

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per Government Regulation no. TPB4315/167/CR-51/2018/UD-11 dtd. 23 May 2018)

COMPLETION CERTIFICATE FOR NURSING HOME

No. MH/EE/(B.P.)/GM/MHADA-105/094/2021

DATE- **16 SEP 2021**

To,

Dr. Shamsheer Shah Pathan & others

Markaz View bldg. ,110/111, 1st Floor

Next to Millat School, Opp. 24 Karat Cinema, S.V. Road

Jogeshwari (West) Mumbai-400 102

Sub:- Proposed amalgamation and change of user of Flat No. 1,2,3,4,5,7 and Professional Office to Nursing Home at 1st floor on bearing Bldg. No. 4, C.T.S. No. 195 (pt), S.No.106/A, MHADA layout at D.N.Nagar, Andheri (W), Mumbai. For Dr. Shamsheer Shah Pathan.

Ref :- Application Submitted by Architect Shri. Chandan Kelekar of M/s. Space Moulders dtd. 13.07.2021.

Dear Applicants,

The Completion Certificate for addition and alteration in the existing building on the first Floor in the residential flat 1,2,3,4,5 & 7 professional office by addition & demolition of the wall remaining area is for residential users within the Building No.4 known as D.N. Nagar Shivkrupa C.H.S.L. on plot bearing C.T.S. No.195 (pt.) at D.N. Nagar MHADA layout, Andheri (West), Mumbai. For Owner Dr. Shamsheer Shah Pathan & Others is completed under the supervision of Shri. Chandan P kelekar Architect, Lic. No. CA/1987/11009, Shri. Dwijen J Bhatt, RCC Consultant, Lic. No. STR/B-51 and Shri. Dinesh H. Mehta, Site Supervisor, Lic. No. M/89/SS-I and as per

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

1/2

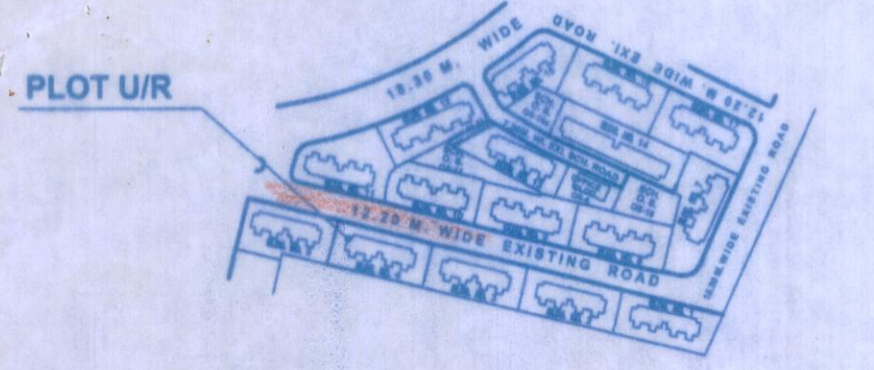
Development Completion Certificate submitted by Architect and as per the Completion Certificate issued by Chief Fire Officer, u/no. FB/IS/421/R-III/45 dtd. 19.07.2021.

The Completion Certificate for Addition Alteration request submitted by you is hereby accepted.

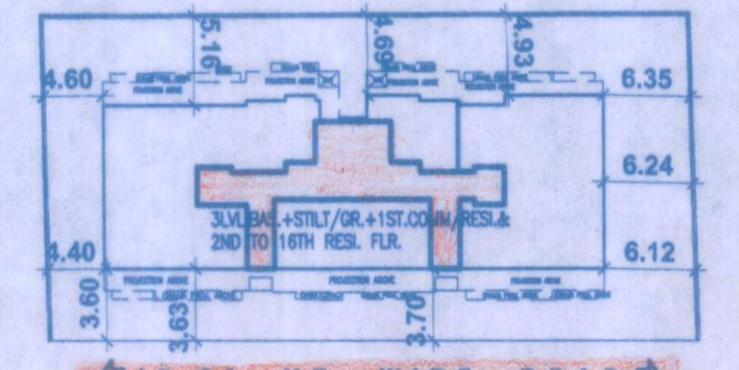
D.A.:- Set of Plan.


(Dinesh Mahajan)

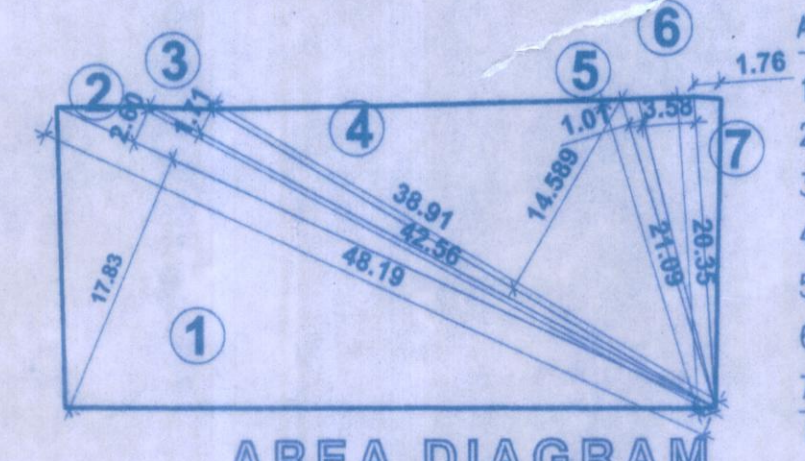
**Executive Engineer/B.P. Cell(W.S.)
Greater Mumbai/MHADA**



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500



AREA DIAGRAM
SCALE 1:500

ADDITION	N SQ.M.
1 0.50 x 48.19 x 17.83 x 1NO	= 429.61
2 0.50 x 48.19 x 2.60 x 1NO	= 62.65
3 0.50 x 42.56 x 1.71 x 1NO	= 36.39
4 0.50 x 38.91 x 14.589 x 1NO	= 283.83
5 0.50 x 21.09 x 1.01 x 1NO	= 10.65
6 0.50 x 20.35 x 3.58 x 1NO	= 36.43
7 0.50 x 20.35 x 1.76 x 1NO	= 17.91
PLOT AREA	= 877.47

