

**BRIHANMUMBAI MUNICIPAL CORPORATION**

**File no. No. EB/4102/GS/A**

**Sub: Proposed Redevelopment on plot bearing C.S No. 794 of Lower Parel Division,  
at Pandurang Budhakar Marg, Mumbai. (G/S Ward) Century Mill.**

**Owner:** M/s. Century Textile & Industries Ltd.

**L.S.:** Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants.

Plans for Reference: Attached in additional documents

1)	Amended plan for approval	:	Attached in console
2)	Last approved plan & IOD	:	IOD -Dated 18/12/2008 and amended plan approved letter dated 21.11.2009, 27.12.2010, 24.12.2013, 05.02.2014, & 30.06.2021 Attached in console.
3)	C.C. issued	:	<ul style="list-style-type: none"><li>- Upto plinth on dt. 13.08.2009</li><li>- Full C.C. (For wing B) dt. 24.05.2012</li><li>- C.C. is endorsed on 05.02.2014 as per amended plans 24.12.2013 i.e. full C.C. for Wing B.</li><li>- C.C. endorsement on 05.08.2021 for Wing B &amp; C.C. upto basement top for Wing TA, TB, TC &amp; Wing B as per amended plan dated 30.06.2021.</li><li>- Further C.C. is extended upto top of 75th floor including LMR and OHT (i.e., Full C.C.) for Wing TA as per amended approved plan dated 30/06/2021 is issued on 16.06.2023.</li></ul>
4)	C.C. is valid upto	:	Valid upto dt. 12.08.2024
5)	Earlier plans were approved on the basis of sanction of Ch. Eng . (D.P.)/M.C.	:	MCP/2342 dated 30.09.2013, 24.02.2021 & 30.10.2023
6	Part Occupation on 10.12.2015	:	<ul style="list-style-type: none"><li>- For Wing 'B' comprising of two levels of Basement (Part) + Ground + 12 upper floors issued on 10.12.2015.</li><li>- Part Occupation for Ground Floor (i.e. ground, level one &amp; level two) in Wing B issued on 13.10.2021.</li></ul>

**Brief History:**

In this case, we on behalf of our client M/s. Century Textiles & Industries Ltd. have submitted proposal for development of free-hold plot portion ( i.e C.S No.794) of plot under reference.

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Lastly, we had submitted amended plans for approval of concessions by Ch.E.DP/ Hon'ble MC with the following changes:

<b>Wings</b>	<b>As per the Concessions dated 24.02.2021.</b>	<b>Proposed Amendment as per Concessions dated 30.10.2023</b>
Existing Wing B (OC obtained)	<ul style="list-style-type: none"> <li>• Minor changes in the basement.</li> <li>• Part Ground Floor (Restaurant) revised and proposed into Ground with 2 upper levels of Restaurant. Remaining floors of Wing B are retained as per occupation plans.</li> </ul>	Minor changes in the basement.
Wing TA	Residential Wing TA comprising of 3 levels basement + Ground + 1st podium level for parking and services + 2nd podium level for part parking/services and part service floor + 3rd,4th Podium levels for part parking/ services and part residential user + 5th Podium Top floor for RG/ parking/ clubhouse/fitness centre/ residential user + 6th to 75th upper residential floors including 3 service floors having height of 256.52 Mt	Residential Wing-T-A comprising of 3 level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3 <sup>rd</sup> & 4th podium levels for part parking/services and part residential user + 5th Podium Top Floor for LOS/clubhouse/ reading rooms / Common amenities/ part residential user + 6th to 77th upper residential floors including three service floors, having total height of 262.92 mtrs. measured from general ground level to terrace level.
Wing TB	Residential Wing TB comprising of 3 levels basement + Ground + 1st podium level for parking and services + 2nd podium level for part parking/services and part service floor + 3rd,4th Podium levels for part parking/ services and part residential user + 5th Podium Top floor for RG/ parking/ clubhouse/fitness	Residential Wing TB comprising of 3 levels Basement + Ground + 1st Podium level for parking and services + 2nd, 3rd Podium level for parking and services + 4th podium levels for part parking/services and part service floor+ 5th Podium Top Floor for LOS/ Clubhouse/ Common Amenities/ part residential user + 6 <sup>th</sup> to

