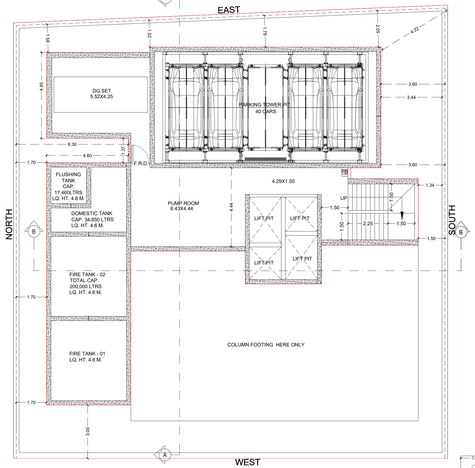
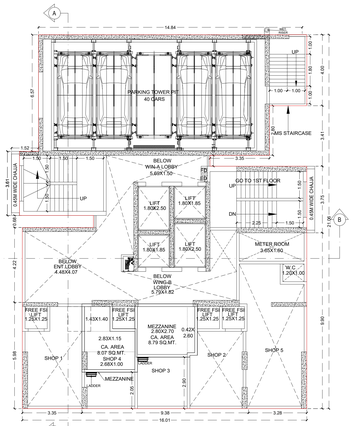
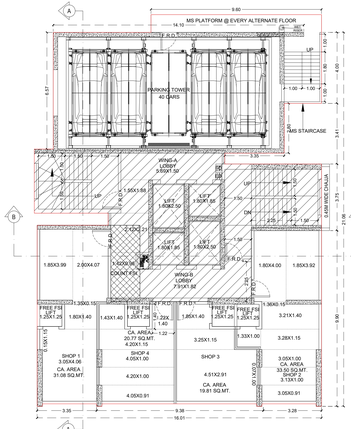


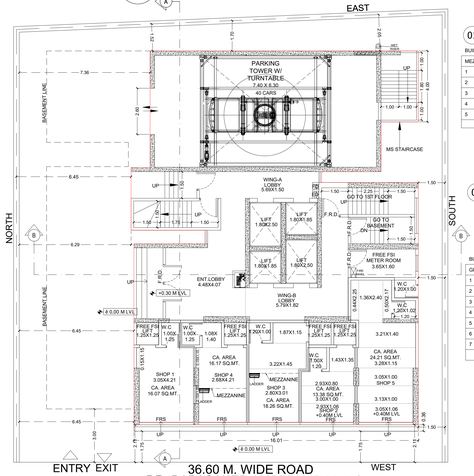
01 BASEMENT FLOOR
SCALE 1:100



01 MEZZANINE FLOOR
SCALE 1:100



01 1ST FLOOR
SCALE 1:100



01 GROUND FLOOR
SCALE 1:100

01 MEZZANINE FLOOR AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

MEZZANINE FLOOR								
1	1.73	X	1.40	X	1	NO	=	2.42 SQ.MT.
2	3.13	X	2.45	X	1	NO	=	7.67 SQ.MT.
3	3.10	X	1.40	X	1	NO	=	4.34 SQ.MT.
4	2.95	X	1.60	X	1	NO	=	4.72 SQ.MT.
5	0.42	X	2.90	X	1	NO	=	1.22 SQ.MT.
						TOTAL ADDITION	=	20.37 SQ.MT.

01 METER ROOM AREA DIAGRAM(GROUND FLOOR)
SCALE 1:100

BUILT UP AREA CALCULATION

METER ROOM GROUND FLOOR								
1	3.95	X	1.90	X	1	NO	=	7.51 SQ.MT.
						TOTAL ADDITION	=	7.51 SQ.MT.

