

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/CTY/1657/FN/337 (NEW)

From,
Ex.Eng.(B.P.)City-II
New BMC office,
Bhagwan Walmiki Chowk,
Vidyalankar College marg,
Wadala, Mumbai.

To,
Shri Milind D. Changanani
(Architect)
of M/s B.N. Shah & Associates
316, Wadala Udyog Bhavan,
Naigaon cross road, Plot No-8,
Wadala, Mumbai.

Sub: Proposed redevelopment of property bearing C. S. No. 425/10 of Matunga Division, Plot No. 86, of Dadar Matunga (North) Estate, at Bhau Daji Cross Road, Scheme No.6, Road no.9, Matunga, Mumbai-400 022. Building known as "Trambak Bhavan".

Ref: Online application dtd. 30.05.19

Sir,

With reference to above letter, this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even No. dated 13.01.2017 shall be complied with.
2. That the revised Structural design / calculations / details drawings shall be submitted before extending C.C.
3. That the Revise NOC from Ch.Eng.(M&E) shall be submitted for artificial ventilation shaft.
4. That the C.C. shall be got endorsed as per amended plan.
5. That the work shall be carried out strictly as per approved plan.
6. That the final NOC from CFO shall be submitted before asking Occupation Certificate.
7. That the Indemnity Bond indemnifying MCGM against disputes, litigations, claimed, arising out of this shall be submitted.
8. That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only. in accordance with rule 5A(3) of the noise pollution (Reg. & control) Rules 2000 & the provision of notification issued by the ministry of envirement & forest Deptt. from time shall not be duly observed.

9. That all conditions and directions specified in the order of Hon'ble supreme court dated 15.03.2018 in Dumping Ground case will not be complied with before starting demolition of structures and/ or starting any construction work.
10. That adequate safeguards are not employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
11. That the debris shall not be managed in accordance with the provision of construction and demolition waste Management Rules 2016 and requisite bank Guarantee as demanded by MCGM for faithful compliance of waste / debris Management plan shall not be furnished before demolition of structures or construction work.

A copy of amended plans digitally signed is hereby attached as a token of approval.

Yours faithfully

Sub.Eng.(BP)City-IX

Asst. Eng.(BP)City-V

Ex.Eng.(BP) City-II

CHE/CTY/1657/FN/337 (NEW)

Copy to: 1. The owner,

M/s. Life Spaces Reality Pvt. Ltd
86, Trambak Bhuvan, V. A. Oza Road,
Scheme No. 9, Matunga- 400019.

