

SCRUTINY REPORT OF AMENDED PLAN / IOD

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/9926/BP(WS)/AP

Sub : Proposed residential building (with club house) on sector – I of naturally subdivided and amalgamated plot bearing C.T.S. No. 815 & 843 (New C.T.S. No. 815/1B) of Village Malad (E) at Pathanwadi Road, Malad (East), Mumbai.

Lic. Surveyor : Shri. Vijay N. Goradia

Owner : Shri. Kailashchandra Deora, Partner of M/s. Bright King Development

Ref : Licensed Surveyor's letter dated 28.06.2017.

1.	Amended plans for approval	:	Attached online	
2.	Last approved plan & I.O.D.	:	Attached online	
3.	C.C.	:	Attached online	
4.	C.C. is valid up to	:	08.07.2018	
5.	Earlier plans were approved on the basis of	:	Modified sanctioned D.C.R. 1991	
6.	Remarks on the amended plans are as given below:			
Sr. No.	Particulars	Last approved plans	Plans under scrutiny	Remarks
A.	Area of plot (as per approved layout u/no. CHE/1272/BP(WS)/LOP)	8086.58 sq.mt.	8086.58 sq.mt.	No change
B.1	Less area under dispute	935.81 sq.mt.	935.81 sq.mt.	No change
B.2	Less road & reservation area	NIL	NIL	---
C.	Balance area of plot	7150.70 sq.mt.	7150.70 sq.mt.	No change
D.	Deduction for 15% R.G.	1072.61 sq.mt.	1072.61 sq.mt.	No change
E.	Net area of plot	6078.09 sq.mt.	6078.09 sq.mt.	No change
F.	Add setback area (as per approved layout u/no. CHE/1272/BP(WS)/LOP)	326.02 sq.mt.	326.02 sq.mt.	No change
G.	Total area	6404.11 sq.mt.	6404.11 sq.mt.	No change
H.	F.S.I. permissible	1.00	1.00	No change
I.1	Add F.S.I. as per D.C.R. 32 Permissible = 3575.35 sq.mt. (50.00%) Claimed = 3575.35 sq.mt. (50.00%)	3575.35 sq.mt.	3575.35 sq.mt.	No change

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I.2	Add road/reservation T.D.R. Permissible = 4004.39 sq.mt. (70% x 80%) Claimed = 2791.97 sq.mt. (39.04%)	1788.59 sq.mt.	2791.97 sq.mt.	Approval for utilization of T.D.R. admeasuring 1003.38 sq.mt. is submitted.
I.3	Add slum T.D.R. Required = 1001.10 sq.mt. (70% x 20%) Claimed = 1500.00 sq.mt. (20.98%)	1460.00 sq.mt.	1500.00 sq.mt.	Approval for utilization of T.D.R. admeasuring 1500.00 sq.mt. is submitted.
I.4	Total T.D.R. Permissible = 5005.49 sq.mt. (70.00%) Claimed = 4291.97 sq.mt. (60.02%)	3248.59 sq.mt.	4291.97 sq.mt.	Total T.D.R. utilized is within permissible limit.
J.	Permissible B.U.A.	13228.05 sq.mt.	14271.43 sq.mt.	Increased due to utilization of T.D.R.
K.	Compensatory B.U.A. claimed as per D.C.R. 35(4) Permissible = 4995.00 sq.mt. (35.00%) Claimed = 4629.82 sq.mt. (32.44%)	4629.82 sq.mt.	4629.82 sq.mt.	No change
L.	Total permissible B.U.A. including compensatory B.U.A.	17857.87 sq.mt.	18901.25 sq.mt.	Increased due to utilization of T.D.R.
M.	Total gross proposed B.U.A.	17854.50 sq.mt.	18848.54 sq.mt.	Increased due to the prop. amendments.
N.	Height of building	69.90 mt.	69.90 mt.	No change
O.1	Permissible tenement density	450 / Hectare	450 / Hectare	No change
O.2	Permissible tenements	803 Nos.	848 Nos.	---
O.3	Tenements proposed	224 Nos.	233 Nos.	---
P.	User	Residential	Residential	No change
Q.	Area of staircase, lift & lobby exempted from F.S.I.	2901.74 sq.mt.	3001.80 sq.mt.	---
R.	Part terrace	One	Nil	---
S.	Remarks regarding layout	Approved u/no. CHE/1272/LOP dated 18/04/2013.		---
T.1	Parking required	328 nos.	343 nos.	---
T.2	Parking proposed	333 nos.	346 nos.	

