

346

Form

88

in replying please quote No.
and date of this letter

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

No. BM/CP/2006 2003/11/2006

No. EB/CID

BS/A

of 300 200

MEMORANDUM

**M/s. Citymaker Builders Pvt. Ltd.,
6/D, Metro House,
Near Regal Cinema, Colaba,
Mumbai-400 001.**

Municipal Office,

Mumbai 200

With reference to your Notice, letter No. 2253 dated 13.9.2004 and delivered on 14.9.2004 and the plans, Sections Specifications and Description and further particulars and details of your buildings at C.S. No. 3043, Chakrabarti Bldg. at 17, 1st Carpenter St., (proposed street known as Ramani Bldg., 1st floor) I have to inform you that I, as an approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval by the following reasons:-

AI THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44(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 before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specifications for development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.) E.E.(S.W.D.) of City before submitting building completion certificate.
5. That the structural engineer will not be appointed. Supervision memo as per Appendix XI (Regulation 5(3) (ix)) will not be submitted by him.

Contd...-2(a)-

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves 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 the requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 02 day of Nov 2007 but not so as to contravene any of the provisions of the said Act, as amended as above and of 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.

[Signature]
SECRETARY

[Signature]
RECEIVED

[Signature]
V. R. KOTIRM
Executive Engineer, Building Proposals,
~~XXXX~~ City - III, ~~XXXX~~
19/11/2006

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 343 of the said Act.

(3) ~~Section 343 of the said Act empowers the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 343 of the said Act.~~

~~Every person who contravenes any provision of the said Act or any rule, regulation or bye-law made under that Act shall be liable to a fine not exceeding Rs. 1000 or to imprisonment for a term not exceeding six months or to both such fine and imprisonment.~~

~~And any person who contravenes any provision of the said Act or any rule, regulation or bye-law made under that Act shall be liable to a fine not exceeding Rs. 1000 or to imprisonment for a term not exceeding six months or to both such fine and imprisonment.~~

~~And any person who contravenes any provision of the said Act or any rule, regulation or bye-law made under that Act shall be liable to a fine not exceeding Rs. 1000 or to imprisonment for a term not exceeding six months or to both such fine and imprisonment.~~

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(4) Your attention is drawn 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 vested to the Commissioner, within fifteen days of the completion 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 157 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessors and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of obtaining occupation certificate with a view to enable the Municipal Commissioner or the Greater Mumbai to inspect premises and to grant a permit or to refuse to grant a permit and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 447 (1) (a) of the Primary Municipal Corporation Act.

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

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

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

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-2141-
No. 58/75/CIA- 3/11/06.

6. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.
7. That the regular lines will not be got demarcated at site through A.E. (Survey) E.E. (T&C) before applying for C.C.
8. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
11. 1. The Indemnity Bond indemnifying the Corporation for damages, risks, accidents to the occupiers adjoining structure & its occupiers and an undertaking regarding no nuisance will not be submitted before C.C. starting the work.
That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
12. That the qualified Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
13. That extra water and sewerage charges will not be paid to A.E.W.W. 'C' Ward before C.C.
14. That the premium/deposits as follows will not be paid -
 - a. Condensation of deficient open spaces.
 - b. Development charges as per M.R. & T.P. (Amendment) Act 1992
 - c. Balcony enclosure fees.
 - d. Insecticide charges.
 - e. Deficient width of passage.
 - f. Payment of ...
15. That providing treatment of construction site to ... malaria etc. to insecticide charges 'C' ...
16. That ... in prescribed proforma agreeing to ... constructed beyond permissible F.S.I. shall ... C.C.
17. That ... shall not be submitted.
18. That ... be the sole responsibility ... existing R & NR ... adverse order ... not be submitted.

