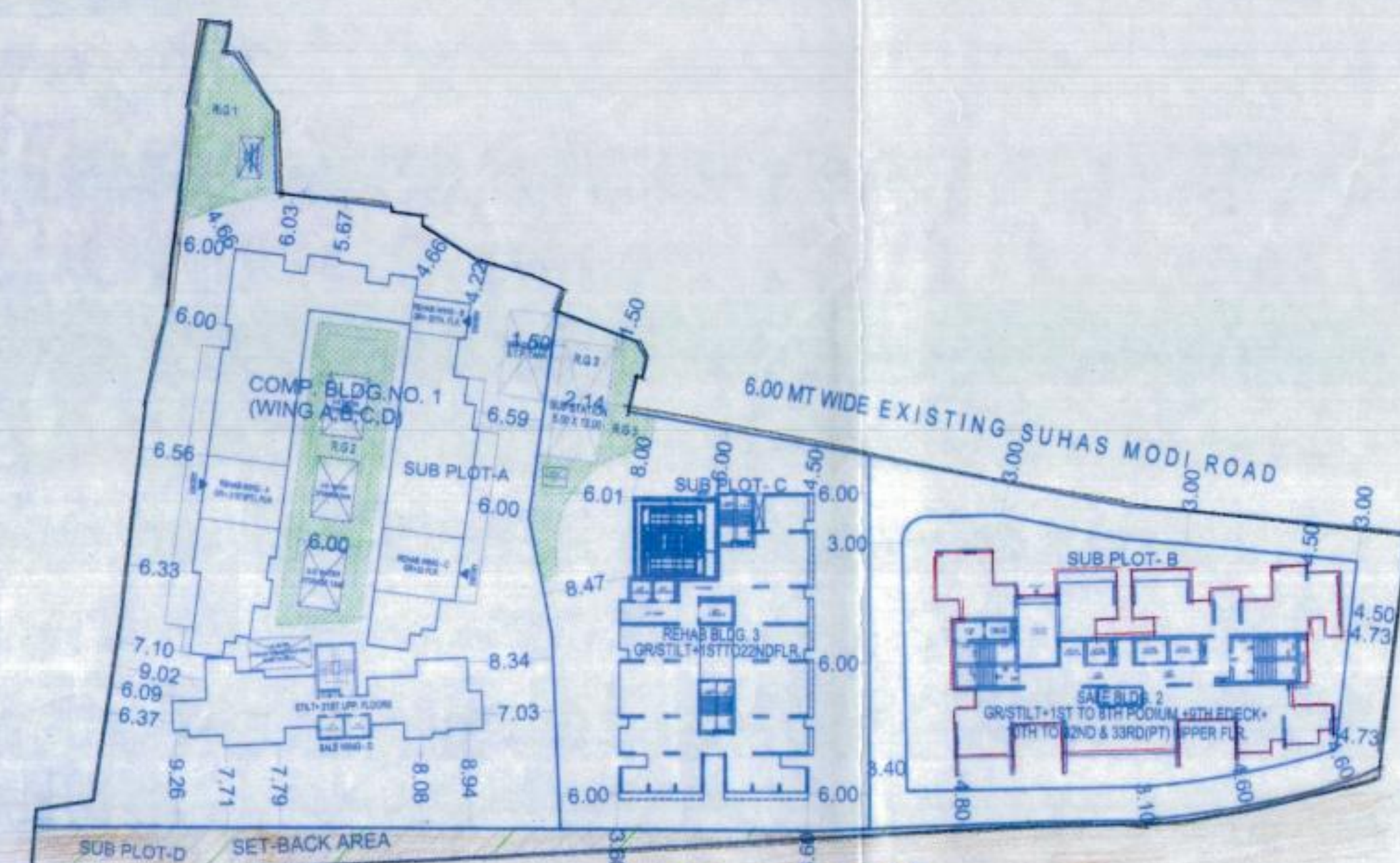
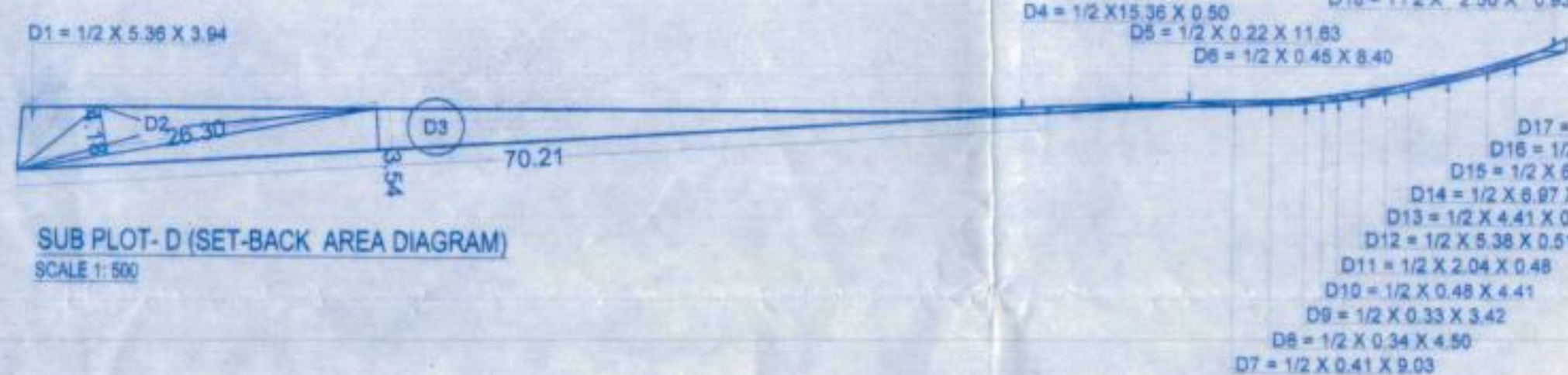
