

1442

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/6354/BPES/AM .22 SEP 2016

To,
Shri. B.H. Wadhawa,
A-1, Wadhawa Bungalow,
CTS No. 1210, off 10th Road,
Behind Jain Temple,
Chembur, Mumbai - 400 071

Sub :- Amended plans for proposed building on plot bearing C.T.S. No. 272 C/1 to 3 of village Deonar for Shri S.S. Runwal C.A. to Owners.

Ref. :- Your letter dated 04.08.2016.

Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no. dated 10.11.2008 and amended plan approval letter under no. dated 18.08.2010, 24.09.2013, 07.12.2015, 08.01.2016 & 31.03.2016 and following additional conditions :

1. That the R.C.C. design and calculations as per the amended plans considering seismic forces as per the relevant I.S. Codes should be submitted through the registered Structural Engineer before starting the work.
2. That the requisite fees, payments, deposits, shall be paid.
3. That the C.C. shall be got endorsed as per approved amended plans.
4. That the extra water and sewerage charges shall be paid to A.E.(W.W.)'M' Ward.
5. That the valid Janata Insurance Policy shall be submitted.
6. That the quarterly progress report shall be submitted by the Architect.
7. That the set-back area shall be in the name of M.C.G.M.

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

Yours faithfully,

Acc : one set of plan

22 SEP 2016

Copy forwarded to the owner

Shri. S. S. Runwal C.A. to Owner ^{21/09/2016} *Rubulubis*
Owner, Architect, ^{21/09/2016} *Rubulubis*
Asst. Comm. 'M' ward, S.E.B.P.M. /A.E.B.P.E.S.M.
A. E. W. W. 'M' ward,
Dy A4c (E.S.)

^{21/09/2016} *Rubulubis*
S.E.B.P.M. /A.E.B.P.E.S.M.

Executive Engineer
o/c (Building Proposals)E.S.-I

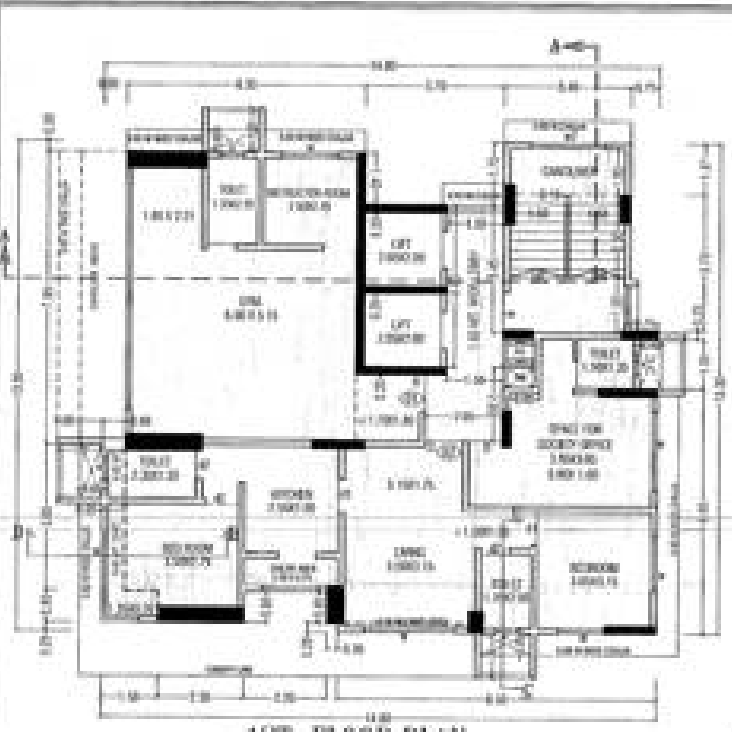
^{21/9/16} *Rubulubis*
Executive Engineer
o/c (Building Proposals)E.S.-I

