



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation
No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN APPROVAL LETTER

No.MH/EE/(B.P.)/GM/MHADA-105/24D/2019

DATE- 16 MAR 2019

To
Architect,
M/s. Space Moulders.

Sub:- Proposed redevelopment of D.N. Nagar Manas C.H.S. Ltd, building no.31 bearing CTS No. 195(pt), S. No. 106(A) of village Andheri, D.N. Nagar MHADA Layout, Andheri(west), Mumbai, for M/s. Manas Gruhpravesh L.L.P. C. A. to owner.

Ref :- 1. CHE/WS/1882/K/337(new) IOD dtd.: 23.03.2017
2. CHE/WS/1882/K/337(new) First CC issued dtd.:27.03.2017
3. Application Letter for approval of Amended Plans from M/s. Space Moulders dtd.20.02.2019.

With reference to your application dated 20.02.2019 for development permission and grant Approval for Amended plan to develop **Residential bldg. No.31, C.T.S. No.195(pt), S. No.106(A), MHADA layout, at D. N. Nagar, Andheri (West), Mumbai.** The Building Permit is granted subject to compliance of mentioned in IOD dated 23.03.2017 and following conditions:

- 1) All the objections of this office I.O.D. under even no. dated 23.03.2017, shall be applicable and should be complied with.
- 2) That the Structural Stability Certificate from Structural Engineer shall be submitted.
- 3) That the work shall be carried out between 6.00 am to 10.00 p.m. only (as per Circular No. Ch.Eng./DP/7749/Gen dated 07.06.2016
- 4) That the N.O.C. of A.A.& C. K/West Ward shall be submitted.

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- 5) That the all dues clearance certificate from A.E.W.W. K/West shall be submitted.
- 6) That the all payment shall be paid.
- 7) That the condition of revised byelaw 4(C) shall be complied with.
- 8) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 9) That the supreme court order dated 15.03.2018 in the dumping ground case shall be complied with.
- 10) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (Civil) No.D23708/2017 dated 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 11) That adequate safeguard shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 12) The construction and demolition waste shall be handled and transported to the designated unloading site as per SWM NOC and comply with all conditions mentioned in the SWM NOC.
- 13) B.G. submitted as per Hon. Supreme Court directives shall be revalidated timely & submitted to this office.
- 14) Any breach of condition regarding debris disposal will entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately .
- 15) The record of debris disposal shall be maintained and upload on MCGM portal. This approval is without Prejudice to Legal matters pending in Court of Law if any.
- 16) That the agreement with the existing tenant along with the list will be submitted before C.C.

• **BEFORE FURTHER C.C.:-**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by various departments of MHADA shall be paid.

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3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for :
 - a) S.W.D.
 - b) Sewerage
 - c) Water Works
 - d) Tree authority
 - e) Hydraulic Engineer
 - f) PCO
 - g) NOC from Electric Supply Company
4. That the Material testing report shall be submitted.
5. That the monthly progress report of the work will be submitted by the Architect.
6. Civil Aviation NOC shall be submitted before exceeding the height of building as mentioned in DCPR 2034.
7. That the verification of AMSL of completed work shall be done from MIAL/GVK before Further CC. The AMSL of the topmost part of the building under reference shall also be verified before OCC.
8. Plinth stability certificate and plinth completion certificate shall be submitted.

• **GENERAL CONDITIONS BEFORE O.C.**

1. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.
2. That the surface drainage arrangement will be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will be obtained and submitted before applying for occupation certificate/B.C.C.
3. That the 10' wide paved pathway upto staircase will be provided.
4. That the surrounding open spaces, parking spaces and terrace will be kept open and un built upon; and will be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

(W)

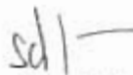
5. That B.C.C. will be obtained and IOD and debris deposit etc. will be claimed for refund within a period of six years from the date of occupation.
6. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
7. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
8. That the regulation No.49 of DCPR 2034 shall be complied with.
9. That the necessary arrangement of bore well shall be made/provided and necessary certificate to that effect from the competent authority shall be obtained before C.C.
10. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq. Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
11. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall be provided to the satisfaction of Municipal Commissioner.
12. That the Drainage Completion Certificate shall be submitted.
13. That the dust bin will be provided.
14. That 3.00 mt. wide paved pathway up to staircase will be provided.
15. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
16. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
17. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
18. That final N.O.C. from concerned authorities / empanelled consultants for :-
 - a) S.W.D.



