



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

COMMENCEMENT CERTIFICATE FOR SHORE PILING

No.MH/EE/BP/Cell/GM/MHADA-35/1153/2023

DATE- **03 FEB 2023**

To

✓ **Techno Fresh world LLP,
Manu Mansion, 2nd Floor,
16, Shaheed Bhagat Singh Marg,
Fort, Mumbai – 400001.**

Sub: Proposed reconstruction of existing residential building no. 41 known as **INDRAPRASTHA CHSL**, Aadarsh Nagar MHADA Layout, bearing C.S. no. 209(pt), of Worli Division, at the junction of Balaji Temkar Marg & New Prabhadevi Road, Situated in G/S Ward, at Worli, Mumbai.

Ref: -1. IOA approved u/no –MH/.EE/BP/Cell/GM/MHADA-35/1153/2022 dated. 26.07.2022
2. Application of Architect Shri Nilesh Dholakia of M/s Saachi Associates dtd 01.02.2023

Dear Applicants,

This is to inform you that the permission to carry out work of shore piling is hereby granted subject to following conditions:

TERMS & CONDITIONS FOR SHORE PILING

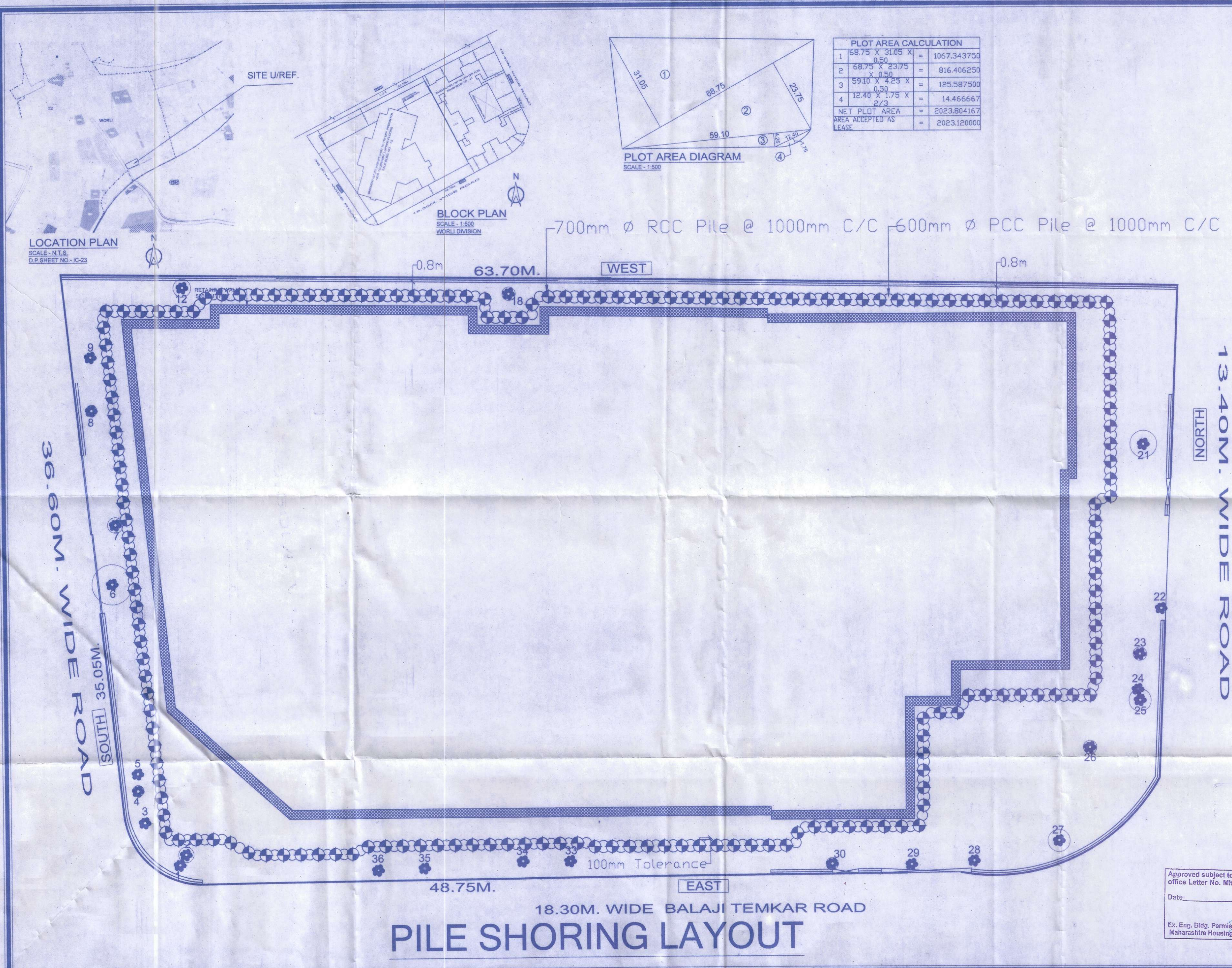
1. The work shall be carried out strictly on periphery of proposed building as per approved plan dated . 26.07.2022
2. The proposed building work shall not be carry out without C.C.

