

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

CE / 6422 / BPES / AM .28 JUN 2016

**FULL OCCUPATION UNDER REG.6 (7)\* AND  
BUILDING COMPLETION CERTIFICATE UNDER REG.6 (6)\***

To,

M/s. Central colony Bldg No: 1 & 2 C.H.S.Ltd.  
Near Railway level crossing,  
Chembur,  
Mumbai - 400 071.

Sub: - Full Occupation / Building Completion Certificate for the proposed commercial cum residential building of Wing 'A' comprising of basement for parking + Gr. for shops + 1<sup>st</sup> to 7<sup>th</sup> upper floors for I.T. office user and Wing 'B' & 'C' comprising of basement for parking + still + 1<sup>st</sup> to 6<sup>th</sup> upper floors for residential user on plot bearing C.T.S. No. 555, 555/1 to 8 of village Chembur at Central Colony Road, Chembur.

Gentleman,

The full development work of commercial cum residential building of Wing 'A' comprising of basement for parking + Gr. for shops + 1<sup>st</sup> to 7<sup>th</sup> upper floors for I.T. office user and Wing 'B' & 'C' comprising of basement for parking + still + 1<sup>st</sup> to 6<sup>th</sup> upper floors for residential user on plot bearing C.T.S. No. 555, 555/1 to 8 of village Chembur at Central Colony Road, Chembur, Mumbai, is completed under the supervision of Licensed Surveyor Shri. Ashish Bhatt, having License No. B/262/LS, Licensed Structural Engineer Shri. Vikas V. Gokhale, having License No. STR/G/42 & Site Supervisor Shri J. Ansari Ishtiyaque Ahmed, having License No. A/6/SS-I and as per Development Completion Certificate submitted by the Licensed Surveyor and as per Completion Certificate issued by Chief Fire officer u/no. FB/HR/RV/302 dated 07.08.2015. The same may be occupied and Completion Certificate submitted by you is hereby accepted.

One set of certified completions plans is hereby returned in the token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

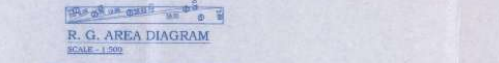
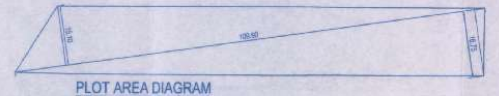
*R. Bhatnagar*  
28/6/16  
Executive Engineer  
(Building Proposal) E.S.-I



