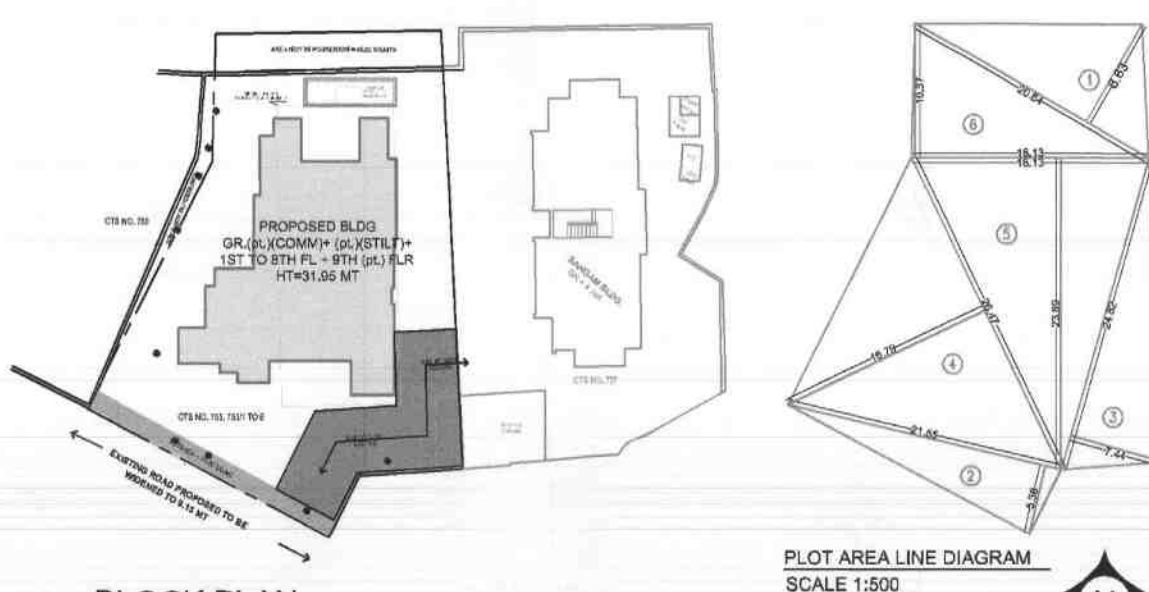




LOCATION PLAN
SCALE : 1:4000



BLOCK PLAN
SCALE 1:500

PLOT AREA LINE DIAGRAM
SCALE 1:500

AREA LINE DIAGRAM
SCALE 1:500

AREA CALCULATION

PLOT AREA				
1	1/2 x 20.64 x 8.63 x 1 NO	=	89.05 SQ.MT	
2	1/2 x 21.55 x 5.38 x 1 NO	=	57.94 SQ.MT	
3	1/2 x 24.82 x 7.44 x 1 NO	=	92.30 SQ.MT	
4	1/2 x 26.47 x 16.79 x 1 NO	=	222.30 SQ.MT	
5	1/2 x 18.13 x 23.89 x 1 NO	=	216.51 SQ.MT	
6	1/2 x 18.13 x 10.37 x 1 NO	=	94.00 SQ.MT	
TOTAL ADDITION				= 772.00 SQ.MT

AREA CALCULATION

AREA UNDER ENCROACHMENT				
DEDUCTIONS				
1	1/2 x 17.71 x 2.91 x 1 NO	=	25.76 SQ.MT	
2	1/2 x 17.71 x 2.65 x 1 NO	=	23.46 SQ.MT	
TOTAL DEDUCTION				= 49.22 SQ.MT

AREA CALCULATION

ROAD SETBACK AREA				
DEDUCTIONS				
1	1/2 x 21.49 x 1.51 x 1 NO	=	16.30 SQ.MT	
2	1/2 x 21.49 x 1.74 x 1 NO	=	18.70 SQ.MT	
TOTAL DEDUCTION				= 35.00 SQ.MT

AREA CALCULATION

GROSS TOTAL = 1833.08 SQ.MTS				
LESS FUNGIBLE FSI CLAIMED = 5.68 SQ.MTS (35%)				
NET BUA PROPOSED = 162.22 SQ.MTS				

SUMMARY OF AREA-COMMERCIAL

FLOOR	GROSS BUA
GROUND FL.	21.90
TOTAL	21.90

GROSS TOTAL = 21.90 SQ.MTS
LESS FUNGIBLE FSI CLAIMED = 5.68 SQ.MTS (35%)
NET BUA PROPOSED = 16.22 SQ.MTS

SUMMARY OF AREA-RESIDENTIAL

FLOOR	GROSS BUA
1ST FL.	166.58
2ND FL.	206.75
3RD FL.	205.54
4TH FL.	212.08
5TH FL.	212.08
6TH FL.	212.08
7TH FL.	212.08
8TH FL.	216.01
9TH FL.	185.88
TOTAL	1833.08

