SLUM REHABILITATION AUTHORITY

No. SRA/DDTP/595/RN/PL/AP
Date: - 9 JAN 2019

To,
Architect
Shri Girish Chaudhari
101, B-wing, Gharkul Apts.,
Azad Road, Vile Parle (East),
Mumbai 400 057.

Sub: Amended Plans for Wing C of Sale Building of S. R. Scheme on plot bearing C.T.S. No. 590/6, 616, 929A, 929B, 929C & 929D of village Eksar, Borivali under DC Regulation 33(14)D.

Ref: Your letter dtd. 31/07/2018.

Gentlemen,

With reference to above, the amended plans submitted by you for Sale building Wing 'C' are hereby approved subject to following conditions.

1. That the conditions of Revise LOI under No. SRA/ENG/155/RN/PL/LOI & SRA/ENG/202/PN/PL/LOI dtd. 27/03/2017 shall be complied with.

2. That the conditions of IOA under No. DDTP/595/RN/PL/AP on dtd.14/01/2011, Amended IOA dtd. 26/06/2018 and Amended IOA dtd. 04/10/2018 shall be applicable and shall be complied with.

3. That the revised drainage approval shall be obtained for proposed amended plans.

4. That Revised Structural Design and calculations shall be submitted.

5. That the C.C. shall be got re-endorsed.

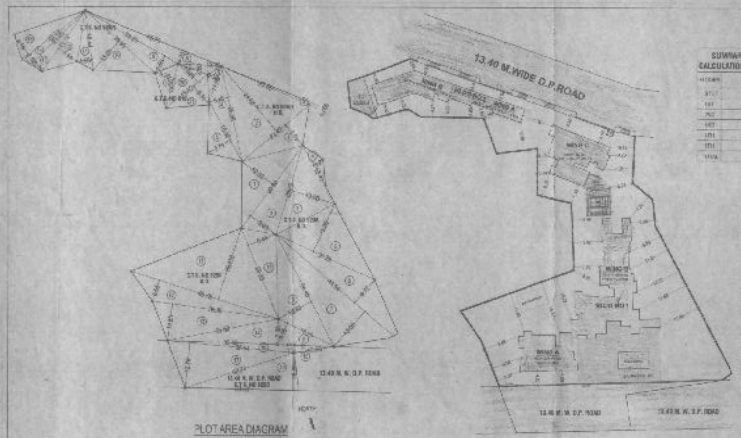
6. That you shall submit the quarterly progress report.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

9.1.19

Executive Engineer -II
Slum Rehabilitation Authority.









SECT-PROJ.U.G.TANK & COM.WALL,PLOT AREA DIAGRAM AND CALCULATION, 01/23

R.G. AREA CALC. BLOCK PLAN LOCATION PLAN.

SUMMARY OF BUILTUP AREA CALCULATIONS BUILDING-2 WING-A

FLOORS	TOTAL BUILT UP AREA
STILT	—
1ST	1643. SQ.MT.
2ND	1643. SQ.MT.
3RD	1643. SQ.MT.
4TH	1643. SQ.MT.
5TH	1643. SQ.MT.
6TH	1643. SQ.MT.
7TH	1643. SQ.MT.
8TH	1643. SQ.MT.
9TH	1643. SQ.MT.
10TH	1643. SQ.MT.
TOTAL	14787. SQ.MT.

SUMMARY OF CARPET AREAS BUILDING-2 WING A

	FLAT NO. 1	FLAT NO. 2
GR. FLR.	—	—
1ST FLR.	28.52	28.52
2ND FLR.	28.52	28.52
3RD FLR.	28.52	28.52
4TH FLR.	28.52	28.52
5TH FLR.	28.52	28.52
6TH FLR.	28.52	28.52
7TH FLR.	28.52	28.52
8TH FLR.	28.52	28.52
9TH FLR.	28.52	28.52
10TH FLR.	28.52	28.52
TOTAL	513.36 SQ.MT.	513.36 SQ.MT.

