

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/7085/GN/AL Dt. 11/2/14.

To,
Shri. Laxmikant Manikrao Thakoor & others
C.A. to owner of Yashoda Co-operative
Housing Society Ltd. and
Mrs. Archana Kargutkar and others
Sankalp, S.H. Paralkar Marg,
Shivaji Park, Dadar (West)
Mumbai 400 016.

Ex. Eng. Bldg. Proposal (City) III
'E' Ward Municipal Offices, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

Sub: Proposed amalgamation of plot bearing F.P. No. 635 and 636 of TPS, Mahim division, Ranade Road, G/North for M/s. BuildArch Land Developers Pvt. Ltd. (C.A. to owner of Yashoda Co-operative Housing Society Ltd. and Mrs. Archana Kargutkar and others under Regn. 33(7).

Ref: Your Licensed Surveyors letter dated 27.08.2013.

Sir,

With reference to the above, I have to inform you that, the amalgamation / layout of the above mentioned property submitted by your Licensed Surveyor, Shri Shashank Mehendale, is hereby approved subject to terms & conditions registered under No. BBE5-222-2014 dated 30.1.2004.

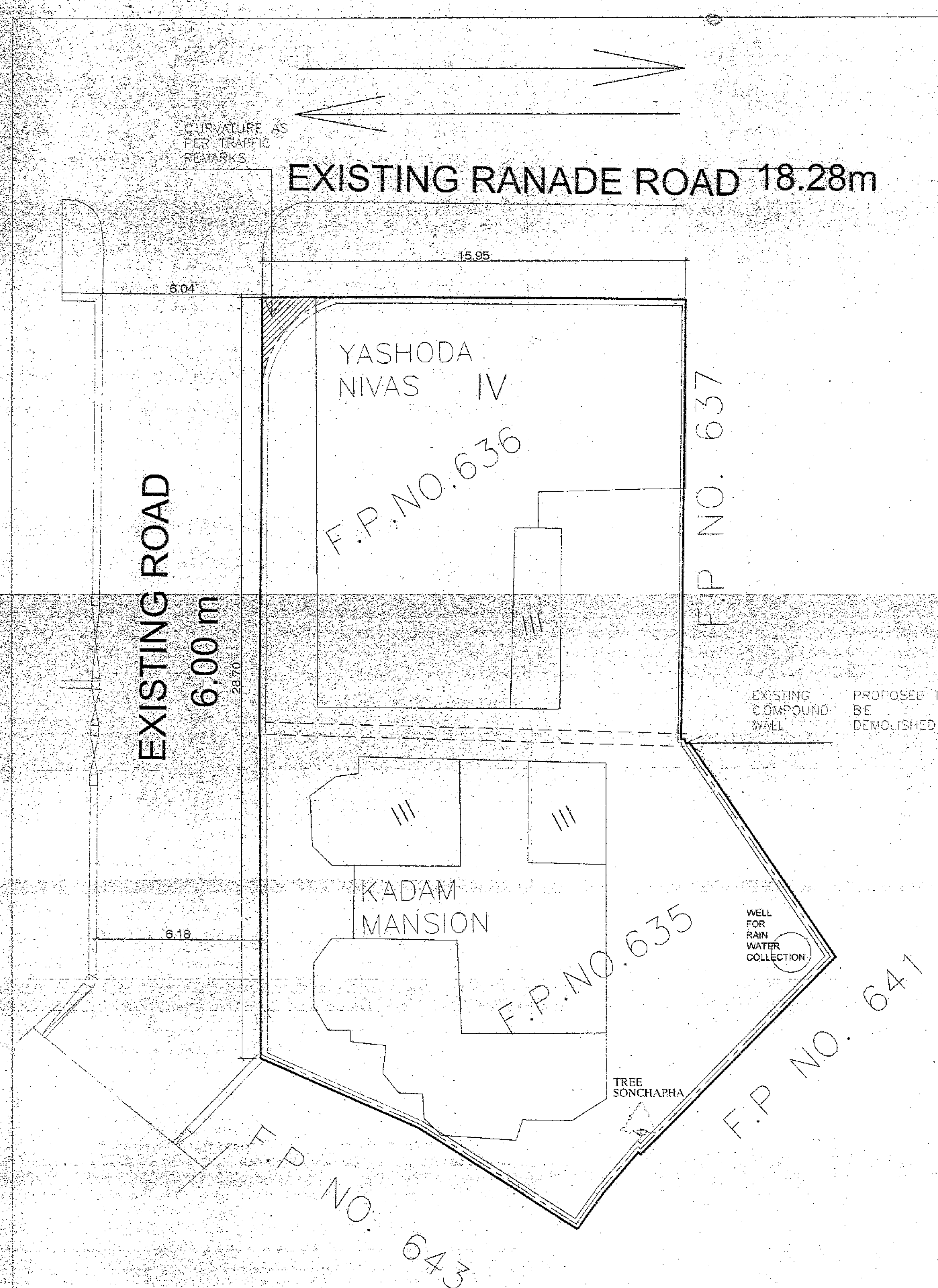
Further as per Asstt. Eng. (Tr & Pl)'s remarks, the Jt. Demarcation from C.S.L.R. / A.E. (Tr & Pl) / A.E. (Survey) City shall be done & setback portion shall be handed over to M.C.G.M. & accordingly P.R. card shall be submitted to this office.