2. Designated officer / A.E. (B&F) F/N Ward.

3. A.E.W.W. F/N Ward.

4. Dy. A. & C. (City).

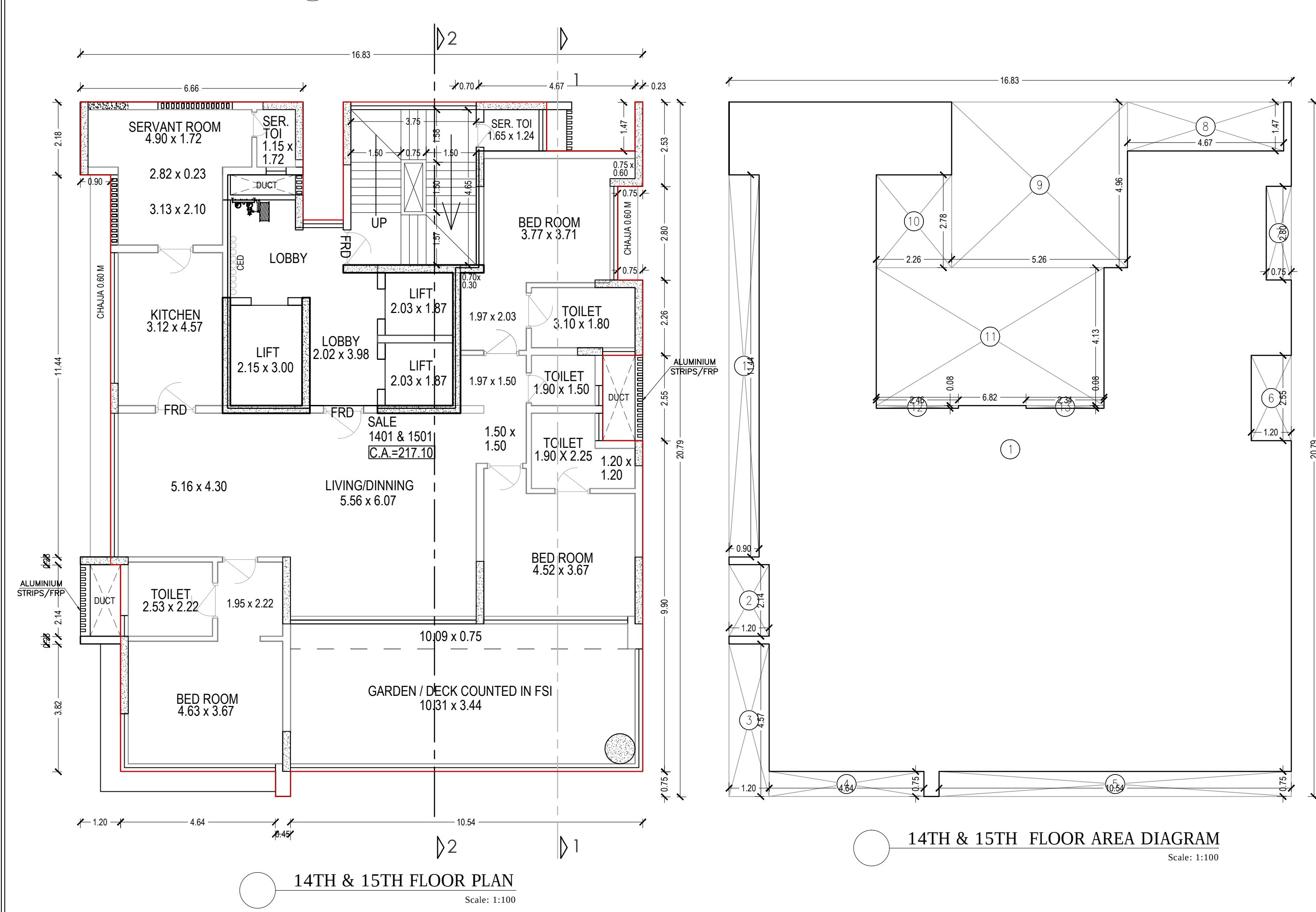
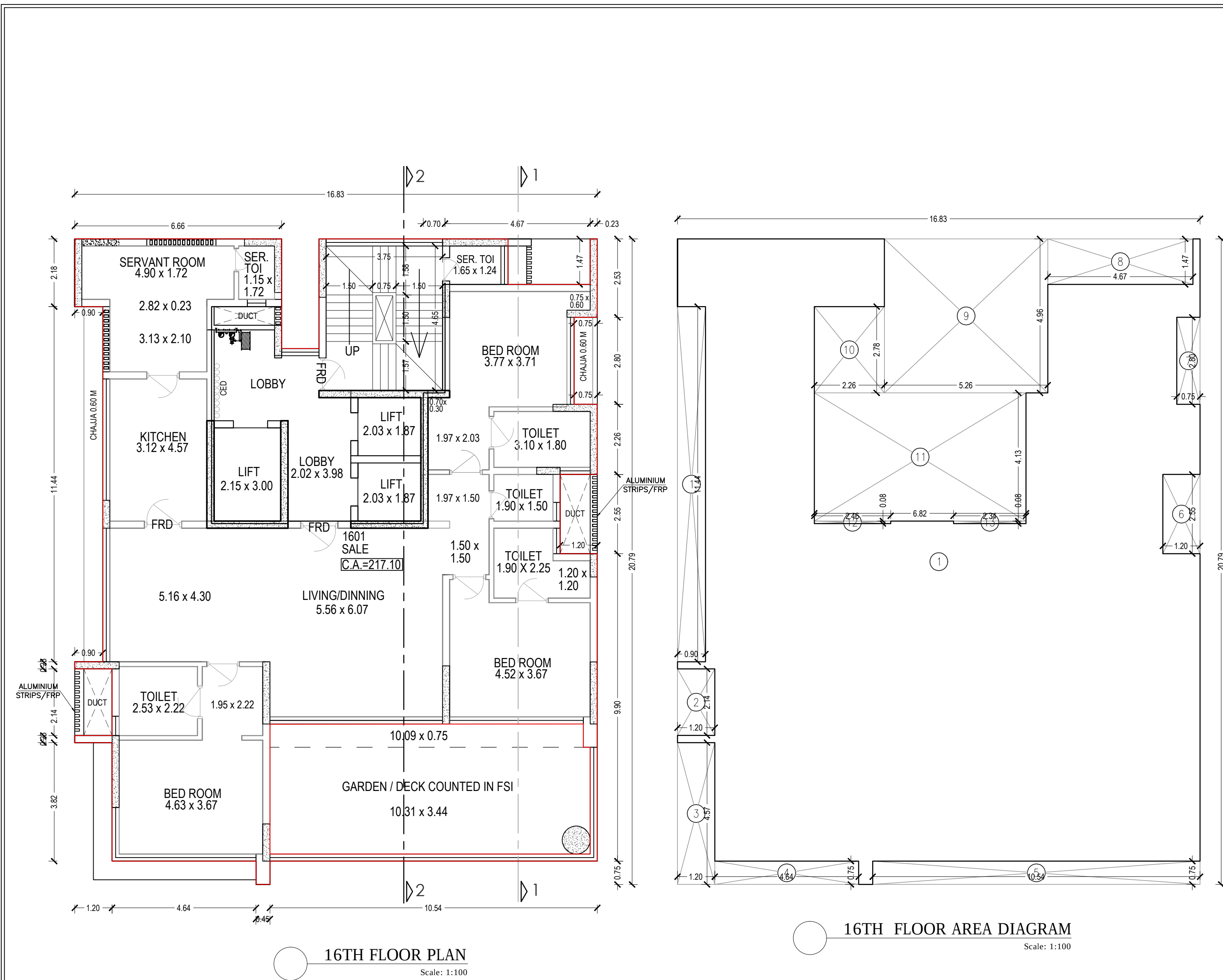
5. Chief Officer, M.B.R.&R. Board.

