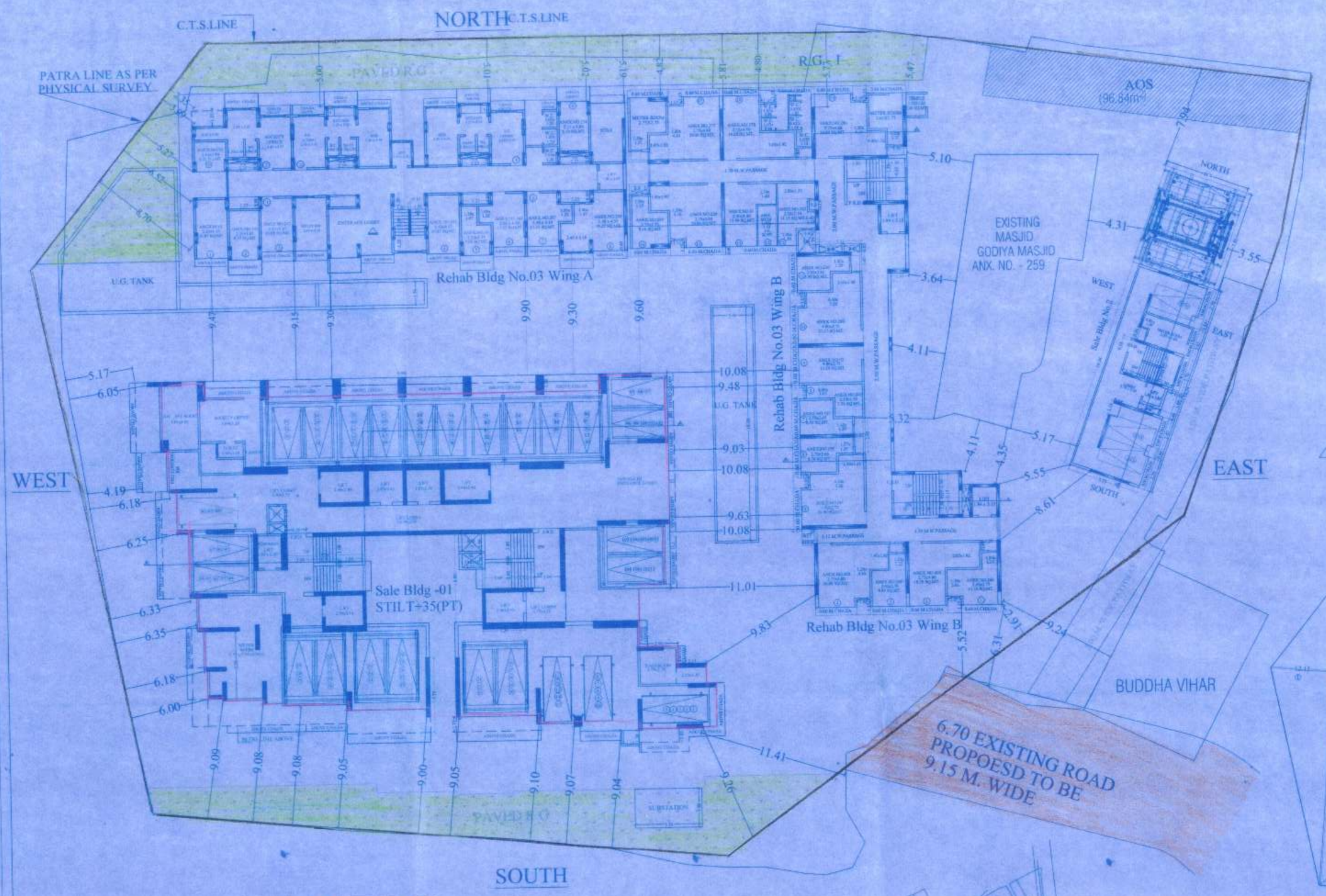
LAYOUT PLAN



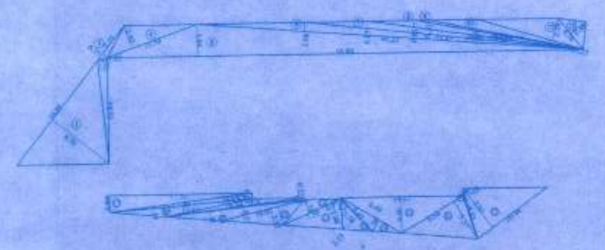
LAYOUT PLAN
SCALE 1:200

TENAMENT STATEMENT

FLOOR	REHAB RESI.	REHAB COMM.	REHAB RESI./ COMM	REHAB BALWADI	REHAB WELFARE CENTRE	REHAB SOCIETY OFFICE	REHAB YUVA CENTRE	REHAB LIBRARY	REHAB COMM. HALL	REHAB RELIGIOUS	TOTAL TENANT	SALE TENANT RESI
REHAB 3(WING A)	72	10	02	-	-	01	-	-	-	-	85	
REHAB 3(WING B)	205	19	02	02	02	02	02	02	02	-	238	
SALE BLDG NO.02	07	-	-	-	-	-	-	-	-	-	07	11
TEMPLE ANNX. NO.148 & MASJID ANNX. NO. 259										02	02	
SALE BUILDING 01	-	-	-	-	-	-	-	-	-	-	-	398
TOTAL	284	29	04	02	02	03	02	02	02	02	332	409

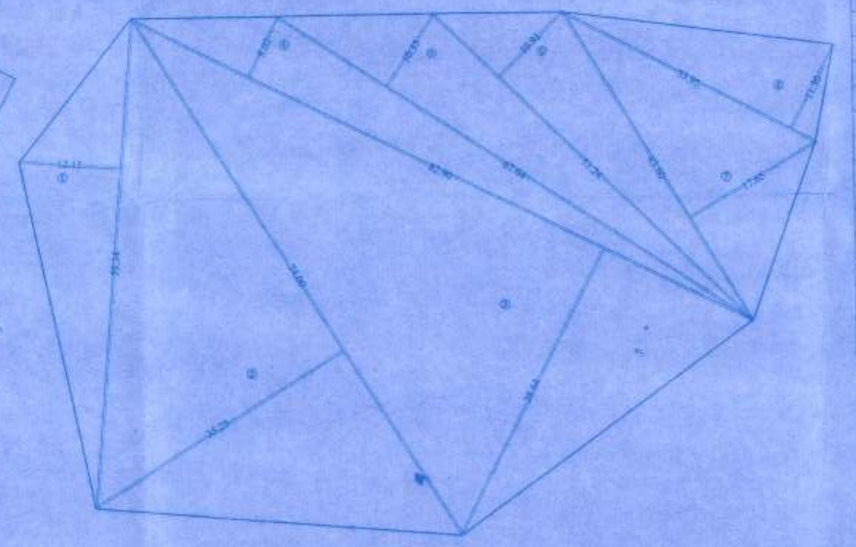
AOS AREA DIAGRAM