GROSS TOTAL = 1833.08 SQ.MTS
LESS FUNGIBLE FSI CLAIMED = 473.76 SQ.MTS (34.8527%)
NET BUA PROPOSED = 1359.32 SQ.MTS

SUMMARY

	GROSS BUA	FUNGIBLE	NET BUA
TOTAL COMM. AREA	21.90 SQ.MTS	5.68 SQ.MTS	16.22 SQ.MTS
TOTAL RESIDENTIAL AREA	1833.08 SQ.MTS	473.76 SQ.MTS	1359.32 SQ.MTS
TOTAL BUILTUP AREA	1854.98 SQ.MTS	479.44 SQ.MTS	1375.54 SQ.MTS

TABLE NO. - IV

PARKING SPACES STATEMENT														
Sr. No.	Wing	Floor	Carpet Area of Tenement in sqm.				No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces						
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4		Below 45 Sq. Mt.	Above 45 to 60 Sq. Mt.	Above 60 to 90 Sq. Mt.	Above 90 Sq. Mt.	Total	Parking	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
1. (A) Residential:														
A	1st	---	33.53	55.20	62.75	03	01	01	01	01	---	---	---	
	2nd	36.98	33.53	55.20	62.75	04	02	01	01	01	---	---	---	
	3rd	36.98	36.05	55.20	62.75	04	02	01	01	01	---	---	---	
	4th	36.98	36.05	55.20	62.75	04	02	01	01	01	---	---	---	
	5th	36.98	36.05	55.20	62.75	04	02	01	01	01	---	---	---	
	6th	36.98	36.05	55.20	62.75	04	02	01	01	01	---	---	---	
	7th	36.98	36.05	55.20	62.75	04	02	01	01	01	---	---	---	
	8th	36.98	46.84	55.20	62.75	04	02	01	01	01	---	---	---	
	9th	36.98	41.10	88.87	---	---	---	---	---	---	---	---	---	
2. Total Residential Tenement (For Tenement Density)							34	174	8/2	9/1	---	---	17.25	
3. Required Parking Spaces (From 2 Above)							4.25	4.00	9.00	---	---	---	17.25	
4. 25% Visitors Parking (3 x 25%) 17.25 x 25% = 4.31							---	---	---	---	---	---	4.31	
5. Total Required Parking spaces for Residential Tenements (3+4)							---	---	---	---	---	---	21.56	
6. Total Required Parking spaces Permissible (Per Tenements Wise & Shall not be more than Nos. of T/S)							---	---	---	---	---	---	34.00	
7. (B) Commercial:														
Description							Parking Requirement		BUA in Sq. Mt.		No. of Parking Required			
9. a) Commercial/ IT Park							i) 01 for every 40 Sq. Mt. Up to 800 Sq. Mt.		ii) 01 for every 80 Sq. Mt. exceeding 800 Sq. Mt.		21.90		0.55	
10. b) Convenience Shopping							i) 01 for every 150 Sq. Mt. for Shop Up to 20 Sq. Mt.		ii) 01 for every 50 Sq. Mt. for shop over 20 Sq. Mt.		---		---	
11. c) Others							i)		ii)		---		---	
12. d) 10% Visitors (Min 2 Nos.)							---		---		---		2.00	
13. Total Required Parking Spaces for Commercial Users (0.55 + 2.00 + 2.55)							---		---		---		2.55	
14. Total Required Parking Spaces Required For Res + Comm (5+13) (21.56 + 2.55 + 24.11)							---		---		---		24.11	
15. Maximum Free Permissible Parking Spaces*							(No. of Tenants having Carpet Area less than 90.00 sqm. + Parking spaces required for Tenants having carpet Area more than 90.00 sqm. + Sr. No. 14 + Sr. No. 19) whichever is more							27.00
16. Total Required Parking Spaces Provided =							---							27.00
17. 10% Additional Parking Spaces for Vehicle holding Area = (16) x 10%							---							2.7
18. Excess to Required Parking Spaces Provided (16 - 14)							---							3.00
19. 50% of required Parking Spaces Permissible free of FSI without charging premium = 14 x 50%							---							12.00
20. Details of parking spaces Provided														
Sr. No.		Floor		Parking Spaces Required				Total						
1		Basement - I		---				---						
2		Cantilever		2.00				2.00						
3		Silt		13.00				---						
4		Podium - I		---				---						
5		Podium - II		---				---						
6		Mechanized Tower Parking		---				14.00						
Total				15.00				16.00						
% Ratio to Total =				48%				52%						