7. Amendments Proposed:-

In this case, the amended plans are lastly approved on 20.09.2016 for proposed residential building under reference comprising of Wing 'A', 'B' & 'C' having 03 levels of lower parking floors + Wing 'A' & 'C' of Stilt + 1st to 19th upper floors and Wing 'B' of Stilt + 1st to 19th + 20th (part) upper floors along with proposed club house comprising of Ground + 1st (part) upper floor in 20% layout R.G. The C.C. for entire work of Wing 'A', 'B', 'C' & club house as per the approved amended plans dated 20.09.2016 is approved on 06.10.2016.

Reference is now requested to letter dated 28.06.2017 along with amended plans, submitted for approval, for proposed residential building under reference comprising of Wing 'A', 'B' & 'C' having 03 levels of lower parking floors + Stilt + 1st to 20th upper floors along with proposed club house comprising of Ground + 1st (part) upper floor in 20% layout R.G.

The following amendments are now proposed with respect to last approved amended plans dated 20.09.2016:-

- a) The utilization of road/reservation T.D.R. admeasuring 1003.38 sq.mt. is now claimed in the proposed building under reference as per recent Govt. Notification dated 16.11.2016 and M.C.G.M. guidelines dated 18.03.2017. The approval from A.E. (D.P.) L & N dated 27.06.2017 for utilization of road/reservation T.D.R. admeasuring 1003.38 sq.mt. on plot under reference is submitted.
- b) With regards to the utilization of T.D.R., the remarks from A.E. (Maintenance) 'P/N' Ward regarding the status of 13.40 mt. wide D.P. road are submitted. As per the said remarks, the 13.40 mt. wide D.P. road, abutting the plot under reference, is an existing road under the possession & maintenance of M.C.G.M. with minimum existing road width of 12.75 mt. Thus, as per the said Govt. Notification dated 16.11.2016, the maximum permissible T.D.R. loading limit for plot under reference is 5005.49 sq.mt. (7150.70 x 70.00%) while total T.D.R. admeasuring 4291.97 sq.mt., to the extent of 60.02%, is utilized on the plot under reference. Thus, the total T.D.R. utilized on the plot under reference is within the maximum permissible T.D.R. loading limit of 70.00% as prescribed in the said Govt. Notification dated 16.11.2016. Also, the slum T.D.R. admeasuring 1500.00 sq.mt., to the extent of 34.95%, is utilized out of the total T.D.R. admeasuring 4291.97 sq.mt. utilized on the plot under reference, which satisfies the 20.00% minimum requirement of slum T.D.R. prescribed in the said Govt. Notification dated 16.11.2016.
- c) The total permissible built-up area as per the said Govt. Notification dated 16.11.2016 and M.C.G.M. guidelines dated 18.03.2017 is basic plot F.S.I. (6078.09) + T.D.R. (4291.97) + additional F.S.I. (3575.35) + road widening F.S.I. (326.02) i.e. total 14,271.43 sq.mt.

Further, the permissible 35% compensatory F.S.I. as per Reg. No. 35(4) of D.C.R. 1991 is claimed by charging premium.

