TABLE SHOWING TOTAL REHAB COMPONENT

FLOOR	REHAB B.U.A. FOR F.S.I. 1		COMMON PASSAGE 2		BALWADI 3	WELFARE CENTRE 4	SOCIETY OFFICE 5	SKILL DEVEL 6	LIBRARY 7	TOTAL 6 (2+3+4+5)		TOTAL REHAB COMPONENT 7=(1+6)		FUNGIBLE AREA 8		PTC AREA 9	PTC FUNGIBLE 10
WING	WING A	WING B	WING A	WING B	WING A	WING A	WING A	WING B	WING B	WING A	WING B	WING A	WING B	WING A	WING B	WING B	WING B
GROUND FLOOR	—	17.76	—	—	—	—	—	—	—	—	—	—	17.76	—	—	—	—
1ST FLOOR	33.34	259.80	18.01	81.27	33.24	33.40	24.15	32.02	31.83	108.80	145.12	142.14	404.92	5.94 + 12.49	3.89	—	—
2ND FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
3RD FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
4TH FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
5TH FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
6TH FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
7TH FLOOR	133.22	323.65	18.01	81.27	—	—	—	—	—	18.01	81.27	151.23	404.92	5.94 + 49.82	3.89	—	—
8TH FLOOR (REFUGE)	99.88	227.96	18.01	81.27	—	—	—	—	—	18.01	81.27	117.89	309.22	5.94+37.40+9.69	3.89	—	—
9TH FLOOR	133.22	226.87	18.01	58.97	—	—	—	—	—	18.01	58.97	151.23	285.84	5.94 + 49.82	2.73	96.76+ 24.30	1.16
10TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
11TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
12TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
13TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
14TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
15TH FLOOR (REFUGE)	99.98	—	18.01	—	—	—	—	—	—	18.01	—	117.99	—	5.94+37.40+4.36	—	341.09	3.89
16TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
17TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
18TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	404.92	3.89
19TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	247.40	3.85
20TH FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	—	—
21ST FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	—	—
22ND FLOOR	133.22	—	18.01	—	—	—	—	—	—	18.01	—	151.23	—	5.94 + 49.82	—	—	—
TOTAL	2764.49	2674.28	396.22	707.13				32.02	31.83	487.01	770.98	3251.49	3445.26	1178.90	33.85	3948.93	40.06
GRAND TOTAL	5438.76		1103.35		33.24	33.40	24.15	32.02	31.83	1257.99		6696.75		1212.45		3948.93	40.06

PROPOSED BUILT UP AREA STATEMENT (REHAB)

BUILDINGS NO.	REHAB BUA	REHAB COMPONENT	REHAB FUNGIBLE
REHAB BLDG. (WING -A)	2764.49 SQ MTR	3251.49 SQ MTR	1178.60 SQ MTR
REHAB BLDG. (WING -B)	2674.28SQ MTR	3445.26 SQ MTR	33.85 SQ MTR
TOTAL AREA	5438.76 SQ MTR	6696.75 SQ MTR	1212.45 SQ MTR

REHAB COMPONENT = 6696.75 SQ MTR
PERMISSIBLE SALE COMPONENT (1.10 INCENTIVE X REHAB COMPONENT) = 7366.43 SQ MTR
PERMISSIBLE SALE AREA (7366.43 + 6585.47) = 13951.90 SQ MTR
PROPOSED SALE BUILT UP AREA= 13936.00 SQ MTR

PERMISSIBLE PTC AREA = 3954.81 SQ. MTR
(2636.54 X1.50)
PROPOSED PTC AREA = 3948.93 SQ. MTR

REHAB FUNGIBLE
RESIDENTIAL FUNGIBLE AREA = 5438.76 X 35% = 1903.57 SQ. MTR.
TOTAL FUNGIBLE PERMISSIBLE = 1903.57 SQ. MTR.
TOTAL FUNGIBLE PROPOSED = 1212.45 SQ. MTR.

PTC FUNGIBLE
RESIDENTIAL FUNGIBLE AREA = 3948.93 X 35% = 1382.13 SQ. MTR.
TOTAL FUNGIBLE PERMISSIBLE = 1382.13 SQ. MTR.
TOTAL FUNGIBLE PROPOSED = 40.06 SQ. MTR.

TABLE SHOWING TENENTS DISTRIBUTATION

FLOOR	RESIDENTIAL	PPAP		PAP		WELFARE CENTRE	SOCIETY OFFICE	BALWADI	SKILL DEVEL	LIBRARY	PTC
WING	WING A	PROPOSED SALE BLDG	WING A	WING A	WING B	WING A	WING A	WING A	WING B	WING B	WING B
GROUND FLOOR	—	COMM. 01	—	—	—	—	—	—	—	—	—
1ST FLOOR	01	—	—	—	08	01	01	01	01	01	—
2ND FLOOR	04	—	—	—	10	—	—	—	—	—	—
3RD FLOOR	04	—	—	—	10	—	—	—	—	—	—
4TH FLOOR	04	—	—	—	10	—	—	—	—	—	—
5TH FLOOR	04	—	—	—	10	—	—	—	—	—	—
6TH FLOOR	04	—	—	—	10	—	—	—	—	—	—
7TH FLOOR	04	—	—	—	10	—	—	—	—	—	—
8TH FLOOR	03	—	—	—	07	—	—	—	—	—	—
9TH FLOOR	04	—	—	—	07	—	—	—	—	—	03
10TH FLOOR	04	—	—	—	—	—	—	—	—	—	10
11TH FLOOR	04	—	—	—	—	—	—	—	—	—	10
12TH FLOOR	04	—	—	—	—	—	—	—	—	—	10
13TH FLOOR	04	—	—	—	—	—	—	—	—	—	10
14TH FLOOR	03	—	01	—	—	—	—	—	—	—	10
15TH FLOOR	—	—	03	—	—	—	—	—	—	—	08
16TH FLOOR	—	—	04	—	—	—	—	—	—	—	10
17TH FLOOR	—	—	04	—	—	—	—	—	—	—	10
18TH FLOOR	—	—	04	—	—	—	—	—	—	—	10
19TH FLOOR	—	—	04	—	—	—	—	—	—	—	05
20TH FLOOR	—	—	02	02	—	—	—	—	—	—	—
21ST FLOOR	—	—	—	04	—	—	—	—	—	—	—
22ND FLOOR	—	—	—	04	—	—	—	—	—	—	—
TOTAL	51	01	22	10	82	01	01	01	01	01	96
GRAND TOTAL	51	23		92		05					96

TABLE SHOWING TOTAL SALE BUILT UP AREA

FLOOR	SALE B.U.A. FOR F.S.I. (A WING)	SALE B.U.A. FOR F.S.I. (B WING)
GROUND FLOOR (A+B)	120.99+ 1.32	—
1ST FLOOR	193.77+9.76+ 2.69	162.17 + 0.72
2ND FLOOR	193.77+ 9.76+ 2.69	162.17 + 0.72
3RD FLOOR	193.77+ 9.76+ 2.69	162.17 + 0.72
4TH FLOOR	193.77+ 9.76+ 2.69	162.17 + 0.72
5TH FLOOR	193.77+ 9.76+ 2.69	162.17 + 0.72
6TH FLOOR	193.77+ 9.76+ 2.69	162.17 + 0.72
7TH FLOOR	96.49+ 4.85 + 2.69+71.08	162.17 + 0.72
8TH FLOOR	210.96+ 4.90 + 2.69+10.01	122.77 + 0.72
9TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
10TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
11TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
12TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
13TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
14TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
15TH FLOOR	210.96+ 4.90 + 2.69+10.01	122.77 + 0.72
16TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
17TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
18TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
19TH FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
20TH FLOOR	307.69+9.76 + 2.69	162.17 + 0.72
21ST FLOOR	307.69+ 9.76 + 2.69	162.17 + 0.72
22ND FLOOR	210.96+ 4.90+ 2.69	108.97 + 0.72
SERVICE FLOOR	—	—
23RD FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
24TH FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
25TH FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
26TH FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
27TH FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
28TH FLOOR	307.69+14.57 + 2.69	240.85 + 0.72
29TH FLOOR	210.96+ 9.71 + 2.69	187.65 + 0.72
30TH FLOOR	250.70+12.20 + 2.69+114.32	240.85 + 0.72
TOTAL (A+B)	8605.06	5330.94
GRAND TOTAL	13936.00	

FITNESS CENTER
2 % OF PERMISSIBLE (13936.00 X 2 %)AREA = 278.72 SQ MTR.
PROPOSED AREA = 349.80 SQ MTR.
EXCESS AREA (349.80 - 278.72) = 71.08 SQ MT.

