MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CE/8588/WS/AK/337/4/Amend dated 26.07.2023

To,
AR. PRIYANK BHATT
202/A- Shiv Prisha, Junction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (W), Mumbai-400049(EAST), MUMBAI - 400057

CC (Owner),
Landmark Heights Pvt. Ltd.
Shop No. 6, B-17, Sai Vaishali C.H.S LTD. Vaishali nagar Jogeshwari (W), Mumbai 400102

Subject : **Proposed building on plot bearing CTS No. 169,169 1 to 4 of village Majas situated at Jogeshwari (E), Mumbai.**

Reference : Online submission of plans dated 09.12.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

1) That all the conditions of IOD under even number dated 15-05-2019 shall be complied with.
2) That Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
3) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
4) That the Janata Insurance Policy in the name of site under reference shall be submitted.
5) That all the payments shall be made.
6) That the revised N.O.C. from H.E. shall be submitted before requesting for C.C.
7) That the NOC from A.A. & C K/E ward shall be submitted
8) That “All Dues Clearance Certificate” related to H.E.’s dept. from the concerned A.E.W.W. [K/East Ward] shall be submitted before applying for C.C.
9) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
10) That the work shall be carried out between 6.00am to 10.00p.m. only (as per Circular No.ChE/DP/7749/Gen dated 07.06.2016.
11) That all the conditions in the order of Hon’ble Supreme court of india, dated15/03/2018 in the case of Dumping Ground shall be complied with and bank Guarantee for the same shall be submitted. Any breach will entail the cancellation of building permission and the work will be liable to be stopped immediately.
12) That adequate safeguard shall be employed in consultation with SWM. Dept. of MCGM for preventing dispersal of particles through air.
13) This approval is without prejudice to any action and legal matters pending in court of Law if any.

Digitally signed by UDAY MANOHARRAO MAHAJAN
Date: 26 Jul 2023 17:34:01
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

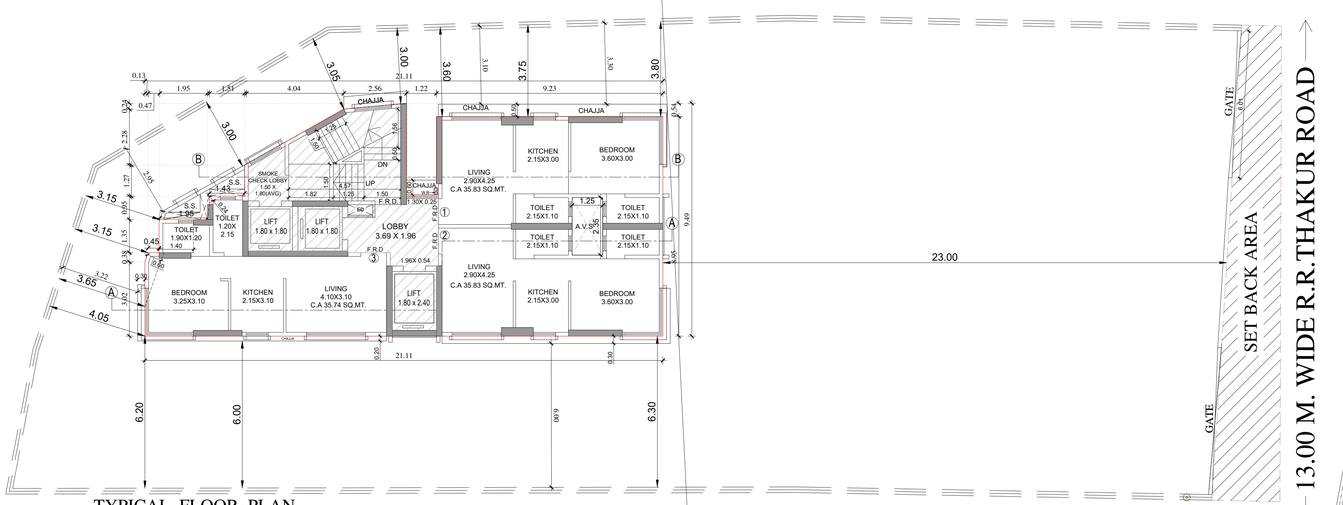
Western Suburb I

Copy to :

1) Assistant Commissioner, K/E Ward
2) A.E.W.W., K/E Ward
3) D.O. K/E Ward
   - Forwarded for information please.

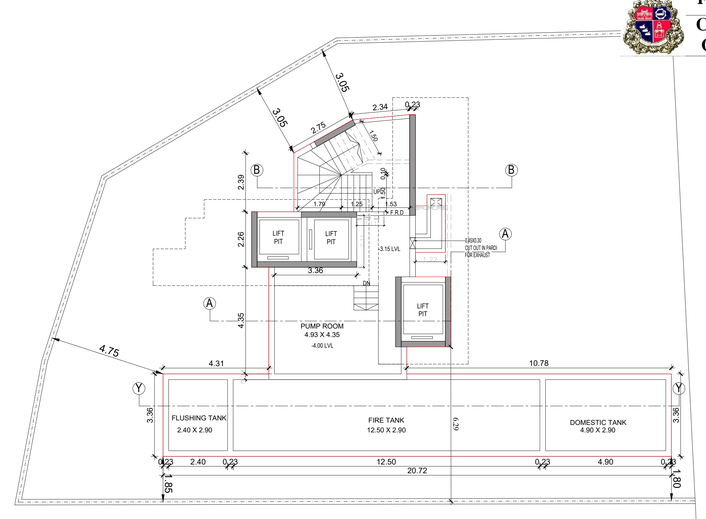
FILE No.:- CE / 8588 / WS / AK | 1/3

CONTENTS OF SHEET :- GROUND FLOOR PLAN, PUMB ROOM PLAN BLOCK PLAN ,LOCTION PLAN,PLOT AREA CALC,SECTION OF COMP.WALL & U.G TANK SECTION



