MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CE/9/BPES/LOS/302 (Submission of Layout cases)/1/Amend	**Ward Name :**	S Ward
Zone Name :	Eastern Suburb	**Inward Date :**	28 Aug 2019
Architect/LE/SE Name :	Suhas Purushottam Joshi	**Issued On :**	06 Dec 2019

Authority Remark:

Approved asp roposed

Name : LOTAN SUKADEO AHIRE
Designation : Executive Engineer
Organization : Personal
Date : 06-Dec-2019 16: 18:04

Executive Engineer (BP) ES II

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.CE/9/BPES/LOS

To,
Shri. Suhas Joshi,
Architect,
Olympia, Central Avenue,
Hiranandani Business Park,
Powai, Mumbai - 400 076.

Subject: **Proposed Amended layout/sub division/amalgamation of the land in Sector VI-A bearing CTS No.10B/3, 13A/1/1A/2, 13A/1/1A/3, 13B, 13A/1/2 & in Sector VI-B bearing C.T.S. No. 13A/1/1B of Village Powai, Mumbai-400 076.**

Ref.: **Your letter dated 28.08.2019.**

Gentleman,

I have to inform you that the amended layout/subdivision/ amalgamation plans submitted by you for the above mentioned land are hereby approved, subject to compliance of terms and conditions registered u/no.2395 dtd. 17.05.1989 and amended layout approval letter under even no. dtd. 01/04/1992 & 09/12/2010 and subject to the following additional conditions:

1) That the condition No. 11 shall be read as under:
That the land/plot/plots together admeasuring 20% of sector VI-A or 1760.90 sq. mtrs., whichever is greater and shown green in colour on plan shall be kept open and unbuilt upon and shall be developed as recreation ground/amenity open space and shall be properly maintained by all the sub-divided plot holders.
2) That the Provision of inclusive Housing shall be proposed, if applicable as per reg. no. 15 of DCPR -2034 while requesting any of the building within layout u/ref.
3) That the plans for last building shall be got amended approved from this office incorporating revised proforma.

One set of Amended Plan digitally signed is hereby returned in token of the Municipal approval.

Yours faithfully,

VIJAY SOPAN PAWAR
SE(BP) S/W

JAYESH CHHAGAN DUSANE
AE(BP) S&T

LOTAN SUKADEO AHIRE
Executive Engineer
(Building Proposals) E.S.-II.

Copy forwarded to owner
Shri Surendra Hiranandani

II- OTHER REQUIREMENTS

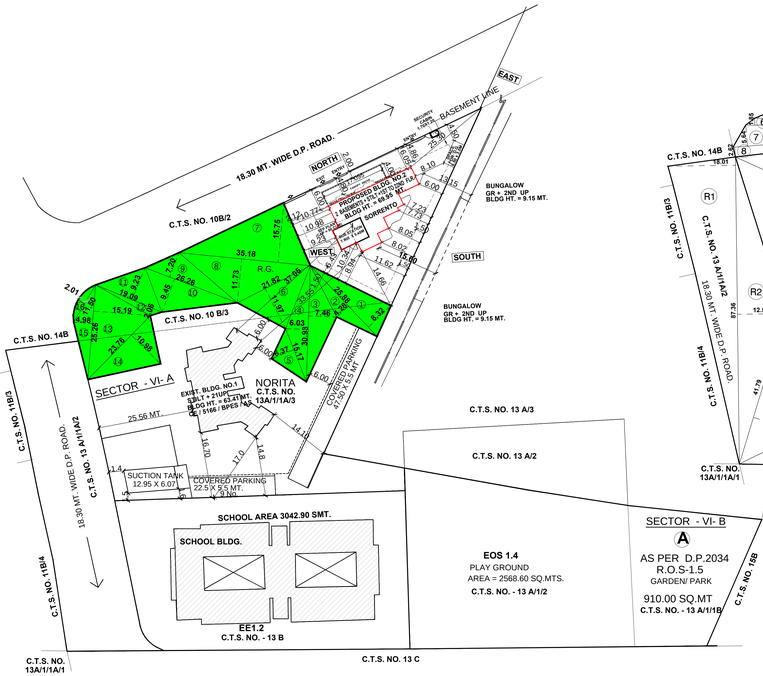
(A)	a) NAME OF RESERVATION	SCHOOL (E.E 1.2) P.G. (E.O.S 1.4) GARDEN/PARK (R.O.S 1.5)
	b) AREA OF RESERVATION AFFECTING THE PLOT SCHOOL (E.E 1.2) 3042.90 P.G. (E.O.S 1.4) 2568.60 } 5611.50 GARDEN/PARK (R.O.S 1.5) 910.00	6521.50
	c) AREA OF RESERVATION LAND TO BE HANDED /HANDED OVER AS PER REGULATION NO -17	6521.50
	d) BUILT-UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO -17	
	e) AREA/ BUILT-UP AREA OF DESIGNATION	
(B)	PLOT AREA / BUILT-UP AMENITY TO BE HANDED OVER AS PER REGULATION NO	
	i) 14(A) = PLOT AREA - PROPOSED D.P.ROAD (13081.60 - 1729.40 = 11352.20 SQ.MT) (10000X5% + 1352.20X10%) = 500 + 135.22 = 635.22 SQ.MT PROVISION OF AMENITY = NIL [SINCE AREA UNDER D P RESERVATION TO BE HANDED OVER TO MCGM IS MORE THEN REQUIRED AREA OF AMENITY AS PER THIS REGULATION THEN THE PROVISIONS FOR AMENITY SHALL NOT BE NECESSARY]	NIL
	i) 14(B) - NA SINCE PLOT IS IN RESIDENTIAL ZONE AS PER 2034	
	iii) 15 CONSUMED BUILT UP AREA (BLDG NO 1 = 6826.80 & BLDG NO- 2 = 179.35) = 7006.15 SQ.MT. PLOT POTENTIAL = 4879.59 SQ.MT. AREA REQUIRED FOR I . H AS PER DCPR 2034 REG No- 15 = PLOT POTENTIAL X BUA UTILIZED / PERM. BUA = 4879.59 X 7006.15 / 12916.57 = 2646.77 SQ.MT. AREA REQUIRED FOR I . H. AS PER DCPR 2034 REG No- 15 (20 % OF 2646.77)	529.35
(C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/ PLOT AS PER REGULATION NO.27	
	(20% OF NET PLOT AREA i.e. 20% of 5740.70)	1148.14