6. Asstt. Commissioner (Estate).

Sub.Eng.(BP)City-IX

Asst. Eng.(BP)City-V

Ex.Eng.(BP) City-II



BUILT UP AREA CALCULATION			
16TH FLOOR			
1	16.83	X	20.79 X 1NO = 349.90 SQ.MT.
TOTAL ADDITION			= 349.90 SQ.MT. X

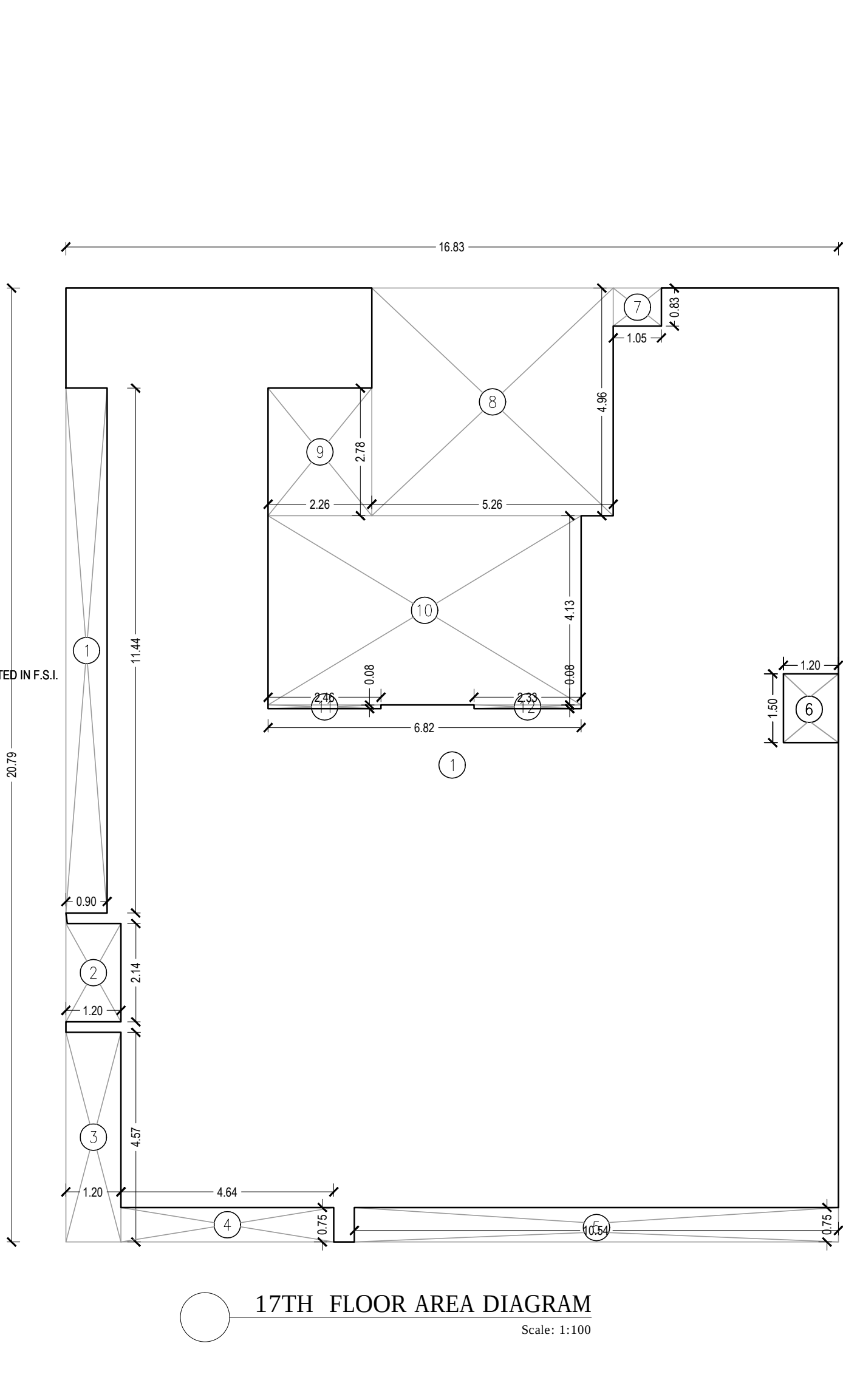
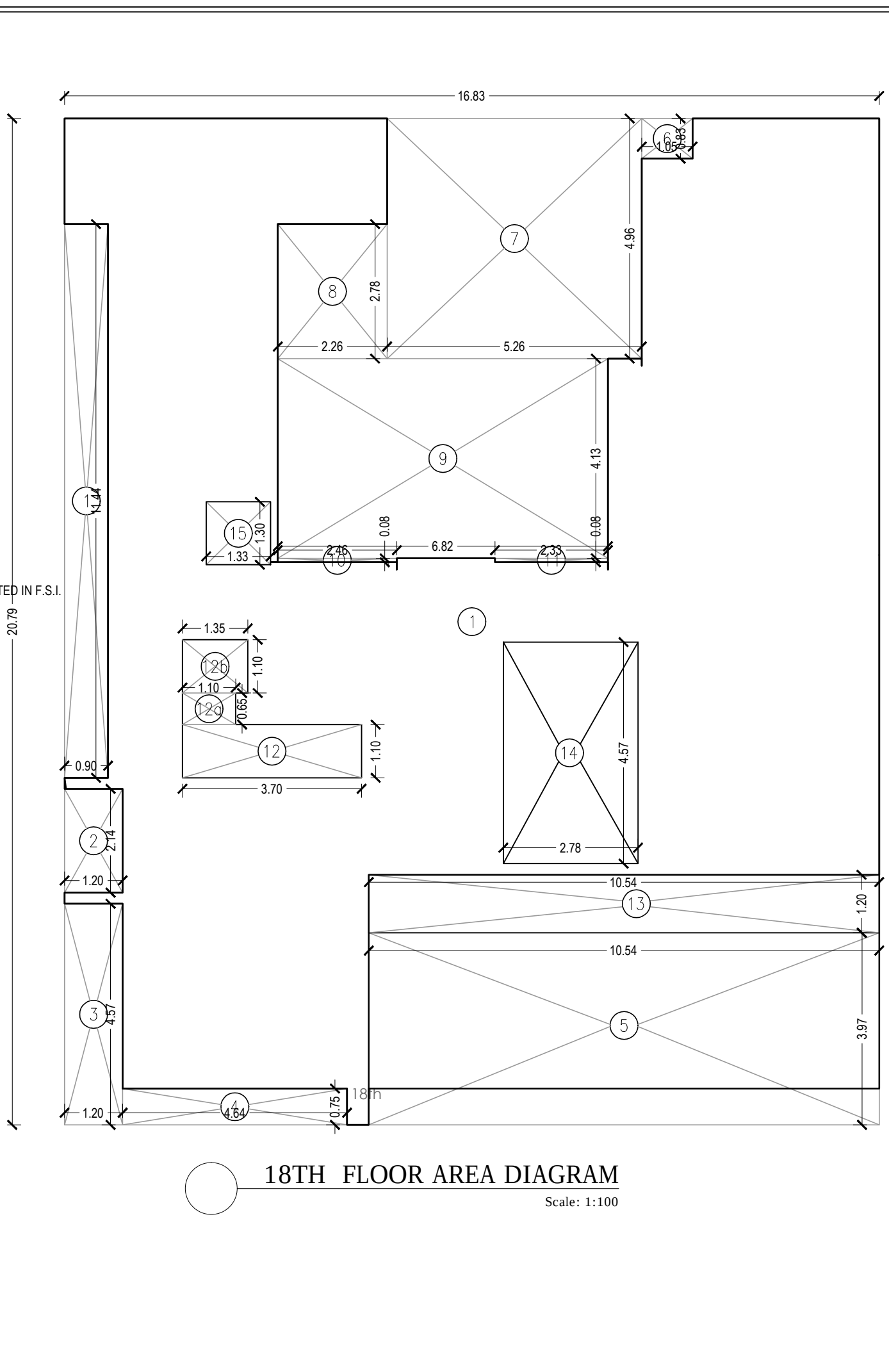
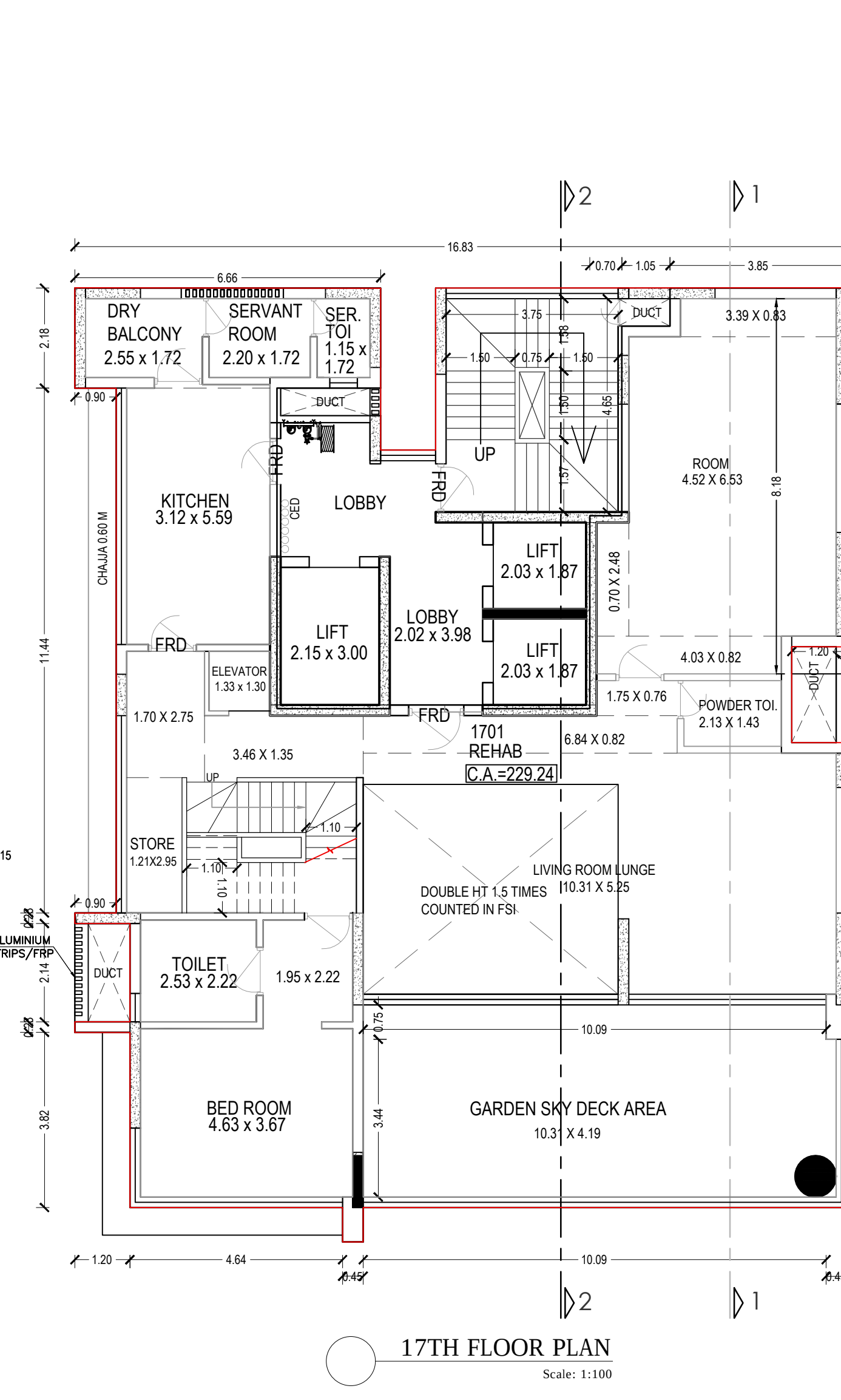
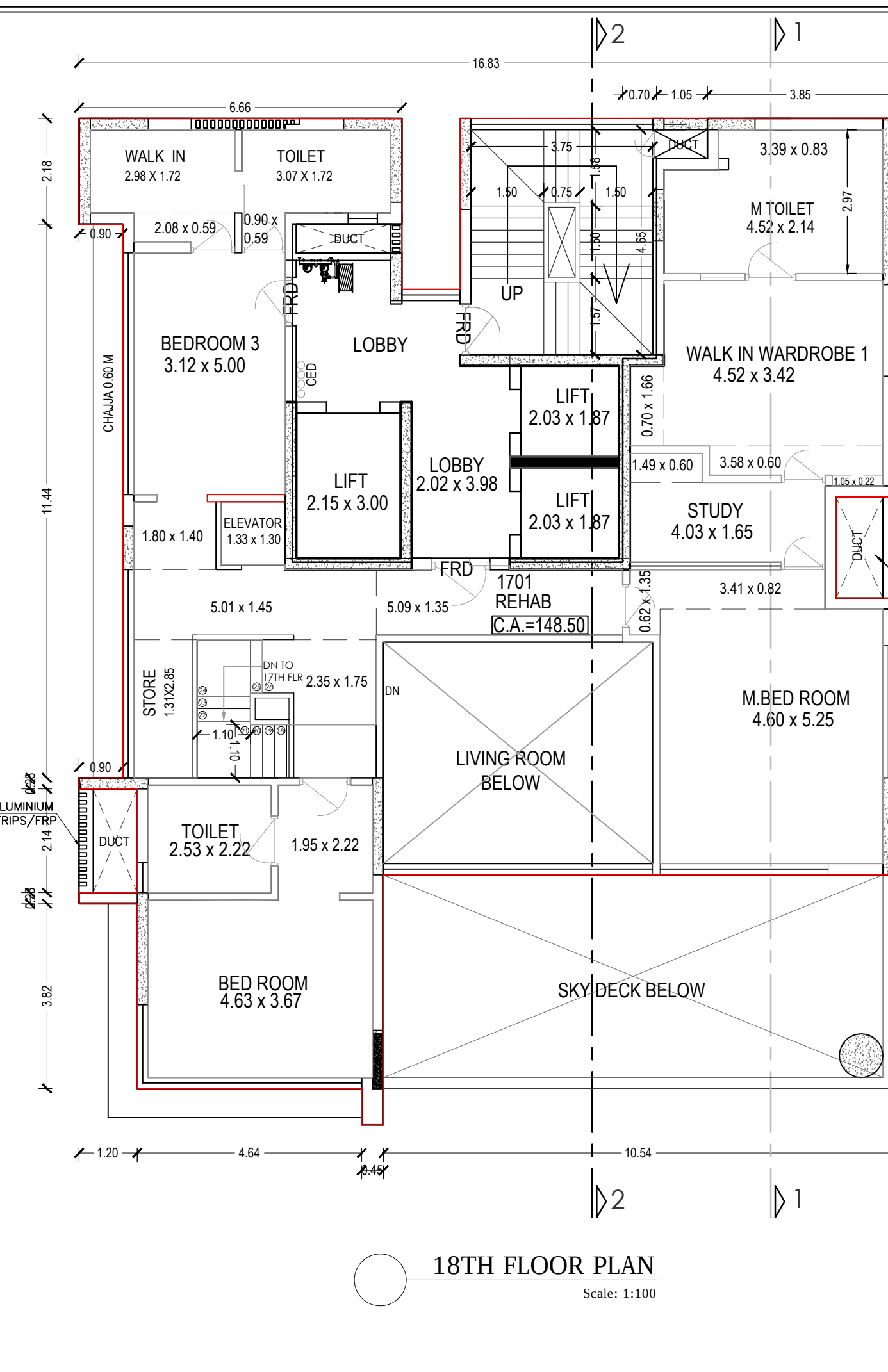
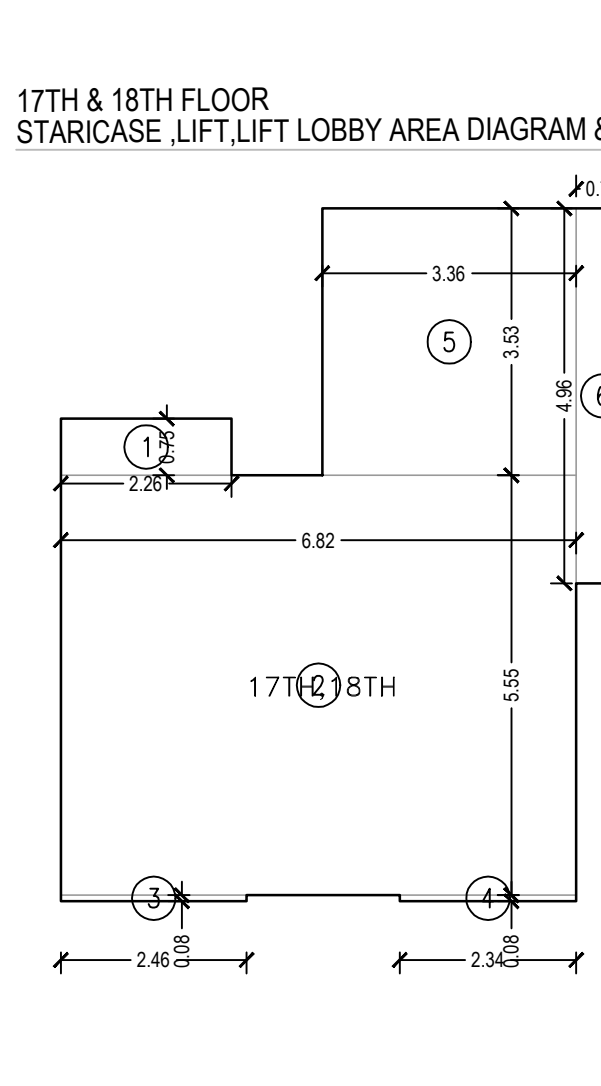
DEDUCTIONS			
1	0.90	X	11.44 X 1NO = 10.30 SQ.MT.
2	1.20	X	2.14 X 1NO = 2.57 SQ.MT.
3	1.20	X	4.57 X 1NO = 5.48 SQ.MT.
4	4.64	X	0.75 X 1NO = 3.48 SQ.MT.
5	10.54	X	0.75 X 1NO = 7.91 SQ.MT.
6	1.20	X	2.55 X 1NO = 3.06 SQ.MT.
7	0.75	X	2.80 X 1NO = 2.10 SQ.MT.
8	4.67	X	1.47 X 1NO = 6.86 SQ.MT.
9	5.26	X	4.96 X 1NO = 26.09 SQ.MT.
10	2.26	X	2.78 X 1NO = 6.28 SQ.MT.
11	6.82	X	4.13 X 1NO = 28.17 SQ.MT.
12	2.46	X	0.08 X 1NO = 0.20 SQ.MT.
13	2.34	X	0.08 X 1NO = 0.19 SQ.MT.
TOTAL DEDUCTION			= 102.69 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 247.21 SQ.MT. X1

