



BLOCK PLAN
SCALE :- 1:500
SHEET NO. 85
FORT DIVISION

PERMISSIBLE AREA CALCULATION (BLOCK - B & N) (WING - A)		
OLD REHAB TENANT B.N. (20.80 X 3)	=	167.20 SQ.MT.
167.20 X 1.20	=	200.64 SQ.MT. (A)
60% INCENTIVE (200.64 X 60%)	=	120.38 SQ.MT. (B)
TOTAL PERMISSIBLE AREA (A) + (B)	=	321.02 SQ.MT. (C)
NON-CESSED N BLOCK SIDE B.U.A.	=	420.83 SQ.MT. (D)
TOTAL PERMISSIBLE AREA (C) + (D)	=	741.85 SQ.MT. (E)
PERMISSIBLE AREA CALCULATION (BLOCK - K, L, C, H & G) (WING - B, C, D, E, F & I)		
DCPR 2034	INCENTIVE	FOR REHAB
N.R. CARPET AREA	7732.32	7732.32
RESI. CARPET AREA	3385.37	3481.74
TOTAL RESI./N.R.	11117.69	11214.06
CARPET AREA OF REHAB TENANT	=	11214.06 SQ.MT.
11214.06 X 1.20	=	13456.87 SQ.MT. (F)
REHAB CARPET AREA OF INCENTIVE	=	11117.69 SQ.MT.
11117.69 X 1.20	=	13341.23 SQ.MT.
88% INCENTIVE (13341.23 X 88%)	=	11740.28 SQ.MT. (G)
TOTAL PERMISSIBLE AREA (F) + (G)	=	25197.15 SQ.MT. (H)
NON-CESSED STRUCTURE PERMISSIBLE AREA	=	570.58 SQ.MT. (K)
NON-CESSED BUILT UP AREA	=	2650.58 SQ.MT. (L)
TOTAL PERMISSIBLE AREA (E) + (H) + (K) + (L)	=	39883.99 SQ.MT. (M)
(BLOCK - B, N, K, L, C, H, G & D)		
TOTAL PERMISSIBLE AREA	=	41703.44 SQ.MT. (N)
(BLOCK - F, A, E & M) PERM.	=	15193.86 SQ.MT. (O)
TOTAL PERMISSIBLE AREA	=	41703.44 SQ.MT. (P)
(X + Y)		
(41703.44 - PROP. B.U.A. (WING A))	=	39883.99 SQ.MT. (Q)
(41703.44 - 1819.45)	=	39883.99 SQ.MT. (R)
TOTAL PERMISSIBLE AREA (DCPR - 2034)	=	39883.99 SQ.MT. (S)
NON-CESSED STRUCTURE B.U.A.		
NON-CESSED N BLOCK SIDE	=	420.83 SQ.MT.
NON-CESSED BETWEEN L & D	=	35.69 SQ.MT.
NON-CESSED BETWEEN H & K	=	35.69 SQ.MT.
NON-CESSED REAR SIDE K BLOCK	=	19.15 SQ.MT.
NON-CESSED BETWEEN C & B	=	384.15 SQ.MT.
NON-CESSED BETWEEN F & G	=	195.90 SQ.MT.
TOTAL	=	991.41 SQ.MT. (T)

