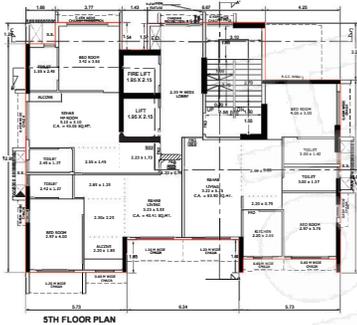
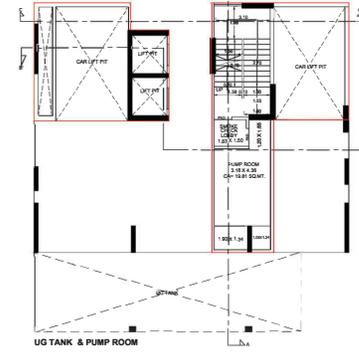


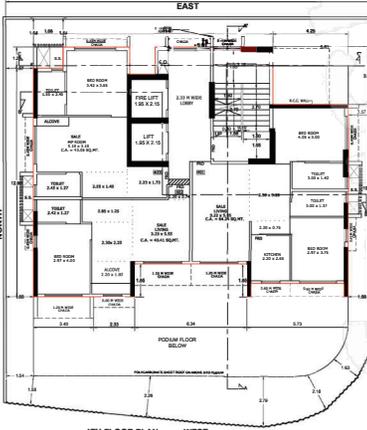
1ST FLOOR PLAN
WEST
LAKHAMI NAPOO ROAD
18.30 M WIDE ROAD



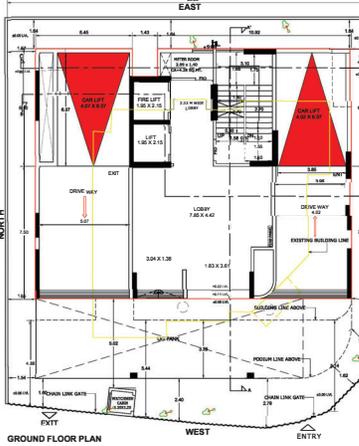
5TH FLOOR PLAN



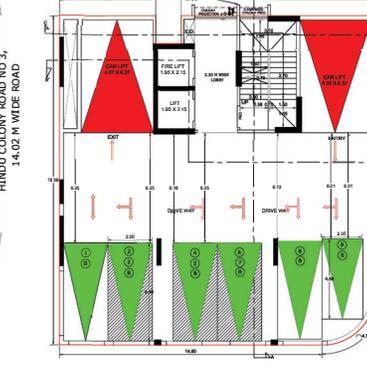
UG TANK & PUMP ROOM



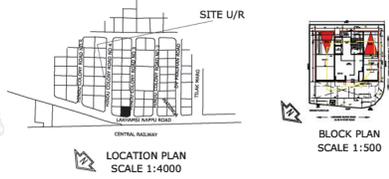
4TH FLOOR PLAN
WEST
LAKHAMI NAPOO ROAD
18.30 M WIDE ROAD



GROUND FLOOR PLAN
WEST
LAKHAMI NAPOO ROAD
18.30 M WIDE ROAD



2ND & 3RD FLOOR PLAN



LOCATION PLAN
SCALE 1:4000

BLOCK PLAN
SCALE 1:500

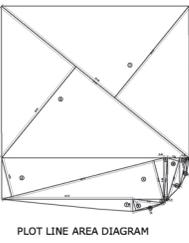
REFUGE AREA IS PROPOSED ON ALTERNATE FLOOR HAVING AN AREA OF 10.00 SQ.MT. AS PER REG. 48(E)(5) OF DCR2024

PERMISSIBLE BUA AREA CALCULATION 33(7)(5)(C)	
1. PLOT AREA	464.05 SQ.MT. [A]
2. 50% FSI (184.80 X 2.00)	1160.13 SQ.MT. [A]
INCENTIVE FSI CALCULATION	
EXISTING TENANTS C.A.	484.00 SQ.MT. [I]
EXISTING TENANTS BUA	592.80 SQ.MT. [II]
50% INCENTIVE BUA	296.40 SQ.MT. [III]
TOTAL BUA WITH INCENTIVE FSI	689.20 SQ.MT. [IV]
PERMISSIBLE BUA FSI	1160.13 SQ.MT. [V]
FUNCTIONAL AREA CALCULATION	
35% FUNCTIONAL OF EXISTING TENANTS (592.80 X 0.35)	207.48 SQ.MT. [I]
35% FUNCTIONAL OF SALE FSI (567.33 X 0.35)	198.57 SQ.MT. [II]
TOTAL PERMISSIBLE FUNCTIONAL F.S.I	406.05 SQ.MT. [C]
PERMISSIBLE BUA AREA INCLUDING FUNCTIONAL F.S.I (2.8 + 4.5)	1566.18 SQ.MT.

