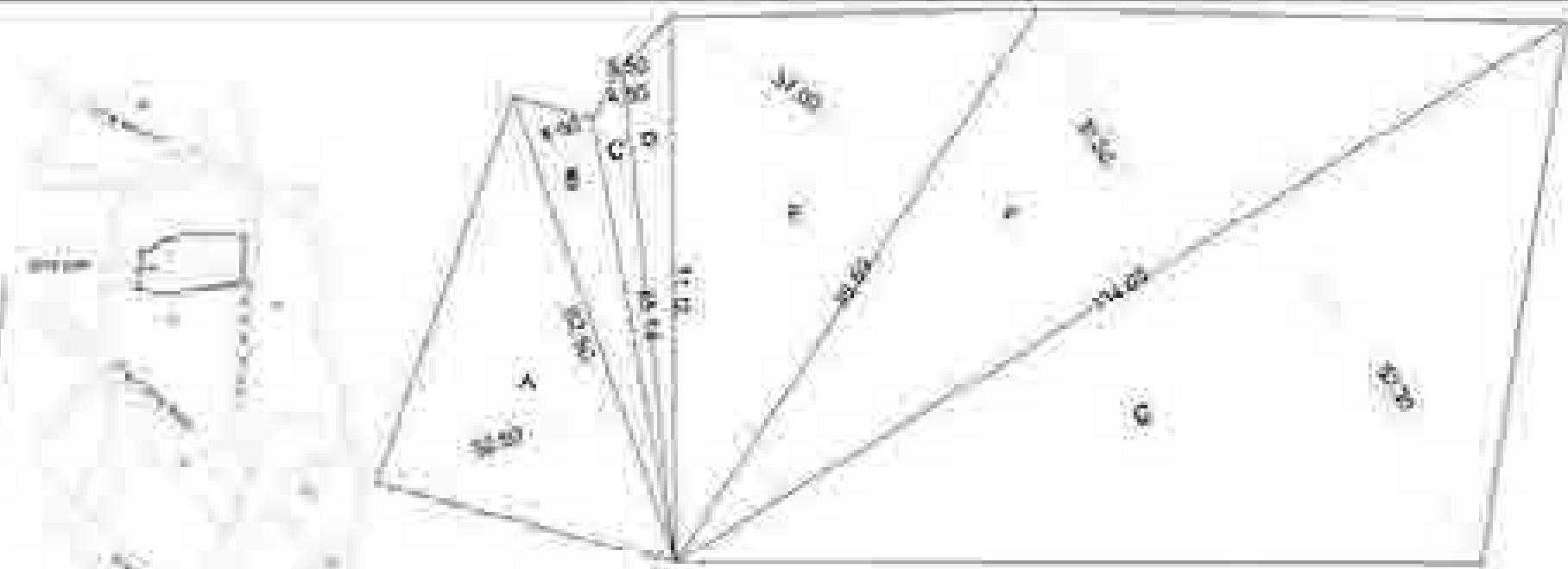


BLOCK PLAN
SCALE: 1:200



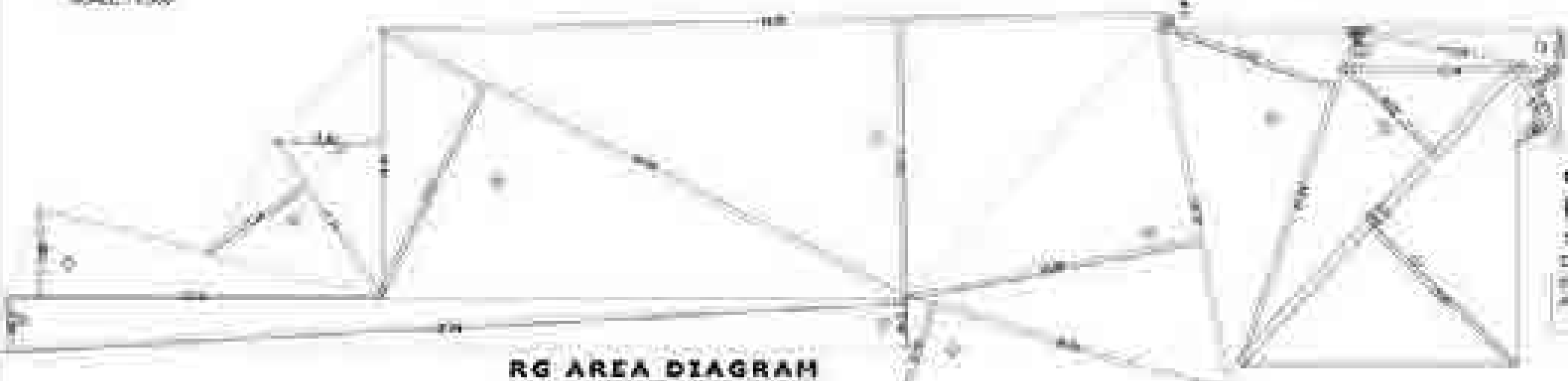
PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATOR

A	4.50 X 12.00	X	12.00 X 1	=	54.00 SQ.M
B	5.50 X 12.50	X	5.50 X 1	=	68.75 SQ.M
C	1.50 X 11.00	X	1.50 X 1	=	16.50 SQ.M
D	0.50 X 12.00	X	10.50 X 1	=	52.50 SQ.M
E	0.50 X 12.00	X	10.50 X 1	=	52.50 SQ.M
TOTAL PLOT AREA				=	184.25 SQ.M



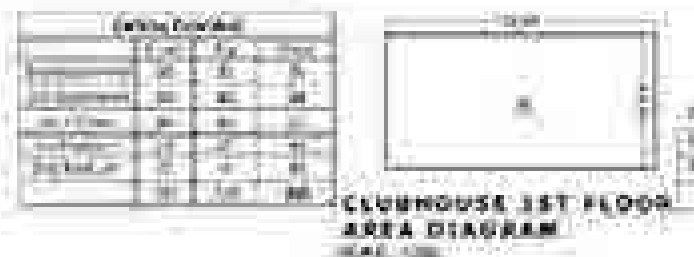
LOCATION PLAN
SCALE: 1:500



RG AREA DIAGRAM
SCALE: 1:200

AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ.M)
1	Plot Area	184.25
2	Clubhouse Area	105.24
3	Open Space	79.01
4	Access Road	10.00
5	Other	10.00
TOTAL		388.50

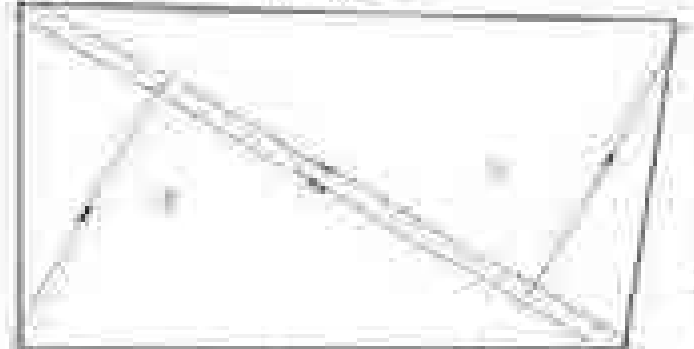


CLUBHOUSE 1ST FLOOR AREA DIAGRAM
SCALE: 1:500



CLUBHOUSE GROUND FLOOR AREA DIAGRAM
SCALE: 1:200

REQUIRED CLUBHOUSE AREA APPROX. NO. OF SEAT X 0.50M = 25000 SQ.M
PROVIDED CLUBHOUSE (1) = 105.24 + 79.01



AMENITY OPEN SPACE AREA DIAGRAM
SCALE: 1:200

REQUIRED AMENITY OPEN SPACE AREA APPROX. NO. OF SEAT X 0.50M = 25000 SQ.M
PROVIDED AMENITY OPEN SPACE (1) = 79.01 SQ.M

PROGRAM AREA SUMMARY

NO.	DESCRIPTION	AREA (SQ.M)
1	Clubhouse	105.24
2	Open Space	79.01
3	Access Road	10.00
4	Other	10.00
TOTAL		388.50

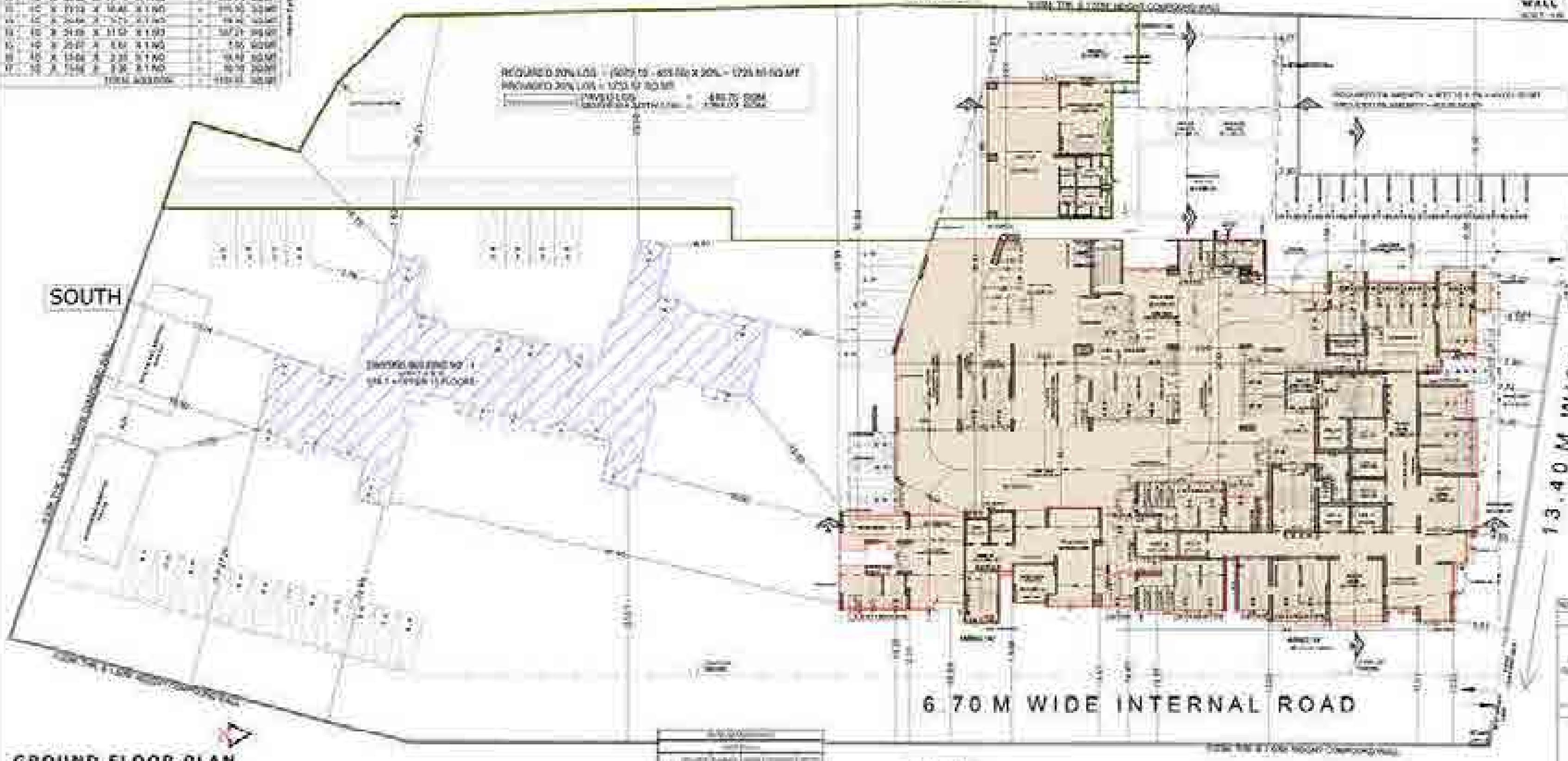
WEATHERING

NO.	DESCRIPTION	AREA (SQ.M)
1	Roof Area	105.24
2	Walls	100.00
3	Floors	100.00
4	Other	10.00
TOTAL		315.24

