

Approved Subject to the condition
Mentioned in this office permission
Letter no. SRA/END/PVT/0207/20210511/SALE

16 NOV 2022
Pawar
Executive Engineer
Slum Rehabilitation Authority

SOFT LOG CALCULATOR (SALE BUILDING)						
SRL1	16.78	X	7.97	X	0.5	61.00
SRL2	16.78	X	4.46	X	0.5	37.42
SRL3	13.72	X	2.69	X	0.5	17.11
SRL4	10.42	X	0.57	X	0.5	2.67
SRL5	11.73	X	3.57	X	0.5	31.66
SRL6	17.44	X	1.41	X	0.5	12.40
SRL7	11.65	X	0.95	X	0.5	5.53
SRL8	5.87	X	1.26	X	0.5	3.70
SRL9	3.45	X	0.76	X	0.5	1.71
SRL10	4.2	X	1.79	X	0.5	3.76
SRL11	3.18	X	1.55	X	0.5	2.46
SRL12	3.85	X	0.69	X	0.5	2.95
SRL13	6.04	X	0.97	X	0.5	1.33
SRL14	8.15	X	0.63	X	0.5	2.57
SRL15	10.65	X	0.58	X	0.5	3.09
SRL16	14.1	X	0.59	X	0.5	2.16
SRL17	22.82	X	2.2	X	0.5	25.10
SRL18	18.97	X	1.95	X	0.5	18.50
SRL19	9.49	X	1.01	X	0.5	4.79
SRL20	10.21	X	1.61	X	0.5	8.22
SRL21	1.83	X	0.51	X	0.5	0.47
SRL22	9.53	X	1	X	0.5	4.77
SOFT RG AREA.....[A]						255.35
DUTIONS						
DD1	6.36	X	1.32	X	0.67	5.62
TOTAL TIDIONS.....[B]						5.62
TOTAL SOFT RG AREA.....[A - B] = C						249.73

TREATMENT SUMMARY		RESI. UNITS
FLOOR		
STILT FLOOR		
1ST PODIUM		
2ND PODIUM		
3RD PODIUM		
4TH PODIUM		
5TH PODIUM		
6th PODIUM		
DECK / 1ST FLOOR / REFUGE	SOCIETY OFFICE + REFUGE + FITNESS CENTER	
2ND FLOOR	6	
3RD FLOOR	6	
4TH FLOOR	6	
5TH FLOOR	6	
6TH FLOOR	6	
7TH FLOOR	6	
8TH FLOOR (REFUGE-2)	5+ REFUGE	
9TH FLOOR	6	
10TH FLOOR	6	
11TH FLOOR	6	
12TH FLOOR	6	
TOTAL	RESI. UNITS = 60 UNITS	

HAND PAVED LOS CALCULATION (SALE BUILDING)						
H201	5.24	X	2.94	X	0.5	7.70
H202	20.77	X	3.38	X	0.5	35.10
H203	18.51	X	1.5	X	0.5	13.85
H204	6.71	X	1.14	X	0.5	3.82
H205	19.5	X	0.9	X	0.5	8.69
H206	20.14	X	11.13	X	0.5	12.08
H207	11.95	X	2.64	X	0.5	15.79
H208	6.92	X	0.16	X	0.5	0.55
H209	8.82	X	4.81	X	0.5	21.21
H210	13.68	X	5.68	X	0.5	38.85
H211	11.24	X	5.56	X	0.5	31.25
H212	13.54	X	3.11	X	0.5	21.05
H213	25.25	X	3.2	X	0.5	40.40
H214	12.5	X	2.01	X	0.5	13.56
H215	6.28	X	3.49	X	0.5	10.96
H216	6.67	X	3.06	X	0.5	10.21
H217	11.86	X	2.11	X	0.5	12.53
H218	25.25	X	3.28	X	0.5	41.41
H219	14.21	X	1.51	X	0.5	10.73
H220	2.81	X	1.29	X	0.5	1.81
H200 PAVED RG AREA.....(A)						
TOTAL PAVED RG AREA.....(B)						
TOTAL TOTALS.....(C)						
TOTAL HAND PAVED RG AREA.....(A - B) = C						

