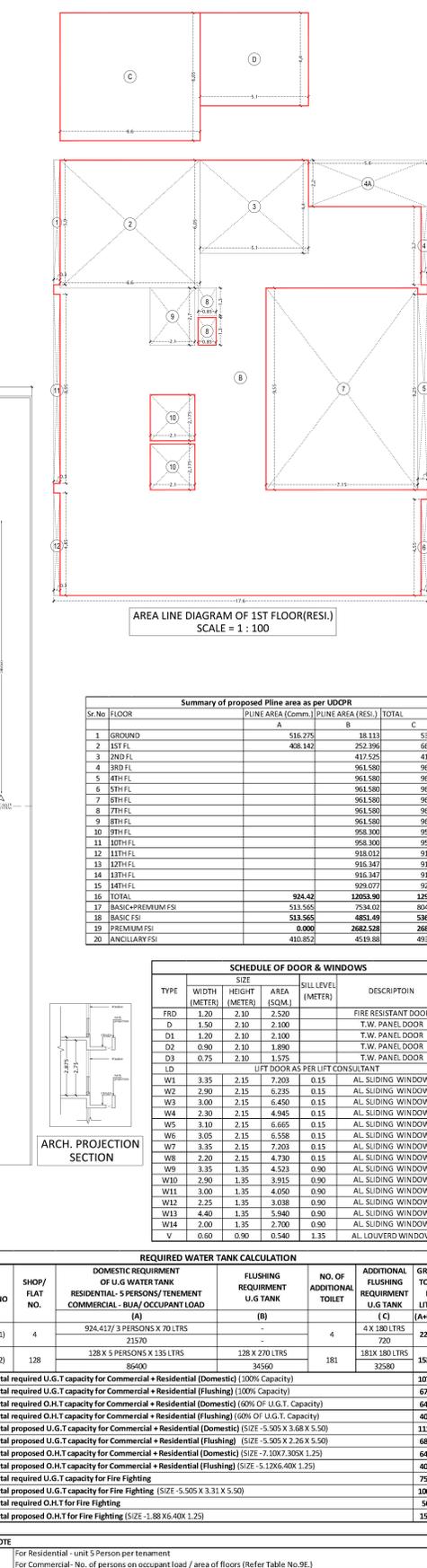
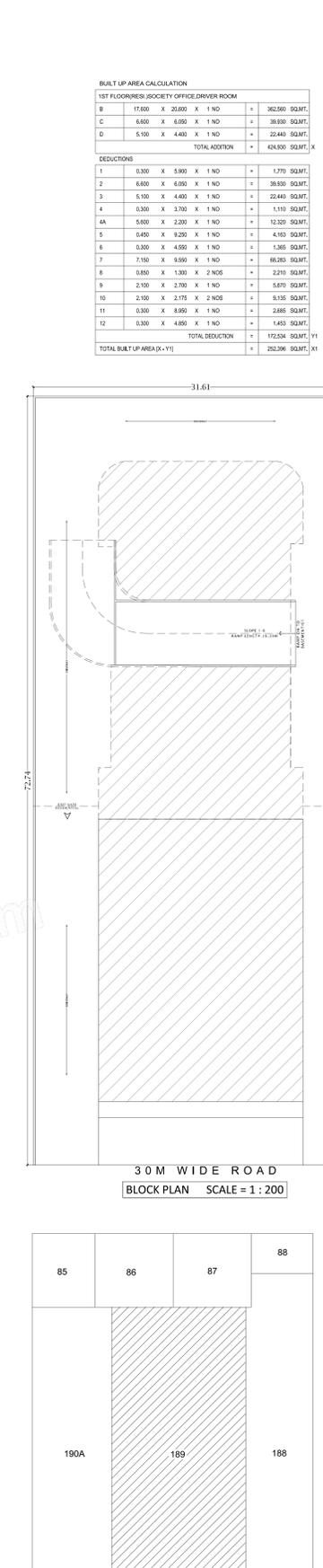