SUMMARY OF BUILTUP AREA CALCULATIONS BUILDING 2 WING B

FLOORS	TOTAL BUILT UP AREA
STILT	—
1ST	1643. SQ.MT.
2ND	1643. SQ.MT.
3RD	1643. SQ.MT.
4TH	1643. SQ.MT.
5TH	1643. SQ.MT.
6TH	1643. SQ.MT.
7TH	1643. SQ.MT.
8TH	1643. SQ.MT.
9TH	1643. SQ.MT.
10TH	1643. SQ.MT.
TOTAL	14787. SQ.MT.

R.G.PLAT SUMMARY OF BUILTUP AREA CALCULATIONS

FLOOR	BUILT UP AREA
STILT	—
1ST	2000. SQ.MT.
2ND	1000. SQ.MT.
3RD	1000. SQ.MT.
4TH	1000. SQ.MT.
TOTAL	5000. SQ.MT.

WING C SUMMARY OF CARPET AREAS

	FLAT NO. 1	FLAT NO. 2	FLAT NO. 3
GR. FLR.	—	—	—
1ST FLR.	28.52	28.52	58.70
2ND FLR.	28.52	28.52	58.70
3RD FLR.	28.52	28.52	58.70
4TH FLR.	28.52	28.52	58.70
5TH FLR.	28.52	28.52	58.70
6TH FLR.	28.52	28.52	58.70
7TH FLR.	28.52	28.52	58.70
8TH FLR.	28.52	28.52	58.70
9TH FLR.	28.52	28.52	58.70
10TH FLR.	28.52	28.52	58.70
11TH FLR.	28.52	28.52	58.70
12TH FLR.	28.52	28.52	58.70
13TH FLR.	28.52	28.52	58.70
14TH FLR.	28.52	28.52	58.70
15TH FLR.	28.52	28.52	58.70
16TH FLR.	28.52	28.52	58.70
17TH FLR.	28.52	28.52	58.70
18TH FLR.	28.52	28.52	58.70
19TH FLR.	28.52	28.52	58.70
20TH FLR.	28.52	28.52	58.70
TOTAL	513.36 SQ.MT.	513.36 SQ.MT.	1174.00 SQ.MT.

WING E SUMMARY OF BUILTUP AREA CALCULATIONS

FLOORS	TOTAL BUILT UP AREA
STILT	—
1ST	152.94 SQ.MT.
2ND	152.94 SQ.MT.
3RD	152.94 SQ.MT.
4TH	152.94 SQ.MT.
5TH	152.94 SQ.MT.
6TH	152.94 SQ.MT.
7TH	152.94 SQ.MT.
8TH	152.94 SQ.MT.
9TH	152.94 SQ.MT.
10TH	152.94 SQ.MT.
11TH	152.94 SQ.MT.
12TH	152.94 SQ.MT.
13TH	152.94 SQ.MT.
14TH	152.94 SQ.MT.
15TH	152.94 SQ.MT.
16TH	152.94 SQ.MT.
17TH	152.94 SQ.MT.
18TH	152.94 SQ.MT.
19TH	152.94 SQ.MT.
20TH	152.94 SQ.MT.
TOTAL	3058.80 SQ.MT.

BUILDING-1 WING 'B' BUILT-AREA STATEMENT

	BUILT-UP AREA	PLINTH AREA	TOTAL BUILT UP AREA	'B' LIFT EXT.
STILT	—			
1ST FLR.	1000.94	34.84	1035.78	13.84
2ND FLR.	1000.94	34.84	1035.78	13.84
3RD FLR.	986.10	34.84	1020.94	13.84
4TH FLR.	1000.94	34.84	1035.78	13.84
5TH FLR.	1000.94	34.84	1035.78	13.84
6TH FLR.	986.10	34.84	1020.94	13.84
7TH FLR.	1000.94	34.84	1035.78	13.84
8TH FLR.	1000.94	34.84	1035.78	13.84
9TH FLR.	986.10	34.84	1020.94	13.84
10TH FLR.	1000.94	34.84	1035.78	13.84
11TH FLR.	1000.94	34.84	1035.78	13.84
12TH FLR.	986.10	34.84	1020.94	13.84
13TH FLR.	1000.94	34.84	1035.78	13.84
14TH FLR.	1000.94	34.84	1035.78	13.84
15TH FLR.	986.10	34.84	1020.94	13.84
16TH FLR.	1000.94	34.84	1035.78	13.84
17TH FLR.	1000.94	34.84	1035.78	13.84
18TH FLR.	986.10	34.84	1020.94	13.84
19TH FLR.	1000.94	34.84	1035.78	13.84
20TH FLR.	1000.94	34.84	1035.78	13.84
TOTAL	19922.68	696.80	20619.48	276.80