PROFOMA B (1/20)

ITEMS TO BE PROVIDED

- WORK PLAN & LOCATION PLAN
- TOTAL, SUB-TOTALS, GRAND TOTALS
- REQUIREMENTS FOR WORK AREA DIAGRAM
- CONTRACT AREA DIAGRAM



GROUND FLOOR PLAN
SCALE: 1:200



SECTION OF COMPOUND WALL
SCALE: 1:50



SECTION THROUGH DUCT
SCALE: 1:50

F.S.T / COMPENSATORY X.S.I SUMMARY WIND - A

FLOOR	NET GROSS AREA	FLOOR AREA	NET AREA
1st Floor	105.24	105.24	105.24
2nd Floor	105.24	105.24	105.24
3rd Floor	105.24	105.24	105.24
4th Floor	105.24	105.24	105.24
5th Floor	105.24	105.24	105.24
6th Floor	105.24	105.24	105.24
7th Floor	105.24	105.24	105.24
8th Floor	105.24	105.24	105.24
Total	841.92	841.92	841.92

F.S.T / COMPENSATORY X.S.I SUMMARY WIND - B

FLOOR	NET GROSS AREA	FLOOR AREA	NET AREA
1st Floor	105.24	105.24	105.24
2nd Floor	105.24	105.24	105.24
3rd Floor	105.24	105.24	105.24
4th Floor	105.24	105.24	105.24
5th Floor	105.24	105.24	105.24
6th Floor	105.24	105.24	105.24
7th Floor	105.24	105.24	105.24
8th Floor	105.24	105.24	105.24
Total	841.92	841.92	841.92

GENERAL USE AREA

1	Clubhouse	105.24
2	Open Space	79.01
3	Access Road	10.00
4	Other	10.00
TOTAL		388.50

M. V. Vaidya
D. S. D. S.

COMPONENTS OF RECORD OF COST

RECORD OF COST

NO.	DESCRIPTION	AMOUNT
1	Clubhouse	105.24
2	Open Space	79.01
3	Access Road	10.00
4	Other	10.00
TOTAL		388.50

DESCRIPTIVE PROGRAM ELEMENTS

DESCRIPTIVE PROGRAM ELEMENTS

FLOOR	NET GROSS AREA	FLOOR AREA	NET AREA
1st Floor	105.24	105.24	105.24
2nd Floor	105.24	105.24	105.24
3rd Floor	105.24	105.24	105.24
4th Floor	105.24	105.24	105.24
5th Floor	105.24	105.24	105.24
6th Floor	105.24	105.24	105.24
7th Floor	105.24	105.24	105.24
8th Floor	105.24	105.24	105.24
Total	841.92	841.92	841.92

M. V. Vaidya
D. S. D. S.

CONTENTS OF SHEET

- WING A - SALLI
1. 1ST BASEMENT, 2ND BASEMENT
 2. BASEMENT AREA DIAGRAM & CALCULATION
 3. 1ST FLOOR/FLOOR PLAN
 4. TERRACE PLAN

STAMP OF APPROVAL PLANS

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE NO. CASE-89/2013/30292/W.

CITAN SUKACE DAHRE

EXECUTIVE ENGINEER (R.O. PROJECTS)

DR. B. P. T. W.

DR. DANISH PUNIA AE 07/1/2017

STAMP OF DATE OF RECEIPT OF PLANS

REV.	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING NO 2 ON PLOT BEARING G.T. & NO. 18-B, OF VII LAGE MULUND WEST AT BALRAJESHWAR ROAD MULUND (WEST), MUMBAI

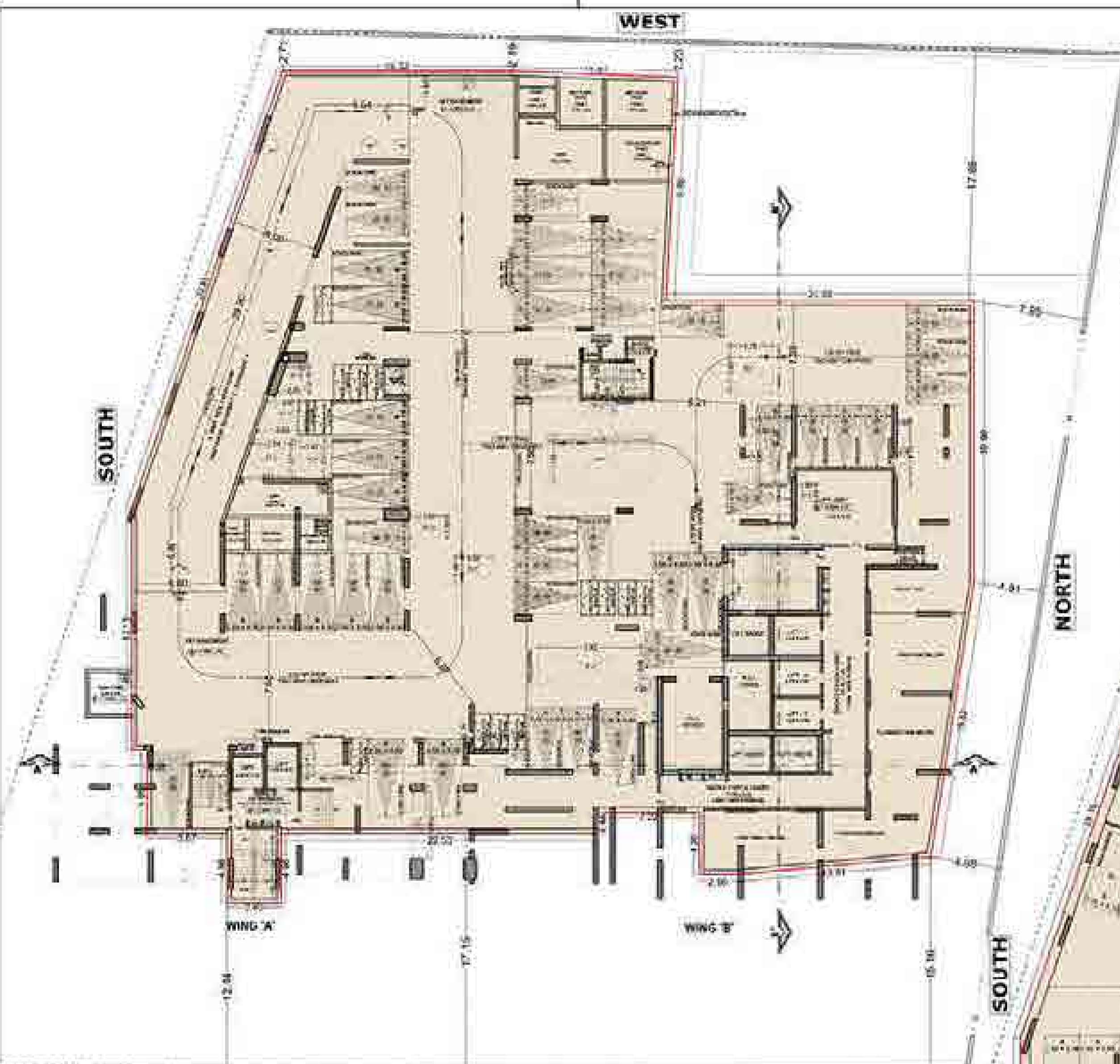
NAME OF OWNER

AJAY PRATAP ASHAR
Digitally signed by AJAY PRATAP ASHAR
DN: c=IN, o=ASHAR, ou=ASHAR, email=ajay@ashar.com

SIGNATURE & ADDRESS OF ARCHITECT

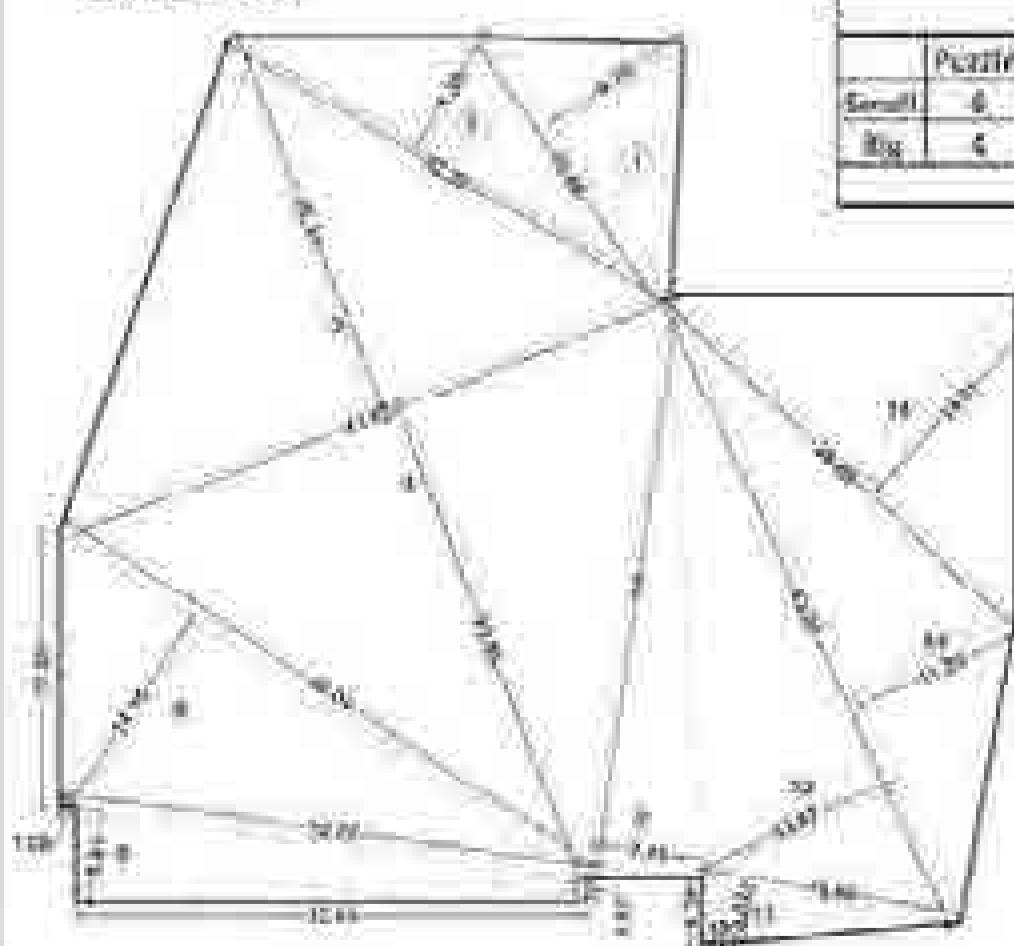
Manoj Valjibhai Daisaria
DAISARIA ASSOCIATES
102, MIDC INDUSTRIAL ESTATE, PHASE II, VILE PARLE (WEST), MUMBAI - 400 057.
WWW.DAISARIA.COM

NORTH LINE	REMARKS	FOR PKA	EST	SCALE AS SHOWN



1ST BASEMENT FLOOR PLAN

SCALE - 1:200



1ST & 2ND BASEMENT AREA DIAGRAM

SCALE - 1:200

Parking Statement 1st Basement				
Puzzle	Surface	Stack	Terrace	TOTAL
Small	6	38		44
Big	5	35		40
Parking Provided: 84				

Parking Statement 2nd Basement				
Puzzle	Surface	Stack	Terrace	TOTAL
Small	43	39		82
Big	9	4	22	35
Parking Provided: 95				