19. That the Registered consent from existing tenant to accept splitting of tenancy shall not be submitted.
20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
21. That the N.O.C. from Tisco authority shall not be submitted before asking for plinth C.C.
22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
24. That the N.O.C. from B.E.S.T. for sub-station shall not be submitted.
25. That the fresh Tax Clearance Certificate from A.A. & C.C. Ward shall not be submitted.
26. That the letter from MHADA stating all tenants have given their irrevocable consent shall not be submitted.
27. That the Regd. U/T against misuse of part terrace / part stall shall not be submitted.
28. That the footpath in front of plot shall not be repaired / restored once in year or before occupation whichever is earlier.
29. That the Indemnity Bond against no nuisance due to contravening the shall not be submitted.
30. That the Indemnity Bond indemnifying M.C.C.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
31. That the U.L.C. affidavit and Regd. U/T for U.L.C. shall not be submitted.
32. That the remarks from H.E. Department shall not be submitted.
33. That the N.O.C. from H.E. Department for location of U.G. tank shall not be submitted.
34. That the debris shall not be dumped on the highway.
35. That the board displaying the details of debris to be deposited at site.
36. That the remarks from E.E. (S.W.D.) shall not be submitted.
37. That the soil testing report shall not

Confid. (A)

38. That the second opinion from another Structural Engineer for the stability of proposed building shall not be submitted.
39. That the Regd. U/T for apprising the prospective buyers regarding controversial toilets shall not be submitted before C.C.
40. 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 not be provided.
41. That the copy of PAN card of the applicant shall not be submitted before J.C.
42. That the personal identification details of the applicant / owner in the required Proforma shall not be submitted.
43. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
44. That the fresh P.R Card in the name of owner shall not be submitted before C.C.
45. That the construction activity for work of necessary piling shall be carried out by employing modern techniques such as rotary micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
46. That Regd U/T for not misusing society office shall not be submitted.
47. That the Registered U/T stating that the double silt arrangement & water proofing treatment to the base & wall will be carried out, shall not be submitted.
48. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
49. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
50. 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.
51. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Screens at plot boundaries up to reasonable height shall not be taken.
52. That the C.C. shall not be asked unless prior consent of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer, concerned Ward Office and provision shall be made as and when required by Insecticide Officer. Inspection of water tanks by providing cover and stable disinfectant and insecticide shall be carried out.

mm base in a R.C.C. framed structure shall not be less than 230 mm. The size of the columns shall also not be governed as per the applicable IS codes.

54. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1983-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

55. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. Ch. Eng. (DP) 55396 of 15.4.1974.

56. That the builder shall prepare a 'debris management plan' showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them. Unless and until this plan is submitted by them to the Zonal Executive Engineer of S.W.M. Department, the construction activity shall not be allowed to be started.

57. That the remarks regarding formation level from Road Department shall not be submitted.

That the remarks from Commissioner of Police regarding possibility of involvement of Criminal / Anti-National elements in the Ownership / involvement of plot under reference shall not be submitted.

If the final order that may be passed by Hon'ble Supreme Court in regard SLP's shall not be obeyed.

The order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.

61. That the order of Supreme Court to not to grant third party right without leave of court shall not be agreed upon.

(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE

1. That the plan dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.

2. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

That the erosion treatment plan shall not be submitted & got approved.

THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING C.C. AS PART OF THE PROPOSED

WILL BE

at least one vertical drainage of 1 Ton, etc. in the drawing noted

A gully trap user will not the building

Contd... (A)

No. EB/775/G/A. 3/11/85

2. That some of the drains will not be laid internally with C.I. Pipes.
3. That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/II of 26-6-1978.
4. That the surface drainage arrangement will not be made in consultation with E.E. (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate B.C.C.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
7. That B.C.C. will not be obtained and I.C.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
8. That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, will not be obtained and submitted to this office.
9. That the Drainage completion Certificate from A.E. (B.P.) City for House drain will not be submitted & get accepted.
10. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
11. That final N.O.C. from MHADA/ C.F.O. Tree Authority shall not be submitted before asking for occupation permission.
12. That the compliance of N.O.C. from H.E. will not be made and certificate to that effect will not be submitted.
13. That the Fresh property card in the name of the owner shall not be submitted.
14. That the vermiculite 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 not be provided.

THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

That certificate under Section 270-A Of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

That the Housing society shall not be registered.

