

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.)

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-8/1123/2022

Date: 25 MAY 2022

To,

Shri. Ritesh Thakur (Architect.)

B-1, Ganga Vihar, V.N. Puran Marg,

Near Trimurti Society, Sion Chunabhatii,

Mumbai- 400022.

Sub : Amended plan for Proposed redevelopment of existing residential building "Vikhroli Saikrupa CHSL" building no. 6, on plot bearing CTS no. 354 (pt) of Village Hariyali at Tagore Nagar, Jain Upashray Marg, Vikhroli East, Mumbai.

Ref : Your application dtd. 06.05.2022

Dear Applicants,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.D. dated 25.05.2016 issued by MCGM and subject to compliance of following conditions-

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.

6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by Architect.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.
14. That the plinth shall be got checked by this office staff.
15. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks ,shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
17. That the yearly progress report of the work will be submitted by the Architect.

--Sd--

(Anil Rathod)
Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.

Copy Submitted for favor of information please:-

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-524/1024/2022 dated 28.04.2022 for gross plot area 1012.50 Sq. Mt. (which includes Lease area 1012.50 Sq.mt.)

A set of approved plan for information and necessary action please.

2) The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-524/1024/2022 dated 28.04.2022 for gross plot area 1012.50 Sq. Mt. (which includes Lease area 1012.50 Sq.mt.)

A set of approved plan for information and necessary action please.

3) Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action: -

You are hereby informed to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/HGD/MB/479/2012 dated 08.02.2012 having plot area 1012.5 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar Layout, Vikhroli East. It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

A set of approved plan for information and necessary action please.

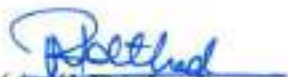
4) Deputy Chief Engineer/BP Cell/ MHADA

5) A. A & C. "S" Ward

6) A.E.W.W. "S" Ward

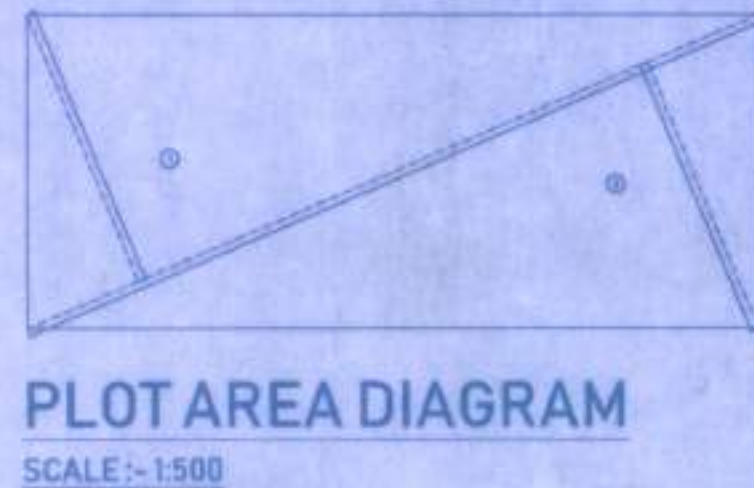
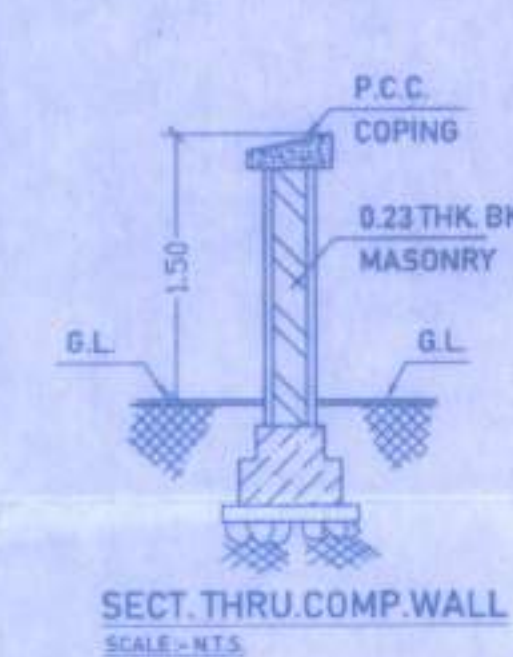
7) Assistant Commissioner "S" Ward.

8) M/s. Nirvana Construction LLP CA to "Vikhroli Saikrupa CHSL"


(Anil Rathod)

Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.