SECTOR - VI-A FUNGIBLE AREA STATEMENT

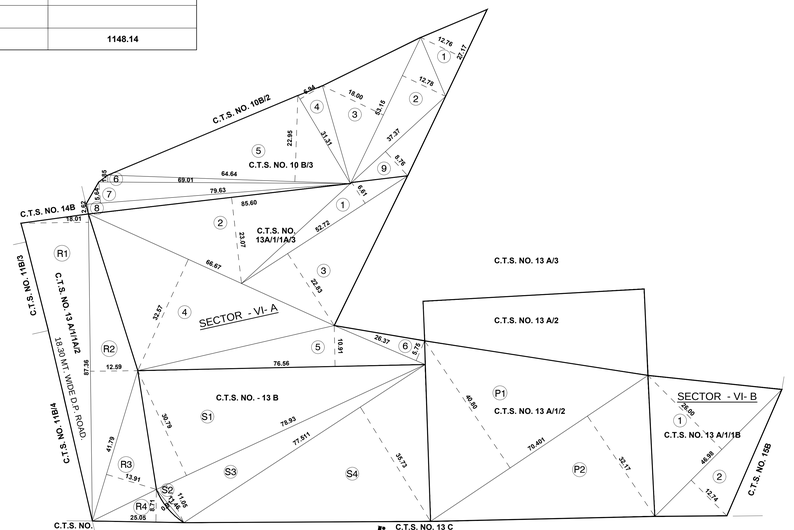
SECTOR	BLDG.NO./ BLDG. NAME/ FILE No.	APPROVAL DATE	TOTAL FUNGIBLE AREA IN SQ.MT.	PAYMENT RECEIPT No.	AMOUNT PAID IN Rs.	DATE OF PAYMENT	PAID TO
VI-A	2 SORRENTO CE / 2929 / BPES / AS	27/08/2019	11.04	2308411 CKK 1708334	2,72,136.00 1,63282.00	01/08/2019 01/08/2019	MCGM GOVT.