PROFORMA - A									
AREA STATEMENT									
AREA OF PLOT FOR THE SCHEME									
DEDUCTIONS FOR:									
1	AREA OF PLOT FOR THE SCHEME								
2	DEDUCTIONS FOR:								
	A) ROAD								
	B) DEDUCTION FOR LAND COMPONENT OF A.H. RESERVATION								
	20% OF 1043.85 = 208.77 / 5.30 = 39.39 sq.m.								
	Land component for AH/PSI in situ for rehab plot = 208.77 / 5.30 = 39.39 sq.m.								
	TOTAL (2A+2B)								
3	BALANCE PLOT (1-2)								
4	ADDITION FOR:								
	A) ROAD								
	B) DEDUCTION FOR LAND COMPONENT OF A.H. RESERVATION								
	NET GROSS AREA OF PLOT [β + (4A + 4B)]								
5	F.S.I PERMISSIBLE (Slum plot : 4 or sanctioned PSI),								
	(Non slum plot - Zonal PSI = 1.00)								
6									
	PROTECTED AREA AS PER OCC PLAN DTD 09.03.1992 VIDE CE/ 5263 / BS II / AP								
7	(HUA - PLOT AREA OF CTS 158) (444.59 - 321.10)								
8	REHAB COMPONENT PROPOSED								
9	REHAB AREA AS PER ICA VIDE : PN/PT/ 0507/2021051/								
10	INCENTIVE FACTOR AS PER VII OF REGD 334 (10)								
11	TOTAL SALE COMPONENT PERMISSIBLE (8 X 10)								
12	TOTAL SALE BUILT UP AREA PERMISSIBLE								
13	FUNGIBLE BUILT UP AREA PERMISSIBLE - 35% OF (L2)								
14	BUILT UP AREA PROPOSED IN COMPOSITE BUILDING NO.1								
15	BUILT UP AREA PROPOSED IN SALE BUILDING								
16	FUNGIBLE BUILT UP AREA AVAILABLE WITHOUT PAYING PREMIUM IN COMPOSITE BUILDING NO.1								
17	TOTAL SALE AREA PERMISSIBLE (including fungible area) (12+13)								
18	TOTAL SALE AREA PROPOSED (including fungible area) (14+15+16)								
19	A) COMPOSITE BUILDING NO 1								
	B) SALE BUILDING NO 2								
	TOTAL AREA PROPOSED								

CONTENTS OF SHEET

BLOCK & LOCATION PLAN, BUILT-UP AREA SUMMARY.

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

FLOOR	CONST BUN	SALE BUILDING NO. 2 BUILT UP AREA SUMMARY (IN SQM)				ENTRANCE LOBBY	FITNESS CENTRE	ENTRANCE LOBBY	RESERVE AREA	FIRE CONTROL ROOM	REPAIR AREA IN SALE	FITNESS CENTRE	SUCCESS	SALE BUILT UP AREA
		DESK & LIFT	SOCIETY OFFICE	C	D									
	A	B	C	D	E	F	G	H	I	J = A+B+C+D+E+G+H+I				
STILL FLOOR														6.68
1ST PODIUM														
2ND PODIUM														
3RD PODIUM														
4TH PODIUM														
5TH PODIUM														
6TH PODIUM														
E-DECK / FLOOR / REFUGE-1	846.14	182.06	24.42	377.07	94.39	168.20	0.00	0.00	0.00	230.10				230.10
2ND FLOOR	841.74	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.33
3RD FLOOR	841.74	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.33
4TH FLOOR	841.74	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.33
5TH FLOOR	841.74	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.33
6TH FLOOR	841.74	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.33
7TH FLOOR	841.59	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.18
8TH FLOOR	856.91	185.44	0.00	0.00	0.00	181.72	0.00	49.60	0.00	0.00				539.34
REFUGE-2														
9TH FLOOR	841.59	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.18
10TH FLOOR	841.59	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.18
11TH FLOOR	841.59	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.18
12TH FLOOR	841.59	184.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				657.18
TOTAL	10119.66	2211.59	24.42	377.07	94.39	349.23	6.68	49.60	230.10					7348.66

LOS REQUISITOS

a) SLUM PLOT : 8% OF NET SLUM PLOT AREA
= $(1771.00 - 32.45) \times 0.08 = 1738.55 \times 0.08 = 139.10 \text{ SQ.M.}$

