



SLUM REHABILITATION AUTHORITY

No. R-N/PVT/0069/20100806

Date: **19 JAN 2019**

To,

✓ Architect

Shri Girish Chaudhari

101, B-wing, Gharkul Apts.,

Azad Road, Vile Parle (East),

Mumbai - 400 057.

Sub: Proposed Layout/Sub-Division for S. R. Scheme on plot bearing C.T.S. No. 590/6, 616, 929A, 929B, 929C & 929D of village Eksar, Borivali, Mumbai under DC Regulation 26 of DCPR 2034.

Ref: Your letter dtd. 26/11/2018

Sir,

Plans submitted for the Layout/Sub-Division of the above plot are approvable as they are as per Development Control Regulations, subject to the terms and conditions registered under no. MH008835403201819E dt. 30/11/2018. These terms and conditions of the layout shall be binding not only on the owners for the time being but also on their heirs, executors, administrators, assignees and every person deriving title through or under them. Final approval to the Sub-Division/Layout/Amalgamation will be given after you construct the roads including lights, drainage, sewerage etc., and space

developed by leveling and adequate number of trees are provided on the same. You will please make it clear to your client that in case of breach of any of the terms and conditions, the permission granted liable to be revoked.

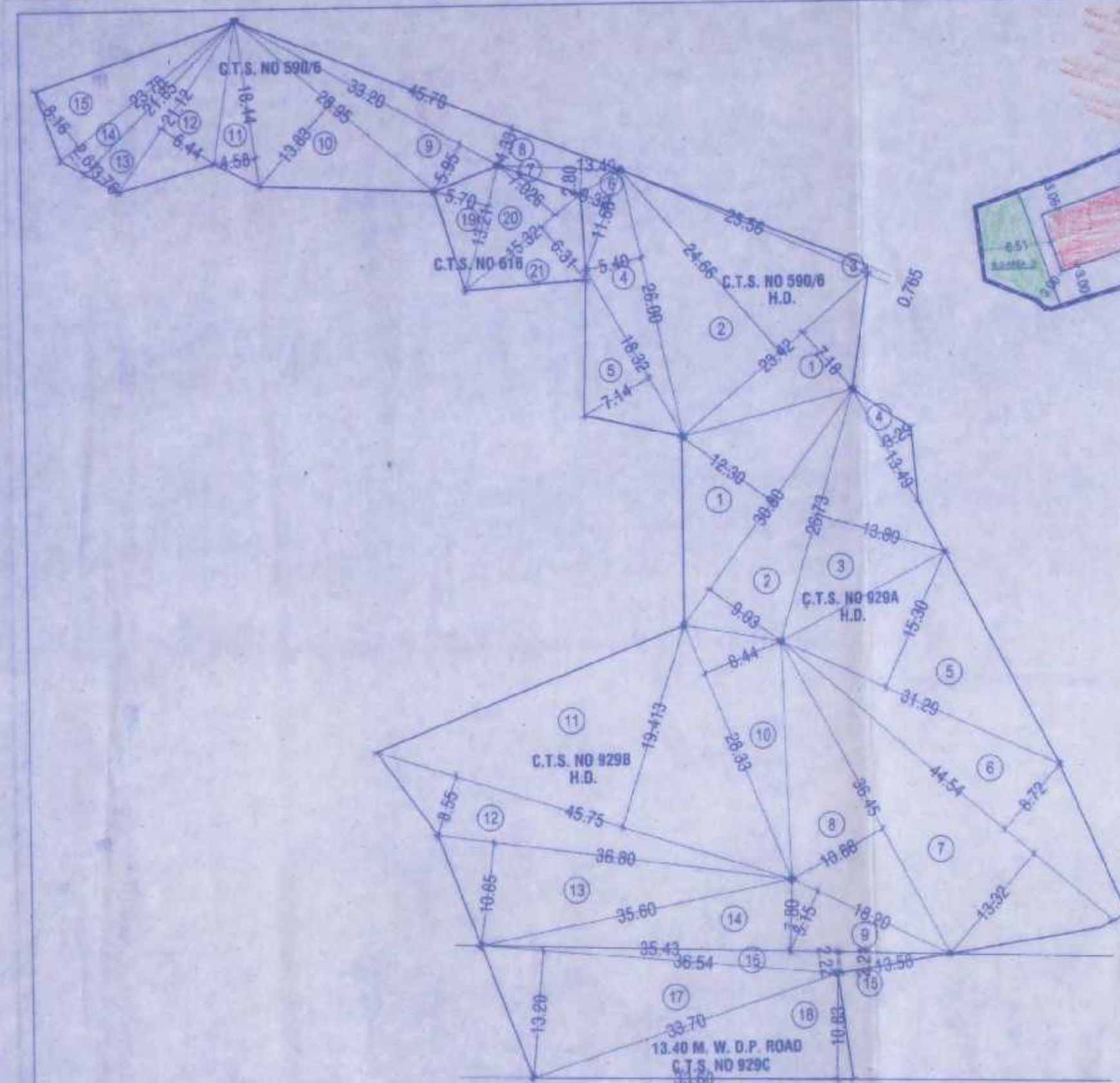
Please note that the work of construction of roads, filling of low lying land, diverting nallas, laying sewer lines etc. should not be done unless the intimation is given to concerned Executive Engineer of MCGM, and their permission is obtained for proceeding with the work.