PERMISSIBLE AREA CALCULATION (BLOCK - F, A, E & M) (WING - G TO I)		
DCPR 2034	INCENTIVE	FOR REHAB
N.R. CARPET AREA	4406.06	4406.06
RESI. CARPET AREA	2328.81	2328.81
TOTAL RESI./N.R.	6734.87	6734.87
CARPET AREA OF REHAB TENANT	=	6734.87 SQ.MT.
6734.87 X 1.20	=	8081.84 SQ.MT. (A)
8081.84 X 88%	=	7112.02 SQ.MT. (B)
TOTAL PERMISSIBLE AREA = (A) + (B)	=	15193.86 SQ.MT. (C)
TOTAL PERMISSIBLE AREA = (A) + (B)	=	15193.86 SQ.MT. (D)
TOTAL PERMISSIBLE AREA = (A) + (B)	=	15193.86 SQ.MT. (E)
PROP. BUILT UP AREA SUMMARY OF BUILDING WING - A		
BUILT UP AREA (SQ.MT)	EXCESS BAL (SQ.MT)	TOTAL B.U.A. IN SQ.MT.
1603.73	215.72	1819.45
TOTAL B.U.A. (A WING)	=	1819.45 SQ.MT.
PERMISSIBLE AREA FOR MHADA N.O.C. (WING A, B, C, D, E, F & I)		
TOTAL PERMISSIBLE AREA	=	41703.44 SQ.MT.
LESS: (BLOCK - F, A, E & M) PERM.	=	15193.86 SQ.MT.
LESS: (PROP. B.U.A. WING - A)	=	1819.45 SQ.MT.
NET PERM. B.U.A. FOR (WING A, B, C, D, E, F & I)	=	24690.13 SQ.MT.

TABLE-II DETAILS OF FUNGIBLE B.U.A. FOR REHAB/ SALE & PREMIUM CALCULATIONS								
Sr. No.	Description	DCR 2034 AS PER MHADA N.O.C. (WING - C, B, D, E, F & I)			DCR 2034 AS PER MHADA L.O.I. (WING - G, H, PART OF WING - B)			TOTAL (WING - A TO I)
		Residential in sq.mt.	Commercial in sq.mt.	Total in sq.mt.	Residential in sq.mt.	Commercial in sq.mt.	Total in sq.mt.	
1	Permissible B.U.A. (Sr.No. 14 of Proforma-A)	14304.30	10385.83	24690.13	8651.52	6502.38 + 39.96 = 6541.34	15193.86	39883.99
1a	Proposed Built Up Area	14304.30	10385.83	24690.13	4825.92	6542.34	11368.26	36058.39
2	Total permissible fungible B.U.A. (1 X 0.35)	5006.51	3635.04	8641.55	1689.07	2289.82	3978.89	12620.44
3	Total permissible B.U.A. (1+2)	19310.81	14020.87	33331.68	6514.99	8832.16	15347.15	48678.83
4	Deficit Built up Area	407.53	902.02	1309.55	613.84	964.51	1578.35	2887.90
4	Total proposed B.U.A. including fungible F.S.I (14+830F Proforma-A) (Check: shall not be more than 3- (Total A+B column no.21 of table no.11))	18164.10	12931.08	31095.18	5190.18	7428.37	12618.55	43713.73
5	Permissible fungible B.U.A. for Rehab, MHADA & M.C.G.M component (Total A+B column no.15 of table no.11)	1462.33	3247.57	4709.90	978.10	1850.55	2828.65	7538.55
6	Fungible B.U.A. utilized for Rehab, MHADA & MCGM (Col.19-14-20 of table no.1 (Check: shall not be more than 5 (above & shall be equal to 5 Col no.21 of table no.11))	1054.80	2361.75	3416.55	364.26	886.03	1250.29	4666.84
7	Permissible fungible B.U.A. for Noncess Rehab component (Total A+B column no.15 of table no.11)	---	199.70	199.70	---	---	---	199.70
8	Fungible B.U.A. utilized for Noncess Rehab, (Col.19-14-20 of table no.1 (Check: shall not be more than 5 (above & shall be equal to 5 Col no.21 of table no.11))	---	183.50	183.50	---	---	---	183.50
9	Permissible fungible B.U.A. for sale component (2-5-7)	3544.18	187.77	3731.95	710.97	439.27	1150.24	4882.19
10	Fungible B.U.A. utilized for Sale, (Col.4-1a-6-8) above (Check: shall not be more than 3 above)	2805.00	0.00	2805.00	0.00	0.00	0.00	2805.00
11	Ready Reckoner Rate for the year 2012							
12	% of Ready Reckoner Rate							
13	Premium amount to be recovered							
14	Payment receipt No. & Date							

