

0.50 X 13.95 X 2.12 X 1NO

0.50 X 5.51 X 1.75 X 1NO

0.50 X 14.22 X 5.35 X 1NO

0.50 X 14.25 X 1.70 X 1NO

0.50 X 25.22 X 12.36 X 1NO

0.50 X 29.94 X 7.29 X 1NO

0.50 X 29.94 X 8.81 X 1NO

0.50 X 27.89 X 15.71 X 1NO

0.50 X 28.29 X 3.37 X 1NO

0.50 X 28.29 X 3.49 X 1NO

0.50 X 26.88 X 4.13 X 1NO

0.50 X 25.52 X 4.21 X 1NO

0.50 X 24.69 X 9.44 X 1NO

SET-BACK AREA CALCULATION

TOTAL ADDITION

1/2 X 24.30 X 1.00 X 1NO = 12.15 SQ.MT.

1/2 X 24.19 X 1.00 X 1NO = 12.10 SQ.MT.

TOTAL ADDITION = 24.25 SQ.MT. X

PLOT AREA DIAGRAM SCALE:- 1:500

SET-BACK AREA DIAGRAM

SCALE:- 1:500

14.79 SQ.MT.

4.82 SQ.MT.

38.04 SQ.MT.

12.11 SQ.MT.

155.86 SQ.MT.

109.13 SQ.MT.

131.89 SQ.MT.

219.08 SQ.MT.

47.67 SQ.MT.

49.37 SQ.MT.

55.51 SQ.MT.

53.72 SQ.MT.

= 116.54 SQ.MT.

= 1076.10 SQ.MT. X

1/2 X 11.06 X 0.94 X 1NO

1/2 X 10.75 X 2.16 X 1NO

1/2 X 5.80 X 2.77 X 1NO

1/2 X 4.73 X 1.02 X 1NO

1/2 X 3.46 X 2.98 X 1NO

1/2 X 3.56 X 0.39 X 1NO

1/2 X 3.56 X 0.71 X 1NO

1/2 X 4.82 X 1.47 X 1NO

1/2 X 5.85 X 2.92 X 1NO

1/2 X 3.55 X 0.44 X 1NO

1/2 X 2.86 X 2.17 X 1NO

1/2 X 3.19 X 1.94 X 1NO

1/2 X 6.56 X 1.15 X 1NO

1/2 X 2.76 X 1.50 X 1NO

1/2 X 1.87 X 0.83 X 1NO

1/2 X 3.58 X 1.33 X 1NO

1/2 X 3.58 X 1.32 X 1NO

1/2 X 1.79 X 0.86 X 1NO

24 1/2 X 6.72 X 1.25 X 1NO = 4.20 SQ.MT.

28 1/2 X 1.86 X 1.30 X 1NO = 1.21 SQ.MT.

14 1/2 X 2.75 X 0.39 X 1NO

16 1/2 X 6.56 X 2.54 X 1NO

18 1/2 X 5.29 X 0.99 X 1NO

23 1/2 X 2.39 X 1.36 X 1NO

25 1/2 X 6.72 X 1.61 X 1NO

27 1/2 X 1.93 X 0.73 X 1NO

11.61 SQ.MT.

8.03 SQ.MT.

2.42 SQ.MT.

5.16 SQ.MT.

0.69 SQ.MT.

3.54 SQ.MT.

8.54 SQ.MT.

0.78 SQ.MT.

3.10 SQ.MT.

0.54 SQ.MT.

3.09 SQ.MT.

8.34 SQ.MT.

3.77 SQ.MT.

2.63 SQ.MT.

2.07 SQ.MT.

0.78 SQ.MT.

2.38 SQ.MT.

2.36 SQ.MT.

1.64 SQ.MT.

= 0.70 SQ.MT.