For information please. ^{21/09/2016} *Rubulubis*

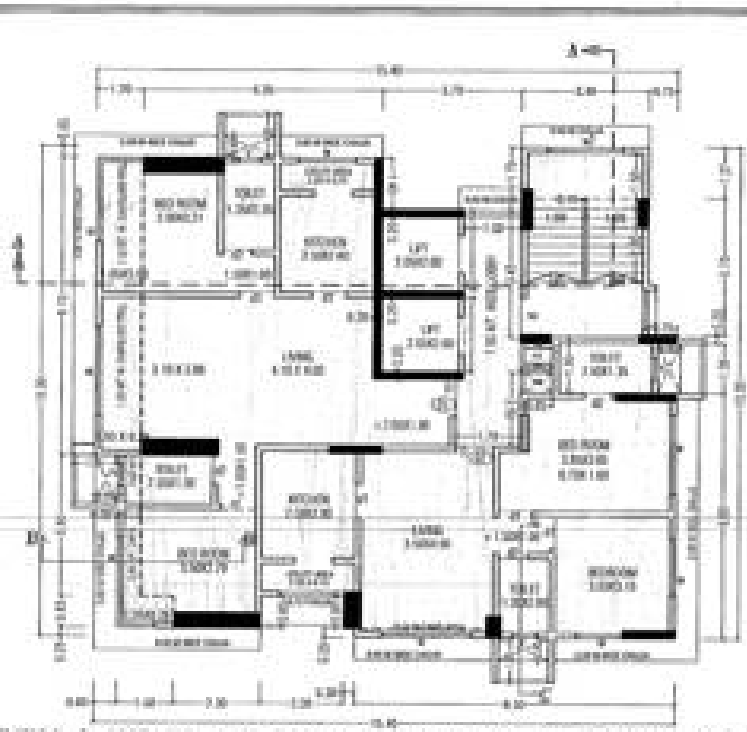
S.E.B.P.M. /A.E.B.P.E.S.M. ^{21/9/16}

Executive Engineer
o/c (Building Proposals)E.S.-I

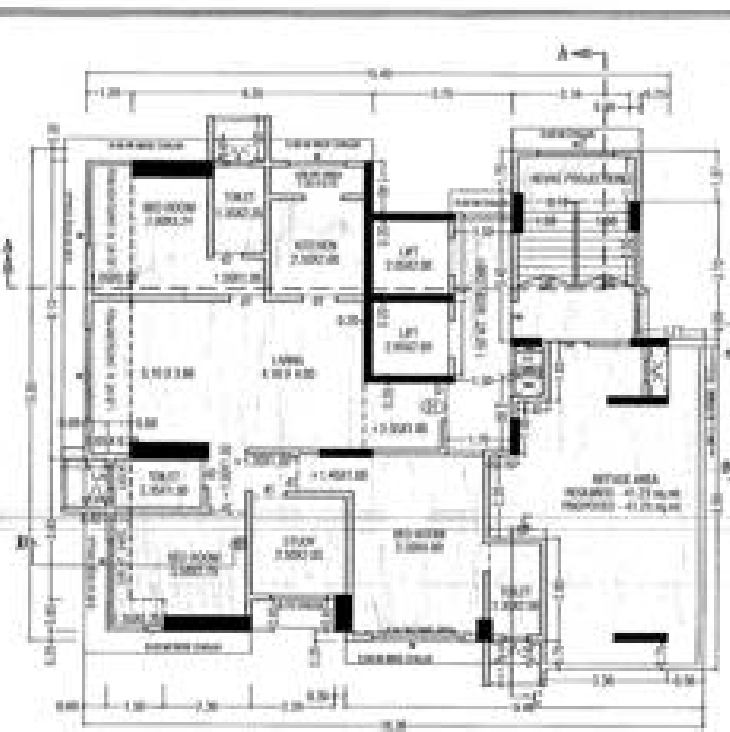
22 SEP 2016



1ST FLOOR PLAN



TYPICAL 2ND TO 6TH & 8TH TO 13TH & 15TH FLOOR PLAN



7TH (REFUGE) FLOOR PLAN

This Contract Approved
in the Previous Plans
Executed under No.
G/21/1980/PP
Date: 01/10/80

22 SEP 2016
Approved subject to the conditions mentioned
in the office Letter No. G/21/1980/PP
Executive Engineer (Eng. Prog.) G/21/1980/PP

Approved representation
in case of floor plan with
equal capacity with contract
21 SEP 2016
Executive Engineer (Eng. Prog.) G/21/1980/PP

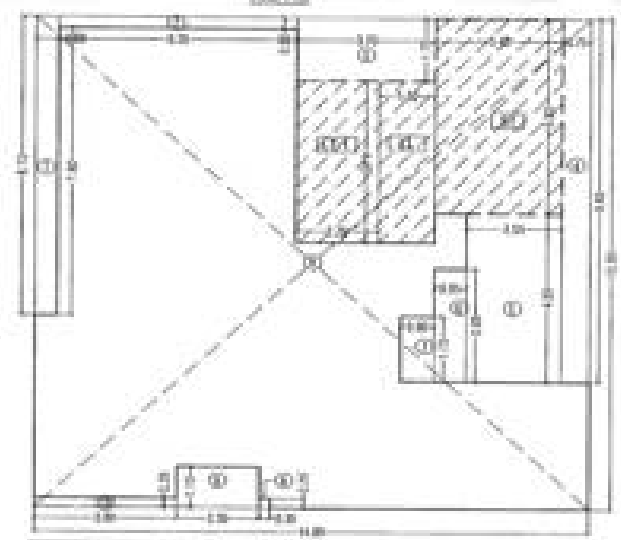
SEAPM ARCHITECTS

AT 7TH FLOOR LEVEL

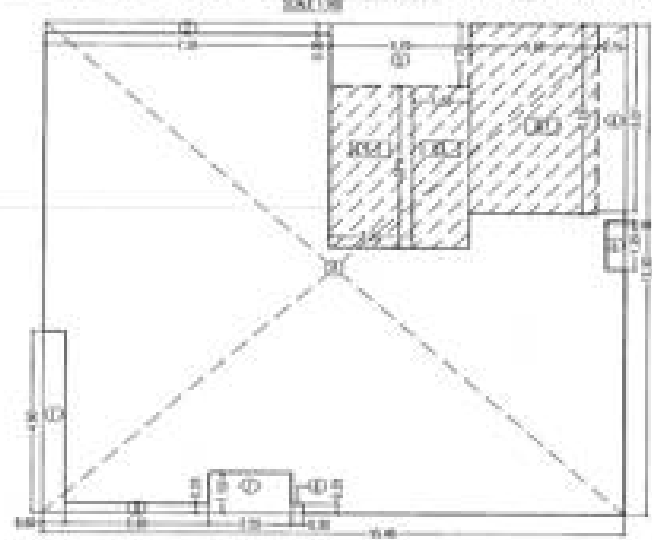
REFUGE AREA CALCULATION	30 SQ.MT.
PL. OF 7TH = (10M X 10M)	
PL. OF 121.50 = (100.00 X 8)	
PL. OF 121.50 = 900.00 - 1001.50	- 41.25
REQUIRED REFUGE AREA	- 41.25
PROPOSED REFUGE AREA	- 41.25