BASEMENT AREA CALCULATION 1ST & 2ND BASEMENT				
1	12' X 10.88' X 8.76' X 1 NO	=	94.92 SQ.MT	
2	12' X 10.76' X 8.55' X 1 NO	=	105.31 SQ.MT	
3	12' X 11.21' X 2.21' X 1 NO	=	306.81 SQ.MT	
4	12' X 11.63' X 3.25' X 1 NO	=	477.83 SQ.MT	
5	12' X 11.50' X 1.08' X 1 NO	=	154.56 SQ.MT	
6	12' X 12.73' X 5.81' X 1 NO	=	86.72 SQ.MT	
7	12' X 12.45' X 1.67' X 1 NO	=	27.30 SQ.MT	
8	17' X 11.04' X 14.15' X 1 NO	=	281.78 SQ.MT	
9	12' X 12.34' X 7.15' X 1 NO	=	103.49 SQ.MT	
10	12' X 2.68' X 1.99' X 1 NO	=	5.38 SQ.MT	
11	12' X 10.56' X 3.02' X 1 NO	=	39.81 SQ.MT	
12	12' X 13.97' X 15.87' X 1 NO	=	300.53 SQ.MT	
13	12' X 13.97' X 11.36' X 1 NO	=	249.52 SQ.MT	
14	12' X 20.88' X 14.91' X 1 NO	=	377.78 SQ.MT	
TOTAL ADDITION				= 3765.38 SQ.MT X

1ST BASEMENT AREA DIAGRAM

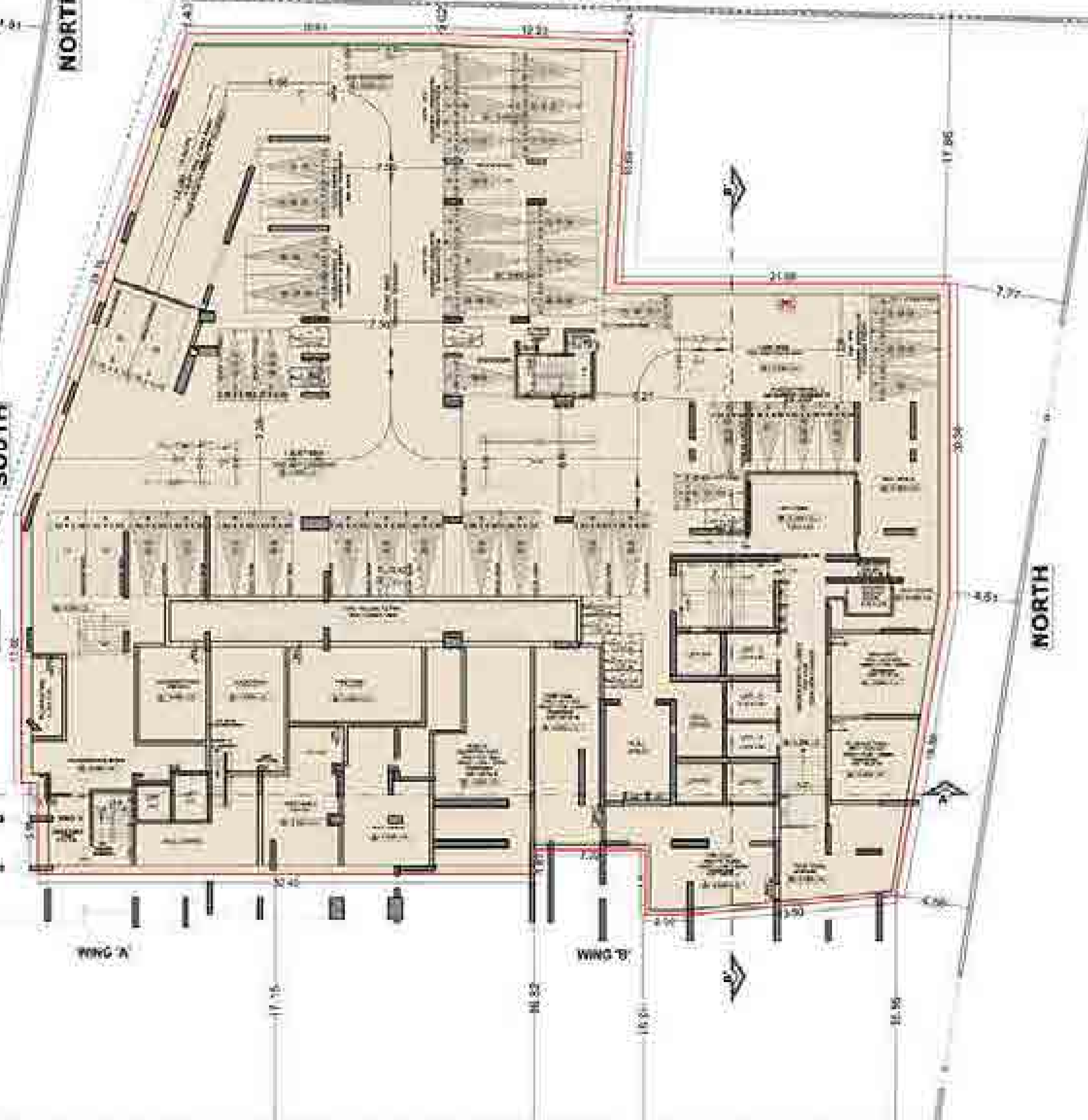
SCALE - 1:100

1ST BASEMENT AREA CALCULATION (2765.38 X 2.5% = 69.13 SQ.MT)				
B2-1	1.10' X 4.88' X 1 NO	=	5.37 SQ.MT	
B2-2	2.20' X 0.70' X 1 NO	=	1.54 SQ.MT	
B2-3	1.56' X 2.24' X 1 NO	=	3.49 SQ.MT	
B2-4	1.54' X 3.00' X 1 NO	=	4.62 SQ.MT	
B2-5	1.90' X 8.75' X 1 NO	=	16.73 SQ.MT	
B2-6	1.95' X 4.71' X 1 NO	=	9.18 SQ.MT	
B2-7	1.50' X 2.00' X 1 NO	=	3.00 SQ.MT	
B2-8	0.85' X 5.50' X 1 NO	=	4.68 SQ.MT	
B2-9	2.45' X 0.95' X 1 NO	=	2.33 SQ.MT	
B2-10	1.63' X 2.64' X 1 NO	=	4.31 SQ.MT	
B2-11	(1.97 + 0.88) X 2.34' X 1 NO	=	6.11 SQ.MT	
B2-12	(1.03 + 1.55) X 3.10' X 1 NO	=	6.18 SQ.MT	
TOTAL BASEMENT VENTILATION AREA = 71.59 SQ.MT				

2ND BASEMENT AREA DIAGRAM

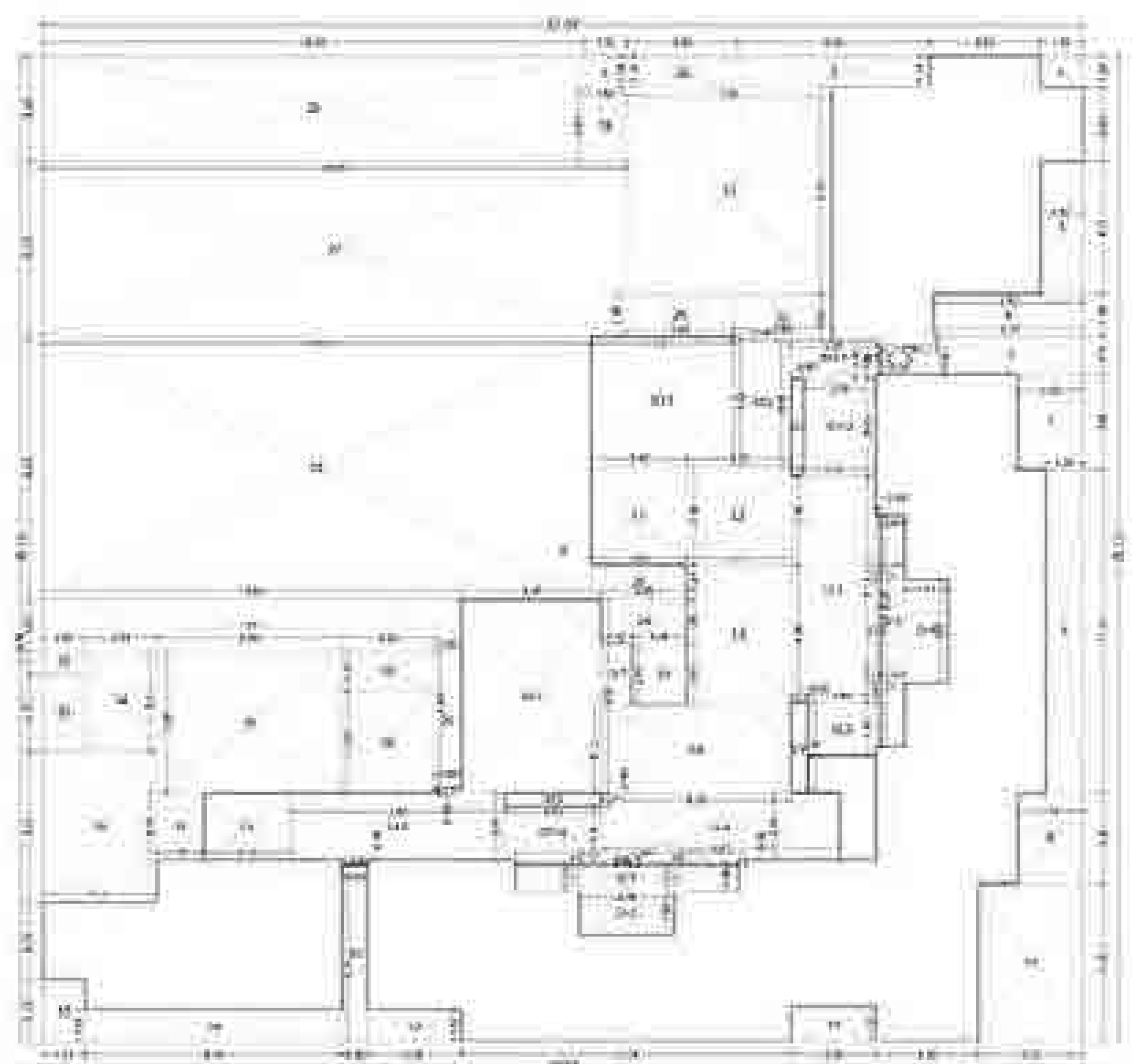
SCALE - 1:100

2ND BASEMENT AREA CALCULATION (2765.38 X 2.5% = 69.13 SQ.MT)				
B2-1	0.48' X 1.10' X 1 NO	=	0.53 SQ.MT	
B2-2	1.25' X 2.10' X 1 NO	=	2.63 SQ.MT	
B2-3	(2.04 + 2.91) X 2.81' X 1 NO	=	6.62 SQ.MT	
B2-4	1.97' X 2.81' X 1 NO	=	5.54 SQ.MT	
B2-5	2.80' X 1.90' X 1 NO	=	5.32 SQ.MT	
B2-6	1.50' X 3.50' X 1 NO	=	5.25 SQ.MT	
B2-7	1.25' X 3.50' X 1 NO	=	4.38 SQ.MT	
TOTAL BASEMENT VENTILATION AREA = 40.53 SQ.MT				