**PROFORMA - A**

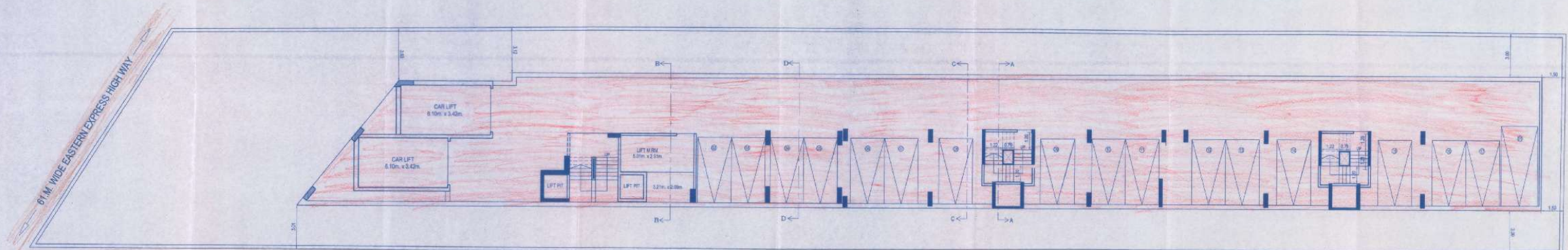
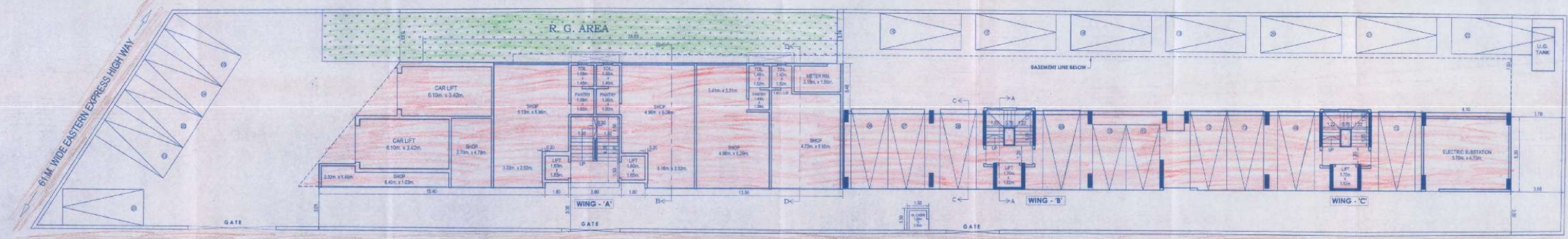
A) AREA STATEMENT	SQ.MTS.
1 Area of Plot as per C.T.S. record	1500.15
2 Deductions for	
a) Road Suburban Area	---
b) Proposed Road	---
c) Any Reservation	---
d) % amenity space as per DCR 59/57 (sub-plot)	---
Total Deductions (a+b+c+d)	---
3 Balance Area of Plot (1-2)	1500.15
4 Deduction for Reservation Group (II Deduction) 15%	---
5 Net Floor Area (3-4)	1500.15
6 Addition for Floor Slope (10%)	---
7a) 100% Set Back Area	---
7b) 100% O.P. Road	---
7 Total Area (5+6+7)	1500.15
8 Floor Space Index Permissible	2.154
9 No/Floor Space Index Credit available by Development Rights	---
Addition for four space index	---
9a) 0.33 F.S.I. as per DCR 32	---
9b) % as per DCR 33 (1)	---
9c) Other	---
10 Permissible Floor Area (7 x 8) (As per Mhade No.)	3296.93
11 Existing Floor Area	---
12 Proposed Built up Area	3296.96
13 Extra Balcony area taken in Floor Space Index	---
14A) Purely Residential Built up area (As per Mhade N.O.C.)	1375.23
14B) Remaining Non-Residential Built up area (As per Mhade N.O.C.)	1921.70
14) TOTAL Built-up proposed (11+12+13)	3296.93
15 Floor Space Index consumed	2.15
16 Floor Space Index remaining	---
<b>B) Details of FSI available as per DCR 35(4)</b>	
1 Fungible Built Up Area component proposed vide DCR 35(4) for purely residential = 1375.23 x 0.33 = 453.33	453.33
2 Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential = 1921.70 x 0.33 = 634.16	634.16
3 Total Fungible Built Up Area vide DCR 35(4) (B.1 + B.2)	1087.49
4 Total Gross Built Up Area permissible (14 + B.3)	4181.48
5 Total Gross Built Up Area proposed	4130.35
<b>C) Tenement Statement</b>	
1 Proposed Area (Item A, 12 above)	4150.38
2 Less Non-Residential Area (Item 1)	2292.94
3 Area Available for Tenements (1-2)	1857.44
4 Tenements Permissible (Density of Tenements 450/Ha)	83 Nos.
5 Tenements Proposed	24 Nos.
6 Tenements Existing	---
7 Total Tenements on the Plot (4 get already on site)	24 Nos.
<b>D) PARKING AREA STATEMENT</b>	
1 Parking Required by Regulation (R.P. 718 F.O.S)	58 Nos.
2 Covered Garages Permissible	---
3 Total Parking Provided	58 Nos.
<b>E) Transport Vehicles Parking</b>	
1 Space for transport vehicles parking required by Regulations	---
2 Total no. of transport vehicles parking spaces provided	---

S.No	DESCRIPTION	Sq.Mt.	Land	Reap	Area
A)	BUILT UP AREA OF RENOVATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES PROPOSED TO BE RE-ACCREDITED (R-4)	962.55	---	---	---
B)	BUILT UP AREA OF RENOVATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURES	161	---	---	---
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCREDITED (R-4)	1123.55	---	---	---
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT RENOVATION BUILT UP AREA COMPONENT (R-4 R-5 R-6 R-7)	156.69	---	---	---
E)	FUNGIBLE BUILT UP AREA COMBINED FOR RENOVATION COMPONENT OF PURELY RESIDENTIAL USE	1266.89	---	---	---
F)	FUNGIBLE BUILT UP AREA COMBINED FOR RENOVATION COMPONENT OF PURELY NON-RESIDENTIAL USE	336.89	---	---	---
G)	FUNGIBLE BUILT UP AREA COMBINED FOR RENOVATION COMPONENT	1603.78	---	---	---
H)	(B.1) + (B.2)	0.35	---	---	---
I)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING ROAD	143.32	Rs. 27,500/-	100164307	Rs. 23,14,400/-
J)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR COMMERCIAL EXCLUDING ROAD	302.05	Rs. 27,500/-	100164307	Rs. 8,31,400/-



**R.G. AREA CALCULATION**

ADDITION	Area
1 15.75 x 16.75	262.88
2 15.75 x 16.75	262.88
3 15.75 x 16.75	262.88
4 15.75 x 16.75	262.88
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97 15.75 x 16.75	262.88
98 15.75 x 16.75	262.88
99 15.75 x 16.75	262.88
100 15.75 x 16.75	262.88



**PROFORMA-B**

**CONTENT OF SHEET**

BASEMENT & GROUND FLOOR PLAN, BUILT UP AREA SUMMARY, PARKING AREA STATEMENT, BLOCK & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLAN JUN 2016

**CERTIFICATE OF AREA**

I hereby certify that I have surveyed the plot under reference on which this plan is submitted and that the dimensions of the plot as shown on the plan are as measured on site and the area so worked out is 1500.15 sq.mt. and that the area shown on the plan is more than the area stated in the document of ownership. Town Planning Scheme Record.