One set of approvable plans is sent herewith.

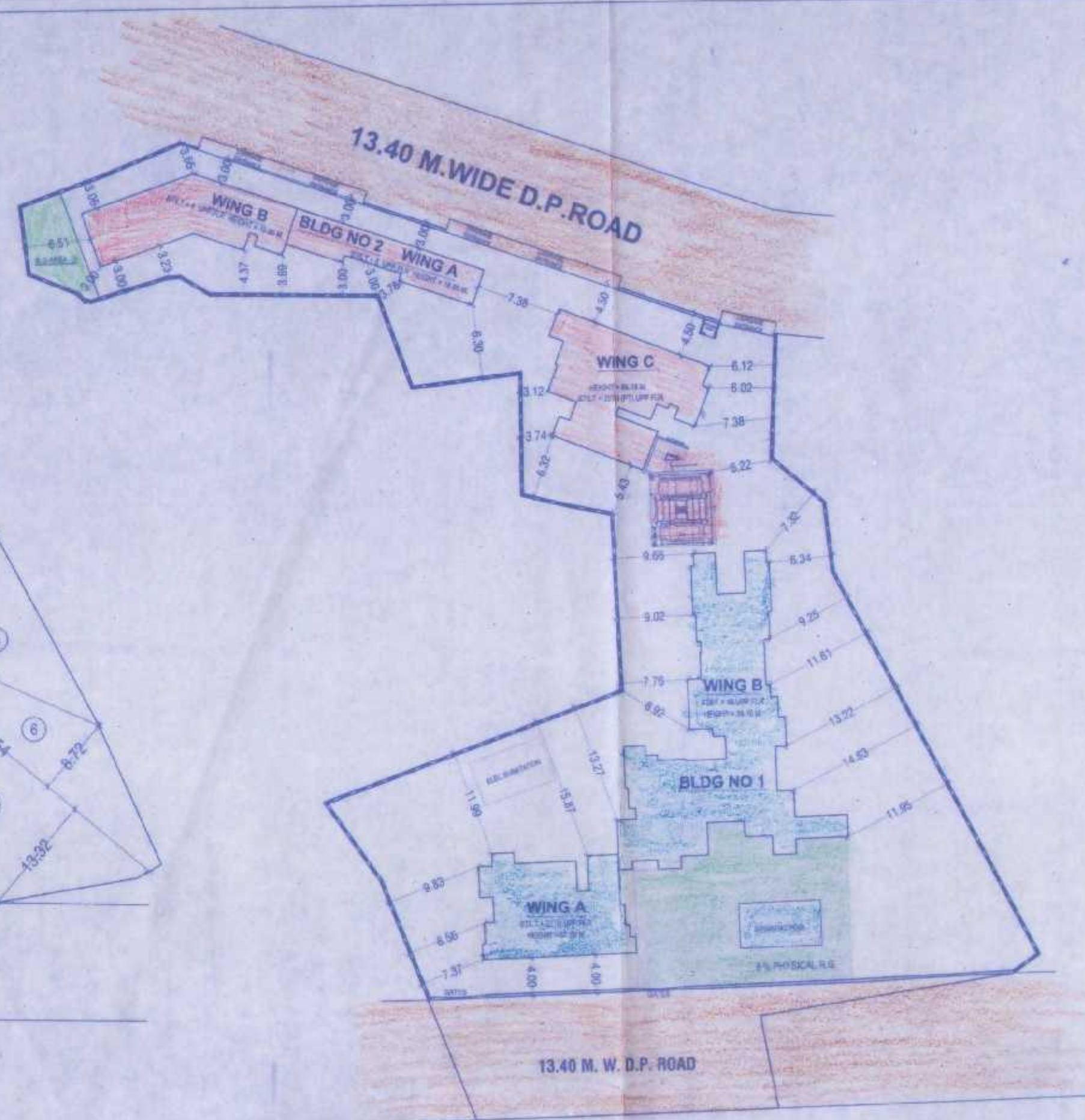
Yours faithfully,

Paw 7.1.17

Executive Engineer - II
Slum Rehabilitation Authority.



PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000

PLOT AREA CALCULATION.

PLOT AREA CALCULATION UNDER H.D. (C.T.S. NO. 928) NEW NO. 929A				
1	1/2	x	30.80	x 12.30 x 1 NO = 189.42 SQ.MT.
2	1/2	x	30.80	x 9.03 x 1 NO = 139.06 SQ.MT.
3	1/2	x	28.73	x 13.80 x 1 NO = 184.44 SQ.MT.
4	1/2	x	13.49	x 3.29 x 1 NO = 22.19 SQ.MT.
5	1/2	x	31.29	x 15.30 x 1 NO = 239.37 SQ.MT.
6	1/2	x	44.54	x 8.72 x 1 NO = 194.20 SQ.MT.
7	1/2	x	44.54	x 13.32 x 1 NO = 296.64 SQ.MT.
8	1/2	x	36.45	x 10.88 x 1 NO = 198.31 SQ.MT.
9	1/2	x	18.20	x 5.15 x 1 NO = 46.87 SQ.MT.
TOTAL PLOT AREA				= 1510.50 SQ.MT.

PLOT AREA CALCULATION UNDER H.D. (C.T.S. NO. 929) NEW NO. 929A, 929B				
10	1/2	x	28.33	x 8.44 x 1 NO = 119.58 SQ.MT.
11	1/2	x	45.75	x 12.413 x 1 NO = 444.06 SQ.MT.
12	1/2	x	45.75	x 8.55 x 1 NO = 195.58 SQ.MT.
13	1/2	x	36.80	x 10.85 x 1 NO = 199.94 SQ.MT.
14	1/2	x	35.60	x 7.80 x 1 NO = 138.84 SQ.MT.
TOTAL PLOT AREA				= 1097.70 SQ.MT.

AREA UNDER D.P. ROAD (C.T.S. NO. 928) NEW NO. 929C				
15	1/2	x	13.58	x 2.21 x 1 NO = 15.00 SQ.MT.
TOTAL PLOT AREA				= 15.00 SQ.MT.

AREA UNDER D.P. ROAD (C.T.S. NO. 929) NEW NO. 929C				
16	1/2	x	36.43	x 2.22 x 1 NO = 39.33 SQ.MT.
17	1/2	x	36.54	x 13.20 x 1 NO = 241.17 SQ.MT.
18	1/2	x	33.70	x 10.83 x 1 NO = 182.50 SQ.MT.
TOTAL PLOT AREA				= 463.00 SQ.MT.

PLOT AREA CALCULATION FOR AREA UNDER PLOT (C.T.S. NO. 590/6)				
1	1/2	x	23.42	x 7.18 x 1 NO = 84.08 SQ.MT.
2	1/2	x	23.42	x 22.95 x 1 NO = 269.74 SQ.MT.
3	1/2	x	25.56	x 0.765 x 1 NO = 9.77 SQ.MT.
4	1/2	x	28.00	x 5.40 x 1 NO = 70.20 SQ.MT.
5	1/2	x	18.32	x 7.14 x 1 NO = 65.40 SQ.MT.
6	1/2	x	11.66	x 3.32 x 1 NO = 19.36 SQ.MT.
7	1/2	x	13.49	x 2.80 x 1 NO = 18.89 SQ.MT.
8	1/2	x	45.70	x 4.33 x 1 NO = 98.94 SQ.MT.
9	1/2	x	33.20	x 5.95 x 1 NO = 98.77 SQ.MT.
10	1/2	x	28.95	x 13.83 x 1 NO = 200.20 SQ.MT.
11	1/2	x	18.44	x 4.58 x 1 NO = 42.23 SQ.MT.
12	1/2	x	21.12	x 6.44 x 1 NO = 66.00 SQ.MT.
13	1/2	x	21.85	x 3.76 x 1 NO = 41.06 SQ.MT.
14	1/2	x	23.78	x 2.16 x 1 NO = 25.68 SQ.MT.
15	1/2	x	23.78	x 8.18 x 1 NO = 96.98 SQ.MT.
TOTAL				= 1208.30 SQ.MT.

