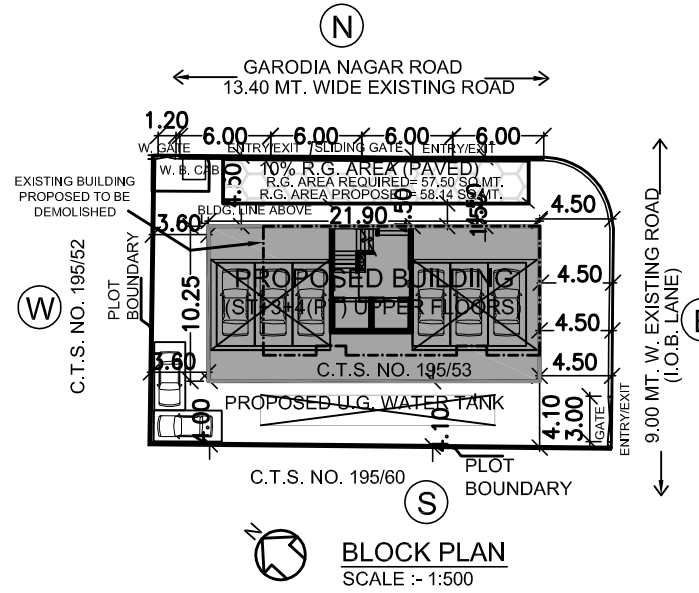
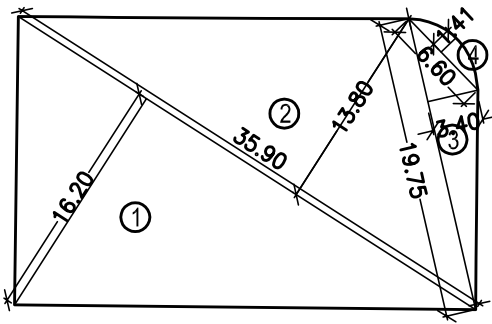




LOCATION PLAN
(D.P. 2034 EXTRACT)
SCALE :- 1:4000



PLOT AREA CALCULATION
(As per Physical Survey)

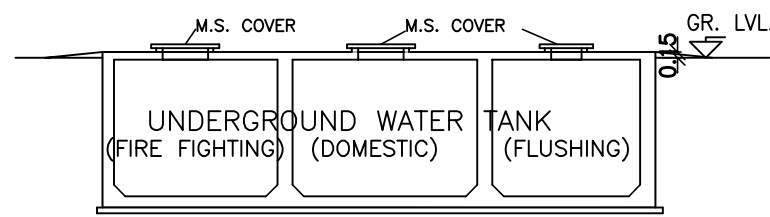


PLOT AREA DIAGRAM
SCALE :- 1:500

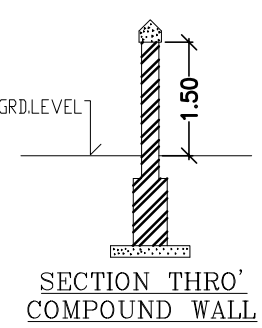
PLOT AREA CALCULATION						IN SQ.MT.
1	0.50	X	35.90	X	16.20	X 1No. = 290.79
2	0.50	X	35.90	X	13.80	X 1No. = 247.71
3	0.50	X	19.75	X	03.40	X 1No. = 033.58
4	0.67	X	06.60	X	01.41	X 1No. = 006.23
TOTAL AREA OF PLOT (As per Physical Survey)						= 578.31