TDR UTILISED IN SECTOR-VI-A

SECTOR	BLDG.NO./ BLDG. NAME/ FILE No.	APPROVAL DATE	Addition for FSI 100% D.P. Road Area (DCR 1991) in sq. mt.	50% F.S.I. as per DCR 32	70% as per DCR 33 in sq. mt.	20% as per DCR 33 SLUM T.D.R in sq. mt.
VI-A	1 NORITA CE/5166 / BPES / AS	OC -29/08/1992	1926.00	-		
	2 SORRENTO CHE/ES/2929/S/337 (NEW)	IOD - 26/6/2018 AMEND-1- 27/08/2019	-	-	2654.40	2510.00



BLOCK PLAN
SCALE : 1:500



PLOT AREA DIAGRAM
SCALE = 1:500

AREA STATEMENT

	SECTOR-VI-A	SECTOR-VI-B
NET PLOT AREA(2398.10+3342.60)	5740.70 SQ.MT.	
D.P . ROAD AREA	1729.40 SQ.MT.	
SCHOOL AREA (EE 1.2)	3042.90 SQ.MT.	
PLAY GROUND AREA (E.O.S 1.4)	2568.60 SQ.MT.	
GARDEN /PARK (R.O.S-1.5)		910.00 SQ.MT.
TOTAL	13081.60 SQ.MT.	910.00 SQ.MT.
TOTAL PLOT AREA	13991.60 SQ.MT.	

SECTOR - VI-A

C.T.S NO -10B/3 - PLOT AREA CALCULATIONS								
1	27.17	X	12.76	X	0.5	=	173.34	SQ.MT.
2	53.15	X	12.78	X	0.5	=	339.63	SQ.MT.
3	53.15	X	18.00	X	0.5	=	478.35	SQ.MT.
4	31.31	X	6.94	X	0.5	=	108.65	SQ.MT.
5	64.64	X	22.95	X	0.5	=	741.74	SQ.MT.
6	69.01	X	1.85	X	0.5	=	63.83	SQ.MT.
7	79.63	X	5.64	X	0.5	=	224.56	SQ.MT.
8	79.63	X	2.62	X	0.5	=	104.32	SQ.MT.
9	37.37	X	8.76	X	0.5	=	163.68	SQ.MT.
TOTAL						=	2398.10	SQ.MT. (I)

C.T.S NO - 13 A/1/1A/3 - PLOT AREA CALCULATIONS								
1	52.72	X	6.61	X	0.5	=	174.24	SQ.MT.
2	85.60	X	23.07	X	0.5	=	987.40	SQ.MT.
3	52.72	X	22.83	X	0.5	=	601.80	SQ.MT.
4	66.67	X	32.57	X	0.5	=	1085.72	SQ.MT.
5	76.56	X	10.91	X	0.5	=	417.63	SQ.MT.
6	26.37	X	5.75	X	0.5	=	75.81	SQ.MT.
TOTAL						=	3342.60	SQ.MT. (II)

C.T.S NO - 13 A/1/1A/2 -D.P. ROAD AREA CALC.								
R1	87.36	X	18.01	X	0.5	=	786.68	SQ.MT.
R2	87.36	X	12.59	X	0.5	=	549.93	SQ.MT.
R3	41.79	X	13.91	X	0.5	=	290.65	SQ.MT.
R4	25.05	X	8.71	X	0.5	=	109.09	SQ.MT.
TOTAL						=	1736.35	SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95	SQ.MT.
TOTAL							6.95	SQ.MT.
D.P ROAD AREA (1736.35 - 6.95)							1729.40	SQ.MT. (III)

SCHOOL AREA (C.T.S NO -13/B)								
S1	78.93	X	30.79	X	0.5	=	1215.13	SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95	SQ.MT.
S3	78.93	X	11.05	X	0.5	=	436.09	SQ.MT.
S4	77.511	X	35.73	X	0.5	=	1384.73	SQ.MT.
TOTAL						=	3042.90	SQ.MT. (IV)

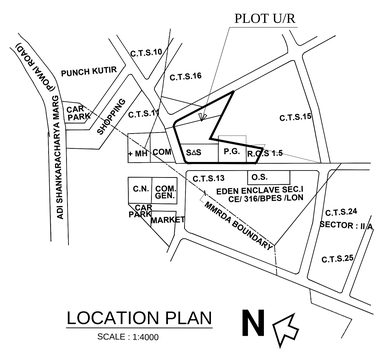
PLAY GROUND AREA (C.T.S.NO - 13A/ 1 / 2)								
P1	70.401	X	40.80	X	0.5	=	1436.18	SQ.MT.
P2	70.401	X	32.17	X	0.5	=	1132.40	SQ.MT.
TOTAL						=	2568.58	SQ.MT.
SAY						=	2568.60	SQ.MT. (V)

TOTAL PLOT AREA OF SECTOR-VI-A = I+II++III+IV+V
=2398.10 +3342.60+1729.40+3042.90+2568.60
= 13081.60 SQ.MT. (A)