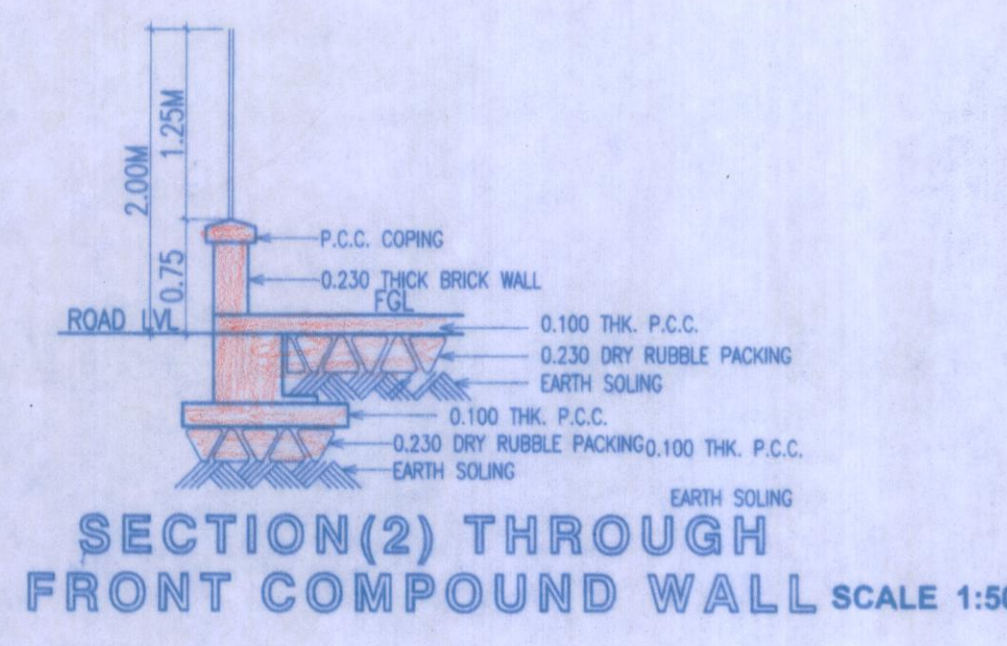
TOTAL PARKING REQUIRED = 49
TOTAL PARKING PROVIDED = 49

FLOOR	BIG. PARK.	SMALL PARK.	TOTAL
GR. FLR	05	11	16
1ST.BASE.LVL	05	08	13
2ND.BASE.LVL	05	05	10
3RD.BASE.LVL	05	05	10
TOTAL	20	29	49

