

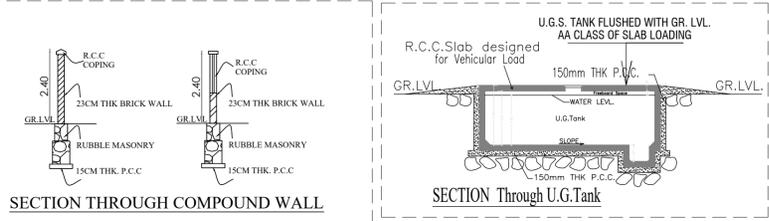
TABLE NO - I PROPOSED BUILT UP AREA STATEMENT						
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sq.mt.)		Flat/NR/Society Office/ Fitness Centre/Refuge area	
			Total (4 + 5) (in sqmt)			
			Commercial			
(1)	(2)	(3)	(4)	(5)	(6)	
1		GR Floor	163.52		163.52	
		1ST Floor	384.52		384.52	
		2nd Floor		291.91	291.91	FLAT
		3rd Floor		291.91	291.91	FLAT
		4th Floor		296.67	296.67	FLAT
		5th Floor		214.29	214.29	FLAT
		Excess Fitness center	31.24		31.24	
2		Total BUA Proposed	548.04	1126.02	1674.06	
3		Net BUA Proposed (2 - 3)	410.36	878.05	1288.41	
4		Fungible Compensatory Area Proposed: Sr. no. 2 / 1.35 OR As proposed	137.68	247.97	385.65	
7		Fitness Centre	Permissible Provided	33.48	64.72	
8		Society Office	Permissible Provided	N.A.	N.A.	

TABLE NO - IV PARKING SPACE 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		Below 45 sqmt	Above 45 to 60 sqmt	Above 60 to 90 sqmt	Above 90 sqmt	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
		2ND	53.47	75.39	38.70	36.35	4	2	1	1	-	-
		3rd	53.47	75.39	38.70	36.35	4	2	1	1	-	-
		4th	53.47	75.39	38.70	36.35	4	2	1	1	-	-
		5th	53.47	75.39	38.70	36.35	4	2	1	1	-	-
		TERRACE					3	2	1	-	-	-
		Total Residential Tenements (For Tenement Density)					15	8	4	3	0	0
		3 Required Parking Spaces (From 2 Above)						8	4	3	0	15
		10% Visitors parking (3 X 10%)										2.50
		5 Total Required Parking Spaces for Residential Tenements (3 + 4)										16.50
		6 Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of T/S)										15
		7 (B) Commercial:-										
		Description	Parking Requirement					BUA in sq.mt.	No. of Parkings Required			
		9 a) Mercantile (Market/departmental store, shops & other commercial uses)	i) 01 for every 40.00 sqmt. Up to 800 sqmt (163.52/40=13.28)					i) 01 for every 80 sqmt exceeding 800 sq.mt.	163.52	4.09		
		10 b) Government or public or private office business building	i) 01 for every 37.50 sqmt. Up to 1500 sqmt					i) 01 for every 75 sqmt exceeding 1500 sq.mt.	367.54	9.80		
		11 d) 10 % Visitors (Min 2 Nos.)								2.00		
		12 Total Required Parking Spaces for Commercial User								15.89		
		13 Total Parking Spaces Required for Res + Comm. = (5 + 13)								32.39		32
		14 Maximum free permissible parking spaces	No of Tenants having Carpet area less than 90.00 sqm + Parking spaces required for Tenements having carpet area more than 90.00 sqm + Sr No 19) or (Sr No 14 + Sr No 19) whichever is more								48.00	
		15 Total Parking Spaces provided								97		
		16 10% Additional Parking Spaces for Vehicle holding Area in case of mechanised parking								-		
		17 Excess to required Parking Spaces Provided- (16-14)										
		18 50% of Required Parking Spaces Permissible free of FSU/ without charging premium = 14 X 50%								16.00		
		19 DETAILS OF PARKING SPACES PROVIDED										
		Sr No	Floor	Nos of Parking Spaces Provided								
		1	TOWER PARKING	Small	Big	Total						
			Ground	0	0	0						
			Total	3	94	97						
			% Ratio to Total	3.09%	96.91%	100%						