Copy of approved amalgamation plan is returned herewith as a token of approval.

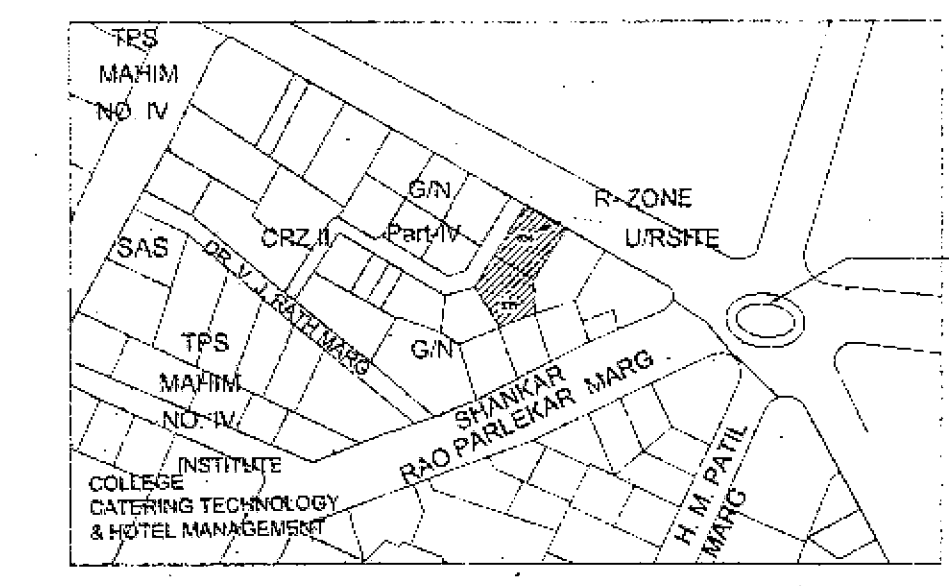
Yours faithfully,



11/2/14
Executive Engineer
(Building Proposal) City III

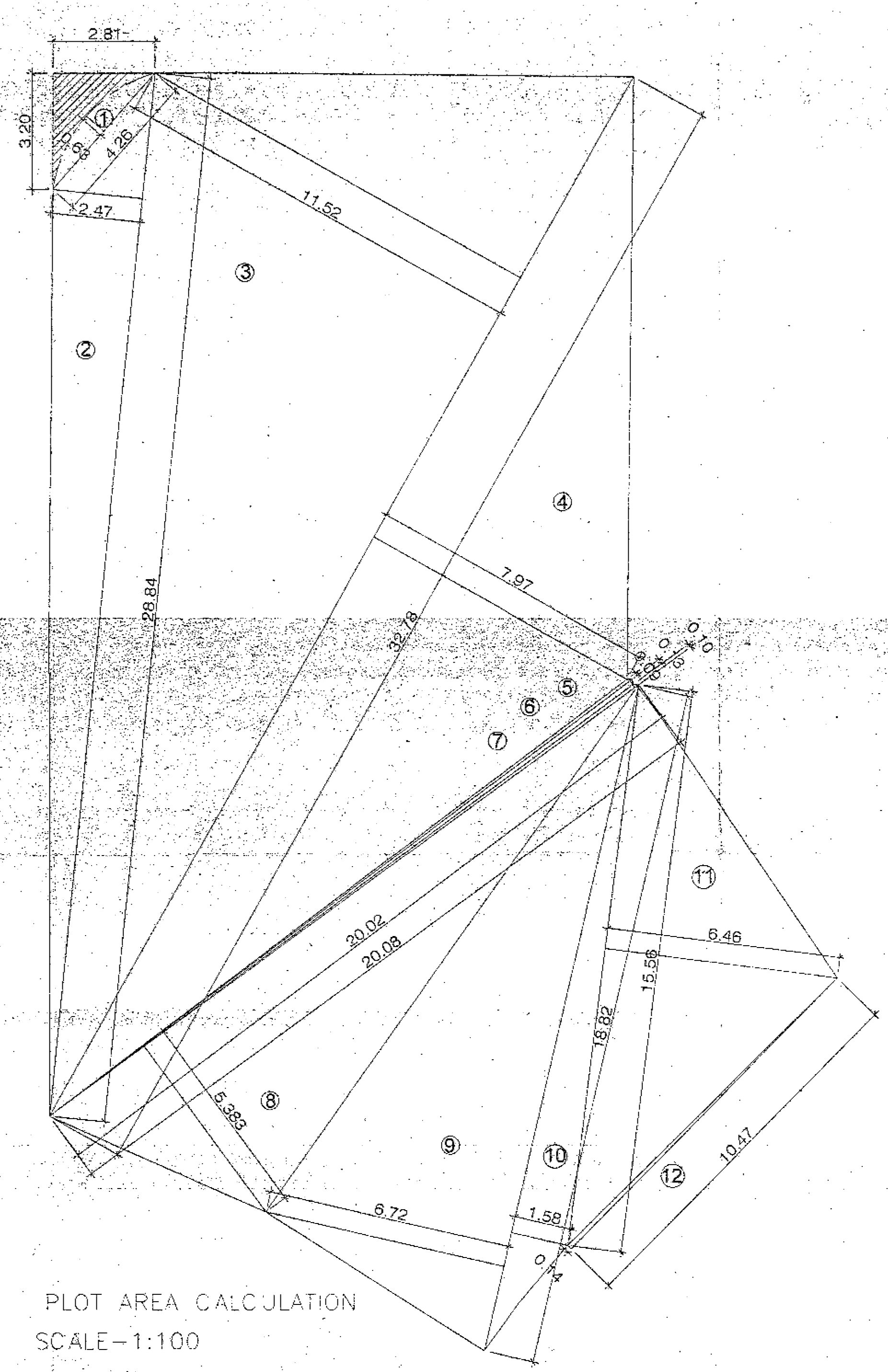


