1012.41

IDS FOR CLUBBING OF PLOT

	Details of Generating Plot	Receiving Plot
	(A)	(B)
File No.	EB/73/D/A	CHE/CTY/1575/D/337(NEW)
EDRR Rate 2023-2024	Zone (B56) Land Rate Rs. 99,250/-	Zone (B56) Land Rate Rs. 99,250/-
Name Of Plot	Proposed Redevelopment of Building on Plot bearing C.S. No. 294,295 & 296 of Organ Division at 30C, 30CC, 30D & 30E, Mumbai Cross Lane in 'D' Ward, Mumbai - 400 004.	Proposed Redevelopment for Property on plot bearing C.S. No. 1038 & C.S. No. 638 of Organ Division, Situated at V.P. Road, Known as Prabhu Nivas & Narayan Sadan, in 'D' Ward, Mumbai - 400 004.
Permissible Built up Area	4128.15 Sq.mt.	7951.08 Sq.mt. Basic FSI for 33(7)
Proposed Built up Area	4128.15 Sq.mt.	7951.08 Sq.mt.
Balance	1012.41 Sq.mt.	-
Proposed to Clubbed	-	1012.41 Sq.mt.
Total	5140.56 Sq.mt.	8963.49 Sq.mt.

RECEIVING PLOT:- file No. CHE/CTY/1575/D/337(NEW)
C.S. no. 1/638 & C.S. no. 638 Gigaon Division, 'D' ward,

01/17

APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO. CHE/CTY/1575/D/337(NEW)

SIGN OF APPROVAL OF PLANS

SUB. ENG. (B.P.) CITY-V ASST. ENG. (B.P.) CITY-III EXE. ENG. (B.P.) CITY-I

PROFORMA A (AS PER DCR 2034)

AREA STATEMENT		IN SQ.METER			
1	Area of Plot (Plot Area of C.S. No. 1038+666.09 SQ.M + Plot Area of C.S. No. 638 -1038.26 SQ.M)	1024.35			
a)	Area of Reservation in plot	-			
b)	Area of Road Set back	50.43			
c)	Any Reservation	-			
d)	Deduction for,	-			
A	For Reservation /Road Area	-			
a)	Road Setback Area to be handed over (100%) (Regulation No 16)	50.43			
b)	Proposed D.P Road to be handed over (100%) (Regulation No 16)	-			
c)(i)	Reservation area to be handed over (100%) (Regulation No 17)	-			
(ii)	Reservation area to be handed over as per AR (Regulation No 17)	-			
B	For Amenity area	-			
a)	Area of amenity plot / plots to be handed over as per DCR 14(A)	-			
b)	Area of amenity plot / plots to be handed over as per DCR 14(B)	-			
c)	Area of amenity plot / plots to be handed over as per DCR 35(Average)	-			
C	Deductions for Existing BUA to be Retained if any(Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	-			
3.	Total deductions : [(2(A)+2(B))+C] as and when applicable.]	50.43			
4.	Balance area of plot (1 minus 3)	973.92			
5.	Addition for Floor Space Index	-			
2a.	100 %	50.43			
2b.	100 %	-			
	Plot area under Development after area to be handed over to MCGM / Appropriate Authority as per Sr. No.4 above	-			
6.	Total Area (4 + 5)	1024.35			
7.	Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.33 or 3 or Incentive as per DCR 33 (7)) (As per Table -III) Appropriate Authority as per Sr. No.4 above	INCENTIVE			
8.	Floor Space Index Permissible as per DCR 33 (7) (As per Table II)	7951.08			
9.	Built up equal to area of land handed over as per Regulation 30(A)	-			
	(i) As per 2(A) and 2(B) except 2(A)(c) above with in cap of "Admissible TDR" as column 4 of table-12 on remaining / balance plot.	-			
	(ii) in case of 2(A) (c) a permissible over and above permissible BUA on remaining / balance plot.	-			
10.	Built up Area In lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	-			
11.	Built up Area due to "Additional FSI on payment of premium" as per Table No 12 of Regulation No 30(A) on remaining / balance plot.	-			
12.	Built up Area due to "admissible" TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	-			
13.	Add Generated/clubbing area C.S. Nos. 294,295 & 296 of Girgaon Division, File No. EB/73/D/A as per UOI Notification upto, TPB-4320/107/CR/2/2020/Part-I/JUD-11 dated 08.07.2021 and BMC Circular under no. CHE/18518/DP/Gen. dated 26.11.2021	1012.41			
13.	PERMISSIBLE BUA (8+13)	8963.49			
14.	Proposed BUA	8963.49			
14A.	Existing Floor Area				
14B.	Purely Residential Built up Area	8549.40			
14C.	Remaining non-residential built up area	414.09			
15.	Fungible Compensatory Area as per Regulation No.31(3)	Permissible	Proposed	Defect / Balance	
a)	i) Permissible / Proposed fungible Compensatory Area for Rehab component without charging premium.	REHAB REST.	1325.80	994.50	331.30
		REHAB N.R.	144.93	103.76	41.17
	ii) Permissible / Proposed Fungible Compensatory Area as charging premium.	SALE REST.	1666.49	1657.90	8.59
		SALE N.R.			