

No. MMRC/CBS/Planning/NOC/202/1453/2022

Date: 22/08/2022

To
The Chief Engineer,
Development Plan, MCGM
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort,
Mumbai - 400 001

Sub: Mumbai Metro Line-3 (Colaba-Bandra-SEEPZ) Corridor - Regulation of development activities: Issue of remarks for proposed redevelopment of property bearing Building No. 260-D, Kranti Nagar, Girgaum, Mumbai – 400 004

Ref: i) GOI's Notification dated 19/09/2013 for implementation of Metro Line-3 Project
ii) GOM's Resolution No. MRD-3311/Pra.Kra.149/NaVi-7 dated 03/03/2014
iii) MMRC's Letter No. MMRC/TP unit/ ML3/CBS-03/043/2015 dated 27/02/2015
iv) Letter from M/s. Shreepati Build Infra Investment Ltd. dated 16/02/2020, 27/03/2021, 12/10/2021, 28/10/2021, 29/10/2021 and emails dated 10/12/2021, 26/02/2022, 13/04/2022
v) MCGM's DP Remarks Ch.E//DP34202102111307322 dated 17/02/2021
vi) Undertaking dated 05/08/2022 submitted by Mr. Rajendra R. Chaturvedi, Director & Developer of Shreepati Build Infra Investment Ltd.

Sir,

Vide Notification and Resolution referred at (i) and (ii) above, Government has sanctioned the implementation of underground Metro line-3 (Colaba-Bandra-SEEPZ) Alignment, Stations and Car Depot at Aarey Colony. Vide letter referred at (iii) above, MMRC has informed MCGM to include alignment of fully underground MRTS Line-3 corridor in the Development Plan of Mumbai. The objective of this provision is to regulate / control the development / redevelopment of the land or building along the Metrorail alignment within a distance of 50 m on either side of the center line of the Metro Rail System.

2. The Applicant vide his letters and e-mails ref. at (iv) above has submitted their application to issue remarks for the property under reference from MRTS Line-3 point of view, as per one of the conditions of DP Remarks issued by MCGM ref. at (v) above. As per the documents/ drawings submitted by the Applicant, the site is located very close to the proposed Girgaon metro station, that includes a NATM platform tunnel and Entry-Exit structure, at an approximate chainage (downline) of 5700 m. The rail level at this portion of the alignment is about 25m below ground level.

CIN U60100MH2008SGC181770

Office Address : MMRC Transit Office Building, 'A' Wing, 'E' Block, North Side of City Park, Behind Income Tax Office, Bandra Kurla Complex, Bandra East, Mumbai - 400 051. Page 1 of 3
T +91 22 2638 4602 F +91 22 2659 2005 E mumbaimetro3@mmrcl.com www.mmrcl.com

3. The building comprises of UG Tank + Ground + 37 Floors + Terrace. The total height of the building up to terrace level is about 116.45 m from the ground level. The proposed building block is supported on about 2m thick raft resting on bored piles of 1000 mm diameter and diaphragm wall (D-Wall) of 1000 mm thick along the periphery of the building structure. The piles and D wall are terminated at 19 m below ground level. The clear distance between the D-Wall of the proposed development and edge of secant pile of Girgaon entry-exit structure is 2.08 m while the centre-to-centre distance between nearest building pile and metro station secant pile wall is 5.49 m. It is noted that highly weathered rock is encountered at about 9 m below ground level and the overburden consist of fill and stiff clay.

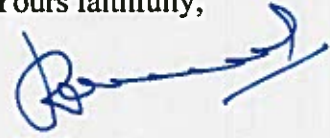
4. From MRTS point of view, property under reference is affected by the MRTS influence zone of Metro Line-3 corridor (i.e., within 50 m from the center line of Metro Line-3 alignment). The said proposal has been reviewed by our General Consultants and considering the proximity of proposed underground Metro tunnels, certain conditions are stipulated. Thereafter, Mr. Rajendra R. Chaturvedi, Director & Developer of Shreepati Build Infra Investment Ltd. has submitted an Undertaking dated 05/08/2022 ref. at (vi) above, agreeing to the stipulations to be considered during construction of Metro Line-3 project (copy of Undertaking is enclosed).