- b) Water Works
- c) CFO / Fire Fighting Provisions
- d) Mechanical Ventilation
- e) Tree authority
- f) AA&C, K/West
- g) Lift Inspector certificate from PWD.

shall be submitted before occupation.

19. That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.
20. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will be affected if applicable .
21. That final plans shall be submitted along with Notice of Completion of work for work completed on site.
22. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
23. Certification from M/S GVK regarding top elevation of the building w.r.t. AMSL shall be submitted.
24. That the completion certificate for Rain Water Harvesting System from Consultant shall be submitted.


(Rajeev Sheth)

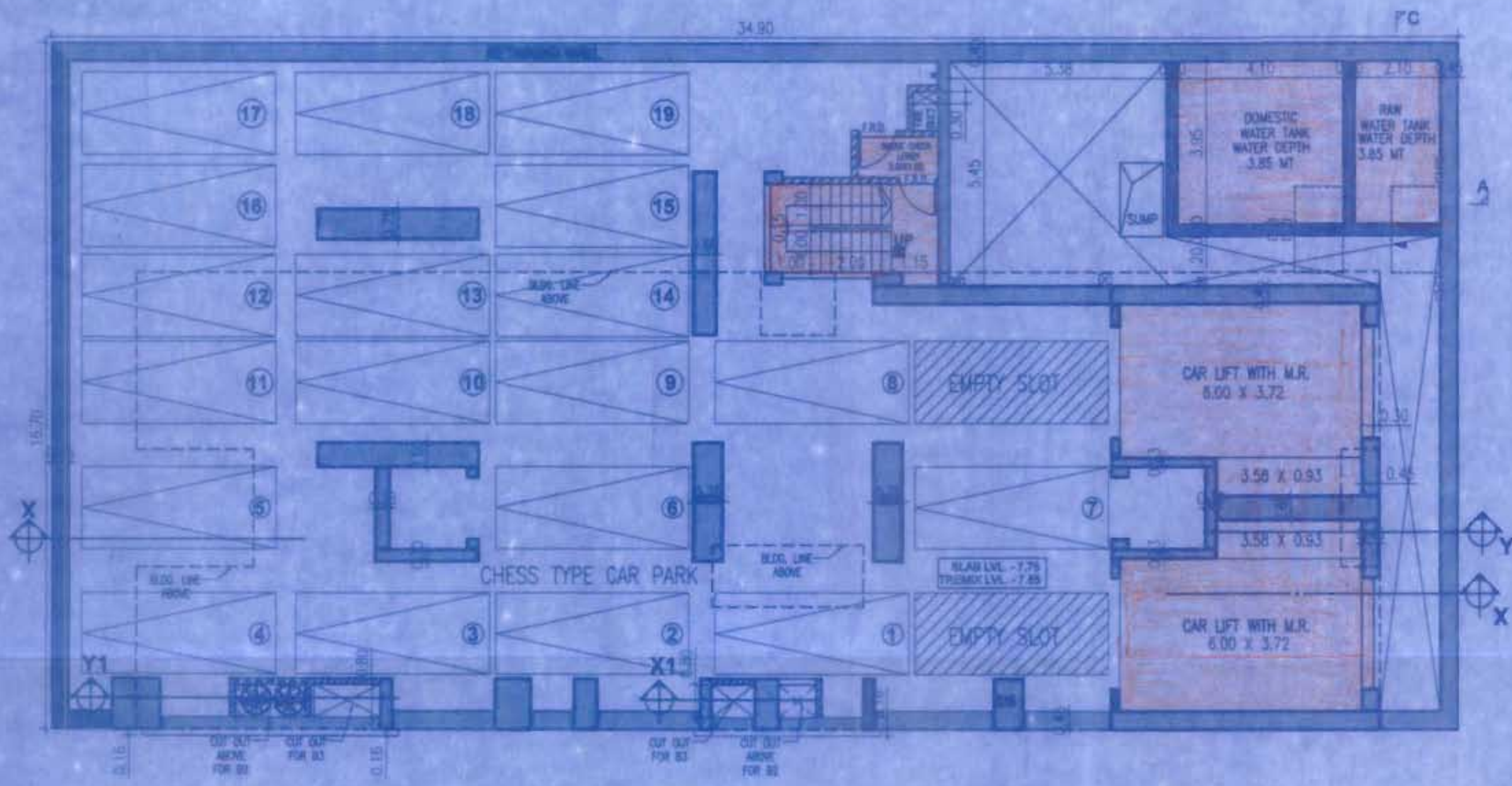
Executive Engineer/B.P./[GM]/MHADA

Copy submitted in favor of information please.

