SHEET NO. 01/05

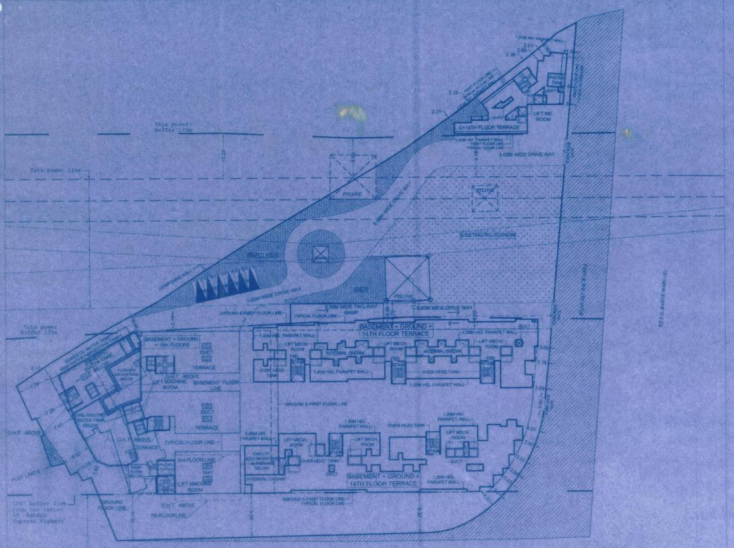
CONTENT OF THE SHEET

LAYOUT SHEET

STAMP OF APPROVAL OF PLAN

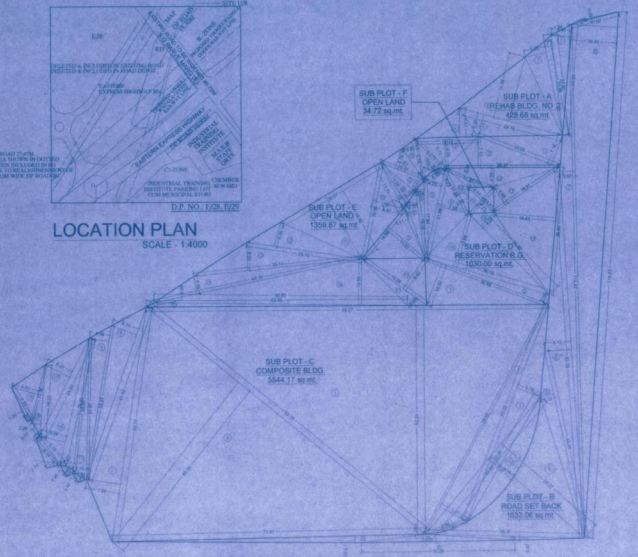
Approved subject to the condition mentioned in this endorsement
Letter No. CHE/SRA/3350/MW/STGL/LOI
Dt. 21 SEP 2018

Chief Executive Officer
Slum Rehabilitation Authority



BLOCK PLAN
SCALE - 1:500

LOCATION PLAN
SCALE - 1:4000



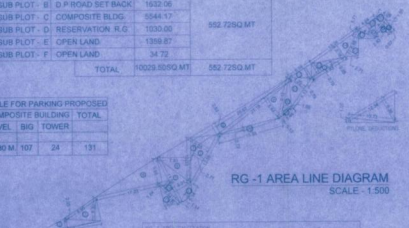
PLOT AREA LINE DIAGRAM
SCALE - 1:500

RG STATEMENT	
NET PLOT AREA = 6865.96 SQM	
8% RG REQUIRED = 549.28 SQM	
RG-1	= 341.67 SQ.MT.
RG-2	= 81.24 SQ.MT.
RG-3	= 114.77 SQ.MT.
RG-4	= 15.54 SQ.MT.
TOTAL RG AREA	= 552.72 SQ.MT.

