

F.S.I STATEMENT (REHAB + SALE)													
BUILDING	FLOOR	F.S.I. COMMERCIAL REHAB	F.S.I. AS PER P-LINE AREA COMM. SALE	F.S.I. RESIDENTIAL REHAB	F.S.I. AS PER P-LINE AREA RES. SALE	F.S.I. AS PER P-LINE AREA COMM. SALE	F.S.I. AS PER P-LINE AREA RES. SALE	PROPOSED BALCONY REHAB	PROPOSED STAIRCASE REHAB	PROPOSED PASSAGE REHAB	PROPOSED FIRE REHAB	PROPOSED REGULAR REHAB	PROPOSED LIFT REHAB
BASEMENT+L.GROUND+U.GROUND+MEZZ+STILT+12 FLOORS	L.GROUND	224.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	U.GROUND	188.35	182.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	MEZZANINE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	STILT	43.42	277.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	FIRST	0.00	0.00	118.57	344.10	17.79	18.01	42.20	11.03	10.82	8.08	0.00	0.00
	SECOND	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	THIRD	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	FOURTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	FIFTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	SIXTH	0.00	0.00	145.57	301.08	21.84	20.91	40.45	11.03	10.82	8.08	0.00	0.00
	SEVENTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	EIGHTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	NINTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	TENTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
	ELEVENTH	0.00	0.00	145.57	301.08	21.84	20.91	40.45	11.03	10.82	8.08	0.00	0.00
	TWELTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08	0.00	0.00
TOTAL		466.87	662.30	1972.20	4043.16	296.83	271.42	487.15	132.36	125.84	140.20	12.29	8.66
		7034.23											

F.S.I STATEMENT (REHAB)											
FLOOR	F.S.I. COMMERCIAL REHAB	F.S.I. RESIDENTIAL REHAB	PERMISSIBLE BALCONY	PROPOSED BALCONY	PROPOSED STAIRCASE		PASSAGE	LIFT	LIFT MC ROOM	TOTAL UNIT RESI.	TOTAL UNIT COMM.
—					FIRE	REGULAR					
L.GROUND	224.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0	12
U.GROUND	188.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.83	0	14
MEZZANINE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.83	0	0
STILT	43.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.83	0	2
FIRST	0.00	118.57	17.79	18.01	11.03	10.82	42.20	12.83		4	0
SECOND	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
THIRD	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
FOURTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	4.03 X 3.05	6	0
FIFTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
SIXTH	0.00	145.57	21.84	20.91	11.03	10.82	40.45	8.08		5	0
SEVENTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
EIGHTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
NINTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
TENTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
ELEVENTH	0.00	145.57	21.84	20.91	11.03	10.82	40.45	8.08		5	0
TWELTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08		6	0
TOTAL	466.87	1972.20	296.83	271.42	132.36	129.84	487.18	140.20	12.29	68	28
		2428.77									98

F.S.I STATEMENT (SALE)						
FLOOR	F.S.I. AS PER P-LINE AREA COMM.	F.S.I. AS PER P-LINE AREA RESL.	LIFT	LIFT MC ROOM	TOTAL UNIT COMM.	TOTAL UNIT RESL.
L.GROUND	0.00	0.00			0	0
U.GROUND	182.64	0.00			0	0
MEZZANINE	102.38	0.00			0	0
STILT	277.28	0.00			0	0
FIRST	0.00	344.10	8.66	4.86 X 3.26	0	05
SECOND	0.00	344.10			0	05
THIRD	0.00	344.10			0	05
FOURTH	0.00	344.10			0	05
FIFTH	0.00	344.10			0	05
SIXTH	0.00	301.08			0	04
SEVENTH	0.00	344.10			0	05
EIGHTH	0.00	344.10			0	05
NINTH	0.00	344.10			0	05
TENTH	0.00	344.10			0	05
ELEVENTH	0.00	301.08			0	04
TWELTH	0.00	344.10			0	05
TOTAL	662.30	4043.16	8.66	15.84	16	58