BUILDING-1 WING 'B' (PART) SUMMARY OF BUILTUP AREA CALCULATIONS

FLOORS	TOTAL BUILT UP AREA
STILT	—
1ST	1643. SQ.MT.
2ND	1643. SQ.MT.
3RD	1643. SQ.MT.
TOTAL	4929. SQ.MT.

BUILDING-1 WING 'B' BUILT AREA STATEMENT

	BUILT-UP AREA	PLINTH AREA	TOTAL BUILT UP AREA	'B' LIFT EXT.
STILT	—			
1ST FLR.	1000.94	34.84	1035.78	13.84
2ND FLR.	1000.94	34.84	1035.78	13.84
3RD FLR.	986.10	34.84	1020.94	13.84
4TH FLR.	1000.94	34.84	1035.78	13.84
5TH FLR.	1000.94	34.84	1035.78	13.84
6TH FLR.	986.10	34.84	1020.94	13.84
7TH FLR.	1000.94	34.84	1035.78	13.84
8TH FLR.	1000.94	34.84	1035.78	13.84
9TH FLR.	986.10	34.84	1020.94	13.84
10TH FLR.	1000.94	34.84	1035.78	13.84
11TH FLR.	1000.94	34.84	1035.78	13.84
12TH FLR.	986.10	34.84	1020.94	13.84
13TH FLR.	1000.94	34.84	1035.78	13.84
14TH FLR.	1000.94	34.84	1035.78	13.84
15TH FLR.	986.10	34.84	1020.94	13.84
16TH FLR.	1000.94	34.84	1035.78	13.84
17TH FLR.	1000.94	34.84	1035.78	13.84
18TH FLR.	986.10	34.84	1020.94	13.84
19TH FLR.	1000.94	34.84	1035.78	13.84
20TH FLR.	1000.94	34.84	1035.78	13.84
TOTAL	19922.68	696.80	20619.48	276.80

BUILDING-1 & 2 BUILT-AREA SUMMARY

	BUILT-UP AREA	PLINTH AREA	TOTAL BUILT UP AREA	
BLDG.-1 WING-A	1017.97		1017.97	
BLDG.-1 WING-B	4929.37	1709.16	5111.20	
BLDG.-1 WING-C	1174.00		1174.00	
BLDG.-1 WING-E	3058.80		3058.80	
BLDG.-2 WING-A	14787.00	1709.16	15111.20	EXISTING
BLDG.-2 WING-B	14787.00	1709.16	15111.20	PROPOSED
BLDG.-2 WING-C	1174.00	78.27	1252.00	
BLDG.-2 WING-E	3058.80	696.80	3755.60	
TOTAL	49986.94	5902.55	55890.97	

BUILDING-1 WING 'C' STAIRCASE AREA CALCULATIONS

FLOORS	TOTAL BUILT UP AREA
STILT	—
1ST	36.00 SQ.MT.
2ND	36.00 SQ.MT.
3RD	36.00 SQ.MT.
4TH	36.00 SQ.MT.
5TH	36.00 SQ.MT.
6TH	36.00 SQ.MT.
7TH	36.00 SQ.MT.
8TH	36.00 SQ.MT.
9TH	36.00 SQ.MT.
10TH	36.00 SQ.MT.
11TH	36.00 SQ.MT.
12TH	36.00 SQ.MT.
13TH	36.00 SQ.MT.
14TH	36.00 SQ.MT.
15TH	36.00 SQ.MT.
16TH	36.00 SQ.MT.
17TH	36.00 SQ.MT.
18TH	36.00 SQ.MT.
19TH	36.00 SQ.MT.
20TH	36.00 SQ.MT.
TOTAL	720.00 SQ.MT.