TABLE SHOWING SALE TENANTS DISTRIBUTATION

FLOOR	RESIDENTIAL		COMMERCIAL
WING	WING A	WING B	WING A&B
GROUND FLOOR	—	—	03
1ST FLOOR	04	04	—
2ND FLOOR	04	04	—
3RD FLOOR	04	04	—
4TH FLOOR	04	04	—
5TH FLOOR	04	04	—
6TH FLOOR	04	04	—
7TH FLOOR	02	04	—
8TH FLOOR	04	03	—
9TH FLOOR	06	04	—
10TH FLOOR	06	04	—
11TH FLOOR	06	04	—
12TH FLOOR	06	04	—
13TH FLOOR	06	04	—
14TH FLOOR	06	04	—
15TH FLOOR	04	03	—
16TH FLOOR	06	04	—
17TH FLOOR	06	04	—
18TH FLOOR	06	04	—
19TH FLOOR	06	04	—
20TH FLOOR	06	04	—
21ST FLOOR	06	04	—
22ND FLOOR	04	03	—
SERVICE FLOOR	—	—	—
23RD FLOOR	06	06	—
24TH FLOOR	06	06	—
25TH FLOOR	06	06	—
26TH FLOOR	06	06	—
27TH FLOOR	06	06	—
28TH FLOOR	06	06	—
29TH FLOOR	04	05	—
30TH FLOOR	05	06	—
TOTAL	155	132	03
GRAND TOTAL	287		03

PARKING STATEMENT - REHAB WING A

FLOOR	C. A. BELOW 45 sq.mt.	C. A. BETWEEN 45 TO 60 SQMT.
REQUIRED	1 Parking = 8 FLAT	1 Parking = 4 FLAT
GROUND	—	—
1ST TO 22ND	83.00	NIL
TOTAL	83.00	NIL
PARKING REQUIRED = 10.38 NOS		

TOTAL PARKING = 10.38 NO'S SAY 10 NO'S.
VISITORS PARKING 10%
10 X 10% = 1.00 NO'S
PARKING REQUIRED = 10 + 1.00 = 11.00 NOS.

PARKING STATEMENT - REHAB WING B

FLOOR	C. A. BELOW 45sq.mt.	C. A. BETWEEN 45 TO 60 SQMT.
REQUIRED	1 Parking = 8 FLAT	1 Parking = 4 FLAT
GROUND	—	—
1ST TO 18TH	82.00 (PAP) + 96 (PTC)	NIL
TOTAL	178.00	NIL
PARKING REQUIRED = 22.25 NOS		

TOTAL PARKING = 22.25 NO'S SAY 22 NO'S
VISITORS PARKING 10%
22 X 10% = 2.20 NO'S. SAY 2.00 NO'S.
PARKING REQUIRED = 22 + 2.00 = 24.00 NOS.

TOTAL REQUIRED PARKING (WING "A" + WING "B")
PARKING REQUIRED RESI. = 11.00 + 24.00 = 35.00 NOS.

TOTAL PARKING REQUIRED = 35 NOS
TOTAL PARKING PROVIDED = 35 NOS

REHAB BUILDING
PARKING AREA TABLE BIG & SMALL

FLOOR	BIG	SMALL	TOTAL
GROUND	14	21	35
TOTAL	14	21	35
	35		

PARKING STATEMENT SALE BLDG A & B WING.

FLOOR	C. A.BELOW 45 SQ.MT.	C. A. BETWEEN 45 TO 60 SQMT.	C. A. BETWEEN 60 TO 90 SQMT.
REQUIRED	1 Parking = 4 FLAT	1 Parking = 2 FLAT	1 Parking = 1 FLAT
GROUND	—	—	
1 ST TO 30 TH	195	92	
TOTAL	195	92	
PARKING REQD	195/ 4 = 48.75	92/ 2 = 46	

TOTAL PARKING = (48.75 + 46.00) = 94.75 SAY 95 NO'S.
VISITORS PARKING 10%
95 X 10% = 9.50 SAY 10 NO'S.
ADDITIONAL PARKING 50% FOR SALE
(95 X 50%) = 47.50 SAY 48 NO'S
TOTAL = 95 + 10 + 48 = 153 NOS

TOTAL COMMERCIAL AREA IN SALE BUILDING (WING-A & B) = 140.07 SQ. MT.
COMMERCIAL (SHOP) 1 PARKING FOR 150 SQ. MT.
FOR SHOP EACH BELOW 20.00 SQ.MT. AREA.
COMMERCIAL (SHOP) 1 PARKING FOR 50 SQ. MT.
FOR SHOP EACH OVER 20.00 SQ.MT. AREA.
COMMERCIAL AREA = 19.08 / 150 = 0.13 NO. SAY 1.00 NO.
COMMERCIAL AREA = 120.99 / 50 = 2.42 NO'S. SAY 2.00 NO'S.
(1.00 + 2.00) = 3.00 NO'S
VISITORS PARKING 10%
3.00 X 10% = 0.30 (2 NO'S. MINIMUM)
(3.00 + 2.00) = 5.00 NO'S
TOTAL PARKING REQUIRED FOR SALE
TOTAL = 153 + 5 = 158 NOS
TOTAL PARKING REQUIRED = 158 NOS.
TOTAL PARKING PROVIDED = 218 NOS
(PARKING PROVIDED WITH FUNGIBLE)

SALE BUILDING (WING- A & B)
PARKING TABLE BIG & SMALL

FLOOR	BIG	SMALL	TOTAL
GROUND	23	14	37
1ST PODIUM	10	—	10
2ND PODIUM	10	—	10
3RD PODIUM	10	—	10
4TH PODIUM	10	—	10
5TH PODIUM	10	—	10
6TH PODIUM	11	—	11
TOTAL	84	14	98
	98		

PROPOSED PARKING TOWER (IN WING 'B')
PARKING TOWER-1= 60 NO'S
PARKING TOWER-2= 60 NO'S
PROPOSED PARKING = 120 NO'S
TOTAL PARKING PROPOSED = 218 NO'S
(98 + 120)

CARPET AREA STATEMENT OF SHOPS, EXISTING SOCIETY OFFICE & RELIGIOUS STR

SR. NO.	ANNEXURE-II NO'S	CARPET AREA AS PER ANNEXURE SQ.MT.	PERMISSIBLE CARPET AREA AS PER SRA SQ.MT.	PROPOSED CARPET AREA SQ.MT.	EXCESS CARPET AREA SQ.MT.
1	03 (E)	15.36	15.36	16.50	1.14
	TOTAL	15.36	15.36	16.50	1.14

EQUIVALENT SHOP :- 15.36 / 27.88 = 0.55 SAY 01 NOS

$$\text{EXCESS REHAB SHOP AREA COUNTED IN SALE} = \frac{1.14 \times 19.08}{16.50} = 1.32 \text{ SQ.MT.}$$

