

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/5880/FN/AL

No. EB/5881/FN/A

No. EB/5882/FN/A

Sub: Proposed redevelopment of Municipal tenanted property known as "Kanch Karkhana A Wing Sahakari Gruha Nirman Sanstha (~~Proposed~~)" on land bearing C.S. No.2A/26 of Matunga Division, situated at G.D. Ambekar Marg, "F/North"-Ward, Dadar (E), Mumbai.

Architect : M/s. S.G. Dalvi & Associates

Owner : M.C.G.M.

Developer : M/s. Spark Builders & Infra Projects Pvt. Ltd.

Draft Plans for Sale building as at Pg. C-333 to C-341

In this case, Architect had submitted the amended plans in accordance with the modified D.C. Regn. vide Notification u/no. CMS-4311/452/CR-58/2011/UD-11 dated 06.01.2012.

The concessions for rehab building comprising Wing A having stilt + 1st to 16th floor of height 55.70 M and Wing B having Ground + 1st to 6th upper floor and sale building comprising basement + Ground (Pt.) + Stilt (Pt.) + 1st to 3rd Parking floors + 4th to 22nd upper floor with height 69.90 M were approved by Hon. M.C. u/no. MCP/156 on 03.04.2012.

Accordingly, IOD for rehab building u/no. EB/5882/FN/A was issued on 14.5.2012. The C.C. upto plinth level was issued on 22.5.2013 and was extended upto 14th floor on 30.11.2013. The work of 14th floor of Wing "A" is in progress. Subsequently amended plans were issued for rehab building for proposed 15th floor in lieu of fungible F.S.I. on 24/11/2014, wherein the area covered under Staircase, lift, lift lobby was counted towards FSI computation for 15th floor only. C.C for 15th floor as per amended plan is not issued yet. I.O.D. for sale building u/no. EB/5881/FN/A was issued on 22.05.2013. However C.C is not yet granted.

Now, Architect has submitted amended plans for sale building with respect to the rehab building

- i) In these amended plans Architect has claimed the area covered under staircase, lift, lift lobby for 15th floor of rehab building. The staircase area is now proposed to be deducted from rehab building area and amended plans to that effect will be issued after receipt of the approval.
- ii) The entire planning for sale building is changed with respect to the last approved plans dated 22.05.2013.

iii) The FSI has been increased from 2.50 to 3.00.

The plans are accordingly scrutinized as under:

1) Proposed building:

Architect has proposed sale building comprising stilt for accommodating Puzzle Car Parking Tower with ht. 8.45 M above ground level and 7.80 M below ground level in pit + 1st (Pt) + 2nd (Pt) & 2nd Podium (Pt)+3rd to 21st upper floors for residential tenements with total height 69.85 M. upto terrace level.

2) F.S.I. Permissible:

In this case though the concessions were approved for F.S.I. 3.00 the I.O.D. was issued for F.S.I. 2.50 since I.C.R./C.R. for 3.00 F.S.I. was pending. Subsequently, Improvement Committee & Corporation have also revised the proposal with 3.00 F.S.I. vide I.C.R. No.114 of 26.12.2013 and C.R. No. 1300 of 27.12.2013. Since the LOI was issued on 23.04.2010 i.e. prior to coming in force the Government Notification No.TPB/4308/3224/CR-268/08/UD-11 dt. 20.05.2011 as per clause No.10(a) of the Notification the matter was referred to Government of Maharashtra for allowing 3.00 F.S.I. being a under 33(7) proposal Government of Maharashtra vide letter u/n. TPB/4314/956/CR-140/2014/UD-11 dated 11.09.2014 has sanctioned 3.00 F.S.I. for the proposal under reference vide pg. C/321.

(A) Permissible B.U.A. as per incentive F.S.I.:

(i) B.U.A. required for rehab + 50% incentive in Rehab as per D.L. to M.S.

1867.12 Sq. Mt. + 0.50 x 1679.25 : 2706.74 Sq. Mt. (A)

(B) Permissible B.U.A. as per F.S.I. 3.0:

1. Area of the Plot : 2354.13 Sq. Mt.

(excluding area in Set-Back)

2. Land component for structures

Constructed after 1960 & before 1995

109.75 ÷ 1.33 : 82.52 Sq. Mt.