1.26 SQ.MT.

FLOOR	TOTAL B.U.A.
BASEMENT	
GROUND FLOOR	194.83 SQ.MT.
1ST FLOOR	302.44 SQ.MT.
2ND FLOOR	353.63 SQ.MT.
3RD FLOOR	349.45 SQ.MT.
4TH PARKING FLOOR	0.42 SQ.MT.
5TH PARKING FLOOR	0.42 SQ.MT.
6TH PARKING FLOOR	0.42 SQ.MT.
7TH PARKING FLOOR	0.42 SQ.MT.
8TH FLOOR (PART REFUGE)	80.31 SQ.MT.
9TH FLOOR	370.07 SQ.MT.
10TH FLOOR	338.03 SQ.MT.
11TH FLOOR	338.03 SQ.MT.
12TH FLOOR	338.03 SQ.MT.
13TH FLOOR	338.03 SQ.MT.
14TH FLOOR	338.03 SQ.MT.
15TH FLOOR (PART REFUGE)	247.40 SQ.MT.
16TH FLOOR	338.03 SQ.MT.
17TH FLOOR	338.03 SQ.MT.
18TH FLOOR	338.03 SQ.MT.
19TH FLOOR	338.03 SQ.MT.
20TH FLOOR	338.03 SQ.MT.
21ND FLOOR	349.14 SQ.MT.
22ND FLOOR (PART REFUGE	235.61 SQ.MT.
23RD FLOOR	349.14 SQ.MT.
24TH FLOOR	363.41 SQ.MT.
25TH FLOOR	363.41 SQ.MT.
26TH FLOOR	349.14 SQ.MT.
27TH FLOOR	363.41 SQ.MT.
28TH FLOOR	363.41 SQ.MT.
29TH FLOOR (PART REFUGE)	253.14 SQ.MT.
30TH FLOOR	363.41 SQ.MT.
31ST FLOOR	363.41 SQ.MT.
32ND FLOOR	363.41 SQ.MT.
33RDFLOOR	363.41 SQ.MT.
34TH FLOOR	363.41 SQ.MT.
35TH FLOOR	363.41 SQ.MT.
36TH FLOOR	363.41 SQ.MT.
36TH FLOOR TOTAL	363.41 SQ.MT. 10813.79 SQ.MT.

C.S. NO. 1816 & C.S. NO. 1825 A) Option I (AS PER FSI-3) 1)PLOT AREA C.S. NO. 1816 = 410.54 SQ.MT 2) PLOT AREA C.S. NO. 1825 = 665.56 SQ.MT = 1076.10 SQ.MT 3) TOTAL PLOT AREA C.S. NO. 1816 & 1825 = 3.00 4) PERMISSIBLE FSI 5) PERMISSIBLE BUILT UP AREA (1076.10 X 3.00) = 3228.30 SQ.MT 6) PLUS 8% ADDITIONAL REHAB AREA = 327.96 SQ.MT AS PER DCPR REG. NO. 33(7)5(b) (273.30 X 1.20) TOTAL PERMISSIBLE FSI (5 + 6) = 3556.26 SQ.MT B) Option II: ON INCENTIVE BASIS. (Rehab + 90% incentive) Total Carpet area required for fsi / Incentive purpose = 2656.04 Sq.mt 1) Rehab Resi.Carpet area required to rehabilitation of existing Tenants Certified by MHADA 2) Additional 8% area thereon (2656.04 x 8%) = 212.48 sq.mt (Subject to maximum carpert area 120.sq.mt) Total carpet area required for FSI Purpose (1 + 3) = 2868.52 sq.mt 4) BUA required for rehabilitation of Resi.existing tenants (2868.52x 1.20) = 3442.22 Sq.mt = 760.28 Sq.mt 5) Rehab Non-Resi.Carpet area required to rehabilitation of existing Tenants Certified by MHADA = 60.82 Sq.mt Additional 8% area thereon (760.28 x 8%) 7) Total carpet area required for FSI Purpose (5 + 6) = 821.10 sq.mt 8) BUA required for rehabilitation of N.R. existing tenants (821.10 x 1.20) = 985.32 Sq.mt 9) Total Permissible B.U.A. for FSI / Incentive purpose (4 + 8) = 4427.54 sq.mt 10) 90% incentive for sale (4427.54 x 90 %) = 3984.79 Sq.mt Total Permissible B.U.A. (9 + 10) 4427.54 + 3984.79 = 8412.33 sq.mt Since option-II is greater than option-I, therefore, 8412.33 Sq.Mt. built up area will be considered as permissible built up area. = 4427.54 sq.mt REHAB PERMISSIBLE AREA

= 3984.79 Sq.mt

SALE PERMISSIBLE AREA

REHAB RATIO = $\frac{4427.54}{8412.33}$ x 100 = 52.63 %

PERMISSIBLE F.S.I. STATEMENT (TABLE-II)

