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eventual. 10/20/2017 20/10/2017
325
gaurav
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Rehabilitation Authority
Bhimnagar

FORM - I

AREA STATEMENT				SQ.MT	
	GROSS AREA OF PLOT			1568.60	
A	AREA OF RESERVATION IN PLOT			--	
B	AREA OF ROAD SET BACK			--	
C	AREA OF DP ROAD			--	
	DEDUCTIONS FOR			--	
A	FOR RESERVATION / ROAD AREA			--	
	1) ROAD SET BACK AREA TO BE HANDOVER (100%) (REGULATION NO. 16)			157.70	
	2) PROPOSED DP ROAD TO BE HANDOVER (100%) (REGULATION NO. 16)			--	
	3) RESERVATION AREA (PLOT) TO BE HANDOVER (100%) (REGULATION NO. 17)			--	
B	FOR AMENITY AREA			--	
	1) AREA OF AMENITY PLOT/PLOTS TO BE HANDOVER AS PER DCR 14(A)			--	
	2) AREA OF AMENITY PLOT/PLOTS TO BE HANDOVER AS PER DCR 14(B)			--	
	3) AREA OF AMENITY PLOT/PLOTS TO BE HANDOVER AS PER DCR 15			--	
	4) AREA OF AMENITY PLOT/PLOTS TO BE HANDOVER AS PER DCR 35			--	
C	DEDUCTIONS FOR EXISTING PUA TO BE RETAINED IF ANY			--	
	1) LAND COMPONENT OF EXISTING BUA AS PER REG. UNDER WHICH IT WAS ALLOWED			--	
	TOTAL DEDUCTIONS : (A+B+C+D)			157.70	
	NET AREA OF PLOT (1 MINUS 3)			1430.90	
	BASE AREA OF TRANSPORT / ROAD AREA			157.70	
	PLOT UNDER DEVELOPMENT AREA			1568.60	
	PERMISSIBLE FSI			4.00	
	PERMISSIBLE BUA AS PER FSI (B X 7)			6354.40	
	ZONAL BUA UNDER REGULATION			--	
	BALANCE ADDITIONAL BUA FOR PTC & PROPORTIONATE SALE DEVELOPMENT UNDER SCHEME			--	
A	BUA PERMISSIBLE FOR PTC TENEMENTS			--	
B	EQUIVALENT SALE BUA AGAINST PTC			--	
	PERMISSIBLE BUILT UP AREA	ZONAL PLOT POTENTIAL	PTC FOR SBA U/S 35(1) OF DCPR 2004	FREE SALE COMPONENT	TOTAL
		1.00 OF (16)	50% OF (11)	50% OF (11)	
	PROPOSED BUILT UP AREA				6354.40
A	EXISTING BUILT UP AREA				6352.84
B	TOTAL BUILT UP AREA (13A + 13B)				6352.84
	TOR GENERATED IF ANY AS PER REG. NO. 30(A)				--
	PERMISSIBLE COMPENSATORY AREA AS PER REG. NO. 31(B)				--
A	0) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM (1988.60 x 0.35 = 595.01 SQ.MT.)				595.01
	1) PROPOSED FUNGIBLE COMPENSATORY AREA FOR REHAB. COMPONENT W/ CHARGING PREMIUM				556.01
B	0) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (2564.40 x 0.25 = 2224.04 SQ.MT.) (2224.04 - 595.01 = 1669.03 SQ.MT. REG.)				1669.03
	1) PROPOSED FUNGIBLE COMPENSATORY AREA (2223.50 - 595.01 = 1667.49 SQ.MT.)				1667.49
C	TOTAL PROPOSED FUNGIBLE COMPENSATORY AREA				2223.50
	(15A + 15(B))				--
	TOTAL PROPOSED BUA INCLUDING FUNGIBLE COMPENSATORY AREA (13(A) + 16)				8576.34
D	FSI CONSUMED ON PLOT (13(A) / 8)				--
A	PLOT AREA BUA TO BE HANDOVER AS PER REG. NO. 1				--
	1) AREA OF ROAD SET BACK				--
	2)				--
B	REQUIREMENT OF RECREATIONAL O.S. IN LAYOUT / PLOT AS PER REG. 27				--
C	TENEMENT STATEMENT				--
	1) PROPOSED BUA (14 (A) ABOVE)				--
	2) LESS DEDUCTION OF NON- RESIDENTIAL AREA (SHOP ETC.)				--
	3) AREA AVAILABLE FOR TENEMENTS (1) (area of)				--
	4) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)				--
	5) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT				--
D	PARKING STATEMENT				--
	1) PARKING REQUIRED BY REGULATION FOR:				90 Nos
	CAR				--
	SCOOTER / MOTOR CYCLE				--
	OUTSIDERS (VISITORS)				--
	2) COVERED GARAGE PERMISSIBLE				--
	3) COVERED GARAGE PROPOSED				--
	CAR				--
	SCOOTER / MOTOR CYCLE				--
	OUTSIDERS (VISITORS)				--
	TOTAL PARKING PROVIDED				99 Nos
E	TRANSPORT VEHICLES PARKING				--
	1) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION				--
	2) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED				--

