

BRIHAN MUMBAI MAHANAGARPALIKA.

NO.CE\1145\BP(WS)\LOP OF

- 1 DEC 2001

To,
Shri. Yomesh Rao,
Architect.

Subject : Proposed layout on plot bearing
C.T.S.No.2040 of Village Erangal
at Madh, Malad (West).

Reference: Your letter No.Nil dated 5.11.2001.

Your plans submitted of the layout of above plot alongwith your letter dated 5.11.2001 are approvable as they are as per Development Control Regulation 1991, subject to the Terms and conditions registered under No.BDR/2-10063/2001 dated 22.11.2001. These additional terms and conditions shall be registered within one month from the date of issue of this letter. These Terms and Conditions of the layout shall be binding not only on the owners for the time being but also on their heirs, executors, administrators, assignees and every person deriving title through or under them. Final approval to the subdivision/layout will be given after you construct the roads including lighting, compound walls/retaining walls, drainage, sewerage etc. and recreation/amenity spaces is developed by leveling and adequate number of trees are provided on the same. You will please make it clear to your client that in case of breach of any of the terms and condition of the deposit amount is liable to be forfeited and the permission granted liable to be revoked.

You will now please demarcate the boundaries of your client's holding / the various plots / the reservation and the road alignments on site as per the approved plans and arrange to show the same to Assistant Engineer Bldg. Proposal by fixing a prior appointment with him and get his approval to the layout / subdivision before proceedings further.

Please note that the work of construction of roads, filling of low lying land diverting nallas, laying sewer lines etc. should not be done unless the due intimation is given to Executive Engineer Roads, Zone-IV, Asstt.Engineer Planning and their permission is obtained for proceeding with the work. That the entire cost of the infrastructure development will be borne by the owner.

Please also note that permission for construction of building on the subdivided plots or amalgamated plot will not be entertained till the access roads are constructed in water bound mode of construction with necessary sewers, storm water drains and water mains. Further it shall be noted that no any structure shall be proposed within 50/100 mtrs. belt of C.R.Z.-III

This permission for developing your client's land is valid for a period of one year from the date of issue and will have to be revalidated thereafter. One copy of approvable plans is sent herewith.

To,
Shri. Yomesh Rao,
Architect.
Yours faithfully,

Subject: Proposed layout on plan no. 1
C.T. No. 2040 of Village Erangal
at Madh. Maid (West).

sdh

For Dy. Chief Engineer Building Proposal
(Western Suburbs)

Letter No. 11 dated 2.11.2001

1 DEC 2001

- Copy to:
1. Owner, Garden View Properties & Hotels Pvt. Ltd.
 2. A.E. - Survey for information.
 3. Sub Divisional Officer, B.S.D. Custom House.
 4. A.A. & C.P/North.
- For information please.

file

W.S.
11/12/2001

For Dy. Ch. Engr. (B.P.) W.S.

