

PROFORMA - B

CONTENTS OF THE SHEET

FLOOR PLANS & SECTIONS

DESCRIPTION OF PROP. & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.B. NO. 240, OF VILLAGE SARANESWAR AT MADONNA COLONY, BORIVALI (WEST).

This drawing shall be read in conjunction with letter under No CHEA-4906/WS/JAR signed in even date. This cancels the earlier approval issued under No CHEA-4906/WS/JAR signed on 17.11.2020.

SUHAS BHAGWAN GOTHA NKAR

PARESH SURYAKANT PANCHAL

VINOD KONDARAM KARAN

NAME, ADDRESS & SIGNATURE OF OWNER

M. MICHAEL RODRIGUES

OWNER

Plot No. 14, Madona Colony, Borivali (West), Mumbai - 400 103

Drawn By

Checked By

Scale

Date

Name, Address & Signature of Architect

A. R. MEHTA & ASSOCIATES

101, KIRITRA, D. J. L. HADAR, ROAD No. 2 & 3, BORIVALI (E), MUMBAI - 400 103

MICHAEL FRANCIS RODRIGUES

OWNER

Plot No. 14, Madona Colony, Borivali (West), Mumbai - 400 103

Drawn By

Checked By

Scale

Date

Name, Address & Signature of Architect

A. R. MEHTA & ASSOCIATES

101, KIRITRA, D. J. L. HADAR, ROAD No. 2 & 3, BORIVALI (E), MUMBAI - 400 103