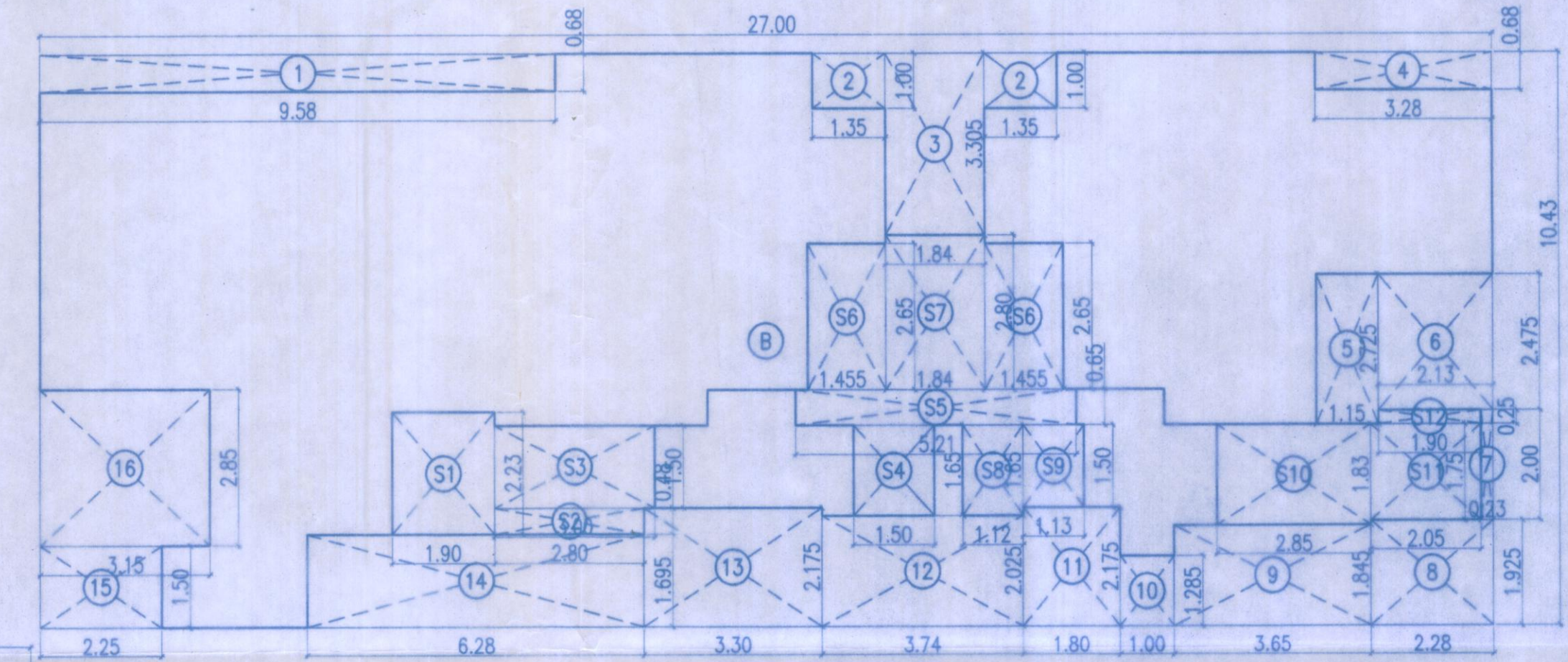
PLOT AREA DIAGRAM & CALCULATIONS

STATEMENT OF FUNGIBLE F.S.I. ON EXISTING

- EXISTING BUILT-UP-AREA = 20.00 X 1.20 = 24.00 X 40T/S. = 960.00 SQ.MT.
- PERMISSIBLE FUNGIBLE F.S.I. = 960.00 SQ.MT.X 0.35 = 336.00 SQ.MT. WITHOUT CHARGING PREMIUM
- TOTAL REHABILITATION BUA TO EXISTING OCCUPANTS = 1296.00 SQ.MT.
- WHERE AS ARCHITECT HAS RE-ACCOMMODATED THE EXISTING OCCUPANTS ON 2ND TO 12TH FLOOR 40-FLATS WITH BUILT UP AREA = 2343.60 SQ.MT.
- ADDITIONAL AREA GIVEN TO EXISTING OCCUPANTS FROM SALE F.S.I. = 2343.60 - 1296.00 = 1047.60 SQ.MT. (4-3)
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM OF 40TNT = 336.00 SQ.MT.(2)
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1082.50 sq.mt (1418.50 - 336.00)
- FUNGIBLE F.S.I. FOR NON RESIDENTIAL AREA CHARGING PREMIUM = 65.07 sq.mt