BUILT UP AREA CALCULATION

GROUND FLOOR								
1	3.68	X	1.40	X	1	NO	=	5.15 SQ.MT.
2	3.52	X	1.40	X	1	NO	=	4.93 SQ.MT.
3	0.15	X	2.40	X	1	NO	=	0.36 SQ.MT.
4	2.45	X	1.15	X	1	NO	=	2.82 SQ.MT.
5	3.80	X	1.40	X	1	NO	=	5.32 SQ.MT.
6	3.51	X	1.25	X	1	NO	=	4.39 SQ.MT.
7	16.01	X	4.50	X	1	NO	=	72.04 SQ.MT.
						TOTAL ADDITION	=	95.01 SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR								
1	1.40	X	4.45	X	1	NO	=	6.23 SQ.MT.
2	2.75	X	4.30	X	1	NO	=	11.82 SQ.MT.
3	3.68	X	1.40	X	1	NO	=	5.15 SQ.MT.
4	3.52	X	1.40	X	1	NO	=	4.93 SQ.MT.
5	16.01	X	4.36	X	1	NO	=	69.80 SQ.MT.
6	3.95	X	4.30	X	1	NO	=	16.99 SQ.MT.
7	3.51	X	1.25	X	1	NO	=	4.39 SQ.MT.
8	0.30	X	0.14	X	4	NOS	=	0.17 SQ.MT.
						TOTAL ADDITION	=	119.48 SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR COMMON AREA								
C1	1.64	X	4.30	X	1	NO	=	7.05 SQ.MT.
						TOTAL ADDITION	=	7.05 SQ.MT.

COMMON AREA RATIO	COMMON AREA / NET BUA	=	RATIO
COMMON AREA RATIO	7.05 / 119.48	=	0.059005693

BUILT UP AREA CALCULATION

1ST FLOOR STAIRCASE & LIFT AREA								
1	1.07	X	3.61	X	1	NO	=	3.86 SQ.MT.
2	3.09	X	3.53	X	1	NO	=	10.91 SQ.MT.
3	1.79	X	4.21	X	1	NO	=	7.53 SQ.MT.
4	4.77	X	4.36	X	1	NO	=	20.80 SQ.MT.
5	5.45	X	3.60	X	1	NO	=	19.62 SQ.MT.
6	6.27	X	3.95	X	1	NO	=	24.77 SQ.MT.
						TOTAL ADDITION	=	87.49 SQ.MT.

01 1ST FLOOR AREA DIAGRAM
SCALE 1:100

SHOP CARPET AND BUILT-UP AREA

SHOP NO	GROUND FLOOR SQ.MT.	MEZZANINE FLOOR SQ.MT.	FIRST FLOOR SQ.MT.	TOTAL CARPET SQ.MT.	TOTAL BUILT-UP SQ.MT.
SHOP -1	16.07	0.00	30.70	46.48	54.44
SHOP -2	13.38	0.00	33.36	46.33	54.56
SHOP -3	18.26	8.79	19.95	47.00	53.64
SHOP -4	16.47	12.03	21.15	49.65	53.41
SHOP -5	24.21	0.00	0.00	24.21	28.55

CARPET AREA CALCULATION

1ST FLOOR								SHOP :-03
SHOP	4.51	X	2.91	X	1	NO	=	13.12 SQ.MT.
	3.25	X	1.15	X	1	NO	=	3.74 SQ.MT.
	1.85	X	1.40	X	1	NO	=	2.59 SQ.MT.
	0.07	X	1.00	X	1	NO	=	0.07 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.13 SQ.MT.
	1.05	X	0.15	X	1	NO	=	0.16 SQ.MT.
						TOTAL ADDITION	=	19.81 SQ.MT.