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	centre/ residential user + 6th to 75th upper residential floors including 3 service floors having height of 256.52 Mt	44 <sup>th</sup> upper residential floors including one service floor, having total height of 172.33 mtrs. measured from general ground level to terrace level.
Wing TC	Comprising 3 basements + Ground floor, 1st to 3rd podium floors for mall + 4th to 7th podium floors for clubhouse (for society) having total height of 31.97 m	Comprising 3 Basements + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium floors for mall + 4 <sup>th</sup> to 5 <sup>th</sup> Podium floors for Clubhouse (For society) + 6 <sup>th</sup> to 7 <sup>th</sup> Floors for Clubhouse (for Society) having total height of 31.98 m
Wing TD	Wing TD is a wing of Club house/Fitness Centre (for society) comprising of 3 levels of basement + Ground floor and 1st to 4th upper floors for clubhouse/fitness centre (for society) having total height of 18.62 m.	Wing TD is a wing of Club house/Fitness Centre (for society) comprising of 3 levels of basement + Ground floor and 1st to 4th upper floors for clubhouse/ fitness centre (for society) having total height of 18.80 m.

The concessions put up for approval of Ch.E.DP/ Hon'ble MC were as follows:

1. To condone the deficiency in open spaces upto max. 85.95% for the proposed building u/r by charging premium as per policy.
2. To allow fungible compensatory area on permissible FSI, not exceeding 35% for Residential and Commercial development, over and above admissible FSI/BUA as per Reg. 31(3) of DCPR 2034.
3. To allow area of staircase, lift, lift lobby, passage, Staircase/lift/ lobby pressurisation shafts, Fireman's lift/ lift lobby (in the fire tower) free of FSI by charging premium as per policy.
4. To allow odd shape and size of LOS touching building line as explained above as per Reg. 6(b) of DCPR 2034.
5. To allow greater height in wing TC consisting of Mall users for the users mentioned above by counting the same one time in FSI as per design requirement and for the purpose for aesthetics.
6. To allow portion of entrance lobby in Wing TB of greater height than that permissible as per 31(1)(xxi) of DCPR 2034 by counting one time in FSI.
7. To allow elevation treatment in the form of Parapet above terrace with height greater than 1.5 m of Wings TA and TB free of FSI as per circular u/no. CHE/CP/110/Gen dated 30.01.2020.
8. To allow service floors of greater height as proposed free of FSI as per MEP

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requirement.

9. To allow depth of habitable rooms more than 7.5 m & depth of non-residential users more than 12 m away from source of light and ventilation and to allow rooms with depth of balcony/ decks more than 2 m subject to NOC from MEP Consultant to be insisted before further CC.
10. To allow artificial ventilation shaft of deficient size & to condone deficient size of AVS by charging premium as per prevailing policy, subject to NOC from M&E Consultant.
11. To allow clear width of 5.5 m for the proposed two way ramp on the East side of Wing TA.
12. To allow Platforms for AC units free of FSI as per circular u/no. CHE/CP/110/Gen dated 30.01.2020.
13. To allow Mechanical Light and Ventilation as regulation 40(2)(2) for users as explained however external open spaces of each wing are proposed as per regulation and necessary relaxation in open spaces are being sought separately.
14. To allow Building maintenance unit (BMU) system along with structural system (including the BMU track) above the terrace/ roof level of the building free of FSI and also to allow slabs for BMU equipment/ system as proposed on the terrace of Wing TA with height below the slabs restricted to 1.50 m free of FSI.
15. To allow mixed users as proposed on podium levels.

Accordingly, Hon'ble MC approved the concessions on 30.10.2023.

Now L.S. has submitted amended plans for approval by utilizing Zonal (Basic) FSI, Premium FSI and fungible FSI and also claiming staircase, lift, lift lobby free of FSI by payment of premium as follows :

<b>Wings</b>	<b>As per approved Concessions dated 30.10.2023</b>	<b>Proposed Plans for approval</b>
Existing Wing B (OC obtained)	Minor changes in the basement.	Minor changes in the basement.

