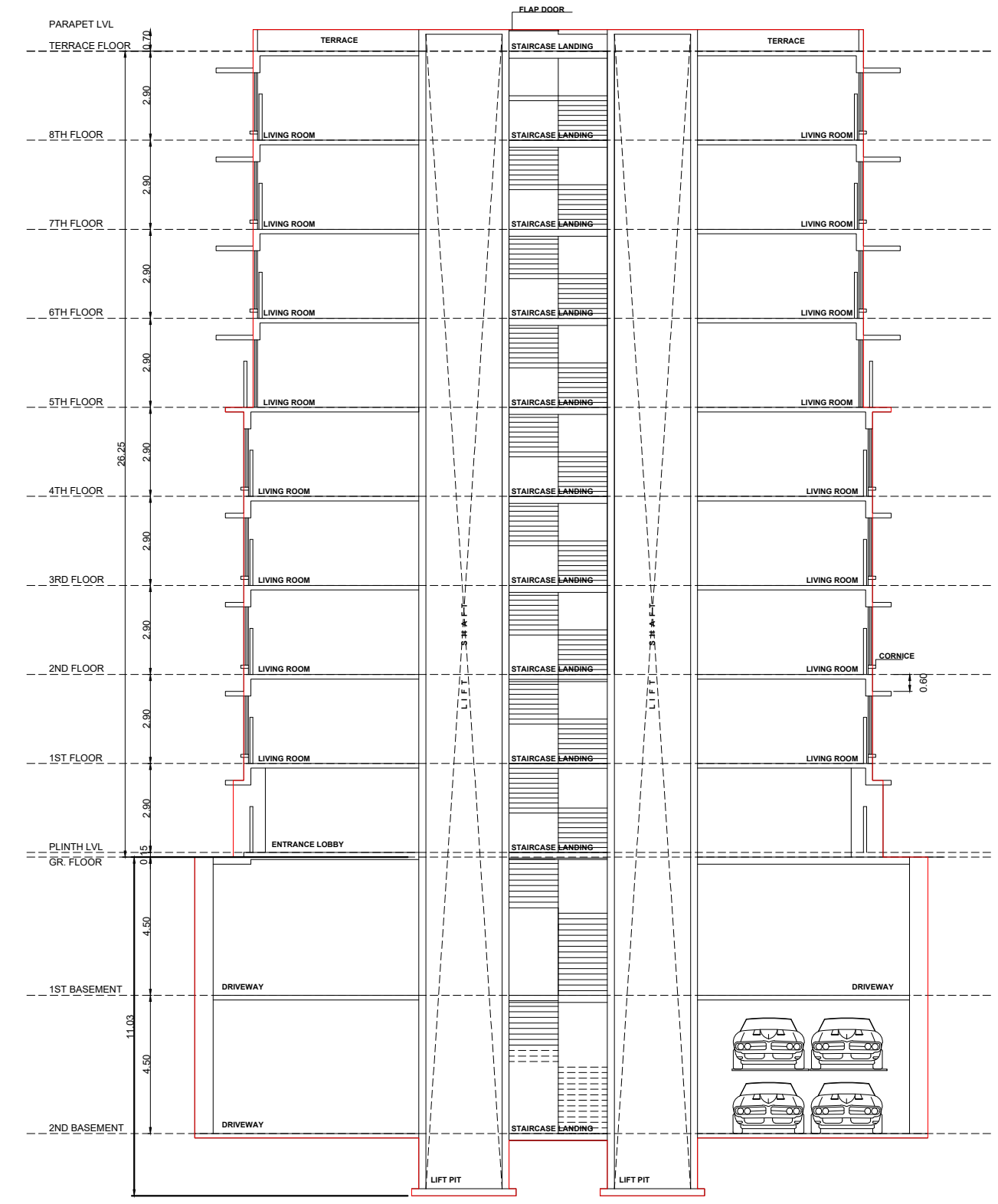
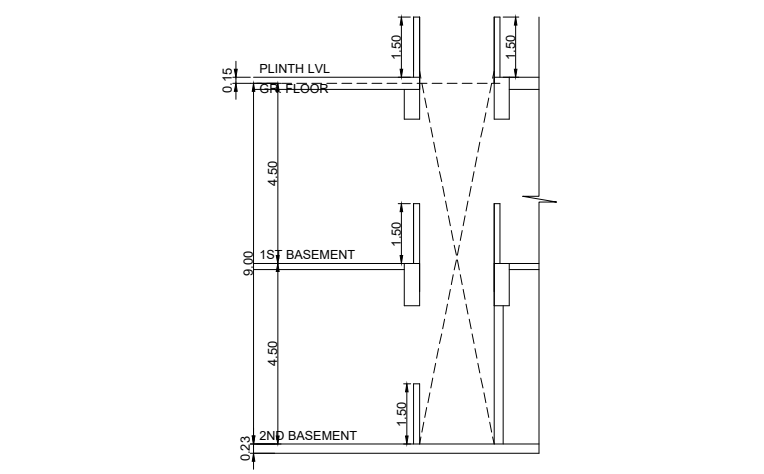




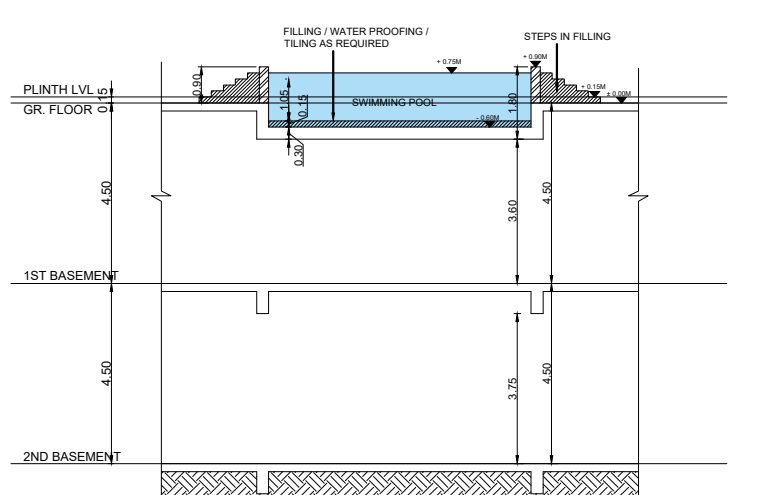
SECTION - A-A
SCALE 1:100



SECTION - B-B
SCALE 1:100



SECTION D-D



SECTION C-C
SCALE 1:100

THIS CANCELS APPROVAL TO PREVIOUS PLAN
U/NO.P-6444/2021/H/W Ward/FP DATED- 18.03.2021
APPROVED SUBJECT TO BE CONDITIONS
MENTION IN THIS OFFICE LETTER
P - 6444 / 2021 / H / W Ward / FP(NEW)
DTD - 13.04.2022



PROFORMA - B				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1610 20, T.P.S. VI. SANTACRUZ P.P. NO. 18-1920 TO 23 SITUATED AT VILLAGE VILE PARLE, AT RELIEF ROAD, CHALTANAO DESA MARU, SANTACRUZ (WEST) MUMBAI				
NAME OF OWNER / APPLICANT				OWNER SIGNATURE
Shri. Suresh Shroff of Survison Estates C.A. to Juhu CHSL				
JOB No.	DRG. No.	CHECKED BY	DESIGN & CON. BY	DATE
18/03/2021	18/03/2021	18/03/2021	18/03/2021	18/03/2021
NAME, ADD. & SIGNATURE OF ARCHITECT				DATE
M/s. SpaceBee Architects				18/03/2021
Architects, Designers & Planners B1, Vile Parle West, Central Express Road, Chalantao, Near P.B. 18, Vile Parle West, Mumbai - 400059 (Phone: 022-40101010-10101) Email: spacebee@gmail.com				Mr. Jaiam Shah CA/2012/6228
APPROVAL SIGNING				
S.E.B.P.(K-ES)	A.E.B.P.(H-WARD)	E.E.B.P.(H-WARD)		



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. P-6444/2021)/H/W Ward/FP/337/2/Amend dated 13.01.2022

To,
Jainam Sunil Shah
101, 1st Floor, Unique House,
Cardinal Gracious Road, Next to P &
G Plaza, Chakala, Andheri
(East), Mumbai - 400 099.

CC (Owner),
Sun Vision Estates
Sheela Niwas, Ramabai Chemburkar
Marg, Vile Parle(E), Mumbai 57

Subject : Proposed Residential building on plot bearing C.T.S. No. 1610/20, F.P. No. 18-19/20 to 23 of T.P.S. - VI, of Village Vile Parle at Relief Road and Shastri Nagar Road, Santacruz (West), Mumbai- 400067..

Reference : Online submission of plans dated 26.12.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated and amended plan approved letter dated shall be complied with.
- 2) That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. shall be provided.
- 3) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 4) That payment towards following shall be made before asking for C.C.
 - a) Additional Development Charges.
 - b) Extra Water / Sewerage charges at A.E.W.W. '.....' Ward Office.
 - c) Labour welfare Cess.
 - d) Fungible Premium
 - e) Staircase, lift, lift lobby premium for both wing
 - f) Open space deficiency
 - g) Additional development cess
- 5) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 6) That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
- 7) That the final N.O.C. from MHADA shall be submitted before asking for occupation permission.
- 8) That the Additional set back area shall be handed over to MCGM before Further CC and RUT to handover additional set back area shall be submitted before endorsement of CC P.R. Card in name of MCGM shall be submitted before occupation.
- 9) That the RUT cum Indemnity bond indemnifying MCGM against any claims, litigation, disputes arising out of change in the area of tenements, surrendering of areas of Non-Cess tenants shall be submitted before endorsement of CC.
- 10) That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
- 11) That the C.C. shall be got endorsed as per the amended plan.
- 12) That the work shall be carried out strictly as per approved plan.
- 13) That the final Structural stability certificate shall be submitted before asking for B.C.C.
- 14) That the N.O.C. from inspector of Lifts shall be submitted.



Name : Vijay Shankarrao
Tawde
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 13-Jan-2022 15: 44:50

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

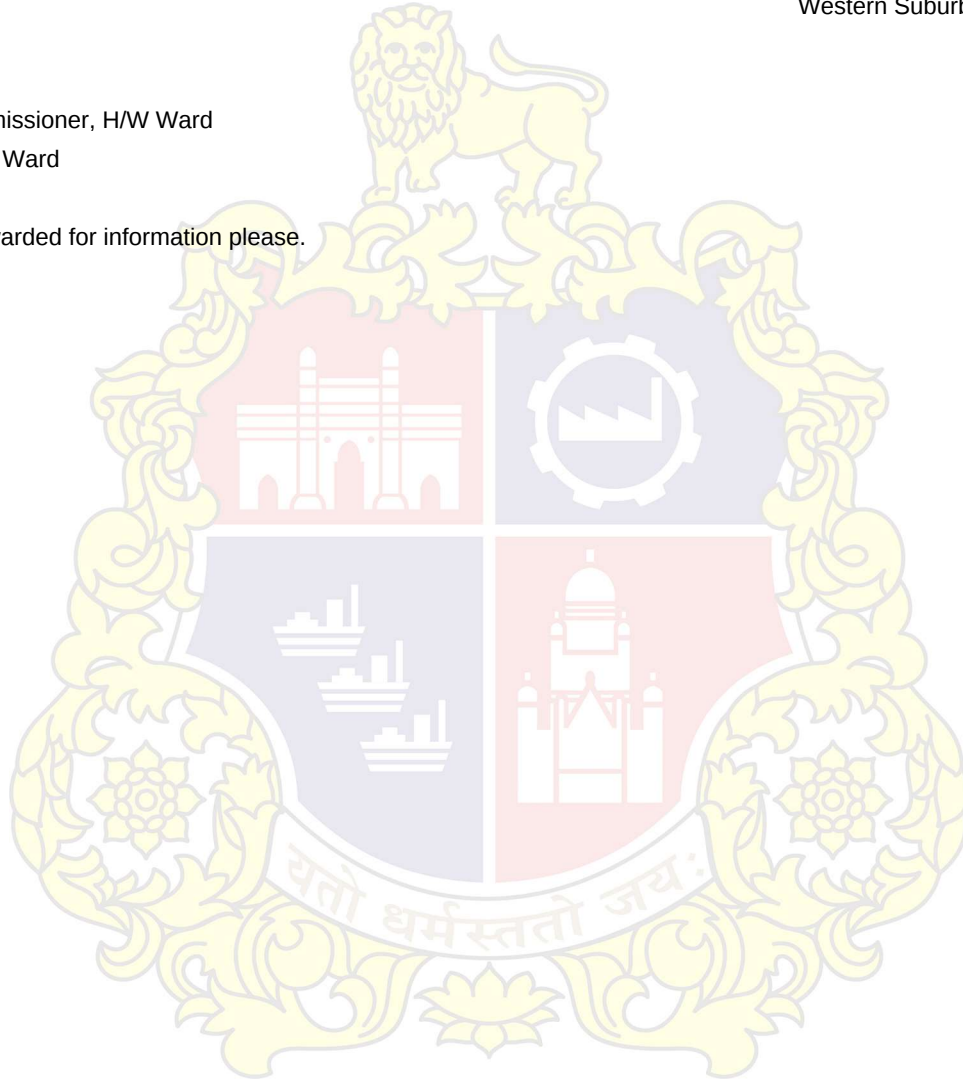
Executive Engineer . Building Proposal

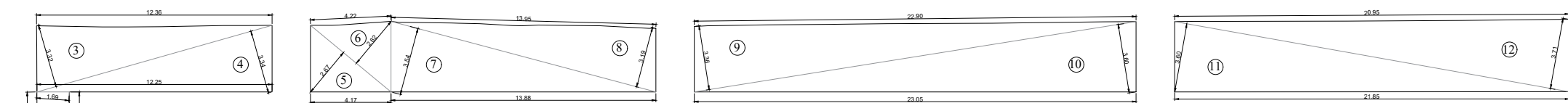
Western Suburb I

Copy to :

- 1) Assistant Commissioner, H/W Ward
- 2) A.E.W.W., H/W Ward
- 3) D.O. H/W Ward

- Forwarded for information please.

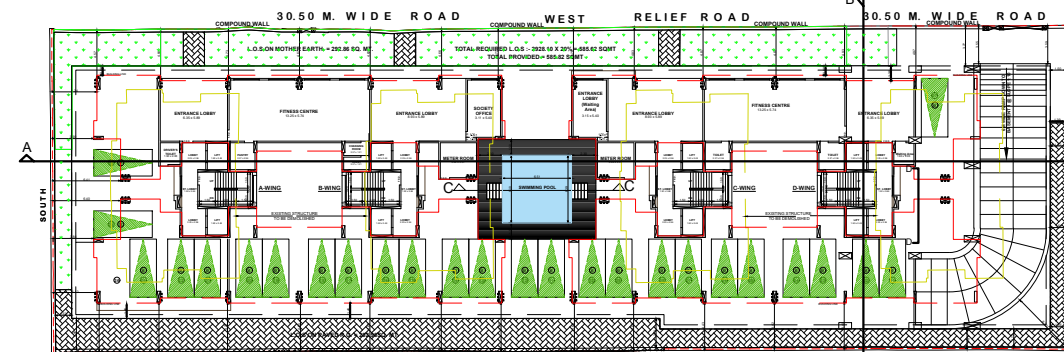




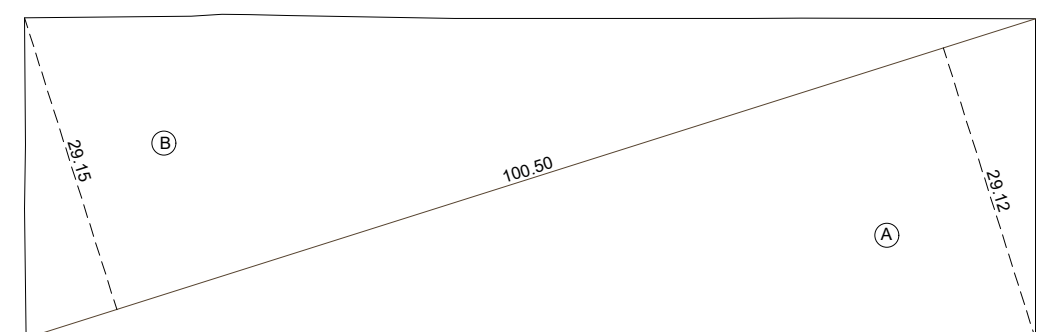
AREA DIAGRAM L.O.S. ON MOTHER EARTH
SCALE: 1:200

RG AREA CALCULATION ON MOTHER EARTH					
1	1.56	X	21.65	X	0.50 = 16.89 SQ.MT.
2	1.69	X	21.90	X	0.50 = 18.51 SQ.MT.
3	12.36	X	3.32	X	0.50 = 20.52 SQ.MT.
4	12.25	X	3.34	X	0.50 = 20.46 SQ.MT.
5	4.17	X	2.67	X	0.50 = 5.57 SQ.MT.
6	4.22	X	2.82	X	0.50 = 5.95 SQ.MT.
7	13.88	X	3.54	X	0.50 = 24.57 SQ.MT.
8	13.95	X	3.19	X	0.50 = 22.25 SQ.MT.
9	22.90	X	3.36	X	0.50 = 38.47 SQ.MT.
10	23.05	X	3.60	X	0.50 = 41.49 SQ.MT.
11	21.85	X	3.60	X	0.50 = 39.33 SQ.MT.
12	20.95	X	3.71	X	0.50 = 38.86 SQ.MT.
TOTAL AREA					= 292.86 SQ.MT.

