

ANEXOS I, II e III AO DECRETO Nº 57.565, DE 27 DE DEZEMBRO DE 2016

ANEXO I

Formulário de comprovação de atendimento da pontuação mínima da Quota Ambiental

Nº do processo: **1020.2025/0031871-0 - SMUL.**

Interessado: **LAVVI REINO UNIDO EMPREENDIMENTOS IMOBILIÁRIOS LTDA.**

Endereço: **RUA TOMÁS CARVALHAL 172, 176 x RUA DESEMBARGADOR ELISEU 390, 404, 410, 418 x RUA AFONSO DE FREITAS 125.– PARAÍSO – SÃO PAULO - SP**

Número de contribuinte(s) (SQL): **036.049.0004-2 / 036.049.0005-0 / 036.049.0025-5 / 036.049.0027-1 / 036.049.0028-1 / 036.049.0029-8 / 036.049.0179-0.**

CARACTERÍSTICAS DO LOTE E ZONEAMENTO INCIDENTE	
Área total do lote - A (m²)	2.909,12 m²
Localização do lote (Zona de uso)	ZEU
Perímetro de Qualificação Ambiental (PA)	PA 4
Taxa de ocupação máxima (TO)	57,14%
Gabarito do empreendimento (em metros)	81 m
Taxa de permeabilidade mínima – TP	25,0%
Fator alfa α	0,50
Fator beta β	0,50
QA mínimo obrigatório	0,60

☒ Existe previsão de manejo arbóreo / Termo de Compromisso Ambiental (TCA)

☐ Localizado em Área de Preservação Permanente nos termos da Lei Federal nº 12.651, de 25 de maio de 2012.

☐ Existe Termo de Ajustamento de Conduta (TAC).

ATENDIMENTO À COBERTURA VEGETAL (V)					
SOLUÇÕES CONSTRUTIVAS E PAISAGÍSTICAS	PROJETO	UNID.	FATOR FV	TCA	PONTUAÇÃO ATINGIDA
A. Áreas ajardinadas					
A1. Área ajardinada sobre solo natural	594,94	(m²)	0,25	n/a	0,05
A2. Área ajardinada sobre laje com espessura de solo maior que 40 cm	0,00	(m²)	0,20	n/a	0,00
A3. Pavimento semi-permeável com vegetação sobre solo natural	0,00	(m²)	0,10	n/a	0,00
B. Vegetação					
B1. Indivíduo arbóreo a ser plantado de porte pequeno	15,00	(unid)	15	5,00	0,06
B2. Indivíduo arbóreo a ser plantado de porte médio	18,00	(unid)	35	18,00	0,11
B3. Indivíduo arbóreo a ser plantado de porte grande	0,00	(unid)	80	0,00	0,00
B4. Palmeira a ser plantada	4,00	(unid)	15,00	0,00	0,02
B5. Indivíduo arbóreo existente com DAP entre 20 e 30 cm	0,00	(unid)	80	n/a	0,00
B6. Indivíduo arbóreo existente com DAP maior que 30 cm e menor ou igual a 40 cm	0,00	0,02	180	n/a	0,00
B7. Indivíduo arbóreo existente com DAP maior que 40 cm	0,00	(unid)	400	n/a	0,00
B8. Palmeira existente	0,00	(unid)	80	n/a	0,00
B9. Maciço arbóreo	0,00	0,02	17	n/a	0,00
C. Cobertura verde					
C1. Cob. Verde com espessura de substrato superior a 40 cm	0,00	(m²)	0,20	n/a	0,00
C2. Cob. Verde com espessura de substrato inferior ou igual a 40 cm	0,00	(m²)	0,15	n/a	0,00
D. Fachada / muro verde					
D1. Porção de fachada / muro verde	0,00	(m²)	0,10	n/a	0,00
D2. Jardim vertical	0,00	(m²)	0,15	n/a	0,00
V PARCIAL					0,24
V FINAL					0,64

Notas:

- 1- Na coluna PROJETO, itens B1 a B8 deverá ser informada a quantidade total de indivíduos arbóreos, palmeiras e coqueiros utilizados no projeto mesmo que decorrentes de TCA.
- 2- Na coluna TCA, itens B1 a B4 deverá ser informada apenas a quantidade de indivíduos arbóreos, palmeiras e coqueiros decorrentes de TCA.
- 3- Na coluna TCA, itens B5 a B8 deverá ser informado apenas a quantidade de indivíduos arbóreos, palmeiras e coqueiros transplantados no lote.
- 4- Na coluna TCA, item D2 deverá ser informada a quantidade de metros quadrados de jardim vertical decorrentes de TCA.