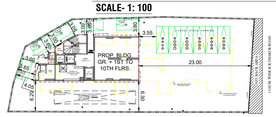
TYPICAL FLOOR PLAN
(2ND TO 7TH, 9TH & 10TH.)

100 M DISTANCE LINE FROM JOGESHWARI CAVES



PLAN FOR PUMP ROOM BELOW GROUND LEVEL

SCALE- 1: 100



BLOCK PLAN

SCALE- 1: 500

PLOT AREA CALC. (In sq.mts.)

A)	1/2 x 17.38 x 3.18	=	27.63
B)	1/2 x 22.40 x 2.34	=	26.21
C)	1/2 x 31.54 x 18.36	=	289.54
D)	1/2 x 26.24 x 13.72	=	180.01
E)	1/2 x 26.88 x 13.40	=	180.10
F)	1/2 x 26.88 x 13.20	=	177.41
			880.90 sq.mts.

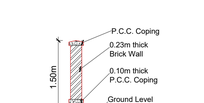
TOTAL AREA OF PLOT = 880.90 sq.mts.

SET BACK AREA CALC. (In sq.mts.)

A)1/2 x 19.30 x	1.62	=	15.63
B)1/2 x 19.30 x	2.74	=	26.44
			42.07 sq.mts.

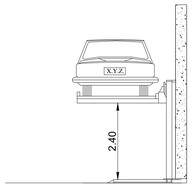
TOTAL AREA OF SET BACK = 42.07 sq.mts.

SAY = 42.04 sq.mts.



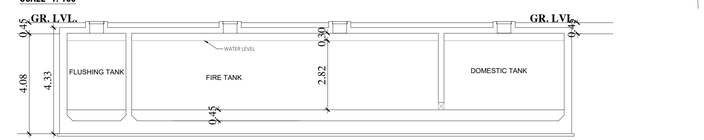
Section Through Compound Wall

SCALE 1:50



SECTION X-X

DEPENDENT CAR PARKING SYSTEM (CANTILEVER)