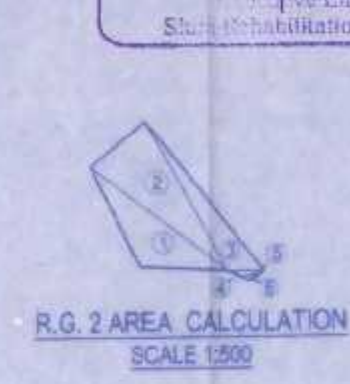
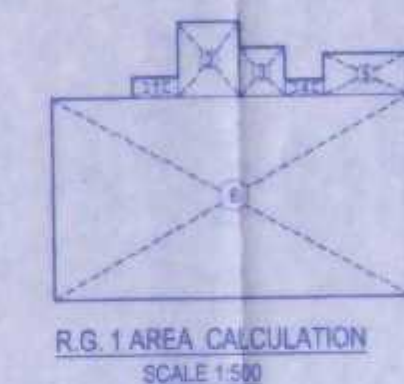
PLOT AREA CALCULATION (C.T.S. NO. 616)				
19	1/2	x	13.21	x 5.70 x 1 NO = 37.85 SQ.MT.
20	1/2	x	15.32	x 7.026 x 1 NO = 53.82 SQ.MT.
21	1/2	x	15.32	x 8.31 x 1 NO = 48.33 SQ.MT.
TOTAL				= 139.80 SQ.MT.
TOTAL AREA OF THE PLOT (1 TO 7)				= 4434.30 SQ.MT.

BUILDING-1 & 2. BUILT-AREA SUMMARY

	B.U. AREA	FUNGIBLE AREA	TOTAL BUA AREA
BLDG-1 WING-A	2811.41		2811.41
BLDG-1 WING-B	4422.17	689.16	5111.33
BLDG-1 WING-C	207.96		207.96
BLDG-1 WING-D	2780.96	973.34	3754.30
BLDG-2 WING-A	218.78	76.57	295.35
BLDG-2 WING-B	344.15	120.45	464.60
TOTAL	10785.13	1859.52	12644.65

TENEMENT DENSITY

HD AREA STATEMENT FOR C.T.S. NO 928 & 929	
Total area to be handed over to M.c.g.m (10 % of 2608.20)	= 260.82 smt.
HD AREA STATEMENT FOR C.T.S. NO 590/6	
Total area to be handed over to M.c.g.m (40 % of 498.18)	= 199.28 smt.
TOTAL HD AREA (1+2) PERM	= 460.10 SMT
TOTAL HD AREA PROPOSAL	485.41 SMT



8% PHYSICAL R.G. AREA PROVIDED-1

R.G. AREA CALCULATION 1				
1	3.05	x	1.37	x 1 NO = 4.18 SQ.MT.
2	4.12	x	4.94	x 1 NO = 20.35 SQ.MT.
3	3.05	x	3.22	x 1 NO = 9.82 SQ.MT.
4	2.99	x	1.08	x 1 NO = 2.80 SQ.MT.
5	5.57	x	2.75	x 1 NO = 15.32 SQ.MT.
6	23.80	x	13.59	x 1 NO = 323.44 SQ.MT.
TOTAL ADDITION				= 375.91 SQ.MT.

8% PHYSICAL R.G. AREA PROVIDED-2

R.G. AREA CALCULATION 2				
1	1/2	x	3.25	x 11.24 x 1 NO = 18.27 SQ.MT.
2	1/2	x	4.56	x 11.24 x 1 NO = 25.63 SQ.MT.
3	1/2	x	1.89	x 12.47 x 1 NO = 11.78 SQ.MT.
4	1/2	x	0.47	x 2.42 x 1 NO = 0.57 SQ.MT.
5	1/2	x	0.29	x 1.44 x 1 NO = 0.21 SQ.MT.
6	1/2	x	0.08	x 1.27 x 1 NO = 0.06 SQ.MT.
TOTAL ADDITION				= 56.52 SQ.MT.
TOTAL 1+2				= 432.43 SQ.MT.