FITNESS CENTER AREA STATEMENT

TOTAL PERMISSIBLE BUILT AREA = 13760.97 SQMT

PERMISSIBLE FITNESS CENTER AREA =

13760.97 × 2% = 275.00 SQMT

PROPOSED FITNESS CENTER AREA =

121.67 + 132.93 = 254.60 SQMT

5% PHYSICAL R.G.AREA PROVIDED-1

R.G.AREA CALCULATION :-

1	3.66	X	6.01	X	1.50	=	41.10 SQ.MT.
2	3.75	X	4.65	X	1.50	=	26.16 SQ.MT.
3	1.50	X	3.82	X	1.50	=	8.92 SQ.MT.
4	1.50	X	3.00	X	1.50	=	6.75 SQ.MT.
5	1.50	X	3.75	X	1.50	=	8.43 SQ.MT.
6	10.58	X	2.00	X	1.50	=	31.74 SQ.MT.
TOTAL AREA						=	123.10 SQ.MT.

5% PHYSICAL R.G.AREA PROVIDED-2

R.G.AREA CALCULATION :-

1	9.0	X	5.75	X	12.00	X	1.50 = 621.00 SQMT
2	7.1	X	4.58	X	7.24	X	1.50 = 352.00 SQMT
3	5.2	X	1.00	X	12.47	X	1.50 = 116.00 SQMT
4	5.2	X	5.47	X	7.00	X	1.50 = 297.00 SQMT
5	5.5	X	5.09	X	1.50	=	124.00 SQMT
6	5.2	X	7.18	X	1.50	=	140.00 SQMT
TOTAL AREA						=	1650.00 SQMT

R.G.AREA CALCULATION (BOAT CLUB)

R.G.AREA CALCULATION (BOAT CLUB)

PARKING AREA STATEMENT BUILDING -1

WINGS "A,B,C,D,E,F,G,H,I"

	CARPET AREA	NOS. (OWNERS)	NOS. (SERVANT)	TOTAL (3 NOS/100 SQ.)	PARK. AREA REQ'D.	PARKING PROV.
AREA 65 SQ.M. TO 90 SQ.M.		36	72	108	1 FOR 5 FLATS	1252
INTERESTED AREA FOR 70 NOS.		—	17	17	1 FOR 4 FLATS	4.25
BETWEEN 45 SQ.M. TO 65 SQ.M.		22	30	30	1 FOR 5 FLATS	28.00
TOTAL FOR A,B WINGS		58	121	155		45.75
20% FOR VISITORS FOR BALC. (45 NOS.)						17.45
REMARKS						32.15 nos STILT
ADDITIONAL PARKING IN CENTRE AS PER DCR'S						10 Nos.
TOTAL REQUIRED PARKING						75 Nos.
PROVIDED						75 Nos.

PARKING AREA STATEMENT BUILDING -1

WINGS "G" SALE FLATS

CARPET AREA UP TO 65 SQ.M.	1 NOS/100 SQ.M.	SALE FLATS	2 NOS/100 SQ.M.
AREA 65 TO 90 SQ.M.	1 FOR 5 FLATS	36 NOS.	72.00 NOS.
AREA ABOVE 90 SQ.M. TO 120 SQ.M.	1 FOR 3 FLATS	18 NOS.	37.00 NOS.
AREA ABOVE 120 SQ.M.	1 FOR 1 FLATS	22 NOS.	22.00 NOS.
REMARKS	1 FOR 4 FLATS	NIL	NIL
	TOTAL	131 NOS.	
TOTAL			131.00 NOS.
20% FOR VISITORS PARKING			26.20 NOS.
TOTAL PARKING REQUIRED			157.00 NOS.
TOTAL PARKING PROVIDED			157 NOS.

ADDITIONS 10% AS PER 31/4 (16.64 NOS)

ADDITIONS 5% AS PER 31/4 (3.00 NOS)

PROFORMA -'A'

														TOTAL
A.	AREA STATEMENT													
1														
2														
3														
B.														
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
C.														
D.														
E.														

PROFORMA -'B'

CONTENTS OF SHEETS

SECT-PROJ.U.G.TANK & COM.WALL, PLOT AREA DIAGRAM AND CALCULATION, SUMMARY & STAIRCASE AREA CALCULATION, R.G. AREA CALC. BLOCK PLAN,LOCATION PLAN.