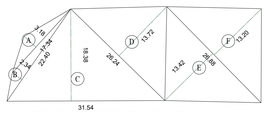
SECTION Y-Y

SCALE- 1: 100



LOCATION PLAN

SCALE- 1: 4000

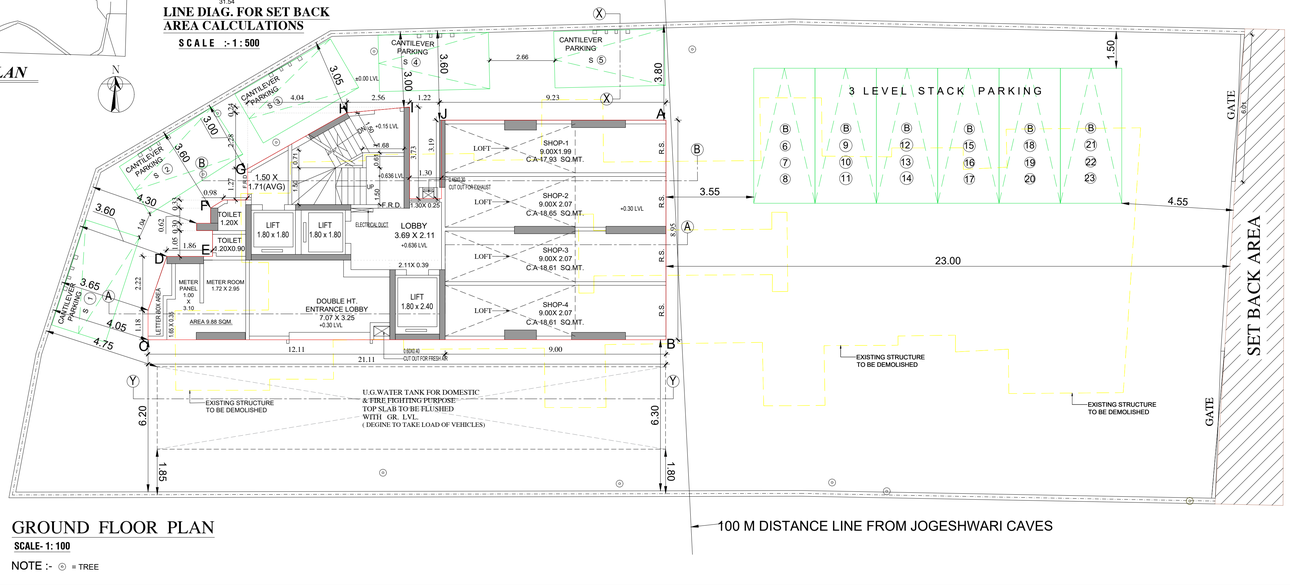


LINE DIAG. FOR SET BACK AREA CALCULATIONS

SCALE :- 1 : 500

LINE DIAG. FOR SET BACK AREA CALCULATIONS

SCALE :- 1 : 500



GROUND FLOOR PLAN

SCALE- 1: 100

NOTE :- ⊛ = TREE

100 M DISTANCE LINE FROM JOGESHWARI CAVES

FORM - I

A.	**AREA STATEMENT**	
1)	AREA OF THE PLOT	880.90
	a) Area of Reservation in plot	———
	b) Area of Road set back	———
	c) Area of D P Road	———
2)	DEDUCTIONS FOR :	———
	A) For Reservation/Road area	
	a) Road set back area to be handed over (100%) (Regulation No 16)	42.04
	b) Proposed D P road to be handed over (100%) Regulation No 16)	———
	c) Reservation area(plot) to be be handed over(100%) (Regulation No 17)	———
	d) Area under nallah widening	
	e) TOTAL AREA UNDER ROAD/RESERVATION/NALLAH	
	B) For Amenity area	
	a) Area of amenity plot/plots to be handed over as per DCR 14(A)	———
	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 15	———
	d) Area of amenity plot/plots to be handed over as per DCR 35	———
	e) TOTAL AMENITY AREA	
	C) Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which the development was allowed	———
3)	Total deduction :(2(A)+2(B)+2(C)	42.04
4)	Balance area of the plot(1)-(3)	838.86
5)	Plot under development (1-2(A)+2(B)	838.86
6)	Zonal (basic) FSI(0.50 or 0.75 or 1 or 1;33) .	1.00
7)	a)Permissible built up area as per Zonal(Basic) FSI (5X6)	
	b) Permissible Built up area as per DCR 30(C) protected for development	838.86
	Permissible built up area (7a or 7b above,whichever is more)	838.86
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)	
	a) Additional BUA for 2(A) & 2(B) above within the cap of admissible "TDR" as per table no 12 on balance plot [2 (A) (d) X 2 times]	
	b) Additional BUA for 2(A) (a) & 2(A) above to be utilize within the permissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200% or 250%) (42.04 X 2.00 = 84.08)	84.08
	c) Additional BUA in case of 2(A) (c) (ii) as per regulation 17(1) note 20(vii) &(viii) as per AR policy on remaining plot(Y% as per table no-5 of regulation 17(1)	———
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot	
	a) in lieu cost of construction of amenity building as per regulation 30(A)30(b)	———
	b)50% of rehab component as per reg 33(7)(A)	———
	c)15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)	
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%) [Permissible=	
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A) &30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above	
12)	Permissible Built up area (7+8+9+10+11+11)	922.94
13)	TOTAL BUILT UP AREA 13(a)+ 13(b)	
	a)PROPOSED BUILT UP AREA	922.94
	b)EXISTING BUILT UP AREA	———
14)	TDR generated if any as per 30(A)	———
15)	FSI consumed on net plot(13/4)	1.10
16)	**DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS**	
a)	RESIDENTIAL BUILT-UP AREA PERMISSIBLE	858.94
b)	REMAINING NON RESIDENTIAL BUILT-UP AREA	64.00
17)	**DETAILS OF F.C. AREA AVAILED AS PER DCPR 2034 31 (3)**	
	i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential as per approved concessions	300.63
	ii) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential	274.30
	iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial	22.40
	iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial	22.40
	v) Permissible Fungible Compensatory area by charging premium for residential	
	vi) Fungible compensatory area availed on payment of premium for residential	
	vii) Permissible Fungible compensatory area on payment of premium for commercial	
	viii)Fungible compensatory area availed on payment of premium for commercial	
18)	a) TOTAL GROSS BUILT-UP AREA PERMISSIBLE (13+ 17(i) + 17(iii) +17(v) + 17(vii) - (18 d))	1245.97
	b) TOTAL GROSS BUILT-UP AREA PROPSED (13+ 17(ii) + 17(iv) +17(vi) + 17(viii))	1219.64
	c) Balance Built up Area (18(a)- 18(b)	
	d) Area to be captaince abeyance as per Concession	
II	OTHET REQUIREMENTS	
A	Reservation/ Designation	
	a) Name of reservation	———
	b) Area of reservation land handed over as per Regulation No.17	———
	c) Built up area of amenity to be handed over as per Regulation No.17	———
	d) Area/Built up area of Designation	———
B	Plot area/built up amenity to be handed over as per regulation No	
	a) 14(A)	———
	b) 14(B)	———
	c) 15	———
C	Requirement of LOS as per Regulation No.27	———
D	TENEMENTS STATEMENT	
	a) Proposed built up area (16 above)	1219.64
	b) Less deduction of Non-Residential area(shop etc)	86.40
	c) Area available for Tenements (a) minus(b)	1133.24
	d) Tenements Permissible (450/hectare) = 50.995 SAY	51 Nos.
	e) Total Number of Tenements Proposed on Plot	27 Nos.
E	PARKING STATEMENT	
	(i)PARKING REQUIRED FOR REGULATION FOR	12 Nos.
	(ii)TOTAL PARKING PROVIDED	23 Nos.
F	TRANSPORT VEHICLE PARKING	
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
	(ii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

Note :-
This is digitally signed plan & does not require physical signatures.