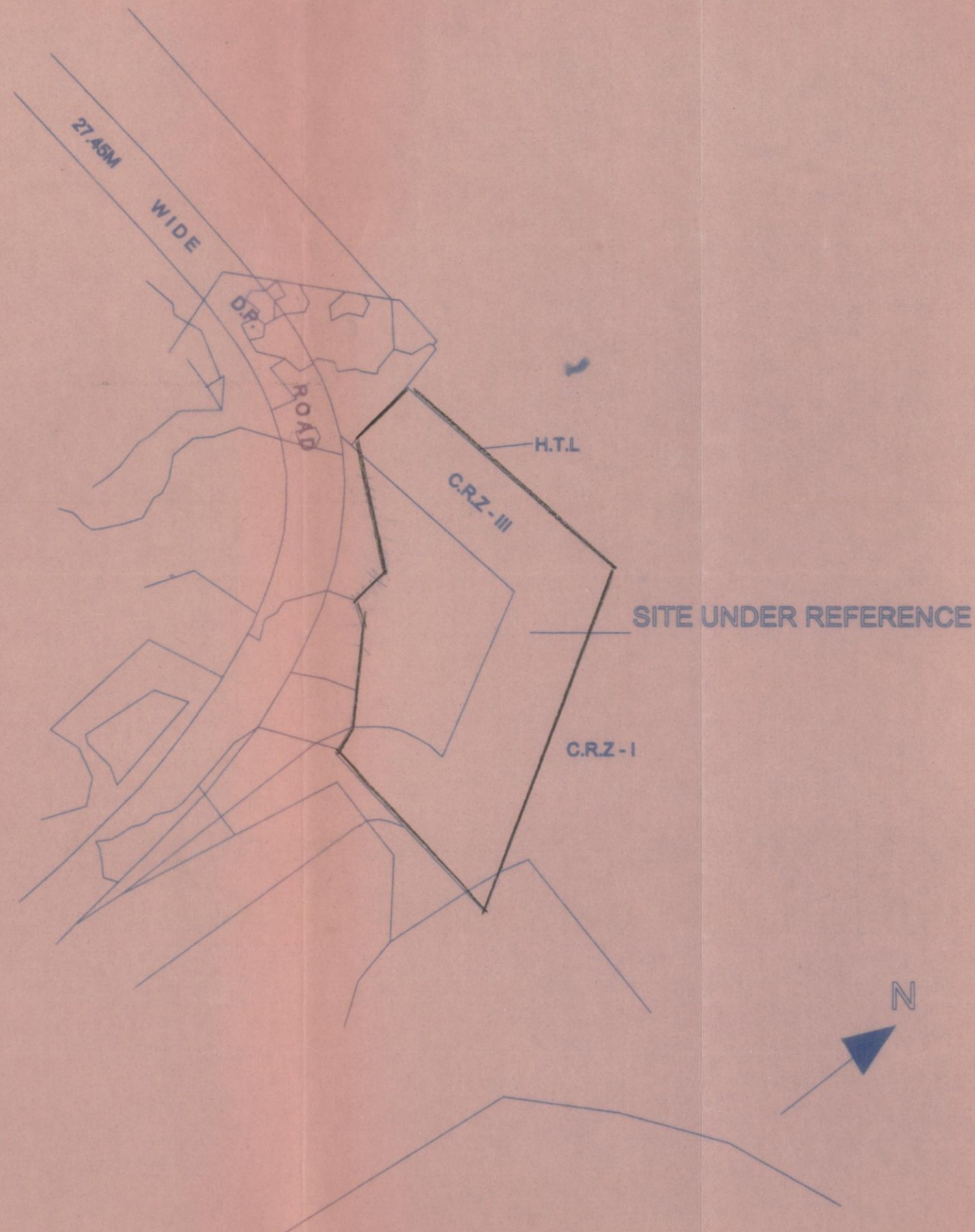
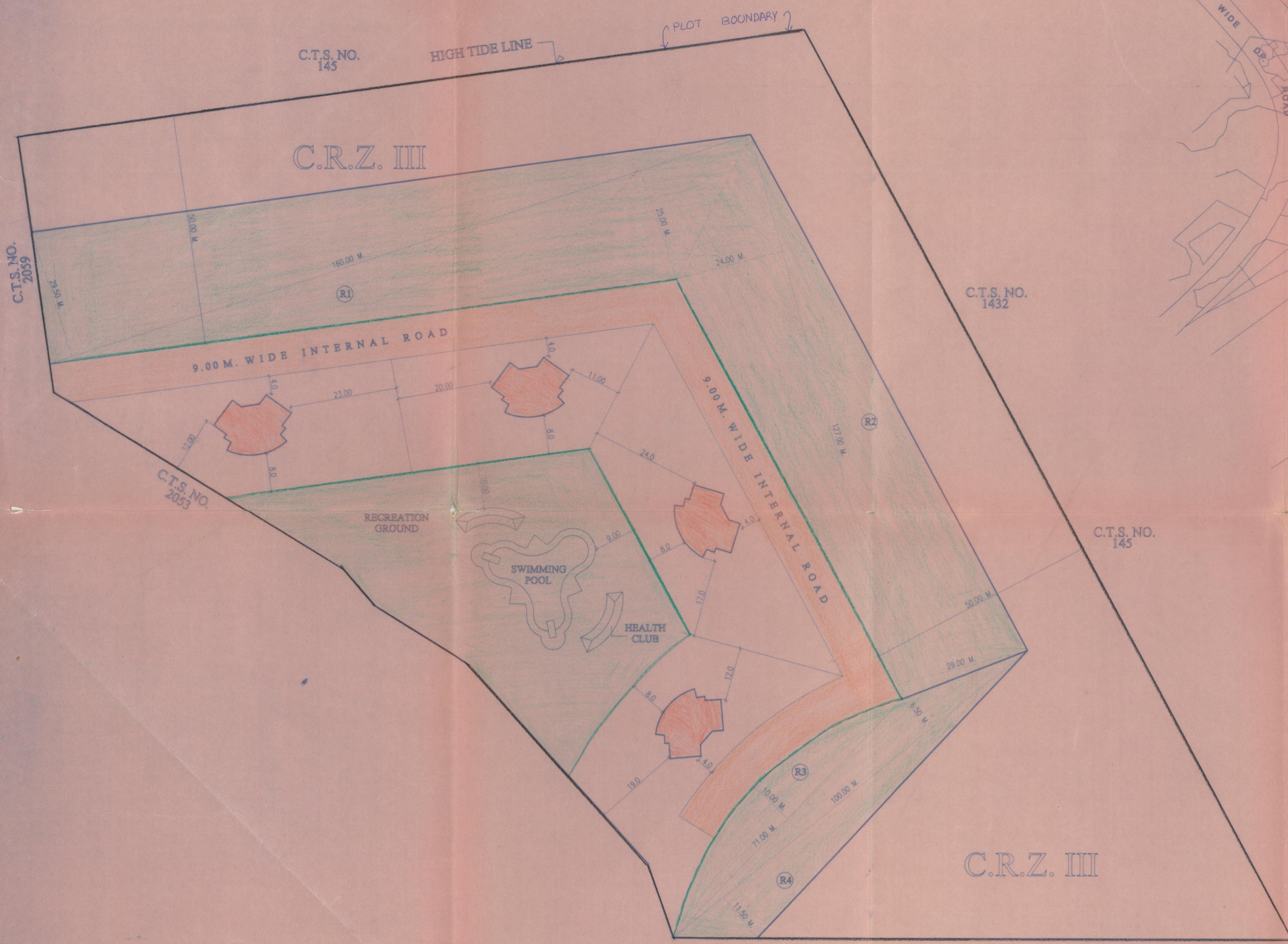
You will now please demarcate the boundaries of your client's holding & the various plots & the reservation and the road alignments on site as per the approved plans and arrange to show the same to Assistant Engineer Bldg. Proposal by fixing a prior appointment with him. Subdivision before proceeding further.