SCALE 1:500



R.G. AREA DIAGRAM

SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500

R.G. AREA CALCULATION (R.G.1)

1	1/2 X 16.01 X 8.76 X 1 NO	=	70.12	SQ.MT.		
2	1/2 X 12.84 X 1.22 X 1 NO	=	7.83	SQ.MT.		
3	1/2 X 5.35 X 0.75 X 1 NO	=	2.01	SQ.MT.		
4	1/2 X 11.50 X 2.92 X 1 NO	=	16.79	SQ.MT.		
5	1/2 X 56.90 X 3.86 X 1 NO	=	109.82	SQ.MT.		
6	1/2 X 46.23 X 1.08 X 1 NO	=	24.96	SQ.MT.		
7	1/2 X 33.42 X 0.87 X 1 NO	=	14.54	SQ.MT.		
8	1/2 X 26.00 X 0.85 X 1 NO	=	11.05	SQ.MT.		
9	1/2 X 20.42 X 0.31 X 1 NO	=	3.17	SQ.MT.		
10	1/2 X 18.84 X 1.18 X 1 NO	=	11.12	SQ.MT.		
11	1/2 X 13.14 X 2.79 X 1 NO	=	18.33	SQ.MT.		
12	1/2 X 4.76 X 2.38 X 1 NO	=	5.66	SQ.MT.		
	TOTAL ADDITION	=	295.40	SQ.MT.	X	