3. Net area of plot : 2271.61 Sq.Mt.

4. Permissible built up area :

2271.61 x 3.0 + 82.52 x 1.33 : 6924.58 Sq.Mt.

5. Built up area allowed on plot higher of

Since (A) < (B), permissible built up area will be 'B' as per 3.0 F.S.I. : 6924.58 Sq. Mt.

In view of above Ex. Eng. B.P. (City)-II's approval is requested to allow BUA of 6924.58 Sq.Mt. as per F.S.I. 3.00.

The Decks and utility areas are counted in FSI.

3) Features claimed Free of F.S.I.

3(A). Refuge Area:

The proposed height of the building is 69.85 M hence refuge area is required. The Architect has proposed refuge area admeasuring 10.28 Sq.Mt. at alternate midlanding level. The same is permissible as per DCR 44(7)(b). The Architect has submitted C.F.O. N.O.C. vide Pg.C-297 to C-315, the refuge area is claimed free of F.S.I. ^(to the extent of 4%) as per D.C.Reg. 35(2) (xix).

3(B). Chajja

Architect has proposed chajjas of width 0.75 M and 1.20 M from beyond building line level with level difference of 0.60 M with reference to adjacent floor level. As per modified D.C.Reg.30(ii)(e)(i) read with Reg. 35(2)(xii) chajja projection maximum upto 1.20 mt. beyond building line is permissible.

3(C). Service duct beyond toilet blocks:

Architect has proposed service duct max upto 1.20 mt deep beyond toilet block with level difference of 0.60 mt. with reference to adjacent floor level. As per modified D.C. Reg.35(2)(xxiii) area of service duct abutting sanitary block not exceeding 1.20 mt. in depth are permissible free of F.S.I.

3(D). Fitness Center:

Architect has submitted the Society Registration Certificate at Pg.343. Architect has proposed fitness centre admeasuring 113.14 Sq.Mt. at 2nd floor as per D.C.Reg.38(32) read with modified Reg.35(2)(xvii), area of fitness centre equivalent to 2% of total Built up area for every building subject to condition that it shall not be less than 20.00 Sq.Mt. or more than 200.00 Sq.Mt. is permissible free of F.S.I. In the instant case, the total Built up area is 5925.22 Sq.Mt. & permissible Built up area of fitness centre equivalent to 2% works out to 118.50 Sq.Mt. Architect has proposed 113.14 Sq.Mt. as against 118.50 Sq.Mt. area of the fitness centre at 2nd floor & hence the same is permissible free of F.S.I.

3(E). OHT/Lift Well/Machine Room:

Architect has proposed area under the overhead water tank, areas covered by staircase rooms above topmost storey, staircase /lift wells and passages in stilt, lift machine room free of F.S.I. without charging premium as per 35(2)(iii).

3(F). Entrance Lobby:

Architect has proposed double height entrance lobby of height 6.40 M. in stilted portion. The same is permissible Free of F.S.I. as per 35(2)(xxi).

3(G). Swimming Pool:

Architect has proposed open to sky swimming pool on the 2nd floor podium level and has claimed its area Free of F.S.I. as per DCR 35(2)(xxii).

3(H). Servant Toilet:

The Architect has proposed servant toilet admeasuring 2.20 Sq.Mt. for domestic servants at alternate mid landing of the staircase and has claimed the area of same free of FSI as per 35(2)(xxvi).

3(I). Canopy:

Architect has proposed cantilevered and un-enclosed canopy with level difference of 0.40m in relation to the floor level, over each entrance and staircase as per DCR 38(21) and has claimed the area free of F.S.I. as per DCR 35(2)(x).

3(J). Additional R.G.:

Area of Plot = 2354.13 Sq.Mt.

As per 23(a), physical RG to the tune of 15% is required to be provided. Therefore 353.12 Sq.Mt. physical RG is required. Architect has proposed 353.46 Sq.Mt. physical RG in between Rehab and Sale Building at Ground level touching to the building line.

Architect has proposed additional RG area admeasuring 174.16 Sq.Mt. on 2nd Floor podium level which is open to sky which is permissible as per 38(34) and the same is in addition to that provided as per DCR 23.