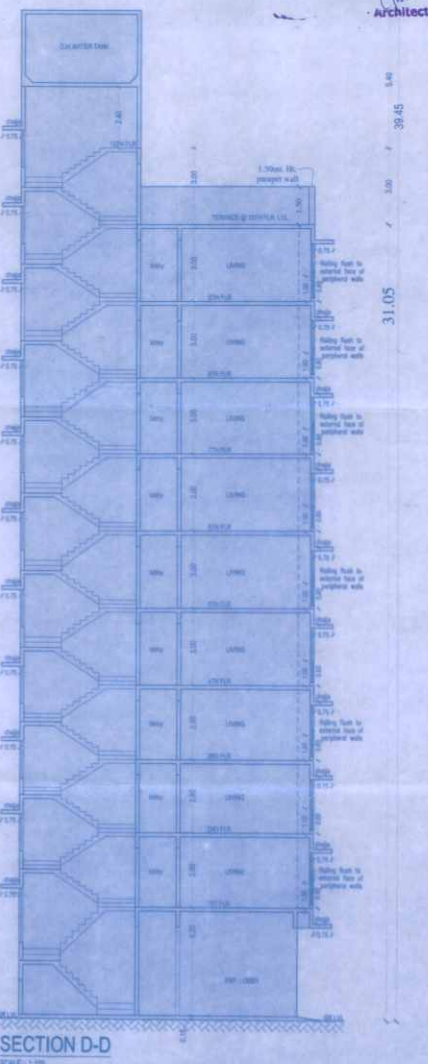
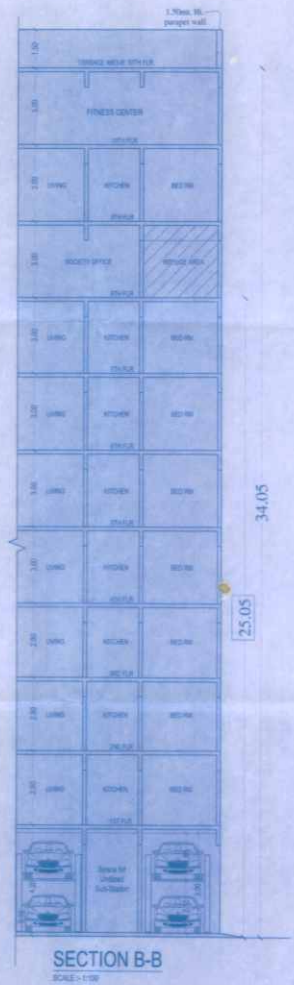
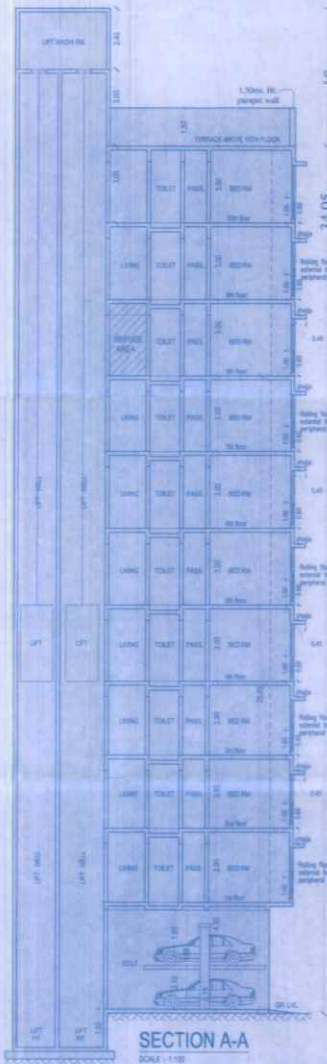
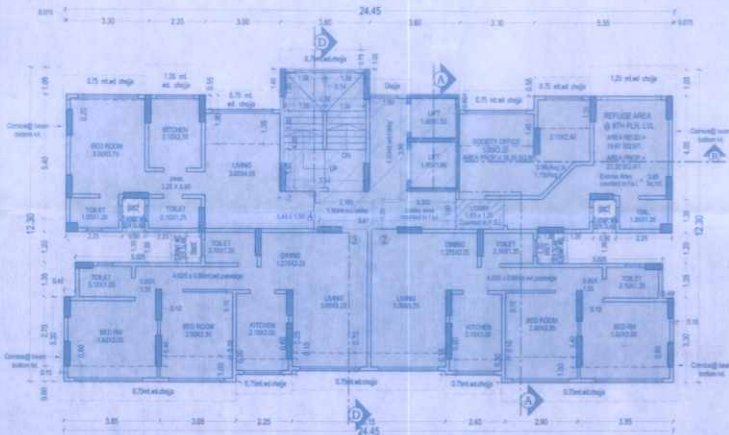
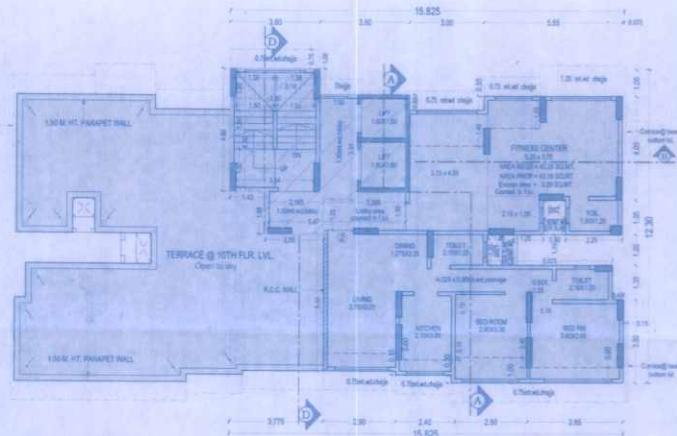
ASHWIN RAMDAS MEHTA

ARCHITECT

CERTIFIED TRUE COPY

For. A. R. Mehta & Assoc.

Architect



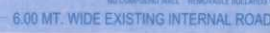


100



EAST

4TH TO 7TH & 9TH FLOOR PLAN



Ground Floor Plan

COMPENSATRY FUNGIBLE F.S.I. TABLE :-			
FUNGIBLE AREA PERMISSIBLE (1494.80 x 0.35%)	A) RESIDENTIAL 35%	= 523.11	SQ.MT.
FUNGIBLE AREA PERMISSIBLE	B) COMMERCIAL 35%	= -	SQ.MT.
FUNGIBLE AREA PROPOSED	A) RESIDENTIAL 35%	= 522.68	SQ.MT.
FUNGIBLE AREA PROPOSED	B) COMMERCIAL 35%	= -	SQ.MT.
Fungible Area Claimed (Without Charging Premium)	A) RESIDENTIAL	= -	SQ.MT.
35% of built up area	B) COMMERCIAL	= -	SQ.MT.
Fungible Area Claimed (Without Charging Premium)			
35% of built up area			
Fungible Area Claimed By Charging Premium	A) RESIDENTIAL	= 522.68	SQ.MT.
	B) COMMERCIAL	= -	SQ.MT.
	TOTAL	= 522.68	SQ.MT.

