



SLUM REHABILITATION AUTHORITY

S/PVT/0140/20171006/IOA

22 DEC 2021

To,

✓ **License Surveyor**

Shri. Rohit Dhiraj Patil
M/s. Architectural Concept,
802, Skyline Wealth Space,
C-2 Wing, Premier Road,
Vidyavihar (W) Mumbai - 86

Sub : Proposed S.R. Scheme on bearing CTS No. 61, 61/1 to 10 & 62, 62/1 to 32 of Village Bhandup, Taluka - Kurla, M.S.D., Sambhaji Chowk, Tembhipada, Bhandup (West), Mumbai:- 400078.

For : "Sudarshan SRA CHS Ltd."

Ref : Your application vide letter dtd- 26/10/2021

Gentleman,

With reference to above, the amended plans submitted by you for the composite bldg are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI under No. S/PVT/0140/20171006/LOI dated 14.06.2021 shall be complied
2. That all the conditions mentioned in IOA under No. S/PVT/0140/20171006/LOI dtd.02/08/2021 shall be complied.
3. That the revised R.C.C. design & calculation as per present amended plans shall be submitted.
4. That the CC shall be got re-endorsed.
5. That you shall pay entire Stamp Duty of the prospective buyers for the area for which 50% reduction in premium is availed. Further, you shall submit the certificate from the prospective buyers that their stamp duty has been paid. The copy of said certificate and list of the beneficiaries shall be submitted to SRA/ RERA and the said list shall be displayed on the website of the developer.

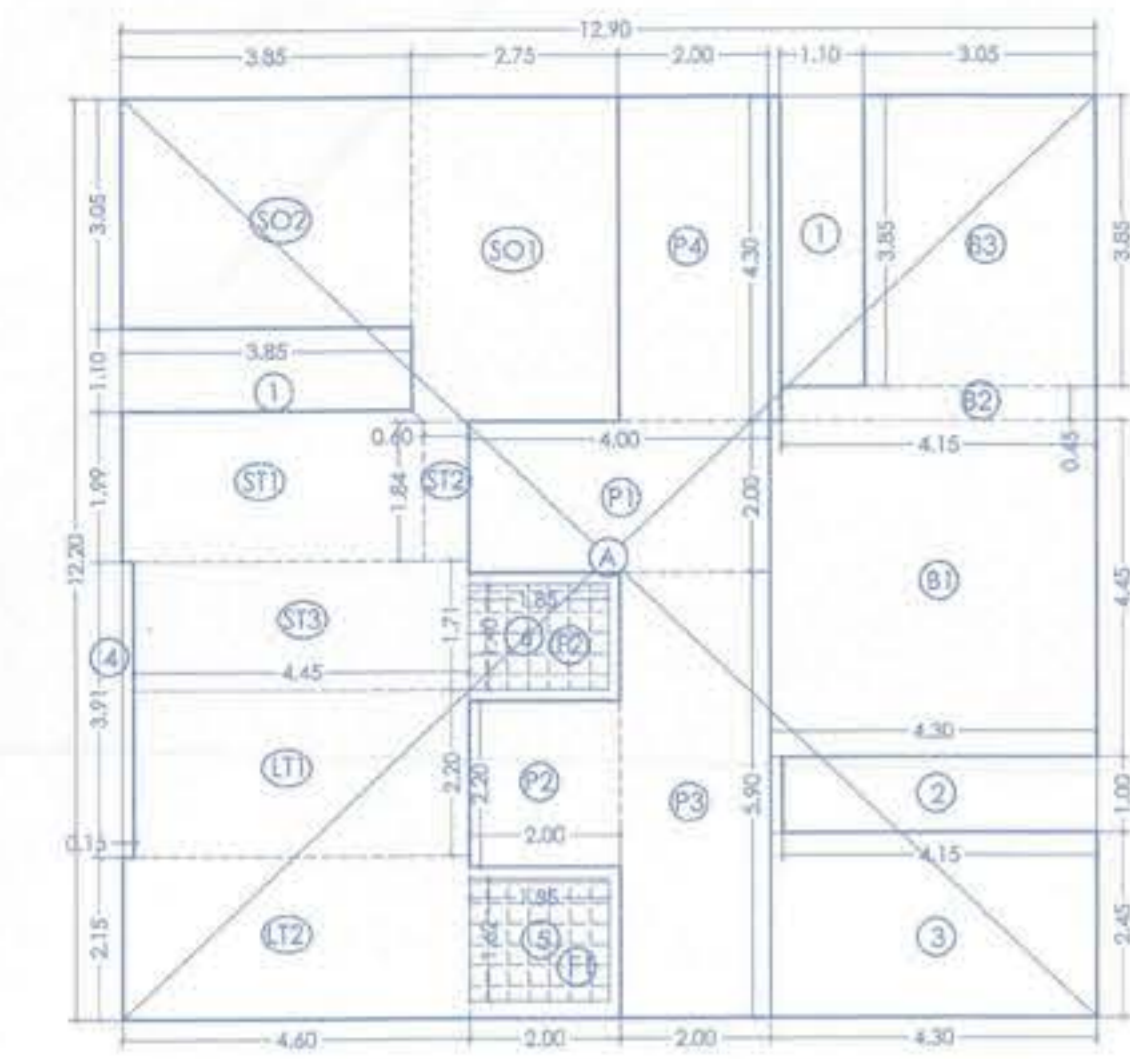
6. That you shall incorporate a condition in the sale agreement to the effect that 50% reduction in premium facility is availed and the same is passed on to the prospective buyers in terms of payment of stamp duty of the respective residential/ commercial units.
7. Proposed changes shall be shown on canvas mounted plan to be submitted at the time of O.C.C./B.C.C.

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

Yours faithfully,



Executive Engineer-III
Slum Rehabilitation Authority



AREA LINE DIAGRAM UPPER GROUND FLOOR PLAN FOR REHAB WING - A SCALE 1:100

BUILTUP AREA CALCULATION FOR UPPER GROUND FLOOR PLAN FOR REHAB WING A

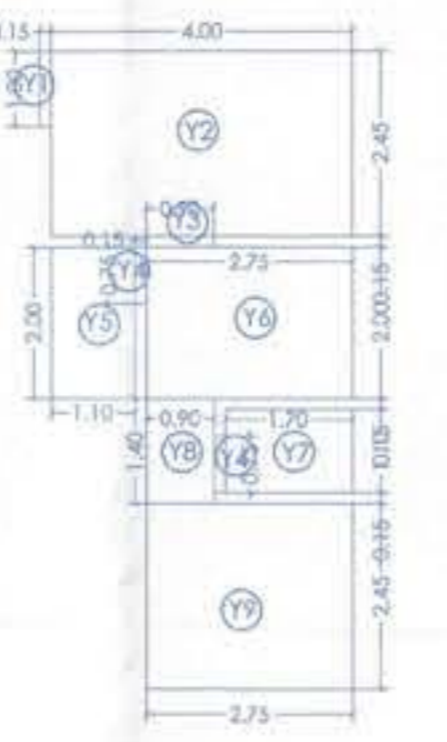
A	12.90	X	12.20	X	1 NOS	=	157.38
B	3.05	X	6.15	X	1 NOS	=	18.76
TOTAL AREA = 176.14 (C)							
STANDARD DEDUCTIONS							
1	3.85	X	1.10	X	1 NOS	=	4.24
2	4.15	X	1.00	X	1 NOS	=	4.15
3	4.30	X	2.45	X	1 NOS	=	10.54
4	0.15	X	3.91	X	1 NOS	=	0.59
5	1.85	X	1.62	X	1 NOS	=	2.99
6	1.85	X	1.40	X	1 NOS	=	2.59
7	3.05	X	3.05	X	1 NOS	=	9.30
TOTAL AREA = 34.40 (D)							
GROSS AREA = (C - D) = 141.74 (E)							
DEDUCTIONS FOR STR. LIFT & LIFT LOBBY							
ST1	3.85	X	1.99	X	1 NOS	=	7.66
ST2	0.75	X	1.84	X	1 NOS	=	1.38
ST3	4.45	X	1.71	X	1 NOS	=	7.60
LT1	4.45	X	2.20	X	1 NOS	=	9.79
LT2	4.60	X	2.15	X	1 NOS	=	9.89
TOTAL STR. LIFT & LIFT LOBBY AREA = 36.32 (F)							
REHAB COMPONENT AREA = (E - F) = 105.42 (G)							
DEDUCTION FOR PASSAGE							
P1	4.00	X	2.00	X	1 NOS	=	8.00
P2	2.00	X	2.20	X	1 NOS	=	4.40
P3	2.00	X	5.90	X	1 NOS	=	11.80
P3	2.00	X	4.30	X	1 NOS	=	8.60
TOTAL PASSAGE BUA = 32.80 (H)							

DEDUCTION FOR SOC OFFICE

SO1	2.75	X	4.30	X	1 NOS	=	11.83
SO2	3.85	X	3.05	X	1 NOS	=	11.74
TOTAL SOC OFFICE BUA = 23.57 (I)							
DEDUCTION FOR BALWADI							
B1	4.30	X	4.45	X	1 NOS	=	19.14
B2	4.15	X	0.45	X	1 NOS	=	1.87
B3	3.05	X	3.85	X	1 NOS	=	11.74
TOTAL BALWADI BUA = 32.75 (J)							
PER FLOOR REHAB F. S. I. = G - (H + I + J)							
	105.42	-	[32.80 + 23.57 + 32.75]	=	16.30		
NET BUA = 16.30 (K)							

FUNGIBLE AREA CALCULATION UPPER GROUND FLOOR PLAN

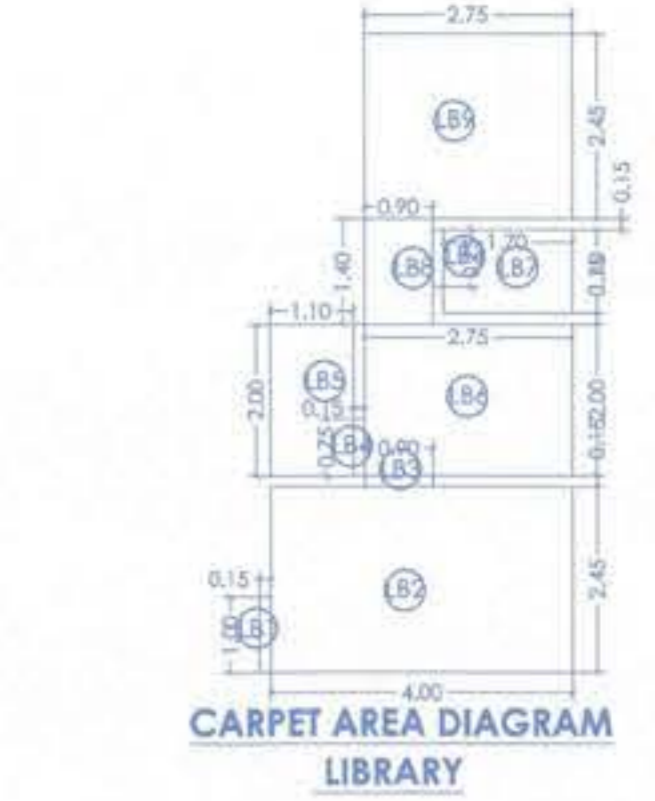
F1	1.85	X	1.62	X	1 NOS	=	3.00
F2	1.85	X	1.40	X	1 NOS	=	2.59
TOTAL FUNGIBLE AREA = 5.59 SQ.MT.							



