

PROPOSED FEASIBILITY REPORT**PROJECT DETAILS: RESIDENTIAL COMPLEX ON LAND BEARING S.NO. 76,
H.NO.6, PLOT NO.4 AT VILLAGE- ACHOLE, NALLASOPARA (E)****NAME OF CLIENT:** M/s. Nadbrahma Asavari Co. op. Hsg. Soc. Ltd.

Report for proposed Residential Complex on land bearing S.No. 76, H.No.6, Plot No.4 at Village-Achole, Tal- Vasai, Dist- Palghar.

The above land is located at village Achole, Nallasopara (E) in Residential Zone abutting Avg.9.00 m. wide Road (As per physical survey given by society through surveyor M/s. Kale & Associates, dated-18/01/2022). Base FSI of 1.1 is allowed for the above zone with additional Premium FSI of 0.50 & 0.40 by means of DR/TDR, as per UDCPR for the said land.

However, in the sanctioned UDCPR by Govt. of Maharashtra, the following FSI details have been noted, BASE FSI 1.1, PREMIUM 0.5, DR/TDR 0.40 & Ancillary 60 % (Resi) or 80% (Comm.). Hence the proposal is entitled for a total FSI of 3.2 OR 3.6 (subject to approval from VVCMC) inclusive of Proposed Base FSI, Premium, TDR And Ancillary FSI. The above land is not affected by CRZ regulations or does not fall under designated Wetlands.

1] AREA STATEMENT FOR BASE FSI 1.1 :

1. Area of Plot	= 2465.05sq.mt (as per TILR given by Applicant)
2. Area under Road/Reservation	= NIL
3. Net Plot Area	= 2465.05 sq.m.
4. Permissible FSI	= 1.10
5. Permissible BUA	= 2711.55 sq.m.

2] FOR PREMIUM OF 0.50 :- (subject to Road width of 9.00mt. or more & subject to approval from VVCMC)

1. Premium FSI	= 0.50
2. Permissible Premium FSI	= 1232.52 sq.m.
3. Total Permissible Premium FSI (35% of RR Rate)	= 1232.52 sq.m.

3] ADD FOR TDR component 0.40 OF 2465.05 SQ.M.

(subject to Road width of 9.00mt. or more & subject to approval from VVCMC)

1. TDR Component Area (0.40 of 2465.05)	= 986.02 sq.m.
2. Permissible TDR Component Area (as per market value)	= 986.02sq.m.
3. Total Proposed TDR Component Area	= 986.02 sq.m.

4] ADD 60 % ANCILLARY FSI :-

1. On Basic FSI (2711.55 X 60%)	= 1626.93 sq.m.
2. On Payment Premium (1232.52 X 60%)	= 739.51 sq.m.
3. On TDR (986.02 X 60%)	= 591.61 sq.m.
4. Total Permissible Ancillary FSI	= 2958.05 sq.m.
5. Ancillary FSI Charges (10% RR Rate)	

Total Entitlement of FSI in the proposal = 2711.55 + 986.02+1232.52+2958.05 = 7888.14sq.mt
(for Residential use)

Place: Mumbai

Date:22nd Jan.2022

ABHAY RAUT

Note: Above Feasibility report on the basis of information /papers given by Society.