



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1736/M/W/337(NEW)

COMMENCEMENT CERTIFICATE

To,
M/s. Metro Developers Co.
The Ambience Court, Unit no. 1001, 10th floor, plot
no. 2, Sector - 19D, vashi Navi Mumbai - 703

Sir,
With reference to your application No. **CHE/ES/1736/M/W/337(NEW)** Dated. **31/3/2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **31/3/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **457** Division / Village / Town Planning Scheme No. **CHEMBUR-W** situated at **V. N. Purav Marg Road / Street in M/W Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer BP ES1** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 26/4/2018

Issued on	Valid upto	Remarks
27/4/2017	26/4/2018	Plinth C.C. is approved as per Amended Plans approved dated 8/2/2017

Certification signature by
Kishore Gobindram
Shahdadpuri, Validity Unknown

Name : Kishore Gobindram
Shahdadpuri
Designation : Executive
Engineer
Organization : Person
Date : 27 Apr 2017 15: 37:09

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

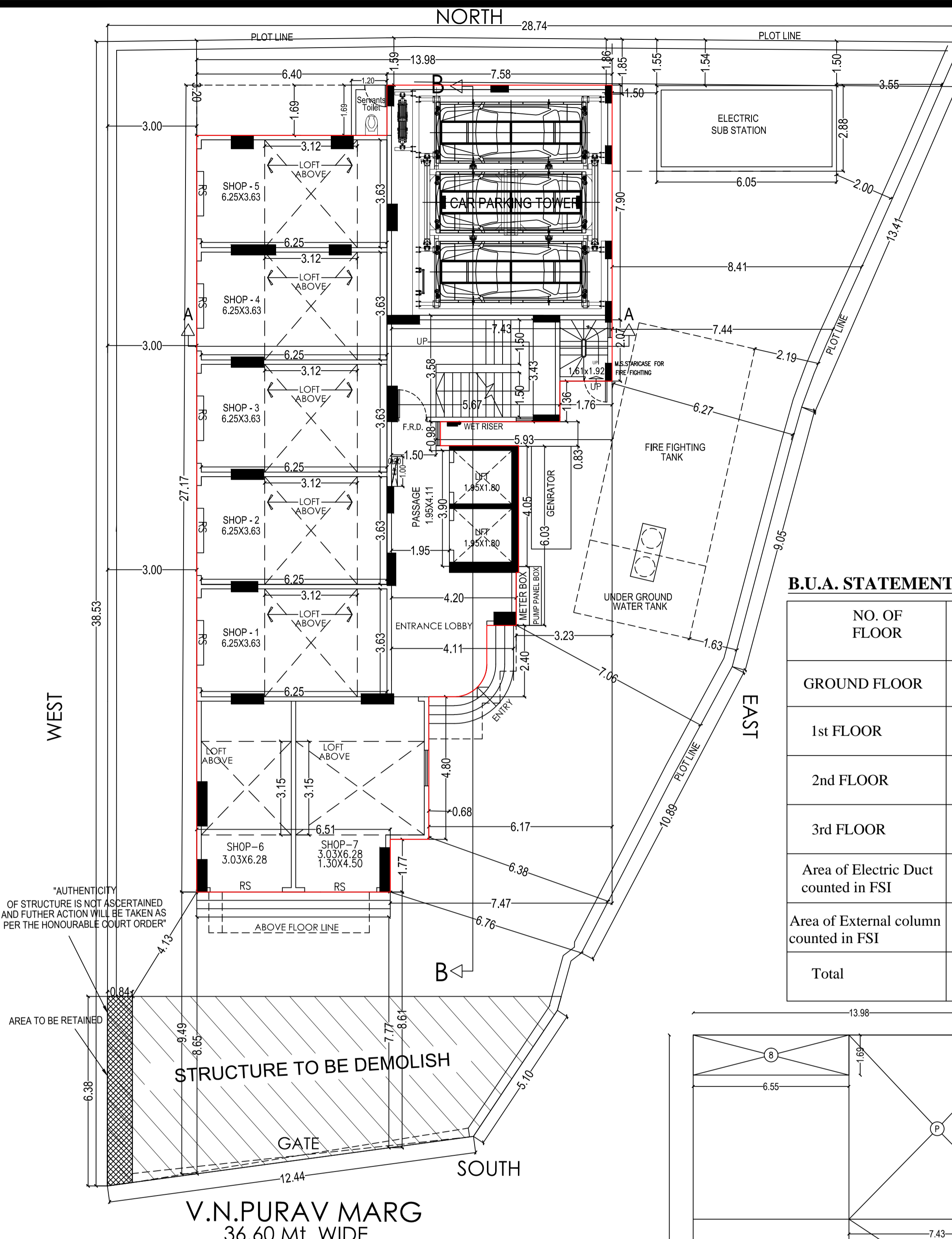
Eastern Suburb MW Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