43-

No. ER 775/C/A of 2/11/2008

Copy to:- 1. Mr. Anant & Associates
Architects,
B.D. Metro House,
Near Pooja Cinema
Colaba,
Mumbai - 400 005.



- /s/ Asst. Commissioner C Ward
- /s/ A.E. W.W. C Ward
- /s/ Dy A.S.C. City
- /s/ G.S. (S.P.) City

[Signature]
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[Signature]
V. R. Kulkarni
Executive Engineer
Building - 03/1, 1/1006
City - 11

Payment - pg 1 to 9

[Signature]
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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 of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed or house and room for construction purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing construction material shall be demolished before submission of building completion certificate and a 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 workmen before starting the work.
- (5) Water connection for constructional purpose will not be given until the boarding is constructed and application made in the Ward Office with the required deposit for the construction of cartage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Ward office at least 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 boarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, pebbles, 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 observing 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 & dimensions.
- (11) The application for water 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 as far as possible.
- (12) All the terms and conditions of the approved lay-out sub-division under No. of should be attached to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the reconstruction purposes) unless that is consented 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 in 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 repaving, 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 or Concrete having broken glass pieces at the rate of 125 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 demolish shed are demolished.

- (20) This 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(6)(d) of the Rent Act and in the event of your proceeding with the work, either without an intimation about commencing the work under Section 3-47 (1) (a) 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 sanction 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 tenants, under the circumstances, the work as per approved plan should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of existing or relocating the existing tenants on their staying their number and the area in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - Plan showing the phased programme of construction has to be duly approved by this office before starting the work so as not to entrain 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 room deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during extension which will send 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 more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, when necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the windows 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 must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dig 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 public taps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or langes. The manholes of all systems shall be covered with a properly fitting mosquito proof flanged cast iron cap cover in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet provided with screw or dome shape pieces (like a garden mushroom) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be remarked and extended 40 cms. above the top where they are to be fixed and 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) ~~Grilles should be provided as required by the bye law No. 54b~~
~~Grilles in windows should be provided as required by the bye law No. 54b~~
~~Grilles in doors should be provided as required by the bye law No. 54b~~
~~Grilles in windows should be provided as required by the bye law No. 54b~~
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.


 S. K. Chitambar
 SECRETARY


 S. K. Chitambar
 SECRETARY


 V. R. Karand
 Executive Engineer, Building Department
 P. O. City-III Mumbai

03/11/2006

Area Summary

Ground Floor	89.34 sq.mt.
First Floor	73.89 sq.mt.
Second Floor	67.23 sq.mt.
Third Floor	67.23 sq.mt.
Fourth Floor	67.23 sq.mt.
Fifth Floor	67.23 sq.mt.
Sixth Floor	67.23 sq.mt.
Seventh Floor	67.23 sq.mt.
Eighth Floor	NIL
Ninth Floor	67.23 sq.mt.
Tenth Floor	67.23 sq.mt.
Eleventh Floor	67.23 sq.mt.
Twelfth Floor	67.23 sq.mt.
Thirteenth Floor	67.23 sq.mt.
Fourteenth Floor	67.23 sq.mt.
Fifteenth Floor	67.23 sq.mt.
Sixteenth Floor	67.23 sq.mt.
Seventeenth Floor	58.32 sq.mt.
Total	1082.77 sq.mt.
Add. Pass. Area	39.43 sq.mt.
Total	1122.20 sq.mt.
Add. Excess balc.	0.83 SQ.MT.
Total	1123.03 sq.mt.

Passage Area Statement

Typical Floor :- (1st To 7th & 9th To 16th)
1. $1.10 \times 6.91 = 08.25$ sq.mt.
Total Area of Pass. = 7.60 sq.mt. $\times 15$ Fl.
= 114.00 sq.mt. (i)
17th Floor :-
1. $1.10 \times 3.90 = 04.29$ sq.mt. (ii)
TOTAL PASS. AREA (i+ii) = 118.29 sq.mt.
Rehab Comp. = 749.75 sq.mt. $\times 100$
1124.63 sq.mt.
= 66.67 %
Pass. Area Free of F.S.I. =
66.67 % of 118.29 sq.mt. = 78.86 sq.mt.
Pass. Area taken in F.S.I. =
118.29 sq.mt. - 78.86 sq.mt. = 39.43 sq.mt.

