

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. **CHE/A-5322/BP(WS)/AR.**

Office of the Dy. Ch. B.P.(B.P.)-II,
Municipal bldg. "C" Wing, 2nd floor,
Near Sanskruti Complex, Thakur Complex,
Kandivli (E), Mumbai - 400 101.
Phone No 28543407 / 28543408 (FAX)

To Shri Amit G. Pawar Architect(Lic. No. CA/2004/34543) Satyanarayan Prasad Commercial Center, Gr. Floor, Dayaldas Road, Vileparle(E), Mumbai 400057	To Shri. Mukesh Gala Partner Of, M/s. Navkar Infraprojects CA to Yellow Rose CHS, 1 to 6, 2 nd floor, Navkar Paradise, Near Veer Savakar Garden, L.T. Road, Borivali(W), Mumbai 400092
--	---

Sub: Proposed building on plot bearing C.T.S. No. 1043 of village
Eksar at Holi cross road No.2, I.C. Colony, Borivali (West),
Mumbai.
Your proposal

Ref : Uploaded in additional document online.

Gentleman,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt. 31.10.2014 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That all the payments shall be paid before C.C.
- 4) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.
- 5) That the monthly progress report of the work shall be submitted by the Architect.

File No. CHE/A-5322/BP(WS)/AR.

- 6) That extra water and sewerage charges shall be paid to A.E.W.W.R/C Ward before C.C.
- 7) That the Janta Insurance policy shall be submitted before requesting for C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

Harshak
umar K
Mudadi

Digitally signed
by Harshakumar
K Mudadi
Date: 2017.05.12
16:13:13 +05'30'

Sub Engineer
R/C Ward

NAVNAT
H S
GHADGE

Digitally signed by NAVNAT H S GHADGE
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Building Proprietor,
postalCode=400017, st=Maharashtra,
2.5.4.20=f3a2b8b00130d9c400b5294
7904a254610095380d3751802316d23
0798,
serialNumber=71c2a742b41e932c8dce9
b590f9e089ca33c7b06a465a2797c
58a23352, cn=NAVNAT H S GHADGE
Date: 2017.05.16 12:18:05 +05'30'

