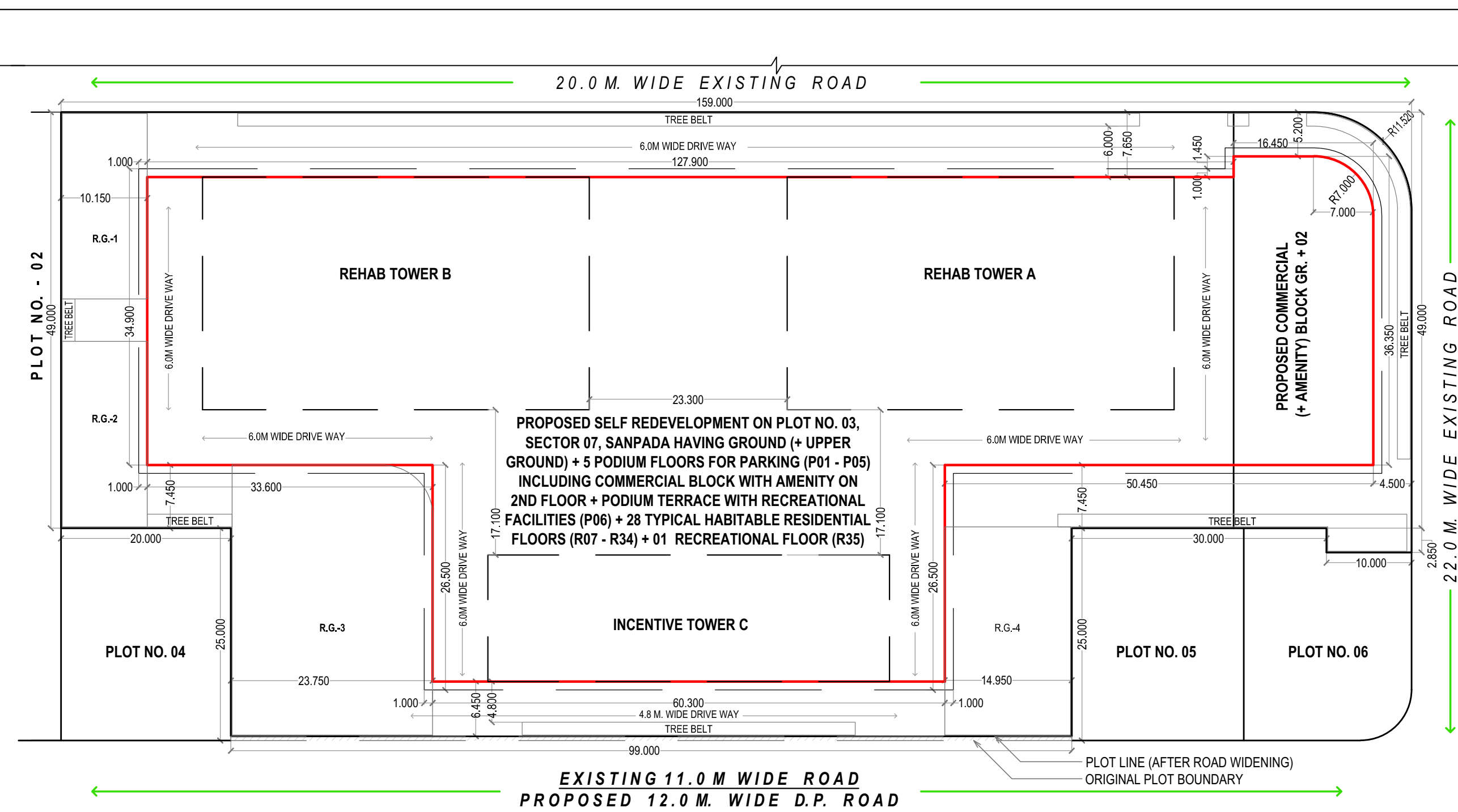




COMPUTATION OF PERMISSIBLE BUA & (FSI) AS PER PROVISIONS OF UDCTP INCLUDING REG. NO. 10.10.2				
SR.NO.	PARTICULARS	DETAILS	UNITS	REMARKS
1	GROSS PLOT AREA UNDER REDEVELOPMENT	10268.00	SQM.	As per CDCO Condominium Plan
2	UNDERGROUND PROVISIONS AND PROVIDING	10268.00	SQM.	As per CDCO Development Chie
3	PLOT AREA APPLICABLE FOR REDEVELOPMENT (FOR COMPUTATION OF FSI)	10268.00	SQM.	As per Clause 30.3 of Reg. No. 10.10.2
4	WIDTH OF ACCESS ROAD	22.00	M.	As per Draft Development Plan
5	BASIC FSI	1.500		As per Sec. 10.10.2, B. Reg. No. 10.10.2
5	BUILT UP AREA (BUA) BASED ON BASIC FSI	15396.00	SQM.	As per Sec. 1.1X Sec. No. 5
6	CARPET AREA (16% ICA) (MIFA) OF SHOPS	86.380	SQM.	As per CDCO Tenement Plan
7	EXISTING TENEMENTS (HYPOTHE)	100.00		As per CDCO Condominium Plan

Project Specific Notes :

1. As per conditions prescribed in the Environmental Clearance (EC) & Green Building Pre-Certification, electrical points for charging of electric vehicles @ 20% of the total required parking (cars & scooters) (i.e. 216 cars & 132 scooters)
2. as per green building norms, 194 slots for bicycle parking have been provided
3. following abbreviations have been used in this drawing:
 - a. ED - Electrical Duct, b. FD - Fire Duct
 - c. ELV - Extra Low Voltage Duct, d. GC - Garbage Chute,
 - e. SC - Security Cabin