L.O.S. CALCULATION ON PAVED AREA					
1	5.93	X	1.48	X	0.50 = 4.39 SQ.MT.
2	5.89	X	1.51	X	0.50 = 4.45 SQ.MT.
3	22.52	X	3.18	X	0.50 = 35.81 SQ.MT.
4	22.50	X	3.05	X	0.50 = 34.43 SQ.MT.
5	20.15	X	3.05	X	0.50 = 30.73 SQ.MT.
6	20.16	X	3.08	X	0.50 = 31.05 SQ.MT.
7	9.28	X	2.95	X	0.50 = 13.69 SQ.MT.
8	9.21	X	2.90	X	0.50 = 13.35 SQ.MT.
9	3.82	X	0.95	X	0.50 = 1.81 SQ.MT.
10	3.83	X	0.94	X	0.50 = 1.80 SQ.MT.
11	3.82	X	1.83	X	0.50 = 3.50 SQ.MT.
12	4.20	X	2.03	X	0.50 = 4.26 SQ.MT.
13	1.75	X	0.37	X	0.50 = 0.32 SQ.MT.
14	36.45	X	1.75	X	0.50 = 31.89 SQ.MT.
15	36.48	X	1.72	X	0.50 = 31.37 SQ.MT.
16	21.90	X	1.56	X	0.50 = 17.08 SQ.MT.
17	21.58	X	1.50	X	0.50 = 16.19 SQ.MT.
18	3.65	X	1.75	X	0.50 = 3.19 SQ.MT.
19	3.66	X	1.76	X	0.50 = 3.22 SQ.MT.
20	3.30	X	1.67	X	0.50 = 2.76 SQ.MT.
21	3.40	X	1.72	X	0.50 = 2.92 SQ.MT.
22	3.47	X	1.73	X	0.50 = 3.00 SQ.MT.
23	3.68	X	1.73	X	0.50 = 3.18 SQ.MT.
TOTAL AREA					= 294.39 SQ.MT.

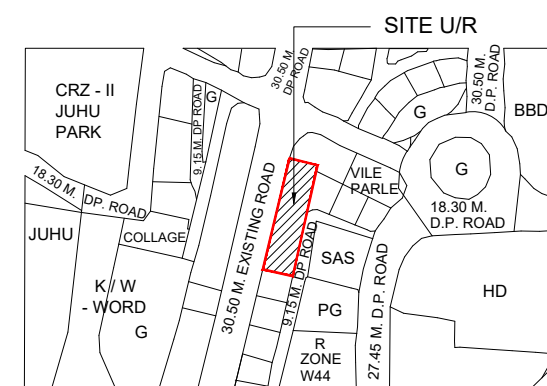


BLOCK PLAN
SCALE = 1:500



PLOT AREA LINE DIAGRAM
SCALE = 1:500

PLOT AREA CALCULATIONS	
ADDITIONS	
A) 100.50 X 29.12 X 0.50	= 1463.28 SQ.MT.
B) 100.50 X 29.15 X 0.50	= 1464.82 SQ.MT.
TOTAL ADDITIONS	
= 2928.10 X 20% = 585.62 SQ.MT.	
PLOT AREA SAY	
= 2928.10 SQ.MT.	



LOCATION PLAN
SCALE = 1:4000

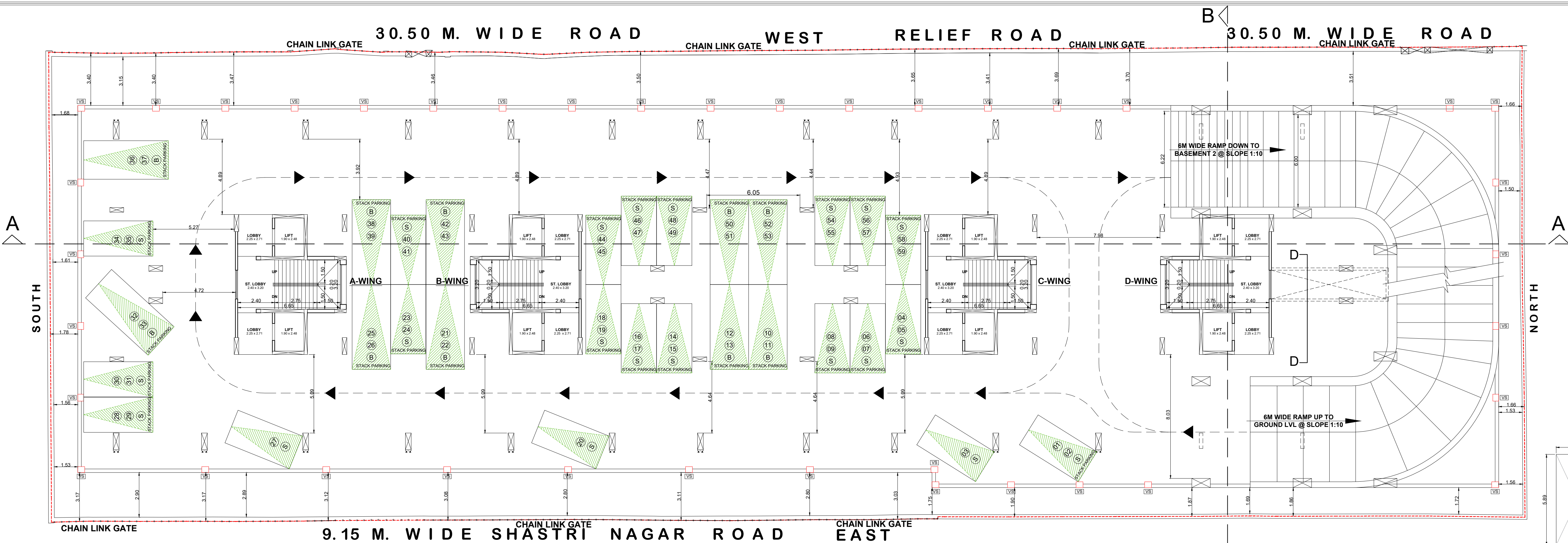
BUA SUMMARY					
FLOOR	NET BUILT UP AREA	FUNGIBLE AREA	TOTAL BUILT UP AREA	STAIRCASE, LIFT LOBBY AREA	UNIT
BASEMENT 1	0.00	0.00	0.00	0.00	SMT
BASEMENT 2	0.00	0.00	0.00	0.00	SMT
STILT	0.00	0.00	0.00	0.00	SMT
FIRST FLOOR	811.62	284.07	1095.68	198.60	SMT
SECOND FLOOR	811.62	284.07	1095.68	198.60	SMT
THIRD FLOOR	811.62	284.07	1095.68	198.60	SMT
FOURTH FLOOR	811.62	284.07	1095.68	198.60	SMT
FIFTH FLOOR	431.06	150.87	581.93	96.16	SMT
SIXTH FLOOR	400.14	140.05	540.19	96.16	SMT
SEVENTH FLOOR	400.14	140.05	540.19	96.16	SMT
EIGHTH FLOOR	318.62	111.52	430.14	96.16	SMT
TOTAL	4796.43	1678.75	6475.19	1179.04	SMT

PARKING SUMMARY			
REQUIRED PARKING AS PER D.C. RULES			
SR.NO.	FLOOR DESIGNATION	SMALL	BIG
1	STILT (SURFACE PARKING)	-	27.00
2	BASEMENT 1 (STACK PARKING)	39.00	20.00
2	BASEMENT 2 (STACK PARKING)	41.00	24.00
PROVIDED PARKING		80.00	71.00

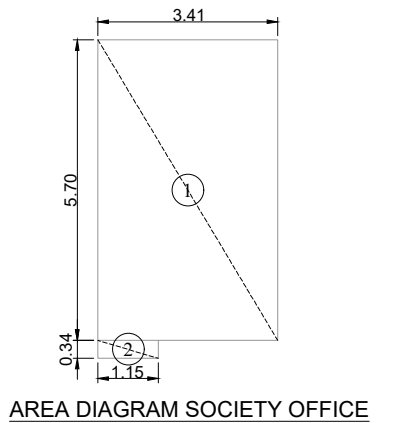
PARKING STATEMENT			
REAR CARPET AREA IN SQ.MT.	TOTAL NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45	NIL	1 PARKING / 2 TENEMENTS	NIL
45 TO 60	0.00	1 PARKING / 2 TENEMENTS	0.00
60 TO 90	30.00	2 PARKING / 1 TENEMENTS	30.00
ABOVE 90	32.00	2 PARKING / 1 TENEMENTS	64.00
TOTAL	62.00		94.00
ADDITIONAL 10% VISITOR'S (MIN. 1 PARKING)			
FOR NON RESIDENTIAL			
TOTAL PARKING INCLUDING VISITOR'S		103.40	
TOTAL REQUIRED PARKING (SAY)		151.00	
TOTAL PROVIDED PARKING		151.00	

PROFORMA - A

A) AREA STATEMENT		SQ. MTRS.	
1)	AREA OF PLOT (AS PER T.P. REMARK)	2928.10	
2)	DEDUCTIONS FOR		
a)	ROAD SET-BACK AREA		
b)	PROPOSED ROAD		
c)	ANY RESERVATION (SUB-LOT)		
d)	-% AMENITY SPACE AS PER DCR 56/57 (SUB- PLOT)		
	TOTAL (a+b+c+d)		
3)	OTHER		
a)	BALANCE AREA OF PLOT (1 MINUS 2)	2928.10	
b)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR RD)		
4)	NET AREA OF PLOT (3 MINUS 4)	2928.10	
5)	ADDITIONS FOR FLOOR SPACE INDEX		
a)	100% FOR D.P. ROAD (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)		
b)	100% FOR SET-BACK (RESTRICTED TO 40% OR 80% OF NET PLOT AREA)		
6)	TOTAL AREA (5 PLUS 5)	2928.10	
7)	FLOOR SPACE INDEX PERMISSIBLE	1.00	
(a)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	2928.10	
(b)	100% F.S.I. AS PER DCR 2004	1464.05	
8)	100 % TDR		
a)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
b)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
c)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
d)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
e)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
f)	ADDITIONAL F.S.I. UNDER 33 (7) B	CEH488181 (A) dt. 28th Nov. 1995	405.54
OTHER			
a)	PERMISSIBLE FLOOR AREA (7 PLUS 9) ABOVE		4797.69
b)	EXISTING BUILT UP AREA (1 + 11)		4796.43
c)	PROPOSED BUILT UP AREA (11 + 12)		4796.43
d)	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX		4796.43
e)	TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)		4796.43
f)	FSI CONSUMED ON NET HOLDING = 14/3		1.64
B) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA			
1)	PURELY RESIDENTIAL BUILT UP AREA		4796.43
2)	NON RESIDENTIAL BUILT UP AREA		
C) DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)			
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)		1678.75
2)	FUNGIBLE RESIDENTIAL	= 08 * (B1 + 0.35)	946.28
3)	FUNGIBLE FSI WITHOUT CHARGING PREMIUM FOR REHAB COMPONENT	= 08 * (B1 + 0.35)	946.28
4)	FUNGIBLE FSI BY CHARGING PREMIUM FOR REHAB COMPONENT	= 08 * (B1 + 0.35)	732.47
5)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)		
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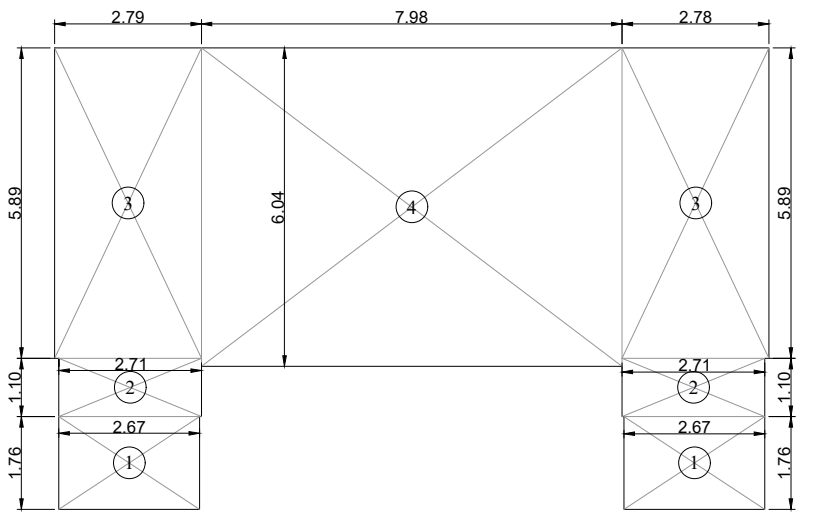


BASEMENT FLOOR 1
SCALE 1:100

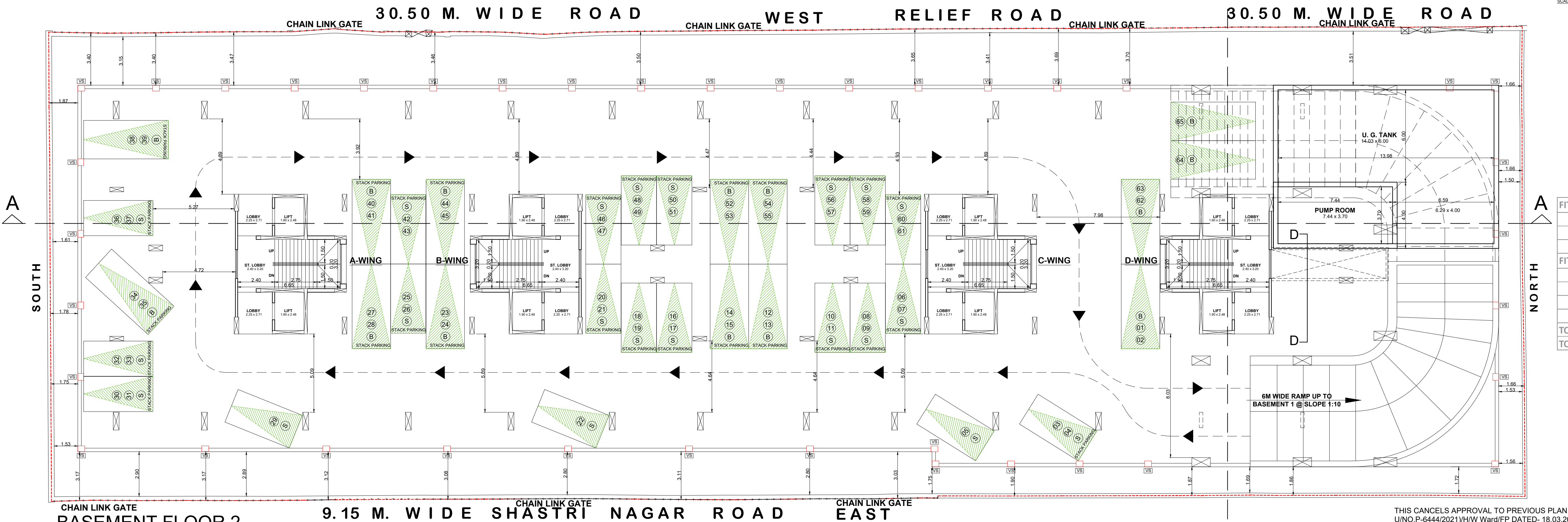


AREA DIAGRAM SOCIETY OFFICE
SCALE: 1:100

SOCIETY OFFICE AREA CALCULATION						
1	3.41	X	5.70	X	1.00	= 19.44 SQ.MT.
2	0.34	X	1.15	X	1.00	= 0.39 SQ.MT.
TOTAL AREA						= 19.83 SQ.MT.