SECTOR - VI-B

SECTOR-VI-B (**C.T.S. NO. 13 A/1/1B**)
AREA CALCULATION OF R.O.S-1.5 AS PER DP 2034

1.	46.98	X	26.00	X	0.5	=	610.74
2.	46.98	X	12.74	X	0.5	=	299.26
TOTAL						=	910.00 SQ.MTS.
AREA OF R.O.S-1.5						=	910.00 SQ.MTS. (B)



LOCATION PLAN
SCALE : 1:4000

AREA AS PER P.R. CARDS

SECTOR - VI -A

SR NO.	C.T.S NO	AREA AS PER P.R. CARD
I.	C.T.S NO -10B/3 (PLOT AREA)	2398.10
II.	C.T.S NO - 13 A/1/1A/3 (PLOT AREA)	3342.60
III.	C.T.S NO - 13 A/1/1A/2 (D.P. ROAD AREA)	1729.40
IV.	C.T.S NO - 13B (SCHOOL AREA)	3042.90
V.	C.T.S NO - 13/A/1/2 (PLAY GR. AREA)	2568.60
	TOTAL PLOT AREA	13081.60 (A)

SECTOR - VI -B

	C.T.S NO - 13 A/1/1B GARDEN/ PARK	910.00 (B)
TOTAL PLOT AREA (A+B)		13991.60

BUILT UP AREA AND TENEMENT STATEMENT

BLDG NO.	No. OF FLOORS & HEIGHT	BUILT UP AREA (SQ.M.) EXIST. AREA	PROP. AREA	FUNGIBLE AREA	FILE No.	TENEMENT 40 SQ.MT.	80 SQ.MT.	TOTAL
1.	STILT + 21 UPPER FLR. (63.41 M)	6826.80			CE /5166/BPES/AS	82	42	124
2.	2 BASEMENTS+ STILT + +1ST TO 13TH FLR. (43.45 M)		2331.94	11.04	CHE/ ES/2929/S/337	52	-	52
TOTAL		6826.80	2342.98			134	42	176

AREA CALCULATION OF 20% R.G. FOR SECTOR VI-A						
01.	25.88	X	8.32	X	0.5	= 107.66 SQ.MT.
02.	25.88	X	4.28	X	0.5	= 55.38 SQ.MT.
03.	30.93	X	7.46	X	0.5	= 115.37 SQ.MT.
04.	30.93	X	6.03	X	0.5	= 93.25 SQ.MT.
05.	15.17	X	6.37	X	0.5	= 48.32 SQ.MT.
06.	21.82	X	11.97	X	0.5	= 130.59 SQ.MT.
07.	35.18	X	15.75	X	0.5	= 277.04 SQ.MT.
08.	35.18	X	11.73	X	0.5	= 206.33 SQ.MT.
09.	26.26	X	7.20	X	0.5	= 94.54 SQ.MT.
10.	26.26	X	9.45	X	0.5	= 124.08 SQ.MT.
11.	19.09	X	9.23	X	0.5	= 88.10 SQ.MT.
12.	19.09	X	2.06	X	0.5	= 19.66 SQ.MT.
13.	25.26	X	15.19	X	0.5	= 191.85 SQ.MT.
14.	23.76	X	10.98	X	0.5	= 130.44 SQ.MT.
15.	25.26	X	4.98	X	0.5	= 62.90 SQ.MT.
16.	11.50	X	2.01	X	2/3	= 15.41 SQ.MT.
TOTAL						= 1760.92 SQ.MT.
NET AREA OF PLOT						= 5740.70 SQ.MT.
PROPOSED R.G.						= 1760.92 SQ.MT.
REQUIRED R.G. (20 % OF 5740.70 NET PLOT AREA)						= 1148.14 SQ.MT.

PROFORMA- ' B '

STAMP OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to terms and conditions mentioned in my office letter No. CE/ 9 /BPES / LOS dated
I) This approval is for the position of access roads, and locatie, of recreation/amenity spaces only
II) This approval is not for bldgs ., its users and open spaces around the same.
III) Special attention is drawn to condition No. 1 of the Terms and conditions in the letter referred above.

