

R.G. AREA LINE DIAGRAM
(SCALE 1:500)

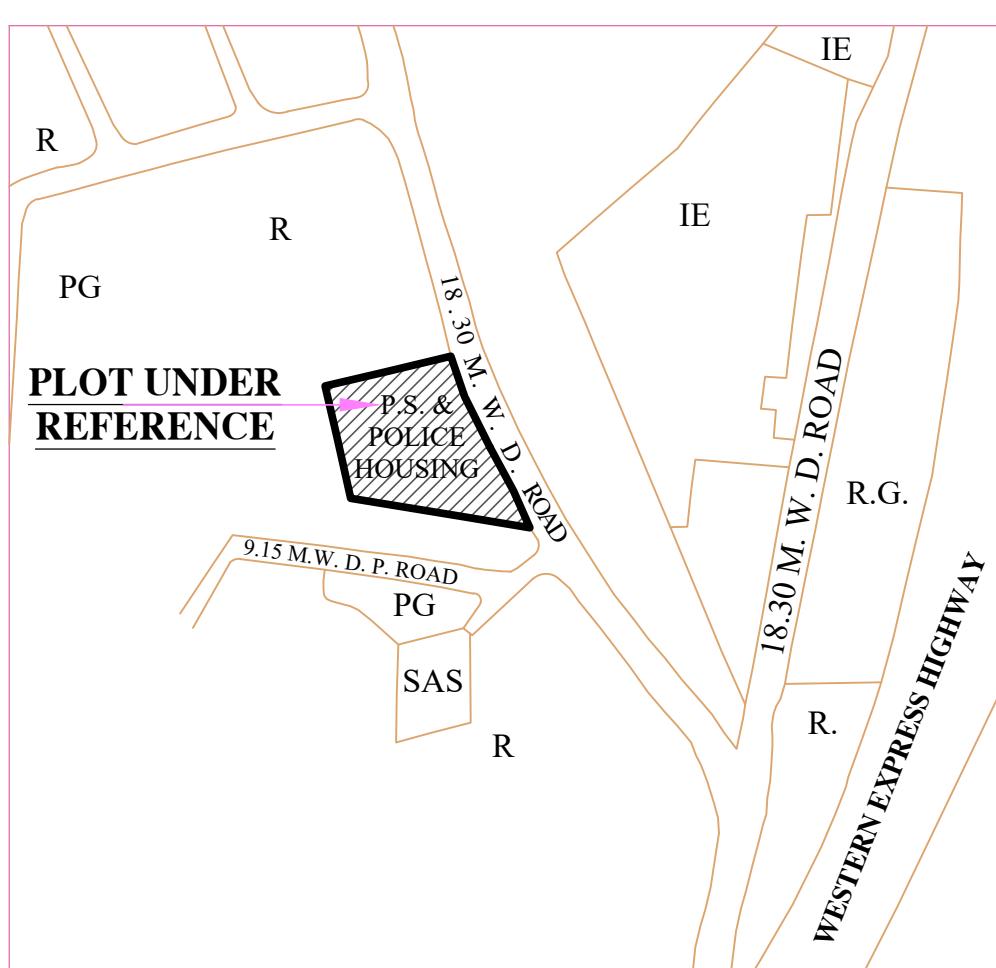
R.G. AREA CALCULATION

1	$1/2 \times 49.29 \times 4.00 = 98.58 \text{ SQ.MT.}$
2	$1/2 \times 49.29 \times 19.14 = 471.71 \text{ SQ.MT.}$
3	$1/2 \times 38.80 \times 4.85 = 94.09 \text{ SQ.MT.}$
4	$1/2 \times 39.90 \times 22.50 = 437.62 \text{ SQ.MT.}$
TOTAL R.G.PROV.	= 1102.00 SQ.MT.
TOTAL R.G.REQD 20%	= 1079.78 SQ.MT.