PERMISSIBLE & PROPOSED AR	EA STATEMENT IN S	Q.MT. (TABLE -	<u>III)</u>						
	BUILT UP AREA EXCLUDING FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE FUNGIBLE AREA IN SQ.MTR	PERMISSIBLE BUILT UP AREA WITH FUNGIBLE IN SQ.MTR	AREA EXCLUDING	PROPOSED FUNGIBLE AREA IN SQ.MTR	TOTAL PROPOSED BUILT UP AREA WITH FUNGIBLE AREA IN SQ.MTR	EXCESS AREA ADD IN SALE SALE FSI IN SQ.MTR	DEFECIT / BALANCE AREA IN SQ.MTR	
	1	2	3 (1+2)	4	5	6 (4 + 5)	7	8 (3-6)	
REHAB RESI. ncluding additional 8% area as per DCPR 2034)	3442.22	1204.78	4647.00	3442.22	1065.00	4507.22 (As per Table -I Column No. 19-20)	531.68	139.78 (DEFECIT)	< 279.41 SQ.MT.
REHAB N.R. ncluding additional 8% area as per DCPR 2034)	985.32	344.86	1330.18	985.32	205.23	1190.55 (As per Table -I Column No. 19-20)	0.00	139.63 (DEFECIT)	(DEFECIT)
SALE RESI.	3984.79	1394.68	5379.47	3984.79	1131.23	5116.02 (4584.34+531.68) (excess reheb area counted in sale fsl)	0.00	263.45 (balance area of sale fungible not claim at this stage)	
OTAL	8412.33	2944.32	11356.65	8412.33	2401.46	10813.79	531.68	542.86	

PARKING STATEMENT

80.00 SQMTR ABOVE 800 SQMT 351.77 Sq.mt.

NO. OF FLATS RULE NO PARKING REQ.

NO. OF FLATS RULE NO PARKING REQ.

800 sq.mt.

FOR N.R.

1 SPACE FOR EVERY 40.00 SQMTR UPTO 800 SQMT.

1 SPACE FOR EVERY

TOTAL REQUIRED

FOR RESI.

1 SPACE FOR EVERY 8 TENEMENT WITH CARPET

AREA UPTO 45 SQMTR. 1 SPACE FOR EVERY 4 TENEMENT WITH CARPET

AREA BETWEEN 45 TO 60 SQMTR. 1 SPACE FOR EVERY 2 TENEMENT WITH CARPET

AREA BETWEEN 60 TO 90 SQMTR. 1 SPACE FOR EVERY 1 TENEMENT WITH CARPET AREA ABOVE 90 SQMTR.

TOTAL

10% VISITORS

TOTAL REQUIRED

TOTAL CAR PARKING REQUIRED

TOTAL CAR PARKING PROVIDED

PERMISIBLE ADDITIONAL PARKING UPTO 50%

1151.77 - 800 = 351.77 SQ.MT.

PARKING REQ.		FLOOR	Upto 45	45 to 60	60 to 90	ABOVE 90	N.R. NET B.U.A.
20.00		GROUND					176.15
		1ST					296.35
4.39		2ND					337.65
24.39		3RD					341.62
2.44 NOS							
26.83 NOS			Ta .				
27.00 NOS	— А	8TH(REF.)	1				
		9TH	6	1			
		10TH	7				
		11TH	7				
(ING REQ.		12TH	7				
7.25		13TH	7				
		14TH	3	2	1		
11.75		15TH(REF.)	5				
		16TH	3	3			
24.00		17TH	3	3			
		18TH	3	3			
•		19TH	3	3			
43.00 NOS		20TH	3	3			
4.30 NOS		21ST		2	3		
47.30 NOS	D	22ND (REF.)		1	2		
47.00 NOS	—В	23RDTH		2	3		
74.00 NOS		24TH		2	3		
76.00 NOS		25TH		2	3		
The state of the s		26TH		2	3		
37.00 NOS.		27TH		2	3		
		28TH		2	3		
		29TH (REF.)		200	3		
		30TH		2	3		
		31ST		2	3		
		33ND		2	3		
		33RD		2	3		
		34TH		2	3		
		35TH		2	3		
		36TH		2	3		
		50111	58	47	48		1151.77
			TOTAL	15	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		/

FLAT STATEMENT (FOR PARKING)