CARPET AREA CALCULATION
(FOR PARKING PURPOSE ONLY)

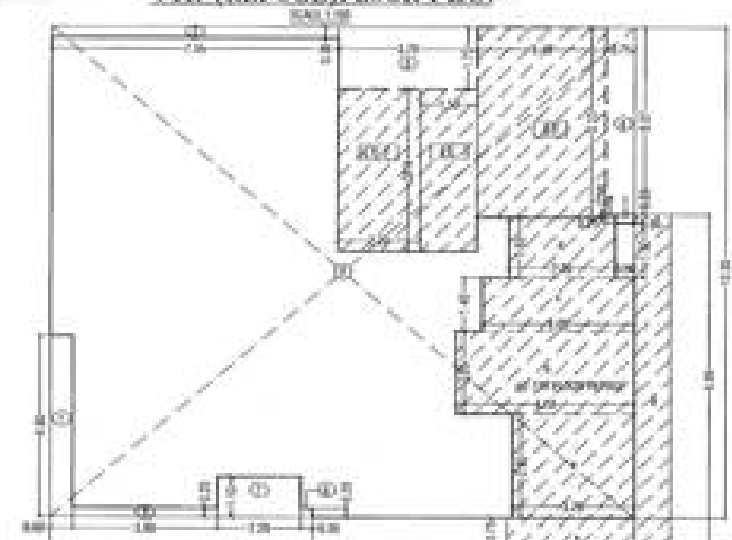
FLAT NO. 01	100 SQ.MT.
LIVING 4.10 X 04.00	- 16.40
+ 3.10 X 3.00	- 9.30
+ 1.00 X 0.75	- 0.75
+ 2.00 X 1.00	- 2.00
KITCHEN 02.50 X 02.50	- 6.25
+ 02.50 X 00.75	- 1.87
TOILET 01.50 X 02.25	- 3.37
BED 2.00 X 3.25	- 6.50
+ 1.00 X 02.50	- 2.50
+ 01.00 X 01.00	- 1.00
BED 03.00 X 02.75	- 8.25
+ 01.25 X 00.75	- 0.93
TOILET 02.25 X 01.25	- 2.81
CL. 02.00 X 02.00	- 4.00
BED 02.50 X 04.00	- 10.00
+ 01.00 X 01.00	- 1.00
PROG. 01.00 X 01.00 X 1	- 01.00
Bed (park) 00.15 X 01.00 X 3	- 00.45
01 00.15 X 00.90 X 3	- 00.40
02 00.15 X 00.75 X 3	- 00.33
TOTAL AREA	- 100.00



LINE AREA DIAGRAM
1ST FLOOR PLAN



LINE AREA DIAGRAM
2ND TO 6TH &
8TH TO 13TH & 15TH FLOOR PLAN



LINE AREA DIAGRAM FOR 7TH FLR PLAN

BUA CALCULATION
1ST FLOOR

8. 14.40 X 13.30	- 191.52
DEDUCTIONS:	
1. 0.00 X 0.00	- 0.00
2. 0.00 X 0.00	- 0.00
3. 0.00 X 0.00	- 0.00
4. 0.00 X 0.00	- 0.00
5. 0.00 X 0.00	- 0.00
6. 0.00 X 0.00	- 0.00
7. 0.00 X 0.00	- 0.00
8. 0.00 X 0.00	- 0.00
9. 0.00 X 0.00	- 0.00
10. 0.00 X 0.00	- 0.00
TOTAL DEDUCTION	- 0.00
BALANCE BUA	191.52

CARPET AREA CALCULATION
1ST FLOOR

FLAT NO. 01	100 SQ.MT.
LIVING 02.50 X 02.15	- 5.27
+ 00.15 X 01.75	- 0.26
KITCHEN 02.50 X 02.50	- 6.25
+ 02.50 X 00.75	- 1.87
TOILET 01.50 X 02.25	- 3.37
BED 03.00 X 3.10	- 9.30
BED 02.50 X 2.75	- 6.87
+ 01.25 X 00.25	- 0.31
TOILET 02.25 X 01.25	- 2.81
PASSAGE 01.50 X 01.50 X 1	- 02.25
Bed (park) 00.15 X 01.00 X 1	- 00.15
01 00.15 X 00.90 X 1	- 00.14
02 00.15 X 00.75 X 1	- 00.11
TOTAL AREA	- 100.00

BUA CALCULATION
2ND TO 6TH & 8TH TO 13TH & 15TH FLOOR

8. 14.40 X 13.30	- 191.52
DEDUCTIONS:	
1. 0.00 X 4.00	- 2.24
2. 2.50 X 0.20	- 0.50
3. 0.75 X 1.75	- 1.31
4. 0.75 X 1.00	- 0.75
5. 0.50 X 1.25	- 0.62
6. 0.20 X 0.25	- 0.05
7. 2.25 X 1.10	- 2.47
8. 3.00 X 0.25	- 0.75
TOTAL DEDUCTION	- 76.42
BALANCE BUA	115.10

