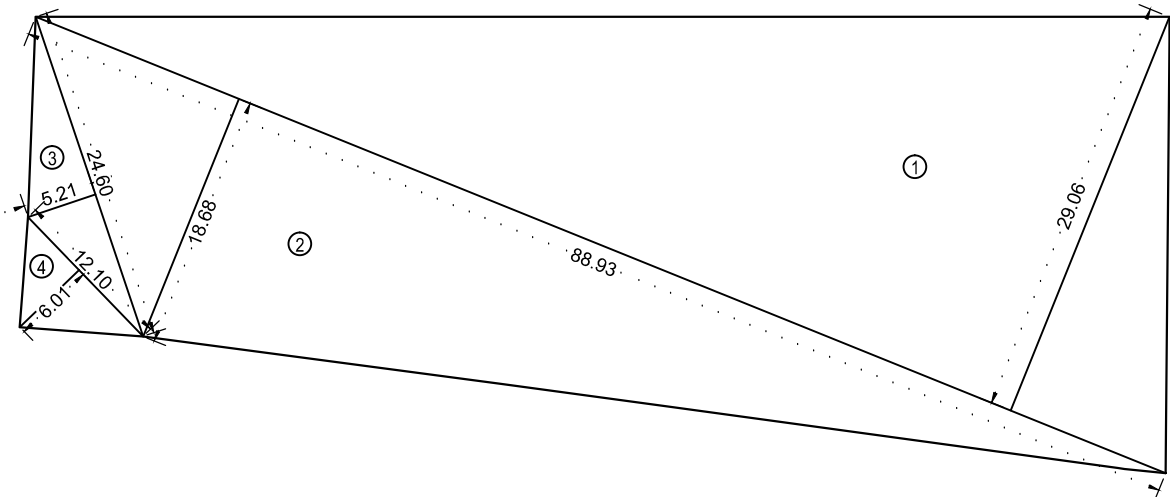


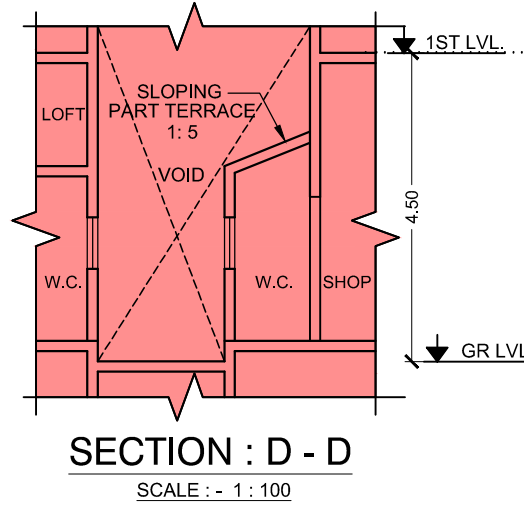


PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

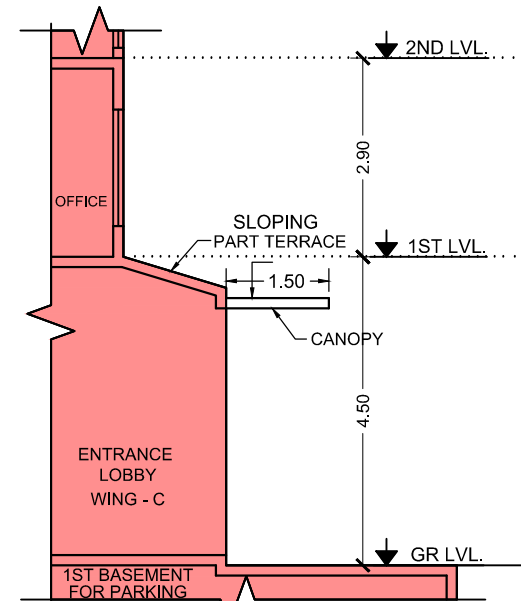
PLOT AREA CALCULATION									
ADDITIONS									
1	88.03	X	29.06	X	0.50	=	1292.15	SQ.MT.	
2	88.03	X	16.88	X	0.50	=	830.61	SQ.MT.	
3	24.60	X	5.21	X	0.50	=	64.08	SQ.MT.	
4	12.10	X	6.01	X	0.50	=	36.36	SQ.MT.	
TOTAL PLOT AREA							=	2223.20	SQ.MT.
PLOT AREA AS PER P.R.C.							=	2223.20	SQ.MT.