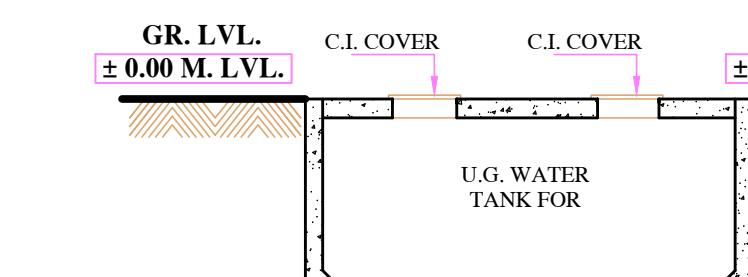
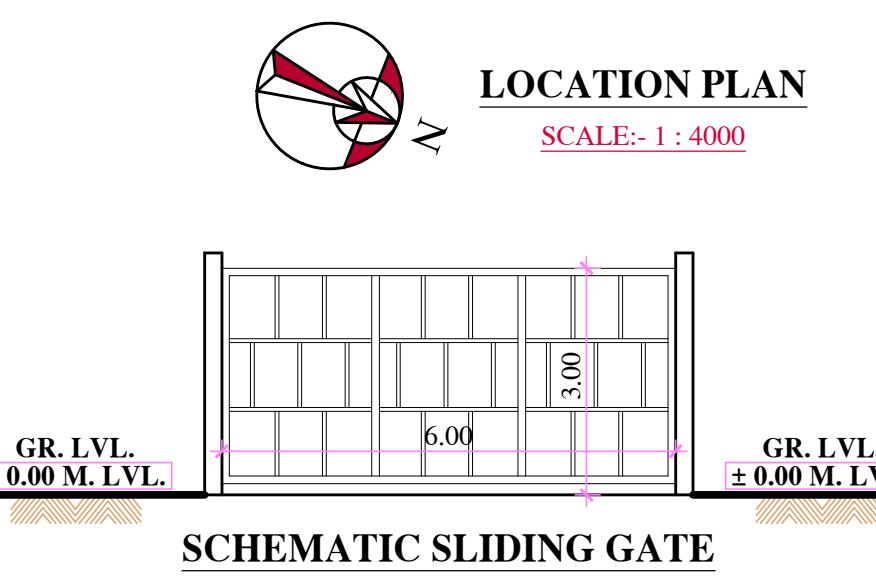
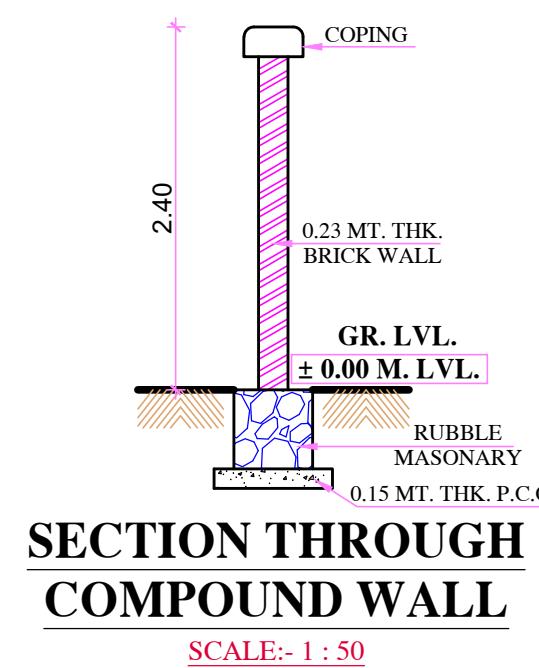
UNPAVED R.G. AREA LINE DIAGRAM
(SCALE 1:500)

PLOT AREA STATEMENT	
BULDG NO.1 AREA AVAILABLE BY HANDING OVER OF POLICE STATION BLDG.	
C.T.S NO.96-E	
A) $87.50 \times 45.50 \times 1/2 = 1990.63 \text{ Sq.mts}$	
B) $68.00 \times 05.00 \times 1/2 = 0170.00 \text{ Sq.mts}$	
1) $85.00 \times 43.20 \times 1/2 = 1836.00 \text{ Sq.mts}$	
2) $85.00 \times 33.00 \times 1/2 = 1402.50 \text{ Sq.mts}$	
TOTAL	= 5399.13 Sq.mts
SAY	= 5398.90 Sq.mts

20% UNPAVED R.G. AREA CALCULATION	
R1	$1/2 \times 48.51 \times 14.14 \times 1 \text{ NO} = 342.97 \text{ SQ.MT.}$
R2	$1/2 \times 30.62 \times 5.61 \times 1 \text{ NO} = 85.89 \text{ SQ.MT.}$
R3	$1/2 \times 33.18 \times 10.20 \times 1 \text{ NO} = 169.22 \text{ SQ.MT.}$
R4	$1/2 \times 38.87 \times 8.71 \times 1 \text{ NO} = 169.28 \text{ SQ.MT.}$
R5	$1/2 \times 16.26 \times 2.92 \times 1 \text{ NO} = 23.74 \text{ SQ.MT.}$
R6	$1/2 \times 20.34 \times 12.21 \times 1 \text{ NO} = 124.18 \text{ SQ.MT.}$
R7	$1/2 \times 23.36 \times 11.35 \times 1 \text{ NO} = 132.57 \text{ SQ.MT.}$
R8	$(20.00 + 33.79) / 2 \times 6.46 \times 1 \text{ NO} = 173.74 \text{ SQ.MT.}$
TOTAL	= 1221.59 SQ.MT.
DEDUCTIONS	
1	$(1.18 + 8.70) / 2 \times 8.50 \times 1 \text{ NO} = 87.42 \text{ SQ.MT.}$
2	$8.00 \times 5.00 \times 1 \text{ NO} = 40.00 \text{ SQ.MT.}$
TOTAL DEDUCTION	= 127.42 SQ.MT.
NET AREA	= 1094.17 SQ.MT.