In view of above, Ex.Eng.(B.P.) City-II's approval is requested to Point No.3(A) to 3(J), as explained above.

4. Parking Spaces:

As per modified D.C. Regn. 36, 107 Nos. of Parking Spaces are required. The Architect has proposed $(107 \times 1.25 + 133.75)$ say 134 Nos. of Car Parking in stilt with more height 8.45 M and 7.80 M pit in form of mechanized puzzle parking system. Architect has submitted E.E.(T.&C.)'s N.O.C. as at Pg. C-287 to C-295. In this case Architect has

proposed additional parking to the extent of 25% of the required parking which may be permitted with the permission of Commissioner.

In view of above Ex. Eng. B.P.(City)-II's approval is requested to allow 25% additional parking spaces without charging premium as per DCR Reg. No.35(2)(vi).

5. Staircase, Lift & Lift Lobby Area :

Architect has proposed single staircase with 1.50 M. width and 3 Nos. lifts. Architect has claimed area of aforesaid staircases, lift and lift lobby areas free of F.S.I. by charging premium for sale component which is permissible with permission of Commissioner as per D.C. Reg.35(2)(iv). It is to mention here that in the earlier concession reports the staircase, lift, lift lobby area for Rehab Building upto 14th floor was obtained. Thereafter amended plans were approved wherein the staircase area of 15th floor of Rehab Building is counted in FSI. Architect has now claimed the area of staircase, lift lobby of 15th floor of composite rehab building free of F.S.I. without charging premium.

In view of above, Ch.E.(D.P.)/M.C.'s approval is to allow area of staircases, lift and lift lobbies free of F.S.I. by charging premium for sale component & without charging premium for rehab component.

6. Composite / Non Composite:

The building No.2 is entirely planned for sale component and hence it is Non Composite and the open spaces are considered as per Reg. 29.

7. Open Space :

Earlier Hon'ble M.C. has granted approval to condone the open space deficiency ranging from 35.05 to 75% as at Pg. N-19 & N-29. Now, as per the amended plans open space deficiency is as follows:

Since the building under reference is non composite building, the required open space will be as per D.C.Reg. 29.

The open space provided are tabulated below :

Total height of the building	=	69.85 M
L/V	H/3	= 23.08 M However Max. 20.0 M
Dead Wall	=	Max. 6.0 M (DW)
As per 43 1 (A) max. open space	=	6 M

Side	Open space required	Open space proposed	Deficiency	% of deficiency	Remarks
EAST					
AB	20.00	$\frac{(13.74)}{6.34 + 21.15}$ 2	6.26	31.30%	L/v
XW					
NORTH					
BC	20.00	$\frac{(6.29)}{4.58 + 8.00}$ 2	13.71	68.55%	L/v
CD	6.00	Min. 8.00	Nil	Nil	D/w
DE	20.00	$\frac{(10.76)}{9.66 + 11.86}$ 2	9.24	46.20	L/v
FG	6.00	Min 9.40	Nil	Nil	D/w
JK	20.00	$\frac{(4.53)}{3.60 + 5.46}$ 2	15.47	77.35%	L/v
KL	6.00	$\frac{(3.95)}{3.60 + 4.30}$ 2	2.05	34.17%	D/w
LM	20.00	$\frac{(5.12)}{4.30 + 5.93}$ 2	14.88	74.40%	L/v
WEST					
MN	20.00	11.98	8.02	40.10%	L/v
OP	20.00	14.58	5.42	27.10%	L/v
QR	20.00	15.40	4.60	23.10%	L/v
ST	20.00	14.34	5.66	28.30%	L/v
UV	20.00	11.42	8.58	42.90%	L/v
SOUTH					
VW	20.00	6.82	13.18	65.90%	L/v
WX	6.00	6.91	Nil	Nil	D/w
XY	20.00	6.80	12.96	64.80%	L/v
A'C'	6.00	12.00	Nil	Nil	Staircase Side D/w
E'F'	20.00	10.35	9.65	48.25%	L/v
F'G'	6.00	10.40	Nil	Nil	D/w
G'A'	20.00	10.41	9.59	47.95%	L/v
J.O.S	20.00+6.00	14.36	11.64	44.77%	J.O.S
Parking Tower					
H'I'	6.00	$\frac{(3.47)}{2.43 + 4.51}$ 2	2.53	42.17%	D/w
I'J	6.00	1.50	4.50	75%	D/w
J'K'	6.00	2.49	3.51	58.50%	D/w

