TABLE SHOWING TOTAL REHAB COMPONENT

FLOOR	REHAB BUA PORT B-1 1	COMMON PASSAGE 2	BALTIMAT 3	WELFARE CENTRE 4	SOCIETY OFFICE 5	BALL DAN CENTRE 6	LIBRARY 7	TOTAL (2+3+4+5+6+7)	TOTAL REHAB COMPONENT (1+8+9)	REMARK PERMIBLE
GROUND FLOOR	223.61	—	—	—	—	—	—	—	223.61	—
1ST FLOOR	3.35	31.14	—	—	—	—	—	31.14	34.49	1.93
2ND FLOOR	3.35	31.14	—	—	—	—	—	31.14	34.49	1.93
3RD FLOOR	3.35	31.14	33.75	32.79	23.73	—	—	120.39	123.74	1.93
4TH FLOOR	34.21	31.14	—	—	—	32.17	33.93	96.14	130.35	1.93 +9.04
5TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
6TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
7TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
8TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
9TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
10TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
11TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
12TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
13TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
14TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
15TH FLOOR	55.76	31.14	—	—	—	—	—	31.14	87.22	79.74 + 1.93 + 13.03
16TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
17TH FLOOR	99.21	31.14	—	—	—	—	—	31.14	130.35	1.93 + 20.19
18TH FLOOR	64.75	31.14	—	—	—	—	—	31.14	95.89	1.93 + 13.90
TOTAL	1864.29	566.52	33.75	32.79	32.79	23.73	32.17	32.83	2429.61	339.92

REHAB FUNGIBLE
TOTAL PERMIBLE FUNGIBLE = 1584.20 + 225.75 = 1809.95 SQ.MTR
TOTAL FUNGIBLE PERMISSIBLE = 1807.81 SQ.MTR
TOTAL FUNGIBLE PROPOSED = 1809.95 SQ.MTR

REHAB COMPONENT = 2239.90 SQ.MTR
PERMISSIBLE SALE COMPONENT = 1 INCENTIVE 1 REHAB COMPONENT = 2239.90 SQ.MTR
PERMISSIBLE SALE FUNGIBLE (20% EXT) = 302.95 + 2469.07 SQ.MTR
TOTAL SALE PROPOSED BUA = 2441.81 SQ.MTR

SALE BUA (WING - A)

FLOOR	SALE REQ. BUA IN SQ.MT.	TERRACE IN SQ.MT.
GROUND	4.26 (IN REHAB WING)	—
1ST FLOOR	175.03 × 1.55	—
2ND FLOOR	175.03 × 1.55	—
3RD FLOOR	175.03 × 1.55	0.98
4TH FLOOR	175.03 × 1.55	—
5TH FLOOR	175.03 × 1.55	—
6TH FLOOR	175.03 × 1.55	—
7TH FLOOR	175.03 × 1.55	—
8TH FLOOR	175.03 × 1.55	—
9TH FLOOR	175.03 × 1.55	—
10TH FLOOR	175.03 × 1.55	—
11TH FLOOR	175.03 × 1.55	—
12TH FLOOR	175.03 × 1.55	—
13TH FLOOR	175.03 × 1.55	—
14TH FLOOR	175.03 × 1.55	—
15TH FLOOR	175.03 × 1.55	—
16TH FLOOR	175.03 × 1.55	—
17TH FLOOR	175.03 × 1.55	—
18TH FLOOR	175.03 × 1.55	—
TOTAL	3432.75	0.98
	3441.01 SQ.MT.	

TABLE SHOWING TENENTS DISTRIBUTATION

FLOOR	RESIDENTIAL 1 BEDROOM	2 BEDROOM	3 BEDROOM	COMMERCIAL	LIBRARY	WELFARE CENTRE	SOCIETY OFFICE	BALWADI	BALL DAN CENTRE
GROUND FLOOR	—	—	—	55	—	—	—	—	—
1ST FLOOR	—	—	—	—	—	—	—	—	—
2ND FLOOR	—	—	—	—	—	—	—	—	—
3RD FLOOR	—	—	—	—	—	01	01	01	—
4TH FLOOR	07	—	—	—	01	—	—	—	01
5TH FLOOR	07	—	02	—	—	—	—	—	—
6TH FLOOR	09	—	—	—	—	—	—	—	—
7TH FLOOR	09	—	—	—	—	—	—	—	—
8TH FLOOR	10	—	—	—	—	—	—	—	—
9TH FLOOR	09	—	—	—	—	—	—	—	—
10TH FLOOR	09	—	—	—	—	—	—	—	—
11TH FLOOR	02	—	—	—	—	—	—	—	—
12TH FLOOR	09	—	—	—	—	—	—	—	—
13TH FLOOR	09	—	—	—	—	—	—	—	—
14TH FLOOR	09	—	—	—	—	—	—	—	—
15TH FLOOR	03	—	—	—	—	—	—	—	—
16TH FLOOR	09	—	—	—	—	—	—	—	—
17TH FLOOR	09	—	—	—	—	—	—	—	—
18TH FLOOR	09	—	—	—	—	—	—	—	—
TOTAL	24	14	12	15	01	01	01	01	01
GRAND TOTAL	40				15				
PROPOSED REHAB UNITS	16 NOS.								

