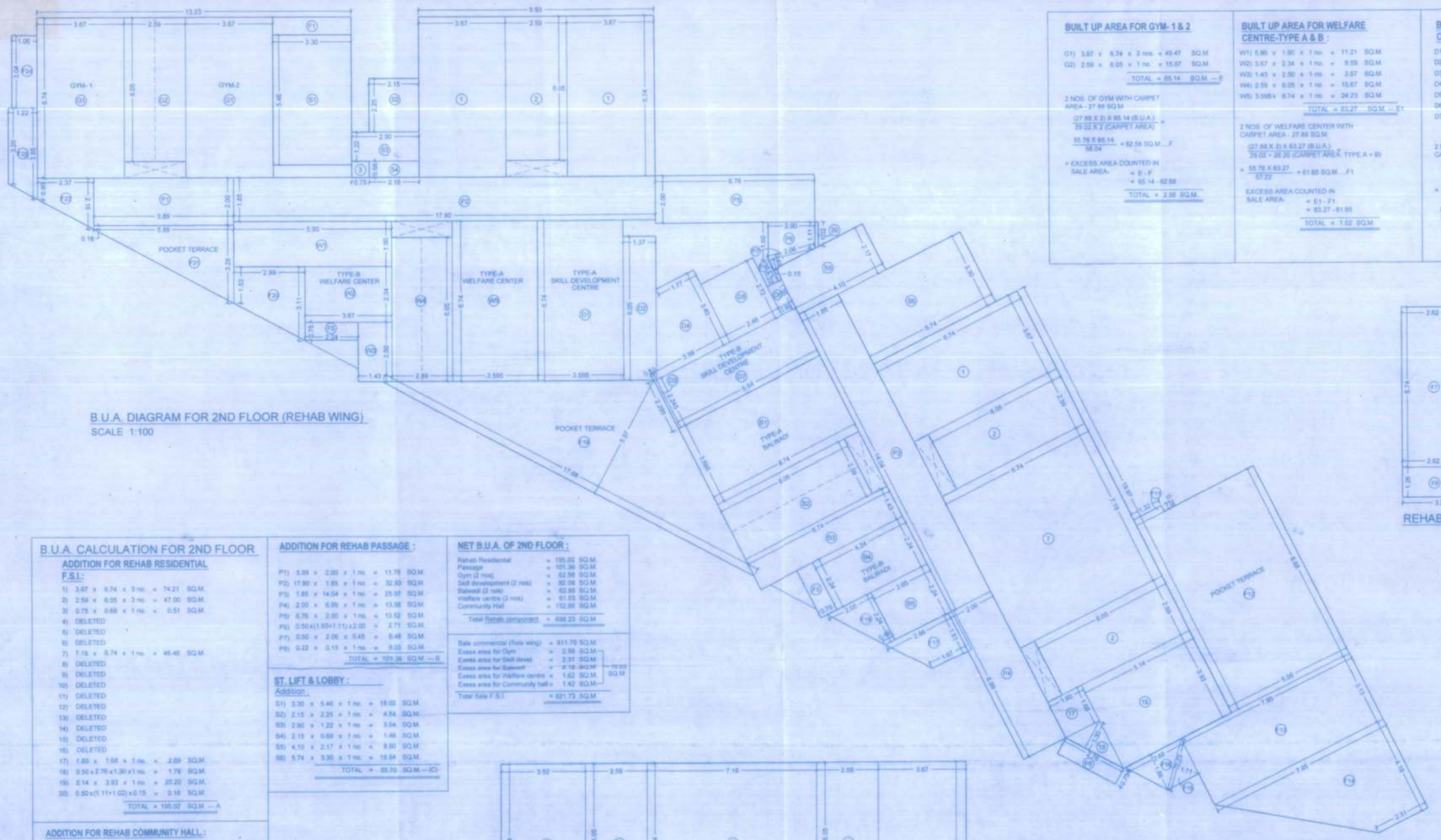
R5/10



B.U.A. DIAGRAM FOR 2ND FLOOR (REHAB WING)
SCALE 1:100

BUILT UP AREA FOR GYM- 1 & 2

G1) 3.67 x 8.74 x 2 nos. = 49.47 SQ.M.
G2) 2.59 x 8.05 x 1 no. = 15.67 SQ.M.
TOTAL = 65.14 SQ.M. —B