AREA DIAGRAM FITNESS CENTRE
(WING- A & B)
SCALE: 1:100



BASEMENT FLOOR 2
SCALE 1:100

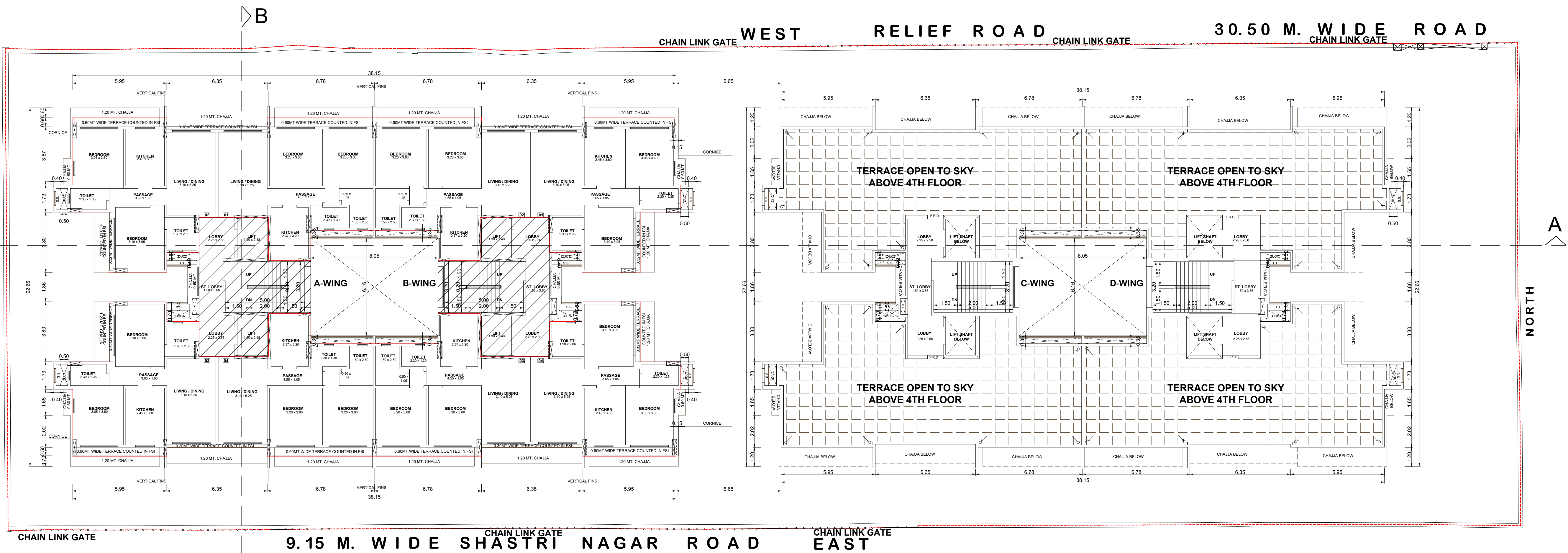
FITNESS CENTRE AREA REQUIREMENT						
1	6475.19	X	0.02	X	1.00	= 129.50 SQ.MT.
TOTAL FITNESS AREA REQD						= 129.50 SQ.MT.
FITNESS CENTRE AREA CALCULATION						
1	2.67	X	1.76	X	2.00	= 9.40 SQ.MT.
2	2.71	X	1.10	X	2.00	= 5.96 SQ.MT.
3	2.79	X	5.89	X	2.00	= 32.87 SQ.MT.
4	7.98	X	6.04	X	1.00	= 48.20 SQ.MT.
TOTAL AREA						= 96.43 SQ.MT.
TOTAL FITNESS AREA PROVIDED						= 96.43 SQ.MT.

PROFORMA - B					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1610/20, T.P.S. VI, SANTACRUZ F.P. NO. 18-19/20 TO 23 SITUATED AT VILLAGE VILE PARLE, AT RELIEF ROAD, DALLTA ROAD, SANTACRUZ, (WEST) MUMBAI					
NAME OF OWNER / APPLICANT					OWNER SIGNATURE
Shri. Suresh Shroff of Sunvision Estates C.A. to Juhu CHSL					
JOB NO.	DRG. NO.	CHECKED BY	DESIGN & DRN. BY	DATE	REV.
1800 (SANTACRUZ) 1800 (SANTACRUZ)	1800 (SANTACRUZ) 1800 (SANTACRUZ)	1800 (SANTACRUZ) 1800 (SANTACRUZ)	1800 (SANTACRUZ) 1800 (SANTACRUZ)	28/01/21	
NORTH					NAME, ADD. & SIGNATURE OF ARCHITECT
					M/s. SpaceEra Architects
					Architects, Designers & Planners
					101, Unique House, Cardinal Gracias Road, Chakala, West P. A. 17, Phase, Andheri (E), Mumbai - 400 099 Phone: 022 49731010/41010. Email: spaceera.arch@gmail.com
					Mr. Jatin Shah CA/2012/56228
APPROVAL PLANS					
S.E.B.P.(K-ES)		A.E.B.P.(H-WARD)		E.E.B.P.(H-WARD)	

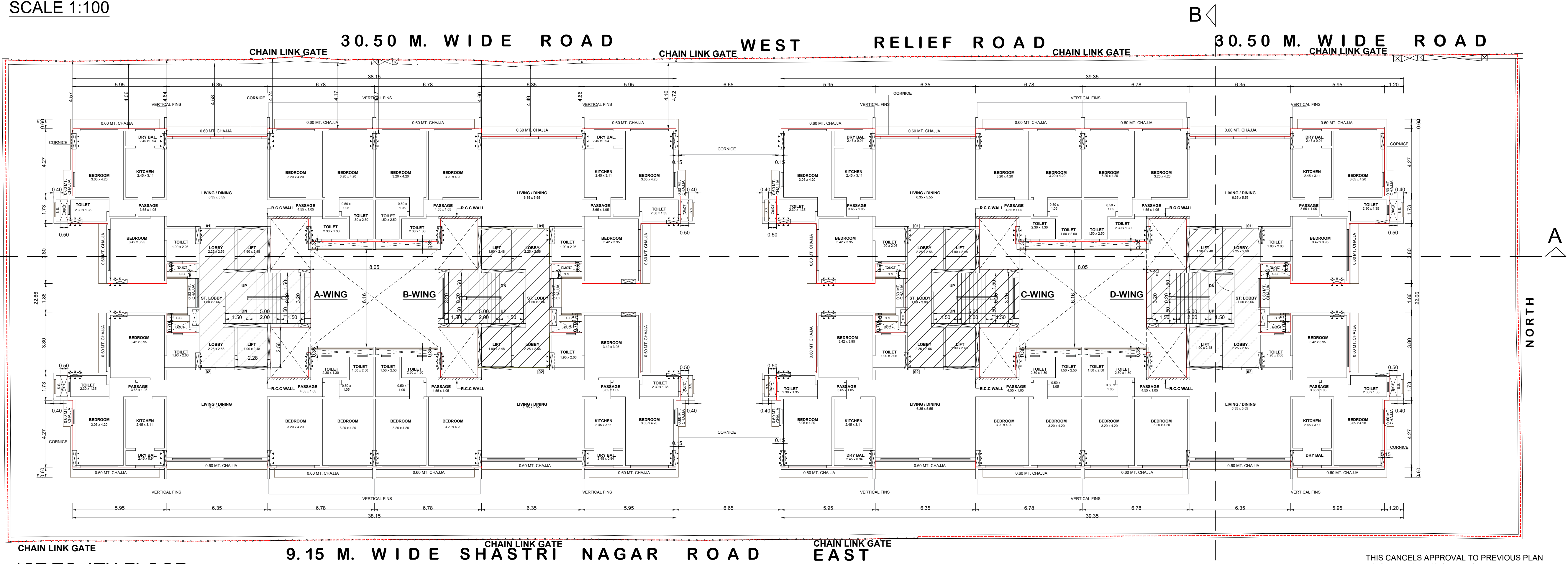
THIS CANCELS APPROVAL TO PREVIOUS PLAN UNO.P-6444/2021/H/W Ward/FP DATED- 18.03.2021

APPROVED SUBJECT TO BE CONDITIONS MENTION IN THIS OFFICE LETTER P - 6444 / 2021/ H / W Ward / FP(NEW) DTD . 13.01.2022.



