Deviation

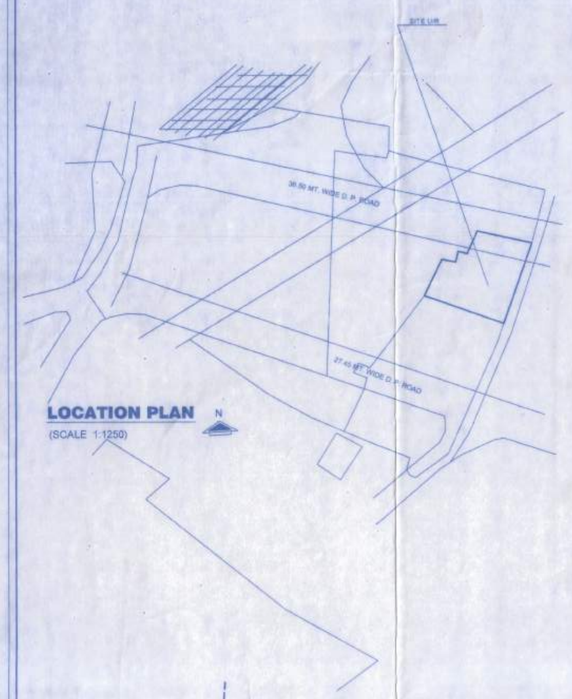
10

This cancels Approval to the Previous Plans Bearing Ref. No. SRA/ENG/ASST.EN.STG.I/AP Dated 27/12/2018

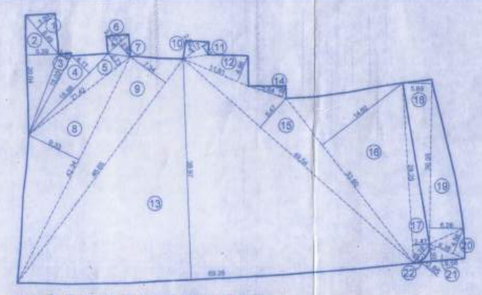
Approved subject to the condition mentioned in this office permission letter No. SRA/ENG/2937/EN/STGI/AP Dated 24/11/19

Executive Engineer Slum Rehabilitation Authority

LOCATION PLAN
(SCALE 1:1250)

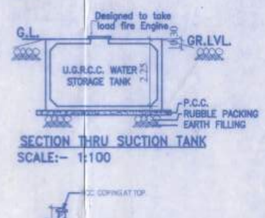


PLOT & SET-BACK AREA DIA.
SCALE:-1:500

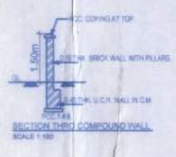


PLOT AREA CAL.

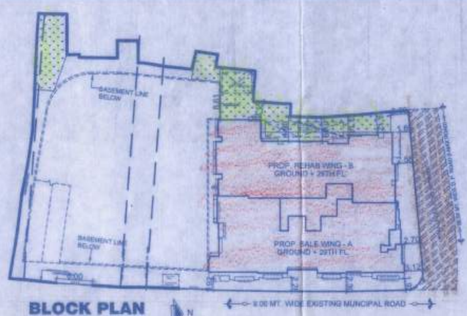
No.	DIMENSION	TOTAL
1.	8.49 X 3.94 X 0.50	16.73
2.	20.04 X 5.39 X 0.50	22.88
3.	15.02 X 1.95 X 0.50	14.64
4.	18.98 X 4.17 X 0.50	39.57
5.	21.42 X 2.71 X 0.50	29.02
6.	4.72 X 2.31 X 0.50	5.45
7.	4.72 X 2.93 X 0.50	6.91
8.	42.34 X 9.33 X 0.50	197.52
9.	46.65 X 7.34 X 0.50	171.21
10.	5.17 X 2.30 X 0.50	5.95
11.	5.17 X 1.71 X 0.50	4.43
12.	11.81 X 4.65 X 0.50	27.52
13.	38.97 X 89.28 X 0.50	1349.92
14.	6.64 X 1.95 X 0.50	6.51
15.	49.54 X 5.47 X 0.50	135.49
16.	33.60 X 14.92 X 0.50	250.66
17.	29.25 X 2.47 X 0.50	36.12
22.	5.19 X 0.65 X 2/3	2.94
	NET PLOT AREA	2354.59
ROAD SET-BACK AREA CALCULATIONS		
18.	30.55 X 5.89 X 0.50	89.97
19.	30.55 X 6.26 X 0.50	95.93
20.	6.35 X 4.56 X 0.50	14.48
21.	8.58 X 2.93 X 0.50	12.57
LESS 22.	5.19 X 0.65 X 2/3	2.94
	ROAD SET-BACK AREA	210.00
	GROSS PLOT AREA	2564.59



