

MUNICIPAL CORPORATION OF GREATER MUMBAI
ISSUE LETTER OF AMENDED PLAN
CE/6634/BPES/AN 01 SEP 2016

To,
Kalgutkar & Associates
Kusum Kalgutkar
(Architect)

Sub Proposed redevelopment of existing building known as 'Kadambari C.H.S. Ltd.
on plot C.T.S.NO.5743/25, F.P.No.353/25 of T.P.S.III of Village Ghalkopar-Kirod
at Ghalkopar (E).

Ref: Your application No. dt. 02/07/2016.

Sir,

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

1. That all the conditions of IOD under even No. dated 05/11/2014 and amended plan
approval letter under even No. dt. 16/06/2016 shall be complied with.
2. That Structural Stability Certificate from Structural Engineer shall be submitted for
extension / additional floors.

Any Other Conditions :-

3. That the no dues certificate from to A.E.(W.W.)N' Ward shall be submitted before C.C.
4. That the C.C. shall be got endorsed as per approved amended plan
5. That the requisite payments of charges, deposits, premium shall be paid.
6. That up to date assessment bill shall be paid.

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

Yours faithfully,

—sd—

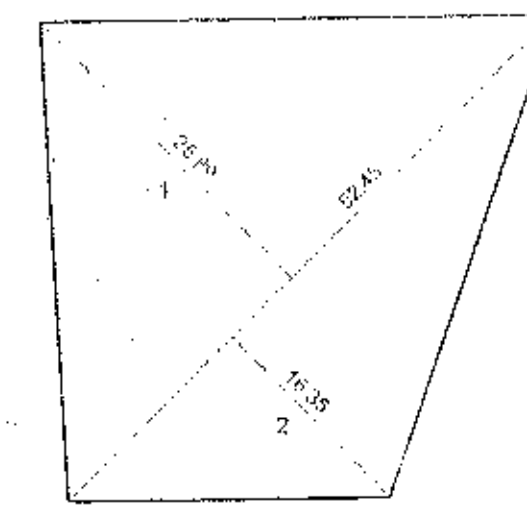
Executive Engineer
(Building Proposal) E.S.-II

