

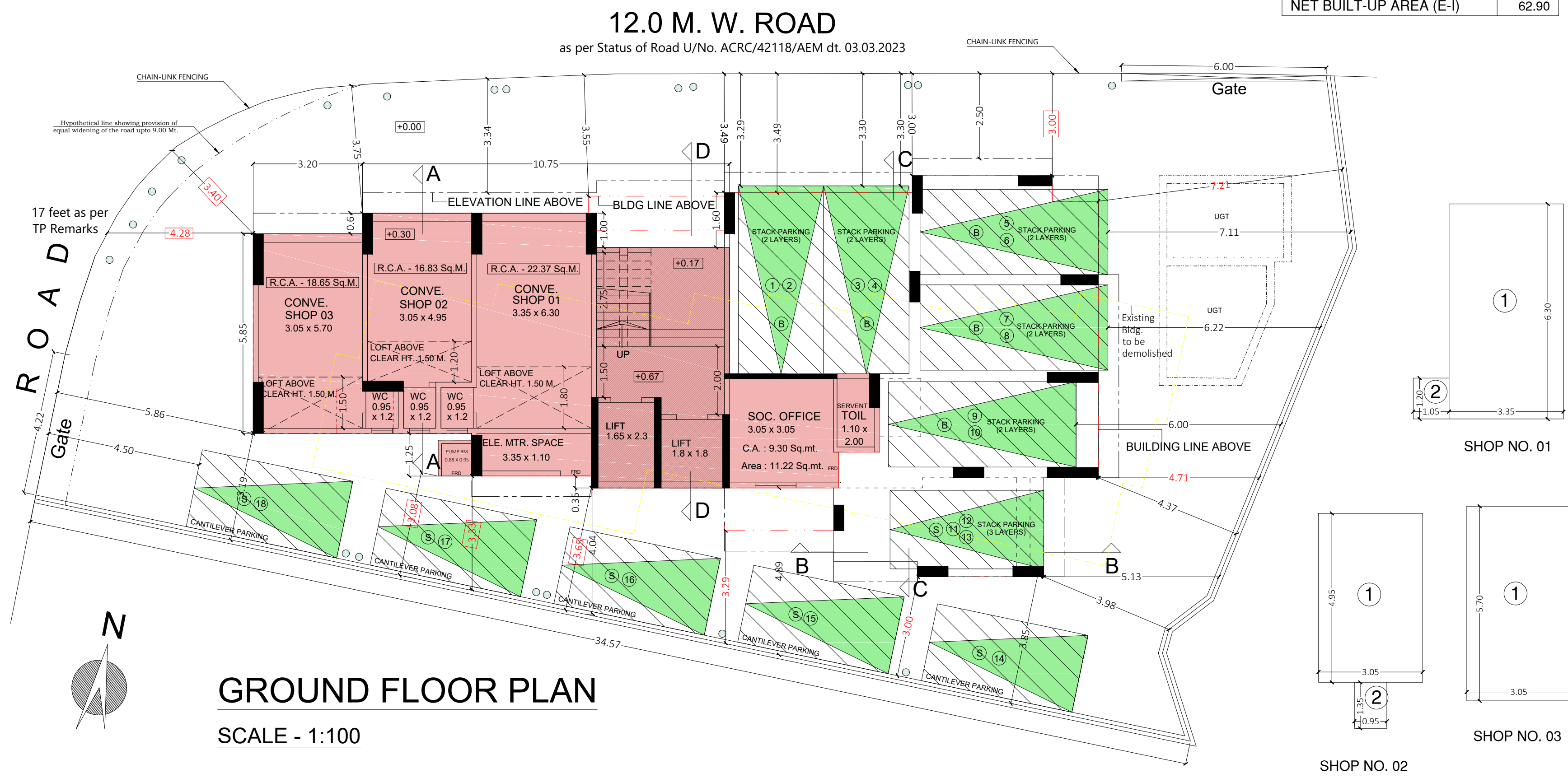
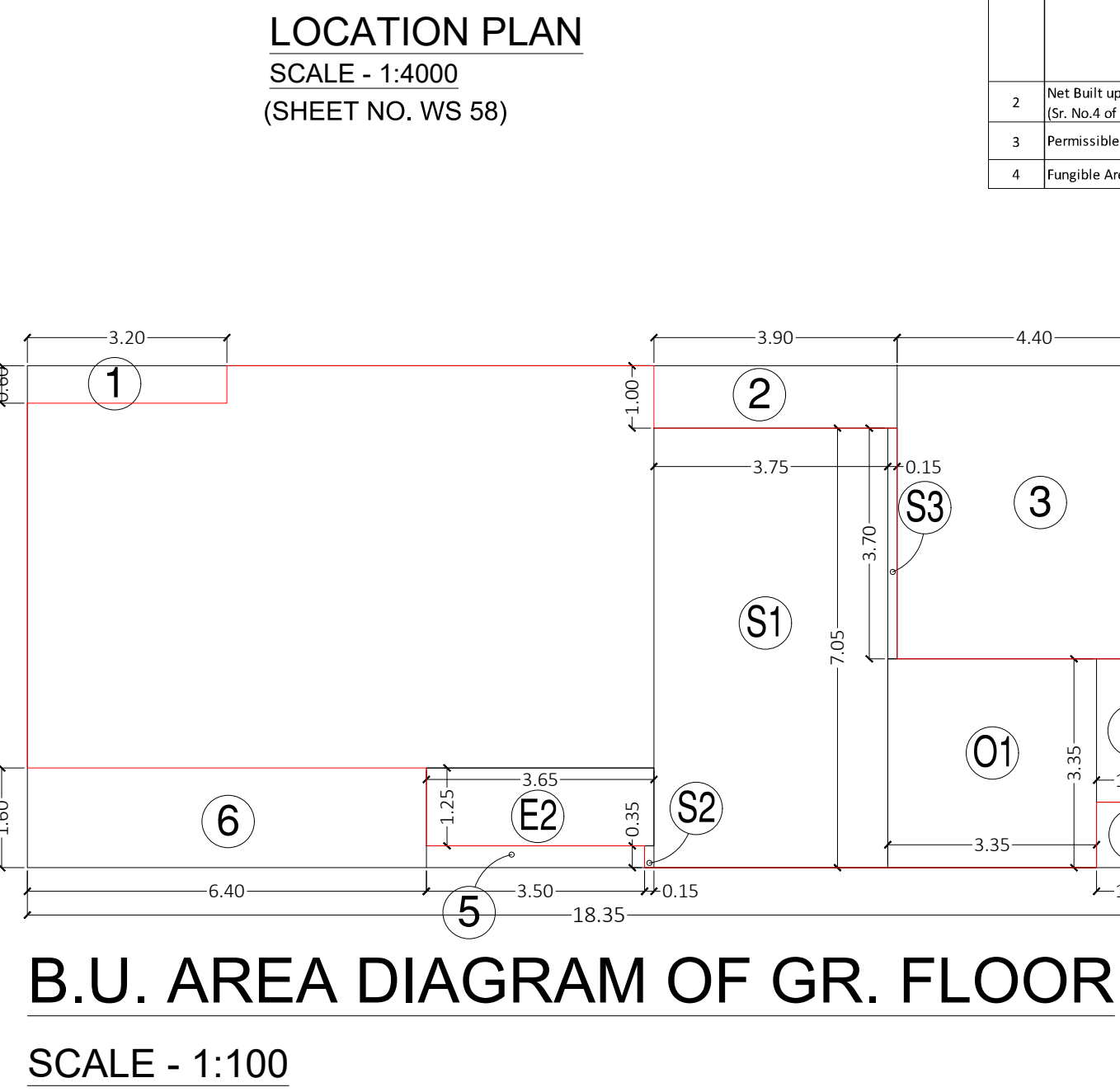
