

Form

346

88

Replying please quote No. Valid upto 20 FEB 2016
and date of this letter.Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.

No. E.D./CE/

BS/A

of 20 - 20

MEMORANDUM

CE / 5270 / BPES / AT 21 FEB 2015

Municipal Office,

Mumbai 20

M/s. Tridev Construction Co.

C.A. to M/s. Nirmal Priti CHS Ltd

With reference to your Notice, letter No. 68/6 30.08.2014 and received on 20 and the plans, Sections Specifications and Description and further particulars and details of your buildings at furnished Proposed re development of existing building on plot No.1079/B bearing C.T.S.No.1089 of village Mulund at Jn. of B.P.Singh Cross Rd., Mulund(W) to me under your letter dated 20. I have to inform you that I cannot 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 three reasons:-

**(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING
THE WORK BEFORE PLINTH C.C.**

1. That the commencement certificate under Sec.45/69(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 except on road side of the building of the plot clear of road widening line with foundation below the 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 reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the Licensed Structural Engineer will not be appointed, and his supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted.
5. That the structural design and calculations for the proposed work considering seismic and wind forces as per the relevant Code will not be submitted.

For Tridev Construction Co.

Partner

Executive Engineer Building Proposal
(Eastern Suburbs.) II

() That gutter gables and down pipes are not intended to be put to prevent water dripping from the roof of the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal Corporation Act.

Subject to your satisfying your intention as to obviate the before mentioned objections and more by means, but not otherwise you will be at liberty to proceed with the said building or work at any time before the day of 20 FEB 2010, but not so as to contravene any of the provision of the said Act as amended or 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.

Executive Engineer, Building Proposals,
Zone, ES- II 7 Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 63 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 346 of the said Act.

(3) Under By-law, No. 8 of the Commissioner has fixed the following levels:-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building."

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited 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 vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. This 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 erection or occupation is detected by the Assessor and Collector's Department.

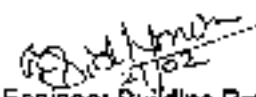
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and grant a permission before occupation and to levy penalty for non-compliance under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

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) of the Bombay Municipal Corporation Act.

(7) A copy of the bye-law fixed on the site of the building should be submitted to the City Engineer, Building Proposals, Zone, ES- II 7 Wards, for his information and for his use in case of any objection or complaint.

(8) The City Engineer, Building Proposals, Zone, ES- II 7 Wards, will be responsible for the execution of the work.

6. That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
7. That the Indemnity Bond indemnifying the Corporation for any action pending on existing structure, any legal dispute of plot, ownership, accidents, risks, to the occupiers and an undertaking regarding no nuisance to neighbourhood & occupants will not be submitted before C.C./starting the work.
8. 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.
9. That the requirements of M.O.C. from concerned electrical supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.
11. That the No dues pending certificate from Asstt. Engineer, Water Works, "T" ward will not be submitted.
12. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
13. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
14. That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
15. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work up to plinth is completed.
6. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
- () That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
3. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
1. That the N.A. Permission from Collector of Mumbai shall not be submitted.


Executive Engineer Building Proposals
(Eastern Suburbs.)

20. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
21. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
22. That the development charges as per M.R.T.P.(Amendment) Act 1992 will not be paid.
23. That the carriage entrance shall not be provided before starting the work.
24. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
26. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc.
27. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
28. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
29. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
30. That the remarks from Asstt. Engineer, Water Works regarding location, size capacity of the suction tank, and overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
31. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
32. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
33. That the regi. undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
34. That the N.O.C. from Insecticide Officer shall not be submitted.


Executive Engineer Building Proposal
(Eastern Suburbs.) - II

35. That the board mentioning the name of Architect/Owner shall not be displayed on site.
36. That the requirements as per Circular No. CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
37. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy. Ch.F.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
38. That the debris management plan shall not be submitted to S.W.M. Department and NOC shall be obtained and submitted to this office.
39. That the registered U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended up to date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
40. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
41. That the Architect shall not submit the quarterly progress report of the proposed work.
42. That the debris generated / building material is dumped within a periphery of 50.00 mtr. From mangroves.
43. That the Reg. undertaking shall not be submitted by owner stating that he will not object to the neighboring plot holder whenever they come forward for development of their plot which may involve open space deficiency.
44. That the Reg. undertaking shall not be submitted by owner stating that he will incorporated the necessary condition in the sale agreement stating that the proposed building is constructed with deficiency open spaces.
45. That the Regi. undertaking shall be submitted by owner stating that he will not misused the stilt / terrace in future.
46. That as per Circular No. Ch. Eng/2792/DP/Gen dated 06.01.2014, the owner/ developers and concerned architect /L.S. shall not be complied and preserve the following documents :-
 a) Ownership documents, b) Copies of IOD, C.C subsequent amendments, O.C.C. B.C.C. and corresponding canvas mounted plans. c) Copies of Soil Investigation, d)RCC details and canvas mounted structural drawing. e) Structures Stability Certificate from Lic. Structural Engineer. f) Structural Audit Report. g) All details of repairs carried out in the. h) Supervision certificate issued by the Lic. Site supervisor. i) Building completion certificate issued by L.S./architect. j) NOC and completion certificate issued by the CFO. k) Fire safety Audit carried out as per the requirement of CFO.

