



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**Amended Plan Approval Letter**

File No. CE/4047/BPES/AL/337/3/Amend dated 25.01.2021

To,  
**KASTURI KEDAR PEWEKAR**  
Plot No. C-30, Block 'G', Opp. SIDBI,  
Bandra Kurla Complex, Bandra  
(East)

CC (Owner),  
**K RAHEJA CORP PVT LTD**  
**BLOCK G, PLOT NO. C-30, RAHEJA**  
**TOWER, OPP. SIDBI, BKC, BANDRA**  
**-EAST**

**Subject : Proposed Residential building on plot bearing C.T.S No.119 D/1A/1 of Village Tungwa, Kurla..**

**Reference :** Online submission of plans dated 14.10.2020

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 I.O.D. under even No. dated 31.03.2006 and amended plans approved vide letters dated 23.04.2007, 27.12.2007 and 20.03.2019 shall be complied with.
- 2) That the R.C.C. design and calculations as per amended plans should be submitted through the registered structural engineer before endorsing the C.C.
- 3) That Janata Insurance policy shall be submitted before endorsing C.C.
- 4) That the all requisite fees, premiums, deposits shall be paid before endorsing C.C.
- 5) That the C.C shall be got endorsed as per approved plans before starting further work.
- 6) That extra water & sewerage charges shall be paid to A.E. Water works "L" ward before endorsing C.C.
- 7) That the latest paid bill from A.A. & C (L) Ward shall be submitted before endorsing C.C.
- 8) That remarks from parking consultant shall be submitted before endorsing the CC
- 9) That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.

✓  
Name : Bajirao Lahu Patil  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 25-Jan-2021 12: 07:56

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Eastern Suburb

Copy to :

- 1) Assistant Commissioner, L Ward
- 2) A.E.W.W., L Ward
- 3) D.O. L Ward

- Forwarded for information please.





THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER No. CE/4047/BPES/AL DATED 20/03/2019

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER U/No. CE/4047/BPES/AL

**Bajirao**  
Lahu Patil  
Digitally signed by Bajirao Lahu Patil  
Date: 2021.01.25 11:23:51 +05'30'  
E.E.B.P (ES) I

**SHINDE**  
**SACHIN**  
**BALAK**  
**RISHNA**  
S.E.B.P (L/W)

Digitally signed by  
Yash Shirsalkar  
Date: 2021.01.25 11:23:51 +05'30'  
E.E.B.P (ES) I  
A.E.B.P (L & N)

