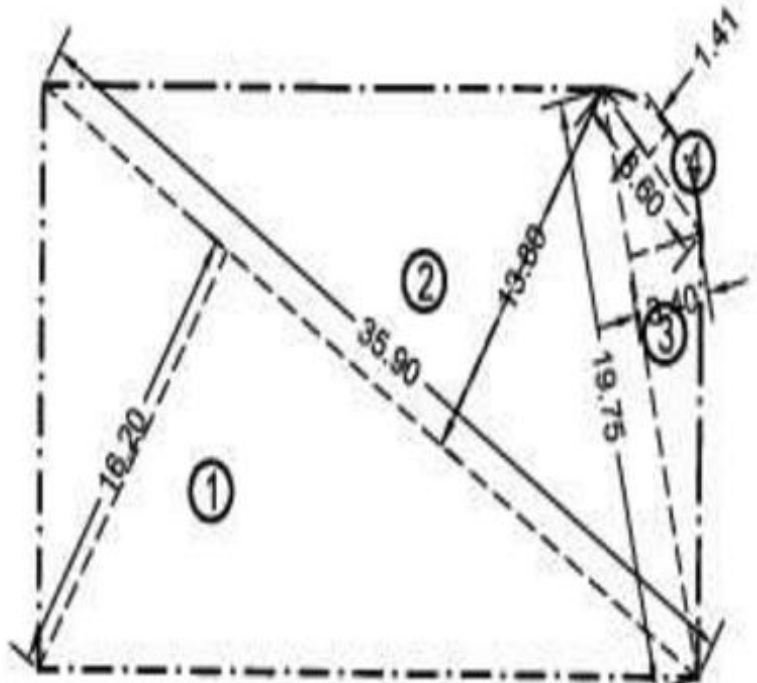
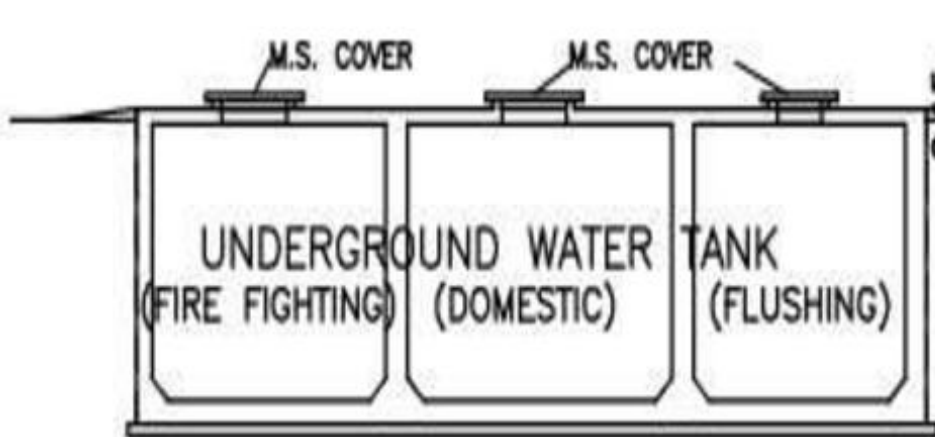