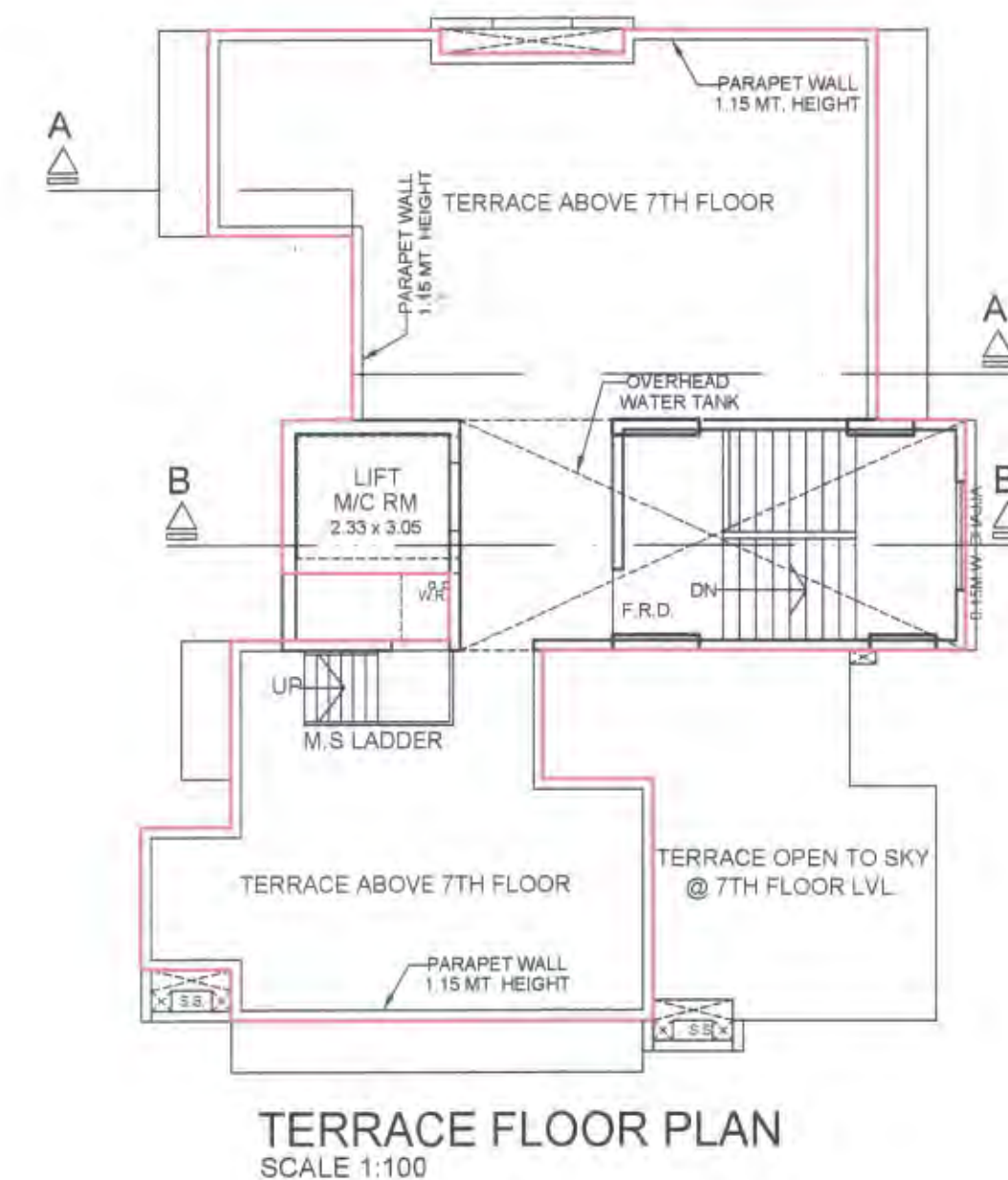
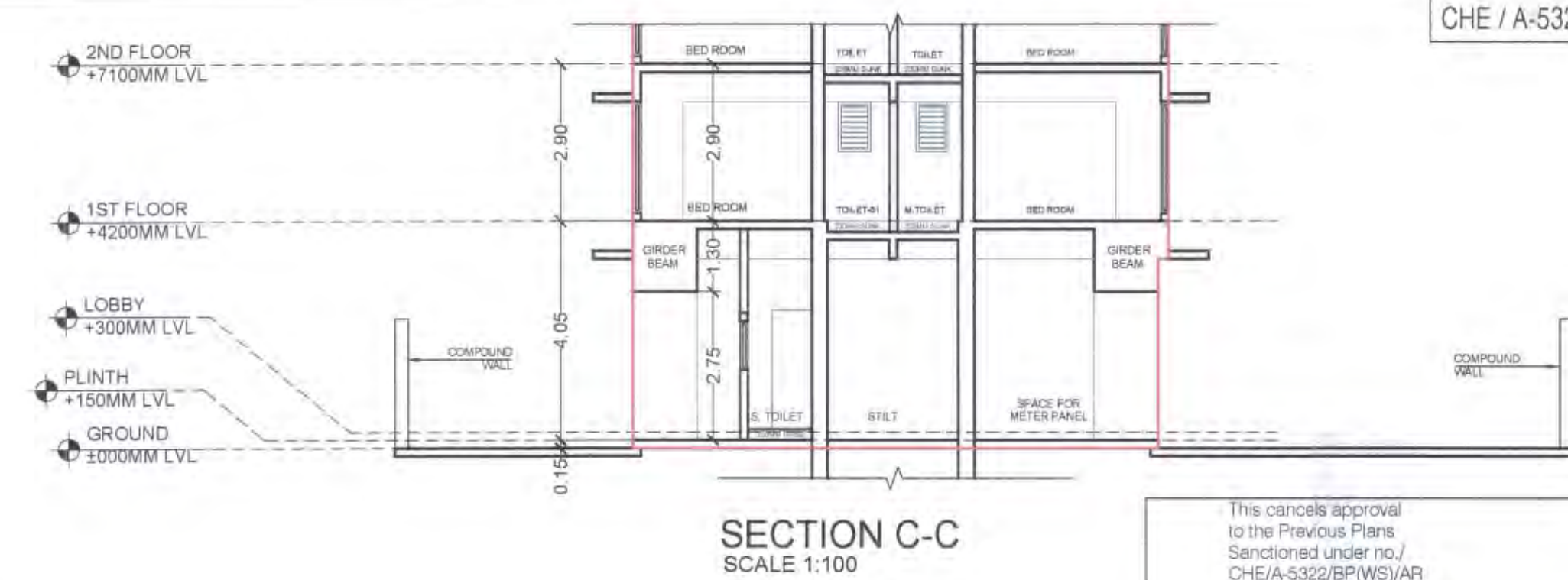
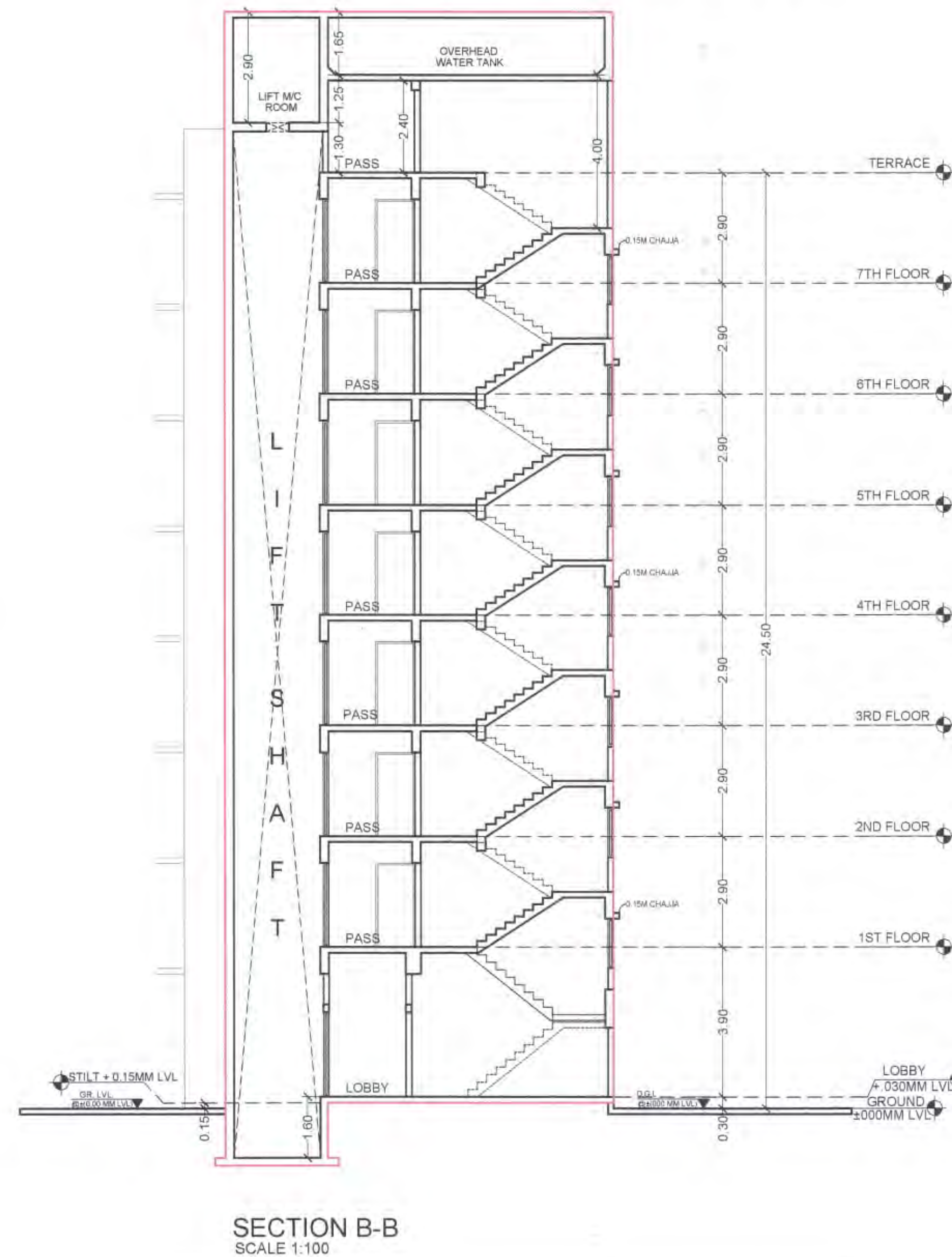
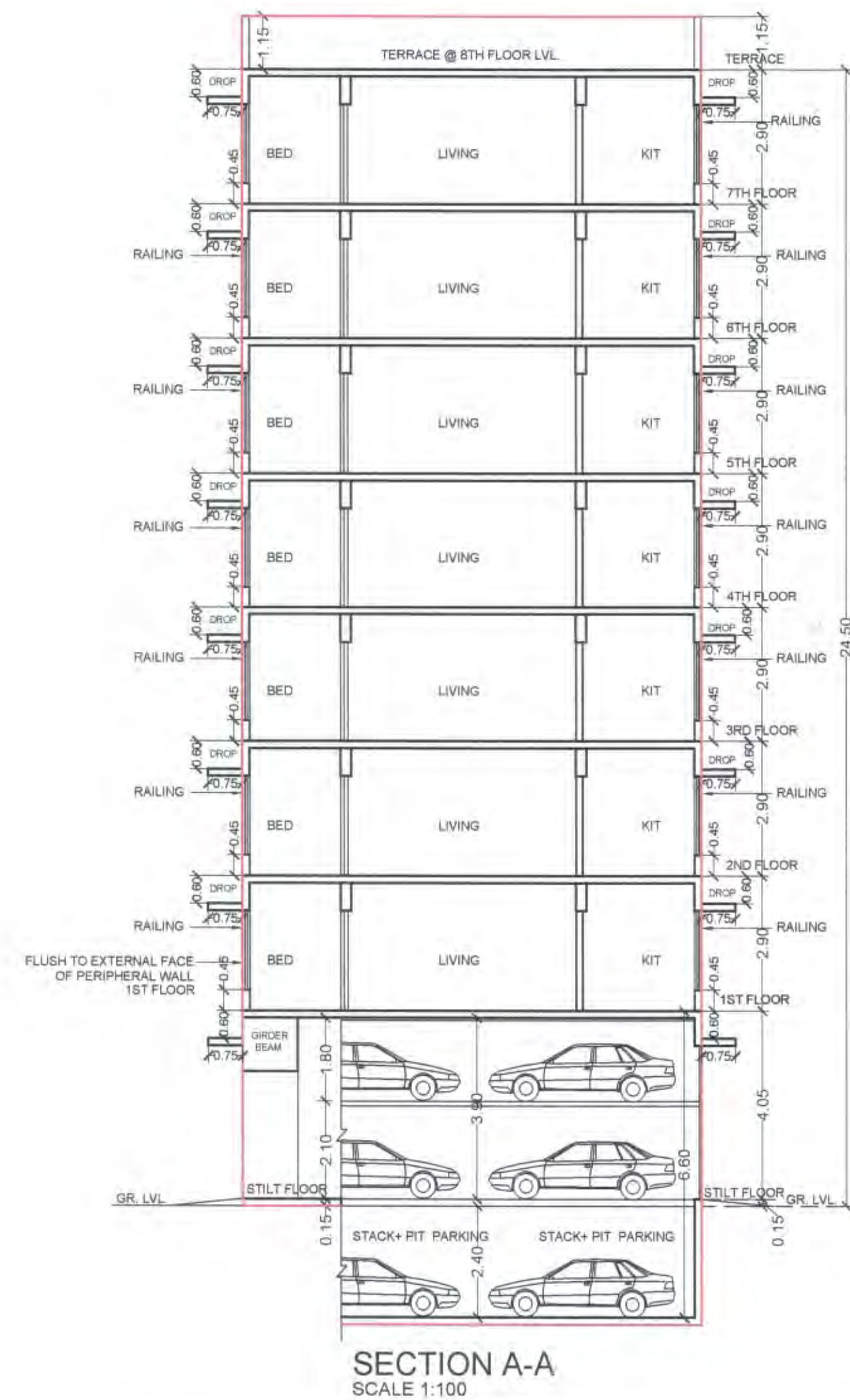
Asst. Engineer
R/C Ward

