ARCHONET

Indicative IRR
89.1%

Revisiting DCPR 33(11)

Residential redevelopment · Zone R · 3,000 sq.m · 30(A) scheme
V2 · non CRZ

STATEMENT FOR THE ADOPTED SCHEME

30(A) Basic + premium + TDR

Calculated

Net plot area 2,500.00 m²	Plot area for FSI 2,500.00 m²	Max permissible FSI 2.40
Total BUA (excl. fungible) 7,000.00 m²	Gross BUA (incl. proposed fungible) 12,756.29 m²	Authority's share 0.00 m²

PLOT PARTICULARS

PLOT PARTICULARS	MULTIPLIER	AREA (SQ. M.)
Gross Plot Area		3,000.00 m²
Deductions: Area under DP Road / Setback		500.00 m²
Balance Plot Area		2,500.00 m²
Balance Plot Area for Evaluation		2,500.00 m²
Net Plot Area		**2,500.00 m²**
Layout Open Space (LOS) - Required (on Net Plot Area)	15%	375.00 m²
Plot Area for FSI Calculation		**2,500.00 m²**

FSI STATEMENT

FSI STATEMENT (UNDER - 30(A))	FSI	AREA (SQ. M.)
Zonal (Basic)/ Rehab FSI	1.00	2,500.00 m²
FSI on Payment of Premium	0.50	1,250.00 m²
Max Permissible as TDR	0.90	2,250.00 m²
Max Permissible FSI on Plot (excl. Fungible FSI & adj. for In-situ FSI)	**2.40**	**6,000.00 m²**

IN-SITU FSI AVAILABLE

IN-SITU FSI AVAILABLE (UNDER - 30(A))	FSI	AREA (SQ. M.)
FSI against DP Road / Setback (on Surrendered Land)	2.00	1,000.00 m²

EFFECTIVE PERMISSIBLE BUA ON PLOT

EFFECTIVE PERMISSIBLE BUA ON PLOT (UNDER - 30(A))	MULTIPLIER	AREA / AMOUNT
Inherent FSI		
Zonal (Basic) / Rehab FSI		2,500.00 m²
Free of Cost / Incentive FSI		
against DP Road / Setback & Amenity Area (Transferable to other plots as TDR)		1,000.00 m²
Paid FSI		
Premium FSI (Net of any additional in - situ FSI available)		1,250.00 m²
Slum TDR (Net of any additional in - situ FSI available)		450.00 m²
General TDR (Net of any additional in - situ FSI available)		1,800.00 m²
Total Permissible BUA (excl. Fungible FSI)		**7,000.00 m²**
Additional FSI under 33 (12B) - if applicable and availed		
Rehab FSI	n.a.	1,973.90 m²
Incentive FSI	0.50	986.95 m²
Fungible FSI		
On Zonal (Basic) / Rehab FSI	35%	875.00 m²
On Incentive & Other FSIs	35%	1,920.43 m²
Max Permissible Gross BUA (incl. Fungible FSI)		**12,756.29 m²**
(in sq.ft.)		1,37,307.42 ft²
Authority's Share - shifted to alternate plot (if applicable)		**0.00 m²**
Total Authority' Share - shifted to alternate plot		**0.00 m²**

ARCHONET

DCPR REFERENCES

Regulation 30(A), Table 12 — PDF pages 125–130

Regulation 15, Inclusive Housing - PDF pages 78–81

Regulation 17, Accommodation Reservation — PDF pages 82–104

Regulation 31(3), fungible compensatory area — PDF pages 133–135

Regulation 33(12)(B) — PDF pages 287–289

Regulation 27, Layout Open Space — PDF pages 119–122

Regulation 17 Note 1(d) and Note 20 — PDF pages 100–104

Regulation 32, TDR — PDF pages 135–144

Generated by Archonet · this link reflects the latest model · figures are indicative, not an offer.