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT. 19 -10-2018 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 880.90 SQ.MTS. (FIVE HUNDRED & THIRTY ONE POINT SIXTY SQ.MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

Priyank Abhay Bhatt

SIGNATURE OF ARCHITECT

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				DPDESH		

NORTH

NAME OF OWNER /C.A. TO OWNER / LESSEE

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
Sai Vaishali CHS Ltd.,
Vaishali Nagar,
Jogeshwari (W), mumbai - 400102

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

Digitally signed by MOHIDDIN NIZAMUDDIN UMATIYA
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Date: 2023.05.18 11:31:09 +05'30'

DIGITAL SIGNATURE OF ARCHITECT

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
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Date: 2023.05.18 11:36:29 +05'30'

DIGITAL SIGNATURE OF ARCHITECT

PRIYANK BHATT
A R C H I T E C T
202/A- Shiv Prisha CHSL, Juction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049
:- pb010416@gmail.com
:- 022 - 26255400

NAME, ADDRESS OF ARCHITECT

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 19-10-2020

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 26.07.2023

DIGITAL SIGNATURE OF AUTHORITIES

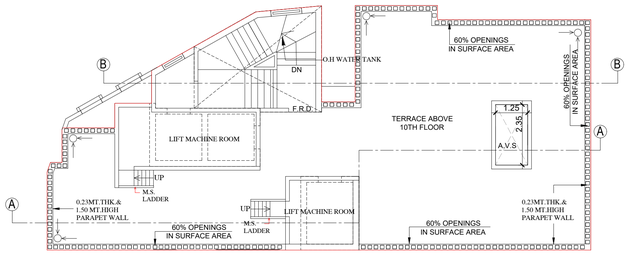
SANTOSH GOPAL MANDAVKAR
S.E.B.P. (K/EN)

SHAIKH ASIF MUSA
A.E.B.P. (K/E)

UDAY MANOHAR RAO MAHAJAN
E.E.B.P. (K)