[Signature]
 Executive Engineer Building Proposal
 (Eastern Suburbs.) - II

The above documents/plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.

47. That the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be not submitted before granting further C.C. beyond plinth from the licensed Structure Engineer.
48. That the Reg. undertaking shall not be submitted by owner stating that he will incorporate the necessary condition in the sale agreement stating that the proposed floor height is constructed with deficiency height.
49. That the P.R.Card in the name of M/s. Nirmal Priti Co-op.Hsg. Soci. Ltd. shall not be submitted before asking of C.C.
50. That the registered undertaking shall not be submitted by owner stating that a clause shall be incorporated in sale agreement/ supportive agreement so as to make aware the prospective buyer / existing members about the deficient maneuvering space / deficient width of drive way.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the last paid assessment bill shall not be submitted.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 3.05 mt. wide paved pathway upto staircase will not be provided.
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 before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

[Signature]
Executive Engineer Building Proprietor
(Eastern Suburbs.)

9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termite, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That one set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
19. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
20. That the Vermiculture bins for disposal of wet waste as per the design and specification of organization / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
21. That the final NOC from CFO shall not be submitted before asking occupation.
22. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

[Signature]
Executive Engineer
(Building Proposals)E.S.II

INT 21 FEB 2015

NOTES

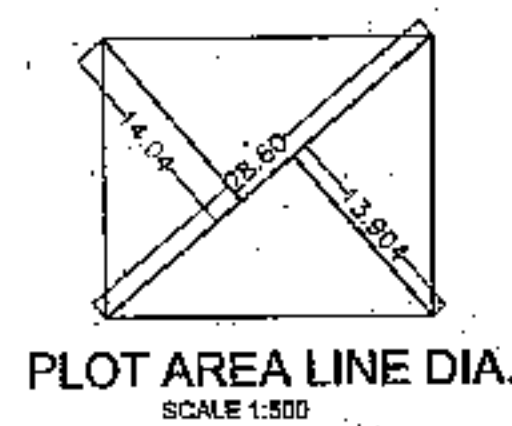
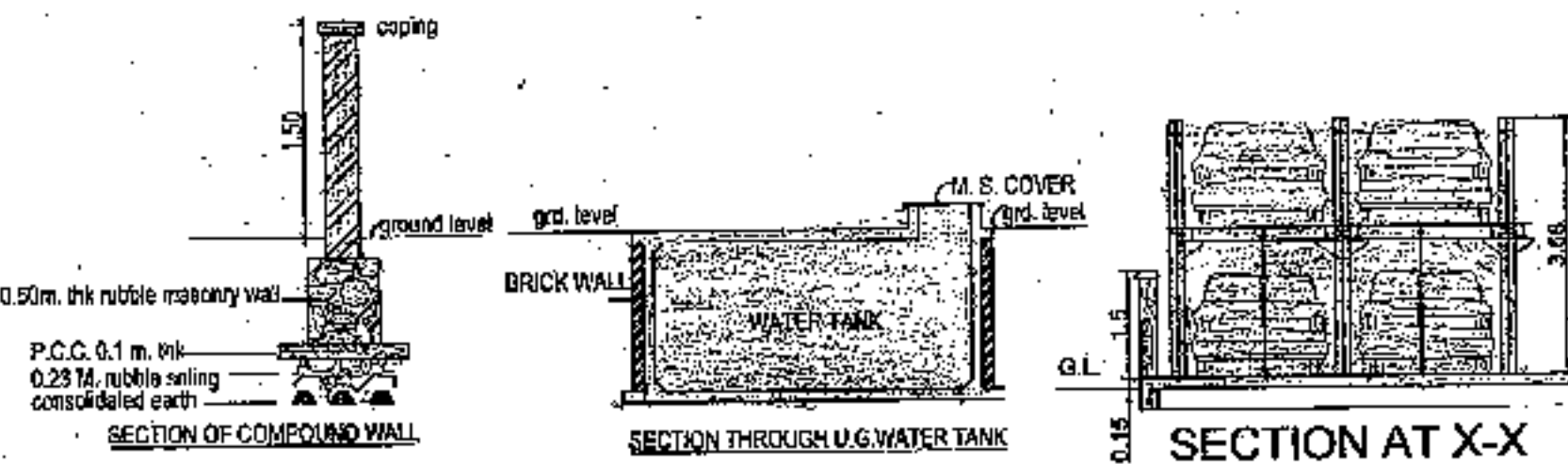
- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional 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 workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the boarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards 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, peeps, debris, 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 matter of obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above ground 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 sewer 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 or footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed 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 for 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 asphaltting 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 in Concrete having broke 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 provide owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished 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(A) (14) of the Rent Act and in the event if you proceeding with the work either without an intimation about commencing the work under Section 347 (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 sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1946, (17 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 plans should not be taken up in hand unless the City Engineer is satisfied with the following:
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) 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.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene 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 rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional flooring work should be start or during monsoon which will same 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, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the manholes 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 dug 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 gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all systems shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed or tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pipes (like a garden marigold) 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 earmarked 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) (a) Louvers should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