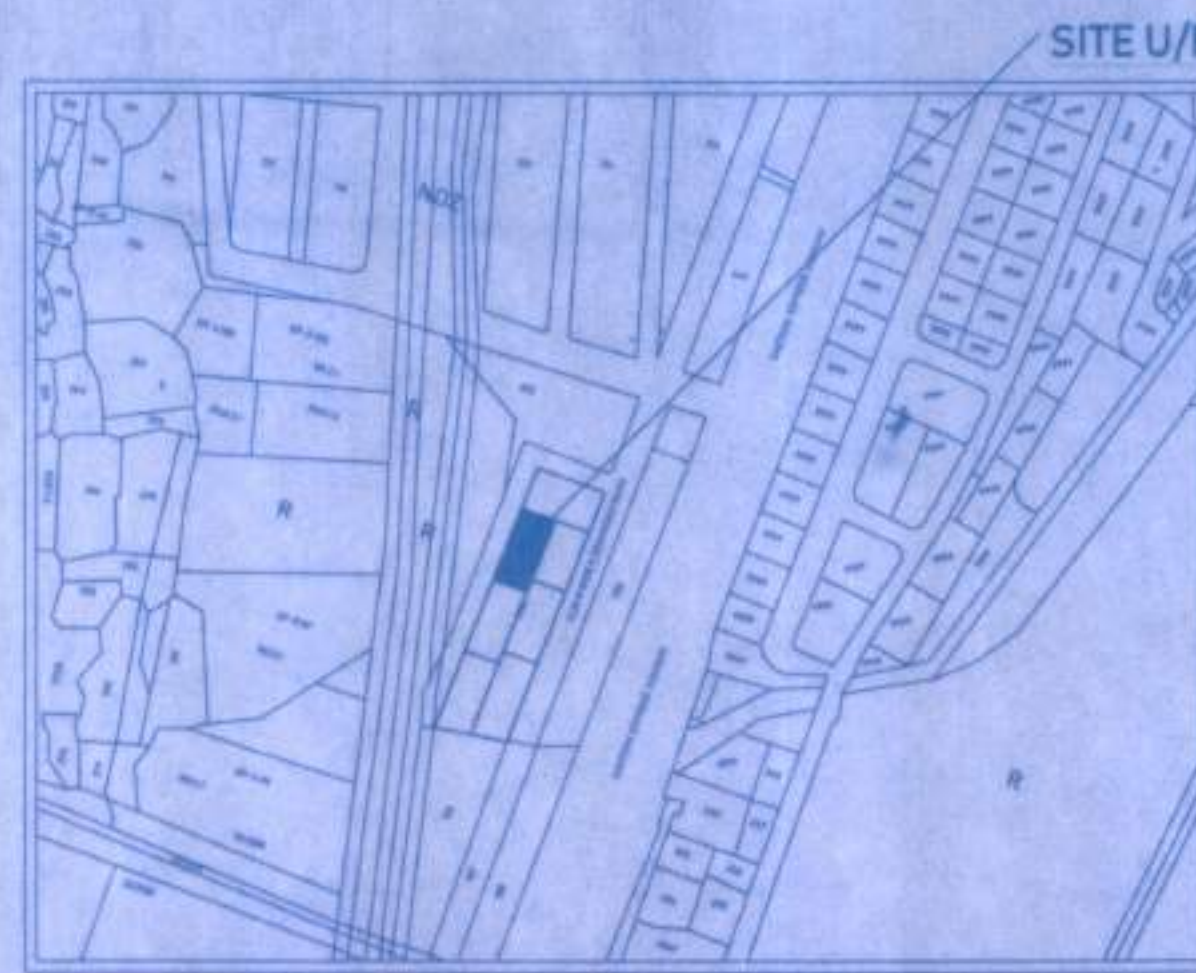
BUILT UP AREA STATEMENT							
FLOORS	TOTAL COMMERCIAL BUA IN SQ.MT.	TOTAL RESIDENTIAL BUA IN SQ.MT.	TOTAL COMM.+RESI. BUA IN SQ.MT.	TOTAL STAIRCASE IN SQ.MT.	NO. OF SHOPS	REHAB. TENEMENTS	SALE TENEMENTS
GR. FLOOR	225.92	0.00	225.92	80.40	12 Nos.	-----	-----
1ST FLOOR	-----	245.31	255.29	76.05	-----	-----	-----
2ND FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
3RD FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
4TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
5TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
6TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
7TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
8TH FLOOR	-----	256.28	256.28	76.05	-----	-----	-----
9TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
10TH FLOOR	-----	343.22	343.22	76.05	-----	-----	-----
11TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
12TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
13TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
14TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
15TH FLOOR	-----	317.66	317.66	76.05	-----	-----	-----
16TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
17TH FLOOR	-----	357.27	357.27	76.05	-----	-----	-----
18TH FLOOR	-----	200.95	190.97	75.87	-----	-----	-----
TOTAL	225.92	5909.58	6135.50	1449.32	12 Nos.	-----	-----
TOTAL (FSI + FFS) COMMERCIAL BUA PROPOSED 225.92 SQ.MT.							
TOTAL COMMERCIAL BUILT UP AREA 167.35 SQ.MT.							
TOTAL PERMISSIBLE FUNGIBLE AREA = (167.35 x 0.35%) 58.57 SQ.MT.							
TOTAL PROPOSED FUNGIBLE AREA 58.57 SQ.MT.							
TOTAL (FSI + FFS) RESIDENTIAL BUA PROPOSED 5909.58 SQ.MT.							
TOTAL RESIDENTIAL BUILT UP AREA 5470.15 SQ.MT.							
TOTAL PERMISSIBLE FUNGIBLE AREA = (5470.15 x 0.35%) 1914.55 SQ.MT.							
TOTAL PROPOSED FUNGIBLE AREA 439.43 SQ.MT.							



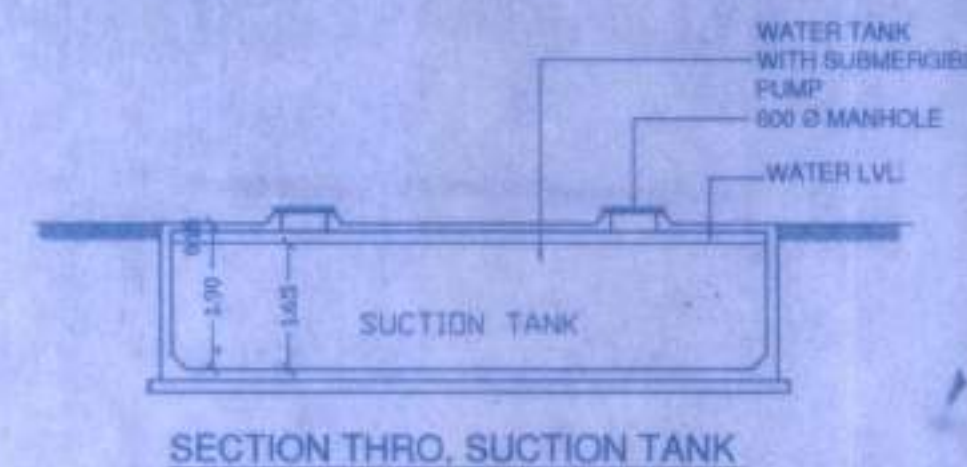
PLOT AREA CALCULATIONS			
1	1/2 X 52.81 X 18.77 X 1 NO	=	500.81 SQ.MT.
2	1/2 X 52.81 X 18.77 X 1 NO	=	500.81 SQ.MT.
TOTAL ADDITION		=	1001.62 SQ.MT.