REHAB COMMERCIAL BUILT UP AREA ON GROUND FLOOR = 19.08 - 1.32 = 17.76 SQ.MT.
SALE BUA ON GROUND FLOOR = 1.32 SQ.MT

TWO WHEELER PARKING
DETAILS = 28 NOS PROVISION

REHAB BUILDING
TWO WHEELER PARKING

FLOOR	NOS
GROUND	28
TOTAL	28

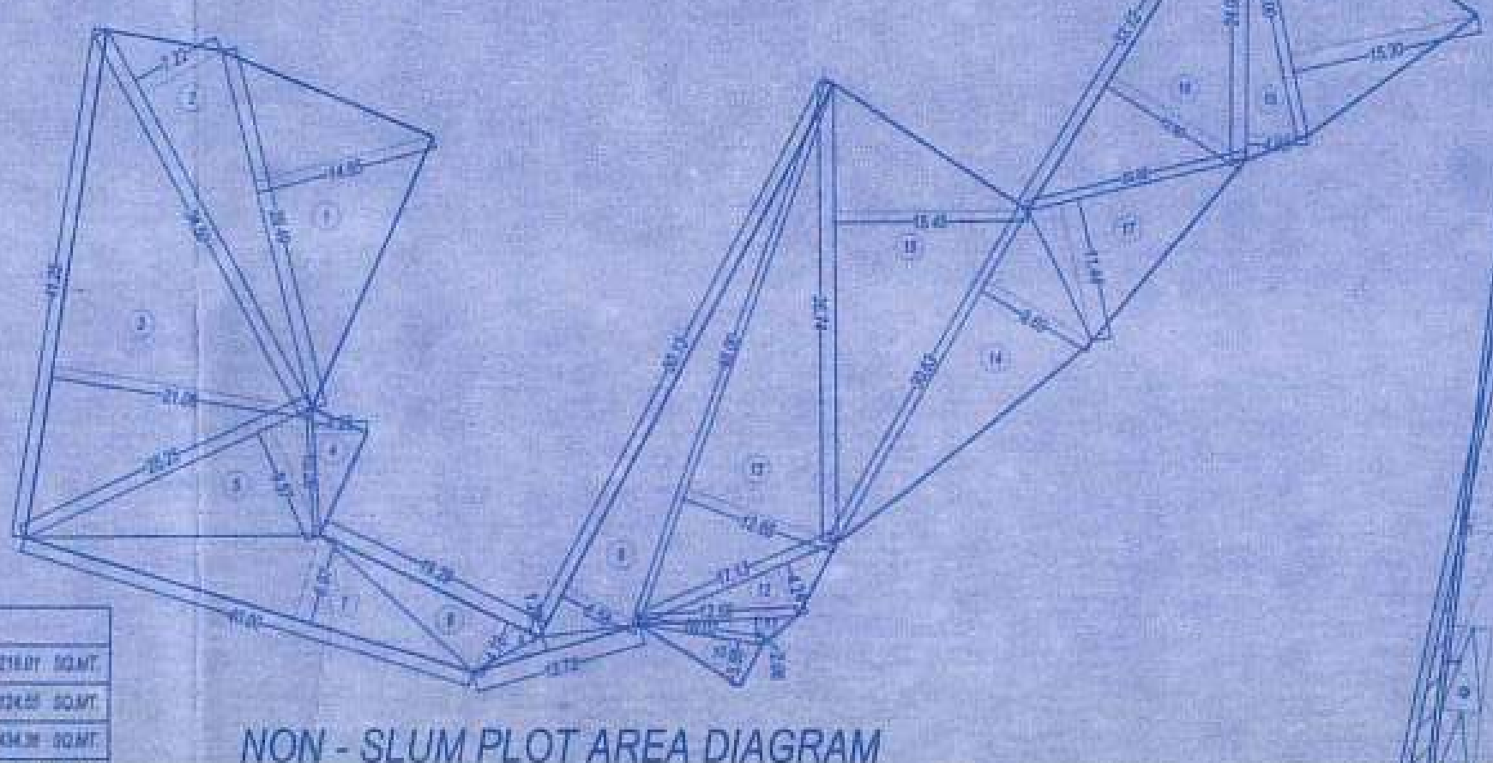
TWO WHEELER PARKING
DETAILS = 73 NOS PROVISION

SALE BUILDING
TWO WHEELER PARKING

FLOOR	NOS
GROUND	21
1ST PODIUM	09
2ND PODIUM	09
3RD PODIUM	09
4TH PODIUM	09
5TH PODIUM	09
6TH PODIUM	07
TOTAL	73

TOTAL TWO WHEELER PARKING
PROVIDED REHAB & SALE

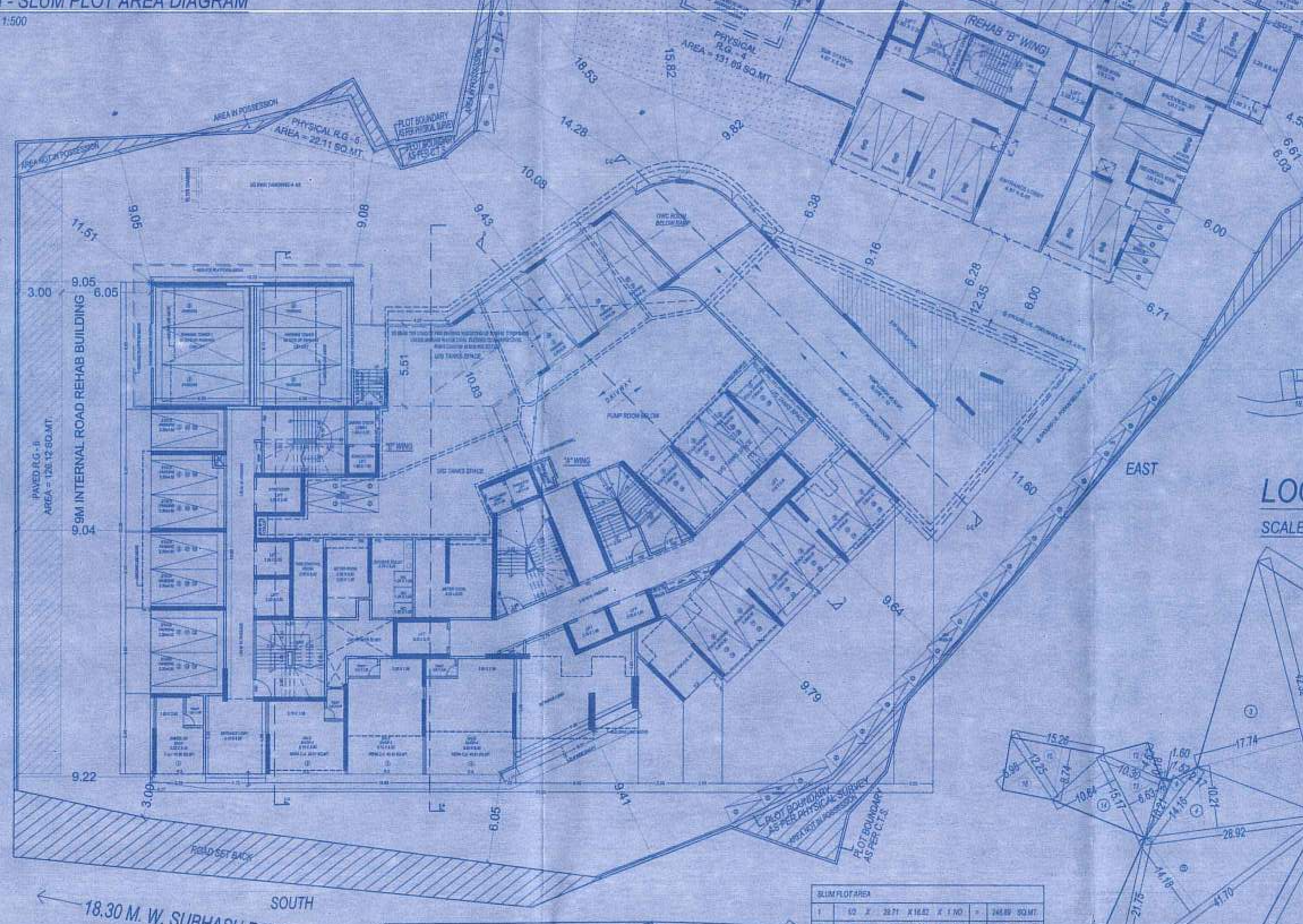
BUILDING	NOS
REHAB	28
SALE	73
TOTAL	101



41.25
21.06
14.55
28.49
34.50
7.22
15.43
46.00
12.56
30.63
9.69
17.13
4.24
28.74
16.45
33.12
12.80
20.00
11.44
25.00
15.30
24.01
4.95