2 NOS. OF GYM WITH CARPET AREA - 27.88 SQ.M.
(27.88 X 2) X 65.14 (B.U.A.) / 39.02 X 2 (CARPET AREA)
55.76 X 65.14 / 39.04 = 92.58 SQ.M. —F
+ EXCESS AREA COUNTED IN SALE AREA- = E - F = 65.14 - 62.58 = TOTAL = 2.56 SQ.M.

BUILT UP AREA FOR WELFARE CENTRE-TYPE A & B :

W1) 5.90 x 1.90 x 1 no. = 11.21 SQ.M.
W2) 3.67 x 2.34 x 1 no. = 8.59 SQ.M.
W3) 1.43 x 2.60 x 1 no. = 3.67 SQ.M.
W4) 2.59 x 8.05 x 1 no. = 15.67 SQ.M.
W5) 3.595 x 8.74 x 1 no. = 24.23 SQ.M.
TOTAL = 63.27 SQ.M. —E1

2 NOS. OF WELFARE CENTER WITH CARPET AREA - 27.88 SQ.M.
(27.88 X 2) X 63.27 (B.U.A.) / 39.02 = 28.20 (CARPET AREA TYPE A + B)
+ 55.76 X 63.27 / 57.62 = 61.85 SQ.M. —F1
EXCESS AREA COUNTED IN SALE AREA- = E1 - F1 = 63.27 - 61.85 = TOTAL = 1.62 SQ.M.

BUILT UP AREA FOR SKILL DEVELOPMENT CENTRE-TYPE A & B :

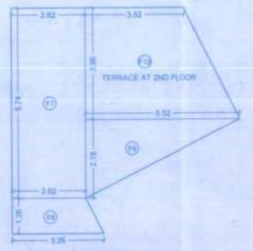
D1) 3.595 x 8.74 x 1 no. = 24.23 SQ.M.
D2) 1.37 x 8.05 x 1 no. = 8.29 SQ.M.
D3) 0.50+(3.28+4.24)/2 x 1.20 = 4.70 SQ.M.
D4) 0.50 x (3.59+1.77) / 2 x 3.40 = 3.11 SQ.M.
D5) 2.40 x 2.72 x 1 no. = 6.69 SQ.M.
D6) 0.65 x 1.35 x 1 no. = 0.93 SQ.M.
D7) 5.64 x 2.245 x 1 no. = 14.01 SQ.M.
TOTAL = 64.39 SQ.M. —E2

2 NOS. OF SKILL DEVELOPMENT CENTRE WITH CARPET AREA - 27.88 SQ.M.
(27.88 X 2) X 64.39 (B.U.A.) / 39.02 = 28.81 (CARPET AREA TYPE A + B)
= 55.76 X 64.39 / 57.62 = 62.06 SQ.M. —F2
EXCESS AREA COUNTED IN SALE AREA- = E2 - F2 = 64.39 - 62.06 = TOTAL = 2.33 SQ.M.

BUILT UP AREA FOR BALWADI-TYPE A & B :

B1) 3.595 x 8.74 x 1 no. = 24.23 SQ.M.
B2) 2.59 x 8.05 x 1 no. = 15.67 SQ.M.
B3) 5.74 x 1.63 x 1 no. = 9.94 SQ.M.
B4) 4.24 x 2.34 x 1 no. = 9.50 SQ.M.
B5) 2.68 x 2.24 x 1 no. = 5.94 SQ.M.
TOTAL = 64.98 SQ.M. —E3

2 NOS. OF BALWADI WITH CARPET AREA - 27.88 SQ.M.
(27.88 X 2) X 64.98 (B.U.A.) / 39.02 = 28.80 (CARPET AREA TYPE A + B)
= 55.76 X 64.98 / 57.62 = 62.96 SQ.M. —F3
EXCESS AREA COUNTED IN SALE AREA- = E3 - F3 = 64.98 - 62.96 = TOTAL = 2.12 SQ.M.