5. In view of above, MMRC has no objection towards construction of proposed building on plot u/r. The No Objection Certificate (NOC) from Metro Line-3 point of view is issued subject to the following conditions:

- i) MCGM being the Planning Authority shall examine the ownership documents, FSI calculations floor plans, marginal open spaces, height of the building, etc. before issuing further development permission.
- ii) The Applicant shall also obtain all necessary permissions / NOCs / clearances, etc. as required from other statutory institutions before carrying out the development.
- iii) If any modifications are proposed horizontally and vertically in the plans submitted by the Applicant along with his letters dated 16/02/2020, 27/03/2021, 12/10/2021, 28/10/2021, 29/10/2021 and emails dated 10/12/2021, 26/02/2022, 13/04/2022, 05/05/2022, 23/05/2022 & 26/07/2022; then for those modifications, Revised NOC shall be obtained from MMRC.
- iv) This NOC is valid for a period of one year from the date of issue of this letter and will be renewed till the completion of construction of MRTS project or will be renewed till the occupancy certificate of the building under reference is issued whichever is earlier.

- v) This NOC shall be deemed as cancelled immediately once the documents submitted by the Applicant are found to be false.
- vi) The Applicant has submitted an Undertaking dated 05/08/2022 accepting conditions as stipulated by MMRC and shall bind to all conditions as accepted by him.
- vii) The Dy. CE (BP), MCGM is requested to ensure that the Applicant fully complies and honors all the commitments of their Undertaking dated 05/08/2022. Any modification / deviation in the proposal shall be notified to MMRC.
- viii) Considering the complexity of interaction between proposed development and metro tunnels, MCGM shall ensure that the Applicant does proof check his designs from reputed institution such as IIT-Mumbai as accepted by Applicant by Undertaking dated 05/08/2022.