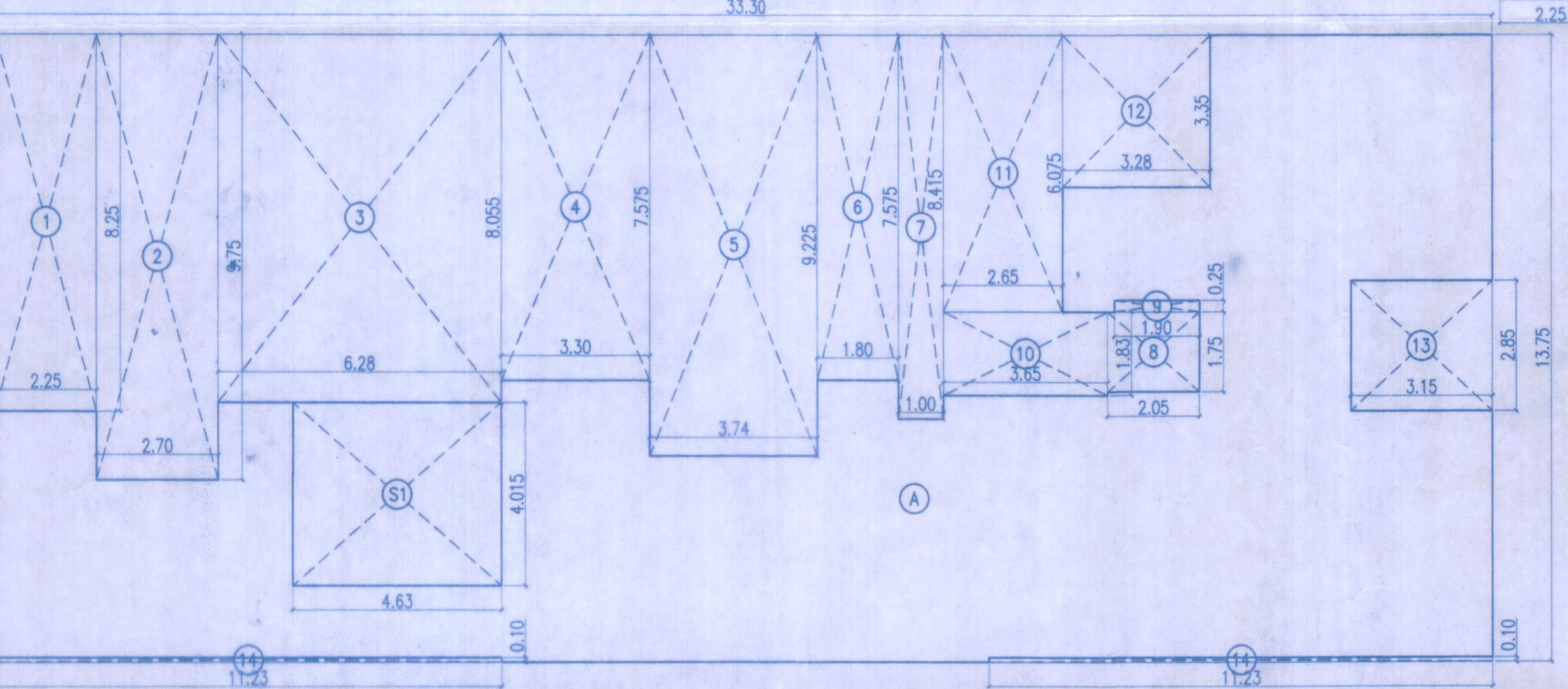
SECTION(2) THROUGH FRONT COMPOUND WALL
SCALE 1:50



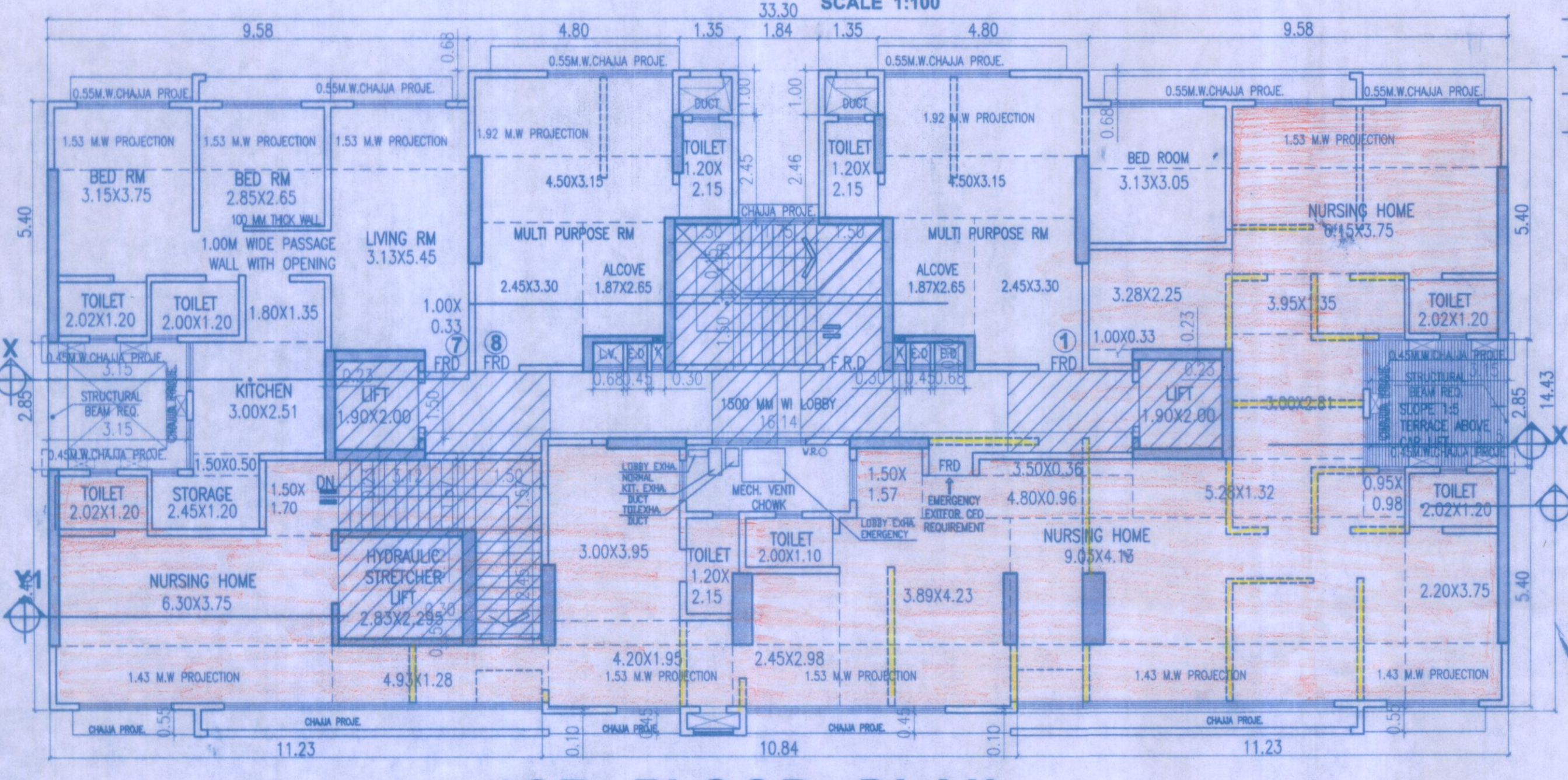
RESIDENTIAL AREA DIAGRAM (1ST FLOOR.)
SCALE 1:100

ADDITION	DEDUCTIONS
A 33.30 X 13.75 X 1 = 457.88	1 2.25 X 8.25 X 1 = 18.56
TOTAL ADDITION = 457.88	2 2.70 X 9.75 X 1 = 26.32
	3 6.28 X 8.055 X 1 = 50.59
	4 3.30 X 7.575 X 1 = 25.00
	5 3.74 X 9.225 X 1 = 34.50
	6 1.80 X 7.575 X 1 = 13.64
	7 1.00 X 8.415 X 1 = 8.41
	8 2.05 X 1.75 X 1 = 3.59
	9 1.90 X 0.75 X 1 = 0.47
	10 3.65 X 1.83 X 1 = 6.68
	11 2.65 X 6.075 X 1 = 16.10
	12 3.28 X 3.35 X 1 = 10.99
	13 3.15 X 2.85 X 1 = 8.98
	14 11.23 X 0.10 X 2 = 2.25
	DEDUCTION = 226.08
STAIRCASE & LIFT AREA	S1 4.63 X 4.015 X 1NO = 18.59
DEDUCTION = 18.59	DEDUCTION = 18.59
TOTAL DEDUCTION = 18.59	1ST FLOOR RESIDENTIAL BUA = 213.21

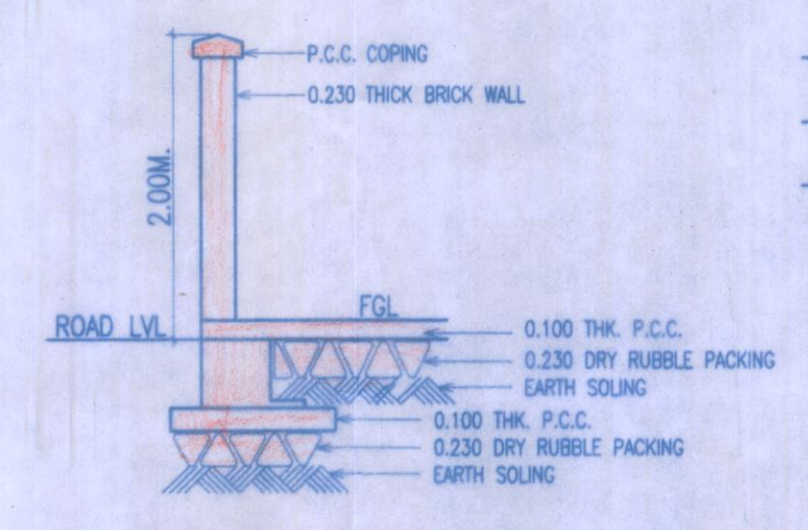
ADDITIONS	DEDUCTIONS
B 27.00 X 10.43 X 1NO = 281.61	1 9.58 X 0.68 X 1NO = 6.51
TOTAL ADDITION = 281.61	2 1.35 X 1.00 X 2NOS = 2.70
	3 1.84 X 3.305 X 1NO = 6.08
	4 3.28 X 0.68 X 1NO = 2.23
	5 1.15 X 2.725 X 1NO = 3.13
	6 2.13 X 2.475 X 1NO = 5.27
	7 0.23 X 2.00 X 1NO = 0.46
	8 2.28 X 1.925 X 1NO = 4.39
	9 3.65 X 1.845 X 1NO = 6.73
	10 1.00 X 1.285 X 1NO = 1.29
	11 1.80 X 2.175 X 1NO = 3.92
	12 3.74 X 2.025 X 1NO = 7.57
	13 3.30 X 2.175 X 1NO = 7.18
	14 6.28 X 1.695 X 1NO = 10.64
	15 2.25 X 1.50 X 1NO = 3.37
	16 3.15 X 2.85 X 1NO = 8.98
	DEDUCTION = 80.45
STAIRCASE & LIFT AREA	S1 1.90 X 2.23 X 1NO = 4.24
S2 2.80 X 0.48 X 1NO = 1.34	S3 3.00 X 1.50 X 1NO = 4.50
S4 1.50 X 1.65 X 1NO = 2.48	S5 5.21 X 0.65 X 1NO = 3.39
S6 1.455 X 2.65 X 2NOS = 7.71	S7 1.84 X 2.80 X 1NO = 5.15
S8 1.12 X 1.65 X 1NO = 1.85	S9 1.13 X 1.50 X 1NO = 1.69
S10 2.85 X 1.83 X 1NO = 5.22	S11 2.05 X 1.75 X 1NO = 3.59
S12 1.90 X 0.25 X 1NO = 0.48	DEDUCTION = 41.64
DEDUCTION = 41.64	TOTAL DEDUCTION = 122.09
TOTAL DEDUCTION = 122.09	1ST FLOOR RESIDENTIAL BUA = 159.52