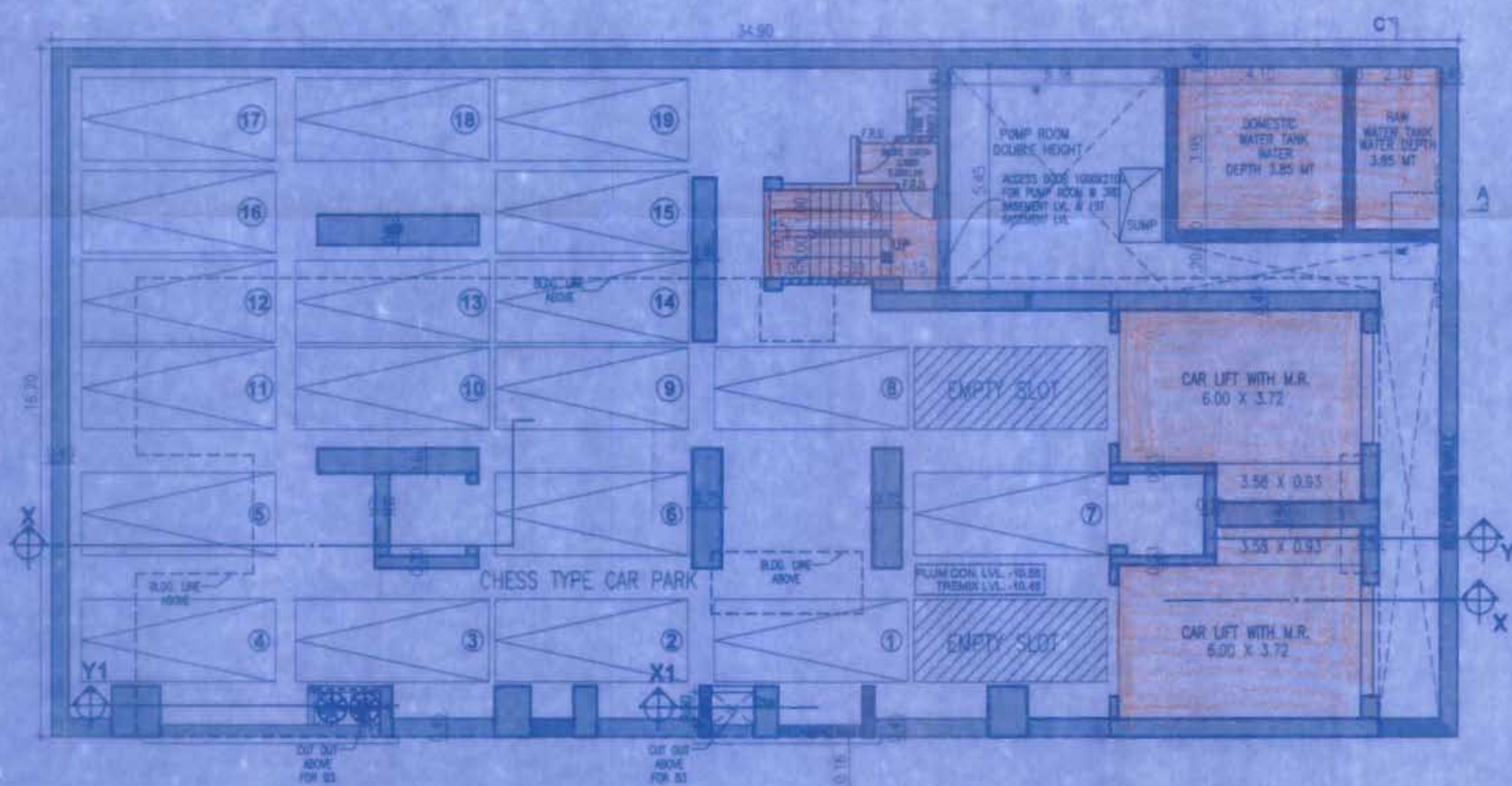
- 1) M/s Manas Gruhpravesha L.L.P. C.A. to Owner.
- 2) Asst. Commissioner, K/West Ward
- 3) A.E. W.W. K/West Ward.
- 4) A.A.& C.K/West Ward.