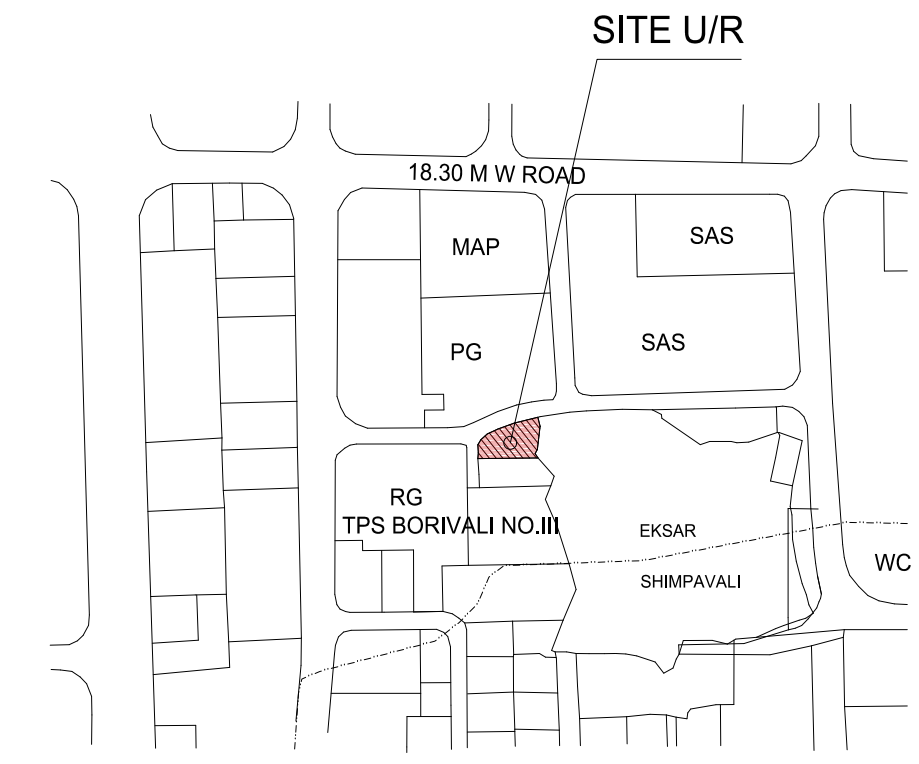
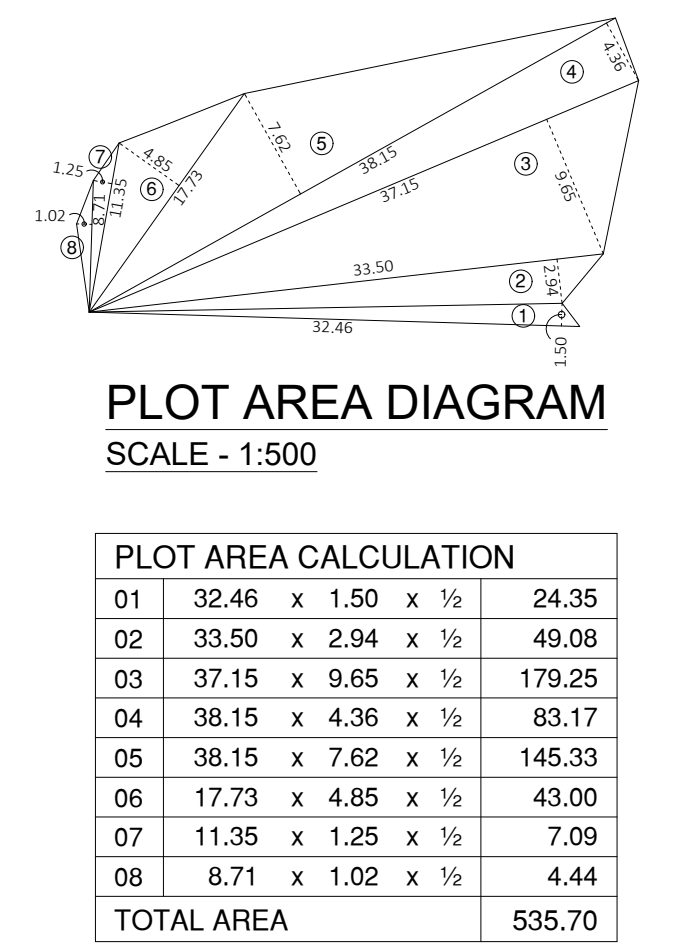
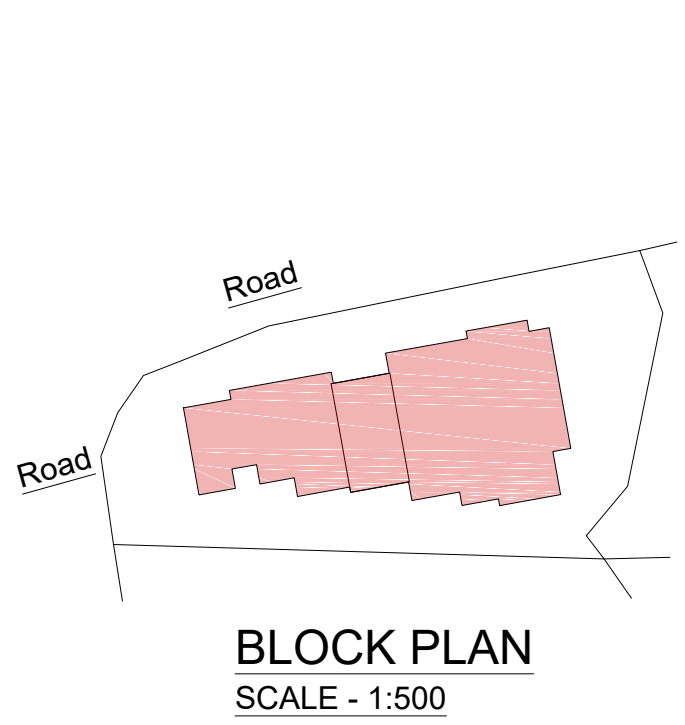


TABLE NO - III FUNGIBLE COMPENSATORY AREA STATEMENT				
Sr. No.	REMARKS COMPONENT	BUA in Sq. mt.		