CAR PARKING STATEMENT (DCPR 2034 - TABLE 2)			
CARPET AREA (IN SQ.MTS.)	TOTAL PLATS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING REQUIRED
UP TO 45.00	44.00 NOS.	1 PARKING FOR 8 TENEMENTS	5.75 Nos.
45.00 TO 60.00	68.00 NOS.	1 PARKING FOR 4 TENEMENTS	17.00 Nos.
60.00 TO 90.00	8.00 NOS.	1 PARKING FOR 2 TENEMENTS	NIL
ABOVE 90.00	NIL	1 PARKING FOR 1 TENEMENTS	NIL
107.00 NOS.			
TOTAL			22.75 Nos.
10% VISITORS PARKING			2.27 Nos.
TOTAL			25.02 Nos.
SHOP			
548.50 SQ.MT. UP TO 800 SQ.MT. BUA = 100 SQ.MT. FOR ABOVE 800 SQ.MT.			
TOTAL SHOP AREA PROVIDED			225.97
PARKING REQD. FOR 225.97 SQ.MT./40			5.64 Nos.
10% VISITORS PARKING			0.56 Nos.
TOTAL			6.2 Nos.
TOTAL PARKING REQUIRED (A + B)			31.22 Nos.
90% ADDITIONAL PARKING WITHOUT CHARGING PREMIUM (22.75 X 0.90)			20.47 Nos.
TOTAL PARKING PERMISSIBLE			51.69 Nos.
TOTAL PARKING PROPOSED			42.00 Nos.

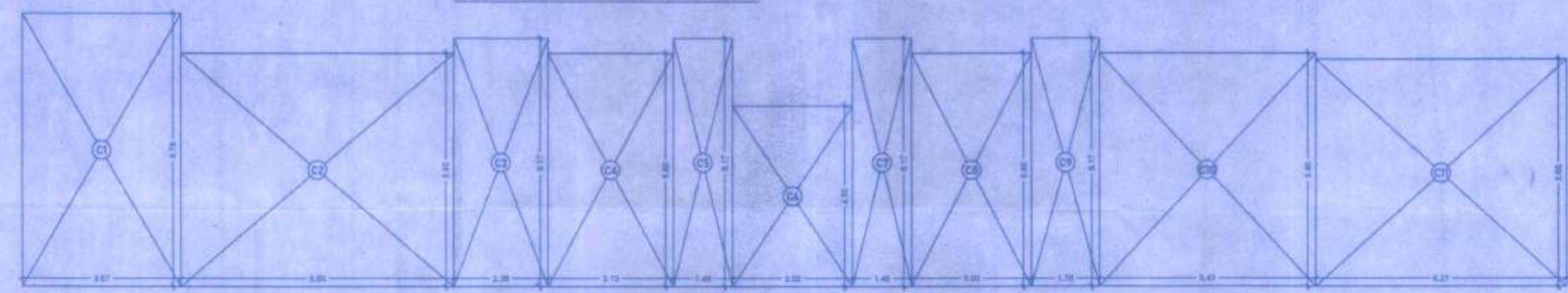
COMMERCIAL AREA CALCULATIONS			
GROUND FLOOR			
C1	3.97 X 4.79 X 1 NO	=	24.96 SQ.MT.
C2	4.85 X 5.80 X 1 NO	=	28.12 SQ.MT.
C3	2.36 X 4.17 X 1 NO	=	14.58 SQ.MT.
C4	3.13 X 5.80 X 1 NO	=	18.15 SQ.MT.
C5	1.48 X 4.17 X 1 NO	=	6.13 SQ.MT.
C6	2.00 X 4.50 X 1 NO	=	9.00 SQ.MT.
C7	1.48 X 4.17 X 1 NO	=	6.13 SQ.MT.
C8	3.00 X 5.80 X 1 NO	=	17.40 SQ.MT.
C9	1.70 X 4.17 X 1 NO	=	7.03 SQ.MT.
C10	5.43 X 5.80 X 1 NO	=	31.49 SQ.MT.
C11	4.27 X 5.85 X 1 NO	=	25.43 SQ.MT.
TOTAL DEDUCTION		=	225.97 SQ.MT.



