

# FORM- I

Sl. No.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	1497.50
a)	AREA OF RESERVATION IN PLOT	----
b)	AREA OF ROAD SETBACK	----
c)	AREA OF D.P. ROAD	----
2	DEDUCTIONS FOR	----
(A)	FOR RESERVATION / ROAD AREA	----
(B)	ROAD SET-BACK AREA TO BE HANDED OVER (100%REGULATION NO. 16)	----
(C)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%REGULATION NO. 16)	----
(D)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	----
	TOTAL AREA UNDER ROAD/ RESERVATION	----
(E)	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 EXISTING BUA TO BE RETAINED IF ANYLAND COMPONENT OF EXISTING BUA/ EXISTING BUA AS PER REGULATION WHICH THE DEVELOPMENT WAS ALLOWED	----
3	TOTAL DEDUCTIONS : 2(A) + 2 (B) + 2 (C)	1497.50
4	BALANCE AREA OF PLOT (1 MINUS 3)	1497.50
5	PLOT AREA UNDER DEVELOPMENT (4 + 2(A) + 2(B))	1.00
6	ZONAL (BASIC) F.S.I (1 OR 1.33)	1497.50
a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	1497.50
b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	1497.50
c)	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	1497.50
7	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(A)	----
a)	ADDITIONAL BUA FOR 2(A)(C) & 2(B) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE NO. 12 ON BALANCE PLOT	----
b)	ADDITIONAL BUA FOR 2(A)(C) & 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 12 OF REGULATION 32 (200A)	----
c)	ADDITIONAL INCENTIVE FSI RIGHTS FOR SET BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS	----
(C)	ADDITIONAL BUA IN CASE OF 2(A)(C) AS PER REGULATION 11(1) NOTE 2(b) & (d) AS PER AP POLICY ON REMAINING PLOT	----
	TOTAL ADDITIONAL BUA	----
9	ADDITIONAL / INCENTIVE BUA WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE 12 ON BALANCE PLOT	----
a)	IN LIEU OF COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(B)	224.01
b)	15% OF SR. NO. 7b ABOVE OR 10 SQ.MT. PER REHAB TENEMENTS AS PER REG.33(7)(B)	----
	TOTAL ADDITIONAL BUA/ INCENTIVE AREA	748.75
10	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) (SR. NO. 5 50%)	210.00
a)	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 (SR. NO. 5 X 70% - SR. NO. 9)	1048.25
b)	SLUM TDR (SRA/1428/Const.)	614.24
c)	PROTECTED AREA	824.24
d)	TOTAL TDR	3294.50
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	3294.50
13	PROPOSED BUILT UP AREA	224.01
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) & 32 TO UTILIZED BUA ON PLOT	----
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	4447.37
a)	i) PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT TWO CHARGING PREMIUMS (B.P. File No. GR9532A & GR9533A - Existing BUA 1532.16 Sq.mt. X 30% = 473.28 Sq.mt.)	473.08
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT TWO CHARGING PREMIUM - COM.	0.00
b)	i) PROPOSED FUNGIBLE COMPENSATORY AREA BY PAYMENT OF PREMIUM (PES.) (Premiums 2004.50 X 30% = 611.37 (A) + 1183.67 - 473.28 = 1241.76 Sq.mt.)	679.79
ii)	PROPOSED FUNGIBLE COMPENSATORY AREA BY PAYMENT OF PREMIUM (COM.)	0.00
	Total fungible Proposed	1152.87
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(a) + 15(b))	4447.37
17	FSI CONSUMED ON NET PLOT (13 / 4)	2.20

## 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)	4447.37
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0.00
iii)	AREA AVAILABLE FOR TENEMENTS (I) MINUS (ii)	4447.37
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	200.00 Nos
v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	45.00 Nos

## FORM- II

THIS PLAN IS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. P-8360/2021/(624/5)/H/W Ward/BANDRA-G DTD. 29.12.2021

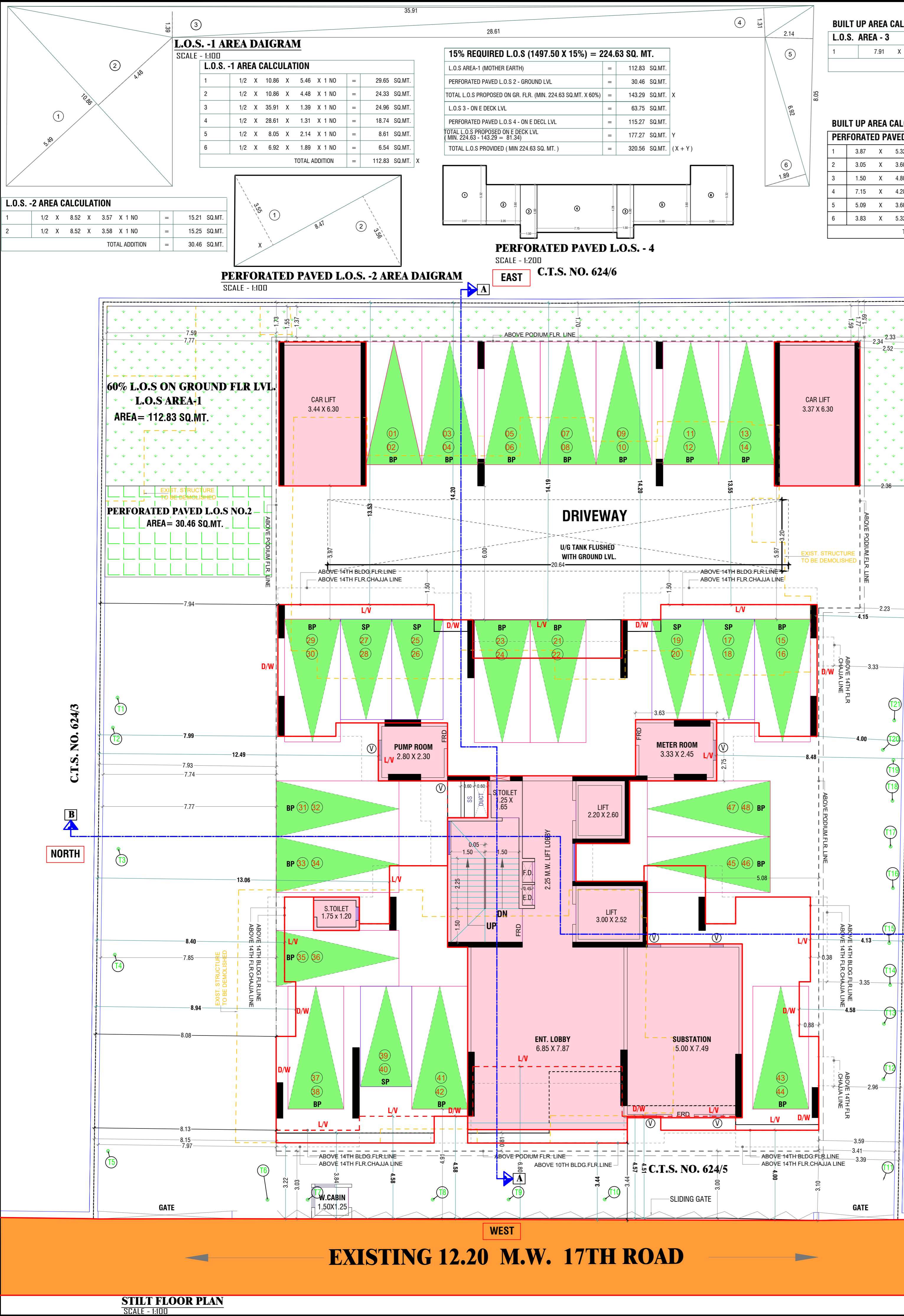
CONTENTS OF SHEET

Sl. No.	DESCRIPTION OF PROPERTY	Area
1	PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 624/5 OF VILLAGE BANDRA-G, 17TH ROAD, SANTACRUZ (W), MUMBAI - 400 054 IN H/W WARD	68.00
2	Required Parking Spaces (From 2 Above)	75.00
3	10% visitor parking	7.50
4	10% Commercial	7.50
5	Total Required Parking Spaces for Residential Tenements (3 + 4)	15.00
6	15% Maximum free permissible (No. of Tenants having Carpet area less than 90.00 sq.m + Parking spaces required for Tenements having carpet area more than 90.00 sq.m + 5r No 19) or (5r No 14 + 5r No 19)	104.00
7	10% Additional Parking Spaces for Vehicle holding area = (15) x 10%	1.50
8	10% Excess to required Parking Spaces Provided= (16-14)	2.00
9	50% of Required Parking Spaces Permissible free of cost/ without charging premium = 14 X 50%	7.00
10	DETAILS OF PARKING SPACES PROVIDED	104.00

SHAHBAJ ALIMODDIN PEERHARE S.E.(BP)K/W-S-II

SANJIV MANOHARS A E.B.P. H/W

Vijay Shankarra oTawde E.E. (BP) H Ward



EXISTING 12.20 M.W. 17TH ROAD

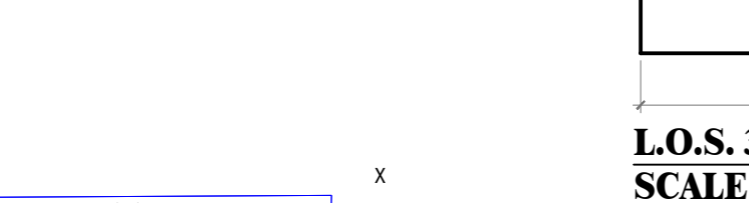
STILT FLOOR PLAN SCALE - 1:100

### BUILT UP AREA CALCULATION L.O.S. AREA - 3

1	7.91 X 8.06 X 1 NO	=	63.75 SQ.MT.
	TOTAL ADDITION	=	63.75 SQ.MT. X

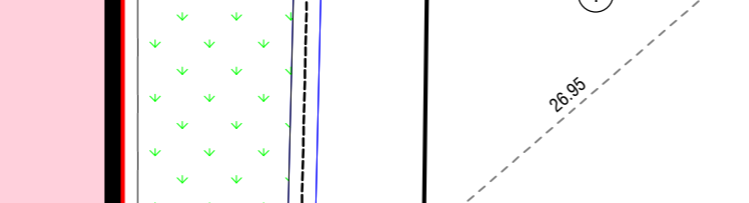
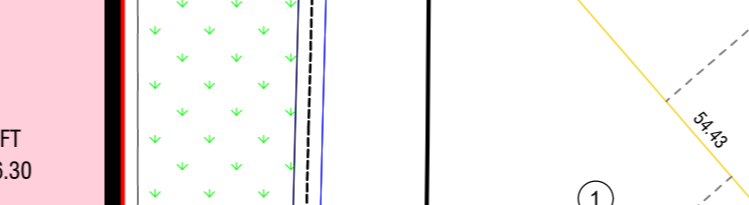
### BUILT UP AREA CALCULATION PERFORATED PAVED L.O.S. - 4

1	3.87 X 5.32 X 1 NO	=	20.59 SQ.MT.
2	3.05 X 3.60 X 1 NO	=	10.98 SQ.MT.
3	1.50 X 4.80 X 2 NOS	=	14.40 SQ.MT.
4	7.15 X 4.28 X 1 NO	=	30.60 SQ.MT.
5	5.09 X 3.60 X 1 NO	=	18.32 SQ.MT.
6	3.83 X 5.32 X 1 NO	=	20.38 SQ.MT.
	TOTAL ADDITION	=	115.27 SQ.MT. X