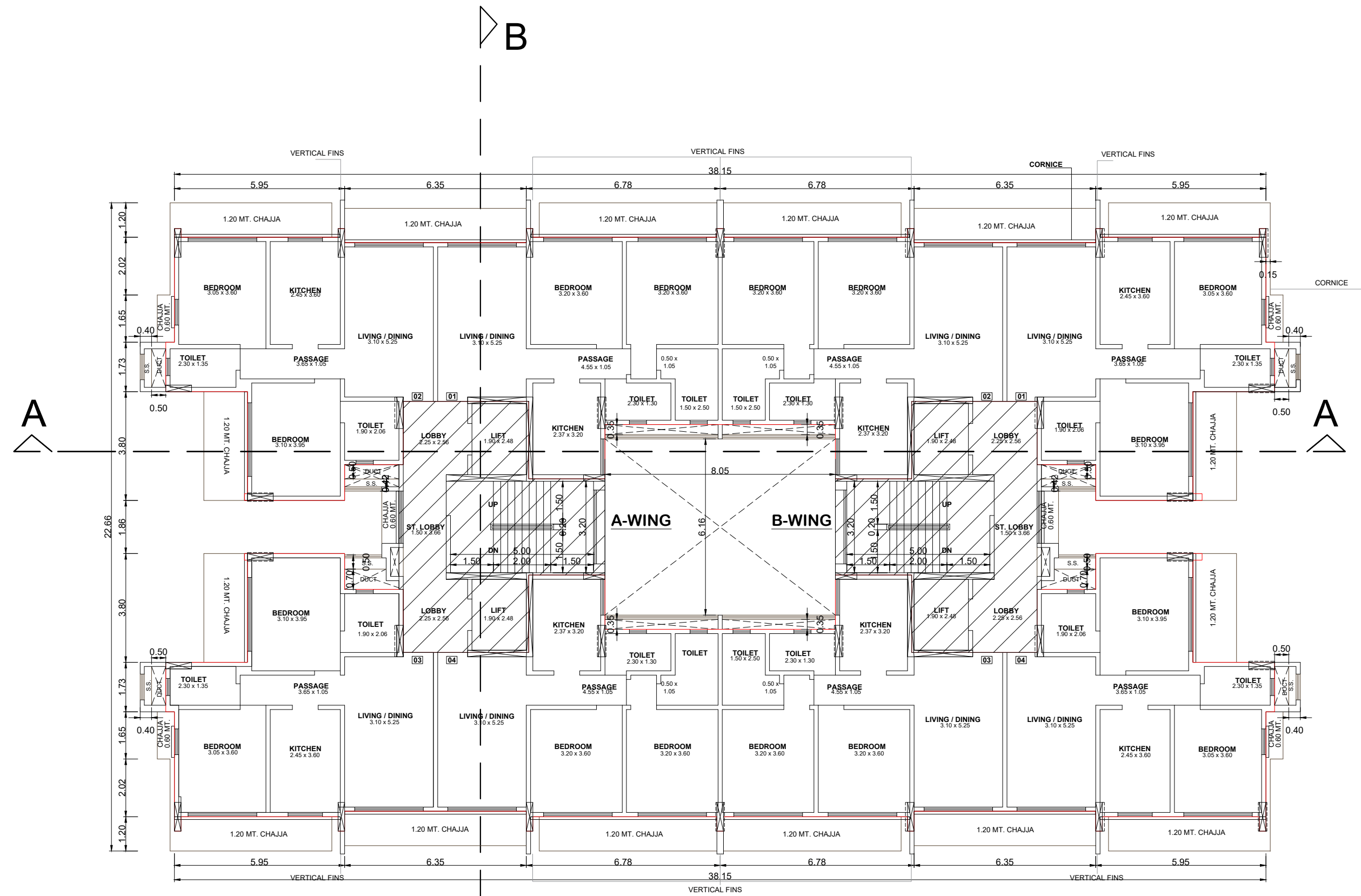


5TH FLOOR
SCALE 1:100

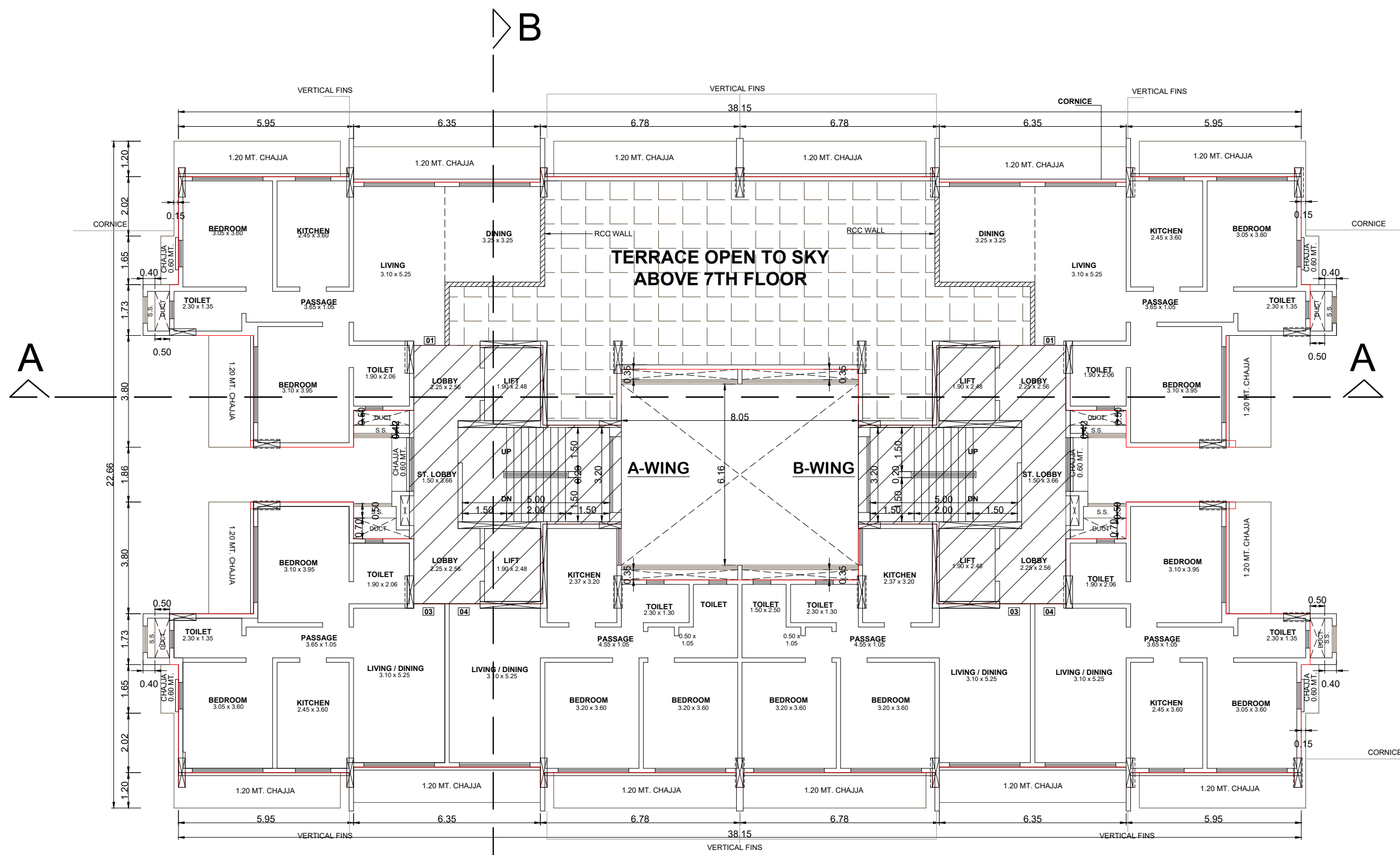


1ST TO 4TH FLOOR
SCALE 1:100

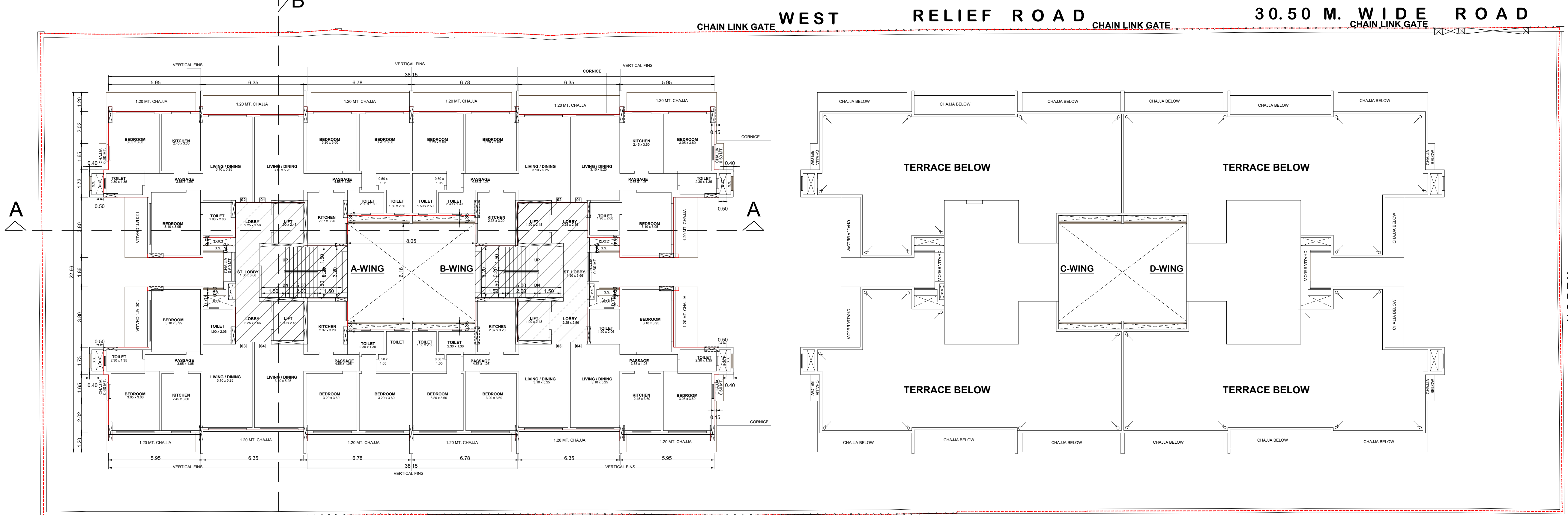
PROFORMA - B					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1610/20, T.P.S. VI, SANTACRUZ. F.P. NO. 18-19/20 TO 23 SITUATED AT VILLAGE VILE PARLE, AT RELIEF ROAD, DAULATRAO DESAI MARG, SANTACRUZ, (WEST) MUMBAI					
NAME OF OWNER / APPLICANT				OWNER SIGNATURE	
Shri. Suresh Shroff of Sunvision Estates C.A. to Juhu CHSL					
JOB No.	DRG. No.	CHECKED BY	DESIGN & DRN. BY	DATE	REV
2501/01	GAUBAY			25/01/21	
NAME, ADD. & SIGNATURE OF ARCHITECT					
M/s. SpacEra Architects					
Architects, Designers & Planners					
101, Unique House, Central Corporate Road, Chakala, Near P.B. C. Plaza, Andheri (E), Mumbai - 400 099 Phone: 022-49731010-401010, Email: spocera.arch@gmail.com					
APPROVAL PLANS				Mr. Jainam Shah CA/2012/56228	
THIS CANCELS APPROVAL TO PREVIOUS PLAN U/N/P-6444/2021/H/W Ward/FP DATED- 18.03.2021					
APPROVED SUBJECT TO BE CONDITIONS MENTION IN THIS OFFICE LETTER P - 6444 / 2021/ H / W Ward / FP (NEW) DTD . 13. 01. 2022 .					
S.E.B.P. (K-ES)		A.E.B.P. (H-WARD)		E.E.B.P. (H-WARD)	



7TH FLOOR
SCALE 1:100

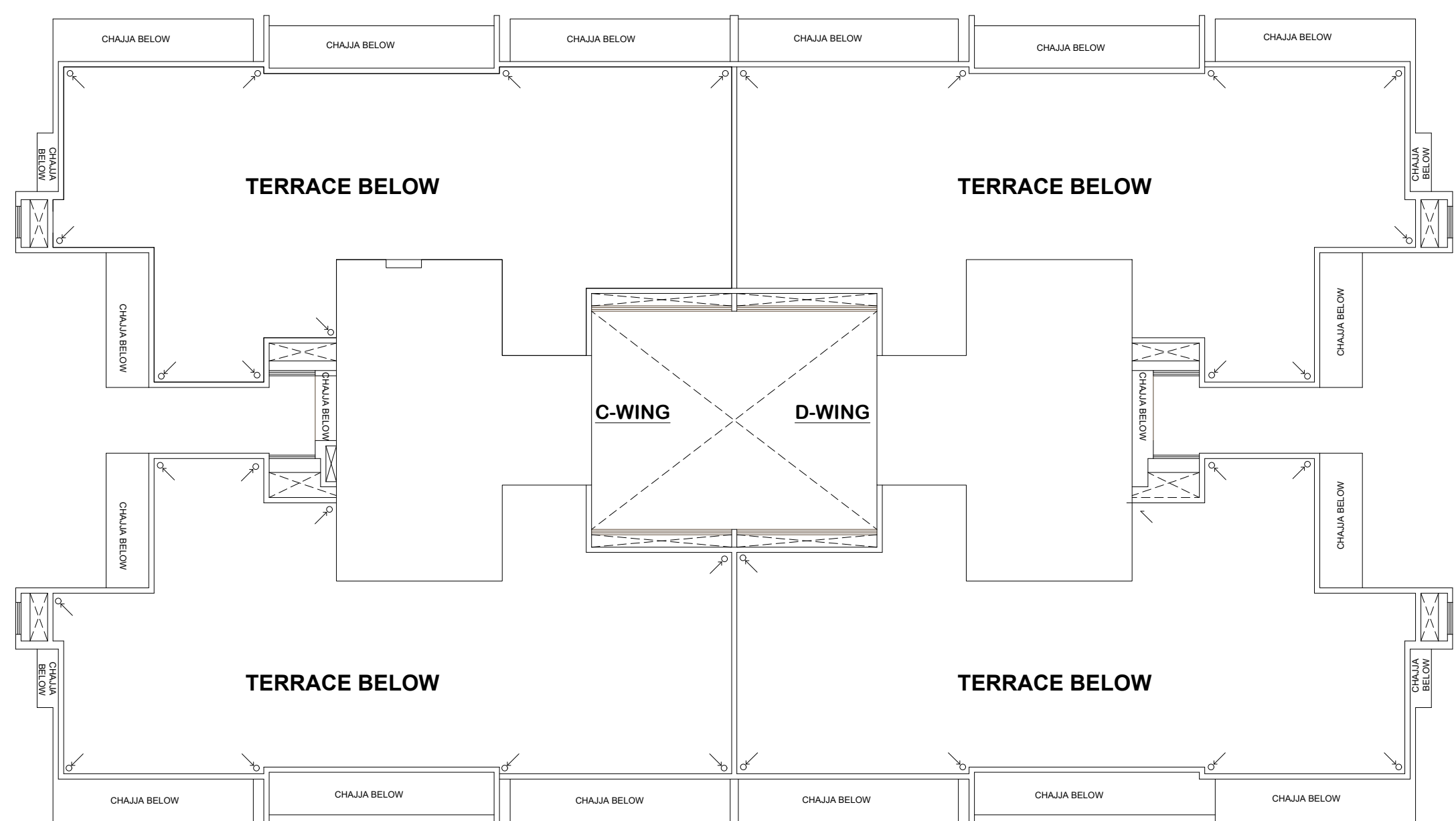


8TH FLOOR
SCALE 1:100



CHAIN LINK GATE WEST RELIEF ROAD CHAIN LINK GATE 30.50 M. WIDE ROAD CHAIN LINK GATE

6TH FLOOR
SCALE 1:100

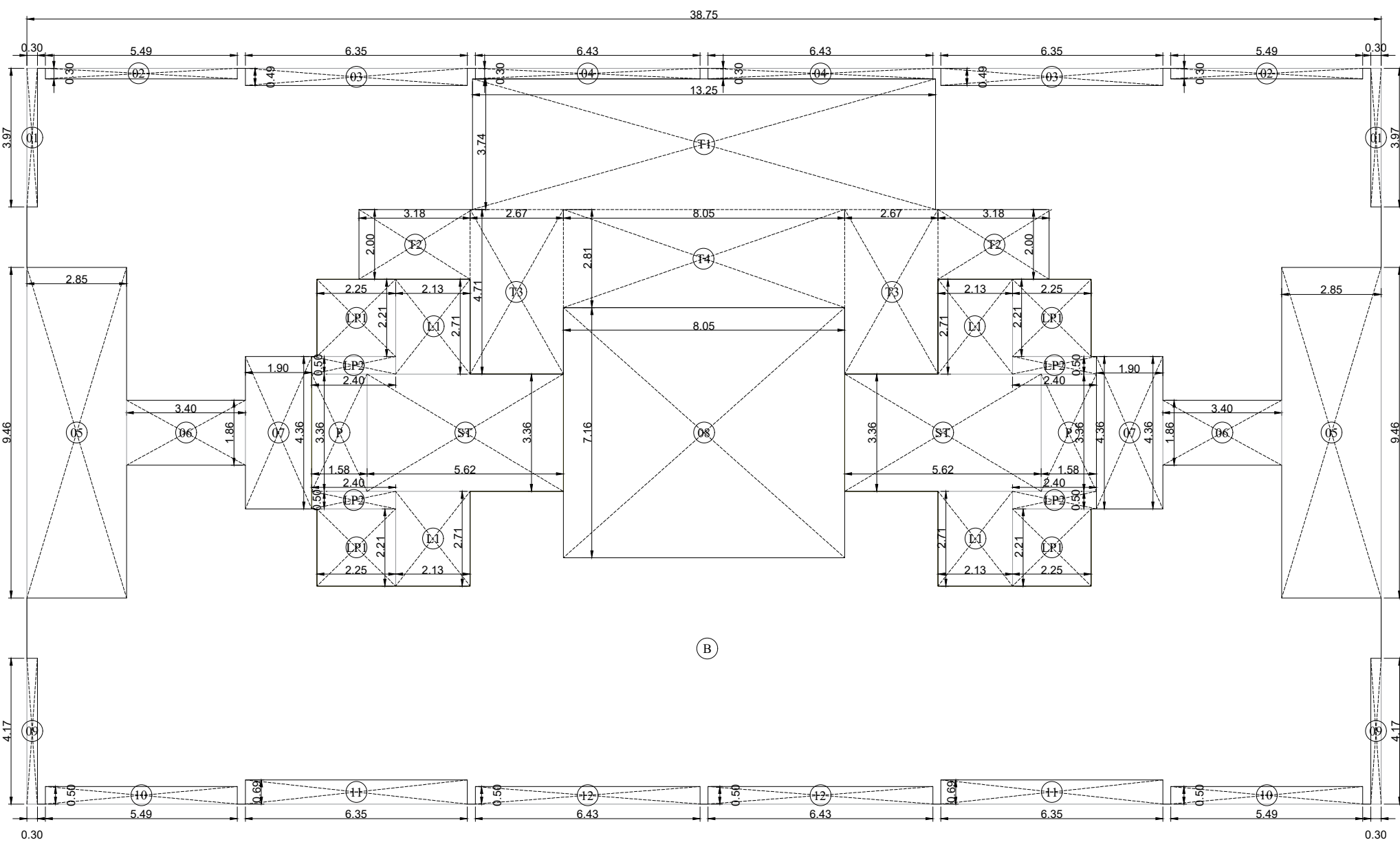


CHAIN LINK GATE EAST

THIS CANCELS APPROVAL TO PREVIOUS PLAN
U/NO-P-6444/2021\H/W Ward/FP DATED- 18.03.2021
APPROVED SUBJECT TO BE CONDITIONS
MENTION IN THIS OFFICE LETTER
P - 6444 / 2021\ H / W Ward / FP (NEW)
DTD . 13 . 01 . 2022 .

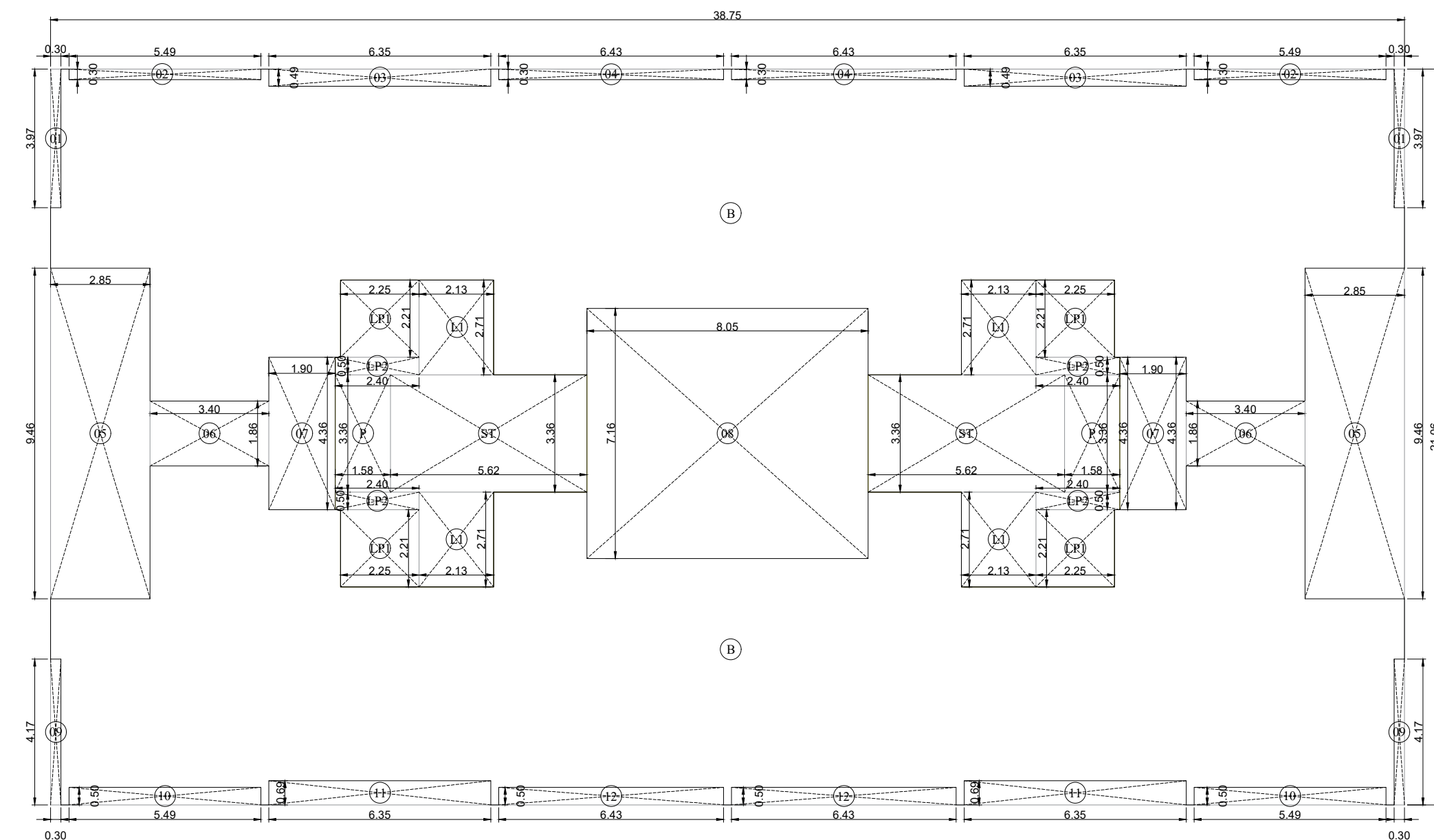
NORTH

PROFORMA - B				
DESCRIPTION OF PROPOSAL AND PROPERTY				
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1610/20, T.P.S. VI, SANTACRUZ F.P. NO. 18-19/20 TO 23 SITUATED AT VILLAGE VILE PARLE, AT RELIEF ROAD, DAULTARAO DESAI MARG, SANTACRUZ, (WEST) MUMBAI				
NAME OF OWNER / APPLICANT				OWNER SIGNATURE
Shri. Suresh Shroff of Sunvision Estates C.A. to Juhu CHSL.				
JOB No.	DRG. No.	CHECKED BY	DESIGN & DRN. BY	DATE
25/01/21		GAURAV		25/01/21
NORTH				NAME, ADD. & SIGNATURE OF ARCHITECT
				M/s. Space Architects
				Architects, Designers & Planners
				101, Unique House, Cardinal Cresent Road, Chhatrapati Shivaji Maharaj Park, Andheri (E), Mumbai - 400 099 Phone: 022 49731010 41010. Email: spacearchitect@gmail.com
				Mr. Jaimin Shah CA/2012/56228
APPROVAL PLANS				
S.E.B.P.(K-ES)		A.E.B.P.(H-WARD)		E.E.B.P.(H-WARD)