CARPET AREA DIAGRAM YOGALAYA

CARPET AREA STATEMENT & DIAGRAM 1ST FLOOR YOGALAYA FLAT NO 3 REHAB WING - A

Y1	0.15	X	1.00	X	1 NOS	=	0.15
Y2	4.00	X	2.45	X	1 NOS	=	9.80
Y3	0.90	X	0.15	X	1 NOS	=	0.14
Y4	0.15	X	0.75	X	2 NOS	=	0.23
Y5	1.10	X	2.00	X	1 NOS	=	2.20
Y6	2.75	X	2.00	X	1 NOS	=	5.50
Y7	1.70	X	1.10	X	1 NOS	=	1.87
Y8	0.90	X	1.40	X	1 NOS	=	1.26
Y9	2.75	X	2.45	X	1 NOS	=	6.73
YOGALAYA TOTAL AREA = 27.88 SQ.MT							



CARPET AREA DIAGRAM LIBRARY

CARPET AREA STATEMENT & DIAGRAM 1ST FLOOR LIBRARY FLAT NO 2 REHAB WING - A

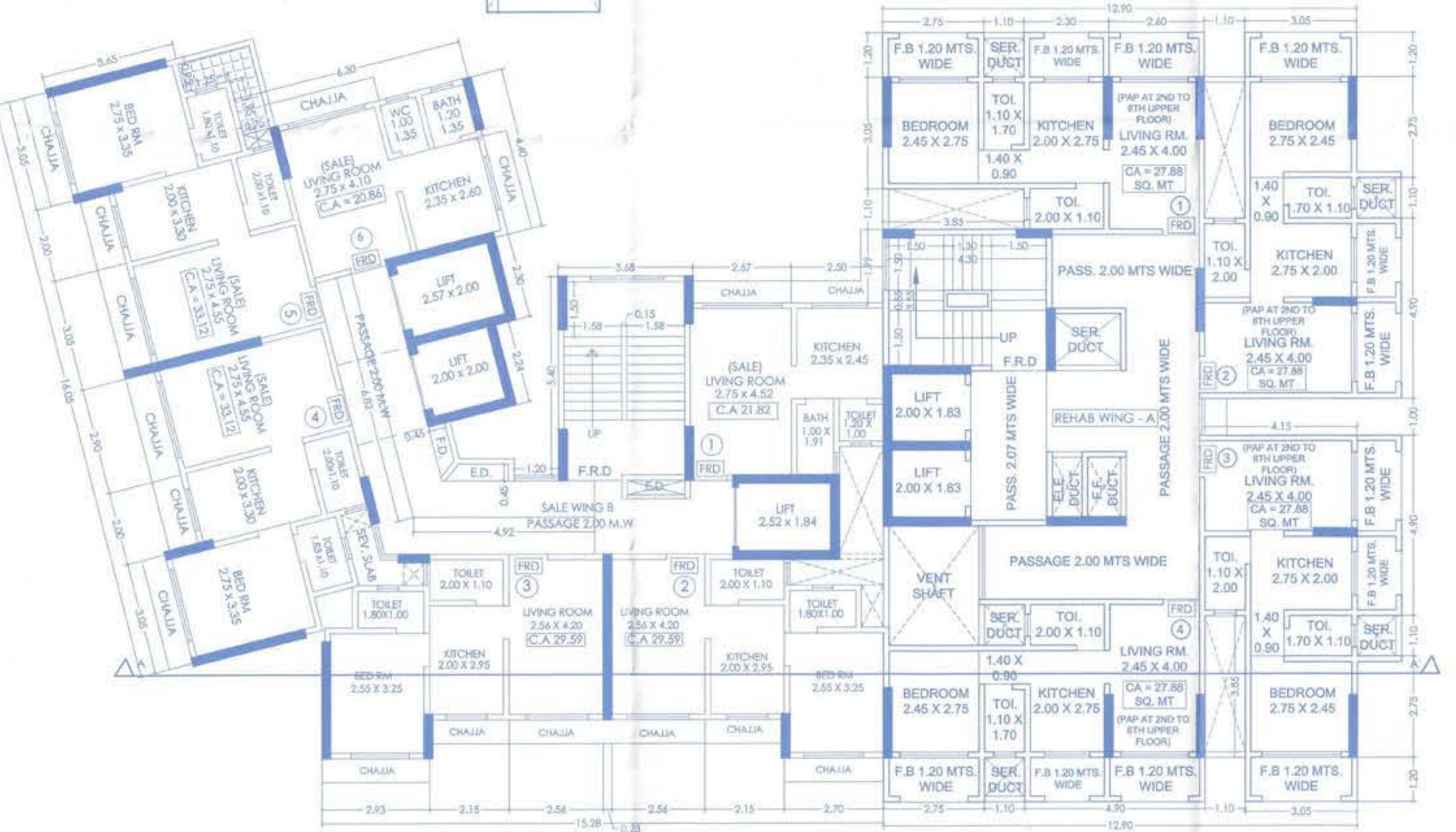
LB1	0.15	X	1.00	X	1 NOS	=	0.15
LB2	4.00	X	2.45	X	1 NOS	=	9.80
LB3	0.90	X	0.15	X	1 NOS	=	0.14
LB4	0.15	X	0.75	X	2 NOS	=	0.23
LB5	1.10	X	2.00	X	1 NOS	=	2.20
LB6	2.75	X	2.00	X	1 NOS	=	5.50
LB7	1.70	X	1.10	X	1 NOS	=	1.87
LB8	0.90	X	1.40	X	1 NOS	=	1.26
LB9	2.75	X	2.45	X	1 NOS	=	6.73
LIBRARY TOTAL AREA = 27.88 SQ.MT							