CARPET AREA CALCULATION			
14TH - 16TH FLOOR FLAT NO:1401 - 1601 (SALE)			
LIVING/DINING	5.56 X 6.07	1NOS	= 33.74 SQ.MT
KITCHEN	3.12 X 4.57	1NOS	= 14.26 SQ.MT
UTILITY/SER.	3.13 X 2.10	1NOS	= 6.57 SQ.MT
SER. TOILET	4.90 X 1.72	1NOS	= 8.43 SQ.MT
BED ROOM	4.63 X 3.67	1NOS	= 16.99 SQ.MT
TOILET	1.95 X 1.72	1NOS	= 3.35 SQ.MT
BED ROOM	4.52 X 3.67	1NOS	= 16.59 SQ.MT
TOILET	1.27 X 0.75	1NOS	= 0.95 SQ.MT
BED ROOM	3.77 X 3.71	1NOS	= 13.99 SQ.MT
TOILET	0.75 X 0.60	1NOS	= 0.45 SQ.MT
BED ROOM	1.97 X 2.03	1NOS	= 4.00 SQ.MT
TOILET	0.70 X 0.30	1NOS	= 0.21 SQ.MT
TOILET	3.10 X 1.80	1NOS	= 5.58 SQ.MT
TOILET	2.53 X 2.22	1NOS	= 5.62 SQ.MT
TOILET	1.20 X 1.20	1NOS	= 1.44 SQ.MT
TOILET	1.50 X 1.50	1NOS	= 2.25 SQ.MT
PASSAGE	1.97 X 1.50	1NOS	= 2.96 SQ.MT
DOOR JAMB	1.20 X 0.23	2NOS	= 0.55 SQ.MT
DOOR JAMB	1.05 X 0.15	6NOS	= 0.95 SQ.MT
DOOR JAMB	1.27 X 0.23	1NOS	= 0.29 SQ.MT
DOOR JAMB	0.15 X 0.90	1NOS	= 0.14 SQ.MT
DOOR JAMB	2.82 X 0.75	1NOS	= 2.12 SQ.MT
DOOR JAMB	0.15 X 0.75	1NOS	= 0.11 SQ.MT
SLIDING DOOR	5.56 X 0.23	1NOS	= 1.28 SQ.MT
GARDEN/DECK	10.09 X 0.75	1NOS	= 7.57 SQ.MT
TOILET	10.31 X 3.44	1NOS	= 35.47 SQ.MT
TOTAL ADDITION			= 217.10 SQ.MT