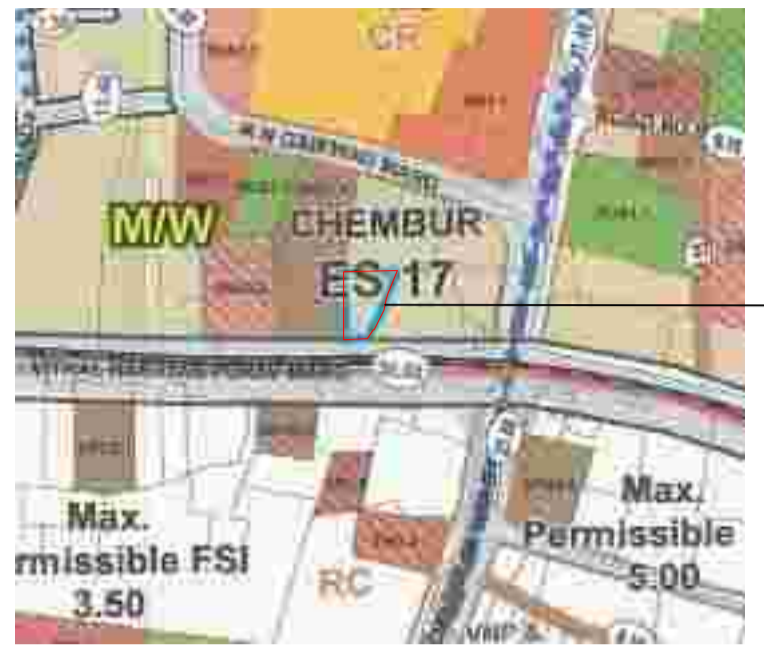


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TRUE COPY

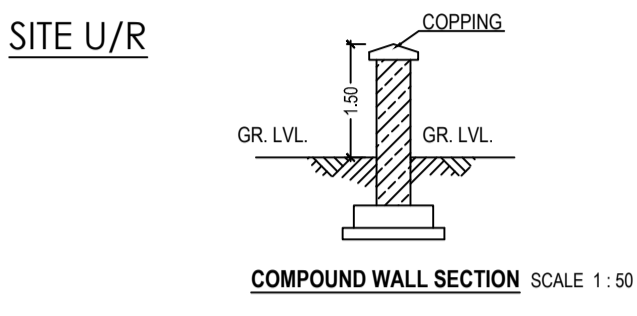


PARKING AREA STATEMENT

CARPET AREA SQ.MT.	NO. OF FLATS	PARKING REQD. AS PER D.C. RULE & REGULATION	TOTAL REQD.	VISITORS FOR RESI. @25%	TOTAL REQUIRED	AVAILABLE EXTRA PARK. 25%	PROPOSE EXTRA PARKING	TOTAL PROVIDED PARKING
UPTO 35.00	---	1 CAR FOR EVERY 4 FLAT	---	---	---	---	---	---
ABOVE 35 TO 45	---	1 CAR FOR EVERY 2 FLAT	---	---	---	---	---	---
ABOVE 45 TO 70	03	1 CAR FOR EVERY 1 FLAT	03	0.75	3.75	---	---	---
ABOVE 70	03	2 CARS FOR EVERY FLAT	06	1.5	7.50	---	---	---
SHOP	07	1 CAR FOR 50 SQ.MT.	3.45	0.345	3.80	---	---	---
TOTAL	13		12.45	2.60	15		03	18



LOCATION PLAN SCALE - 1:4000



U.G. TANK SECTION SCALE 1:100

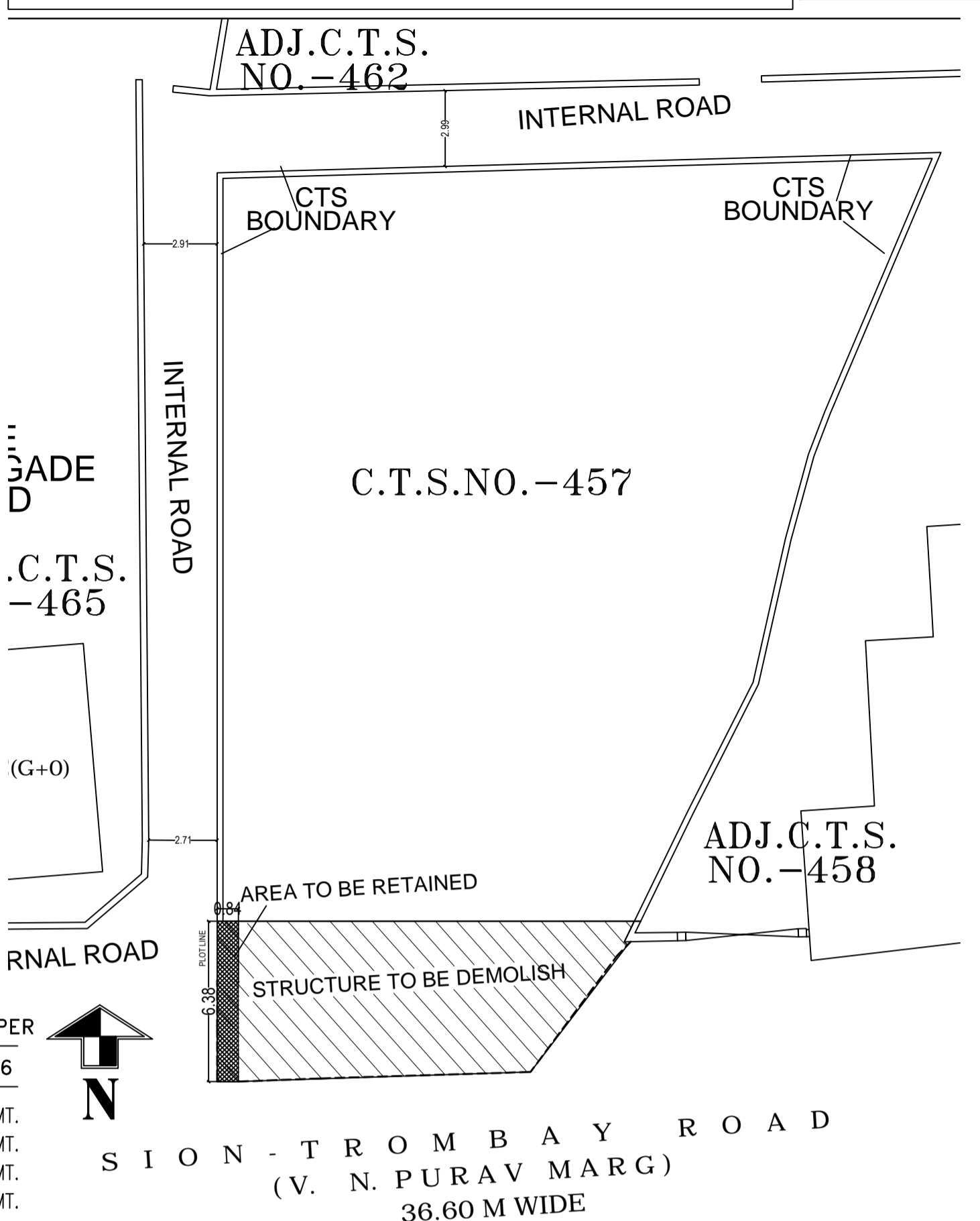
B.U.A. STATEMENT

NO. OF FLOOR	BUA IN SQ.MT.	STAIRCASE AREA IN SQ.MT.
GROUND FLOOR	172.94	57.18
1st FLOOR	179.73	38.35
2nd FLOOR	179.73	38.35
3rd FLOOR	163.04	38.71
Area of Electric Duct counted in FSI	0.80	---
Area of External column counted in FSI	0.48	---
Total	696.72	172.59