CARPET AREA STATEMENT & DIAGRAM 1ST FLOOR WELFARE CENTRE FLAT NO 1 REHAB WING - A

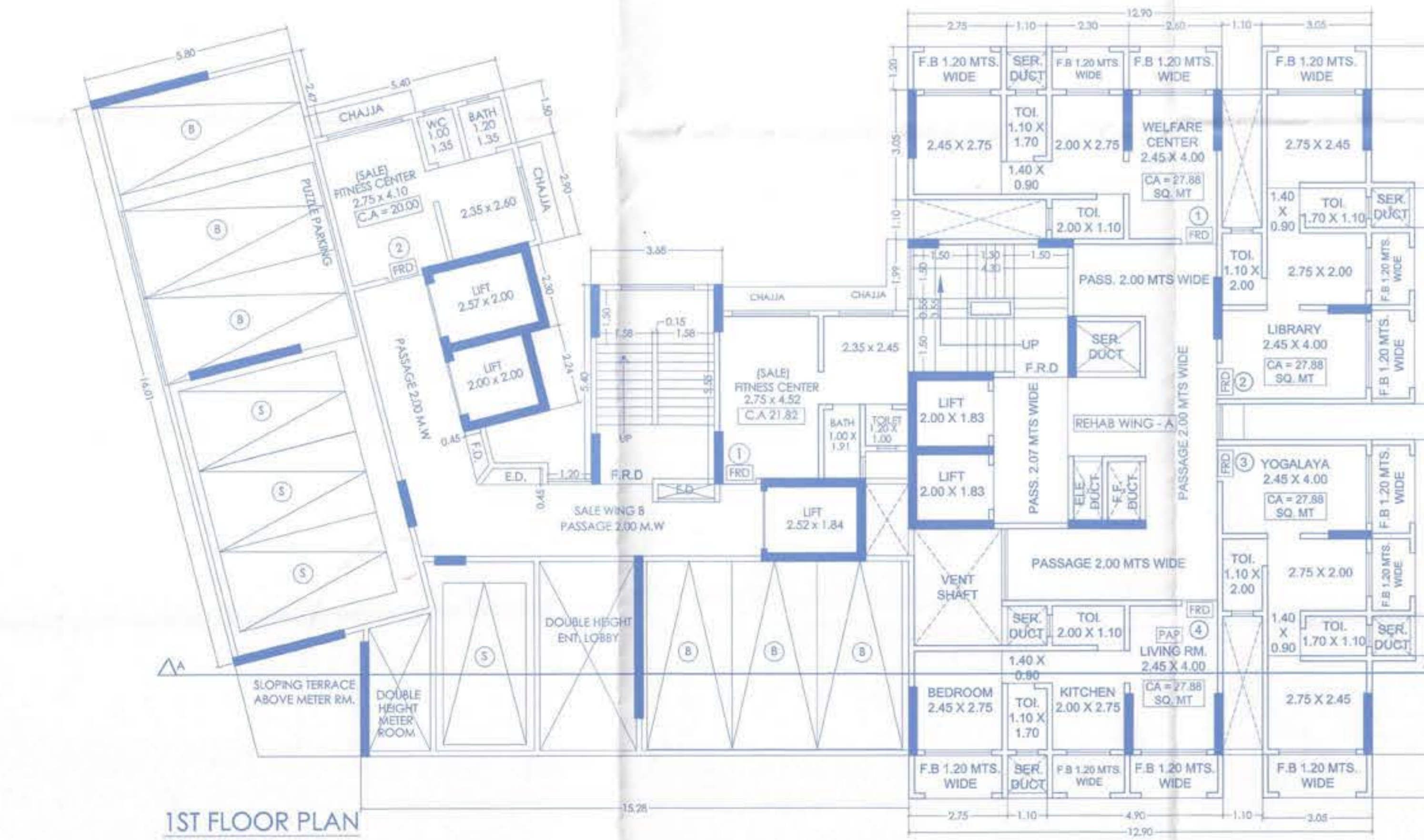
W1	1.00	X	0.15	X	1 NOS	=	0.15
W2	2.45	X	4.00	X	1 NOS	=	9.80
W3	0.15	X	0.90	X	1 NOS	=	0.14
W4	2.00	X	1.10	X	1 NOS	=	2.20
W5	0.15	X	0.75	X	2 NOS	=	0.23
W6	2.00	X	2.75	X	1 NOS	=	5.50
W7	1.10	X	1.70	X	1 NOS	=	1.87
W8	1.10	X	0.90	X	1 NOS	=	1.26
W9	2.45	X	2.75	X	1 NOS	=	6.73
WELFARE CENTRE TOTAL AREA = 27.88 SQ.MT							