REHAB FUNGIBLE AREA

ADDITION FOR REHAB FUNGIBLE :

F1) 3.30 x 0.79 x 1 no. = 2.47 SQ.M.
F2) DELETED
F3) DELETED
F4) DELETED
F5) 2.24 x 0.75 x 2 no. = 3.36 SQ.M.
F6) 2.75 x 0.75 x 1 no. = 2.07 SQ.M.
F7) 2.62 x 8.74 x 1 no. = 17.66 SQ.M.
F8) 0.50 x (3.26+2.62) x 1.20 = 3.70 SQ.M.
F9) 0.50 x 5.52 x 2.75 = 7.67 SQ.M.
F10) 0.50 x (5.52+1.52) x 3.96 = 17.90 SQ.M.
F11) 1.32 x 0.28 x 1 no. = 0.37 SQ.M.
F12) 3.56 x 8.68 x 1 no. = 49.37 SQ.M.
F13) 7.65 x 3.13 x 1 no. = 24.88 SQ.M.
F14) 0.50 x (7.85+2.31) x 4.19 = 21.49 SQ.M.
F15) 0.50 x 2.23 x 1.11 = 1.24 SQ.M.
F16) 0.50 x 2.68 x 1.66 = 3.22 SQ.M.
F17) 0.50 x (2.66+1.67) x 1.81 = 4.16 SQ.M.
F18) 0.50 x (2.05+0.48) x 2.24 = 2.81 SQ.M.
F19) 0.50 x 17.66 x 5.37 = 47.47 SQ.M.
F20) 0.50 x (3.11+1.53) x 2.99 = 6.94 SQ.M.
F21) 0.80 x (3.28+0.18) x 5.89 = 10.13 SQ.M.
F22) 0.50 x (2.16+0.90) x 2.57 = 3.63 SQ.M.
F23) 0.50 x (3.85+3.26) x 1.22 = 4.30 SQ.M.
F24) 1.06 x 3.04 x 1 no. = 3.22 SQ.M.
TOTAL = 237.09 SQ.M.

B.U.A. CALCULATION FOR 2ND FLOOR

ADDITION FOR REHAB RESIDENTIAL F.S.I :

1) 3.67 x 8.74 x 3 no. = 74.21 SQ.M.
2) 2.59 x 8.05 x 3 no. = 47.00 SQ.M.
3) 0.75 x 0.65 x 1 no. = 0.51 SQ.M.
4) DELETED
5) DELETED
6) DELETED
7) 7.18 x 8.74 x 1 no. = 46.46 SQ.M.
8) DELETED
9) DELETED
10) DELETED
11) DELETED
12) DELETED
13) DELETED
14) DELETED
15) DELETED
16) DELETED
17) 1.80 x 1.68 x 1 no. = 2.69 SQ.M.
18) 0.50 x 2.76 x 1.30 x 1 no. = 1.79 SQ.M.
19) 5.14 x 3.93 x 1 no. = 20.20 SQ.M.
20) 0.50 x (1.11+1.02) x 0.15 = 0.16 SQ.M.
TOTAL = 195.02 SQ.M. —A

ADDITION FOR REHAB PASSAGE :