01 1ST FLOOR STAIRCASE & LIFT AREA DIAGRAM
SCALE 1:100

CARPET AREA CALCULATION

1ST FLOOR								SHOP :-04
SHOP	4.05	X	0.91	X	1	NO	=	3.69 SQ.MT.
	4.20	X	1.00	X	1	NO	=	4.20 SQ.MT.
	4.00	X	1.00	X	1	NO	=	4.00 SQ.MT.
	4.20	X	1.15	X	1	NO	=	4.83 SQ.MT.
	1.50	X	1.40	X	1	NO	=	2.10 SQ.MT.
	1.22	X	1.40	X	1	NO	=	1.71 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.13 SQ.MT.
	1.05	X	0.15	X	1	NO	=	0.16 SQ.MT.
						TOTAL ADDITION	=	21.77 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR								SHOP :-01
SHOP	3.05	X	4.21	X	1	NO	=	12.84 SQ.MT.
	0.15	X	1.15	X	1	NO	=	0.17 SQ.MT.
	1.25	X	1.25	X	1	NO	=	1.56 SQ.MT.
LIFT	1.00	X	1.25	X	1	NO	=	1.25 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
	0.75	X	0.15	X	1	NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	16.07 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR								SHOP :-02
SHOP	2.93	X	1.06	X	1	NO	=	3.10 SQ.MT.
	3.00	X	1.00	X	1	NO	=	3.00 SQ.MT.
	2.93	X	0.80	X	1	NO	=	2.34 SQ.MT.
	1.43	X	1.15	X	1	NO	=	1.93 SQ.MT.
LIFT	1.25	X	1.25	X	1	NO	=	1.56 SQ.MT.
TOILET	1.00	X	1.20	X	1	NO	=	1.20 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
	0.75	X	0.15	X	1	NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	13.38 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR								SHOP :-03
SHOP	2.80	X	3.01	X	1	NO	=	8.43 SQ.MT.
	3.22	X	1.40	X	1	NO	=	4.67 SQ.MT.
	1.87	X	1.15	X	1	NO	=	2.15 SQ.MT.
LIFT	1.25	X	1.25	X	1	NO	=	1.56 SQ.MT.
TOILET	1.20	X	1.00	X	1	NO	=	1.20 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
	0.75	X	0.15	X	1	NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	18.26 SQ.MT.
MEZZANINE	2.80	X	2.70	X	1	NO	=	7.56 SQ.MT.
	0.42	X	2.80	X	1	NO	=	1.09 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
						TOTAL ADDITION	=	8.79 SQ.MT.
						TOTAL ADDITION (X+Y) (19.02+8.71)	=	27.05 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR								SHOP :-04
SHOP	2.68	X	4.21	X	1	NO	=	11.28 SQ.MT.
	1.08	X	1.40	X	1	NO	=	1.51 SQ.MT.
	0.15	X	1.00	X	1	NO	=	0.15 SQ.MT.
	0.15	X	1.15	X	1	NO	=	0.17 SQ.MT.
TOILET	1.00	X	1.25	X	1	NO	=	1.25 SQ.MT.
LIFT	1.25	X	1.25	X	1	NO	=	1.56 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
	0.75	X	0.15	X	1	NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	16.17 SQ.MT.
MEZZANINE	2.68	X	1.00	X	1	NO	=	2.68 SQ.MT.
	2.83	X	1.15	X	1	NO	=	3.25 SQ.MT.
	1.43	X	1.40	X	1	NO	=	2.00 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
						TOTAL ADDITION	=	8.07 SQ.MT.
						TOTAL ADDITION (X+Y) (19.02+6.71)	=	24.24 SQ.MT.

CARPET AREA CALCULATION

GROUND FLOOR								SHOP :-05
SHOP	3.05	X	1.06	X	1	NO	=	6.14 SQ.MT.
	3.13	X	1.00	X	1	NO	=	6.73 SQ.MT.
	3.05	X	1.00	X	1	NO	=	4.28 SQ.MT.
	3.28	X	1.15	X	1	NO	=	0.38 SQ.MT.
	3.21	X	1.40	X	1	NO	=	0.99 SQ.MT.
	1.36	X	2.40	X	1	NO	=	3.26 SQ.MT.
	0.50	X	2.17	X	1	NO	=	1.09 SQ.MT.
	044	X	2.25	X	1	NO	=	1.09 SQ.MT.
TOILET	1.20	X	1.02	X	1	NO	=	1.22 SQ.MT.
DOOR JAMB	0.75	X	0.15	X	1	NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	24.20 SQ.MT.