CARPET AREA CALCULATION
2ND TO 6TH & 8TH TO 13TH & 15TH FLOOR

FLAT NO. 01	100 SQ.MT.
LIVING 4.10 X 04.00	- 16.40
+ 3.10 X 3.00	- 9.30
+ 1.00 X 0.25	- 0.25
+ 2.00 X 1.00	- 2.00
KITCHEN 02.50 X 02.50	- 6.25
+ 02.50 X 00.75	- 1.87
TOILET 01.50 X 02.25	- 3.37
BED 2.00 X 3.25	- 6.50
+ 1.00 X 0.50	- 0.50
+ 01.00 X 01.00	- 1.00
BED 03.00 X 02.75	- 8.25
+ 01.25 X 00.25	- 0.31
TOILET 02.25 X 01.25	- 2.81
PASSAGE 01.50 X 01.50 X 1	- 02.25
Bed (park) 00.15 X 01.00 X 2	- 00.30
01 00.15 X 00.90 X 2	- 00.28
02 00.15 X 00.75 X 2	- 00.22
TOTAL AREA	- 98.57

CARPET AREA CALCULATION
2ND TO 6TH & 8TH TO 13TH & 15TH FLOOR

FLAT NO. 02	100 SQ.MT.
LIVING 02.50 X 04.00	- 10.00
+ 01.50 X 02.50	- 3.75
KITCHEN 02.50 X 02.50	- 6.25
+ 02.50 X 00.25	- 0.62
TOILET 01.25 X 02.00	- 2.50
BED 2.00 X 3.10	- 6.20
+ 0.75 X 1.00	- 0.75
TOILET 02.25 X 01.25	- 2.81
Bed (park) 00.15 X 01.00 X 1	- 00.15
01 00.15 X 00.90 X 1	- 00.14
02 00.15 X 00.75 X 1	- 00.11
TOTAL AREA	- 57.08

BUA CALCULATION
OF 7TH FLOOR

8. 13.40 X 13.30	- 178.22
DEDUCTIONS:	
1. 0.00 X 4.00	- 2.24
2. 2.50 X 0.20	- 0.50
3. 0.75 X 1.75	- 1.31
4. 0.75 X 1.00	- 0.75
5. 0.50 X 1.25	- 0.62
6. 0.20 X 0.25	- 0.05
7. 2.25 X 1.10	- 2.47
8. 3.00 X 0.25	- 0.75
+ 0.25 X 0.50	- 0.12
+ 0.50 X 0.25	- 0.12
+ 0.00 X 1.40	- 0.00
+ 0.00 X 0.00	- 0.00
+ 0.25 X 0.75	- 0.19
+ 0.00 X 0.20	- 0.00
TOTAL DEDUCTION	- 68.30
BALANCE BUA	109.92

REFUGE AREA CALCULATION

1. 3.00 X 2.00	- 6.00
2. 4.00 X 2.25	- 9.00
3. 2.00 X 1.00	- 2.00
4. 3.00 X 1.00	- 3.00
5. 0.75 X 0.50	- 0.37
6. 0.50 X 0.25	- 0.12
TOTAL AREA	- 41.25

BUA CALCULATION
OF SOCIETY OFFICE

1. 00.20 X 00.25	- 0.05
2. 04.10 X 01.40	- 5.74
3. 02.00 X 01.20	- 2.40
4. 0.25 X 0.25	- 0.06
5. 0.50 X 0.25	- 0.12
TOTAL BUA	- 8.37
FOR SOC OFFICE AREA	- 20.30
FOR SOC OFFICE AREA	- 18.30

PROFORMA - B

CONTENTS OF THE SHEET

FLOOR PLAN, LINE AREA DIAGRAM & CALCULATION, CARPET AREA

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 271 D1, 271 D1A, 271 D1B, OF VILLAGE DEWRI, CHANDRANAGAR ROAD, CHANDRANAGAR, MUMBAI.

NAME OF OWNER/APPLICANT **SIGNATURE**

Shri S.S. Rawal
C.A. &
Mrs. Chemical Processors Pvt. Ltd.

Siddharth Mathur

NAME ADDRESS AND SIGNATURE OF ARCHITECT

M/S B.H. WADHWA & CO.

(ARCHITECT & ENGINEERS)
A-1, SHIBDAGIA BUNGALOW,
C.T.S. NO. 1210, OFF 10TH ROAD,
BEHIND JAN TEMPLE,
CHANDRANAGAR, MUMBAI-71