BAPURAO
RUNJAJI
MORE

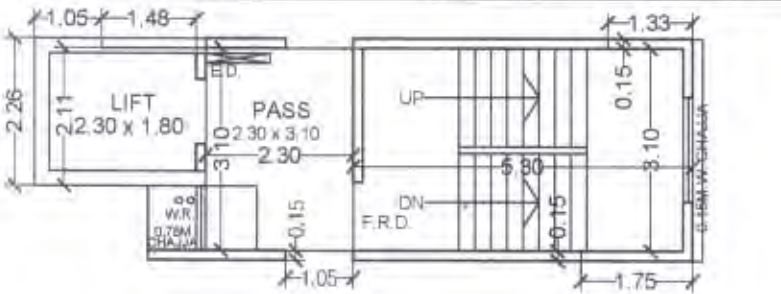
Digitally signed by BAPURAO RUNJAJI
MORE
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Executive Engineer,
postalCode=400067, st=Maharashtra,
2.5.4.20=f38097ab589a0d0f25f2b5111efdd
d65dc71f30d3f7dca2270b77d69390530d
7,
serialNumber=89277Beeff1a5a263f93ab5ab
c5e8b3799c87d7f915ac9e544161f5851eb
00c78, cn=BAPURAO RUNJAJI MORE
Date: 2017.05.19 13:31:01 +05'30'

Executive Engineer (Bldg. Prop.)
W.S.) 'R' Ward.

This cancels approval of plans issued previously under No. CHE/A-5322/BP(WS)/AR on 31.10.2014.

[illegible]

CARPET AREA STATEMENT (FOR PARKING PURPOSE)				
(1ST TO 6TH FLOOR)	FLAT - 1			6.00 NOS
LIVING	2.90 X 5.30	=	15.37	SQ.MT.
DINING	3.15 X 1.90	=	5.98	SQ.MT.
KITCHEN	2.80 X 2.00	=	5.60	SQ.MT.
BED ROOM	3.00 X 3.25	=	9.75	SQ.MT.
BED	2.75 X 3.15	=	8.66	SQ.MT.
TOILET	1.20 X 1.80 X 2	=	4.32	SQ.MT.
PASSAGE	1.35 X 0.90	=	1.21	SQ.MT.
DOOR JAM	0.80 X 0.15 X 3	=	0.41	SQ.MT.
DOOR JAM	0.75 X 0.15 X 2	=	0.23	SQ.MT.
DOOR JAM	1.05 X 0.15 X 1	=	0.16	SQ.MT.
TOTAL				= 51.70 SQ.MT.