**DESCRIPTION OF PROPOSAL**

OCCUPATION PLAN OF PROPOSED BUILDING ON LAND BEARING CTS No. 565, 555 1 TO 8 OF VILLAGE CHEMBUR, TALUKA - KURLA B. S. D. MUMBAI.

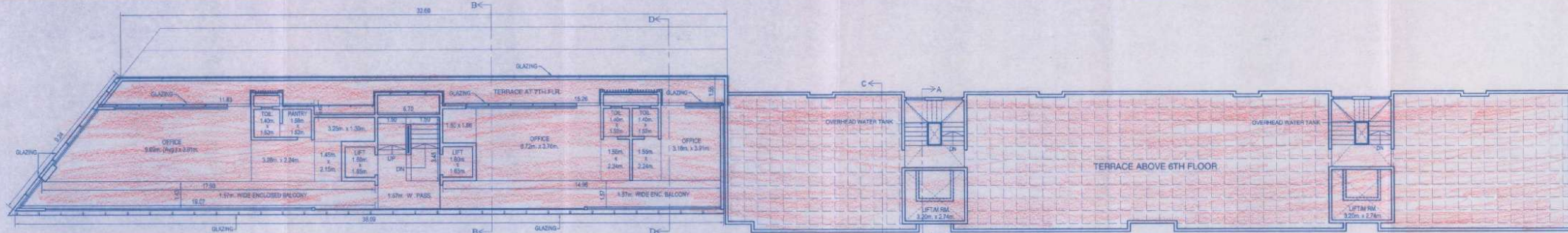
**NAME AND SIGNATURE OF OWNER**

ASHISH BHATT  
 CO-OP HOUSING SOC. LTD.

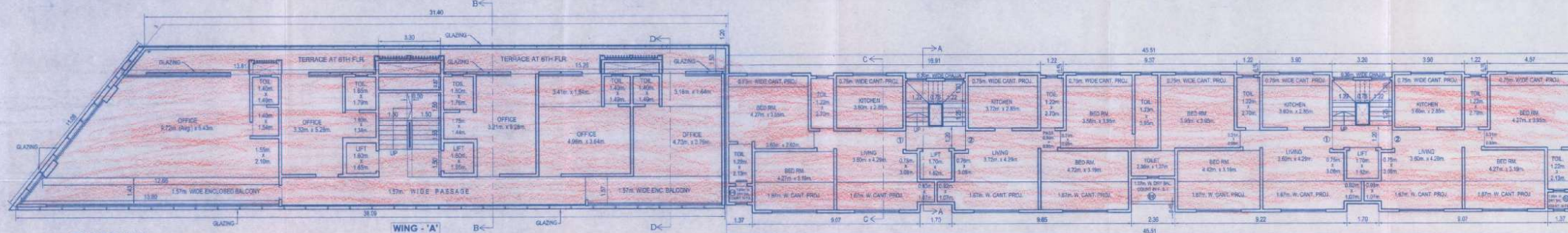
**NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR**

ASHISH BHATT  
 SHOP NO. 13 & 14, LOWER GROUND FLOOR, RUMAL COMMERCIAL COMPLEX, NEXT TO SANTOSH MATA TEMPLE, MALINDI WEST, MALINDI - 400005.