PROFORMA - 'A'

A.		AREA STATEMENT	AREA OF PLOT FOR S.R. SCHEME UNDER 30/11				AS PER REGULATION 30 UNDER DCR 2034		TOTAL
			SQ. MT.				EXISTING IN THE SCHEME	NEWLY PROPOSED CTS 816	
							SQ. MT.	SQ. MT.	
1.		AREA OF PLOT (3796.20 + 1208.30 + 139.80)	3449.39				845.11	139.80	4434.30
2.		DEDUCTIONS FOR:							
	A.	ROAD SET-BACK AREA							
	B.	PROPOSED 13.40 M. WIDE D.P. ROAD	478.00						478.00
	C.	ANY RESERVATION (M.P.)							
		TOTAL (A + B + C)	478.00						478.00
3.		BALANCE AREA OF PLOT (1 minus 2)	2971.39				845.11	139.80	3956.30
4.		DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)							
5.		NET AREA OF PLOT (3 minus 4)	2971.39				845.11	139.80	3956.30
6.		ADDITIONS FOR F.S.I.							
		2(A) 100%	478.00						478.00
		2(B) 100%							
7.		TOTAL AREA (5 + 6)	3449.39				845.11	139.80	4434.30
			P.T.C.	SALE	ZONAL	TOTAL	REQ. 32		
8.		FLOOR SPACE INDEX PERMISSIBLE	0.75	0.75	1.00	2.50	22	2.2	
9.		PERMISSIBLE FLOOR AREA (ENTIRE P.T.C. IS TRANSFERRED AS PER CLUBBING APPROVAL TO CTS 19A(P.T.) 20A & 21A AT MALAD)	2587.04	2587.04	3449.39	8623.47	1650.24	307.56	10790.27
10.		EXISTING BUILT-UP AREA A & B WING. O.C. GRANTED DT. 26.06.18							7441.24
11.		PROPOSED AREA WING C (PROP.)							2780.96
	A.	PROPOSED AREA BUILDING-2 WING A (PROP.)							218.78
	B.	PROPOSED AREA BUILDING-2 WING B (PROP.)							344.15
12.		TOTAL BUILT-UP AREA PROPOSED (10 + 11 + 11A + 11B)							10785.13
13.		TOTAL F.S.I. CONSUMED 147%							
14.		BALANCE AREA (9-12)							5.14
B.		DETAILS OF F.S.I. AVAILABLE AS PER DCR 31 (3)							
1.		FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL = OR < (10790.27 X 0.35 = 3776.59) AS PER AMENDED PLAN DT. 28.06.12. WING A & B AREA UNDER R. ZONE. 10790.27 SQ.MT. PROPOSED AREA WING A & B. 7441.24 SQ.MT. BALANCE AREA 10790.27 - 7441.24 = 3349.03 SQ.MT. 2998.74 X 35% = 1049.91 SQ.MT. FUNGIBLE AREA CLAIMED WING A & B. 689.16 SQ.MT. FUNGIBLE AREA NOW CLAIMED BLDG-1 WING C & BLDG-2. 1049.91 SQ.MT.							1738.07
		FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL = OR < (3349.03 - 2998.74 = 350.29) 349.29 X 35% = 122.25 SQ.MT. FUNGIBLE AREA NOW CLAIMED BLDG-2 WING B. 120.45 SQ.MT.							120.45
2.									1859.5
3.		TOTAL FUNGIBLE BUILT-UP AREA VIDE DCR 31 (3) = (B.1 + B.2)							12644.6
4.		TOTAL GROSS BUILT-UP AREA PROPOSED (13 + B.3)							
C.		TENAMENT STATEMENT							
i		PROPOSED AREA (ITEM 14 ABOVE)							
ii		LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)							
iii		AREA AVAILABLE FOR TENAMENTS (1 minus ii)							
iv		TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS/HECTARE)							
v		TENAMENTS PROPOSED							
vi		TENAMENTS EXISTING							
		TOTAL TENAMENTS ON THE PLOT							
D.		PARKING STATEMENT							
i		PARKING REQUIRED BY REGULATION FOR CAR							
		SCOOTER/MOTOR CYCLE							
		OUTSIDERS (VISITORS)							
ii		COVERED GARAGES PERMISSIBLE							
iii		COVERED GARAGES PROPOSED							
		CAR							
		SCOOTER/MOTOR CYCLE							
		OUTSIDERS (VISITORS)							
iv		TOTAL PARKING REQUIRED							
v		TOTAL PARKING PROVIDED							
E.		TRANSPORT VEHICLES PARKING							
i		SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS							
ii		TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED							