



BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	CHE/9543/BPWS/AP/FCC/1/A mend	Ward Name :	P/N Ward
Zone Name :	Western Suburb II	Inward Date :	17 Jan 2008
Architect/LE/SE Name :	MANOJ JANGID	Issued On :	12 Nov 2024

Authority Remark:

Sir,

In this case IOD was issued on 13.03.2023 for building comprising of Stilt (Parking) + 1st to 4th upper residential floors by utilizing plot potential + twice benefit of road set-back area as per circular U/No. CHE/2703/DP/Gen. dtd.13.05.2022 + fungible Compensatory area as per Reg. 31(3) of DCPR 2034 and by claiming staircase, lift, lift lobby area free of FSI without charging premium as per policy.

Accordingly, First C.C was issued on 19.06.2023 upto top of Stilt slab level. Further C.C. was issued on 26.12.2023 for building comprising of Stilt for 2 level stack parking, Servant toilet, Meter room and Pump room + 1st to 4th upper residential floors as per approved IOD Plan dated 13.03.2023.

Thereafter, amended plans was issued on 08.11.2024 for building comprising of Stilt for Entrance lobby, Servant toilet, Meter room and Pump room + 2-layer mechanized stack car parking's + servant toilet + pump room + 1st to 9th residential upper floors having height of proposed building is 31.70 Mts.

Now, Architect has submitted the proposal for grant of further C.C. as per approved amended plans dated 08.11.2024. The C.C. is valid upto 1 8.06.2025.

Project proponent has availed instalment facility in the proposal u/r, therefore it is required to restrict 10% (i.e. $1809.63 - 817.42 = 992.21 \times 10\% = 99.22$ Sq.Mt.) in the proposal as per instalment policy. Accordingly, it is proposed to restrict of 9th floor i.e. 157.35 Sq.Mt. which is more than 10% of the C.C to be restricted.

Further, developer has submitted the PDC for instalment facility and acknowledgement letter is uploaded online.

Architect has submitted compliance of Amended plans in compliance check tab, which may please be seen.

Architect has submitted Bank Guarantee which is valid upto 02.03.2026 & SWM NOC is valid till 03.10.2025.

In view of above, A.E.(B.P.) 'P' approval is requested to grant F.C.C. for building comprising of Stilt for Entrance lobby, 2-layer mechanized stack car parking's + 1st to 8th residential upper floors ONLY as per approved amended plans dtd. 08.11.2024 by restricting C.C of 9th floor against the instalment facility for proposed building on plot bearing C.T.S. No. 177, 177 /1 to 11 of Village Malad-E, P/N ward, Malad (East), Mumbai.

Submitted Please.



Digitally signed by Dhiraj Narayan Ghorpade
Date: 12 Nov 2024 19:27:34
Organization :Brihanmumbai Municipal Corporation
Designation :Sub Engineer (BP)

Sub Engineer (BP) P3