(Rajeev Sheth)

Executive Engineer/B.P./[GM]/MHADA



2ND BASEMENT FLOOR LVL.
SCALE 1:100



3RD BASEMENT FLOOR LVL.
SCALE 1:100

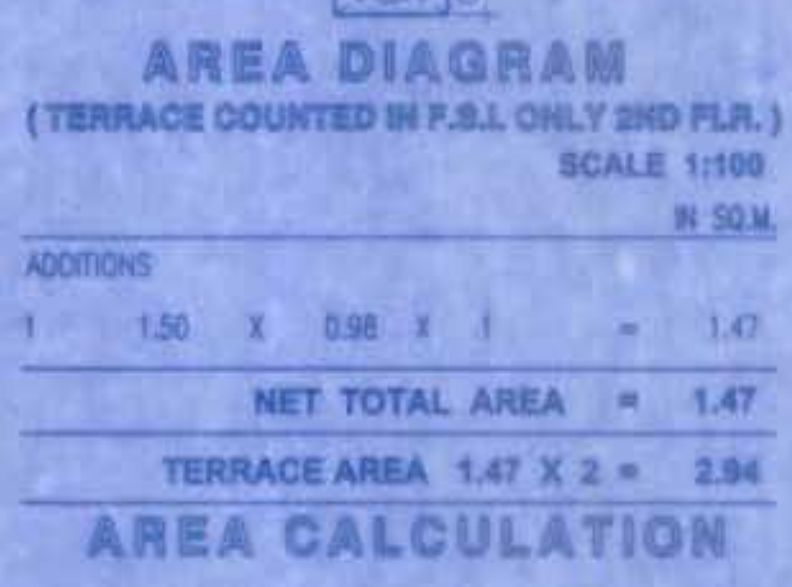
NOTES :
ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR
WILL BE F.R.D.

PARKING REQUIERMENT	TENAMENT NO. NO. OF T/S	1ST TO 11TH FL.	11TH TO 16TH FL.	1ST TO 16TH FL.	10TH FLOOR	2ND TO 16TH FLOOR	NO. OF TENAMENT	PARKING REQUIRED
		REHAB	SALE	SALE	SALE	SALE		
RESIDENTIAL		2,3,6&7	2,3,6&7	1&8	1&8	4	5	
		40	23	30	02	14	14	123
	LIVING	18.53	18.53	8.08	8.08	8.58	7.70	
	ALCOVE/KITCHEN	8.95	6.95	4.94	4.94	5.50	5.09	
	BED ROOM	8.12	8.12	-	-	-	-	
	BED ROOM	11.74	11.74	-	-	9.71	-	
	ROOM	-	-	8.71	8.23	7.59	8.55	
	COVERED AREA	-	-	0.74	0.74	1.57	0.80	
	STORE	-	-	3.37	3.37	3.55	3.55	
	TOILET	2.59	2.59	-	-	2.60	2.90	
	TOILET	2.83	2.83	2.90	2.90	2.36	-	
	PASSAGE	2.85	2.85	1.35	1.35	0.43	-	
	DOOR JAMB	0.15	0.15	0.15	0.15	0.15	0.15	
	TOTAL	53.76	53.76	30.24	28.76	42.12	28.74	
1 FOR 8 T/S	BELOW 45.00	-	-	-	-	-	-	-
1 FOR 4 T/S	45.01 TO 60.00	40	-	-	-	-	-	40
1 FOR 2 T/S	60.01 TO 90.00	-	-	-	-	-	-	-
1 FOR 1 T/S	ABOVE 90.00	-	-	-	-	-	-	-
AS PER DCPR-44 TABLE NO.21 NOTE (ii) PARKING AS PER REGULAR DEVELOPMENT FOR SALE PLATS (Non composite bldg.)								
1 FOR 4 T/S	BELOW 45.00	-	-	30	02	14	14	60
1 FOR 2 T/S	45.01 TO 60.00	-	23	-	-	-	-	23
1 FOR 1 T/S	60.01 TO 90.00	-	-	-	-	-	-	-
2 FOR 1 T/S	ABOVE 90.00	-	-	-	-	-	-	-
PARKING FOR RESIDENTIAL								37
PARKING FOR RESIDENTIAL VISITORS 5% OF ABOVE								02
TOTAL PARKING								39
AS PER DCR 2034 [DCR 31.1(vi)] 39 X 50% = 19								19
NET TOTAL PARKING WITHOUT CHARGING PREMIUM								58