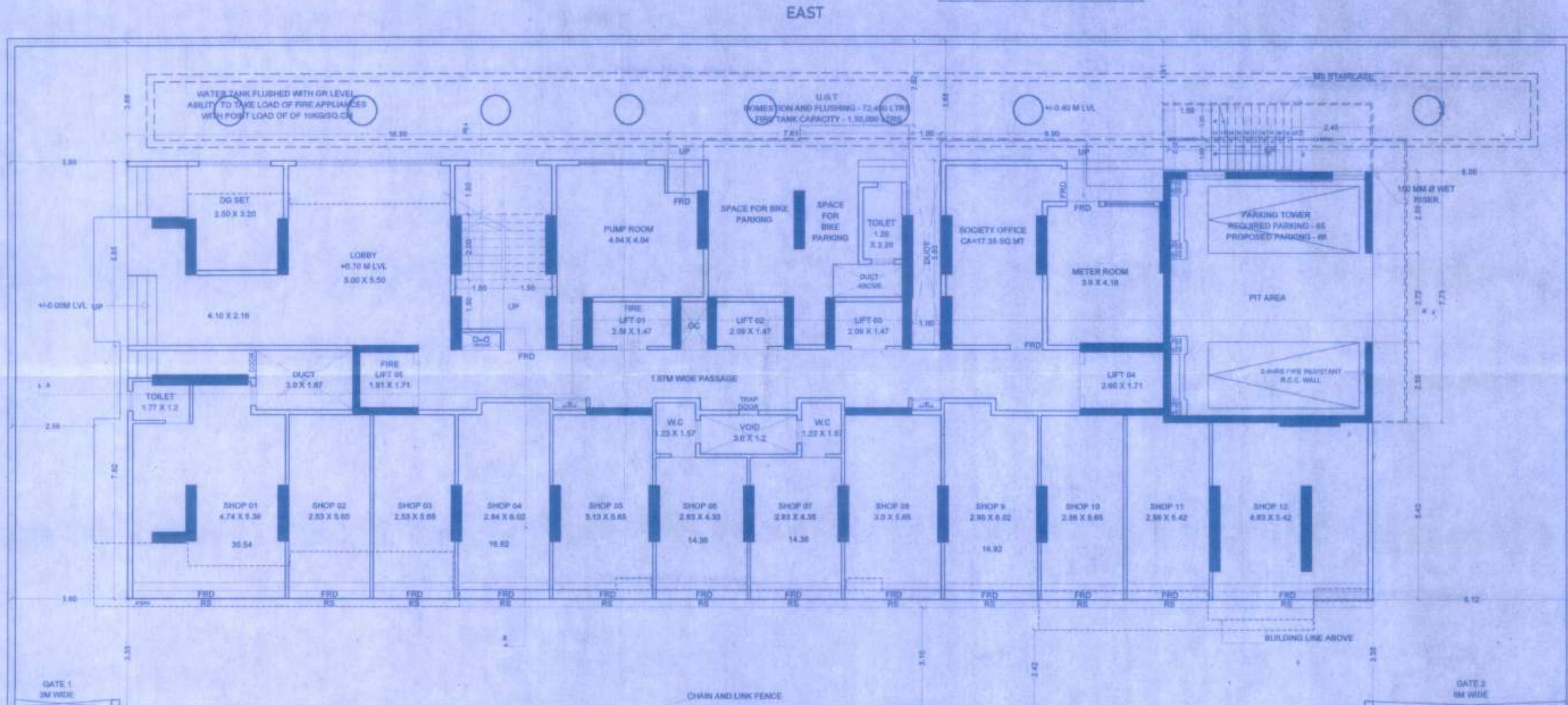
LOCATION PLAN
SCALE: 1:4000



SECTION THRO. SUCTION TANK



BUILT UP AREA DIAGRAM FOR GROUND FLOOR
SCALE: 1:100 (FOR COMMERCIAL)



GROUND FLOOR PLAN
SCALE: 1:100

FLOORS	FITNESS CENTER BUA IN SQ.MT.	SOCIETY OFFICE BUA IN SQ.MT.	REFUGE BUA IN SQ.MT.	TOTAL STAIRCASE BUA IN SQ.MT.	TOTAL COMM.+RESI. BUA IN SQ.MT.
GR. FLOOR	-----	20.00	-----	80.40	225.92
1ST FLOOR	137.85	-----	-----	76.05	255.29
2ND FLOOR	-----	-----	-----	76.05	343.22
3RD FLOOR	-----	-----	-----	76.05	343.22
4TH FLOOR	-----	-----	-----	76.05	343.22
5TH FLOOR	-----	-----	-----	76.05	343.22
6TH FLOOR	-----	-----	-----	76.05	343.22
7TH FLOOR	-----	-----	-----	76.05	343.22
8TH FLOOR	-----	-----	-----	76.05	343.22
9TH FLOOR	-----	-----	-----	76.05	343.22
10TH FLOOR	-----	-----	-----	76.05	343.22
11TH FLOOR	-----	-----	-----	76.05	357.27
12TH FLOOR	-----	-----	-----	76.05	357.27
13TH FLOOR	-----	-----	-----	76.05	357.27
14TH FLOOR	-----	-----	-----	76.05	357.27
15TH FLOOR	-----	-----	-----	76.05	340.88
16TH FLOOR	-----	-----	-----	76.05	357.27
17TH FLOOR	-----	-----	-----	76.05	357.27
18TH FLOOR	-----	-----	-----	75.87	75.87
TOTAL	137.85	20.00	196.33	1449.32	6043.62

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE FUNGIBLE FSI	TOTAL PERMISSIBLE BUA (INCL. FUNGIBLE FSI)	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED FUNGIBLE FSI	TOTAL PROPOSED BUA (INCL. FUNGIBLE FSI)
RESIDENTIAL	5470.15	1914.55	7384.70	5470.15	439.43	5909.58
COMMERCIAL	167.35	58.57	225.92	167.35	58.57	225.92
TOTAL	5637.50	1973.12	7610.62	5637.50	498.00	6135.50

CONTENTS OF THE SHEET 1/7

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, BUILT UP AREA STATEMENT, ALL RES. THRU, PLOT AREA DIAGRAM & CALCULATION, CAR PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS

This cancels the previous Plans Sanctioned under no. CHS/ER/2442/15/1937 (NEW) dated 26.11.2021.