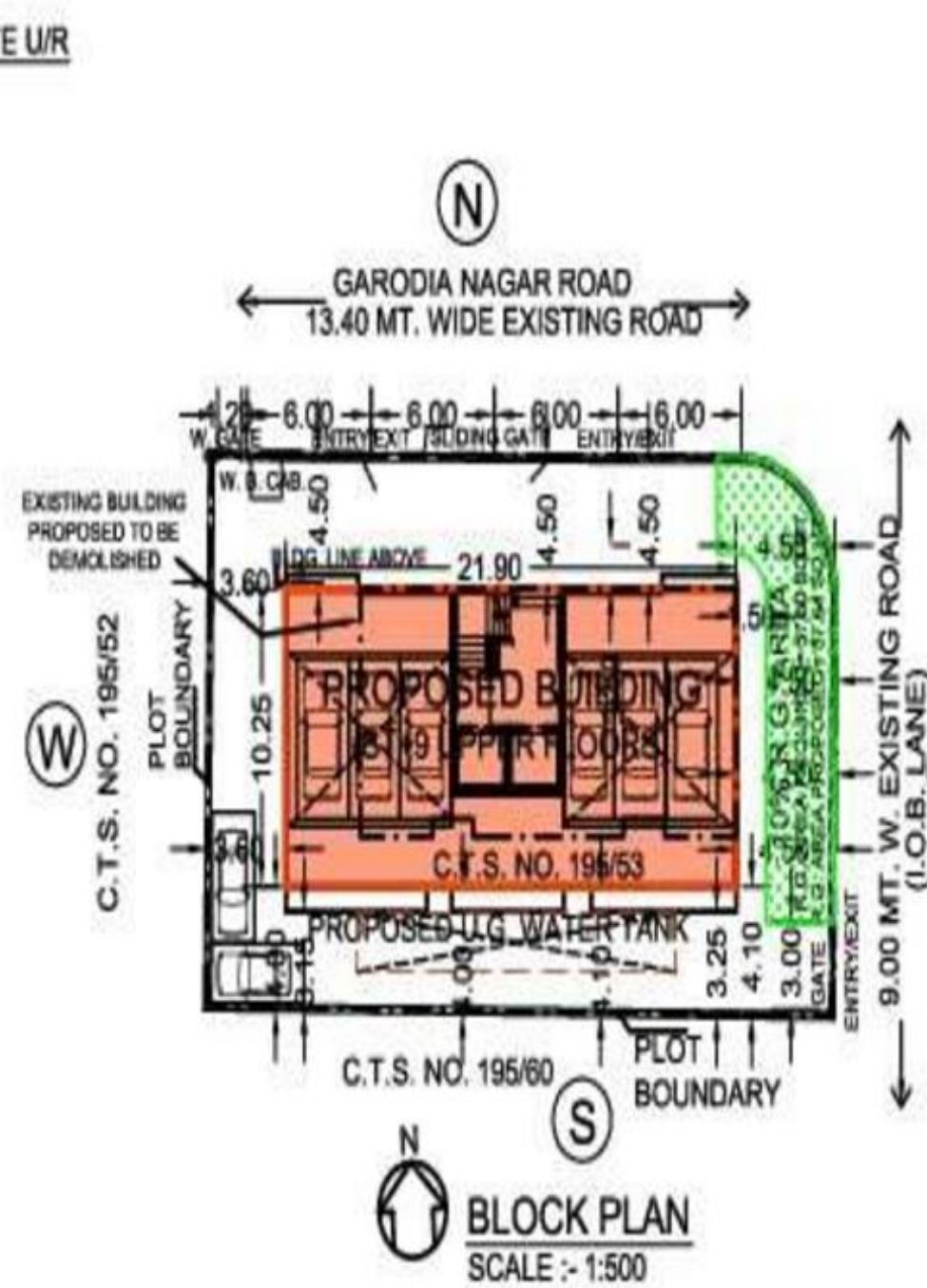
LOCATION PLAN
(D.P. 2034 EXTRACT)
SCALE:- 1:4000



PLOT AREA DIAGRAM
SCALE:- 1:500



SECTION THRO' SUBMERSIBLE SUCTION TANK



PLOT AREA CALCULATION
(As per Physical Survey)