TDR CALCULATION													
A	TOTAL S.R.A TENEMENT ON SITE												
B	MIN. REHAB. AT 360 TENT. PER HECTARE (1366.89 X 360TH)												
C	NEW RESIDENTIAL ELIGIBLE TENEMENTS (NOS)												
D	NEW COMMERCIAL ELIGIBLE TENEMENTS (NOS)												
E	TENEMENTS TO BE HANDED OVER TO S.R.A												
F	TOTAL TENEMENTS PROPOSED												
G	TOTAL FSI + PROPOSED BALCONY (2428.77+271.42)												
H	35% OF TOTAL FSI + PROPOSED BALCONY (G X 35%)												
I	PASSAGE + STAIRCASE + FIRE STAIRCASE + LIFT + LIFT MC ROOM (487.15+129.84+132.36+140.20+12.29)												
J	MINIMUM AREA CONSIDERED												
K	BALWADI + WELFARE CENTER (25SQ.M + 25SQ.M)												
L	SOCIETY OFFICE + TOILET (12 SQ.M + 4 SQ.M)												
M	TOTAL REHAB CONSTRUCTION AREA (G + J + K + L)												
N	TDR RATIO AS PER NEW POLICY WEIGHTAGE AVQ (17/12/2018)												
O	FREE SALE COMPONENT (M X N)												
P	TOTAL SCHEME AREA GENERATED (M + O)												
Q	MAXIMUM PERMISSIBLE IN SITU F.S.I. (1284.20 X 4) + R.W.(102.89 X 4)												
R	T.D.R GENERATED (P - Q)												

PLOT AREA CALCULATION C.T.S. 367,368,369 BY TRIANGULATION METHOD IN SQ.M.					
TAG	0.00	M	M		SQ.M
A	0.50	x	45.75	x	3.27 = 74.80
B	0.50	x	45.75	x	14.86 = 339.92
C	0.50	x	50.19	x	10.54 = 264.50
D	0.50	x	50.19	x	11.41 = 286.33
E	0.50	x	21.57	x	3.50 = 37.75
F	0.50	x	5.95	x	4.50 = 13.39
TOTAL PLOT AREA					= 1016.70

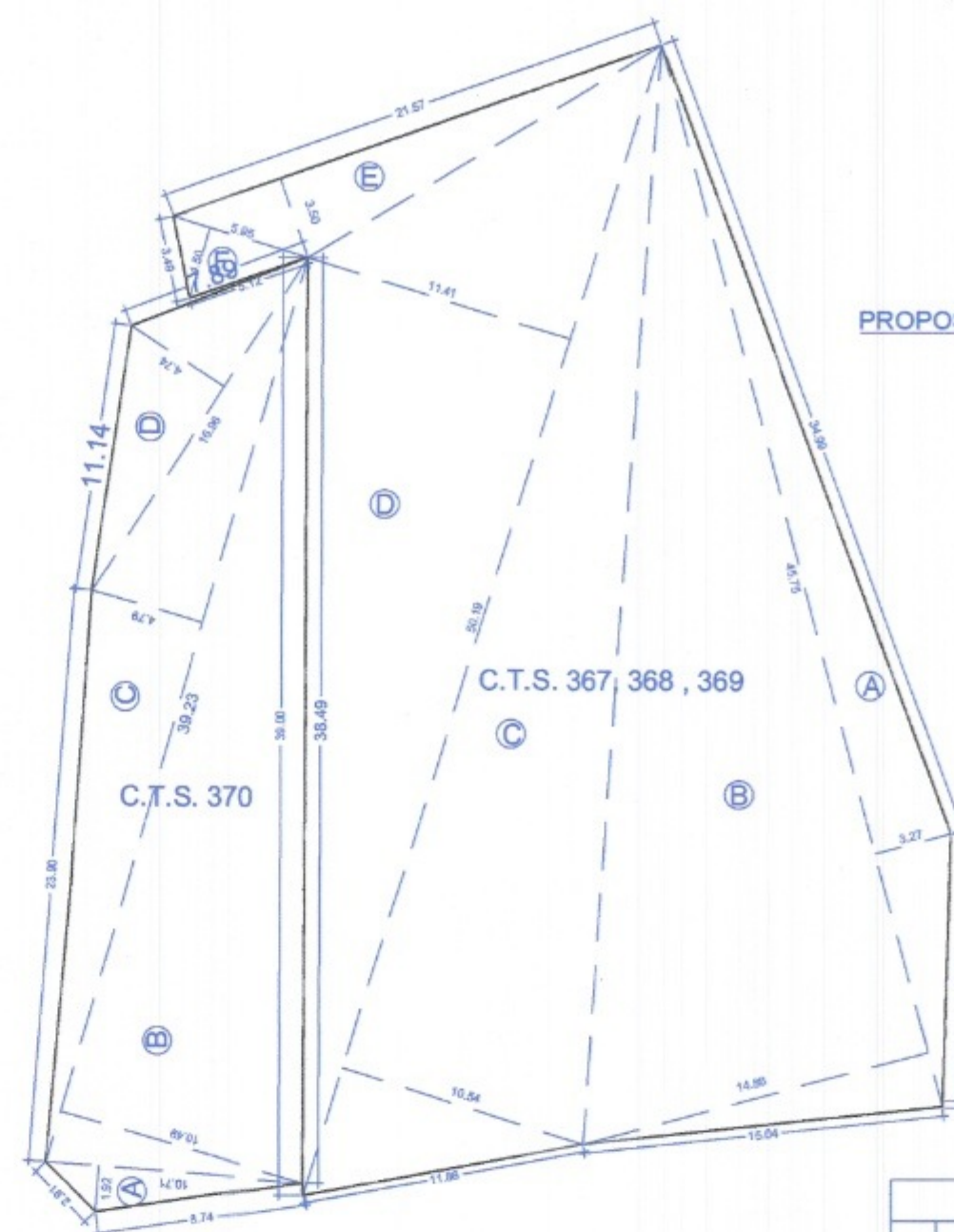
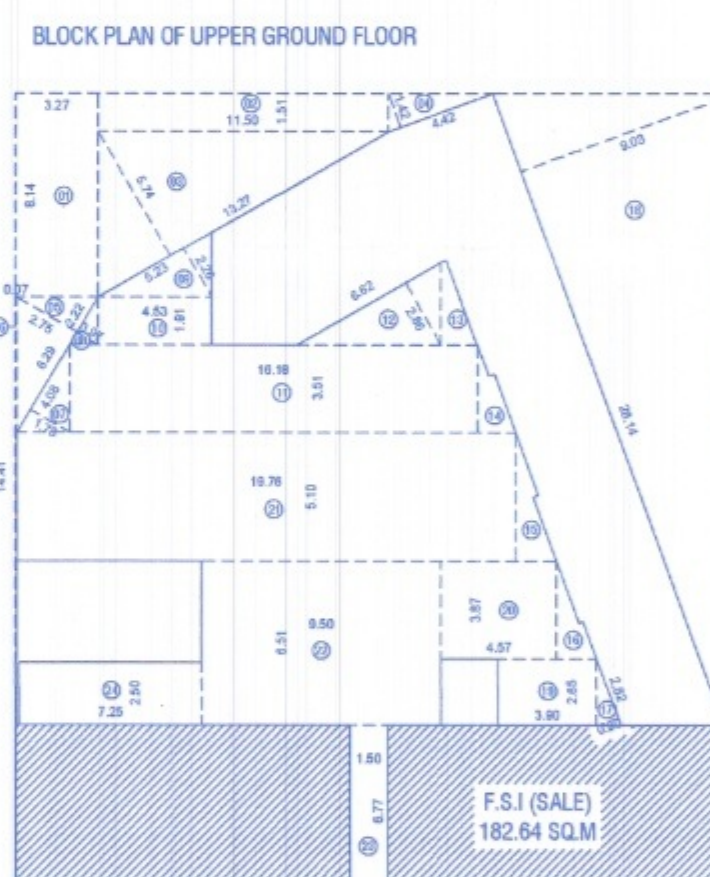