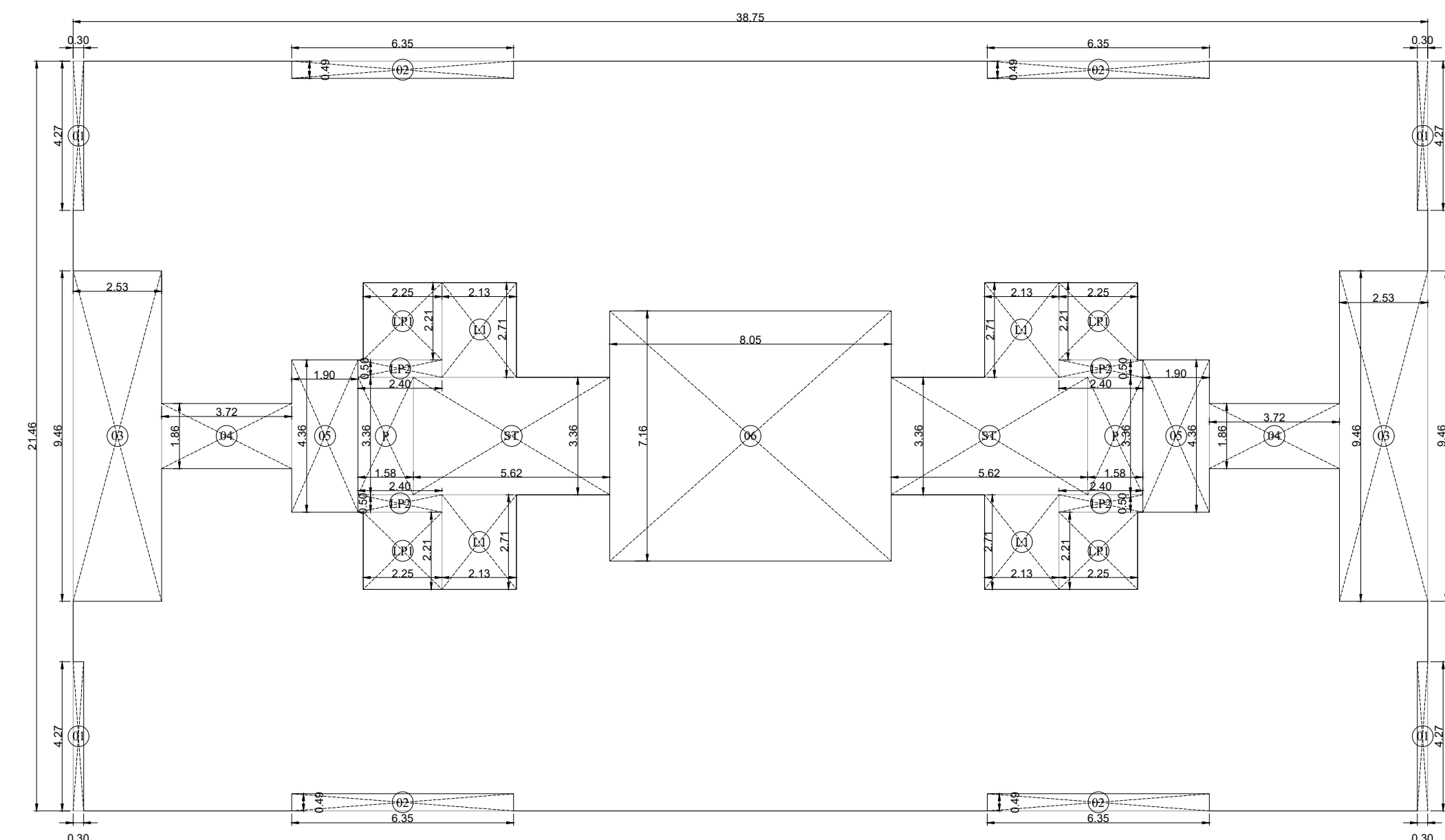
AREA DIAGRAM 8TH FLOOR (A & B WING)
SCALE 1:100

WING A & B (8TH FLOOR)					
ADDITION					
B	1	38.75	X	21.06	X 1.00 = 816.08 SQ.MT.
TOTAL ADDITION					
= 816.08 SQ.MT.					
DEDUCTION					
1	0.30	X	3.97	X	2.00 = 2.38 SQ.MT.
2	5.49	X	0.30	X	2.00 = 3.29 SQ.MT.
3	6.35	X	0.49	X	2.00 = 6.22 SQ.MT.
4	6.43	X	0.30	X	2.00 = 3.86 SQ.MT.
5	2.85	X	9.46	X	2.00 = 53.92 SQ.MT.
6	3.40	X	1.86	X	2.00 = 12.65 SQ.MT.
7	1.90	X	4.36	X	2.00 = 16.57 SQ.MT.
8	8.05	X	7.16	X	1.00 = 57.64 SQ.MT.
9	0.30	X	4.17	X	2.00 = 2.50 SQ.MT.
10	5.49	X	0.50	X	2.00 = 5.49 SQ.MT.
11	6.35	X	0.69	X	2.00 = 8.76 SQ.MT.
12	6.43	X	0.50	X	2.00 = 6.43 SQ.MT.
TOTAL DEDUCTION					
= 179.72 SQ.MT.					
TOTAL BUILT-UP AREA					
= 636.36 SQ.MT.					
STAIRCASE, LIFT & LOBBY AREA					
ST	5.62	X	3.36	X	2.00 = 37.77 SQ.MT.
P	1.58	X	3.36	X	2.00 = 10.62 SQ.MT.
L1	2.13	X	2.71	X	4.00 = 23.09 SQ.MT.
LP1	2.25	X	2.21	X	4.00 = 19.89 SQ.MT.
LP2	2.40	X	0.50	X	4.00 = 4.80 SQ.MT.
TOTAL DEDUCTION					
= 96.16 SQ.MT.					
TERRACE AREA					
T1	13.25	X	3.74	X	1.00 = 49.56 SQ.MT.
T2	3.18	X	2.00	X	2.00 = 12.72 SQ.MT.
T3	2.67	X	4.71	X	2.00 = 25.15 SQ.MT.
T4	8.05	X	2.81	X	1.00 = 22.62 SQ.MT.
TOTAL DEDUCTION					
= 110.05 SQ.MT.					
NET BUILT-UP AREA					
= 430.14 SQ.MT.					



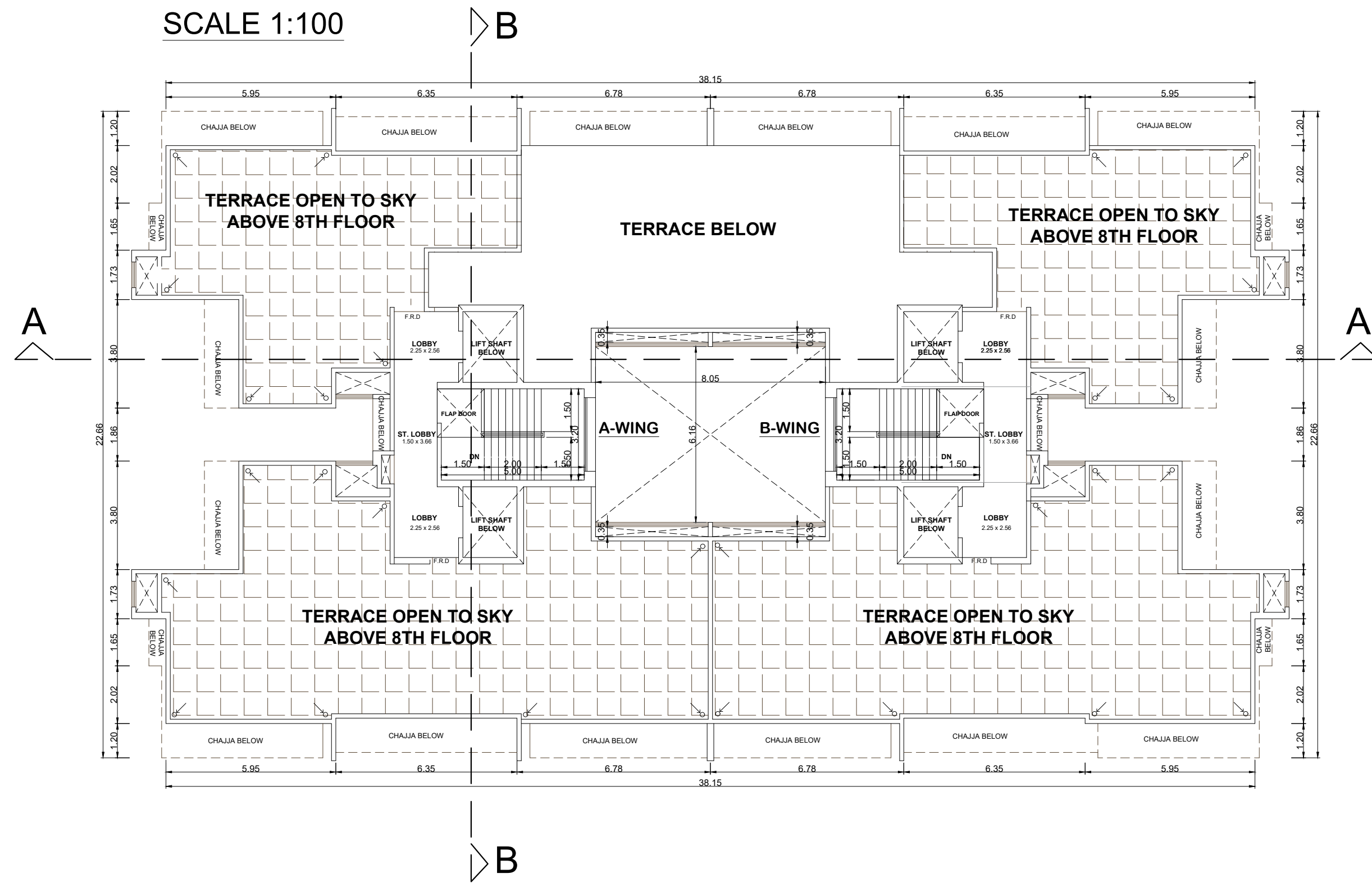
AREA DIAGRAM 6TH & 7TH FLOOR (A & B WING)
SCALE 1:100

BUILT-UP AREA CALCULATION (6TH & 7TH FLOOR)					
WING A & B					
ADDITION					
B	38.75	X	21.06	X	1.00 = 816.08 SQ.MT.
TOTAL ADDITION					
= 816.08 SQ.MT.					
DEDUCTION					
1	0.30	X	3.97	X	2.00 = 2.38 SQ.MT.
2	5.49	X	0.30	X	2.00 = 3.29 SQ.MT.
3	6.35	X	0.49	X	2.00 = 6.22 SQ.MT.
4	6.43	X	0.30	X	2.00 = 3.86 SQ.MT.
5	2.85	X	9.46	X	2.00 = 53.92 SQ.MT.
6	3.40	X	1.86	X	2.00 = 12.65 SQ.MT.
7	1.90	X	4.36	X	2.00 = 16.57 SQ.MT.
8	8.05	X	7.16	X	1.00 = 57.64 SQ.MT.
9	0.30	X	4.17	X	2.00 = 2.50 SQ.MT.
10	5.49	X	0.50	X	2.00 = 5.49 SQ.MT.
11	6.35	X	0.69	X	2.00 = 8.76 SQ.MT.
12	6.43	X	0.50	X	2.00 = 6.43 SQ.MT.
TOTAL DEDUCTION					
= 179.72 SQ.MT.					
TOTAL BUILT-UP AREA					
= 636.36 SQ.MT.					
STAIRCASE, LIFT & LOBBY AREA					
ST	5.62	X	3.36	X	2.00 = 37.77 SQ.MT.
P	1.58	X	3.36	X	2.00 = 10.62 SQ.MT.
L1	2.13	X	2.71	X	4.00 = 23.09 SQ.MT.
LP1	2.25	X	2.21	X	4.00 = 19.89 SQ.MT.
LP2	2.40	X	0.50	X	4.00 = 4.80 SQ.MT.
TOTAL DEDUCTION					
= 96.16 SQ.MT.					
NET BUILT-UP AREA					
= 540.19 SQ.MT.					



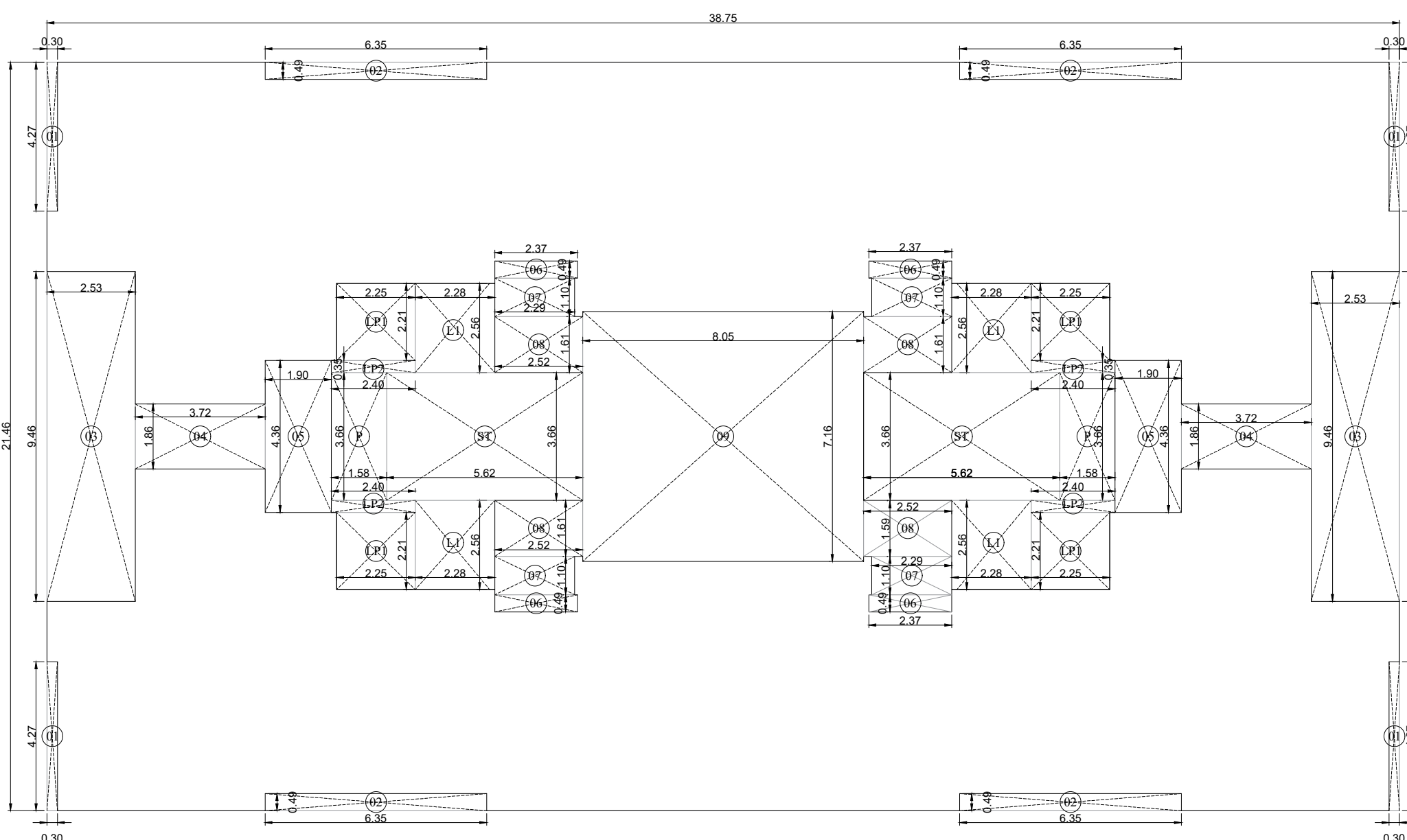
AREA DIAGRAM 5TH FLOOR (A & B WING)
SCALE 1:100

BUILT-UP AREA CALCULATION (5TH FLOOR)					
WING A & B					
ADDITION					
A	38.75	X	21.46	X	1.00 = 831.58 SQ.MT.
TOTAL ADDITION					
= 831.58 SQ.MT.					
DEDUCTION					
1	0.30	X	4.27	X	4.00 = 5.12 SQ.MT.
2	6.35	X	0.49	X	4.00 = 12.45 SQ.MT.
3	2.53	X	9.46	X	2.00 = 47.87 SQ.MT.
4	3.72	X	1.86	X	2.00 = 13.84 SQ.MT.
5	1.90	X	4.36	X	2.00 = 16.57 SQ.MT.
6	8.05	X	7.16	X	1.00 = 57.64 SQ.MT.
TOTAL DEDUCTION					
= 153.48 SQ.MT.					
TOTAL BUILT-UP AREA					
= 678.09 SQ.MT.					
STAIRCASE, LIFT & LOBBY AREA					
ST	5.62	X	3.36	X	2.00 = 37.77 SQ.MT.
P	1.58	X	3.36	X	2.00 = 10.62 SQ.MT.
L1	2.13	X	2.71	X	4.00 = 23.09 SQ.MT.
LP1	2.25	X	2.21	X	4.00 = 19.89 SQ.MT.
LP2	2.40	X	0.50	X	4.00 = 4.80 SQ.MT.
TOTAL DEDUCTION					
= 96.16 SQ.MT.					
NET BUILT-UP AREA					
= 581.93 SQ.MT.					