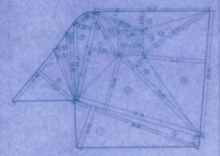
SUB PLOT AREA STATEMENT			
SUB PLOT	DESCRIPTION	PLOT AREA	R.G.PROPOSED 8%
SUB PLOT - A	REHAB BLDG. NO. 2	428.68	552.72SQ.MT
SUB PLOT - B	D.P.ROAD SET BACK	1632.06	
SUB PLOT - C	COMPOSITE BLDG.	5544.17	
SUB PLOT - D	RESERVATION R.G	1030.00	
SUB PLOT - E	OPEN LAND	1359.87	
SUB PLOT - F	OPEN LAND	34.72	
TOTAL		10029.50SQ.MT	552.72SQ.MT

PARKING FOR RESERVATON OF ROAD DEPOT		
TOTAL BUA PROPOSED	PARKING REQUIREMENT	PARKING PROPOSED
1626.33 SQM	1 PARKING FOR EVERY 300 SQMS OF FLOOR AREA	1626.33 /300 =5.09 SAY 5 Nos
TOTAL PARKING PROPOSED		6 Nos

TABLE FOR PARKING PROPOSED			
COMPOSITE BUILDING			TOTAL
LEVEL	BIG	TOWER	
4.30 M	107	24	131



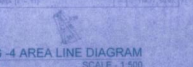
RG -1 AREA LINE DIAGRAM
SCALE - 1:500



EXISTING RG AREA LINE DIAGRAM
SCALE - 1:500

RG -2 AREA LINE DIAGRAM
SCALE - 1:500

RG -3 AREA LINE DIAGRAM
SCALE - 1:500



RG -4 AREA LINE DIAGRAM
SCALE - 1:500

BUILDING WISE BUILT UP AREA FOR COMPOSITE BUILDING WING-A, WING-B & BUILDING-2

BUILDING	CONSTRUCTION AREA	STAIR CASE /LIFT AREA	METER ROOM	ENTRANCE LOBBY	PART TERRACE	TOILET AREA	REFUGE AREA	COMMERCIAL SALE AREA	RESIDENTIAL SALE	REHAB COMPONENT	PASSAGE	REHAB AMENITY	EXISTING AMENITY	REHAB COMMERCIAL AREA	TOTAL REHAB F.S.I.	REHAB RESIDENTIAL FUNGIBLE BUA PROPOSED AS: METER ROOM	EXCESS REFUGE	PART TERRACE AREA	REHAB COMMERCIAL FUNGIBLE TOILET BLOCK AREA
COMPOSITE BUILDING WING-A	10311.21	2308.28	11.62		110.62	65.45	257.14	776.82	-	12771.02	2677.94	216.55		1284.53	8592.00	11.86	5.69	110.62	65.45
COMPOSITE BUILDING WING-B	17288.70	2333.26		330.89			386.26	3349.76	10898.53						00.00				
REHAB BUILDING - 2	3544.54	626.33	4.35				58.84	117.49		2743.56	412.88	48.10	76.87	-	2205.71	4.44	0.85	-	-
TOTAL	37144.45	5261.87	16.23	330.89	110.62	65.45	712.24	4244.04	10898.53	15514.58	3090.82	264.65	76.87	1284.53	10797.71	16.32	12.54	110.62	65.45
														12282.24			139.48		65.45

BUILDING WISE TENEMENT STATEMENT

BUILDING	RESIDENTIAL	R.C.	COMERCIAL REHAB	PAP	BALWADI	WELFARE CENTER	SOCIETY OFFICE	EXISTING AMENITY	TOTAL	REHAB COMMERCIAL SALE	ROAD DEPOT
COMPOSITE BUILDING (WING-A)	277	5	82		3	3	3		373	39	6
REHAB BUILDING - 2		2		71	1	1		1	76	10	
TOTAL	277	7	82	71	4	4	3	1	449	49	6

SUMMARY OF BUILT UP AREA STATEMENT FOR ROAD DEPOT

AS PER LOI CONDITION NO. SRA / ENG / 1633 / MW / STGL / LOI
DATE - 10 JAN 2013 , REQUIRED BUA - 501.475 X 3 = 1504.425 SQM FOR ROAD DEPOT

FLOORS	CONSTRUCTION AREA	STAIRCASE AREA	PASSAGE	BUILT UP AREA
G.FLOOR	66.44	42.28	9.54	14.62
1st FLOOR	30.95	30.95	-	-
2nd FLOOR	349.93	41.93	-	323.33
3rd TO 5th FLOOR	364.26 X 3 = 1092.78	41.93 X 3= 125.79	-	322.33 X 3 = 966.99
6th FLOOR	278.94	41.93	-	237.01
TOTAL	1819.04	282.68	9.54	1540.95

CAR PARKING AREA STATEMENT (COMPOSITE BUILDING WING-B)