3. All safety measures should be taken while carrying out the sheet piling work.
4. No nuisance to the surrounding vicinity should be caused while carrying out the work.
5. The work to be carried out between sunrise and sunset only.

You are hereby requested to take all the necessary precautions regarding The stability and safety of the adjoining existing structures under the supervision of Structural Engineer during the execution of work.



(Rupesh M. Totewar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA



PLOT AREA CALCULATION		
1	68.75 X 31.05 X 0.50	= 1067.343750
2	68.75 X 23.75 X 0.50	= 816.406250
3	59.10 X 4.25 X 0.50	= 125.587500
4	12.40 X 1.75 X 2/3	= 14.466667
NET PLOT AREA		= 2023.804167
AREA ACCEPTED AS LEASE		= 2023.120000

PROFORMA - A

A. AREA STATEMENT	IN SQ. MTS.
1) AREA OF THE PLOT	2023.12
2) BALANCE AREA OF PLOT	---
3) DEDUCTIONS FOR:	---
a) FOR RESERVATION/ROAD AREA	---
a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)	---
b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)	---
c) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO 17)	---
d) TOTAL AREA UNDER ROAD/RESERVATION	---
e) FOR AMENITY AREA	---
a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	---
b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	---
c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 15	---
d) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35	---
f) TOTAL AMENITY AREA	---
g) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
h) TOTAL DEDUCTION 2(A)+2(B)+2(C)	NIL
i) BALANCE AREA OF THE PLOT 1)-(H)	2023.12
j) PLOT UNDER DEVELOPMENT- 1-2(A)+2(B)	2023.12
k) ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	3.00
l) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	6069.86
m) PERMISSIBLE BUILT UP AREA AS PER DCR 30(C), PROTECTED FOR DEVELOPMENT	---
n) PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	---
o) BUA EQUAL TO LAND AREA HANDED OVER AS PER REG 30(A)(3)(a)	---
p) ADDITIONAL BUA FOR 2(A) (a) (i) & 2B ABOVE WITHIN THE CAP OF ADMISSIBLE 'TDR' AS PER TABLE NO 12 ON BALANCE PLOT	---
q) ADDITIONAL BUA FOR 2(A) (a) & 2(A) ABOVE TO BE UTILIZE OVER AND ABOVE THE PERMISSIBLE FSI AS PER COLUMN NO-7 TABLE 12 OF REGULATION 30(A) AND TO THE MENTIONED IN TABLE 12A REGULATION 30(200/6 OR 250/6)	---
r) ADDITIONAL BUA IN CASE OF 2(A) (a) (ii) AS PER REGULATION 17(1) NOTE 20(VII) & (VIII) AS PER AR POLICY ON REMAINING PLOT (% AS PER TABLE NO-5 OF REGULATION 17(1))	---
s) ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF ADMISSIBLE TDR AS PER TABLE 12 ON A PLOT	---
t) IN LIEU COST OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(30d)	---
u) 50% OF REHAB COMPONENT AS PER REG 33(7)(A)	---
v) 15% OR SR NO 7 OR ABOVE OR 10 SQ.MT. PER REHAB TENEMENTS AS PER REG 33(7)(B) CLAIMED 24 NOS. TENEMENTS X 10 PER SQ.MT. = 240.00 SQ.MT. PROPOSED = 240.00 SQ.MT.	---
w) BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) (40/50/60)	---
x) PRORATA AREA =	---
y) BUILT UP AREA DUE TO ADMISSIBLE 'TDR' AS PER TABLE NO 12 OF REGULATION NO 30(A)(30d) (SR NO 5X 50% OR 70% OR 90% OR 100%)	---
z) (BY RESTRICTING AREA UTILIZE BEYOND ZONAL F.S.I IN SR NO 7(b), 8(a) & 9 above	---
a) GENERAL TDR (80%)	---
b) SLUM TDR (20%)	---
aa) PERMISSIBLE BUILT UP AREA (7a+9+10+11)	---
ab) TOTAL PROPOSED BUILT UP AREA 13(b)+ 13(b)	---
ac) PROPOSED BUILT UP AREA - REHAB AREA - 3032.42 SQ.MT.	---
ad) PROPOSED BUILT UP AREA - SALE AREA - 4909.44 SQ.MT.	---
ae) TDR GENERATED IF ANY AS PER 30(A)	---
af) FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(C)	---
ag) (i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM FOR RESIDENTIAL EXISTING AREA	---
(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMP. W/O CHARGING PREMIUM FOR RESIDENTIAL	---
(iii) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMP. W/O CHARGING PREMIUM FOR COMMERCIAL EXISTING AREA	NIL
(iv) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMP. W/O CHARGING PREMIUM FOR COMMERCIAL	NIL
ah) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR RESIDENTIAL	---
(ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM FOR RESIDENTIAL	---
(iii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA ON PAYMENT OF PREMIUM FOR COMMERCIAL	NIL
(iv) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM FOR COMMERCIAL	NIL
ai) TOTAL BUA PROPOSED INCLUDING FCA (13+15(a)(i) + 15(a)(iv)+15(b)(i)+ 15(b)(iv)	---
aj) FSI CONSUMED ON NET PLOT (13/4)	---
ak) OTHER REQUIREMENTS	---
a) NAME OF RESERVATION	---
b) AREA OF RESERVATION LAND HANDED OVER AS PER REGULATION NO 17	---
c) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO 17	---
d) AREA/BUILT UP AREA OF DESIGNATION	---
al) PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	---
a) 14(A)	---
b) 14(B)	---
c) 15	---
am) REQUIREMENT OF LOS AS PER REGULATION NO 27 (15% OR 20% OR 25%)	---
an) TENEMENTS STATEMENT	---
a) PROPOSED BUILT UP AREA (13 ABOVE)	---
b) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	---
c) AREA AVAILABLE FOR TENEMENTS (a) MINUS (b)	---
d) Tenements Permissible (450/hectare) = 184.75	SAY
e) Total Number of Tenements Proposed on Plot	---
ao) PARKING STATEMENT	---
(i) PARKING REQUIRED FOR REGULATION FOR	---
CAR	---
SCOOTER/MOTOR CYCLE	---
OUTSIDERS/VISITORS	---
(ii) COVERED GARAGE PERMISSIBLE	---
(iii) COVERED GARAGE PROPOSED	---
(iv) TOTAL PARKING PROVIDED	---
ap) TRANSPORT VEHICLE PARKING	---
(i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	---
(ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	---