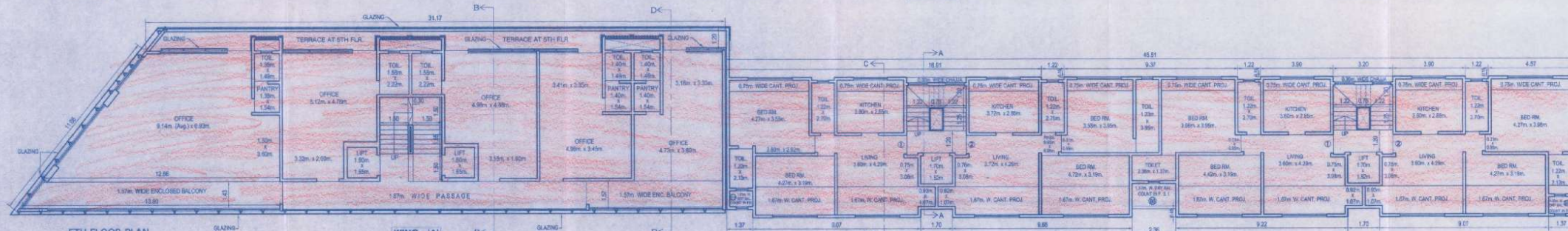




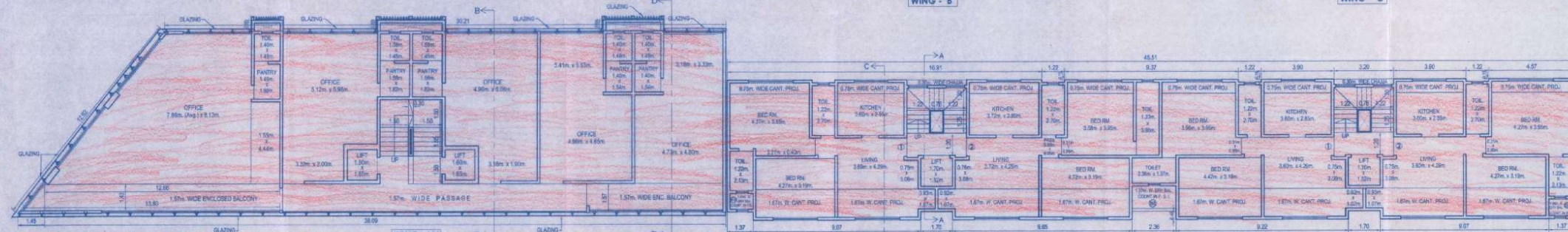
7TH FLOOR PLAN  
SCALE: 1:100



6TH FLOOR PLAN  
SCALE: 1:100



5TH FLOOR PLAN  
SCALE: 1:100



1ST TO 4TH FLOOR PLAN  
SCALE: 1:100

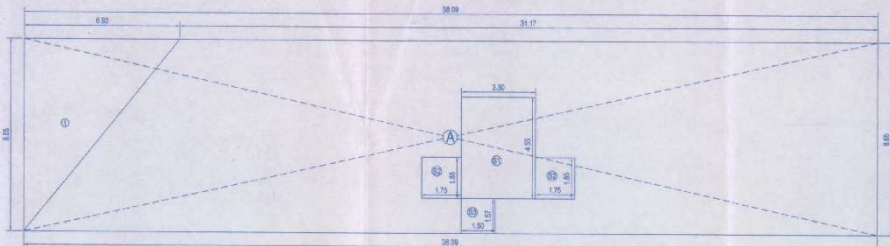
28 JUN 2016  
Wing 'A' comprising of basement for parking + cr. for shops + 1st to 7th upper floors for I.T. office users and wing 'B' & 'C' comprising of basement for parking + lift + 1st to 6th upper floors for Full Part Occupation residential users  
Floors/Building No.  
It is hereby granted subject to conditions mentioned in this office letter No. CE/6422/B.P.E.SIA/17

Rakulika  
Flooring Engineer  
/ Eastern Suburbs - I  
S.E.(E)/M-1  
Date 26/6/16

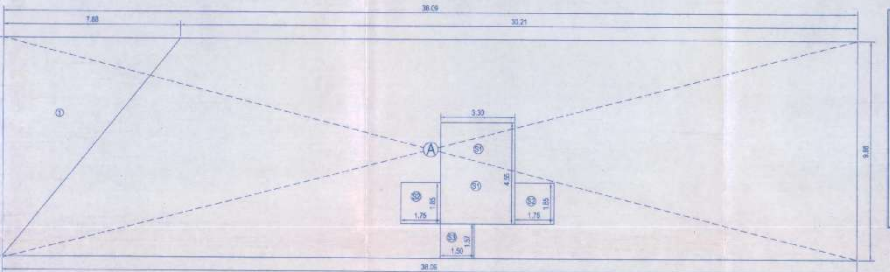
28 JUN 2016  
28 JUN 2016

PROFORMA-B	
CONTENT OF SHEET	
1ST TO 6TH FLOOR PLAN	
STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN
DESCRIPTION OF PROPOSAL	
OCCUPATION PLAN OF PROPOSED BUILDING ON LAND BEARING CTS NO. 555, 5551 TO 8 OF VILLAGE CHEMBUR, TALUKA - KURLA B. S. D., MUMBAI.	
NAME AND SIGNATURE OF OWNER	
CENTRAL COLONY BLDG. & 2 CENTRALS CD - OP HOUSING SOC. LTD.	
JOB No.	DATE
DRG No.	CHK. BY
2/4	ASHISH
NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR	
ASHISH BHATT SHOP NO. 13 & 14, LOWER GROUND FLOOR, RUNVAL COMMERCIAL COMPLEX, NEXT TO SANTOSH MATA TEMPLE, MULUND (WEST), MUMBAI - 400030	