BUILT UP AREA SUMMARY			
NO. OF FLOOR	BUA	COVER	TOTAL BUA
PLINTH			
GROUND FLOOR			
1ST FLOOR			
2ND FLOOR			
3RD FLOOR			
4TH FLOOR	166.17	0.33	166.50 SQ.MT.
5TH FLOOR	166.17	0.33	166.50 SQ.MT.
6TH FLOOR	189.04	0.33	189.37 SQ.MT.
7TH FLOOR	196.87	0.33	197.20 SQ.MT.
8TH FLOOR	196.87	0.33	197.20 SQ.MT.
9TH FLOOR	200.40	0.33	200.73 SQ.MT.
10TH FLOOR	200.40	0.33	200.73 SQ.MT.
11TH FLOOR	202.86	0.00	202.86 SQ.MT.
PROPOSED B.U.A.	1517.78	2.31	1520.09 SQ.MT.
PERMISSIBLE F.S.I. WITH SALE FSI	1566.18	0.00	1566.18 SQ.MT.
PROPOSED AREA	1520.09	0.00	1520.09 SQ.MT.
DEFICIT AREA	12.37	0.00	12.37 SQ.MT.
FITNESS CENTRE EXCESS	0.00	0.00	0.00 SQ.MT.
TOTAL BALANCE F.S.I.	33.72	0.00	33.72 SQ.MT.

TABLE II DETAILS OF FUNCTIONAL BUA FOR REHAB / SALE & PREMIUM CALCULATION			
SR.NO.	DISCRIPTION	PERMISSIBLE IN SQ.MTRS.	TOTAL IN SQ.MTRS.
1	PERMISSIBLE B.U.A. (Sr. No. 14 of proforma - A)	1160.13	0.00
2	PERMISSIBLE FUNCTIONAL B.U.A.	406.05	0.00
3	TOTAL PERMISSIBLE INCLUDING FUNCTIONAL B.U.A. (1+2)	1566.18	0.00
4	TOTAL PROPOSED B.U.A. INCLUDING FUNCTIONAL F.S.I. (14 + 8) of proforma - A	1520.09	0.00
5	PERMISSIBLE B.U.A. FOR REHAB. MHADA M.C.G.M. COMPONENT & PART TENANTS (Check: Shall not be more than 3. (Total A+B) of column No.2 of Table No.3)	207.48	0.00
6	FUNCTIONAL B.U.A. UTILIZED FOR REHAB. MHADA M.C.G.M. COMPONENT & PART TENANTS (Check: Shall not be more than 3 Above & shall be equivalent to 02 of Table No.3)	195.11	0.00
7	PERMISSIBLE B.U.A. FOR SALE COMPONENT - B	198.57	0.00
8	FUNCTIONAL B.U.A. UTILIZED FOR SALE COMPONENT - B (Check: Shall not be more than 7 Above)	164.85	0.00

PLOT AREA CALCULATION		
1	17.2 X 27.2 X 13.5 X 1.10	= 11758.28 SQ.
2	17.2 X 27.2 X 13.5 X 1.10	= 11646.52 SQ.
3	17.2 X 16.75 X 14.2 X 1.10	= 4243.50 SQ.
4	17.2 X 16.75 X 14.2 X 1.10	= 4243.50 SQ.
5	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
6	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
7	17.2 X 14.20 X 1.38 X 1.10	= 1018.50 SQ.
8	17.2 X 14.20 X 1.38 X 1.10	= 1018.50 SQ.
9	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
10	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
11	17.2 X 4.87 X 1.32 X 1.10	= 331.50 SQ.
12	17.2 X 4.87 X 1.32 X 1.10	= 331.50 SQ.
13	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
14	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
15	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
16	17.2 X 3.50 X 1.00 X 1.10	= 687.50 SQ.
TOTAL NOTION		14442.52 SQ.