CARPET AREA CALCULATION

1ST FLOOR								SHOP :-01
SHOP	3.05	X	4.06	X	1	NO	=	12.38 SQ.MT.
	1.80	X	1.40	X	1	NO	=	2.52 SQ.MT.
	1.35	X	0.15	X	1	NO	=	0.20 SQ.MT.
	0.15	X	1.15	X	1	NO	=	0.17 SQ.MT.
	1.85	X	3.99	X	1	NO	=	7.38 SQ.MT.
	2.00	X	4.07	X	1	NO	=	8.14 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.13 SQ.MT.
	1.05	X	0.15	X	1	NO	=	0.16 SQ.MT.
						TOTAL ADDITION	=	31.08 SQ.MT.

CARPET AREA CALCULATION

1ST FLOOR								SHOP :-02
SHOP	3.05	X	0.91	X	1	NO	=	2.78 SQ.MT.
	3.13	X	1.00	X	1	NO	=	3.13 SQ.MT.
	3.05	X	1.00	X	1	NO	=	3.05 SQ.MT.
	3.28	X	1.15	X	1	NO	=	3.77 SQ.MT.
	3.21	X	1.40	X	1	NO	=	4.49 SQ.MT.
	1.36	X	0.15	X	1	NO	=	0.20 SQ.MT.
	1.33	X	1.00	X	1	NO	=	1.33 SQ.MT.
	1.80	X	4.00	X	1	NO	=	7.20 SQ.MT.
	1.85	X	3.92	X	1	NO	=	7.25 SQ.MT.
DOOR JAMB	0.90	X	0.15	X	1	NO	=	0.14 SQ.MT.
	1.05	X	0.15	X	1	NO	=	0.16 SQ.MT.
						TOTAL ADDITION	=	33.50 SQ.MT.

01 PLOT AREA DIAGRAM
SCALE 1:100

BUILT UP AREA CALCULATION

PLOT AREA								
1	1/2	X	24.46	X	1.00	X	1 NO	= 12.23 SQ.MT.
2	24.44	X	24.53	X	1	NO	=	599.51 SQ.MT.
						TOTAL ADDITION	=	611.74 SQ.MT.

PARKING STATEMENT

REHAB PARKING IS AS PER MCHA & SALE RERA (DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1

S.NO.	DESCRIPTION	NO.S	PARKING REQUIRED
1	CARPET AREA UPTO 40.00 SQ.MT	364	3.00 NOS
2	CARPET AREA UP TO 60.00 SQ.MT	272	13.50 NOS
3	CARPET AREA UP TO 90.00 SQ.MT	01	NIL
4	CARPET AREA MORE THAN 90.00 SQ.MT	0/0.5	NIL
5	TOTAL	63 FLATS	22.50 NOS
6	ADD 10 % MIN VISITOR PARKING		2.25 NOS
7	TOTAL PARKING REQUIRED FOR REHAB		24.75 NOS
8	COMMERCIAL TYOR 40 SQ.MT UP TO 800 SQ.MT & MORE THAN 800 SQ.MT (PARKING 1 FOR 80 SQ.MT	246.26/40 = 6.16	6.16 NOS
9	ADD 10 % MIN VISITOR PARKING (30 Regn 44 (5) MINIMUM 2 NOS OF PARKING		2.00 NOS
10	TOTAL PARKING REQUIRED FOR NR		8.16 NOS
11	TOTAL PARKING REQUIRED FOR TENANTS (7+10)		32.91 NOS
12	50 % EXTRA		16.46 NOS
13	TOTAL (11+12)		49.37 NOS SAY 50 NOS
14	TOTAL PROPOSED		40 NOS