SITE PLAN
SCALE - 1:100



LOCATION PLAN
SCALE - 1:2500

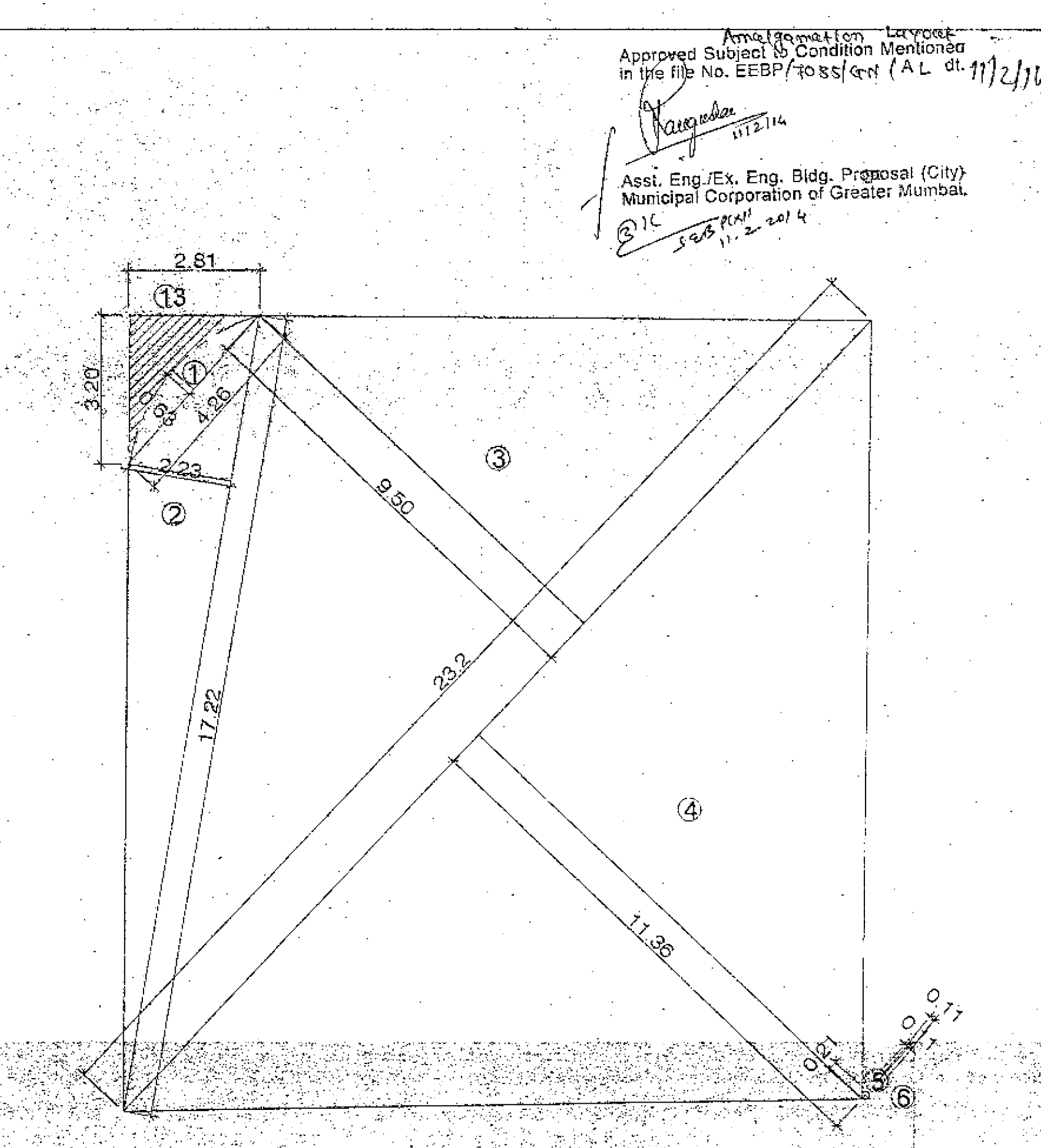
LEGENDS:-
PLOT BOUNDARY SHOWN AS BLACK
EXISTING TREE SHOWN AS GREEN
CURVATURE PORTION OF THE PLOT SHOWN AS BROWN