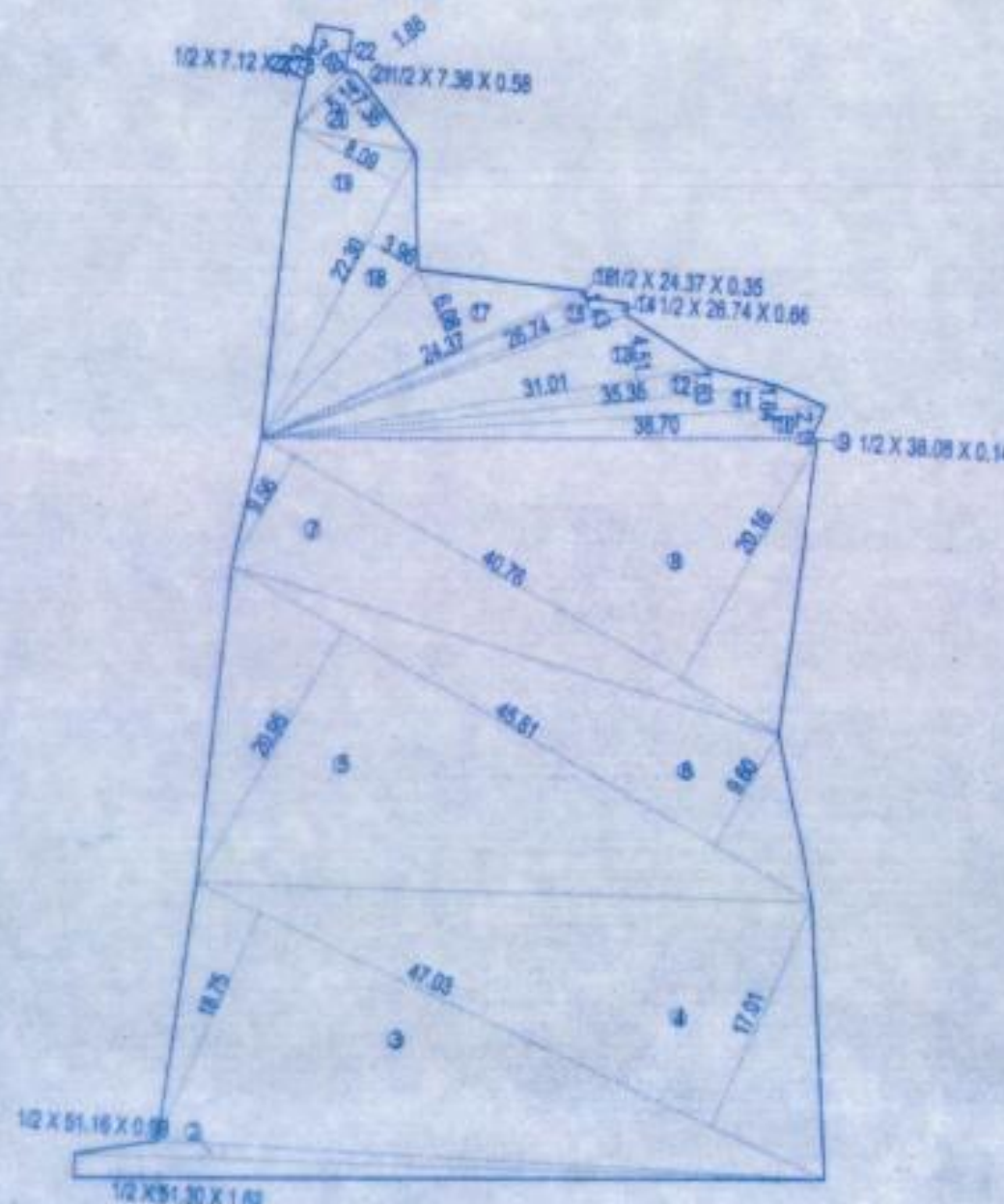