PLOT AREA CALCULATION AS PER AREA IN POSSESSION AS PER CITY SURVEY DEMARCATION U/No. 56/2016 DT. 10/08/2016

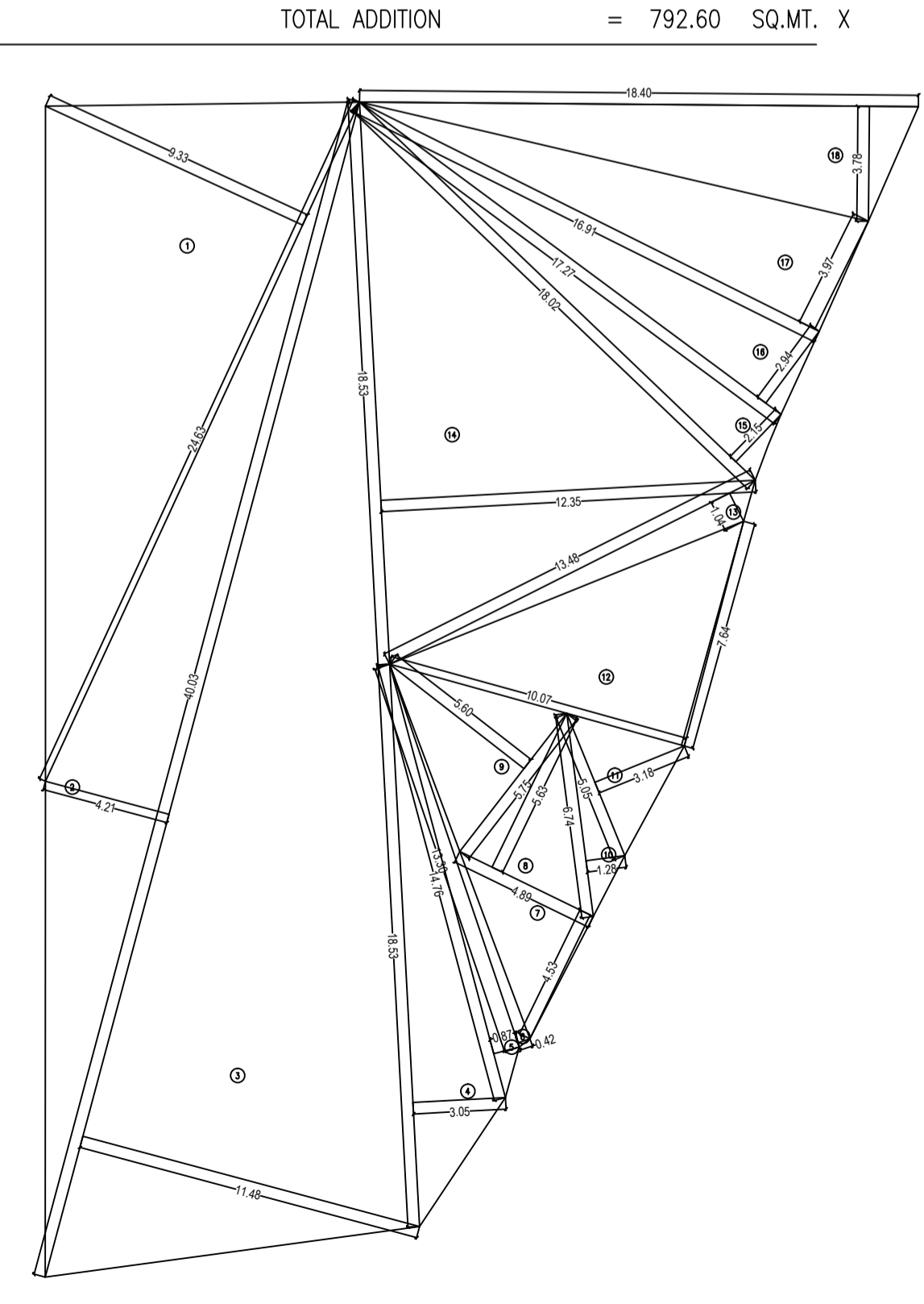
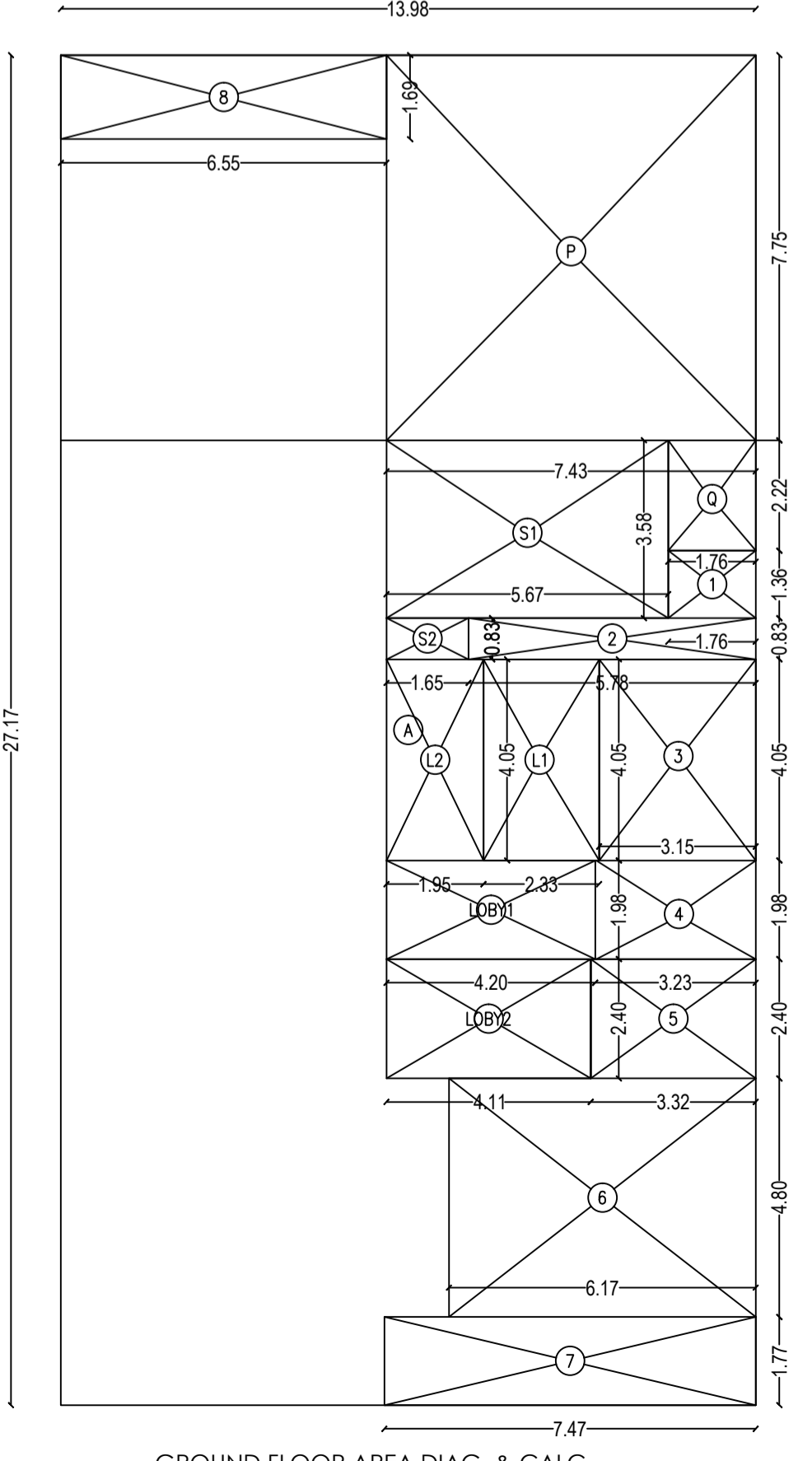
1	1/2 x 24.63 x 9.33 x 1NO	= 114.89 SQ.MT.
2	1/2 x 40.03 x 4.21 x 1NO	= 84.26 SQ.MT.
3	1/2 x 40.03 x 11.48 x 1NO	= 229.77 SQ.MT.
4	1/2 x 18.53 x 3.05 x 1NO	= 28.25 SQ.MT.
5	1/2 x 14.76 x 0.87 x 1NO	= 6.42 SQ.MT.
6	1/2 x 13.30 x 0.42 x 1NO	= 2.79 SQ.MT.
7	1/2 x 4.89 x 4.53 x 1NO	= 11.07 SQ.MT.
8	1/2 x 4.89 x 5.63 x 1NO	= 13.76 SQ.MT.
9	1/2 x 5.75 x 5.60 x 1NO	= 16.10 SQ.MT.
10	1/2 x 6.74 x 1.28 x 1NO	= 4.31 SQ.MT.
11	1/2 x 5.05 x 3.18 x 1NO	= 8.02 SQ.MT.
12	1/2 x 10.07 x 7.64 x 1NO	= 38.46 SQ.MT.
13	1/2 x 13.48 x 1.04 x 1NO	= 7.00 SQ.MT.
14	1/2 x 18.53 x 12.35 x 1NO	= 114.42 SQ.MT.
15	1/2 x 18.02 x 2.15 x 1NO	= 19.37 SQ.MT.
16	1/2 x 17.27 x 2.94 x 1NO	= 25.38 SQ.MT.
17	1/2 x 16.91 x 3.97 x 1NO	= 33.56 SQ.MT.
18	1/2 x 18.40 x 3.78 x 1NO	= 34.77 SQ.MT.
TOTAL ADDITION		= 792.60 SQ.MT. X