SE BACK AREA LINE DIAGRAM
SCALE :- 1 : 500

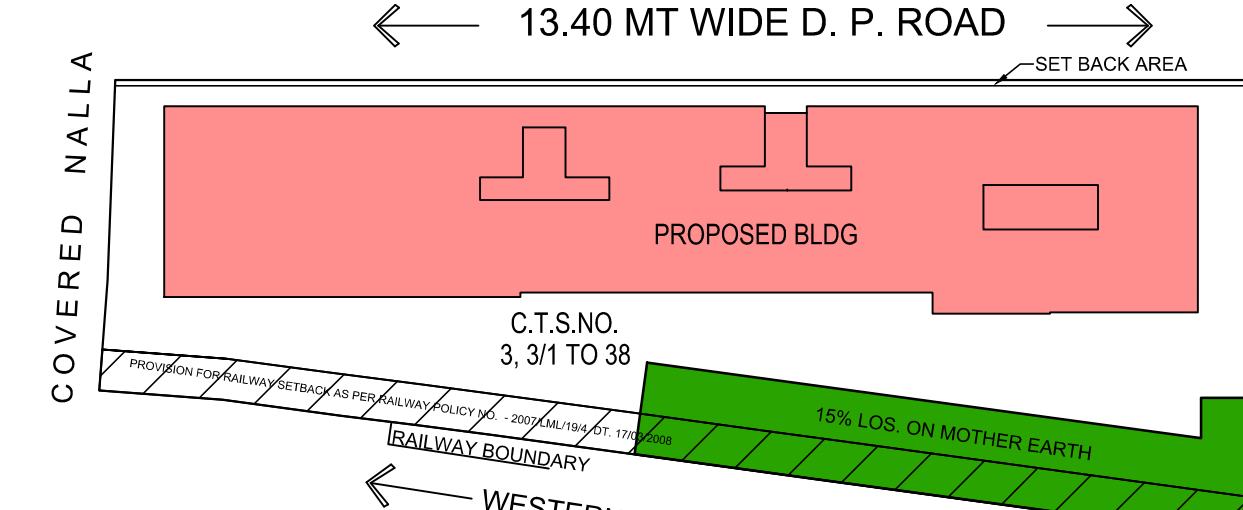
SET BACK AREA CALCULATION						
ADDITIONS						
1	1/2 X 77.65 X 0.65 X 2 NO.	=	66.00	SQ.MT.		
TOTAL SET BACK AREA				=	66.00	SQ.MT.