STAMP OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

CERTIFICATE OF AREA

I CERTIFY THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES AND OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND ARE, SO INCREASED OUT TO 4429.20 SQ. MTS. AND THE AREA AND FIGURES WITHIN THE DOCUMENT OF CONVERSION PLANNING SCHEME 69/DCR/57.

DIRECTOR/ASSOCIATE/ SIGNATURE OF LICENSED ARCHITECT/S.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED S.R.S SCHEME FOR RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 2905,2915,2954,2956 & 2958 OF VILLAGE EKSAR/D, DOCKYARD ROAD,WEST MUMBAI.

NAME OF OWNER

HOWELL REAL ESTATE PVT.LTD

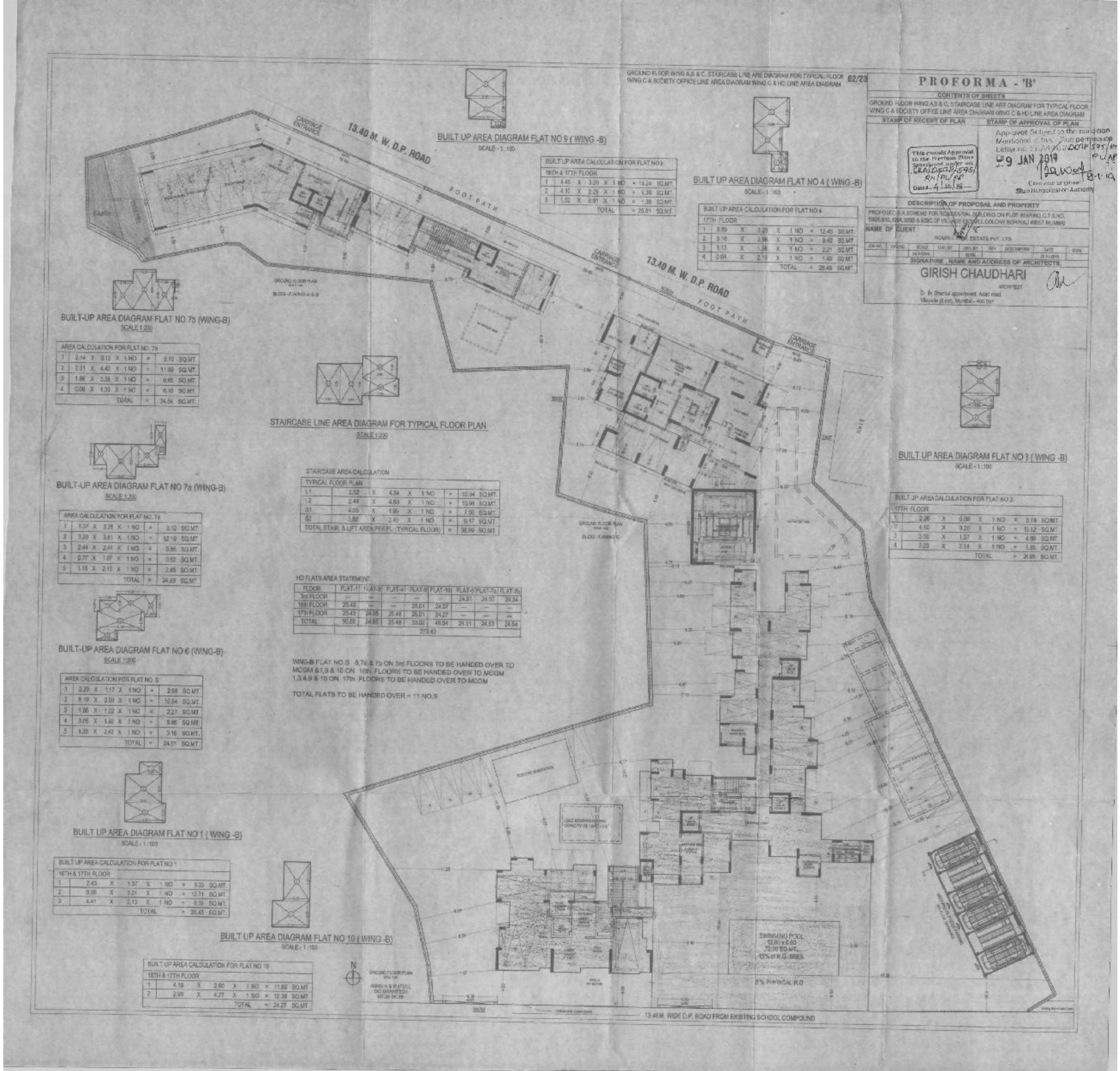
DRG.NO.	SHEET	DR. BY	CH. BY	REV.	DESCRIPTION	DATE	SIGN

SIGNATURE, NAME AND ADDRESS OF ARCHITECTS.

