

B. H. Wadhwa & Co.

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Permissible F.S.I. as on today is as follows:-

| | F.S.I. Details | F.S.I. | Permissible area |
|------|---|--------|------------------|
| i) | Basic F.S.I. | 1.00 | 9410.88 Sq.mt. |
| ii) | Less 5% amenity area (plot) to be handed over to MCGM | | 470.54 Sq.mt. |
| iii) | Balance Plot area Available for Development | | 8940.34 Sq.mt. |
| iii) | Government premium F.S.I. on payment of Premium as per Table No.21 of Reg.30(A) | 0.50 | 4470.17 sq.mt. |
| iv) | Permissible TDR as per Table No.21 of Reg.30(A) | 1.00 | 8940.34 sq.mt. |
| | Total F.S.I. Permissible | 2.50 | 22350.85 sq.mt. |
| iv) | Permissible 35% Fungible BUA on proposed area. | 0.35 | 7822.80 sq.mt. |
| | Total permissible F.S.I. | 3.375 | 30173.65 sq.mt. |

11. As per D.C.P.R.2034, Fungible compensatory BUA permissible is 35% of total floor area on payment of premium @35% of SDRR. (For period of 2 years starting from 22/08/2019). Rehabilitation compensatory permissible Fungible area is without charging premium on 35% of existing built up area exclusive of existing balconies and existing staircase area to be utilized for rehabilitation of existing occupants is permissible without charging premium.

As per provisions of Regulation 33(7)(B) of DCPR-2034 for rehabilitation of existing members in the proposed building, 15% of existing BUA as per O.C.C plan or 10.00 Sq.mt. per tenement whichever is higher is permissible without payment of premium for residential tenements. In the instant case, there are 150 residential tenements. Therefore permissible area is $150 \times 10.00 = 1500.00$ Sq.mt. Government premium F.S.I. to the extent of 150.00 sq.mt. is permissible without payment of premium.

12. Other features permissible free of F.S.I.:-

- 2'-0" wide service slab in toilet duct for maintenance of plumbing works.
- Podium for parking on 1st floor and or upper floors.
- Staircase, lift, lift lobby area is permissible free of FSI on payment of premium @ 25% of SDRR.
- 20.00 Sq.mts Office room for Society
- Servant Toilet at mid landing on all the floors.
- Staircase Cabin.
- Lift M/C. Room.
- Watchman Cabin – 3.00 Sq.Mt. Near Gate.
- Entrance Lobby in Stilt area with maximum height up to 7.50 m.
- Electric ducts, Fire ducts, Electric Meter room, Diesel generator set room area is permissible free of FSI.
- R.C.C. Platform outside the building to each room at not less than 0.6 m. above floor level of the room and 0.45 m. wide and 1.5 m. in length is allowed free of F.S.I.
- Basement area for parking only
- Fitness centre – 2% of total proposed area free of F.S.I.