DEDUCTIONS			
1	0.90	X	11.44 X 1NO = 10.30 SQ.MT.
2	1.20	X	2.14 X 1NO = 2.57 SQ.MT.
3	1.20	X	4.57 X 1NO = 5.48 SQ.MT.
4	4.64	X	0.75 X 1NO = 3.48 SQ.MT.
5	10.54	X	0.75 X 1NO = 7.91 SQ.MT.
6	1.20	X	2.55 X 1NO = 3.06 SQ.MT.
7	0.75	X	2.80 X 1NO = 2.10 SQ.MT.
8	4.67	X	1.47 X 1NO = 6.86 SQ.MT.
9	5.26	X	4.96 X 1NO = 26.09 SQ.MT.
10	2.26	X	2.78 X 1NO = 6.28 SQ.MT.
11	6.82	X	4.13 X 1NO = 28.17 SQ.MT.
12	2.46	X	0.08 X 1NO = 0.20 SQ.MT.
13	2.34	X	0.08 X 1NO = 0.19 SQ.MT.
TOTAL DEDUCTION			= 102.69 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 247.21 SQ.MT. X1

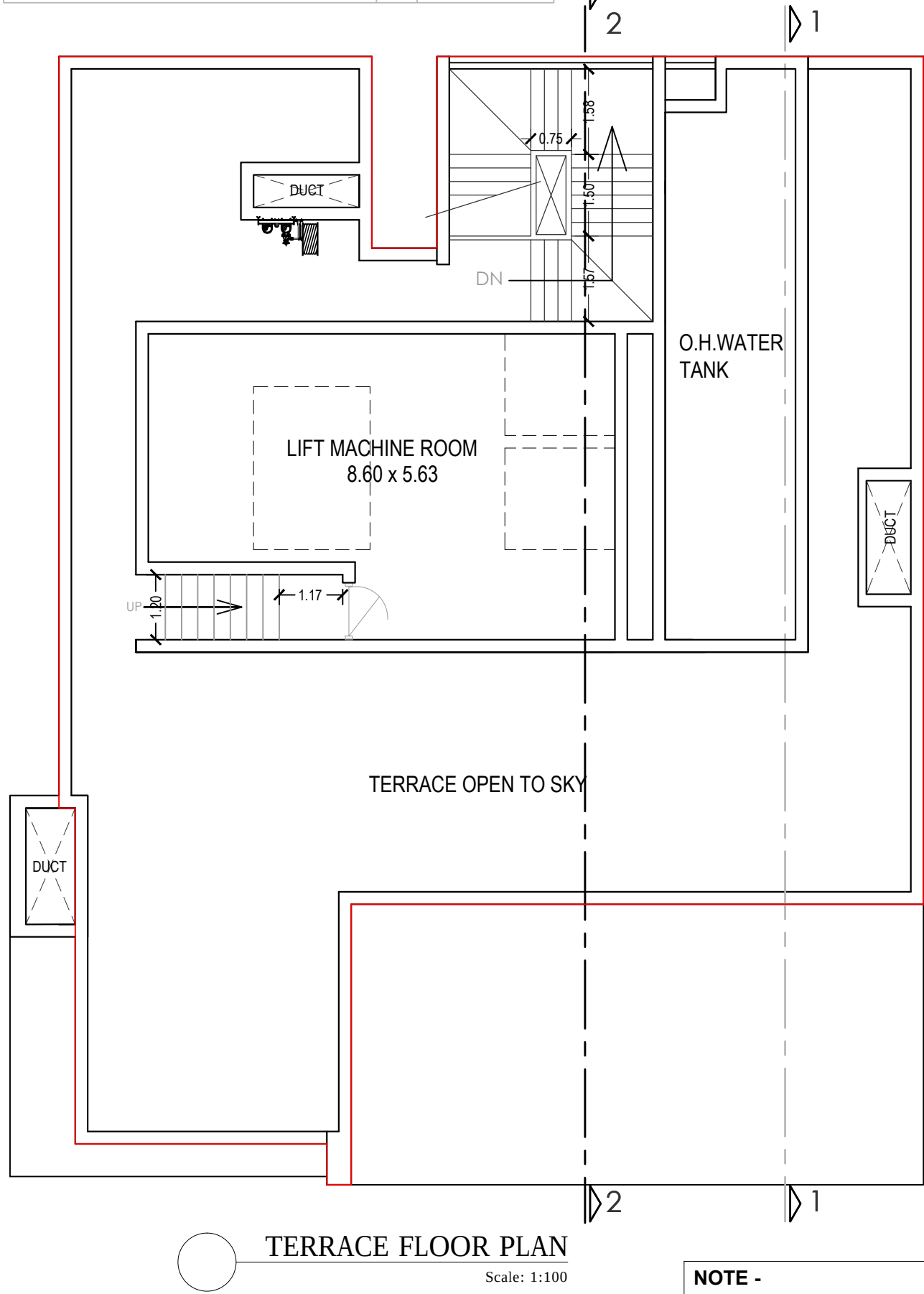
BUILT UP AREA CALCULATION			
14TH & 15TH FLOOR			
1	16.83	X	20.79 X 1NO = 349.90 SQ.MT.
TOTAL ADDITION			= 349.90 SQ.MT. X