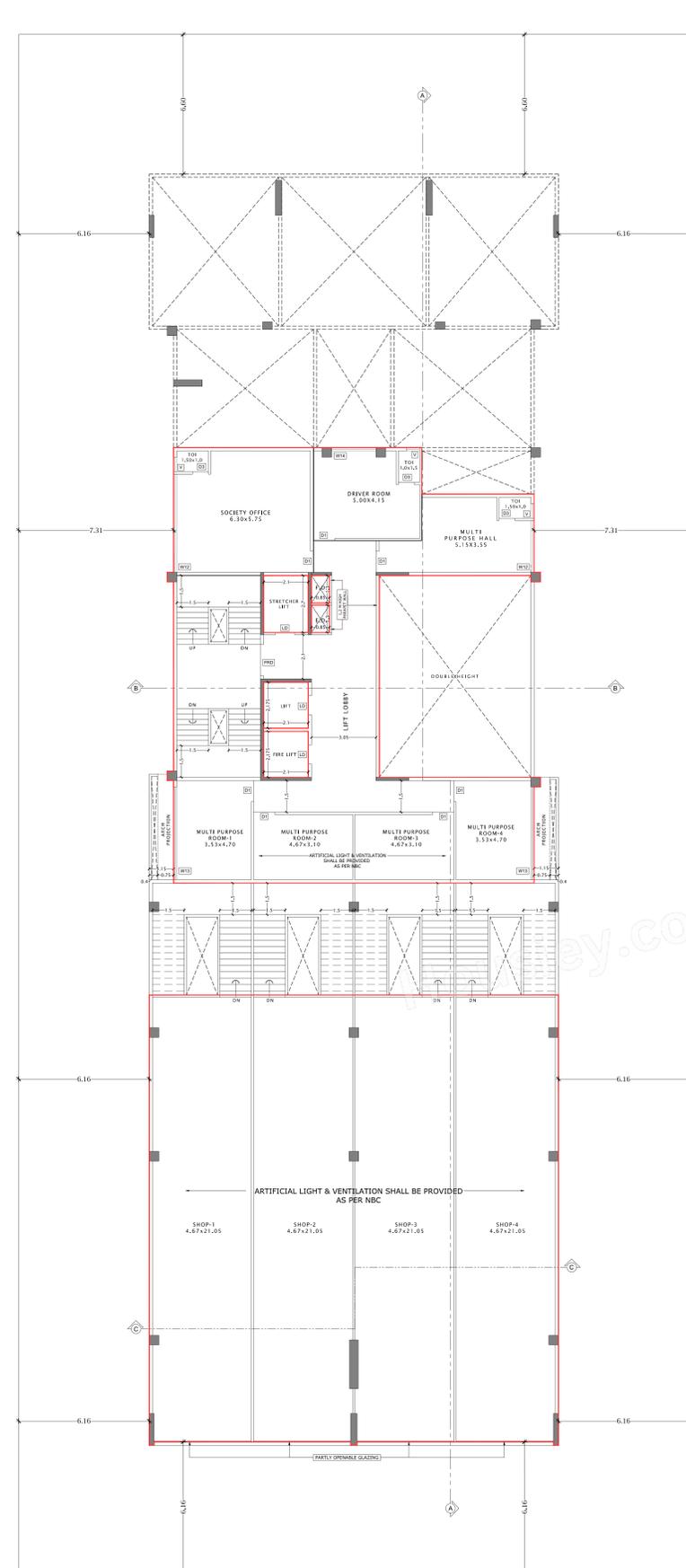
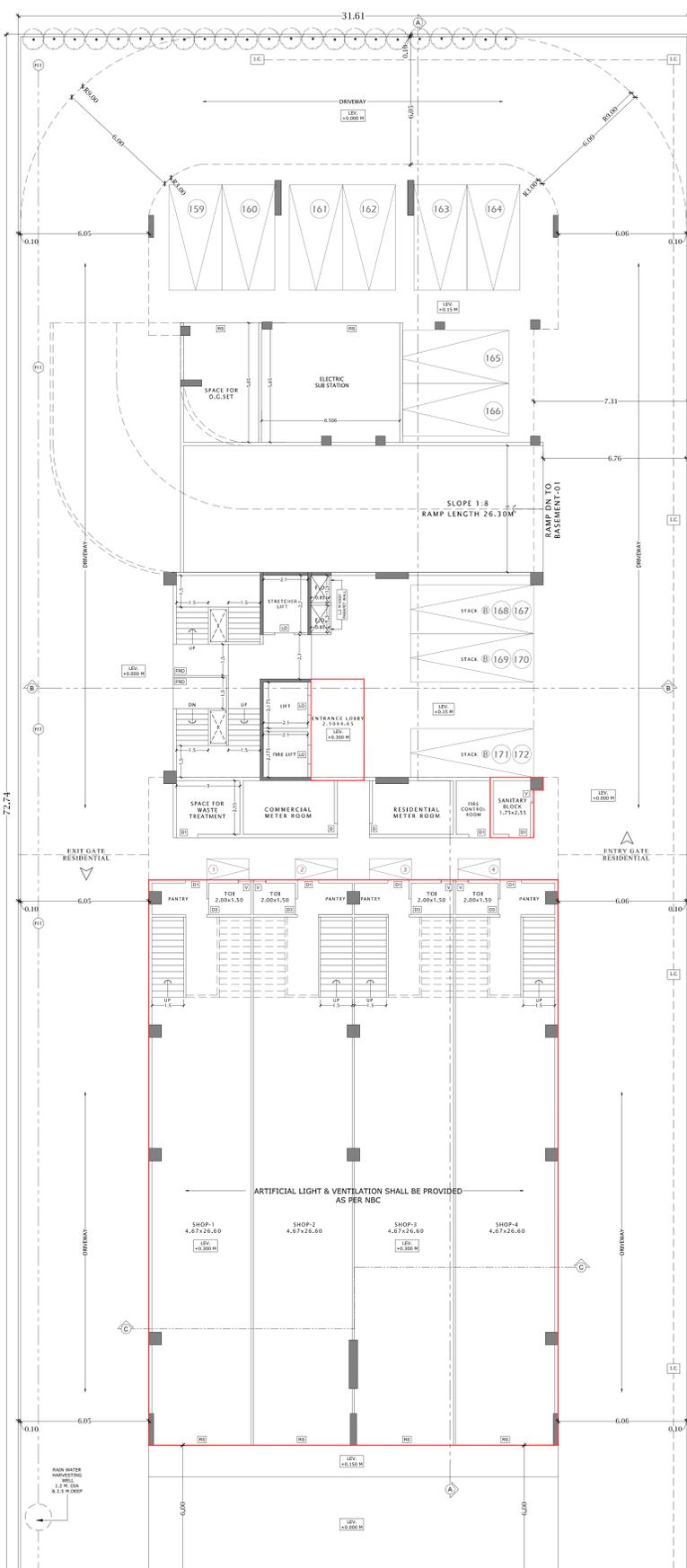