	OUDHARI STACCIONES CARRENT REFERENCE CAL STACCION PROPERTICA REPUBLICAN CAL STACCION REPUBLICAN REPUBLICAN CAL STACCION REPUBLICAN REPUBLICAN CALLS ZUZZITZUIRZACIA -00'30'	DRA BHOIR SULFACE OF THE PART		CHANGES OF THE CASE OF THE CAS	等の対象を対象を対象を対象を では、1.2000年では、2.200年では、 では、3.200年では、2.200年では、2.200年では、 1.200年では、2.200年では、2.200年では、 1.200年では、2.200年では、2.200年では、2.200年では、 1.200年では、2.		
	SUB. ENG. (B.P.) CITY- XI	ASST. ENG. (B.P.) CITY-II	E	XE. ENG. (B.P.) C	ITY-III		
	PROFORM	A A (AS PER DCPR 20	34)				
A	AREA STATEMENT				IN SQ.METER		
-	Area of Plot (Plot Area of C.S. No. 1816 = 410.5 a) Area of Reservation in plot	54 SQ.M.+ Plot Area of C.S. No. 1825 = 665.5	6 SQ.M.)		1076.10		
-	b) Area of Road Set back				24.25		
	c) Any Reservation				•		
	Deduction for. For Reservation /Road Area				•		
8811	a) Road Setback Area to be handed over (1	100%) (Regulation No 16)			24.25		
t	b) Proposed D P Road to be handed over (1	100%) (Regulation No 16)			19 9		
-	c)(i) Reservation area to be handed over ((ii) Reservation area to be handed over as				•		
В	For Amenity area	s per Art (Regulation No 17)			•		
	a) Area of amenity plot / plots to be hander	d over as per DCPR 14(A)			•		
-	b) Area of amenity plot / plots to be hande	4					
	c) Area of amenity plot / plots to be handed Deductions for Existing BUA to be Retained		A /		-		
-	Existing BUA as per Regulation under which Total deductions : [{2(A)+2(B)}+(C) as an	A SOUR IN THE PROPERTY AND A TOUR TOUR TOUR TO			24.25		
	Balance area of plot (1 minus 3)	io which applicable.]			1051.85		
5.	Addition for Floor Space Index				1.		
-	2a. 100 %			-	24.25		
,	2b. 100 % Plot area under Development after areas to	-			•		
1	Appropriate Authority as per Sr. No.4 above	-			1076 46		
	Total Area (4 + 5) Zonal (basic) FSI [0.50 or 0.75 or 1 or 1.33	3 or 3 or Incentive as per DCR 33 (7)1	(As per Table -II)		1076.10 INCENTIVE		
1	Appropriate Authority as per Sr. No.4 above	e					
8. F	Floor Space Index Permissible as per DCPR	. 33 (/) (AS per Table II)			8412.33		
	Built up equal to area of land handed over				ÿ ≅ :		
	(i) As per 2(A) and 2(B) except 2(A)(c)(ii)a as column 6 of table-12 on remaining / bala	Character and the State of the			31.00		
-	(ii) in case of 2(A) (c) ii permissible over ar		Recursion scale		:: = :		
100000	Built up Area In lieu of Cost of construction (within the limit of permissible BUA on rem	2017년 - 2011일 17일 : 172			12 - .		
-00-000	Built up Area due to " Additional FSI on pa of Regulation No 30(A) on remaining / bala	[10] [10] [10] [10] [10] [10] [10] [10]	2		7.0		
	Built up Area due to admissible" TDR" as po and 32 on remaining / balance plot.	er Table No 12 of Regulation No 30(A)					
_	Permissible BUA as per Incentive FSI				8412.33		
14. F	Proposed BUA				8412.33		
	Existing Floor Area				7407 **		
	Purely Residential Built up Area Remaining non residential built up area				7427.01 985.32		
	Fungible Compensatory Area as per Regula	ition No.31(3)		Permissible	Proposed		
a) i) Permissible / Proposed fungible Compensatory without charging premium	area for Rehab component	REHAB RESI.	1201170	1065.00		
			REHAB N.R. TOTAL REHAI	344.86 3 1549.64	205.23 1270.23		
F	il Dormicelhia / Description	aren hu sheeste a south	SALE RESI.	1394.68	1131.23		
	i) Permissible / Proposed fungible Compensatory Total fungible built up area vide der 33(3) :	00000000000000000000000000000000000000			0.0000000000000000000000000000000000000		
_	Total fungible built up area vide dcr 33(3) = Total BUILT UP area proposed including Fur	nerve as		2944.32 11356.65	2401.46 10813.79		
ı	REHAB DEFECIT AREA				279.41		
-	SALE BALANCE AREA fsi consumed on Gross Plot [14/1]				263.45 7.81		
	Other requirements				•		
	Reservation/Designation						
-	a)Name of Reservation b)Area of Reservation affecting the plot				•		
-	c)Area of Reservation land to be handed/ha				(-)		
-	d)Built up area of Amenity to be handed ov e)Area /Built up area of Designation.	ver as per Regulation No. 17.			•		
	Plot area /Built up Amenity to be Handed O	Iver as per Penulation No			<u> </u>		