NURSING HOME AREA DIAGRAM (1ST FLOOR.)
SCALE 1:100



1ST FLOOR PLAN (NURSING HOME)
SCALE 1:100



SECTION THROUGH SIDE COMPOUND WALL
SCALE 1:50

In case of plots / layout where earlier B.U.A. approved as per I.O.D. issued is proposed to be AMENDED and balance potential in the plot / layout is proposed as per the D.C. Regulation amended on 6.3.2012

A. PROFORMA A - 2

1. AREA OF PLOT	877.47
2. DEDUCTIONS FOR	
(a) Road Set-Back Area	-
(b) Proposed Road	-
(c) Any Reservation (sub-plot)	-
(d) % amenity space as per DCR 56/57 (sub-plot)	-
3. BALANCE AREA OF PLOT (1 minus 2)	877.47
4. DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (if deductible)	877.47
5. NET AREA OF PLOT (1 minus 4)	-
6. ADDITIONS FOR FLOOR SPACE INDEX	
2(a) 100% FOR D.P.ROAD (restricted to 40% or 80% of "3" above	-
2(b) 100% FOR SET - BACK (restricted to 40% or 80% of "3" above	-
7. TOTAL AREA (5 plus 6)	877.47
8. FLOOR SPACE INDEX PERMISSIBLE	2.50
9. 9a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS ALREADY OBTAINED WIDE NOC NO. CO / MB / REE / NOC / F- 378 / 1163 / 2014 (DATED 18th OCT. 2014)	2193.67
9b) AS PER MHADA NOC NO.CO/MB/REE/NOCF-378/1371/2016 DATED-3SEP/2016	2080.00
9c) AS PER MHADA NOC - NO.CO/MB/REE/NOCF-378/1802/2017 (DATED 08TH. DEC. 2017)	415.00
9d) % as per DCR 33 ()	4608.67
10. PERMISSIBLE FLOOR AREA (9a + 9b)	4608.67
11. TOTAL PROPOSED BUILT UP AREA	5.252
12. FSI CONSUMED ON NET HOLDING = 11/3	
B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1. PURELY RESIDENTIAL BUILT-UP AREA (4608.67 - 186.73)	4421.94
2. REMAINING NON-RESIDENTIAL BUILT-UP AREA	186.73
C. DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1 Fungible Built Up Area component proposed vide DCR 35 (4) for purely Residential = or < (4421.94 X 0.35) = 1547.68	1418.50
2 Fungible Built Up Area component proposed vide DCR 35 (4) for Non-residential (186.73 X 0.35) = 65.36	65.07
3 Total Fungible Built-up Area vide DCR 35(4) = (C1+C2)	1483.57
4 Total GROSS BUILT UP AREA proposed (11 + C3)	6092.24
D. TENENT STATEMENT	
(i) PROPOSED AREA (Item C,4 above)	6092.24
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (Shop etc.)	251.80
(iii) AREA AVAILABLE FOR TENEMENTS ((i) minus (ii))	5840.44
(iv) TENEMENTS PERMISSIBLE (Density of tenements/hectare)	263
(v) TENEMENTS PROPOSED	78
(vi) TENEMENTS EXISTING	40
TOTAL TENEMENTS ON THE PLOT	118
D. PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR CAR (25 + 09 + 03 + 01)	38
SCOOTER / MOTOR CYCLE OUTSIDER (Visitor)	-
(ii) COVERED GARAGES PERMISSIBLE	2080.00
(iii) COVERED GARAGES PROPOSED CAR	-
SCOOTER / MOTOR CYCLE OUTSIDER (Visitor)	11
TOTAL PARKING PROVIDED	49
E. TRANSPORT VEHICLES PARKING	
(i) SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA :
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 29/06/05 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 877.47 SQ.M. (EIGHT HUNDRED SEVENTY SEVEN POINT FOUR SEVEN SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS .

SIGNATURE OF THE ARCHITECT

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :

STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. Mhads - 105/694/2021
Date: 16 SEP 2021

NAME AND SIGN. OF OWNER
DR. SHAMSHER SHAH PATIL

CONTENTS OF SHEET :
1ST FLOOR PLAN,
BLOCK & LOCATION PLAN,
PLOT AREA DIG. & CALC.
BUILT-UP AREA DIG. & CALC.

JOB TITLE:
Proposed Amalgamation and Change of User of Flat no.1,2,3,4,5,7 and Proff.Off. to Nursing Home at 1st Floor on bearing Bldg.no. 4, C.T.S no 195(pt) s.no.106/A, MHADA LAYOUT, at D.N. NAGAR, Andheri (w) Mumbai.