BLOCK PLAN
SCALE 1:500



SUB PLOT-D (SET-BACK AREA) SCALE 1:500



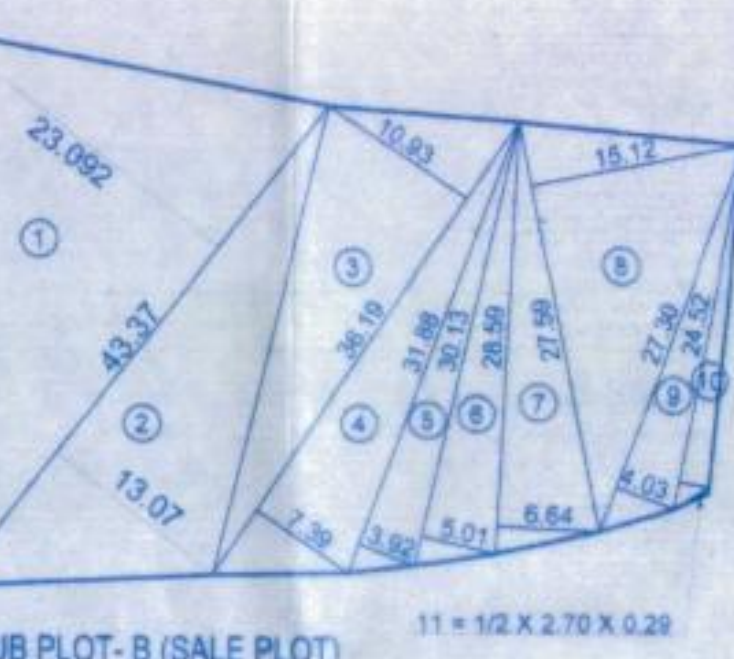
SUB PLOT-A (COMP. BLDG. NO. 1 PLOT) SCALE 1:500