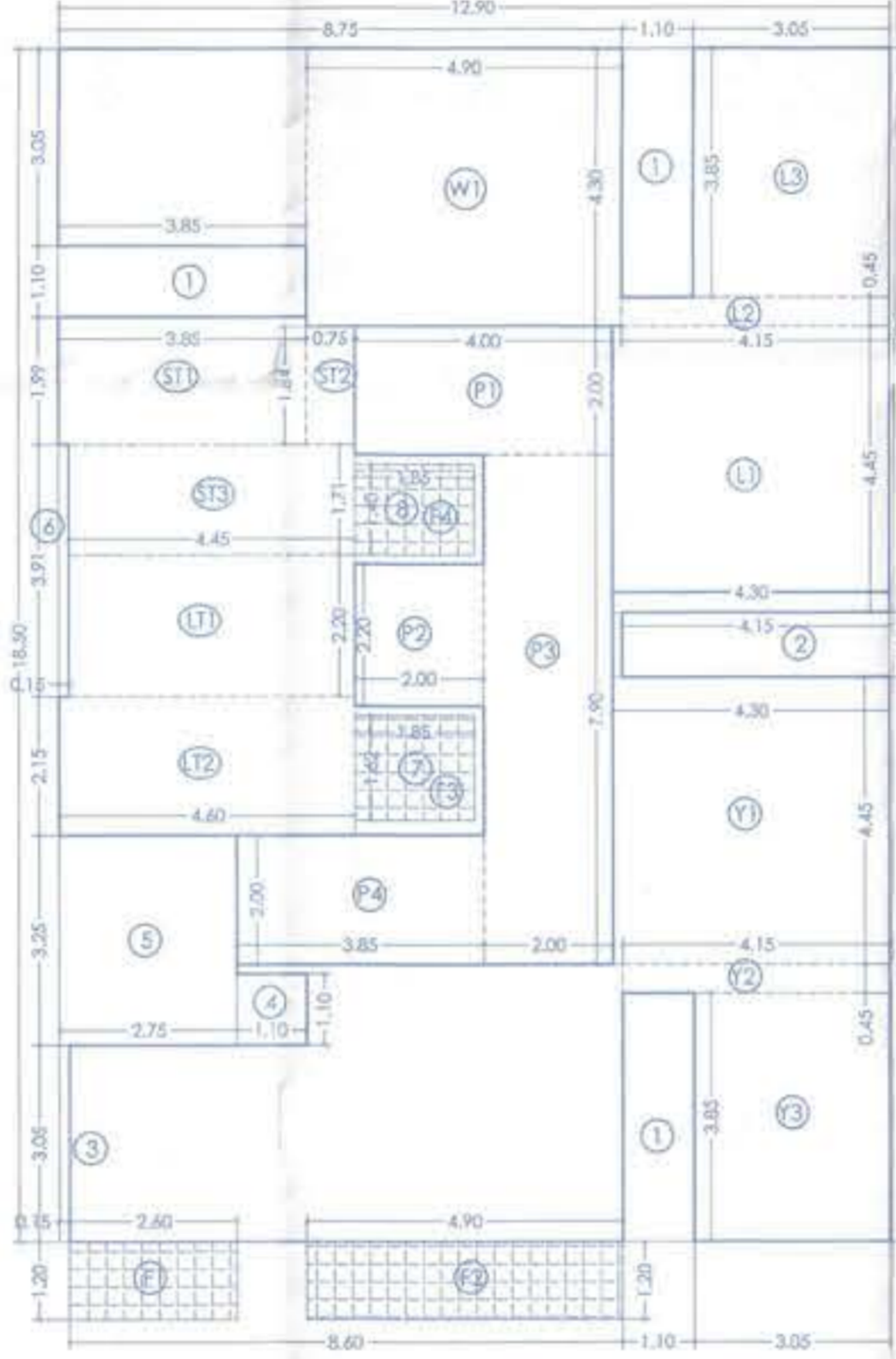
CARPET AREA DIAGRAM WELFARE CENTRE



3RD TO 7TH, 9TH TO 14TH & 16TH TO 19TH FLOOR PLAN SCALE 1:100



1ST FLOOR PLAN SCALE 1:100



AREA LINE DIAGRAM 1ST FLOOR PLAN FOR REHAB WING SCALE 1:100

BUILTUP AREA CALCULATION FOR 1ST FLOOR PLAN REHAB WING - A

A	12.90	X	18.50	X	1 NOS	=	238.65
STANDARD DEDUCTIONS							
1	3.85	X	1.10	X	3 NOS	=	12.71
2	4.15	X	1.00	X	1 NOS	=	4.15
3	0.15	X	3.05	X	1 NOS	=	0.46
4	1.10	X	1.10	X	1 NOS	=	1.21
5	2.75	X	3.25	X	1 NOS	=	8.93
6	0.15	X	3.91	X	1 NOS	=	0.59
7	1.85	X	1.62	X	1 NOS	=	3.00
8	3.85	X	1.40	X	1 NOS	=	5.39
TOTAL STR. LIFT & LIFT LOBBY AREA = 36.32 SQ.MT. (D)							
REHAB COMPONENT AREA = (C - D) = 205.01 (E)							
DEDUCTION FOR PASSAGE							
P1	4.00	X	2.00	X	1 NOS	=	8.00
P2	2.00	X	2.20	X	1 NOS	=	4.40
P3	2.00	X	7.90	X	1 NOS	=	15.80
P4	3.85	X	2.00	X	1 NOS	=	7.70
TOTAL PASSAGE BUA = 35.90 SQ.MT. (F)							
DEDUCTION FOR YOGALAYA							
Y1	4.30	X	4.45	X	1 NOS	=	19.14
Y2	4.15	X	0.45	X	1 NOS	=	1.87
Y3	3.05	X	3.85	X	1 NOS	=	11.74
TOTAL YOGALAYA BUA = 32.75 SQ.MT. (G)							

DEDUCTION FOR LIBRARY

L1	4.30	X	4.45	X	1 NOS	=	19.14
L2	4.15	X	0.45	X	1 NOS	=	1.87
L3	3.05	X	3.85	X	1 NOS	=	11.74
TOTAL LIBRARY BUA = 32.75 SQ.MT. (H)							
DEDUCTION FOR WELFARE CENTER							
W1	4.90	X	4.30	X	1 NOS	=	21.07
W2	3.85	X	3.05	X	1 NOS	=	11.74
TOTAL WELFARE CENTER BUA = 32.81 SQ.MT. (I)							
PER FLOOR REHAB F. S. I. = E - (F + G + H + I)							