	(i) 14(A)	vei as per regulation No.			(;₩)		
-		ver as per regulation no.					
	(ii) 14(B) (iii) 15	ver as per regulation no.			•		
((ii) 14(B)			70			
(c) F	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement			To Aller	- -		
(c) F	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in	n Layout/Plot as per Regulation No. 27		To The state of th	- -		
(C) F	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (sii)Area available for tenements [(i) minus	Layout/Plot as per Regulation No. 27 shop etc)		To Alley	- -		
(C) F	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (sii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene	h Layout/Plot as per Regulation No. 27 shop etc) (ii)] ements/hectare)		To Aller	- -		
(C) F	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (sii)Area available for tenements [(i) minus	h Layout/Plot as per Regulation No. 27 shop etc) (ii)] ements/hectare)		To Aller	- -		
(C) F (D) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	(iii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (si) (iii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car	shop etc) (ii)] ements/hectare) n the plot	;)				
(C) F (D) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	(iii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (solid) (so	shop etc) (ii)] ements/hectare) the plot Scooter/Motor cycle Outsiders (visitors	3)				
(C) F (D) 1 (C) (E) F (C)	(iii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (si) (iii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car	shop etc) (ii)] ements/hectare) the plot Scooter/Motor cycle Outsiders (visitors	;)				
(C) F (D) 1 (O)	(iii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (sii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car (ii)Covered garage permissible (iii)Covered garages proposed Car/Scooter/(iv)Total parking provided Transport Vehicles Parking	shop etc) (ii)] ements/hectare) n the plot Scooter/Motor cycle Outsiders (visitors /Motor Cycle Outsider(Visitors)	3)				
(C) F (D) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	(iii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (si) (iii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car (ii)Covered garage permissible (iii)Covered garages proposed Car/Scooter/ (iv)Total parking provided	shop etc) (ii)] ements/hectare) n the plot Scooter/Motor cycle Outsiders (visitors /Motor Cycle Outsider(Visitors)	;)				
(C) F (D) 7 (C)	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (si) (iii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car (ii)Covered garage permissible (iii)Covered garages proposed Car/Scooter/ (iv)Total parking provided Transport Vehicles Parking (i)Spaces for transport vehicles parking required No. of transport vehicles parking statements (ii)Total No. of transport vehicles parking statements	shop etc) (ii)] ements/hectare) In the plot Scooter/Motor cycle Outsiders (visitors /Motor Cycle Outsider(Visitors) quired by Regulations spaces provided (7) PROPOSED	WORK- RED FILLED	IN To The state of			
(C) F (D) (1) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	(ii) 14(B) (iii) 15 Requirement of Recreational Open Space in Tenement Statement (i)Proposed built up area (ii)Less deduction of Non-residential area (state) (iii)Area available for tenements [(i) minus (iv)Tenements permissible (Density of tene (v)Total number of Tenements proposed or Parking statement (i)Parking required by Regulations for- Car (ii)Covered garage permissible (iii)Covered garages proposed Car/Scooter/ (iv)Total parking provided Transport Vehicles Parking (i)Spaces for transport vehicles parking required No. of transport vehicles parking states are the control of the contr	shop etc) (ii)] ements/hectare) In the plot Scooter/Motor cycle Outsiders (visitors) Motor Cycle Outsider(Visitors) Quired by Regulations paces provided (7) PROPOSED (8) DRAINAGE 8 (9) WATER SUP	WORK- RED FILLED	IN RED DOTTED			
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Approved Subject to conditions Mentioned in the file No. - P-5471/2020 (1816 & 1825) / C WARD / Bhuleshwar