Copy forwarded to Owner
Shri Vinay Shah C.A. to Owner


Executive Engineer
(Building Proposal) E.S.-II

STAMP OF DATE OF RECEIPT OF PLAN.		CONTENTS OF SHEETS.	
01 SEP 2016 Approved subject to the conditions mentioned in this office Letter No. CE/6634/BPES/AN Executive Engineer Bldg. Prop. (E.S.)		GROUND FLR BLOCK & LOCATION PLAN PLOT AREA CALCULATION SECTION OF U.G. TANK	
STAMP OF DATE OF APPROVAL OF PLAN.		DRAWING NO.	DATE
09/08/2016		1	09/08/2016
		NORTH	
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROP. REDEVELOPMENT OF EXISTING BLDG. ON PROPERTY BEARING C.T.S. NO. 5743/25AT F.P. NO. 353/25 OF T.P.S.III, VILAGE GHATKOPER-KIROL, MUMBAI			
A PROFORMA - A			Plan As per DCR Amended after 06/01/2012
1	Area of Plot		1107.00
2	Deduction for:		
a)	Road Set-back Area		
b)	Proposed Road		
c)	Any Reservation (Sub Plot)		
d)	5% Amenity space as per DCR 56/57 (Sub-Plot)		
3	Balance Area of Plot (1 - 2)		1107.00
4	Deduction for 15% R.G./10% Amenity Space (if Deductible for Ind.)		
5	Net Area of Plot (3 - 4)		1107.00
6	Additions for Floor Space Index		
7a)	100% for D.P. Road (Restricted to 40% of 80% of net Plot area)		
7b)	100% for Set-Back (Restricted to 40% of 80% of net Plot area)		
7	Total Area (5 + 6)		1107.00
8	Floor Space Index Permissible		ONE
9	9a) F.S.I. Credit available by Development rights (Restricted to 50% of the balance area vide 3 above)		553.50
	D.C.R. No.		
	D.C.R. No.		
	ADDITION FOR SPACE INDEX		
9b)	50% as per DCR 32		553.50
9c)	as per DCR 33 ()		
9d)	Other		
10	Permissible Floor Area (7 X 8) Plus 9 Above		2214.00
11	Existing Built-Up area		2214.00
12	Proposed Built-Up area		2214.00
13	Existing Balcony area taken in F.S.I.		N.A.
14	Total Built-Up area proposed (11 + 12 + 13)		2214.00
15	F.S.I. Consumed on Net Holding = 1403		2.00
B DETAILS OF RESI./NON RESI. AREAS			2214.00
1	Purely Residential Built-Up Area		
2	Remaining Non Residential Built-Up Area		
C DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)			
1	Fungible Built-Up Area Component Prop. Vide DCR 35 (4) For Purely Residential = $0.7 \times (B1 \times 0.35)$		774.39
2	Fungible Built-Up Area Component Prop. Vide DCR 35 (4) For Non Residential = $0.7 \times (B2 \times 0.20)$		774.39
3	Total Fungible B.U.A. Component Prop. Vide DCR 35 (4) = C1 + C2		2988.39
D TENEMENT STATEMENT			
(i)	Proposed Area (Item B - 4 above) or C4		2988.39
(ii)	Less deduction of Non Residential Area (Shop etc.)		NIL
(iii)	Area Available for Tenement (i) Minus (ii)		2988.39
(iv)	Tenements Permissible @ 450/Hector		134 NOS
(v)	Tenements Proposed		39 NOS
(vi)	Tenements Existing		
(vii)	Total Tenements on the plot		
E PARKING STATEMENT			
(i)	Parking required by regulation for Car	49 (REQU.)	50 (PROP.)
(ii)	Scooter/Motor Cycle		
(iii)	Outsiders (Visitors)		
(iv)	Cover Garages Permissible		
(v)	Cover Garages Proposed		
(vi)	Scooter/Motorcycle		
(vii)	Outsiders (Visitors)		
F TRANSPORT VEHICLE PARKING			
(i)	Space for Transport Vehicle Parking Required by Regulation		N.A.
(ii)	Total no. of Transport Vehicle Parking spaces Provided		
NAME OF THE OWNER			
Shri. VINAY SHAH			
C.A. TO OWNER KADAMBARI C.H.S.L.			
CERTIFICATE OF AREA			
Certified that the plot under reference was Surveyed by me on _____ and the dimensions of the Plot Slides etc. Staked on Plan are as Measured on the Site and the Area so worked out Tallies with the area stated in the Documents of Ownership T.P. Records			
KUSUM KALGUTKAR Architect			
NAME AND ADDRESS OF ARCHITECT			
KUSUM KALGUTKAR ARCHITECT			
KALGUTKAR AND ASSOCIATES			
ARCHITECTS B-103, NEXT APARTMENT, OFF. HANDE, MAROTI ROAD, VEJAY NAGAR, ANANDI (EAST), MUMBAI - 400 079. PHONE: 022 26706300 EMAIL: kalgutkarandassociates@yahoo.com			

This Cancels Approval to the Previous Plans Sanctioned under no. CE/6634/BPES/AN Dated 16/06/2016



PLOT AREA DIAGRAM.

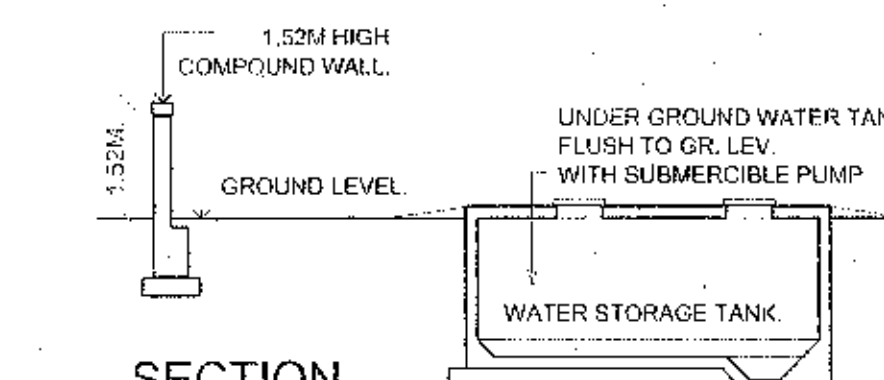
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PLOT AREA CALCULATION

ADDITIONS:

1	52.45	X	25.89	X	0.5	=	676.96	SQ.MTS.
2	62.45	X	19.25	X	0.5	=	428.78	SQ.MTS.

TOTAL AREA AS PER CALCULATION	=	1107.74	SQ.MTS.
AREA AS PER P.R. CARD	=	1107.00	SQ.MTS.



SECTION

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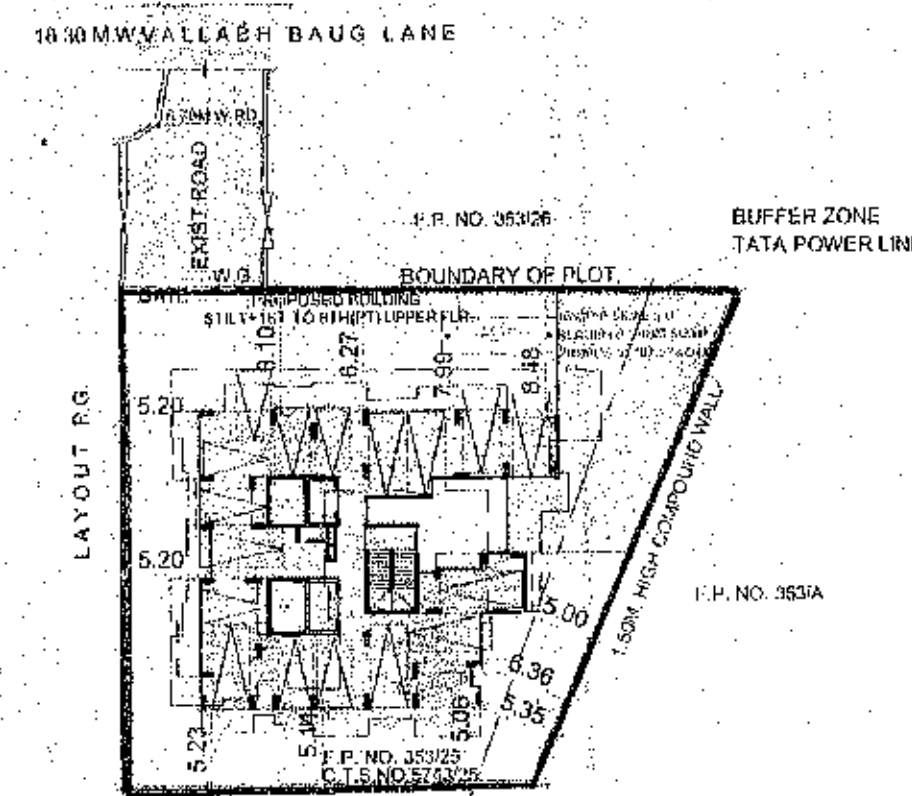
SECTION THROUGH COMPOUND WALL.

PARKING STATEMENT

PARKING REQUIRED BY RULE: 49 NOS.

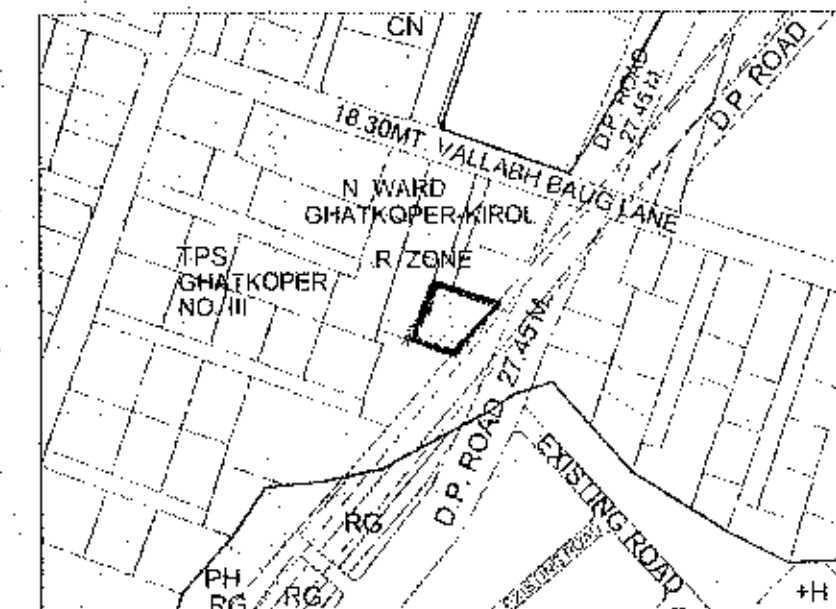
PARKING PROPOSED: 50 NOS.

FLOORS	BIG	SMALL	TOTAL
STILT	27	23	50



BLOCK PLAN.