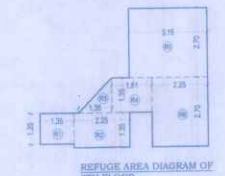
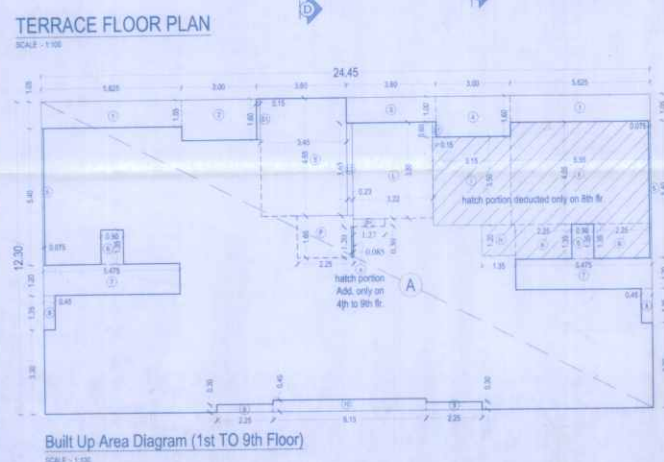
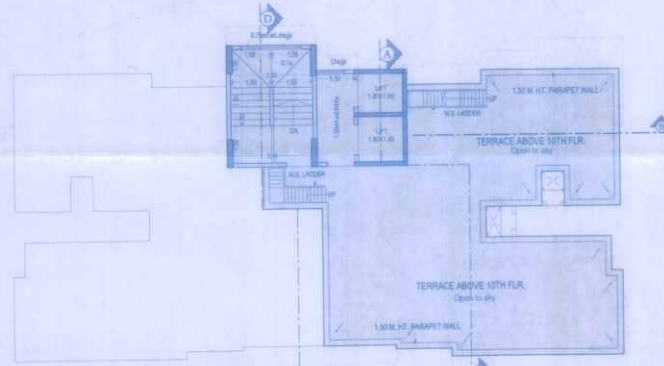
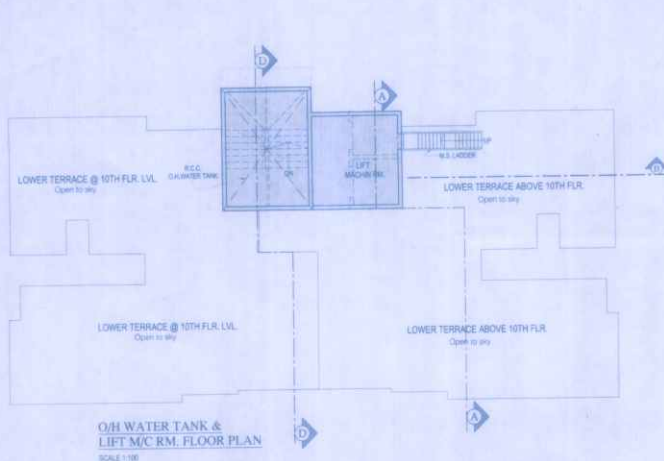
PROFORMA - A		SQ.MTS.
1	AREA OF PLOT	747.30
2	DEDUCTIONS FOR	
a	ROAD-RET BACK AREA	
b	PROPOSED ROAD	
c	ANY RESERVATIONS (Sub plot)	
3	Balance area of plot (1 minus 2)	747.30
4	Deduction for 15% Recreational Ground/15% Amenity Space (as deducible for ref.)	
5	Net area of plot (3 minus 2)	747.30
6	Addition for floor space index	
a	15% (20% for C.P. Road)	
b	25% (10% for Sub-Block, Deduction to 40% or 80% of "5")	
7	TOTAL AREA (4 plus 6)	747.30
8	Floor Space Index Permissible	ONE
9	Floor Space Index Credit Available by Development Rights	
a	Permissible 50% Acquired F.S.I. As Per DCPMR 30	
b	Proposed Additional F.S.I. = 373.65 Sq.Mt.	373.65
10	T.D.R. Permissible With C.P. Road Advantage (747.30 minus = 247.35 Sq.Mt.)	
a	Blank T.D.R. Permissible Minus 50% (747.30 minus = 373.65 Sq.Mt.)	
b	Blank T.D.R. Proposed = 80.00 sq.mts. (C.P.C. No. 3044-144-Cd-1)	80.00
12	Balance General T.D.R. Permissible (Present = 100.00 minus = 293.65 Sq.Mt.)	
a	Balance General T.D.R. Proposed = 1,075.00 sq.mts. (C.P.C. No. 000746)	
b	Blank T.D.R. Proposed = 11.00 sq.mts. (C.P.C. No. 001015)	
13	Total General T.D.R. Proposed (275.37 + 11.00 = 286.37 Revised to)	286.35
14	ADDITIONAL AREA ADVANTAGE AS PER DCPMR No. 18	