TABLE-II

DETAILS OF FUNIBLE B.U.A. FOR REHABSALE & PREMIUM CALCULATIONS

Sr.No.	Description	R 50.94%	NR 50.94%	Total 50.94%
1.	Premissible B.U.A. (Sr.No.14 of Profoma-A	2931.52	185.12	3116.64
2.	Premissible funglible B.U.A. (1X2.35) (sale fungible restricted)	1026.03	64.79	1090.82
3.	Total Premissible B.U.A. (1+2)	3957.55	249.91	4207.46
4.	Total Proposed B.U.A. Including Fungible	3407.14	249.91	3657.05
5.	Permissible Fungible B.U.A. For Rehab Estate Colonn No.15 Table J	541.22	64.79	606.01
6.	Fungible B.U.A. utilized For Rehab (Column No.19-15-25)	501.62	60.97	569.68
7.	Permissible fungible B.U.A. for Sale (2-5)	484.81	0.00	0.00
8.	Fungible B.U.A. used For Sale (4-1-6)	0.00	0.00	0.00
9.	Ready Reckror Rate for the year 2019			
10.	% of Ready Reckror Rate			
11.	Premium amount to be recovered.			
12.	Payment receipt No.& Date			

SUMMARY OF BUILT-UP AREA BASEMENTS FLOOR TO 22ND FLOORS

FLOORS	REHAB BUA (SQ.MTRS)	SALE BUA (SQ.MTRS)	COMM BUA +EX. REFUGE (SQ.MTRS)	TOTAL BUA (SQ.MTRS)	FLATS R = NR REHAB	FLATS S = NR SALE
1ST BASEMENT FLOOR	-	-	-	-	-	-
GROUND FLOOR (COMMERCIAL)	95.01	00.00	00.00	95.01	5 (NR)	00
MEZZANINE FLOOR	20.37	00.00	00.00	20.37	00	00
1ST FLOOR (COMMERCIAL)	119.48	00.00	7.05	126.53	00	00
2ND FLOOR (RESIDENTIAL)	92.48	00.00	7.83	100.31	02	00
3RD FLOOR (RESIDENTIAL)	92.48	00.00	7.83	100.31	02	00
4TH FLOOR (RESIDENTIAL) SOC = 11.11	92.48	00.00	18.94	111.42	02	00
5TH FLOOR (RESIDENTIAL) RT = 11.11	109.10	00.00	18.51	127.61	02	00
6TH FLOOR (RESIDENTIAL)	121.48	00.00	7.40	128.88	02	00
7TH FLOOR (RESIDENTIAL-REFUGE)(0.86)	121.48	20.58	8.63	150.69	02	01
8TH FLOOR (RESIDENTIAL)	212.54	00.00	12.66	225.20	04	00
9TH FLOOR (RESIDENTIAL)	91.07	117.21	00.00	208.28	02	02
10TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
11TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
12TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
13TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
14TH FLOOR(RESIDENTIAL-REFUGE)	00.00	128.65	11.59	140.24	00	02
15TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
16TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
17TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
18TH FLOOR (RESIDENTIAL)	91.07	128.67	00.00	219.74	02	02
19TH FLOOR (RESIDENTIAL)	91.07	00.00	00.00	91.07	02	00
20TH FLOOR (RESIDENTIAL)	91.07	00.00	00.00	91.07	02	00
21TH FLOOR(RESIDENTIAL)	91.07	00.00	00.00	91.07	02	00
22TH FLOOR (RESIDENTIAL)	91.07	00.00	00.00	91.07	02	00
TOTAL BUA AREA	2280.61	1295.80	100.44	3677.05	42R + 5(NR)	2(R)SALE)
TOTAL BUA WITH FUNGIBLE PERMISSIBLE					4207.46	
DEFECT					43.43	
PERMISSIBLE B.U.A REA					4164.03	
TOTAL PROPOSED AREA					3657.05	

