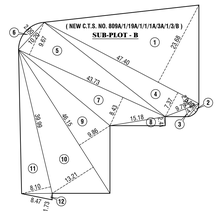
PAPER SIZE - 36 X 55

SUB-PLOT - B & C AMEND - 3 PLAN SHEET NO.- 1/12

P- 4855/2020/ (809A/1/ 19A/1/1/1A/ 3A/1/3) R/S Ward / POISAR R/S

NOTE :- ALL DIMENSIONS ARE IN METER

SUB-PLOT - C (NEW C.T.S. NO. 809A/1/19A/1/1/1A/3A/1/3/C)
AREA UNDER ROAD SET-BACK LINE AREA DIAGRAM
SCALE - 1:500



SUB-PLOT - B (NEW C.T.S. NO. 809A/1/19A/1/1/1A/3A/1/3/B)
LINE AREA DIAGRAM
SCALE - 1:500

SUB-PLOT - B, AREA CALCULATIONS (NEW C.T.S. NO. 809A/1/19A/1/1/1A/3A/1/3/B)						
ADDITIONS						IN SQ.MT.
1)	0.50	X	47.40	X	28.68	X 1 No = 561.21
2)	0.67	X	4.53	X	0.82	X 1 No = 2.49
3)	0.50	X	9.79	X	2.26	X 1 No = 11.06
4)	0.50	X	47.40	X	7.37	X 1 No = 174.67
5)	0.50	X	43.73	X	9.67	X 1 No = 211.43
6)	0.67	X	10.20	X	2.00	X 1 No = 13.67
7)	0.50	X	43.73	X	8.43	X 1 No = 184.32
8)	0.50	X	15.18	X	2.41	X 1 No = 18.29
9)	0.50	X	46.15	X	9.86	X 1 No = 227.52
10)	0.50	X	46.15	X	13.21	X 1 No = 304.82
11)	0.50	X	39.99	X	8.10	X 1 No = 161.96
12)	0.50	X	8.47	X	1.73	X 1 No = 7.33
TOTAL ADDITIONS						= 1878.77

SUB-PLOT - C, AREA UNDER ROAD SET-BACK CALCULATIONS NEW C.T.S. No. 809A/1/19A/1/1/1A/3A/1/3/C						
ADDITIONS						IN SQ.MT.
A)	0.50	X	38.70	X	1.52	X 1 No = 29.41
B)	0.50	X	52.39	X	0.99	X 1 No = 25.93
C)	0.50	X	13.76	X	7.52	X 1 No = 51.73
D)	0.50	X	63.60	X	6.88	X 1 No = 218.78
E)	0.50	X	56.52	X	5.16	X 1 No = 145.82
TOTAL ADDITIONS						= 471.67
DEDUCTION						
F)	0.67	X	10.20	X	2.00	X 1 No = 13.67
TOTAL DEDUCTION						= 13.67
AREA UNDER ROAD SET-BACK SAY (471.67 - 13.67)						= 458.00

SUMMARY AREA OF SUB-PLOT (TRIANGULATION AS PER MR BOUNDARY)		
SUB-PLOT - B NWE C.T.S. No. 809A/1/19A/1/1/1A/3A/1/3/B	SUB-PLOT - C NWE C.T.S. No. 809A/1/19A/1/1/1A/3A/1/3/C	TOTAL GROSS PLOT AREA In Sq.mt.
PLOT AREA In Sq.mt.	Area Under Road Set-Back In Sq.mt.	
(1)	(2)	(3) = (1+2)
1878.77	458.00	2336.77

SUB-DEVIDED PLOT AREA STATEMENT :-	
1) LEAST AREA OF PLOT CONSIDERED FOR PROPOSAL	= 3566.00 Sq.mt.
2) LESS ROAD SET-BACK AREA	= 458.00 Sq.mt.
3) BALANCE AREA OF PLOT (1243.20+1864.80)	= 3108.00 Sq.mt.
4) 40% PLOT AREA TO BE HANDED OVER TO MCGM AS PER AR POLICY (SUB PLOT - 'A') (NEW C.T.S. NO. 809A/1/19A/1/1/1A/3A/1/3/A)	= 1243.20 Sq.mt.
5) 60% PLOT AREA AVAILABLE FOR PLANNING (SUB PLOT - 'B') (NEW C.T.S. NO. 809A/1/19A/1/1/1A/3A/1/3/B)	= 1864.80 Sq.mt.