P1) 5.89 x 2.00 x 1 no. = 11.78 SQ.M.
P2) 17.90 x 1.85 x 1 no. = 32.99 SQ.M.
P3) 1.80 x 14.04 x 1 no. = 25.97 SQ.M.
P4) 2.00 x 5.99 x 1 no. = 13.98 SQ.M.
P5) 6.76 x 2.00 x 1 no. = 13.52 SQ.M.
P6) 0.50 x (1.60+1.11) x 2.00 = 2.71 SQ.M.
P7) 0.50 x 2.06 x 0.45 = 0.46 SQ.M.
P8) 0.22 x 0.15 x 1 no. = 0.03 SQ.M.
TOTAL = 101.36 SQ.M. —B

ST. LIFT & LOBBY :

Addition :
S1) 3.30 x 5.45 x 1 no. = 18.00 SQ.M.
S2) 2.15 x 2.25 x 1 no. = 4.84 SQ.M.
S3) 2.90 x 1.22 x 1 no. = 3.54 SQ.M.
S4) 2.15 x 0.60 x 1 no. = 1.29 SQ.M.
S5) 4.15 x 2.17 x 1 no. = 9.00 SQ.M.
S6) 5.74 x 3.30 x 1 no. = 18.94 SQ.M.
TOTAL = 55.10 SQ.M. —(C)

NET B.U.A. OF 2ND FLOOR :

Rehab Residential = 195.02 SQ.M.
Passage = 101.36 SQ.M.
Gym (2 nos) = 62.58 SQ.M.
Skill development (2 nos) = 62.06 SQ.M.
Balwadi (2 nos) = 62.96 SQ.M.
Welfare centre (3 nos) = 61.85 SQ.M.
Community Hall = 152.80 SQ.M.
Total Rehab component = 698.23 SQ.M.

Sale commercial (flole wing) = 611.75 SQ.M.
Excess area for Gym = 2.56 SQ.M.
Excess area for Skill devel. = 2.31 SQ.M.
Excess area for Balwadi = 2.12 SQ.M.
Excess area for Welfare centre = 1.62 SQ.M.
Excess area for Community hall = 1.42 SQ.M.
Total Sale F.S.I. = 621.73 SQ.M.

REQUIREMENT OF TOILET BLOCK FOR COMMUNITY HALL ON 2ND FLOOR

1) TOTAL BUILT UP AREA OF HALLS ON GR.	= 154.08 SQMT.
2) OCCUPANCY LOAD PER SQMT.OF CARPET AREA	= 0.666 PERSONS
3) TOTAL PERSONS/POPULATION FOR ASSEMBLY (1)X(2)	= 102.62 PERSON SAY 103 PERSON
4) MALE RATIO	= 51.50 NOS. SAY 52 PERSON
5) FEMALE	= 51.50 NOS. SAY 52 PERSON

REQUIREMENT OF MALE TOILET BLOCK

WC - 1/WC FOR EVERY 100 PERSON = 1.00 NO
URINALS- 1/URINAL FOR EVERY 25 PERSON = 2.08 NOS. SAY 3 NOS.
WASH HAND BASIN = 1/ WASH BASIN FOR EVERY 25 PERSON = 2.08 NOS. SAY 3 NOS.

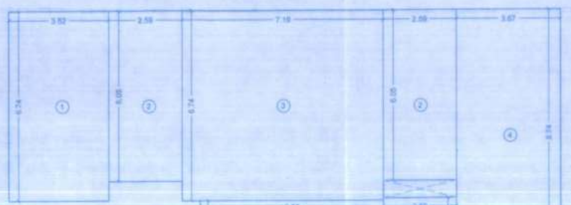
REQUIREMENT OF FEMALE TOILET BLOCK

3 / WC FOR EVERY 100 PERSON = 1.56 NOS. SAY 2 NOS.
1 / WASH BASIN FOE EVERY 25 PERSON = 2.08 NOS. SAY 3 NOS.

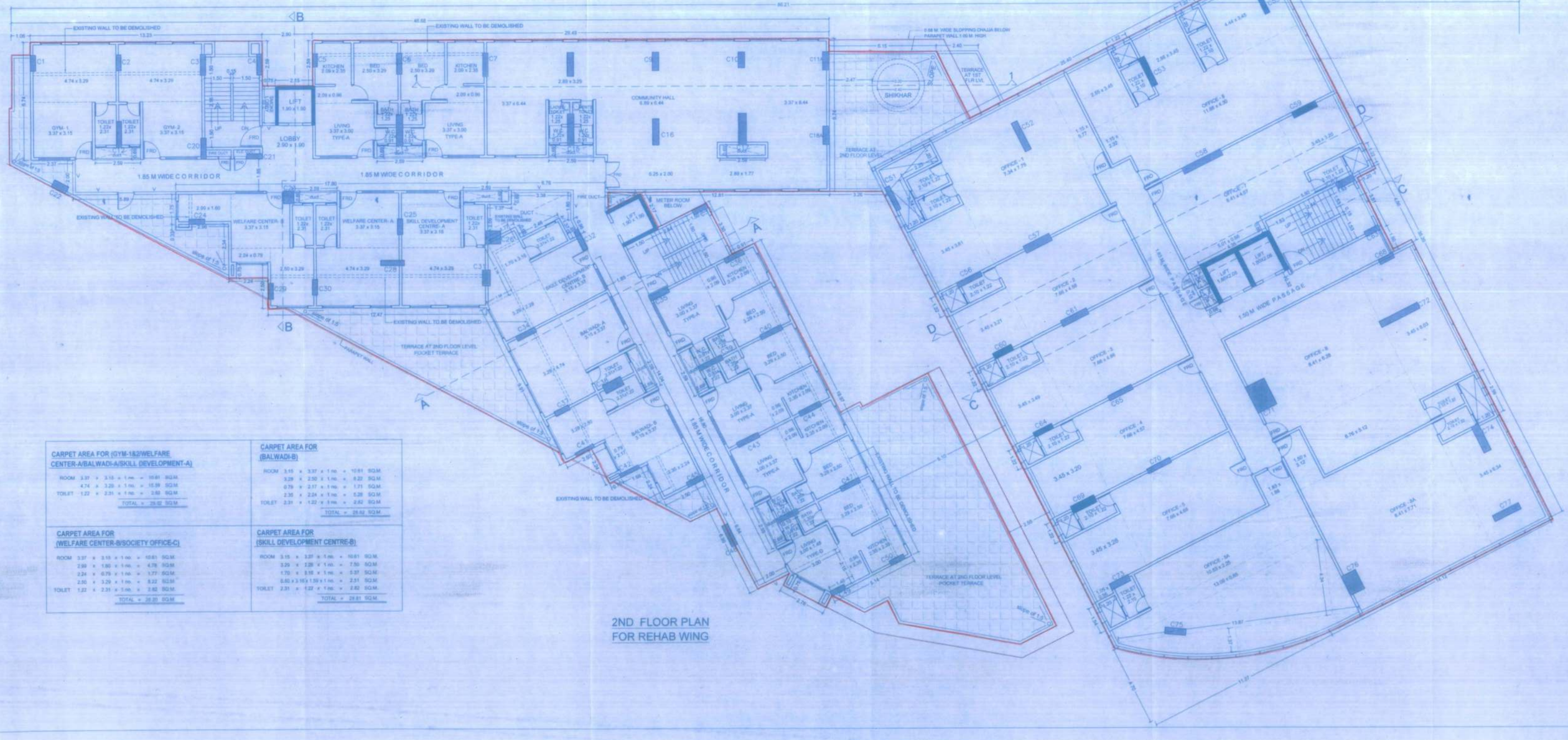
ADDITION FOR COMMUNITY HALL :

1) 3.52 x 0.74 x 1 no. = 23.70 SQ.M.
2) 2.59 x 8.05 x 2 nos. = 31.24 SQ.M.
3) 7.18 x 8.74 x 1 no. = 46.46 SQ.M.
4) 3.67 x 8.74 x 1 no. = 32.07 SQ.M.
5) 2.59 x 2.06 x 1 no. = 5.39 SQ.M.
6) 6.85 x 2.00 x 1 no. = 13.70 SQ.M.
TOTAL = 154.08 SQ.M. —(I)

Community Hall Area Required = Total Rehab F.S.I. x 2% = 7632.93 x 2% = 152.66 sq.mt.
Community Hall Area Proposed = 154.08 sq.mt.
Excess Area Counted in sale f.s.i. = 1.42 sq.mt.



ADDITION FOR COMMUNITY HALL



2ND FLOOR PLAN
FOR REHAB WING

CARPET AREA FOR (GYM-1&2/WELFARE CENTER-A/BALWADI-A/SKILL DEVELOPMENT-A)

ROOM 3.37 x 3.15 x 1 no. = 10.61 SQ.M.
4.74 x 3.29 x 1 no. = 15.59 SQ.M.
TOILET 1.22 x 2.31 x 1 no. = 2.82 SQ.M.
TOTAL = 29.02 SQ.M.

CARPET AREA FOR (BALWADI-B)

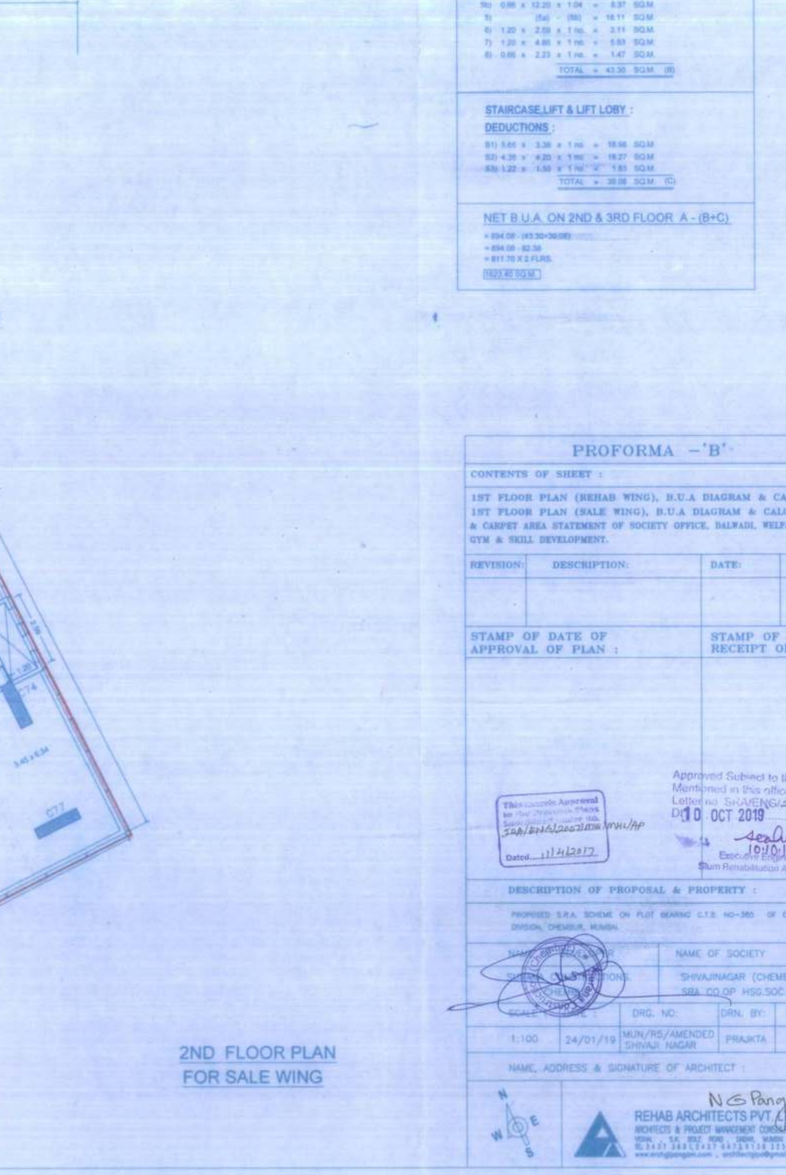
ROOM 3.15 x 3.37 x 1 no. = 10.61 SQ.M.
3.29 x 2.50 x 1 no. = 8.22 SQ.M.
0.79 x 2.17 x 1 no. = 1.71 SQ.M.
2.35 x 2.24 x 1 no. = 5.26 SQ.M.
TOILET 2.31 x 1.22 x 3 no. = 2.82 SQ.M.
TOTAL = 28.62 SQ.M.

