

SET BACK AREA FOR CTS.NO 187
 AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

SET BACK AREA FOR CTS.NO 187

1	1/2 X	15.83 X	7.66 X	1 NO	=	60.83	SQ.MT.	
2	1/2 X	15.83 X	7.24 X	1 NO	=	57.30	SQ.MT.	
3	1/2 X	7.78 X	0.98 X	1 NO	=	3.80	SQ.MT.	
4	1/2 X	1.31 X	0.75 X	1 NO	=	0.49	SQ.MT.	
5	1/2 X	1.31 X	0.65 X	1 NO	=	0.43	SQ.MT.	
TOTAL ADDITION						=	122.85	SQ.MT. X

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BUILT UP AREA CALCULATION

SET BACK AREA FOR CTS.NO 186

1	1/2 X	14.24 X	0.84 X	1 NO	=	5.98	SQ.MT.	
2	1/2 X	15.46 X	1.82 X	1 NO	=	14.07	SQ.MT.	
3	1/2 X	17.97 X	4.48 X	1 NO	=	40.25	SQ.MT.	
4	1/2 X	22.61 X	1.52 X	1 NO	=	17.19	SQ.MT.	
5	1/2 X	24.91 X	4.56 X	1 NO	=	56.79	SQ.MT.	
6	1/2 X	21.27 X	11.22 X	1 NO	=	119.32	SQ.MT.	
7	1/2 X	21.27 X	7.34 X	1 NO	=	78.06	SQ.MT.	
8	1/2 X	19.13 X	0.58 X	1 NO	=	5.55	SQ.MT.	
9	1/2 X	29.07 X	3.52 X	1 NO	=	51.16	SQ.MT.	
10	1/2 X	29.07 X	2.79 X	1 NO	=	40.55	SQ.MT.	
11	1/2 X	20.10 X	1.11 X	1 NO	=	11.16	SQ.MT.	
12	1/2 X	17.14 X	1.04 X	1 NO	=	8.91	SQ.MT.	
13	1/2 X	16.03 X	4.27 X	1 NO	=	34.22	SQ.MT.	
14	1/2 X	9.42 X	0.22 X	1 NO	=	1.04	SQ.MT.	
15	1/2 X	9.42 X	5.32 X	1 NO	=	25.06	SQ.MT.	
16	2/3 X	4.94 X	0.14 X	1 NO	=	0.46	SQ.MT.	
17	2/3 X	5.33 X	0.56 X	1 NO	=	1.99	SQ.MT.	
18	2/3 X	8.59 X	0.41 X	1 NO	=	2.36	SQ.MT.	
19	1/2 X	5.50 X	0.12 X	1 NO	=	0.33	SQ.MT.	
TOTAL ADDITION						=	514.43	SQ.MT. X

AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

PLOT AREA FOR CTS NO 186

1	1/2 X	34.53 X	15.99 X	1 NO	=	276.07	SQ.MT.	
2	1/2 X	34.53 X	2.81 X	1 NO	=	48.51	SQ.MT.	
3	1/2 X	31.67 X	5.45 X	1 NO	=	86.30	SQ.MT.	
4	1/2 X	25.45 X	2.76 X	1 NO	=	35.12	SQ.MT.	
5	1/2 X	22.97 X	1.44 X	1 NO	=	16.54	SQ.MT.	
6	1/2 X	22.52 X	7.51 X	1 NO	=	84.58	SQ.MT.	
7	1/2 X	19.70 X	3.60 X	1 NO	=	35.46	SQ.MT.	
8	1/2 X	20.13 X	2.16 X	1 NO	=	21.74	SQ.MT.	
9	1/2 X	24.17 X	4.16 X	1 NO	=	50.27	SQ.MT.	
10	1/2 X	9.91 X	1.82 X	1 NO	=	9.02	SQ.MT.	
11	1/2 X	15.73 X	3.84 X	1 NO	=	30.20	SQ.MT.	
12	1/2 X	13.33 X	1.49 X	1 NO	=	9.93	SQ.MT.	
13	1/2 X	5.16 X	0.65 X	1 NO	=	2.19	SQ.MT.	
14	2/3 X	5.24 X	0.55 X	1 NO	=	1.92	SQ.MT.	
15	2/3 X	8.44 X	0.40 X	1 NO	=	2.25	SQ.MT.	
TOTAL ADDITION						=	710.08	SQ.MT. X

AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

SET BACK AREA FOR CTS.NO 187

1	1/2 X	19.38 X	4.00 X	1 NO	=	38.76	SQ.MT.	
2	1/2 X	27.97 X	13.98 X	1 NO	=	195.51	SQ.MT.	
3	1/2 X	27.97 X	8.05 X	1 NO	=	112.56	SQ.MT.	
4	1/2 X	17.03 X	8.36 X	1 NO	=	71.19	SQ.MT.	
TOTAL ADDITION						=	418.04	SQ.MT. X