PLOT LINE AREA DIAGRAM
SCALE 1:200

Parking Area Statement			
Floor Name	Up to 45	45 to 60	Above 60
1st Fl.			
2nd Fl.			
3rd Fl.			
4th Fl.	2.00	1.00	
5th Fl.	2.00	1.00	
6th Fl.	2.00	1.00	
7th Fl.	2.00	1.00	
8th Fl.	2.00	1.00	
9th Fl.	2.00	1.00	
10th Fl.	2.00	1.00	
11th Fl.	2.00	1.00	
12th Fl.	2.00	1.00	
13th Fl.	2.00	1.00	
14th Fl.	2.00	1.00	
15th Fl.	2.00	1.00	
16th Fl.	2.00	1.00	
17th Fl.	2.00	1.00	
18th Fl.	2.00	1.00	
19th Fl.	2.00	1.00	
20th Fl.	2.00	1.00	
21st Fl.	2.00	1.00	
22nd Fl.	2.00	1.00	
23rd Fl.	2.00	1.00	
24th Fl.	2.00	1.00	
25th Fl.	2.00	1.00	
26th Fl.	2.00	1.00	
27th Fl.	2.00	1.00	
28th Fl.	2.00	1.00	
29th Fl.	2.00	1.00	
30th Fl.	2.00	1.00	
31st Fl.	2.00	1.00	
32nd Fl.	2.00	1.00	
33rd Fl.	2.00	1.00	
34th Fl.	2.00	1.00	
35th Fl.	2.00	1.00	
36th Fl.	2.00	1.00	
37th Fl.	2.00	1.00	
38th Fl.	2.00	1.00	
39th Fl.	2.00	1.00	
40th Fl.	2.00	1.00	
41st Fl.	2.00	1.00	
42nd Fl.	2.00	1.00	
43rd Fl.	2.00	1.00	
44th Fl.	2.00	1.00	
45th Fl.	2.00	1.00	
46th Fl.	2.00	1.00	
47th Fl.	2.00	1.00	
48th Fl.	2.00	1.00	
49th Fl.	2.00	1.00	
50th Fl.	2.00	1.00	
51st Fl.	2.00	1.00	
52nd Fl.	2.00	1.00	
53rd Fl.	2.00	1.00	
54th Fl.	2.00	1.00	
55th Fl.	2.00	1.00	
56th Fl.	2.00	1.00	
57th Fl.	2.00	1.00	
58th Fl.	2.00	1.00	
59th Fl.	2.00	1.00	
60th Fl.	2.00	1.00	
61st Fl.	2.00	1.00	
62nd Fl.	2.00	1.00	
63rd Fl.	2.00	1.00	
64th Fl.	2.00	1.00	
65th Fl.	2.00	1.00	
66th Fl.	2.00	1.00	
67th Fl.	2.00	1.00	
68th Fl.	2.00	1.00	
69th Fl.	2.00	1.00	
70th Fl.	2.00	1.00	
71st Fl.	2.00	1.00	
72nd Fl.	2.00	1.00	
73rd Fl.	2.00	1.00	
74th Fl.	2.00	1.00	
75th Fl.	2.00	1.00	
76th Fl.	2.00	1.00	
77th Fl.	2.00	1.00	
78th Fl.	2.00	1.00	
79th Fl.	2.00	1.00	
80th Fl.	2.00	1.00	
81st Fl.	2.00	1.00	
82nd Fl.	2.00	1.00	
83rd Fl.	2.00	1.00	
84th Fl.	2.00	1.00	
85th Fl.	2.00	1.00	
86th Fl.	2.00	1.00	
87th Fl.	2.00	1.00	
88th Fl.	2.00	1.00	
89th Fl.	2.00	1.00	
90th Fl.	2.00	1.00	
91st Fl.	2.00	1.00	
92nd Fl.	2.00	1.00	
93rd Fl.	2.00	1.00	
94th Fl.	2.00	1.00	
95th Fl.	2.00	1.00	
96th Fl.	2.00	1.00	
97th Fl.	2.00	1.00	
98th Fl.	2.00	1.00	
99th Fl.	2.00	1.00	
100th Fl.	2.00	1.00	

PARKING AREA STATEMENT			
SR.NO.	FLOOR	BIG	SMALL
1	1ST FL.	08 NOS.	01 NOS.
2	2ND FL.	08 NOS.	01 NOS.
3	3RD FL.	08 NOS.	01 NOS.
TOTAL		24 NOS.	03 NOS.

Parking Area Statement As Per DCRs 2024
As per D.C. Rules Town No. 15, Page No. 36.
For N.R. Occupants :-
Parking reqd. 1No. per 40.00 sq.mt.
Area Occupied by N.R. User = 0.00 sq.mt.
Parking Reqd. = 0.00
10% Visitors Parking = 0.00
Total Parking reqd. = 0.00 (0)

1/4 Parking Space For Every
Treatment With C.A. UP TO 45.00 sq.mt.
Total Tenant = 4.00Nos.
Parking Required = 1.00 Nos.(1)

1/2 Parking Space For Every
Treatment With C.A. 45.00 TO 60.00 sq.mt.
Total Tenant = 12.00Nos.
Parking Required = 6.00 Nos.(2)

3/4 Parking Space For Every
Treatment With C.A. 60.00 TO 90.00 sq.mt.
Total Tenant = 8.00 Nos.
Parking Required = 6.00 Nos.(3)

1 / 0.50 Parking Space For Every
Treatment With C.A. 90.00 Above sq.mt.
Total Tenant = 1.00 Nos.
Parking Required = 2.00 Nos.(4)

(1 + 2 + 3 + 4)
Total Res. Parking = 15.00 Nos.
10% Visitors Parking = 1.60 Nos.
Total Parking Req. For Res. = 17.60 Nos.(A)
Additional 50% Parking = 8.80 Nos.(B)
Total Parking (A+B) = 26.40 Nos. (SAV 27.00)
Total Car Parking Proposed = 27.00 Nos.
Total Bike Parking Proposed = 0.00 Nos.