AREA DIAGRAM 1ST TO 4TH FLOOR (C & D WING)
SCALE 1:100

BUILT-UP AREA CALCULATION (1ST - 4TH FLOOR)					
WING A, B, C & D					
ADDITION					
A	38.75	X	21.46	X	2.00 = 1663.15 SQ.MT.
TOTAL ADDITION					
= 1663.15 SQ.MT.					
DEDUCTION					
1	0.30	X	4.27	X	8.00 = 10.25 SQ.MT.
2	6.35	X	0.49	X	8.00 = 24.89 SQ.MT.
3	2.53	X	9.46	X	4.00 = 95.74 SQ.MT.
4	3.72	X	1.86	X	4.00 = 27.68 SQ.MT.
5	1.90	X	4.36	X	4.00 = 33.14 SQ.MT.
6	2.37	X	0.49	X	8.00 = 9.29 SQ.MT.
7	2.29	X	1.10	X	8.00 = 20.15 SQ.MT.
8	2.53	X	1.61	X	8.00 = 32.46 SQ.MT.
9	8.05	X	7.16	X	2.00 = 115.28 SQ.MT.
TOTAL DEDUCTION					
= 368.86 SQ.MT.					
TOTAL BUILT-UP AREA					
= 1294.29 SQ.MT.					
STAIRCASE, LIFT & LOBBY AREA					
ST	5.62	X	3.66	X	4.00 = 82.28 SQ.MT.
P	1.58	X	3.66	X	4.00 = 23.13 SQ.MT.
L1	2.28	X	2.56	X	8.00 = 46.69 SQ.MT.
LP1	2.25	X	2.21	X	8.00 = 39.78 SQ.MT.
LP2	2.40	X	0.35	X	8.00 = 6.72 SQ.MT.
TOTAL DEDUCTION					
= 198.60 SQ.MT.					
NET BUILT-UP AREA					
= 1095.68 SQ.MT.					

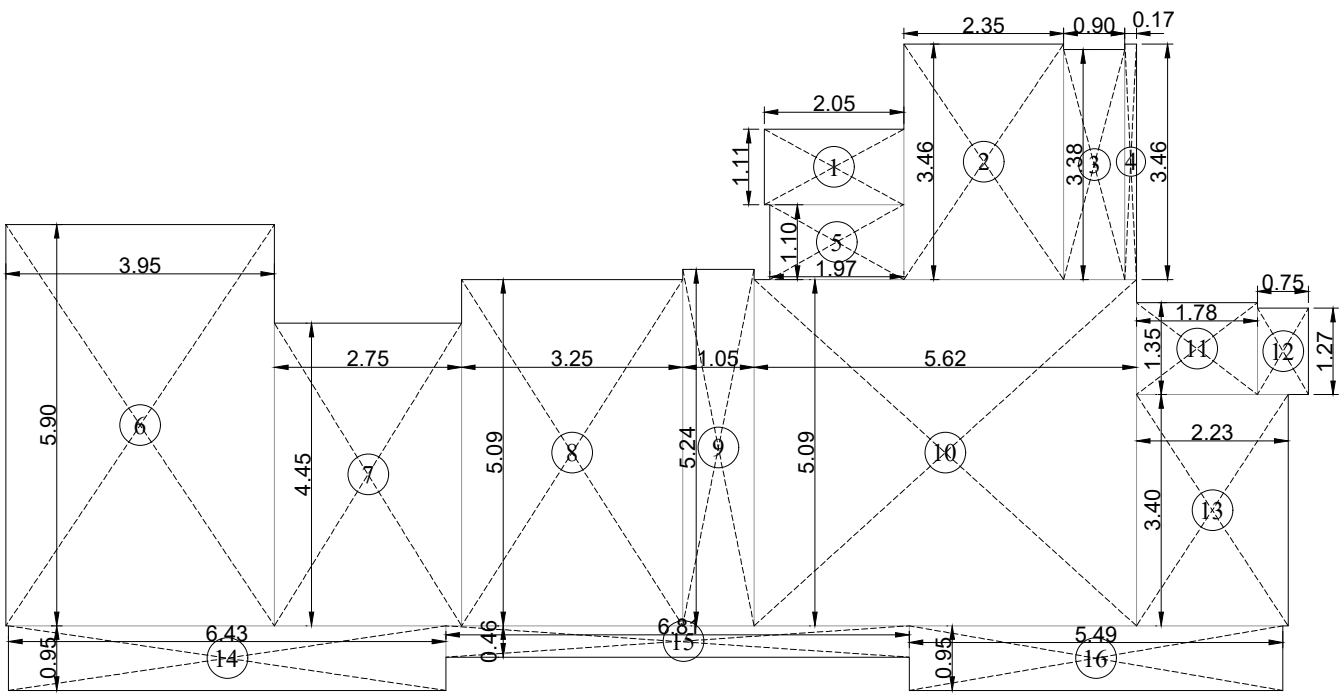


AREA DIAGRAM 1ST TO 4TH FLOOR (A & B WING)
SCALE 1:100

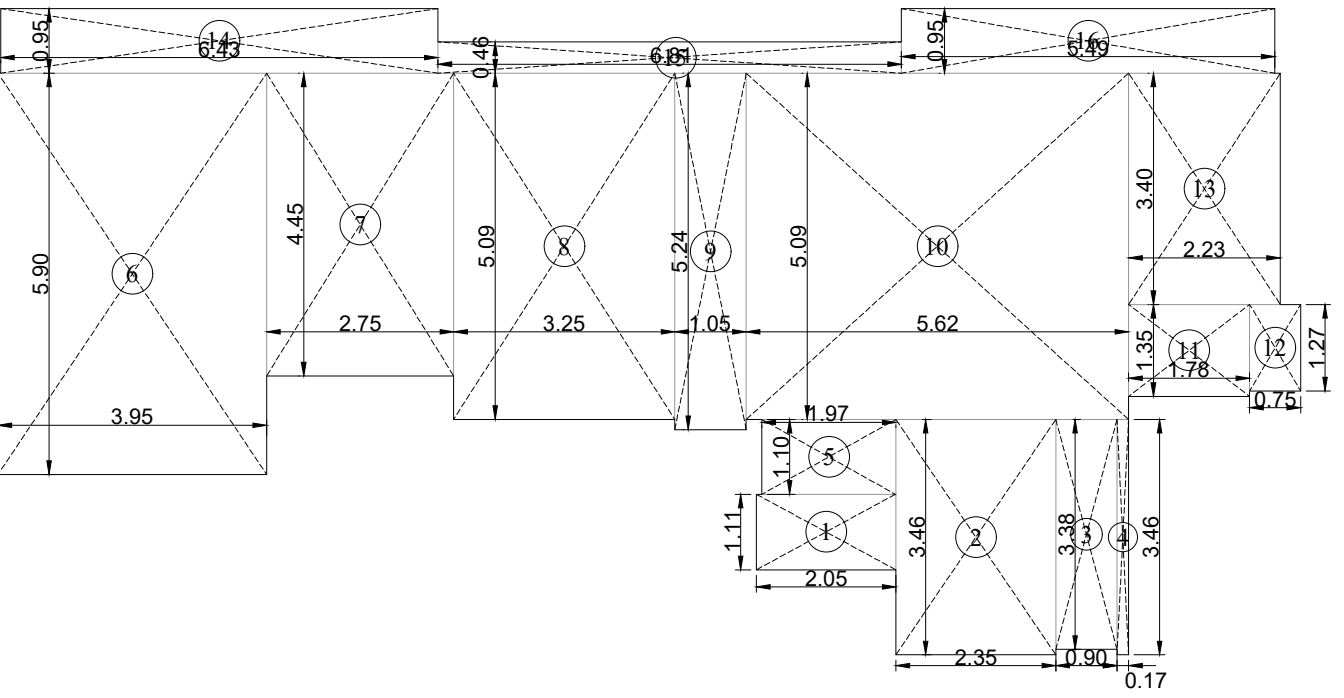
THIS CANCELS APPROVAL TO PREVIOUS PLAN
UNO-P-6444/2021/H/W Ward/FP DATED- 18.03.2021
APPROVED SUBJECT TO BE CONDITIONS
MENTION IN THIS OFFICE LETTER
P - 6444 / 2021 / H / W Ward / FP (NEW)
DTD. 13.01.2022.



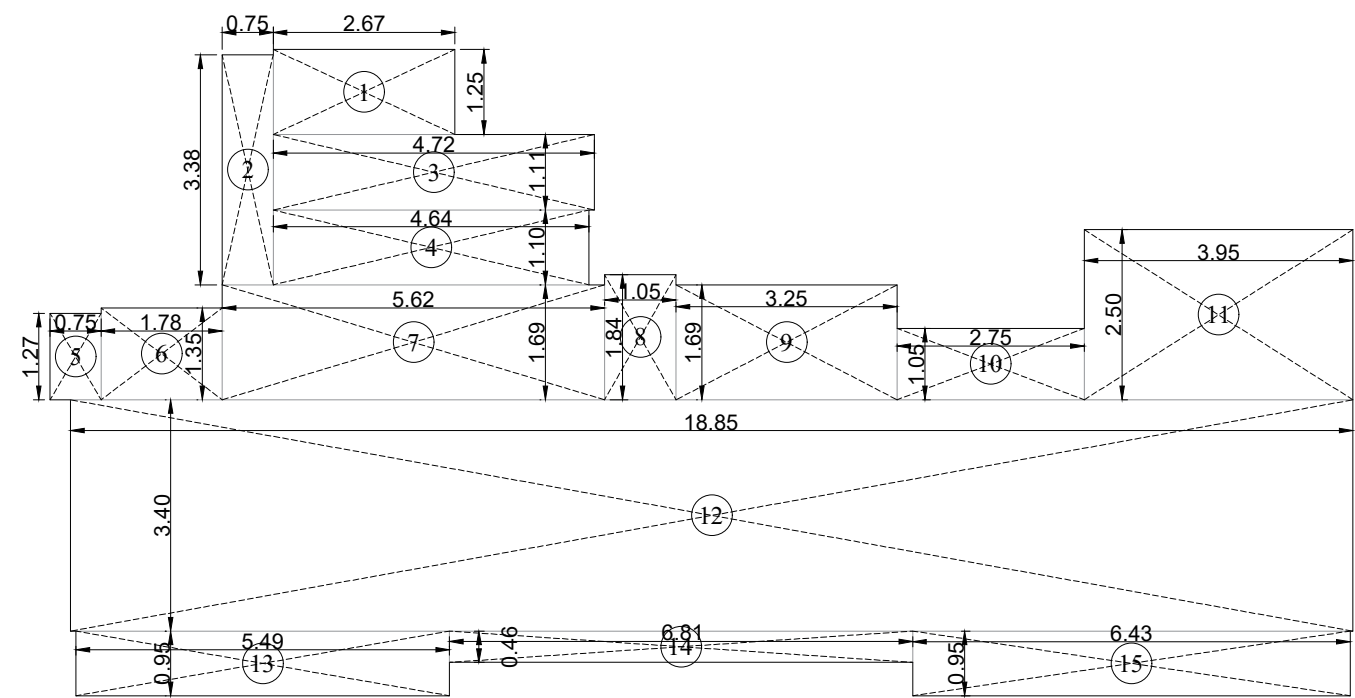
PROFORMA - B			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 1610/20, T.P.S. VI. SANTACRUZ, F.P. NO. 18-1920 TO 23 SITUATED OF VILLAGE VILE PARLE, AT RELIEF ROAD, CHAUHAN ROAD, DESAI MARG, SANTACRUZ, (WEST) MUMBAI			
NAME OF OWNER / APPLICANT			OWNER SIGNATURE
Shri. Suresh Shroff of Sunvision Estates C.A. to Juhu CHSL			
JOB NO.	DRG. NO.	CHECKED BY	DESIGN & DRN. BY
04/2021	04/2021	GAURAV	GAURAV
NORTH			DATE
NAME, ADD. & SIGNATURE OF ARCHITECT			REV
M/s. SpaceEra Architects			20/01/21
Architects, Designers & Planners 101, Unique House, Cardinal Cretion Road, Chakala, Near P & G Plaza, Andheri (E), Mumbai - 400 099 Phone: 022-49733014/0103 Email: spaceera.arch@gmail.com			Mr. Jaiann Shah CA/2012/56228
APPROVAL PLANS			
S.E.B.P.(K-ES)	A.E.B.P.(H-WARD)	E.E.B.P.(H-WARD)	