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18419/TPQNM & KJ/2023/11595
 Dtd. 24 Nov 2023

Signature: _____
 Stamp: _____



APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

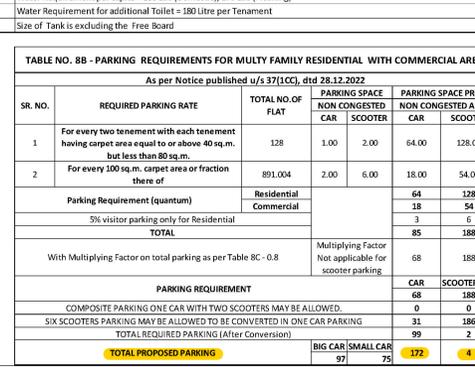
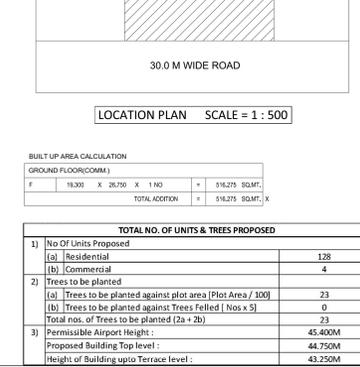
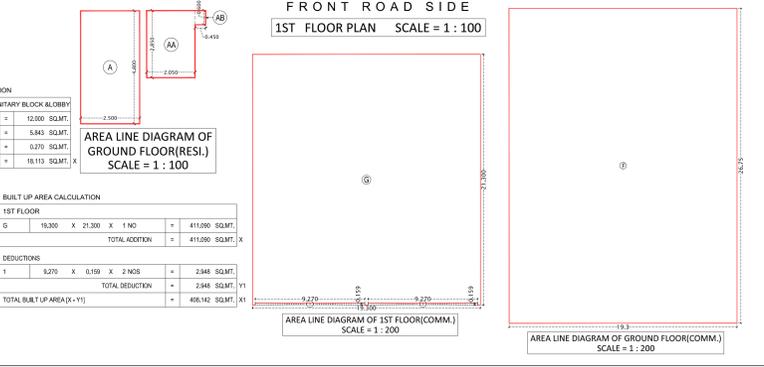
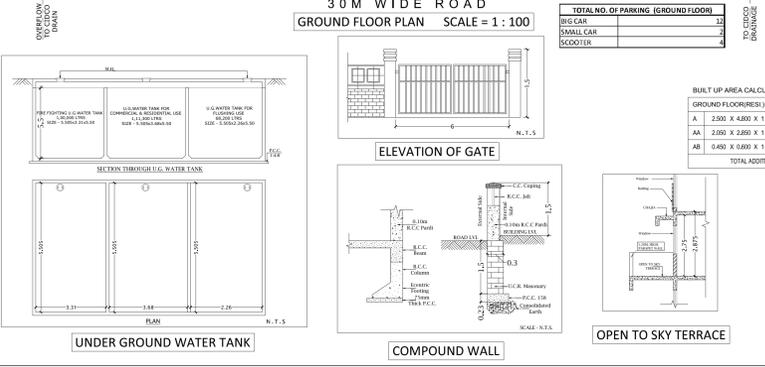
No. CIDCO/BP-18419/TPQNM & KJ/2023/11595
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GROUND & 1ST FLOOR PLAN, AREA DIAGRAM & CALCULATIONS