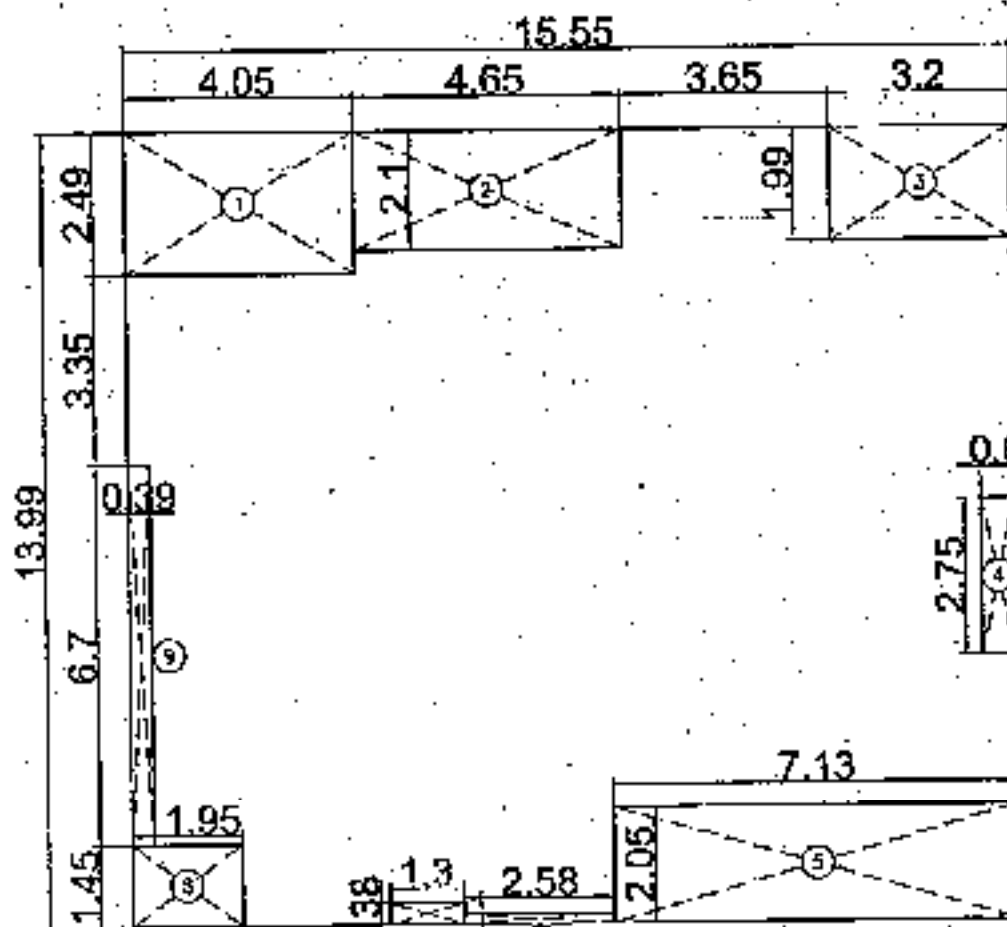
Copy to owner

M/S. Trivedi Construction Co.
 C.A. to M/S. Nirman Pol-ri
 City S. Ltd.

for *[Signature]*
 Executive Engineer, Building Proposals
 Zones ES, II, (T) Ward



PLOT AREA CALCULATION
1) 28.60 X 14.04 X 1/2 = 200.77 Sqm.
2) 28.60 X 13.904 X 1/2 = 198.63
TOTAL PLOT AREA = 399.40 Sqm.
PLOT AREA AS PER P.R.C. = 399.60 Sqm.



AREA LINE DIAGRAM FOR 1ST to 3rd FLOOR PLAN

PROPOSED BUILT-UP AREA SUMMARY

FLOOR	GROSS AREA B.U.A. FLOOR
STILT	-
1st	166.69
2nd	166.69
3rd	166.69
TOTAL	506.07

CARPET AREA FOR CAR PARKING CALCULATION ONLY

FLAT NO.	AREA sq.mts.
LIVING/DINING	5.30X3.35 = 17.76
KITCHEN	2.20X2.75 = 6.05
BED ROOM-1	3.90X3.05 = 11.90
BED ROOM-2	3.05X3.44 = 10.48
BED ROOM-3	3.85X3.05 = 11.74
TOILET-1	1.30X2.29X2 NOS. = 5.96
TOILET-2	2.29X1.30 = 2.99
PASSAGE	1.30X1.15+1.30X1.85 = 3.88
DRY BALCONY	2.20X0.75 = 1.65
TOTAL	72.41

CARPET AREA FOR CAR PARKING CALCULATION ONLY

FLAT NO.	AREA sq.mts.
LIVING/DINING	3.35X5.17 = 17.32
KITCHEN	3.20X2.35+1.00X0.50 = 8.02
BED ROOM-1	3.05X1.25 = 3.81
TOILET-1	2.45X1.30X2 NOS. = 6.38
PASSAGE	1.05X2.40 = 2.52
DRY BALCONY	0.85X2.35 = 2.00
BALCONY	3.35X0.92 = 3.08
TOTAL	52.16