PLOT AREA AS PER PRC = 575.00

PLOT AREA CLAIMED FOR FSI = 575.00



SECTION THRO' SUBMERSIBLE SUCTION
TANK



SECTION THRO' COMPOUND WALL

10% R.G. AREA CALCULATION

AREA CALCULATION						IN SQ.MT.
1	0.50	X	(2.93+2.83)	X	20.21	X 1No. = 58.20
TOTAL R.G. AREA						= 58.20

10% R.G. AREA REQUIRED (575.00X10%) = 57.50

10% R.G. AREA PROPOSED = 58.20

FUNGIBLE COMPENSATORY PREMIUM STATEMENT

SR.	PARTICULARS	SQ.MT.
1	B.U.A. PERMISSIBLE	685.00
2	EXISTING FLOOR AREA	
3	B.U.A. PROPOSED	
	(a) RESIDENTIAL	647.36
	(b) COMMERCIAL	-
4	PERMISSIBLE FUNGIBLE FSI	
	(a) RESIDENTIAL (3a X 35%)	226.58
	(b) COMMERCIAL (3b X 35%)	-
5	PROPOSED FUNGIBLE FSI	
	(a) RESIDENTIAL (AS PER FUNGIBLE TABLE)	81.62
	(b) COMMERCIAL	-
6	EXISTING REHAB BUILT UP AREA AS PER FUNGIBLE TABLE	
	(i) RESIDENTIAL (33.39+49.01+33.39+49.01+68.41)	233.21
	(ii) COMMERCIAL	-
7	FUNGIBLE FSI	
A	(i) WITHOUT CHARGING PREMIUM RESIDENTIAL (6i X 35%)	81.62
	(ii) WITHOUT CHARGING PREMIUM COMMERCIAL (6ii X 35%)	-
B	(i) BY CHARGING PREMIUM RESIDENTIAL (5a-7A i)	-
	(ii) BY CHARGING PREMIUM COMMERCIAL (5b-7A ii)	-

BUILT UP AREA
STATEMENT

FLOOR	(RESI.) BU AREA (SQ.MT.)
Stilt	-
1st	184.96
2nd	181.84
3rd	220.18
4th (Part)	142.00
TOTAL	728.98

RERA CARPET AREA &
TENEMENT STATEMENT

FLOOR	AREA IN (SQ.MT.)			TENEMENT (NOS.)
	1	2	3	
Stilt	-	-	-	-
1st	Fitness Cen.	46.76	67.60	2
2nd	Soc. Office	64.09	67.60	2
3rd		88.31	84.96	- 2
4th (Part)		92.88	-	1
TOTAL				7

CAR PARKING STATEMENT (RESIDENTIAL)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERMI. AS PER D.C.R.	PARKING REQUIRED
BELOW 45	NIL	1 PARKING / 4 TENANTS	NIL
BETWEEN 45 TO 60	1 NOS.	1 PARKING / 2 TENANTS	0.50 NOS.
BETWEEN 60 & 90	5 NOS.	1 PARKING / 1 TENANTS	5.00 NOS.
90 & ABOVE	1 NOS.	1 PARKING / 0.5 TENANTS	2.00 NOS.
TOTAL	7 NOS.		7.50 NOS.
ADD 10% VISITORS PARKING			0.75 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			8.25 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED (SAY)			8.00 NOS.

TOTAL PARKING REQUIRED (X)	8.00 NOS.
TOTAL PARKING PROPOSED (FOR FULL POTENTIAL)	30.00 NOS.

FLOORS	DESCRIPTION	BIG CAR	SMALL CAR	TOTAL
STILT	STACK PARKING	18	10	28
	OPEN PARKING	-	2	2
TOTAL PROPOSED PARKING		18	12	30