TOTAL BUILT UP AREA SUMMARY

WING NAME	AREA IN SQ.MT.
BUILT UP AREA (WING - B (PART - C TO F & I) + 2195.18 SQ.MT.	30897.77 SQ.MT.
PASSAGE AREA COUNTED IN FSI	197.41 SQ.MT.
TOTAL BUILT UP AREA (WING - B (PART - C TO F & I))	31095.18 SQ.MT. (A)
BUILT UP AREA (WING - G & H)	12195.56 SQ.MT.
PASSAGE AREA COUNTED IN FSI	248.08 SQ.MT.
TOTAL BUILT UP AREA (WING - G, H & PART - B WING)	12443.64 SQ.MT. (B)
ADD. EXCESS FITNESS CENTER AREA	158.58 SQ.MT. (C)
ADD. DOUBLE HT. AREA	16.33 SQ.MT. (D)
TOTAL BUILT UP AREA (B + C + D)	12618.55 SQ.MT. (E)
BUILT UP AREA (WING - A)	1819.45 SQ.MT. (F)
GROSS B.U.A. A + E + F (WING - A TO I)	45533.18 SQ.MT.

B. U. A. SUMMARY (WING - B, C, D, E, F)

FLOORS	BUILT UP AREA					TOTAL B.U.A.
	WING - B	WING - C	WING - D	WING - E & F	WING - I	
GROUND FLOOR	419.35	325.26	517.70	333.50	232.08	1827.89
MEZZ. AREA	159.99	164.30	288.19	201.58	23.00	837.06
1ST FLOOR	452.21	---	893.89	454.73	247.06	2047.89
2ND FLOOR	452.21	---	958.33	529.00	247.06	2186.60
3RD FLOOR	---	---	---	---	---	---
4TH FLOOR	412.53	NIL	NIL	NIL	236.36	648.89
5TH FLOOR	412.53	265.99	350.33	236.36	1265.21	1265.21
6TH FLOOR	412.53	195.00	424.80	166.10	1198.43	1198.43
7TH FLOOR	372.54	265.99	308.01	---	946.54	946.54
8TH FLOOR	412.53	265.99	424.80	219.08	1322.40	1322.40
9TH FLOOR	412.53	265.99	424.80	219.08	1322.40	1322.40
10TH FLOOR	153.96	265.99	424.80	219.08	1063.83	1063.83
11TH FLOOR	211.02	265.99	424.80	219.08	1120.89	1120.89
12TH FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
13TH FLOOR	211.02	195.00	393.98	158.18	958.18	958.18
14TH FLOOR	211.02	265.99	269.12	219.08	965.21	965.21
15TH FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
16TH FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
17TH FLOOR	153.96	265.99	393.98	219.08	1033.01	1033.01
18TH FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
19TH FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
20TH FLOOR	211.02	235.17	393.98	142.12	982.29	982.29
21ST FLOOR	211.02	265.99	393.98	219.08	1090.07	1090.07
22ND FLOOR	211.02	265.99	---	219.08	696.09	696.09
23RD FLOOR	211.02	---	---	219.08	430.10	430.10
24TH FLOOR	153.96	---	---	219.08	373.04	373.04
25TH FLOOR	211.02	---	---	219.08	430.10	430.10
26TH FLOOR	211.02	---	---	219.08	430.10	430.10
27TH FLOOR	211.02	---	---	158.18	369.20	369.20
28TH FLOOR	211.02	---	---	219.08	430.10	430.10
29TH FLOOR	211.02	---	---	219.08	430.10	430.10
30TH FLOOR	211.02	---	---	219.08	430.10	430.10
31ST FLOOR	142.84	---	---	219.08	361.92	361.92
32ND FLOOR	211.02	---	---	---	211.02	211.02
33RD FLOOR	---	---	---	---	---	---
34TH FLOOR	---	---	---	---	---	---
35TH FLOOR	---	---	---	---	---	---
36TH FLOOR	---	---	---	---	---	---
37TH FLOOR	---	---	---	---	---	---
TOTAL B.U.A.	6097.86	2924.75	7273.13	8116.09	6447.18	30859.01 SQ.MT.
EXCESS REFUGEE AREA	NIL	NIL	NIL	17.23	17.23	34.46 SQ.MT.
ADD. FIRE CONTROL RM & B.M.S. RM B.U.A.	9.37	7.59	---	4.57	21.53	42.06 SQ.MT.
TOTAL B.U.A. PROPOSED	6107.23	2924.75	7280.12	8116.09	6468.98	30897.77 SQ.MT.