- d) In lieu of above, the vertical extension of one floor, i.e. 20th upper floor, is now proposed in Wing 'A' & 'C'. Further, the part terrace at 20th floor of Wing 'B' is now deleted and instead proposed for residential tenements by counting the area in F.S.I.
- e) The proposed residential building under reference is now comprising of Wing 'A', 'B' & 'C' having 03 levels of lower parking floors + Stilt + 1st to 20th upper floors having same building height of 69.90 mt. with the same open spaces along with proposed club house comprising of Ground + 1st (part) upper floor in 20% layout R.G.
- f) The deck projections up to 2.00 mt. (max.) beyond building line are now proposed at 19th & 20th floor of Wing 'A', 'B' & 'C', which are permissible as per circular under no. CHE/25804/DP/Gen dated 22.02.2012. The area of the deck projections is counted in F.S.I.
- g) The residential flat nos. 2 & 3 at 16th floor of Wing 'C' are now proposed to be amalgamated in to one single residential flat.
- h) There are minor changes in the planning of the proposed club house in 20% layout R.G.
- i) One no. of D.G. set unit is now proposed at ground level in the open spaces at east side.
- j) The required number of parking spaces as per D.C.R. 1991 is 343 nos. and 346 nos. of parking spaces have been provided adequately in the 03 nos. of lower parking floors, stilt & open spaces at ground level.
- k) The adequate refuge areas are proposed at 8th & 15th floors of Wing 'A', 'B' & 'C'. There is no change in the location and size of the refuge areas at 8th & 15th upper floor. Hence, the revised C.F.O. N.O.C. may not be insisted for above minor amendments as per circular issued by C.F.O. u/no. FBH/CO/158 dated 27.04.2017. The excess refuge area is counted in F.S.I.

8. Requirement of Open Spaces:-

The deficiencies in open spaces, to the tune of 48.00% (max.) for building under reference having building height of 69.90 mt., have been condoned by Hon'ble M.C. vide approval granted under no. MCP/6612 dated 11.02.2013. As there are no changes in the open spaces & height of the building under reference, no additional deficiencies in open spaces are created due to the proposed amendments.

9. N.O.C. from M.O.E.F.:-

The Environmental Clearance from M.O.E.F. is obtained by Owner for total construction area of

35,935.24 sq.mt. on plot under reference. The revised Environmental Clearance for above mentioned amendments will be submitted before C.C.

The necessary concessions/relaxations required for approval of the amended plans under reference are already approved by Hon'ble M.C. The payment for additional 0.50 F.S.I. available on payment of premium is already paid. As per approval obtained from A.E. (D.P.) L & N dated 27.06.2017, the D.P. department has allowed to utilize the Road/Reservation T.D.R. admeasuring 1003.38 sq.mt. on the plot under reference. The necessary fees, deposits, charges and premiums for approval of the amended plans are also paid.

This is to certify that the information filled is true and correct to the best of my knowledge.

**VIJAY GORADIA
(LICENSED SURVEYOR)
REG. NO. G/120**

The plans are scrutinized as per modified D.C.R. 1991 & the same are in order from parking, F.S.I., & tenement density etc. point of view.

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‘A’
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In view of above, E.E.B.P. (W.S.) ‘P’ Ward’s approval is requested to the proposed amended plans & letter of approval with following additional conditions for proposed residential building (with club house) on sector – I of naturally subdivided and amalgamated plot bearing C.T.S. No. 815 & 843 (New C.T.S. No. 815/1B) of Village Malad (E) at Pathanwadi Road, Malad (East), Mumbai.

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|--------------------------|----------------------------------|-----------------------------------|
| 1. All I.O.D. conditions | 4. All payments | 7. Revised M.O.E.F. N.O.C. |
| 2. C.C. endorsement | 5. Changes at the time of B.C.C. | 8. CCZM certification |
| 3. Revised R.C.C. | 6. Janta insurance policy. | 9. Extra water & sewerage charges |

Submitted please.

S.E.B.P. (W.S.) ‘P/N’ Ward

A.E.B.P. (W.S.) ‘P’ Ward

E.E.B.P. (W.S.) ‘P’ Ward

Amended plans are approved as proposed