	TOTAL	747.90
10 Permissible Floor Area (7 x 8) x 2 above		1494.00
11 Total Proposed Built-Up Area		1494.00
12 Fully Consumed on net holding = 1:1.5		2.00
13 Details of Residential - Non-Residential Area		
14 Purely Residential Built-Up Area		1494.00
15 Remaining Non-Residential Built-Up Area		-
16 Details of FSI available as per DPR 31 (3)		
17 Fungible Built-Up Area component Permissible, vide DPR 31 (3)		
18 purely Fungible = $\text{or } (81 \times 2.35) = (190.35 + 285) = 303.11$		323.11
19 Fungible Built-Up Area component Permissible vide DPR 31 (3)		
20 Non-Residential = $\text{or } (81 \times 2.35) =$		
21 Total Fungible Built-Up Area Permissible vide DPR 31 (3) = (311.61 + 15)		323.11
22 Total Fungible Built-Up Area Proposed (FBI)		323.68
23 Total Fungible Built-Up Area Proposed (FBI)		
24 Total Fungible Built-Up Area Proposed (FBI) = $(22 \times 24.68) =$		323.68
25 Total Gross Built-Up Area Proposed = (111 + 68)		2017.28
D. TENEMENT STATEMENT		
26 SHOP AREA (ITEM 1) AREAS		2017.28
27 (LESS DEDUCTION OF NON NET AREA (SHOP & S)		
28 AREA OF TENEMENTS		2017.28
29 TENEMENTS PERMISSIBLE (ASPECT RATIO)		31 Nos.
30 TENEMENTS EXISTING		31 Nos.
31 TENEMENTS PROPOSED		36 Nos.
32 TOTAL TENEMENTS (1+4, 31)		36 Nos.
E. PARKING STATEMENT		
33 TOTAL PARKING REQUIRED BY REGULATIONS		14 Nos.
34 OUTDOORS (VISITORS)		03 Nos.
35 INDOORS		11 Nos.
36 TOTAL PARKING EXISTING		17 Nos.
37 TOTAL PARKING REQUIRED		14 Nos.
38 TOTAL PARKING PROVIDED		23 Nos.
F. LOADING & UNLOADING STATEMENT		
39 LOADING & UNLOADING REQUIRED		N/A

7. TOTAL LEADERS/INSTRUCTORS PROVIDED	N/A
CERTIFICATE OF AREA	
MEMBERS THAT HAVE SURVIVED THE FLIGHT UNDER PERFORMANCE ON 18-01-2008 AND THAT THE COMMISSIONER OF THE REGION OF THE FLIGHT STATED ON THE FLIGHT AND ARE ASSURED TO BE AND THE AREA IS KNOWN TO BE 747 JET AIRCRAFT, INCLUDING THE FLIGHT NUMBER 747-123, AND THE AREA IS KNOWN TO BE 747 JET AIRCRAFT, INCLUDING THE FLIGHT NUMBER 747-123, AND THE AREA IS KNOWN TO BE 747 JET AIRCRAFT, INCLUDING THE FLIGHT NUMBER 747-123.	
ASPHIN SAMONS MEHTA	

