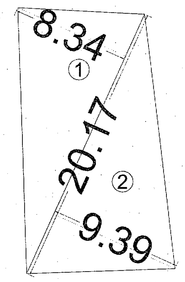
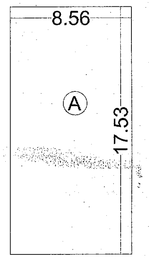
IOA DWG
SHEET NO = 02 / 17
COMPOSITE BLDG
REHAB & SALE WING



GROUND FLOOR
R.G -01 AREA CALCULATION
SCALE = 1 : 200

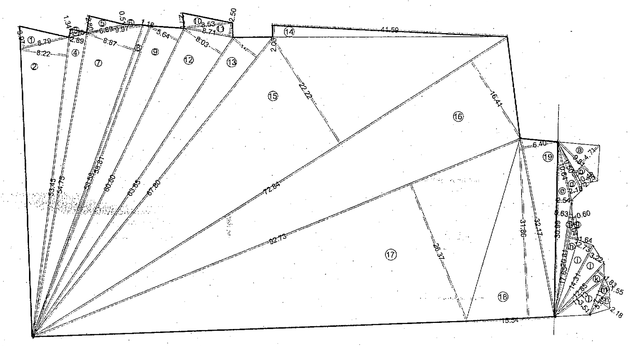


SECOND FLOOR
R.G -02 AREA CALCULATION
SCALE = 1 : 200

GROUND FLOOR R.G AREA CALCULATION								
1	1/2	X	20.17	X	8.34	X 1 NO	=	84.11 SQ.MT
2	1/2	X	20.17	X	9.39	X 1 NO	=	94.70 SQ.MT
						TOTAL	=	178.81 SQ.MT Y1

SECOND FLOOR R.G AREA CALCULATION							
A	8.56	X	17.53	X	1 NO	=	150.06 SQ.MT
					TOTAL	=	150.06 SQ.MT Y2
					TOTAL R.G AREA PROPOSED (Y1 + Y2)	=	328.87 SQ.MT

		SQ.MT
1	AREA OF PLOT A	4491.30
2	DEDUCTION FOR	
	(a) ROAD SET-BACK AREA (AS PER DEMARCATION)	195.54
	(b) PROPOSED ROAD	--
	(c) LAND COMPONENT OF 20% D.P. RESERVATION (889.23 / 4)	222.31
	(d) % AMENITY SPACE (S.R.D. 5.5 / 55 DCR 58/57 (SUB PLOT))	--
	(e) OTHERS	--
3	BALANCE AREA OF PLOT (1 minus 2)	3993.45
4	REQUIRED R.G AREA 8 % OF NET PLOT AREA (3993.45 X 8%)	319.70
4	PROPOSED R.G AREA	328.87



TRIANGULATION PLOT AREA CALCULATION
SCALE = 1 : 500

PLOT AREA CALCULATION								
1	1/2	X	8.79	X	3.97	X 1 NO	=	17.45 SQ.MT
2	1/2	X	53.45	X	8.22	X 1 NO	=	219.68 SQ.MT
3	1/2	X	3.20	X	1.34	X 1 NO	=	2.14 SQ.MT
4	1/2	X	54.75	X	2.89	X 1 NO	=	79.11 SQ.MT
5	1/2	X	6.89	X	2.80	X 1 NO	=	9.65 SQ.MT
6	1/2	X	8.97	X	0.51	X 1 NO	=	2.54 SQ.MT
7	1/2	X	58.58	X	6.87	X 1 NO	=	289.80 SQ.MT
8	1/2	X	58.81	X	1.18	X 1 NO	=	34.70 SQ.MT
9	1/2	X	60.81	X	5.64	X 1 NO	=	171.48 SQ.MT
10	1/2	X	8.53	X	2.71	X 1 NO	=	11.56 SQ.MT
11	1/2	X	8.71	X	2.50	X 1 NO	=	10.89 SQ.MT
12	1/2	X	63.65	X	8.03	X 1 NO	=	255.55 SQ.MT
13	1/2	X	67.80	X	5.42	X 1 NO	=	183.74 SQ.MT
14	1/2	X	41.59	X	2.05	X 1 NO	=	42.84 SQ.MT
15	1/2	X	72.84	X	22.22	X 1 NO	=	809.34 SQ.MT
16	1/2	X	72.84	X	16.41	X 1 NO	=	597.65 SQ.MT
17	1/2	X	92.73	X	26.37	X 1 NO	=	1222.65 SQ.MT
18	1/2	X	15.54	X	31.86	X 1 NO	=	247.55 SQ.MT
19	1/2	X	32.17	X	6.40	X 1 NO	=	102.94 SQ.MT
						TOTAL	=	4281.26 SQ.MT Y1