SCALE: 1:500



LOCATION PLAN

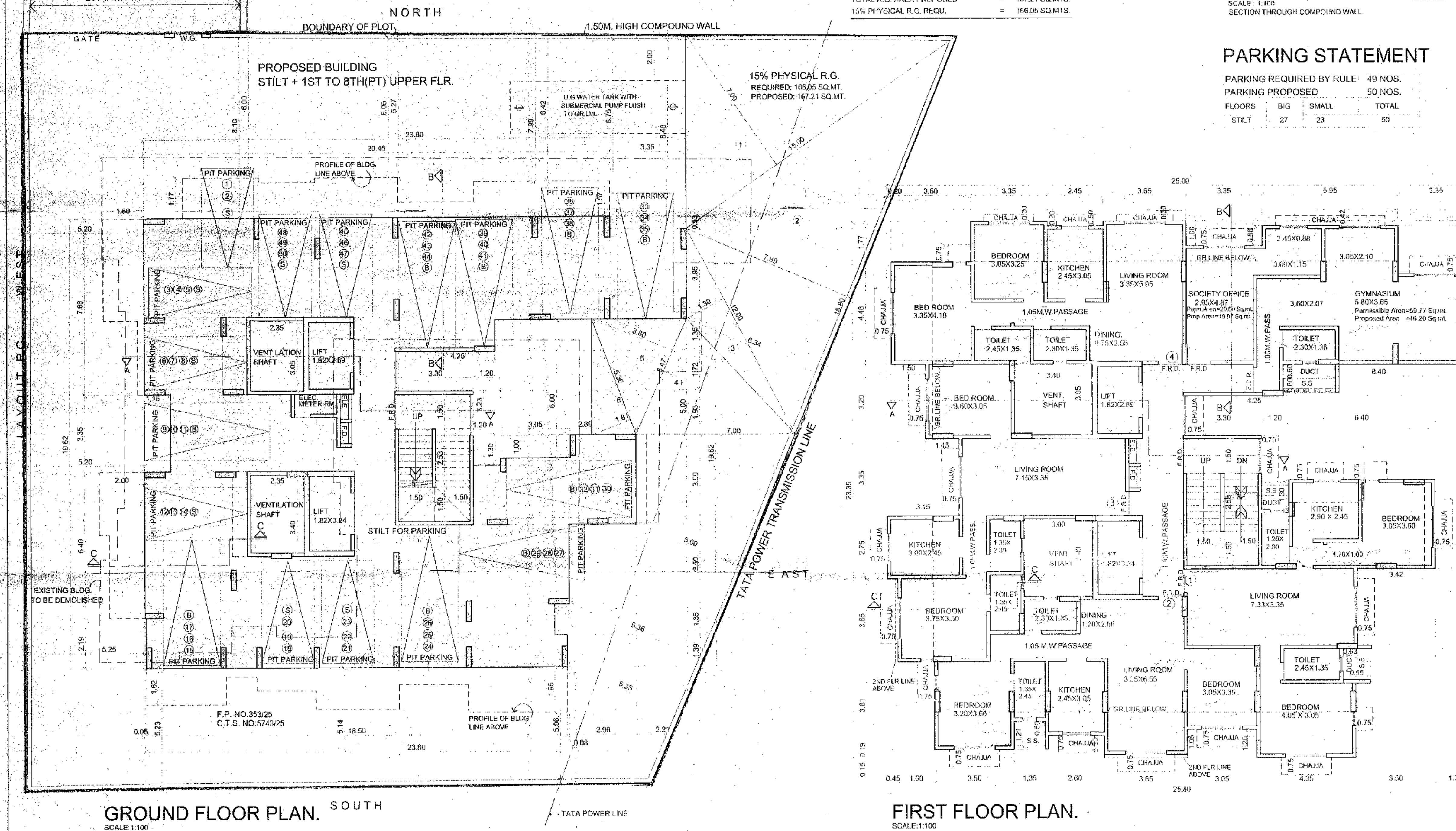
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15% PHYSICAL R.G. AREA CALCULATION

ADDITIONS:

1	15.00	X	7.00	X	0.5	=	52.50	SQ.MTS.
2	18.00	X	7.00	X	0.5	=	74.17	SQ.MTS.
3	12.00	X	1.30	X	0.5	=	7.80	SQ.MTS.
4	7.00	X	5.00	X	0.5	=	17.50	SQ.MTS.
5	5.47	X	3.80	X	0.5	=	10.39	SQ.MTS.
6	5.36	X	1.81	X	0.5	=	4.85	SQ.MTS.