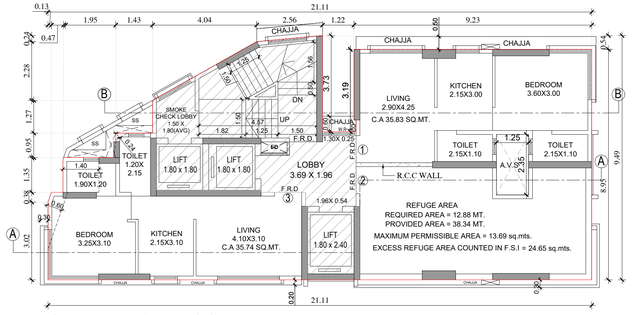
FILE No. :- CE / 8588 / WS / AK | 2 / 4

CONTENTS OF SHEET :- FLOOR PLANS, SECTIONS



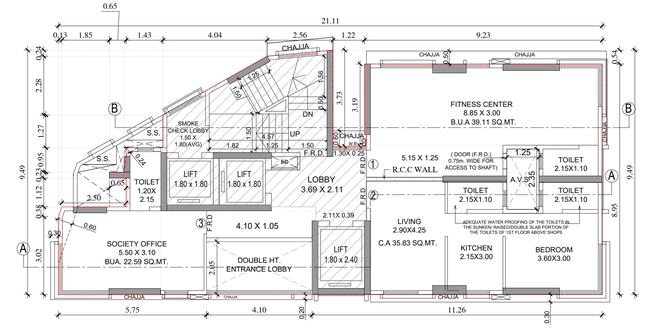
TERRACE FLOOR PLAN

SCALE- 1: 100



8TH REFUGE FLOOR PLAN

SCALE- 1: 100



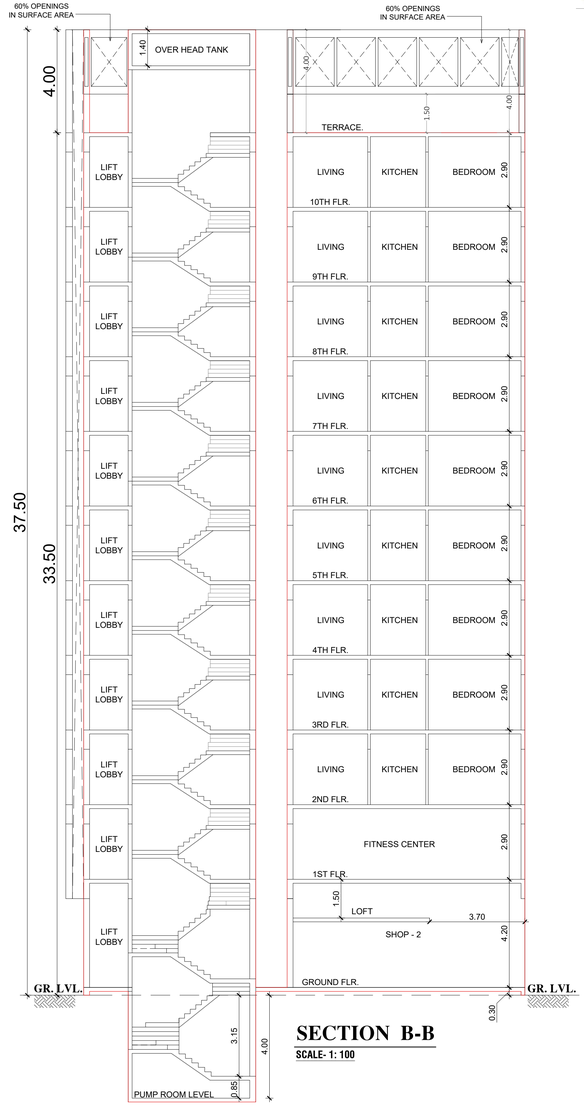
1ST FLOOR PLAN

SCALE- 1: 100



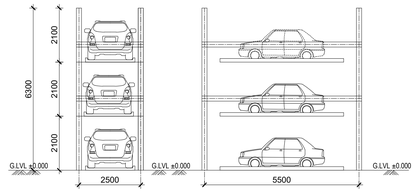
SECTION A-A

SCALE- 1: 100



SECTION B-B

SCALE- 1: 100



3 STACK CAR PARKING SYSTEM (FOR BIG CARS)

NO. OF PARKING = 03 NOS.

Note :-
This is digitally signed plan & does not require physical signatures.

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				DIPESH		

NORTH

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
Sai Vaishali CHS Ltd.,
Vaishali Nagar,
Jogeshwari (W), mumbai - 400102

NAME OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

Digitally signed by MOHIDDIN NIZAMUDDIN UMATIYA
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Date: 2023.05.18 11:32:55 +05'30'

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
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Date: 2023.05.18 11:37:39 +05'30'

PRIYANK BHATT
A R C H I T E C T
202/A- Shiv Prisha CHSL. Juction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West), Mumbai - 400049
:- pb0104146@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 19-10-2020

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 26.07.2023

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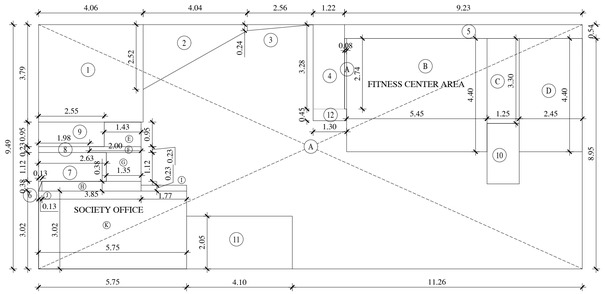
SANTOSH GOPAL MANDAVKAR
S.E.B.P. (K/EN)

SHAIKH ASIF MUSA
Digitally signed by SHAIKH ASIF MUSA
DN: c=IN, o=BRIHANMUMBAI MUNICIPAL CORPORATION, ou=BUILDING PROPOSAL WESTERN SUBURBS, 2.5.4.20=c418d6ecc9ca4ea2a2409ef b8cab0f6179f2e8c4eed0b0376a8724eb 1e6ca, postalCode=400092, st=Maharashtra, serialNumber=6b2723174400f2439130ef 1f5e0e1e0e1e0e1e0e1e0e1e0e1e0e1e0e, cn=SHAIKH ASIF MUSA
Date: 2023.07.25 13:59:13 +05'30'
A.E.B.P. (K/E)

UDAY MANOHAR RAO MAHAJAN
Digitally signed by UDAY MANOHARRAO MAHAJAN
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Date: 2023.07.26 17:25:37 +05'30'
E.E.B.P. (K)

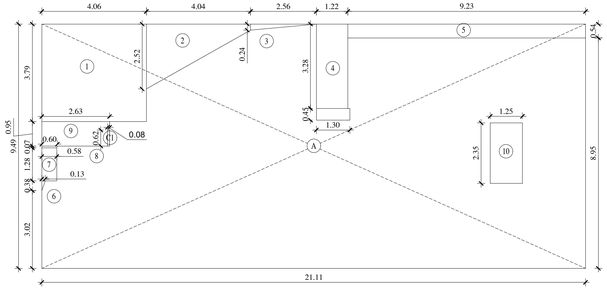
FILE No. :- CE / 8588 / WS / AK | 4 / 4

CONTENTS OF SHEET :- LINE DIAGRAM &AREA CALC.



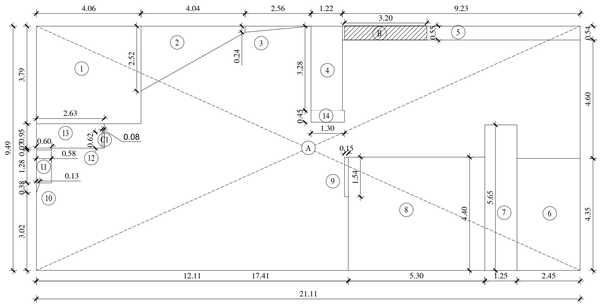
LINE DIAG. FOR 1ST FLOOR AREA CALC.

SCALE- 1: 100



LINE DIAG. FOR TYPICAL FLOOR AREA CALCULATION (2nd to 7th, 9th & 10th.)