TABLE NO. I

PROPOSED BUILT UP AREA STATEMENT									
SR. NO.	WING	FLOOR NO.	PROPOSED BUILT UP AREA (IN SQ.MT)		TOTAL (4+5) (IN SQ.MT)	STAIRCASE/LIFT/Lobby AREA (IN SQ.MT)		FLAT/NR/ SOCIETY OFFICE/ FITNESS CENTRE/ REFUGEE AREA	
			COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
1	A	GRD.	21.90	---	24.47	---	37.01	---	---
		1ST	---	166.58	166.58	---	34.29	FLAT/ FITNESS CENTRE/ SOCIETY OFFICE	---
		2ND	---	206.75	206.75	---	33.97	FLAT	---
		3RD	---	205.54	205.54	---	33.97	FLAT	---
		4TH	---	212.08	212.08	---	33.97	FLAT	---
		5TH	---	212.08	212.08	---	33.97	FLAT	---
		6TH	---	212.08	212.08	---	33.97	FLAT	---
		7TH	---	212.08	212.08	---	33.97	FLAT	---
		8TH	---	216.01	216.01	---	33.97	FLAT	---
2	TOTAL BUA PROPOSED		21.90	1833.08	1854.98	---	355.39	---	---
			5.68	473.76	479.44	---	---	---	---
3	FUNGIBLE COMPENSATORY AREA PROPOSED (SR. NO. 2/ 1.35) OR AS PROPOSED		---	---	---	---	---	PROVIDED AT 1ST FLOOR	---
4	NET BUA PROPOSED (2 - 3)		16.22	1359.22	1375.44	---	---	PROVIDED AT 1ST FLOOR	---
5	FITNESS CENTRE		PERMISSIBLE 2 X 2% = 1854.98 X 2% = 37.09	---	---	---	---	PROVIDED AT 1ST FLOOR	---
6	SOCIETY CENTRE		PERMISSIBLE = 20 SQ. MT	---	---	---	---	PROVIDED AT 1ST FLOOR	---
7	AMENITY AREA/ BUA IN SQ.M (REQ 14A OR 14B)		PROVIDED = 10.12 SQ. MT	---	---	---	---	ACCESSIBLE BY --- / PROVIDED AT --- FLOOR IN WING ---	---
8	IH/PH		REQUIRED BUA = SQ.MT, PROVIDED BUA = SQ.MT, NO. OF TENANTS	---	---	---	---	PROVIDED AT --- FLOOR	---
9	REFUGEE AREA		REQUIRED (IN SQ.MT), PROVIDED (IN SQ.MT), EXCESS PROV., PROPOSED AT FLOOR, BUA CONSIDERED FOR REFUGEE AREA	---	---	---	---	---	---

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT					
Sr. No.	Description	BUA In Sq. Mt.			
		Commercial	Residential	Total	
(A) REHAB COMPONENT					
1.	Existing BUA of the Building to be Demolished:				
a.	Commercial Structure Existing Prior to 01.04.1962	---	---	---	
b.	Residential Structure Existing Prior to 17.04.1962	---	---	---	
c.	As per OC Plans Approved u/no. CE/1253/BS 21/A/P Dtd.13.10.1977.	---	818.54	818.54	
d.	As per Approved Plan u/no. CE/2153/BP21/A/P Dtd. 11.06.1947 and CC Granted on 11.04.1975	---	818.54	818.54	
e.	Others Specify	---	---	---	
f.	Existing BUA excluding Staircase/Lift/Lobby/Ottla of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	---	113.48	113.48	
g.	Existing BUA accepted for allowing fungible area for Rehab without charging Premium from above	---	705.06	705.06	
2.	Permissible Fungible Area for Rehab without charging Premium (35% of 1 (g) above) = (3-4)	---	246.77	246.77	
3.	Fungible Area Availled for Rehab Component (2-4)	---	244.76	244.76	
4.	Fungible Area kept In abeyance / unutilized (As per total of Col. No. 16 of Table No. II)	---	2.01	2.01	
(B) SALE COMPONENT					
5.	Permissible BUA	Net Plot Area	50% Add FSI	TDR Including protected BUA & setback 0.5 or 0.7 or 0.9 or 1.0	Total
		687.78	---	35.00 110.00 136.76	963.54
6.	Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	Commercial	Residential	Total	
		16.22	1359.22	1375.44	
7.	Permissible fungible area	5.68	473.76	479.44	
8.	Fungible Area availled for Sale (7-3)	5.68	226.00	234.68	

TABLE NO. - V

COMPUTATION OF INCENTIVE B.U.A FOR PROPOSAL UNDER REG. 33(7)(B)		
SR. NO.	DESCRIPTION	DESCRIPTION
1.	EXISTING BUA INCLUDING AS PER ASSESSMENT EXTRACT PRIOR TO 196-2	838.68
2.	15% INCENTIVE BUA ON 1 ABOVE	125.60
3.	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR. NO. 11 OF TABLE NO. 11)	22.00
4.	INCENTATIVE BUA (BASED ON NO. OF RESIDENTIAL TENEMENTS (SR. NO. 3 x 10.00)	220 SQ.MT
5.	PERMISSIBLE INCENTIVE BUA WHICHEVER IS MORE OUT OF SR. NO. 2 & SR. NO. 4 ABOVE	220 SQ.MT