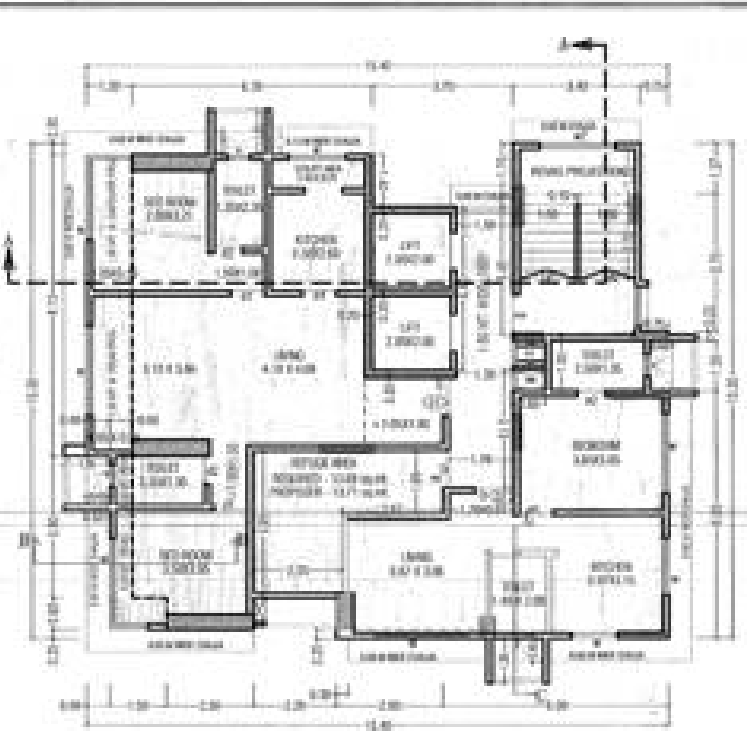
B.H. Wadhwa
(B.H. WADHWA)

The Council Approves
 the Previous Plans
 Sanctioned under no.
 CD/171/2016/27
 Dated 01/01/2016

122 SEP 2016
 Approved subject to the conditions mentioned
 in the office letter no. CD/171/2016/27

1/1. Cabinet Engineer (Imp. Prop. (D)) - I

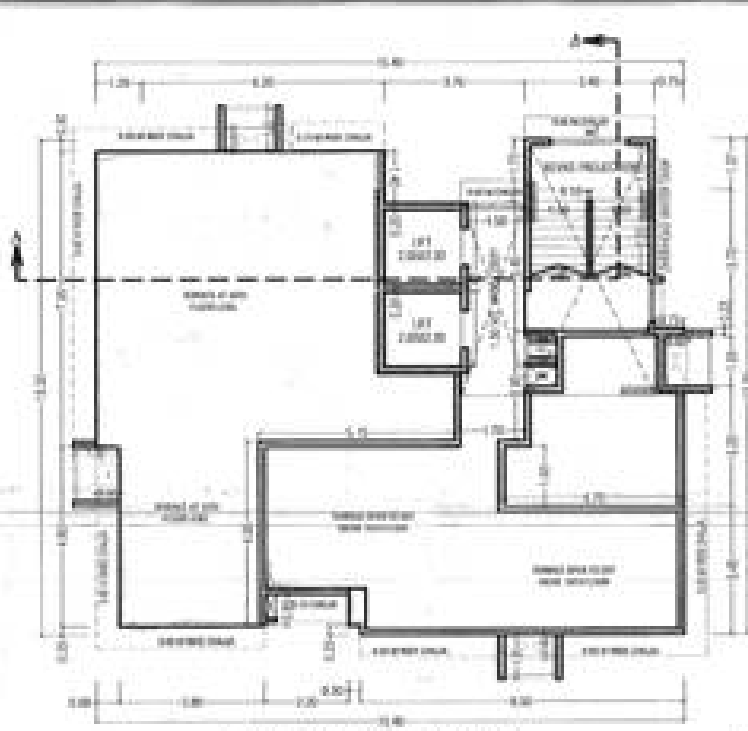
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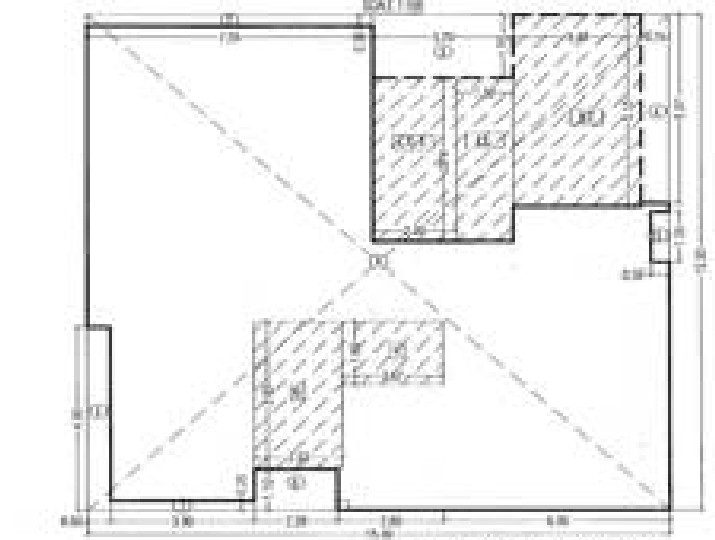
14TH (REFUGE) FLOOR PLAN