ATENDIMENTO À DRENAGEM (D)				
SOLUÇÕES CONSTRUTIVAS E PAISAGÍSTICAS	PROJETO	UNID.	FATOR FD	PONTUAÇÃO ATINGIDA
A1. Área ajardinada sobre solo	594,94	(m²)	0,22	0,04
A2. Área ajardinada sobre laje com espessura de solo maior que 40 cm	0,00	(m²)	0,26	0,00
A3. Pavimento semi-permeável com vegetação sobre solo natural	0,00	(m²)	0,60	0,00
C1. Cob. Verde com espessura de substrato superior a 40 cm	0,00	(m²)	0,26	0,00
C2. Cob. Verde com espessura de substrato inferior ou igual a 40 cm	0,00	(m²)	0,31	0,00
E. Pavimento poroso	0,00	(m²)	0,10	0,00
F. Pavimento semi-permeável sem vegetação	0,00	(m²)	0,78	0,00
G. Superfícies com pavimentos não permeáveis	2.314,18	(m²)	0,82	0,65
D PARCIAL (12)				0,68
Volume de reservação mínima obrigatório para controle de escoamento superficial	18.327,46	(ℓ)	n/a	n/a
H. Volume de reservação proposto para controle de escoamento superficial	69.240,00	(ℓ)	n/a	n/a
D FINAL				0,78

SÍNTESE AO ATENDIMENTO DA PONTUAÇÃO FINAL - QA	0,71
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- ☒ Solicito o benefício da redução da taxa de permeabilidade (Art. 81 § 2º da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de Quota Ambiental em desconto da Outorga Onerosa (Art. 82 § 1º da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de Quota Ambiental em área computável incentivada (Art. 82 § 3º da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de Quota Ambiental em ZEU, ZEUA, ZEUP, ZEUPa, ZEM, ZEMP do desconto em Outorga Onerosa (Art. 82 § 4º da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de Quota Ambiental em ZEU, ZEUA, ZEUP, ZEUPa, ZEM, ZEMP em área não computável (Art. 82 § 4º da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de certificação (Art. 83 da Lei nº 16.402, de 2016).
- ☐ Solicito o benefício do incentivo de 25% na pontuação de Quota Ambiental (Art. 86 da Lei nº 16.402, de 2016).

Declaro que os dados acima fazem parte de projeto para:

- ☒ Aprovação de Edificação Nova.
- ☐ Reforma com alteração de área superior a 20%.
- ☒ Declaro que a vazão máxima estimada de saída do lote com período de retorno de 5 anos para qualquer duração de chuva é 21,76 L/s, maior, portanto, do que a vazão máxima exigida pelo § 1º do art. 79 da Lei nº 16.402, de 2016, que é de 69,240 L/s.
- ☒ Declaro que o volume de reservação de aproveitamento de águas pluviais provenientes da cobertura é 69.240,00 L, maior, portanto, do que o volume mínimo exigido pelo artigo 80 da Lei nº 16.402, de 2016, que é 18.237,46 L.

Estou ciente que essas declarações são feitas na forma da Lei, estando, em caso de falsidade, sujeito às sanções civis, penais e administrativas cabíveis.

São Paulo, 23 de junho de 2026.

Assinado por:

99F96F16D8B5432...

Responsável técnico: Engº Raphael Giannoni Júnior

CREA 5060339437 – CCM 5.644.701-9

Certificado de Conclusão

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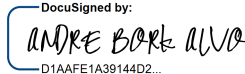
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Assinado: 26/06/2026 06:40:17

Termos de Assinatura e Registro Eletrônico:

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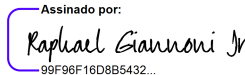
Raphael Giannoni Jr

raphael@lavvi.com.br

diretor

Nível de segurança: E-mail, Autenticação da conta (Nenhuma)

Assinado por:



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Termos de Assinatura e Registro Eletrônico:

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Assinatura concluída	Segurança verificada	29/06/2026 06:01:23
Concluído	Segurança verificada	29/06/2026 06:01:23
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