DRAWING TITLE:
DWG FOR MISCELLANEOUS APPROVAL

JOB NO:
RDP / DNA / US / 07 / 213

DRWG NO:
RDP / DNA / 01 - 02

REV. SUFFIX :
SCALE AS STATED DATE 2021 01 15
DRAWN RUPESH CHECKED

SPACE MOULDERS
An Architectural Studio

Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer,
281/229, Mollat Nagar No. 1,
Goregaon (W), Mumbai-400104.
+9122 2872 2184 / 7116
spacemoulders@yahoo.co.in
www.spacemoulders.com

DR. SHAMSHER SHAH PATIL
M.B.B.S. FAGE (Mumbai)
M.S. General Surgery (Mumbai)

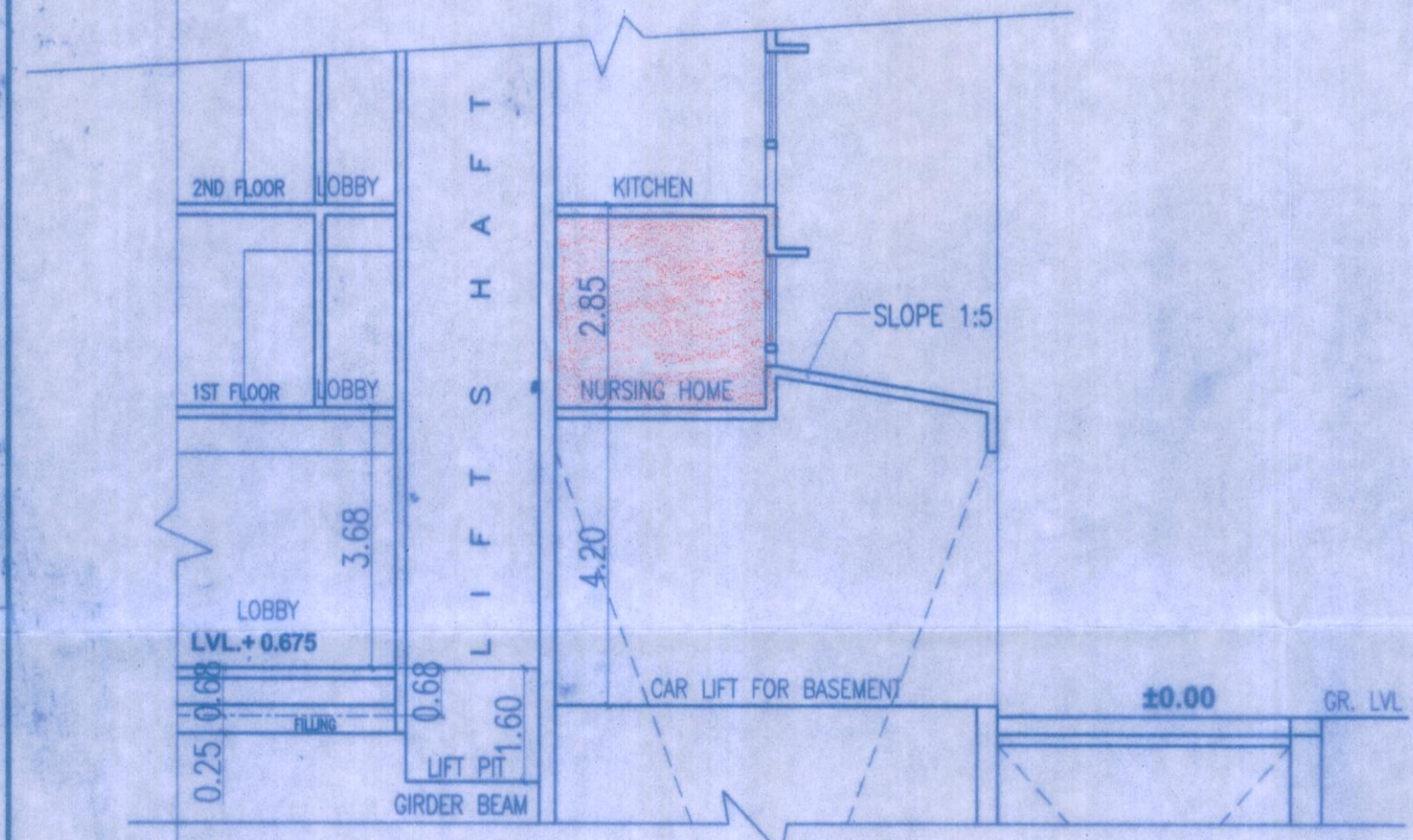
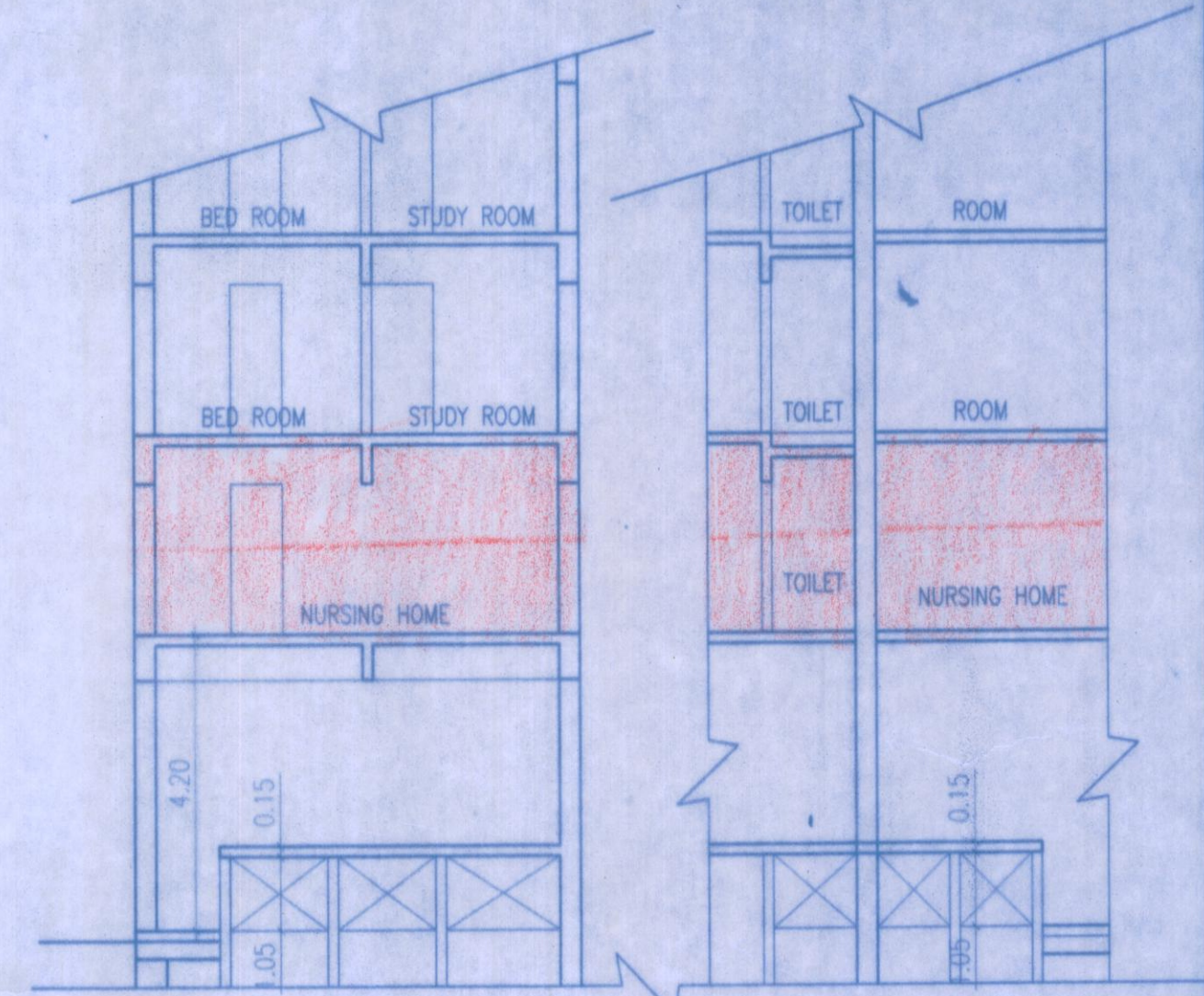
EXISTING WALLS TO BE DEMOLISHED