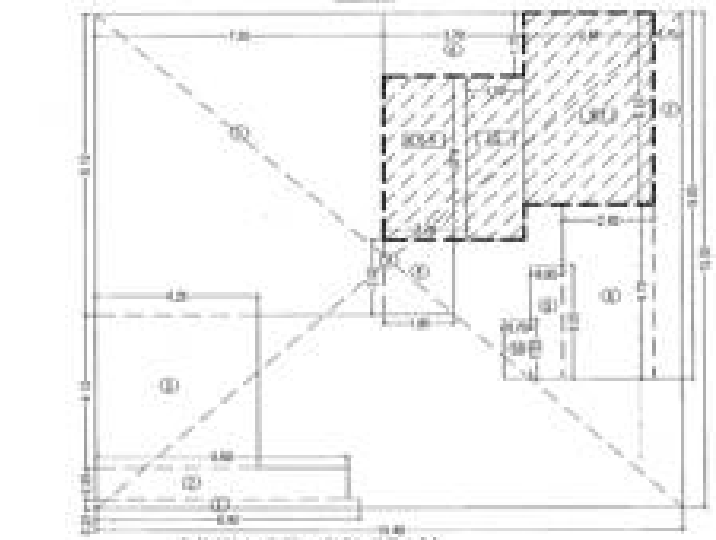
16TH FLOOR PLAN



TERRACE FLOOR PLAN



LINE AREA DIAGRAM
 14TH FLOOR PLAN



LINE AREA DIAGRAM
 16TH FLOOR PLAN

**CARPET AREA CALCULATION
 16TH FLOOR PLAN**

FLAT NO. 01	02	03	04
LIVING	03.00 X 04.00 = 12.00	03.00 X 04.00 = 12.00	03.00 X 04.00 = 12.00
KITCHEN	02.00 X 02.00 = 04.00	02.00 X 02.00 = 04.00	02.00 X 02.00 = 04.00
BED	03.00 X 03.00 = 09.00	03.00 X 03.00 = 09.00	03.00 X 03.00 = 09.00
BATH	02.00 X 02.00 = 04.00	02.00 X 02.00 = 04.00	02.00 X 02.00 = 04.00
STAIR	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
TOILET	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
NET BUILT UP AREA	22.00	22.00	22.00
TOTAL AREA	44.00	44.00	44.00



LINE AREA DIAGRAM OF FLAT NO. 2

CHARGES FOR 2% OF FLAT BELOW 50 SQ.M.

NO.	DESCRIPTION	AMOUNT	RATE
1	TOTAL AREA	200.00	40.00
2	REQUIRED 2% FOR FLAT UP TO 50 SQ.M.	40.00	40.00
3	PROPOSED FLAT BELOW 50 SQ.M.	80.00	40.00

**BUA CALCULATION
 OF 14TH FLOOR**

NO.	DESCRIPTION	AMOUNT	RATE
1	4.00 X 0.80	3.20	2.00
2	7.00 X 0.30	2.10	2.00
3	3.00 X 1.00	3.00	2.00
4	0.75 X 3.00	2.25	2.00
5	0.50 X 1.00	0.50	2.00
6	2.00 X 1.00	2.00	2.00
7	1.00 X 0.25	0.25	2.00
8	2.00 X 0.80	1.60	2.00
9	2.00 X 1.00	2.00	2.00
TOTAL OCCUPATION		17.75	
BALANCE BUA		171.75	

Area - STAIRCASE & LIFT AREA

NO.	DESCRIPTION	AMOUNT	RATE
01	01.50 X 04.00	6.00	17.51
02	01.50 X 04.00	6.00	17.51
03	01.50 X 04.00	6.00	17.51
TOTAL ST-CASE & LIFT		18.00	
NET BUILT UP AREA		137.90	
EXCESS REFUGE AREA COUNTED IN F.S.I.		0.00	
NET BUILT UP AREA		137.90	

**CARPET AREA CALCULATION
 14TH FLOOR**

FLAT NO. 01	02	03	04
LIVING	4.00 X 04.00 = 16.00	4.00 X 04.00 = 16.00	4.00 X 04.00 = 16.00
KITCHEN	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00
BED	3.00 X 3.00 = 09.00	3.00 X 3.00 = 09.00	3.00 X 3.00 = 09.00
BATH	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00
STAIR	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
TOILET	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
NET BUILT UP AREA	33.00	33.00	33.00
TOTAL AREA	66.00	66.00	66.00

**CARPET AREA CALCULATION
 16TH FLOOR PLAN**

FLAT NO. 01	02	03	04
LIVING	03.00 X 03.00 = 09.00	03.00 X 03.00 = 09.00	03.00 X 03.00 = 09.00
KITCHEN	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00
BED	3.00 X 3.00 = 09.00	3.00 X 3.00 = 09.00	3.00 X 3.00 = 09.00
BATH	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00	2.00 X 2.00 = 04.00
STAIR	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
TOILET	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00	01.00 X 01.00 = 01.00
NET BUILT UP AREA	21.00	21.00	21.00
TOTAL AREA	42.00	42.00	42.00

**BUA CALCULATION
 OF 16TH FLOOR**

NO.	DESCRIPTION	AMOUNT	RATE
1	15.00 X 12.00	180.00	20.00
2	4.00 X 0.25	1.00	20.00
3	4.00 X 0.25	1.00	20.00
4	1.00 X 0.25	0.25	20.00
5	7.00 X 0.25	1.75	20.00
6	1.00 X 0.25	0.25	20.00
7	0.75 X 0.25	0.19	20.00
8	2.00 X 0.25	0.50	20.00
9	0.50 X 0.25	0.13	20.00
10	0.75 X 0.25	0.19	20.00
TOTAL OCCUPATION		195.90	
BALANCE BUA		86.10	

**ST-CASEWAY & LIFT
 AREA STATEMENT**

FLOOR	FLOOR	AREA
01	01	137.90
02	02	137.90
03	03	137.90
04	04	137.90
05	05	137.90
06	06	137.90
07	07	137.90
08	08	137.90
09	09	137.90
10	10	137.90
11	11	137.90
12	12	137.90
13	13	137.90
14	14	137.90
15	15	137.90
16	16	137.90
17	17	137.90
18	18	137.90
19	19	137.90
20	20	137.90
TOTAL ST-CASE & LIFT		2758.00