CARPET AREA STATEMENT (FOR PARKING PURPOSE)				
7TH FLOOR	FLAT - 1			1.00 NOS
LIVING	2.90 X 3.25	=	9.42	SQ.MT.
KITCHEN	2.05 X 1.25	=	2.56	SQ.MT.
BED ROOM	3.00 X 1.90	=	5.70	SQ.MT.
BED	3.00 X 3.25	=	9.75	SQ.MT.
TOILET	1.20 X 1.80	=	2.16	SQ.MT.
DOOR JAM	0.80 X 0.15 X 2	=	0.27	SQ.MT.
DOOR JAM	0.75 X 0.15 X 1	=	0.11	SQ.MT.
DOOR JAM	1.05 X 0.15 X 1	=	0.16	SQ.MT.
TOTAL				= 30.13 SQ.MT.

CARPET AREA STATEMENT (FOR PARKING PURPOSE)				
1ST TO 7TH FLOOR	FLAT - 2			7.00 NOS
LIVING	5.00 X 2.75	=	13.75	SQ.MT.
KITCHEN	2.75 X 2.45	=	6.74	SQ.MT.
BED ROOM	3.50 X 2.75	=	9.62	SQ.MT.
BED	3.20 X 2.75	=	8.80	SQ.MT.
TOILET	2.40 X 1.30 X 2	=	6.24	SQ.MT.
DOOR JAM	0.90 X 0.15 X 3	=	0.41	SQ.MT.
DOOR JAM	0.75 X 0.15 X 2	=	0.23	SQ.MT.
DOOR JAM	1.05 X 0.15 X 1	=	0.16	SQ.MT.
TOTAL				= 45.95 SQ.MT.

CAR PARKING STATEMENT AS PER EXISTING DCR				
CARPET AREA OF FLAT IN SQ.MT.	AS PER RULE	PROPOSED FLATS	PARKING REQUIRED	
BELOW 35.00	1 FOR 4 FLATS	D1	0.25	
35.00 TO 45.00	1 FOR 2 FLATS	-	-	
45.00 TO 70.00	1 FOR 1 FLAT	13	13.00	
70.00 & ABOVE	2 FOR 1 FLAT	NIL	NIL	
TOTAL			14 NOS	13.25
35% VISITOR PARKING			3.31	
TOTAL PARKING REQUIRED			16.56	
TOTAL PARKING PROPOSED			17 NOS	12 NOS
BIG PARKING = 6.00 NOS SMALL PARKING = 6.00 NOS TOTAL = 12 NOS				

This drawing shall be read in conjunction with letter under No.CHE/A-5322/BP(WS)/AR signed on even date.

This cancels approval of plans issued previously under No. CHE/A-5322/BP(WS)/AR on 31.10.2014.

BUILT UP AREA CALCULATION

7TH FLOOR			
A	12.40 X 14.65 X 1 NO	=	181.66 SQ.MT.
TOTAL ADDITION		=	181.66 SQ.MT.

DEDUCTIONS

1	2.75 X 0.35 X 1 NO	=	0.96 SQ.MT.
2	1.33 X 5.80 X 1 NO	=	7.71 SQ.MT.
3	1.75 X 2.00 X 1 NO	=	3.50 SQ.MT.
4	0.45 X 3.45 X 1 NO	=	1.55 SQ.MT.
5	1.20 X 0.30 X 1 NO	=	0.36 SQ.MT.
6	1.35 X 0.75 X 1 NO	=	1.01 SQ.MT.
7	1.35 X 2.75 X 1 NO	=	3.71 SQ.MT.
8	4.65 X 0.99 X 1 NO	=	4.60 SQ.MT.
9	2.12 X 2.26 X 1 NO	=	4.79 SQ.MT.
10	3.17 X 2.75 X 1 NO	=	8.72 SQ.MT.
11	1.02 X 3.05 X 1 NO	=	3.11 SQ.MT.
12	1.65 X 2.05 X 1 NO	=	3.38 SQ.MT.
13	1.20 X 5.15 X 1 NO	=	6.18 SQ.MT.
14	1.75 X 5.45 X 1 NO	=	9.54 SQ.MT.
15	1.80 X 3.45 X 1 NO	=	6.27 SQ.MT.
TOTAL DEDUCTION		=	63.61 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	118.05 SQ.MT.

STAIRCASE & LIFT AREA

7TH FLOOR			
S1	1.33 X 0.15 X 1 NO	=	0.20 SQ.MT.
S2	5.30 X 3.25 X 1 NO	=	17.23 SQ.MT.
P1	2.45 X 3.10 X 1 NO	=	7.60 SQ.MT.
L1	1.05 X 2.26 X 1 NO	=	2.37 SQ.MT.
L2	1.48 X 2.11 X 1 NO	=	3.12 SQ.MT.
L3	1.05 X 0.15 X 1 NO	=	0.16 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL.		=	30.68 SQ.MT.
NET BUILT UP AREA 7TH FLOOR (X1 - Y2)		=	87.37 SQ.MT.