SCALE- 1: 100



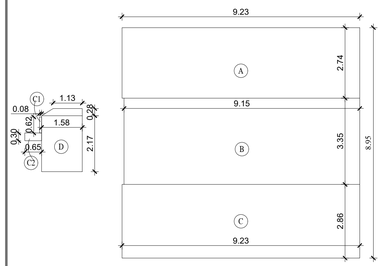
LINE DIAG. FOR 8TH FLOOR (PT. REFUGE) AREA CALC.

SCALE- 1: 100

SUMARY (in sq.mts.)

FLOOR	FLOOR AREA	LESS ST.CASE LIFT & LIFT PASS AREA	TOTAL NET AREA
GR.FLOOR	86.40	——	86.40
1ST.FLOOR	90.58	44.49	46.09
2ND.FLOOR	163.29	42.92	120.37
3RD.FLOOR	163.29	42.92	120.37
4TH. FLOOR	163.29	42.92	120.37
5TH. FLOOR	163.29	42.92	120.37
6TH. FLOOR	163.29	42.92	120.37
7TH. FLOOR	163.29	42.92	120.37
8TH. FLOOR (PT. REFUGE)	124.96	43.58	81.38
9TH. FLOOR	163.29	42.92	120.37
10TH. FLOOR	163.29	42.92	120.37
TOTAL	**1608.26**	**431.43**	**1176.83**

REFUGE AREA COUNTED IN F.S.I	=	24.65 sq.mts.
EXCESS SOCIETY OFFICE AREA COUNTED IN F.S.I	=	2.59 sq.mts.
EXCESS FITNESS CENTER AREA COUNTED IN F.S.I	=	15.57 sq.mts.
TOTAL	**=**	**1219.64 Sqm.**



LINE DIAG.FOR GROUND FLOOR **AREA CALC.**

SCALE- 1: 100

AREA STATEMENT

1ST FLOOR (In sq.mts.)

A) 21.11 x 9.49 = 200.33 sq.mts.

DEDUCTIONS:-

1)	4.06 x 3.79	=	15.39	
2)	4.04 x [2.52+0.24] /2	=	5.58	
3)	2.56 x 0.24 x 1/2	=	0.31	
4)	1.22 x 3.28	=	4.00	
5)	9.23 x 0.54	=	4.98	
6)	0.13 x 0.38 x 1/2	=	0.02	
7)	2.63 x 1.12	=	2.95	48.05 sq.mts.
8)	1.98 x 0.23	=	0.46	
9)	2.55 x 0.95	=	2.42	
10)	1.25 x 2.35	=	2.94	
11)	4.10 x 2.05	=	8.41	
12)	1.30 x 0.45	=	0.59	

152.28 sq.mts.

LESS -

FITNESS CENTER AREA

A)	0.08 x 2.74	=	0.22	
B)	5.45 x 4.40	=	23.98	39.11 sq.mts.
C)	1.25 x 3.30	=	4.13	
D)	2.45 x 4.40	=	10.78	

SOCIETY OFFICE AREA

E)	1.43 x 0.95	=	1.36	
F)	2.00 x 0.23	=	0.46	
G)	1.35 x 1.12	=	1.51	
H)	3.85 x 0.38	=	1.46	22.59 sq.mts.
I)	1.77 x 0.23	=	0.41	
J)	0.13 x 0.38 x 1/2	=	0.02	
K)	5.75 x 3.02	=	17.37	

TOTAL AREA OF 1ST FLOOR = 90.58 sq.mts.

TYPICAL FLOOR (2nd to 7th, 9th & 10th. flrs.)

A) 21.11 x 9.49 = 200.33
c1) 0.08 x 0.62 = 0.05 — 200.38 sq.mts.

DEDUCTIONS:-

1)	4.06 x 3.79	=	15.39	
2)	4.04 x [2.52+0.24] /2	=	5.58	
3)	2.56 x 0.24 x 1/2	=	0.31	
4)	1.22 x 3.28	=	4.00	
5)	9.23 x 0.54	=	4.98	37.09 sq.mts.
6)	0.13 x 0.38 x1/2	=	0.02	
7)	0.58 x 1.28 x1/2	=	0.74	
8)	[0.60+0.58] /2 x 0.07	=	0.04	
9)	2.63 x 0.95	=	2.50	
10)	1.25 x 2.35	=	2.94	
11)	1.30 x 0.45	=	0.59	

TOTAL AREA OF TYPICAL FLOOR = 163.29 sq.mts.

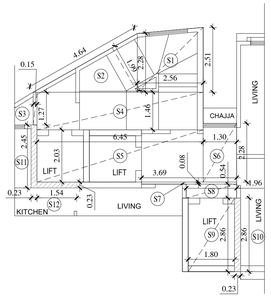
8TH FLOOR (PT. REFUGE) (In sq.mts.)

A) 21.11 x 9.49 = 200.33
c1) 0.08 x 0.62 = 0.05 — 200.38 sq.mts.