NON - SLUM PLOT AREA DIAGRAM
SCALE 1:500

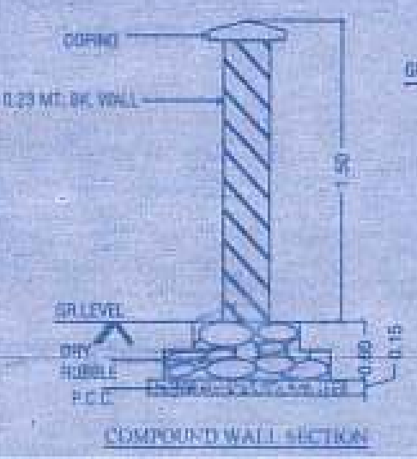
NON - SLUM PLOT AREA										
1	1/2	X	28.49	X	14.55	X 1 NO	=	218.01	SQ.MT.
2	1/2	X	34.50	X	7.22	X 1 NO	=	124.55	SQ.MT.
3	1/2	X	41.25	X	21.06	X 1 NO	=	434.36	SQ.MT.
4	1/2	X	10.26	X	4.25	X 1 NO	=	21.80	SQ.MT.
5	1/2	X	28.28	X	8.57	X 1 NO	=	120.82	SQ.MT.
6	1/2	X	19.28	X	4.76	X 1 NO	=	45.70	SQ.MT.
7	1/2	X	40.00	X	6.97	X 1 NO	=	122.32	SQ.MT.
8	1/2	X	13.72	X	1.28	X 1 NO	=	8.78	SQ.MT.
9	1/2	X	50.13	X	6.58	X 1 NO	=	164.93	SQ.MT.
10	1/2	X	10.02	X	3.55	X 1 NO	=	17.78	SQ.MT.
11	1/2	X	12.60	X	2.06	X 1 NO	=	12.98	SQ.MT.
12	1/2	X	17.13	X	4.24	X 1 NO	=	36.32	SQ.MT.
13	1/2	X	46.00	X	12.56	X 1 NO	=	303.94	SQ.MT.
14	1/2	X	30.63	X	9.69	X 1 NO	=	148.40	SQ.MT.
15	1/2	X	28.74	X	16.45	X 1 NO	=	283.82	SQ.MT.
16	1/2	X	33.12	X	12.80	X 1 NO	=	208.88	SQ.MT.
17	1/2	X	20.00	X	11.44	X 1 NO	=	114.40	SQ.MT.
18	1/2	X	24.01	X	4.95	X 1 NO	=	59.42	SQ.MT.
19	1/2	X	25.00	X	15.30	X 1 NO	=	191.25	SQ.MT.
						TOTAL ADDITION	=	2636.53	SQ.MT. X
						SAY	=	2636.54	SQ.MT.



PHYSICAL R.G.-1 AREA = 75.41 SQ.MT.
PHYSICAL R.G.-2 AREA = 116.96 SQ.MT.
PHYSICAL R.G.-4 AREA = 131.69 SQ.MT.
PHYSICAL R.G.-3 AREA = 60.07 SQ.MT.
PHYSICAL R.G.-5 AREA = 22.11 SQ.MT.
PAVED R.G.-6 AREA = 126.12 SQ.MT.
9M INTERNAL ROAD REHAB BUILDING
(REHAB "A" WING)
(REHAB "B" WING)
"A" WING
"B" WING
AREA IN POSSESSION
AREA NOT IN POSSESSION
PLOT BOUNDARY AS PER PHYSICAL SURVEY
PLOT BOUNDARY AS PER C.T.S.
ROAD SET BACK
NORTH
WEST
EAST
SOUTH
SITE U/R
18.30 M. W. SUBHASH ROAD
9.21
5.47
9.74
4.50
6.07
21.65
47.15
18.53
15.82
14.28
9.82
10.08
9.43
6.38
9.16
6.28
12.35
6.00
8.58
4.50
6.61
6.03
6.71
11.60
9.64
9.79
9.05
6.05
3.00
9.04
9.22
3.09
6.05
9.41
11.51
9.06
9.08
5.51
10.83