R.G. AREA CALCULATION (R.G.2)

17	1/2 X 17.50 X 2.06 X 1 NO	=	18.03	SQ.MT.		
18	1/2 X 17.20 X 0.70 X 1 NO	=	6.02	SQ.MT.		
19	1/2 X 17.13 X 1.14 X 1 NO	=	9.76	SQ.MT.		
20	1/2 X 16.64 X 0.73 X 1 NO	=	6.07	SQ.MT.		
21	1/2 X 16.64 X 0.22 X 1 NO	=	1.83	SQ.MT.		
22	1/2 X 16.61 X 1.31 X 1 NO	=	10.88	SQ.MT.		
23	1/2 X 10.05 X 2.32 X 1 NO	=	11.66	SQ.MT.		
24	1/2 X 7.55 X 1.73 X 1 NO	=	6.53	SQ.MT.		
25	1/2 X 7.55 X 3.46 X 1 NO	=	13.06	SQ.MT.		
26	1/2 X 5.45 X 2.33 X 1 NO	=	6.35	SQ.MT.		
27	1/2 X 5.56 X 0.10 X 1 NO	=	0.28	SQ.MT.		
28	1/2 X 8.49 X 1.56 X 1 NO	=	6.62	SQ.MT.		
29	1/2 X 14.62 X 4.40 X 1 NO	=	32.16	SQ.MT.		
30	1/2 X 8.58 X 5.37 X 1 NO	=	23.04	SQ.MT.		
31	1/2 X 6.35 X 0.23 X 1 NO	=	0.73	SQ.MT.		
32	1/2 X 10.44 X 5.95 X 1 NO	=	31.06	SQ.MT.		
	TOTAL ADDITION	=	164.08	SQ.MT.	X	
	REQ.R.G AREA ON NET PLOT (4816.00X8/100)	=	385.28	SQ.MT.		
	PROPOSED R.G. AREA	=	479.48	SQ.MT.		

AOS AREA CALCULATION

1	1/2 X 6.66 X 2.18 X 1 NO	=	5.08	SQ.MT.		
2	1/2 X 24.39 X 3.66 X 1 NO	=	44.63	SQ.MT.		
3	1/2 X 21.82 X 0.34 X 1 NO	=	3.71	SQ.MT.		
4	1/2 X 21.82 X 3.98 X 1 NO	=	43.42	SQ.MT.		
	TOTAL ADDITION	=	96.84	SQ.MT.	X	

FORM - I		
A	AREA STATEMENT	
1	AREA OF PLOT	4816.00
2	DEDUCTION FOR	
a)	ROAD SET-BACK AREA	
b)	PROPOSED ROAD	96.84
c)	A.O.S.	96.84
	Total Deductions	4719.16
3	Net Area of Plot (1 - 2)	
4	Deduction for Recreation Ground 15% of net plot (If Deductable)	
5	Balance Plot Area (3 - 4)	4719.16
6	Additions for Floor Space Index	
a)	ROAD SET-BACK AREA	
b)	PROPOSED ROAD	
c)	A.O.S.	96.84
7	TOTAL AREA (5 + 6)	4816.00
8	FLOOR SPACE INDEX PERMISSIBLE	4.00
9	PERMISSIBLE FLOOR AREA (7 X 8)	19264.00
10	Proposed Rehab Builtup Area	10151.43
11	Proposed Rehab Component Area	13497.10
12	Sale Incentive	1.15
13	Sale Permissible (Incentive Area x Rehab Component)(1.13497.10 x 1.15)	15521.67
14	Proposed Sale Builtup Area bldg no.1	14930.63
15	Proposed Sale Builtup Area bldg no.2	565.62
16	Proposed Sale Builtup Area in Rehab bldgs	25.42
17	Total Proposed Built Up Area (Sale +Rehab) (14+15+16)	15521.67
18	Proposed Sale Builtup Area Issued Up To 25th fir	14711.55
B	FUNGIBLE AREA STATEMENT	
i)	Permissible Fungible Area for Resi (BUA X 35%)	
ii)	Proposed Fungible Area for Resi	
iii)	Permissible Fungible Area for Comm. (BUA X 35%)	
iv)	Proposed Fungible Area for Comm.	
C	TENEMENT STATEMENT	
i)	Proposed Area (item A-14 above)	
ii)	Less Non Residential Area (Shops, Offices etc.)	
iii)	Area Available for Tenements (i - ii)	
iv)	Tenements Permissible (450 / Hectare)	
v)	Tenements Proposed	
vi)	Tenements Existing	
vii)	Total Tenements on the Plot	
D	PARKING AREA STATEMENT	
i)	Parking Required by Regulations	
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
ii)	Covered Garages Permissible	
iii)	Covered Garages Proposed	
	Car	
	Scooter / Motor Cycle	
	Outsiders (Visitors)	
iv)	Total Parking Provided	
E	TRANSPORT VEHICLE PARKING	
i)	Space for Transport Vehicles Parking Required by Regulations	
ii)	Space for Transport Vehicles Parking Provided	