DEDUCTIONS			
1	0.90	X	11.44 X 1NO = 10.30 SQ.MT.
2	1.20	X	2.14 X 1NO = 2.57 SQ.MT.
3	1.20	X	4.57 X 1NO = 5.48 SQ.MT.
4	4.64	X	0.75 X 1NO = 3.48 SQ.MT.
5	10.54	X	0.75 X 1NO = 7.91 SQ.MT.
6	1.20	X	2.55 X 1NO = 3.06 SQ.MT.
7	0.75	X	2.80 X 1NO = 2.10 SQ.MT.
8	4.67	X	1.47 X 1NO = 6.86 SQ.MT.
9	5.26	X	4.96 X 1NO = 26.09 SQ.MT.
10	2.26	X	2.78 X 1NO = 6.28 SQ.MT.
11	6.82	X	4.13 X 1NO = 28.17 SQ.MT.
12	2.46	X	0.08 X 1NO = 0.20 SQ.MT.
13	2.34	X	0.08 X 1NO = 0.19 SQ.MT.
TOTAL DEDUCTION			= 102.69 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 247.21 SQ.MT. X1



BUILT UP AREA CALCULATION			
18 TH FLOOR DPX (UPPER LEVEL)			
1	16.83	X	20.79 X 1NO = 349.90 SQ.MT.
TOTAL ADDITION			= 349.90 SQ.MT. X

DEDUCTIONS			
1	0.90	X	11.44 X 1NO = 10.30 SQ.MT.
2	1.20	X	2.14 X 1NO = 2.57 SQ.MT.
3	1.20	X	4.57 X 1NO = 5.48 SQ.MT.
4	4.64	X	0.75 X 1NO = 3.48 SQ.MT.
5	10.54	X	0.75 X 1NO = 7.91 SQ.MT.
6	1.05	X	0.83 X 1NO = 0.87 SQ.MT.
7	5.26	X	4.96 X 1NO = 26.09 SQ.MT.
8	2.26	X	2.78 X 1NO = 6.28 SQ.MT.
9	6.82	X	4.13 X 1NO = 28.17 SQ.MT.
10	2.46	X	0.08 X 1NO = 0.20 SQ.MT.
11	2.34	X	0.08 X 1NO = 0.19 SQ.MT.
12	3.70	X	1.10 X 1NO = 4.07 SQ.MT.
12a	1.10	X	0.65 X 1NO = 0.72 SQ.MT.
12b	1.35	X	1.10 X 1NO = 1.49 SQ.MT.
13	10.54	X	1.20 X 1NO = 12.65 SQ.MT.
14	2.78	X	4.57 X 1NO = 12.70 SQ.MT.
15	1.33	X	1.30 X 1NO = 1.73 SQ.MT.
TOTAL DEDUCTION			= 158.83 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 191.07 SQ.MT. X1