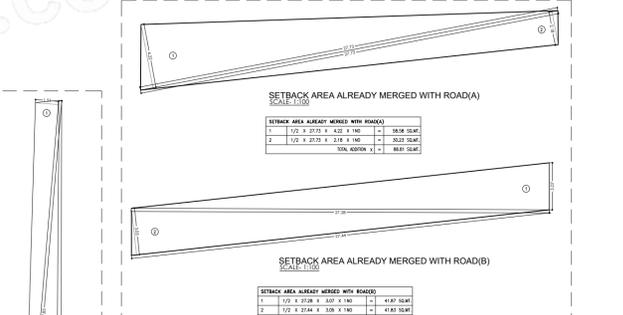
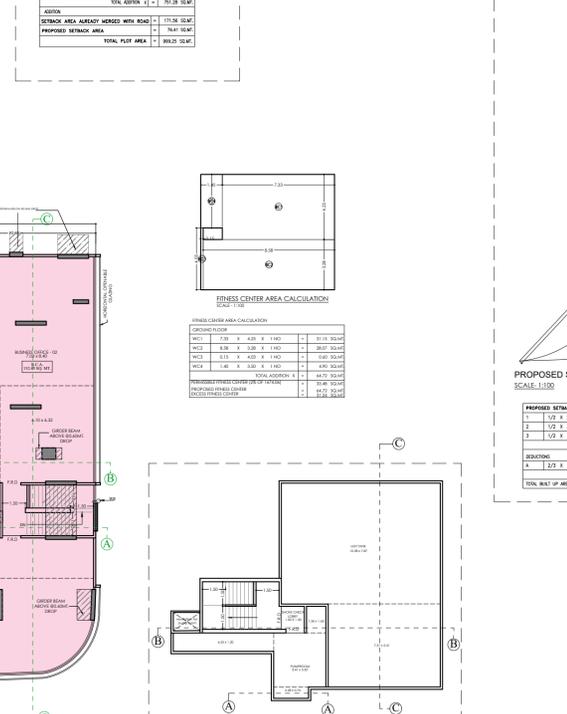
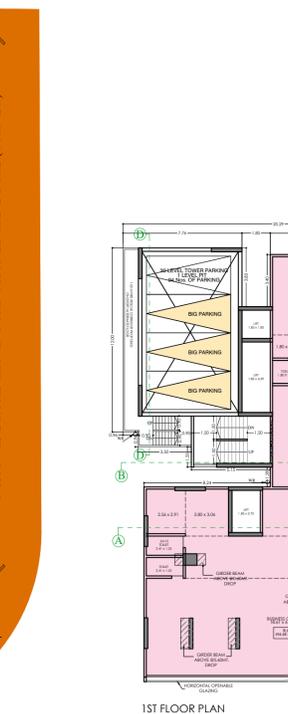
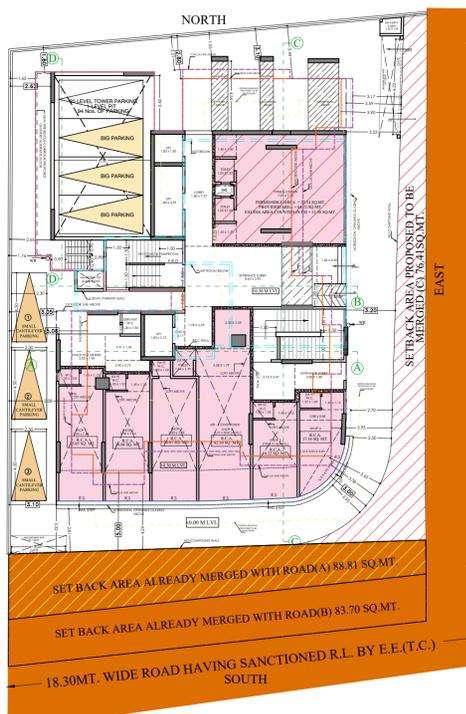
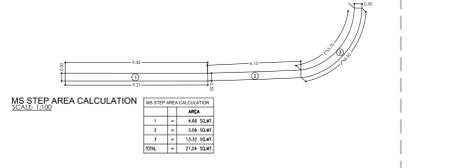
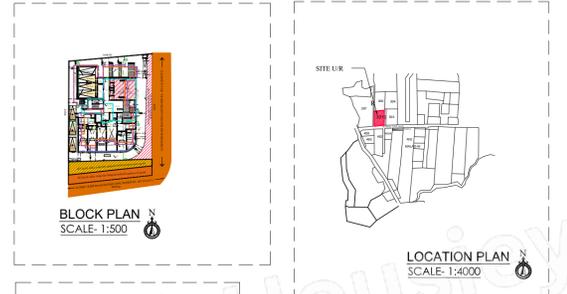
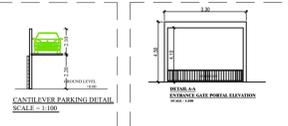
TABLE NO - III FUNGIBLE COMPENSATORY AREA STATEMENT				
Sr. No.	Description	BUA in Sq. mt.		
		Commercial	Residential	Total
1	(A) REHAB COMPONENT			
	Existing BUA of the building to be demolished:			
a	Commercial structure existing prior to 01-04-1962	-	-	-
b	Residential structure existing prior to 17-04-1964	-	-	-
c	As per Approved Plans u/no.CE/34997/BSII/A/R dtd 24.04.1981	153.82	928.18	1082.00
d	As per Approved Plans u/no.CE/34997/BSII/A/R dtd 24.04.1981 5725/BSII/AR	153.82	928.18	1082.00
e	Others Specify			
f	Existing BUA excluding staircase / lift / lift lobby / otla of the building to be demolished as per drafted plan out of (a) or (b) or (c) or (d) or (e) (Check: f) shall not be more than (a) or (b) or (c) or (d) or (e)	146.16	477.41	623.57
g	Existing BUA accepted for allowing fungible area for Rehab without charging premium from above	146.16	477.41	623.57
2	Permissible Fungible Area for rehab without Fungible Area availed for Rehab Component = (Col. No 14 - Col. No 15 - Col. No 7 of Table No - II)	51.16	167.09	218.25
3	Fungible Area kept in abeyance / unutilized (Total of Col. No. 16 of Table No. II)	0	0	0
4	(B) SALE COMPONENT			
5	Permissible BUA	Plot Area	50% Add FSI	TDR including Setback + Protected BUA above Zonal basic FSI or 0.7 or 0.5 or 1.0
		834.03	0.00	454.38
6	Net Built up area proposed (Sr. No.4 of Table No. -1)	Commercial	Residential	Total
		410.36	878.05	1288.41
7	Proposed Fungible Area	137.68	247.97	385.65
8	Fungible Area availed for Sale component (7-3)	86.52	80.88	167.40

FORM - I

AREA STATEMENT		IN SQ.MTS.	
1)	AREA OF THE PLOT	999.25	
a)	PROPOSED ROAD SET BACK	76.41	
b)	Area of Road set back already merged with road	88.81	
c)	Area of D P Road	NIL	
2)	DEDUCTIONS FOR :		
A)	For Reservation/Road area		
a)	Road set back area to be handed over (100%) (Regulation No 16)	NIL	
b)	Proposed D P road to be handed over (100%) (Regulation No 16)	NIL	
c)	AREA NOT IN POSSESSION	NIL	
d)	TOTAL AREA UNDER ROAD/RESERVATION	NIL	
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 15	----	
d)	Area of amenity plot/plots to be handed over as per DCR 35	----	
e)	TOTAL AMENITY AREA	----	
c)	Deduction for Existing Built up area to be retained if any/Land component of Existing BUA as per regulation under which the development was allowed	----	
3)	Total deduction :-(a) + 1(B)	165.22	
4)	Balance area of the plot 1)-(3)	834.03	
5)	Plot under development:- (1) - (5)	834.03	
6)	For FSI Calculation of Reg. 33(20)(b) as per notification u/no. TPB-4323/287/C.R. 35/2024/UD-11 Dtd.15.10.2024, for Area of road set back for F.S.I. purpose.	----	
	TOTAL PLOT AREA FOR DEVELOPMENT UNDER 33(20)(B):- 5 + 6	834.03	
7)	Zonal (basic) FSI (0.50 or 0.75 or 1.00 or 1.33)	1.00	
8)	a) Permissible built up area as per Zonal (Basic) FSI (5X6)	834.03	
	b) Permissible built up area as per DCR 30(C) protected for development (1082.00 - 910.44= 171.56)	171.56	
c)	Permissible built up area (7a or 7b above, whichever is more)	171.56	
9)	BUA equal to land area handed over as per reg.30(A)(3)(a)		
a)	Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL	
b)	Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%) (76.41 X 2 = 152.82 Sq.Mt.)	152.82	
c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(i) note 20(vii) & (viii) as per AR policy on remaining plot Y% as per table no-5 of regulation 17(1)	NIL	
10)	Additional insentive BUA within the cap of "admissible TDR as per TABLE 12 on a plot	----	
a)	in lieu cost of construction of amenity building as per regulation 30(A)(3)(b)	----	
b)	50% of rehab component as per reg 33(7)(A)	----	
c)	15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B) (13 x 10 = 130.00 sq.mt.)	130.00	
11)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%)		
12)	Built up area due to Admissible "TDR" as per table No 12 of Regulation No 30(A)&30(2) (sr.no-5x 50% or 70% or 90% or 100% (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above (4X70%)		
13)	Permissible Built up area as per Reg. 30(A)(4) + 8(B) + 9(B) + 10(C) + 11 + 12)	1288.41	
14)	Proposed Built up area as per Reg. 30(A)	1288.41	
15)	a) Permissible Built Up Area (as per reg. 33(20)(B) DCPR2034	AH/RR50%	SALE 50%
	b) Proposed Built Up Area (as per reg. 33(20)(B) DCPR2034	AH/RR 51.03%	SALE 48.97%
16)	TOTAL PERMISSIBLE BUILT UP AREA (13 + 15(a))		1288.41
17)	TOTAL PROPOSED BUILT UP AREA (13 + 15(b))		1288.41
18)	Fungible compensatory area as per Regulation No 31(3)		
a)	(i) Perm. Fungible Compensatory area for Rehab comp.without charging premium for residential		167.09
	(ii) Proposed Fungible Compensatory area for Rehab comp.without charging premium for residential		167.09
	(iii) Perm. Fungible Compensatory area for Rehab comp.without charging premium for commercial		51.16
	(iv) Proposed, Fungible Compensatory area for Rehab comp.without charging premium for commercial		51.16
b)	(i) Perm. Fungible Compensatory area by charging premium for residential sale component		80.88
	(ii) Proposed, Fungible Compensatory area by charging premium for residential sale component		80.88
	(iii) Perm. Fungible Compensatory area by charging premium for commercial sale component		86.52
	(iv) Proposed, Fungible Compensatory area by charging premium for commercial sale component		86.52
19)	Total BUA Proposed including FCA (17+18(a)(ii) + 18(a)(iv) + 18(b)(ii) + 18(b)(iv))		1674.06
20)	FSI consumed on net plot (17/8(a))		1.54
II OTHER REQUIREMENTS			SQ.MT.
A	Reservation/ Designation		
	a) Name of reservation		----
	b) Area of reservation land handed over as per Regulation No.17		----
	c) Built up area of amenity to be handed over as per Regulation No.17		----
	d) Area/Built up area of Designation		----
B	Plot area/built up amenity to be handed over as per regulation No		
	a) 14(A)		----
	b) 14(B)		----
	c) 15		----
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)		----
D	TENEMENTS STATEMENT		
	a) Proposed built up area (19 above)		1674.06
	b) Less deduction of Non-Residential area (shop etc)		548.04
	c) Area available for Tenements (a) minus(b)		1126.02
	d) Tenements Permissible (450/hectare) = 1126.02 X 0.045 = 50.67 SAY = 51 Nos		51 Nos.
	e) Total Number of Tenements Proposed on Plot		15.00 Nos.
E.	PARKING STATEMENT		
	(i) PARKING REQUIRED FOR REGULATION FOR CAR/SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		32.00 Nos.
	(ii) COVERED GARAGE PERMISSIBLE		
	(iii) COVERED GARAGE PROPOSED CAR/SCOOTER/MOTOR CYCLE OUT SIDERS (VISITORS)		
	(iv) TOTAL PARKING PROVIDED		97.00
	TRANSPORT VEHICLE PARKING		
	(i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		
	(ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		