SECTION THRU SUCTION TANK
SCALE:- 1:100



SECTION THRU COMPOUND WALL
SCALE 1:100



BLOCK PLAN
SCALE:-1:500

AREA DIAGRAM OF ELE. & FIRE DUCT
(GR. TO 26TH FLOOR)
(SCALE :- 1:100)

ELE.DUCT GR. FL. to 26TH FLR.(REHAB WING-B)

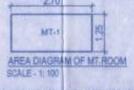
1)	4.00 X 1.11	X 1 NOS =	4.44	Sq.Mt.
TOTAL FUNGIBLE PROP.		=	4.44	Sq.Mt.

POCKET TERRACE AREA DIAGRAM @ FIRST FL. OF REHAB WING - B
SCALE =1:100

FUNGIBLE AREA CAL. REHAB WING-B

POCKET TERRACE @ FIRST FLR. CAL.

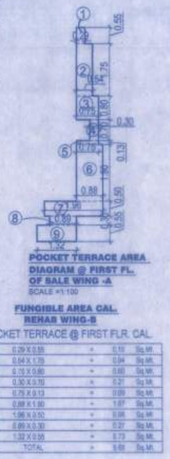
1)	0.62 X 0.66	=	0.70	Sq.Mt.
2)	0.85 X 1.52	=	0.49	Sq.Mt.
TOTAL		=	1.19	Sq.Mt.



AREA DIAGRAM OF MT.ROOM
SCALE :- 1:100

METER ROOM GR.FLOOR (REHAB WING-A)

1)	2.70 X 1.25	X 1 NOS =	3.38	Sq.Mt.
TOTAL FUNGIBLE PROP.		=	3.38	Sq.Mt.

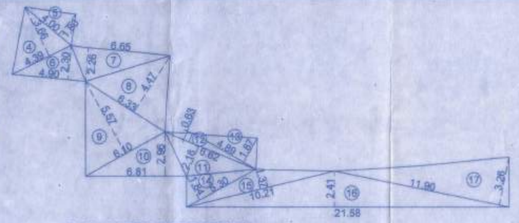


POCKET TERRACE AREA DIAGRAM @ FIRST FL. OF SALE WING -A
SCALE =1:100

FUNGIBLE AREA CAL. REHAB WING-B

POCKET TERRACE @ FIRST FLR. CAL.

1)	0.29 X 0.55	=	0.16	Sq.Mt.
2)	0.64 X 1.75	=	0.94	Sq.Mt.
3)	0.75 X 0.80	=	0.60	Sq.Mt.
4)	0.30 X 0.75	=	0.23	Sq.Mt.
5)	0.75 X 0.13	=	0.09	Sq.Mt.
6)	0.88 X 1.90	=	1.67	Sq.Mt.
7)	1.90 X 0.55	=	1.05	Sq.Mt.
8)	0.88 X 0.30	=	0.27	Sq.Mt.
9)	1.32 X 0.55	=	0.73	Sq.Mt.
	TOTAL	=	5.93	Sq.Mt.