BUILT UP AREA STATEMENT

FLOOR	AREA
01	137.90
02	137.90
03	137.90
04	137.90
05	137.90
06	137.90
07	137.90
08	137.90
09	137.90
10	137.90
11	137.90
12	137.90
13	137.90
14	137.90
15	137.90
16	137.90
17	137.90
18	137.90
19	137.90
20	137.90
TOTAL BUA	2758.00

**BUA CALCULATION
 OF FLAT NO. 02 AT 2ND TO 5TH
 FLOOR**

NO.	DESCRIPTION	AMOUNT	RATE
1	03.00 X 04.00	12.00	20.00
2	02.00 X 02.00	04.00	20.00
3	03.00 X 03.00	09.00	20.00
4	02.00 X 02.00	04.00	20.00
5	03.00 X 03.00	09.00	20.00
6	02.00 X 02.00	04.00	20.00
7	03.00 X 03.00	09.00	20.00
8	02.00 X 02.00	04.00	20.00
9	03.00 X 03.00	09.00	20.00
10	02.00 X 02.00	04.00	20.00
TOTAL BUA		84.00	
TOTAL 12 FLOORS OF FLAT		1008.00	

AT 14TH FLOOR LEVEL

NO.	DESCRIPTION	AMOUNT	RATE
1	14.00 X 12.00	168.00	12.00
2	12.00 X 12.00	144.00	12.00
3	12.00 X 12.00	144.00	12.00
4	12.00 X 12.00	144.00	12.00
5	12.00 X 12.00	144.00	12.00
6	12.00 X 12.00	144.00	12.00
7	12.00 X 12.00	144.00	12.00
8	12.00 X 12.00	144.00	12.00
9	12.00 X 12.00	144.00	12.00
10	12.00 X 12.00	144.00	12.00
TOTAL REFUGE AREA		1371.00	

PROFORMA - B

CONTENTS OF THE SHEET

FLOOR PLAN, LINE AREA DIAGRAM & CALCULATION
 CARPET AREA

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEHIND CTS NO. 271 CH. 271-22 &
 271-23 OF VILLAGE BANGAL, GOUDA STATION ROAD, DEBBARA, MANNARA

NAME OF OWNER/APPLICANT **SIGNATURE**

Shri S.S. Ramani
 C.A. to
 Mr. Chemical Processors Pvt. Ltd.

Shri S.S. Ramani

NAME ADDRESS AND SIGNATURE OF ARCHITECT

M/S B.H. WADHWA & CO.
 (ARCHITECT & ENGINEER)
 A-1, SHIBASHA BUNGALOW,
 C.T.S. NO. 121B, OFF 10TH ROAD
 BEHIND JAN TEMPLE,
 DEBBARA, MANNARA-71

B.H. Wadhwa

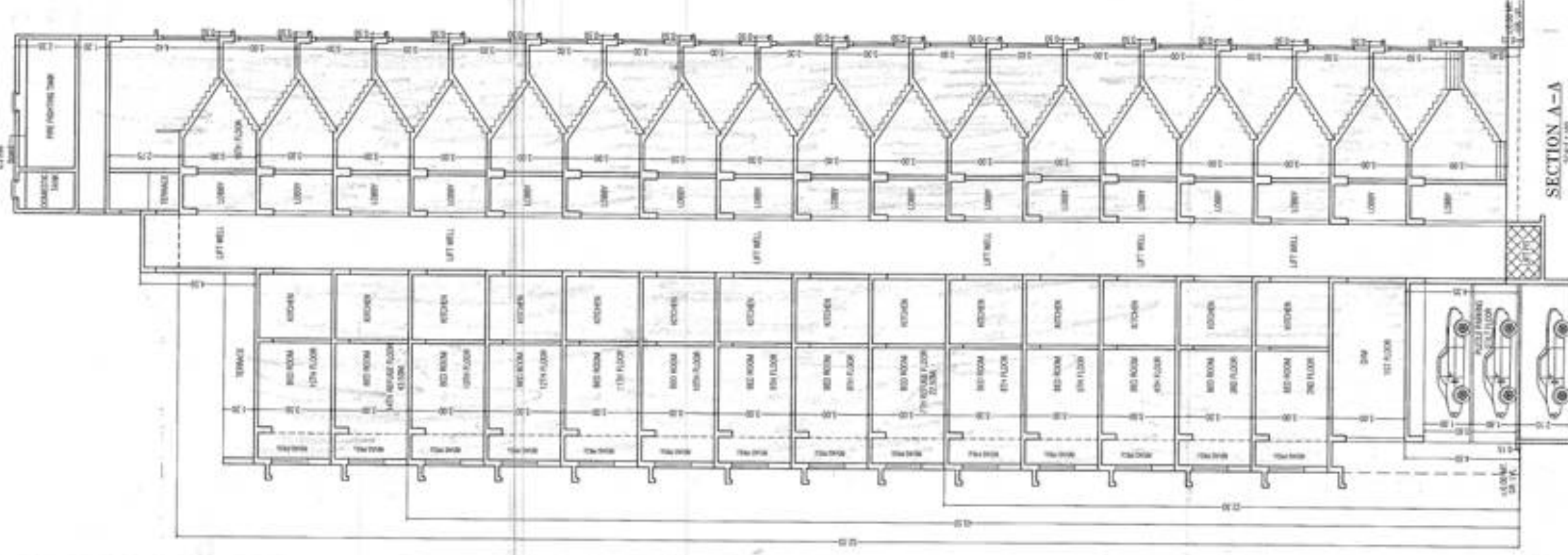
(B.H. WADHWA)

