



2	1/2 X 11.11 X	0.80 X 1 NO	+	3.30
3	1/2 X 3.30 X	1.47 X 1 NO	+	2.43
4	1/2 X 1.45 X	0.81 X 1 NO	+	0.43
5	1/2 X 22.95 X	3.16 X 1 NO	+	36.26
6	1/2 X 16.60 X	3.76 X 1 NO	+	31.21
7	1/2 X 6.96 X	2.43 X 1 NO	+	8.43
TOTAL ADDITION				= 167.22
DEDUCTIONS				
8	2/3 X 3.31 X	0.15 X 1 NO	+	0.33
TOTAL DEDUCTIONS				= 0.33
TOTAL BUILT UP AREA (X - Y)				= 166.89

REHAB TO SALE RATIO		Area in Sq.m. Scheme 1 + 1 of Reg. 10
LAND RATE (LR)		5957/ Rs.
CONSTRUCTION RATE (RC)		9028/ Rs.
RATIO (LR / RC)		3.1
AREA OF LAND IN SQ.M.		25575/ Rs.
AREA OF LAND IN Ha		2.5
REHAB TO SALE RATIO		3.1

Construction Amenity YDR in sq.m. = $(RC/LR) \times 1.50 \times BUA$	
RC	9028/ Rs.
LR	5957/ Rs.
BUA of Amenities	836.41 Area in sq.m.
Proposed BUA as per planning	861.21

PLOT AREA CALCULATIONS FOR DENSITY PURPOSE			Scheme - II (Reg. 35.3) (MUM. DISCARD)
1	Area of Slum Plot in S-8 Scheme (1.60)		255.75 Sq. Ft.
2	D.P. Road & Disaster Reservation		6363.36
3	Buildup Area of combined Reservation of combined Reservation District Management Facilities (RMG-1) + Municipal facilities (RMG-3) + S'ro Ward (RAS 3.3) + Public Convenience (RSA 35.3) + Sewage management facilities (RMG-1)		209.10
4	ADZ		0.00
5	Total Deduction(2+3+4)		6991.46
6	Net Plot Area (1-5)		1684.12
7	Existing		
8	(1466 + 10.0% Q= Social, Amenities & Religious Tenements + 10% Commercial)		1592
9	No. of Equivalent Commercial Tenements		54
10	Total No. of equivalent tenements		
11	(1466 Rse + 60th + 20% Q= Social, Amenities & Religious Tenements + 54 Equivalent Commercial)		1532
12	Requiring Minimum Tenement Density for Total Net Plot		1236
13	Plot Area (18 X 500)		9000
14	Tenement Density/Hec (1/18 X 10000)		224

PROPOSED SALE RUA & FLUNGLE AREA SUMMARY				
SALE BUILDING NO- 01				
Floor/Tower	Built up area Proposed Base FSI (Area in Sq.mt.)	Built up Area Proposed Flungle FSI (Area in Sq.mt.)	Total Proposed (Area in Sq.mt.)	Total Proposed (Area in Sq.mt.)
Part Ground / Part Fifth Floor	1003.35	0.00	1003.35	
1st to 5th Part Podium Floor / Part Habitable Floor	5948.92	3339.05	9287.97	
8th Podium	2151.79	667.71	2819.50	
Part Lower Amenity Floor / Part Habitable Floor	637.00	447.73	1084.73	
1st Refuge				
Part Refuge / Part Refuge / Part Habitable Floor				
Tower-1				
Base RUA- 2nd to 29th Floor	23865.82	0.00	23865.82	
Tower-2				
Base RUA- 2nd to 29th Floor	21608.78	0.00	21608.78	
Tower-3				
Base RUA- 2nd to 27th Floor	18821.24	2738.09	14568.19	
Flungle RUA- 28th to 34th Floor				
Tower-4				
Flungle RUA- 2nd to 21st Floor	0.00	16583.74	16583.74	
Access Fitness Center Area. Counted in P&I	1940.51	0.00	1940.51	
Total (A)	67400.41	23778.18	91218.59	