2ND BASEMENT FLOOR PLAN EAST

SCALE - 1:200



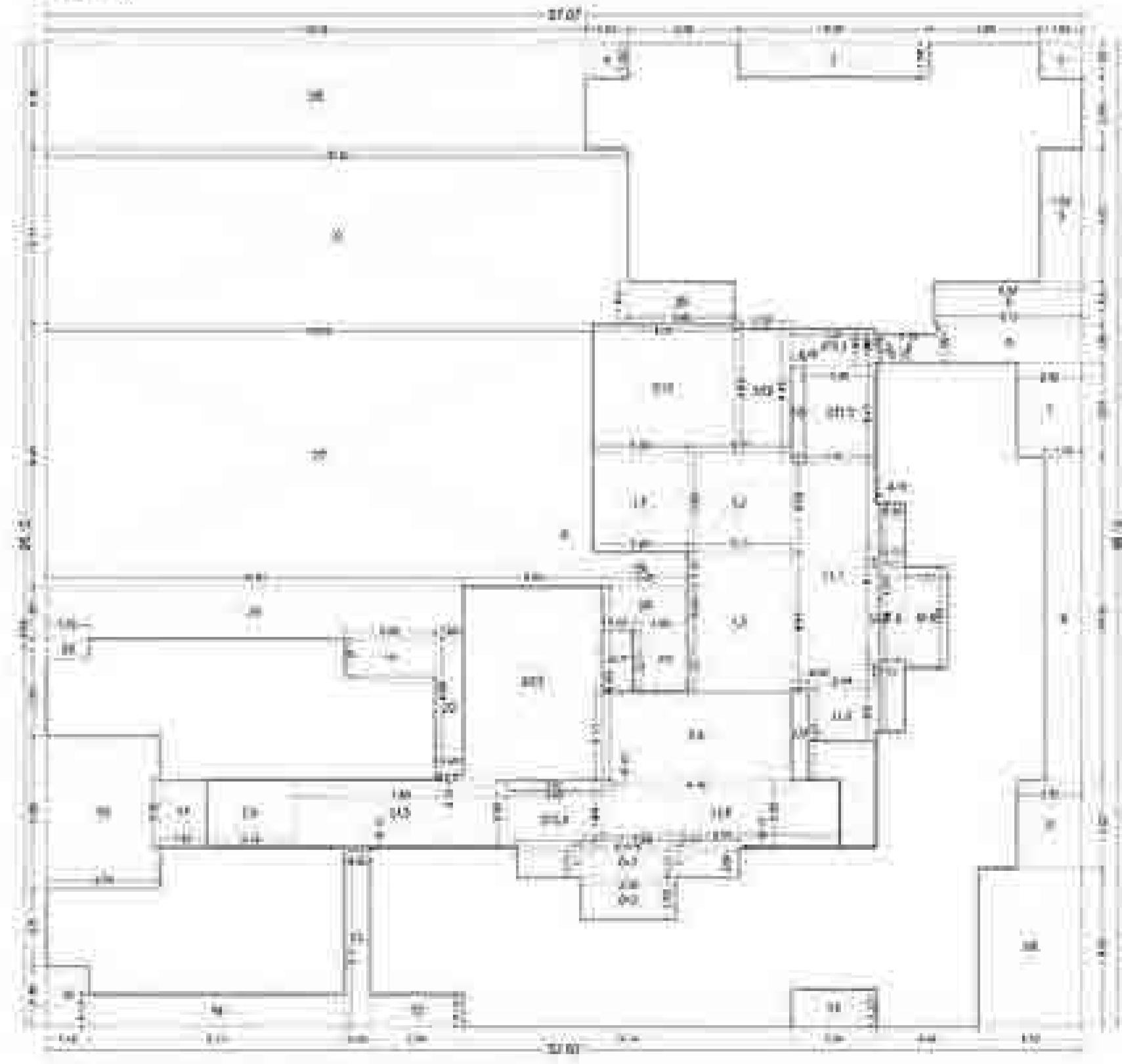
2ND PODIUM & 13TH(PART) FLOOR AREA DIAGRAM WEST
SCALE: 1:50

ROOM AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	111' X 130' X 140'	15870	15870
2	115' X 135' X 145'	17175	33045
3	120' X 140' X 150'	18000	51045
4	125' X 145' X 155'	18937.5	70082.5
5	130' X 150' X 160'	19800	89882.5
6	135' X 155' X 165'	20625	110507.5
7	140' X 160' X 170'	21480	132087.5
8	145' X 165' X 175'	22362.5	154650
9	150' X 170' X 180'	23250	178300
10	155' X 175' X 185'	24157.5	203057.5
11	160' X 180' X 190'	25080	229137.5
12	165' X 185' X 195'	26017.5	256555
13	170' X 190' X 200'	26970	285325
14	175' X 195' X 205'	27937.5	315462.5
15	180' X 200' X 210'	28920	346982.5
16	185' X 205' X 215'	29917.5	380000
17	190' X 210' X 220'	30930	414530
18	195' X 215' X 225'	31957.5	450587.5
19	200' X 220' X 230'	33000	488187.5
20	205' X 225' X 235'	34057.5	527345
21	210' X 230' X 240'	35130	568075
22	215' X 235' X 245'	36217.5	610392.5
23	220' X 240' X 250'	37320	654312.5
24	225' X 245' X 255'	38437.5	700850
25	230' X 250' X 260'	39570	749020
26	235' X 255' X 265'	40717.5	800837.5
27	240' X 260' X 270'	41880	855317.5
28	245' X 265' X 275'	43057.5	912475
29	250' X 270' X 280'	44250	972325
30	255' X 275' X 285'	45457.5	1034882.5
31	260' X 280' X 290'	46680	1100262.5
32	265' X 285' X 295'	47917.5	1168480
33	270' X 290' X 300'	49170	1239550
34	275' X 295' X 305'	50437.5	1313487.5
35	280' X 300' X 310'	51720	1390307.5
36	285' X 305' X 315'	53017.5	1470025
37	290' X 310' X 320'	54330	1552655
38	295' X 315' X 325'	55657.5	1638212.5
39	300' X 320' X 330'	57000	1726712.5
40	305' X 325' X 335'	58357.5	1818170
41	310' X 330' X 340'	59730	1912600
42	315' X 335' X 345'	61117.5	2010017.5
43	320' X 340' X 350'	62520	2110437.5
44	325' X 345' X 355'	63937.5	2213875
45	330' X 350' X 360'	65370	2320345
46	335' X 355' X 365'	66817.5	2429862.5
47	340' X 360' X 370'	68280	2542442.5
48	345' X 365' X 375'	69757.5	2658100
49	350' X 370' X 380'	71250	2776850
50	355' X 375' X 385'	72757.5	2898707.5
51	360' X 380' X 390'	74280	3023687.5
52	365' X 385' X 395'	75817.5	3151805
53	370' X 390' X 400'	77370	3283075
54	375' X 395' X 405'	78937.5	3417512.5
55	380' X 400' X 410'	80520	3555137.5
56	385' X 405' X 415'	82117.5	3695955
57	390' X 410' X 420'	83730	3840075
58	395' X 415' X 425'	85357.5	3987512.5
59	400' X 420' X 430'	87000	4138275
60	405' X 425' X 435'	88657.5	4292372.5
61	410' X 430' X 440'	90330	4449807.5
62	415' X 435' X 445'	92017.5	4610585
63	420' X 440' X 450'	93720	4774812.5
64	425' X 445' X 455'	95437.5	4942497.5
65	430' X 450' X 460'	97170	5113647.5
66	435' X 455' X 465'	98917.5	5288272.5
67	440' X 460' X 470'	100680	5466487.5
68	445' X 465' X 475'	102457.5	5648300
69	450' X 470' X 480'	104250	5833727.5
70	455' X 475' X 485'	106057.5	6022780
71	460' X 480' X 490'	107880	6215470
72	465' X 485' X 495'	109717.5	6411807.5
73	470' X 490' X 500'	111570	6611807.5
74	475' X 495' X 505'	113437.5	6815475
75	480' X 500' X 510'	115320	7022827.5
76	485' X 505' X 515'	117217.5	7233875
77	490' X 510' X 520'	119130	7447637.5
78	495' X 515' X 525'	121057.5	7664125
79	500' X 520' X 530'	123000	7883357.5
80	505' X 525' X 535'	124957.5	8105450
81	510' X 530' X 540'	126930	8330427.5
82	515' X 535' X 545'	128917.5	8558307.5
83	520' X 540' X 550'	130920	8789107.5
84	525' X 545' X 555'	132937.5	9022850
85	530' X 550' X 560'	134970	9260575
86	535' X 555' X 565'	137017.5	9502307.5
87	540' X 560' X 570'	139080	9748075
88	545' X 565' X 575'	141157.5	9997907.5
89	550' X 570' X 580'	143250	10251837.5
90	555' X 575' X 585'	145357.5	10510000
91	560' X 580' X 590'	147480	10772437.5
92	565' X 585' X 595'	149617.5	11039175
93	570' X 590' X 600'	151770	11310357.5
94	575' X 595' X 605'	153937.5	11586037.5
95	580' X 600' X 610'	156120	11866357.5
96	585' X 605' X 615'	158317.5	12151357.5
97	590' X 610' X 620'	160530	12441175
98	595' X 615' X 625'	162757.5	12735857.5
99	600' X 620' X 630'	165000	13035437.5
100	605' X 625' X 635'	167257.5	13340057.5
101	610' X 630' X 640'	169530	13649875
102	615' X 635' X 645'	171817.5	13964957.5
103	620' X 640' X 650'	174120	14285357.5
104	625' X 645' X 655'	176437.5	14611137.5
105	630' X 650' X 660'	178770	14942357.5
106	635' X 655' X 665'	181117.5	15279075
107	640' X 660' X 670'	183480	15621357.5
108	645' X 665' X 675'	185857.5	15969257.5
109	650' X 670' X 680'	188250	16322837.5
110	655' X 675' X 685'	190657.5	16682157.5
111	660' X 680' X 690'	193080	17047275
112	665' X 685' X 695'	195517.5	17418257.5
113	670' X 690' X 700'	197980	17795075
114	675' X 695' X 705'	200457.5	18177697.5
115	680' X 700' X 710'	202950	18566197.5
116	685' X 705' X 715'	205457.5	18960557.5
117	690' X 710' X 720'	207980	19360837.5
118	695' X 715' X 725'	210517.5	19767107.5
119	700' X 720' X 730'	213070	20179437.5
120	705' X 725' X 735'	215637.5	20597807.5
121	710' X 730' X 740'	218220	21022275
122	715' X 735' X 745'	220817.5	21452907.5
123	720' X 740' X 750'	223430	21889757.5
124	725' X 745' X 755'	226057.5	22332875
125	730' X 750' X 760'	228700	22782307.5
126	735' X 755' X 765'	231357.5	23238107.5
127	740' X 760' X 770'	234030	23700337.5
128	745' X 765' X 775'	236717.5	24169075
129	750' X 770' X 780'	239420	24644375
130	755' X 775' X 785'	242137.5	25126207.5
131	760' X 780' X 790'	244870	25614637.5
132	765' X 785' X 795'	247617.5	26109737.5
133	770' X 790' X 800'	250380	26611575
134	775' X 795' X 805'	253157.5	27120137.5
135	780' X 800' X 810'	255950	27635475
136	785' X 805' X 815'	258757.5	28157675
137	790' X 810' X 820'	261580	28686807.5
138	795' X 815' X 825'	264417.5	29222957.5
139	800' X 820' X 830'	267270	29766207.5
140	805' X 825' X 835'	270137.5	30316637.5
141	810' X 830' X 840'	273020	30874237.5
142	815' X 835' X 845'	275917.5	31439007.5
143	820' X 840' X 850'	278830	32010937.5
144	825' X 845' X 855'	281757.5	32590037.5
145	830' X 850' X 860'	284700	33176307.5
146	835' X 855' X 865'	287657.5	33769737.5
147	840' X 860' X 870'	290630	34370337.5
148	845' X 865' X 875'	293617.5	34978107.5
149	850' X 870' X 880'	296620	35593037.5
150	855' X 875' X 885'	299637.5	36215137.5
151	860' X 880' X 890'	302670	36844407.5
152	865' X 885' X 895'	305717.5	37480837.5
153	870' X 890' X 900'	308780	38124437.5
154	875' X 895' X 905'	311857.5	38775207.5
155	880' X 900' X 910'	314950	39433137.5
156	885' X 905' X 915'	318057.5	40098237.5
157	890' X 910' X 920'	321180	40770507.5
158	895' X 915' X 925'	324317.5	41450937.5
159	900' X 920' X 930'	327480	42139537.5
160	905' X 925' X 935'	330657.5	42836307.5
161	910' X 930' X 940'	333850	43541237.5
162	915' X 935' X 945'	337057.5	44254337.5
163	920' X 940' X 950'	340280	44975607.5
164	925' X 945' X 955'	343517.5	45705037.5
165	930' X 950' X 960'	346770	46442637.5
166	935' X 955' X 965'	350037.5	47188407.5
167	940' X 960' X 970'	353320	47942337.5
168	945' X 965' X 975'	356627.5	48704437.5
169	950' X 970' X 980'	359950	49474707.5
170	955' X 975' X 985'	363287.5	50253137.5
171	960' X 980' X 990'	366640	51039737.5
172	965' X 985' X 995'	370007.5	51834507.5
173	970' X 990' X 1000'	373390	52637437.5
174	975' X 995' X 1005'	376787.5	53448537.5
175	980' X 1000' X 1010'	380200	54267807.5
176	985' X 1005' X 1015'	383627.5	55095237.5
177	990' X 1010' X 1020'	387070	55930837.5
178	995' X 1015' X 1025'	390527.5	56774607.5
179	1000' X 1020' X 1030'	394000	57626537.5
180	1005' X 1025' X 1035'	397487.5	58486637.5
181	1010' X 1030' X 1040'	401000	59354907.5
182	1015' X 1035' X 1045'	404527.5	60231337.5
183	1020' X 1040' X 1050'	408070	61115937.5
184	1025' X 1045' X 1055'	411627.5	62008707.5
185	1030' X 1050' X 1060'	415200	62909637.5
186	1035' X 1055' X 1065'	418787.5	63818737.5
187	1040' X 1060' X 1070'	422390	64736007.5
188	1045' X 1065' X 1075'	426007.5	65661437.5
189	1050' X 1070' X 1080'	429640	66595037.5
190	1055' X 1075' X 1085'	433287.5	67536807.5
191	1060' X 1080' X 1090'	436950	68486737.5
192	1065' X 1085' X 1095'	440627.5	69444837.5
193	1070' X 1090' X 1100'	444320	70411107.5
194	1075' X 1095' X 1105'	448037.5	71385537.5
195	1080' X 1100' X 1110'	451770	72368137.5
196	1085' X 1105' X 1115'	455527.5	73358907.5
197	1090' X 1110' X 1120'	459300	74357837.5
198	1095' X 1115' X 1125'	463087.5	75364937.5
199	1100' X 1120' X 1130'	466890	76380207.5
200	1105' X 1125' X 1135'	470707.5	77403637.5
201	1110' X 1130' X 1140'	474540	78435237.5
202	1115' X 1135' X 1145'	478387.5	79475007.5
203	1120' X 1140' X 1150'	482250	80522937.5
204	1125' X 1145' X 1155'	486127.5	81579037.5
205	1130' X 1150' X 1160'	490020	82643307.5
206	1135' X 1155' X 1165'	493937.5	83715737.5
207	1140' X 1160' X 1170'	4978	



TYPICAL FLOOR PLAN (2ND-8TH)
SCALE: 1:50



TYPICAL FLOOR AREA DIAGRAM (2ND-8TH)
SCALE: 1:50

BUILT UP AREA CALCULATION			
TYPICAL FLOOR (PT. REFUGE) (2ND-8TH)			
Sl. No.	Room No.	Dimensions (m)	Area (sq.m)
1	101	3.30 x 3.30	10.89
2	102	3.30 x 3.30	10.89
3	103	3.30 x 3.30	10.89
4	104	3.30 x 3.30	10.89
5	105	3.30 x 3.30	10.89
6	106	3.30 x 3.30	10.89
7	107	3.30 x 3.30	10.89
8	108	3.30 x 3.30	10.89
9	109	3.30 x 3.30	10.89
10	110	3.30 x 3.30	10.89
11	111	3.30 x 3.30	10.89
12	112	3.30 x 3.30	10.89
13	113	3.30 x 3.30	10.89
14	114	3.30 x 3.30	10.89
15	115	3.30 x 3.30	10.89
16	116	3.30 x 3.30	10.89
17	117	3.30 x 3.30	10.89
18	118	3.30 x 3.30	10.89
19	119	3.30 x 3.30	10.89
20	120	3.30 x 3.30	10.89
21	121	3.30 x 3.30	10.89
22	122	3.30 x 3.30	10.89
23	123	3.30 x 3.30	10.89
24	124	3.30 x 3.30	10.89
25	125	3.30 x 3.30	10.89
26	126	3.30 x 3.30	10.89
27	127	3.30 x 3.30	10.89
28	128	3.30 x 3.30	10.89
29	129	3.30 x 3.30	10.89
30	130	3.30 x 3.30	10.89
31	131	3.30 x 3.30	10.89
32	132	3.30 x 3.30	10.89
33	133	3.30 x 3.30	10.89
34	134	3.30 x 3.30	10.89
35	135	3.30 x 3.30	10.89
36	136	3.30 x 3.30	10.89
37	137	3.30 x 3.30	10.89
38	138	3.30 x 3.30	10.89
39	139	3.30 x 3.30	10.89
40	140	3.30 x 3.30	10.89
41	141	3.30 x 3.30	10.89
42	142	3.30 x 3.30	10.89
43	143	3.30 x 3.30	10.89
44	144	3.30 x 3.30	10.89
45	145	3.30 x 3.30	10.89
46	146	3.30 x 3.30	10.89
47	147	3.30 x 3.30	10.89
48	148	3.30 x 3.30	10.89
49	149	3.30 x 3.30	10.89
50	150	3.30 x 3.30	10.89
51	151	3.30 x 3.30	10.89
52	152	3.30 x 3.30	10.89
53	153	3.30 x 3.30	10.89
54	154	3.30 x 3.30	10.89
55	155	3.30 x 3.30	10.89
56	156	3.30 x 3.30	10.89
57	157	3.30 x 3.30	10.89
58	158	3.30 x 3.30	10.89
59	159	3.30 x 3.30	10.89
60	160	3.30 x 3.30	10.89
61	161	3.30 x 3.30	10.89
62	162	3.30 x 3.30	10.89
63	163	3.30 x 3.30	10.89
64	164	3.30 x 3.30	10.89
65	165	3.30 x 3.30	10.89
66	166	3.30 x 3.30	10.89
67	167	3.30 x 3.30	10.89
68	168	3.30 x 3.30	10.89
69	169	3.30 x 3.30	10.89
70	170	3.30 x 3.30	10.89
71	171	3.30 x 3.30	10.89
72	172	3.30 x 3.30	10.89
73	173	3.30 x 3.30	10.89
74	174	3.30 x 3.30	10.89
75	175	3.30 x 3.30	10.89
76	176	3.30 x 3.30	10.89
77	177	3.30 x 3.30	10.89
78	178	3.30 x 3.30	10.89
79	179	3.30 x 3.30	10.89
80	180	3.30 x 3.30	10.89
81	181	3.30 x 3.30	10.89
82	182	3.30 x 3.30	10.89
83	183	3.30 x 3.30	10.89
84	184	3.30 x 3.30	10.89
85	185	3.30 x 3.30	10.89
86	186	3.30 x 3.30	10.89
87	187	3.30 x 3.30	10.89
88	188	3.30 x 3.30	10.89
89	189	3.30 x 3.30	10.89
90	190	3.30 x 3.30	10.89
91	191	3.30 x 3.30	10.89
92	192	3.30 x 3.30	10.89
93	193	3.30 x 3.30	10.89
94	194	3.30 x 3.30	10.89
95	195	3.30 x 3.30	10.89
96	196	3.30 x 3.30	10.89
97	197	3.30 x 3.30	10.89
98	198	3.30 x 3.30	10.89
99	199	3.30 x 3.30	10.89
100	200	3.30 x 3.30	10.89
101	201	3.30 x 3.30	10.89
102	202	3.30 x 3.30	10.89
103	203	3.30 x 3.30	10.89
104	204	3.30 x 3.30	10.89
105	205	3.30 x 3.30	10.89
106	206	3.30 x 3.30	10.89
107	207	3.30 x 3.30	10.89
108	208	3.30 x 3.30	10.89
109	209	3.30 x 3.30	10.89
110	210	3.30 x 3.30	10.89
111	211	3.30 x 3.30	10.89
112	212	3.30 x 3.30	10.89
113	213	3.30 x 3.30	10.89
114	214	3.30 x 3.30	10.89
115	215	3.30 x 3.30	10.89
116	216	3.30 x 3.30	10.89
117	217	3.30 x 3.30	10.89
118	218	3.30 x 3.30	10.89
119	219	3.30 x 3.30	10.89
120	220	3.30 x 3.30	10.89
121	221	3.30 x 3.30	10.89
122	222	3.30 x 3.30	10.89
123	223	3.30 x 3.30	10.89
124	224	3.30 x 3.30	10.89
125	225	3.30 x 3.30	10.89
126	226	3.30 x 3.30	10.89
127	227	3.30 x 3.30	10.89
128	228	3.30 x 3.30	10.89
129	229	3.30 x 3.30	10.89
130	230	3.30 x 3.30	10.89
131	231	3.30 x 3.30	10.89
132	232	3.30 x 3.30	10.89
133	233	3.30 x 3.30	10.89
134	234	3.30 x 3.30	10.89
135	235	3.30 x 3.30	10.89
136	236	3.30 x 3.30	10.89
137	237	3.30 x 3.30	10.89
138	238	3.30 x 3.30	10.89
139	239	3.30 x 3.30	10.89
140	240	3.30 x 3.30	10.89
141	241	3.30 x 3.30	10.89
142	242	3.30 x 3.30	10.89
143	243	3.30 x 3.30	10.89
144	244	3.30 x 3.30	10.89
145	245	3.30 x 3.30	10.89
146	246	3.30 x 3.30	10.89
147	247	3.30 x 3.30	10.89
148	248	3.30 x 3.30	10.89
149	249	3.30 x 3.30	10.89
150	250	3.30 x 3.30	10.89
151	251	3.30 x 3.30	10.89
152	252	3.30 x 3.30	10.89
153	253	3.30 x 3.30	10.89
154	254	3.30 x 3.30	10.89
155	255	3.30 x 3.30	10.89
156	256	3.30 x 3.30	10.89
157	257	3.30 x 3.30	10.89
158	258	3.30 x 3.30	10.89
159	259	3.30 x 3.30	10.89
160	260	3.30 x 3.30	10.89
161	261	3.30 x 3.30	10.89
162	262	3.30 x 3.30	10.89
163	263	3.30 x 3.30	10.89
164	264	3.30 x 3.30	10.89
165	265	3.30 x 3.30	10.89
166	266	3.30 x 3.30	10.89
167	267	3.30 x 3.30	10.89
168	268	3.30 x 3.30	10.89
169	269	3.30 x 3.30	10.89
170	270	3.30 x 3.30	10.89
171	271	3.30 x 3.30	10.89
172	272	3.30 x 3.30	10.89
173	273	3.30 x 3.30	10.89
174	274	3.30 x 3.30	10.89
175	275	3.30 x 3.30	10.89
176	276	3.30 x 3.30	10.89
177	277	3.30 x 3.30	10.89
178	278	3.30 x 3.30	10.89
179	279	3.30 x 3.30	10.89
180	280	3.30 x 3.30	10.89
181	281	3.30 x 3.30	10.89
182	282	3.30 x 3.30	10.89
183	283	3.30 x 3.30	10.89
184	284	3.30 x 3.30	10.89
185	285	3.30 x 3.30	10.89
186	286	3.30 x 3.30	10.89
187	287	3.30 x 3.30	10.89
188	288	3.30 x 3.30	10.89
189	289	3.30 x 3.30	10.89
190	290	3.30 x 3.30	10.89
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197	297	3.30 x 3.30	10.89
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200	300	3.30 x 3.30	10.89
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202	302	3.30 x 3.30	10.89
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214	314	3.30 x 3.30	10.89
215	315	3.30 x 3.30	10.89
216	316	3.30 x 3.30	10.89
217	317	3.30 x 3.30	10.89
218	318	3.30 x 3.30	10.89
219	319	3.30 x 3.30	10.89
220	320	3.30 x 3.30	10.89
221	321	3.30 x 3.30	10.89
222	322	3.30 x 3.30	10.89
223	323	3.30 x 3.30	10.89
224	324	3.30 x 3.30	10.89
225	325	3.30 x 3.30	10.89
226	326	3.30 x 3.30	10.89
227	327	3.30 x 3.30	10.89
228	328	3.30 x 3.30	10.89
229	329	3.30 x 3.30	10.89
230	330	3.30 x 3.30	10.89
231	331	3.30 x 3.30	10.89
232	332	3.30 x 3.30	10.89
233	333	3.30 x 3.30	10.89
234	334	3.30 x 3.30	10.89
235	335	3.30 x 3.30	10.89
236	336	3.30 x 3.30	10.89
237	337	3.30 x 3.30	10.89
238	338	3.30 x 3.30	10.89
239	339	3.30 x 3.30	10.89
240	340	3.30 x 3.30	10.89
241	341	3.30 x 3.30	10.89
242	342	3.30 x 3.30	10.89
243	343	3.30 x 3.30	10.89
244	344	3.30 x 3.30	10.89
245	345	3.30 x 3.30	10.89
246	346	3.30 x 3.30	10.89
247	347	3.30 x 3.30	10.89
248	348	3.30 x 3.30	10.89
249	349	3.30 x 3.30	10.89
250	350	3.30 x 3.30	10.89
251	351	3.30 x 3.30	10.89
252	352	3.30 x 3.30	10.89
253	353	3.30 x 3.30	10.89
254	354	3.30 x 3.30	10.89
255	355	3.30 x 3.30	10.89
256	356	3.30 x 3.30	10.89
257	357	3.30 x 3.30	10.89
258	358	3.30 x 3.30	10.89
259	359	3.30 x 3.30	10.89
260	360	3.30 x 3.30	10.89
261	361	3.30 x 3.30	10.89
262	362	3.30 x 3.30	10.89
263	363	3.30	

CONTENTS OF SHEET.

- WING B - SALE
- 13TH FLOOR PLAN
 - 13TH FLOOR AREA DIAGRAM & CALCULATION
 - RERA CARPET AREA CALCULATION

STAMP OF APPROVAL PLANS.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE NO. CHE/ES/1821/7/337(NEW)

LOTAN SUKADPO AHIRE

EXECUTIVE ENGINEER BLDG PROF (B/S/3)

MIRAJA S. WADKAR S.E. (B.P.) TW JAYSHIRAM DUSAP A.E. (B.P.) S & T

STAMP OF DATE OF RECEIPT OF PLANS.

REV.	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING NO.2 ON PLOT BEARING C.T.S.NO.18-B, OF VILLAGE MULUND SITUATED AT BALRAJESHWAR ROAD MULUND (WEST), MUMBAI

NAME OF OWNER

AJAY PRATAP ASHAR
 Digitally signed by AJAY PRATAP ASHAR Date: 2019.12.14 14:46:59 +05'30'

Shri Ajay p. ashar of MIS Ashar realtors

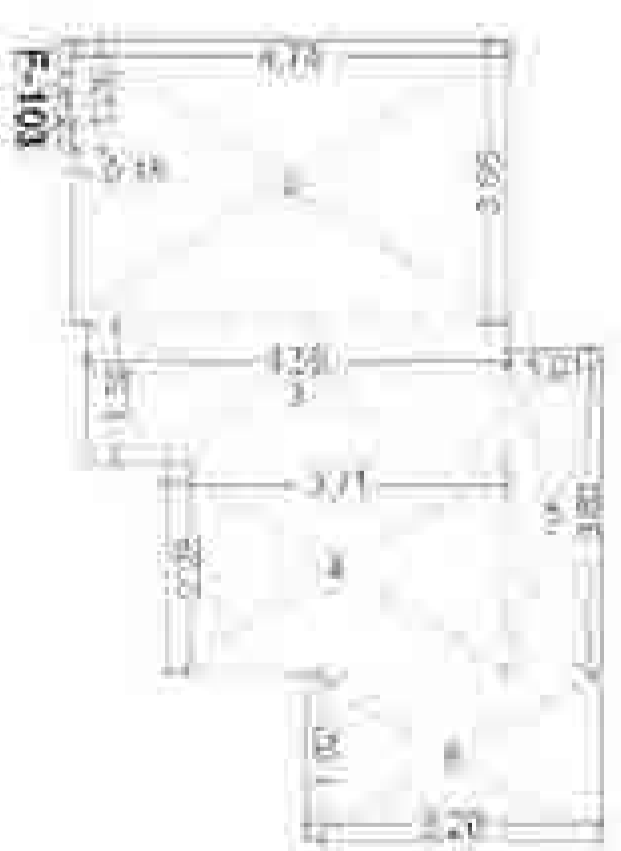
SIGN. NAME & ADDRESS OF ARCHITECT

Manoj Valjibhai Daisaria
 Digitally signed by Manoj Valjibhai Daisaria Date: 2019.12.14 14:46:59 +05'30'

NORTH LINE	REMARKS	JOB NO. - 537	SCALE: AS SHOWN
AMENDED PLAN		DRG. NO: 07	DRN. BY: DJ/DP
		DATE: 09-03-2019	CHKD BY: MYD



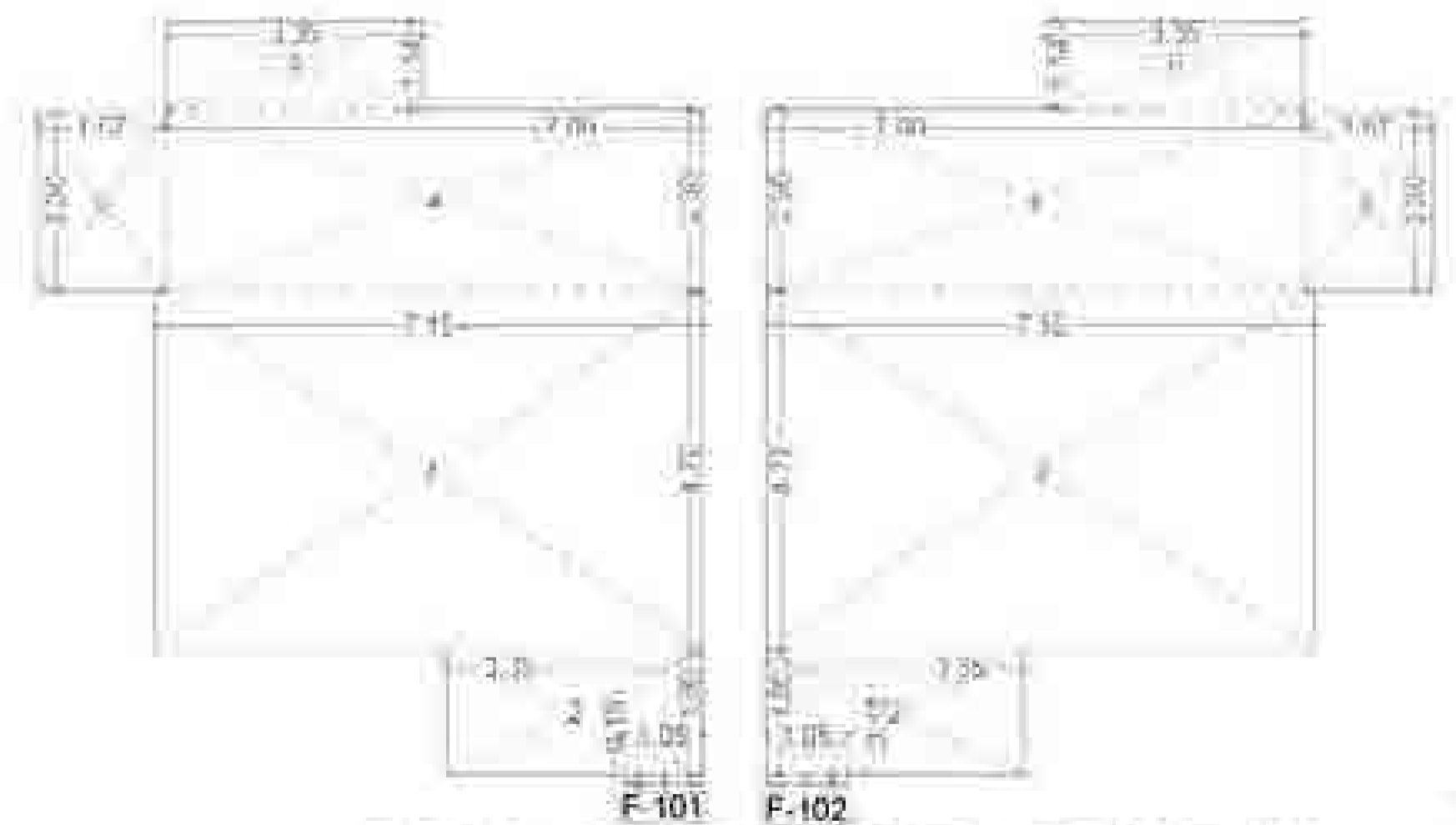
TERRACE FLOOR PLAN.
 SCALE - 1:100



RERA CARPET AREA CALCULATION

TYPICAL FLOOR	1	2	3	4	5	6	TOTAL ADDITION
1	1.20 X 0.15 X 1 NO	4.74 X 3.05 X 1 NO	4.59 X 1.52 X 1 NO	3.71 X 2.28 X 1 NO	1.01 X 3.50 X 1 NO	3.20 X 1.82 X 1 NO	0.18 SQ.MT 14.46 SQ.MT 6.98 SQ.MT 8.46 SQ.MT 3.54 SQ.MT 5.02 SQ.MT 39.44 SQ.MT X

RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST - 6th FLAT NO. 1)
 SCALE - 1:100



RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST - 5th FLAT NO. 1, FLAT NO. 2)
 SCALE - 1:100

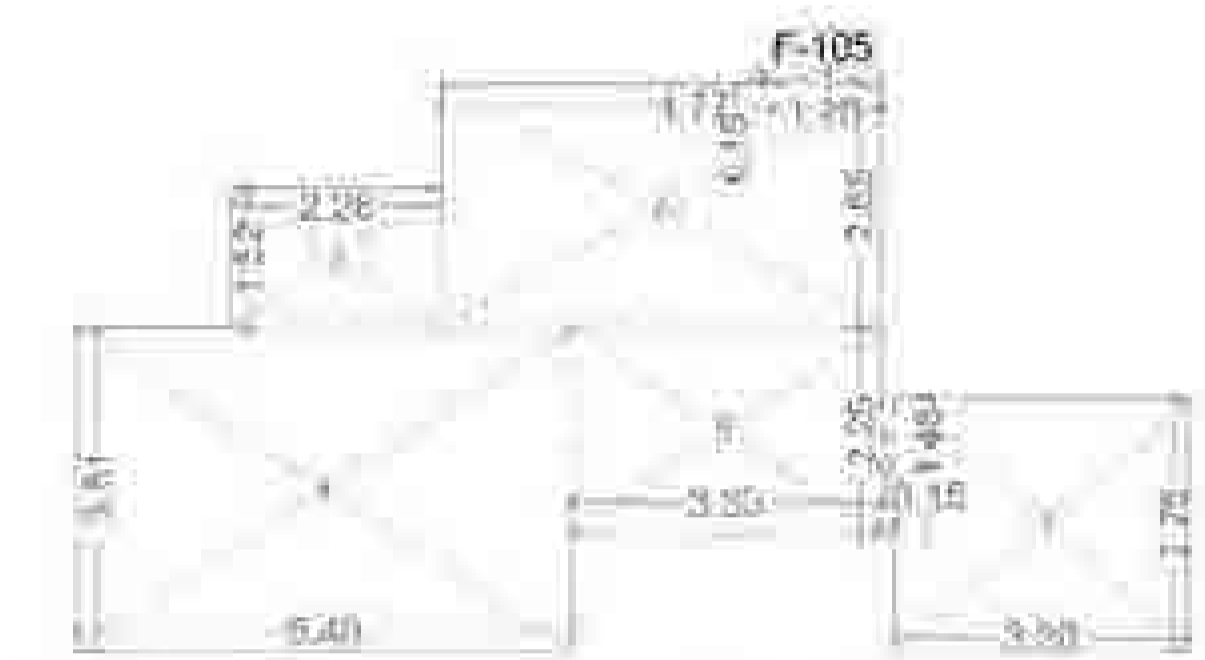
RERA CARPET AREA CALCULATION

TYPICAL FLOOR	1	2	3	4	5	6	TOTAL ADDITION
1	1.80 X 0.10 X 1 NO	3.35 X 1.60 X 1 NO	7.15 X 4.72 X 1 NO	7.00 X 2.36 X 1 NO	1.67 X 2.30 X 1 NO	2.26 X 1.14 X 1 NO	0.18 SQ.MT 5.36 SQ.MT 33.75 SQ.MT 16.52 SQ.MT 3.84 SQ.MT 3.82 SQ.MT 63.45 SQ.MT X

RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST-4TH, 6TH) FLAT NO. 4)
 SCALE - 1:100

RERA CARPET AREA CALCULATION

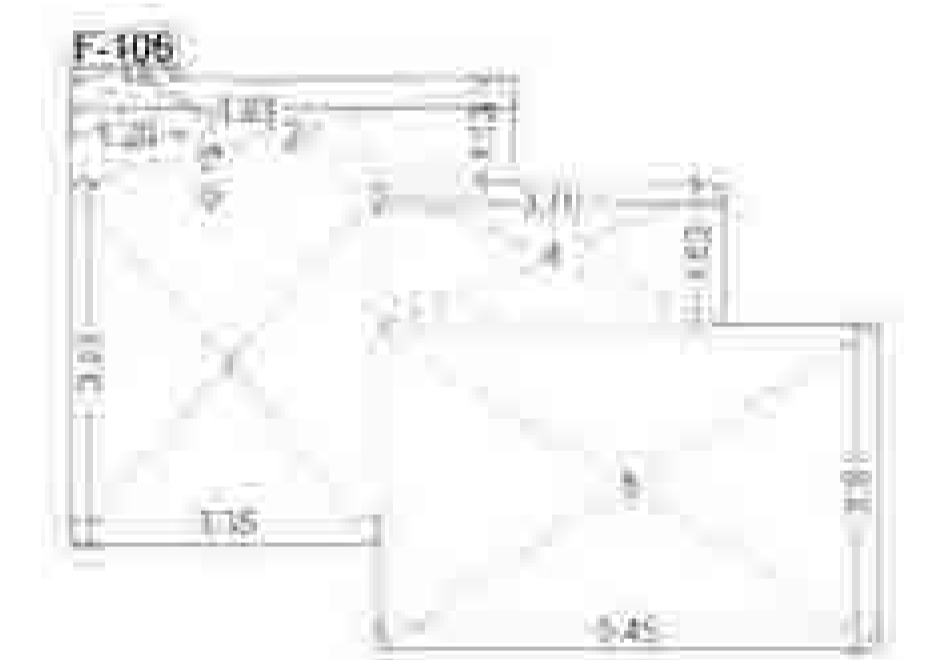
TYPICAL FLOOR	1	2	3	4	5	6	7	TOTAL ADDITION
1	0.15 X 1.20 X 1 NO	2.55 X 3.05 X 1 NO	2.40 X 1.52 X 1 NO	1.52 X 2.28 X 1 NO	3.20 X 6.32 X 1 NO	2.19 X 3.35 X 1 NO	3.30 X 2.75 X 1 NO	0.18 SQ.MT 7.78 SQ.MT 3.65 SQ.MT 3.47 SQ.MT 17.02 SQ.MT 7.34 SQ.MT 9.21 SQ.MT 48.65 SQ.MT X



RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST-4TH, 6TH) FLAT NO. 5)
 SCALE - 1:100

RERA CARPET AREA CALCULATION

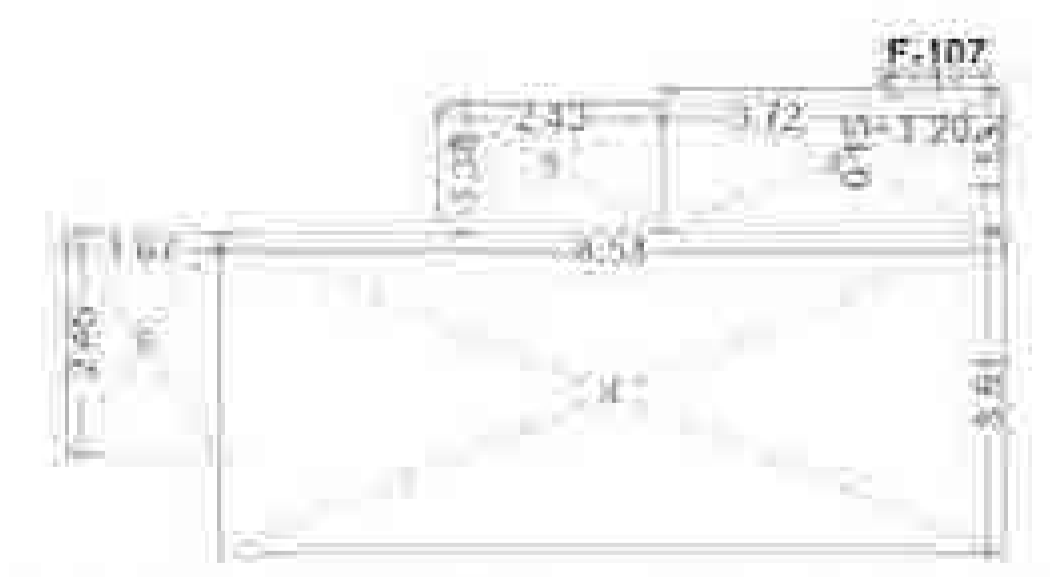
TYPICAL FLOOR	1	2	3	4	5	6	7	TOTAL ADDITION
1	1.20 X 0.15 X 1 NO	4.77 X 2.65 X 1 NO	2.28 X 1.52 X 1 NO	5.40 X 3.51 X 1 NO	3.35 X 7.25 X 1 NO	0.15 X 1.48 X 1 NO	3.20 X 2.75 X 1 NO	0.18 SQ.MT 8.08 SQ.MT 3.47 SQ.MT 18.95 SQ.MT 7.54 SQ.MT 0.22 SQ.MT 8.80 SQ.MT 61.54 SQ.MT X



RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST - 5th FLAT NO. 6)
 SCALE - 1:100

RERA CARPET AREA CALCULATION

TYPICAL FLOOR	1	2	3	4	5	TOTAL ADDITION
1	1.20 X 0.15 X 1 NO	4.83 X 1.13 X 1 NO	3.35 X 3.91 X 1 NO	3.76 X 1.52 X 1 NO	5.45 X 3.51 X 1 NO	0.18 SQ.MT 5.46 SQ.MT 13.10 SQ.MT 5.72 SQ.MT 19.13 SQ.MT 43.59 SQ.MT X



RERA CARPET AREA DIAGRAM
 TYPICAL FLOOR (1ST - 6th NO. 7)
 SCALE - 1:100

RERA CARPET AREA CALCULATION

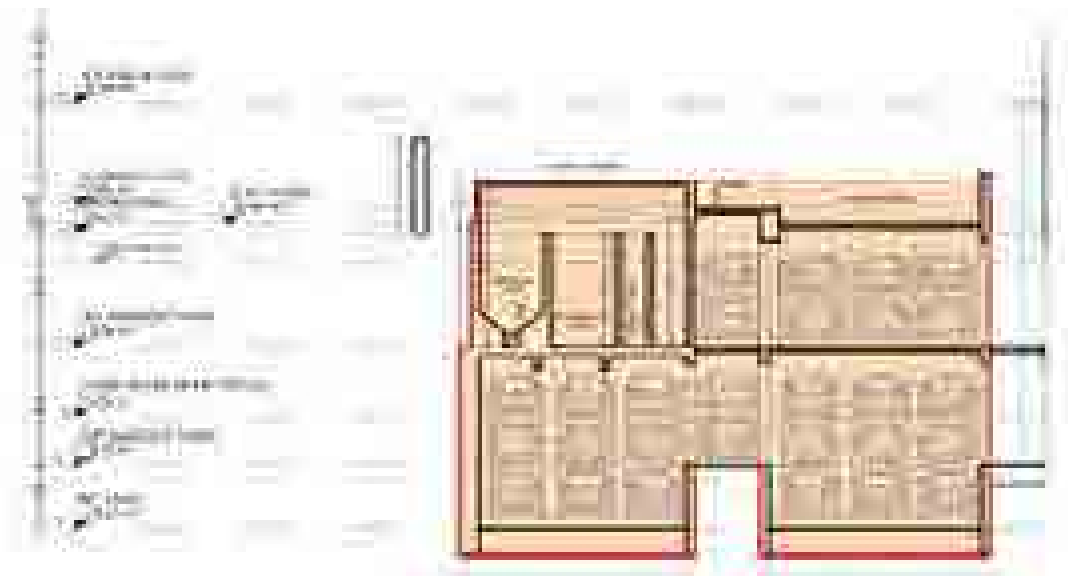
TYPICAL FLOOR	1	2	3	4	5	TOTAL ADDITION
1	1.20 X 0.15 X 1 NO	3.72 X 1.53 X 1 NO	2.43 X 1.38 X 1 NO	6.54 X 3.51 X 1 NO	1.67 X 2.45 X 1 NO	0.18 SQ.MT 5.69 SQ.MT 3.35 SQ.MT 29.98 SQ.MT 4.09 SQ.MT 43.29 SQ.MT X



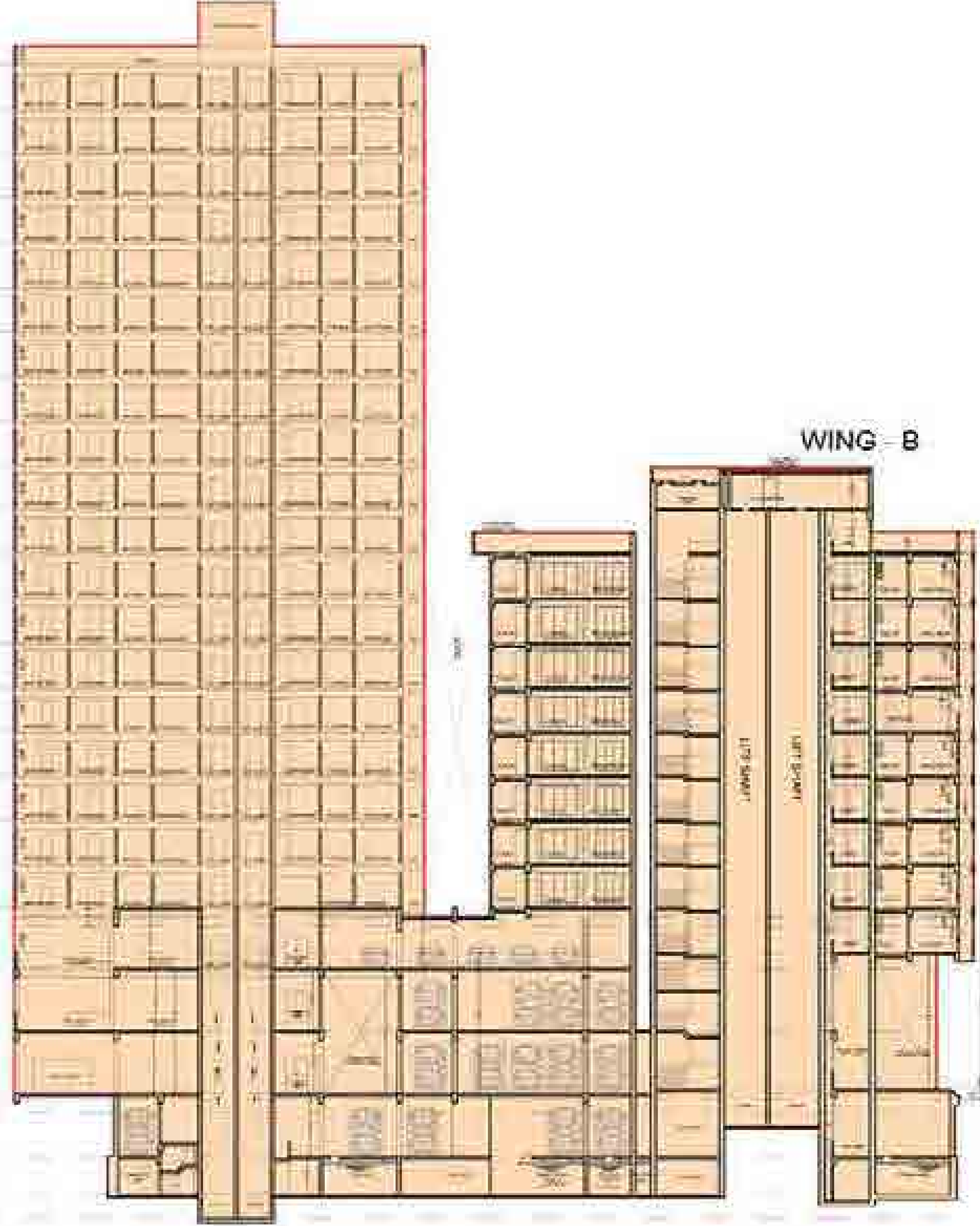
SECTION CC'
SCALE - 1/200
WING - A



SECTION DD' CLUB HOUSE
SCALE - 1/200

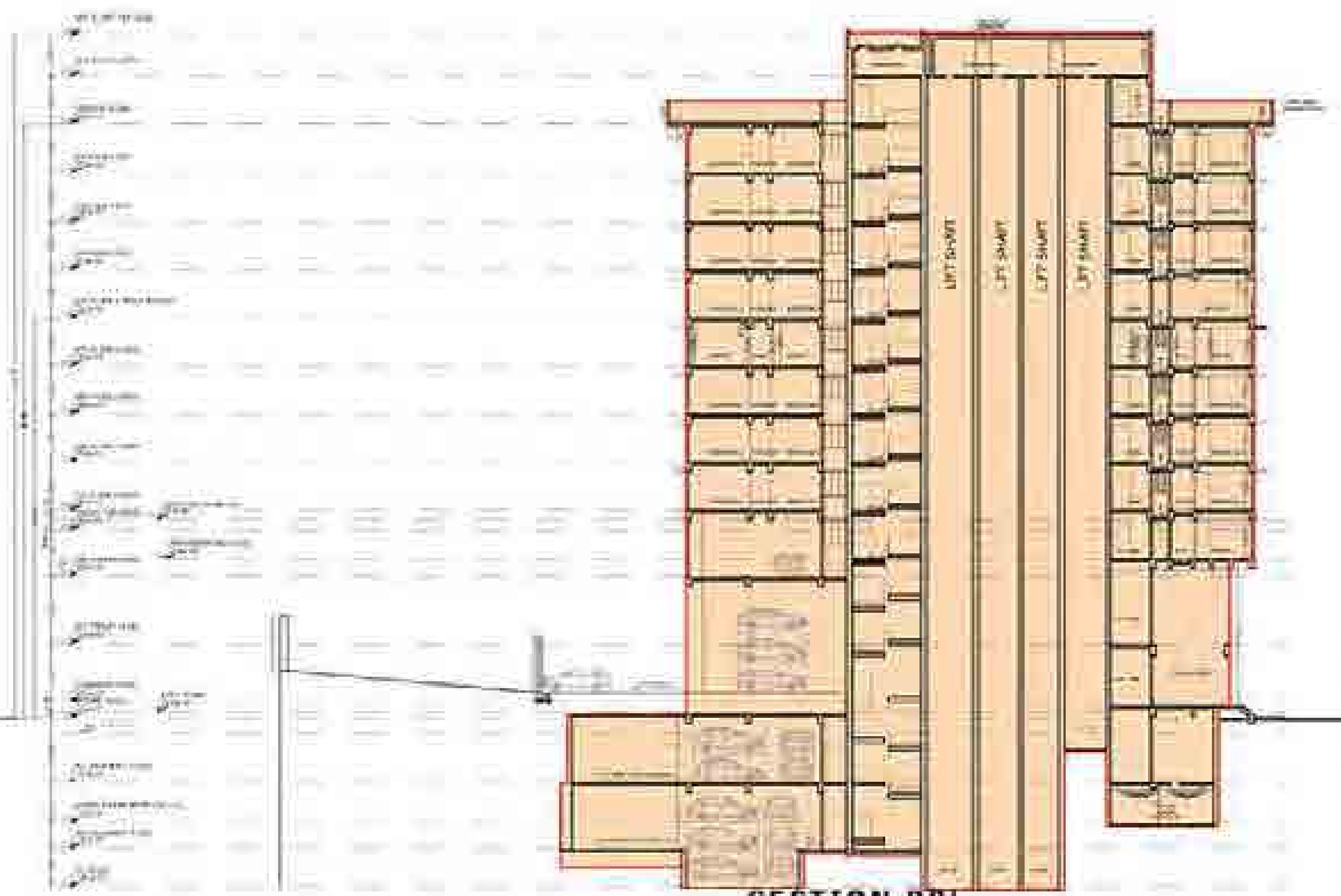


SECTION GG' (STP)
SCALE - 1/200



SECTION AA'
SCALE - 1/200

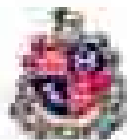
WING - B



SECTION BB'
SCALE - 1/200

PROFOMA - 3. DECEMBER	
NO. 1	PROFOMA - 3. DECEMBER
NO. 2	PROFOMA - 3. DECEMBER
NO. 3	PROFOMA - 3. DECEMBER
NO. 4	PROFOMA - 3. DECEMBER
NO. 5	PROFOMA - 3. DECEMBER
NO. 6	PROFOMA - 3. DECEMBER
NO. 7	PROFOMA - 3. DECEMBER
NO. 8	PROFOMA - 3. DECEMBER
NO. 9	PROFOMA - 3. DECEMBER
NO. 10	PROFOMA - 3. DECEMBER
NO. 11	PROFOMA - 3. DECEMBER
NO. 12	PROFOMA - 3. DECEMBER
NO. 13	PROFOMA - 3. DECEMBER
NO. 14	PROFOMA - 3. DECEMBER
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NO. 100	PROFOMA - 3. DECEMBER

in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/ES/1821/T/337(NEW)/DDN/NEW

MEMORANDUM

Municipal Office

Mumbai

To,

Shri. Ajay Pratap Ashar of M/s. Ashar Realtors.

Ashar IT park, ground floor, road no 18-Z, Wagle Estate, near Agriculture office, Thane (W)-400604

With reference to your Notice 337 (New), letter No. 7244 dated. 6/12/2016 and the plans, sections specifications and description and further particulars and details of your buildings at Proposed Building No.2 of the land bearing C.T.S no.18-B of village Mulund (W) at Balrajeshwar Road, at Mulund (W)18-B furnished to me under your letter, dated 6/12/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the conditions mentioned in DD issued u/no.CHE/ES/1821/T/337/dtd 04.01.2016 and amended plan approval letter under even no. dated 26.05.2017& dtd 14.12.2017 shall not be complied with
- 2 That the Janata Insurance Policy shall not be submitted.
- 3 That the requisitions of clause 47 of L&P.R. 2024 shall not be complied with and records of quality of work, verification, report, etc. shall not be maintained on site till completion of the entire work.
- 4 That the bore well shall not be constructed in consultation with H.E
- 5 That the work shall not be carried out between 6.00 am to 10.00 pm and the provision of notification issued by Ministry of Environment and Forest department dated 19.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 6 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the necessary deposit for hoarding or the flex of size 3.00 mt. to 3.00 mt. for the advertisement of proposal shall not be made by you.
- 8 That the layout shall be got approved.

- 9 That the Owner / Developer / Authorized Signatory shall not submit notarized undertaking, indemnifying the M.C.G.M. and its officers against all risks, accidents, damages, legal disputes etc. arising out of demolition before starting the work of demolition of the structure/building proposed to be demolished on site.
- 10 That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C. .
- 11 That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No duly revalidated will not be submitted
- 12 That the CC to the extent of 10% of proposed BUA will not be restricted for the installment facility availed.
- 13 That the club house shall be used for any other purposes, except for recreation activities
- 14 That the registered undertaking shall not be submitted that the club house will be handed over to the housing society/prospective buyers.
- 15 That the payment as per schedule of installment granted by Dy.Ch.E.(B.P.)E.S. shall not be made and registered undertaking cum indemnity bond indemnifying MCGM from any legal disputes and losses arises out of said premises and they abide by the terms and conditions of the installment circular and will pay all the due as per the scheduled dates as per proposal shall not be submitted.
- 16 That the necessary condition for informing buyers about the installment facility availed shall not be incorporated in sale agreement.
- 17 That the low lying plot will not be filled up to a reduced level of at least 27.55 mt. Town Hall Datum or 0.15 mt. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stat height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the quarterly progress report of the work will not be submitted by the Architect.
- 4 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. /starting the work.
- 5 Civil Aviation NDC shall not be submitted before exceeding the height of budding as mentioned in DCPR 2034
- 6 That the N.D.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 7 That the Amenity is not handed over to MCGM as per provision of Reg. 30(A)(9) of DCPR2034

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the Lift Certificate will not be submitted.
- 2 That the dust bin will not be provided.
- 3 That 3.00 mt. wide paved pathway upto staircase will not be provided.

- 4 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 5 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 6 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahans in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 8 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Parking c) Sewerage d) Water Works e) CFO / Fire Fighting Provisions f) Three authority g) Hydraulic Engineer shall not be submitted before occupation.
- 9 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.G.C. design drawings plan shall not be submitted.
- 10 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing home, user will not be provided and that drainage system of the residential part of the building will not be affected if applicable.
- 11 That site supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 12 That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
- 13 That the verminature bin for disposal of wet waste as per design and specification of registered/ individual specialised in this field as per list furnished by SWM MCGM shall not be provided to the satisfaction of Municipal Commissioner.
- 14 That the provision of Rain Water Harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 15 That the separated PR card for amenity shall not be submitted and IH tenements shall not be handed over to MCGM.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 20 December day of 2020 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zona - Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 69 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - a) Not less than 2 feet (60 cms) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street
 - b) Not less than 2 feet (60 cms) Above every portion of the ground within 5 feet (150 cms) of such building
 - c) Not less than 92 ft. (TownHall) above Town Hall Datum
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of section 303-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District.

before the work is started. The non-agricultural assessment shall be paid at the rate that may be fixed by the Collector under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand prepq debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity/ open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 11 (b)(11) of the Rent Act and in the event if your proceeding with the work either without an intimation about commencing the work under Section 247(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act) will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Ml and not more than 1.80 ml.
- 25) The work should not be started above first floor level unless the No-Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the naharas and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement not be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit protected with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 30 cm above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b).
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 254-1(a)
d. The inspection chamber should be plastered inside and outside
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

**Executive Engineer, Building Proposals
Zones.....wards**

CHE/ES/1821/T/337(NEW)MOD/1/NEW

Copy To :- 1/ MANOJ VALJESHAI DAISARIA

801 Skyline Epitome, Kiroli Road, Near Jolly Gymkhana,

Vidyavihar West, Mumbai - 400088

2. Asst. Commissioner T Ward.
3. A.E.W.W T Ward
4. Dy. A & C - Eastern Suburb
5. Chief Officer, M.B.R. & R. Board T Ward
6. Designated Officer, Asstt. Engrg. (B. & F.) T Ward.
7. The Collector of Mumbai



Name: UYARU ANOCC
Title: General Manager
Designation: General
Date: 27/06/2022