

FLOOR	CONSTRUCTED AREA	STAIRCASE, LIFT & LIFT LOBBY AREA	AMENITY AREA/ELECTRIC METER ROOM	REFUGE AREA	BASEMENT & PODIUM AREA	EXCESS SALE AREA	GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NET BUILT UP AREA EXCLUDING 35% FUNGIBLE COMPONENT (FOR FSI)	FUNGIBLE
							(A)	(B)	(C) = A - B
BASEMENT	803.02	0.00	0.00	0.00	803.02	0.00	0.00	0.00	0.00
GROUND	2626.80	687.65	27.77	0.00	0.00	0.00	1911.38	1415.84	495.54
1ST FLOOR COMM	2177.20	206.15	0.00	0.00	0.00	0.00	1972.05	1460.78	511.27
2ND FLOOR PODIUM	4104.89	421.03	0.00	0.00	3683.86	0.00	0.00	0.00	0.00
3RD FLOOR PODIUM	4104.89	421.03	0.00	0.00	3683.86	0.00	0.00	0.00	0.00
4TH FLOOR PODIUM	4104.89	421.03	0.00	0.00	3683.86	0.00	0.00	0.00	0.00
5TH FLOOR PODIUM	4104.89	421.03	0.00	0.00	3683.86	0.00	0.00	0.00	0.00
6TH FLOOR PODIUM	4104.89	421.03	0.00	0.00	3683.86	0.00	0.00	0.00	0.00
7TH FLOOR AMENITY	4180.28	421.03	2971.51	295.49	0.00	0.00	0.00	0.00	0.00
SERVICE FLOOR	1590.11	421.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8TH	1590.11	421.03	0.00	0.00	0.00	0.00	1169.08	866.99	303.09
9TH	1592.19	421.03	0.00	0.00	0.00	0.00	1171.16	867.53	303.63
10TH	1625.07	421.03	0.00	0.00	0.00	0.00	1204.04	891.88	312.16
11TH	1625.07	421.03	0.00	0.00	0.00	0.00	1204.04	891.88	312.16
12TH	1625.07	421.03	0.00	0.00	0.00	0.00	1204.04	891.88	312.16
13TH	1625.07	421.03	0.00	0.00	0.00	0.00	1204.04	891.88	312.16
14TH (REFUGE)	1690.11	421.03	0.00	366.58	0.00	0.00	902.50	668.52	233.98
15TH	1636.47	421.03	0.00	0.00	0.00	0.00	1215.44	900.33	315.11
16TH	1636.47	421.03	0.00	0.00	0.00	0.00	1215.44	900.33	315.11
17TH	1636.47	421.03	0.00	0.00	0.00	0.00	1215.44	900.33	315.11
18TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
19TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
20TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
21ST (REFUGE)	1980.25	420.11	0.00	531.89	0.00	0.00	1028.25	761.67	266.58
22ND	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
23RD	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
24TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
25TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
26TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
27TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
28TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
29TH	1953.64	420.11	0.00	0.00	0.00	0.00	1533.53	1135.95	397.58
TOTAL	71654.25	13091.63	2999.28	1194.16	19222.32	0.00	33485.73	24804.24	8681.49

FLOOR	TENANT	RESL.	COMM.	RESL.	COMM.	TOTAL
BASEMENT	0	0	0	0	0	0
GROUND	0	11	0	14	25	0
1ST FLOOR COMM	0	0	0	0	0	0
2ND FLOOR PODIUM	0	0	0	0	0	0
3RD FLOOR PODIUM	0	0	0	0	0	0
4TH FLOOR PODIUM	0	0	0	0	0	0
5TH FLOOR PODIUM	0	0	0	0	0	0
6TH FLOOR PODIUM	0	0	0	0	0	0
7TH FLOOR AMENITY	0	0	0	0	0	0
8TH	10	0	2	0	12	0
9TH	9	0	3	0	12	0
10TH	11	0	1	0	12	0
11TH	11	0	1	0	12	0
12TH	11	0	1	0	12	0
13TH	10	0	2	0	12	0
14TH (REFUGE)	9	0	0	0	9	0
15TH	12	0	0	0	12	0
16TH	12	0	0	0	12	0
17TH	12	0	0	0	12	0
18TH	2	0	10	0	12	0
19TH	0	0	12	0	12	0
20TH	0	0	12	0	12	0
21ST (REFUGE)	0	0	8	0	8	0
22TH	0	0	12	0	12	0
23TH	0	0	12	0	12	0
24TH	0	0	12	0	12	0
25TH	0	0	12	0	12	0
26TH	0	0	12	0	12	0
27TH	0	0	12	0	12	0
28TH	0	0	12	0	12	0
29TH	0	0	12	0	12	0
TOTAL	109	11	148	14	282	