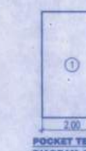
R.G. AREA DIAGRAM.
(SCALE:-1:200)

R.G.1 AREA CALCULATIONS

1	13.04 X 3.04 X 0.50		19.82	
2	13.04 X 3.13 X 0.50		20.41	
3	8.24 X 3.70 X 0.50		15.24	
	TOTAL		55.47	

R.G.2 AREA CALCULATIONS

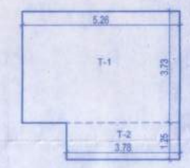
4	8.66 X 4.39 X 0.50		9.50
5	1.80 X 4.00 X 0.50		3.60
6	2.30 X 4.90 X 0.50		5.64
7	6.88 X 2.26 X 0.50		7.51
8	4.47 X 6.33 X 0.50		14.15
9	2.99 X 8.81 X 0.50		10.08
10	3.60 X 10.00 X 0.50		18.99
11	2.15 X 8.62 X 0.50		7.22
12	0.80 X 6.82 X 0.50		2.09
13	1.67 X 4.89 X 0.50		4.57
14	1.64 X 3.31 X 0.50		4.88
15	1.37 X 10.21 X 0.50		6.89
16	2.41 X 21.88 X 0.50		26.00
17	3.26 X 11.90 X 0.50		19.40
	TOTAL		136.15
TOTAL R.G. PROP. (RG-1+RG-2)			194.82
TOTAL R.G. REQ.8 %		=	16.37 Sq.Mts.



POCKET TERRACE AREA DIAGRAM @ 26TH FL. OF REHAB WING - B
SCALE =1:100

POCKET TERRACE @ 26TH FLR. CAL.

1	2.00 X 3.55 X 1 NO	=	7.10	SQ.MT.
	TOTAL ADDITION	=	7.10	SQ.MT. X



TOILET AREA CAL. GR. FL.
(SCALE =1:100)

TOILET AREA CALCULATION

1)	5.26 X 3.73	X 1 NO. =	19.62	Sq.Mt.
2)	3.78 X 1.25	X 1 NO. =	4.73	Sq.Mt.
TOTAL		=	24.35	Sq.Mt.

OCCUPANT LOAD AS PER DCR 36 TABLE (13)

a) GROUND FLOOR	=	30.00 PER 100 Sqmts.
b) UPPER FLOOR	=	16.00 PER 100 Sqmts.
B.U.A. AT GR.FLOOR	=	(252.00/100)X 30.00
OCCUPANT LOAD	=	81.24 SAY 82
MALE	=	82 X 0.50 = 41 NOS.
FEMALE	=	82 X 0.50 = 41 NOS.

SANITARY STATEMENT FOR COMMERCIAL AT GR. FLOOR

OCCUPANT LOAD	MALE	FEMALE	REQUIRED MALE	REQUIRED FEMALE	PROPOSED MALE	PROPOSED FEMALE
	1 WC FOR 25 PERSON	1 WC FOR 25 PER.	2.00	2.00	3.00	3.00
	1 URINAL FOR 25 PER.	---	2.00	---	3.00	---
	WASH BASIN FOR 25 PERSON		2.00	2.00	2.00	2.00