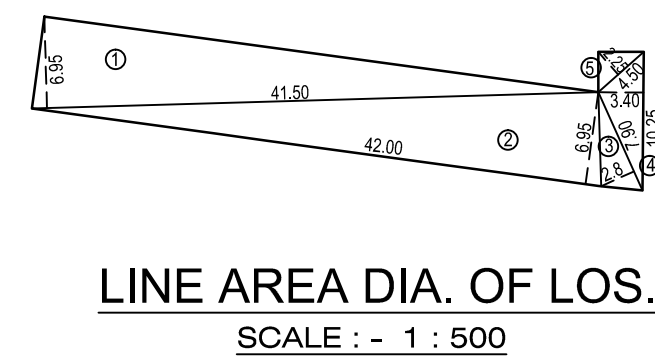
SECTION : D - D
SCALE :- 1 : 100



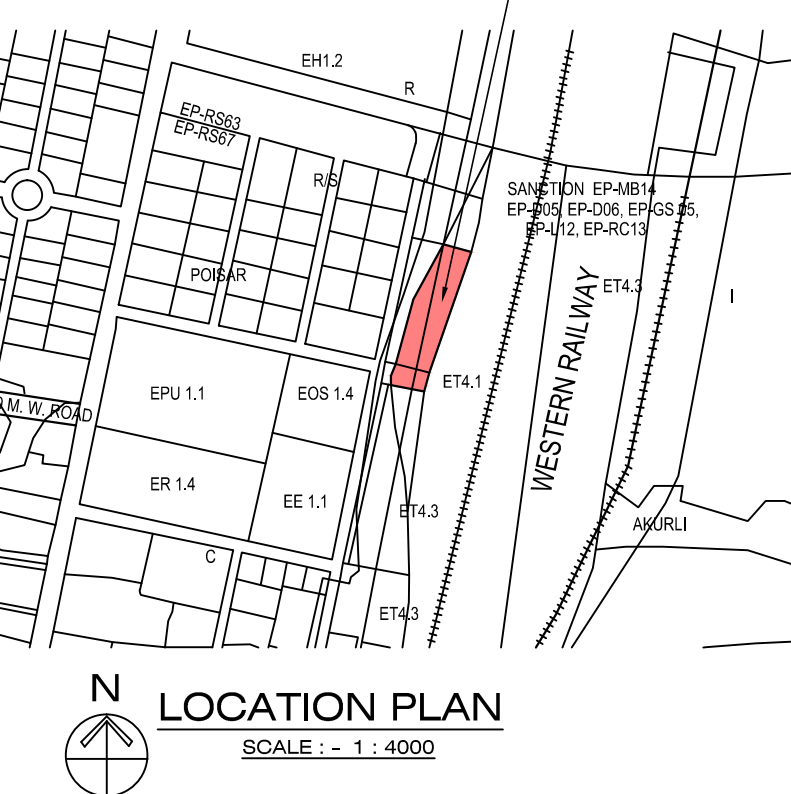
SECTION : E - E
SCALE :- 1 : 100



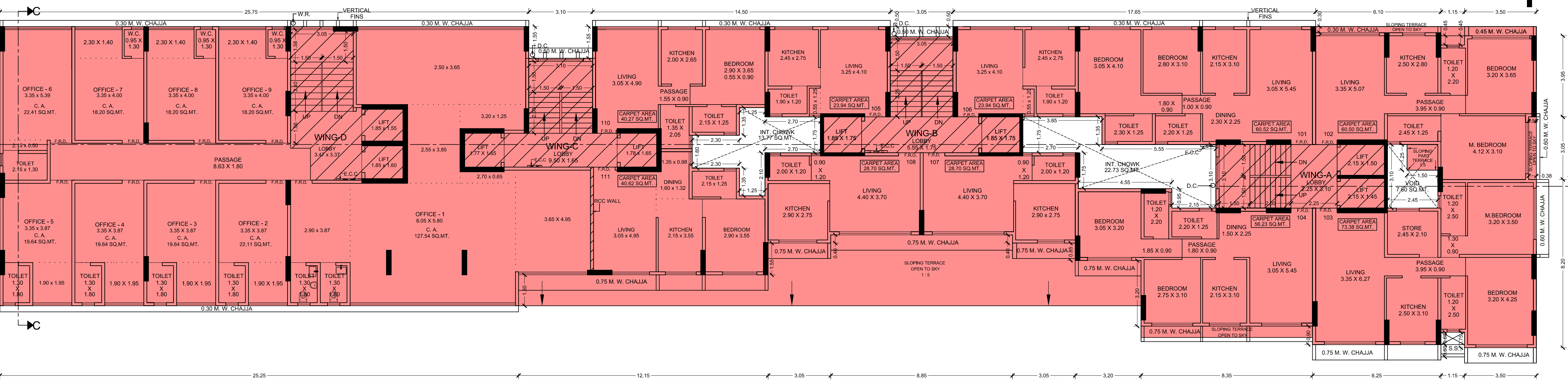
BLOCK PLAN
SCALE :- 1 : 500



LOS. AREA CALCULATION													
1	0.50	X	41.50	X	0.95	X	1	N/O	=	144.21	SQ.MT.		
2	0.50	X	42.00	X	0.95	X	1	N/O	=	153.95	SQ.MT.		
3	0.50	X	7.50	X	2.80	X	1	N/O	=	11.06	SQ.MT.		
4	0.50	X	10.25	X	3.40	X	1	N/O	=	17.43	SQ.MT.		
5	0.50	X	4.50	X	2.25	X	1	N/O	=	5.06	SQ.MT.		
TOTAL AREA											=	323.71	SQ.MT.
1	TOTAL LOS. REQUIRED (2157.20 X 15%)										=	323.58	SQ.MT.
2	LOS. PROP. ON MOTHEREARTH										=	323.71	SQ.MT.



