

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/599/BP(Spl.Cell)/AGN/337

05 NOV 2016

Office of the

Dy.Ch.Eng.(H.P.) Special cell
Or.Fr.Municipal Training Centre,
RahijaVihar Complex,
Chandivali Farm Road,
Andheri (East), Mumbai-400 072

To,
Shri. Tarun Motta Licensed Surveyor
M/s. TEEARCH
9 square, ramdassutrade Marg,
Off. Chandravarkur Lane,
Borivali (west),
Mumbai -400092

Owner,

Asstt. General Manager
BEST undertaking
BEST Bhavan, BEST Marg,
P.B. No. 192,
Mumbai -400001.

Subject : Proposed development of Residential building and B.E.S.T. Bus
Depot/Terminal on plot bearing F.P. No. 766 of TPS Mahim No.
III of Mahim Bus Depot.

Reference: Your application dt. 13.07.2016.

Sir,

With reference to your above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following condition:

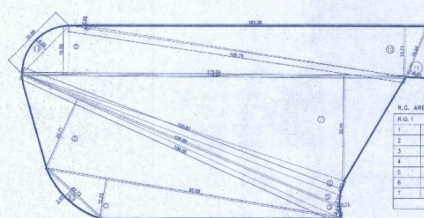
1. That all the conditions of IOD u/no. EB/6387/GN/A dtd.14.08.2015 shall be complied with.
2. That structural stability certificate from Structural Engineer as per amended plans shall be submitted before requesting for further C.C.
3. That the revised N.O.C. from E.E.(T&C) for parking layout shall be submitted before requesting for further C.C.
4. That the registered undertaking for handing over Society Office to the Society/ Association shall be submitted before requesting for Occupation Permission of residential building no.2.
5. That the location and size of the proposed substation shall be got approved from BEST Authority before requesting for further C.C.
6. That the revised phase programme shall be got approved from this office before requesting for further C.C.
7. That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control)

Rules 2000 and the provisions of Notification issued by Ministry of Environment & Forest dept. from time to time shall be duly observed.

A copy of set of amended plan duly signed/ stamped is hereby returned as a token of approval.

Yours Faithfully,

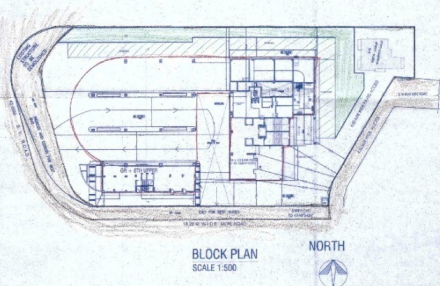
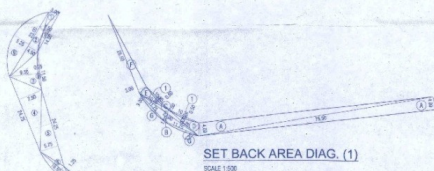

Executive Engineer
(Building Proposal) Spl. Cell



1	1/2	x 92.85	x 12.25	x 1NO	=	587.98 SQ.MT
2	5/2	x 909.05	x 23.77	x 1NO	=	12605.50 SQ.MT
3	1/2	x 1096.05	x 24.5	x 1NO	=	1872.50 SQ.MT
4	1/2	x 109	x 0.87	x 1NO	=	0.22 SQ.MT
5	1/2	x 898.89	x 3.07	x 1NO	=	1369.55 SQ.MT
6	1/2	x 1053.87	x 4.42	x 1NO	=	2456.59 SQ.MT
7	1/2	x 1193.63	x 32.44	x 1NO	=	8544.33 SQ.MT
8	1/2	x 1152.4	x 15.85	x 1NO	=	184.35 SQ.MT
9	1/2	x 1501.78	x 6.88	x 1NO	=	59.97 SQ.MT
10	1/2	x 8196.36	x 15.73	x 1NO	=	839.44 SQ.MT
11	1/2	x 16.24	x 5.25	x 1NO	=	52.20 SQ.MT
12	2/3	x 22.73	x 2.47	x 1NO	=	47.43 SQ.MT
13	2/3	x 30.88	x 4.25	x 1NO	=	54.30 SQ.MT
TOTAL					=	8304.40 SQ.MT

R.G. AREA REQUIRED = 1108.46 SQ.MT.
R.G. AREA PROVIDED = 1116.93 SQ.MT.