From the above table, it is seen that, there is a open space deficiency ranging from NIL to maximum upto 77.35%, in this case the earlier condonation of the open space

deficiency upto 75% is approved from competent authority as at Pg.N-29. The Architect has submitted the representation giving hardship for not providing open space as per D.C.Regn.1991.

In view of above, the proposed open space deficiency are required to be condoned under the provision of D.C.Regn.64(b), being a proposal under D.C.Regn.33(7).

(a) Hardship :

Architect vide his letter as at Pg. C-3 to C-5, has stated that the shape of the plot is irregular. While planning independent buildings for Sale and Rehab there is no adequate space at ground level to accommodate required parking space of Sale building. Hence the provision of mechanized puzzle car parking in stilt of height 8.45 M which ultimately increases the height of sale building. Further while re-housing residential tenants within available size of plot only five tenements could plan per floor from 1st floor to 6th floor (Wing A and Wing B) and only four tenements could plan per floor 7th floor to 14th floor (Wing A) hence to accommodate 54 Nos. of Residential tenants, rehab building is high-rise, which required minimum 6.00 M. open spaces. Hence, due to full consumption of permissible F.S.I. on remaining irregular plot there are planning constraint to provide open spaces as per D.C. Regulation 29 of DCR 1991 for Sale building as well as for rehab building. Further as per Kohinoor order one side open space of 6.00 M is required to be provided as such adequate open spaces can not be provided.

(b) Fire Safety :

Due to planning constraints, the proposed open spaces as required under provision of D.C.Regn. is not possible to be provided and there are deficiencies in open space as shown in table. However, C.F.O. has granted N.O.C. at Pg. C-297 to C- 315 with due consideration from fire risk point of view and hence the safety of all inhabitants of the building and neighbourhood will not be affected.

(c) Health :

That the proposed building under reference is for redevelopment with the proposed planning to cope up with the requirement from rehabilitation point of view, the sanitation arrangement within the premises will be improved by providing the internal sanitation and is mandatory to the applicant to carry out drainage work under the supervision of Licensed Plumber and premises around the building within the plot boundary will be paved. Hence the health of inhabitants of the building and neighbourhood will not be affected.

(d) **Structural Safety :**

Since the building will be designed by the Structural Engineer having Registration with M.C.G.M. and appointed by the Developer / Owner as per prevailing I.S. Code with the consideration of modified norms for seismic forces and other measures. The structural part of the building under reference is to be supervised by the said Structural Engineer and the construction part is supervised by Licensed Site Supervisor, the safety of inhabitant of the building and neighbourhood is not likely to be affected.

(e) **Joint Open Spaces with Neighbourhood :**

Side	Adjoining property	Existing Open Space	Proposed Open Space	Remarks
North	12.20 m wide K.A. Subramaniam Road	6.20mt.	1.50 M + Road	F.O.S. (Rehab Bldg.) Reduced
South	Existing building	4.73 + 4.50=9.23M	1.50+4.50=6.00M	Reduced
East	Existing building	3.00+6.00=9.00M	1.50+6.00=7.50M	Reduced
West	Existing bldg.	3.00+4.50=7.50M	6.00+4.50=10.50M	Improvement

From the above table of joint Open Spaces with adjoining properties, it can be seen that joint Open Spaces are reduced. However being the proposal under D.C.Reg.33(7), the same has been provided.

In view of above, Ch.E.(D.P.)/M.C.'s approval is requested to condone the revised open space deficiency under D.C.Reg. 64(b) by charging premium as per policy being a proposal of redevelopment under modified D.C.Reg. 33(7)

8. **Slenderness Ratio**

- a) Height of Building : 69.85 mt.
- b) Min. width of R.C.C framework : 8.52 mt.

