

R.G CALCULATIONS:

NAME	AREA
Floor Name	00.00

COMMERCIAL PREMISSIBLE AREA

PER. (COMMERCIAL AREA)	PROP. (COMMERCIAL AREA)
00.00	00.00

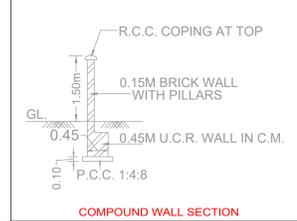
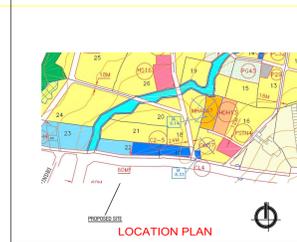
ANCILLARY AREA DETAILS TABLE:

PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
1085.62	1085.63	496.78	496.78



Plot Area Calculation (Scale 1:400)

Sl. No.	Area	Sl. No.	Area	Sl. No.	Area	Sl. No.	Area	Sl. No.	Area		
1)	0.5 x 34.815 x 13.930	=	242.49	3)	0.5 x 19.686 x 85.929	=	845.80	4)	0.5 x 85.929 x 33.642	=	1445.41
2)	0.5 x 48.791 x 12.972	=	316.46	TOTAL		=		2850.16			



Building Wise FSI Statement

BUILDING	RESI	NON RESI	BALC	PASS	STAIR	LIFT	TENE
A (BLDG)	2895.00	1117.77	236.21	504.87	148.55	136.35	0.00
Total	2895.00	1117.77	236.21	504.87	148.55	136.35	0.00

Sanctioned F.S.I

Particulars	Sanctioned FSI
Commercial	1117.77
Residential	2895.00
Total FSI	4012.77

जमीन विवरण दिनांक 2022
राज्य नं. 44/2022
प्लान नं. 2895/2022
प्लान दि. 28.03.2022

प्लान नं. 2895/2022

BP CC CONDITION - A

प्लान नं. 2895/2022

BP CC CONDITION - B

प्लान नं. 2895/2022

BP CC CONDITION - C

प्लान नं. 2895/2022

ADDITIONAL CONDITIONS

प्लान नं. 2895/2022

PROJECT TYPE - Building Development

SEAL OF APPROVAL

BCP No: MHW003124
Proposal Type: Mix Use
Case Type: New QR CODE

Project Type: Building Development

APPROVED SUBJECT TO CONDITIONS, APPROVED UNDER COMMENCEMENT CERTIFICATE NUMBER MENTION ABOVE.

PROJECT INFORMATION

CASE TYPE: NEW

LOCATION: Non-Congested Area

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered) **2850.00**

(a) As per ownership document (7/12, CTS extract) 2850.00

(b) as per measurement sheet 2850.67

(c) as per site 0.00

2. DEDUCTIONS FOR

(a) Proposed D.P./D.P. RW Area/Service Road /Highway 483.43

(b) Any D.P. Reservation area 0.00

(c) Area not included in proposal 0.00

(d) Area not in possession 0.00

(Total a+b+c+d) 0.00

3. BALANCE PLOT AREA (1 - 2) **2366.57**

4. AMENITY SPACE (if applicable) 0.00

(a) Required - 0.00

(b) Adjustment of 2(b), if any - 000.00

(c) Balance Proposed - 0.00

5. NET PLOT AREA (3-4(c)) **2366.57**

6. RECREATIONAL OPEN SPACE (if applicable)

(a) Required - 0.00

(b) Proposed - 0.00

7. INTERNAL ROAD AREA 0.00

8. PLOTTABLE AREA (if applicable) 0.00

9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI) **2603.23**

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(a) Maximum permissible premium FSI - based on road width / TOD Zone. 1425.00

(b) Proposed FSI on payment of premium. 0.00

11. IN-SITU AND TDR LOADING

(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any 0.00

(b) In-situ area against Amenity Space if handed over 0.00

(c) TDR area (Permissible TDR - 3277.50) 0.00

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) 0.00

12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7

13. TOTAL ENTITLEMENT OF FSI

(a) [9 + 10(b)+11(d)] or 12 whichever is applicable 2603.23

(b) Ancillary FSI (upto 60%or80% with payment of charges) (Resi ancillary - 1085.63),(Non-Resi ancillary - 496.78) 1582.41

(c) Total entitlement (a+b) 4185.64

14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x(1.6 or 1.8) 8888.13

15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)

(a) Existing Built-up Area. 0.00

(b) Proposed Built-up Area (as per P-line) **4012.77**

(Residential BUA - 2895.00, Non-Resi BUA - 1117.77)

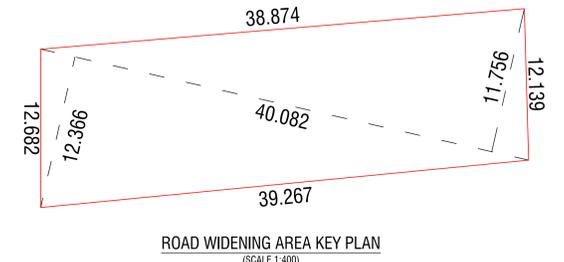
(c) Total (a+b) **4012.77**

16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.) 1.70

17. AREA FOR INCLUSIVE HOUSING, if any

(a) Required (20% of Sr.No.5) 0.00

(b) Proposed 0.00



Road Widening Area Calculation (Scale 1:400)

Sl. No.	Area	Sl. No.	Area	Sl. No.	Area		
1)	0.5 x 12.366 + 11.756 x 40.082	=	483.43	TOTAL		= 483.43	