AS PER DCR - 1991 ALLREADY APPROVED

PARKING REQUIERMENT	2ND TO 11TH FLOOR				NO. OF TENAMENT	PARKING REQUIRED
	TENAMENT NO.	1&8	2,3,6&7	4		
RESIDENTIAL	NO. OF T/S	20	38	08	09	75
	LIVING	7.84	17.39	8.40	7.43	
	ALCOVE/KITCHEN	4.50	6.48	5.94	5.09	
	DINING	-	-	-	-	
	POOJA RM.	-	-	-	-	
	BED ROOM	-	7.55	-	-	
	BED ROOM	-	11.81	-	-	
	ROOM	-	-	8.46	-	
	ROOM	8.24	-	7.21	8.17	
	BALCONY	0.66	-	1.56	0.80	
	STORE	3.00	-	3.00	3.00	
	TOILET	-	2.42	2.21	2.58	
	TOILET	2.58	2.40	2.32	-	
	TOILET	-	-	-	-	
	PASSAGE	1.50	3.00	-	-	
	TOTAL	28.32	51.05	39.10	27.07	
1 FOR 8 T/S	BELOW 35.00	20	-	-	09	29
1 FOR 4 T/S	35.01 TO 45.00	-	-	08	-	08
1 FOR 2 T/S	45.01 TO 70.00	-	38	-	-	38
1 FOR 1 T/S	ABOVE 70.00	-	-	-	-	-
PARKING FOR RESIDENTIAL						25
PARKING FOR RESIDENTIAL VISITORS 25% OF ABOVE						06
TOTAL PARKING REQUIRED						31

AS PER DCR - 2034 ALLREADY APPROVED

PARKING REQUIERMENT	11TH FLR REHAB		12TH FLR REHAB		12TH TO 16TH FLOOR SALE			NO. OF TENAMENT	PARKING REQUIRED
	TENAMENT NO.	2	3	1&8	2,3,6&7	4	5		
RESIDENTIAL	NO. OF T/S	01	01	10	19	05	04	40	
	LIVING	18.19	18.19	8.42	18.19	8.67	7.71		
	ALCOVE/KITCHEN	6.48	6.48	4.67	6.48	5.94	5.10		
	DINING	-	-	-	-	-	-		
	POOJA RM.	-	-	-	-	-	-		
	STUDY ROOM	7.84	7.84	-	7.84	-	-		
	BED ROOM	12.38	12.38	-	12.38	-	-		
	ROOM	-	-	8.99	-	10.80	10.30		
	BALCONY	-	-	-	-	-	-		
	STORE	-	-	5.20	-	3.23	3.23		
	TOILET	3.38	3.38	-	3.38	2.38	2.90		
	TOILET	3.03	3.03	2.90	3.03	2.31	-		
	TOILET	-	-	-	-	-	-		
	PASSAGE	3.00	3.00	-	3.00	-	-		
	TOTAL	54.30	54.30	30.18	54.30	42.30	29.24		
1 FOR 8 T/S	BELOW 45.00	-	-	-	-	-	-	-	-
1 FOR 4 T/S	45.01 TO 60.00	01	01	-	-	-	-	02	01
1 FOR 2 T/S	60.01 TO 90.00	-	-	-	-	-	-	-	-
1 FOR 1 T/S	ABOVE 90.01	-	-	-	-	-	-	-	-
AS PER DCR - 2034 PARKING FOR SALE FLATS									
1 FOR 8 T/S	BELOW 45.00	-	-	10	-	05	04	19	2.40
1 FOR 4 T/S	45.01 TO 60.00	-	-	-	-	-	-	19	4.75
1 FOR 2 T/S	60.01 TO 90.00	-	-	-	-	-	-	-	-
1 FOR 1 T/S	ABOVE 90.01	-	-	-	-	-	-	-	-
PARKING FOR RESIDENTIAL									
PARKING FOR RESIDENTIAL VISITORS 5% OF ABOVE									
SHOP ON GROUND FLOOR AREA = 38.59 (1 FOR 150.00 SQ.M.)									
PARKING FOR COMMERCIAL VISITORS 10% OF ABOVE or MINIMUM 2 NOS									
TOTAL PARKING REQUIRED									