**SUB PLOT-A
COMP. BLDG. NO. 1 PLOT CALCULATION**

1	1/2 X 51.30 X 1.62	=	41.55	Sq.M.
2	1/2 X 51.16 X 0.99	=	25.32	Sq.M.
3	1/2 X 47.03 X 18.75	=	440.99	Sq.M.
4	1/2 X 47.03 X 17.01	=	400.00	Sq.M.
5	1/2 X 45.91 X 20.95	=	479.86	Sq.M.
6	1/2 X 45.91 X 9.80	=	219.89	Sq.M.
7	1/2 X 40.76 X 9.56	=	194.83	Sq.M.
8	1/2 X 40.76 X 20.16	=	410.86	Sq.M.
9	1/2 X 38.56 X 0.14	=	2.87	Sq.M.
10	1/2 X 38.70 X 2.11	=	40.83	Sq.M.
11	1/2 X 38.70 X 1.64	=	31.73	Sq.M.
12	1/2 X 35.35 X 1.63	=	28.81	Sq.M.
13	1/2 X 31.01 X 4.51	=	69.93	Sq.M.
14	1/2 X 26.74 X 0.86	=	9.82	Sq.M.
15	1/2 X 26.74 X 1.43	=	19.12	Sq.M.
16	1/2 X 24.37 X 0.35	=	4.26	Sq.M.
17	1/2 X 24.37 X 6.08	=	74.08	Sq.M.
18	1/2 X 22.30 X 3.96	=	44.15	Sq.M.
19	1/2 X 22.30 X 8.09	=	90.20	Sq.M.
20	1/2 X 7.38 X 5.14	=	18.92	Sq.M.
21	1/2 X 7.38 X 0.88	=	2.13	Sq.M.
22	1/2 X 3.69 X 1.96	=	3.47	Sq.M.
23	1/2 X 7.12 X 2.73	=	9.73	Sq.M.
TOTAL PLOT AREA				= 2662.15 Sq.M.

TOTAL PLOT AREA :-

SUB PLOT	AREA
SUB PLOT - A - COMP. BLDG. NO. 1 PLOT	2662.15 SQ.M.
SUB PLOT - B - SALE PLOT	1636.80 SQ.M.
SUB PLOT - C - REHAB PLOT	1311.35 SQ.M.
TOTAL	5610.30 SQ.M.



SUB PLOT-B (SALE PLOT) SCALE 1:500

**SUB PLOT-B
SALE PLOT CALCULATION**

1	1/2 X 43.37 X 23.092	=	500.75	SQ.M.
2	1/2 X 43.37 X 15.07	=	253.42	SQ.M.
3	1/2 X 36.19 X 10.93	=	197.78	SQ.M.
4	1/2 X 36.19 X 7.39	=	133.72	SQ.M.
5	1/2 X 31.88 X 3.92	=	62.48	SQ.M.
6	1/2 X 30.13 X 5.01	=	75.48	SQ.M.
7	1/2 X 28.59 X 6.84	=	94.82	SQ.M.
8	1/2 X 27.59 X 15.12	=	208.88	SQ.M.
9	1/2 X 27.30 X 4.03	=	55.01	SQ.M.
10	1/2 X 24.52 X 1.98	=	24.27	SQ.M.
11	1/2 X 2.70 X 0.29	=	0.39	SQ.M.
TOTAL PLOT AREA				= 1636.80 SQ.M.