TOTAL R.G. AREA PROPOSED	=	167.21	SQ.MTS.
15% PHYSICAL R.G. REQU.	=	166.05	SQ.MTS.

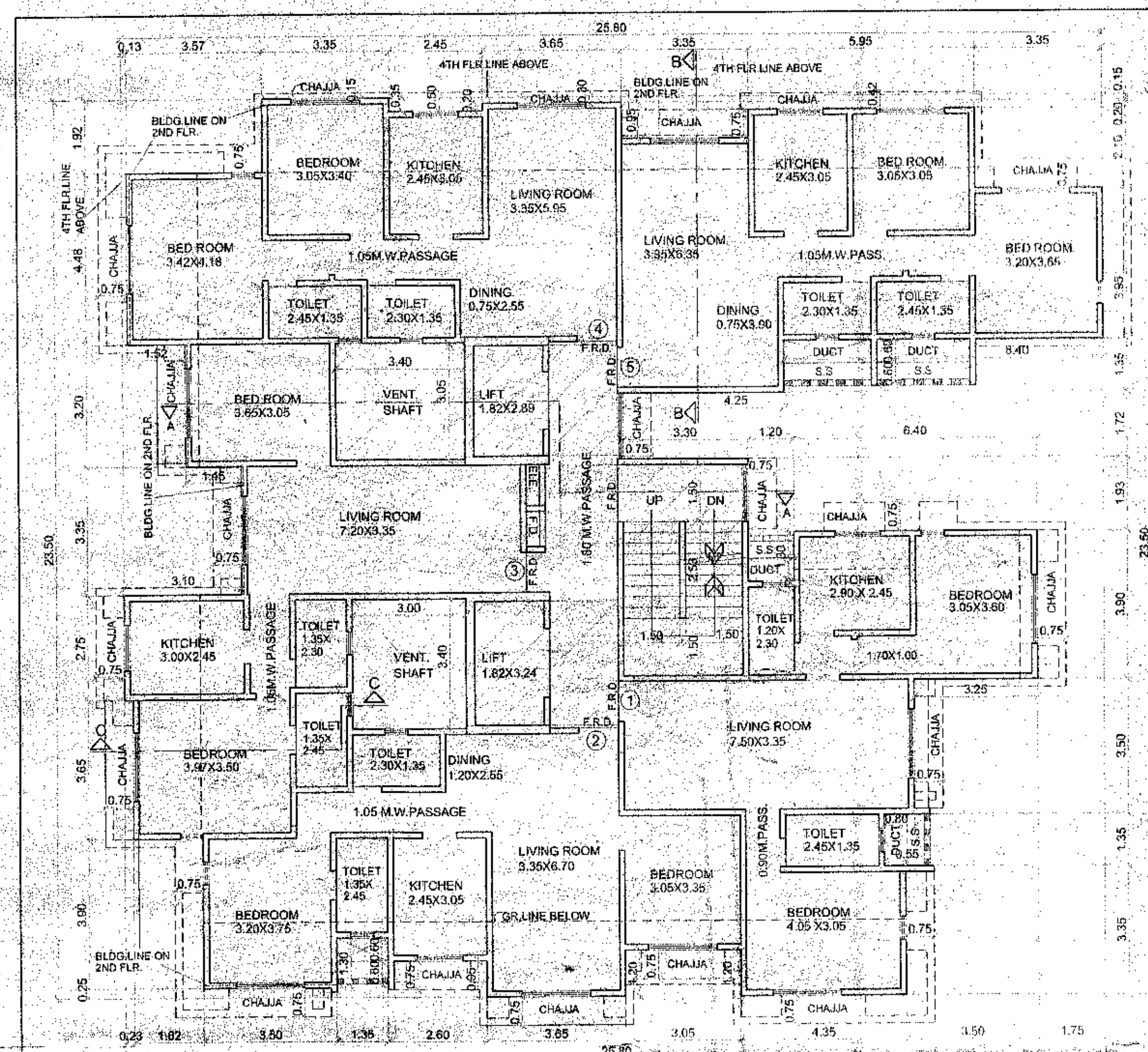