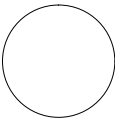
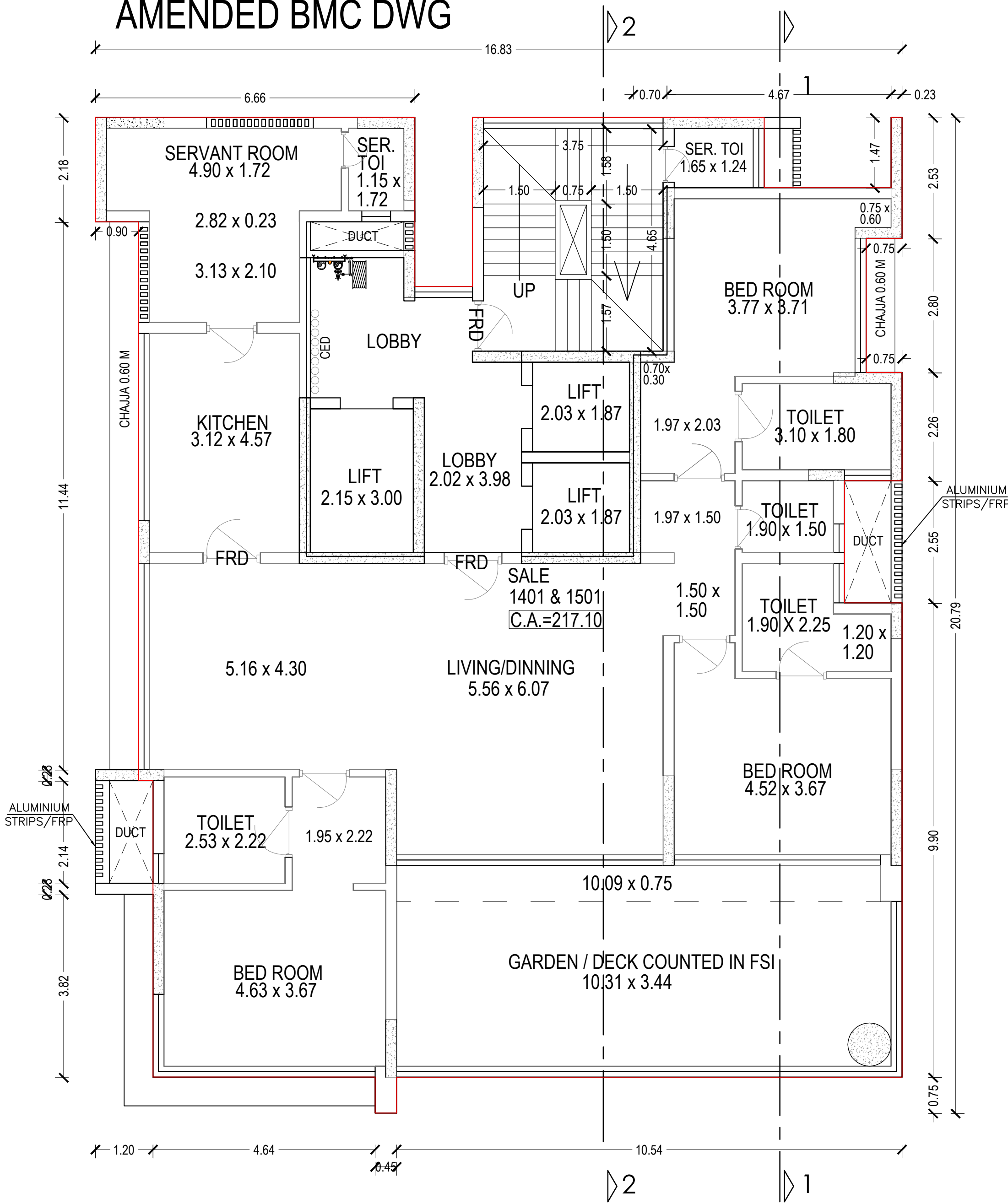


BUILT UP AREA CALCULATION			
17 TH FLOOR DPX (LOWER LEVEL)			
1	16.83	X	20.79 X 1NO = 349.90 SQ.MT.
TOTAL ADDITION			= 349.90 SQ.MT. X

DEDUCTIONS			
1	0.90	X	11.44 X 1NO = 10.30 SQ.MT.
2	1.20	X	2.14 X 1NO = 2.57 SQ.MT.
3	1.20	X	4.57 X 1NO = 5.48 SQ.MT.
4	4.64	X	0.75 X 1NO = 3.48 SQ.MT.
5	10.54	X	0.75 X 1NO = 7.91 SQ.MT.
6	1.20	X	1.50 X 1NO = 1.80 SQ.MT.
7	1.05	X	0.83 X 1NO = 0.87 SQ.MT.
8	5.26	X	4.96 X 1NO = 26.09 SQ.MT.
9	2.26	X	2.78 X 1NO = 6.28 SQ.MT.
10	6.82	X	4.13 X 1NO = 28.17 SQ.MT.
11	2.46	X	0.08 X 1NO = 0.20 SQ.MT.
12	2.33	X	0.08 X 1NO = 0.19 SQ.MT.
TOTAL DEDUCTION			= 93.34 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]			= 256.56 SQ.MT. X1

FILE NO : - CHE / CITY /1657/FN/337	SHEET NO. - 4/6				
DIGITAL SIGN FOR AMENDED APPROVAL OF PLANS					
SUB. - ENG. (B.P.)CITY - IX					
ASST. - ENG. (B.P.)CITY - V					
EXE. - ENG. (B.P.)CITY - II					
STAMP OF APPROVAL OF PLANS					
NOTE -					
BOUNDARY OF THE PLOT BOUNDED BLACK					
PROPOSED WORK SHOWN PINK					
REDEVELOPMENT U/S 33(7) FOR PLOT ON C.S. NO. 425/10 OF MATUNGA DIVISION, PLOT NO. 86 OF DADAR MATUNGA NORTH ESTATE, TRAMBAK BHUVAN, ROAD NO 9, MATUNGA,					
NAME OF OWNER					
SIGNATURE					
LIFE Spaces Realty Pvt.Ltd.					
NAME, ADDRESS OF ARCHITECT					
SIGNATURE					
M.D.CHANGANI OF B.N.SHAH & ASSOCIATES					
316, WADALA UDYOG BHAVAN, NAIGAOON CROSS, R.D. WADALAEI, MUMBAI 400 031					
+9122 24144465 info@studios.in					
JOB.NO	DWG. NO	SCALE	DATE	DRAWN BY	CHKD BY
0000	0000	1:100	16/05/2019	MUKESH	AR. MILIND
NORTH					
CERTIFICATE OF AREA					
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON THE DIMENSIONS OF BINDER ETC. OF PLOT STATED ON PLAN AND AS MEASURED ON SITE AND THE AREA IS WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF					

AMENDED BMC DWG



15TH FLOOR PLAN

Scale: 1:100