CARPET AREA FOR (WELFARE CENTER-B/SOCIETY OFFICE-C)

ROOM 3.37 x 3.15 x 1 no. = 10.61 SQ.M.
2.89 x 1.80 x 1 no. = 4.79 SQ.M.
2.24 x 0.75 x 1 no. = 1.77 SQ.M.
2.55 x 3.29 x 1 no. = 8.22 SQ.M.
TOILET 1.22 x 2.31 x 1 no. = 2.82 SQ.M.
TOTAL = 28.20 SQ.M.

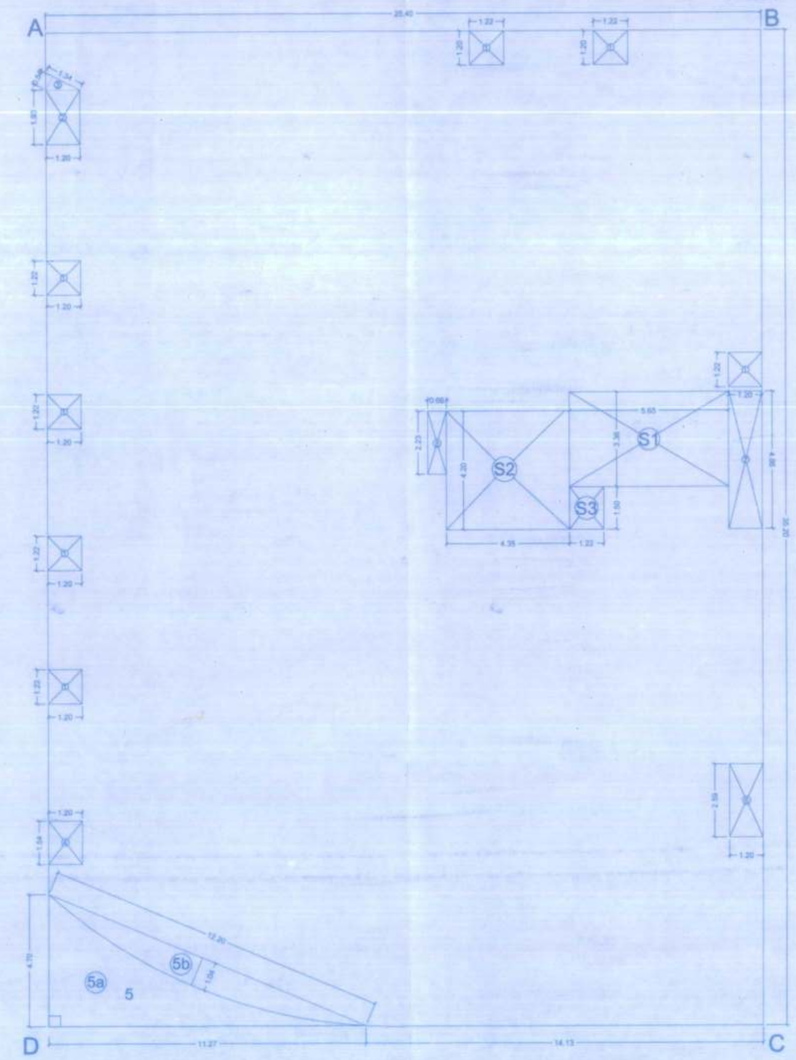
CARPET AREA FOR (SKILL DEVELOPMENT CENTRE-B)

ROOM 3.15 x 3.37 x 1 no. = 10.61 SQ.M.
3.29 x 2.26 x 1 no. = 7.50 SQ.M.
1.70 x 3.15 x 1 no. = 5.37 SQ.M.
0.60 x 3.15 x 1.50 x 1 no. = 2.31 SQ.M.
TOILET 2.31 x 1.22 x 1 no. = 2.82 SQ.M.
TOTAL = 28.61 SQ.M.



