

B. H. Wadhwa & Co.

• ARCHITECTS • ENGINEERS • SURVEYORS
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A-1, WADHWA BUNGLOW,
C.T.S. NO. 1210, OFF 10TH
ROAD, BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI - 400 071.

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Date :03.12.2019

FEASIBILITY REPORT

- 1.Name of the Owner : M/s. Vijay Vihar C.H.S. Ltd.
2. CTS No. : 1634-A of Village Chembur, V.N.Purav Marg,Chembur.
3. D.P.Remarks :R – Zone abutting 36.5 M.V.N.Purav Marg.
- 4.Present status of the existing buildings : There are 4 nos. of existing buildings in the Society. Each building comprises of Ground + 3 floors + Part 4th floors. There are 36 tenements in each building nos.3 & 4. There are 39 tenements in each building bearing nos.1& 2 . On Ground floor in building Nos.1 & 2 there are total 17 Shops. In all there are 150 residential tenements in the Society and 17 Shops.
5. Area of plot as per P.R.C. : 10322.2Sq.Mt.
6. P.R.C. is in the name of : M/s.Vijay Vihar C.H.S. Ltd.
7. Tenure of the property:- : 'C'.
8. Set-Back area merged with V.N. PuravMarg bearingCTS No.1634-B : 1340.0 sq.mt.
- 9.Plot is abutting on 36.60Mt wide V.N.Purav Marg. As per D.C.P.R-2034, Total permissible F.S.I. for the property is as per following details:-

Permissible F.S.I. as on today is as follows:-

	F.S.I. Details	F.S.I.	Permissible area
i)	Basic F.S.I.	1.00	10322.20 sq.mt.
ii)	Government premium F.S.I. on payment of Premium as per Table No.21 of Reg.30(A)	0.50	5161.10 sq.mt.
iii)	Permissible TDRas per Table No.21 of Reg.30(A)	1.00	10322.20 sq.mt.
	Total F.S.I. Permissible	2.50	25805.50 sq.mt.
iv)	Permissible 35% Fungible BUAon proposed area.	0.35	9031.925sq.mt.
	Total permissible F.S.I.	3.375	34837.42sq.mt.

Reg. No. With Council
Of Architecture
CA / 82 / 7288

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