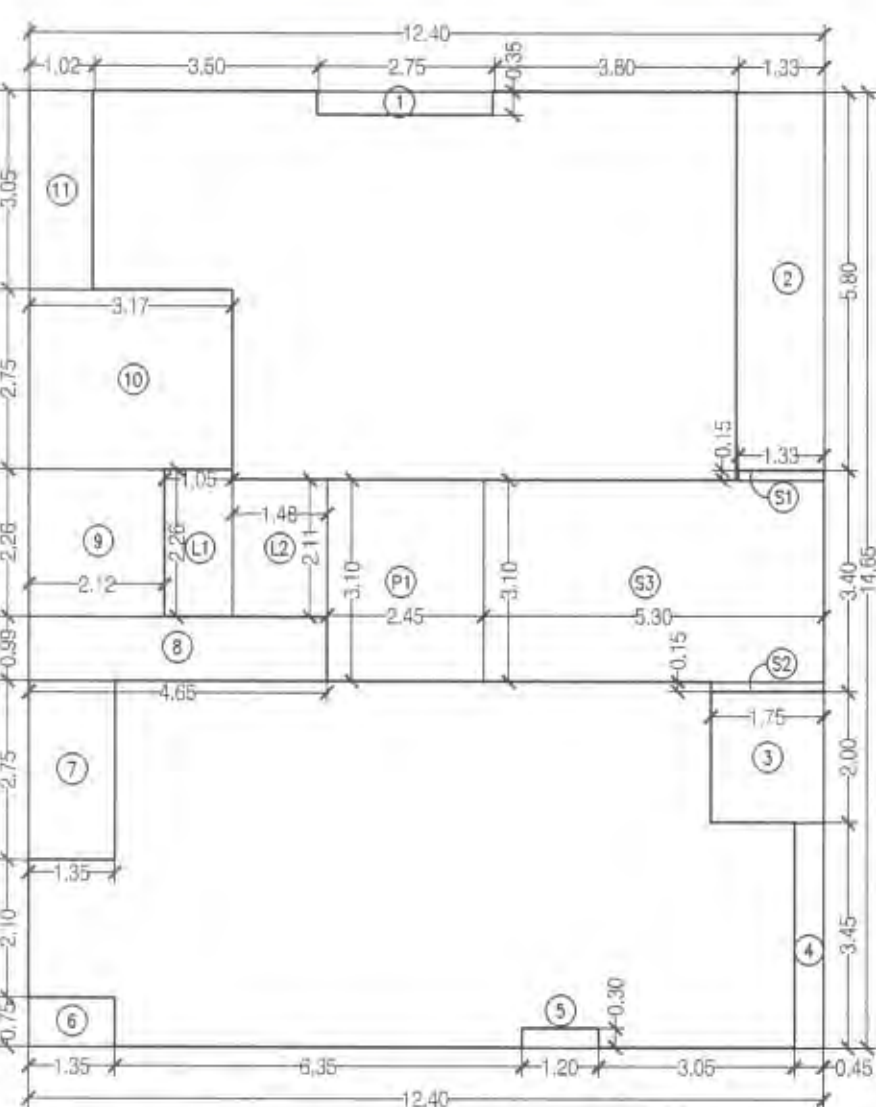
TENEMENT STATEMENT

FLOOR	RES	TOTAL
GR FLOOR	-	-
1ST FLOOR	2	2
2ND FLOOR	2	2
3RD FLOOR	2	2
4TH FLOOR	2	2
5TH FLOOR	2	2
6TH FLOOR	2	2
7TH FLOOR	2	2
TOTAL	14	14

BUILT UP AREA SUMMARY

FLOORS	TOTAL BUILT UP AREA
GR FLOOR	STILT
1ST FLOOR	111.86 SQ.MT.
2ND FLOOR	111.86 SQ.MT.
3RD FLOOR	111.86 SQ.MT.
4TH FLOOR	111.86 SQ.MT.
5TH FLOOR	111.86 SQ.MT.
6TH FLOOR	111.86 SQ.MT.
7TH FLOOR	87.37 SQ.MT.
TOTAL	757.33 SQ.MT.
E.D.	1.05 SQ.MT.
TOTAL	758.38 SQ.MT.

100 X 0.15 = 0.15 X 0.7 FL. RES. = 1.05 SQ.MT.



AREA DIAGRAM OF 1ST TO 6TH FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION

TYPICAL FLOOR (1ST TO 6TH FLOOR)			
A	12.40 X 14.65 X 1 NO	=	181.66 SQ.MT.
TOTAL ADDITION		=	181.66 SQ.MT.