CALCULATION FOR TDR GENERATED AGAINST CONSTRUCTION OF A.H. BUILDING

- RESERVATION AS PER IDP SHEET 2024 OF (WARD 2) (DCPR REG. NO. - 17 (TABLE - 5, SR. NO. - 26) (AFFORDABLE HOUSING)

WHERE-

X = % of Permit. Construction Area on Reserved Plot = 50%
Y = % Plot Area to be Set Aside of Reserved Plot = 40%

-> Reservation Area = 3566.00 Sq.mt. - 458.00 Sq.mt = 3108.00 Sq.mt.
-> Permi. Construction Area on Reserved Plot = 3108.00 Sq.mt. x 50% = 1554.00 Sq.mt.
-> Plot Area to be Set Aside of Reserved Plot = 3108.00 Sq.mt. x 40% = 1243.20 Sq.mt.

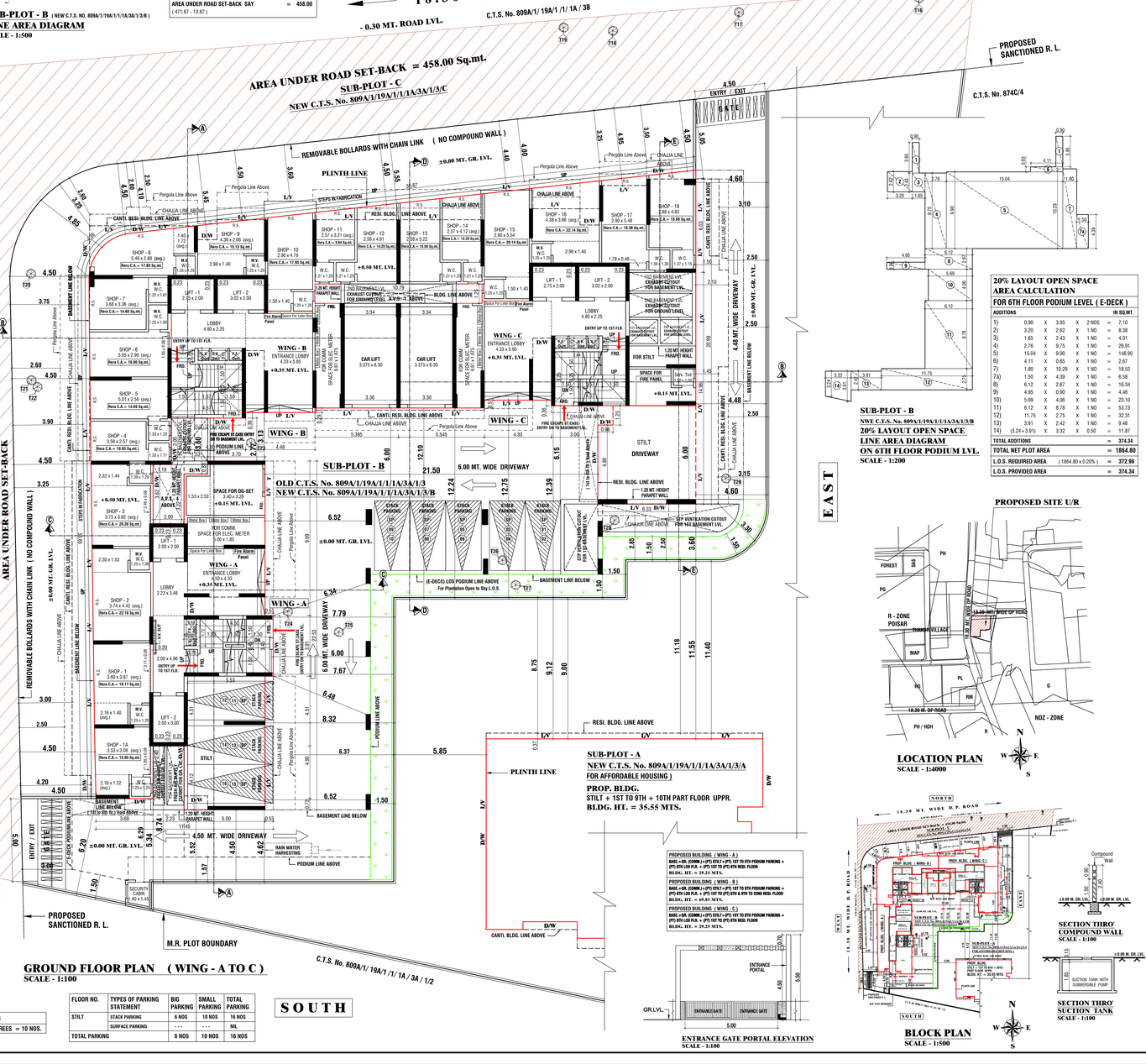
TDR IN LIEU OF COST OF CONSTRUCTION OF 8 UP AMMITY TO BE HANDED OVER UNDER AR POLICY