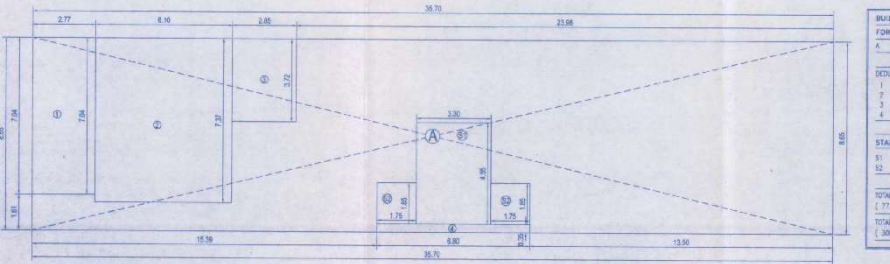




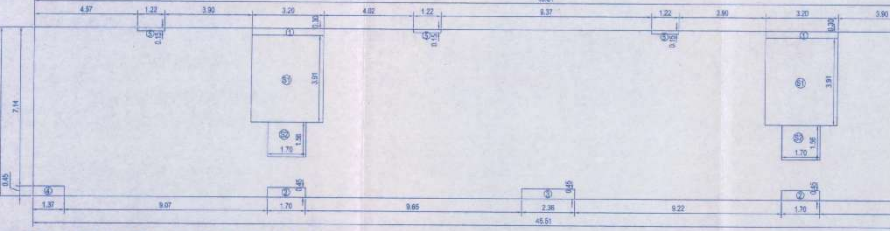
AREA LINE DIAGRAM. ( WING - 'A')  
(6TH FLOOR.)  
SCALE :- 1:100



AREA LINE DIAGRAM. ( WING - 'A')  
(1ST TO 5TH FLOOR.)  
SCALE :- 1:100



AREA LINE DIAGRAM. ( WING - 'A')  
(GROUND FLOOR.)  
SCALE :- 1:100



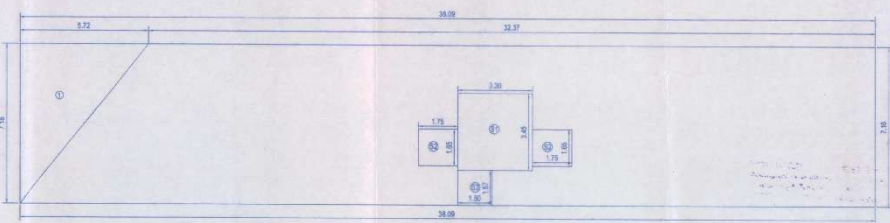
AREA LINE DIAGRAM. ( WING - 'B' & 'C')  
(6TH FLOOR.)  
SCALE :- 1:100

**BUILT UP AREA CALCULATION FOR 6TH FLOOR. (WING-A)**

A	38.08 X 8.65 X 1NO = 329.48 SQ.MT
TOTAL ADDITION	= 329.48 SQ.MT
REDUCTIONS	
S1	1.03 X 6.80 X 1NO = 6.99 SQ.MT
S2	1.75 X 1.85 X 2NO = 6.48 SQ.MT
S3	1.30 X 1.51 X 1NO = 1.96 SQ.MT
TOTAL DEDUCTION	= 15.43 SQ.MT
TOTAL BUILT - UP AREA	= 314.05 SQ.MT

**BUILT UP AREA CALCULATION FOR 7TH FLOOR. (WING-A)**

A	38.09 X 7.71 X 1NO = 274.48 SQ.MT
TOTAL ADDITION	= 274.48 SQ.MT
REDUCTIONS	
S1	1.75 X 1.85 X 2NO = 6.48 SQ.MT
S2	1.30 X 1.51 X 1NO = 1.96 SQ.MT
TOTAL DEDUCTION	= 8.44 SQ.MT
TOTAL BUILT - UP AREA	= 266.04 SQ.MT



AREA LINE DIAGRAM. ( WING - 'A')  
(7TH FLOOR.)  
SCALE :- 1:100

**BUILT UP AREA CALCULATION FOR 1ST TO 5TH FLOOR. (WING-A)**

A	38.09 X 8.86 X 1NO = 337.57 SQ.MT
TOTAL ADDITION	= 337.57 SQ.MT
REDUCTIONS	
S1	1.03 X 7.88 X 1NO = 8.10 SQ.MT
S2	1.75 X 1.85 X 2NO = 6.48 SQ.MT
S3	1.30 X 1.51 X 1NO = 1.96 SQ.MT
TOTAL DEDUCTION	= 16.54 SQ.MT
TOTAL BUILT - UP AREA	= 321.03 SQ.MT

**BUILT UP AREA CALCULATION FOR 6TH FLOOR. (WING-A)**

A	38.09 X 8.65 X 1NO = 329.48 SQ.MT
TOTAL ADDITION	= 329.48 SQ.MT
REDUCTIONS	
S1	1.03 X 6.80 X 1NO = 6.99 SQ.MT
S2	1.75 X 1.85 X 2NO = 6.48 SQ.MT
S3	1.30 X 1.51 X 1NO = 1.96 SQ.MT
TOTAL DEDUCTION	= 15.43 SQ.MT
TOTAL BUILT - UP AREA	= 314.05 SQ.MT