SALE TENAMENT TABLE

FLOOR	TYPE OF RESIDENTIAL UNITS ON PARTICULAR FLOOR
GROUND	—
1ST FLOOR	06
2ND FLOOR	06
3RD FLOOR	06
4TH FLOOR	06
5TH FLOOR	06
6TH FLOOR	06
7TH FLOOR	06
8TH FLOOR	06
9TH FLOOR	06
10TH FLOOR	06
11TH FLOOR	06
12TH FLOOR	06
13TH FLOOR	06
14TH FLOOR	06
15TH FLOOR	06
16TH FLOOR	06
17TH FLOOR	06
18TH FLOOR	06
TOTAL	102

EXISTING CARPET AREA STATEMENT (RAM BHUWAN) GROUND FLOOR

STL NO.	NAME/SHOP NO.	1. CARPET AREA SQ. PER RAMBHUWAN IN SQ.MTR	PERMISSIBLE CARPET AREA AS PER DCR IN SQ.MTR	PROPOSED CARPET AREA IN SQ.MT.	EXCESS CARPET AREA IN SQ.M
1	ANNEX NO.08	11.02	11.46	12.14	0.68
2	ANNEX NO.09	20.65	20.65	20.65	0.00
3	ANNEX NO.7	15.84	15.84	16.60	0.76
4	ANNEX NO.06	24.24	25.44	25.53	0.09
5	ANNEX NO.1	5.64	5.64	7.10	1.46
6	ANNEX NO.10	24.00	26.00	27.00	0.70
7	ANNEX NO.3	5.22	5.22	5.38	0.37
8	ANNEX NO.04	4.00	3.84	4.00	0.16
9	ANNEX NO.02	13.26	13.26	13.26	0.00
10	ANNEX NO.02	8.82	8.82	8.82	0.00
11	ANNEX NO.05	13.00	13.00	13.00	0.00
12	ANNEX NO.15	15.00	15.00	15.48	0.48
13	ANNEX NO.05	13.00	13.00	13.00	0.00
14	ANNEX NO.3	12.10	12.10	12.30	0.20
15	ANNEX NO.2	12.03	12.03	12.03	0.00
16	ANNEX NO.15	15.00	15.00	15.20	0.20
	TOTAL	205.03	210.04	214.47	3.90

EXCESS REHAB SHOP AREA COUNTED IN SALE = 3.90 × 0.5 = 1.95 SQ.MT.
REHAB COMMERCIAL AREA ON GROUND FLOOR = 205.00 + 8.24 = 213.01 SQ.MT.
AREA COUNTED IN SALE BUA ON GROUND FLOOR = 4.26 SQ.MT.

EQUIVALENT SHOP = 213.01 / 27.00 = 7.89 SHOPS (NOS)

PARKING STATEMENT REHAB WING

FLOOR	C. A. BELOW 40 SQ.MT.	C. A. BETWEEN 40 TO 60 SQ.MT.	C. A. BETWEEN 60 TO 80 SQ.MT.
REQUIRED	1 Parking = 0.75 ECS	1 Parking = 1 ECS	1 Parking = 2 ECS
GROUND	—	—	—
1ST TO 18TH	40 NOS	—	—
TOTAL	40 NOS		

PARKING REQD = 40 / 0.75 = 53.33 NOS

TOTAL PARKING = 1.33 NOS

VISITORS PARKING 20%
53.33 × 0.20 = 1.07
TOTAL BUA = 1.33 + 1.07 = 2.40 ECS
TOTAL COMMERCIAL AREA = 2.20 SQ. MT.
COMMERCIAL (GROUP) 1 PARKING FOR 150 SQ. MT.
FOR SHOPS OTHER 200 SQ.MT. AREA
COMMERCIAL (GROUP) 1 PARKING FOR 50 SQ. MT.
FOR SHOP WHICH OVER 200 SQ.MT. AREA
COMMERCIAL AREA = 150/50 = 150 × 1 = 3
COMMERCIAL AREA = 150/50 = 150 × 1 = 3
1.5 ECS = 2 ECS
VISITORS PARKING 10%
2 ECS × 10% = 0.20 (1 ECS NUMBER)
12.40 × 2 = 24.80 = 25 NOS
TOTAL PARKING = 4.20 × 0.75 = 16.70 ECS = 17 NOS
TOTAL PARKING REQUIRED FOR REHAB = 17 + 40 = 57

PARKING STATEMENT SALE WING

FLOOR	C. A. BELOW 40 SQ.MT.	C. A. BETWEEN 40 TO 60 SQ.MT.	C. A. BETWEEN 60 TO 80 SQ.MT.
REQUIRED	1 Parking = 0 ECS	1 Parking = 1 ECS	1 Parking = 2 ECS
GROUND	—	—	—
1ST TO 18TH	09	—	—
TOTAL	09		

PARKING REQD = 09 / 0 = 0.00

TOTAL PARKING = 0.00

VISITORS PARKING 20%
0.00 X 20% = 0.00
(9.00+ 0.00) = 10.70 (SAY 11 NOS)