		Commercial	Residential	Total
1	Existing BUA of the building to be demolished	-	-	-
a	Commercial structure existing prior to 01-04-1962	-	-	-
b	Residential structure existing prior to 17-04-1964	-	-	-
c	As per DC Plans, R/C Plan Approved with CMC/1430/BP/05/01/04/04/05/08/2022	-	621.26	621.26
d	As per approved plan and CC granted Approved with R/C Plan	-	-	-
e	Others Specify	-	-	-
f	Existing BUA including staircase / lift / lift lobby / part of the building to be demolished as per individual plan out of (a) or (b) or (c) or (d) or (e) or (f)	-	562.14	562.14
g	Existing BUA accepted for existing fungible area for Rehab without charging premium from above	-	562.14	562.14
2	Permissible fungible area for rehab without charging premium (55% of 1.16 above)	-	196.75	196.75
3	Fungible Area available for Rehab Component	-	196.75	196.75
4	Fungible Area least in abundance / utilized	-	-	-
(B) SALE COMPONENT				
1	Permissible BUA	Not Permitted	Not Permitted	Not Permitted
2	Net Built-up area proposed (Sr. No. 4 of Table No. -3)	535.70	287.85	374.99
3	Permissible fungible area (55% of Sr. No. 6)	46.59	1,131.95	1,178.54
4	Fungible Area Permissible for Sale component (7-2)	36.31	239.43	275.74

1st FLOOR	
ADDITIONS	
A	18.35 X 8.05
TOTAL ADDITIONS	
1	3.20 X 0.60
2	3.90 X 1.00
3	4.40 X 4.70
4	1.20 X 0.90
5	3.50 X 0.55
6	6.40 X 1.60
TOTAL DEDUCTION	
7	39.23
GROSS BUILT-UP AREA (A-B)	
8	108.49
STAIRCASE / LIFT / LOBBY AREA	
S1	3.75 X 7.05
S2	0.15 X 0.35
S3	0.15 X 0.70
TOTAL STAIR/LIFT/LOBBY AREA	
9	27.05
BUILT-UP AREA (C-D)	
10	81.44
Society Office	
O1	3.35 X 3.35
Servant Toilet & Meter Room	
E1	1.20 X 2.30
E2	3.65 X 1.25
TOTAL AREA (F+G+H)	
11	18.54
NET BUILT-UP AREA (E-I)	
12	62.90

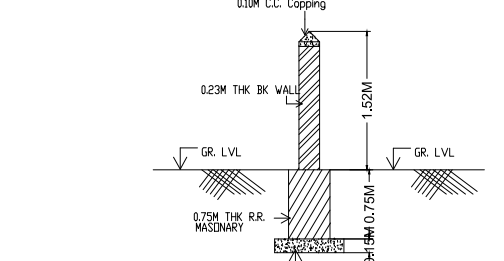
TABLE NO - I PROPOSED BUILT UP AREA STATEMENT									
Sr. No.	Wing	Floor No.	Proposed Built up Area (in sqmt)		Total (4+5) (in sqmt)	Staircase/ lift/ lobby area (in sqmt)	Flat/NR/Society Office/ Fitness Centre/Refuge area	Flat/NR/Society Office/ Fitness Centre/Refuge area	Flat/NR/Society Office/ Fitness Centre/Refuge area
			Commercial	Residential					
1	GR	Ground	62.90	62.90	125.80	32.19	Shop/Parking/Society office		
2	1st	1st	126.69	126.69	253.38	28.36	Flats / Fitness Center		
3	2nd	2nd	126.69	126.69	253.38	28.36	Flats / Fitness Center		
4	3rd	3rd	126.69	126.69	253.38	28.36	Flats / Fitness Center		
5	4th	4th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
6	5th	5th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
7	6th	6th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
8	7th	7th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
9	8th	8th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
10	9th	9th	126.69	126.69	253.38	28.36	Flats / Fitness Center		
Excess Area									
11	Total BUA Proposed		62.90	1,525.47	1,588.37	259.07			
12	Fungible Compensatory Area		16.31	393.52	409.83				
13	Net BUA Proposed (2-3)		46.59	1,131.95	1,178.54				
14	Fitness Centre					31.77	Excess BUA		Nil
15	Society Office					20	Excess BUA		Nil
16	Amenity area/ BUA in sqmt (Reg 14A OR 14B)					Nil			Nil
17	IN/PH provided					Nil			Nil
18	Refuge Area					Nil			Nil

PARKING SPACES STATEMENT														
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq. mt.				No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces					Total Parking	
			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.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9 for 1 7/5)	(10 for 1 7/5)	(11 for 1 7/5)	(12 for 1 7/5)	(13)	(14)	(15)
1	(A)	Residential:												
		Gr.												