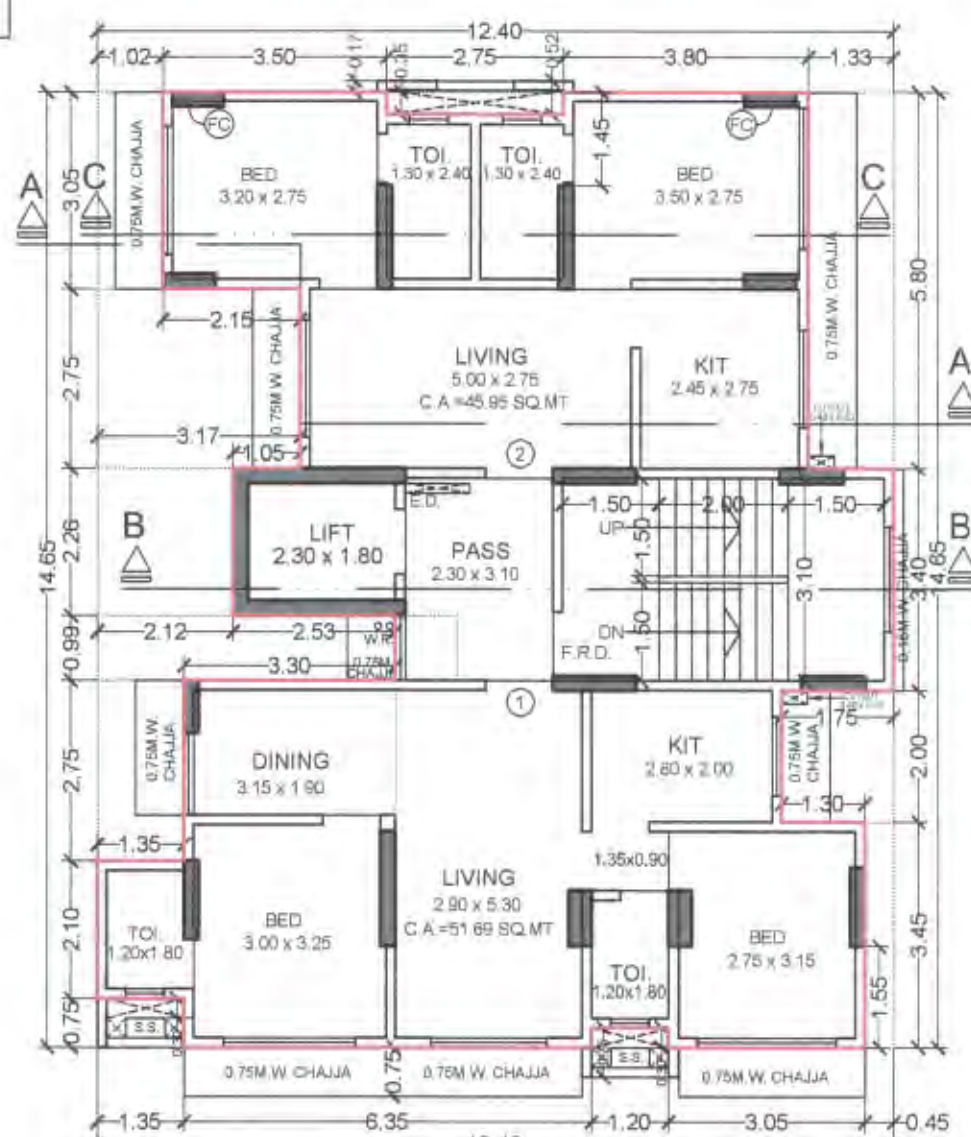
DEDUCTIONS

1	2.75 X 0.35 X 1 NO	=	0.96 SQ.MT.
2	1.33 X 5.80 X 1 NO	=	7.71 SQ.MT.
3	1.75 X 2.00 X 1 NO	=	3.50 SQ.MT.
4	0.45 X 3.45 X 1 NO	=	1.55 SQ.MT.
5	1.20 X 0.30 X 1 NO	=	0.36 SQ.MT.
6	1.35 X 0.75 X 1 NO	=	1.01 SQ.MT.
7	1.35 X 2.75 X 1 NO	=	3.71 SQ.MT.
8	4.65 X 0.99 X 1 NO	=	4.60 SQ.MT.
9	2.12 X 2.26 X 1 NO	=	4.79 SQ.MT.
10	3.17 X 2.75 X 1 NO	=	8.72 SQ.MT.
11	1.02 X 3.05 X 1 NO	=	3.11 SQ.MT.
TOTAL DEDUCTION		=	40.02 SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	141.64 SQ.MT.

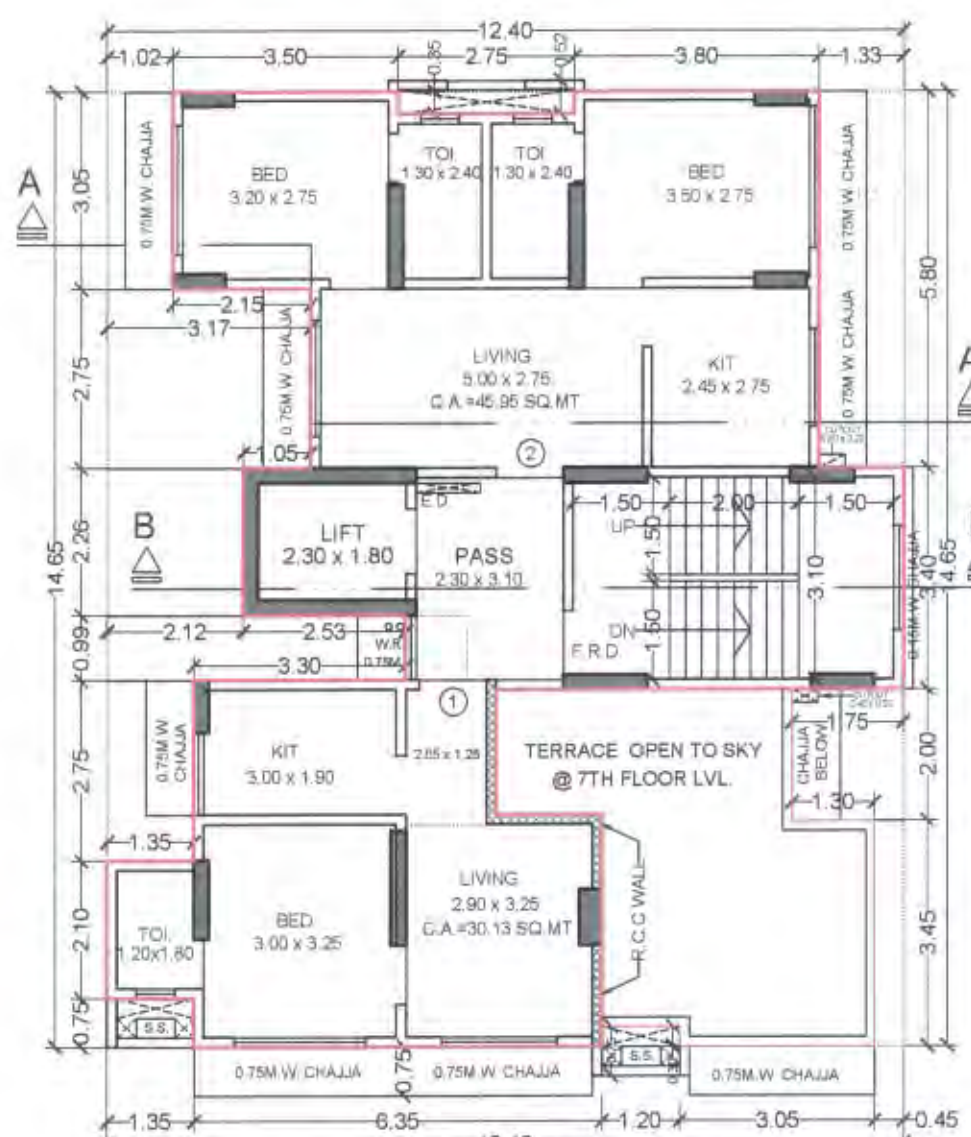
STAIRCASE & LIFT AREA

TYPICAL FLOOR (1ST TO 6TH FLOOR)			
S1	1.33 X 0.15 X 1 NO	=	0.20 SQ.MT.
S2	1.75 X 0.15 X 1 NO	=	0.26 SQ.MT.
S3	5.30 X 3.10 X 1 NO	=	16.43 SQ.MT.
P1	2.45 X 3.10 X 1 NO	=	7.60 SQ.MT.
L1	1.05 X 2.26 X 1 NO	=	2.37 SQ.MT.
L2	1.48 X 2.11 X 1 NO	=	3.12 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL.		=	29.98 SQ.MT.
NET BUILT UP AREA (1ST TO 6TH FLOOR) (X1 - Y2)		=	111.66 SQ.MT.