VIJAY SOPAN PAWAR
S.E. (B.P.) S / W

JAYESH CHHAGAN DUSANE
A.E. (B.P.) S & T

LOTAN SUKADE O AHIRE
E.E. (B.P.) E.S.- II

A. PROFORM A - 1		AMENDED PLAN AS PER DCPR -2034 REG.No. 9(6) (b)		
		SECTOR-VI-A	SECTOR-VI-B	TOTAL
		Sq.Mts.	Sq.Mts.	Sq.Mts.
1.	TOTAL AREA OF PLOT	13081.60	910.00	13991.60
	DEDUCTION FOR			
	a. AREA OF RESERVATION IN PLOT i) SCHOOL (E.E 1.2) = 3042.90 ii) P.G. (E.O.S 1.4) = 2568.60 } iii) GARDEN/PARK (R.O.S 1.5) = 910.00	5611.50	910.00	5611.50 910.00
	b.AREA OF ROAD SET BACK	-	-	-
	c. AREA OF D.P. ROAD	1729.40	-	1729.40
2.	(A) FOR RESERVATION /ROAD AREA	-	-	-
	(a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (Regulation No-16)	-	-	-
	(b) PROPOSED D.P.ROAD TO BR HANDED OVER (100%) (Regulation No-16)	1729.40	-	1729.40
	(C)(i) RESERVATION AREA TO BE HANDED OVER (100%) (Regulation No-17)	5611.50	-	5611.50
	(C)(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR (100%) (Regulation No-17)	-	910.00	910.00
B.	FOR AMENITY AREA	-	-	-
	(a)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 14 (A) (AS PER TABLE - II :- OTHER REQUIREMENTS SHOWN ON PLAN)	NIL	-	-
	(b)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 14 (b)	-	-	-
	(c)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 35 (Obeyance)	-	-	-
C	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPEMENT WAS ALLOWED	-	-	-
3.	TOTAL DEDUCTION (2(A) +2(B) +2(C) as and when applicable)	7340.90	-	7340.90
4.	BALANCE AREA OF THE PLOT (1 - 3)	5740.70	-	5740.70
5.	LESS 15% RG	NIL		NIL
6.	NET PLOT AREA	5740.70		5740.70
7.	PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY As per Sr . no 6 above	5740.70	-	5740.70
8.	ZONAL (BASIC) F.S.I	1.00	-	1.00
9.	BUILT-UP AREA AS PER ZONAL FSI	5740.70	-	5740.70
10.	BUILT-UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATON 30(A) 8 (b) 50 % F.S.I. as per DCR 32 8 (c) 0.90 as per DCR 33 (min 20% slum TDR) Details of area claimed is shown separately	2870.35 5166.63	-	2870.35 5166.63
11.	BUILT-UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT-UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	-	-	-
12.	BUILT-UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT	-	-	-
13.	BUILT-UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO -12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	-	-	-
14.	PERMISSIBLE BUILT -UP AREA (9 + 10)	13777.68	-	13777.68
15.	a) EXISTING BUILT UP AREA ((BLDG No. 1) CE/5166/BPES/AS	6826.80	-	6826.80
	b) PROPOSED BUILT-UP AREA (BLDG. No.2) CHE/ES/2929/S/AMEND1	2331.94	-	2331.94
	c) TOTAL BUILT-UP AREA (EXIST + PROP.)	9158.74	-	9158.74
16.	FSI CONSUMED ON NET HOLDING	1.595	-	1.595

AREA CERTIFICATE

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---------- AND THAT THE DOCUMENT OF THE SIDES ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 13991.60 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.RECORDS.

SUHAS PURUSHOTTAM JOSHI — Digitally signed by SUHAS PURUSHOTTAM JOSHI Date: 2019.11.30 11:06:01 +05'30'

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED AMENDED LAYOUT / SUB DIVISION / AMALGAMATION IN SECTOR - VI- A , ON LAND BEARING C.T.S. Nos. 10B/3 ,13A/1/1A/2 ,13A/1/1A/3 ,13B ,13A/1/2 & SECTOR - VI-B BEARING C.T.S. Nos. 13A/1/1B OF VILLAGE POWAI, MUMBAI - 400 076.

CONTENTS OF SHEET

BLOCK PLAN , LOCATION PLAN , PLOT AREA CALCULATIONS

NAME & SIGNATURE OF OWNER

Surendra Lakhumal Hiranandani — Digitally signed by Surendra Lakhumal Hiranandani Date: 2019.11.30 11:05:19 +05'30'

SHRI. NIRANJAN HIRANANDANI C.A. TO OWNERS
SHRI. SURENDRA HIRANANDANI C.A. TO OWNERS

JOB NO.	DATE	NAME, ADDRESS & SIGN OF THE ARCHITECT
DRG.NO.	SCALE 1:500 1:4000	SUHAS PURUSHOTTAM JOSHI — Digitally signed by SUHAS PURUSHOTTAM JOSHI Date: 2019.11.30 11:04:39 +05'30'
NORTH	DRAWN BY AMOL	**ARCHITECT SUHAS JOSHI**
	CHK. BY.	**' OLYMPIA' CENTRAL AVENUE, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076**