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

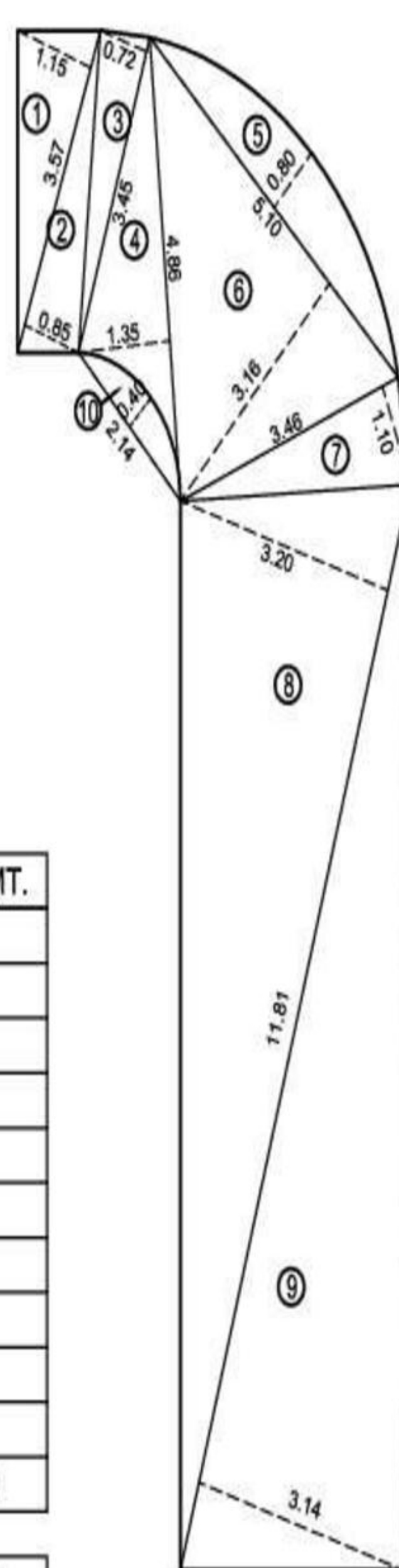
PLOT AREA CLAIMED FOR FSI = 575.00

10% R.G. AREA CALCULATION

AREA CALCULATION	IN SQ.MT.
1 0.50 X 3.57 X 1.15 X 1No.	= 2.05
2 0.50 X 3.57 X 0.85 X 1No.	= 1.52
3 0.50 X 3.45 X 0.72 X 1No.	= 1.24
4 0.50 X 4.86 X 1.35 X 1No.	= 3.28
5 2/3 X 5.10 X 0.80 X 1No.	= 2.72
6 0.50 X 5.10 X 3.16 X 1No.	= 8.06
7 0.50 X 3.46 X 1.10 X 1No.	= 1.90
8 0.50 X 11.81 X 3.20 X 1No.	= 18.90
9 0.50 X 11.81 X 3.14 X 1No.	= 18.54
-10 2/3 X 2.14 X 0.40 X 1No.	= -0.57
TOTAL R.G. AREA (58.21-0.57)	= 57.64

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

10% R.G. AREA PROPOSED = 57.64



10% R.G. AREA DIAGRAM
SCALE:- 1:100

TDR UTILIZATION TABLE

SR	TDR Type	TDR Holder Name	TDR Date	TDR Utilization area (sq.m)	Percentage of TDR Utilization proposed
No.					
2824/0005	SLUM	M/s. Vaidy Leela Constructions	05.06.2023	51.00	28.12%
2023					
Total Slum TDR Proposed For Utilization					51.00
000948	RESERVATION	M/s. S.T.K. Corporation	05.09.2017	91.25	22.67%
000553	RESERVATION	Rashmiya Chemicals And Fertilizers Limited	01.11.2017	120.28	29.58%
Total General Reservation TDR Proposed For Utilization					211.53
Total TDR Proposed for Utilization (Slum + Reservation = 81.00+211.53)					292.53
TOTAL TDR CLAIMED FOR UTILIZATION					292.50

STAIRCASE, LIFT & LIFT LOBBY PREMIUM AREA STATEMENT

FLOOR	(RESI.) STAR. CASE, LIFT & LIFT LOBBY AREA (SQ.MT.)
Stilt	-
1st	34.97
2nd	34.97
3rd	33.92
4th	33.64
5th	33.64
6th	33.64
7th	33.64
8th	33.64
9th	33.64
TOTAL	305.70
INT. STAIR AREA 8TH FL.	05.97
TOTAL	311.67

BUILT UP AREA STATEMENT

FLOOR	(RESI.) BU AREA (SQ.MT.)
Stilt	-
1st	130.42
2nd	146.87
3rd	186.26
4th	208.32
5th	208.32
6th	208.32
7th	208.32
8th	208.32
9th	202.35
TOTAL	1707.50

FUNGIBLE COMPENSATORY PREMIUM STATEMENT

SR	PARTICULARS	SQ.MT.
1	B.U.A. PERMISSIBLE	1265.00
2	EXISTING FLOOR AREA	
3	B.U.A. PROPOSED	
	(a) RESIDENTIAL	1264.81
	(b) COMMERCIAL	-
4	PERMISSIBLE FUNGIBLE FSI	
	(a) RESIDENTIAL (3a X 35%)	442.69
	(b) COMMERCIAL (3b X 35%)	-
5	PROPOSED FUNGIBLE FSI	
	(a) RESIDENTIAL	442.69
	(b) COMMERCIAL	-
6	EXISTING BUILT UP AREA	
	(i) RESIDENTIAL	-
	(ii) COMMERCIAL	-
7	FUNGIBLE FSI	
	(i) WITHOUT CHARGING PREMIUM RESIDENTIAL (6i X 35%)	197.11
	(ii) WITHOUT CHARGING PREMIUM COMMERCIAL (6ii X 35%)	-
B	(i) BY CHARGING PREMIUM RESIDENTIAL (5a-7A i)	245.58
	(ii) BY CHARGING PREMIUM COMMERCIAL (5b-7A ii)	-