SITE BLOCK PLAN SCALE - 1:250 [CURRENT SITE SCENARIO] 1 - F.S.I.

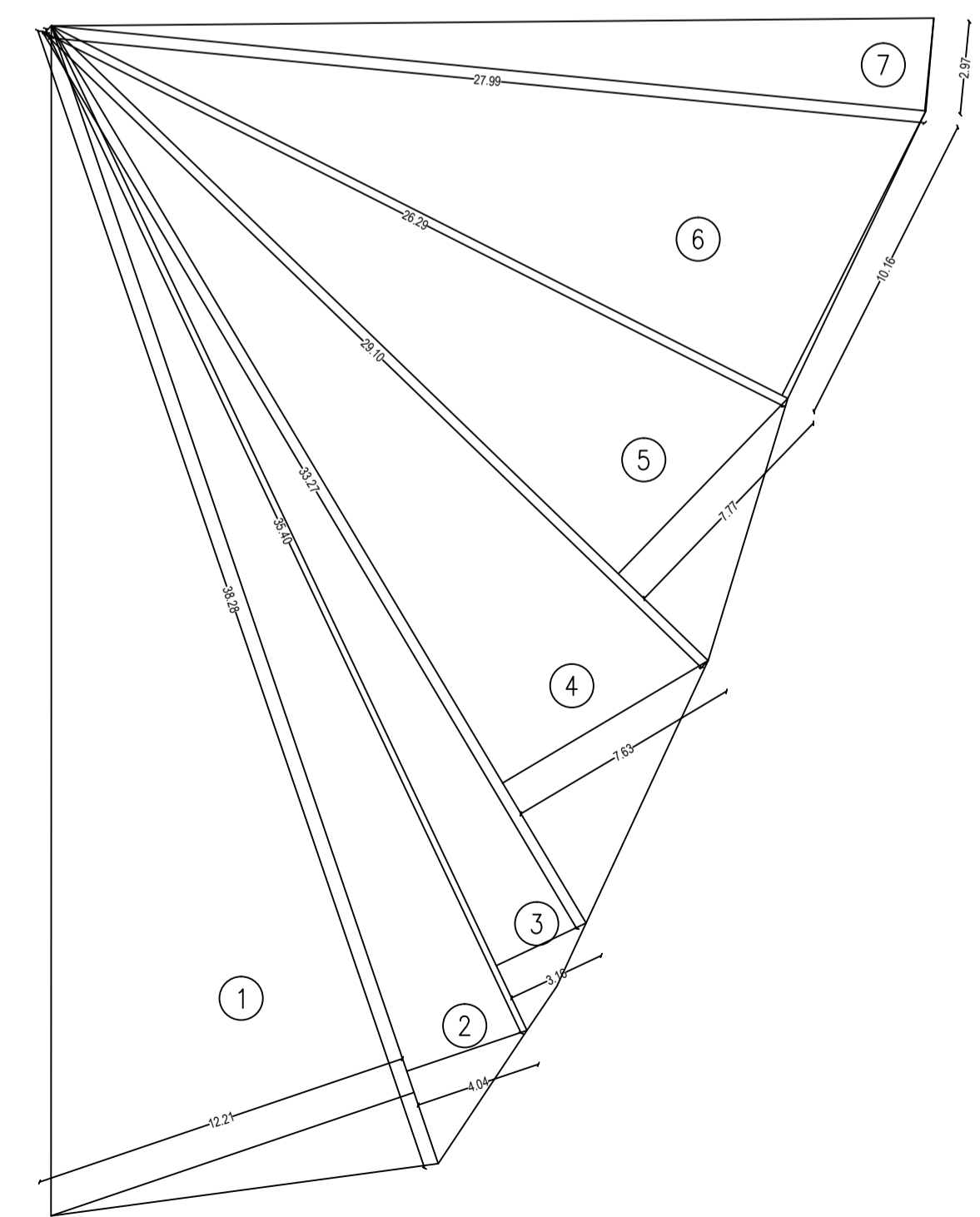


PLOT AREA CALCULATION AS PER CTS BOUNDARY AS PER CITY SURVEY DEMARCATION U/No. 56/2016 DT. 10/08/2016

1	1/2 x 38.28 x 12.21 x 1NO	= 233.70 SQ.MT.
2	1/2 x 38.28 x 4.04 x 1NO	= 77.33 SQ.MT.
3	1/2 x 35.40 x 3.16 x 1NO	= 55.93 SQ.MT.
4	1/2 x 33.27 x 7.63 x 1NO	= 126.93 SQ.MT.
5	1/2 x 29.10 x 7.77 x 1NO	= 113.05 SQ.MT.
6	1/2 x 26.29 x 10.16 x 1NO	= 133.55 SQ.MT.
7	1/2 x 27.99 x 2.97 x 1NO	= 41.57 SQ.MT.
TOTAL ADDITION		= 782.06 SQ.MT. X