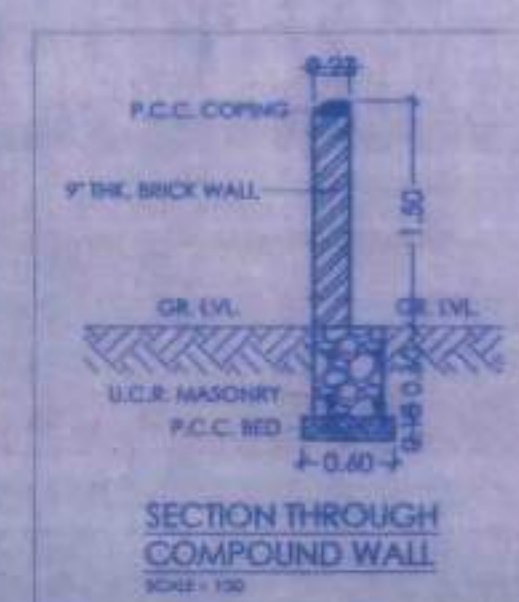
LOCATION PLAN
SCALE: 1:4000

This cancels Approval to the previous Plan Sanctioned under no. K-62/P/1/1010/20250130/AT/S
Date: 31/03/2025

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENG/1010/20250130/AT/S
Date: 31/03/2025
Executive Engineer
Slum Rehabilitation Authority

ROAD SETBACK AREA CALCULATION

	A	B	C	D=AB/C IN SQ.M
1	15.97	6.15	0.50	49.11
2	40.77	6.39	0.50	134.34
3	40.31	6.89	0.50	134.84
4	9.97	1.45	0.67	9.49
5	9.97	6.96	0.50	36.68
6	(10.025.29*0.50)/(10.021.80*0.67)			14.63
TOTAL				377.08



