

FILE No. :- P-18932/2023/(223)/R/C Ward/KANHERI R/C		1/4
CONTENTS OF SHEET :-	GROUND FLOOR PLAN, 1ST FLOOR PLAN, PODIUM PLANS, BLOCK & LOCATION PLAN, PLOT AREA CALC., COMP. WALL	
FORM - I		
A.	AREA STATEMENT	IN SQ.MTS.
1)	AREA OF THE PLOT	1085.38
a)	Area of Reservation in plot	NIL
a)	Area of Road set back	NIL
c)	Area of D P Road	NIL
2)	DEDUCTIONS FOR :	
A)	For Reservation/Road area	
a)	Road set back area to be handed over (100%) (Regulation No 16)	NIL
b)	Proposed D P road to be handed over (100%) Regulation No 16)	NIL
b)	Reservation area(plot) to be handed over(100%) (Regulation No 17)	----
d)	TOTAL AREA UNDER ROAD/RESERVATION	NIL
B)	For Amenity area	
a)	Area of amenity plot/plots to be handed over asper 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	----
e)	TOTAL AMENITY AREA	----
C)	Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which thedevelopment was allowed	----
3)	Total deduction :2(A)+2(B)+2(C)	----
4)	Balance area of the plot(1)-(3)	1085.38
5)	Plot under development:- 1-2(A)+2(B)	1085.38
6)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33).	1.00
7)	a) Permissible built up area as per Zonal (Basic) FSI (5X6)	1085.38
b)	Permissible Built up area as per DCR 30(C) protected for development (1498.52 - 1085.38 = 413.14)	413.14
c)	Permissible built up area (7a or 7b above, whichever is more)	1085.38
8)	BUA equal to land area handed over as per reg.30(A)&3(a)	
a)	Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot	NIL
b)	Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the permissible FSI as per column no-2 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%)	NIL
c)	Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	NIL
9)	Additional /insensitive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	
a)	in lieu cost of construction of amenity building as per regulation 30(A)&30(b)	----
b)	150% of rehab. component as per reg 33(7)(A)	----
c)	or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B) (1498.52 X 15% = 224.78 Sq. Mtrs. or 23 Nos x 10 sq.mt.=230.00 whichever is more.)	230.00
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%) 1085.38 X 0.5 = 542.69 SQ.MT.	542.69
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A)&30(2) (or.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above	----
12)	Permissible Built up area (7+8+9+10+11)	2271.21
13)	TOTAL PROPOSED BUILT UP AREA	2236.12
14)	Fungible compensatory area as per Regulation No 3(3)	
a)	(i) Perm. Fungible Compensatory area for Rehab comp.without charging premium for residential	323.71
(ii)	Fungible compensatory area availed for Rehab comp.without charging premium for residential [382.06 - 58.35 Sq. Mtr. (kept in abeyance)= 323.71]	323.71
(iii)	Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	78.28
(iv)	Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial [101.33 - 23.03 Sq. Mtr. (kept in abeyance) = 78.28]	78.28
b)	(i) Permissible Fungible Compensatory area by charging premium for residential	----
(ii)	Fungible compensatory area availed on payment of premium for residential	----
(iii)	Permissible Fungible compensatory area on payment of premium for commercial	93.72
(iv)	Fungible compensatory area availed on payment of premium for commercial	93.72
15)	Total BUA Proposed including FCA (13+14(a)(ii) + 14(a) (iv)+14(b) (ii)+ 14(b)(iv)	2731.83
16)	FSI consumed on net plot(13/4)	2.06
II	OTHER REQUIREMENTS	SQ MT.
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 Regulation No.27 (15% or 20% or 25%)	----
D	TENEMENTS STATEMENT	
a)	Proposed built up area (13 above)	2731.83
b)	Less deduction of Non-Residential area (shop etc)	729.23
c)	Area available for Tenements (a) minus(b)	2002.60
d)	Tenements Permissible (450/hectare) = 2002.60X 0.045 = 90.11 Nos.	SAY 90.00 90.00Nos.
e)	Total Number of Tenements Proposed on Plot	32.00 Nos.
E.	PARKING STATEMENT	
(i)	PARKING REQUIRED FOR REGULATION FOR	43.00
CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		----
(ii)	COVERED GARAGE PERMISSIBLE	----
(iii)	COVERED GARAGE PROPOSED	----
CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		----
(iv)	TOTAL PARKING PROVIDED	52.00
TRANSPORT VEHICLE PARKING		----
(ii)	TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	----
(iii)	TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	----