PLOT AREA IN POSSESSION AS PER CITY SURVEY DEMARCATION U/No. 56/2016 DT. 10/08/2016



PLOT AREA AS PER CTS BOUNDARY AS PER CITY SURVEY DEMARCATION U/No. 56/2016 DT. 10/08/2016

BUILT UP AREA CALCULATION

GROUND FLOOR									
A	13.98	X	27.17	X	1NO	=	379.84	SQ.MT.	
TOTAL ADDITION							=	379.84	SQ.MT. X
DEDUCTIONS									
1	1.76	X	1.36	X	1NO	=	2.39	SQ.MT.	
2	5.78	X	0.83	X	1NO	=	4.80	SQ.MT.	
3	3.15	X	4.05	X	1NO	=	12.78	SQ.MT.	
4	3.23	X	1.98	X	1NO	=	6.39	SQ.MT.	
5	3.32	X	2.40	X	1NO	=	7.97	SQ.MT.	
6	6.17	X	4.80	X	1NO	=	29.62	SQ.MT.	
7	7.47	X	1.77	X	1NO	=	13.22	SQ.MT.	
8	6.55	X	1.69	X	1NO	=	11.07	SQ.MT.	
P	7.43	X	7.75	X	1NO	=	57.56	SQ.MT.	
Q	1.76	X	2.22	X	1NO	=	3.91	SQ.MT.	
TOTAL DEDUCTION [X - Y1]	TOTAL DEDUCTION			=	149.73	SQ.MT. Y1			
							=	230.11	SQ.MT. X1
STAIRCASE & LIFT AREA									
GROUND FLOOR									
L1	2.33	X	4.05	X	1NO	=	9.43	SQ.MT.	
L2	1.95	X	4.05	X	1NO	=	7.90	SQ.MT.	
S1	5.67	X	3.58	X	1NO	=	20.30	SQ.MT.	
S2	1.65	X	0.83	X	1NO	=	1.37	SQ.MT.	
TOTAL STAIR. & LIFT AREA PER FL. (GROUND FLOOR)				=	39.00	SQ.MT. Y2			
ENTRANCE LOBBY AREA CALCULATION									
GROUND FLOOR									
LOBY1	4.20	X	1.98	X	1NO	=	8.316	SQ.MT.	
LOBY2	4.11	X	2.40	X	1NO	=	9.864	SQ.MT.	
TOTAL ENTRANCE LOBBY AREA (GROUND FLOOR)				=	18.18	SQ.MT. Y3			
NET BUILT UP AREA [X1 - (Y2+Y3)]				=	172.93	SQ.MT.			

SUB. ENG. (B.P) M-1	ASST. ENG. (B.P) M	EXE. ENG. (B.P) ES-1

PROFORMA - A - 2

Sl. No.	DESCRIPTION	SQ.MT.
A	PROFORMA A - 2	
1	AREA OF PLOT	702.30
2	DEDUCTION FOR	
(a)	ROAD SET-BACK AREA	NILL
(b)	PROPOSED ROAD	NILL
(c)	ANY RESERVATION (sub-plot...)	NILL
(d)	...% AMENITY SPACE AS PER DCR 56/57 (sub-plot...)	NILL
(e)	OTHER	NILL
Total (a+b+c+d+e)		NILL
3	BALANCE AREA OF PLOT (1-2)	702.30
4	DEDUCTION FOR 15% R.G./10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	NILL
5	NET AREA OF PLOT (3-4)	702.30
6	ADDITIONS FOR FSI PURPOSE	NILL
2(a)	100% FOR D.P. ROAD (REST. TO 40% OR 80% OF [3] ABOVE	NILL
2(b)	100% FOR SET-BACK (REST. TO 40% OR 80% OF [3] ABOVE	NILL
7	TOTAL PLOT AREAS (5+6)	702.30
8	FSI PERMISSIBLE	1.00
9	(a) FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	N.A.
ADDITIONS FOR FSI PURPOSE		
9 (b)	0.33 % FSI AS PER DCR 32	N.A.
9 (c)	0.67 % AS PER DCR 33 ()	N.A.
9 (d)	OTHER	N.A.
10	PERMISSIBLE FLOOR AREA (7x8) + 9 ABOVE	702.30
10A	BUA DEDUCTED FOR RETAINING THE PART PORTION OF SHOP NO.6	5.38
10B	TOTAL PERMISSIBLE BUILT UP AREA	696.92
11	TOTAL PROPOSED BUILT UP AREA	696.72
12	FSI CONSUMED ON NET HOLDING = 11/3	0.999

B. DETAILS OF RESI. / NON RESI. AREAS

1	PURELY RESIDENTIAL BUILT UP AREA	523.78
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	172.94

C. DETAIL OF FSI AVAILABLE AS PER DCR 35 (4)

1	FUNGIBLE BUA COMPONENT PROPOSED. VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (B2 x 0.35)	N.A.
2	FUNGIBLE BUA COMPONENT PROPOSED. VIDE DCR 35(4) FOR NON RESIDENTIAL = OR < (B2 x 0.20)	N.A.
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (C1 + C2)	N.A.
4	TOTAL GROSS BUILT UP AREA PROPOSED = (11 + C3)	696.72

D. TENEMENT STATEMENT

(i)	PROPOSED AREA (ITEM A 12 ABOVE OR C-4)	6
(ii)	LESS DEDUCTION OF NON-RES. AREA (SHOP ETC.)	
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	
(iv)	TENEMENTS / PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	
(v)	TENEMENTS PROPOSED - RESIDENTIAL	6
(vi)	COMMERCIAL - SHOPS	7
TOTAL TENEMENTS ON THE PLOT		7

E. PARKING STATEMENT

Sl. No.	DESCRIPTION	AS PER STATEMENT
1	PARKING REQUIRED BY REGULATIONS FOR - CAR	
2	SCOOTER / MOTOR CYCLE	
3	OUTSIDER (VISITORS)	
4	COVERED GARAGE PERMISSIBLE	
5	COVERED GARAGE PROPOSED	
TOTAL PARKING PROVIDED		7

F. TRANSPORT VEHICLE PARKING

(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

PROFORMA - B

Contents
GROUND FLOOR PLAN & AREA CALCULATION, PLOT AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT, PARKING AREA STATEMENT, SITE BLOCK PLAN & LOCATION PLAN, UG TANK SEC. & COMPOUND WALL SEC.

Certificate of Area
Certified that I have surveyed the plot dimensions of the sides etc. of the plot stated on the plan are as measured on site and so worked out is 792.60 Sq. mt. and area stated in the document of ownership is 702.30 Sq. mt.

Signature of Architect
Name & Digital Signature of Owner

DEVELOPER:-
METRO DEVELOPERS COMPANY

Proposed development on plot bearing CTS No.457 Of Village Chembur, at V.N. Purav Marg, in 'M Ward', Chembur, Mumbai.

Name & Digital Signature of Architect
UDAY DIGHE & ASSOCIATE ARCHITECTS
2nd Floor, 'C' Wing, Hargangamahol, Khodadad Circle, Dador (E), Mumbai-400014.
e-mail: udarchitect@gmail.com
Phone : 022-24115609



DATE	SCALE	DRAWN BY	CHECKED BY
06/05/2016	1:100	CHETAN	CHETAN

File No. - CHE/ES/1736/M/W/337(New)
DIGITAL SIGN OF APPROVAL OF PLANS

SUB. ENG. (B.P) M-1	ASST. ENG. (B.P) M	EXE. ENG. (B.P) ES-1
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PROFORMA - B

Contents

1ST, 2ND & 3RD FLOOR PLAN & AREA DIAG.-CALC., TERRACE FLOOR PLAN, SERVICE FLOOR PLAN,

Certificate of Area

Certified that I have surveyed the plot dimensions of the sides etc. of the plot stated on the plan are as measured on site and so worked out is 792.60 Sq mt. and area stated in the document of ownership is 702.30 Sq.mt.