Approved subject to conditions mentioned in this office Letter No. MHADA - 91/1193/2022 Date 25 MAY 2022

Ex. Eng. Bldg. Department of Urban Development (E.S.) Maharashtra Housing & Area Development Authority

NOTE:

- ALL DIMENSIONS ARE IN METERS.
- SALE USE
- FLOOR PLAN - 1:100
- BLOCK PLAN - 1:500
- LOCATION PLAN - 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 1991 AND AS PER PROVIDING REGULATIONS AND CIRCULAR ISSUED BY MHDA.
- MHADA TIME TO TIME
- GOVERNMENT ISSUED IN 8000 FOLLOWING
- THE ARITHMETIC CALCULATIONS CHECK BY ME AND FOUND CORRECT.
- ALL INTERNAL WALLS ARE 0.10 M THK. BRICK MASONRY WALLS
- ALL EXTERNAL WALLS ARE 0.15 M THK. BRICK MASONRY WALLS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10/05/2022 AND THAT THE DIMENSIONS OF THE SITES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 1005.14 SQ.MT. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P. RECORDS.

SIGNATURE OF LICENSED SURVEYOR

A	AREA STATEMENT	Plot area per DCR allowed
1	AREA OF PLOT (AS PER MHADA DEMARCATION)	1002.50
2	DEDUCTION FOR	
a)	Road Set-back Area	-----
b)	Proposed Road	-----
c)	Any Reservations (Sub-plot SCHEME I.O. AS PER MHADA DEMARCATION)	-----
d)	% security space as per DCR 54/77 (Sub-plot)	-----
e)	Other	-----
3	Balance area of plot (1 + 2)	-----
4	Deduction SCHEME R.G.	-----
5	Net area of plot (3 - 4)	-----
6	Addition for Floor Space Index	-----
7a)	100% for D.P. Road / Set-back	-----
7b)	135% as per DCR 32	-----
7c)	% as per DCR 33 ()	-----
7d)	Other	-----
7	Total Area (5 + 6)	1012.50
8	Floor Space Index Permissible	3.00
9	TOTAL PERMISSIBLE AREA (PLOT X 3.00 + PROBATA) (1012.50 SQ.MT + 61 X 40) = (1012.50 + 2440.00) = 5637.50 SQ.MT.	5637.50
10	Additional Building Area via V.P. Quota	-----
11	TOTAL Permissible Built-up area (9+10)	5637.50
12	Proposed Built-up Area	5637.50
13	Excess Building Area Taken in Floor Space Index	-----
14	Purely Residential Built up area	5470.15
15A	Remaining Non-Residential Built up area	167.35
15D	TOTAL Built-up proposed	5637.50
16	F.S.I. CONSUMED IN NET BUILDING = 152	-----

B	Details of fsi availed as per DCR 35 (4)	
1	Fungible Built up Area component proposed vide DCR 35(4) for purely Residential, i.e. (5384.50 x 0.35) = 1884.55	439.43
2	Fungible Built up Area component proposed vide DCR 35(4) for Non-Residential, i.e. (167.35 x 0.35) = 58.57	58.57
3	Total Fungible Built up Area vide DCR 35(4) = (B1 + B2)	-----
4	Total Gross BUILT UP AREA proposed (15D + B3)	6135.50

TENEMENT STATEMENT	
i	PROPOSED AREA (ITEM A, 12 ABOVE)
ii	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)
iii	AREA AVAILABLE FOR TENEMENTS (D MINUS C)
iv	TENEMENT PERMISSIBLE
v	TENEMENTS PROPOSED
vi	TENEMENTS EXISTING
vii	TOTAL TENEMENTS PROPOSED

PARKING STATEMENT	
i	Parking required by regulations for
a)	Car
b)	Two-wheeler cycle
c)	Outside (visitors)
ii	Car
iii	Two-wheeler cycle
iv	Outside (visitors)

TRANSPORT VEHICLES PARKING	
i	Spaces for parking required by regulations
ii	Total no. of parking spaces provided

REVISION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO.06 ON PLOT BEARING CTS NO. 354/KR KNOWN AS SAKKRUPA BLDG, TAGORE NAGAR, VIKHROLI (W) MUMBAI-400083