SETBACK AREA CALCULATION								
a	1/2	X	9.81	X	4.71	X 1 NO	=	23.10 SQ.MT
b	1/2	X	9.81	X	2.25	X 1 NO	=	11.04 SQ.MT
c	1/2	X	9.50	X	0.48	X 1 NO	=	2.28 SQ.MT
d	1/2	X	10.64	X	2.18	X 1 NO	=	11.60 SQ.MT
e	1/2	X	20.99	X	2.54	X 1 NO	=	39.36 SQ.MT
f	1/2	X	20.81	X	0.63	X 1 NO	=	6.56 SQ.MT
g	1/2	X	4.04	X	0.60	X 1 NO	=	1.21 SQ.MT
h	1/2	X	17.85	X	1.64	X 1 NO	=	14.64 SQ.MT
i	1/2	X	14.31	X	2.73	X 1 NO	=	19.53 SQ.MT
j	1/2	X	14.31	X	3.22	X 1 NO	=	23.04 SQ.MT
k	1/2	X	12.85	X	1.83	X 1 NO	=	11.76 SQ.MT
l	1/2	X	11.13	X	3.51	X 1 NO	=	19.53 SQ.MT
m	1/2	X	7.11	X	1.55	X 1 NO	=	5.51 SQ.MT
n	1/2	X	5.85	X	2.18	X 1 NO	=	6.38 SQ.MT
						TOTAL	=	196.54 SQ.MT Y2
						TOTAL PLOT AREA (Y1 + Y2)	=	4476.80 SQ.MT

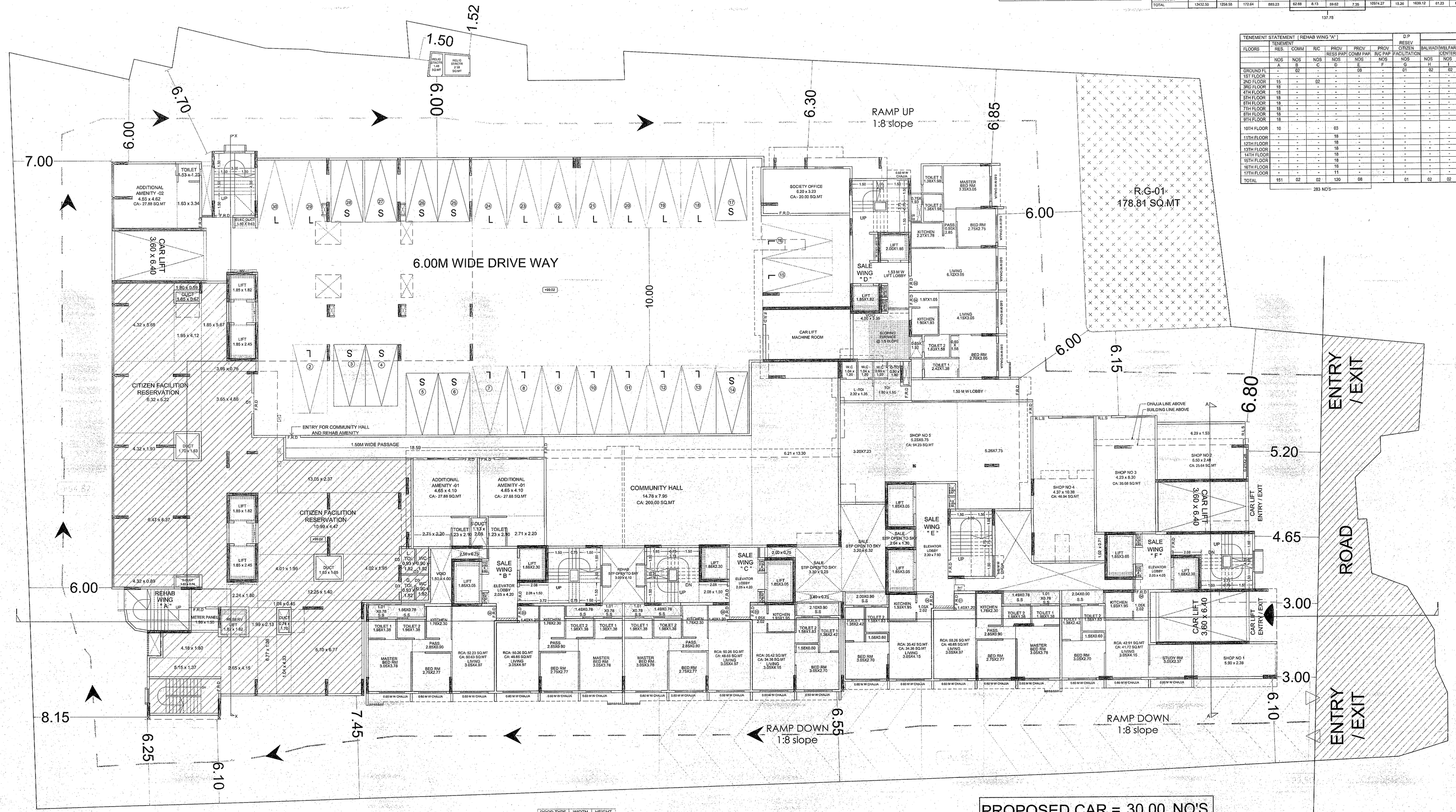
D.P RESERVATION AREA CALCULATION			
1	PLOT AREA FOR THE SCHEME	=	4401.30 SQ.MT.
2	ROAD SET BACK	=	195.54 SQ.MT.
3	RESERVED PLOT UNDER D.P RESERVATION (1 - 2)	=	4205.76 SQ.MT.
4	B.U.A REQUIRED FOR RESERVATION (4205.76 X 20%)	=	841.15 SQ.MT.
5	RESERVATION B.U.A PROPOSED	=	889.23 SQ.MT.