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON SEPT. 2021 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2023.12 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIPS/TOWN PLANNING SCHEME

NILESH H. DHOLAKIA LIC. NO. CA/93/15734 SIGNATURE OF LICENSED SURVEYOR / ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

SHORE PILE LAYOUT, LOCATION PLAN & PLOT AREA CALCULATION.

APPROVAL OF PLANS

THIS DOCUMENT IS DIGITALLY SIGNED. NO PHYSICAL SIGNATURE IS REQUIRED.

JOB NO. 2243 DRG. NO. DATE JUNE 2022 SCALE --- DRAWN BY ---

DESCRIPTION OF PROJECT & PROPERTY

PROPOSED RECONSTRUCTION OF EXISTING RESIDENTIAL BUILDING NO. 41 OF AADARSH NAGAR MHADA LAYOUT, BEARING C.S. NO. 296(PT.) OF WORLI DIVISION, AT THE JUNCTION OF BALAJI TEMKAR MARG & NEW PRABHADEVI ROAD, SITUATED IN 'S'-SOUTH WARD, AT WORLI, MUMBAI.

NAME OF OWNER

TECHNO FRESHWORLD LLP

-CA TO LESSEE

M/s. PRABHADEVI INDRAPRASTH CO.-OP. HSG. SOC. LTD.

SIGNATURE OF OWNER

Saachi Associates

ARCHITECTS & CONSULTANTS

NILESH H. DHOLAKIA

L-21, M.R. SOCIETY, RELIEF ROAD, SANTACRUZ (W), MUMBAI 400 054.

SIGNATURE

Approved subject to conditions mentioned in this office Letter No. MHADA - 35/1153/2023

Date 03 FEB 2023

Ex. Eng. Bldg. Permission - Ghatghar Stambai (W.S.) Maharashtra Housing & Area Development Authority