GIRISH CHAUDHARI

ARCHITECT

G. S. Chavan, Kasturi Apartment, Kasturi Road, Vikhroli (East), Mumbai - 400 083.


GROUND FLOOR WING A,B & C, STAIRCASE LINE ARE DIAGRAM FOR TYPICAL FLOOR WING C & SOCIETY OFFICE LINE AREA DIAGRAM WING C & HC LINE AREA DIAGRAM
02/23
PROFORMA - 'B'
CONTENTS OF SHEETS
GROUND FLOOR WING A,B & C, STAIRCASE LINE ARE DIAGRAM FOR TYPICAL FLOOR WING C & SOCIETY OFFICE LINE AREA DIAGRAM WING C & HC LINE AREA DIAGRAM
STAMP OF RECEIPT OF PLAN
STAMP OF APPROVAL OF PLAN
Approved Subject to the condition Mentioned in this Commencement Letter No. CHAVA/K/W/0078/595/New PLAN
29 JAN 2019
Executive Engineer
Slum Rehabilitation Authority
This cancels Approval to the previous Plans Sanctioned under no. CHA/DC/TS/595/RN/PL/68 Dated 4.10.18
DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED G+X SCHEME FOR RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 590/5,610,624,625/6 &626/C OF VILLAGE DEVNAR COLONY BORIVALI WEST MUMBAI
NAME OF CLIENT :
ROMELL REALTY ESTATE PVT. LTD.
SIGNATURE , NAME AND ADDRESS OF ARCHITECTS.
GIRISH CHAUDHARI
ARCHITECT
Dr. Br. Bhansali appartment, Arpc road, Vileparle (East), Mumbai - 400 057
13.40 M. W. D.P. ROAD
CARRIAGE ENTRANCE
FOOT PATH
BUILT UP AREA DIAGRAM FLAT NO 9 (WING -B)
SCALE - 1:100
BUILT UP AREA CALCULATION FOR FLAT NO 9
16TH & 17TH FLOOR
1 4.45 X 3.20 X 1 NO = 14.24 SQ.MT.
2 4.16 X 2.26 X 1 NO = 9.39 SQ.MT.
3 1.52 X 0.91 X 1 NO = 1.38 SQ.MT.
TOTAL = 25.01 SQ.MT.
BUILT UP AREA DIAGRAM FLAT NO 4 (WING -B)
SCALE - 1:100
BUILT UP AREA CALCULATION FOR FLAT NO 4
17TH FLOOR
1 3.69 X 3.30 X 1 NO = 12.45 SQ.MT.
2 3.16 X 2.66 X 1 NO = 8.42 SQ.MT.
3 1.13 X 1.96 X 1 NO = 2.21 SQ.MT.
4 0.64 X 2.19 X 1 NO = 1.40 SQ.MT.
TOTAL = 25.48 SQ.MT.
BUILT-UP AREA DIAGRAM FLAT NO 7b (WING-B)
SCALE 1:200
AREA CALCULATION FOR FLAT NO. 7b
1 2.44 X 3.13 X 1 NO = 7.70 SQ.MT.
2 2.31 X 4.42 X 1 NO = 11.09 SQ.MT.
3 1.98 X 3.38 X 1 NO = 6.66 SQ.MT.
4 0.09 X 1.33 X 1 NO = 0.10 SQ.MT.
TOTAL = 24.54 SQ.MT.
STAIRCASE LINE AREA DIAGRAM FOR TYPICAL FLOOR PLAN
SCALE 1:200
STAIRCASE AREA CALCULATION
TYPICAL FLOOR PLAN
L1 2.52 X 4.34 X 1 NO = 10.94 SQ.MT.