SANITATION REQUIREMENT FOR NON-RESIDENTIAL USER									
FLOOR	USER OCCUPANCY	AREA(Sq.mtr.)	OCCUPANT LOAD PER 100 SQ.MT.	OCCUPANT LOAD PER FLOOR AREA	SANITATION REQUIRED	PROPOSED	DEFICIENCY	MALE	FEMALE
			0.00	0.00	MALE(0.00) FEMALE(0.00)	MALE FEMALE			
OFFICE 1	179.33	16.66	29.86	0.60	1.00	1	1		
OFFICE 2	184.63	16.66	30.66	0.61	1.02	1	1		



CERTIFICATE OF PLOT AREA : FORM - II

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT- 10-11-2023, 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 999.25 SQ.MT. (NINE HUNDRED NINETY NINE POINT TWO FIVE ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY :
Proposed redevelopment of building known as Shiv Thirth C.H.S.L. on Plot bearing CTS No. 301 of Village Malad - N, Shankar Lane Road, Kandivali (West), Situated in R/S WARD, Mumbai

JOB No. DRG. No. CHECKED BY DESIGN BY DRN. BY DATE REV

MEHUL SHREEYA 22.04.2023

SHRI GAUTAM MODI, DIRECTOR OF M/S. MODREALTY DEVELOPERS PVT. LTD. C.A. TO OWNER

NORTH DIGITAL SIGNATURE OF C.A. TO OWNER NAME & ADDRESS OF C.A. TO OWNER

MEHUL J. KANAKIA LICENSE NO. CA/2014/62291

1001, BLDG NO.5 GARDEN GROVE COMPLEX, CHIKUWADI, BORIVALI(W),MUMBAI-400092.

DIGITAL SIGNATURE OF ARCHITECT

S.E.B.P. 'R'-4 A.E.B.P. 'R'-1 E.E.B.P. 'R'-1

BRIHAN MUMBAI MUNICIPAL CORPORATION