	205.01	-	[35.90 + 32.75 + 32.75 + 32.81]	=	34.48		
NET BUA = 34.48 SQ.MT. (J)							

FUNGIBLE AREA CALCULATION 1ST TO 7TH & 9TH TO 14TH & 16TH TO 19TH FLOOR PLAN

F1	2.75	X	1.20	X	1 NOS	=	3.30
F2	4.90	X	1.20	X	4 NOS	=	23.52
F3	3.05	X	1.20	X	2 NOS	=	7.32
F4	2.60	X	1.20	X	1 NOS	=	3.12
F5	1.85	X	1.62	X	1 NOS	=	3.00
F6	1.85	X	1.40	X	1 NOS	=	2.59
TOTAL FUNGIBLE AREA = 42.85 SQ.MT. (K)							

This cancels Approval to the Previous Plans sanctioned under No. 22/2/UB/2014 dated 01/01/2014

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENG/2014/2014 dated 01/01/2014
Executive Engineer
Slum Rehabilitation Authority

PROFORMA 'B'

CONTENT OF SHEET

UPPER GROUND FLOOR BUILTUP AREA LINE DIAGRAM CALCULATION 1ST FLOOR PLAN AND 3RD TO 7TH, 9TH TO 14TH & 16TH TO 19TH FLOOR PLAN AND BUILTUP AREA LINE DIAGRAM CALCULATION

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED S.R. SCHEME U/SEC. 33 (10) ON PLOT BEARING GIS NO. 61.61/1 TO 10 & 62.62/1 TO 32. OF VILLAGE BHANDUP, TEMBHI PADA, BHANDUP (WEST) MUMBAI - 400 078.

M/S. SUDHARSHAN CHS LTD.
NAME OF DEVELOPER

M/S. SAI SASTHA ENTERPRISES
NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT

802, Skyline Wealth Space, C-2, Wing, Premier Road, Vidyavihar (West), Mumbai - 400 086.
Tel.: 2510 0465, 2510 3561
Email : atrchconcept@yahoo.co.in

ROHIT PATIL
P/840000456/LS

NO. OF LINE	REMARK	JOB NO. :-	SCALE :-
		DRG. NO. :- 02	ERN BY :- HEENA
		DATE :- 18/05/2021	CHKD BY :- KISHOR