PLOT AREA LINE DIAGRAM
(SCALE 1:500)



(I) AREA STATEMENT

	LAST APPROVED PLAN DATED 09.11.2023	NOW PROPOSED
1 AREA OF PLOT AS PER P.R. CARD (C.T.S. NO. 96/E OF VILLAGE WADHWA)	5398.80	5398.80
a) AREA OF RESERVATION IN PLOT	---	---
b) AREA OF ROAD SETBACK IN PLOT	---	---
c) AREA OF D.P. ROAD IN PLOT	---	---
2A DEDUCTIONS FOR RESERVATION/ROAD AREA		
a) ROAD SETBACK AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 16 OF D.C.P.R. 2034	---	---
b) PROPOSED D.P. ROAD TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 16 OF D.C.P.R. 2034	---	---
c) RESERVATION AREA HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034 (40%)	---	---
d) RESERVATION AREA TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034 UNDER ACCOMODATION RESERVATION	---	---
2B DEDUCTIONS FOR AMENITY AREA		
a) AREA OF AMENITY PLOT REQUIRED ON BALANCE POTENTIAL AS PER REG. NO. 14(A) OF D.C.P.R. 2034	---	---
b) AREA OF AMENITY PLOT TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 14(B) OF D.C.P.R. 2034	---	---
c) AREA OF AMENITY PLOT TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 35 OF D.C.P.R. 2034	---	---
d) AREA OF 15% R.G. OF 40% AREA HANDED OVER	323.93	323.93
2C DEDUCTIONS FOR EXISTING BUILT-UP AREA TO BE RETAINED/LAND COMPONENT OF EXISTING BUILT-UP AREA	---	---
3 TOTAL DEDUCTION	323.93	323.93
4 BALANCE AREA OF PLOT (1 - 3)	5074.87	5074.87
5 PLOT AREA UNDER DEVELOPMENT (1 - 3)	5074.87	5074.87
6 ZONAL (BASIC) F.S.I AS PER REG. NO. 30(A), TABLE NO. 12 OF D.C.P.R. 2034	1.00	1.00
7 BUILT-UP AREA AS PER ZONAL (BASIC) F.S.I (5 x 6)	5074.87	5074.87
8 IN CASE OF 2(A/C) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	---	---
9 BUILT-UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY ALREADY HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	1838.58	1838.58
10 BUILT-UP AREA DUE TO ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM AS PER REG. NO. 30(A), TABLE NO. 12 OF D.C.P.R. 2034 (1 x 50.00%)	2699.40	2699.40
ALREADY CLAIMED	2699.40	2699.40
NOW CLAIMED	0.00	0.00
TOTAL	2699.40	2699.40
11 PROTECTED F.S.I. UNDER REG. NO. 30(C/6)	---	---
12 a) BUILT-UP AREA DUE TO ADMISSIBLE ROAD/RESERVATION T.D.R. AS PER REG. NO. 12 OF D.C.P.R. 2034 [(5398.80 x 90%) x 74.07%] - 1838.58]	1300.31	1760.31
ALREADY CLAIMED	1300.31	1760.31
NOW CLAIMED	460.00	1760.31
b) BUILT-UP AREA DUE TO ADMISSIBLE SLUM T.D.R. AS PER REG. NO. 30(A), TABLE NO. 12 OF D.C.P.R. 2034 [(5398.80 x 90%) x 25.95%]	1260.02	1260.02
ALREADY CLAIMED	1260.02	1260.02
NOW CLAIMED	0.00	1260.02
TOTAL	1260.02	1260.02
13 BUILT-UP AREA DUE TO ADMISSIBLE T.D.R. AS PER REG. NO. 30(A), TABLE NO. 12 OF D.C.P.R. 2034 (12a + 12b)	2560.33	3020.33
14 BUILT-UP AREA DUE TO ADMISSIBLE T.D.R AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING/BALANCE PLOT	---	---
15 PROPOSED BUILT-UP AREA (7 + 8 + 9 + 10 + 11 + 12c + 13)	12173.18	12633.18
16 FUNGIBLE COMPENSATORY AREA AS PER REG. NO. 31(C) OF D.C.P.R. 2034	---	---
a) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	---
b) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---	---
c) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (FOR RESIDENTIAL)	4051.43	4212.43
PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (FOR COMMERCIAL)	203.02	203.02
FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM (FOR RESIDENTIAL)	3892.19	4207.08
FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM (FOR COMMERCIAL)	116.01	116.01
17 TOTAL BUILT-UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (14 + 16c + 16d)	16427.63	17048.63
18 TOTAL BUILT-UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (15 + 16e + 16f)	16181.38	16956.27
19 F.S.I CONSUMED ON NET PLOT AREA (18 / 4)	3.19	3.34

