

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/ 1342/GS/A

REPORT FOR FURTHER CC

Sub. : Proposed development on plot bearing C.S.No.464 of Lower Parel Division,
Senapati Bapat Marg, Mumbai.

Last approved plan	:	U/No. EB/1342/GS/A dt. 05.12.2018.					
I.O.D.	:	Issued on 24.1.2006.					
Plinth C.C.	:	Plinth C.C. issued on 3.7.2007.					
Last C.C. issued for habitable floors as under:							
C.C. issued on Dt. 11.12.2018							
Wing-1	Wing 2	Wing 3	Wing 4	Wing 5	Wing 6	Town House	Amenity building
78 th floor + St./Lift core till 78 th fl.	78 th floor + St./Lift core till 78 th fl.	76 th floor + St./Lift core till 76 th fl.	78 th floor + St./Lift core till 78 th floor.	Top of the 63 rd floor + St./Lift core till 63 rd floor	Top of 7 th floor level+ St./Lift core till 8 th floor.	Plinth CC of 12 no's TH + Full CC of 5 no's TH	Full CC Amenity Building.
C.C. revalidated upto			:	23.01.2020.			

A.	Conditions to be complied with before further C.C. as per amended letter dt. 05.12.2018.	Remarks by S.E.B.P.	
1	That all the conditions of I.O.D. under even No. dated 24.1.2006 and amended plan approval letters dated 31.5.2008, 7.1.2009, 23.11.2009, 30.9.2010, 11.1.2011, 30.8.2013, 29.12.2014, 29.2.2016, 31.03.2017 20.12.2017 & 04.05.2018 shall be complied with.	Most of the I.O.D. conditions and amended approval letter conditions are complied with and attached in additional document.	Compliance of I.O.D. and all amended letters conditions are attached in additional document.
2	That the revised structural design/	Structural drawings &	Structural drawings &

EB/ 1342/GS/A

	calculations/details/drawings shall be submitted before extending C.C.	Certificate attached in additional document.	Certificate attached in additional document.
3	That the NOC from CFO shall be submitted before asking for Occupation permission.	Noted by License Surveyor	Noted by License Surveyor
4	That the C.C. shall be got endorsed as per the amended plan.	Applied for	Applied for
5	That the work shall be carried out strictly as per approved plan.	Noted by License Surveyor	Noted by License Surveyor
6	That the final structural stability certificate shall be submitted before asking for B.C.C.	Noted by License Surveyor	Noted by License Surveyor
7	That the supervision certificate shall be submitted periodically from the L.S. Engineer, Structural Engineer / Supervisor or Architect as the case may be as per D.C.P.R. regarding satisfactory construction on site.	Noted by License Surveyor	Noted by License Surveyor
8	That all the conditions stipulated in the order of Hon. Supreme Court of India dated 15.03.2018 in the Dumping Ground Case shall be complied with.	Noted and will be complied with as per SWM NOC (attached in additional document)	Noted by LS as SWM NOC is already submitted
9	That adequate safeguards be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and construction debris generated shall be deposited in specific sites inspected and approved by MCGM.	Noted and will be complied with as per SWM NOC (attached in additional document)	Noted by LS as SWM NOC is already submitted

In this case we have submitted proposal on behalf of our client M/s. Jawala Real Estate Pvt. Ltd. (Now Known as Lodha Developers Pvt. Ltd) for construction of Commercial building on plot under reference i.e. "Mumbai textile Mill" by proposing demolition of all existing structures, as per sanctioned scheme of integrated development of 7 Nos. of NTC Mill in Mumbai as per the provision of modified Regn.58 of D.C.Regn.1991. The last IDS for 7 NTC mill including Mumbai Textile Mill was approved on 14.2.2012.

Initially, the proposal was approved and I.O.D. was issued on 24.01.2006 with the sanction of competent authority. Subsequently, C.C. upto plinth level was issued on 3.7.2007. Further plans were amended on 04.12.2007, 31.05.2008, 07.01.2009, 23.11.2009, 30.09.2010, 11.01.2011, 30.08.2013, 29.12.2014, 29.2.2016 31.03.2017, 20.12.2017, 04.05.2018 & 05.12.2018.