2ND FLOOR PLAN
FOR SALE WING

B.U.A. DIAGRAM FOR 2ND & 3RD FLOOR (SALE WING)
SCALE 1:100



B.U.A. FOR 2ND & 3RD FLOOR (SALE WING)

B.U.A. OF ABCD =25.40 X 35.20 = 894.08 SQ.M.-(A)

DEDUCTIONS :

1) 1.22 x 1.20 x 7 no. = 10.25 SQ.M.
2) 1.27 x 1.83 x 1 no. = 2.32 SQ.M.
3) 1.34 x 0.54 x 0.50 = 0.36 SQ.M.
4) 1.20 x 1.54 x 1 no. = 1.85 SQ.M.
5a) 0.50 x 11.27 x 4.70 = 26.48 SQ.M.
5b) 0.66 x 12.20 x 1.04 = 8.37 SQ.M.
5) (5a) - (5b) = 18.11 SQ.M.
6) 1.20 x 2.59 x 1 no. = 3.11 SQ.M.
7) 1.20 x 4.89 x 1 no. = 5.87 SQ.M.
8) 0.65 x 2.23 x 1 no. = 1.47 SQ.M.
TOTAL = 43.30 SQ.M. (B)

STAIRCASE,LIFT & LIFT LOBY :

DEDUCTIONS :

S1) 3.65 x 3.30 x 1 no. = 18.08 SQ.M.
S2) 4.35 x 4.20 x 1 no. = 18.27 SQ.M.
S3) 1.22 x 1.50 x 1 no. = 1.83 SQ.M.
TOTAL = 39.08 SQ.M. (C)

NET B.U.A. ON 2ND & 3RD FLOOR A - (B+C)

= 894.08 - (43.30+39.08)
= 894.08 - 82.38
= 811.70 X 2 FLRS.
1622.40 SQ.M.

PROFORMA – 'B'

CONTENTS OF SHEET :

1ST FLOOR PLAN (REHAB WING), B.U.A DIAGRAM & CALCULATION, 1ST FLOOR PLAN (SALE WING), B.U.A DIAGRAM & CALCULATION & CARPET AREA STATEMENT OF SOCIETY OFFICE, BALWADI, WELFARE CENTER, GYM & SKILL DEVELOPMENT.

REVISION:	DESCRIPTION:	DATE:	SIGNATURE

STAMP OF DATE OF APPROVAL OF PLAN :

This Layout is Approved as per Development Control Regulation No. 33(9)(B) of DCR 1991 vide No. SRA/ENG/0262/2016/MW/HP Dated 11/4/2017

STAMP OF DATE OF RECEIPT OF PLAN :

Approved Subject to the condition Mentioned in this office permission Letter no. SRA/ENG/0262/2016/MW/HP Dt. 10 OCT. 2019

Executive Engineer
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY :

PROPOSED S.R.A. SCHEME ON PLOT BEARING C.T.S. NO.-365 OF CHEMBUR DIVISION, CHEMBUR, MUMBAI.

NAME OF SOCIETY : SHIVAJINAGAR (CHEMBUR) SRA CO OP HSG.SOC LTD.

SCALE	DRG. NO.	DRN. BY:	CHECKED:
1:100	24/01/19	MUN/RS/AMENDED SHIVAJI NAGAR	PRAJKTA / NITIN

NAME, ADDRESS & SIGNATURE OF ARCHITECT :

N S Pangam

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