PROFORMA -B CONTENTS OF THE SHEET		SIGNATURE OF ARCHITECT
GROUND FLOOR PLAN, FLOOR PLANS, TERRACE FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, SECTION, TRANS SECTION & COMPILING PLAN, SECTION.		
DESCRIPTION OF PROJECT & PROPERTY PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 740, OF VILLAGE MANDPESWAR AT MADONNA COLONY, BORIVALI (WEST)		
This drawing shall be read in conjunction with letter under No CHEIA-4906/B(W3) AI signed on even date. This cancels the earlier approval issued under No CHEIA-4906/B(W3)AI signed on 17.11.2020.		
SUHAS BHAGWAN GOTHANKAR Digitally signed by SUHASBHAGWAN GOTHANKAR DN: cn=SUHASBHAGWAN GOTHANKAR, email=suhasgk1984@gmail.com, o=SUHASBHAGWAN GOTHANKAR, ou=SUHASBHAGWAN GOTHANKAR, c=IN	PARESH SURYAKANT PANCHAL Digitally signed by PARESHSURYAKANT PANCHAL DN: cn=PARESHSURYAKANT PANCHAL, email=panchal.paresh1984@gmail.com, o=PARESHSURYAKANT PANCHAL, ou=PARESHSURYAKANT PANCHAL, c=IN	
VINOD KONDIRAM KEKAN Digitally signed by VINODKONDIRAM KEKAN DN: cn=VINODKONDIRAM KEKAN, email=vinodkondiram@gmail.com, o=VINODKONDIRAM KEKAN, ou=VINODKONDIRAM KEKAN, c=IN	VINOD KONDIRAM KEKAN Digitally signed by VINODKONDIRAM KEKAN DN: cn=VINODKONDIRAM KEKAN, email=vinodkondiram@gmail.com, o=VINODKONDIRAM KEKAN, ou=VINODKONDIRAM KEKAN, c=IN	

NAME, ADDRESS & SIGNATURE OF OWNER		NAME, ADDRESS & SIGNATURE OF ARCHITECT	
MR. MICHAEL RODRIGUES OWNER Plot No 14, Malabar Colony Behind Police Station, Bunder - 400 103.		MICHEL FRANCES RODRIGUES ARCHITECT 137, ARREDELLA, DUBLIN 4 DUBLIN 4 IRELAND	
DRAWN BY _____ CHECKED BY _____ _____ _____ _____		SCALE _____ DATE _____ AS NOTED CONFIRMED TRUE COPY For. A. R. Mehta & Assoc. ASHWIN RAMDAS MEHTA ARCHITECT	
NAME, ADDRESS & SIGNATURE OF ARCHITECT		ASHWIN RAMDAS MEHTA ARCHITECT	



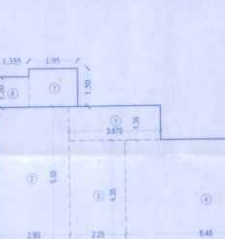
BUILT UP AREA CALCULATION
(10TH FLOOR) REFUGE AREA

ADDITIONS	NO.	AREA	TOTAL
R1	1.35	x 1.35	= 1.82
R2	2.25	x 1.35	= 3.04
R3	1.35	x 1.35	= 1.82
R4	1.81	x 1.35	= 2.43
R5	2.15	x 2.75	= 5.91
R6	2.25	x 2.75	= 6.19
TOTAL AREA			= 22.32 SQ.MTS.

REFUGE AREA STATEMENT

REFUGE AREA REQUIRED = 0.05% X Total B.U.A. of 10th floor
= 0.05% X 22.32 SQ.MTS.
= 0.11 SQ.MT.

TOTAL REFUGE AREA REQUIRED = 0.11 SQ.MT.
TOTAL REFUGE AREA PROVIDED = 22.32 SQ.MTS.
EXCESS REFUGE AREA COUNTERED IN F.S.I. = 22.21 SQ.MTS.