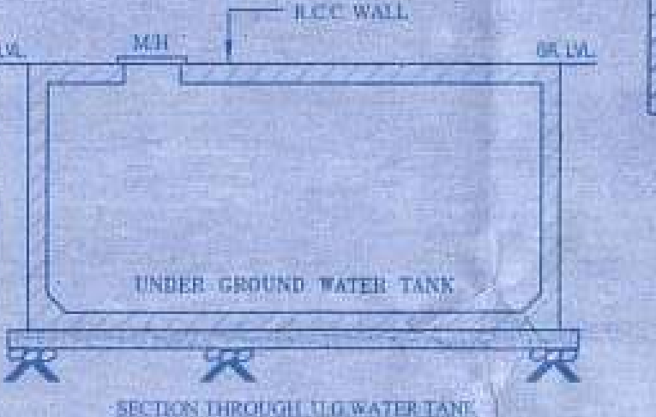
LAYOUT PLAN
SCALE= 1:200

LOCATION PLAN
SCALE= 1:4000



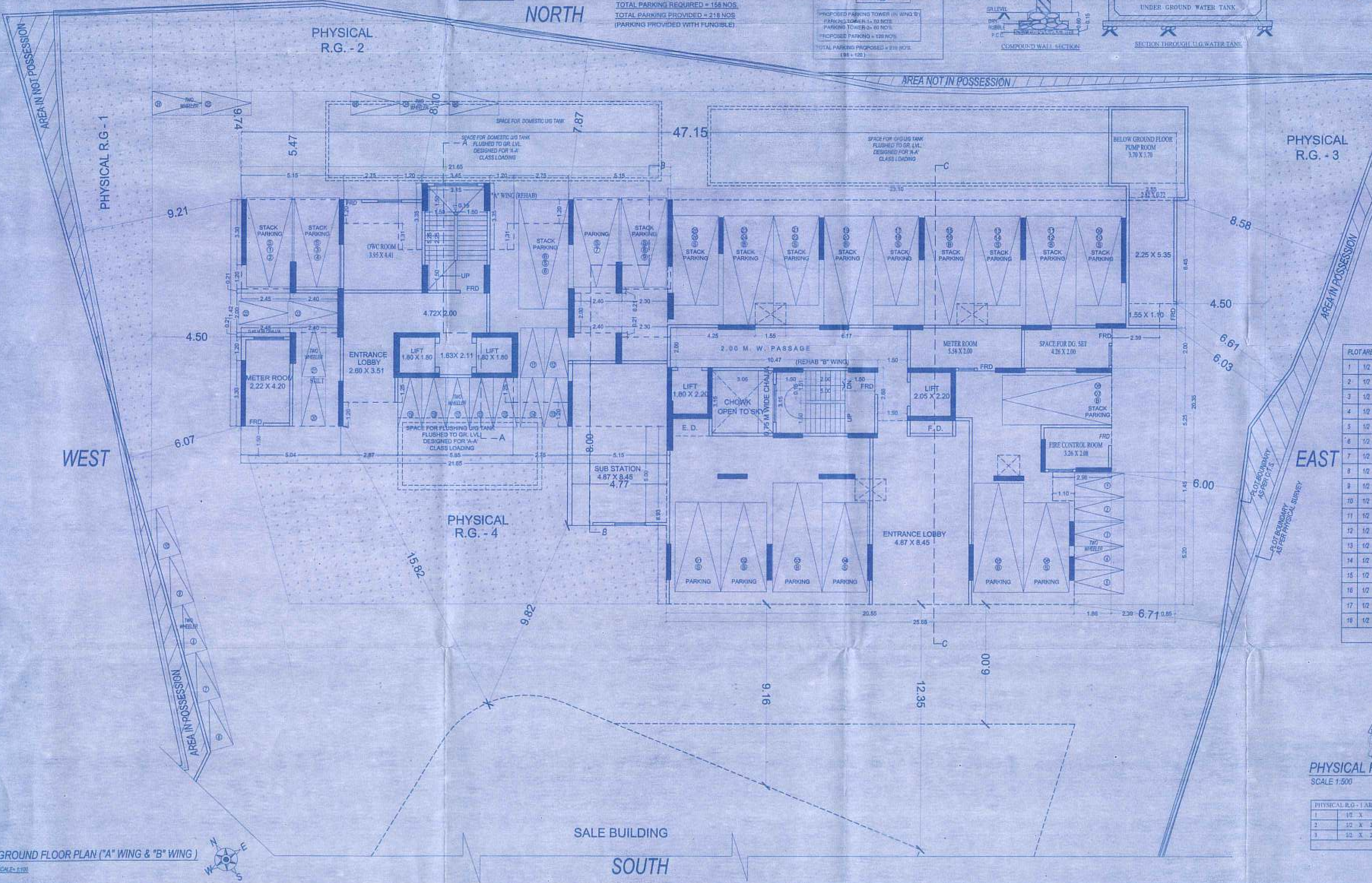
COPING
0.23 MT. BK. WALL
1.50
GR.LEVEL
DRY RUBBLE
P.C.C.
0.60
0.15

COMPOUND WALL SECTION



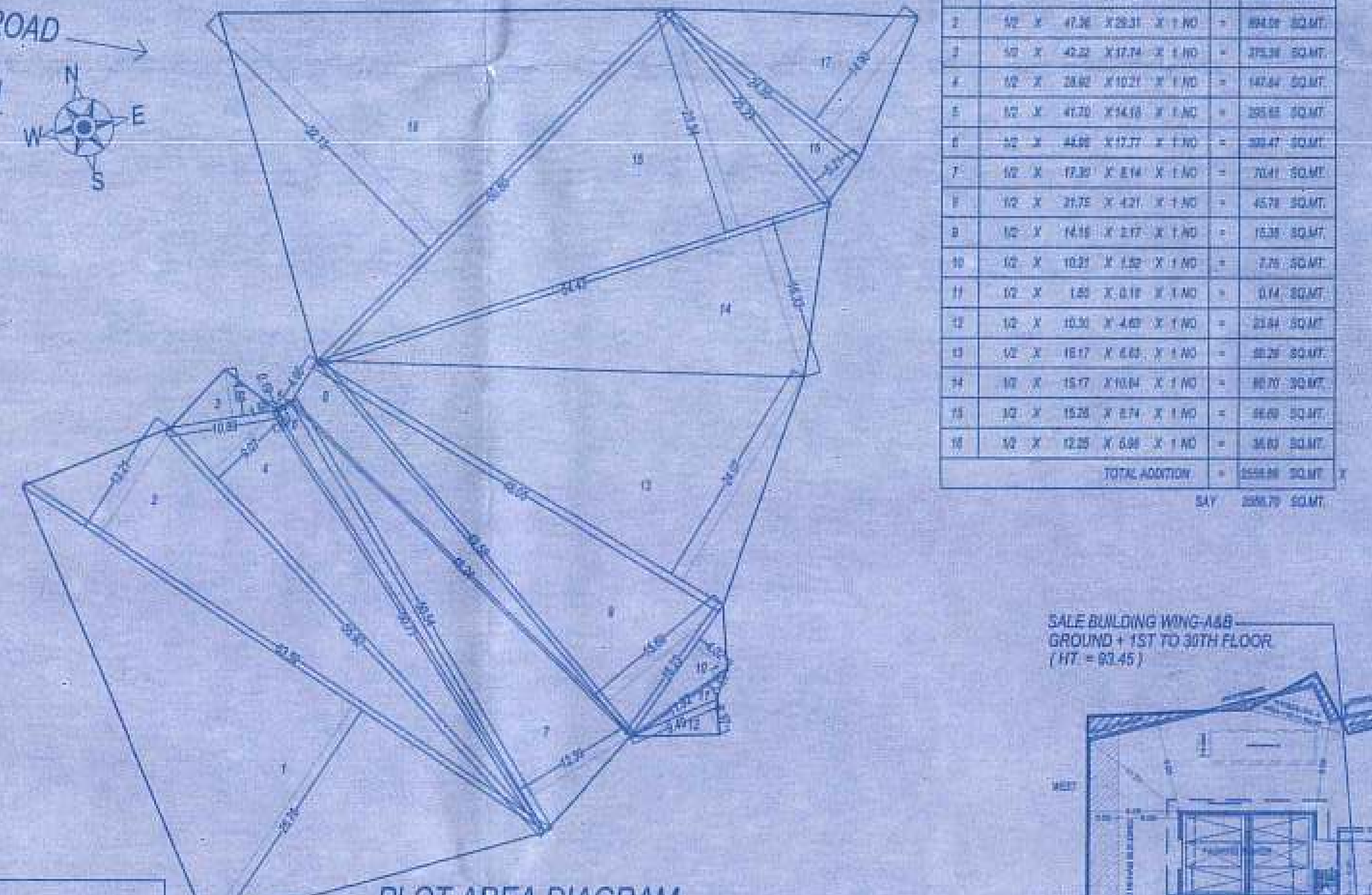
R.C.C. WALL
M.H
GR. LVL.
GR. LVL.
UNDER GROUND WATER TANK

SECTION THROUGH U.G.WATER TANK



NORTH
PHYSICAL R.G. - 2
PHYSICAL R.G. - 1
PHYSICAL R.G. - 3
PHYSICAL R.G. - 4
AREA NOT IN POSSESSION
AREA IN POSSESSION
AREA NOT IN POSSESSION
WEST
EAST
SOUTH
SALE BUILDING
SPACE FOR DOMESTIC U/G TANK
SPACE FOR DOMESTIC U/G TANK FLUSHED TO GR. LVL. DESIGNED FOR 'A-A' CLASS LOADING
SPACE FOR O/G U/G TANK FLUSHED TO GR. LVL. DESIGNED FOR 'A-A' CLASS LOADING
SPACE FOR FLUSHING U/G TANK FLUSHED TO GR. LVL. DESIGNED FOR 'A-A' CLASS LOADING
BELOW GROUND FLOOR PUMP ROOM 3.70 X 1.70
"A" WING (REHAB)
(REHAB "B" WING)
STACK PARKING
PARKING
TWO WHEELER
OWC ROOM 3.95 X 4.41
ENTRANCE LOBBY 2.60 X 3.51
METER ROOM 2.22 X 4.20
LIFT 1.80 X 1.80
1.63X 2.11
4.72X 2.00
LIFT 1.80 X 2.20
CHOWK OPEN TO SKY
0.75 M WIDE CHAJJA
LIFT 2.05 X 2.20
2.00 M. W. PASSAGE
METER ROOM 5.56 X 2.00
SPACE FOR DG. SET 4.26 X 2.00
FIRE CONTROL ROOM 3.26 X 2.08
SUB STATION 4.87 X 8.45
ENTRANCE LOBBY 4.87 X 8.45
2.25 X 5.35
1.55 X 1.10
E.D.
F.D.
FRD
UP
DN
9.21
9.74
5.47
47.15
7.87
8.10
4.50
6.07
15.82
9.82
9.16
12.35
6.00
8.58
4.50
6.61
6.03
6.00
6.71
21.65
20.55
25.65