REHAB SHOP AREA STATEMENT

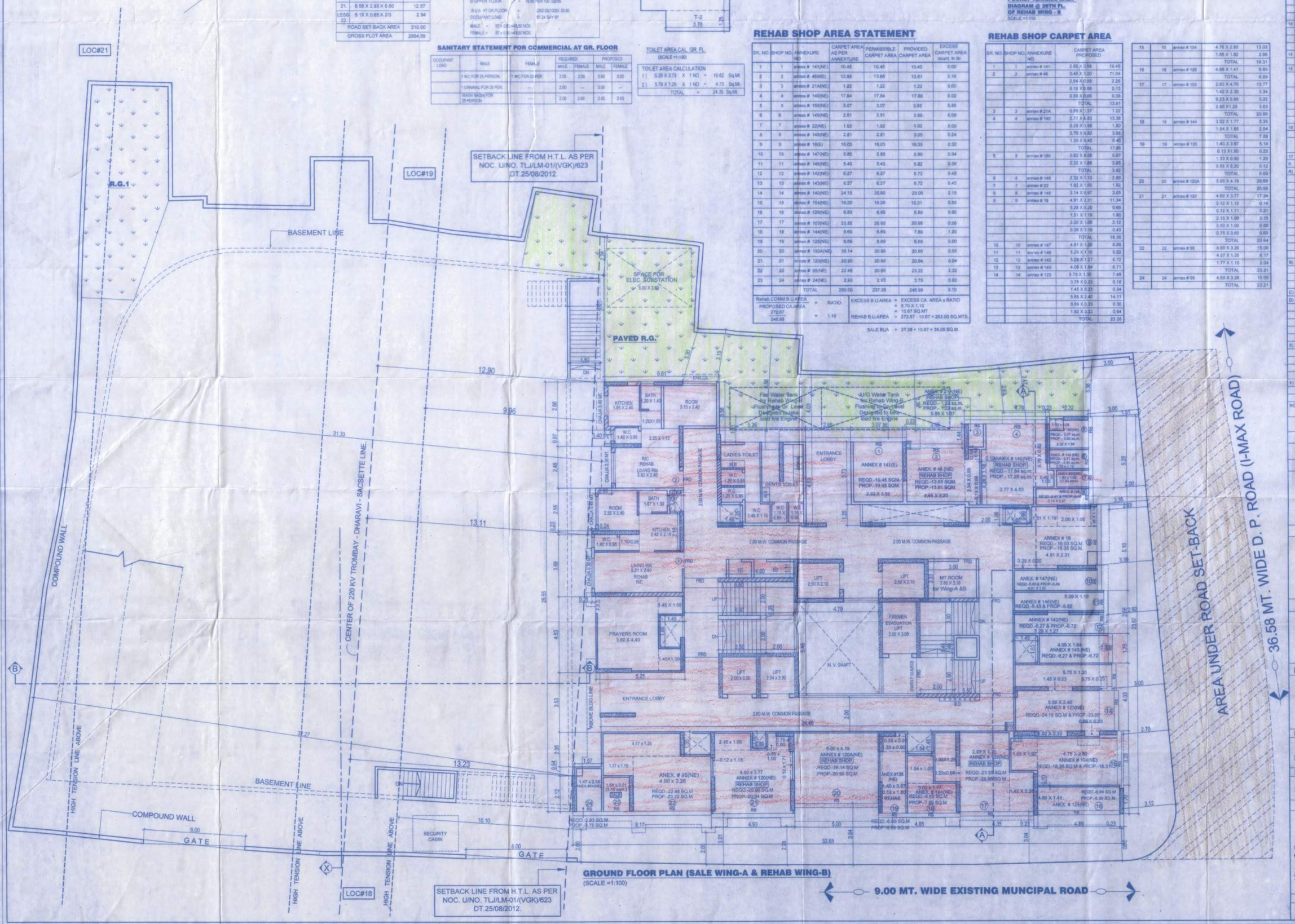
SR. NO.	SHOP NO.	ANNEXURE NO.	CARPET AREA AS PER ANNEXTURE	PERMISSIBLE CARPET AREA	PROVIDED CARPET AREA	EXCESS CARPET AREA (sum. in %)
1	1	annex # 141(NE)	10.45	10.45	10.45	0.00
2	2	annex # 46(NE)	13.65	13.65	13.81	0.16
3	3	annex # 21A(NE)	1.22	1.22	1.22	0.00
4	4	annex # 140(NE)	17.84	17.84	17.86	0.02
5	5	annex # 150(NE)	3.07	3.07	3.92	0.85
6	6	annex # 149(NE)	2.51	2.51	2.60	0.09
7	7	annex # 22(NE)	1.02	1.02	1.02	0.00
8	8	annex # 148(NE)	2.81	2.81	3.05	0.24
9	9	annex # 18(E)	16.03	16.03	16.35	0.32
10	10	annex # 147(NE)	5.85	5.85	5.89	0.04
11	11	annex # 146(NE)	5.43	5.43	5.82	0.39
12	12	annex # 142(NE)	6.27	6.27	6.72	0.45
13	13	annex # 143(NE)	6.27	6.27	6.72	0.45
14	14	annex # 140(NE)	24.15	20.90	23.05	2.15
15	15	annex # 104(NE)	16.26	16.26	16.31	0.05
16	16	annex # 126(NE)	6.89	6.89	6.89	0.00
17	17	annex # 103(NE)	23.55	20.00	20.06	0.06
18	18	annex # 144(NE)	6.69	6.69	7.89	1.20
19	19	annex # 125(NE)	6.69	6.69	6.69	0.00
20	20	annex # 120A(NE)	36.14	20.90	20.95	0.05
21	21	annex # 120(NE)	20.90	20.90	20.94	0.04
22	22	annex # 95(NE)	22.48	20.90	23.22	2.32
23	24	annex # 24(NE)	2.93	2.93	3.75	0.82
	TOTAL		260.00	237.28	246.98	9.70