As per the last amended plans dtd 05.12.2018, proposed buildings are comprised as follows:

A] a. Wing 1

4 basements + Ground + 1st to 6th podium + 7th (part) podium / refuge area/ habitable + 8th to 77th upper floors + 78th (part) floor for residential user.

b. Wing 2

4 basements + Ground + 1st to 6th podium + 7th (part) podium / refuge area/ habitable + 8th to 77th + 78th (pt) upper floors for residential user.

c. Wing 3

3 basements + Ground + 1st to 6th podium + 7th (part) podium / refuge area + 8th to 76th upper floors for residential user.

d. Wing 4

3 basements + Ground + 1st to 6th podium + 7th (part) podium / refuge area 8th to 78th upper floors for residential user.

e. Wing 5

4 basement + Ground + 1st to 6th podium + 7th (Pt.) refuge area/habitable + 8th to 63rd upper floors for residential user.

f. Wing 6

4 basement + Ground + 1st to 6th podium + 7th (Pt.) habitable /refuge floor + 8th upper floors for residential user.

g. Town House (1 to 12)

1 Residential Wing comprising of 4 basements + Ground + 1st to 6th podium + habitable area on 7th (podium)/part refuge + 2 upper floors.

h. Wing 8 (03 No's of Departmental store) 1/3 basement + Ground floor.

i. Public Amenity building

7th podium top (i.e. Ground) + 1

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

Now we have submitted online proposal for further CC i.e. Full CC for Town House number from 6 to 12 as per last amended plan dated 05.12.2018. The details of CC claimed are as follows:

Extended CC:

- a) **Town House:** In this case earlier, Plinth CC was granted for 1 to 12 Town House & Full C.C. was granted for 1 to 5 Town Houses. Now, plinth is completed for 6 to 12 Town House and we request to issue full CC for 6 to 12 Town Houses.

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

M/s Spaceage Consultant

Licensed Surveyor

Signature

This office compliance report of conditions of I.O.D. and amended plan approval letter is attached in additional documents. It is seen from the compliance report that Licensed Surveyor has complied with most of the conditions except following:

The built up area as per amended plans dt. 05.12.2018 for which C.C. can be released at this stage is as under (for basic F.S.I. with fungible)

Plot Area (Owner's share). = 64293.84 Sq. Mt. (As per proforma 'A')[A]

Basic F.S.I. = 1.33 [B]

Total built up area = 85510.80 Sq.Mt. [C]

Fungible area=85510.80x0.35 = 29928.78 Sq.Mt. [D]

Area of TDR loaded = 17399.53 Sq.Mt [E]

Fungible area for TDR = 6089.83 Sq. Mt [F]

(17399.53 X 0.35 = 6089.83 Sq. Mt)

FSI available against DCR-33(24) = 122420.00 Sq.mt. [G]

EB/ 1342/GS/A

Balance fungible area to be claimed	}	
(Payment made on fungible BUA = 54559.45 Sq.mt. Receipt attached in additional document)		[H]
$54559.45 - 29928.78 - 6089.83 = 18540.84 \text{ Sq.mt.}$		
Total built up area	= 279889.78 Sq. Mt.	[I]
Less R.M.C. area	= 1903.07 Sq. Mt.	[J]
Total permissible BUA=	$279889.78 - 1903.07 = 277986.71 \text{ Sq.Mt.}$	[K]
Already C.C. granted for B/U area=	274367.18 Sq. Mt.	[L]
Balance BUA available for C.C. (K- L)	= 3619.53 sq.mt.	[M]

At this stage C.C. claimed as below :

a] Town House (6 to 12)	= 2652.65 sq.mt.	[N]
Balance Area = (M – N)	= 966.88 sq.mt.	[O]

It is seen from above that proposed C.C. area is within balance BUA, hence C.C. may be released.

In view of above, Asst. Eng. (B.P.) City- VI's approval is requested issue Full CC for Town Hall number from 6 to 12, as per last approved plan dated 05.12.2108 as explained above.

Submitted please.

Sub. Eng. (B.P.) City-X

Asst. Eng. (B.P.) City- VI