Slenderness Ratio (a/b) : $69.85/8.52 = 8.20$ which is less than 9.00mt

As per Govt. Notification u/no.TPB/4308/3224/CR-268/08/C/UD-11 Dt.21.05.2011 all the proposals under DCR 33(7) in which Slenderness Ratio is more than 9 shall invariably be submitted to the technical committee constitution for scrutiny of development proposals of High Rise Building.

In this case Slenderness Ratio is within permissible and hence N.O.C. from High Rise Committee is not necessary.

9. Cognizance of Supreme Court orders:

Reference is requested to the judgment of Civil Appeal No.11150 / 2013 @ out of special leave petition (civil) No. 33402/2012 dated 17/12/2013 of Hon'ble Supreme Court in MCGM & Ors. V/s Kohinoor CTNL Infrastructure Co. Pvt. Ltd. & Anr., which is published on the website of Supreme Court of India.

The order passed by Hon'ble Supreme Court at point 60(2)(i)(iv) & 60(3) is as follows:

60(2) The four additional issues framed in Part-II of the above order are decided as follows:-

Issue No. (i) – The minimum recreational space as laid down under Development Control Regulation (DCR) 23, cannot be reduced on the basis of DCR 38(34). The recreational space, if any, provided on the podium as per DCR 38(34), shall be in addition to that provided as per DCR 23.

Issue No. (iv) – The second proviso to DCR 43(1) (A), concerning fire protection requirements, is held to be bad in law. We hold that even for the reconstruction proposals of plots upto the size of 600 sq.mts. under DCR 33(7), open space of the width of 6 meters at least on one side at ground level within the plot, accessible from the road side will have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two sides, or another access of 6 meters to the building is available, apart from the road abutting the building.

In this case area of plot is 2354.13 sq.mt., hence as per D.C.Reg. 23 provision of R.G. is applicable. Architect has provided 15% R.G. on the ground floor. Further the C.C. the project i.e. rehab building is granted on 22.05.2013. Moreover, Architect has proposed 9.00 M Open Space on East Side and minimum 6.00 on South Side. Thus the proposal is in order in this respect.

10. Society Office:

Architect has proposed Society Office, admeasuring 20.00 Sq.Mt. at second Floor as per D.C.Regn.38(11) and has claimed the area free of F.S.I. The same is permissible free of F.S.I. as per modified Regn.35(2)(vii). However as per DCR 38(11) society office is permissible on ground floor or floor 1. In the instant case, architect has proposed society office on 2nd floor due to provision of mechanized puzzle car parking in stilt of height 8.45 M. Registered Undertaking from Developer / Owner will be insisted for handing over the Society office to the Society / Association.

In view of above, Ch.E.(D.P.)/M.C.'s approval is requested to allow society office on 2nd floor.

11. Fungible Compensatory F.S.I.:

The same was approved by the then M.C. u/no. MCP/156 on 03.04.2012.

12. Draft DP 2014-2034:

Reference is requested to internal Circular u/no. CHE/34194/D.P./Gen. Dt. 10/03/2015. In pursuant to the above circular the remarks from A.E. (Survey) are obtained at Pg.325 to 331. As per remarks the plot under reference is not affected by any reservation, further plot falls in 'CR' Zone and hence as per para D(a) of the said circular the proposal needs to processed as per DCR 1991.

13. Amenity Open Space :

Area of Plot = 2354.13 Sq.Mt.

As per 23(a), physical RG to the tune of 15% is required to be provided.

Earlier the then M.C. has condoned the requirement of AOS to 8%. However due to proposed changes it is possible to provide 15% physical RG. Therefore 353.12 Sq.Mt. physical RG is required. Architect has proposed 353.46 Sq.Mt. physical RG in between Rehab and Sale Building at Ground level touching to the building line, since the proposal is under 33(7).

In view of above, Ch.E.(D.P.)/M.C.'s approval is requested to allow 15% Physical R.G. touching to the building line with odd shape, since the proposal is under 33(7).