TABLE SHOWING REHAB COMPONENT AREA OF BUILDING NO. 1

BUILDING No.	CONSTRUCTED BUILT-UP AREA	STR./LIFT AREA	REFUGE AREA	BALCONY AREA	SALE AREA (A)				FUNGIBLE SALE FSI (B)		TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF PASSAGE	REHAB AREA FOR F.S.I. PURPOSE (C)		TOTAL BUA REGULAR (A+C+D)	REHAB FUNGIBLE AREA (E)	TOTAL BUA WITH FUNGI (B)+(D)+(E)
					AS PER OCC.															
					RESI.	COMM.	RESI. AREA	COMM. AREA	RESI. AREA	COMM. AREA						RESI.	COMM.			
COMP. BLDG. NO. 1 (WING A,B,C,D)	20155.73	3522.02	573.80	1046.08	7563.60	-	-	-	-	-	7450.23	51.79	52.54	50.35	2146.65	5068.53	82.37	12712.50	-	12712.50

TABLE SHOWING BUILT-UP AREA OF BUILDING No. 2 & 3

BUILDING No.	CONSTRUCTED BUILT-UP AREA	STR. LIFT AREA	REFUGE AREA REHAB	METER ROOM AREA	D.G. SET AREA	ENTRANCE LOBBY AREA	FITNESS AREA	SOCIETY OFFICE	SALE AREA (A)					SALE FUNJI (B)		TOTAL REHAB COMPONENT AREA	AREA OF BALWADI	AREA OF WELFARE CENTRE	AREA OF SOCIETY OFFICE	AREA OF LIBRARY	AREA OF SKILL DEV. CENTER	AREA OF PASSAGE REHAB	REHAB AREA FOR F & I PURPOSE (B)		TOTAL BUA REGULAR AREA (A + C + D)	REHAB FUNGIBLE AREA (E)	TOTAL BUA AREA (B + D + E)
									SALE RESI.	EXCESS AREA	SHOPPING MART	PASSENGER AREA	MEZZANINE AREA	SALE RESI.	REFUGE EXCESS								RESI	COMM			
SALE BLDG NO -2	15485.65	8483.42	356.15	45.55	27.13	103.69	186.91	20.04	6295.73	-	316.80	1.78	182.90	2479.76	5.79	-	-	-	-	-	-	-	-	-	6797.21	-	8282.76
REHAB BLDG NO -3	10371.75	1930.10	201.18	14.74	-	7.74	-	-	100.63	5.17	193.53	55.24	-	-	-	7854.42	33.80	33.25	45.36	33.84	33.86	1634.02	5786.94	250.65	6395.16	57.44	6452.60
TOTAL	25857.40	7402.52	557.33	60.29	27.13	111.43	186.91	20.04	6396.36	5.17	510.33	57.02	182.90	2479.76	5.79	7854.42	33.50	33.25	45.36	33.84	33.86	1634.02	6040.59	13192.37	57.44	15736.36	
9637.33																											

TABLE SHOWING TENAMENT STATEMENT : BUILDING No. 1

BUILDING No.	NO. OF REHAB. TENEMENTS	NO. OF REHAB. COMM.	NO. OF REHAB. R/C	NO. OF PAP. TENEMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	SALE RESI.	SALE COMM.	TOTAL
COMP. BLDG. NO. 1 (WING A,B,C,D)	172	04	06	-	02	02	02	135	-	323
182										

TENAMENT STATEMENT : BUILDING No. 2 & 3

BLDG NO.	NO OF REHAB RESI	NO OF REHAB SHOP TENEMENTS	NO OF REHAB R/C	NO OF PROV. PAP TENEMENTS			NO OF REGULAR PAP TENEMENTS	BALWADI	WELFARE CENTRE	SOCIETY OFFICE	LIBRARY	DEV SKILL OFFICE	SALE TENEMENTS				TOTAL
				RESI	COMM	R/C							SALE RESI	SALE COMM.	SOCIETY OFFICE	FITNESS CENTER	
SALE BLDG NO - 2	-	-	-	-	-	-	-	-	-	-	-	-	181	01	01	01	184
REHAB BLDG NO - 3	10	04	01	29	08	01	129	01	01	02	01	01	03	12	-	-	203
TOTAL	10	04	01	29	08	01	129	01	01	02	01	01	184	13	01	01	387
15																	
182																	