BUILT UP AREA STATEMENT COMPOSITE BLDG REHAB WING "A"																										
					REHAB FUNGIBLE AREA																	TOTAL REHAB B.U.A.		SALE B.U.A	
FLOORS	GROSS B.U.A AREA	STAIRCASE AREA	REFUGE AREA	TOTAL RESERVATION BUILT UP AREA	METER ROOM / PANNEL AREA	PASS WALL AREA	E.D.P.O MTR PNL AREA	EXCESS COMMNTY AREA	REHAB COMPONANT AREA	REHAB COMM TOILET AREA	COMMON PASSAGE AREA	BALWADI AREA	WELFARE CENTER AREA	SOCIETY OFFICE AREA	ADDITIONAL AMENITY -01 AREA	ADDITIONAL AMENITY -02 AREA	COMMUNITY HALL AREA	RES. R / C BUILT UP AREA	REHAB COMM. BUILT UP AREA	RELIGIOUS STRUCTURE BUILT UP AREA	EXCESS REHAB COMM BUILT UP AREA
																		(1 - (2 TO 8)								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21					
	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT					
GR FLOOR	979.28	109.72	-	462.09	29.79	-	0.85	-	348.74	15.26	34.33	61.23	53.96	44.36	-	31.63	-	-	-	97.37	4.59	0.70				
1ST FLOOR	823.77	59.78	-	427.14	3.90	-	1.39	7.35	324.21	-	29.96	-	-	-	61.84	32.43	200.00	-	-	-	-	-				
2ND FLOOR	718.60	68.13	-	-	-	0.54	3.58	-	698.80	-	101.92	-	-	-	-	-	-	544.43	-	-	-	-				
3RD FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
4TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
5TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
6TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
7TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
8TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
9TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
10TH FLOOR	753.37	68.13	172.64	-	-	0.37	3.58	-	508.65	-	91.66	-	-	-	-	-	-	416.79	-	-	-	-				
REFUGE																										
11TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
12TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
13TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
14TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
15TH FLOOR	748.75	68.13	-	-	-	0.54	3.58	-	676.50	-	101.30	-	-	-	-	-	-	575.20	-	-	-	-				
16TH FLOOR	675.81	68.13	-	-	-	0.37	3.58	-	603.93	-	91.66	-	-	-	-	-	-	511.67	-	-	-	-				
17TH FLOOR	486.87	68.13	-	-	-	0.37	3.58	-	424.79	-	72.09	-	-	-	-	-	-	351.80	-	-	-	-				
TOTAL	12432.50	1256.55	172.64	889.23	62.66	8.13	59.62	7.35	10974.27	15.26	1639.12	61.23	53.96	44.36	61.84	64.04	200.00	8727.09	57.37	4.59	0.70					
																			8924.46			5.69				