= 1.50 x (RATE OF CONSTRUCTION PER Sq.mt AS PER ASR / RATE OF DEVELOPED LAND PER Sq.mt AS PER ASR) x BUA OF CONSTRUCTED 8 UP AMMITY HANDED OVER UNDER AR

= 1.50 x (30,250 / 92,650) x 1554.00 Sq.mt.

= 853.15 Sq.mt. (RATE OF DEVELOPED LAND PER SQ.MT AS PER ASR AT 78/351- AT PIG - OF RR-2020-21

FSI SUMMARY AREA OF PLOT		
1) Permissible Built up Area		= 5052.05 Sq.mt.
2) Total Built Up Area Proposed Including Fungible		= 6795.72 Sq.mt.
3) Comm. Built Up Area Prop.		= 343.61 Sq.mt.
4) Resi. Built Up Area Prop.	(2 - 3)	= 6452.11 Sq.mt.
5) Permissible Fungible Area	(5052.05 x 35%)	= 1768.22 Sq.mt.
6) Proposed Fungible Area	(2 - 1)	= 1743.67 Sq.mt.
7) Balance Fungible Area	(5 - 6)	= 24.55 Sq.mt.



GROUND FLOOR PLAN (WING - A TO C)
SCALE - 1:100

FLOOR NO.	TYPES OF PARKING STATEMENT	BIG PARKING	SMALL PARKING	TOTAL PARKING
STILT	STACK PARKING	6 NOS	10 NOS	16 NOS
	SURFACE PARKING	- - -	- - -	NIL
TOTAL PARKING		6 NOS	10 NOS	16 NOS

SUB-PLOT - B
TREES TOTAL NO. OF TREES = 10 NOS.

SUB-PLOT - B
NWE C.T.S. No. 809A/1/19A/1/1/1A/3A/1/3/B
20% LAYOUT OPEN SPACE LINE AREA DIAGRAM ON 6TH FLOOR PODIUM LVL.
SCALE - 1:200

20% LAYOUT OPEN SPACE AREA CALCULATION FOR 6TH FLOOR PODIUM LEVEL (E-DECK)

ADDITIONS						IN SQ.MT.
1)	0.90	X	3.95	X	2 NOS	= 7.10
2)	3.20	X	2.62	X	1 NO	= 8.38
3)	1.65	X	2.43	X	1 NO	= 4.01
4)	2.76	X	9.75	X	1 NO	= 26.91
5)	15.04	X	9.90	X	1 NO	= 148.90
6)	4.11	X	0.65	X	1 NO	= 2.67
7)	1.80	X	10.29	X	1 NO	= 18.52
7a)	1.50	X	4.39	X	1 NO	= 6.58
8)	6.12	X	2.67	X	1 NO	= 16.34
9)	4.95	X	0.90	X	1 NO	= 4.46
10)	5.69	X	4.05	X	1 NO	= 23.10
11)	6.12	X	8.78	X	1 NO	= 53.73
12)	11.75	X	2.75	X	1 NO	= 32.31
13)	3.91	X	2.42	X	1 NO	= 9.46
14)	(3.24+3.91)	X	3.32	X	0.50	= 11.87
TOTAL ADDITIONS						= 374.34
TOTAL NET PLOT AREA						= 1864.80
L.O.S. REQUIRED AREA	(1864.80 x 0.20%)					= 372.96
L.O.S. PROVIDED AREA						= 374.34

LOCATION PLAN
SCALE - 1:4000

BLOCK PLAN
SCALE - 1:500

SECTION THRO' COMPOUND WALL
SCALE - 1:100

SECTION THRO' SUCTION TANK
SCALE - 1:100

ENTRANCE GATE PORTAL ELEVATION
SCALE - 1:100

(TABLE NO - I) PROPOSED BUILT UP AREA SUMMARY

Sr. No.	WING	FLOOR NO.	PROPOSED BUILT UP AREA (In Sq.mt.) COMMERCIAL	RESIDENTIAL	TOTAL (4 + 5) (In Sq.mt.)	STAIRCASE / LIFT / LIFT LOBBY AREA (By Charging Premium) (In Sq.mt.) COMMERCIAL	RESIDENTIAL	FLAT / NR / SOCIETY OFFICE / FITNESS CENTRE / REFUGE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	WING - A to C	BASEMENT	- - -	- - -	- - -	- - -	- - -	PARKING / STP / FIRE PUMP RM. & WATER TANK
		GROUND	343.61	- - -	343.61		- - -	STILT / SUB-STATION / DG-SET & METER RM.
	WING - A	1ST TO 7TH		108.91 x 7 =	762.37		54.10 x 7 = 378.70	2 Nos x 7 = 14 Nos of Flats
		8TH		63.18	63.18		53.86	1 Nos of Flats + (Refuge Area + Society Office)
(a)	TOTAL AREA		- - -	825.55		NIL	432.56	15 Nos of Flats
	WING - B	1ST TO 7TH		157.80 x 7 =	1104.60		50.21 x 7 = 351.47	3 Nos x 7 = 21 Nos of Flats
		8TH		NIL	NIL		50.21	Nil of Flats +(Refuge Area + Fitness Centre)
		9TH TO 14TH		202.91 x 6 =	1217.46		49.93 x 6 = 299.58	4 Nos x 6 = 24 Nos of Flats
		15TH		141.41	141.41		49.93	2 Nos of Flats +(Refuge Area)
		16TH TO 22ND		202.91 x 7 =	1420.37		49.93 x 7 = 349.51	4 Nos x 7 = 28 Nos of Flats
(b)	TOTAL AREA		- - -	3883.84		NIL	1100.70	75 Nos of Flats
	WING - C	1ST TO 7TH		220.07 x 7 =	1540.49		50.06 x 7 = 350.42	3 Nos x 7 = 21 Nos of Flats
		8TH		84.17	84.17		51.13	1 Nos of Flats +(Refuge Area + Fitness Centre)
(c)	TOTAL AREA		- - -	1624.66		NIL	401.55	22 Nos of Flats
2	TOTAL FLOOR AREA (1+a+b+c) =		343.61	6334.05	6677.66			
(1a)	EXCESS PROVIDED COUNTED IN FSI. 8th Flr. Fitness Centre Area = 118.06 8th Flr. Refuge Area = NIL		- - -	118.06	118.06			
2 (a)	TOTAL BUA PROPOSED		343.61	6452.11	6795.72	NIL	1934.81	112 Nos of Flats
3	FUNGIBLE COMPENSATORY AREA PROPOSED (SR. NO. 2 - (SR. NO. 2 / 1.35)) OR AS PROPOSED		89.08	1654.59	1743.67		- - -	- - -
4	NET BUA PROPOSED (2 - 3)		254.53	4797.52	5052.05		- - -	- - -
5	FITNESS CENTRE	PERMISSIBLE ± ±2%	(6677.66 x 0.2%)	=			133.55 Sq.mt.	PROVIDED AT 8TH FLOOR IN WING - B & C
		PROVIDED		=			251.61 Sq.mt.	
6	SOCIETY OFFICE	PERMISSIBLE		=			20.00 Sq.mt.	PROVIDED AT 8TH FLOOR IN WING - A
		PROVIDED		=			19.99 Sq.mt.	
7	AMENITY AREA / BUA IN Sq.mt (Reg. 14A OR 14B)	REQUIRED		=			NIL Sq.mt.	ACCESSIBLE BY ___ PROVIDED AT ___FLOOR IN WING____
		PROVIDED		=			NIL Sq.mt.	
8	IH / PH PROVIDED	REQUIRED BUA		= NIL	Sq.mt.:	NIL	No of Tenements	....NOS PROVIDED AT ..... FLOOR
		PROVIDED BUA		= NIL	Sq.mt.:	NIL	No of Tenements	

Sr. No.	WING	REQUIRED AREA = 4% (In Sq.mt.)	PERMISSIBLE AREA = 4.25% (AS PER DCPR 2034) (In Sq.mt.)	PROVIDED AREA	EXCESS PROVIDED AREA (In Sq.mt.)	PROPOSED AT FLOOR (In Sq.mt.)	BUA CONSIDERED FOR REFUGE AREA FROM --- FLOOR ------ TO FLOOR	TOTAL BUA (In Sq.mt.)	TERRACE TO BE TREATED AS REFUGE AREA
9	REFUGE AREA								
	WING - A	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		NIL	NIL	NIL	NIL	NIL	NIL	NIL	
	WING - B	48.70	51.75	51.00	NIL	8TH	9TH TO 14TH	1217.60	
		62.47	66.38	65.66	NIL	15TH	15TH TO 22ND	1561.78	
	WING - C	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		NIL	NIL	NIL	NIL	NIL	NIL	NIL	

(TABLE NO - IV) PARKING SPACE STATEMENT

Sr. No.	WING	FLOOR	CARPET AREA OF TENEMENT (In Sq.mt.) FLAT NO. - 1	FLAT NO. - 2	FLAT NO. - 3	FLAT NO. - 4	NO. OF TENEMENTS PROPOSED PER FLOOR	NO OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES BELOW 45 (In Sq.mt.) (1 FOR 4 T/S)	ABOVE 45 TO 60 (In Sq.mt.) (1 FOR 2 T/S)	ABOVE 60 TO 90 (In Sq.mt.) (1 FOR EVERY T/S)	ABOVE 90 (In Sq.mt.) (2 FOR 1 T/S)	TOTAL PARKING
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	(A) RESIDENTIAL :-											
	WING - A	GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1ST TO 7TH	NIL	60.29	39.99	NIL	2 x 7 = 14.00	7.00	NIL	7.00	NIL	
		8TH	NIL	57.83	Refuge	NIL	1.00	NIL	1.00	NIL	NIL	
	TOTAL						15.00	7.00	1.00	7.00	NIL	
	WING - B	GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1ST TO 7TH	39.93	40.82	63.03	NIL	3 x 7 = 21.00	14.00	NIL	14.00	NIL	
		8TH	Refuge	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		9TH TO 14TH	39.93	40.82	63.03	40.71	4 x 6 = 24.00	18.00	NIL	6.00	NIL	
		15TH	Refuge	NIL	87.47	40.71	2.00	14.00	NIL	7.00	NIL	
		16TH TO 22ND	39.93	40.82	63.03	40.71	4 x 7 = 28.00	21.00	NIL	7.00	NIL	
	TOTAL						75.00	54.00	NIL	21.00	NIL	
	WING - C	GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
		1ST TO 7TH	NIL	62.48	62.87	78.27	3 x 7 = 21.00	NIL	NIL	21.00	NIL	
		8TH	NIL	NIL	Refuge	78.27	1.00	NIL	NIL	1.00	NIL	
	TOTAL						22.00	NIL	NIL	22.00	NIL	
2	TOTAL RESIDENTIAL TENEMENTS (FOR TENEMENT DENSITY)						112.00	61.00	1.00	50.00	NIL	
3	REQUIRED PARKING SPACES (FROM 2 ABOVE)							15.25	0.50	50.00	NIL	65.75
4	10% VISITORS PARKING (3 x 10%) 1 Minium							(65.75 x 10%) = 6.58				6.58
5	TOTAL REQUIRED PARKING SPACES FOR RESIDENTIAL TENEMENTS (3 + 4)											72.33
6	TOTAL PARKING SPACES PERMISSIBLE (TENEMENT WISE & SHALL NOT BE MORE THAN NOS OF T/S)											- - -
7	(B) COMMERCIAL :-											
8	DESCRIPTION		PARKING REQUIREMENT								BUILT UP AREA (In Sq.mt.)	NO. OF PARKINGS REQUIRED
9	a) COMMERCIAL / I.T. PARK (FOR SHOPS)			i) 01 FOR EVERY 40 Sq.mt. UP TO 800 Sq.mt.				ii) 01 FOR EVERY 80 Sq.mt. EXCEEDING 800 Sq.mt.			343.61	8.59
	b) COMMERCIAL / OFFICE BUSINESS BLDG.			i) 01 FOR EVERY 37.50 Sq.mt. UP TO 1500 Sq.mt.				ii) 01 FOR EVERY 75 Sq.mt. EXCEEDING 1500 Sq.mt.			NA	NA
10	c) 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.			NA	NA
11	d) OTHERS			i)				ii)			NA	NA
12	e) 10% VISITORS (MIN. 2 NOS.)											2.00
13	TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USER											10.59
14	TOTAL PARKING SPACES REQUIRED FOR RESI. + COMM. = (5 + 13)									(72.33 + 10.59 = 82.92)	SAY	83
15	MAXIMUM FREE PERMISSIBLE PARKING SPACES			(NO. OF TENANTS HAVING CARPET AREA LESS THAN 90.00 Sq.mt. + PARKING SPACES REQUIRED FOR TENANTS HAVING CARPET AREA MORE THAN 90.00 Sq.mt. + SR. NO. 19) OR (SR. NO. 14 + SR. NO. 19) WHICHEVER IS MORE								NA
16												
17	10% ADDITIONAL PARKING SPACES FOR VEHICLE HOLDING AREA = (16) x 10%)											NA
18	EXCESS TO REQUIRED PARKING SPACE PROVIDED = (16 - 14 - 19)											NIL
19	ADDITIONAL 50% OF REQUIRED PARKING SPACES PERMISSIBLE FREE OF FSI. / WITHOUT CHARGING PREMIUM = 14 x 50%									(83 x 50%) = 41.50		42
	TOTAL PERMISSIBLE PARKING SPACES									(83 + 42)		125 NOS
	TOTAL PARKING SPACES PROVIDED											223 NOS
20	DETAILS OF PARKING SPACES PROVIDED											

Sr. No.	FLOORS	PARKING SPACES PROVIDED SMALL	BIG	TOTAL
1	BASEMENT - I	12	18	30
2	BASEMENT - II	21	30	51
3	STILT	10	6	16
4	PODIUM - I	12	10	22
5	PODIUM - II	14	12	26
6	PODIUM - III	14	12	26
7	PODIUM - IV	14	12	26
8	PODIUM - V	14	12	26
9	MECHANISED TOWER PARKING	NA	NA	NA
	TOTAL =	111	112	223
	% RATIO TO TOTAL	49.78%	50.22%	100%

NOTE :- PARKING IS SHOWN FOR FUTURE REQUIREMENT AS PER PRINCIPAL APPROVAL BY HON'BLE M.C.

FORM - I

I	AREA STATEMENT		Proposed Plan As Per DCPR 2034
1	AREA OF SUB-PLOT - B	3566.00 (TOTAL PLOT AREA) -1243.20 (SUB PLOT -A' i.e. 40% PLOT TO BE HANDED OVER TO MCGM) = 2322.80 Sq.mt.	2322.80
		(Triangulation Area As Per MR Boundary)	2336.77
	(a) Area of Reservation in Plot		NIL
	(b) Area of Road Set-back		NIL
	(c) Area of D P Road	(SUB PLOT -C)	458.00
	(d) Other		NIL
2	DEDUCTIONS FOR		
	(A) FOR RESERVATION / ROAD AREA		
	(a) Road Set-back Area to be Handed Over (100%) (Regulation No 16)		NIL
	(b) Proposed D P Road to be Handed Over (100%) (Regulation No 16)		NIL
	(c) (i) Reservation Area to be Handed Over (100%) (Regulation No 17)		NIL
	(ii) Reservation Area to be Handed Over As Per AR (Regulation No 17)		NIL
	(B) FOR AMENITY AREA		
	(a) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (A)		N.A.
	(b) Area of Amenity Plot / Plots to be Handed Over As Per DCR 14 (B)		N.A.
	(c) Area of Amenity Plot / Plots to be Handed Over As Per DCR 35 (Abeyance)		N.A.
	(C) Deductions For Existing BUA to be Retained if any Land Component of Existing BUA / Existing BUA As Per Regulation Under Wich The Development Was Allowed.		NIL
3	TOTAL DEDUCTIONS : [2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE.]		458.00
4	BALANCE AREA OF PLOT (1 Minus 3)	(SUB PLOT - B)	1864.80
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	(SUB PLOT - B)	1864.80
6	ZONAL (Basic) FSI (0.50 OR 0.75 OR 1 OR 1.33)		1.00
7	BUILT UP AREA AS PER ZONAL (Basic) FSI (5 x 6) (In Case of Mill Land Permissible BUA Kept In Abeyance)		1864.80
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	200 % For Set-Back (458.00 x 2) = 916.00	- - -
	(i) AS PER 2(A)AND 2(B)EXCEPT 2(A)(ii)ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT)		- - -
	(ii) IN CASE OF 2(A)(ii) (III) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT		1243.20
9	PERMISSIBLE FSI FOR PLOT POTENTIAL ON REMAINING PLOT	(1864.80 + 1243.20) =	3108.00
10	BUILT UP AREA DUE TO " ADDITIONAL FSI ON PAYMENT OF PREMIUM " AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT.	0.50% PERMISSIBLE ADDITIONAL FSI. FOR SUB-PLOT - 'B' (3108.00 x 0.50%) = 1554.00 Sq.mt.	1554.00
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR " AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	0.90% DUE TO AVAILABLE ROAD WIDTH 18.30 MT. FOR SUB-PLOT - 'B' PERMI. TDR (3108.00 x 0.90%) = 2797.20 Sq.mt. SLUM TDR (DRC NO. SRA/1401/CONST.) = 560.00 Sq.mt. REASERVATION TDR (DRC NO.001030) = 468.59 Sq.mt. RESTRICTED TO TDR PROPOSED ALREDY UTILIZED (560.00 + 468.05) = 468.05Sq.mt. = 1028.05 Sq.mt.	1028.05
11(a)	BENEFIT FOR LAND COMPONANT HANDED OVER WITHIN 5YRS AS PER REG.17, NOTE 20 (viii) = (3108.00 x 40%) = 1243.20 Sq.mt.		NIL
11(b)	LESS AREA OF BUA AMENITY INITIALLY TO BE DOUCHED IN FSI. AS PER REG. 17, NOTE - 5 = (3108.00 x 50%)		1554.00