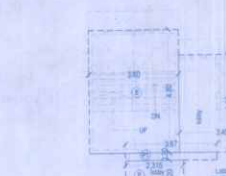


BUILT UP AREA CALCULATION
10TH Floor

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

BUILT UP AREA CALCULATION
1ST TO 3RD FLOOR

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89



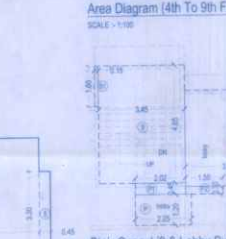
BUILT UP AREA CALCULATION
10TH Floor

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

REFUGE AREA STATEMENT

REFUGE AREA REQUIRED = 0.05% X Total B.U.A. of 10th floor
= 0.05% X 22.32 SQ.MTS.
= 0.11 SQ.MT.

TOTAL REFUGE AREA REQUIRED = 0.11 SQ.MT.
TOTAL REFUGE AREA PROVIDED = 22.32 SQ.MTS.
EXCESS REFUGE AREA COUNTERED IN F.S.I. = 22.21 SQ.MTS.

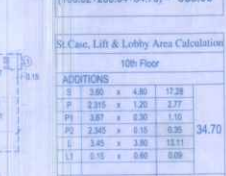


BUILT UP AREA CALCULATION
1ST TO 3RD FLOOR

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

BUILT UP AREA CALCULATION
4TH TO 7TH & 9TH FLOOR

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89



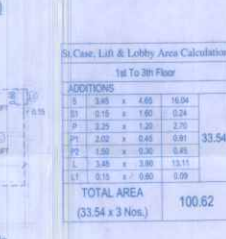
BUILT UP AREA CALCULATION
10TH Floor

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

REFUGE AREA STATEMENT

REFUGE AREA REQUIRED = 0.05% X Total B.U.A. of 10th floor
= 0.05% X 22.32 SQ.MTS.
= 0.11 SQ.MT.

TOTAL REFUGE AREA REQUIRED = 0.11 SQ.MT.
TOTAL REFUGE AREA PROVIDED = 22.32 SQ.MTS.
EXCESS REFUGE AREA COUNTERED IN F.S.I. = 22.21 SQ.MTS.



BUILT UP AREA CALCULATION
1ST TO 3RD FLOOR

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

BUILT UP AREA CALCULATION
4TH TO 7TH & 9TH FLOOR

ADDITIONS	TOTAL
1	3.675 x 1.35 = 4.96
2	2.30 x 5.55 = 12.76
3	2.25 x 4.35 = 9.79
4	6.45 x 4.85 = 31.38
5	5.45 x 5.55 = 30.24
6	5.355 x 2.25 = 12.04
7	1.35 x 1.35 = 1.82
TOTAL AREA	66.89

PARKING STATEMENT
(AS PER DCPR 2034)

CARPET AREA	No. OF FLATS	PARKING REQD.	PARKING PROP.
BELOW 45.00 SQ.MTS	17 Nos.	1 FOR 4 FLATS	4.25 Nos.
45.00 TO 60.00 SQ.MTS	19 Nos.	1 FOR 2 FLATS	9.50 Nos.
60.00 TO 90.00 SQ.MTS	NIL	1 FOR 1 FLAT	NIL
ABOVE 90.00 SQ.MTS	NIL	2 FOR 1 FLAT	NIL
TOTAL			13.75 Nos.
VENTILATORS (RESE.)	25% OF REQD. PARKING		3.44 Nos.
CONV. SHOP AREA = 1.00 Sq.mt.			0.00 Nos.
SHOP AREA = 0.00 Sq.mt.			0.00 Nos.
VENTILATORS / COMM.	10% OF REQD. PARKING		1.38 Nos.
TOTAL PARKING (REQUIRED)			17.57 Nos.
TOTAL PARKING (PROVIDED)			23.00 Nos.