**BUILT UP AREA CALCULATION FOR 7TH FLOOR. (WING-A)**

A	38.09 X 7.71 X 1NO = 274.48 SQ.MT
TOTAL ADDITION	= 274.48 SQ.MT
REDUCTIONS	
S1	1.75 X 1.85 X 2NO = 6.48 SQ.MT
S2	1.30 X 1.51 X 1NO = 1.96 SQ.MT
TOTAL DEDUCTION	= 8.44 SQ.MT
TOTAL BUILT - UP AREA	= 266.04 SQ.MT

**CARPET AREA STATEMENTS**

**FLAT NO. 1 (WING - B)**

1 LIVING RM.	3.60 X 4.29 X 1 NOS. = 15.44 SQ.MT
2 KITCHEN	0.93 X 1.07 X 1 NOS. = 1.00 SQ.MT
3 PASSAGE	0.90 X 0.95 X 1 NOS. = 0.86 SQ.MT
4 BED RM.	4.27 X 3.19 X 1 NOS. = 13.62 SQ.MT
5 BED RM.	4.37 X 3.55 X 1 NOS. = 15.52 SQ.MT
6 TOILET	1.22 X 2.70 X 1 NOS. = 3.29 SQ.MT
7 TOILET	1.22 X 0.95 X 1 NOS. = 1.16 SQ.MT
TOTAL ADDITIONS	= 67.04 SQ.MT

**FLAT NO. 2 (WING - B)**

1 LIVING RM.	3.72 X 4.39 X 1 NOS. = 16.36 SQ.MT
2 KITCHEN	0.93 X 1.07 X 1 NOS. = 1.00 SQ.MT
3 PASSAGE	0.90 X 0.95 X 1 NOS. = 0.86 SQ.MT
4 BED RM.	4.37 X 3.19 X 1 NOS. = 13.95 SQ.MT
5 BED RM.	3.58 X 3.55 X 1 NOS. = 12.71 SQ.MT
6 TOILET	1.22 X 2.70 X 1 NOS. = 3.29 SQ.MT
7 TOILET	1.23 X 0.95 X 1 NOS. = 1.17 SQ.MT
TOTAL ADDITIONS	= 68.38 SQ.MT

**FLAT NO. 1 (WING - C)**

1 LIVING RM.	3.60 X 4.29 X 1 NOS. = 15.44 SQ.MT
2 KITCHEN	0.92 X 1.07 X 1 NOS. = 0.98 SQ.MT
3 PASSAGE	0.90 X 0.95 X 1 NOS. = 0.86 SQ.MT
4 BED RM.	4.42 X 3.19 X 1 NOS. = 14.10 SQ.MT
5 BED RM.	3.96 X 3.55 X 1 NOS. = 14.06 SQ.MT
6 TOILET	1.22 X 2.70 X 1 NOS. = 3.29 SQ.MT
7 TOILET	1.22 X 0.95 X 1 NOS. = 1.16 SQ.MT
TOTAL ADDITIONS	= 66.29 SQ.MT

**FLAT NO. 2 (WING - C)**

1 LIVING RM.	3.60 X 4.29 X 1 NOS. = 15.44 SQ.MT
2 KITCHEN	0.93 X 1.07 X 1 NOS. = 1.00 SQ.MT
3 PASSAGE	0.90 X 0.95 X 1 NOS. = 0.86 SQ.MT
4 BED RM.	4.27 X 3.19 X 1 NOS. = 13.62 SQ.MT
5 BED RM.	4.37 X 3.55 X 1 NOS. = 15.52 SQ.MT
6 TOILET	1.22 X 2.70 X 1 NOS. = 3.29 SQ.MT
7 TOILET	1.22 X 0.95 X 1 NOS. = 1.16 SQ.MT
TOTAL ADDITIONS	= 66.26 SQ.MT

**BUILT UP AREA CALCULATION FOR GROUND FLOOR. (WING-A)**

A	35.70 X 8.65 X 1NO = 308.81 SQ.MT
TOTAL ADDITION	= 308.81 SQ.MT
REDUCTIONS	
S1	2.27 X 7.06 X 1NO = 16.02 SQ.MT
S2	0.50 X 7.71 X 1NO = 3.86 SQ.MT
S3	2.85 X 3.72 X 1NO = 10.60 SQ.MT
S4	6.80 X 0.26 X 1NO = 1.78 SQ.MT
TOTAL DEDUCTION	= 32.26 SQ.MT
TOTAL BUILT - UP AREA	= 276.55 SQ.MT

**STAIRCASE AREA STATEMENT**

FLOORS	BU AREA SQ.MTS	BU AREA PROR SQ.MTS @ 10%	TOTAL BU AREA SQ.MTS
GR.FLR	21.25	2.13	23.38
1ST FLR	23.91	2.39	26.30
2ND FLR	23.91	2.39	26.30
3RD FLR	23.91	2.39	26.30
4TH FLR	23.91	2.39	26.30
5TH FLR	23.91	2.39	26.30
6TH FLR	23.91	2.39	26.30
7TH FLR	19.63	1.96	21.59
TOTAL	184.54	18.45	203.00

**BUILT UP AREA CALCULATION FOR 8TH FLOOR. (WING-A)**

A	35.70 X 8.65 X 1NO = 308.81 SQ.MT
TOTAL ADDITION	= 308.81 SQ.MT
REDUCTIONS	
S1	2.27 X 7.06 X 1NO = 16.02 SQ.MT
S2	0.50 X 7.71 X 1NO = 3.86 SQ.MT
S3	2.85 X 3.72 X 1NO = 10.60 SQ.MT
S4	6.80 X 0.26 X 1NO = 1.78 SQ.MT
TOTAL DEDUCTION	= 32.26 SQ.MT
TOTAL BUILT - UP AREA	= 276.55 SQ.MT

**CARPET AREA BEFORE PARKING**

NO.	AREA (SQ.M)	NO. OF FLATS	REQ. PARKING
SHOP	1470.80	1	20.00
1ST OFFICE	2275.79	1	18.40
BELOW 40.00	1 PANK / TENE		NIL
BELOW 50.00	1 PANK / TENE		NIL
ABOVE 50.00	1 PANK / TENE	24	12.20
ABOVE 75.00	1 PANK / TENE		NIL
TOTAL		24	32.60
10% ADDITIONAL PARKING FOR VISITORS (COMM.)			3.26
10% ADDITIONAL PARKING FOR VISITORS (RES.)			17.20
TOTAL			53.06
PARKING PROVIDED			39.00

**PROFORMA-B**

ALL FLOOR BUILT UP AREA CALCULATION, PARKING & CARPET AREA STATEMENT, BUILT UP AREA SUMMARY & STAIRCASE AREA STATEMENT.

STAMP OF DATE OF 06 JUN 2016 STAMP OF APPROVAL RECEIPT OF PLAN OF PLAN

I hereby granted subject to conditions mentioned in the office order no. 02/04/22, A.P.E.S.I.A.

(Excise & Engineer Building Proposal of Esplanade) - I

**BUILT-UP AREA SUMMARY**

FLOORS	BU AREA SQ.MTS	BU AREA PROR SQ.MTS @ 10%	TOTAL BU AREA SQ.MTS
GR.FLR	209.82	20.98	230.80
1ST FLR	312.81	31.28	344.09
2ND FLR	312.81	31.28	344.09
3RD FLR	312.81	31.28	344.09
4TH FLR	312.81	31.28	344.09
5TH FLR	312.81	31.28	344.09
6TH FLR	312.81	31.28	344.09
7TH FLR	276.55	27.66	304.21
8TH FLR	276.55	27.66	304.21
TOTAL	2282.94	228.29	2511.23

PROPOSED TOTAL BUILT-UP AREA = 4138.38 SQ.MT.

**DESCRIPTION OF PROPOSAL**

OCCUPATION PLAN OF PROPOSED BUILDING ON LAND BEARING CTS NO. 555, 555 110 OF VILLAGE CHENBUR, TALUKA - KURGA, S.D. MUMBAI.

**NAME AND SIGNATURE OF OWNER**

For Rent/Lease/Use of 1170 sq. m. in S.D. MUMBAI

**CENTRAL COLONY BLDG 1 & 2**

CO - OP. HOUSING SOC. LTD.

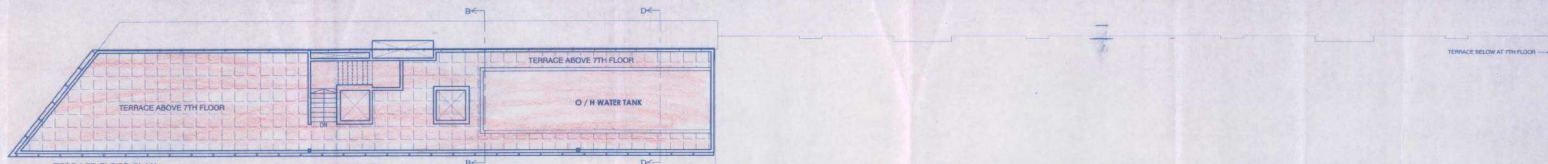
**JOB No. 3/4**    **DATE 06/06/22**    **CHK. BY ASHISH**    **REVISION**

**NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR**

**ASHISH BHATT**

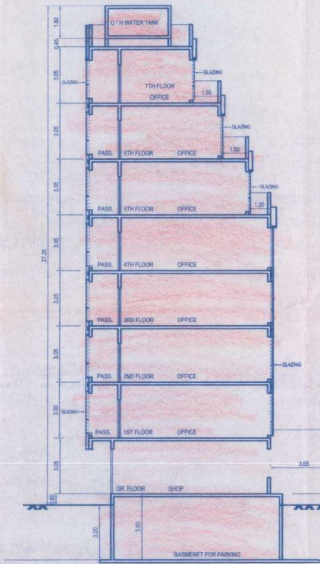
SHOP NO. 13 & 14, LOWER GROUND FLOOR, RUMUNA COMMERCIAL COMPLEX, NEXT TO SANTOSH MATH TEMPLE, MULUND (WEST), MUMBAI - 400006.