SUMMARY OF BUILT-UP AREA (WING BY) BASEMENTS FLOOR TO 22ND FLOORS

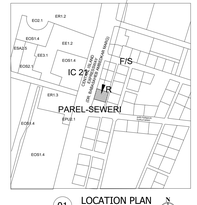
FLOORS	WING-A BUA (SQ.MTRS)	WING-B BUA (SQ.MTRS)	TOTAL BUA (SQ.MTRS)	FLATS WING-A	FLATS WING-B
1ST BASEMENT FLOOR	-	-	-	-	-
GROUND FLOOR (COMMERCIAL)	00.00	95.01	95.01	5 (NR)	00
MEZZANINE FLOOR	00.00	20.37	20.37	00	00
1ST FLOOR (COMMERCIAL)	00.00	126.53	126.53	00	00
2ND FLOOR (RESIDENTIAL)	00.00	100.31	100.31	02	00
3RD FLOOR (RESIDENTIAL)	00.00	100.31	100.31	02	00
4TH FLOOR (RESIDENTIAL) SOC = 11.11	00.00	111.42	111.42	02	00
5TH FLOOR (RESIDENTIAL) RT = 11.11	00.00	127.61	127.61	02	00
6TH FLOOR (RESIDENTIAL)	00.00	128.88	128.88	02	00
7TH FLOOR (RESIDENTIAL-REFUGE)(0.86)	20.58	130.11	150.69	02	01
8TH FLOOR (RESIDENTIAL)	91.07	134.13	225.20	02	02
9TH FLOOR (RESIDENTIAL)	91.07	117.21	208.28	02	02
10TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
11TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
12TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
13TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
14TH FLOOR(RESIDENTIAL-REFUGE)	00.00	140.24	140.24	00	02
15TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
16TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
17TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
18TH FLOOR (RESIDENTIAL)	91.07	128.67	219.74	02	02
19TH FLOOR (RESIDENTIAL)	91.07	00.00	91.07	02	00
20TH FLOOR (RESIDENTIAL)	91.07	00.00	91.07	02	00
21TH FLOOR(RESIDENTIAL)	91.07	00.00	91.07	02	00
22TH FLOOR (RESIDENTIAL)	91.07	00.00	91.07	02	00
TOTAL BUA AREA	1295.58	2361.49	3657.05	32R + 5(NR)	31R

STAIRCASE AND LIFT FOR PREMIUM FROM BASEMENT FLOOR TO 22ND FLOORS

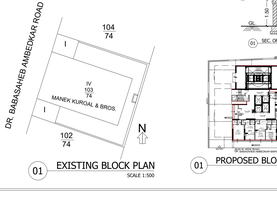
SUMMARY OF STAIRCASE + LIFT OF BUILDING

FLOORS	WING-A	WING-B	TOTAL BUA
PROPOSED BASEMENT FLOOR	00.00	00.00	00.00
PROPOSED GROUND FLOOR	00.00	00.00	00.00
PROPOSED 1ST FLOOR	40.36	47.13	87.49
PROPOSED 2ND FLOOR	40.36	49.37	89.73
PROPOSED 3RD FLOOR	40.36	49.37	89.73
PROPOSED 4TH FLOOR	40.36	48.39	88.75
PROPOSED 5TH FLOOR	40.36	48.39	88.75
PROPOSED 6TH FLOOR	40.36	48.39	88.75
PROPOSED 7TH REFUGE FLOOR	46.18	48.39	94.57
PROPOSED 8TH FLOOR	40.36	48.39	88.75
PROPOSED 9TH FLOOR	38.96	49.67	88.63
PROPOSED 10TH FLOOR	38.96	49.67	88.63
PROPOSED 11TH FLOOR	38.96	49.67	88.63
PROPOSED 12TH FLOOR	38.96	49.67	88.63
PROPOSED 13TH FLOOR	38.96	49.67	88.63
PROPOSED 14TH REFUGE FLOOR	38.96	50.09	89.05
PROPOSED 15TH FLOOR	38.96	49.67	88.63
PROPOSED 16TH FLOOR	38.96	49.67	88.63
PROPOSED 17TH FLOOR	38.96	49.67	88.63
PROPOSED 18TH FLOOR	38.96	49.67	88.63
PROPOSED 19TH FLOOR	39.84	00.00	39.84
PROPOSED 20TH FLOOR	39.84	00.00	39.84
PROPOSED 21ST FLOOR	39.84	00.00	39.84
PROPOSED 22ND FLOOR	39.84	00.00	39.84
TOTAL BUILT-UP AREA PROPOSED	877.66	884.94	1762.60