DEDUCTIONS:-

1)	4.06 x 3.79	=	15.39	
2)	4.04 x [2.52+0.24] /2	=	5.58	
3)	2.56 x 0.24 x 1/2	=	0.31	
4)	1.22 x 3.28	=	4.00	
5)	9.23 x 0.54	=	4.98	
6)	2.45 x 4.35	=	10.66	75.42 sq.mts.
7)	1.25 x 5.65	=	7.06	
8)	5.30 x 4.40	=	23.32	
9)	0.15 x 1.54	=	0.23	
10)	0.13 x 0.38 x1/2	=	0.02	
11)	0.58 x 1.28 x1/2	=	0.74	
12)	[0.60+0.58] /2 x 0.07	=	0.04	
13)	2.63 x 0.95	=	2.50	
14)	1.30 x 0.45	=	0.59	

TOTAL AREA OF 8TH FLOOR = 124.96 sq.mts.



CARPET AREA STATEMENT

FLOOR	FLAT NOS.	CARPET AREA IN SQ. MTS.	TOTAL NO. OF FLATS
2ND to 10TH	1	35.83	9 NOS.
1ST.TO 7TH, 9TH & 10TH.	2	35.83	9 NOS.
2ND.TO 10TH	3	35.74	9 NOS.
TOTAL NOS. OF FLATS =			**27 NOS.**

CAR PARKING STATEMENT

CARPET AREA (IN SQ. MTS.)	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C.P.R 2034 No.44 TABLE 21	PARKING REQUIRED
SHOP AREA = 86.40 sq.mt.		1 PARKING FOR 40.0 SQ.MTS.	2.16 Nos.
BELOW 45.00	27	1 PARKING FOR 4 TENEMENTS	6.75 Nos.
45.00 TO 60.00	—	1 PARKING FOR 2 TENEMENTS	—
60.00 TO 90.00	—	1 PARKING FOR1 TENEMENTS	—
10 % PARKING FOR VISITORS (minimum 2)			2.00 Nos.
10 % PARKING FOR VISITORS			0.675 Nos.
TOTAL PARKING REQUIRED		11.59 say =	12 Nos.
TOTAL PARKING PROVIDED			23 Nos.

Note :-
This is digitally signed plan & does not require physical signatures.

STATEMENT OF PERMISSIBLE SOCIETY OFFICE AREA

PERMISSIBLE SOCIETY OFFICE AREA	=	20.00 SQ.MT.
PROP. AREA OF SOCIETY OFFICE	=	22.59 SQ.MT.
EXCESS SOCIETY OFFICE AREA COUNTED IN F.S.I	=	2.59 SQ.MT.

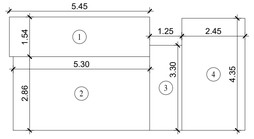
STATEMENT OF PERMISSIBLE FITNESS CENTER AREA

PERMISSIBLE FITNESS CENTER AREA = 2 % OF TOTAL BUILT-UP AREA

$= \frac{2 \times 1176.83}{100}$

= 23.54sq.mts.

PERMISSIBLE FITNESS AREA	=	23.54 SQ.MT.
PROP. AREA OF FITNESS CENTER	=	39.11 SQ.MT.
EXCESS FITNESS CENTER AREA COUNTED IN F.S.I	=	15.57 SQ.MT.



LINE DIAG. FOR REFUGE AREA CALC.

SCALE :- 1 : 100

AREA STATEMENT

REFUGE AREA ON 8TH FLOOR (In sq.mts.)

ADDITION:-

1)	5.45 x 1.54	=	8.39	
2)	5.30 x 2.86	=	15.16	38.34 sq.mts.
3)	1.25 x 3.30	=	4.13	
4)	2.45 x 4.35	=	10.66	

TOTAL AREA OF REFUGE AREA = 38.34 sq.mts.

REFUGE AREA REQU. AT 8th. FLOOR

TOTAL B. U. AREA OF 8TH. TO 10TH. FLOOR

= **81.38 +120.37 X 2 FLOORS**

= **322.12 sq.mts.**

TOTAL REFUGE AREA REQU. = 4 % x TOTAL B.U.A. OF 7 FLR. /100

= 4 % x 322.12

TOTAL REFUGE AREA REQU. AT 8th. FLR.	=	**12.88 Sq.Mts.**
TOTAL REFUGE AREA PROV. AT 8th. FLR.	=	38.34 sq.mts.
MAXIMUM PERMISSIBLE AREA = 322.12 x 4.25 % = 13.69 sq.mts.		
EXCESS REFUGE AREA COUNTED IN F.S.I	=	24.65 sq.mts.

ST.CASE ,LIFT & LIFT PASSAGE AREA CALCULATIONS (in sq.mts.)

TYPICAL FLOOR (2ND TO 7TH, 9TH & 10TH, FLOOR)

s1)	2.56 x (2.28+ 2.51)/2	=	6.13	
s2)	1.99 x 4.64 x 1/2	=	4.62	
s3)	0.15 x 1.27	=	0.19	
s4)	6.45 x 1.46	=	9.42	
s5)	6.45 x 2.03	=	13.09	42.92 sq.mts.
s6)	1.30 x 2.28	=	2.96	
s7)	3.69 x 0.08	=	0.30	
s8)	1.96 x 0.54	=	1.06	
s9)	1.80 x 2.86	=	5.15	

TOTAL AREA PER FLR. = 42.92 sq.mts.

(8TH FLOOR)

SAME AS PER TYPICAL FLOOR 42.92 sq.mts.