NAME OF OWNER

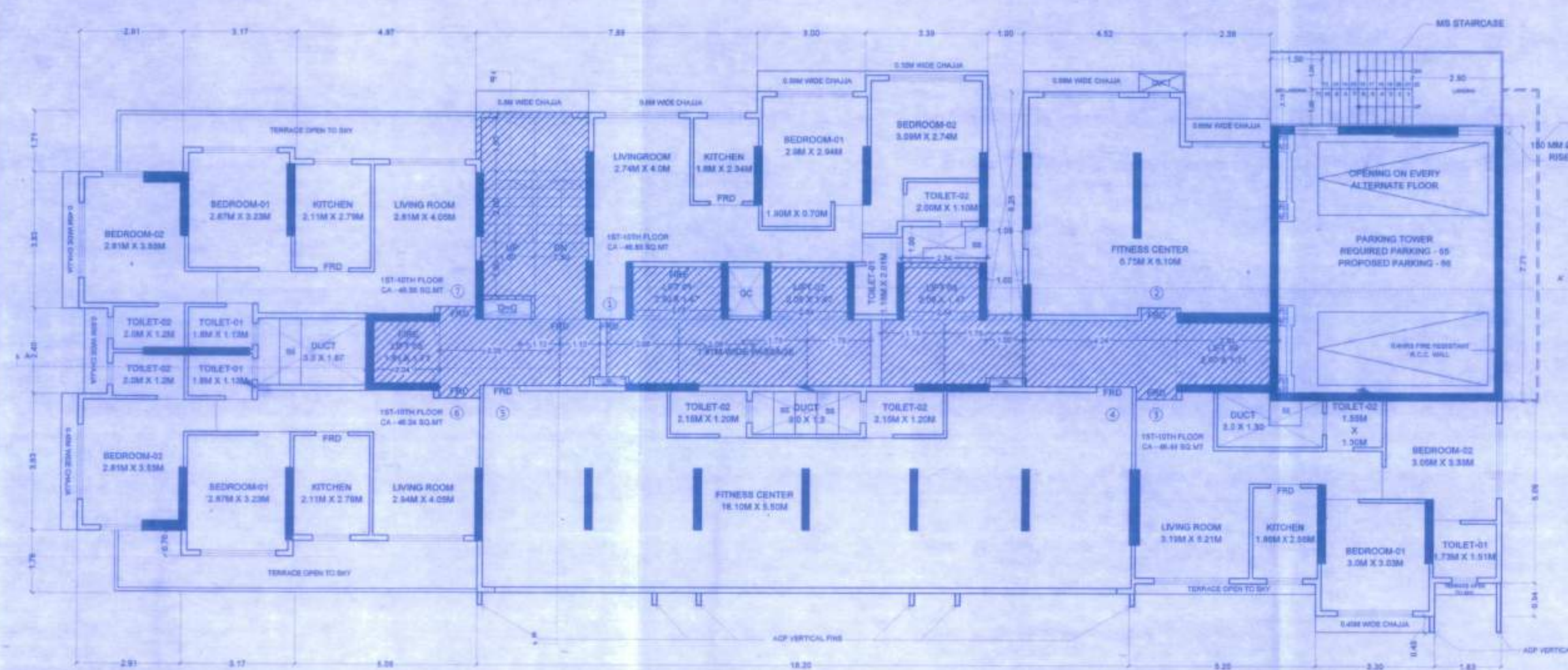
VIKHROLI SAKKRUPA BUILDING BUILDING NO. 06, TAGORE NAGAR VIKHROLI (W), MUMBAI-400083