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Wing TA	Residential Wing-T-A comprising of 3 level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3 <sup>rd</sup> & 4th podium levels for part parking/services and part residential user + 5th Podium Top Floor for LOS/clubhouse/ reading rooms / Common amenities/ part residential user + 6th to 77th upper residential floors including three service floors, having total height of 262.92 mtrs. measured from general ground level to terrace level.	Residential Wing-T-A comprising of 3 level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3 <sup>rd</sup> & 4th podium levels for part parking/services and part residential user + 5th Podium Top Floor for LOS/clubhouse/ reading rooms / Common amenities/ part residential user + 6th to 77th upper residential floors including three service floors, having total height of 262.92 mtrs. measured from general ground level to terrace level.
Wing TB	Residential Wing TB comprising of 3 levels Basement + Ground + 1st Podium level for parking and services + 2nd, 3rd Podium level for parking and services + 4th podium levels for part parking/services and part service floor+ 5th Podium Top Floor for LOS/ Clubhouse/ Common Amenities/ part residential user + 6 <sup>th</sup> to 44 <sup>th</sup> upper residential floors including one service floor, having total height of 172.33 mtrs. measured from general ground level to terrace level.	Residential Wing TB comprising of 3 levels Basement + Ground + 1st Podium level for parking and services + 2nd, 3rd Podium level for parking and services + 4th podium levels for part parking/services and part service floor+ 5th Podium Top Floor for LOS/ Clubhouse/ Common Amenities/ part residential user + 6 <sup>th</sup> to 44 <sup>th</sup> upper residential floors including one service floor, having total height of 172.33 mtrs. measured from general ground level to terrace level.
Wing TC	Comprising 3 Basements + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium floors for mall + 4 <sup>th</sup> to 5 <sup>th</sup> Podium floors for Clubhouse (For society) + 6 <sup>th</sup> to 7 <sup>th</sup> Floors for Clubhouse (for Society) having total height of 31.98	Comprising 3 Basements + 1 <sup>st</sup> to 3 <sup>rd</sup> Podium floors for mall + 4 <sup>th</sup> to 5 <sup>th</sup> Podium floors for Clubhouse (For society) + 6 <sup>th</sup> to 7 <sup>th</sup> Floors for Clubhouse (for Society) having total height of 31.98 m

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	m	
Wing TD	Wing TD is a wing of Club house/Fitness Centre (for society) comprising of 3 levels of basement + Ground floor and 1st to 4th upper floors for clubhouse/fitness centre (for society) having total height of 18.80 m.	Not Proposed at this stage

**1. Proforma:**

-	<b>Proforma - A</b> (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)	<b>Free Hold Plot</b> <b>C.S. No. 794 (Pt.) Plot A</b>
<b>S. N</b>	<b>Details</b>	<b>Sqm</b>
1	Plot Area	79,843.36
2	Less Setback	0.00
3	Less Reservation (a) School	0.00
	Less Reservation (a) Play Ground	0.00
4	Any Subdivision Approved	0.00
5	Lessee	0.00
6	Chawl Outside Mill Property	0.00
7	Area to Retain for Mill Activity & Modernization	0.00
8	Total (2 + 3 + 4 + 5 + 6 + 7)	0.00
9	Net Plot (1 - 8)	79,843.36
10	Existing Built Up Area old 64456.60 to new 63517.81	63,517.81
	Transfer of Existing Built up area	0.00
	Total Existing Builtup Area	63,517.81
11	Land Component of existing Built Up Area (10) above	47,757.75
12	Open Land / Balance Potential for sharing (9-11)	32,085.61
A	Owner Share distribution (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)	9,760.09
B	M.C.G.M. Share (As per Approved	9,233.62

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	Layout File U/No. No EB/3086/GS/A dated 6.11.2019)				
C	MHADA Share (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)				13,091.90
13	Land Available for Development= Land Comp of Existing built up area+ Owners share				57,517.84
14	<b>Permissible Built Up Area</b>				
	a) Zonal Basic FSI	1.33			76,498.73
	d) Additional FSI on Payment of Premium/ TDR (as per Reg. 35)	0.81			46,800.00
15	Total Permissible FSI/ BUA (14a + 14b + 14c + 14d) excluding fungible	2.14			1,23,298.73
<b>18</b>	<b>Proposed Built Up Area (excluding Fungible)</b>		<b>DCR 1991</b>	<b>DCPR 2034</b>	<b>Total</b>
	a) Residential BUA			89920.81	89,920.81
	b) Commercial BUA		23,569.27	9777.79	33,347.06
19	Total Proposed BUA - excluding fungible (18a + 18b)		23,569.27	99698.61	1,23,267.8 8
18	FSI Consumed				2.14
<b>20</b>	<b>DETAILS OF FUNGIBLE FSI PROPOSED AS PER DCPR 31(3)</b>				
	a) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR RESIDENTIAL	35.00 %	0	31,472.29	31,472.29
	b) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCPR 31(3) FOR Commercial	10.26 %	0	3,422.23	3,422.23
21	Total Fungible BUA Proposed (20a + 20b)		0.00	34,894.51	34,894.51
22	Total Gross BUA Proposed (19 + 21)		23,569.27	1,34,593.1 2	1,58,162.3 9
<b>23</b>	<b>Tenement Statement</b>				
	a) Proposed Gross built up area				1,58,162.3 9
	b) Less deduction of Non- residential area (Shop etc.)				36,769.29
	c) Area available for tenements [(a) minus (b).]				1,21,393.1 0

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d) Tenements permissible (Density of tenements/hectare)					6,988.42
e) Total number of Tenements proposed on the plot					1,696.00

**2. Parking Spaces:-**

Considering the FSI potential proposed as per concession approved dated 30.10.2023 there is no excess or deficit car parking proposed. LS has now proposed 2082 nos. of car parking as against min. required 1603 nos. car parking and maximum permissible parking nos. of 2313. Hence, proposed parking is within permissible limits.

**3. Open Spaces:-**

In this case, Occupation is granted to Wing B on 10.12.15. Now, as per the proposed plan, open spaces are tabulated for Wing TA, Wing TB and TC.

<b>Wing TA</b>					
Height - 262.92 m, L/V = 20, D/W = 9 m					
<b>Side</b>	<b>Required</b>	<b>Proposed</b>	<b>Deficiency</b>	<b>% Def</b>	<b>Remarks</b>
<b>East</b>					
A-B	9	> 9	Nil	Nil	D/W
C-E	20	> 20	Nil	Nil	L/V
F-G	20	> 20	Nil	Nil	L/V
H-I	9	> 9	Nil	Nil	D/W
<b>North</b>					
U-V	20	> 20	Nil	Nil	L/V
W-X	20	> 20	Nil	Nil	L/V
Z-A	20	> 20	Nil	Nil	L/V
<b>West</b>					
U-T	9	> 9	Nil	Nil	D/W
S-R	20	19	1	5.0%	JOS with Wing TB (L/V + D/W)
R-Q	9	> 9	Nil	Nil	JOS with Wing TB (D/W + D/W)
Q-P	20	> 20	Nil	Nil	L/V
P-O	20	> 20	Nil	Nil	L/V



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L-M	20	> 20	Nil	Nil	L/V
M-N	9	> 9	Nil	Nil	D/W
<b>South</b>					
O-N	3	>3	Nil	Nil	FOS - 41(4)
	12	> 12	Nil	Nil	FOS - 43(1)
L-K	3	>3	Nil	Nil	FOS - 41(4)
	12	> 12	Nil	Nil	FOS - 43(1)
J-I	3	>3	Nil	Nil	FOS - 41(4)
	12	> 12	Nil	Nil	FOS - 43(1)

<b>Wing TB</b>					
Height - 172.33 m, L/V = 20, D/W = 9 m					
<b>Side</b>	<b>Required</b>	<b>Proposed</b>	<b>Deficiency</b>	<b>% Def</b>	<b>Remarks</b>
<b>East</b>					
J1-K1	9	> 9	Nil	Nil	D/W
K1-L1	20	> 20	Nil	Nil	L/V
M1-N1	20	> 20	Nil	Nil	L/V
O1-M1	20	> 20	Nil	Nil	L/V
N1-O1	9	> 9	Nil	Nil	D/W + D/W (JOS with Wing TA)
	20	19	1.00	5.00%	JOS with Wing TA (D/W + L/V)
<b>North</b>					
I1-J1	20	> 20	Nil	Nil	L/V
H1-G1	20	18.31	1.69	8.45%	L/V
F1-E1	20	> 20	Nil	Nil	L/V
D1-C1	20	> 20	Nil	Nil	L/V
B1-A1	20	> 20	Nil	Nil	L/V
<b>West</b>					
A1-F2	9	> 9	Nil	Nil	D/W
F2-E2	20	> 20	Nil	Nil	L/V
D2-C2	9	> 9	Nil	Nil	D/W
B2-A2	20	> 20	Nil	Nil	L/V
Z1-Y1	20	> 20	Nil	Nil	L/V
Y1-X1	9	> 9	Nil	Nil	D/W

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<b>South</b>					
X1-W1	20	> 20	Nil	Nil	L/V + D/W (JOS with Wing TC)
V1-U1	20	17.70	2.30	11.50%	L/V + D/W (JOS with Wing TC)
T1-S1	20	> 20	Nil	Nil	L/V + D/W (JOS with Wing TC)
R1-Q1	20	17.70	2.30	11.50%	L/V + D/W (JOS with Wing TC)
P1-O1	20	> 20	Nil	Nil	L/V + D/W (JOS with Wing TC)

<b>Wing TC</b>					
Height - 31.98 m, L/V = 31.98/4 = 8 m, D/W = 3.60 m, 41(6) = 6 m, As per Regulation 34, Table C Sr. No. 28, Required FOS = 6 m for Mall					
<b>Side</b>	<b>Required</b>	<b>Proposed</b>	<b>Deficiency</b>	<b>% Def</b>	<b>Remarks</b>
<b>East</b>					
J2-K2	9	> 9	Nil	Nil	D/W + D/W (JOS with Wing TA)
K2-L2	8	>8	Nil	Nil	L/V
<b>North</b>					
G2-H2	8	>8	Nil	Nil	L/V
H2-I2	6	>6	Nil	Nil	D/W
I2-J2	20	17.70	2.30	11.50%	D/W+ L/V (JOS with Wing TB)
<b>West</b>					
G2-Q2	8	>8	Nil	Nil	L/V
Q2-P2	8	>8	Nil	Nil	L/V
P2-O2	8	>8	Nil	Nil	L/V
<b>South</b>					
I3-J3	6	>6	Nil	Nil	FOS on 24.40 m wide PANDURANG BUDHKAR MARG and Reg. 34 Table C Sr. No. 28

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K3-L3	6	>6	Nil	Nil	FOS on 24.40 m wide PANDURANG BUDHKAR MARG and Reg. 34 Table C Sr. No. 28
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From the above table, it may be seen that there is open space deficiency upto max. 11.05 % for the building u/r.

**4. Ch.E.DP's endorsement:-**

Response to Ch.E.DP's endorsement/ remarks dated 25.10.2023 are as follows:

<b>Ch.E.DP's remarks dated 25.10.2023</b>	<b>Response</b>
As regards Sr. No. 1 of 4C, in continuation with the earlier approved concessions, the deficiency in open spaces may be condoned by charging premium as per policy.	Noted
As regards Sr. No. 4 of 4C, odd size/shape of LOS touching to building line may be permitted by charging premium as per policy. The additional LOS on podium may be permitted open to sky with a level difference of 0.60 mt. by insisting provision of Rainwater Harvesting thereon as per regulation.	Noted
As regards Sr. No. 7 & 12 of 4C, the elevation features may be permitted as per regulation & policy circular C- 10 only.	Noted

In view of above, E.E.(B.P.) City-I's approval is requested to kindly issue the amended plans at the earliest.

This is to certify that the information filled is true and correct to the best of my knowledge.

**Licensed Surveyor**

**Name : Shri. Shashikant L. Jadhav of  
M/s. Spaceage Consultants**

**Signature:**

**Ex. Eng.(B.P.)City-I**

L.S. has submitted amended plans for approval by utilizing Zonal (Basic) FSI, Premium FSI and fungible FSI and also claiming staircase, lift, lift lobby free of FSI by payment of premium as per the concessions approved by hon'ble MC vide note sheet dated 30.10.2023.

If agreed; E.E.(B.P.) City-I's approval is requested to kindly issue the amended plans.

Submitted Please.

**S.E.B.P. 'City-X'**

**A.E.(B.P.) City-VI**