		1	56.58	-	59.86	-	2.00	-	2.00	-	-	-	-	-
		2	56.58	31.90	59.86	-	3.00	1.00	2.00	-	-	-	-	-
		3	56.58	43.10	59.86	-	3.00	1.00	2.00	-	-	-	-	-
		4	56.58	43.10	59.86	-	3.00	1.00	2.00	-	-	-	-	-
		5	56.58	46.34	59.86	-	3.00	-	3.00	-	-	-	-	-
		6	56.58	46.34	59.86	-	3.00	-	3.00	-	-	-	-	-
		7	56.58	47.50	59.86	-	3.00	-	3.00	-	-	-	-	-
		8	56.58	48.66	59.86	-	3.00	-	3.00	-	-	-	-	-
		9	56.58	48.66	59.86	-	3.00	-	3.00	-	-	-	-	-
2	Total Residential Tenements (For Tenement Density)						26.00	3.00	23.00	-	-	-	-	-
3	Required Parking Spaces (From 2 Above)							0.75	11.50	-	-	-	12.25	-
4	10% Visitors parking (3+2 Nos.)												1.25	-
5	Total Required Parking Spaces for Residential Tenements (3+4)												13.48	-
6	Total Parking Spaces Permissible (Tenement wise & Shall not be more than Nos of 1/5)												26.00	-
7	(B) Commercial:													
8	Description													
9	a) Blank													
10	b) Convenience shopping												35.48	0.24
11	c) Others												22.37	0.45
12	Total													
13	d) 10% Visitors (Min 2 Nos.)												0.68	0.08
14	Total Required Parking Spaces for Commercial User												2.68	0.68
15	Total Parking Spaces Required for Res. + Comm. = (5+13)												16.80	1.60
16	Maximum free permissible parking spaces												16.80	1.60
17	Maximum free permissible parking spaces												16.80	1.60
18	Maximum free permissible parking spaces												16.80	1.60
19	Maximum free permissible parking spaces												16.80	1.60
20	Maximum free permissible parking spaces												16.80	1.60
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22	Maximum free permissible parking spaces												16.80	1.60
23	Maximum free permissible parking spaces												16.80	1.60
24	Maximum free permissible parking spaces												16.80	1.60
25	Maximum free permissible parking spaces												16.80	1.60
26	Maximum free permissible parking spaces												16.80	1.60
27	Maximum free permissible parking spaces												16.80	1.60
28	Maximum free permissible parking spaces												16.80	1.60
29	Maximum free permissible parking spaces												16.80	1.60
30	Maximum free permissible parking spaces												16.80	1.60
31	Maximum free permissible parking spaces												16.80	1.60
32	Maximum free permissible parking spaces												16.80	1.60
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36	Maximum free permissible parking spaces												16.80	1.60
37	Maximum free permissible parking spaces												16.80	1.60
38	Maximum free permissible parking spaces												16.80	1.60
39	Maximum free permissible parking spaces												16.80	1.60
40	Maximum free permissible parking spaces												16.80	1.60
41	Maximum free permissible parking spaces												16.80	1.60
42	Maximum free permissible parking spaces												16.80	1.60
43	Maximum free permissible parking spaces												16.80	1.60
44	Maximum free permissible parking spaces												16.80	1.60
45	Maximum free permissible parking spaces												16.80	1.60
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66	Maximum free permissible parking spaces												16.80	1.60
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69	Maximum free permissible parking spaces												16.80	1.60
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71	Maximum free permissible parking spaces												16.80	1.60
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92	Maximum free permissible parking spaces												16.80	1.60
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94	Maximum free permissible parking spaces												16.80	1.60
95	Maximum free permissible parking spaces												16.80	1.60
96	Maximum free permissible parking spaces												16.80	1.60
97	Maximum free permissible parking spaces												16.80	1.60
98	Maximum free permissible parking spaces												16.80	1.60
99	Maximum free permissible parking spaces												16.80	1.60
100	Maximum free permissible parking spaces												16.80	1.60

SHOP NO. 01 (GR. FLOOR)	
01	3.35 X 6.30
02	1.05 X 1.20
TOTAL AREA	22.37

SHOP NO. 02 (GR. FLOOR)	
01	3.05 X 5.70
02	0.95 X 1.55
TOTAL AREA	16.38

SHOP NO. 03 (GR. FLOOR)	
01	3.05 X 4.95
02	1.05 X 1.20
TOTAL AREA	18.65



PROPOSAL AS PER REG. 30(A) OF DCPR 2034		01 / 04
FILE NO.: P-16569/2023/R/C Ward/F.P.		