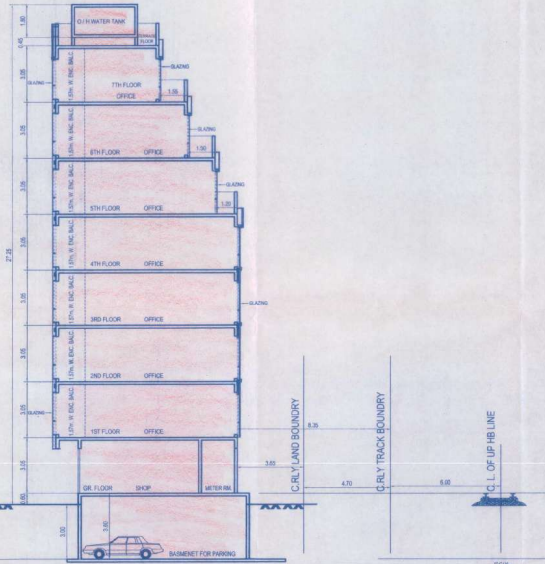


TERRACE FLOOR PLAN  
SCALE: 1/100

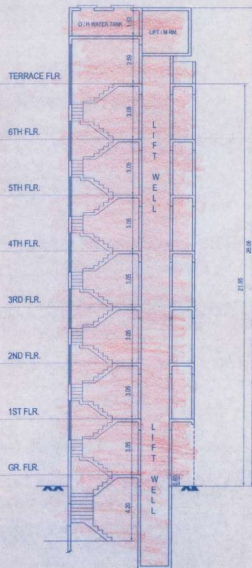
WING - 'A'



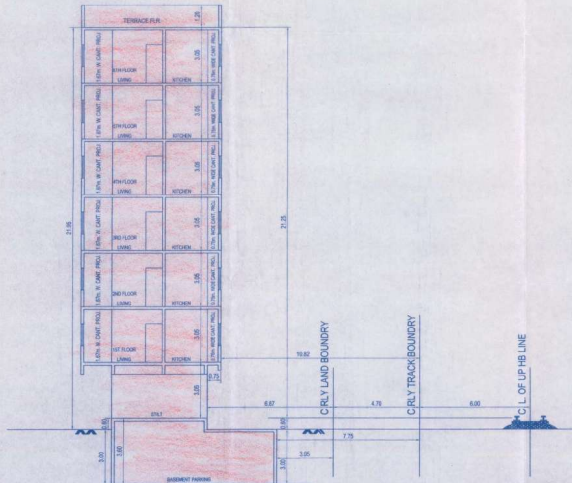
SECTION AT B-B ( COMMERCIAL )  
SCALE: 1/100



SECTION AT D-D ( COMMERCIAL )  
SCALE: 1/100



SECTION AT A-A ( RESIDENTIAL )  
SCALE: 1/100



SECTION AT C-C ( RESIDENTIAL )  
SCALE: 1/100

28 JUN 2016

Wing 'A' comprising of basement for parking & ground floor shops up to 7th upper floors for I.T. office use and wing 'B' comprising of basement for parking & office upto 6th Floor. Occupation licence shall be granted subject to conditions mentioned in this office when No.CE 6-1-2, B.P.E.S.M., Mumbai.

SESHU  
Executive Engineer Building Proposa  
(General Suburb) - I

28 JUN 2016  
28/6/2016

28 JUN 2016  
28/6/2016

PROFORMA-B	
CONTENT OF SHEET	
SECTION: A-A-B-B-C-C-D-D; TERRACE FLOOR PLAN	
STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN
DESCRIPTION OF PROPOSAL	
OCCUPATION PLAN OF PROPOSED BUILDING ON LAND BEARING CTS NO. 555, 555 1 TO 8 OF VILLAGE CHEMBUR, TALUKA - KURLA B. D. D, MUMBAI.	
NAME AND SIGNATURE OF OWNER	
CENTRAL COLONY BLDG 1 & 2 CHURCH ROAD, CHEMBUR, MUMBAI	
JOB No.	DRG. No.
4/4	4/4
DATE	REVISED BY
28/6/2016	ASHISH BHATT
NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR	
ASHISH BHATT SHOP NO. 25 & 4 LOWER GROUND FLOOR, PUNJAB COMMERCIAL COMPLEX, NEAR TO SANTOSH MATA TEMPLE, MULLAND STREET, MUMBAI - 400002.	