## PROFORMA -A

AREA STATEMENT :	Sq.mts.
1 GROSS AREA OF PLOT	11,064.90
2 AREA OF RESERVATION IN PLOT	
3 AREA OF ROAD SET BACK	
4 AREA OF D. P. ROAD	
5 DEDUCTION FOR	
6 FOR RESERVATION / ROAD AREA	
7 ROAD SET BACK AREA TO BE WAVED OVER (100% REGULATION No.16)	
8 PROPOSED D.P. ROAD TO BE WAVED OVER (100% REGULATION No.16)	
9 RESERVATION AREA (PLOT) TO BE WAVED OVER (REGULATION No.17)	4,746.00
10 FOR AMENITY AREA	
11 AREA OF AMENITY PLOT/LOTS TO BE WAVED OVER AS PER DCR 140	
12 AREA OF AMENITY PLOT/LOTS TO BE WAVED OVER AS PER DCR 140B	
13 AREA OF AMENITY PLOT/LOTS TO BE WAVED OVER AS PER DCR 15	
14 AREA OF AMENITY PLOT/LOTS TO BE WAVED OVER AS PER DCR 35	
15 DEDUCTION FOR EXISTING BUILT UP AREA TO BE REMAINED IF ANY	
16 LAND COMPONENT OF EXISTING BUILT UP AREA AS PER REGULATION	
17 TOTAL DEDUCTION = (20) + (20B)+(20C)	4,746.00
18 BALANCE AREA OF PLOT = (1) - (2)	7,118.90
19 PLOT AREA UNDER DEVELOPMENT = (4)-(20) + (20B)	1,000
20 ZONAL (BASIC) FSI	7,118.90
21 FSI PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 4)	
22 IN CASE OF HILL LAND PERMISSIBLE BUA SHALL BE AS PER	
23 AS PER ZONAL AND ZONAL EXCEPT ZONAL (3) ABOVE WITHIN CAP OF	
24 PERMISSIBLE 100% AS COLUMN 4 OF TABLE 4 ON REMAINING/ BALANCE	
25 PLOT (4) IN CASE OF ZONAL (3) PERMISSIBLE OVER AND ABOVE PERMISSIBLE	4,746.00
26 BUA ON REMAINING/ BALANCE PLOT	
27 BUILT UP AREA IN LIEU OF COST CONSTRUCTION OF BUILT UP	
28 AMENITY TO BE WAVED OVER	
29 BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM"	
30 AS PER TABLE No. 12 OF REGULATION No. 300A SUBJECT TO	
31 REGULATION No. 300A3 (0.50)	
32 BUILT UP AREA DUE TO "ADDITIONAL FSI" AS PER TABLE No. 12 OF	
33 REGULATION No. 300A SUBJECT TO REGULATION No. 300A3 (0.70)	1,064.90
34 FOR CONSIDERED IF ANY AS PER REGULATION No. 300A	
35 PERMISSIBLE BUILT UP AREA = (7) + (11)	
36 FOR CONSIDERED IF ANY AS PER REGULATION No. 300A	
37 PERMISSIBLE FUNDIBLE COMPENSATORY AREA FOR REHAB COMPONENT	
38 WITHOUT CHARGING PREMIUM	
39 FUNDIBLE FUNDIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
40 FUNDIBLE FUNDIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
41 FUNDIBLE FUNDIBLE COMPENSATORY AREA BY CHARGING PREMIUM	11,064.90
42 TOTAL PERMISSIBLE BUILT UP AREA = (12) + (35)	11,064.90
43 TOTAL BUILT UP AREA OF PROPOSED INCLUDING FUNDIBLE COMPENSATORY	
44 AREA	1,000
45 FSU CONSIDERED ON NET PLOT	
46 TENEMENT STATEMENT :	
47 PROPOSED AREA	11,064.90
48 LESS DEDUCTION OF NON-RES. AREA (SHOP, etc.)	
49 AREA AVAILABLE FOR TENEMENTS = (5) - (8)	400 NOS.
50 TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS/HECTARE/ACR	111 NOS.
51 TENEMENTS PROPOSED	
52 TENEMENTS EXISTING	
53 PARKING STATEMENT I	
54 PARKING REQUIRED BY REGULATIONS FOR CAR	91 NOS.
55 AUTOMOBILES/VEHICLES (IN CASE)	20 NOS.
56 COVERED GARAGES PERMISSIBLE	
57 COVERED GARAGES PROVIDED	
58 TOTAL PARKING REQUIRED (2-15% ADDITIONAL PARKING)	230 NOS.
59 TOTAL PARKING PROVIDED	230 NOS.
60 SCOOTER / MOTOR CYCLE	230 NOS.

## PROFORMA -B

## CONTENTS OF SHEETS

LOBBY LVL. PLAN, BLOCK PLAN & LOCATION PLAN  
R.G. AREA STATEMENT, PLOT AREA DIAGRAM & CAL.  
FSI & STAIRCASE AREA STATEMENT

REV.	DESCRIPTION	DATE	SIGN

## DESCRIPTION OF PROPOSAL &amp; PROPERTY

PROPOSED RESIDENTIAL BUILDING ON  
PLOT BEARING C.T.S. No. 119 D/1A/1 OF  
VILLAGE TUNGWA, TALUKA KURLA, MUMBAI.

## NAME OF OWNER

**R RAMESH**  
K. RAHEJA CORP PRIVATE LIMITED  
CA TO INDIAN CORK MILLS

## SIGNATURE, NAME &amp; ADDRESS OF ARCHITECT

**KASTURI**  
KEDAR  
PEWEKAR  
KASTURI K PEWEKAR  
(CA/97/20974) ARCHITECT

RAHEJA TOWER, PLOT C-30, BLOCK-G, BANDRA KURLA  
COMPLEX, BANDRA -EAST, MUMBAI - 400 051.

SCALE	DRN. BY.	CHK. BY.	DRAWING No.
AS SHOWN	THOMAS		1

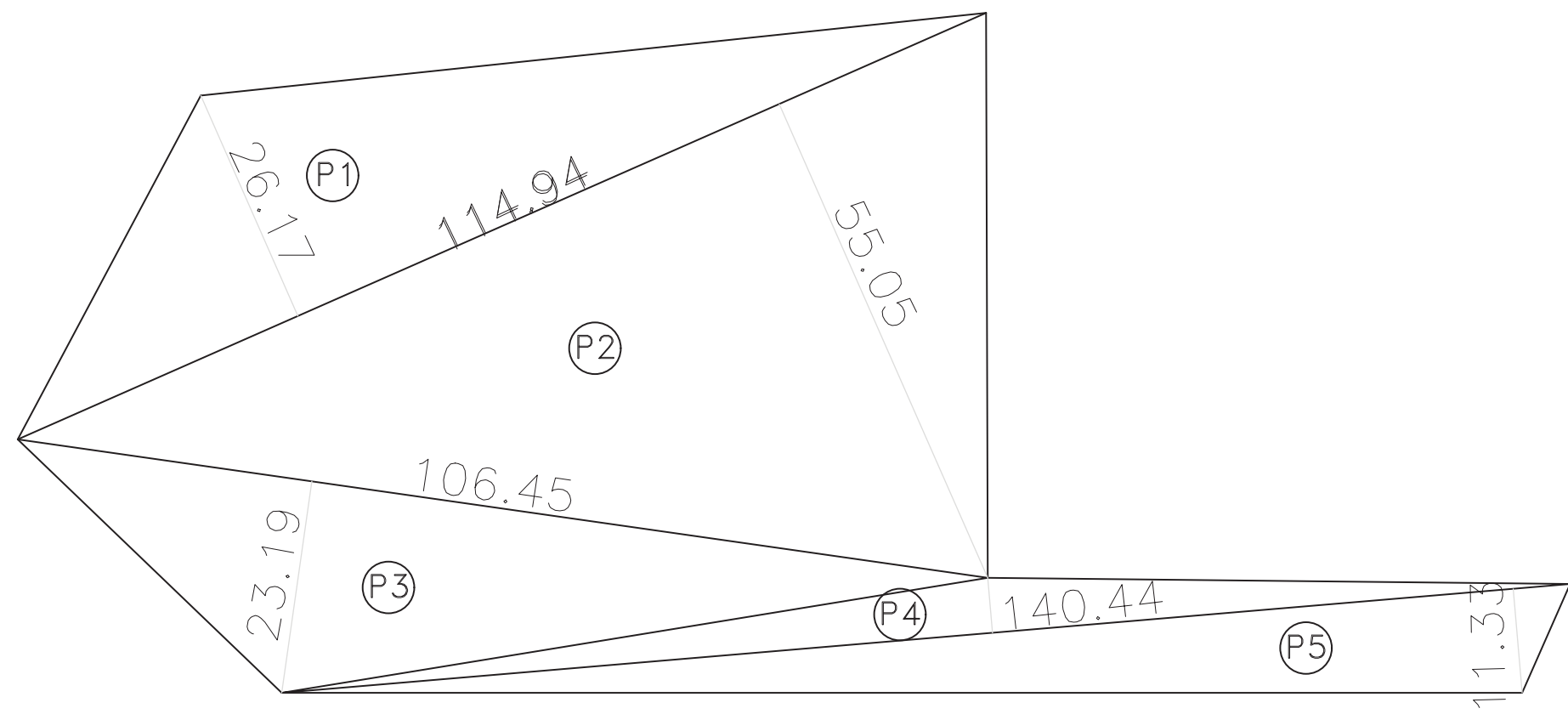
## CONSULTING ARCHITECT

**G. K. VANWARI**  
ARCHITECTS  
272, PEREST CLASSIC, 6TH FL., LINKING ROAD,  
KHAR, MUMBAI - 400 052.  
Email : gvanwaribombay@gmail.com

## CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REF. NO.  
THAT THE DIMENSION OF SIDES, ETC. OF THE PLOT STATED ON THE PLAN  
ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS TALLIES  
WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING  
SCHEME RECORDS.

KASTURI K PEWEKAR  
SIGNATURE OF LICENSED ARCHITECT

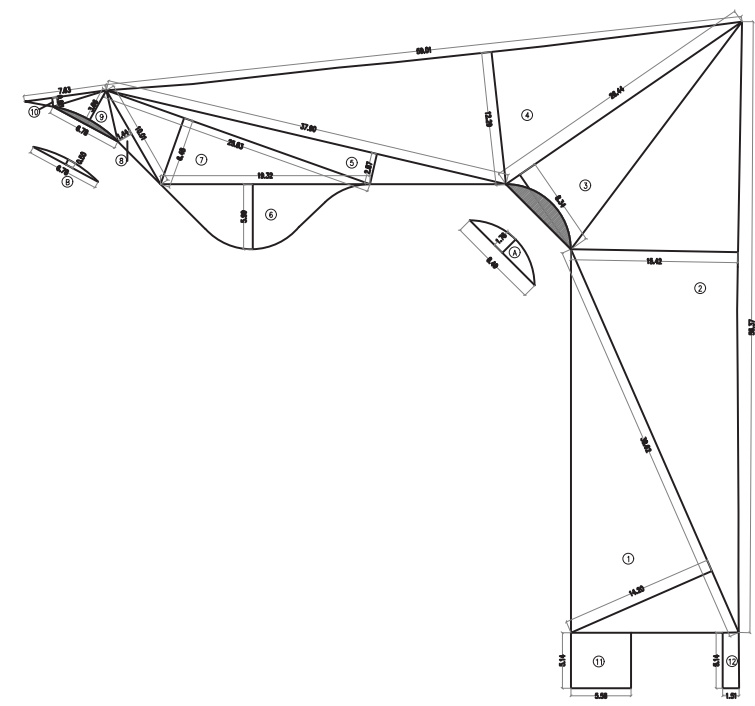


## PLOT AREA DIAGRAM

SCALE - 1:750

## PLOT AREA CALCULATIONS

P1 .	114.94	x	26.17	x	0.50	=	1503.99	SQ.MT.
P2 .	114.94	x	55.05	x	0.50	=	3163.72	SQ.MT.
P3 .	106.45	x	23.19	x	0.50	=	1234.29	SQ.MT.
P4 .	140.44	x	6.00	x	0.50	=	421.32	SQ.MT.
P5 .	140.44	x	11.33	x	0.50	=	795.59	SQ.MT.
TOTAL						=	7118.91	SQ.MT.
AS PER P.R.C.						=	7118.90	SQ.MT.



## R.G AREA DIAGRAM

SCALE - 1:750

## R.G AREA CALCULATIONS

RG REQUIRED (20% of plot area) = 1423.78 sq.mt									
01	.38.62	x	14.20	x	0.50	=	274.20	SQ.MT.	
02	.56.37	x	15.42	x	0.50	=	434.61	SQ.MT.	
03	.26.44	x	8.34	x	0.50	=	110.25	SQ.MT.	
04	.59.01	x	12.29	x	0.50	=	362.62	SQ.MT.	
05	.37.90	x	2.87	x	0.50	=	54.39	SQ.MT.	
06	.19.32	x	5.99	x	2/3	=	76.38	SQ.MT.	
07	.25.83	x	6.48	x	0.50	=	83.69	SQ.MT.	
08	.10.01	x	1.44	x	0.50	=	7.21	SQ.MT.	
09	.6.78	x	3.66	x	0.50	=	12.41	SQ.MT.	
10	.7.63	x	0.83	x	0.50	=	3.17	SQ.MT.	
11	.5.56	x	5.14	x	1	=	14.29	SQ.MT.	
12	.1.51	x	5.14	x	1	=	3.88	SQ.MT.	
TOTAL						=	1437.09	SQ.MT.	
DEDUCTION									
A	.8.49	x	1.76	x	2/3	=	9.86	SQ.MT.	
B	.6.78	x	0.50	x	2/3	=	2.23	SQ.MT.	
NET R.G. AREA PROVIDED						=	1424.99	SQ.MT.	

## PARKING STATEMENT

FLOOR	REGULAR		STACK	TOTAL
	BIG PARKING	SMALL PARKING		
BASEMENT FLOOR	56	12	14	82
LOWER STILT	61	11	—	72
UPPER STILT	48	5	—	53
LOBBY LVL	9	14	—	23
TOTAL NOS. OF PARKING PROVIDED				230
TOTAL NOS. OF TWO WHEELER PROVIDED				25

## RERA CARPET AREA

FLAT No.	DESCRIPTION	SQ.MT.	SQ.FT.	BALC. AREA SQ.MT.	SQ.FT.
1	2BHK	75.48	812.46	1.52	16.36
2	2BHK	73.37	789.75	1.52	16.36
5	2BHK	73.37	789.75	1.52	16.36
6	2BHK	75.48	812.46	1.52	16.36
TOTAL		297.70	3,204.44	6.08	65.44

## PARKING AREA STATEMENT AS PER MODIFIED DCR

CARPET AREA	PARKING REQD. BY RULE	TENEMENT	PARKING REQD.
UP TO 45.00 SQ.M.	ONE FOR EVERY 4 TENT.	17	3 NOS
45.00 TO 60.00 SQ.M.	ONE FOR EVERY 2 TENT.	16	8 NOS
60.00 TO 90.00 SQ.M.	ONE FOR EVERY 1 TENT.	78	78 NOS
ABOVE 90.00 SQ.M.	ONE FOR EVERY 1/2 TENT.	NIL	NIL
FOR VISITORS	25% OF ABOVE REQUIREMENT		23 NOS
TOTAL PARKING REQUIRED			114 NOS
TOTAL PARKING PROVIDED			230 NOS

## LOBBY LVL. PARKING

FLOOR	BIG	SMALL	TOTAL
LOBBY LVL	9	14	23