6.a	AUTHORIZED EXTENSION AREA, IF ANY			Association/Security Records
6.a	APPLICABLE EXISTING CA (ALL TENEMENTS)	8638.000	SQ.M	Sr. No. 6.c & Sr. No. 6.d
	FOR COMPUTATION OF ENTITLEMENT			
7	COMPUTATION OF ENTITLEMENT AREA (AS CA) AS PER REG. NO. 10.10.2			
7.a	BASIC ENTITLEMENT PER TENEMENT	116.613	SQ.M	As per Clause 2(A)(i), Reg. No. 10.10.2
7.b	ADDITIONAL ENTITLEMENT PER TENEMENT (10% of Existing CA)	8.638	SQ.M	As per Clause 2(A)(ii) & Table 10 of Reg. No. 10.10.2
7.c	APPLICABLE ENTITLEMENT PER TENEMENT (SUM OF BASIC & ADDITIONAL ENTITLEMENT)	125.251	SQ.M	Sr. No. 7.a & Sr. No. 7.b
7.d	TOTAL APPLICABLE ENTITLEMENT	12525.100	SQ.M	Sr. No. 6.b & Sr. No. 7.c

AREA STATEMENT :	
Applicable Regulation No. 10.10.2 of UDCPR	
1. AREA OF PLOT [minimum area of a, b and c below]	10266.000 SQ.M.
(a) AS PER OWNERSHIP DOCUMENT [LEASE AGREEMENT]	10266.000 SQ.M.
(b) AS PER MEASUREMENT SHEET [DEMARCATON PLAN]	10266.000 SQ.M.
(c) AVAILABLE ON SITE	10266.000 SQ.M.
2. DEDUCTION FOR:	
(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA	49.500 SQ.M.

1. ANY D.V. RESERVATION AREA	0.00	00.00	S.Q.
TOTAL DEDUCTION (a + b above)		49.50	S.Q.
3.a. BALANCE AREA OF PLOT 11 - 7		10216.90	S.Q.
1.1.7.1 PLOT AREA APPLICABLE FOR REDEVELOPMENT/COMPUTATION OF FSI		10216.90	S.Q.
4. AMENITY SPACE		0.00	00.00
(a) REQUIRED - 5% OF PLOT AREA (As per No. 10.2.2.3 v)		513.30	S.Q.
(b) ADJUSTMENT OF PLOT, IF ANY		0.00	00.00
(c) BALANCE AMENITY SPACE		0.00	00.00
5. NET PLOT AREA (3 - 4(c))		10266.00	S.Q.
6. RECREATIONAL OPEN SPACE (If applicable)		0.00	00.00
(a) REQUIRED - 15% AS PER No. 10.1.2.2 (on 10216.50 sq m)		1532.40	S.Q.
(b) PROPOSED		1532.40	S.Q.
7. INTENSIFIED ROAD AREA		0.00	00.00
8. PLOTTABLE AREA (If applicable)		N/A	
9. BUILT UP AREA (As per No. 10.1.0.2)			
(a) Basic F.S.I. (PARA 2.3. N.O.B. Reg. No. 10.1.0.1)		1.500	
(b) BASIC BUILT UP AREA (S. No. 3 x 3.6 x F.S.I.)		15399.00	S.Q.
(c) BUILT UP AREA (S. No. 3 x 3.6 x 102 of Reg. No. 10.1.0.2)		15399.00	S.Q.
(d) PERMISSIBLE BUA As per No. 10.1.0.2 (S. No. 3 x 3 x 1)		30798.00	S.Q.
12.e.2 Capital Area (CA) of Existing Tenement (MOFA)		86.38	S.Q.
12.b Number of Existing Tenement		100	
13.a Basic Existing Tenement (35% of CA of Existing Tenement)		116.63	S.Q.
13.b Existing Tenement (65% of CA of Existing Tenement)		186.81	S.Q.
13.c Total Existing Tenement (30 + 48K)		125.25	S.Q.
14. CA (MOFA) of proposed single 4BHK Unit in Rehab tower		174.82	S.Q.
15. CA (MOFA) of proposed single 2BHK Unit in Rehab tower		72.68	S.Q.
16. Proposed Rehabilitation		48.34	S.Q.
17. Proposed Built-up Area (BUA) of Single in Rehab Building		740.36	S.Q.
18. BUA required for Entitlement Unit 1 [17X13 c16]		187.40	S.Q.
19. BUA required for Entitlement 1000 Units		18745.00	S.Q.
20. Proposed Common BUA In Project (1049.49 / 1.90)		578.94	S.Q.
21. Total BUA for Rehabilitation		19230.34	S.Q.
22. Incentive BUA (400% of admissible Rehab Area)		13738.75	S.Q.
23. Sum of BUA for Rehab + Incentive Area		36769.60	S.Q.
24. BUA as per 10C of Sum of BUA for Rehab + Incentive which is more		36769.60	S.Q.
25. 7% Incentive for Green Bldg. on Basic FSI (Reg. No. 7.10)		1073.90	S.Q.
26. Total Permissible BUA for Rehab + Incentive Area		38843.50	S.Q.
27. Total Permissible Built-up Area (Exc. Ancillary/More than 11a)		38738.00	S.Q.