GROUND FLOOR PLAN. SOUTH

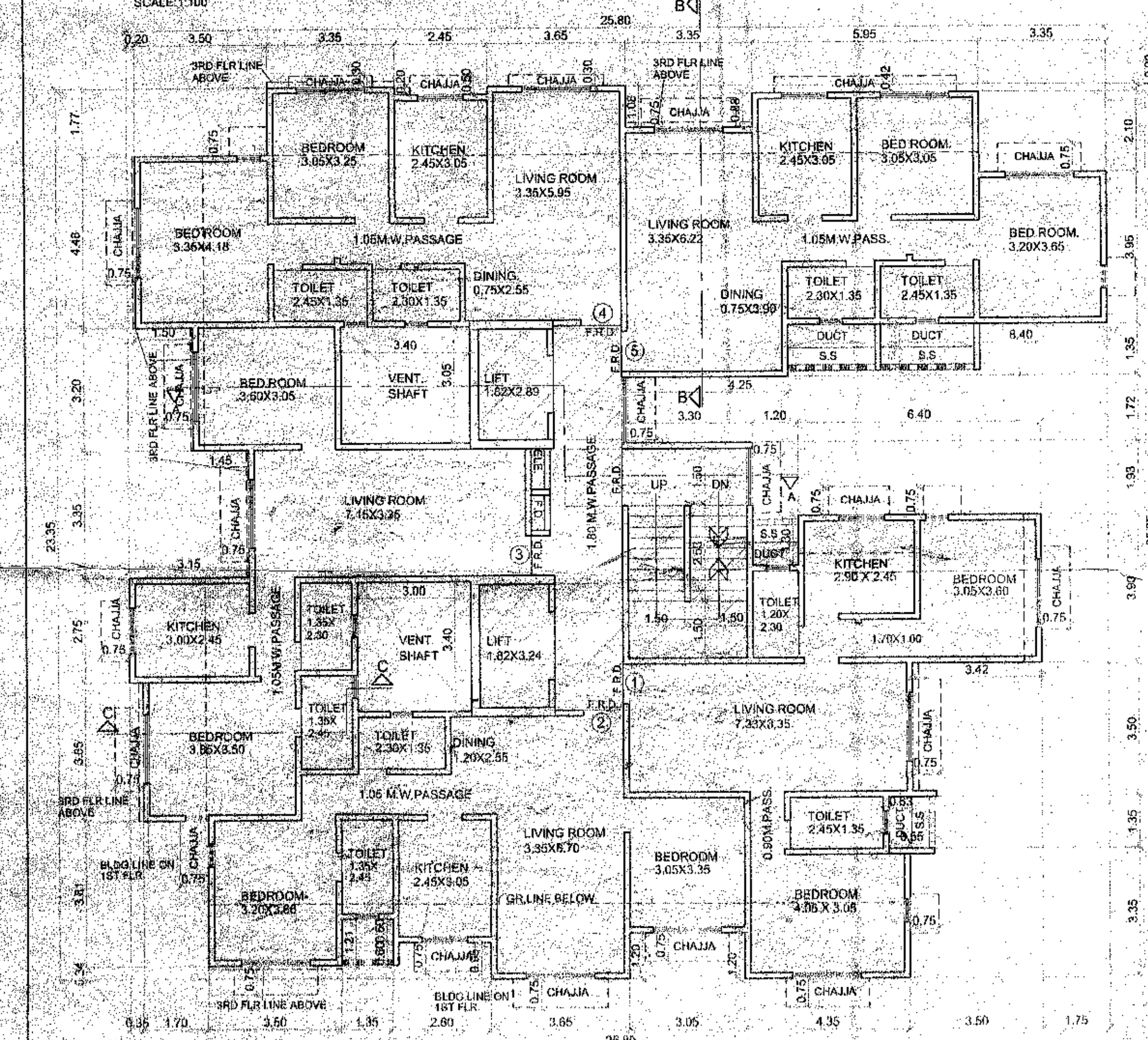
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FIRST FLOOR PLAN.

