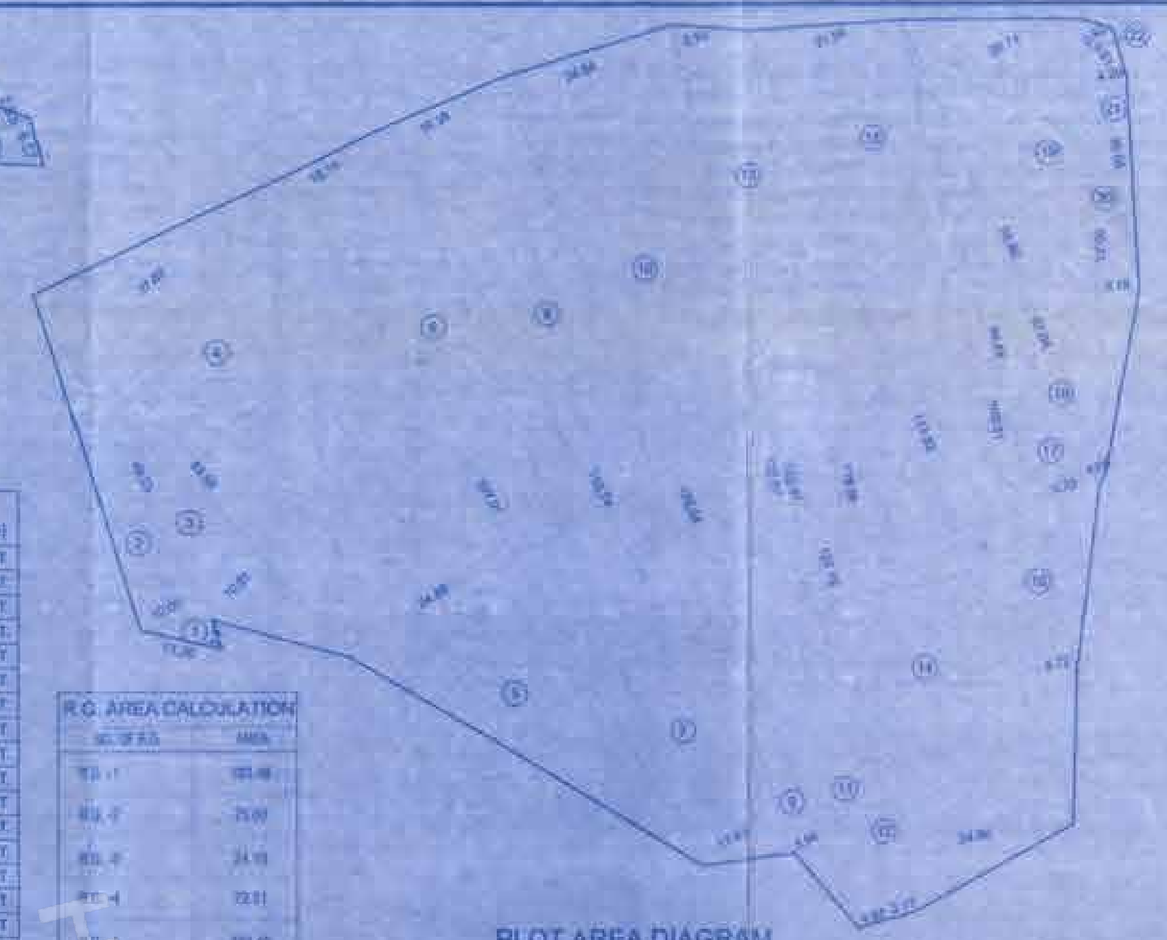
I.O.A. PLAN

LAYOUT PLAN

AREA DIAGRAM FOR
(PLOT UNDER 13.40 MT. WIDE D.P. ROAD)
SCALE : 1:500

AREA DIAGRAM FOR
(PLOT UNDER 13.40 MT. & 18.30MT. WIDE D.P. ROAD)
SCALE : 1:500



PLOT AREA DIAGRAM
SCALE : 1:500

AREA CALCULATION (PLOT UNDER 13.40 MT. WIDE D.P. ROAD)						
1	1/2	X 37.71	X 5.73	=	76.24	SQ.MT.
2	1/2	X 20.88	X 8.84	=	92.30	SQ.MT.
3	1/2	X 28.88	X 9.18	=	137.39	SQ.MT.
4	1/2	X 28.74	X 2.31	=	33.06	SQ.MT.
5	1/2	X 30.74	X 12.22	=	217.32	SQ.MT.
6	1/2	X 42.31	X 10.07	=	212.14	SQ.MT.
7	1/2	X 41.71	X 10.17	=	212.00	SQ.MT.
8	1/2	X 51.71	X 3.28	=	108.06	SQ.MT.
9	1/2	X 33.88	X 13.18	=	223.06	SQ.MT.
TOTAL ADDITION				=	1498.88	SQ.MT.
DEDUCTIONS						
a	1/2	X 47.91	X 3.80	=	90.31	SQ.MT.
b	1/2	X 32.88	X 0.88	=	31.74	SQ.MT.
TOTAL DEDUCTION				=	122.05	SQ.MT.
TOTAL AREA OF SUB-PLOT "D"				=	1376.83	SQ.MT.