(II) OTHER REQUIREMENTS

	SQ.MTS.
A RESERVATION /DESIGNATION	
a) NAME OF RESERVATION	---
b) AREA OF RESERVATION AFFECTING THE PLOT	---
c) AREA OF RESERVATION LAND TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034	---
d) BUILT-UP AREA OF AMENITY TO BE HANDED OVER TO M.C.G.M. AS PER REG. NO. 17 OF D.C.P.R. 2034	---
e) BUILT-UP AREA OF DESIGNATION	---
B PLOT AREA/BUILT-UP AMENITY TO BE HANDED OVER TO M.C.G.M.	
a) AS PER REG. NO. 14(A) OF D.C.P.R. 2034	---
b) AS PER REG. NO. 14(B) OF D.C.P.R. 2034	---
c) AS PER REG. NO. 15 OF D.C.P.R. 2034	---
C REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/ PLOT AS PER REG. NO. 27 OF D.C.P.R. 2034	---
D TENEMENT STATEMENT	
a) PROPOSED BUILT-UP AREA	16181.38
LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	713.69
c) AREA AVAILABLE FOR TENEMENTS	15467.69
d) TENEMENTS PERMISSIBLE (450/HECTARE)	696 NOS.
e) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	148 NOS.
F PARKING STATEMENT	
a) PARKING REQUIRED FOR CARS	241 NOS.
b) PARKING REQUIRED FOR SCOOTER/MOTOR CYCLE	247 NOS.
c) PARKING REQUIRED FOR OUTSIDERS (VISITORS)	24 NOS.
COVERED GARAGE PERMISSIBLE	266 NOS.
f) PARKING PROPOSED FOR CARS	263 NOS.
g) PARKING PROPOSED FOR SCOOTER/MOTOR CYCLE	24 NOS.
h) PARKING PROPOSED FOR OUTSIDERS (VISITORS)	25 NOS.
i) TOTAL PARKING PROVIDED	290 NOS.
F TRANSPORT VEHICLES PARKING	
a) REQUIRED NUMBER OF PARKING SPACES FOR TRANSPORT VEHICLES	---
b) TOTAL NUMBER OF PARKING SPACES FOR TRANSPORT VEHICLES PROVIDED	---

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01.11.2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 5398.80 SQ.MTS. (FIVE THOUSAND THREE HUNDRED AND NINETY EIGHT DECIMAL EIGHTY SQUARE METERS) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

LAST APPROVED PLAN DATED 09.11.2023

NOW PROPOSED

- * BOUNDARY OF ENTIRE PLOT SHOWN IN THICK BLACK COLOUR.
- * PROPOSED WORK SHOWN IN PINK FILLED COLOUR.
- * TOP SLAB OF U.G. WATER TANK IS 0.15 MT. LVL. ABOVE GROUND LVL. AND TO BE DESIGNED TO BEAR THE WEIGHT OF FIRE ENGINE WEIGHING UP 48 M.T. EACH WITH A POINT LOAD OF 10 KG/SQ.CM.
- * TOP SLAB OF PUMP ROOM TO BE FLUSHED WITH GROUND LVL. AND TO BE DESIGNED TO BEAR THE WEIGHT OF FIRE ENGINE WEIGHING UP 48 M.T. EACH WITH A POINT LOAD OF 10 KG/SQ.CM.
- * S = SMALL CAR PARKING OF SIZE 2.30 MT. x 4.50 MT.
- * ALL INTERNAL WALLS ARE 0.15 MT. THK. BRICK MASONRY / C.C. BLOCK WALLS.
- * ALL EXTERNAL WALLS ARE 0.15 MT. THK. BRICK MASONRY / C.C. BLOCK WALLS.
- * E.D. = ELECTRIC DUCT.
- * F.D. = FIRE DUCT.
- * ALL DIMENSIONS ARE IN METERS.

PRO FORMA - II

NOTE:-

1) THIS DOCUMENT IS