Permissible Area Statement

Total Covered Area of Rehab = 624.79 sq.mt.
Total Building Area of Rehab =
624.79 sq.mt. $\times 1.20 = 749.75$ sq.mt.
Total Permissible Area =
749.75 sq.mt. $\times 1.50 = 1124.63$ sq.mt.
First Floor :-
A. $5.10 \times 21.70 = 110.67$ sq.mt.
Deduction :-
1. $1.25 \times 0.91 = 01.14$ sq.mt.
2. $3.25 \times 0.90 = 01.30$ sq.mt.
3. $0.60 \times 0.15 = 00.09$ sq.mt.
4. $0.60 \times 12.75 = 00.76$ sq.mt.
5. $4.50 \times 0.30 = 01.35$ sq.mt.
B. $3.60 \times 0.85 = 00.66$ sq.mt.
Total = 052.35 sq.mt.
Net BUA of First Floor = 58.32 sq.mt.
PERM.BALC. 1080F $58.32 = 5.83$ SQ.MT.
PROPOSED BALC.
B. $3.60 \times 0.85 = 00.66$ sq.mt.
EXCESS $5.83 - 6.66 = 0.83$ SQ.MT.
Total = 0.86 sq.mt.
Net BUA of First Floor = 73.89 sq.mt.

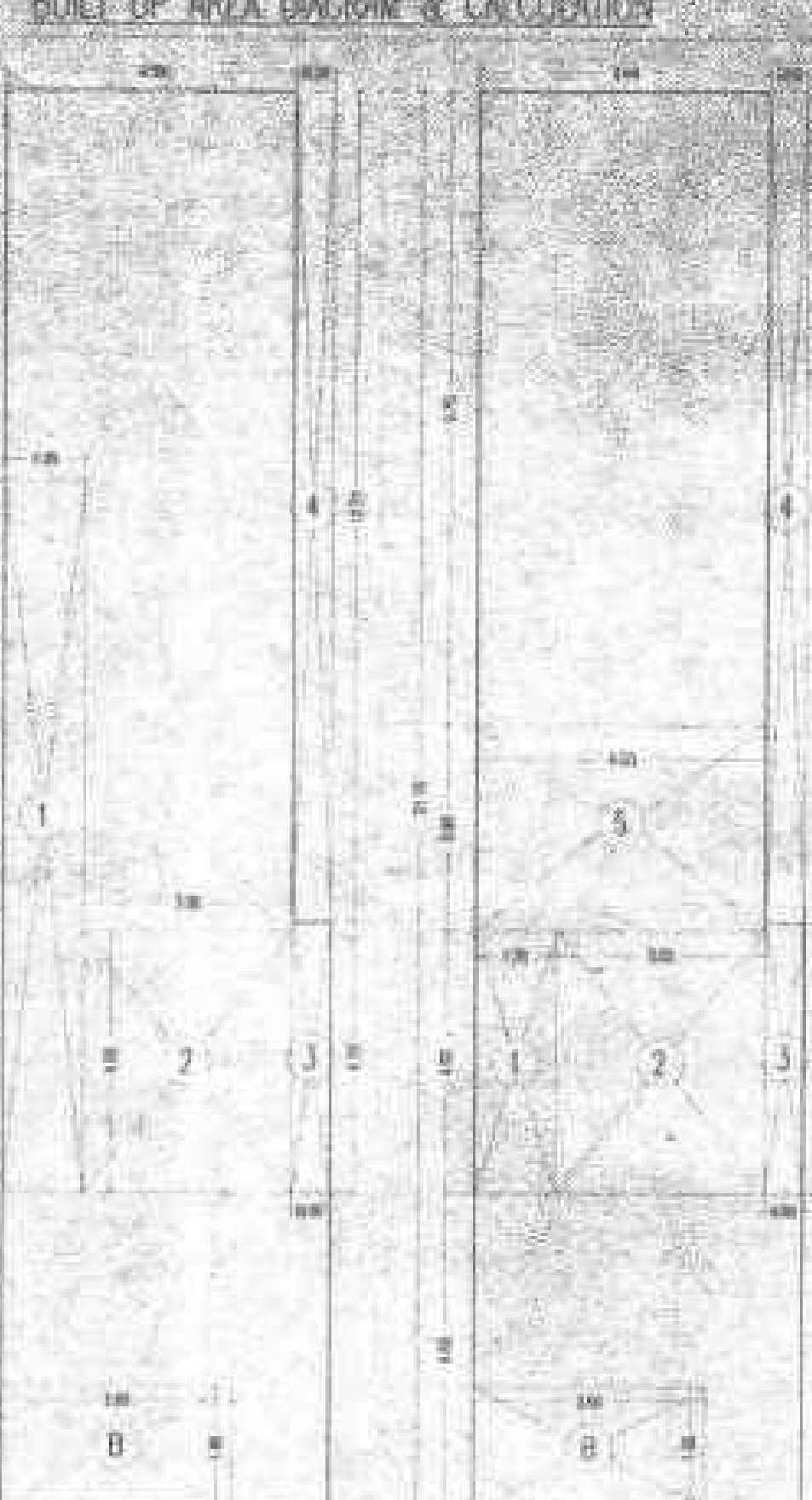
17TH FLOOR

A. $5.10 \times 21.70 = 110.67$ sq.mt.
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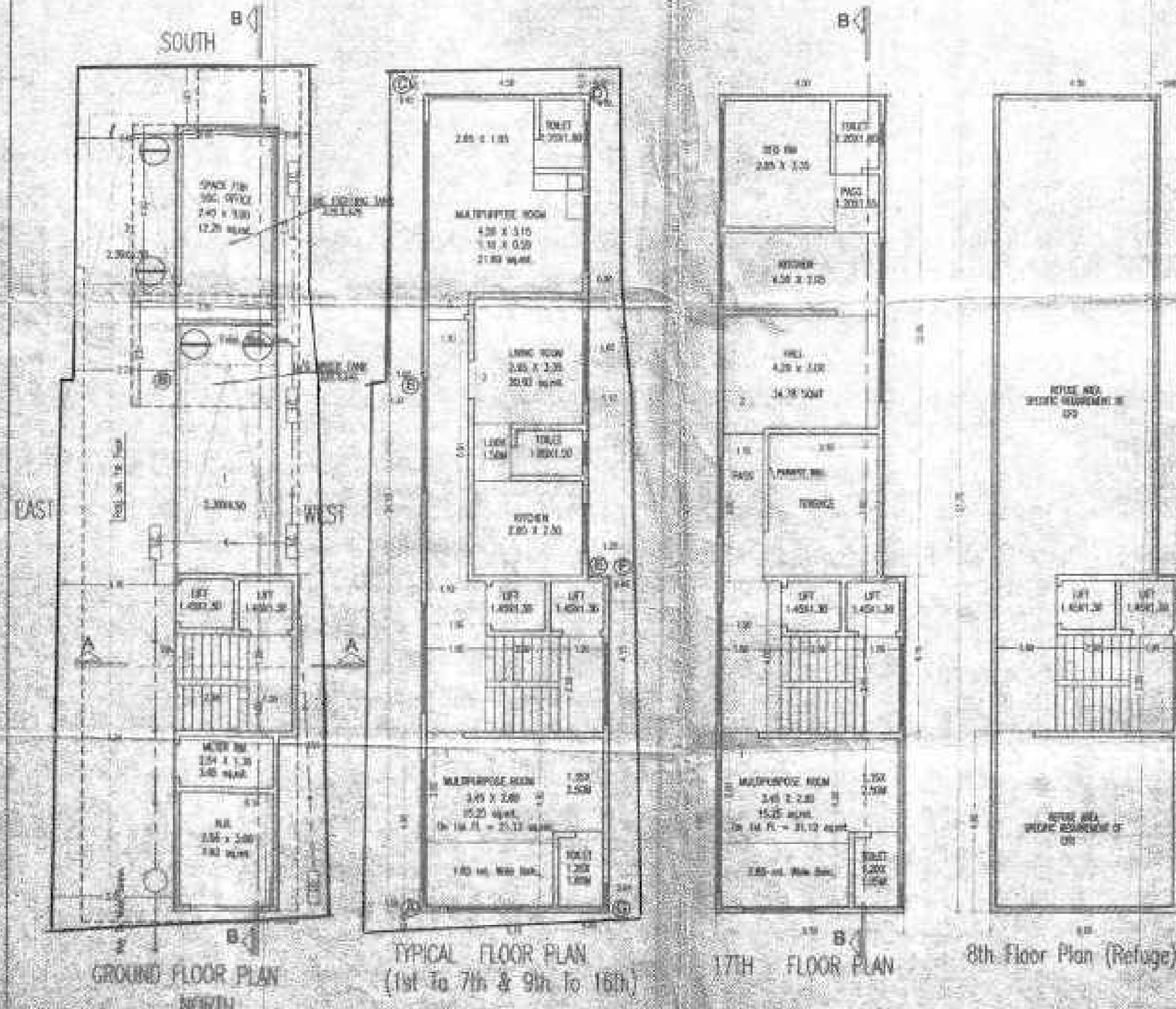
Typical Floor :- (2nd to 7th & 9th to 16th)