PLOT AREA CALCULATION	
SUB-PLOT	AREA
SUB-PLOT - 'A' AREA CALCULATION (PLOT UNDER 13.40 MT. WIDE D.P. ROAD)	2178.28
SUB-PLOT - 'B' AREA CALCULATION (PLOT UNDER 18.30 MT. WIDE D.P. ROAD)	6362.54
AREA CALCULATION (PLOT UNDER 13.40 MT. WIDE D.P. ROAD)	1537.84
AREA CALCULATION (PLOT UNDER 18.30 MT. WIDE D.P. ROAD)	1376.83
AREA CALCULATION (PLOT UNDER 13.40 & 18.30 MT. WIDE D.P. ROAD)	252.13
TOTAL	11707.62

SUB-PLOT - 'C' AREA CALCULATION (PLOT UNDER 13.40 MT. & 18.30 MT. WIDE D.P. ROAD)						
1	1/2	X 51.71	X 8.45	=	224.61	SQ.MT.
2	1/2	X 68.21	X 5.88	=	198.72	SQ.MT.
3	1/2	X 14.12	X 6.16	=	43.42	SQ.MT.
4	1/2	X 21.88	X 3.06	=	33.06	SQ.MT.
5	1/2	X 34.13	X 3.03	=	51.59	SQ.MT.
6	1/2	X 46.17	X 2.71	=	62.59	SQ.MT.
7	1/2	X 65.50	X 1.83	=	60.00	SQ.MT.
8	1/2	X 77.80	X 3.59	=	139.39	SQ.MT.
9	1/2	X 77.80	X 5.02	=	194.80	SQ.MT.
10	1/2	X 37.09	X 4.35	=	80.25	SQ.MT.
11	1/2	X 23.00	X 5.12	=	58.14	SQ.MT.
12	1/2	X 24.07	X 4.32	=	51.90	SQ.MT.
13	1/2	X 24.07	X 4.06	=	48.74	SQ.MT.
14	1/2	X 40.20	X 8.41	=	169.09	SQ.MT.
15	1/2	X 34.27	X 4.06	=	69.14	SQ.MT.
16	1/2	X 23.88	X 4.20	=	50.07	SQ.MT.
17	1/2	X 15.38	X 2.82	=	21.63	SQ.MT.
18	1/2	X 10.28	X 6.31	=	32.18	SQ.MT.
TOTAL ADDITION				=	1543.48	SQ.MT.
DEDUCTIONS						
a	1/2	X 5.34	X 1.31	=	3.84	SQ.MT.
TOTAL DEDUCTION				=	3.84	SQ.MT.
TOTAL AREA OF SUB-PLOT "C"				=	1537.64	SQ.MT.

R.G. AREA CALCULATION	
NO. OF R.G.	AREA
R.G. - 1	183.48
R.G. - 2	79.60
R.G. - 3	24.49
R.G. - 4	72.81
R.G. - 5	179.18
R.G. - 6	170.18
R.G. - 7	16.80
R.G. - 8	60.00
TOTAL	867.05

R.G. AREA STATEMENT	
(R.G. % OF TOTAL PLOT AREA)	
TOTAL R.G. AREA	867.05
PERMISSIBLE R.G. AREA	800.00

R.G.-1 AREA CALCULATION						
1	1/2	X 16.91	X 2.01	=	16.72	SQ.MT.
2	1/2	X 13.24	X 2.47	=	16.10	SQ.MT.
3	1/2	X 13.63	X 2.99	=	18.23	SQ.MT.
4	1/2	X 13.78	X 1.48	=	10.04	SQ.MT.
5	1/2	X 15.90	X 2.45	=	19.58	SQ.MT.
6	1/2	X 20.01	X 5.50	=	110.44	SQ.MT.
TOTAL R.G.-1 AREA				=	183.48	SQ.MT.

R.G.-2 AREA CALCULATION						
1	1/2	X 20.92	X 3.90	=	81.61	SQ.MT.
2	1/2	X 20.88	X 2.31	=	24.08	SQ.MT.
TOTAL R.G.-2 AREA				=	79.60	SQ.MT.