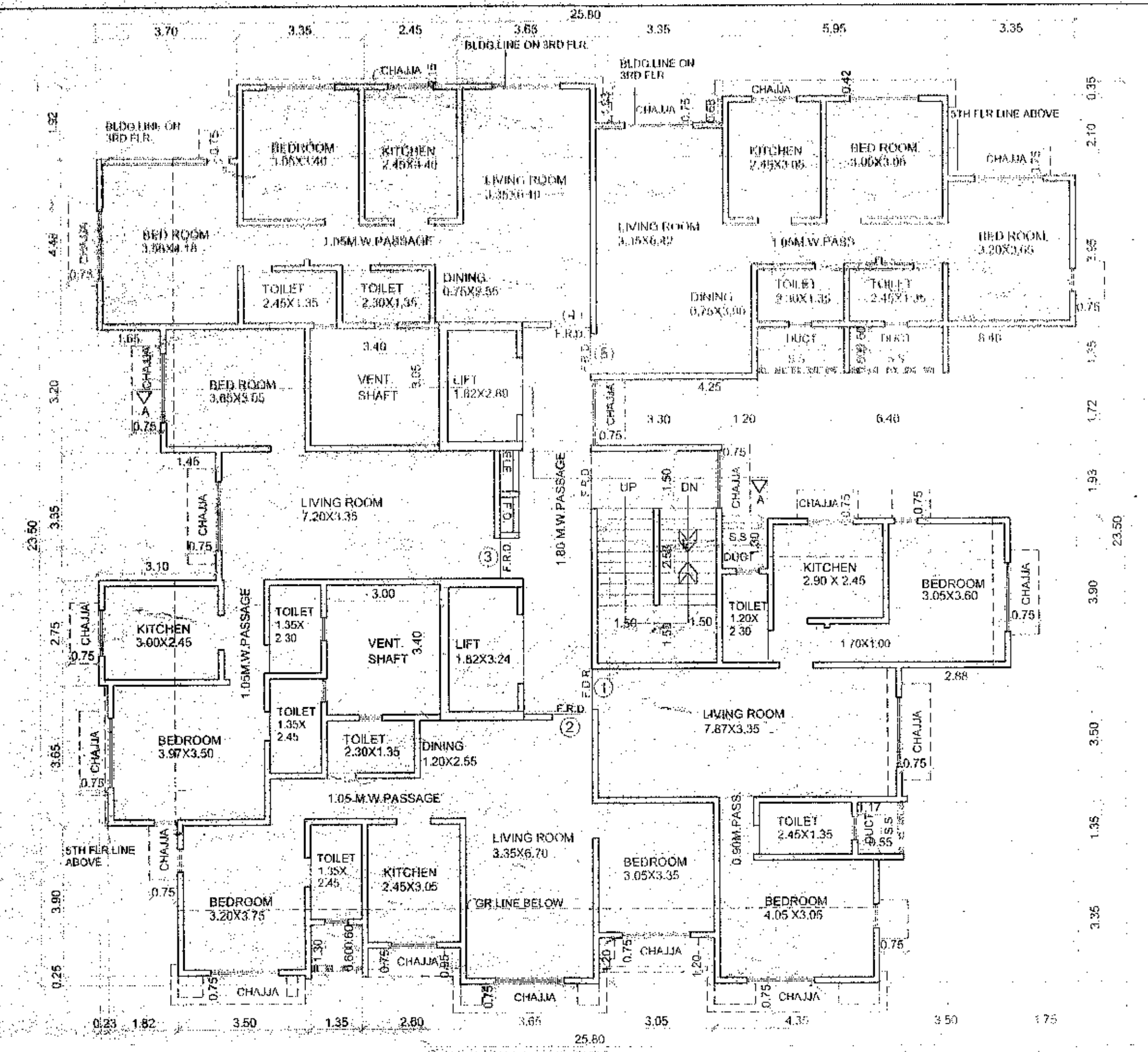
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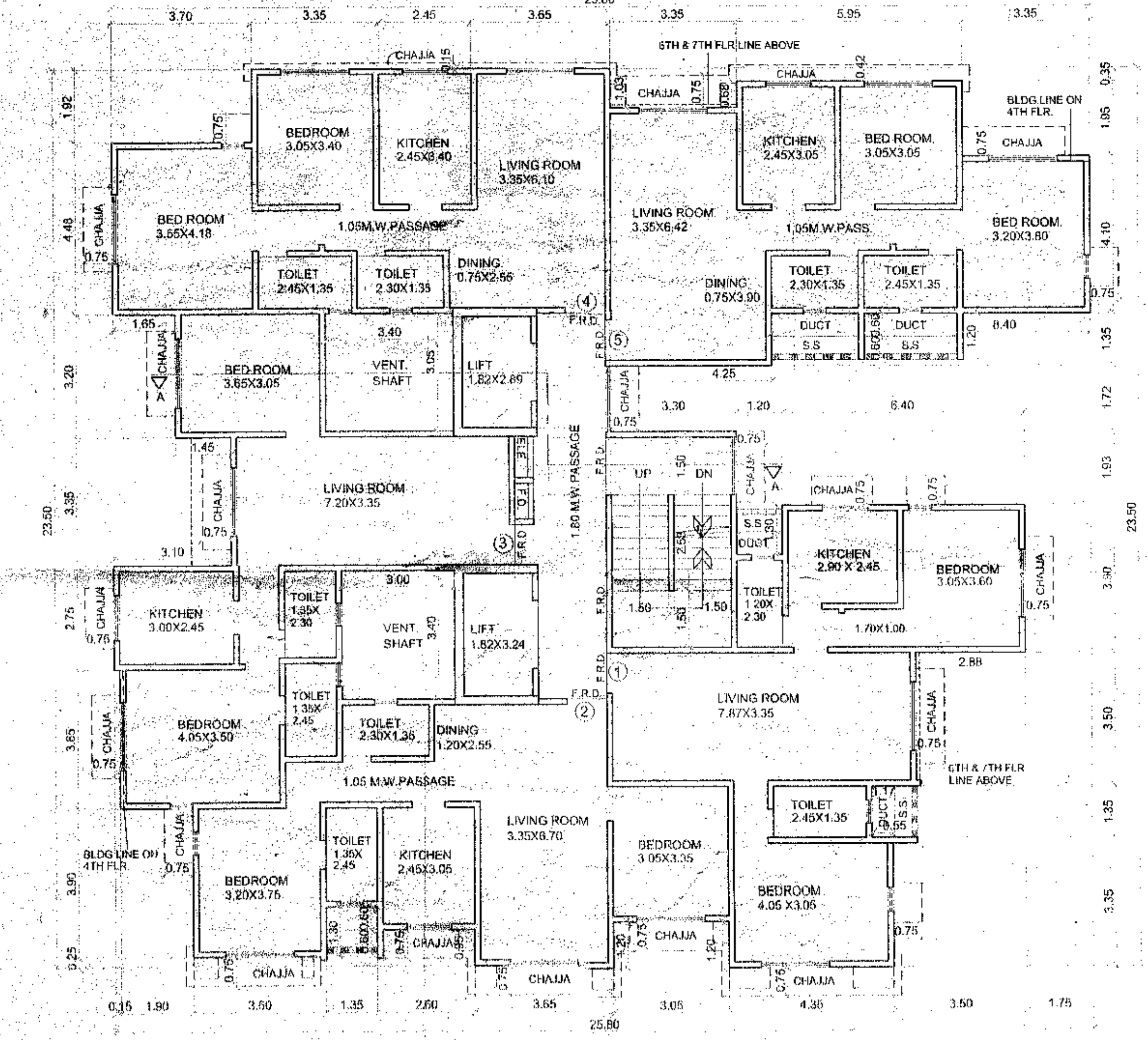
THIRD FLOOR PLAN.
SCALE: 1:100