BUILTUP AREA CALCULATION for 1st to 3rd FLOOR

A	15.55X13.99	217.54
TOTAL		217.54
DEDUCTION		
1. 4.05X2.49		10.08
2. 4.65X2.10		9.77
3. 3.20X1.99		6.37
4. 0.60X2.75		1.65
5. 7.13X2.05		14.62
6. 2.58X0.17		0.43
7. 1.30X0.38		0.49
8. 1.85X1.45		2.63
9. 0.39X6.70		2.61
TOTAL		48.85
TOTAL BUILT UP AREA		168.69

PARKING STATEMENT OF AS PER PRESENT POLICY

PARKING AS PER RULE	NOS. OF FLAT	REQUIRED
below 35m2 REG(36)(2)(c)0	NIL	NIL
35 TO 45 REG(36)(2)(c)0	NIL	NIL
45 TO 70 REG(36)(2)(c)0	03	3.00
70 TO 100 REG(36)(2)(c)0	03	06.00
ABOVE 100 REG(36)(2)(c)0	03	06.00
TOTAL	06	09.00
75% VISITOR'S		3.15
TOTAL		12.15
SAY		13.00
TOTAL PARKING PROVIDED		15.00

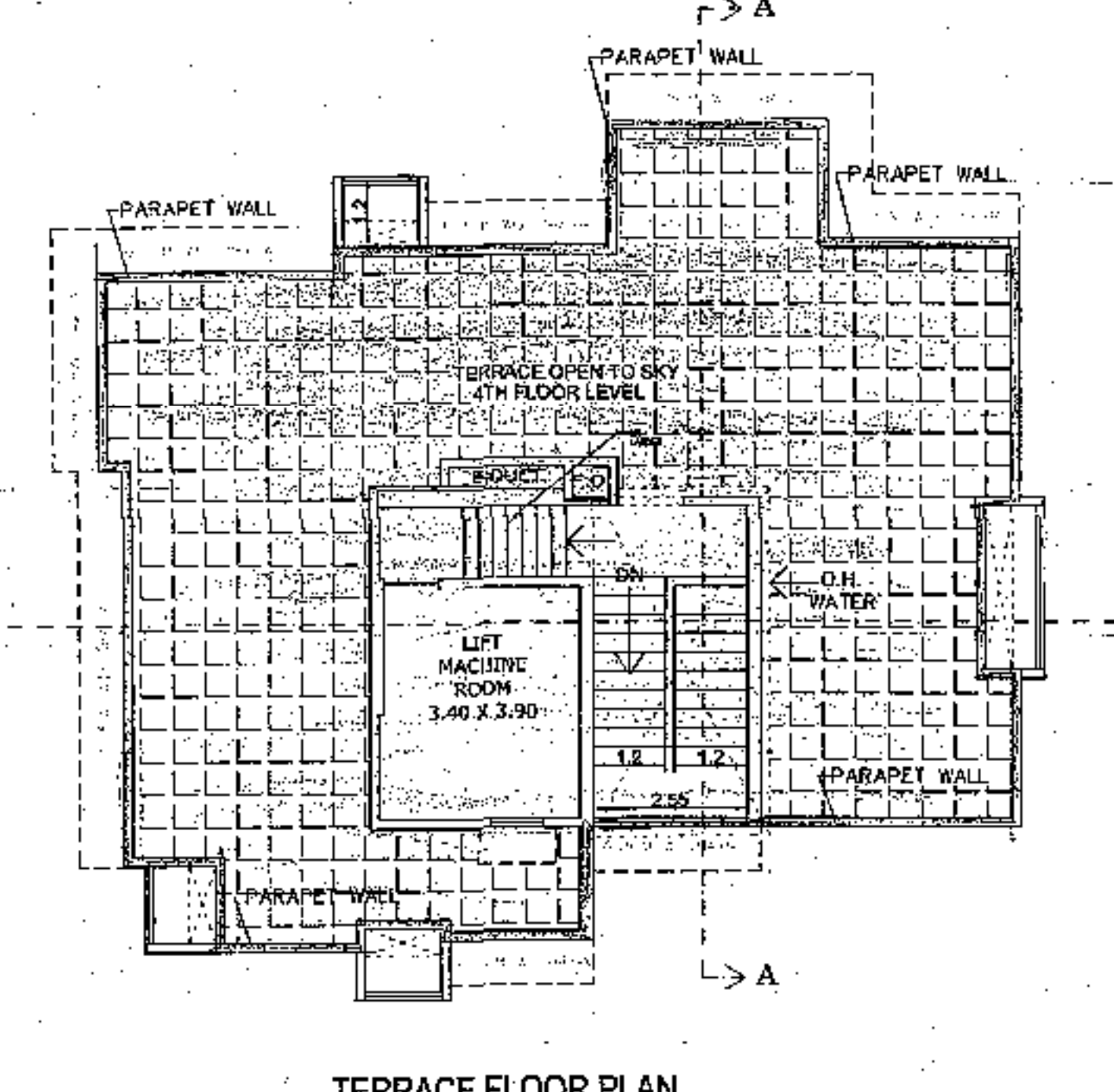
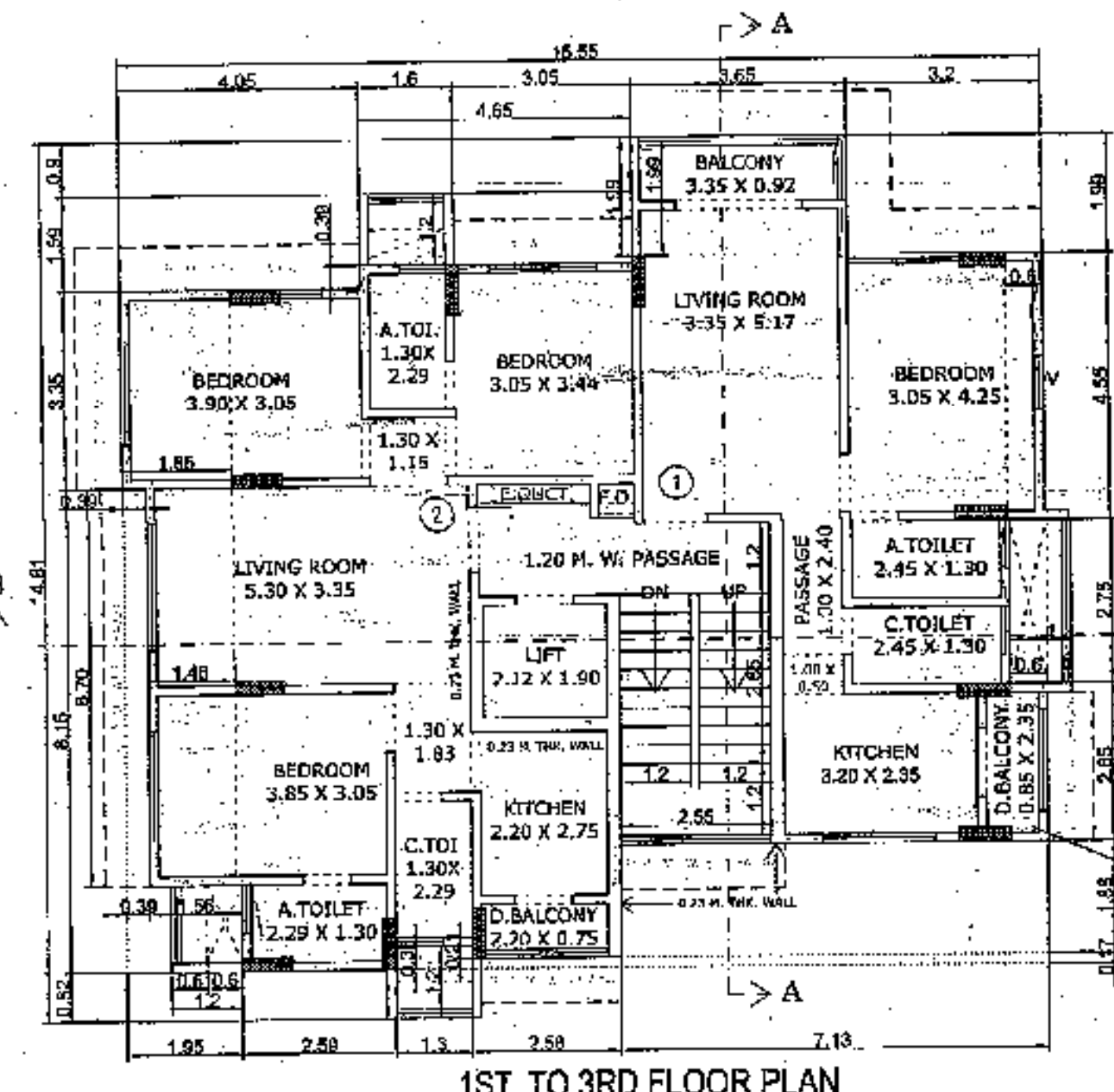
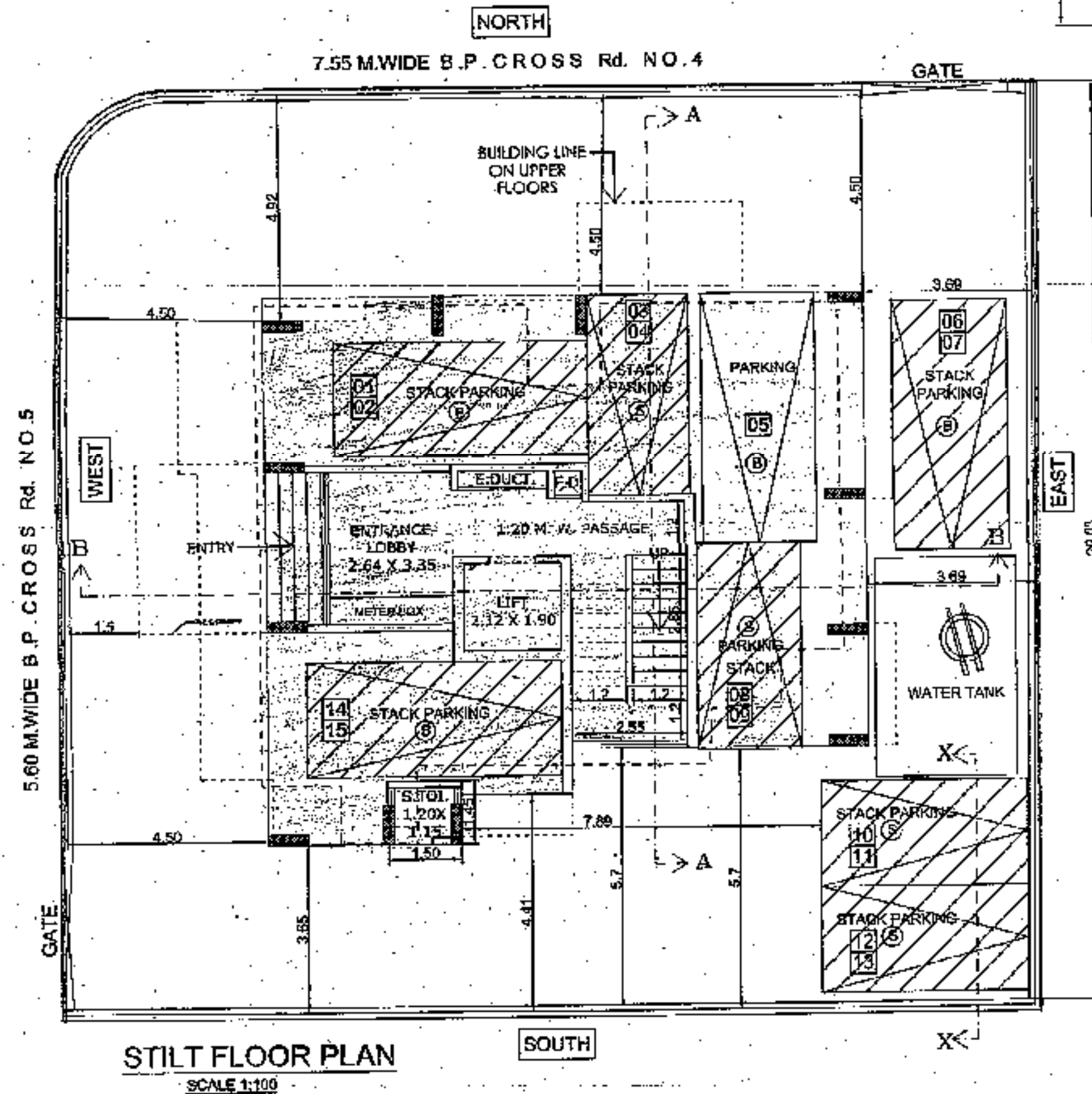
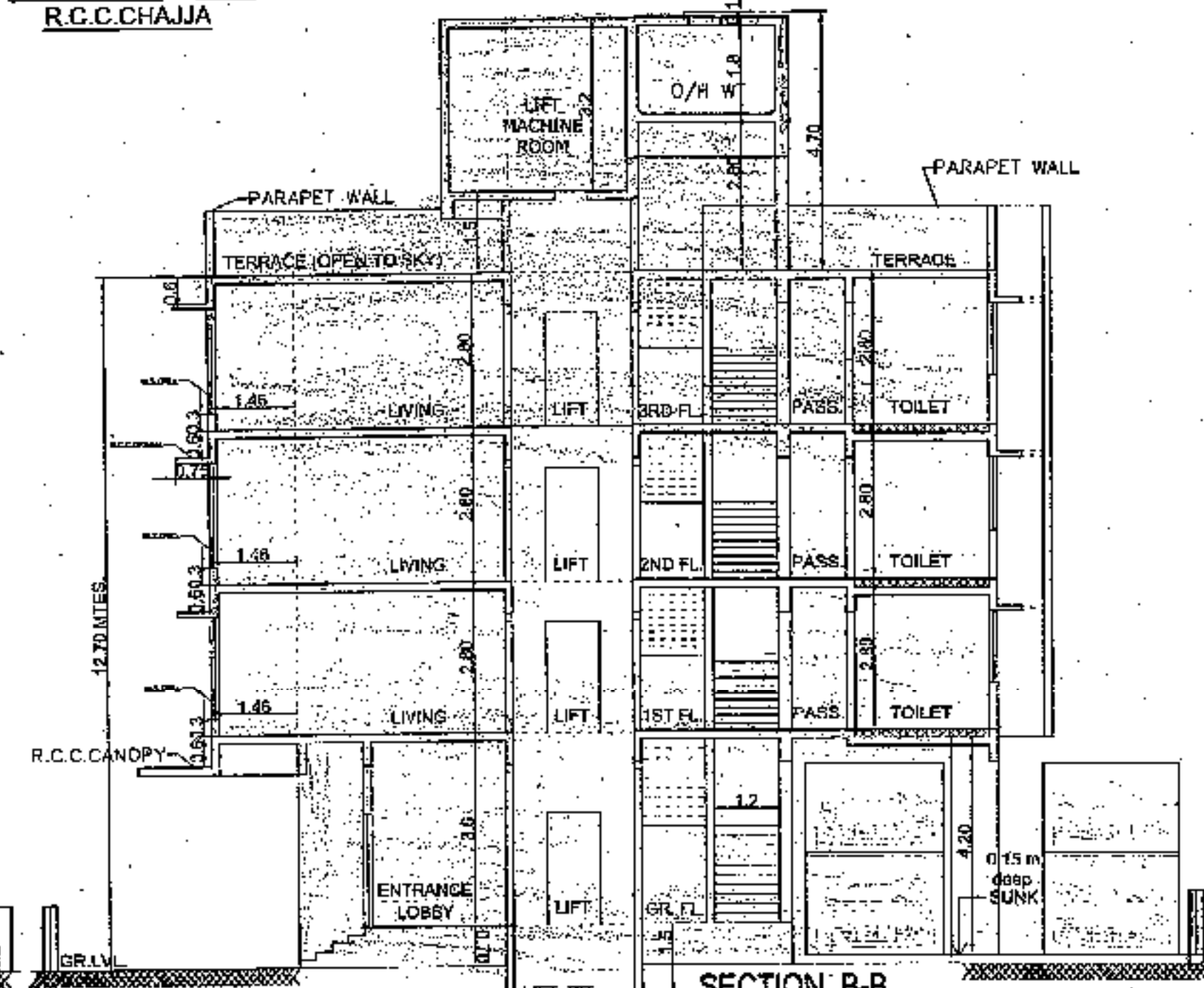
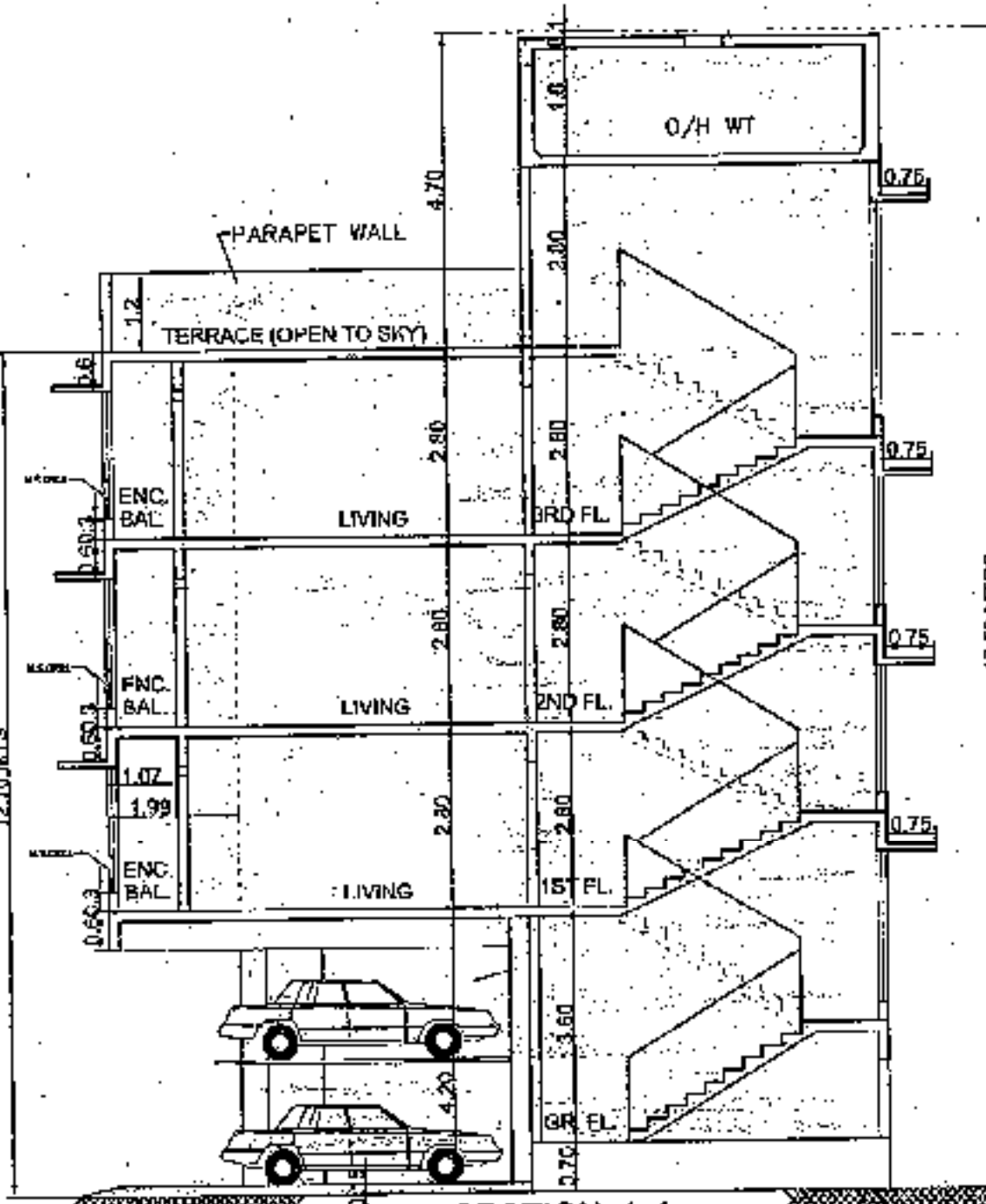
BLOCK PLAN SCALE 1:500