Please note that the work of construction of roads, filling of low lying land diverting drains, laying sewer lines etc. should not be done unless the due intimation is given to Executive Engineer, Road, Zone-IV, Asst. Engineer Planning and their permission is obtained for proceeding with the work. That the entire cost of the infrastructure development will be borne by the owner.

Please also note that permission for construction of building on the subdivided plots or amalgamated plot will not be entertained till the access roads are constructed in water bound mode of construction with necessary sewers, storm water drains and water mains. Further it shall be noted that no any structure shall be proposed within 50/100 mtrs. belt of C.R.V. III.

कार्यकारी भविष्यता
 दिनांक 27 NOV 2001

PRO FORMA - 'A'		SQ. FT	SQ. MT
1) AREA OF PLOT			32873.00
2) AREA ACCEPTED P.R.C P.A U.L.C			P.R.C
3) DEDUCTION FOR			
a) ROAD SET BACK			
b) PROPOSED D.P. ROAD			
c) ANY RESERVATION			
TOTAL (a+b+c)			
4) BALANCE AREA OF PLOT			32873.00
5) DEDUCTION FOR R.G. 15%, PROVISIONAL R.G. 25%			4930.96
6) NET AREA OF PLOT			27,942.05
7) ADDITION FOR F.S.I PURPOSE			
2a 100%			
2b 100%			
8) TOTAL AREA (8+7)			27,942.05
9) F.S.I PERMISSIBLE (AS PER DCR. NO. 60 (XII)-1) IS			0.0580.025
10) a F.S.I CLAIMED IN LIEU OF RESERVATION T.D.R RESTRICTING TO 40% OF BAL. AREA			
b F.S.I CLAIMED IN LIEU OF D.P. ROAD T.D.R RESTRICTING TO 40% OF NET AREA SETBACK IF ANY			
c F.S.I CLAIMED IN LIEU OF SLUM T.D.R RESTRICTING TO 20% OF NET AREA			
10A) TOTAL T.D.R CLAIMED (a+b+c)			
11) PERMISSIBLE FLOOR AREA			948.55
12) EXISTING FLOOR AREA			
13) PROPOSED AREA			
14) EXCESS BALCONY AREA TAKEN IN F.S.I			
15) TOTAL BUILT-UP AREA PROPOSED (12+13+14)			
16) F.S.I CONSUMED 13/7			
B) BALCONY AREA STATEMENT			
a) PERMISSIBLE BALCONY AREA PER FLOOR			
b) PROPOSED BALCONY AREA PER FLOOR			
c) EXCESS BALCONY AREA (TOTAL)			
C) TENEMENT STATEMENT			
a) NET AREA OF ITEM A(7) ABOVE			
b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS Etc)			
c) AREA TENEMENT (a-b)			
TENEMENT PERMISSIBLE (as per 60/60/100 per acre)			
TENEMENT PROPOSED			
D) PARKING STATEMENT			
a) PARKING REQUIRED BY RULE			
b) GARAGE PERMISSIBLE			
c) GARAGE PROPOSED			
d) TOTAL PARKING PROVIDED			
E) LOADING/UNLOADING STATEMENT			
LOADING /UNLOADING REQUIRED			
TOTAL LOADING/UNLOADING PROVIDED			
F) NOTES			
BOUNDARY OF PLOT BOUNDED RED			
PROPOSED WORK SHOWN IN PINK			
'B' DENOTES BALCONY			
AREA UNDER SET BACK SHOWN IN DOTTED GREEN			
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED			
RECREATION SHOWN IN GREEN			
AREA UNDER PROPOSED ROAD SHOWN IN BROWN			
DIMENSION OF BALCONIES ARE OUTSIDE DIMENSION			
PRO FORMA - 'B'			
CONTENTS OF SHEET			
LOCATION PLAN			
BLOCK PLAN			
STAMP OF DATE OF RECEIPT OF PLANS			
STAMP OF APPROVAL OF PLANS			
- 1 DEC 2001			
Kandoli Building Proposal (M.C.G.M.)			
The layout is approvable subject to regd. Terms & Conditions and this office letter No. 208-11452-1000 dated 27/11/01.			
This approval is for provision of access road as per R.G./A.C.S. plan as per approved as per D.C.R. as per.			
REVISION	DESCRIPTION	DATE	SIGNATURE
CERTIFICATE OF AREA			
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P. RECORD			
Signature of Architect			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED LAYOUT OF BUNGLOWS ON PLOT BEARING C.T.S NO. 2040 OF VILLAGE-ERANGAL AT MALAD (WEST), TAL- BORIVALI, MUMBAI.			
NAME OF OWNER			
M/S Garden View Properties & Hotel. Pvt. Ltd.			
DIRECTOR.			
JOB NO.	DATE	DRAWING NO.	SCALE
			AS SHOWN
			DRAWN BY
			CHECKED BY
YOMESH RAO (B.E. CIVIL) ARCHITECT LIC. NO. R-151-13. G23, 1 ST FLOOR, HINKING RD., KHAR, MUM-52.			



LOCATION PLAN
 SCALE - 1:4000
 SHEET NO. W33

NOTE: DCR. NO. 60 (XII)-C

NET AREA OF PLOT	=	27942.05 SQ.MT
FOR FIRST HECTARE F.S.I	=	0.05
A= (10,000 X 0.05)	=	500.00 SQ.MT
REMAINING AREA (27942.05 - 10,000)	=	17942.05 SQ.MT
FOR REMAINING AREA F.S.I	=	0.025
B= (17942.05 X 0.025)	=	448.55 SQ.MT
A + B = (500.00 + 448.55)	=	948.55 SQ.MT
PERMISSIBLE FLOOR AREA	=	948.55 SQ.MT

PROPOSED 25% R.G. AREA CALCULATION

AREA OF (R1) 1/2 X 180.00 X (29.50 + 25.00)	=	4360.00 SQ.MT
AREA OF (R2) 1/2 X 127.00 X (24.00 + 29.00)	=	3365.50 SQ.MT
AREA OF (R3) 2/3 X 71.00 X 10.00	=	472.88 SQ.MT
AREA OF (R4) 1/2 X 100.00 X (11.50 + 8.50)	=	900.00 SQ.MT
TOTAL PROPOSED AREA OF R.G.	=	9098.38 SQ.MT
AREA OF PLOT	=	32873.00 SQ.MT
25% PROVISIONAL R.G.	=	8218.25 SQ.MT
TOTAL R.G. PROVIDED	=	9098.38 SQ.MT

BLOCK PLAN
 SCALE - 1:500