PLOT AREA CALCULATION

A	1/2 X 95.22 X 3.15	=	149.97	Sq.M.
B	1/2 X 6.25 X 1.42	=	4.44	Sq.M.
C	1/2 X 125.50 X 4.17	=	262.54	Sq.M.
D	2/3 X 36.67 X 2.02	=	49.38	Sq.M.
E	1/2 X 131.05 X 22.38	=	1468.44	Sq.M.
F	1/2 X 131.05 X 5.24	=	343.35	Sq.M.
G	1/2 X 116.96 X 4.81	=	281.29	Sq.M.
H	1/2 X 105.15 X 13.92	=	731.84	Sq.M.
I	1/2 X 80.79 X 13.43	=	542.50	Sq.M.
J	1/2 X 87.51 X 2.77	=	93.50	Sq.M.
K	1/2 X 69.89 X 2.45	=	85.37	Sq.M.
L	1/2 X 1.90 X 0.65	=	0.62	Sq.M.
M	1/2 X 3.31 X 0.88	=	1.47	Sq.M.
N	1/2 X 69.89 X 8.90	=	310.12	Sq.M.
O	1/2 X 65.79 X 11.50	=	378.29	Sq.M.
P	1/2 X 52.04 X 17.94	=	466.80	Sq.M.
Q	1/2 X 40.89 X 10.41	=	211.79	Sq.M.
R	1/2 X 38.70 X 2.12	=	41.02	Sq.M.
S	1/2 X 35.35 X 1.59	=	28.10	Sq.M.
T	1/2 X 35.35 X 1.83	=	28.81	Sq.M.
U	1/2 X 31.01 X 4.51	=	69.93	Sq.M.
V	1/2 X 26.74 X 0.86	=	8.82	Sq.M.
W	1/2 X 26.74 X 1.43	=	19.12	Sq.M.
X	1/2 X 24.37 X 0.35	=	4.26	Sq.M.
Y	1/2 X 24.37 X 6.08	=	74.08	Sq.M.
Z	1/2 X 21.44 X 8.44	=	101.19	Sq.M.
Aa	1/2 X 12.89 X 5.17	=	33.32	Sq.M.
Ab	1/2 X 10.60 X 5.14	=	27.24	Sq.M.
Ac	1/2 X 3.24 X 2.14	=	3.47	Sq.M.
Ad	1/2 X 2.67 X 1.15	=	1.54	Sq.M.
TOTAL PLOT AREA				= 5620.81 Sq.M.

SUB PLOT-C
REHAB PLOT CALCULATION

C1	1/2 X 32.78 X 14.95	=	244.88	SQ.M.
C2	1/2 X 37.81 X 26.23	=	495.88	SQ.M.
C3	1/2 X 31.91 X 10.62	=	169.44	SQ.M.
C4	1/2 X 29.07 X 7.77	=	112.94	SQ.M.
C5	1/2 X 17.50 X 1.50	=	13.12	SQ.M.
C6	1/2 X 20.34 X 8.49	=	86.34	SQ.M.
C7	1/2 X 1.90 X 0.85	=	0.82	SQ.M.
C8	1/2 X 9.87 X 1.88	=	9.28	SQ.M.
C9	1/2 X 9.76 X 1.09	=	5.32	SQ.M.
C10	1/2 X 37.81 X 4.87	=	86.29	SQ.M.
C11	1/2 X 37.14 X 4.59	=	85.24	SQ.M.
TOTAL PLOT AREA				= 1311.35 SQ.M.