R.G.-3 AREA CALCULATION						
1	1/2	X 9.23	X 3.00	=	13.85	SQ.MT.
2	1/2	X 7.07	X 2.02	=	8.56	SQ.MT.
3	1/2	X 4.12	X 0.50	=	2.06	SQ.MT.
TOTAL R.G.-3 AREA				=	24.49	SQ.MT.

R.G.-4 AREA CALCULATION						
1	1/2	X 10.98	X 4.06	=	22.28	SQ.MT.
2	1/2	X 10.98	X 4.55	=	24.98	SQ.MT.
3	1/2	X 7.48	X 2.13	=	11.72	SQ.MT.
4	1/2	X 7.48	X 3.61	=	13.53	SQ.MT.
TOTAL R.G.-4 AREA				=	72.81	SQ.MT.

R.G.-5 AREA CALCULATION						
1	1/2	X 16.46	X 3.07	=	23.61	SQ.MT.
2	1/2	X 12.78	X 5.77	=	36.90	SQ.MT.
3	1/2	X 5.07	X 0.16	=	0.40	SQ.MT.
4	1/2	X 5.17	X 1.80	=	4.65	SQ.MT.
5	1/2	X 1.28	X 0.71	=	0.70	SQ.MT.
6	1/2	X 3.45	X 1.30	=	2.51	SQ.MT.
7	1/2	X 5.37	X 1.31	=	3.91	SQ.MT.
8	1/2	X 4.98	X 1.51	=	3.75	SQ.MT.
9	1/2	X 4.98	X 5.37	=	13.79	SQ.MT.
10	1/2	X 5.00	X 0.87	=	2.18	SQ.MT.
11	1/2	X 10.50	X 1.95	=	10.29	SQ.MT.
12	1/2	X 15.54	X 2.93	=	18.27	SQ.MT.
TOTAL R.G.-5 AREA				=	164.46	SQ.MT.

R.G.-6 AREA CALCULATION						
1	1/2	X 20.49	X 8.77	=	89.68	SQ.MT.
2	1/2	X 20.49	X 8.71	=	89.50	SQ.MT.
TOTAL R.G.-6 AREA				=	179.18	SQ.MT.

R.G.-7 AREA CALCULATION						
1	1/2	X 7.87	X 2.75	=	10.81	SQ.MT.
2	1/2	X 7.87	X 1.19	=	4.68	SQ.MT.
3	1/2	X 8.24	X 3.54	=	14.57	SQ.MT.
4	1/2	X 8.24	X 5.03	=	20.74	SQ.MT.
TOTAL R.G.-7 AREA				=	50.80	SQ.MT.

R.G.-8 AREA CALCULATION						
1	1/2	X 7.87	X 2.75	=	10.81	SQ.MT.
2	1/2	X 7.87	X 1.19	=	4.68	SQ.MT.
3	1/2	X 8.24	X 3.54	=	14.57	SQ.MT.
4	1/2	X 8.24	X 5.03	=	20.74	SQ.MT.
TOTAL R.G.-8 AREA				=	60.80	SQ.MT.

PLOT AREA CALCULATION						
1	1/2	X 11.30	X 3.47	=	19.49	SQ.MT.
2	1/2	X 49.22	X 10.06	=	246.10	SQ.MT.
3	1/2	X 63.88	X 10.37	=	337.98	SQ.MT.
4	1/2	X 63.85	X 17.82	=	1376.81	SQ.MT.
5	1/2	X 107.01	X 24.08	=	1331.20	SQ.MT.
6	1/2	X 107.01	X 16.14	=	976.08	SQ.MT.
7	1/2	X 119.74	X 11.83	=	843.46	SQ.MT.
8	1/2	X 119.74	X 16.26	=	967.31	SQ.MT.
9	1/2	X 122.54	X 3.34	=	341.45	SQ.MT.
10	1/2	X 122.54	X 24.54	=	1503.57	SQ.MT.
11	1/2	X 122.37	X 4.97	=	304.19	SQ.MT.
12	1/2	X 122.41	X 8.17	=	499.57	SQ.MT.
13	1/2	X 122.18	X 8.94	=	607.28	SQ.MT.
14	1/2	X 119.06	X 24.08	=	1430.06	SQ.MT.
15	1/2	X 112.82	X 21.84	=	1230.94	SQ.MT.
16	1/2	X 109.31	X 4.72	=	257.97	SQ.MT.
17	1/2	X 99.44	X 3.33	=	412.23	SQ.MT.
18	1/2	X 67.04	X 1.00	=	33.20	SQ.MT.
19	1/2	X 62.86	X 20.71	=	651.66	SQ.MT.
20	1/2	X 40.21	X 3.16	=	174.01	SQ.MT.
21	1/2	X 39.85	X 4.20	=	77.39	SQ.MT.
22	1/2	X 3.85	X 2.42	=	4.66	SQ.MT.
TOTAL PLOT AREA				=	13890.00	SQ.MT.