TABLE 1 (AS PER UDCPR-20)		
	AREA STATEMENT	SQ.M.
1.	AREA OF THE PLOT	1366.89
2.	BASIC F.A.R. PERMISSIBLE	4.00
3.	PERMISSIBLE F.S.I (S X 6)	5467.56
4.	F.S.I. PROPOSED FOR REHAB	
a.	PROPOSED F.S.I FOR REHAB	2428.77
b.	EXCESS BALCONY COUNTED IN F.S.I.	0.00
	TOTAL (a + b)	2428.77
5.	BALANCE F.S.I FOR FREESALE	3038.79
a.	ANCILLARY F.S.I PERMISSIBLE ON FREESALE (60% OF 11)	1823.27
7.	TOTAL F.S.I PERMISSIBLE FOR FREESALE	4862.06
8.	PROPOSED F.S.I FOR FREESALE	4605.46



AREA CALCULATION OF UPPER GROUND FLOOR					
AREA OF BLOCK	28.53	X	31.94	=	911.25
STANDARD DEDUCTIONS					
01	3.27	X	8.14	X	26.62
02	11.50	X	1.51	X	17.27
03	13.27	X	5.74	X	38.08
04	4.42	X	1.42	X	3.14
05	6.29	X	2.75	X	8.65
06	0.07	X	14.41	X	1.01
07	4.08	X	1.78	X	3.63
08	2.22	X	0.97	X	1.08
09	5.23	X	2.26	X	8.61
10	4.53	X	1.91	X	8.61
11	16.18	X	3.51	X	56.79
12	6.62	X	2.86	X	9.47
13	AS PER P LINE				2.77
14	AS PER P LINE				2.77
15	AS PER P LINE				4.12
16	AS PER P LINE				2.96
17	2.82	X	0.90	X	1.27
18	28.14	X	9.03	X	1.27
19	3.90	X	2.65	X	1.34
20	4.57	X	3.87	X	17.69
21	19.76	X	5.10	X	100.78
22	9.50	X	6.51	X	61.85
23	1.50	X	6.77	X	10.16
24	7.25	X	2.50	X	18.13
TOTAL					540.25
NET BUILT UP AREA					370.99