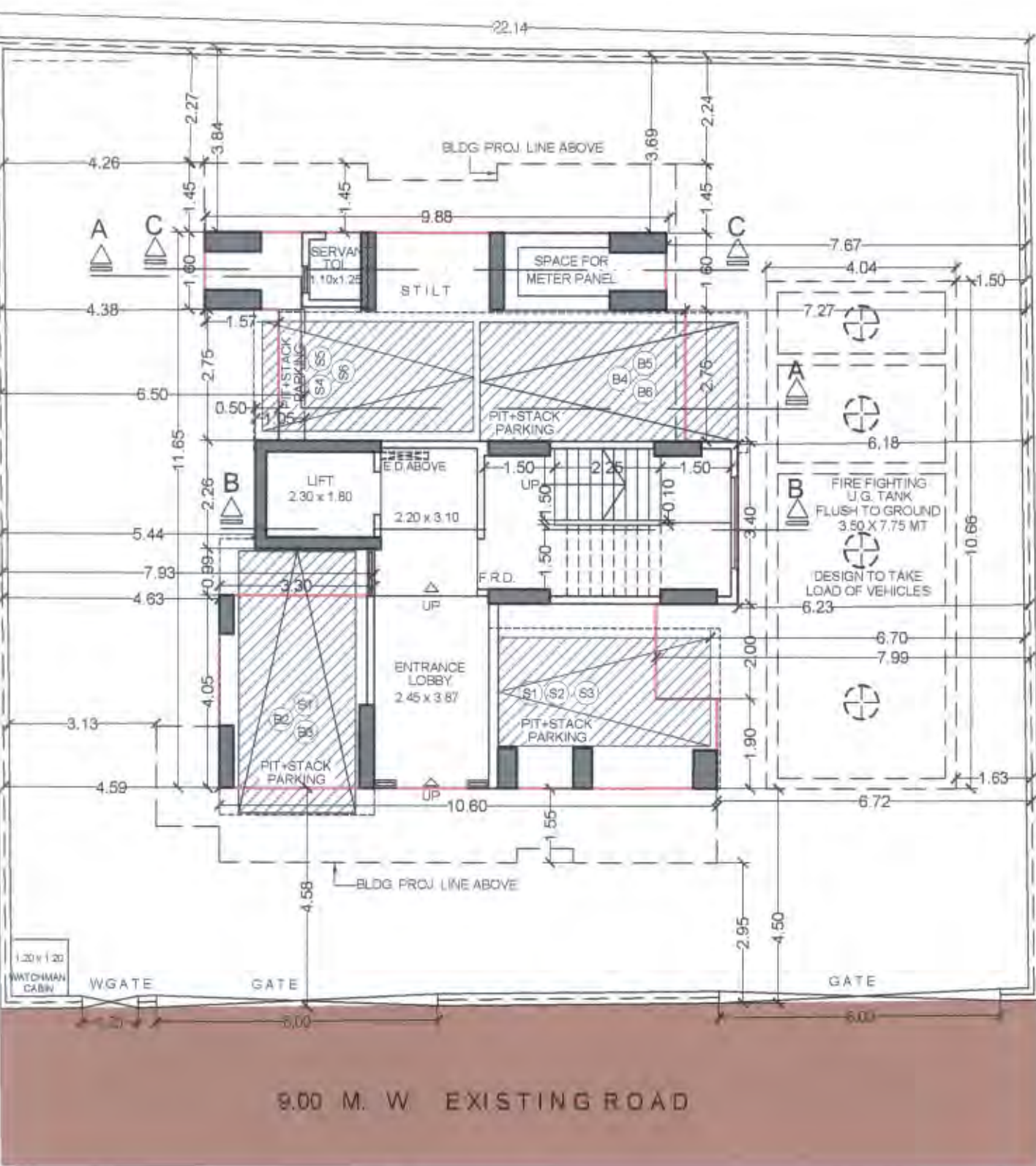
AREA DIAGRAM OF 7TH FLOOR
SCALE 1:100



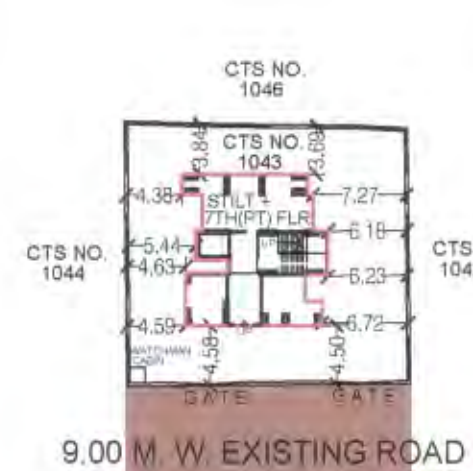
1ST TO 6TH FLOOR PLAN
SCALE 1:100



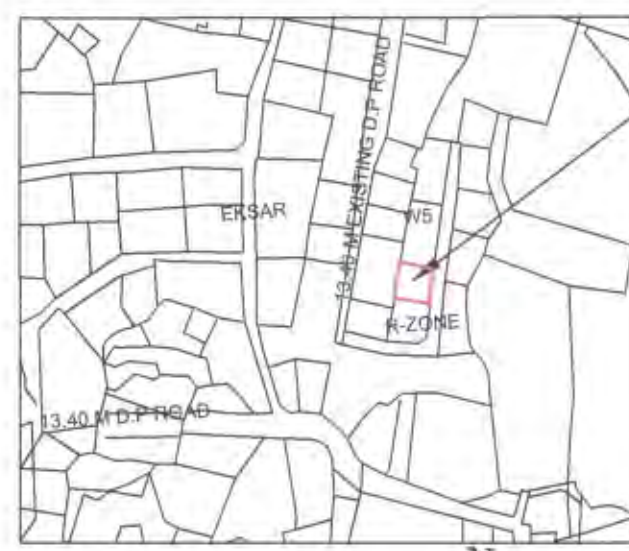
7TH FLOOR PLAN
SCALE 1:100



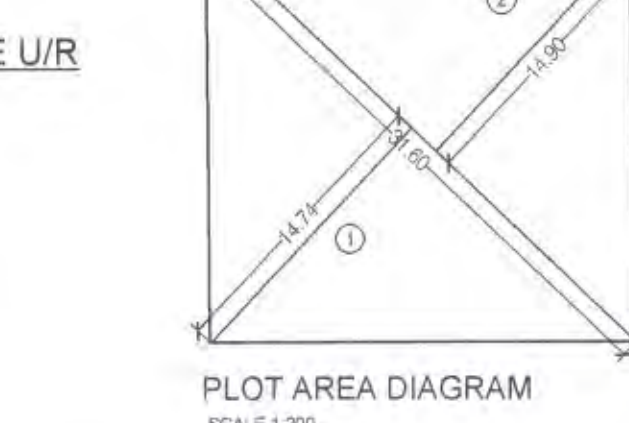
STILT FLOOR PLAN
SCALE 1:100



BLOCK PLAN
SCALE 1:500



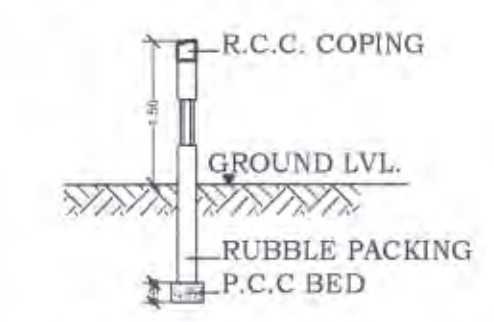
LOCATION PLAN
SCALE 1:4000



PLOT AREA CALCULATION				
1	0.50 X 31.60 X 14.74 X 1 NO	=	232.89	SQ.MT.
2	0.50 X 31.60 X 14.90 X 1 NO	=	236.42	SQ.MT.
TOTAL ADDITION		=	469.31	SQ.MT.
PLOT AREA AS PER P.R. CARD		=	468.00	SQ.MT.