PROPOSED SALE RUA IN SALE BLDG NO - 2 (RETAIL)				
Sale Building 2 (Retail)				
Base RUA - 16 x GR, 2nd & 3rd (p/GF)		5434.08	1756.20	7190.28
Fungible RUA - 1st Floor				
Total (B)		5434.08	1756.20	7190.28
PROPOSED SALE RUA IN SALE BLDG NO - 3 (HOSTEL)				
Sale Building 3 (Hostel)		1348.81	0.00	1348.81
Total (C)		1348.81	0.00	1348.81
PROPOSED SALE RUA IN RETAIL BLDG NO - 1				
Retail Building 1		591.41	0.00	591.41
Total (D)		591.41	0.00	591.41
		Proposed Base FSI	Proposed Fungible FSI	Total Proposed FSI
Proposed RUA (A+B+C+D)		7484.71	2556.38	10041.09
1	Permissible Base RUA	7520.75		
2	Proposed Base RUA (A+B)	7484.71		
3	Permissible Fungible RUA (2 x 1750)	3500.00		
4	Proposed Fungible Area in Sale Building No 1	2556.38		
5	Total Proposed RUA including Fungible (2 + 4)	10035.00		
6	Balance Base FSI (1 - 2)		88.99	
7	Balance Fungible RUA (3 - 4)		647.77	

certified THAT I HAVE SIGNED OUT FROM THE REGISTERED, UNREGISTERED, THERE OF, OF THE SHAN STATE AREA AND THE AREA SO WORKED OUT IS 2575.58 SQ.M. (TENTH PART) AND THE SAID TOWN IN NUMBER SEVENTY FIVE PLOT FIFTY EIGHTY AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

[Signature]
DIRECTOR, FOREST DEPARTMENT

PROFORMA - II
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S. R. SCHEME ON PLOT HEARING C. NO. 1500 (PT. 1), 211 (PT. 1), 2124 (PT. 1) & ITS APPURTENANT ROAD OF VILLAGE MARH, MANGALAM - 400 016 FOR 'KANNADIAN WELFARE SRA CIRCLE, NEW JANGA SRA CIRCLE, HINDU ECTA SRA CIRCLE' (SCHEME - A) KAKKALAMMATH WELFARE, (SCHEME - B) KUTTY BEARING P. NO. 772 TO 778, 779 TO 790, 1600 (PT. 1) ITS APPURTENANT ROAD OR C. NO. 1500 (PT. 1) TPA R. VILLAGE MARH, BEHIND ANTHOIA, MARH, ROAD ROAD, MATHI (WERTT), MANGALAM 400 016 FOR 'KATANIYA NARAYANA SRA CIRCLE' (SCHEME - C) (SCHEME - D) (SCHEME - E) (SCHEME - F) (SCHEME - G) (SCHEME - H) (SCHEME - I) (SCHEME - J) (SCHEME - K) (SCHEME - L) (SCHEME - M) (SCHEME - N) (SCHEME - O) (SCHEME - P) (SCHEME - Q) (SCHEME - R) (SCHEME - S) (SCHEME - T) (SCHEME - U) (SCHEME - V) (SCHEME - W) (SCHEME - X) (SCHEME - Y) (SCHEME - Z) (SCHEME - AA) (SCHEME - AB) (SCHEME - AC) (SCHEME - AD) (SCHEME - AE) (SCHEME - AF) (SCHEME - AG) (SCHEME - AH) (SCHEME - AI) (SCHEME - AJ) (SCHEME - AK) (SCHEME - AL) (SCHEME - AM) (SCHEME - AN) (SCHEME - AO) (SCHEME - AP) (SCHEME - AQ) (SCHEME - AR) (SCHEME - AS) (SCHEME - AT) (SCHEME - AU) (SCHEME - AV) (SCHEME - AW) (SCHEME - AX) (SCHEME - AY) (SCHEME - AZ) (SCHEME - BA) (SCHEME - BB) (SCHEME - BC) (SCHEME - BD) (SCHEME - BE) (SCHEME - BF) (SCHEME - BG) (SCHEME - BH) (SCHEME - BI) (SCHEME - BJ) (SCHEME - BK) (SCHEME - BL) (SCHEME - BM) (SCHEME - BN) (SCHEME - BO) (SCHEME - 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