PROFORMA - A

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM-1

A. AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT AS PER P.R. CARD AREA OF PLOT AS PER DEEM CONVEYANCE AREA OF PLOT CONSIDERED	575.00 SQ.MT. 575.00 575.00
(a)	AREA OF RESERVATION IN PLOT	----
(b)	AREA OF ROAD SET BACK	----
(c)	AREA OF D.P. ROAD	----
2	DEDUCTION FOR	
A)	FOR RESERVATION / ROAD AREA	----
(a)	ROAD ST BACK AREA TO BE HANDED OVER (100%) (REGULATION NO.16)	----
(b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO.16)	----
(c)	RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION 17)	----
(ii)	RESERVATION AREA TO BE HANDED OVER AS PER ACCM. RESERV. (REGULATION 17)	----
B)	FOR AMENITY AREA	----
(a)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 14(A)	----
(b)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 14(B)	----
(c)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 35 (ABEYANCE)	----
C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY / LAND COMPONENT OF EXISTING BUILT UP AREA / EXISTING BUILT UP AREA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	----
3	TOTAL DEDUCTIONS: [2(A)+2(B)+2(C) AS AND WHEN APPLICABLE	----
4	BALANCE AREA OF PLOT (1 MINUS 3)	575.00 "
5	PLOT AREA UNDER DEVELOPMENT	575.00 "
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5'6)	575.00 "
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	----
9	INCENTIVE BUA IN LIEU OF REHAB COMPONENT (15% ON EXISTING BUA OR 10 SQ.MT. PER TENAMENT WHICHEVER IS HIGHER) 11 NOS X 10 SQ.MT. = 110 SQ.MT. AS PER DCPR 33(7)(B)	110.00
10	BUA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO.30(A) AND 32 ON REMAINING / BALANCE PLOT 650.00 X 50%	----
11	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO.12 OF REGULATION NO.30(A) AND 32 ON REMAINING / BALANCE PLOT	----
12	PERMISSIBLE BUA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2(C))	685.00 "
13	PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))	647.36 "
14	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	----
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO.31(3)	
a)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	81.62 "
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	81.62 "
b)	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	----
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	----
16	TOTAL BUILT-UP PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13+15(a)(i)+15(b)(ii)]	728.98 "
17	FSI CONSUMED ON NET PLOT [13/4]	1.126
(II)	OTHER REQUIREMENTS	
RESERVATION / DESIGNATION		
(a)	NAME OF RESERVATION	----
(b)	AREA OF RESERVATION AFFECTING THE PLOT	----
(c)	AREA OF RESERVATION LAND TO BE HANDED/HANDEDOVER AS PER REGULATION NO.17	----
(d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO.17	----
(e)	AREA / BUILT UP AREA OF DESIGNATION	----
B.	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	
(i)	14(A)	----
(ii)	14(B)	----
(iii)	15	----
C.	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT /PLOT AS PER REGULATION NO.27	----
D.	TENEMENT STATEMENT	
(i)	PROPOSED BUILT UP AREA (13 ABOVE)	647.36 "
(ii)	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	----
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	647.36 "
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) 450	29.00 NOS.
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	7.00 NOS.
E.	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR :-	8.00 NOS.
	CAR	7.00 NOS.
	SCOOTER / MOTOR CYCLE	----
	OUTSIDERS (VISITORS)	1.00 NOS.
(ii)	COVERED GARAGES PERMISSIBLE	----
(iii)	COVERED GARAGES PROPOSED	----
(iv)	TOTAL PARKING PROVIDED	30.00 NOS.
	CAR	28.00 NOS.
	SCOOTER / MOTOR CYCLE	----
	OUTSIDERS (VISITORS)	2.00 NOS.
F.	TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	----
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	----

CONTENTS OF SHEET	
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, STILT FLOOR PLAN, UG TANK & COMPOUND WALL SECTION, BUILT UP AREA STATEMENT, CARPET AREA & PARKING STATEMENT	
STAMP OF APPROVAL OF PLANS	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UINO. P-9668/2021/(195/53)/N-WARD/GHATKOPAR/337/1/(NEW)	
PRASAD CHANDR AKANT GOSAVI	Sandeep Atmara m Kolhe
S.E (B.P.) M-I	A.E (B.P.) L&N
SUHAS VASANT NEMANE	E.E (B.P.) E.S.-II
STAMP OF RECEIPT OF PLANS	
NOTES	
BOUNDARY OF THE PLOT BOUNDED THICK BLACK PROPOSED WORK SHOWN RED FILLED IN RECREATION AREA SHOWN GREEN WASH AREA UNDER SETBACK SHOWN DOTTED BROWN DRAINAGE SHOWN RED AREA UNDER PROPOSED ROAD SHOW BROWN WASH STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS ALL DIMENSIONS ARE IN METERS EXCEPT SPECIFIED	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01.11.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. RECORD	
SIGNATURE OF ARCHITECT	
PROFORMA 'B'	
DESCRIPTION OF PROPOSAL & PROPERTY:	
PROPOSED REDEVELOPMENT OF NEELKANTH PRAKASH CHS LTD. ON PLOT BEARING C.T.S. NO. 195/53 OF VILLAGE GHATKOPAR, TALUKA KURLA PLOT NO.54, GARODIA NAGAR, ADJUTING TO 13.40 M. WIDE EXISTING ROAD, GHATKOPAR (E), MUMBAI	
NAME OF OWNER, ADDRESS & SIGNATURE :-	
NISHIT SAVLA	
SHRI. NISHIT KANTIL. SAVLA, PARTNER OF M/S. INTEGRATED RESIDENCES LLP, C.A. TO NEELKANTH PRAKASH CHS. LTD.	
DRAWING No. SCALE JOB No. DATE DRAWN BY CHECK BY	
M-1 AS SHOWN PR-01 26.12.2022 SATISH CHARM	
NAME OF ADDRESS & SIGNATURE ARCHITECT	
B.S. SURESHKUMAR	
B S Sureshkumar	
2022.12.28	
13:22:13 +05'30'	
138-B, NAHAR & SETH INDL ESTATE PANNALAL COMPOUND, L.B.S. MARG, BHANDUP (WEST), MUMBAI - 400 078. MOBILE :- 993077491	