Proforma-1

Sr.No	Particulars	Area (sq.m)
1	As per ownership document (17/72, CTS extract)	2299.31
2	As per measurement sheet	2299.31
3	As per site	2299.31
4	Proposed D.P./D.P. Road widening Area/Service Road /Highway widening	0.00
5	Any D.P. Reservation area	0.00
6	Permissible Ancillary Area	0.00
7	Balance area of plot (1-2)	2299.31
8	Amenity Space (if applicable)	0.00
9	Required -	0.00
10	Adjustment of 2(b), if any -	0.00
11	Proposed Ancillary Area	0.00
12	Net Plot Area (3-4(c))	2299.31
13	Recreational Open space (if applicable)	0.00
14	Required -	0.00
15	Proposed Ancillary Area	0.00
16	Internal Road area	0.00
17	Plotable area (if applicable)	2299.31
18	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9)	3448.96
19	Subsidiary FSI - Min. of 1.5 as per UDCPR	517.39
20	Proposed commercial area	517.39
21	Proposed commercial area (basic excluding ancillary)	517.39
22	Additional FSI on payment of premium	458.62
23	Maximum permissible premium FSI - based on road width / TOD Zone.	1979.586
24	Plot area *0.11	252.924
25	Proposed FSI on payment	458.62
26	In-situ FSI / TDR loading	3219.034
27	In-situ area against D.P. road (3.0m Sr. No. 2(a)) if any	3219.034
28	In-situ area against Amenity Space (if handed over)	3219.034
29	Area for Inclusive Housing, if any	3219.034
30	TDR area -	3219.034
31	Total in-situ / TDR loading proposed (11) (a)+(b)+(c)	3219.034
32	Additional FSI area under Chapter No. 7	0.00
33	Total entitlement (a)+(b)	8047.585
34	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	4932.020
35	Proposed Ancillary area FSI	4932.020
36	Total entitlement (a)+(b)	12979.605
37	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width (As per Regulation No. 6.3 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.3, read with Note 3 of 10.10.11	5.645
38	Total Built-up Area in proposal	12979.32
39	Existing Built-up Area	0.00
40	Residential	0.00
41	Commercial	0.00
42	Proposed Built-up Area (as per 'P' line)	12979.32
43	Commercial	12979.32
44	Commercial	924.42
45	Total (a)+(b) (shall not be more than 13(d))	12979.32
46	F.S.I. Consumed (13/13) (should not be more than serial No. 14 above.)	1.000
47	Area for Inclusive Housing, if any	0.00
48	Required (10% of Sr.No.3)	0.00
49	Proposed	0.00



Distribution of proposed Built up area as per UDCPR

Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	2936.40	517.39
2	Additional FSI on payment of premium (Together shall not exceed 10%)	458.62	0.00
3	Total proposed built up area (basic + premium)	754.02	517.39
4	Proposed Ancillary Area FSI	4932.02	410.88
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13(d))	12053.90	924.42

REQUIRED WATER TANK CALCULATION

SHOP/FLAT NO.	DOMESTIC REQUIREMENT OF U.G WATER TANK	FLUSHING REQUIREMENT U.G TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL REQUIREMENT U.G TANK (C)	GRAND TOTAL IN LITRES
1)	924.42/3 PERSONS X 70 LTRS	-	4	4 X 180 LTRS	22290
2)	128 X 5 PERSONS X 135 LTRS	128 X 270 LTRS	181	181 X 180 LTRS	153540
		8500	3450	3280	67860
					109790

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