PAVED R.G. 2					
a	38.45	X	4.54	X 1NO	= 174.56 SQ.M
b	11.45	X	6.00	X 1NO	= 68.70 SQ.M
c	10.70	X	1.83	X 1NO	= 19.58 SQ.M
d	26.60	X	0.00	X 1NO	= 156.60 SQ.M
e	6.00	X	31.16	X 1NO	= 186.96 SQ.M
TOTAL ADDITION					= 606.40 SQ.M
TOTAL ADDITIONAL CONC. = 303.20 M ³					11.00 M ³ SQ. M



SET BACK AREA DIAG. (2)

SET-BACK AREA CALCULATION (1)

GET-BET AREA CALCULATION (372)									
A	1/2	X	71.09	X	4.00	X	2 NOS	=	307.20 SQ.MT.
B	1/2	X	95.00	X	2.50	X	1 NO	=	28.75 SQ.MT.
C	1/2	X	23.00	X	1.50	X	1 NO	=	17.25 SQ.MT.
D	1/2	X	12.25	X	3.25	X	1 NO	=	19.91 SQ.MT.
E	1/2	X	10.75	X	3.00	X	1 NO	=	16.13 SQ.MT.
F	1/2	X	26.50	X	3.00	X	1 NO	=	39.75 SQ.MT.
G	2/3	X	11.75	X	0.75	X	2 NOS	=	11.75 SQ.MT.
TOTAL APPROX.									= 455.64 SQ.MT.

DEDUCTIONS				
1	2/3 X 10.25 X 0.50 X 2 NOS	=	6.83	SQ.MT.
TOTAL DEDUCTION		=	6.83	SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)		=	428.71	SQ.MT. X1
			437.00	SQ.MT.

SET-BACK AREA CALCULATION = $(427.00 + 335.10) = 762.10$ SQ.MT.

SET BACK AREA CALCULATION (2)

1	1/2	x	14.00	x	3.00	x	1 NO	=	21.00	SQ.MT.	
2	1/2	x	23.00	x	4.50	x	1 NO	=	31.75	SQ.MT.	
3	1/2	x	11.50	x	9.50	x	1 NO	=	34.83	SQ.MT.	
4	1/2	x	24.75	x	7.50	x	1 NO	=	92.88	SQ.MT.	
5	1/2	x	24.25	x	5.75	x	1 NO	=	69.72	SQ.MT.	
6	1/2	x	19.50	x	1.25	x	1 NO	=	12.19	SQ.MT.	
7	1/2	x	12.00	x	2.25	x	1 NO	=	13.50	SQ.MT.	
8	2/3	x	19.50	x	2.00	x	1 NO	=	13.00	SQ.MT.	
9	2/3	x	23.00	x	5.25	x	1 NO	=	40.25	SQ.MT.	
TOTAL ADDITION									=	306.86	SQ.MT.

DEDUCTIONS				
a.	20' x 14.00'	x 1.50	x 1 NO	= 14.00 SQ.MT.
b.	20' x 11.50'	x 0.75	x 1 NO	= 3.75 SQ.MT.
c.	20' x 12.00'	x 1.75	x 1 NO	= 14.00 SQ.MT.
TOTAL DEDUCTION				= 31.75 SQ.MT.
TOTAL PROPOSED RUN-UP AREA				= 336.11 SQ.MT.

SAY	=	335.10	30.37%
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$$100 + 335.10) = 762.10 \text{ SQ.MT.}$$

PROFORMA 'A'		PROFORMA 'B'	
A	AREA OF THE PLOT	82.0 MET	CONTENTS OF SHEET
B	1. DEDICATION FOR a) STATE ROAD (ALST BACK ROAD) 40.75/10.150 TPD 10.150 TPD b) PROPOSED ROAD c) CITY INFRASTRUCTURE d) TENANT/AMENITY OPEN SPACE	629.63 10.150 10.150	R.C.C. & CONCRETE IN PLACE R.C.C. & CONCRETE & CAVALLATION BINDER WITH REINFORCED WELLS & U.S. TANK H.E. AREA C/C
C	TOTAL GROUND	780.10	DESCRIPTION OF PLOT / PROPERTY
2	BALANCE AREA OF PLOT (15.2)	694.29	POPULATION ESTIMATED TO BE IN BY THE NUMBER OF SQUARE METERS
3	DEDICATION FOR RECREATION/RECREATION (10.150%)	831.15	
4	NET AREA OF THE PLOT (15.2)	471.05	
5	ADDITIONAL FOR P.T. PURPOSES		
6	24/10 ROAD SET BACK	780.10	
7	DAY TON		
8	TOTAL AREA (15.2)	647.05	NAME ADDRESS OF SITE SUPERVISOR
9	F & B. PERMISSIBLE	1.33	
10	F & B. CREDIT AVAILABLE IN DEVELOPMENT PROFITS		
11	PERMISSIBLE FLOOR AREA (15.2)	127.10	
12	PERMISSIBLE FLOOR AREA	10% B.E.T. 679.26	
13	EXISTING FLOOR AREA	70.10	NAME, ADDRESS OF R.C.C. CONSULTANT
14	EXISTING FLOOR AREA - STAFF ROOMS	20.10	
15	PROPOSED AREA	360.14	
16	PROPOSED AREA	360.14	
17	PROPOSED AREA	360.14	
18	PROPOSED AREA	360.14	
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