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BUILT UP AREA DIAGRAM & CALCULATION



Sl. No.	Description	Area (sq.mt.)	Area (sq.ft.)
1	REHAB. AREA	624.79	6738.91
2	REHAB. AREA OF ROAD		
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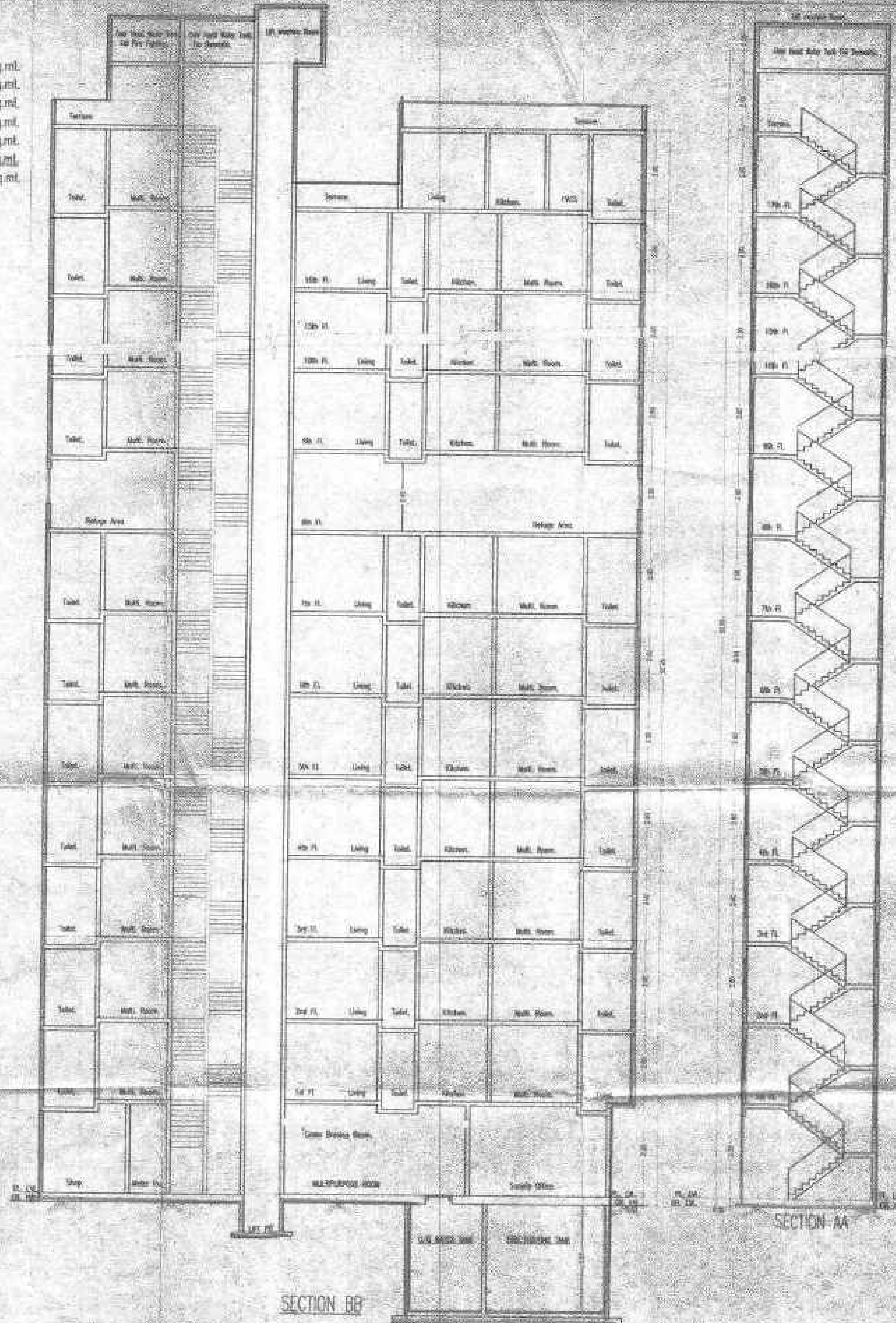
Sl. No.	Old List No.	Name of Tenants / Occupants	Sex	Corpal Area sq.mt.	Corpal Area sq.ft.	Capacity or Status	Corpal Area sq.mt.	Pop. Per Month	Comments for 1st
1	Room - 1	Shakal Kopp David Chaurasia	M	10.00	108.00	16.00	20.24	80 - 100 TMR	16.00
2	Room - 2	Manish Kumar Chaurasia	Male	8.50	91.50	14.50/20.00	21.00	1st - 3	20.00
3	Room - 3	Kali Mahesh Chaurasia	Male	8.50	91.50	14.00/20.00	20.50	1st - 2	20.00
4	Room - 4	Sanj Shantanu Mahesh	Male	8.50	91.50	14.50/20.00	20.50	2nd - 3	20.00
5	Room - 4	Rajendra Prasad Chaurasia	Male	8.50	91.50	16.00/20.00	21.00	2nd - 3	20.00
6	Room - 5	Kripa Singh Rajendra Prasad Chaurasia	Female	7.10	76.20	12.00/20.00	20.25	3rd - 2	20.00
7	Room - 6	Mahesh Prakash Singh	Male	6.64	71.17	10.75/20.00	21.00	2nd - 5	20.00
8	Room - 7	Rohitendra Anil Shingh	Male	10.70	115.47	25.00	21.00	4th - 3	21.00
9	Room - 8	M. Dhan Prasad Kumar Bhorad	Male	8.80	94.72	12.50/20.00	20.00	4th - 2	20.00
10	Room - 9	Komalendra D. Dada	Male	9.90	106.87	10.00/20.00	20.00	5th - 1	20.00
11	Room - 10	Md. Subhanur Raza Singh	Male	8.60	91.84	11.00/20.00	21.00	5th - 2	20.00
12	Room - 11	Anam Ganga Chaur	Female	9.80	105.60	13.24/20.00	20.00	5th - 2	20.00
13	Room - 12	Shri. Chhaga P. Chaurasia	Male	11.80	126.80	16.00/20.00	21.00	6th - 3	20.00
14	Room - 13	Harpal Singh	Male	15.40	165.87	21.40	21.40	7th - 1	22.40
15	Room - 14	Harpal Singh	Male	6.50	69.45	13.25/20.00	20.00	7th - 2	20.00
16	Room - 15	Harish Harpal Singh	Male	8.40	90.24	11.24/20.00	20.00	7th - 1	20.00
17	Room - 16	Harish Singh Jha	Male	6.60	70.60	11.00/20.00	21.00	8th - 1	20.00