AS STATED

CONTENTS OF THE SHEET

GROUND FLOOR PLAN & BUILT UP AREA STATEMENT & CALCULATION

STAMP OF DATE OF APPROVAL OF PLANS	STAMP OF DATE OF RECEIPT OF PLANS
This cancels Approval to the Previous Plans sanctioned under no. SRA/ENG/838/M/E/STG/NP. Dated 05/10/2013	Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/2676/M/E/STG/NP Dt. 27 SEP 2021 Executive Engineer SRA / Rehabilitation Authority

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.T.S. NO. 128, OF VILLAGE MAROLI, L.C.H. MUMBAI, MUMBAI - 400071, FOR UTTKARSH CHS LTD.

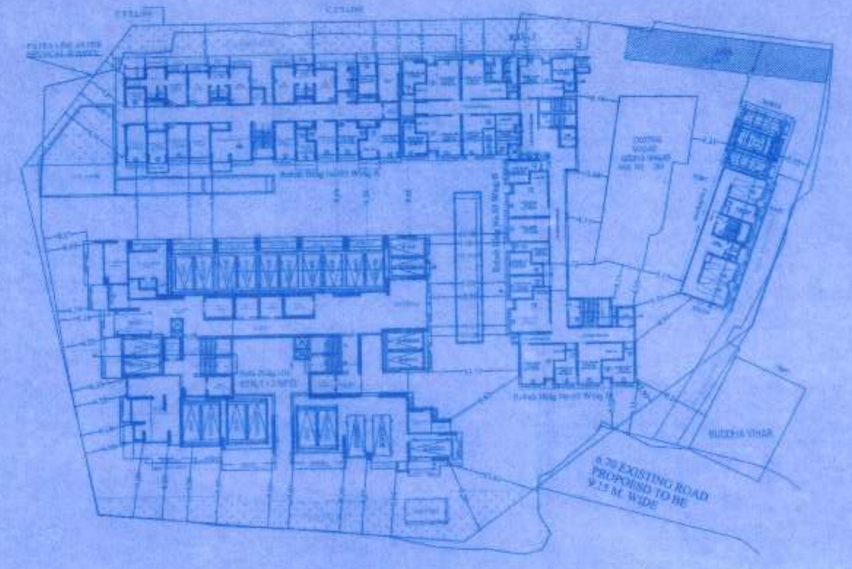
NAME OF OWNER

HIL TON DEVELOPERS PVT. LTD.

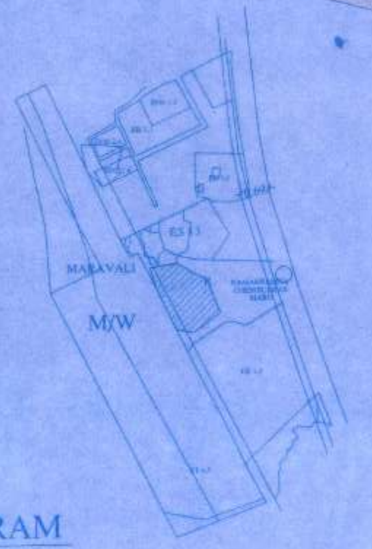
SIGNATURE NAME & ADDRESS OF LIC. SUR.