TOTAL PARKING REQUIRED FOR REHAB BUILDING
TOTAL = 11 + 11 = 22 NOS.
TOTAL PARKING REQUIRED = 22 NOS.
TOTAL PARKING PROVIDED = 27 NOS (as per with layoutplan)

SALE METER ROOM AREA STATEMENT

TOTAL METER ROOM AREA OF SALE = 1.00 SQ.MT.
METER ROOM AREA OF 10 SQ.MT PER 100 TENENTS
TOTAL NOS OF SALE TENEMENTS = 102 NOS
PERMISSIBLE METER ROOM AREA = 0.98 SQ.MT
AB = 10 + 3.5 + 3.5 = 17 M
BC = 3.5 + 3.5 + 3.5 = 10.5 M
METER ROOM AREA = 1.00 SQ.MT
METER ROOM AREA PROVIDED IN SALE FSI = NIL SQ.MT

SALE METER ROOM AREA CALCULATION (WING - A)

SCALE 1:100

REHAB METER ROOM AREA CALCULATION

SCALE 1:100

BUILT UP AREA CALCULATION (REHAB WING)

METER ROOM AREA							
3.00	X	2.00	=	6.00	SQ.MT.		
			TOTAL AREA	=	6.00	SQ.MT.	

SALUM AREA LINE DIAGRAM

SCALE 1:100

SALUM AREA CALCULATION

1	87.21	(175.5 - 88)	1.00	=	87.21	SQ.MT.
2	52.21	(88.5 - 36)	1.00	=	52.21	SQ.MT.
3	127.73	(142.5 - 14.8)	1.00	=	127.73	SQ.MT.
4	152.24	(170.5 - 18.3)	1.00	=	152.24	SQ.MT.
5	42.25	(44.5 - 2.25)	1.00	=	42.25	SQ.MT.
6	42.25	(44.5 - 2.25)	1.00	=	42.25	SQ.MT.
7	14.9	(15.82 - 0.92)	1.00	=	14.9	SQ.MT.
8	14.9	(15.82 - 0.92)	1.00	=	14.9	SQ.MT.
9	1.75	1.5	1.00	=	2.63	SQ.MT.
10	1.75	1.5	1.00	=	2.63	SQ.MT.
			TOTAL SALUM AREA	=	742.45	SQ.MT.

NON SLUM AREA LINE DIAGRAM

SCALE 1:100

NON SLUM PLOT AREA CALCULATION

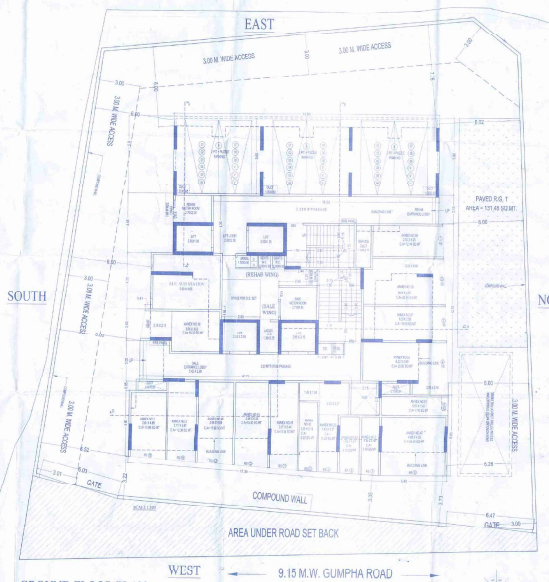
1	127.73	8.00	1.00	=	1021.84	SQ.MT.
2	127.73	10.00	1.00	=	1277.30	SQ.MT.
3	127.73	10.00	1.00	=	1277.30	SQ.MT.
4	127.73	10.00	1.00	=	1277.30	SQ.MT.
			TOTAL NON SLUM AREA	=	4853.74	SQ.MT.

SET-BACK AREA LINE DIAGRAM

SCALE 1:100

SETBACK AREA CALCULATION

1	12.5	0.50	2.5	4.75	0.1	0.1	= 20.46 SQ.MT.
2	12.5	0.50	2.5	1.25	0.1	0.1	= 20.21 SQ.MT.
						TOTAL SETBACK AREA	= 40.67 SQ.MT.



GROUND FLOOR PLAN

SCALE 1:100

PAVED R.G. AREA LINE DIAGRAM

SCALE 1:100

PAVED R.G. AREA CALCULATION

1	12.5	17.75	4.5	0.1	0.1	=	9.48 SQ.MT.
2	12.5	17.75	0.45	0.1	0.1	=	0.79 SQ.MT.
					TOTAL PAVED AREA	=	10.27 SQ.MT.

SANITATION REQUIREMENT (NEW REHAB BLDG)

Sanitation requirement is as follows (Plumbing Code)
22.46 sq.m. = 10.07 sq.m.
Sanitary of the area area 30.74 sq.m.
Total no of toilet seats area 30.07 sq.m.
Total no of toilet pan area 30.07 sq.m.