CONSTRUCTION AREA SUMMARY			
NO. OF FLOOR	FSI AREA	NON FSI AREA	TOTAL
GROUND FLOOR	0.00	248.82	248.82
1ST FLOOR	0.00	326.58	326.58
2ND FLOOR	0.00	326.58	326.58
3RD FLOOR	0.00	326.58	326.58
4TH FLOOR	166.50	50.77	217.27
5TH FLOOR	166.50	50.77	217.27
6TH FLOOR	189.37	60.18	249.55
7TH FLOOR	189.37	60.18	249.55
8TH FLOOR	197.20	54.25	251.45
9TH FLOOR	200.73	57.68	258.41
10TH FLOOR	200.73	61.21	261.94
11TH FLOOR	202.86	49.60	251.46
TOTAL	1520.09	1663.73	3183.82

PROFORMA - A		
A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	464.05
2	DEDUCTION FOR	
3	ROAD SET - BACK AREA	NIL
4	PROPOSED ROAD	NIL
5	ANY RESERVATION	NIL
6	TOTAL (a+b+c)	NIL
7	BALANCE AREA OF PLOT (1-3)	464.05
8	DEDUCTION FOR E.G. (IF DEDUCTABLE)	0.00
9	NET AREA OF PLOT (3-4)	464.05
10	ADDITION FOR FLOOR SPACE INDEX	NIL
11	TOTAL AREA (5+6)	464.05
12	F.S.I. PERMISSIBLE	2.50 FSI
13	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT HEIGHTS (RESTRICTED TO 67% OF THE BALANCE AREA VIDE 3 ABOVE)	NIL
14	DISC. NO. --- 67% BY TOR	
15	DISC. NO. --- 33% BY PREMIUM	
16	PERMISSIBLE FLOOR AREA	1160.13
17	PERMISSIBLE EXISTING BUA (REHAB)	592.80
18	PERMISSIBLE BUA (SALE) 33(7)	567.33
19	MHADA SURPLUS BUA	N.A.
20	PURELY RESIDENTIAL BUA PROPOSED	1160.13
21	REMAINING NR IJU AREA PROPOSED	0.00
22	TOTAL IJU AREA PROPOSED (11+12+13)	1160.13
23	F.S.I. CONSUMED ON NET HOLDING = 14/2	2.50
24	DETAILS OF FSI AVAILABLE AS PER DCRs 31(3)	
25	FUNCTIONAL BUILT UP AREA COMPONENT PROPOSED (DPR 31(3)) FOR NON-RESIDENTIAL - DR < (14 + 8.35)	359.96
26	FUNCTIONAL BUILT UP AREA COMPONENT PROPOSED PER DCR 31(3) FOR PURELY NON-RESIDENTIAL < (14 + 8.35)	0.00
27	TOTAL FUNCTIONAL BUILT UP AREA VIDE DR 35(4) = B1+B2	359.96
28	TOTAL GROSS BUILT UP AREA PROPOSED (14+8)	1520.09
29	F.S.I. CONSUMED ON NET HOLDING - B/3	3.27
30	BALANCE F.S.I	
31	TENEMENT STATEMENT	
32	PROPOSED AREA (ITEM A.13 ABOVE)	
33	LESS DEDUCTION OF NON-RES. AREA (SHOP ETC.)	
34	AVAILABLE FOR TENEMENTS (1-3)	
35	TENEMENT PERMISSIBLE (DENS. OF INT./HCT.)	
36	TENEMENT EXISTING	
37	TOTAL TENEMENTS ON THE PLOT (5+6)	
38	PARKING STATEMENT	
39	PARKING REQUIRED AS PER RULES	
40	TOTAL PARKING PROVIDED	
41	GARAGES PERMISSIBLE	
42	GARAGES PROPOSED	

PROFORMA B

CONTENTS OF SHEET
Ground Floor Plan, Basement Plan, Plot Line Area Diagram & Plot Area Calculation, 1st to 11th Floor Plan, Block & Location Plan, Permissible BUA Calculation, Proforma A, Built Up Area Summary, Parking Area Statement.

STAMP OF APPROVAL OF PLAN
PLAN FOR APPROVAL
File No. P-1647/2023/(Redevelopment of Property Bearing C.S. No. 98/10 And Other)/North/MHADA/2332/Amend

Pankaj Shridhar Bho