GROUND FLOOR PLAN ("A" WING & "B" WING)
SCALE= 1:100



PLOT AREA DIAGRAM
SCALE 1:500

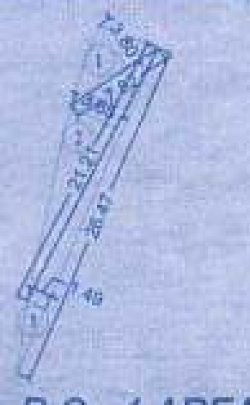
PLOT AREA CALCULATION									
1	1/2	X	63.59	X	26.78	X 1 NO	=	850.83	SQ.MT.
2	1/2	X	63.59	X	13.21	X 1 NO	=	420.01	SQ.MT.
3	1/2	X	10.89	X	4.89	X 1 NO	=	26.63	SQ.MT.
4	1/2	X	55.92	X	9.07	X 1 NO	=	253.60	SQ.MT.
5	1/2	X	1.69	X	0.19	X 1 NO	=	0.16	SQ.MT.
6	1/2	X	50.71	X	1.68	X 1 NO	=	42.60	SQ.MT.
7	1/2	X	50.54	X	12.39	X 1 NO	=	313.10	SQ.MT.
8	1/2	X	48.24	X	4.86	X 1 NO	=	117.22	SQ.MT.
9	1/2	X	49.58	X	15.69	X 1 NO	=	388.96	SQ.MT.
10	1/2	X	16.23	X	4.02	X 1 NO	=	32.62	SQ.MT.
11	1/2	X	11.92	X	1.95	X 1 NO	=	11.62	SQ.MT.
12	1/2	X	9.49	X	3.37	X 1 NO	=	15.99	SQ.MT.
13	1/2	X	48.05	X	24.07	X 1 NO	=	578.28	SQ.MT.
14	1/2	X	54.43	X	16.33	X 1 NO	=	444.42	SQ.MT.
15	1/2	X	54.43	X	23.34	X 1 NO	=	635.20	SQ.MT.
16	1/2	X	25.23	X	5.21	X 1 NO	=	65.72	SQ.MT.
17	1/2	X	24.55	X	14.90	X 1 NO	=	182.90	SQ.MT.
18	1/2	X	50.60	X	32.15	X 1 NO	=	813.40	SQ.MT.
						TOTAL DEDUCTION	=	5193.26	SQ.MT.
						SAY	=	5193.24	SQ.MT.

SET BACK AREA DIAGRAM
SCALE= 1:500

ROAD SET BACK AREA									
1	1/2	X	9.27	X	4.36	X 1 NO	=	20.21	SQ.MT.
2	1/2	X	35.24	X	3.49	X 1 NO	=	61.49	SQ.MT.
3	1/2	X	31.25	X	2.58	X 1 NO	=	40.30	SQ.MT.
						TOTAL ADDITION	=	122.00	SQ.MT. X

PHYSICAL R.G - 2 AREA DIAGRAM
SCALE 1:500

PHYSICAL R.G - 2 AREA CALCULATION									
1	1/2	X	10.46	X	3.90	X 1 NO	=	20.40	SQ.MT.
2	1/2	X	40.83	X	4.73	X 1 NO	=	96.56	SQ.MT.
						TOTAL ADDITION	=	116.96	SQ.MT.



7.82
21.21
26.47
1.49

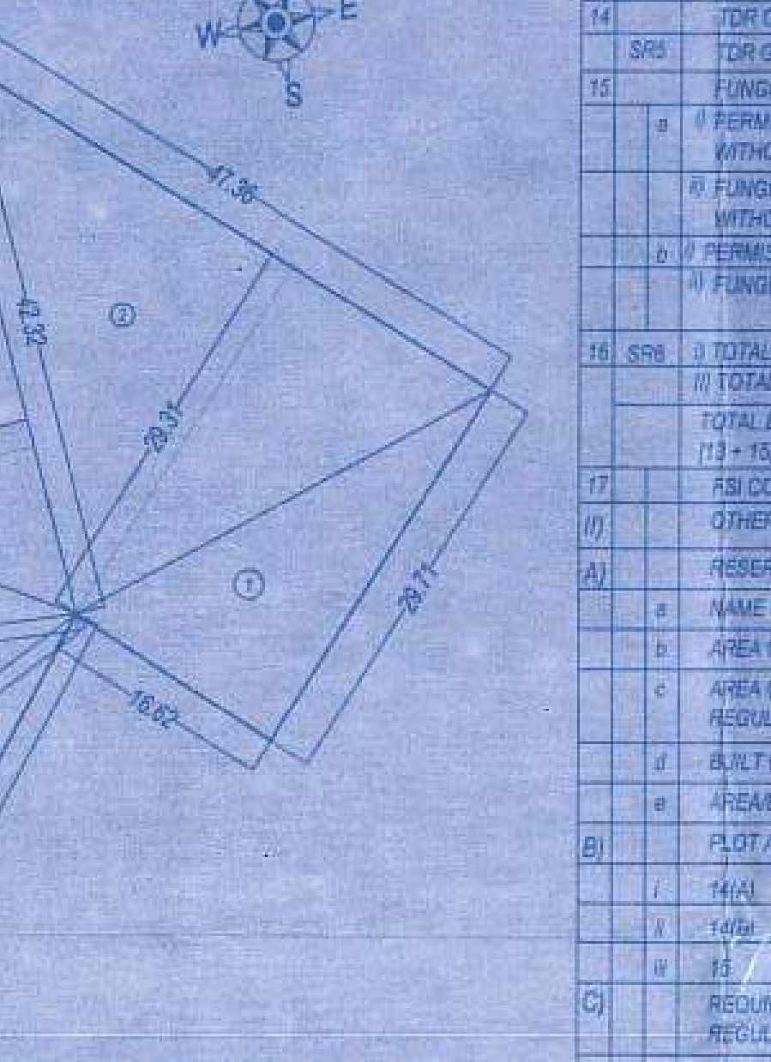
PHYSICAL R.G - 1 AREA DIAGRAM
SCALE 1:500

PHYSICAL R.G - 1 AREA CALCULATION									
1	1/2	X	7.82	X	3.80	X 1 NO	=	14.86	SQ.MT.
2	1/2	X	21.21	X	3.85	X 1 NO	=	40.83	SQ.MT.
3	1/2	X	26.47	X	1.49	X 1 NO	=	19.72	SQ.MT.
						TOTAL ADDITION	=	75.41	SQ.MT. X