ADDITION :-

s10)	0.23 x 2.86	=	0.66	

TOTAL AREA PER FLR. = 43.58 sq.mts.

1ST FLR.

SAME AS PER 8th &15th FLOOR 43.58 sq.mts.

ADDITION :-

s11)	0.23 x 2.45	=	0.56	
s12)	0.23 x 1.54	=	0.35	

TOTAL AREA PER FLR. = 44.49 sq.mts.

FORM - II

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.169 &169/1 TO 4 OF VILLAGE MAJAS AT R.R. THAKUR MARG JOGESHWARI (E)

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV
				DIPESH		

NORTH

LANDMARK HEIGHTS PVT. LTD.
SHOP No. 6, B-17,
Sai Vaishali CHS Ltd., Vaishali Nagar, Jogeshwari (W), mumbai - 400102

NAME OF OWNER /C.A. TO OWNER / LESSEE

MOHIDDIN NIZAMUDDIN UMATIYA

Digitally signed by MOHIDDIN NIZAMUDDIN UMATIYA
DN: c=IN, o=PERSONAL, title=4850, pseudonym=08fbd0133609aa8864fa32d87b2057f, 2.5.4.20=1500285b8f1884285154d9827f2f7597740f2c8405f4565f2436683f9f3bf2d422, serialNumber=a5b1d3c5ed281a1ddc3bae3a5a98fcec4ee0ca1b1b9d6f04bdd31a6ed1397d7d585f6f61861262b0b8429543020d6a7e52c98a, cn=MOHIDDIN NIZAMUDDIN UMATIYA
Date: 2023.05.18 11:34:04 +05'30'

DIGITAL SIGNATURE OF OWNER /C.A. TO OWNER / LESSEE

Priyank Abhay Bhatt

Digitally signed by Priyank Abhay Bhatt
DN: c=IN, o=Personal, 2.5.4.20=1209f2506d59aaa71ffa472fea2b4a22ee3e641c955314c9fa5fd8c8de4a3021, postalCode=400049, st=Maharashtra, serialNumber=2c64cdf330a3099f427cb764f0468ab3de2501b796833610909a6ab6f1f69c497b, cn=Priyank Abhay Bhatt
Date: 2023.05.18 11:38:32 +05'30'

PRIYANK BHATT
ARCHITECT
202/A- Shiv Prisha CHSL, Juction of Gulmohar Road & Juhu Lane, JVPD Scheme,
Vile Parle (West), Mumbai - 400049
:- pb0104166@gmail.com
:- 022 - 26255400

DIGITAL SIGNATURE OF ARCHITECT | **NAME, ADDRESS OF ARCHITECT**

This cancels approval to the previous plans sanctioned under No. CE/8588/WS/AK dated 19-10-2020

This plan is approved subject to conditions mentioned in approval letter of this office No.CE/8588/WS/AK dated 26.07.2023

DIGITAL SIGNATURE OF AUTHORITIES

SANTOSH GOPAL MANDAVKAR

Digitally signed by SANTOSH GOPAL MANDAVKAR
DN: c=IN, o=GOVERNMENT OF MAHARASHTRA, ou=GREATER MUMBAI MUNICIPAL CORPORATION OF GREATER MUMBAI, ou=BUILDING PROPOSAL WESTERN SUBURBS, 2.5.4.20=1209f2506d59aaa71ffa472fea2b4a22ee3e641c955314c9fa5fd8c8de4a3021, postalCode=400049, st=Maharashtra, serialNumber=2c64cdf330a3099f427cb764f0468ab3de2501b796833610909a6ab6f1f69c497b, cn=SANTOSH GOPAL MANDAVKAR
Date: 2023.07.25 15:08:04 +05'30'

S.E.B.P. (K/EN)

SHAIKH ASIF MUSA

Digitally signed by SHAIKH ASIF MUSA
DN: c=IN, o=MUNICIPAL CORPORATION OF GREATER MUMBAI, ou=BUILDING PROPOSAL WESTERN SUBURBS, 2.5.4.20=1209f2506d59aaa71ffa472fea2b4a22ee3e641c955314c9fa5fd8c8de4a3021, postalCode=400053, st=Maharashtra, serialNumber=2c64cdf330a3099f427cb764f0468ab3de2501b796833610909a6ab6f1f69c497b, cn=SHAIKH ASIF MUSA
Date: 2023.07.25 15:08:04 +05'30'

A.E.B.P. (K/E)

UDAY MANOHARR AO MAHAJAN

Digitally signed by UDAY MANOHARRAO MAHAJAN
DN: c=IN, o=GOVERNMENT OF MAHARASHTRA, ou=GREATER MUMBAI MUNICIPAL CORPORATION OF GREATER MUMBAI, ou=BUILDING PROPOSAL WESTERN SUBURBS, 2.5.4.20=1209f2506d59aaa71ffa472fea2b4a22ee3e641c955314c9fa5fd8c8de4a3021, postalCode=400053, st=Maharashtra, serialNumber=2c64cdf330a3099f427cb764f0468ab3de2501b796833610909a6ab6f1f69c497b, cn=UDAY MANOHARRAO MAHAJAN
Date: 2023.07.25 15:08:04 +05'30'

E.E.B.P. (K)