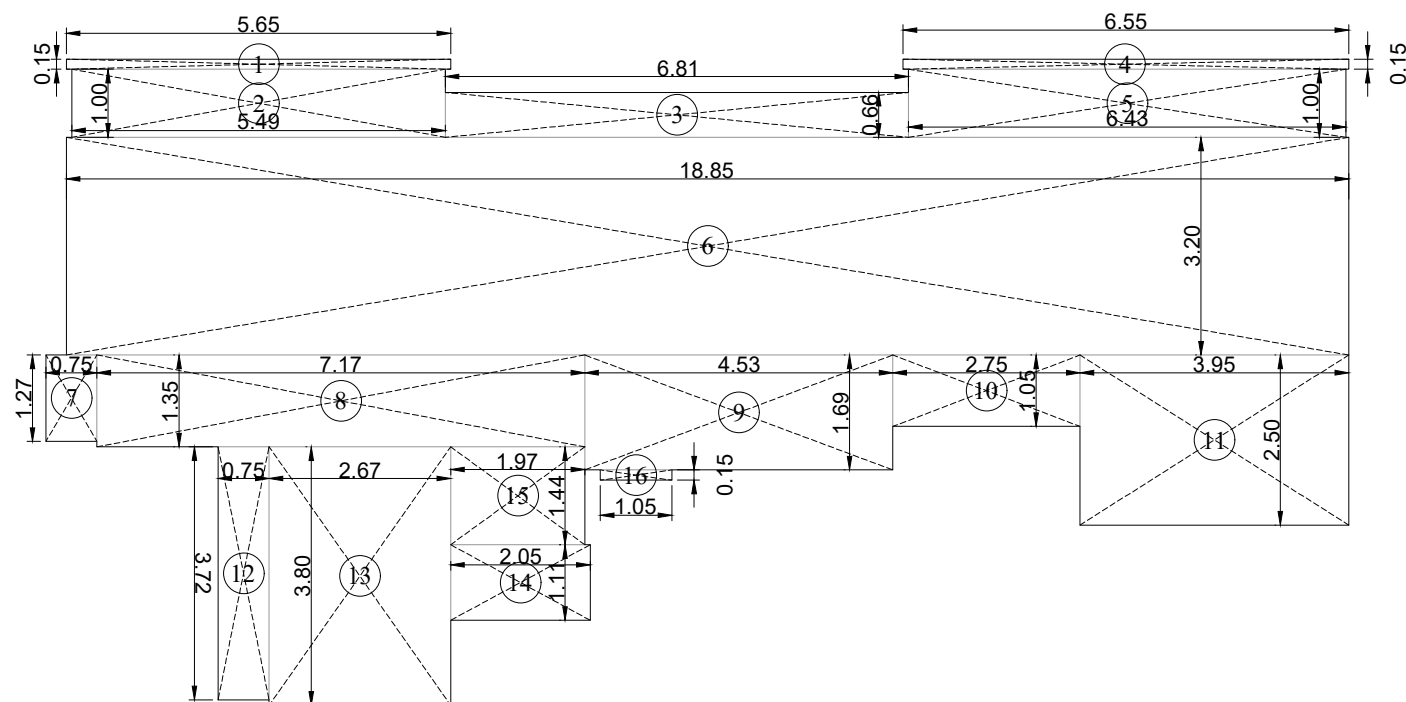
RERA AREA DIAGRAM (1ST TO 4TH FLOOR)
(B&D-WING) (FLAT -2)
SCALE : 1.100



RERA AREA DIAGRAM (1ST TO 4TH FLOOR)
(B&D-WING) (FLAT -1)
SCALE : 1.100



RERA AREA DIAGRAM (1ST TO 4TH FLOOR)
(A&C-WING) (FLAT -2)
SCALE : 1.100



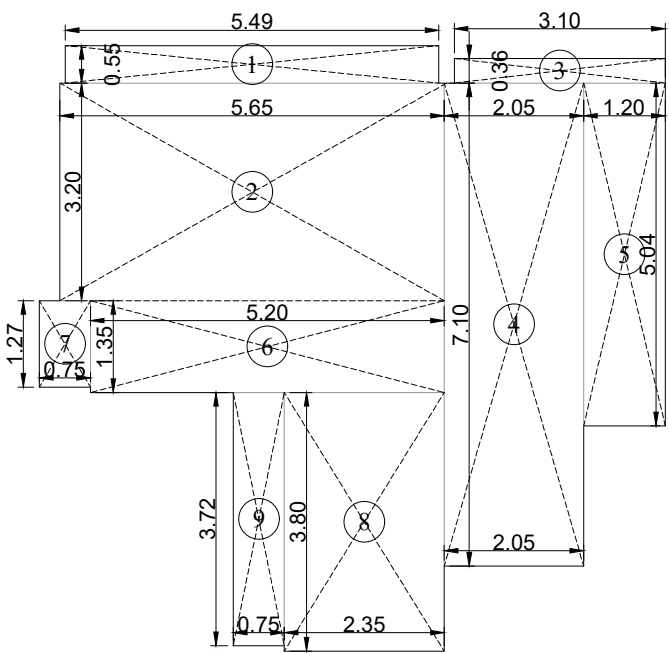
RERA AREA DIAGRAM (1ST TO 4TH FLOOR)
(A&C-WING) (FLAT -1)
SCALE : 1.100

CARPET AREA CALCULATION FLAT NO2 OF WING B & D (8 NOS)									
1ST - 4TH FLOOR									
1	2.05	X	1.11	X	1.00	=	2.28	SQ.MT.	
2	2.35	X	3.46	X	1.00	=	8.13	SQ.MT.	
3	0.90	X	3.38	X	1.00	=	3.04	SQ.MT.	
4	0.17	X	3.46	X	1.00	=	0.59	SQ.MT.	
5	1.10	X	1.97	X	1.00	=	2.17	SQ.MT.	
6	3.95	X	5.90	X	1.00	=	23.31	SQ.MT.	
7	2.75	X	4.45	X	1.00	=	12.24	SQ.MT.	
8	3.25	X	5.09	X	1.00	=	16.54	SQ.MT.	
9	1.05	X	5.24	X	1.00	=	5.50	SQ.MT.	
10	5.62	X	5.09	X	1.00	=	28.61	SQ.MT.	
11	1.78	X	1.35	X	1.00	=	2.40	SQ.MT.	
12	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
13	2.23	X	3.40	X	1.00	=	7.58	SQ.MT.	
14	6.43	X	0.95	X	1.00	=	6.11	SQ.MT.	
15	6.81	X	0.46	X	1.00	=	3.13	SQ.MT.	
16	5.49	X	0.95	X	1.00	=	5.22	SQ.MT.	
TOTAL AREA								=	127.79 SQ.MT.

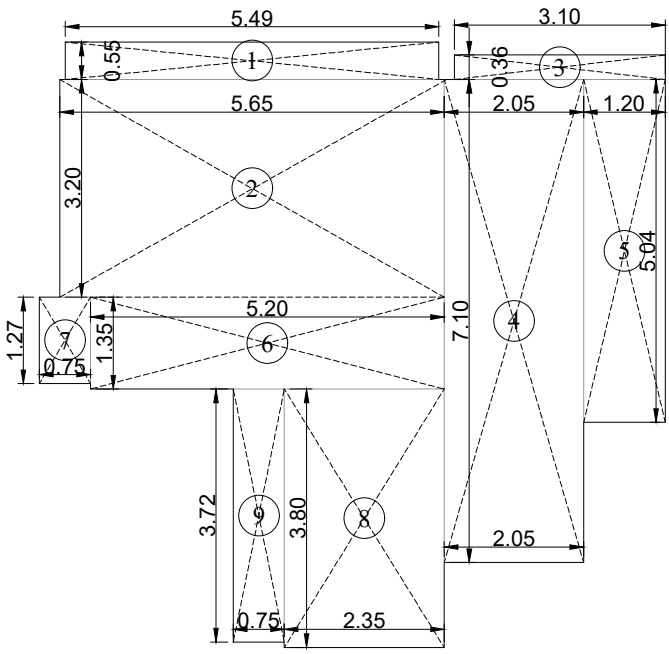
CARPET AREA CALCULATION FLAT NO1 OF WING B & D (8 NOS)									
1ST - 4TH FLOOR									
1	2.05	X	1.11	X	1.00	=	2.28	SQ.MT.	
2	2.35	X	3.46	X	1.00	=	8.13	SQ.MT.	
3	0.90	X	3.38	X	1.00	=	3.04	SQ.MT.	
4	0.17	X	3.46	X	1.00	=	0.59	SQ.MT.	
5	1.10	X	1.97	X	1.00	=	2.17	SQ.MT.	
6	3.95	X	5.90	X	1.00	=	23.31	SQ.MT.	
7	2.75	X	4.45	X	1.00	=	12.24	SQ.MT.	
8	3.25	X	5.09	X	1.00	=	16.54	SQ.MT.	
9	1.05	X	5.24	X	1.00	=	5.50	SQ.MT.	
10	5.62	X	5.09	X	1.00	=	28.61	SQ.MT.	
11	1.78	X	1.35	X	1.00	=	2.40	SQ.MT.	
12	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
13	2.23	X	3.40	X	1.00	=	7.58	SQ.MT.	
14	6.43	X	0.95	X	1.00	=	6.11	SQ.MT.	
15	6.81	X	0.46	X	1.00	=	3.13	SQ.MT.	
16	5.49	X	0.95	X	1.00	=	5.22	SQ.MT.	
TOTAL AREA								=	127.79 SQ.MT.

CARPET AREA CALCULATION FLAT NO 2 WING A & C (8NOS)									
1ST - 4TH FLOOR									
1	2.67	X	1.25	X	1.00	=	3.34	SQ.MT.	
2	0.75	X	3.38	X	1.00	=	2.54	SQ.MT.	
3	4.72	X	1.11	X	1.00	=	5.24	SQ.MT.	
4	4.64	X	1.10	X	1.00	=	5.10	SQ.MT.	
5	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
6	1.78	X	1.35	X	1.00	=	2.40	SQ.MT.	
7	5.62	X	1.69	X	1.00	=	9.50	SQ.MT.	
8	1.05	X	1.84	X	1.00	=	1.93	SQ.MT.	
9	3.25	X	1.69	X	1.00	=	5.49	SQ.MT.	
10	2.75	X	1.05	X	1.00	=	2.89	SQ.MT.	
11	3.95	X	2.50	X	1.00	=	9.88	SQ.MT.	
12	18.85	X	3.40	X	1.00	=	64.09	SQ.MT.	
13	5.49	X	0.95	X	1.00	=	5.22	SQ.MT.	
14	6.81	X	0.46	X	1.00	=	3.13	SQ.MT.	
15	6.43	X	0.95	X	1.00	=	6.11	SQ.MT.	
TOTAL AREA								=	127.80 SQ.MT.

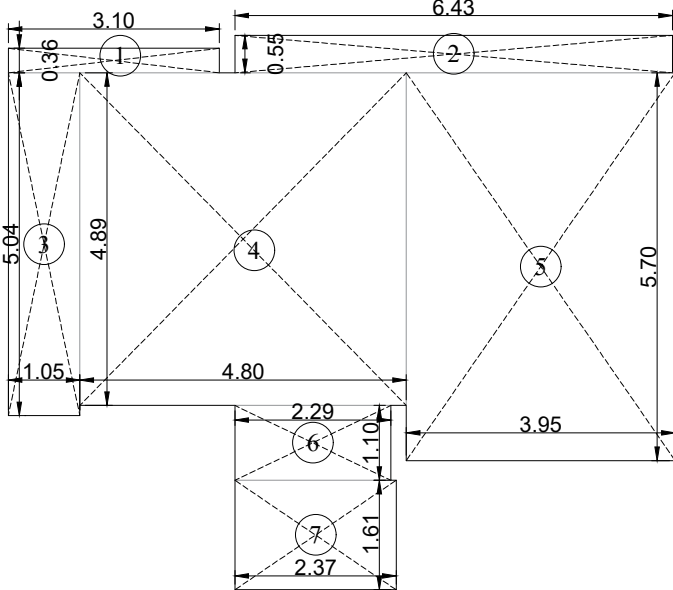
CARPET AREA CALCULATION FLAT NO 1 WING A & C (8NOS)									
1ST-4TH FLOOR									
1	3.65	X	0.15	X	1.00	=	0.85	SQ.MT.	
2	5.49	X	1.00	X	1.00	=	5.49	SQ.MT.	
3	6.81	X	0.66	X	1.00	=	4.49	SQ.MT.	
4	6.55	X	0.15	X	1.00	=	0.98	SQ.MT.	
5	6.43	X	1.00	X	1.00	=	6.43	SQ.MT.	
6	18.85	X	3.20	X	1.00	=	60.52	SQ.MT.	
7	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
8	7.17	X	1.35	X	1.00	=	9.68	SQ.MT.	
9	4.53	X	1.69	X	1.00	=	7.66	SQ.MT.	
10	2.75	X	1.05	X	1.00	=	2.89	SQ.MT.	
11	3.95	X	2.50	X	1.00	=	9.88	SQ.MT.	
12	0.75	X	3.72	X	1.00	=	2.79	SQ.MT.	
13	2.67	X	3.80	X	1.00	=	10.15	SQ.MT.	
14	2.05	X	1.11	X	1.00	=	2.28	SQ.MT.	
15	1.97	X	1.44	X	1.00	=	2.84	SQ.MT.	
16	1.05	X	0.15	X	1.00	=	0.16	SQ.MT.	
TOTAL AREA								=	127.82 SQ.MT.



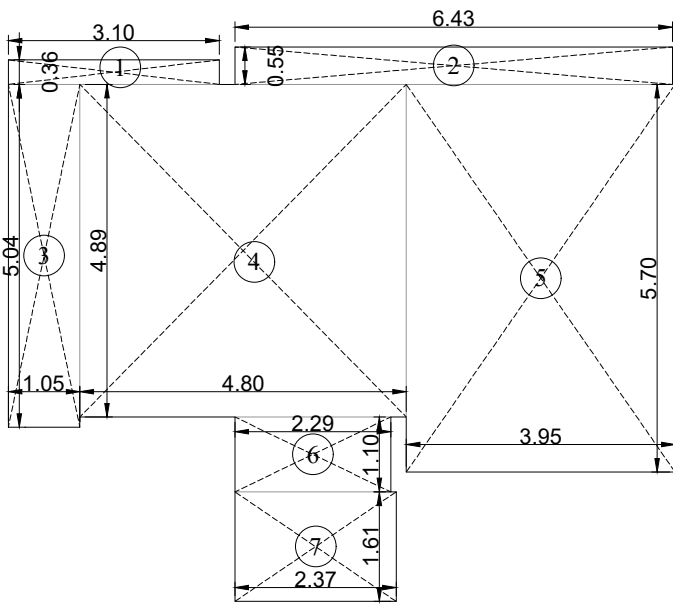
RERA AREA DIAGRAM (5TH TO 7TH FLOOR)
(A -WING) (FLAT -1 & 4)
SCALE : 1.100



RERA AREA DIAGRAM (8TH FLOOR)
(A -WING) (FLAT -4)
SCALE : 1.100



RERA AREA DIAGRAM (5TH TO 7TH FLOOR)
(A -WING) (FLAT -2 & 3)
SCALE : 1.100



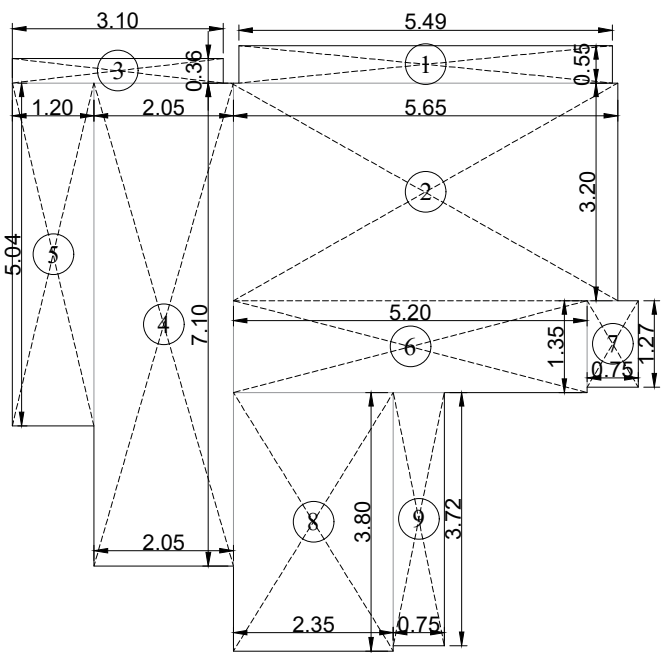
RERA AREA DIAGRAM (8TH FLOOR)
(A -WING) (FLAT -2 & 3)
SCALE : 1.100

CARPET AREA CALCULATION FLAT NO 1, 2, 3 & 4 OF WING A & B 5TH TO 7TH FLOOR (12 NOS)									
1	5.49	X	0.55	X	1.00	=	3.02	SQ.MT.	
2	5.65	X	3.20	X	1.00	=	18.08	SQ.MT.	
3	3.10	X	0.36	X	1.00	=	1.12	SQ.MT.	
4	2.05	X	7.10	X	1.00	=	14.56	SQ.MT.	
5	1.20	X	5.04	X	1.00	=	6.05	SQ.MT.	
6	5.20	X	1.35	X	1.00	=	7.02	SQ.MT.	
7	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
8	2.35	X	3.80	X	1.00	=	8.93	SQ.MT.	
9	0.75	X	3.72	X	1.00	=	2.79	SQ.MT.	
TOTAL AREA								=	62.51 SQ.MT.

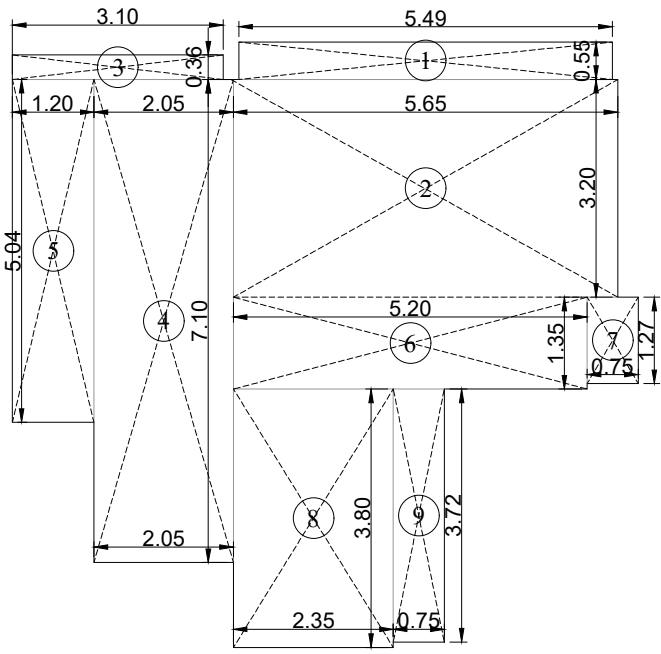
CARPET AREA CALCULATION FLAT NO 3 & 4 OF WING A & B 8TH FLOOR (2 NOS)									
1	5.49	X	0.55	X	1.00	=	3.02	SQ.MT.	
2	5.65	X	3.20	X	1.00	=	18.08	SQ.MT.	
3	3.10	X	0.36	X	1.00	=	1.12	SQ.MT.	
4	2.05	X	7.10	X	1.00	=	14.56	SQ.MT.	
5	1.20	X	5.04	X	1.00	=	6.05	SQ.MT.	
6	5.20	X	1.35	X	1.00	=	7.02	SQ.MT.	
7	0.75	X	1.27	X	1.00	=	0.95	SQ.MT.	
8	2.35	X	3.80	X	1.00	=	8.93	SQ.MT.	
9	0.75	X	3.72	X	1.00	=	2.79	SQ.MT.	
TOTAL AREA								=	62.51 SQ.MT.