SECTION AT X2-X2
SCALE 1:100

FLOORS	BUILT-UP AREA		EXCESS REFUGE	FINS AREA IN F.S.I	STAIRCASE AREA	TOTAL BUILT-UP AREA
	IN SQ.MT.	TOTAL IN SQ.MT.				
GR. FLOOR	11.00+38.59	49.59	-	-	-	49.59
1ST FLOOR	59.52+213.21	372.73	-	0.45	41.64+18.59	373.18
2ND FLOOR	315.05	315.05	-	0.45	38.80	315.50
3RD FLOOR	394.10	394.10	-	0.45	38.80	394.55
4TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
5TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
6TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
7TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
8TH FLOOR	288.17	288.17	1.21	0.45	40.25	289.83
9TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
10TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
11TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
12TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
13TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
14TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
15TH FLOOR	360.90	360.90	0.50	-	38.80	361.40
16TH FLOOR	391.49	391.49	-	0.45	38.80	391.94
TOTAL	6086.93	1.71	3.80	643.68	6092.24	

BUILT-UP AREA STATEMENT

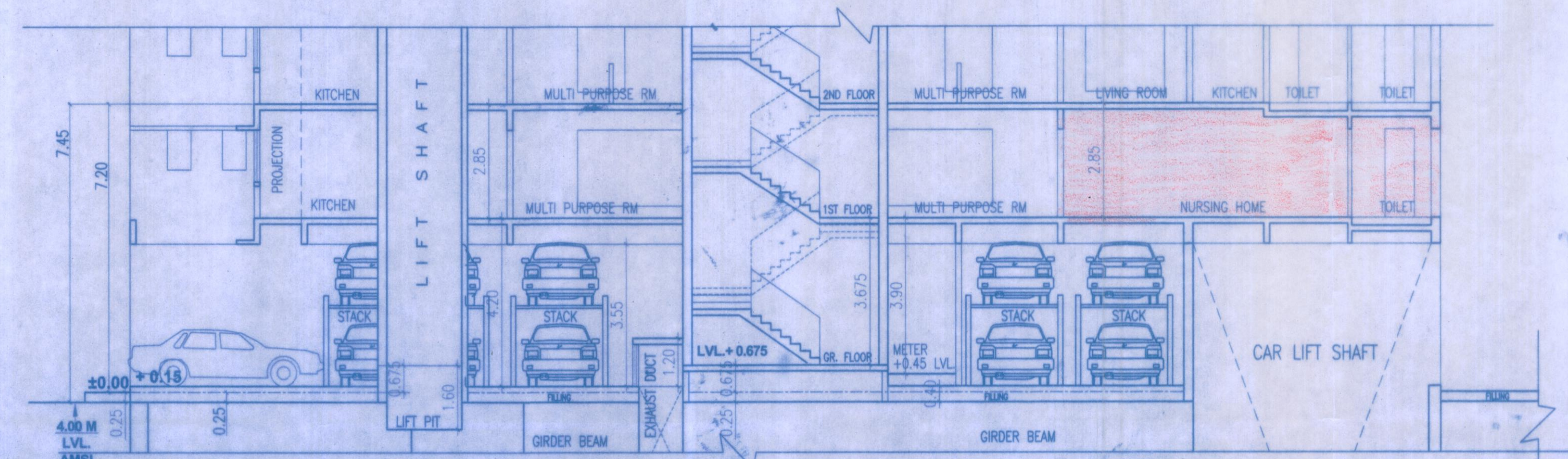
NOW PROPOSED

PARKING REQUIERMENT	1ST FLOOR			NO. OF TENAMENT	PARKING REQUIRED
	TENAMENT NO.	1	7		
RESIDENTIAL	NO. OF T/S	01	01	01	03
	TOTAL	39.36	61.05	29.65	
1 FOR 8 T/S	BELOW 45.00	01	-	01	02
1 FOR 4 T/S	45.01 TO 60.00	-	01	-	01
1 FOR 2 T/S	60.01 TO 90.00	-	-	-	-
1 FOR 1 T/S	ABOVE 90.01	-	-	-	-
PARKING FOR RESIDENTIAL					01
PARKING FOR RESIDENTIAL VISITORS 5% OF ABOVE					01
TOTAL PARKING REQUIRED					02

NURSING HOME NOW PROPOSED ON 1ST FLOOR AS PER DCR - 2034

NURSING HOME ON 1ST FLOOR AREA = 213.21 (1 FOR 80 SQ.M.)	03
PARKING FOR COMMERCIAL VISITORS 10% OF ABOVE or MINIMUM 2 NOS	02
TOTAL PARKING REQUIRED	05

TOTAL PARKING REQUIRED = 31 + 11 + 2 + 5 = 49



SECTION AT X-X SCALE 1:100

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS :	 An Architectural Studio Chandan Kelekar Architect, Interior Designer. 281/2229, Metta's Nagar No.1, Goregaon (W), Mumbai-400 104. +91 22 2872 2184 / 7116 spmoulders@yahoo.co.in www.spacemoulders.com
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in this office Letter No. Mhada-105/1094/2021 Date: 16 SEP 2021	Ex. Eng. Bldg. Permiss. Cell, Greater Mumbai Maharashtra Housing & Area Development Authority
NAME AND SIGN. OF OWNER:	JOB TITLE:
DR. SHAMSHER SHAM PATIL	Proposed Amalgamation and Change of User of Flat no.1,2,3,4,5,7 and Proff.Off to Nursing Home at 1st Floor on bearing Bldg.no. 4, C.T.S no 195(pt) s.no.106/A, MHADA LAYOUT, at D.N. NAGAR, Andheri (w) Mumbai.
CONTENTS OF SHEET :	DRAWING TITLE:
SECTION AT X-X, X1-X1, Y1-Y1, X2-X2 CARPET & CAR PARKING STAT. BUILT-UP AREA STATEMENT.	DWG FOR MISCELLANEOUS APPROVAL
JOB NO: RDP / DNA / US / 07 / 213	NORTH:
DRWG NO: RDP / DNA / 02 - 02	REV. SUFFIX : SCALE AS STATED DATE 2021 01 13 DRAWN RUPESH CHECKED