BLOCK PLAN
SCALE : 1:500

LOCATION PLAN
SCALE : 1:5000

R.G.-7 AREA CALCULATION						
1	1/2	X 7.87	X 2.75	=	10.81	SQ.MT.
2	1/2	X 7.87	X 1.19	=	4.68	SQ.MT.
3	1/2	X 8.24	X 3.54	=	14.57	SQ.MT.
4	1/2	X 8.24	X 5.03	=	20.74	SQ.MT.
TOTAL R.G.-7 AREA				=	50.80	SQ.MT.

R.G.-8 AREA CALCULATION						
1	1/2	X 7.87	X 2.75	=	10.81	SQ.MT.
2	1/2	X 7.87	X 1.19	=	4.68	SQ.MT.
3	1/2	X 8.24	X 3.54	=	14.57	SQ.MT.
4	1/2	X 8.24	X 5.03	=	20.74	SQ.MT.
TOTAL R.G.-8 AREA				=	60.80	SQ.MT.

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

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

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

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

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

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

R.G. AREA DIAGRAM FOR R.G. - 7
SCALE : 1:500

R.G. AREA DIAGRAM FOR R.G. - 8
SCALE : 1:500

ENTIRE SUMMARY OF BUILT-UP AREA (REHAB + SALE)				
WINGS	REHAB F.S.I.	REHAB COMPONANT	SALE F.S.I.	TOTAL F.S.I.
REHAB BLDG.	14917.04	2499.85	5183.61	17600.31
EXISTING TEMPLE (C.C.B.-7)	42.00	552.00	75.00	75.00
SALE BLDG. (A, B & C W.B.)	0.00	0.00	12119.07	12119.07
TOTAL	15000.39	24302.22	23119.07	38217.33

PERMISSIBLE SALE BUA	23000.47
LESS COMM. BUA	3077.36
LESS POCKET TERRACE AREA, WING 'A' & 'B'	66.84
LESS POCKET TERRACE AREA, WING 'C'	12.00
LESS METRO BLOCK AREA	20.87
LESS BUILT-UP AMENITIES AREA	1209.73
PERMISSIBLE BUA FOR SALE BLDG.	19647.24
PROPOSED BUA FOR SALE BLDG.	19627.11
TOTAL PROPOSED BUA FOR SALE	19623.90

PROFORMA 'A'

A	AREA STATEMENT			83-10
1	TOTAL AREA OF PLOT			13890.00
2	DEDUCTION FOR			
3	(a) ROADS SET BACK AREA	SET BACK I + SET BACK II		2077.75
4	(b) R.G.-1 NO. (RESERVED FOR PUBLIC PURPOSE)			415.50
5	NET PLOT			11396.75
6	FSI 2.5 SALE			28491.88
7	NET PLOT AREA			28491.88
8	FSI 0.5 REHAB			6948.15
9	TOTAL PROP. REHAB BUILT UP AREA	SET BACK I + SET BACK II		2077.75
10	(a) REHAB BUILT UP AREA			17145.80
11	(b) REHAB BUILT UP AREA WING 'A' IN SALE BLDG.			151.18
12	TOTAL PROP. REHAB BUILT UP AREA			19374.73
13	SALE BUILT UP AREA WING 'A' REHAB BLDG. (TEMPLE)			42.00
14	SALE BUILT UP AREA WING 'A' IN SALE BUILDING			38.84
15	SALE BUILT UP AREA WING 'B' IN SALE BUILDING			20123.00
16	TOTAL PROP. SALE BUILT UP AREA			20123.00
17	(a) F.S.I. 2.5 - BUILT UP AREA OWNER & SALE			19623.90
18	(b) F.S.I. 0.5 - BUILT UP AREA OWNER & SALE			3924.78
19				
20				
21				
22				
23				
24				

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, BUILT UP AREA DIAGRAMS, PLOT AREA DIAGRAM
R.G. AREA DIAGRAMS & CALCULATIONS
ROAD WIDENING AREA DIAGRAMS & CALCULATIONS
SECTIONS - AA, BB, CC, DD, EE, FF, GG & HH

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
	Approved Subject to the conditions Mentioned in this office demand-cum Letter No. SRA/ENG/333/MHADA/PVT/175/2020/0116/AP dt. 23 JUL 2018 Executive Engineer Slum Rehabilitation Authority

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

[illegible]

CERTIFICATE OF AREA

[illegible]

SIGNATURE OF ARCHITECT

NAME OF DEVELOPER

For ROYAL REALTORS

M/S ROYAL REALTORS — PARTNER

JOB. NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	DATE
		REVISION			

COLOURING OF PLANS

[illegible]

SKY-TECH CONSULTANTS
ARCHITECTS
[illegible]