Signature of Architect

Name & Digital Signature of Owner

DEVELOPER:-
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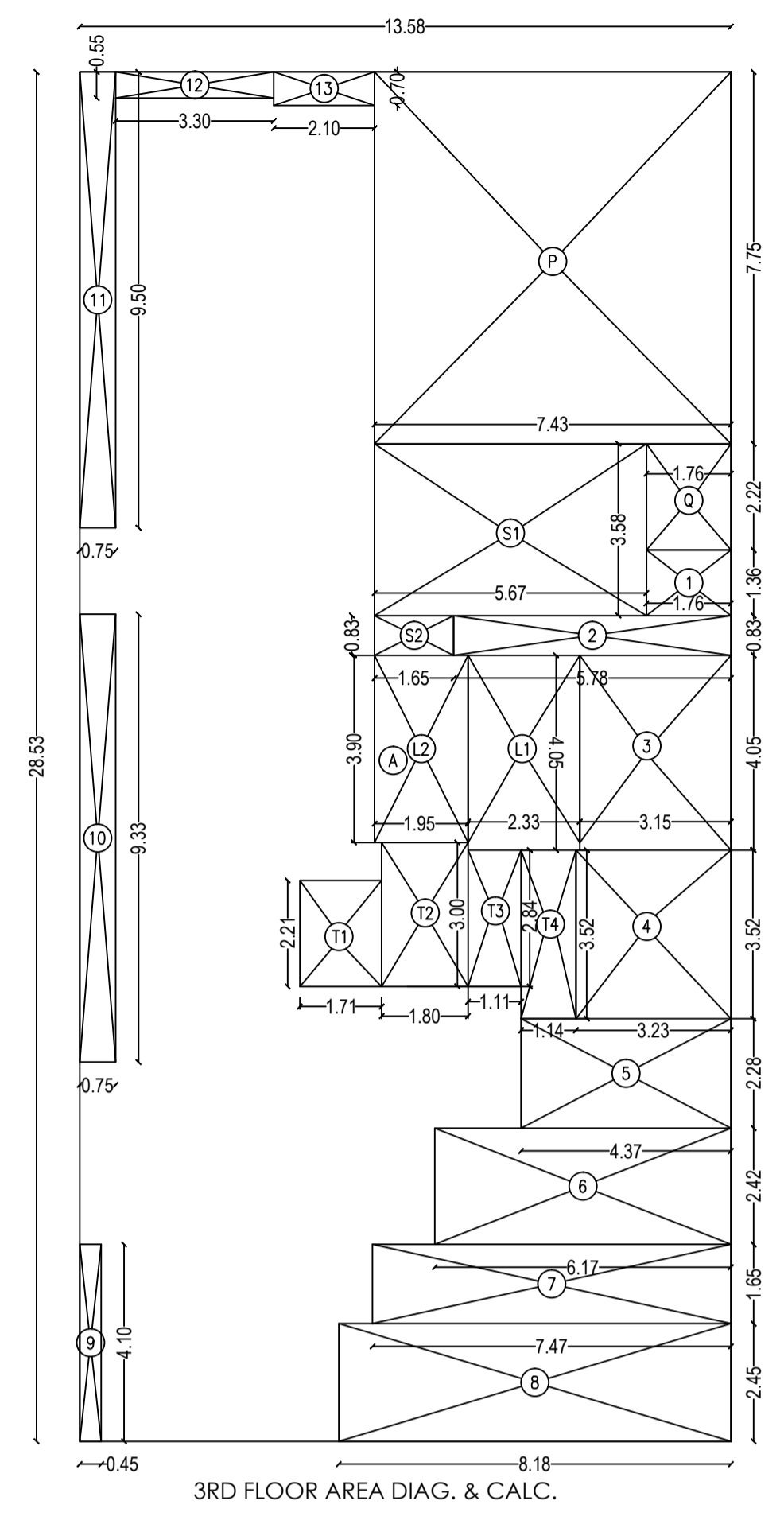
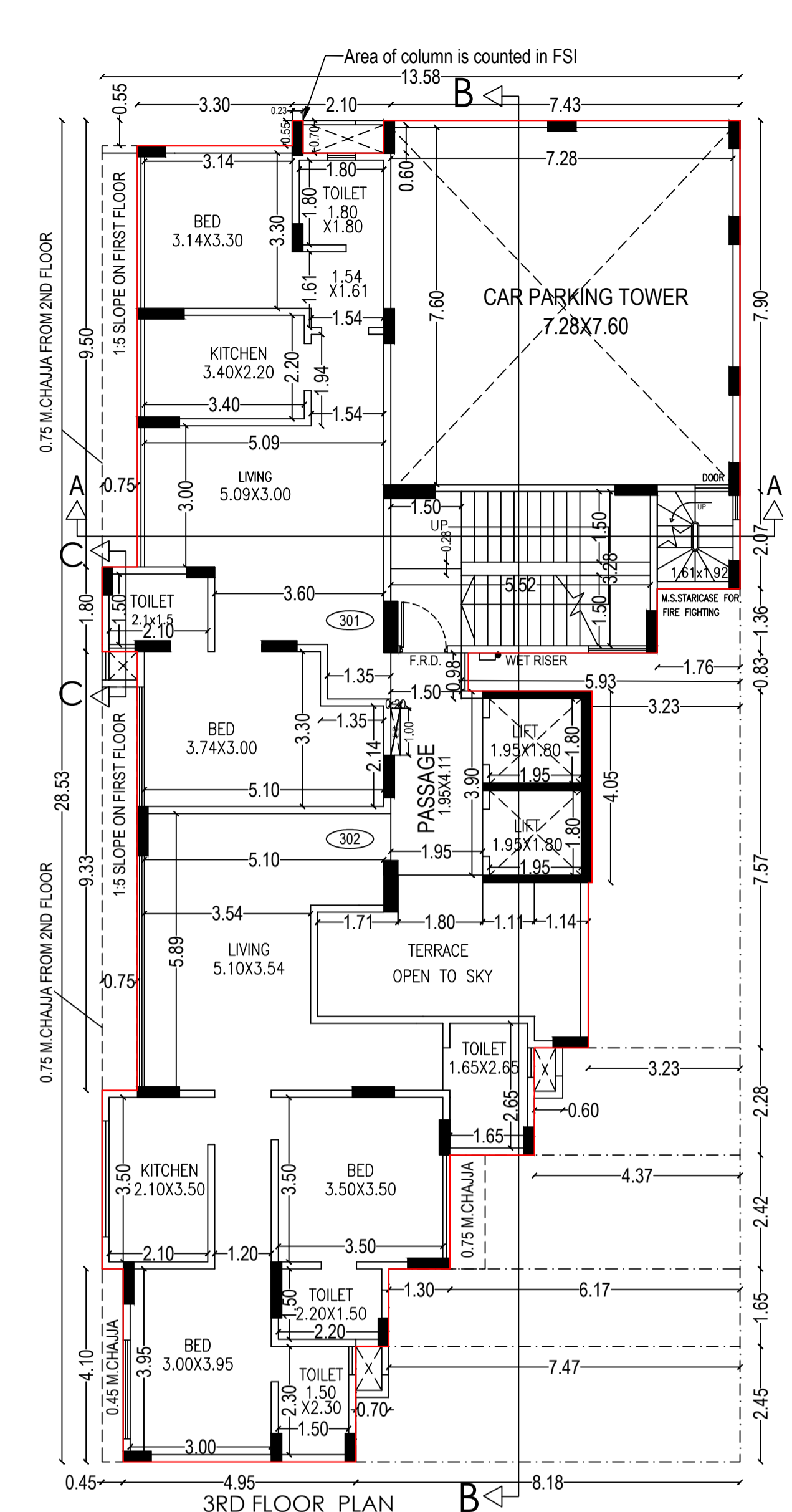
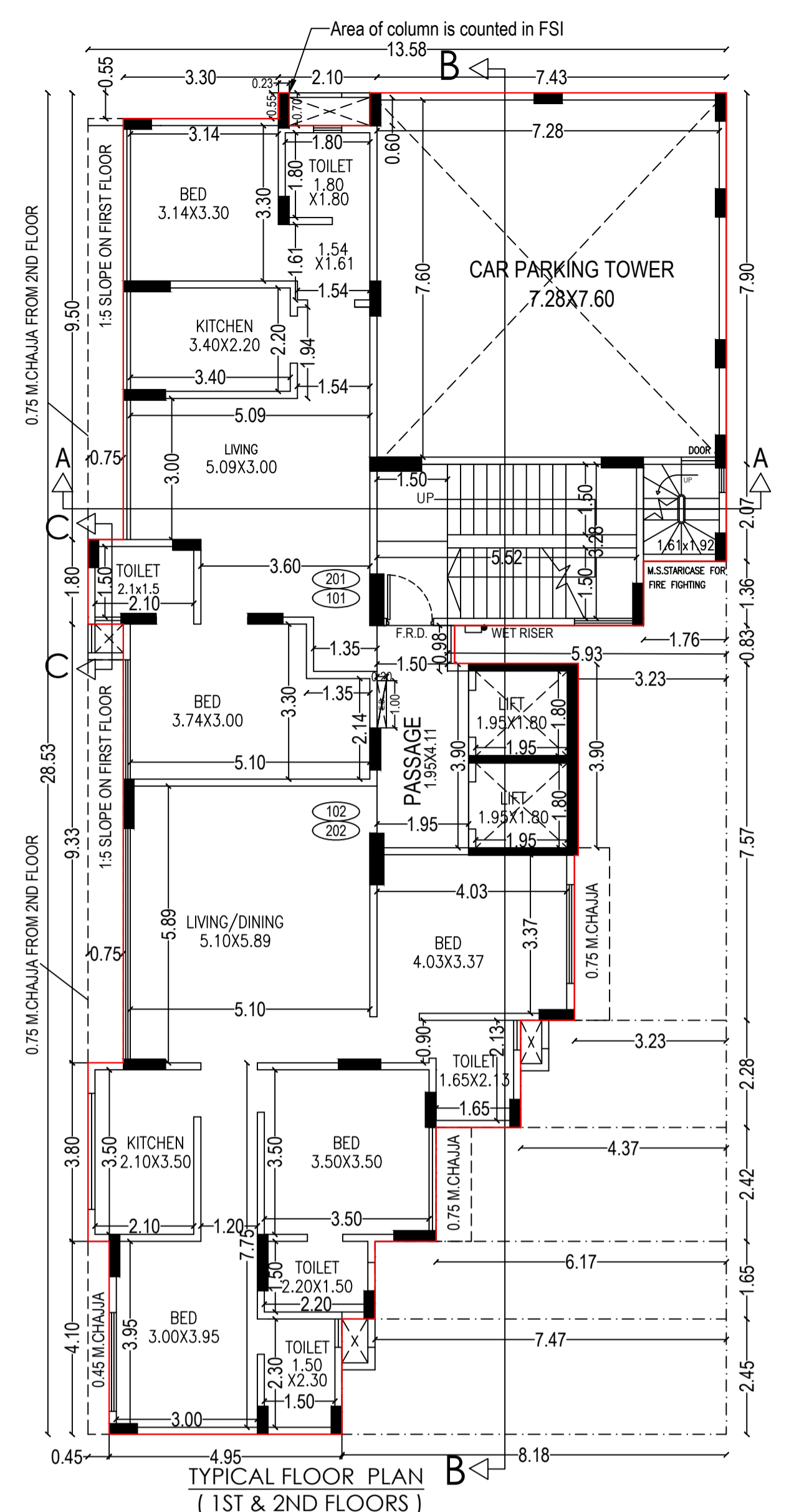
Name & Digital Signature of Architect

UDAY DIGHE & ASSOCIATE ARCHITECTS
2nd Floor, 'C' Wing, Hargangamahal, Khodadad Circle, Dador (E), Mumbai-400014.
e-mail: udayarchitect@gmail.com
Phone : 022-24115609

UDA ARCHITECTS

Job No. 319_UDA_CHEMBUR 02 03

DATE	SCALE	DRAWN BY	CHECKED BY
06/05/2016	1:100	CHETAN	CHETAN



BUILT UP AREA CALCULATION

3RD FLOOR

A	13.58	X	28.53	X	1NO	=	387.43	SQ.MT.	
						TOTAL ADDITION	=	387.43	SQ.MT.

DEDUCTIONS

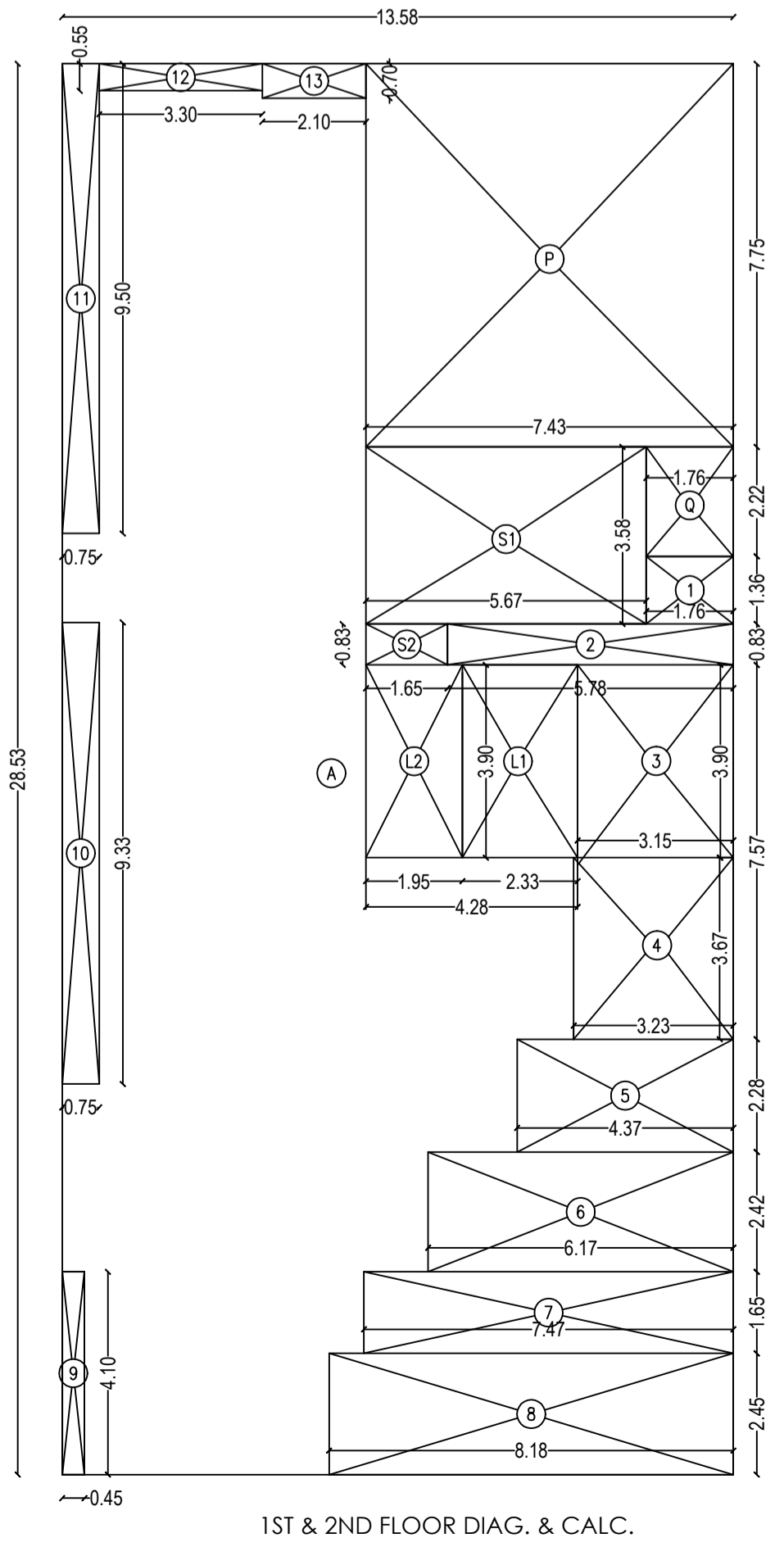
1	1.76	X	1.36	X	1NO	=	2.39	SQ.MT.	
2	5.78	X	0.83	X	1NO	=	4.80	SQ.MT.	
3	3.15	X	4.05	X	1NO	=	12.76	SQ.MT.	
4	3.23	X	3.52	X	1NO	=	11.37	SQ.MT.	
5	4.37	X	2.28	X	1NO	=	9.96	SQ.MT.	
6	6.17	X	2.42	X	1NO	=	14.93	SQ.MT.	
7	7.47	X	1.65	X	1NO	=	12.33	SQ.MT.	
8	8.18	X	2.45	X	1NO	=	20.04	SQ.MT.	
9	0.45	X	4.10	X	1NO	=	1.85	SQ.MT.	
10	0.75	X	9.33	X	1NO	=	7.00	SQ.MT.	
11	0.75	X	9.50	X	1NO	=	7.13	SQ.MT.	
12	3.30	X	0.55	X	1NO	=	1.82	SQ.MT.	
13	2.10	X	0.70	X	1NO	=	1.47	SQ.MT.	
P	7.43	X	7.75	X	1NO	=	57.58	SQ.MT.	
Q	1.76	X	2.22	X	1NO	=	3.91	SQ.MT.	
11	1.71	X	2.21	X	1NO	=	3.78	SQ.MT.	
12	1.80	X	3.00	X	1NO	=	5.40	SQ.MT.	
13	1.11	X	2.84	X	1NO	=	3.15	SQ.MT.	
14	1.14	X	3.52	X	1NO	=	4.01	SQ.MT.	
						TOTAL DEDUCTION	=	185.68	SQ.MT.
						TOTAL BUILT UP AREA (X - Y1)	=	201.75	SQ.MT.

STAIRCASE & LIFT AREA

3RD FLOOR

L1	2.33	X	4.05	X	1NO	=	9.44	SQ.MT.	
L2	1.95	X	3.90	X	1NO	=	7.60	SQ.MT.	
S1	5.67	X	3.58	X	1NO	=	20.30	SQ.MT.	
S2	1.65	X	0.83	X	1NO	=	1.37	SQ.MT.	
						TOTAL STAIR. & LIFT AREA PER FL. (3RD FLOOR)	=	38.71	SQ.MT.

NET BUILT UP AREA (X1 - Y2) = 163.04 SQ.MT.



BUILT UP AREA CALCULATION

1st & 2nd FLOOR

A	13.58	X	28.53	X	1NO	=	387.43	SQ.MT.	
						TOTAL ADDITION	=	387.43	SQ.MT.

DEDUCTIONS

1	1.76	X	1.36	X	1NO	=	2.39	SQ.MT.	
2	5.78	X	0.83	X	1NO	=	4.80	SQ.MT.	
3	3.15	X	3.90	X	1NO	=	12.29	SQ.MT.	
4	3.23	X	3.52	X	1NO	=	11.69	SQ.MT.	
5	4.37	X	2.28	X	1NO	=	9.96	SQ.MT.	
6	6.17	X	2.42	X	1NO	=	14.93	SQ.MT.	
7	7.47	X	1.65	X	1NO	=	12.33	SQ.MT.	
8	8.18	X	2.45	X	1NO	=	20.04	SQ.MT.	
9	0.45	X	4.10	X	1NO	=	1.85	SQ.MT.	
10	0.75	X	9.33	X	1NO	=	7.00	SQ.MT.	
11	0.75	X	9.50	X	1NO	=	7.13	SQ.MT.	
12	3.30	X	0.55	X	1NO	=	1.82	SQ.MT.	
13	2.10	X	0.70	X	1NO	=	1.47	SQ.MT.	
P	7.43	X	7.75	X	1NO	=	57.58	SQ.MT.	
Q	1.76	X	2.22	X	1NO	=	3.91	SQ.MT.	
						TOTAL DEDUCTION	=	169.35	SQ.MT.
						TOTAL BUILT UP AREA (X - Y1)	=	218.08	SQ.MT.

STAIRCASE & LIFT AREA

TYPICAL FLOOR

L1	2.33	X	3.90	X	1NO	=	9.08	SQ.MT.	
L2	1.95	X	3.90	X	1NO	=	7.60	SQ.MT.	
S1	5.67	X	3.58	X	1NO	=	20.30	SQ.MT.	
S2	1.65	X	0.83	X	1NO	=	1.37	SQ.MT.	
						TOTAL STAIR. & LIFT AREA PER FL. (TYPICAL FLOOR)	=	38.35	SQ.MT.

NET BUILT UP AREA (X1 - Y2) = 179.73 SQ.MT.