ELLORA
PROJECT CONSULTANTS PVT. LTD.
317-321, NIRAJ CHS. LTD.
BLDG NO.07, KHER NAGAR
SERVICE ROAD, BANDRA (E),
MUMBAI 400 051.
TEL. : 022 26474144/26474177

DGN. BY	HEMANT	JOB No.	
DRAWN	NUSRAT		
SCALE	As Noted		
DATE			



BLOCK PLAN
SCALE 1:500

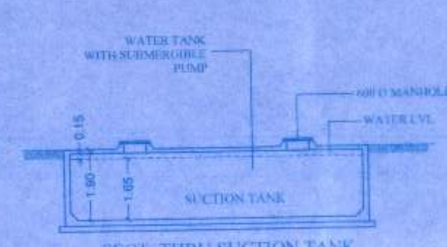


LOCATION PLAN
SCALE 1:4000

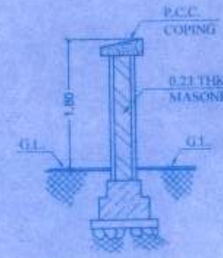
TEMPLE AREA DIAGRAM
SCALE 1:100

TEMPLE AREA CALCULATION COUNT INTO SALE BUA							
1	1.65 X 1.95 X 1 NO	=	3.22	SQ.MT.			
	TOTAL ADDITION	=	3.22	SQ.MT.	X		

PLOT AREA CALCULATION						
1	1/2 X 59.34 X 12.15 X 1 NO	=	360.49	SQ.MT.		
2	1/2 X 74.00 X 35.25 X 1 NO	=	1304.25	SQ.MT.		
3	1/2 X 82.90 X 38.64 X 1 NO	=	1601.63	SQ.MT.		
4	1/2 X 82.90 X 8.02 X 1 NO	=	332.43	SQ.MT.		
5	1/2 X 67.64 X 10.35 X 1 NO	=	350.14	SQ.MT.		
6	1/2 X 53.24 X 10.91 X 1 NO	=	290.42	SQ.MT.		
7	1/2 X 43.60 X 17.65 X 1 NO	=	384.82	SQ.MT.		
8	1/2 X 33.95 X 11.30 X 1 NO	=	191.82	SQ.MT.		
	TOTAL ADDITION	=	4816.00	SQ.MT.	X	



SECT. THRU. SUCTION TANK
SCALE - N.T.S.



SECT. THRU. COMP. WALL
SCALE - N.T.S.

BUILT UP AREA STATEMENT

FLOOR	REHAB BUA RESI. SQ.MT.	REHAB BUA COMM.	REHAB BUA STAIRCASE & LIFT LOBBY A	REHAB BUA TOTAL REHAB. BUA PROPOSED SQ.MT B	REHAB COMPONENT BALWADI SQ.MT. C	REHAB COMPONENT WELFARE CENTRE SQ.MT. D	REHAB COMPONENT SOCIETY OFFICE SQ.MT. E	REHAB COMPONENT YUVA CENTRE SQ.MT. F	REHAB COMPONENT LIBRARY SQ.MT. G	REHAB COMPONENT COMM. HALL SQ.MT. H	REHAB COMPONENT COM. PASS SQ.MT. I	TOTAL REHAB COMPONENT SQ.MT. (A+B+C+D+E+F+ (H+I+J)	SALE AREA SQ.MT.	SALE FUNGIBLE AREA SQ.MT.
REHAB 3(WING A)	2449.95	116.02	308.89	2565.97	-	-	23.93	-	-	-	455.40	3045.30	10.56	-
REHAB 3(WING B)	7038.67	307.72	1635.12	7346.39	67.43	66.77	47.71	66.81	67.33	200.36	2223.12	10065.82	11.64	-
TEMPLE													3.22	-
SALE BLDG NO.02	239.07		331.40	239.07							126.81	365.88	565.62	-
TOTAL	9727.69	423.74	2275.41	10151.43	67.43	66.77	71.64	66.81	67.33	200.36	2805.33	13497.10	591.04	-
SALE BLDG NO.01													14930.63	5419.87
TOTAL													15521.67	5419.87