PLOT AREA CALCULATION
SCALE - 1:100

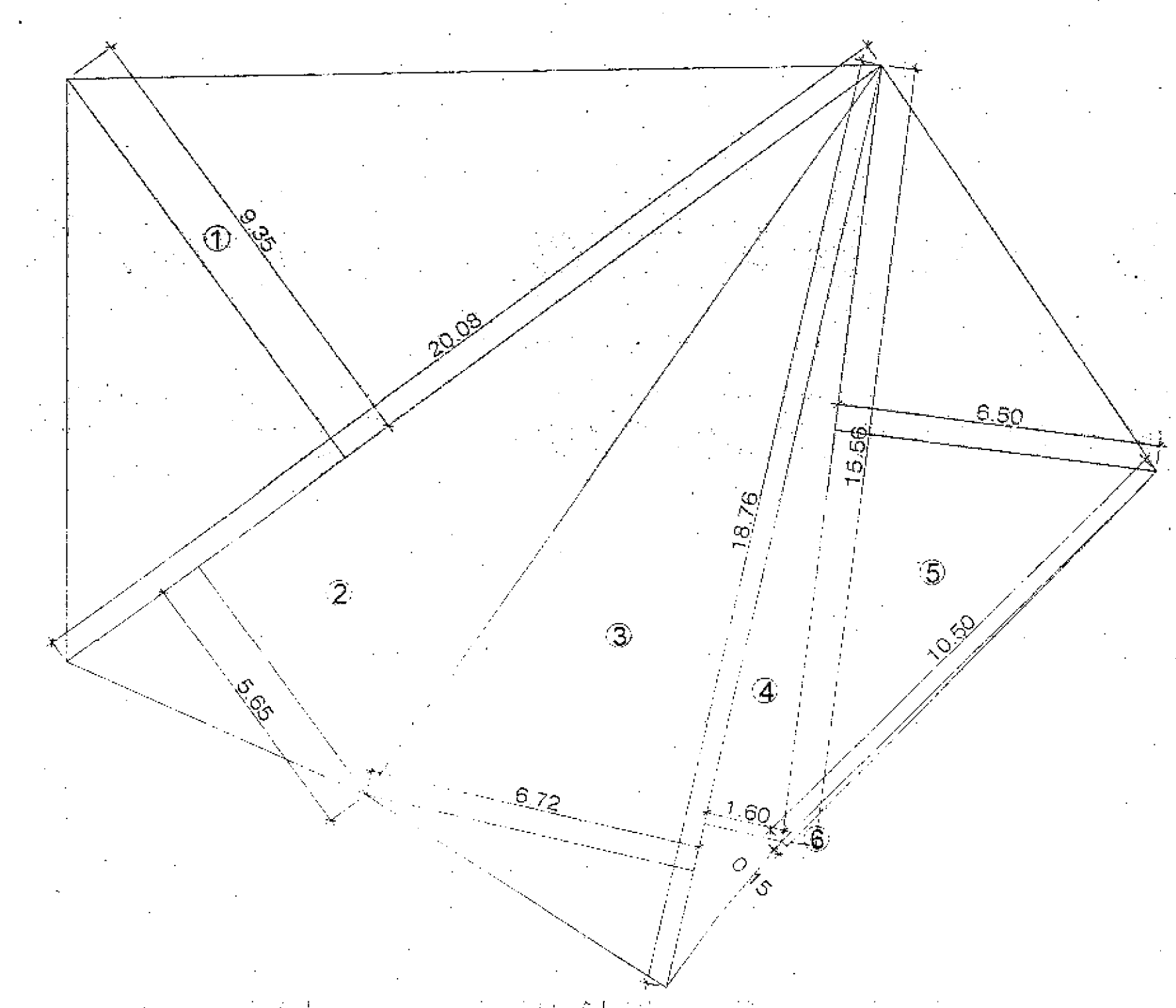
PLOT AREA CALCULATIONS										
1	1	X	0.67	X	4.26	X	0.63	=	1.80	
2	1	X	0.50	X	28.84	X	2.47	=	35.62	
3	1	X	0.50	X	32.78	X	11.52	=	188.81	
4	1	X	0.50	X	32.78	X	7.97	=	130.63	
5	1	X	0.50	X	0.09	X	20.02	=	0.90	
6	1	X	0.50	X	0.13	X	20.02	=	1.30	
7	1	X	0.50	X	0.1	X	20.08	=	1.00	
8	1	X	0.50	X	5.383	X	20.08	=	54.05	
9	1	X	0.50	X	18.82	X	6.72	=	63.24	
10	1	X	0.50	X	18.82	X	1.58	=	14.87	
11	1	X	0.50	X	15.56	X	6.46	=	50.26	
12	1	X	0.50	X	0.14	X	10.47	=	0.73	
NET PLOT AREA								TOTAL	=	543.20 ...A
13	1	X	0.50	X	2.81	X	3.2	=	4.50	
LESS(1)	1	X	0.67	X	4.26	X	0.63	=	1.80	
CURVATURE AREA AS PER TRAFFIC REMARK								TOTAL	=	2.70 ...B
TOTAL PLOT AREA = (A+B)									=	545.90 ...C

AREA OF PLOT AREA CALCULATION FOR F.P. NO. 636 = 280.20 SQ. MTS.
AREA OF PLOT AREA CALCULATION FOR F.P. NO. 635 = 280.20 SQ. MTS.