LOCATION PLAN
SCALE :- 1 : 4000



1ST FLOOR PLAN
SCALE :- 1 : 100

SANITATION REQUIREMENTS
FOR OFFICE/SHOP

FLOOR	REQUIRED	REQUIRED	PROVIDED
GROUND FLOOR SHOP NO. 05 72.00 X 33.30 100	W.C FOR MALE = 1/25	13/25	1 Nos
	W.C FOR FEMALE = 1/15	13/15	1 Nos
	W.B FOR MALE = 1/25	13/25	1 Nos
	W.B FOR FEMALE = 1/25	13/25	1 Nos
GROUND FLOOR SHOP NO. 07 89.00 X 33.30 100	W.C FOR MALE = 1/25	15/25	1 Nos
	W.C FOR FEMALE = 1/15	15/15	1 Nos
	W.B FOR MALE = 1/25	15/25	1 Nos
	W.B FOR FEMALE = 1/25	15/25	1 Nos
GROUND FLOOR SHOP NO. 08 84.00 X 33.30 100	W.C FOR MALE = 1/25	14/25	1 Nos
	W.C FOR FEMALE = 1/15	14/15	1 Nos
	W.B FOR MALE = 1/25	14/25	1 Nos
	W.B FOR FEMALE = 1/25	14/25	1 Nos
1ST FLOOR OFFICE NO. 01 127.55 X 10 100	W.C FOR MALE = 1/25	07/25	1 Nos
	W.C FOR FEMALE = 1/15	07/15	1 Nos
	W.B FOR MALE = 1/25	07/25	1 Nos
	W.B FOR FEMALE = 1/25	07/25	1 Nos
6TH FLOOR OFFICE NO. 02 169.13 X 10 100	W.C FOR MALE = 1/25	09/25	1 Nos
	W.C FOR FEMALE = 1/15	08/15	1 Nos
	W.B FOR MALE = 1/25	09/25	1 Nos
	W.B FOR FEMALE = 1/25	08/25	1 Nos
7TH FLOOR OFFICE NO. 01 147.28 X 10 100	W.C FOR MALE = 1/25	08/25	1 Nos
	W.C FOR FEMALE = 1/15	07/15	1 Nos
	W.B FOR MALE = 1/25	08/25	1 Nos
	W.B FOR FEMALE = 1/25	07/25	1 Nos

PROFORMA A FILE NO. - P-7691/2021(3)/R/S Ward/AKULR/R/S 2/13

AREA STATEMENT	SQ.MT
1) Area of Plot as per P.R.C.	2223.20
(a) Area in Reservation in plot	---
(b) Area of setback	66.00
(c) Area of dp Road	---
2) Deductions for	---
(A) For Reservation / Road Area	---
(a) Road set-back area to be handed over (100%) (Regulation no.16)	---
(b) Proposed DP road to be handed over (100%) (Regulation no.16)	---
(c) Reservation area (plot) to be handed over (Regulation no.17)	---
(B) Total Deductions	---
(a) Area of Amenity plot / plots to be handed over as per DCR 14(A)	---
(b) Area of Amenity plot / plots to be handed over as per DCR 14(B)	---
(c) Area of Amenity plot / plots to be handed over as per DCR 15	---
(d) Area of Amenity plot / plots to be handed over as per DCR 35	---
Total Amenity Area	---
(C) Deductions for existing built up area to be retained if any	---
(a) Land component of Existing BUA as per Regulations under which the development allowed	---
3) Total Deductions: (2A) + (2B) + (2C)	---
4) Plot area under Development [1 - (2A) + (2B)]	2157.20
5) Zonal (basic) FSI	ONE
6) (a) Permissible built up area as per Zonal (basic) FSI (4x5)	2157.20
(b) Permissible built up area as per Reg. 30(c) (Protected Development) (Existing Built up area- Plot area) (2766.22-2223.20)	0543.02
7) BUA equal to Land area handed over as per reg. 30(A)(2) (2B above)	---
Setback added 66.00 x 2 = 132.00	132.00
8) Incentive BUA in lieu of rehab component (15% of 66 above 15sq.mts per tenement as per reg. 33 (7)(b)) 78X10	780.00
9) Built up area due to additional FSI on payment of premium as per table no 12 of Regulations No. 30(A) (4x5)(b)	1078.60
10) Built up area due to admissible TDR as per Table no 12 of Reg. No. 30(A) (4x5)(b) - 501	187.02
11) Permissible Built up area (677.54+10+11)	4977.84
12) Proposed Built up area COMM = 1639.42 RESI. = 3238.42	4977.84
13) TDR generated if any as per regulation 30 (A)	---
14) Fungible Compensatory area as per regulations No 31(3)	---
(a) (i) Permissible Fungible Area (RES.+3238.42X35%) = 1133.45	---
Fungible area without charging premium (917.56 - 418) = 913.38	---
Fungible area with charging premium = 211.77	1125.15
(ii) Permissible Fungible Area (NON-RES.) = 1639.42 X35% = 573.79	573.79
15) Total BUA proposed including FCA (113 + 15x(ii))	6576.78
16) FSI consumed on net plot (12.4)	2.26
17) OTHER REQUIREMENTS	---
A) Reservation / Designation	---
(a) Name of Reservation	---
(b) Area of Reservation land handed over as per Regulation No.17	---
(c) Built up area of amenity to be handed over as per Regulation No.17	---
(d) Area / Built up area of Designation	---
B) Plot area built up Amenity to be handed over as per regulation No.	---
(a) 14 (A)	---
(b) 14 (B)	---
(c) 15	---
C) Requirement of LOS as per Regulations No.27 (15% or 20% or 25%)	---
D) TENEMENT STATEMENT	---
(a) Proposed built up area (13 above)	6576.78
(b) Loss of Non - Residential area (Shop etc.)	2213.21
(c) area available for tenements (a) minus (b)	4363.57
(d) tenements permissible (450 / hectare)	196 NOS
(e) tenements proposed	91 NOS
D) PARKING STATEMENT	---
(a) car parking required	114 NOS
(b) scooter / motor cycle	---
(c) Outdoors (visitors)	---
(d) Coverage garage permissible	114 NOS
(e) car parking provided	114 NOS

B) OTHER REQUIREMENTS	
A) Reservation / Designation	
(a) Name of Reservation	
(b) Area of Reservation land handed over as per Regulation No.17	
(c) Built up area of amenity to be handed over as per Regulation No.17	
(d) Area / Built up area of Designation	
B) Plot area / Built up area to be handed over as per regulation No.	
(a) 14 (A)	
(b) 14 (B)	
(c) 15	
C) Requirement of LDS as per Regulations No.27 (15% or 20% or 25%)	
D) TREATMENT OF OTHERS	
(a) Proposed built up area (13 above)	6576.78
(b) Less of Non - Residential area (Shop etc.)	2213.21
(c) area available for treatment (a) minus (b)	4363.57
(d) treatment permissible (450 / hectare)	196 NOS
(e) treatment proposed	91 NOS
E) PARKING STATEMENT	
(a) car parking required	114 NOS
(b) second / meter cycle	
(c) Outdoor / signages	
(d) Coverage garages permissible	
(e) car parking provided	114 NOS



GROUND FLOOR PLAN
SCALE :- 1 : 100

PARKING STATEMENT				
FLOOR	SMALL	BIG	TOTAL	
GROUND	05.00 Nos	12.00 Nos	16.00 Nos	
TOTAL	05.00 Nos	12.00 Nos	16.00 Nos	