Rehab COMM B.U.AREA PROPOSED CA AREA	=	RATIO	EXCESS B.U.AREA = EXCESS CA AREA x RATIO = 8.70 X 1.10 = 10.67 SQ.MT.	
272.67 / 246.98	=	1.10	REHAB B.U.AREA = 272.67 - 10.67 = 262.00 SQ.MTS.	

SALE BUA = 27.38 + 10.67 = 38.05 SQ.M.

REHAB SHOP CARPET AREA

SR. NO.	SHOP NO.	ANNEXURE NO.	CARPET AREA (PROPOSED)
1	1	annex # 141	2.93 X 3.58 = 10.45
2	2	annex # 46	3.45 X 3.20 = 11.04
			2.54 X 0.89 = 2.26
			0.19 X 0.66 = 0.13
			0.56 X 0.65 = 0.36
			TOTAL = 13.81
3	3	annex # 21A	0.89 X 1.37 = 1.22
4	4	annex # 140	2.77 X 4.83 = 13.38
			0.28 X 3.58 = 1.00
			3.76 X 0.82 = 3.08
			1.00 X 0.45 = 0.45
			TOTAL = 17.88
5	5	annex # 150	0.82 X 0.08 = 0.07
			2.32 X 1.66 = 3.85
			TOTAL = 3.92
6	6	annex # 149	2.32 X 1.12 = 2.60
7	7	annex # 22	1.92 X 1.00 = 1.92
8	8	annex # 148	3.14 X 0.87 = 3.05
9	9	annex # 18	4.91 X 2.31 = 11.34
			3.28 X 0.20 = 0.66
			1.51 X 1.19 = 1.80
			2.00 X 1.06 = 2.12
			0.36 X 1.19 = 0.43
			TOTAL = 16.35
10	10	annex # 147	4.91 X 1.20 = 5.89
11	11	annex # 146	5.29 X 1.10 = 5.82
12	12	annex # 142	5.29 X 1.27 = 6.72
13	13	annex # 143	4.09 X 1.64 = 6.71
14	14	annex # 123	5.75 X 1.30 = 7.48
			0.75 X 0.23 = 0.18
			1.45 X 0.23 = 0.34
			5.85 X 2.40 = 14.11
			0.89 X 0.33 = 0.30
			1.92 X 0.33 = 0.64
			TOTAL = 23.06
15	15	annex # 104	4.76 X 2.80 = 13.33
			1.65 X 1.62 = 2.96
			TOTAL = 16.31
16	16	annex # 126	4.89 X 1.41 = 6.89
			TOTAL = 6.89
17	17	annex # 103	2.93 X 4.70 = 13.77
			1.42 X 2.35 = 3.34
			0.23 X 0.95 = 0.22
			2.60 X 1.28 = 3.63
			TOTAL = 20.96
18	18	annex # 144	3.02 X 1.77 = 5.35
			1.54 X 1.65 = 2.54
			TOTAL = 7.89
19	19	annex # 125	1.40 X 3.87 = 5.14
			0.13 X 1.80 = 0.23
			1.33 X 0.90 = 1.20
			0.58 X 0.20 = 0.12
			TOTAL = 6.69
20	20	annex # 120A	5.00 X 4.19 = 20.95
			TOTAL = 20.95
21	21	annex # 120	4.60 X 3.77 = 17.34
			0.12 X 1.15 = 0.14
			0.12 X 1.71 = 0.21
			2.15 X 1.00 = 2.15
			0.50 X 1.00 = 0.50
			0.75 X 0.50 = 0.50
			TOTAL = 20.94
22	22	annex # 95	4.60 X 3.26 = 15.00
			4.57 X 1.35 = 6.17
			1.77 X 1.15 = 2.04
			TOTAL = 23.21
24	24	annex # 95	4.60 X 3.26 = 15.00
			TOTAL = 23.21