AREA OF AMALGAMATION PLOT 285.70-280.20
AREA OF AMALGAMATION PLOT 545.90 SQ. MTS.



PLOT NO. 636 AREA CALCULATIONS										
1	1	X	0.67	X	4.26	X	0.63	=	1.80	
2	1	X	0.50	X	17.22	X	2.23	=	19.20	
3	1	X	0.50	X	23.2	X	9.5	=	110.20	
4	1	X	0.50	X	23.2	X	11.36	=	131.78	
5	1	X	0.50	X	0.21	X	0.11	=	0.01	
6	1	X	0.50	X	0.21	X	0.11	=	0.01	
NET PLOT AREA								TOTAL	=	263.00 ...A
13	1	X	0.50	X	2.81	X	3.2	=	4.50	
LESS(1)	1	X	0.67	X	4.26	X	0.63	=	1.80	
CURVATURE AREA AS PER TRAFFIC REMARK								TOTAL	=	2.70 ...B
TOTAL PLOT AREA = (A+B)									=	265.70 ...C

PLOT AREA CALCULATION FOR F.P. NO. 636
SCALE - 1:100



PLOT NO. 635 AREA CALCULATIONS										
1	1	X	0.5	X	20.08	X	9.35	=	93.87	
2	1	X	0.50	X	20.08	X	5.65	=	56.73	
3	1	X	0.50	X	18.82	X	6.72	=	63.24	
4	1	X	0.50	X	18.76	X	1.6	=	15.01	
5	1	X	0.50	X	15.56	X	6.5	=	50.57	
6	1	X	0.50	X	10.5	X	0.15	=	0.79	
NET PLOT AREA								TOTAL	=	280.20

PERFORMA 'A'		
A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT	545.90
	AREA OF F.P. NO. 635 =	280.20
	AREA OF F.P. NO. 636 =	265.70
2	DEDUCTIONS FOR	
a	ROAD SET - BACK AREA (CURVATURE AREA AS TRAFFIC REMARKS)	2.70
b	PROPOSED ROAD	-
c	ANY RESERVATIONS	-
	TOTAL (a+b+c)	2.70
3	BALANCE AREA OF PLOT (1-2)	543.20
4	DEDUCTIONS FOR RECREATIONAL GROUND 15 %	-
5	NET AREA OF THE PLOT (3-4)	543.20
6	ADDITIONS FOR F.S.I.	-
	2 (a) 100%	2.70
	2 (a) 100%	-
7	TOTAL AREAS (5+6)	545.90
8	F.S.I. PERMISSIBLE	-
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	-
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 9 ABOVE	-
11	EXISTING FLOOR AREA PROPOSED TO BE DEMOLISHED	-
12	PROPOSED AREA	-
13	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B/R) BELOW	-
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	-
B	BALCONY AREA STATEMENT	
I	PERMISSIBLE BALCONY AREA PER FLOOR	
II	PROPOSED BALCONY AREA PER FLOOR	
III	EXCESS BALCONY AREA PER FLOOR	
IV	EXCESS BALCONY AREA PER FLOOR	
C	TENEMENT STATEMENT	
I	NET AREA OF PLOT (ITEM A-7 ABOVE)	
II	LESS DEDUCTION OF NON RES. AREA (SHOP & Etc)	
III	LESS DEDUCTION FOR REHOUSING OF EXISTING TENANTS	
IV	AREA OF TENEMENTS	
V	TENEMENTS PERMISSIBLE	
VI	TENEMENTS EXISTING	
VII	TENEMENTS PROPOSED	
VIII	TOTAL TENEMENTS (5+6)	
D	PARKING AREA STATEMENT	
I	PARKING REQUIRED BY RULE	
II	PARKING PROVIDED	
III	GARAGE PERMISSIBLE	
IV	GARAGE PROPOSED	
V	TOTAL PARKING PROVIDED	
PERFORMA 'B'		
CONTENTS OF SHEET		
SITE PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATIONS		
STAMP OF DATE OF APPROVAL OF PLAN		STAMP OF DATE OF SUBMISSION OF PLAN
AREA CERTIFICATE		
CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25.07.2013 AND THAT THE DIMENSIONS OF THE SIDES, ETC., OF THE PLOT STATED ON 545.90 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.		
SIGNATURE OF LICENSED SURVEYOR		
NAME OF OWNER		
M/S. BUILDARCH LAND DEVELOPERS PVT. LTD. (C.A. TO OWNER YASDHOA CO OP HSG LTD & MRS. ARCHANA KARGUTKAR & OTHERS)		
DIRECTOR		
OWNERS SIGNATURE		
DESCRIPTION		
PROPOSED AMALGAMATION OF PLOT BEARING F.P. NO. 635/636 OF T.P.S. IV OF MAHIM DIVISION AT RANADE ROAD, G/NORTH WARD, MUMBAI FOR M/S. BUILDARCH LAND DEVELOPERS PVT LTD (C.A. TO OWNER YASDHOA CO OP HSG LTD & MRS. ARCHANA KARGUTKAR & OTHERS)		
DRG NO.	DRAWN BY	CHECKED BY
01	POORNIMA	NIRBHAY
		SCALE
		AS SHOWN
		DATE
		08-07-2013
NAME & ADDRESS OF DESIGNER		
UMESH BHOLE & ARCHITECTS (ARCHITECTS & INTERIOR DESIGNERS)		
B- 102, SANSKAR APTS., GANESH PET, LANE, DADAR (W), MUMBAI - 400 028.		
NAME & ADDRESS OF LICENSED SURVEYOR		
M/S SHASHANK MEHENDALE & ASSOCIATES		
SIGN		
163/A, GANGA LAHARI 3rd FLOOR, PANDURANG NAIK MARG, SHIVAJI PARK, MAHIM, MUMBAI - 16		
TEL. NO. 24461003, 24475965, FAX. NO. 24472356, EMAIL: shmaprec@gmail.com		