CARPET AREA OF FLATS	NO OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKING REQUIRED
35 TO 45 SQMT BUILDING-1 WING-B	141	1 PARKING FOR 4 TENAMENT	141/4 = 35.25	35.25 NOS
45 TO 79 SQMT BUILDING-1 WING-B	139	1 PARKING FOR 2 TENAMENT	139/2 = 69.50	69.50 NOS
ABOVE 79 SQMT		1 PARKING FOR EACH TENAMENT		
SUB TOTAL	280			104.75NOS
VISITOR'S		10%		10.48 NOS
TOTAL PARKING REQUIRED				115.23 NOS
TOTAL PARKING REQUIRED FOR REHAB / SALE COMMERCIAL + SALE RESIDENTIAL				15 + 116=130 NOS
TOTAL PARKING PROPOSED				132 NOS

1 PARKING FOR EVERY 300.00 SQM OF FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOPS UP TO 20 SQM IN AREA AND 1 PARKING SPACE FOR 100 SQ. MT. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20SQ. MT. AREA

TOTAL AREA	1 PARKING FOR EVERY 100 SQ. MT.	PARKING PROPOSED
4264.72	4264.72 / 300	14.22 NOS
VISITORS	10 %	1.42 NOS SAY 2 NOS
TOTAL PARKING REQUIRED FOR REHAB COMMERCIAL		15.64 NOS. SAY 16 NOS

TENEMENT STATEMENT FOR COMPOSITE BUILDING - WING-B (SALE)		
FLOORS	RESIDENTIAL	COMERCIAL
GR.FLOOR	———	62
1st FLOOR	———	70
SERVICE FLOOR PLAN		
2nd TO 6th FLOORS	22 X 5 = 110	———
7th REFUGE	16	———
8th TO 10th FLOORS	22 X 3 = 66	———
TOTAL	192	132

REHAB PERMISSIBLE FUNGIBLE AREA					
BLDG.	REHAB BUTUP AREA	REHAB RESIDENTIAL AREA			
		METER ROOM	EXCESS REFUGE	PART TERRACE AREA	
REHAB COPS.	8592.00	11.86	5.69	110.62	
REHAB BUILD. 2	2205.71	4.44	0.85	-	
TOTAL	10797.71	16.32	12.54	110.62	
G. TOTAL	10797.71		139.48		
FUNGIBLE AREA PERMISSIBLE 35% = 3779.20 SQ.MT.					
FUNGIBLE AREA PROPOSED = 139.48 SQ.MT.					

REHAB PERMISSIBLE FUNGIBLE AREA		
BLDG.	REHAB COMMERCIAL AREA	REHAB COMM. FUNGIBLE AREA TOILET BLOCK
REHAB COPS.	1284.53	65.45
FUNGIBLE AREA PERMISSIBLE 20% =		256.91 SQ.MT.
FUNGIBLE AREA PROPOSED =		65.45 SQ.MT.

PROFORMA - A

AREA STATEMENT	TOTAL (sq.mt)
(1) Total Area of plot	10029.50
(2) Deductions for	
(a) Area under R.G reservation	1030.00
(b) Area under road depot reservation equivalent plot area	501.48
(c) Area under road setback	1632.06
Total (a+b+c)	3163.54
(3) Net plot area (1 minus 2)	6865.96
(4) Additions for F.S.I. purpose	3163.54
(5) Total permissible area	10029.50
(6) Max. permissible F.S.I.	3.00
(7) Max. permissible BUA in situ	20088.50
(8) Total Rehab BUA (Rehab Building-1 Wing-A + Rehab Building-2)	12282.24
(9) Total Component (Rehab Building-1 Wing-A + Rehab Building-2)	15514.58
(10) Sale Component permissible for the scheme	5814.58
(11) Max sale BUA permissible in situ (7 - 8)	15514.58
(12) Total BUA sanctioned for the project	
(13) Total Proposed sale BUA	5514.58
(14)	
(15) FSI sanctioned for project	
(16) TDR if any	

PROFORMA - B

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R.A SCHEME ON PLOT BEARING C.T.C. NO. 1234(pt), 1835(pt), 1146(pt), 5, NO. 14, 14A OF VILLAGE CHEMBUR, TISSE KURLA, MUMBAI.

NAME AND ADDRESS OF THE DEVELOPER

M/S. P.N.R. BUILDERS & DEVELOPERS &
M/S. GRACE URBAN DEVELOPMENT CORPORATION,
1st FLOOR, LANDMARK, 156, PALI HILL,
BANDRA (WEST), MUMBAI 50.

NAME OF LICENSED ARCHITECT