CARPET AREA & CAR PARKING STATEMENT AS PER RERA

FLOORS	BUILT-UP AREA		TERRACE AREA COUNTED IN F.S.I	STAIRCASE AREA TOTAL IN SQ.MT.	TOTAL BUILT-UP AREA
	IN SQ.MT.	TOTAL IN SQ.MT.			
GR. FLOOR	-	-	-	-	-
1ST FLOOR	312.35	312.35	-	38.99	312.35
2ND FLOOR	388.76	388.76	2.94	38.99	391.70
3RD FLOOR	388.76	388.76	-	38.99	388.76
4TH FLOOR	388.76	388.76	-	38.99	388.76
5TH FLOOR	388.76	388.76	-	38.99	388.76
6TH FLOOR	388.76	388.76	-	38.99	388.76
7TH FLOOR	388.76	388.76	-	38.99	388.76
8TH FLOOR	285.95	285.95	-	41.20	285.95
9TH FLOOR	388.76	388.76	-	38.99	388.76
10TH FLOOR	388.76	388.76	-	38.99	388.76
11TH FLOOR	388.76	388.76	-	38.99	388.76
12TH FLOOR	388.76	388.76	-	38.99	388.76
13TH FLOOR	388.76	388.76	-	38.99	388.76
14TH FLOOR	388.76	388.76	-	38.99	388.76
15TH FLOOR	358.60	358.60	-	40.25	358.60
16TH FLOOR	388.76	388.76	-	38.99	388.76
TOTAL		6010.78	2.94	641.31	6013.72

BUILT-UP AREA STATEMENT



AREA CALCULATION

FLOORS	BIG CARB	SMALL CARB	TOTAL
GROUND FL.	00	01	01
1ST BASE LVL.	19	00	19
2ND BASE LVL.	19	00	19
3RD BASE LVL.	19	00	19
TOTAL	57	01	58

CAR PARKING STATEMENT

STATEMENT OF FUNGIBLE F.S.I. ON EXISTING

- EXISTING BUILT-UP-AREA = 20.80 X 1.20 = 24.72 X 40 T/S = 988.80 SQ.MT.
- PERMISSIBLE FUNGIBLE F.S.I = 988.80 SQ.MT X 0.35 = 346.08 SQ.MT. WITHOUT CHARGING PREMIUM
- TOTAL REHABILITATION BUA TO EXISTING OCCUPANTS = 1334.88 SQ.MT. (1+2)
- WHERE AS ARCHITECT HAS RE-ACCOMMODATED THE EXISTING OCCUPANTS ON 1ST TO 11TH FLOOR. = 58.18 X 40 T/S = 2327.20
- ADDITIONAL AREA GIVEN TO EXISTING OCCUPANTS FROM SALE F.S.I = 2327.20 - 1334.88 = 992.32 SQ.MT.(4-3)
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 346.08 SQ.MT. (2)
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1081.07 (1427.15 - 346.08)

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS :

This certificate Approval to the previous Plans Sanctioned under no. CH/1985/1988/LK/1337 (New) dated 23.02.2017

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. 1985/1988/LK/1337 dated 23.02.2017

18 MAR 2017

Ex. Engr. Bala Prasad, Chief Engineer, Mumbai Maharashtra Housing & Urban Development Authority

NAME AND SIGN OF OWNER/LLP For MANAS GRUHPRAVESH LLP

MANAS GRUHPRAVESH LLP C.A TO OWNER

CONTENT OF SHEET: 2ND & 3RD BASEMENT FLOOR LVL. BUILT-UP AREA DIG. & CALC. CARPET AREA STATEMENT BUILT-UP AREA STATEMENT.

DRAWING TITLE: DWG. FOR APPROVAL

JOB NO: RDP / DMM / PC / 08 / 100

DATE AS STATED: 2018-12-10

SCALE: AS STATED

DATE: 2018-12-10

DRAWN: AMT

CHECKED:



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