18	Room - 17	Arvind K. Shukla	Male	8.00	85.30	12.00/20.00	20.40	9th - 1	20.00
19	Room - 18	Trishul K. Singh Shri Singh	Male	11.80	126.80	16.50/20.00	21.00	9th - 1	20.00
20	Room - 19	Harish Mathuram Singh	Male	35.70	386.77	28.77	21.00	5th - 1	26.77
21	Room - 20	Pratap Mathuram Singh	Male	6.60	70.60	12.00/20.00	20.90	9th - 1	20.00
22	Room - 21	Shri Anand Singh	Male	8.00	85.30	11.54/20.00	20.00	10th - 1	20.00
23	Room - 22	Harish Mathuram Singh	Male	6.60	70.60	12.00/20.00	21.00	10th - 1	20.00
24	Room - 23	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 2	20.00
25	Room - 24	Shri Anand Singh	Male	11.80	126.80	16.50/20.00	21.00	11th - 2	20.00
26	Room - 24	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
27	Room - 25	Shri Anand Singh	Male	6.60	70.60	12.00/20.00	20.00	11th - 2	20.00
28	Room - 26	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
29	Room - 27	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
30	Room - 28	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
31	Room - 29	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
32	Room - 30	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
33	Room - 31	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
34	Room - 32	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
35	Room - 33	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
36	Room - 34	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
37	Room - 35	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
38	Room - 36	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
39	Room - 37	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
40	Room - 38	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
41	Room - 39	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00
42	Room - 40	Shri Anand Singh	Male	8.00	85.30	11.48/20.00	20.00	11th - 1	20.00