Yours faithfully,

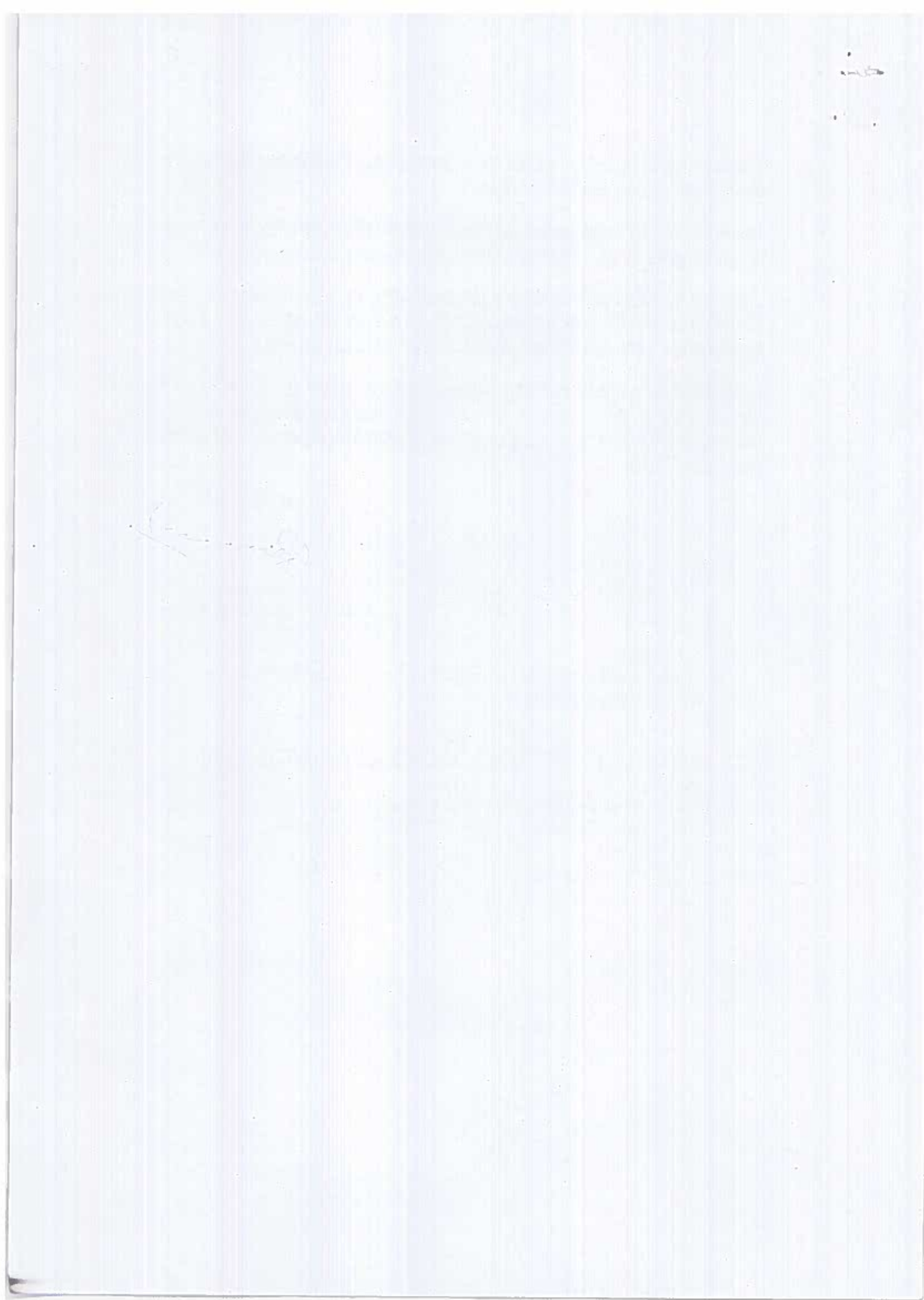


R. Ramana
Executive Director (Planning)

Encl: i) Drawings (03/03)
ii) Undertaking dated 05/08/2022 submitted by Mr. Rajendra R. Chaturvedi, Director & Developer of Shreepati Build Infra Investment Ltd.

C.C. to:

<p>1. Deputy Chief Engineer (Building Proposal) City, Municipal Corporation New Building, CS No. 355 B, Vidyalankar Marg, Salt Pan Road, Antop Hill, Wadala (E), Mumbai - 400 037</p>	<p>✓ 2. M/s. Shreepati Build Infra Investment Ltd., 501, Shreepati Arcade, A.K. Marg, Nana Chowk, Grant Road (W), Mumbai - 400 036, Tel: +91 22 67824444</p>
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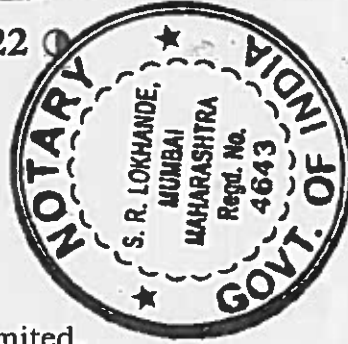
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महाराष्ट्र MAHARASHTRA

● 2022 ●

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.ति.क. ८०००००२
14 JUN 2022
सक्षम अधिकारी

श्री दि. क. गवई

To,
The Executive Director,
Planning,
Mumbai Metro Rail Corporation Limited,
MMRC Transit Office Building,
'A' Wing, 'E' Block, North Side of City Park,
Behind Income Tax Office,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

Sub.: Proposed redevelopment of property bearing Building
No.260-D, Kranti Nagar, J.S.S. Road, Girgaum, Mumbai -
400 004.

Dear Sir,

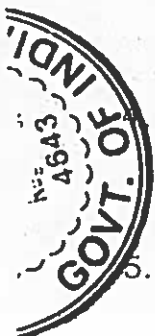
I, Shri Rajendra R. Chaturvedi, Director of Shreepati Build Infra Investment Limited, Developer and N.O.C. Holder is developing the above said property bearing Building No.260-D, Kranti Nagar, J.S.S. Road, Girgaum, Mumbai - 400 004 in the Registration Sub-district Mumbai City and suburbs in the Island of Mumbai at D-Ward, Mumbai - 400 004, having Corporate office at 501, Shreepati Arcade, A. K. Marg, Nana Chowk, Grant Road (W), Mumbai - 400 026 solemnly affirm and say as under:-

1

1. The building should be designed and constructed considering that underground metro station / entry exit will exist in the close vicinity. In this regard, it is imperative that the proposed buildings design cater to the effect of MML3 construction work in their vicinity depending upon which structure comes up first. The following will need special attention:
 - i. The ground structure interaction due to presence of metro station/entry exit near the proposed structure should be taken in to account, particularly the effects caused on the structure/foundation. The foundation should be designed for the additional forces/effects, such as bending moments and lateral forces etc., resulting due to vertical and lateral ground movements caused by construction of tunneling /station/entry exit near the foundation.
 - ii. The concern will be modification/redistribution of forces; particularly the bending moments in the structure/foundation and design should cater to it.
 - iii. All the raft/pile foundations shall be rested on competent rock (Grade III or better).
 - iv. The effect of ground movements on the design of superstructure (multistoried building's structural elements and brick work/architectural elements) should also be catered to in the design.
2. Applicant need to share more updated specific information such as drawings, loading, structural stability certificate, detailed calculation/design of foundation etc. with the UGC 02 - Civil Works Contractor.
3. Applicant has to interface with UGC-02 Civil Works Contractor on construction methodology, scheduling, Instrumentation & Monitoring and the progress of the construction activities.