CARPET AREA CALCULATION FLAT NO 1, 2, 3 & 4 OF WING A & B 5TH TO 7TH FLOOR (12 NOS)									
1	3.10	X	0.36	X	1.00	=	1.12	SQ.MT.	
2	6.43	X	0.55	X	1.00	=	3.54	SQ.MT.	
3	1.05	X	5.04	X	1.00	=	5.29	SQ.MT.	
4	4.80	X	4.89	X	1.00	=	23.47	SQ.MT.	
5	3.95	X	5.70	X	1.00	=	22.52	SQ.MT.	
6	2.29	X	1.10	X	1.00	=	2.52	SQ.MT.	
7	2.37	X	1.61	X	1.00	=	3.82	SQ.MT.	
TOTAL AREA								=	62.27 SQ.MT.

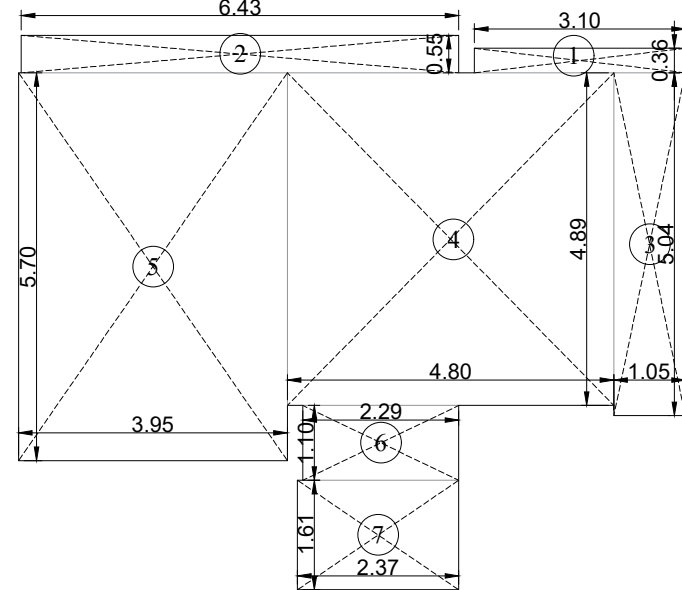
CARPET AREA CALCULATION FLAT NO 1, 2, 3 & 4 OF WING A & B 8TH FLOOR (2 NOS)									
1	3.10	X	0.36	X	1.00	=	1.12	SQ.MT.	
2	6.43	X	0.55	X	1.00	=	3.54	SQ.MT.	
3	1.05	X	5.04	X	1.00	=	5.29	SQ.MT.	
4	4.80	X	4.89	X	1.00	=	23.47	SQ.MT.	
5	3.95	X	5.70	X	1.00	=	22.52	SQ.MT.	
6	2.29	X	1.10	X	1.00	=	2.52	SQ.MT.	
7	2.37	X	1.61	X	1.00	=	3.82	SQ.MT.	
TOTAL AREA								=	62.27 SQ.MT.



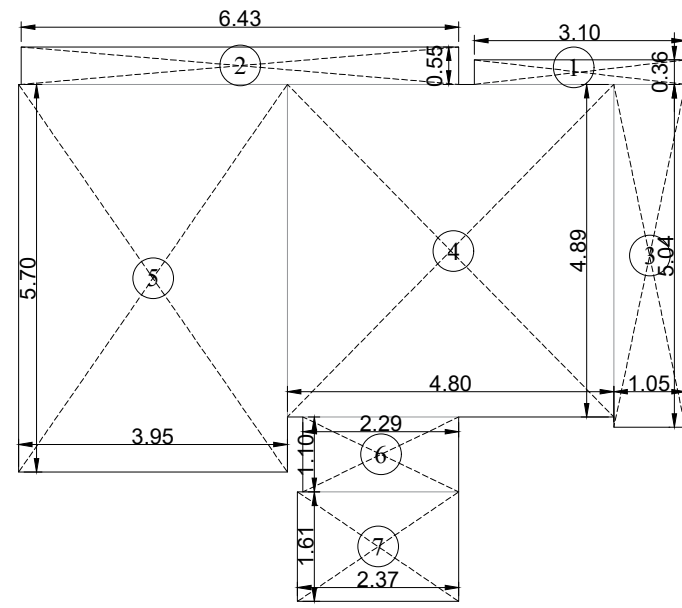
RERA AREA DIAGRAM (5TH TO 7TH FLOOR)
(B -WING) (FLAT -2 & 3)
SCALE : 1.100



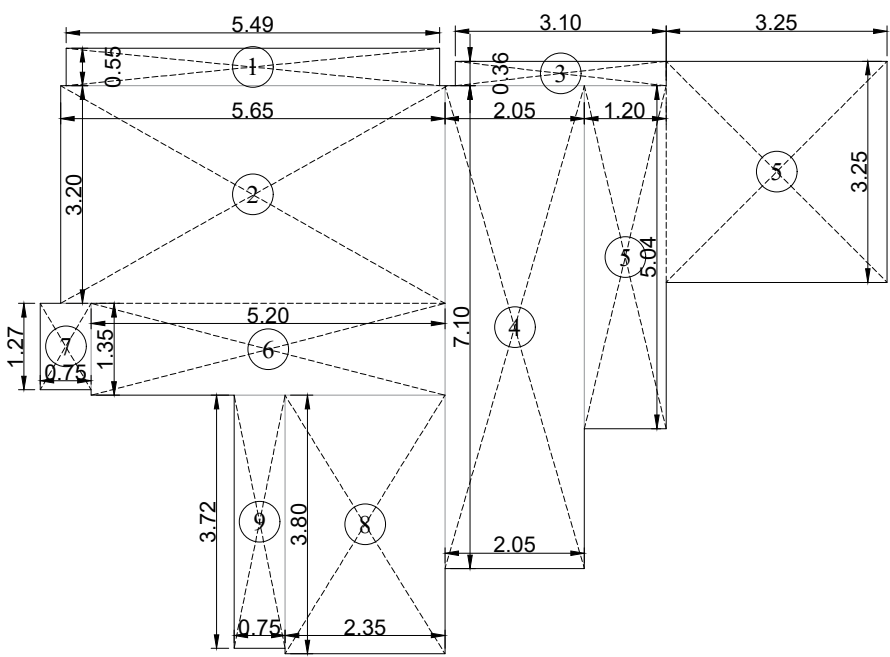
RERA AREA DIAGRAM (8TH FLOOR)
(B -WING) (FLAT -3)
SCALE : 1.100



RERA AREA DIAGRAM (5TH TO 7TH FLOOR)
(B -WING) (FLAT -1 & 4)
SCALE : 1.100



RERA AREA DIAGRAM (8TH FLOOR)
(B -WING) (FLAT -1 & 4)
SCALE : 1.100



RERA AREA DIAGRAM (8TH FLOOR)
(A -WING) (FLAT -1)
SCALE : 1.100

CARPET AREA CALCULATION FLAT NO



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-6444/2021)/H/W
WARD/FP/IOD/1/NEW

MEMORANDUM

Municipal Office,
Mumbai

To,

Suresh Shroff of Sun Vision Estate Ltd. C.A. to Juhu CHSL

6th floor, Sheela Niwas, Ramabai Ambedkar Marg, Vile Parle (East), Mumbai-57.

With reference to your Notice 337 (New) , letter No. 337 dated. 26/1/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential building on plot bearing C.T.S. No. 1610/20, F.P. No. 18-19/20 to 23 of T.P.S. - VI, of Village Vile Parle at Relief Road and Shastri Nagar Road, Santacruz (West), Mumbai- 400067.1610/20 furnished to me under your letter, dated 26/1/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3 That the Structural Engineer will not be appointed & Supervision Memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him along with structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load.
- 4 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 5 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 6 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will

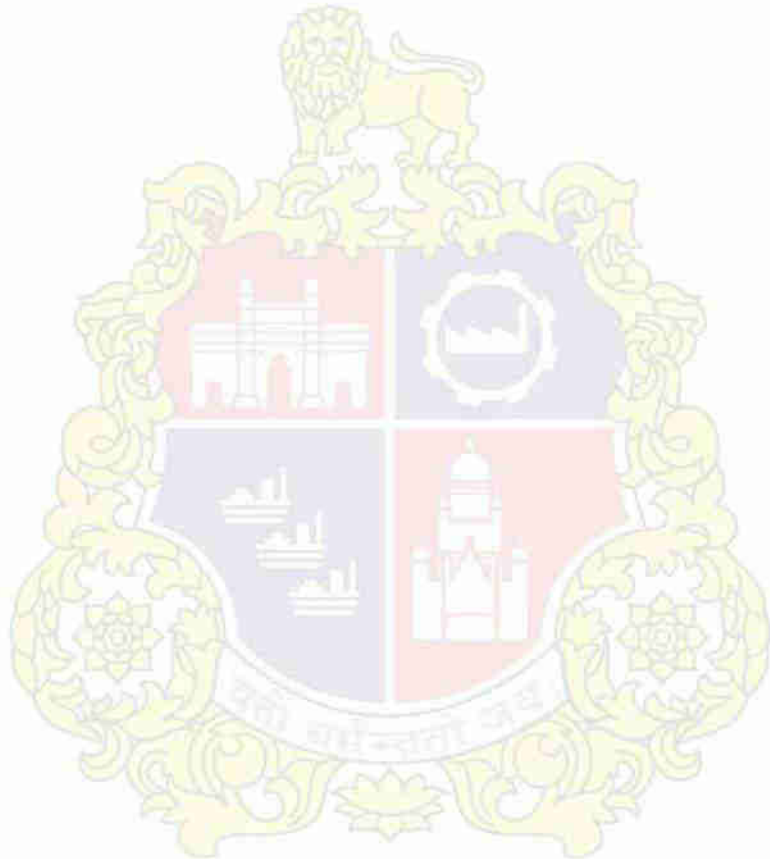
No. P-6444/2021)/H/W
WARD/FP/IOD/1/NEW

not be renewed during the construction work.

- 7 That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 8 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 9 That the G.I. Sheet screens at plot boundaries up to adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 10 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection.
- 11 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 12 That the owner / developer shall not display a board at site before starting the work giving the details such as name and address of the owner / developer, architect and structural engineer, approval no. and date of the layout and building proposal.
- 13 That the work shall not be carried out between sunrise and sunset between 6.00 am to 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed (as per circular No.ChE/DP/7749/Gen dtd.07.06.2016).
- 14 That the SWM NOC and Bank guarantee shall not be revalidated from time to time.
- 15 That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (Civil) No. D23708/2017 dated 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 16 That the record of C & D generated & transported on designated dumping site shall not be maintained and uploaded on MCGM Auto DCR system & any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD & the work will not be liable to be stopped immediately.
- 17 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 18 That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 19 That remarks from E.E.(M.& E.) for ventilation shall not be submitted.
- 20 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 21 That the PR card in the Name of Owner & its Tenure shall not be submitted before OC.
- 22 That the no dues pending certificate from A.E Water works "S" ward shall not be submitted.

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- 23 That the NOC from CFO shall not be submitted before CC
- 24 That the N.O.C. from Tree authority shall not be submitted before C.C.
- 25 That the copy of PAN card of the applicant shall not be submitted before C.C.
- 26 That the necessary NOC from Collector shall not be submitted before CC.
- 27 That the N.O.C. from Insecticide Officer shall not be submitted
- 28 That the parking layout from E.E. (T.C.) will not be submitted.



- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 17 March day of 2022 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to leavy penalty for non-compliance under Section 471 if necessary.

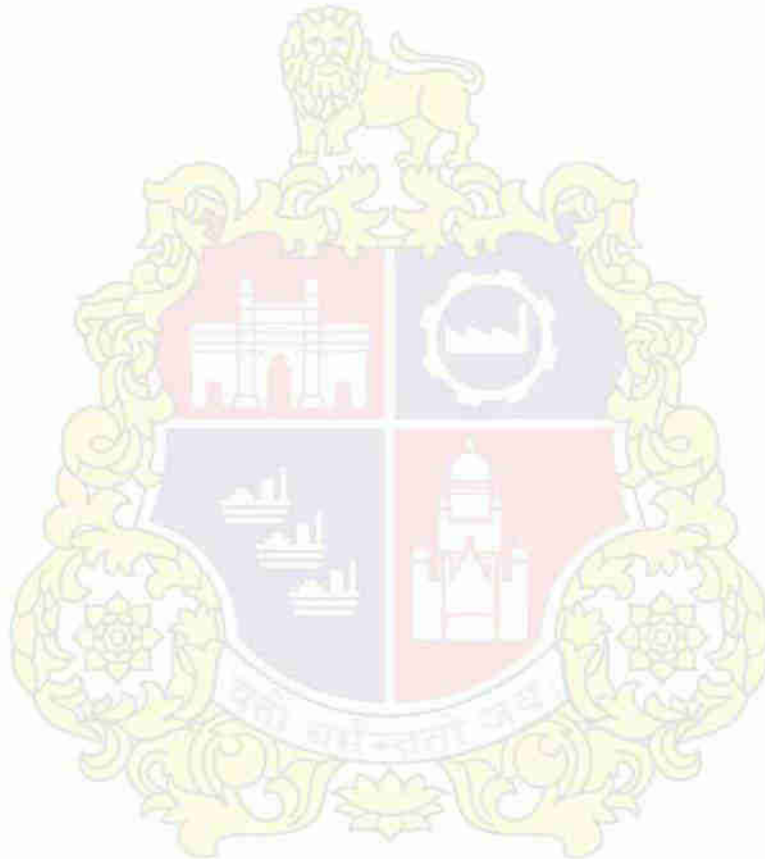
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on a plan stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

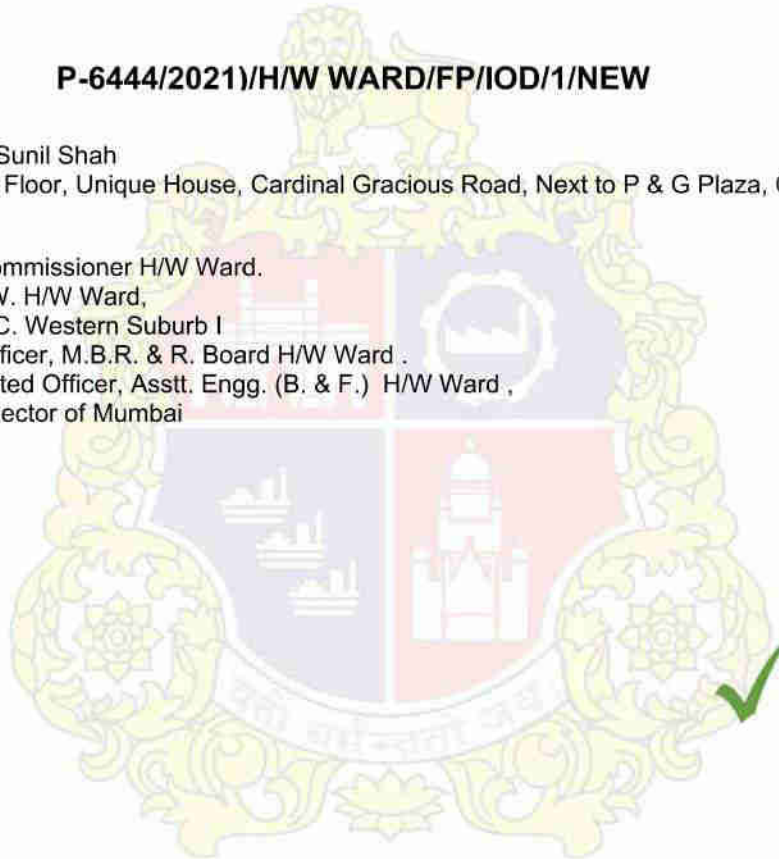
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**Executive Engineer, Building Proposals
Zones wards.**

P-6444/2021)/H/W WARD/FP/IOD/1/NEW

Copy To :- 1. Jainam Sunil Shah
101, 1st Floor, Unique House, Cardinal Gracious Road, Next to P & G Plaza, Chakala, Andheri
(East), Mumbai - 400 099.

2. Asst. Commissioner H/W Ward.
3. A.E.W.W. H/W Ward,
4. Dy.A & C. Western Suburb I
5. Chief Officer, M.B.R. & R. Board H/W Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) H/W Ward ,
7. The Collector of Mumbai



Name : Vijay Shankarrao
Tawde
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 18-Mar-2021 17: 34:22