LOCATION PLAN SCALE 1:4000

SECTION THROUGH SERVICE DUCT SCALE - 1:50

PLAN SHOWING THROUGH SERVICE DUCT SCALE - 1:50

SECTION THROUGH R.C.C.CHAJJA



CE/5270/ BPES/AT
IOD PLAN

21 FEB 2015
Approved subject to the conditions mentioned in this office Letter No. CE/5270/ BPES/AT

20 FEB 2015
Executive Engineer Bldg. Prop. (E/S) - II

S.E.(B.P.)-TW

PROFORMA - A

S.NO.	DESCRIPTION	QTY.
1	Area of Plot	399.60
2	Deduction for	
(a) Road Set - Back area		
(b) Proposed road		
(c) Any reservation (Sub-plot)		
3	Balance area of plot (1 minus 2)	399.60
4	Deduction for 15% Recreational ground/ 10% Amenity	399.60
5	Net area of plot (3 minus 4)	399.60
6	Additional for floor space index	
2(a) 100% for D.P. Road		
2(b) 100% for Set-back		
7	Total Area (5 plus 6)	399.60
8	Floor Space Index Permissible	1.00
9	a) Floor Space Index credit available by Development	
9(a) 33% as per DCR 32	(399.60 X 0.33) = 131.87	130.00
(ADDITIONAL F.S.I. 0.13 AS PER NOTIFICATION NO. 179/438976 CR-127/2008/UD-II DT. 24.10.2011 (PREMIUM AMOUNT OF RS. 6,55,800/- PAID TO M.C.G.M. UNDER RECEIPT NO. 100661/351) DT. 6.02.2015 & RS. 6,59,800/- PAID TO STATE GOVT. (R.B.I) UNDER RECEIPT NO. 010549 DT. 16.02.2015)		
9(b) 67% as per DCR 33 (TDR)		529.60
10	Permissible Floor Area (7 X 8) Plus 9 above	529.60
11	Existing floor area	
12	Proposed built up area	506.07
13	Excess balcony area taken in Floor Space Index	
14A	Purely Residential Built up area	506.07
14B	Remaining Non-Residential Built up area	
14	Total Built - up proposed (11 + 12 + 13)	506.07
15	FSI consumed on net holding = 14/3	1.27
16	Details of FSI available as per DCR 35(4)	506.07
1	Pungible Built Up Area component proposed vide DCR	
35(4) for purely Residential - or		
2	Pungible Built Up Area component proposed vide DCR 35(4) for Non - Residential - or = (14X 0.20)	
3	Total Pungible Built Up Area vide DCR 35(4) - (B.1 + B.2)	NOT CLAIMED
4	Total Gross Built Up Area Proposed (506.07 + NIL)	506.07
C	Tenement Statement	
D	Proposed area (Item 12 above)	506.07
(a) Less deduction of Non-Residential area (Shop etc.)		
(b) Area available for tenements (D) minus (a)		506.07
(a) Tenements permissible (Density of tenements / hectare)		23.00 NOS
(b) Tenements Proposed		03.00 NOS
(c) Tenements existing		03.00 NOS
(d) Total tenements on the plot		06.00 NOS
D	Parking Statement	
(i) Parking required by Regulation for -		09.00 NOS
(ii) Parking required for visitors - (09 X 0.25 = 2.25 NOS)		03.00 NOS
(iii) Total Parking required (1 + ii)		12.00 NOS
(iv) Total proposed Parking		15.00 NOS
(v) Deficiency in parking spaces		
E	Transport Vehicles parking	
(i) Spaces for transport vehicles parking required by Regulations		N.A
(ii) Total no. of transport vehicles parking spaces provided		

PROFORMA - B

CONTENT OF SHEET

ALL FLOORS PLANS, AREA DIAGRAM & CALCULATION SUMMARY SECTION OF A-A, B-B, X-X, PARKING STATEMENT, CARPET AREA, BLOCK & LOCATION PLAN, ETC.

STAMP OF DATE OF RECEIPT OF PLAN STAMP OF APPROVAL OF PLAN

CERTIFICATE FOR AREA OF THE PLOT

CERTIFIED THAT THE I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12.08.2014 AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 399.60 SQ M AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP & OWN FLOOR PLAN SCHEME RECORD.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO. 1079/B, BEARING C.T.S. NO. 1089 OF VILLAGE-MULUND(WEST), SITUATED AT THE JUNCTION OF B.P. SINGH CROSS ROAD NO. 4 & 5, MULUND(WEST), MUMBAI-40.

NAME, ADDRESS & SIGNATURE OF OWNER

For Tridev Construction Co.

M/S TRIDEV CONSTRUCTION CO.
C.A.T.O. M/S. NIRMAL PRITHI CHS. LTD.

REVISION

REVISION	DESCRIPTION	NAME, ADDRESS AND SIGNATURE OF LICENSED ARCHITECT
NORTH	SCALE 1:100	G. S. GOKHALE
	DATE 13/02/15	SARCH DARCH, A.I.A.
	DRAWN BY BHUSHAN	ARCHITECT - INT. DESIGNER
	SHEET NO. MUM-01	A/9, Radhika Sridhar Co-OP HSG. Society, Sion Road Road, Mumbai - 400 080.
	JOB NO.	

For Tridev Construction Co.
Partner