16.16
11.41
14.42
1.73
1.30
1.56

PHYSICAL R.G - 3 AREA DIAGRAM
SCALE 1:500

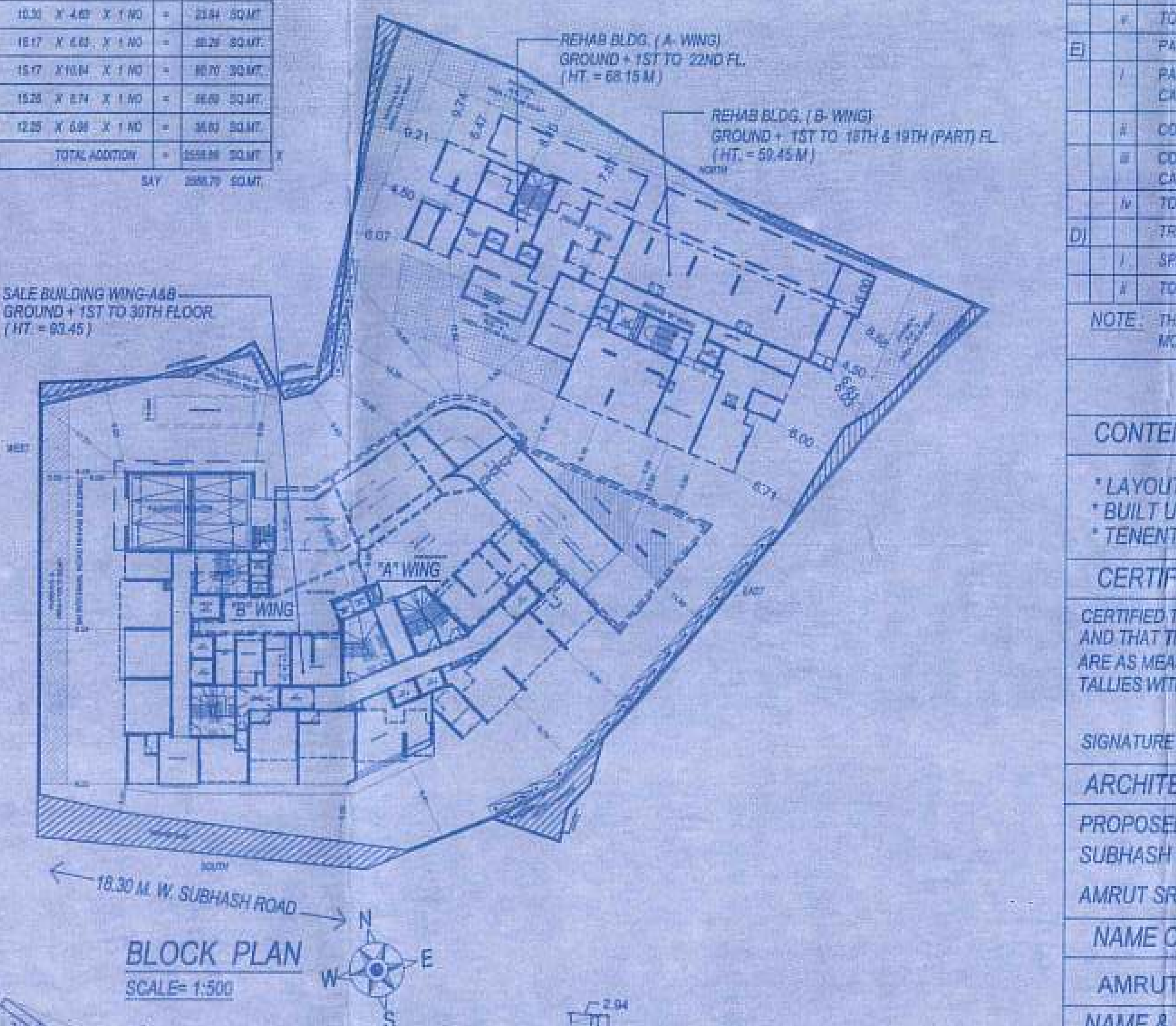
PHYSICAL R.G - 3 AREA CALCULATION									
1	1/2	X	11.83	X	1.68	X 1 NO	=	9.94	SQ.MT.
2	1/2	X	11.41	X	4.76	X 1 NO	=	27.16	SQ.MT.
3	1/2	X	14.42	X	1.73	X 1 NO	=	12.47	SQ.MT.
4	1/2	X	16.16	X	1.30	X 1 NO	=	10.50	SQ.MT.
						TOTAL ADDITION	=	60.07	SQ.MT. X



47.36
42.22
29.31
17.74
28.92
10.21
41.70
14.16
44.96
17.77
17.30
28.71
16.62
15.28
12.25
8.74
10.64
15.17
6.63
10.30

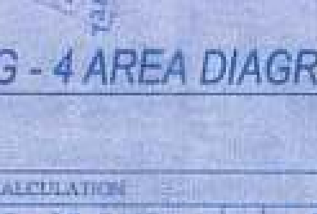
SLUM PLOT AREA DIAGRAM
SCALE 1:500

SLUM PLOT AREA									
1	1/2	X	28.71	X 16.62	X 1 NO	=	238.59	SQ.MT.
2	1/2	X	47.36	X 29.31	X 1 NO	=	694.06	SQ.MT.
3	1/2	X	42.22	X 17.74	X 1 NO	=	375.36	SQ.MT.
4	1/2	X	28.92	X 10.21	X 1 NO	=	147.64	SQ.MT.
5	1/2	X	41.70	X 14.16	X 1 NO	=	295.65	SQ.MT.
6	1/2	X	44.96	X 17.77	X 1 NO	=	399.47	SQ.MT.
7	1/2	X	17.30	X 8.14	X 1 NO	=	70.41	SQ.MT.
8	1/2	X	21.75	X 4.21	X 1 NO	=	45.78	SQ.MT.
9	1/2	X	14.16	X 2.17	X 1 NO	=	15.36	SQ.MT.
10	1/2	X	10.21	X 1.52	X 1 NO	=	7.76	SQ.MT.
11	1/2	X	1.60	X 0.18	X 1 NO	=	0.14	SQ.MT.
12	1/2	X	10.30	X 4.63	X 1 NO	=	23.84	SQ.MT.
13	1/2	X	16.17	X 6.83	X 1 NO	=	55.29	SQ.MT.
14	1/2	X	15.17	X 10.64	X 1 NO	=	80.70	SQ.MT.
15	1/2	X	15.28	X 8.74	X 1 NO	=	66.69	SQ.MT.
16	1/2	X	12.25	X 5.98	X 1 NO	=	36.63	SQ.MT.
				TOTAL ADDITION		=	2556.98	SQ.MT. X
				SAY			2556.70	SQ.MT.



REHAB BLDG. (A- WING) GROUND + 1ST TO 22ND FL. (HT. = 68.15 M)
REHAB BLDG. (B- WING) GROUND + 1ST TO 18TH & 19TH (PART) FL. (HT. = 59.45 M)
SALE BUILDING WING-A&B GROUND + 1ST TO 30TH FLOOR. (HT. = 93.45)
"A" WING
"B" WING
18.30 M. W. SUBHASH ROAD

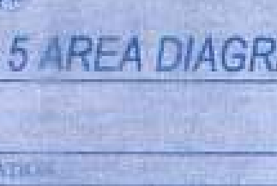
BLOCK PLAN
SCALE= 1:500



16.52
19.42
6.81
3.42
1.01
3.85

PHYSICAL R.G - 4 AREA DIAGRAM
SCALE 1:500

PHYSICAL R.G - 4 AREA CALCULATION									
1	1/2	X	16.52	X	3.42	X 1 NO	=	28.25	SQ.MT.
2	1/2	X	16.52	X	6.81	X 1 NO	=	56.25	SQ.MT.
3	1/2	X	19.42	X	1.01	X 1 NO	=	9.81	SQ.MT.
4	1/2	X	19.42	X	3.85	X 1 NO	=	37.38	SQ.MT.
						TOTAL ADDITION	=	131.69	SQ.MT. X



PHYSICAL R.G - 5 AREA DIAGRAM
SCALE 1:500

PHYSICAL R.G - 5 AREA CALCULATION									
1	1/2	X	10.25	X	1.92	X 1 NO	=	9.84	SQ.MT.
2	1/2	X	5.48	X	2.95	X 1 NO	=	8.08	SQ.MT.
3	1/2	X	4.07	X	1.11	X 1 NO	=	2.26	SQ.MT.
4	1/2	X	2.97	X	1.30	X 1 NO	=	1.93	SQ.MT.
						TOTAL ADDITION	=	22.11	SQ.MT. X

2.94
42.19
42.73
3.00

PAVED R.G - 6 AREA DIAGRAM
SCALE 1:500

PAVED R.G - 6 AREA CALCULATION									
1	1/2	X	42.19	X	2.94	X 1 NO	=	62.02	SQ.MT.
2	1/2	X	42.73	X	3.00	X 1 NO	=	64.10	SQ.MT.
						TOTAL ADDITION	=	126.12	SQ.MT. X

PHYSICAL R.G. AREA CALCULATION	
PHYSICAL R.G. -1	75.41 SQ.MT.
PHYSICAL R.G. -2	116.96 SQ.MT.
PHYSICAL R.G. -3	60.07 SQ.MT.
PHYSICAL R.G. -4	131.69 SQ.MT.
PHYSICAL R.G. -5	22.11 SQ.MT.
PAVED R.G. -6	126.12 SQ.MT.
TOTAL ADDITION	532.36 SQ.MT.