DATE

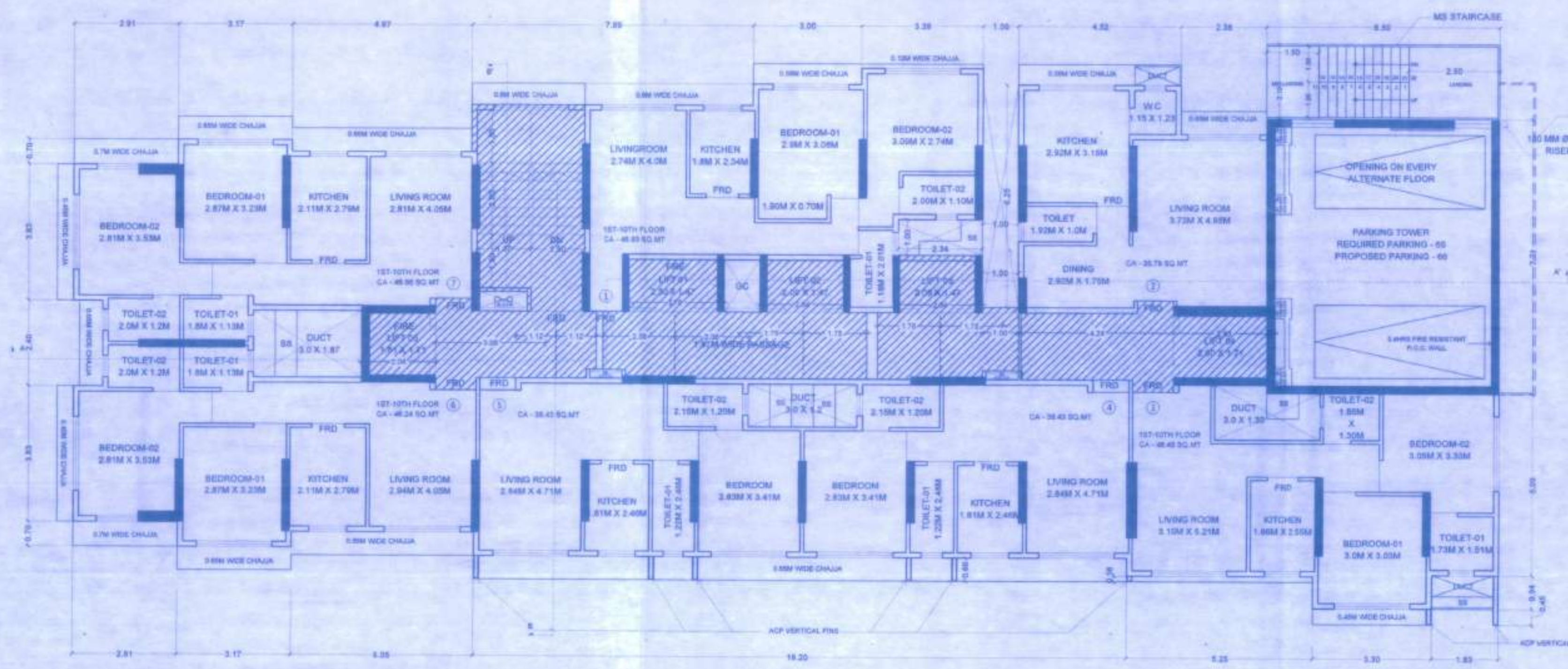
27-APR-2022

AR. RITESH H. THAKUR ARCHITECTS

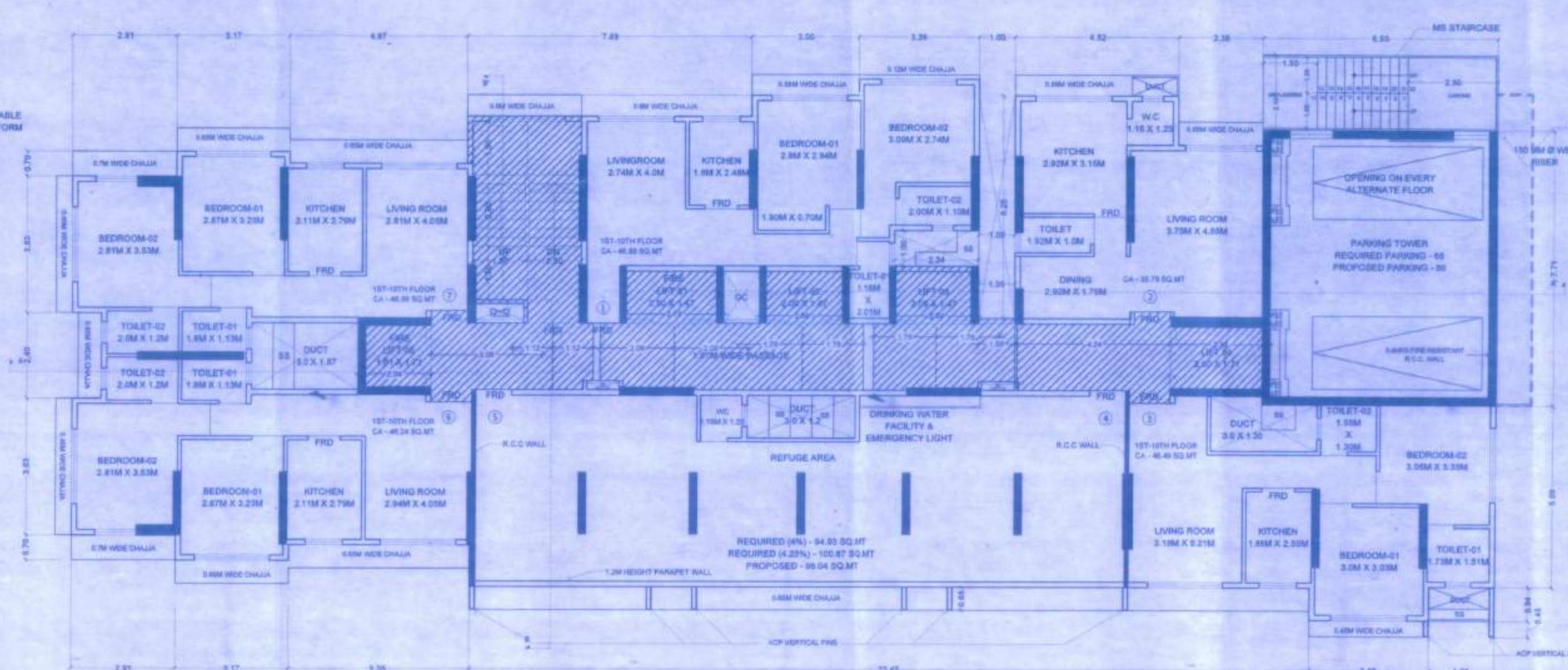
SIGNATURE NAME OF ARCHITECT



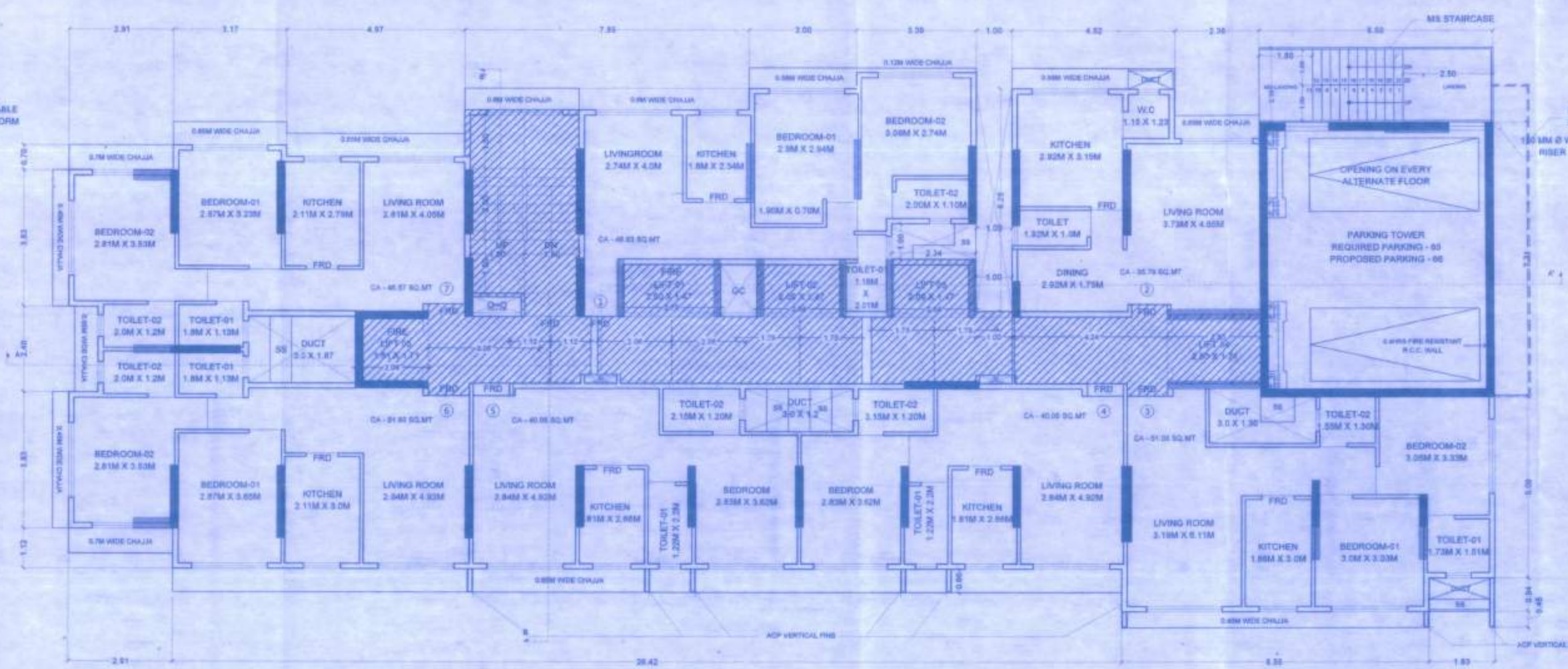
FIRST FLOOR PLAN
SCALE:1:100



TYPICAL FLOOR PLAN 2ND TO 7TH - 9TH & 10TH
SCALE:1:100



8TH FLOOR
SCALE:1:100



TYPICAL FLOOR PLAN 11TH - 14TH & 16TH-17TH FLOOR PLAN
SCALE:1:100

REFUGE AREA CAL. FOR 8TH FLOOR	
8TH FLOOR	= 257.93 SQ.MT.
9TH FLOOR	= 343.22 SQ.MT.
10TH FLOOR	= 343.22 SQ.MT.
11TH FLOOR	= 357.27 SQ.MT.
12TH FLOOR	= 357.27 SQ.MT.
13TH FLOOR	= 357.27 SQ.MT.
14TH FLOOR	= 357.27 SQ.MT.
TOTAL	= 2373.45 SQ.MT.
REQ. REFUGE (2373.45 x 4.00%)	= 94.93 SQ.MT.
(2373.45 x 4.25%)	= 100.871 SQ.MT.
PROPOSED REFUGE	= 96.04 SQ.MT.
REFUGE AREA CAL. FOR 15TH FLOOR	
15TH FLOOR	= 265.49 SQ.MT.
16TH FLOOR	= 355.49 SQ.MT.
17TH FLOOR	= 355.49 SQ.MT.
18TH FLOOR	= 190.97 SQ.MT.
TOTAL	= 1167.64 SQ.MT.
REQ. REFUGE (1167.64 x 4.00%)	= 46.70 SQ.MT.
REQ. REFUGE (1167.64 x 4.25%)	= 49.62 SQ.MT.
PROPOSED REFUGE	= 100.29 SQ.MT.
EXCESS REFUGE	= 50.67 SQ.MT.
AREA COUNTED IN FSI	

NOTE:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL WALLS ARE 100MM THICK.
3. ALL FLOORS ARE 150MM THICK.
4. ALL ROOFS ARE 150MM THICK.