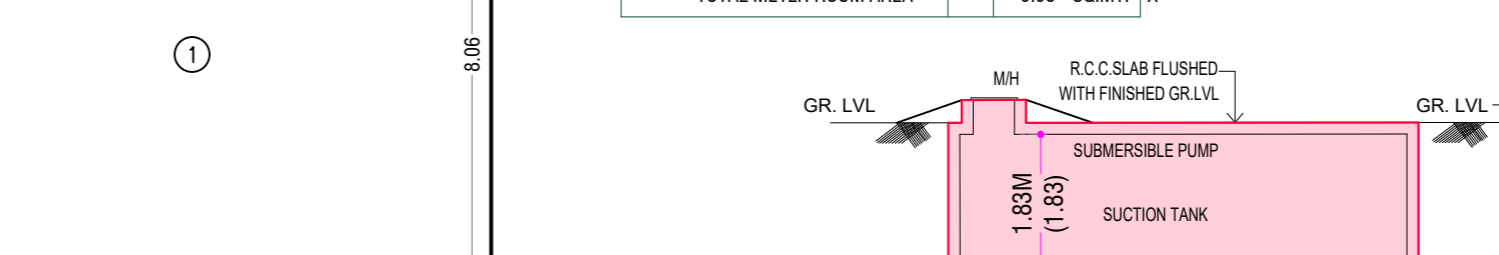
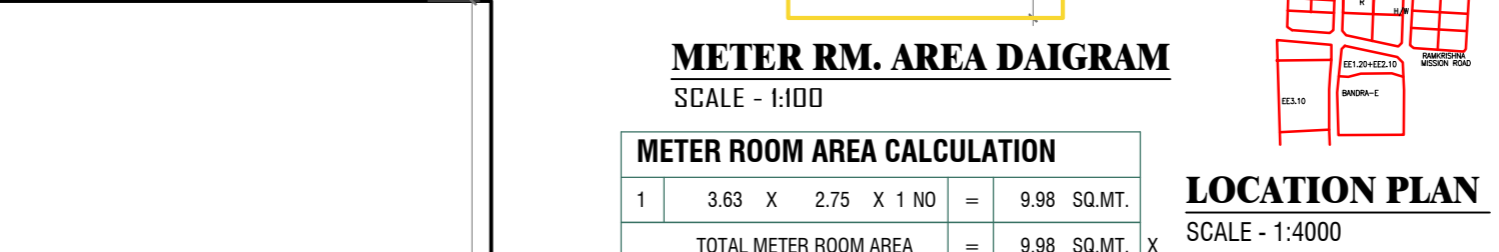
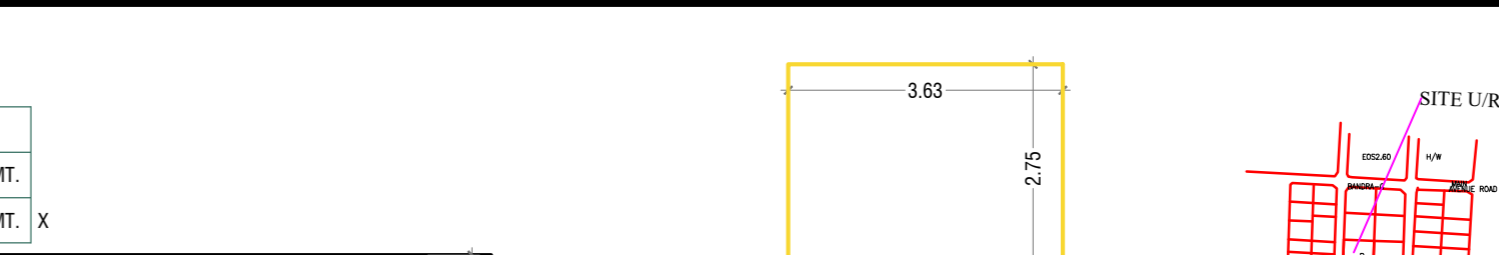
### PLOT AREA DAIGRAM SCALE - 1:500

1	0.50 X 54.66 X 27.06 X 1 NO	=	739.55 SQ.MT.
2	0.50 X 54.66 X 27.731 X 1 NO	=	757.95 SQ.MT.
	TOTAL ADDITION	=	1497.50 SQ.MT.



### PROPOSED PARKING ON 1ST AND 2ND PODIUM FLOOR

TYPE	SMALL PARK.	BIG PARK.	TOTAL PARK.
Stack Park	10 NOS	38 NOS	48 NOS
TOTAL PARKING	10 NOS	38 NOS	48 NOS



### TABLE NO - I PROPOSED BUA STATEMENT

Sl. No.	Floor No.	Proposed BUA (sq.mt)		Total (sq. + sq.mt)		Staircase (sq. mt) lobby area (sq.mt)	Flat/Society Office/Fitness Center/Rehabe area
		Commercial	Residential	Commercial	Residential		
1	1ST FLOOR	0.00	0.00	0.00	0.00	0.00	PARKING
2	2ND FLOOR	0.00	0.00	0.00	0.00	0.00	PARKING
3	3RD FLOOR	0.00	0.00	0.00	0.00	0.00	PARKING, FITNESS CENTER
4	4TH FLOOR	30.44	30.44	0.00	51.46	51.46	FLATS
5	5TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
6	6TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
7	7TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
8	8TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
9	9TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
10	10TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
11	11TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
12	12TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
13	13TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
14	14TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
15	15TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
16	16TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
17	17TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
18	18TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
19	19TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
20	20TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
21	21TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
22	22TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
23	23TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
24	24TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
25	25TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
26	26TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
27	27TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
28	28TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
29	29TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
30	30TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
31	31TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
32	32TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
33	33TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
34	34TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
35	35TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
36	36TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
37	37TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
38	38TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
39	39TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
40	40TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
41	41TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
42	42TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
43	43TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
44	44TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
45	45TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
46	46TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
47	47TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
48	48TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
49	49TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
50	50TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
51	51TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
52	52TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
53	53TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
54	54TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
55	55TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
56	56TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
57	57TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
58	58TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
59	59TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
60	60TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
61	61TH FLOOR	40.49	40.49	0.00	51.46	51.46	FLATS
62	62TH FLOOR	40.49	40.4				