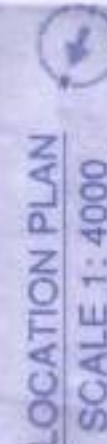
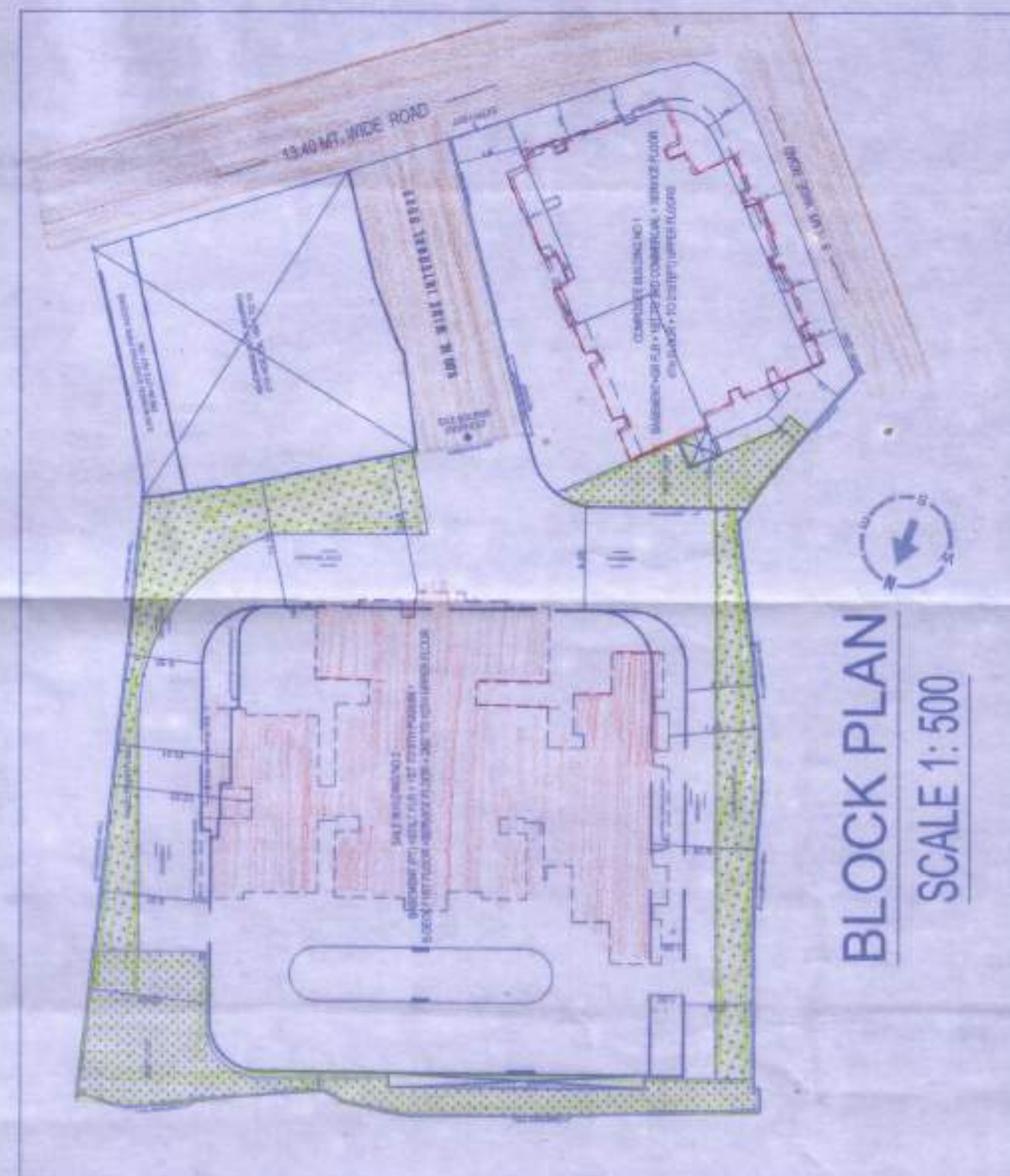
b) NON SLUM PLOT : 20 % OF BALANCE NON SLUM PLOT
 = $(2730.6) \times (2730.60 \times 0.20) = 542.12 \text{ SQ. M.}$

c) TOTAL LOS REQUIRED = 685.22 SQM

d) LOS PROPOSED ON GROUND (SOFT RG) = 333.14 SQM

e) LOS PROPOSED ON GROUND (HARD PAVED RG) = 406.47 SQM

f) TOTAL LOS PROPOSED ON GROUND = 739.61 SQM



BLOCK PLAN
SCALE 1:500