L2 2.44 X 4.50 X 1 NO = 10.98 SQ.MT.
S1 4.05 X 1.96 X 1 NO = 7.93 SQ.MT.
S2 3.82 X 2.40 X 1 NO = 9.17 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. (TYPICAL FLOOR) = 38.99 SQ.MT.
BUILT-UP AREA DIAGRAM FLAT NO 7a (WING-B)
SCALE 1:200
AREA CALCULATION FOR FLAT NO. 7a
1 1.37 X 2.28 X 1 NO = 3.12 SQ.MT.
2 3.20 X 3.81 X 1 NO = 12.19 SQ.MT.
3 2.44 X 2.44 X 1 NO = 5.95 SQ.MT.
4 0.77 X 1.07 X 1 NO = 0.82 SQ.MT.
5 1.13 X 2.15 X 1 NO = 2.45 SQ.MT.
TOTAL = 24.53 SQ.MT.
BUILT-UP AREA DIAGRAM FLAT NO 6 (WING-B)
SCALE 1:200
AREA CALCULATION FOR FLAT NO. 6
1 2.29 X 1.17 X 1 NO = 2.68 SQ.MT.
2 5.19 X 2.03 X 1 NO = 10.54 SQ.MT.
3 1.86 X 1.22 X 1 NO = 2.27 SQ.MT.
4 3.05 X 1.82 X 1 NO = 5.55 SQ.MT.
5 1.20 X 2.63 X 1 NO = 3.16 SQ.MT.
TOTAL = 24.51 SQ.MT.
HC FLATS AREA STATEMENT
FLOOR FLAT-1 FLAT-3 FLAT-4 FLAT-6 FLAT-10 FLAT-2 FLAT-7a FLAT-7b
3rd FLOOR — — — — — 24.51 24.53 24.54
16th FLOOR 25.43 — — 25.01 24.27 — — —
17th FLOOR 25.43 24.95 25.48 25.01 24.27 — — —
TOTAL 50.86 24.95 25.48 50.02 48.54 24.51 24.53 24.54
273.43
WING-B FLAT NO.S 6,7a & 7b ON 3rd FLOORS TO BE HANDED OVER TO MCGM &1,9 & 10 ON 16th FLOORS TO BE HANDED OVER TO MCGM 1,3,4,9 & 10 ON 17th FLOORS TO BE HANDED OVER TO MCGM
TOTAL FLATS TO BE HANDED OVER = 11 NO.S
BUILT UP AREA DIAGRAM FLAT NO 3 (WING -B)
SCALE - 1:100
BUILT UP AREA CALCULATION FOR FLAT NO 3
17TH FLOOR
1 2.26 X 0.08 X 1 NO = 0.18 SQ.MT.
2 4.10 X 3.20 X 1 NO = 13.12 SQ.MT.
3 3.10 X 1.37 X 1 NO = 4.90 SQ.MT.
4 3.20 X 2.14 X 1 NO = 6.85 SQ.MT.
TOTAL = 24.95 SQ.MT.
BUILT UP AREA DIAGRAM FLAT NO 1 (WING -B)
SCALE - 1:100
BUILT UP AREA CALCULATION FOR FLAT NO 1
16TH & 17TH FLOOR
1 2.45 X 1.37 X 1 NO = 3.33 SQ.MT.
2 3.06 X 3.21 X 1 NO = 12.71 SQ.MT.
3 4.41 X 2.13 X 1 NO = 9.39 SQ.MT.
TOTAL = 25.43 SQ.MT.
BUILT UP AREA DIAGRAM FLAT NO 10 (WING -B)
SCALE - 1:100
BUILT UP AREA CALCULATION FOR FLAT NO 10
16TH & 17TH FLOOR
1 4.19 X 2.80 X 1 NO = 11.69 SQ.MT.
2 2.90 X 4.27 X 1 NO = 12.38 SQ.MT.
TOTAL = 24.27 SQ.MT.
SWIMMING POOL 12.0 x 6.00 72.00 SQ.MTS. 12% of R.G. AREA
8% PHYSICAL R.G
13.40 M. WIDE D.P. ROAD FROM EXISTING SCHOOL COMPOUND
N