11(c)	ROAD SET-BACK AREA AND AREA UNDER PROPOSED DP ROAD CLAIMED 2 TIMES OVER AND ABOVE AS PER CIR/2JA AR U/NO. TPB-4313/K-25/2019/SD-11 (458.00 x 2) = 916.00 Sq.mt.		916.00
12	PERMISSIBLE BUILT UP AREA = ((7 + 8 + 9 + 10 + 11) + 11a) (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 2 (C)) (3108.00 + 1554.00 + 1028.05 + 916.00) = 6606.05 Sq.mt. (6606.05 - 1554.00) = 5052.05 Sq.mt.		5052.05
	EXISTING BUILT UP AREA		NIL
13	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C))	Purely Resi. Built Up Area = 4797.52 Sq.mt. Remaining Non - Resi. Built Up Area = 254.53 Sq.mt.	5052.05
14	TOR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	(PLS REFER TOR DISTRIBUTION TABLE FOR SUB PLOT- 'B')	- - -
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	(5052.05 x 35%) = 1768.22 Sq.mt.	
	(a) (i) Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium (Resi. + Comm.)	Residential = NIL Commercial = NIL	NIL
	(ii) Fungible Compensatory Area Availed For Rehab Component Without Charging Premium	Residential = NIL Commercial = NIL	NIL
	(b) (i) Permissible Fungible Compensatory Area by Charging Premium (Resi. 0.35%) + (Comm. 0.35%) FOR SUB-PLOT-'B' (SALE BLDG.):- 5052.05 x 0.35%	Permi. Resi. (4797.52 x 35%) = 1679.14 Permi. Comm. (254.53 x 35%) = 89.08	1768.22
	(ii) Fungible Compensatory Area Availed On Payment Of Premium (Resi. + Comm.)	Prop. Resi. = 1654.59 Prop. Comm. = 89.08	1743.67
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(b) (iii)]		6795.72
17	FSI CONSUMED ON NET PLOT [13/4]		2.70
II	OTHER REQUIREMENTS		
A	RESERVATION / DESIGNATION		
	(a) Name of Reservation	(RR2.2)	RR2.2
	(b) Area of Reservation Affecting Entire Plot	(SUB-PLOT 'A' + SUB-PLOT 'B' + SUB-PLOT - 'C')	3566.00
	(c) Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17		1243.20
	(d) Built up Area of Amenity to be Handed Over As Per Regulation No. 17		1554.00
	(e) Area / Built up Area of Designation		- - -
B	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO		
	(i) 14 (A)		NIL
	(ii) 14 (B)		NIL
	(iii) 15		NIL
C	REQUIRMENT OF RECREATIONAL OPEN SPACE IN PLOT - 'B' AS REGULATION NO. 27		372.96
D	TENEMENT STATEMENT		
	(i) Proposed Built up Area (13 Above)		6795.72
	(ii) Less Deduction of Non-Residential Area (Shop Etc.)		343.61
	(iii) Area Available For Tenements [(i) Minus (ii).]		6452.11
	(iv) Tenements Permissible (Density of Tenements 450 / Hectare)		290.00
	(v) Total Number of Tenements Proposed on The	SUB-PLOT - 'B' (WING - A, 15 NOS.+ B, 75 NOS. + C, 22 NOS.)	112 NOS.
E	PARKING STATEMENT		
	(i) PARKING REQUIRED BY REGULATIONS FOR	FOR (RESI. = 72.33) + (COMM. = 10.59) + (ADD. 50% = 42.00)	125 NOS.
	Car Scooter / Motor Cycle Outsiders (Visitors)		
	(ii) COVERED GARAGE PERMISSIBLE		
	(iii) COVERED GARAGE PROPOSED		
	Car Scooter / Motor Cycle Outsiders (Visitors)		
	(iv) TOTAL PARKING