BUILT UP AREA CALCULATION

PLOT AREA FOR CTS.NO 187

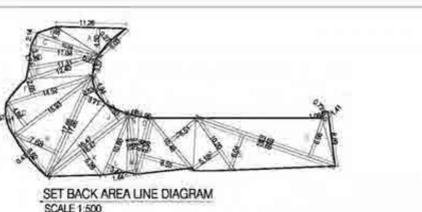
1	1/2 X	19.38 X	4.00 X	1 NO	=	38.76	SQ.MT.	
2	1/2 X	27.97 X	13.98 X	1 NO	=	195.51	SQ.MT.	
3	1/2 X	27.97 X	8.05 X	1 NO	=	112.56	SQ.MT.	
4	1/2 X	17.03 X	8.36 X	1 NO	=	71.19	SQ.MT.	
TOTAL ADDITION						=	418.04	SQ.MT. X

AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

SET BACK AREA FOR CTS.NO 187

1	1/2 X	19.38 X	4.00 X	1 NO	=	38.76	SQ.MT.	
2	1/2 X	27.97 X	13.98 X	1 NO	=	195.51	SQ.MT.	
3	1/2 X	27.97 X	8.05 X	1 NO	=	112.56	SQ.MT.	
4	1/2 X	17.03 X	8.36 X	1 NO	=	71.19	SQ.MT.	
TOTAL ADDITION						=	418.04	SQ.MT. X



SET BACK AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

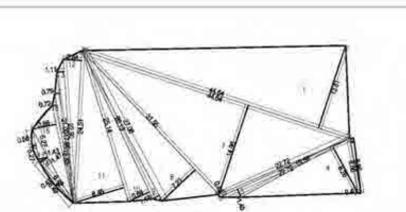
PLOT SET BACK AREA DIAGRAM

A	1/2 X	11.26 X	4.30 X	1 NO	=	24.21	SQ.MT.	
B	1/2 X	10.54 X	1.93 X	1 NO	=	10.17	SQ.MT.	
C	1/2 X	11.04 X	2.14 X	1 NO	=	11.81	SQ.MT.	
D	1/2 X	11.51 X	3.36 X	1 NO	=	19.34	SQ.MT.	
E	1/2 X	12.40 X	1.74 X	1 NO	=	10.79	SQ.MT.	
F	1/2 X	14.52 X	2.85 X	1 NO	=	19.24	SQ.MT.	
G	1/2 X	15.93 X	4.86 X	1 NO	=	38.71	SQ.MT.	
H	1/2 X	17.86 X	7.88 X	1 NO	=	68.59	SQ.MT.	
I	1/2 X	17.86 X	3.71 X	1 NO	=	33.13	SQ.MT.	
J	1/2 X	16.47 X	3.63 X	1 NO	=	29.89	SQ.MT.	
K	1/2 X	16.47 X	5.26 X	1 NO	=	43.32	SQ.MT.	
L	1/2 X	10.86 X	3.41 X	1 NO	=	18.18	SQ.MT.	
M	1/2 X	9.80 X	1.44 X	1 NO	=	7.06	SQ.MT.	
N	1/2 X	9.80 X	1.66 X	1 NO	=	8.13	SQ.MT.	
O	1/2 X	9.38 X	1.95 X	1 NO	=	9.15	SQ.MT.	
P	1/2 X	9.38 X	8.55 X	1 NO	=	40.10	SQ.MT.	
Q	1/2 X	10.48 X	5.51 X	1 NO	=	28.87	SQ.MT.	
R	1/2 X	10.20 X	5.16 X	1 NO	=	26.42	SQ.MT.	
S	1/2 X	23.89 X	6.04 X	1 NO	=	71.54	SQ.MT.	
T	1/2 X	23.89 X	6.86 X	1 NO	=	78.89	SQ.MT.	
U	1/2 X	8.89 X	1.08 X	1 NO	=	4.80	SQ.MT.	
V	1/2 X	1.41 X	0.73 X	1 NO	=	0.51	SQ.MT.	
W	2/3 X	5.35 X	0.57 X	1 NO	=	2.03	SQ.MT.	
X	2/3 X	8.82 X	0.41 X	1 NO	=	2.36	SQ.MT.	
TOTAL ADDITION						=	607.23	SQ.MT. X

DEDUCTIONS

1	2/3 X	6.03 X	0.27 X	1 NO	=	1.09	SQ.MT.	
2	2/3 X	3.57 X	0.27 X	1 NO	=	0.64	SQ.MT.	
3	2/3 X	4.94 X	0.53 X	1 NO	=	1.75	SQ.MT.	
TOTAL DEDUCTION						=	3.48	SQ.MT. X

TOTAL BUILT UP AREA [X - Y1] = 603.75 SQ.MT. X1



AREA LINE DIAGRAM
 SCALE 1:500

BUILT UP AREA CALCULATION

PLOT AREA DIAGRAM

1	1/2 X	44.64 X	13.81 X	1 NO	=	308.24	SQ.MT.	
2	1/2 X	8.86 X	0.64 X	1 NO	=	2.84	SQ.MT.	
3	1/2 X	8.86 X	0.43 X	1 NO	=	1.90	SQ.MT.	
4	1/2 X	19.59 X	8.26 X	1 NO	=	80.91	SQ.MT.	
5	1/2 X	22.72 X	1.45 X	1 NO	=	16.47	SQ.MT.	
6	1/2 X	22.72 X	0.42 X	1 NO	=	4.77	SQ.MT.	
7	1/2 X	44.64 X	14.96 X	1 NO	=	333.91	SQ.MT.	
8	1/2 X	31.55 X	7.21 X	1 NO	=	113.74	SQ.MT.	
9	1/2 X	27.08 X	1.18 X	1 NO	=	15.98	SQ.MT.	
10	1/2 X	26.13 X	3.64 X	1 NO	=	47.56	SQ.MT.	
11	1/2 X	26.14 X	8.46 X	1 NO	=	106.34	SQ.MT.	
12	1/2 X	24.31 X	2.84 X	1 NO	=	34.52	SQ.MT.	
13	1/2 X	22.90 X	1.12 X	1 NO	=	12.82	SQ.MT.	
14	1/2 X	21.00 X	0.79 X	1 NO	=	8.30	SQ.MT.	
15	1/2 X	17.66 X	0.72 X	1 NO	=	6.36	SQ.MT.	
16	1/2 X	15.83 X	3.86 X	1 NO	=	30.55	SQ.MT.	
17	1/2 X	5.27 X	1.43 X	1 NO	=	3.77	SQ.MT.	
18	1/2 X	8.49 X	1.47 X	1 NO	=	6.24	SQ.MT.	
19	2/3 X	8.49 X	0.41 X	1 NO	=	2.32	SQ.MT.	
20	2/3 X	5.27 X	0.56 X	1 NO	=	1.97	SQ.MT.	
TOTAL ADDITION						=	1140.05	SQ.MT. X

REFUGE CAL.

1ST FLR.	0.86	SQ.MT.
2ND FLR.	220.74	SQ.MT.
3RD FLR.	220.49	SQ.MT.
4TH FLR.	220.74	SQ.MT.
5TH FLR.	220.74	SQ.MT.
6TH FLR.	220.74	SQ.MT.
7TH FLR.	217.68	SQ.MT.
TOTAL	1321.99	SQ.MT.
4% OF	52.87	SQ.MT.
PRO.	52.87	SQ.MT.

REFUGE CAL.

8TH FLR.	156.54	SQ.MT.
9TH FLR.	220.74	SQ.MT.
10TH FLR.	220.74	SQ.MT.
11TH FLR.	220.74	SQ.MT.
12TH FLR.	220.74	SQ.MT.
13TH FLR.	220.74	SQ.MT.
14TH FLR.	218.29	SQ.MT.
TOTAL	1478.53	SQ.MT.
4% OF	1492.75	SQ.MT.
PRO.	59.71	SQ.MT.

PLOT AREA BASIS
 (33(7)CTS NO 186)

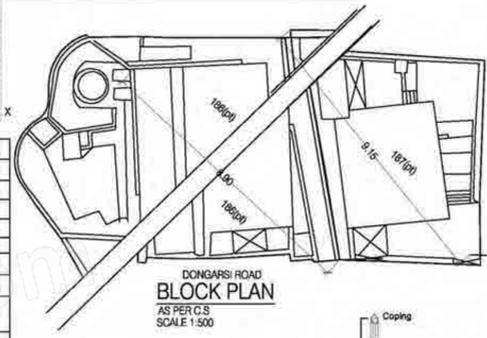
PLOT AREA = 709.87 SQ.MT.
 PERMISSIBLE B.U.A = 3.00
 additional 5% (27.88 X 1.2X36X 5%) = 60.21 SQ.MT. (A)
 TOTAL B.U.A/709.87X 3.00 = 2129.61 SQ.MT. (A)
 TOTAL B.U.A = 2189.82 SQ.MT. (A)

CARPET AREA OF EXISTING TENANTS (R) = 1053.86 SQ.MT.
 INCLUDING ADDITIONAL AREA
 B.U.A OF EXISTING TENANTS (R) 1053.86X1.20 = 1264.64 SQ.MT. (B)
 R(35% Fungible)(1264.64 X 35%) = 442.82 SQ.MT.
 B.U.A OF SALE (A-B) = 925.16 SQ.MT. (C)
 SALE (35% Fungible) (864.87 X 35%) = 302.81 SQ.MT. (C)

TOTAL PERMISSIBLE AREA (A + C) = 2956.25 SQ.MT.
 LESS DEFICIT = 0.00 SQ.MT.
 TOTAL PERMISSIBLE = 2956.25 SQ.MT. (D)

FLOOR SPACE INDEX PERMISSIBLE 836.72 SQ.MT. (E)
 (PROTECTED UNDER REGULATION 33(6))
 R (30% Fungible)(836.72 X 30%) = 252.85 SQ.MT. (F)
 TOTAL PERMISSIBLE AREA (A + B) = 1129.57 SQ.MT.

TOTAL PERMISSIBLE (D+C) = 4086.82 SQ.MT.
 TOTAL PROPOSED = 4071.59 SQ.MT.
 BAL = 14.23 SQ.MT.



PARKING STATEMENT (AS PER 2034)

PARKING STATEMENT FOR RESIDENTIAL	NO. OF FLATS	NO. OF PARKING SPACES	PARK. PREV.
CARPET AREA BELOW AS SQ.MTS.	37.00	10	37.00
60 TO 69 SQ.MTS.	08	10	3.20
70 TO 79 SQ.MTS.	10	10	10.00
80 TO 89 SQ.MTS.	11	11	22.00
	66.00	TOTAL	72.00

VISITORS 5%+	TOTAL	3.85	78.85
TOTAL PARKING REQUIRED		75.60	
ADDITIONAL 5%		37.80	
TOTAL PARKING REQUIRED		113.40 NOS	
TOTAL PARKING PROPOSED		103.00 NOS	
ADDITIONAL TWO WHEELER PROPOSED		2.00 NOS	

FLOOR	NET B.U.A	STAIR CASE
BASEMENT FLR.	2.19	SQ.MT.
GR. FLR.		
1ST FLR.	0.86	129.93
2ND FLR.	220.74	102.09
3RD FLR.	220.49	102.34
4TH FLR.	220.74	102.09
5TH FLR.	220.74	102.09
6TH FLR.	220.74	102.09
7TH FLR.	217.68	106.15
8TH FLR.	156.34	107.17
9TH FLR.	220.74	102.09
10TH FLR.	220.74	102.09
11TH FLR.	220.74	102.09
12TH FLR.	220.74	102.09
13TH FLR.	220.74	102.09
14TH FLR.	218.29	104.54
15TH FLR.	165.38	106.59
16TH FLR.	220.74	102.09
17TH FLR.	220.74	102.09
18TH FLR.	220.74	102.09
19TH FLR.	220.74	102.09
20TH FLR.	220.74	102.09
TOTAL	4071.59	2084.98

A	PROFORMA 'A'	(33(7) CTS NO 186)	(33(6) CTS NO 187)
1	AREA OF PLOT	709.87	418.06
2	DEDUCTION FOR		1127.93
3	BALANCE AREA OF PLOT (1 MINUS 2)	480.96	122.56
4	DEDUCTION FOR 15% RECREATIONAL GROUND		603.52
5	NET AREA OF PLOT (3 MINUS 4)	228.91	295.50
6	ADDITION FOR FLOOR SPACE INDEX (a) 100% FOR D.P. ROAD (b) 100% FOR SETBACK (c) 35% AMENITY SPACE	480.96	122.56
7	TOTAL AREA	709.87	418.06
8	FLOOR SPACE INDEX PERMISSIBLE	3	
9	FLOOR SPACE INDEX PERMISSIBLE (PROTECTED UNDER REGULATION 33(6))		836.72
10	ADDITION FOR FLOOR SPACE INDEX (a) 256.50X1.33 (b) 256.50X1.73 (c) 256.50X0.64		
11	PERMISSIBLE FLOOR AREA AS PER DCR	(709.87X3) 2129.61	836.72
12	EXISTING FLOOR AREA		50.21
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX		1264.84
14	PURELY RESIDENTIAL BUILT UP AREA	REHAB	925.16
15	REMAINING NON - RESIDENTIAL BUILT UP AREA	SALE	
16	TOTAL BUILT UP PROPOSED	2189.82	836.72
17	FSI CONSUMED ON NET HOLDING = 14 / 3		