5. THE PLANS ARE PREPARED AS PER PROVISIONS OF THE ACT AND AS PER PREVIOUS REGULATIONS AND CIRCULARS ISSUED BY THE AUTHORITY.
6. THE ARCHITECTURAL CALCULATIONS CHECKED BY THE ARCHITECT.
7. ALL INTERNAL WALLS ARE 100MM THICK, BRICK MASONRY WALLS.
8. ALL EXTERNAL WALLS ARE 150MM THICK, BRICK MASONRY WALLS.

PROFORMA - B
CONTENTS OF SHEET:
FIRST FLOOR PLAN, REFUGE FLOOR, TYPICAL FLOOR PLANS TO 7TH, 9TH & 10TH, TYPICAL FLOOR PLAN 11TH - 14TH & 16TH - 17TH.
STAMP OF APPROVAL PLANS.

to the previous Plan
Sanctioned under
M.E. 1512021512313000
dated: 26/12/2022

Approved subject to conditions mentioned in this office letter No. M.E. 1512021512313000 dated: 25 MAY 2022
Ex. Eng. Bldg. Permitted Cell/Greater Maharashtra Housing & Area Developer

STAMP OF DATE OF RECIPT OF PLANS.

REV. DESCRIPTION

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF BUILDING NO. 08 ON PLOT BEARING CTS NO. 354/1 KNOWN AS SANKRUPA BLDG, TAGORE NAGAR, VANDRI (W) MUMBAI 400083

NAME OF OWNER
PROPOSED REDEVELOPMENT OF BUILDING NO. 08 ON PLOT BEARING CTS NO. 354/1 KNOWN AS SANKRUPA BLDG, TAGORE NAGAR, VANDRI (W) MUMBAI 400083

NAME & SIGN OF ARCHITECT
AR. RUPESH H. THAKUR
MUMBAI
OFFICE: 101-102, VANDRI APARTMENT, 101, PUNJAB NAGAR, VANDRI (W) MUMBAI 400083
E-MAIL: ar.rupeshh@gmail.com
SCALE: AS MENTIONED
DATE: 26/12/2022
DRAWN: AS MENTIONED
CHECKED BY: