

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CE/ 8 /BPES/LOS | 4 NOV 2011

To,
Shri Suhas Joshi
Architect
Olympia, Central Avenue
Hiranandani Business Park
Powai, Mumbai 400 076

Subject: Proposed amended layout / sub-division / amalgamation
of CTS Nos.25A/2/11 to 25A/2/3 of village Powai, 'S'
Ward.

Ref.: Your letter dated 17/10/2011.

Sir,

I have to inform you that the amended layout / sub-division / amalgamation plans for the layout submitted by you for the above mentioned land are hereby approved subject to the compliance of terms and conditions registered u/no. 120/88 dated 11/11/1988 and u/no. 3224/89 dt. 20/02/1989 and amended layout approval condition dt.31/05/1990, 15/05/1992, 28/01/2005, 18/02/2008, 18/02/2010 & 18/05/2011 and following additional conditions :

- 1) That the land plot / plots reserved in the development plan earmarked O.S. admeasuring 7,241.75 sq.mts. and shown in hatched green colour shall be left open and unbuilt upon open and shall be handed over to the M.C.G.M. before grant of further C.C.
- 2) That the condition No.11 shall be read as under :
"That the land / plot / plots together admeasuring 20% of the total layout area or 1278.25 sq.mts. for Sector VII whichever is greater shown green in colour on plan shall be kept open and unbuilt upon and shall be developed as recreation ground / amenity open space and shall be property maintained by all the sub-divided plot holders."

One set of plans duly signed and stamped is hereby returned in token of the Municipal approval.

CERTIFIED TRUE COPY


Yours faithfully,

14 NOV 2011

**SUHAS JOSHI
ARCHITECT**

-sd-
Executive Engineer
[Building Proposal] E.S.-II

Copy forwarded to owner
Shri Surendra Hiranandani


Executive Engineer
[Building Proposal] E.S.-II

R.G. AREA CALCULATIONS :-

- a) = 0.5 X 35.50 X 18.00 = 319.50 SQ.MT.
 - b) = 2.0 X 20.00 X 8.00 = 320.00 SQ.MT.
 - c) = 0.5 X 35.00 X 17.50 = 306.25 SQ.MT.
 - d) = 0.5 X 35.00 X 19.00 = 332.50 SQ.MT.
- TOTAL = 1278.25 SQ.MT.**
- 20% R.G.REQUIRED = 1274.75 SQ.MT.**

BLDG.NO.	FILE NO.	PROPOSED AREA(SQ.MT)	EXISTING AREA(SQ.MT)	TENEMENT		TOTAL
				UPTO 40 SQ.MT.	UPTO 80 SQ.MT.	
BLDG.NO.1	CE/180/BPES/AS	----	4064.14	56	28	84
BLDG.NO.2	CE/1055/BPES/AS					
BLDG.NO.3	CE/1056/BPES/AS					
TOTAL						

AMENDED LAYOUT 0.33 FSI

PROFORMA-A

STAMP OF DATE OF APPROVAL OF PLAN
14 NOV 2011

Approved subject to terms and conditions mentioned in office letter No. CE...
 I) This approval is for the provision of access roads, an...
 of road/locally access...
 II) This approval is not for...
 around the same.
 III) Special attention is drawn to...
 and... of the terms and conditions in the referred above.