SECOND FLOOR PLAN.
SCALE: 1:100



FOURTH FLOOR PLAN.
SCALE: 1:100



FIFTH FLOOR PLAN.
SCALE: 1:100

PROFORMA - B	
CONTENT OF SHEETS	
SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR	
STAMP OF DATE OF RECEIPT OF PLANS.	
This Cancels Approval to the Previous Plans Sanctioned under no. / Approved subject to the conditions mentioned CE/34/BPES/11/16 in this office Letter No./CE/ 6134 /BPES/AN Dated 16/01/2016 01 SEP 2016 Executive Engineer Bldg. Prop. (E.S.)	
STAMP OF DATE OF APPROVAL OF PLANS.	
इहमं पुर्न बंधनकारीक, उप प्रमुख अभियंता इमारत प्रस्ताव (पुर्न उपनगर) वाचे कार्यालय 01 SEP 2016	
REV.NO.	DESCRIPTION
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROP. REDEVELOPMENT OF EXISTING BLDG.ON PROPERTY BEARING C.T.S. NO.5743/25AT F.P.NO.353/25 OF T.P.S.III,VILAGE GHATKOPER-KIROL,MUMBAI	
NAME OF THE OWNER	
Shri. VINAY SHAH C.A. TO OWNER KADAMBARI C.H.S.L.	
NORTH	DWG.NO. : 2
	DATE : 09/08/2016
	SCALE : AS MENTIONED
	DWG. BY. : PRASHANT
	CKD. BY. :
SIGNATURE, NAME AND ADDRESS OF ARCHITECT	
K.A. Kulkarni KUSUM KALGUTKAR ARCHITECT KALGUTKAR AND ASSOCIATES ARCHITECTS B-205, NEST APARTMENT, OFF. MANOR, MANOR ROAD, JALAY HING, ANDHERI (EAST), MUMBAI - 400 054. PHONE : 022 29615130 FAX : 022 29615130	