FORM I (SLUM PLOT)

1	i) AREA OF PLOT	5820.81
	Area under road	210.31
	As per collector order plot area minimum area is considered	5610.30
ii) AREA OF RESERVATION IN PLOT		
iii) AREA OF ROAD SET BACK		
iv) AREA OF DP ROAD		
2	DEDUCTIONS FOR	
(A)	FOR RESERVATION / ROAD AREA	
	a) Road set - back area to be handed over (100%) (Regulation no 16)	
	b) Proposed DP 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)	
(B)	For Amenity area	
	a) Area of amenity plot / plots to be handed over as per DCR 14(A)	98.18
	b) 5820.81 - 210.31 = 5610.30 X 5% = 280.52 X 35% = 98.18	
	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 is Existing BUA as per Regulation under which the development was allowed	
3	Total deductions : [2(A) + 2(B) + 2(C)] as and when applicable	98.18
4	BALANCE AREA OF PLOT (1 minus 3)	5512.12
5	Plot area under Development after areas to be handed over to MCGM (Appropriate Authority as per Sr. No. 4 above)	5512.12
5a	ADDITIONS FOR FSI PURPOSE	
5b	TOTAL AREA (5 + 5a)	5512.12
6	BASIC FSI PERMISSIBLE	4.00 or more
7	Built Up Area as per Zonal (basic FSI) (5b x 6)	22048.48 or more
8	PROPOSED REHAB COMPONENT (REHAB COMP. BLDG NO 1 = 7450.23 SQ.M.)	7450.23
8a	LESS TOR	1290.00
8b	8 - 8a = 7450.23 - 1290.00	6160.23
8c	PROPOSED REHAB COMPONENT (REHAB COMP. BLDG NO 3 = 7854.42 SQ.M.)	7854.42
8d	TOTAL REHAB COMPONENT ON PLOT	14014.65
9	PROPOSED AREA REHAB FSI	11189.46
10	SALE COMPONENT PERMISSIBLE FOR SCHEME	14715.38
11	Total BUA sanctioned for the project	25904.87
12	FSI sanctioned for the project	4.70
13	PROPOSED AREA SALE FSI IN BLDG NO 1	7563.90
14	PROPOSED AREA SALE FSI	7151.78
15	Fungible Compensatory Area as per Regulation No. 31(3) (35%)	
a) i)	Permissible Fungible Compensatory area for Rehab component without charging premium	NIL
ii)	Fungible compensatory area availed for rehab component without charging premium	
b) i)	Permissible Fungible Compensatory area by charging premium (7151.78 X 35%)	2503.12
ii)	Fungible Compensatory Area availed on payment of premium	
16	Total Built up Area proposed including Fungible Compensatory Area (13+14+15+16)	17215.50
17	FSI consumed on Net Plot (16/5b)	
18	OTHER REQUIREMENTS	
A)	Reservation / Designation	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	
c)	Area of Reservation land to be handed over as per Regulation No. 17	NA
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)	NA
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)	Tenement permissible (Density of tenements / hectare)	
v)	Total number of Tenements proposed on the plot	
E)	Parking statement	
i)	Parking required by Regulation for -	
a)	Car	
b)	Scooter / Motor cycle	
c)	Outsiders (visitors)	
ii)	Covered garage permissible	
iii)	Covered garage proposed	
iv)	Total parking provided	
D)	Transport vehicles Parking	
i)	Spaces for transport vehicles parking required by Regulations	NA
ii)	Total No. of transport vehicles parking spaces provided	

INCENTIVE BUA CALCULATION AS PER TABLE IN DCPR 2034 - 33(10).
BASIC RATIO = L/R/R
7450.23 / 30250 = 2.47 (ABOVE 2 UP TO 4)
PLOT AREA = 5820.81 (MORE THAN 0.4 HA UPTO 1 HA)
INCENTIVE AS PER AREA OF SCHEME = 1.05
SALE COMPONENT PERMISSIBLE FOR SCHEME = REHAB COMP. X 1.05

4.00 F.S.I.
PROP. REHAB COMP. IN BLDG NO 1 = 7450.23 SQ.M. (I)
LESS TOR = 1290.00 SQ.M. (II)
(I - II) = (7450.23 - 1290.00) = 6160.23 SQ.M. (B)
PROP. REHAB COMP. IN BLDG NO 3 = 7854.42 SQ.M. (C)
TOTAL REHAB COMP. ON PLOT = (B + C)
6160.23 + 7854