Ex.Eng.(B.P.) City-II's approval is requested on following points :-

1. To allow BUA 6924.58 Sq.Mt. as explained in Point No.2 as at Pg. N-43 to 44.
2. To allow points as explained in Point No. 3(A) to 3(J) as at Pg.N-45 to N-46.
3. To allow 25% additional parking spaces without charging premium as per D.C. Regn. No.35(2)(vi) as explained in Point No.4 as at Pg.N-47-47.

Ch.E.(D.P.)/M.C.'s approval is requested on following points :-

1. To allow area of staircases, lift and lift lobbies free of F.S.I. by charging premium for sale component & without charging premium for rehab component as explained in Point No.5 as at Pg. N-47.
2. To condone the revised open space deficiency under D.C.Regn. 64(b) by charging premium as per policy being a proposal of redevelopment under modified D.C.Regn. 33(7) as explained in Point No.6 as at Pg. N-47 to N-50.
3. To allow society office on 2nd floor as explained in Point no. 10 as at Pg. N-52.
4. To allow 15% Physical R.G. touching to the building line with odd shape, since the proposal is under 33(7) as explained in Point No. 13 as at Pg. N-52.

Submitted please,

Ex. Eng.(B.P.) City-II

Dy.Ch.Eng.(B.P.) City

B.M.V.
SECRET
20/7/15

B. Chellu
21/07/15
Asstt. Eng.(B.P.) City-V

Prakash
21/07/15
Ex.Eng.(B.P.) City-II

Chotekar
28-7-15
Dy Ch.Eng.(B.P.) City

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/5880/FN/AL

No. EB/5881/FN/A

No. EB/5882/FN/A

Sub: Proposed redevelopment of Municipal tenanted property known as "Kanch Karkhana A Wing Sahakari Gruha Nirman Sanstha (Proposed)" on land bearing C.S. No.2A/26 of Matunga Division, situated at G.D. Ambekar Marg, "F/North"-Ward, Dadar (E), Mumbai.

Architect : M/s. S.G. Dalvi & Associates
 Owner : M.C.G.M.
 Developer : M/s. Spark Builders & Infra Projects Pvt. Ltd.

Reference is requested to the detailed report of Asstt. Eng.(B.P.) City-V / Ex.Eng.(B.P.) City II at Pg. N-43 to N-53 and recommendations thereon.

The salient features of the proposal are as under:

1. Area of the plot = 2354.13 Sq.Mt.
2. The proposal is under modified D.C.Reg. 33(7) for redevelopment of Municipal Property.
3. The plot under reference falls in Residential Zone and is abutting to existing 27.45 M Wide G.D. Ambekar Marg. As per Draft D.P. 2034 the plot is in CR zone and is not reserved for any public purpose.
4. Permissible built up area upto F.S.I. 3.00 on plot under reference is 6924.58 Sq.Mt.
5. I.O.D. for rehab building comprising Gr. (Pt) + Stilt (Pt) + 15th upper floors was granted on and C.C. upto 14 floor is granted on 30.11.2013. IOD for sale building was issued on 22.05.2013. However C.C. is not issued.
6. Proposed building is non composite since it is planned for sale component.
7. Proposed building comprises of Puzzle Car Parking Tower with ht. 8.45 M above ground level and 7.80 M below ground level in pit + 1st (Pt) + 2nd (Pt) & 2nd Podium (Pt)+3rd to 21st upper floors for residential tenements with total height 69.85 M. upto terrace level.
8. Open space

Side	O.S. required ranging From To	Open space proposed ranging From To	% Def. ranging From To
North	20.00M	4.53 M	77.35%
West	20.00 M	11.42 M	42.90%
South	20.00 M	6.82 M	65.90%
East	20.00 M	13.74 M	31.30%

9. The deficiency in open space at higher side due to non composite status of building and for provision of 6.00Mt. open space as per recent supreme court order
10. One staircase, 3 passenger lifts is proposed and area of the same is claimed free of F.S.I.
11. The height of the building is 69.85 mt and least horizontal dimension is 8.52 Mt thereby the slenderness ratio is 8.20 which is less than 9.00.
12. Adequate nos. of parking are proposed in Stilt with more height 8.45 mt. and 7.80 mt. pit in form of mechanized puzzle parking system.