RERA CARPET AREA & TENEMENT STATEMENT
(FOR PARKING PURPOSE ONLY)

FLOOR	AREA IN (SQ.MT.)			TENEMENT (NOS.)
	FLAT NO.			
	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	92.88	89.44	-	2
5th	92.88	89.44	-	2
6th	92.88	89.44	-	2
7th	92.88	89.44	-	2
8th	92.88	164.90	-	2
9th	104.97	-	-	1
TOTAL				17

CAR PARKING STATEMENT (RESIDENTIAL)

CARPET AREA IN SQ.M.	NOS. OF TENEMENTS	PARKING PERM. AS PER D.C.R.	PARKING REQUIRED
BELOW 45	1 NOS.	1 PARKING / 2 TENANTS	0.50 NOS.
BETWEEN 45 TO 60	9 NOS.	1 PARKING / 1 TENANTS	9.00 NOS.
60 & ABOVE	7 NOS.	1 PARKING / 0.5 TENANTS	14.00 NOS.
TOTAL	17 NOS.		23.50 NOS.
ADD 10% VISITORS PARKING			2.35 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED			25.85 NOS.
TOTAL RESIDENTIAL PARKING REQUIRED (SAY)			26.00 NOS.

TOTAL PARKING REQUIRED (X)	26.00 NOS.
TOTAL PARKING PROPOSED	30.00 NOS.

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

PROFORMA - A

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM-1

A. AREA STATEMENT

AREA OF PLOT AS PER P.R. CARD	SQ.MT.
AREA OF PLOT AS PER DEEM CONVEYANCE	575.00
AREA OF PLOT CONSIDERED	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)

(d) RESERVATION AREA TO BE HANDED OVER AS PER ACOM. RESERV. (REGULATION 17)

B) FOR AMENITY AREA

(a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCPR 14(A)

(b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCPR 14(B)

(c) AREA OF AMENITY PLOT/LOTS 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)

5 PLOT AREA UNDER DEVELOPMENT

6 ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)

7 PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5'6)

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 TENEMENT WHICHEVER IS HIGHER)

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

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))

13 PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))

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

ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM

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)(ii)+15(b)(ii)]

17 FSI CONSUMED ON NET PLOT [13/4]

(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)

ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)

iii) AREA AVAILABLE FOR TENEMENTS (ii) MINUS (i)

iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) 450

v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT

E. PARKING STATEMENT

i) PARKING REQUIRED BY REGULATIONS FOR:-

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

ii) COVERED GARAGES PERMISSIBLE

iii) COVERED GARAGES PROPOSED

iv) TOTAL PARKING PROVIDED

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

F. TRANSPORT VEHICLES PARKING

i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION

ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

1/4

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 PLAN

STAMP OF RECEIPT OF PLAN

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-8682021/19553 IN WARD GHATKOPAR (NEW) DATED 30.12.2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. P-8682021/19553 IN WARD GHATKOPAR (NEW) DATED 30.12.2022

SUHAS VASANT NEMANE

E/E (B.P.) E.S.-II

SANDEEP ATMAHA M KOLHE

A/E (B.P.) L&N

BIGAL KODHAR KODHAR

S.E (B.P.) M-1

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 HE 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

B.S. Sureshkumar

2023.08.18 21:34:02

105330

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, ABUTTING TO

13.40 M. WIDE EXISTING ROAD, GHATKOPAR (E), MUMBAI

NAME OF OWNER, ADDRESS & SIGNATURE:-

NISHIT SAVLA

SHRI. NISHIT KANTILAL SAVLA, PARTNER OF

M/S. INTEGRATED RESIDENCES L.P.

C.A. TO NEELKANTH PRAKASH C.H.S. LTD.

DRAWING No. SCALE JOB NO. DATE DRAWN BY CHECK BY

M-1 AS SHOWN PR-61 03.07.2023 SATISH CHARM

NAME OF ADDRESS & SIGNATURE ARCHITECT

B.S. Sureshkumar

2023.08.18

21:34:00 +05'30'

Architect

138-B, NAHAR & SETH INDL. ESTATE

PANNAL COMPOUND, L.B.S. MARG,

BHANDUP (WEST),

MUMBAI - 400 078.

MOBILE :- 993077491