PROFORMA - A		
AREA STATEMENT		Total Built Up
1	AREA OF PLOT (AS PER PRC.)	535.70
2	AREA AS PER REGULATION	535.70
3	Area of Reservation in Plot	-
4	Area of Road in Plot	-
5	Area of Plot	-
6	DEDUCTIONS FOR	
(A)	For Reservation Road area	-
(B)	For Reservation in Plot	-
(C)	For Reservation in Plot	-
(D)	For Reservation in Plot	-
(E)	For Reservation in Plot	-
(F)	For Reservation in Plot	-
(G)	For Reservation in Plot	-
(H)	For Reservation in Plot	-
(I)	For Reservation in Plot	-
(J)	For Reservation in Plot	-
(K)	For Reservation in Plot	-
(L)	For Reservation in Plot	-
(M)	For Reservation in Plot	-
(N)	For Reservation in Plot	-
(O)	For Reservation in Plot	-
(P)	For Reservation in Plot	-
(Q)	For Reservation in Plot	-
(R)	For Reservation in Plot	-
(S)	For Reservation in Plot	-
(T)	For Reservation in Plot	-
(U)	For Reservation in Plot	-
(V)	For Reservation in Plot	-
(W)	For Reservation in Plot	-
(X)	For Reservation in Plot	-
(Y)	For Reservation in Plot	-
(Z)	For Reservation in Plot	-
7	Total Deduction: 2 (A) + 2 (B) + 2 (C) + 2 (D) + 2 (E) + 2 (F) + 2 (G) + 2 (H) + 2 (I) + 2 (J) + 2 (K) + 2 (L) + 2 (M) + 2 (N) + 2 (O) + 2 (P) + 2 (Q) + 2 (R) + 2 (S) + 2 (T) + 2 (U) + 2 (V) + 2 (W) + 2 (X) + 2 (Y) + 2 (Z)	535.70
8	Net area of the plot (1) - (7)	1.00
9	ADDITIONAL INCENTIVE BUA FOR THE LAND TO BE HADED OVER	
(A)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(B)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(C)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(D)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(E)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(F)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(G)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(H)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(I)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(J)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(K)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(L)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(M)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(N)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(O)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(P)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(Q)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(R)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(S)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(T)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(U)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(V)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(W)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(X)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(Y)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
(Z)	As per 30A and 30B above with in cap of 'ADMISSIBLE' TDR' as column 6 of Table - 12	-
10	Permissible BUA (1) - (9)	1,178.54
11	Total BUA Proposed	1,178.54
12	Permissible BUA (1) - (9)	1,178.54
13	Permissible BUA (1) - (9)	1,178.54
14	Permissible BUA (1) - (9)	1,178.54
15	Permissible BUA (1) - (9)	1,178.54
16	Permissible BUA (1) - (9)	1,178.54
17	Permissible BUA (1) - (9)	1,178.54
18	Permissible BUA (1) - (9)	1,178.54
19	Permissible BUA (1) - (9)	1,178.54
20	Permissible BUA (1) - (9)	1,178.54
21	Permissible BUA (1) - (9)	1,178.54
22	Permissible BUA (1) - (9)	1,178.54
23	Permissible BUA (1) - (9)	1,178.54
24	Permissible BUA (1) - (9)	1,178.54
25	Permissible BUA (1) - (9)	1,178.54
26	Permissible BUA (1) - (9)	1,178.54
27	Permissible BUA (1) - (9)	1,178.54
28	Permissible BUA (1) - (9)	1,178.54