137.78

283 NO'S

TENEMENT STATEMENT (REHAB WING "A")													
	TENEMENT						D.P RESEV	PROPOSED AMENITY					REHAB
FLOORS	RES.	COMM	R/C	PROV RESS PAP	PROV COMM PAP	PROV R/C PAP	CITIZEN FACILITATION	BALWADI CENTER	WELFARE OFFICE	SOCIETY ADDITIONAL AMENITY-01	ADDITIONAL AMENITY-02	CUMMNITY HALL	TOTAL
	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS	NOS
	A	B	C	D	E	F	G	H	I	J	K	L	M N
GROUND FL	-	02	-	-	09	-	01	02	02	02	01	-	- 15
1ST FLOOR	-	-	-	-	-	-	-	-	-	01	01	02	01 05
2ND FLOOR	15	-	02	-	-	-	-	-	-	-	-	-	- 17
3RD FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
4TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
5TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
6TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
7TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
8TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
9TH FLOOR	18	-	-	-	-	-	-	-	-	-	-	-	- 18
10TH FLOOR	10	-	-	03	-	-	-	-	-	-	-	-	- 13
11TH FLOOR	-	-	-	18	-	-	-	-	-	-	-	-	- 18
12TH FLOOR	-	-	-	18	-	-	-	-	-	-	-	-	- 18
13TH FLOOR	-	-	-	18	-	-	-	-	-	-	-	-	- 18
14TH FLOOR	-	-	-	18	-	-	-	-	-	-	-	-	- 18
15TH FLOOR	-	-	-	18	-	-	-	-	-	-	-	-	- 18
16TH FLOOR	-	-	-	16	-	-	-	-	-	-	-	-	- 16
17TH FLOOR	-	-	-	11	-	-	-	-	-	-	-	-	- 11
TOTAL	151	02	02	120	09	-	01	02	02	03	02	02	01 296



DOOR TYPE	WIDTH	HEIGHT
D1	1.500	2.200
D3	0.750	2.200
FRD	1.200	2.200

FIRST FLOOR PLAN
SCALE :- 1:100

This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/0315/KK/PR/NL & NS/PP & PL/AP Dated 24/8/2016.

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/0315/KK/PR/NL & NS/PP/ PP Dt. 10 FEB 2022
9/2/22
Executive Engineer
Slum Rehabilitation Authority

FORM II

CONTENTS OF SHEET

FIRST FLOOR PLAN , BUILT UP AREA STATEMENT , TENEMENT STATEMENT , REHAB PARKING STATEMENT

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

CERTIFICATE OF AREA

[LICENCE SURVEYOR]

REVISION	DESCRIPTION	DATE	SIGNATURE

NORTH LINE

DESCRIPTION OF PROPOSAL AND PROPERTY

REVISION OF LOI DUE TO AMALGAMATION OF ADDITIONAL PLOT BEARING CTS NO.368/A (PT) OF VILLAGE MOGRA , TALUKA ANDHERI (EAST) , MUMBAI 400 063 WITH ALREADY APPROVED SCHEME ON PLOT BEARING C.T.S NO'S 160/A/1(PROP VILLAGE MOGRA CTS NO 368/2(PT) OF VILLAGE MOGRA SHER -E-PUNJAB , MAHAKALI ROAD , ANDHERI , MUMBAI FOR "SHIV SAI SRA CHS LTD".

NAME OF OWNER :-
M/S. AARC REAL ESTATE DEVELOPERS PVT. LTD

JOB NO.	DWG NO.	DATE	SCALE	CHECKED BY	DRAWN BY
		27-12-2021	1:100	SANTOSH	PRASHANT

SIGNATURE, NAME & ADDRESS OF LICENCE SURVEYOR

ARCH VIEW ASSOCIATES
ENGINEERS & ARCHITECT
FLAT NO. 46/2249, SUPRABHAT CO. OP. HSG. SOCIETY, GANDHI NAGAR, NEAR MHADA OFFICE, BANDRA (E), MUMBAI - 400 051.
Email: santoshrimale@yahoo.com