

Date :24/08/2021

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 36.60 Mt wide 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. : 10322.20 Sq.Mt.
Area of plot as per Survey : 9787.24 Sq.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. Purav Marg bearing CTS 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	9787.24 sq.mt.
ii)	Amenity plot to be handed over to MCGM on plot area as per P.R.Card (10000 x 5%) + (322.20 x 10%)		532.24 sq.mt.
iii)	Net plot area available for development		9255.00 sq.mt.
ii)	Government premium F.S.I. on payment of Premium as per Table No.21 of Reg.30(A)	0.50	4627.50 sq.mt.
iii)	Permissible TDR as per Table No.21 of Reg.30(A)	1.00	9255.00 sq.mt.