SECTION THROUGH U.G. TANK
SCALE 1:100



SECTION THG. COMP. WALL
SCALE 1:100

PROFORMA 'A'			SQ.MT.
1	AREA OF PLOT		468.00
2	DEDUCTION FOR		
a)	ROAD SET-BACK AREA		0.00
b)	PROPOSED ROAD		0.00
c)	ANY RESERVATION (SUBPLOT)		0.00
d)	5% AMENITY SPACE AS PER DCR 56/57		0.00
e)	OTHERS		0.00
3	BALANCE AREA OF PLOT (1 MINUS 2)		468.00
4	DEDUCTION FOR 15% RECREATIONAL GROUND		
5	NET AREA OF PLOT (3 MINUS 4)		468.00
6	ADDITIONS FOR FLOOR SPACE INDEX		
a)	100% FOR DP ROAD (RESTRICTED TO 40% OR 80% OF [3] ABOVE		
7	TOTAL AREAS (5 PLUS 6)		468.00
8	FLOOR SPACE INDEX PERMISSIBLE		1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (468.00 X 50%)		199.10
10	D.C. NO. 99/1/32A/CONST. DTG. 21/10/2015 (AREA - 240.00 SQ.MT.)		
11	ADDITIONS FLOOR SPACE INDEX PERMISSIBLE		0.00
b)	0.50 FSI AS PER DCR 32 (468.00 X 50%) = 234.00		199.10
12	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE		866.20
13	PROPOSED BUILT UP AREA		758.38
14	EXISTING FLOOR AREA		0.00
15	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX		0.00
16	TOTAL BUILT UP AREA (13+14+15)		758.38
17	F.S.I. CONSUMED ON NET HOLDING (16/3)		1.62
DETAILS OF RESIDENTIAL / NON - RESIDENTIAL AREA			
1	PROPOSED RESIDENTIAL TENANT BUA		758.38
2	REMAINING NON-RESIDENTIAL BUA		0.00
3	PURELY RESIDENTIAL BUA (B1 + B2)		758.38
DETAILS OF BUA AVAILABLE AS PER DCR 35 (4)			
1	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR NON RESIDENTIAL FOR PURELY RESIDENTIAL = OR < (B1 X 0.35)		265.43
2	FUNGIBLE BUILT UP AREA COMPONENT PERMISSIBLE VIDE DCR 35 (4) FOR NON RES. = OR < (B2 X 0.20)		0.00
3	FUNGIBLE BUA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RES. = OR < (B1 X 0.35)		0.00
4	TOTAL FUNGIBLE BUA VIDE DCR 35 (4)		0.00
5	TOTAL GROSS BUA PROPOSED		758.38
TENEMENT STATEMENT			
1	PROPOSED BUILT UP AREA (ITEM A-14 ABOVE)		758.38
2	TENEMENTS PERMISSIBLE (DENSITY OF 450/HECTARE)		34.13
3	TOTAL TENEMENTS PROPOSED		14.00
PARKING STATEMENT			
1	TOTAL PARKING REQUIRED		17.00
2	TOTAL PARKING PROVIDED		12.00
LOADING & UNLOADING PROVIDED			
1	TOTAL LOADING UNLOADING PROVIDED		

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 02.02.2013 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 468.00 SQ.M. (FOUR HUNDRED AND SIXTY EIGHT SQ.MT.) AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

Ameet Ganpatrao Pawar
SIGNATURE OF ARCHITECT

This certifies approval to the Previous Plans Sanctioned under no. / CHE/A-5322/BP(WS)/AR Dated 31.01.2014.

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO. CHE / A-5322 / BP (WS) / AR

BAPURAO RUNJAJI MORE
EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) R - WARD

Harshak umar K Mudadi
Digitally signed by Harshakumar K Mudadi
Date: 2017.05.12 16:12:05 +05'30'

S.E.(B.P.) R/C - WARD

NAVNET H S GHADGE
Digitally signed by NAVNET H S GHADGE
Date: 2017.05.12 16:12:05 +05'30'

A.E.(W.S.) R - WARD

Ameet Ganpatrao Pawar
ARCHITECT/LS
AMEET PAWAR CA/2004/34543

Mukesh Nenshi Gala
OWNER/DEVELOPER

PROFORMA 'B'		
CONTENTS OF SHEET		
FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUILT UP AREA SUMMARY, TENEMENT STATEMENT, CAR PARKING STATEMENT, CARPET AREA STATEMENT, AREA DIAGRAM & BUILT UP AREA CALCULATION		
DESCRIPTION OF PROPOSAL		
PROPOSED RESIDENTIAL BLDG ON PLOT BEARING CTS NO. 1043 HOLY CROSS COLONY ROAD NO-2, I.C. COLONY BORIVALI (WEST), MUMBAI-400 103.		
NAME OF OWNER		
MR. MUKESH GALA PARTNER OF NAVKAR INFRAPROJECTS CA TO YELLOW ROSE CHS		
OFFICE NO. 1 TO 6, 2ND FLOOR, NAVKAR PARADISE NEAR VEER SAVARKAR GARDEN, L T ROAD BORIVALI, MUMBAI 400 082.		
NAME, ADDRESS & SIGNATURE OF ARCHITECT		
INACT ARCHITECTS & PROJECT CONSULTANTS 13, 1ST FLOOR, 1ST FLOOR, NAVKAR PARADISE NEAR VEER SAVARKAR GARDEN, L T ROAD BORIVALI, MUMBAI 400 082.		
NORTH		
DRAWN BY		
CHECKED BY		
REVIS: AMENDED - 2		