It is recommended that the Applicant should get his designs proof-checked from reputed institution such as IIT-Bombay and confirm compliance to metro norms.

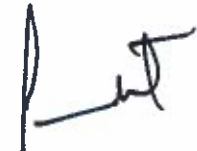
5. Applicant shall liaise with the Civil Works Contractor on the sequence of construction of the proposed development.
6. During the construction of station, the building will be required to be instrumented and monitored. Applicant shall give free access to the Civil Works Contractor for instrumentation installation and monitoring and additional ground investigation as required by MML-3 Contractor.
7. Applicant shall not alter or do any modifications to the proposed development without prior notice and consent of MMRC.
8. Anchors, Well/ Bore wells/any other construction, or any type of drilling shall not be permitted in the building premises without permission from MMRC. In future MMRC may impose restrictions on drilling, boring or construction activity in the vicinity of the tunnels.
9. Applicant shall ensure that there is no adverse impact of his construction involving excavation on the neighboring structures. Necessary instrumentation shall be installed to monitor the movements of the neighboring structures.



10. Applicant shall not lower the water table outside of the proposed excavation more than 1m below the observed water table.

I say that this undertaking will be binding on me and my heirs, executors, administrators and assignees.

Solemnly affirmed at Mumbai)
on this ____ Day of _____ 2022)


R. R. CHATURVEDI
(DEVELOPER)
Deponent

BEFORE ME

BEFORE ME


S. R. LOKHANDE
NOTARY
MUMBAI - MAHARASHTRA

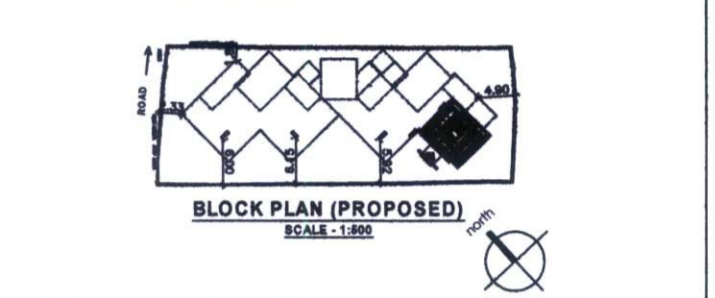
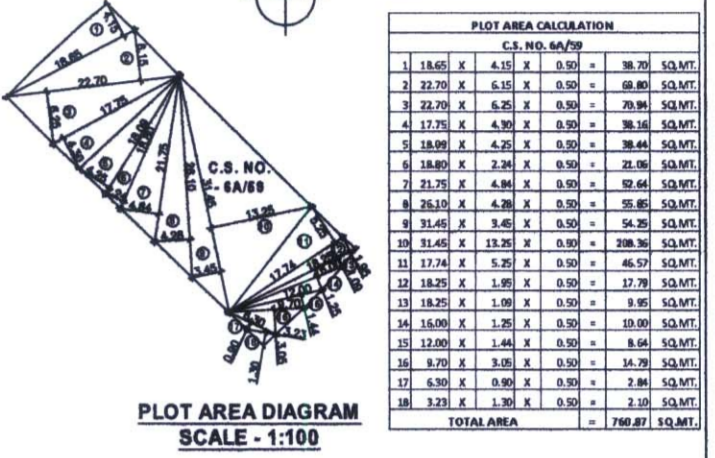
- 5 AUG 2022

NOTED & REGISTERED

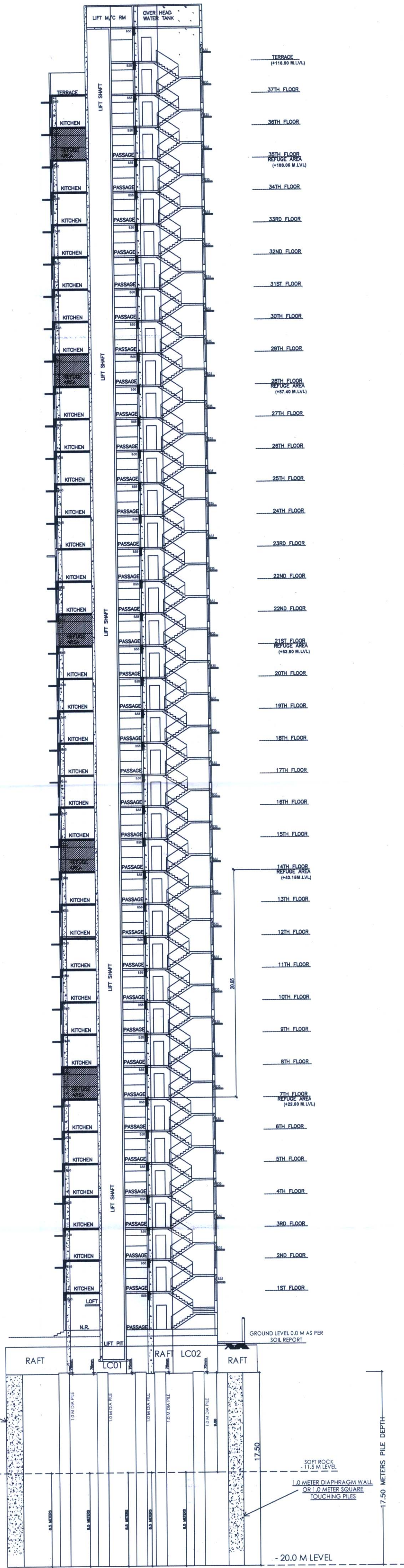
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Date - 5 AUG. 2022



DIGITAL SIGN OF APPROVAL PLAN		SIGNATURE
SUB. - ENG. (B. P.) CITY	ASST. - ENG. (B. P.) CITY	EXE. - ENG. (B. P.) CITY
STAMP OF APPROVAL PLANS		



Sl. No.	DESCRIPTION	AMOUNT
1	AREA OF PLOT	780.87
2	Area of reservation in plot	0.00
3	Area of Road and back	0.00
4	Area of P. Road	0.00
5	DEDUCTIONS FOR	
6	For Reservation / Road Area	0.00
7	For Road Set-back Area to be handed over (100%) (Regulation no. 19)	0.00
8	Proposed D.P. Road to be handed over (100%) (Regulation no. 19)	0.00
9	Area of reservation area to be handed over (100%) (Regulation no. 17)(C) (L.I.)	0.00
10	Reservation area handed over as per AR (Regulation no. 17)(C) (L.I.)	0.00
11	For Amenity area	0.00
12	Area of amenity plot / plots to be handed over as per DCR 14(A)	0.00
13	Area of amenity plot / plots to be handed over as per DCR 14(B)	0.00
14	Area of amenity plot / plots to be handed over as per DCR 35	0.00
15	Other	0.00
16	Deduction for existing BUA to be retained if any / Land component of existing BUA / Existing BUA as per Regulation under which the land is held	0.00
17	Total Deductions: (1) to (15) + (16) as and when applicable	0.00
18	Balance area of plot (1) minus 2	780.87
19	Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above	780.87
20	Zoneal density FSI (0.50 or 0.25 or 1.0 or 1.5 or 2.0)	1.33
21	Built up Area as per Zoneal Density FSI (0.50)	1011.86
22	In case of Hill land Permissible BUA (as per Regulation 30A)	0.00
23	Built up area in case of land handed over as per Regulation 30A	0.00
24	As per 20A and 20B except 20A(C) (ii) above with in cap of 'Admissible TDR' as column 6 of Table-12 on remaining / balance area	0.00
25	In case of 20A(C) (ii) permissible over and above permissible BUA on remaining balance plot	0.00
26	Built up Area in lieu of Cost of construction of built up area to be handed over (within the limit of permissible BUA on remaining plot)	0.00
27	Built up area due to 'Additional FSI on Payment of Premium' as per Table No. 12 of Regulation No. 30A on remaining balance plot	0.00
28	Built up area due to 'Additional TDR' as per Table No. 12 of Regulation No. 30A and 32 on remaining balance plot	0.00
29	Permissible Built up Area (in case of hill land) without BUA as per 26c	0.00
30	Proposed BUA (in case of hill land) without BUA as per 26c	4707.76
31	TDR generated if any as per regulation 30A and 32	0.00
32	Fungible Compensatory Area as per Regulation No. 31(3)	915.40
33	(a) Permissible Fungible Compensatory area for Flat/Shop	915.40
34	Fungible Compensatory area available for Flat/Shop component	437.82
35	(b) Permissible Fungible Compensatory area by charging premium without charging premium	732.32
36	Fungible Compensatory area available on payment of premium	820.19
37	Total Built up Area proposed including Fungible Compensatory Area (13 + 16 + 20 + 21 + 22 + 23 + 24 + 25 + 26 + 27 + 28 + 29 + 30 + 31 + 32 + 33 + 34 + 35 + 36 + 37)	6066.77
38	IFR consumed on Plot 13/14/15	6.18
39	Other Reservations	0.00
40	Area of Reservation	0.00
41	Area of Reservation affecting the plot	0.00
42	Area of Reservation to be handed over as per Regulation No. 17	0.00
43	Built up Area of Amenity to be handed over as per Regulation No. 17	0.00
44	Area/Built up Area of Designation	0.00
45	Area/Built up Area to be handed over as per Regulation No. 17	0.00
46	Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	0.00
47	Terment/Designation	0.00
48	Proposed built up area (13 above)	0.00
49	Less deduction of Non-residential area (Shop etc.)	0.00
50	Area available for Terment/Designation (10) within (10)	0.00
51	Terment/Designation (Density of Terment/Designation)	0.00
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218	Proposed built up area (13 above)	0.00
219	Less deduction of Non-residential area (Shop etc.)	0.00
220	Area available for Terment/Designation (10) within (10)	0.00
221	Terment/Designation (Density of Terment/Designation)	0.00
222	Total number of Terment/Designation proposed on the plot	0.00
223	Other Reservations	19.00
224	Area/Built up Area of Designation	0.00
225	Area/Built up Area to be handed over as per Regulation No. 17	0.00
226	Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	0.00
227	Terment/Designation	0.00
228	Proposed built up area (13 above)	0.00
229	Less deduction of Non-residential area (Shop etc.)	0.00
230	Area available for Terment/Designation (10) within (10)	0.00
231	Terment/Designation (Density of Terment/Designation)	0.00
232	Total number of Terment/Designation proposed on the plot	0.00
233	Other Reservations	19.00
234	Area/Built up Area of Designation	0.00
235	Area/Built up Area to be handed over as per Regulation No. 17	0.00
236	Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	0.00
237	Terment/Designation	0.00
238	Proposed built up area (13 above)	0.00
239	Less deduction of Non-residential area (Shop etc.)	0.00
240	Area available for Terment/Designation (10) within (10)	0.00
241	Terment/Designation (Density of Terment/Designation)	0.00
242	Total number of Terment/Designation proposed on the plot	0.00
243	Other Reservations	19.00
244	Area/Built up Area of Designation	0.00
245	Area/Built up Area to be handed over as per Regulation No. 17	0.00
246	Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	0.00
247	Terment/Designation	0.00
248	Proposed built up area (13 above)	0.00
249	Less deduction of Non-residential area (Shop etc.)	0.00
250	Area available for Terment/Designation (10) within (10)	0.00
251	Terment/Designation (Density of Terment/Designation)	0.00
252	Total number of Terment/Designation proposed on the plot	0.00
253	Other Reservations	19.00
254	Area/Built up Area of Designation	0.00
255	Area/Built up Area to be handed over as per Regulation No. 17	0.00
256	Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	0.00
257	Terment/Designation	0.00
258	Proposed built up area (13 above)	0.00
259	Less deduction of Non-residential area (Shop etc.)	0.00
260	Area available for Terment/Designation (10) within (10)	0.00
261	Terment/Designation (Density of Terment/Designation)	0.00
262	Total number of Terment/Designation proposed on the plot	0.00
263	Other Reservations	19.00
264	Area/Built up Area of Designation	0.00
265	Area/Built up Area to be handed over as per Regulation No. 17	0.00
266	Requirement of Recreational Open Space	



SECTION A-A

STRUCTURAL DRGS NOT TO SCALE

DATE	NO.	REVISION	CHECKED
PROJECT: PROPOSED BUILDING ON PLOT BEARING C.S. NO.-8485 AT JAGNATH SHANKARBEH ROAD, KRANTI NAGAR, GIRGAON DIVISION, (D'WARD) MUMBAI - 400 004.			
TITLE: SECTION A-A SHOWING FOUNDATION			
DATE: 07/10/2021			
Name of Developer: SHREEPATI BAY VIEW			
Architect: KALPESH L SHAH			
DRAWN BY: YUSUF		CHECKED: M.R.KADANI	
AL-MOHANDIS STRUCTURAL CONSULTANT, 113-MODY STREET, FIRST FLOOR, PORT, MUMBAI-400 001 Telephone:-23998778 E-MAIL:-almohandis5@gmail.com			