[Signatures]
 J.E.(B.P.) S/V
 F.E.(B.P.) E. II

STAMP OF DATE OF RECEIPT OF PLAN

14 NOV 2011

[Stamp]
 14 NOV 2011

PROFORMA-A

A	AREA STATEMENT	(SQ.MT.)
1.	AREA OF PLOT AS PER P.R.C.	19777.70
2.	DEDUCTION FOR	
	a. ANY RESERVATION (OPEN SPACE)	7241.75
	b. SCHOOL	2462.20
	c. P.G.	3700.00
	d. TOTAL (a+b+c)	13403.95
3.	NET AREA OF THE PLOT [1-2]	6373.75
4.	DEDUCTION FOR R.G.	
	a. RECREATION GROUND 15% (IF DEDUCTABLE)	956.06
5.	NET AREA OF THE PLOT [3-4]	5417.69
6.	ADDITION FOR FLOOR SPACE INDEX PURPOSE	
	a. 100% SET BACK AREA	
	b. D.P.ROAD AREA/T.D.R	
	c. RESERVATION T.D.R. AS PER TDR/ES/139 DATED 30/4/08	2993.75
	d. 0.33 FSI AS PER GOVT. NOTIFICATION No. TPB 4308/776 / CR-127 / 2008 / UD-II dtd. 24/10/2011	
	e. SLUM T.D.R.	
	TOTAL (a + b + c + d)	2993.75
7.	TOTAL AREA [5+6]	8411.44
8.	FLOOR SPACE INDEX PERMISSIBLE (F.S.I.)	1.00
9.	PERMISSIBLE FLOOR AREA (7 X 8)	8411.44
10.	EXISTING FLOOR AREA [BUILDING NO.1] [BUILDING NO.2]	4064.14
11.	PROPOSED AREA [BUILDING NO.2] [BUILDING NO.3]	
12.	TOTAL BUILT UP AREA PROPOSED [10+11]	
13.	F.S.I.CONSUMED	

B PARKING STATEMENT

(I) PARKING REQUIRED BY REGULATIONS FOR

CAR	
SCOOTER / MOTOR CYCLE / BYCYCLES	
OUTSIDERS (VISITORS)	

(II) LOCK UP GARAGE PERMISSIBLE.

(III) LOCK UP GARAGE PROVIDED.

CAR	
SCOOTER / MOTOR CYCLE / BYCYCLES	
OUTSIDERS (VISITORS)	

(IV) TOTAL PARKING PROVIDED.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DOCUMENT OF THE SIDES ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 19777.70 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED LAYOUT AT SECTOR VII ON PLOT BEARING C.T.S. 25A/2, 25A/2/1, 25A/2/2 & 25A/2/3 OF VILLAGE POWAI.

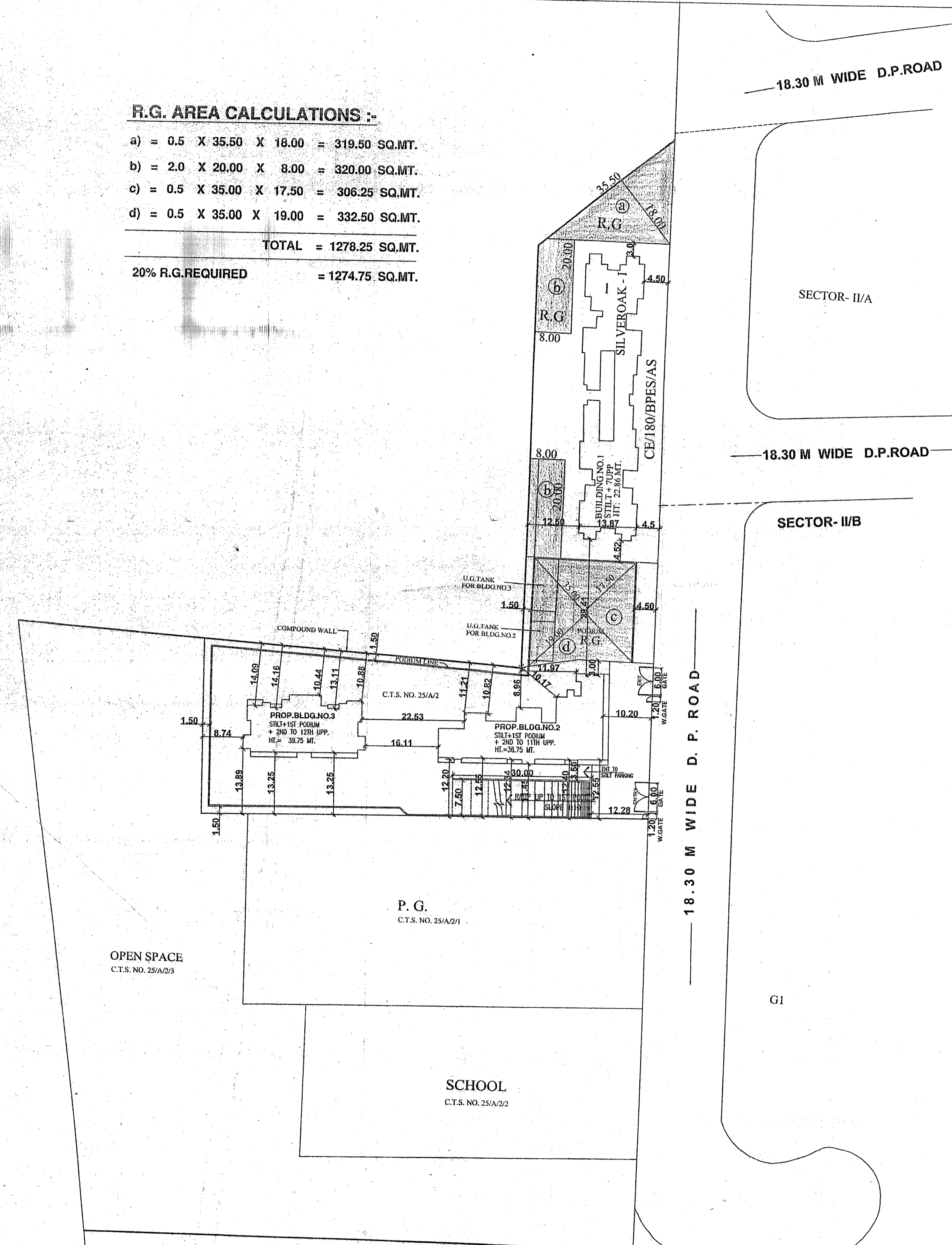
NAME OF OWNER

SHRI.NIRANJAN HIRANANDANI. C.A.TO OWNERS.
 SHRI.SURENDRA HIRANANDANI.

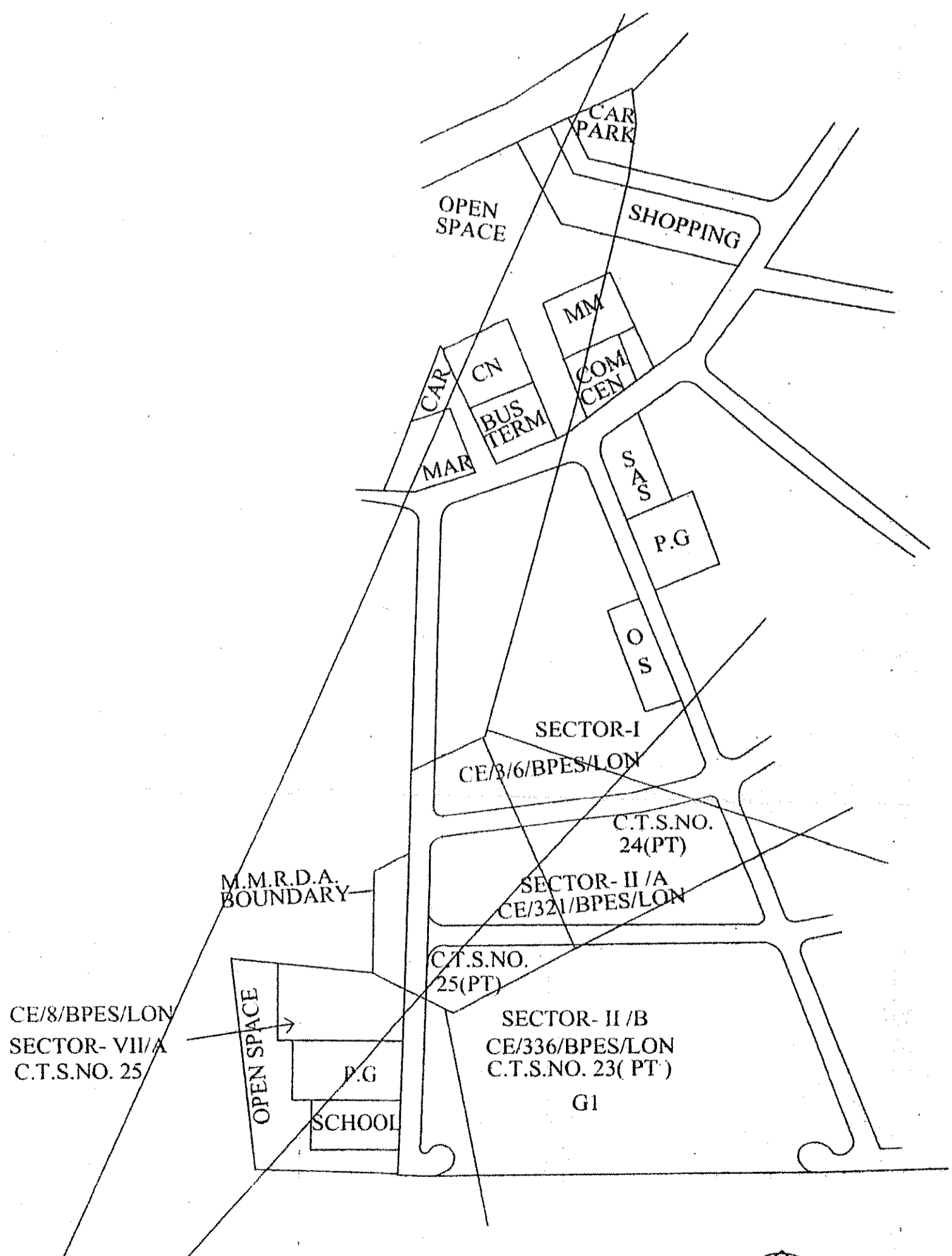
DRG NO.	SCALE	DATE	DRN BY.	CHK. BY.
	1:500		A.R.	

SUHAS JOSHI
 ARCHITECT
 OLYMPIA, CENTRAL AVENUE,
 HIRANANDANI BUSINESS PARK,
 POWAI, MUMBAI - 400076

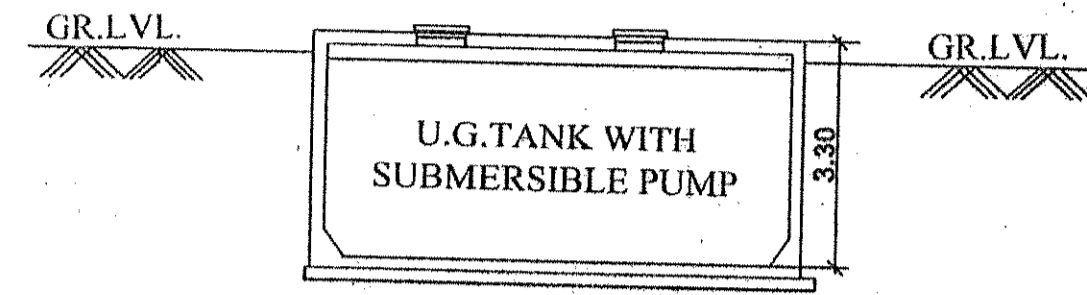
[Signature]
 CERTIFIED TRUE COPY
 SUHAS JOSHI
 ARCHITECT



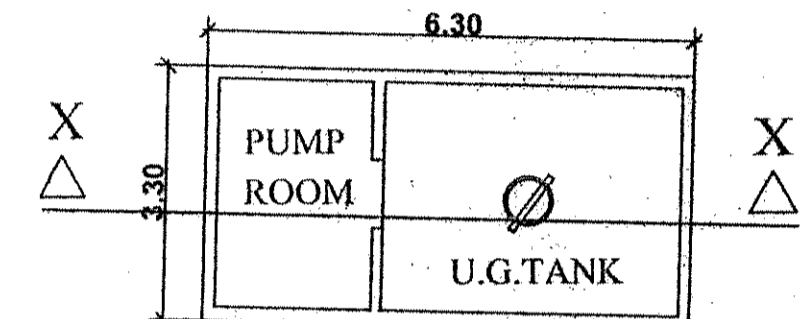
BLOCK PLAN
 SCALE : 1:500



LOCATION PLAN
 SCALE : 1:4000



SECTION-XX THROUGH PUMP RM & SUCTION TANK.
 SCALE : 1:100



PLAN OF PUMP RM & SUCTION TANK.
 SCALE : 1:100