P R O F O R M A -- A		Old approved plan dt.	Plan as per DCPR 2034	1/39
1	Area of Plot	AS PER P.R.C.	2144.65	6377.16
2	Deductions for:			
	(a) Road set-back area		106.11	106.11
	(b) Proposed Road		---	---
	(c) Any Reservation (R.G. & P.G)		---	---
	(d) % amenity space as per DCR 56/57 (sub-plot)		---	---
	(e) other		---	---
3	Balance area of plot (1 minus 2)		2038.54	6271.05
4	Deduction for 15% Recreational ground/ 10% Amenity space (if deductible for Ind)		---	---
5	Net area of plot (3 minus 4)		2038.54	6271.05
6	Additions for floor space index			
	2 (a) 100% for D.P. Road / Set-back		NIL	---
	2 (b) 33% as per DCR 32		---	---
	2 (c) % as per DCR 33 ()		---	---
	2 (d) other		---	---
7	Total Areas (5 plus 6)		2038.54	6271.05
8	Floor Space Index permissible (As Per Statement)		---	---
9	Floor Space Index credit available by Development Rights (Restricted to % of the balance area vide 3 above DCR no. ---)		NIL	---
10	Permissible Floor Area (AS PER STATEMENT)		24690.13	41703.44
11	Existing Floor Area		---	---
12	Proposed built up area		24690.13	37877.84
13	Excess balcony area taken in Floor Space Index		---	---
14A	Purely Residential Built up area		14304.30	4825.92
14B	Remaining Non-Residential Built up area		10385.83	37877.84
14	Total Built up proposed (11 + 12 + 13) (as per old approved plan dt. --- prior to 06-01-2012)		1819.45	37877.84
15	FSI consumed on net holding = 14/3		---	6.04
B DETAILS OF FSI AVAILABLE AS PER DCPR 31(3)				
1	Fungible Built Up Area component proposed vide DCPR 31(3) for purely Residential =	PERM.	PROF.	TOTAL (WING - A TO I)
		5006.51	3859.80	4224.06
2	Fungible Built Up Area component proposed vide DCPR 31(3) for Non-residential	3635.04	2545.25	3431.28
3	Total Fungible Built Up Area vide DCPR 31(3) = (B.1 + B.2)	8641.55	6405.05	7655.34
	Total Gross Built Up Area Proposed (14 + B.3)	1819.45	33331.68	45533.18
	Deficit B.U.A. DCPR - 2034 MHADA N.O.C. (N.R. = 995.65 + R = 407.53) MHADA L.O.I. (N.R. = 964.51 + R = 613.84)	1309.55	1578.35	---
Total Area		32022.13	31095.18	2077.20
Balance Area		---	926.95	---
C TENEMENT STATEMENT				
(i)	Proposed area (Item B. 4 above)			
(ii)	less Deduction of Non Residential area (Shop etc.)			
(iii)	Area available for tenements (i) minus (ii)			
(iv)	Tenements permissible (density of tenements / hectare)			
(v)	Tenements existing.			
D PARKING STATEMENT				
(i)	Parking required by Regulations for- Car			
(ii)	Scooter/ motor Cycle Outsiders (Visitors)			
(iii)	Covered garage Permissible			
(iv)	Covered garage Proposed Car/ Scooter/ motor Cycle Outsiders (Visitors)			
E TRANSPORT VEHICLES PARKING				
(i)	Spaces for transport vehicles parking required by Regulations			
(ii)	Total no. of transport vehicles parking spaces provided			

B. U. A. SUMMARY (WING - G & H)

FLOORS	BUILT UP AREA			TOTAL B.U.A. (G & H)
	WING - B	WING - G	WING - H	
GROUND FLOOR	---	---	812.98	812.98
MEZZ. AREA	---	---	785.47	785.47
1ST FLOOR				