

BRIHANMUMBAI MUNICIPAL CORPORATION

CHE/WS/3466/K/W/337(NEW)

- Subject:-** Proposed redevelopment of existing building on plot bearing CTS No. 432/A/B, 432A, 432A/1 to 14, situated at Vitthalbhai Patel Road, Village Andheri, Andheri (West), Mumbai- 400058 in 'K' West ward.
- Architects:** Shri. Hemal Sanghavi of M/s. Ind + Architects.
- Developer:** Shri Keyur Hemant Shah Partner of M/s. JET BUILDER LLP CA to Common Wealth CHS. Ltd
- Reference:** C.C. issued on 05/08/2024 u/no. CHE /WS/ 3466/ K/W/ 337

With reference to the Architect letter dtd 04.09.2024 the details of the proposal is as under.

Earlier Approvals:

In this case, concession are approved by Hon. Municipal Commissioner on 14/11/2021 for residential cum commercial building on behalf of our client, comprising of two wings "A" & "B" having two level common basement for Car parking and ancillary users + common 1st floor podium for Fitness Center + Society Office + electric meter room + swimming pool. "A" wing comprising of ground for shop with lofts +entrance lobby + car parking + 2nd to 11th part upper residential floors and Wing "B" comprising of stilt for Entrance Lobby + Car parking + 2nd to 11th part upper residential floors for residential user in lieu of plot potential + 0.50 additional FSI on payment of premium + Admissible TDR for plot abutting 12.20m. Wide road + incentive as per Regulation 33(7)(B) of DCPR 2034 + 35% permissible Fungible Compensatory Area as per Reg. 31(3) of DCPR 2034 and by claiming the advantage of staircase, lift and lift lobby area free of FSI as per Reg. 31 (1) (iv) of DCPR 2034.

IOD:-

The IOD was issued on 22/12/2021 for building comprising of three wings "A", "B" & "C". Wing 'A' comprising of Ground for Convenience shops and IT office + 1st floor for IT office having total height of 7.10 m. Wing 'B' comprising of 2 level common basement + Ground on stilt having double height entrance lobby + 2nd floor to 15th upper floor for residential use & Wing 'C' comprising of 2 level common basement + Ground on stilt + 1st podium + 2nd to 15th upper floors for residential user in lieu of plot potential + 0.50 additional FSI on payment of premium + Admissible TDR for plot abutting 12.20m. Wide road + incentive as per Regulation 33(7)(B) of DCPR 2034 + 35% permissible Fungible Compensatory Area as per Reg. 31(3) of DCPR 2034 and by claiming the advantage of staircase, lift and lift lobby area free of FSI as per Reg. 31 (1) (iv) of DCPR 2034 with a total

height of 47.70 m. AGL.

As per the provisions of DCPR 2034, there is no provision for revalidation of IOD therefore the IOD u/r stands lapsed.

The revised IOD was issued on 24/04/2024 for building comprising of three wings "A", "B" & "C". Wing 'A' comprising of Ground for Convenience shops and IT office + 1st floor for IT office having total height of 7.10 m. Wing 'B' comprising of 2 level common basement + Ground on stilt having double height entrance lobby + 2nd floor to 15th upper floor for residential use & Wing 'C' comprising of 2 level common basement + Ground on stilt + 1st podium + 2nd to 15th upper floors for residential user in lieu of plot potential + 0.50 additional FSI on payment of premium + Admissible TDR for plot abutting 12.20m. Wide road + incentive as per Regulation 33(7)(B) of DCPR 2034 + 35% permissible Fungible Compensatory Area as per Reg. 31(3) of DCPR 2034 and by claiming the advantage of staircase, lift and lift lobby area free of FSI as per Reg. 31 (1) (iv) of DCPR 2034 with a total height of 47.70 m. AGL.

Plinth C.C. proposed:

Plinth C.C. up to top of Basement i.e. height 0.15 m AGL is granted on 05/08/2024.

Proposed modification to be done in Commencement Certificate.

Please refer to Commencement Certificate dated 5th August 2024 issued by this office under the number for the above-mentioned subject work.

IOD was issued by this office on 24/04/2024 as CTS no. 432/A/B, 432A, 432A/1 to 14.

However the Plot details mentioned in commencement certificate issued by this office on 5th August 2024 as CTS No. 432A, 432A/1 to 14, of Village Andheri, Mumbai 400055 which shall be read as 432/A/B, 432A, 432A/1 to 14 Vitthalbhai Patel Road, Village Andheri, Andheri (West), Mumbai- 400058 in 'K' West ward.

In view of above, E.E.(BP) K/W Ward's approval is requested to approve the above modification in CTS No. in commencement certificate and issue the Corrigendum Letter as attached herewith.

Submitted please.


SE (BP) K/W-S-II

A.E.(BP) K/W-S

E.E. (B.P.) K/West Ward

Sir,

BRIHANMUMBAI MUNICIPAL CORPORATION

Office of Dy.Chief Engineer (Building Proposal) Western Suburb-I, 6th to 9th floor, Hinduhrday
Samrat Balasaheb Thackeray Market, Poonam Nagar, Jogeshwari (East), Mumbai 400 093.

No.: Dy.ChE/BP/ /WS-I

Corrigendum Letter

To

M/s. JET BUILDER LLP
1232 A, 12th floor, Hubtown Solaries
Premises, Prof N.S.Phadke Marg,
Opp Telli Galli, Andheri East,
Mumbai - 400069

Subject Addition and Modification of CTS to be done in Commencement Certificate
Issued for proposed redevelopment of the existing building on plot bearing
CTS No. 432/A/B, 432A, 432A/1 to 14 Vitthalbhai Patel Road, Village
Andheri, Andheri (West), Mumbai- 400058 in 'K' West ward.

Reference Commencement Certificate Number CHE /WS/ 3466/ K/W/337
(NEW)/CC/1/New

Architect Shri. Hemal U Sanghavi of M/s. Ind + Architects

Owner Shri Keyur Hemant Shah Partner of M/s. JET BUILDER LLP CA to
Common Wealth CHS. Ltd

File No. CHE/WS/3466/K/W/337(NEW).

Please refer to Commencement Certificate dated 5th August 2024 issued by this
office under the number for the above-mentioned subject work.

The Plot details mentioned in commencement certificate issued by this office on
5th August 2024 as CTS No. 432A, 432A/1 to 14, of Village Andheri, Mumbai 400055
which shall be read as CTS No. 432/A/B, 432A, 432A/1 to 14 Vitthalbhai Patel
Road, Village Andheri, Andheri (West), Mumbai- 400058 in 'K' West ward.

Forwarded for information.

Executive Engineer
(Bldg. Prop.) W.S. -I 'K/W' Ward

C.C to:
Architect:
Shri. Hemal U Sanghavi
M/s. Ind + Architects
39, Gundavali, Off Sir. M.G.Road,
Andheri East, Mumbai - 400069

Forwarded for information please.

Executive Engineer
(Bldg. Prop.) W.S. -I 'K/W' Ward

8/c

3/2/2025