Final Certificate Approver
to the Planning Plans
in the Public Notice no.
C0635048/2019/4/1/1
Date: 21/09/2019

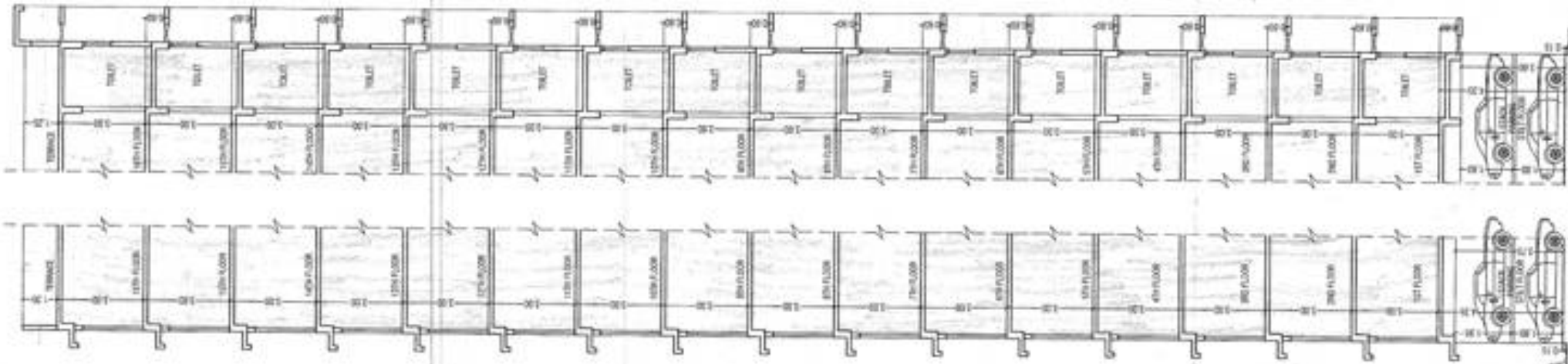
Approved subject to the conditions mentioned
in the Public Notice No. C0635048/2019/4/1/1
O.K. Executive Engineer (H.O.), Prop. 0003/17.

Shri S.S. Ramesh
A.E.P.M. - RAJAPUR S.M.

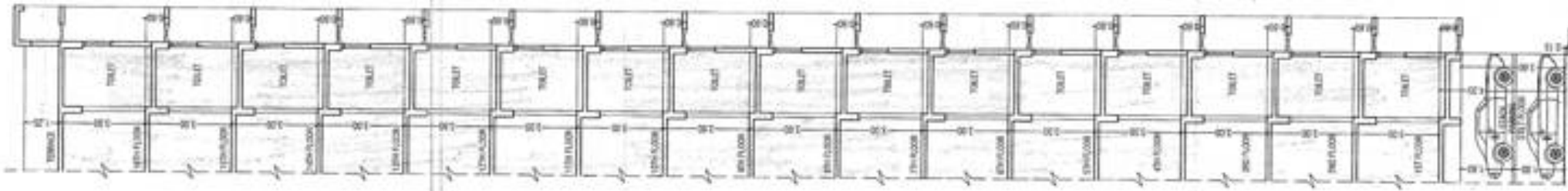
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21 SEP 2019
21 SEP 2019



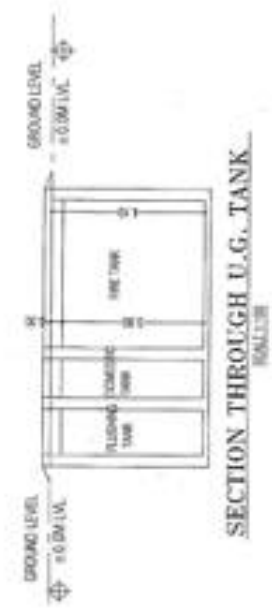
SECTION A-A
SCALE 1:10



SECTION B-B
SCALE 1:10



SECTION C-C THROUGH TOILET
SCALE 1:10



SECTION THROUGH U.G. TANK
SCALE 1:10



SECTION THROUGH STACK & PUZZLE PARKING (E-E)
SCALE 1:10

PROFORMA - B	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 275 OF 1971 OF 1 & 275 OF 1971 OF 2, VILLAGE DEWANA, SOHARDI STATION ROAD, CHEMUR, MUMBAI	
NAME OF OWNER/APPLICANT	
Shri S.S. Ramesh C.A. to M/s. Chemical Protection Pvt. Ltd.	
SIGNATURE	
<i>Shri S.S. Ramesh</i>	
NAME ADDRESS AND SIGNATURE OF ARCHITECT	
M/S B.H. WADHWAN & CO. (ARCHITECT & ENGINEERS) A-1, SHUBHASHI BUNGALOW, C.I.S. NO. 12/10, OFF 12TH ROAD, BORING JAIN TEMPLE, CHEMUR, MUMBAI-41	