SECTION THROUGH COMPOUND WALL
SCALE: 1:50



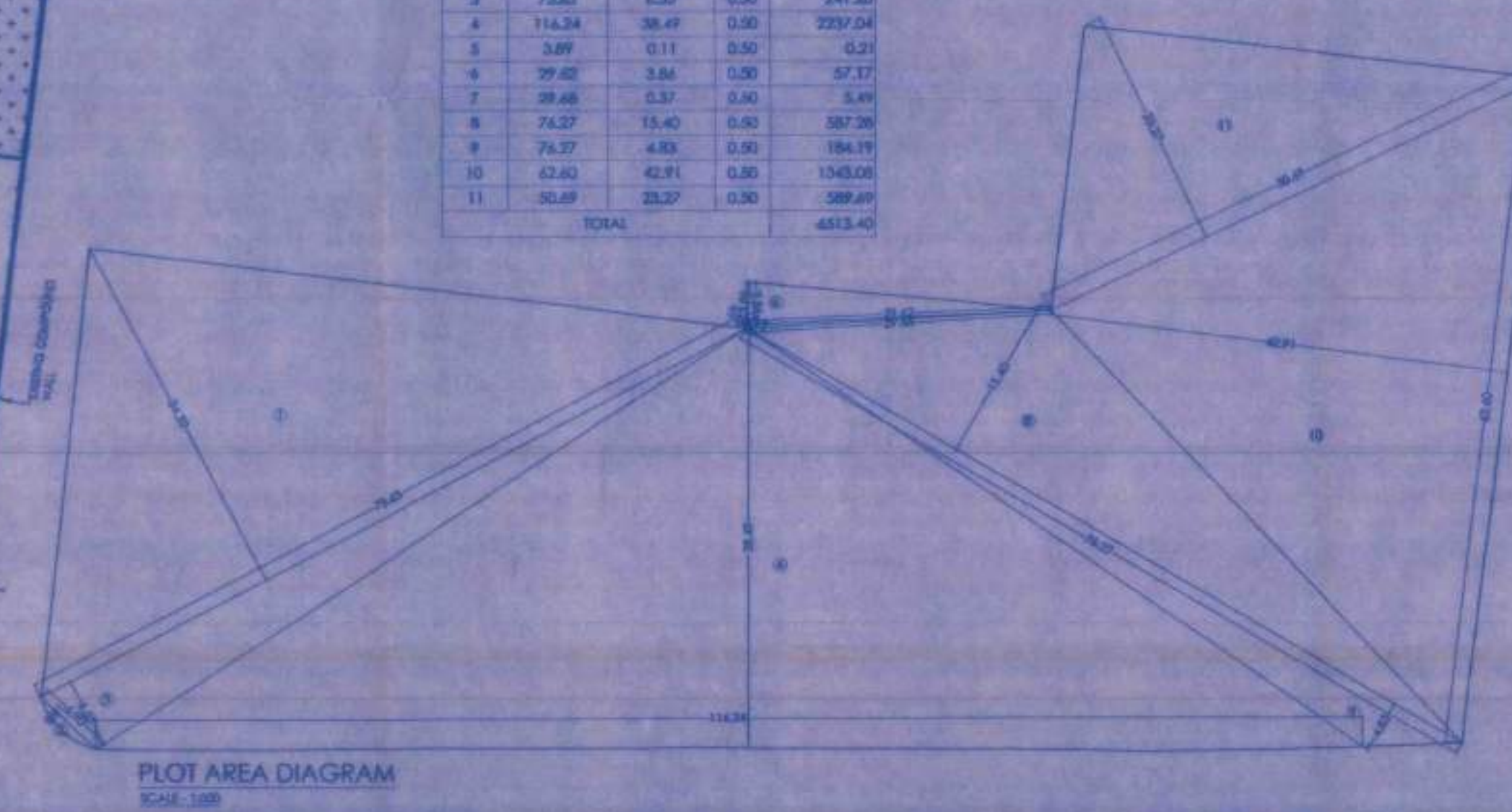
PAVED R.G.-03 AREA DIAGRAM (ON AMENITY FLOOR)
SCALE: 1:50



PAVED R.G.-04 AREA DIAGRAM (ON AMENITY FLOOR)
SCALE: 1:50

PLOT AREA CALCULATION

	A	B	C	D=AB/C IN SQ.M
1	73.65	34.32	0.50	1263.03
2	6.95	0.91	0.67	4.21
3	73.65	6.55	0.50	241.20
4	114.34	38.49	0.50	2237.04
5	3.89	0.11	0.50	0.21
6	29.62	3.84	0.50	57.17
7	29.65	0.37	0.50	5.49
8	74.27	15.40	0.50	587.38
9	74.27	4.83	0.50	184.19
10	62.60	42.91	0.50	1543.08
11	50.69	23.27	0.50	589.69
TOTAL				4513.40



PLOT AREA DIAGRAM
SCALE: 1:500

R.G. AREA CALCULATION

	A	B	C	D=AB/C IN SQ.M
R.G.-01 (GREEN L.O.S. ON GROUND LVL.)				
R1	16.50	1.50	0.50	12.38
R2	16.50	1.37	0.50	11.30
R3	3.11	1.24	0.50	1.93
R4	3.11	1.30	0.50	2.02
R5	27.41	1.55	0.50	21.24
R6	29.15	1.39	0.50	20.26
R7	11.81	1.90	0.50	11.22
R8	26.15	1.71	0.50	22.36
R9	(18.15x12.56x0.50)/(18.15x3.75x0.67)			65.41
R10	41.40	2.87	0.50	59.41
R11	(27.00x15.05x0.50)/(18.90x4.12x0.67)			130.78
R12	21.71	3.15	0.50	34.19
R13	20.63	3.04	0.50	31.58
R14	3.42	1.70	0.50	2.91
R15	21.10	7.61	0.50	80.29
R16	7.86	1.94	0.50	7.62
TOTAL ADDITIONS				534.89
DEDUCTIONS				
D1	6.00	2.00	1	12.00
TOTAL R.G.-01 AREA ON GROUND FLOOR				522.89
R.G.-02 (PAVED L.O.S. ON GROUND LVL.)				
R17	3.04	1.52	0.50	2.31
R18	6.07	2.33	0.50	7.07
R19	5.54	0.24	0.50	0.66
R20	5.54	3.88	0.50	10.75
R21	4.79	2.14	0.50	5.17
R22	36.32	5.74	0.50	105.18
R23	36.32	5.91	0.50	107.92
TOTAL R.G.-02 AREA				239.06
R.G.-03 (PAVED L.O.S. ON AMENITY FLOOR)				
R24	6.39	3.14	0.50	10.03
R25	15.00	4.15	0.50	31.13
R26	12.00	2.67	0.50	16.02
R27	30.30	10.25	0.50	155.29
R28	30.30	8.34	0.50	136.35
R29	2.94	0.43	0.67	0.95
R30	12.30	7.40	0.50	14.71
R31	12.30	1.05	0.50	6.32
TOTAL R.G.-03 ON AMENITY FLOOR				340.44
R.G.-04 (PAVED L.O.S. ON AMENITY FLOOR)				
R32	18.63	(2.79+1.13)	0.50	36.51
R33	4.33	0.80	1	3.62
R34	18.63	2.73	1	50.84
R35	5.84	0.80	1	4.67
R36	0.33	0.80	1	0.24
R37	4.28	4.68	1	29.39
R38	(6.28+4.11)	1.97	0.50	12.20
TOTAL R.G.-4 ON AMENITY FLOOR				137.53
TOTAL R.G.-1, R.G.-2, R.G.-3 & R.G.-4 AREA				1260.12
RG AREA REQUIRED (5829.51X 8%)				466.36
RG AREA PROPOSED				1260.12
PROVIDED GREEN L.O.S. ON MOTHER EARTH (R.G.-01)				522.89
PROVIDED PAVED L.O.S. AREA ON GROUND LEVEL - (R.G.-02)				239.06
PROVIDED PAVED L.O.S. AREA ON AMENITY FLOOR - (R.G.-03)				340.44
PROVIDED PAVED L.O.S. AREA ON AMENITY FLOOR - (R.G.-04)				137.53