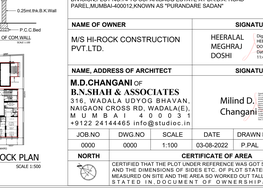
SITE U/R



01 LOCATION PLAN
SCALE 1:4000



01 EXISTING BLOCK PLAN
SCALE 1:500



01 PROPOSED BLOCK PLAN
SCALE 1:500

FILE NO.P-11106/2022/103/74/(F/SOUTH/PAREL-SEWRI) SHEET NO :- 01/04

DIGITAL SIGN FOR IOD APPROVAL OF PLANS

MILIND JADHAV	JIBHAKATE ROSHAN NARESH	RAJESH DHOLAV
SUB. - ENG. (B.P.)CITY -	ASST. - ENG. (B.P.)CITY -	EXE. - ENG. (B.P.)CITY -

PROFORMA - A

File no	P-11106/2022/103/74/(F/SOUTH/PAREL-SEWRI)	
Sr.no	PROFORMA A - DESCRIPTION	AS PER DCPR 33(7)
A		
1	AREA OF PLOT (AS PER F.X. CARD)	576.00
2	DEDUCTION	
	a) road set back	0.00
	b) any other reservation	
	c) amenity as per DCPR 14 - 2034	
3	BALANCE AREA OF PLOT	576.00
4	DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 8% required in 33(7)	0.00
5	ADD FOR FSI AVAILABLE AS ON DATE OF 33(7) AS FSI ON GROSS PLOT	0.00
	a) road set back	
	b) any other reservation	
	c) amenity as per DCPR 14 - 2034	
6	TOTAL AREA OF PLOT FOR FSI (GROSS PLOT FOR CESS COMPONENT AND NET PLOT FOR OTHERS)	576.00
	PERMISSIBLE BASE FSI (33(7) - 0.00 OR INCENTIVE) AND for 33(12) max till 4.00 of plot - (3F/B) plot Area 576.00 x 3 F/B = 1.8 incentive given to tenants 58.71 (tot. 1228) of 1212 (x 1.2 = 82.43) = 1810.72 (OR INCENTIVE - Ex. rehab 7 year - 1374.18) 3	3.00 & 1%
7	TOTAL PERMISSIBLE FSI AS PER 33(7) AND OTHERS AS PER REG 30 - ROAD WIDTH - 2034, as per Max permissible FSI is 1.00	85% Incentive
8	5% AS PER PER DCPR 33(7)(b)(ii)	82.45
9	PERMISSIBLE FLOOR AREA (6) plot X (8) FSI permissible (net for other than 33(7))	3116.64
10	ADD FSI PERMISSIBLE UNDER REG 30, DISTRIBUTION	
	a) add government FSI as net plot - 0.73	0.00
	b) add TDR permissible - cluse 20% of 0.64	0.00
	c) TDR from plot reservation /set back - 250% of Area under reservation /set back	0.00
	d) Balance - TDR general - 0.64 x net plot - less (b) - loss (c)	0.00
		0.00
11	DEDUCT EXISTING FLOOR AREA - RETAINED	0.00
12	PERMISSIBLE BUA (9) - (11)	
	a) Purely residential BUA	2931.52
	b) Non residential BUA	185.12
13	PROPOSED BUA	
	a) Purely residential BUA	2909.34
	b