In view of above, Ch.Eng.(D.P.) / M.C.'s approval is requested on following points:-

1. To allow area of staircases, lift and lift lobbies free of F.S.I. by charging premium for sale component & without charging premium for rehab component as explained in Point No.5 as at Pg. N-47.
2. To condone the revised open space deficiency under D.C.Reg. 64(b) by charging premium as per policy being a proposal of redevelopment under modified D.C.Reg. 33(7) as explained in Point No.6 as at Pg. N-47 to N-50.
3. To allow society office on 2nd floor as explained in Point no. 10 as at Pg. N-52.
4. To allow 15% Physical R.G. touching to the building line with odd shape, since the proposal is under 33(7) as explained in Point No. 13 as at Pg. N-52.

Submitted please,

Ex. Eng.
21/07/15
Ex. Eng.(B.P.) City-II

Dy.Ch.Eng.
21/07/15
Dy.Ch.Eng.(B.P.) City

Ch.E.(D.P.)

M.C.
Sir,

उप प्रमुख अभियंता/2556/(इ.प्र.) शहर

बृहन्मुंबई महानगरपालिका	
उपप्रमुख अभियंता (इ.प्र.) शहर	
यांचे कार्यालय	
दिनांक	21 JUL 2015
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उप.अ.इ.प्र.श./	रहतायतण
वेळ 90 30 99 92, 9, 2, 3, 4, 4, 30,	आस्थापना
	मोबिलिटी

As per reference plans at PC-333 to C-341, fitness centre is shown at 2 locations which will not be allowed. The fitness centre is permissible face of FSI at one location. The other part will be counted in FSI. Also corridor attached to fitness centre will be counted in FSI. Elevation projection at Stilt & glass cladding will not be allowed. Subjected to 'x' above, submitted for approval to S.N.S. (1) & (4) as recommended by Dy.Ch.Eng.(B.P.) City.

Submitted please.

Approved as proposed

Ag. M.C.
21/8/15

Ch.E.(D.P.)
12/08/15
Ch.E.(D.P.)

Additional Commissioner: (M&D)

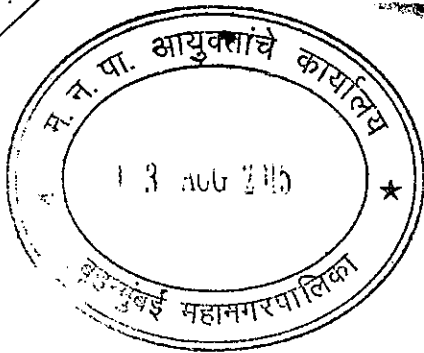
बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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28 JUL 2015

क्र.प्र.अ./वि.नि./ 702

साधारण	शहर	पूर्व. उप	प. उप
मा. अधि.	टिडीआर	लेखा	आस्था



बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

13 AUG 2015

समय ११, १२, १३, १४
१५, १६, १७, १८

क्रमांक १५१/६४५२

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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31 AUG 2015

क्र.प्र.अ./वि.नि./ ८८२

साधारण	शहर	पूर्व. उप	प. उप
मा. अधि.	टिडीआर	लेखा	आस्था

उप प्रमुख अभियंता (इमारत प्रस्ताव) शहर
जावश्यक त्या कार्यवाहीकरीता

बृहन्मुंबई महानगरपालिका
उपप्रमुख अभियंता (इ.प्र.) शहर
यांचे कार्यालय

दिनांक 02 SEP 2015

उप.अ.इ.प्र.श. ३२५१

वेळ १० ३० ११ १२, १, २, ३, ४, ५, ६, ३०,

कार्यकारी अभियंता (इमारत प्रस्ताव) शहर १२३

उप प्रमुख अभियंता (इ.प्र.) शहर

बृहन्महानगरपालिका
कार्यकारी आयोग
ईगारत प्रस्ताव (शहर) २ बाधे कार्यालय
दिनांक ३ २२० २०१५
इ.इ.बी.पी./३८५५/शहर-२

A.E.B.P.C.-I,IV,V
form/applare.

Chutkan
04/09/15
E.E.B.P.C.-II

SEBPC-~~II~~ - II

Shukla 04/09/15
AEBC-II

शहर (शहर) बाधे
कार्यालय (शहर) बाधे