Plot Area Calculation

1. $0.5 \times 08.63 \times 04.51 = 21.73$ sq.mt.
 2. $0.5 \times 09.63 \times 03.17 = 15.26$ sq.mt.
 3. $0.5 \times 06.36 \times 02.41 = 07.66$ sq.mt.
 4. $0.5 \times 14.58 \times 05.52 = 40.24$ sq.mt.
 5. $0.5 \times 14.58 \times 06.42 = 46.80$ sq.mt.
 6. $0.5 \times 13.48 \times 00.31 = 02.09$ sq.mt.
- Total = 133.78 sq.mt.



Terrace Floor Plan

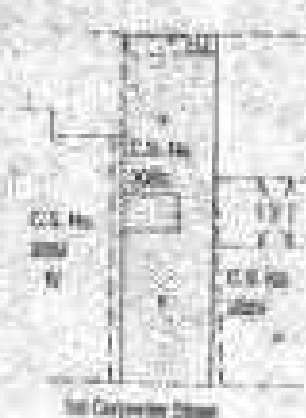


SECTION BB

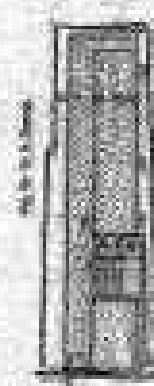
SECTION AA



Location Plan
Scale - 1:2000
Blockwork Division



Existing Block Plan
Scale - 1:500
Survey No. 151



Proposed Block Plan
Scale - 1:500
Blockwork Division

P	R	O	P	O	R	M	A	-	B
CONTENTS OF SHEETS									
SECTION AA & BB, TERRACE FLOOR PLAN, PLOT AREA CALCULATION, LOCATION PLAN, BLOCK PLAN & PROFORMA-B									

STAMP OF DATE OF APPROVAL OF PLAN

Approved Subject to Condition Mentioned in the No. 177510 A dt. 23/11/06
V.R. Kothari
Municipal Corporation of Greater Mumbai

CLIENTS NAME & SIGNATURE

AMAN & ASSOCIATES PVT. LTD.
MANAGING DIRECTOR

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT OF PROPERTY BEARING CS. NO. 177510 OF GRASSROOTS DIVISION SITUATED AT OLD. NO. 21, RAMESH BRUNNY 1ST CARPENTER STREET CHC-2 WARD NUMBER

AMAN & ASSOCIATES
6/11 METRO HOUSE,
NEAR REGAL CINEMA, COLABA,
MUMBAI-400 072
TEL: 2285 14 38

ITEM	REVISION	DATE	CHANGED BY	DATE
1	1	2011.5.09		