CARPET AREA STATEMENT					
Floors	Flat Nos.	BELOW 45.00 SQ.MTS 1 FOR 4 FLATS	45.00 TO 60.00 SQ.MTS 1 FOR 2 FLATS	60.00 TO 90.00 SQ.MTS 1 FOR 2 FLATS	ABOVE 90.00 SQ.MTS 2 FOR 1 FLAT
RESIDENTIAL					
1st Floor	1	39.85	-	-	-
	2	-	59.47	-	-
	3	-	59.47	-	-
	4	47.79	-	-	-
	5	39.85	-	-	-
2nd Floor	2	-	59.47	-	-
	3	-	59.47	-	-
	4	47.79	-	-	-
	5	39.85	-	-	-
	6	-	-	-	-
3rd Floor	1	-	59.47	-	-
	2	-	59.47	-	-
	3	47.79	-	-	-
	4	39.85	-	-	-
	5	-	-	-	-
4th Floor	2	-	59.47	-	-
	3	-	59.47	-	-
	4	47.79	-	-	-
	5	39.85	-	-	-
	6	-	-	-	-
5th Floor	3	-	59.47	-	-
	4	-	59.47	-	-
	5	47.79	-	-	-
	6	39.85	-	-	-
	7	-	-	-	-
6th Floor	4	-	59.47	-	-
	5	-	59.47	-	-
	6	47.79	-	-	-
	7	39.85	-	-	-
	8	-	-	-	-
7th Floor	5	-	59.47	-	-
	6	-	59.47	-	-
	7	47.79	-	-	-
	8	-	-	-	-
	9	-	-	-	-
8th Floor	6	-	59.47	-	-
	7	-	59.47	-	-
	8	47.79	-	-	-
	9	39.85	-	-	-
	10	-	-	-	-
9th Floor	7	-	59.47	-	-
	8	-	59.47	-	-
	9	47.79	-	-	-
	10	39.85	-	-	-
	11	-	-	-	-
10th Floor	8	-	57.15	-	-
	9	-	-	-	-
	10	-	-	-	-
	11	-	-	-	-
	12	-	-	-	-
TOTAL FLATS		17 FLATS	19 FLATS	36 FLATS	



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/A-4906/BP/WS/AR/337/3/Amend dated 19.08.2021

To,
ASHWIN R MEHTA
101 & 102, KRISHNA BUILDING,
DAWLAT NAGAR, ROAD NO. 5&8,
NEAR PURNIMA HOSPITAL,
BORIVALI (E).

CC (Owner),
Michael Rodrigues
Madonna Plot No. 14 Madonna
Colony Road Borivali West Mumbai

Subject : Proposed building on plot bearing C.T.S. No. 240 of Village Mandapeshwar situated at Madona Colony, Borivali (West) Mumbai 400 103..

Reference : Online submission of plans dated 26.07.2021

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 objections of this office Intimation of Disapproval under even No. & dtd. 24.09.2010 shall be applicable & should be complied with.
- 2) That all the payments shall be paid before asking for C.C.
- 3) That the revalidated Janata Insurance Policy shall be submitted before C.C.
- 4) That the revised R.C.C. designs and calculations shall be submitted before asking for C.C.
- 5) That the No dues pending certificate shall be submitted from AEVWW(R/N) ward before CC.
- 6) That the extra water & Sewerage charges shall be paid before asking for C.C.
- 7) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans
- 8) That the adequate safeguards should be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 9) That all the conditions in the SWM NOC from SWM department obtained online in response to application to transport & deposit / dump / level the C & D Waste at only designated unloading site shall be complied with.
- 10) That the construction site & landfill site shall be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall be uploaded, any breach in respect of the same will entail the cancellation of the building permission or the IOD & the work will be liable to be stopped immediately
- 11) That the construction is being permitted with a condition that the debris shall be deposited on pre-identified site with due consent / NOC of the land owner
- 12) That the probable quantity of C&D Waste should be indicated in advance prior to commencement of work & in case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.
- 13) That C&D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 14) That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & show cause notice shall be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced
- 15) That the valid Bank Guarantee of Rs. 5,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate

- 16) That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.
- 17) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.
- 18) That the Completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on the site shall be uploaded on RWH tab in online AutoDCR system.
- 19) That the NOC from AA & C shall be submitted

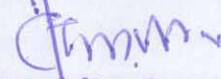
✓
Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : Personal
Date : 19-Aug-2021 19: 26:22

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Western Suburb II

Copy to :

- 1) Assistant Commissioner, R/N Ward
 - 2) A.E.W.W., R/N Ward
 - 3) D.O. R/N Ward
- Forwarded for information please.

**CERTIFIED TRUE COPY
For. A. R. Mehta & Assoc.**


Architect