GROUND FLOOR PLAN (SALE WING-A & REHAB WING-B)
(SCALE =1:100)

PROFORMA 'A'

A	AREA STATEMENT	SQ.MT.
1.	AREA OF PLOT	2564.59
a)	AREA OF ROAD SET BACK	210.00
b)	AREA OF D.P. ROAD	NIL
c)	i) AREA OF RESERVATION IN PLOT	NIL
2.	DEDUCTIONS FOR	
A	FOR RESERVATION/ROAD AREA	NIL
a)	ROAD SET BACK AREA TO BE HANDED OVER (100%)(REG.NO.18)	210.00
b)	PROP. D.P. ROAD TO BE HANDED OVER (100%)(REG.NO.18)	NIL
c)	i) Reservation area to be handed over (Reg.17)	NIL
B	FOR AMENITY AREA	NIL
a)	Area of Amenity plot(plots to be handed over as per DCR 14(A)	NIL
b)	Area of Amenity plot(plots to be handed over as per DCR 14(B)	NIL
c)	Area of Amenity plot(plots to be handed over as per DCR 33(Adequence)	NIL
C	Deductions for existing BUA to be retained if any/Lane Component of existing BUA/ Existing BUA as per regulation under which the redevelopment was allowed	NIL
3	Total Deductions : (2(A)+2(B)+2(C) as and when applicable]	210.00
4	Balance area of plot (1 minus 3)	2354.59
5	Plot area under development after areas to be handed over to MCGM / Appropriate authority as per Sr No. 4 above	2354.59
6	Zonal (Basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
SRI 7	Minimum FSI to be attained as per clause 3.6 of 33(10) of DCPR 2034	4.00
SRI 8	Permissible FSI as per 33(11)A	Nil
7	Built-up area as per zonal (basic) FSI (6X6) (in case of MH land permissible BUA kept in abeyance.)	9416.36
8	Built-up equal to area of land hamed over as per regulation 30(A)	
	i) as per 3(A) and 2(B) except 2(A)(C) .ii) above with in cap of admissible TDR as Column.8 of Table-12 on remaining (balance plot)	210.00
	ii) in case of 2(A)(C) II) permissible over and above permissible BUA on remaining / balance plot	NIL
9	Built up area in lieu of cost of construction of builtup amenity to be handed over (within the limit of permissable BUA on remaining plot)	NIL
10	Built up area due to additional FSI on payment of premium as per Table no. 12 of regulation no. 30(A) on remaining / balance plot	NIL
11	Built up area due to admissible TDR as per Table no. 12 of regulation no. 30(A) and 32 on remaining / balance plot	NIL
12	Permissible Builtup area (as the case may be with/without BUA as per 2(C)	
SRS 9	Proposed BUA of Rehab	4655.94
	Rehab Component	8521.01
	Permissible Sale Component (incentive K.R. Component) (1.10 X 6521.65)	7173.82
SRS 10	Permissible BUA for Transit tenements for SRA / of total additional BUA	Nil
	Permissible BUA for Sale Component of total additional BUA	7173.82
SRS	Total BUA sanctioned for the scheme	11842.96
13	Proposed BUA (as the case may be with/without BUA as per 2(C)	
SRA	Total BUA proposed to be consumed in situ	11842.96
SRA 2	Proposed BUA for Transit tenements for SRA / of total additional BUA	Nil
	Proposed BUA for Sale component of total additional BUA	7173.82
14	TDR generated if any as per regulation 30(A) and 32	Nil
SRS	TDR generated in the scheme	Nil
15	Fungible compensatory area as per regulation no. 31(3)	
i)	A Permissible fungible compensatory area for Rehab Component without charging premium	1634.09
	ii) Fungible compensatory area availed for rehab Component without charging premium	165.91
	B i) permissible fungible compensatory area by charging premium for sale	2610.64
	ii) Fungible compensatory area availed on payment of premium for Sale Vide Receipt no. dt. for amt. Rs.	1425.42
16 SRS	i) Total BUA for Rehab Component	4655.94
	ii) Total BUA including fungible for Sale Component	8087.24
	Total built up area proposed including fungible compensatory area (13+15(iii)+15(iii)(i))	13266.06
17	FSI consumed on net plot (13/(R4.1 / 4)	5.63
18	OTHER REQUIREMENTS	---
A)	Reservation / Designation	---
a)	Name of Reservation	---
	i) Playground reservation	---
	ii) Municipal Primary School	---
b)	Area of Reservation affecting the plot	---
	i) Playground reservation	---
	ii) Municipal Primary School	---
c)	Area of reservation Land to be handed/handed over as per Reg. no. 17	---
	i) Playground reservation	---
	ii) Municipal School (833.50M)	---
d)	Built up area of Amenity to be handed over as per regulation no.17	---
e)	Area / Built up area of designation	---
B)	Pre-existBuilt up amenity to be handed over as per regulation no.	---
	i) 14(A)	---
	ii) 14(B)	---
	iii) 15	---
C)	Requirement of Recreational open space in Layout / plot as per regulation no.27	---
D)	Tenement Statement	---
	i) Proposed Built up area (13 above)	---
	ii) Less Deduction of Non-Residential area (BROP ETC)	---
	iii) Area Available For Tenements (i) MINUS (ii)	---
	iv) Tenements Permissible (Density of Tenements/Hectare)	600 TNS/ HA
	v) Total Number of Tenements Proposed on the plot	187
E)	Parking Statement	---
	i) Parking Required by Regulation for(car scooter/motor cycle outsider(visitors)	as per statement
	ii) Covered Garage Permissible	---
	iii) Covered Garage proposed car scooter/Motor Cycle outsiders (visitors)	---
	iv) Total parking provided	---
F)	Transport vehicles parking	
	i) Space for transport vehicles parking required by regulations	---
	ii) Total No. of transport vehicles parking spaces provided	---

NOTE: The Proforma is for an illustrative guideline only, the Proforma may be modified to suit the provision of DCR under which the development is proposed.

PROFORMA 'B'

CONTENT OF SHEET

GROUND FLOOR PLAN, BLUE PLAN, PLOT AREA DIA. & CALCULATIONS, BLOCK PLAN & LOCATION PLAN, PROFORMA 'A' & 'B'.

STAMP OF APPROVAL OF PLANS

STAMP OF DATE OF RECEIPT OF PLANS

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on ....07/09/2015..... and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is ....2564.59.... sqmts. and tallies with the area stated in the document of ownership.

Architect.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME ON PLOT BEARING C. S. NO. 192(PT), 194(PT) & 195(PT)OF SALT PAN DIVISION, F-NORTH WARD, WADALA (E), MUMBAI 400 037.

For 'SHREE SIDDHIVINAYAK (SRA) C.H.S. (PROP)'

NAME OF DEVELOPER

M/S. LABDHI SIDDHIVINAYAK REALTORS L.L.P.

NAME OF SOCIETY

SHREE SIDDHIVINAYAK (SRA) C.H.S. (PROP)

SIGN. NAME & ADDRESS OF ARCHITECT

Shree ASSOCIATES

ARCHITECTS & ENGINEERS :
OFF. ADD :-
001&002, Varad-Ashish Apts.,
Plot No. B/31, Sector-09, Near Circle,
Behind Kamalakar Classess,
Airoli, Navi Mumbai - 400 708.

NORTH LINE	REMARK	JOB NO. :-	SCALE :- AS STATED
N		DRG.NO.:-	DRN BY :- MAHESH
		DATE :-	CHKD BY :-