PHYSICAL R.G. = 406.24 SQ.MT.

R.G. PERMISSIBLE = 405.70 SQ.MT.
(NET PLOT AREA)
(5071.24 X 8%)
R.G. PROPOSED = 532.36 SQ.MT.

(LAYOUT) 01/06

FORM - I

		AREA STATEMENT	SR. #.1 SLUM IN SQ.MT. 33 (10)	SR. #.2 NON SLUM IN SQ.MT. 3 (11)	TOTAL IN SQ.MT.
1		AREA OF PLOT	2556.70	2636.54	5193.24
	a	AREA OF RESERVATION IN PLOT	—	—	—
	b	AREA OF ROAD SET BACK	—	122.00	122.00
	c	AREA OF DP ROAD	—	—	—
	d	AREA OF NALLA AREA	—	—	—
2		DEDUCTIONS FOR	—	—	—
A		FOR RESERVATION/ROAD AREA / NALLA AREA	—	—	—
	a	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	—	122.00	122.00
	b	PROPOSED D. P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	—	—	—
	c	i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)	—	—	—
		ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17)	—	—	—
	d	AREA OF NALLA AREA	—	—	—
B		FOR AMENITY AREA	—	—	—
	a	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	—	—	—
	b	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	—	—	—
	c	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(ABEYANCE)	—	—	—
C		DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/ LAND COMPONENT OF EXISTING BUA / EXISITNG BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	—	—	—
3		TOTAL DEDUCTIONS: [(2(A) + 2(B) +2(C) AS AND WHEN APPLICABLE.]	—	122.00	122.00
4		BALANCE AREA OF PLOT (1 MINUS 3)	2556.70	2514.54	5071.24
5		PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.	—	—	—
		ROAD SET BACK AREA FOR ADDITIONAL FOR FLOOR SPACE INDEX	—	122.00	
6	SR1.1	MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33 (10) OF DCPR 2034	2556.70	2636.54	5193.24
	SR2.1	PERMISSIBLE FSI AS PER 33(11) A	4.00	4.00	—
7		BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	10226.80	10546.16	—
8		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	—	—	—
		i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(C) ii) ABOVE WITH IN CAP OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE -12 ON REMAINING / BALANCE PLOT.)	—	—	—
		ii) IN CASE OF 2(A)(C) ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	—	—	—
9		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILTUP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	—	—	—
10		BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/ BALANCE PLOT.	—	—	—
11		BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT.	—	—	—
12		PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)) (4 + 10 + 11)	—	—	—
	SR2.1	PROPOSED BUILT-UP AREA OF REHAB	5438.76	—	5438.76
		REHAB COMPONENT	6696.75	—	6696.75
		PERMISSIBLE SALE COMPONENT (INCENTIVE X REHAB COMPONENT) (1.10 X 6696.75)	7366.43	—	7366.43
	SR2.2	PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA 2636.54 X1.50 = 3954.81	—	3954.81	3954.81
		PERMISSIBLE BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA (2636.54 + 3954.81) = 6591.35	7366.43	6591.35	13957.78
	SR3	TOTAL BUA SANCTIONED FOR THE PROJECT	12805.19	10546.16	23351.35
13		PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(C))	—	—	—
	SR4.1	TOTAL BUA PROPOSED TO BE CONSUMED IN SITU	12805.19	10518.50	23323.69
	SR4.2	PROPOSED BUA FOR TRANSIT TENEMENTS FOR SRA / OF TOTAL ADDITIONAL BUA	—	3948.93	3948.93
		PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA	7366.43	6569.57	13936.00
14		TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	—	—	—
	SR5	TDR GENERATED IN SCHEME	—	—	—
15		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	—	—	—
	a	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1903.57	1382.13	3285.70
		ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1212.45	40.06	1252.51
	b	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM. FOR SALE	—	—	—
		ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM. FOR SALE	—	—	—
16	SR6	i) TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT	6651.21	3988.99	10640.20
		ii) TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT	7366.43	6569.57	13936.00
		TOTAL BUILT UP AREA PROPOSED (INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a)(ii) + 15(b)(ii)]	14017.64	10558.56	24576.20
17		FSI CONSUMED ON NET PLOT -13 SR4.1 / 4	5.01	4.18	
(II)		OTHER REQUIREMENTS	—		
A)		RESERVATION /DESIGNATION	—		
	a	NAME OF RESERVATION	—		
	b	AREA OF RESERVATION AFFECTING THE PLOT	—		
	c	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO.17	—		
	d	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	—		
	e	AREA/BUILT UP AREA OF DESIGNATION	—		
B)		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	—		
	i	14(A)	—		
	ii	14(B)	—		
	iii	15	—		
C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	—		
D)		TENEMENT STATEMENT	—		
	i	PROPOSED BUILT UP AREA (13 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)	650/HECTOR		
	v	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	186 NOS	96 NOS	
E)		PARKING STATEMENT	—		
	i	PARKING REQUIRED BY REGULATIONS FOR - CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)	193 NOS		
	ii	COVERED GARAGE PERMISSIBLE	—		
	iii	COVERED GARAGES PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)	—		
	iv	TOTAL PARKING PROVIDED	253 NOS		
D)		TRANSPORT VEHICLES PARKING	—		
	i	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	—		
	ii	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	—		

NOTE : THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINEONLY. THEPROFORMA MAY BE MODIFIED TO SUIT THE PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED.

FORM - II

CONTENT OF SHEET

* LAYOUT PLAN , *R.G. AREA LINE DIAGRAM & CALCULATION, * BLOCK & LOCATION PLAN, * BUILT UP AREA STATEMENT REHAB & SALE BUILDING, * COMPONENT AREA STATEMENT, * TENENTS AREA STATEMENT & PARKING AREA STATEMENTETC.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS ..........SQUAREMETERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/ SUPERVISOR

ARCHITECT DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 396, 396 / 1 TO 59, PANJABI CHAWAL, SUBHASH ROAD, JANTA MARKET, BHANDUP (W) MUMBAI 400 078.
AMRUT SRUSHTI CO-OP HOUSING SOCIETY (PROP)

NAME OF SOCIETY

AMRUT SRUSHTI CO-OP HOUSING SOCIETY (LTD)

NAME & SIGN. OF OWNER

M/S JAYSHREE BUILDERS

JAYSHREE BUILDERS-AMRUT SRUSHTI MUMBAI-78

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF DATE OF APPROVAL OF PLANS

This cancels Approval
to the Previous Plans
sanctioned under no.
....
Dated..........................

Approved Subject to the condition
Mentioned in this office permisson
Letter no
Dt
= 1 JUL 2024
Executive Engineer
Slum Rehabilitation Authority

REVISION	DATE	DESCRIPTION	SIGNATURE

JOB.NO.	00
DRN.BY	
CHK.BY	
SCALE	AS SHOWN
NORTH	

S.S. ASSOCIATES
ARCHITECT AND INT. DESIGNER
1103, 11TH FLOOR, OPAL SQUARE
NEAR MIDC , WAGLE ESTATE
THANE (W) 022 20873369