A)	PROFORMA - A	SQ.MTR
1)	AREA OF PLOT	4513.40
2)	DEDUCTION FOR	
a)	ROAD SET-BACK AREA	377.08
	BALANCE AREA OF PLOT (1 MINUS 2)	4136.32
3)	FOR AMENITY AREA	
a)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	306.81
b)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	0.00
c)	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35(A) (REVENUE)	0.00
4)	BALANCE AREA OF PLOT (2 MINUS 3)	5829.51
4)	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	—
5)	NET AREA OF PLOT (3 MINUS 4)	5829.51
6)	ADDITIONS FOR FLOOR SPACE INDEX	—
	2(A) 200% FOR D.P. ROAD SET BACK	—
	2(B) 100% FOR ROAD SETBACK	377.08
7)	TOTAL AREAS (5 + 6)	6206.59
8)	F.S.I. Permissible	4.00
9)	PERMISSIBLE BUILT UP AREA (6206.59X4.00)	24826.36
9A)	PTC AREA (9309.89 SQ.M) TRANSFER TO CTS NO. 1 (PT) OF VILLAGE OSHIWARA AT JOGESHWAR (W) FOR VALMUKI SRA CHS (LTD.) & ANAND NAGAR SRA CHS. LTD.	9309.89
9B)	FREE SALE AREA IN LIEU OF PTC 1.50	9309.89
9C)	ZONAL FSI	6206.59
	TOTAL AREA ZONAL FSI + FREE SALE (9309.89+9309.89+6206.59)	24826.36
10)	PERMISSIBLE FLOOR AREA (9A + 9B + 9C)	24826.36
11)	EXISTING BUILT UP AREA	
12)	TOTAL PROPOSED BUILT UP AREA	24826.36
13)	TOTAL AREA (11+12)	24826.36
14)	F.S.I. CONSUMED ON NET HOLDING = 11/3	4.00
1)	DETAILS OF RESIDENTIAL/NON RESIDENTIAL AREAS	N.A.
1)	PURELY RESIDENTIAL BUILT UP AREA	21949.74
2)	REMAINING NON-RESIDENTIAL BUILT UP AREA	2876.62
C)	DETAILS OF F.S.I. AVAILABLE AS PER DCR 35(4)	
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (81X 0.35) PERM (21949.74*35%=7682.41SQ.M)	7682.41
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR < (102 X 0.20) (2876.62*35%=1006.82)	1006.82
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (C1 + C2)	8689.23
4)	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE (22053.48+2772.88+7718.72+970.51)	33515.59
5)	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE (24804.24 + 8681.49)	33485.72
6)	BALANCE BUILT UP AREA	29.87
D)	TENEMENT STATEMENT	
1)	PROPOSED AREA (ITEM A.12 ABOVE) OR C-4	—
2)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	—
3)	AREA AVAILABLE FOR TENEMENTS (B-1)	—
4)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE)	AS PER STATEMENT
5)	TENEMENTS PROPOSED	
6)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
E)	PARKING STATEMENT	AS PER STATEMENT
1)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
2)	COVERED GARAGE PERMISSIBLE	
3)	COVERED GARAGE PROPOSED CAR SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
F)	TOTAL PARKING PROVIDED TRANSPORT VEHICLES PARKING SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
G)	TOTAL NO. OF TRANSPORT VEHICLES PARKING	