

in reply to _____ and date of _____ use quote No. _____ this letter.

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

under Section 346 of the Mumbai Act, as amended up to date.

No. E.B. ~~CE~~ / 6388 / BPES/AM

of 2001 - 2007

605

Municipal Office

Mumbai

MEMORANDUM

M/s. Heritage Realtors C.A. to owner

2153

17.3.09

With reference to your Notice, letter No. _____ dated _____ 2001 and letter No. _____ dated _____ 2001

and the plans, Sections Specifications and Description of the **Proposed residential building on plot bearing CTS No. 1458, 1459 and Road No. 11 of village Chembur at Chembur (W)**

details of your building _____ to me under your letter, dated _____ 2001. I have to inform you that I cannot approval of

or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Sec the Bombay Municipal Corporation Act, as amended up to date, and disapproval of the same as follows:

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

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no. CE/PO/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

Sub by

That proper gutters and down pipes are provided to be put to prevent water dropping from the leaves
That the drainage work generally is not intended to be executed in accordance with the Municipal
Subject to your so modifying your intention as to of
not otherwise you will be at liberty to proceed with the before mentioned objections and meet by require-
of any regulations or bye-law made under that Act at the time in force.
is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

13/11/09
SPECIAL INSTRUCTIONS

[Signature]
Executive Engineer, Building Proposals,
Zone, E. B. Wards.

SPECIAL INSTRUCTIONS

THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR

Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

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 centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than 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 (160 cms.)- of such building.

(c) Not less than 92 ft. () meters 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 shall be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the building is occupied or occupation is detected by the Assessor and Collector's Department.

Your attention is further drawn to the provision of Section 353-A about the necessary 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) (a) 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 site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

7. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
8. That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
9. That the consent letter from existing tenants for proposed additions/alterations in their tenement will not be submitted before C.C.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
11. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
12. 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.
13. That the no dues pending certificate will not be obtained from Assl. Engineer, Water Works, 'M' Ward before C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
16. That the notice under Sec.34/ (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 40a will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
20. That the copy of intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
21. That the N.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.


 13/11/09
 S. R. P. M. J. A. R. D. C. M.


 Executive Engineer Building Proposal
 (Eastam Suburbs)

23. That the development charges as per M.R.T.P. will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.O.I. shall not be submitted before asking for C.C.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
28. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
30. That the registered undertaking agreeing to form Co-op Housing society will not be submitted before starting the work.
31. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
32. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
33. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
34. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
35. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
36. That the NOC from Insecticide Officer shall not be obtained.
37. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
38. That the board mentioning the name of Architect/Owner shall not be displayed on site.
39. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
40. That the debris management plan shall not be submitted to S.W.M Department.

41. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
42. That the debris generated / bldg. material shall be dumped within periphery of 50 mts from mangroves.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

C) GENERAL, CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the separate vertical drain pipe, soil pipe with a separate gully tap, water main,overhead tank, etc.for maternity home/nursing home user will not be provided and the drainage systems of the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I.pipes.
3. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
5. That 10 ft.wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C.whichever is earlier.
7. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
8. That the parking spaces shall not be provided as per D.C.Regulation No.36.
9. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.will not be claimed for refund within a period of 6 years from the date of its payment.
10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, territes, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
12. That three sets of plans mounted on canvas will not be submitted.
13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.

13/11/09
S.E.P.M.

13/11/09
S.P.E.S.M.

13.11.2009
Executive Engineer Building Proposal.
(Eastern Suburbs.)

14. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
15. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /slit.
16. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
17. That the final NOC from S.G. shall not be submitted.
18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
19. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
20. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner
21. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.


13/11/09
S.E.B.P.M. / A.E.B.P.E.S.M.


13/11/2009
Executive Engineer
(Building Proposals)(Eastern Suburbs)-I
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17 NOV 2009

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 constructional purposes, 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 a 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 preps 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 conditions 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 purposes) 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 acces 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 submition 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 125 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 abjoning 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.

This 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 13 (ii) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (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 by negotiations with the tenants, 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 area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or 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 its from other sides should be done first before 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 hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (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 nahanis 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 must 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 right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns 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 a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an 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 Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (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.

NSB + m.c. m/west / ARW m/west / By ASE ES /
The collector m.s.D.P.T.E.E.P. / owned / Architect /

[Handwritten signature]

7 NOV 2009

py to

7 NOV 2009

[Handwritten signature]
13.11.2009

Copy forwarded for information and necessary action please.

Executive Engineer, Building Proposals

Zones F.S. Wards.

[Handwritten signature]
13/11/09

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13.11.09

17 NOV 2009

Approved subject to the conditions mentioned in this office No. CE/ 6388 /SPESAM/2009

Engineer (E.S.)

S.E.P.M. A.E.B.P.E.S.M.

PROFORMA - B

1/3

CONTENTS OF SHEET

SITE PLAN & LOCATION MAP, 1st FLOOR PLAN, 2nd FLOOR PLAN, PLOT AREA STATEMENT, PAVING PLAN, 2nd AREA STATEMENT

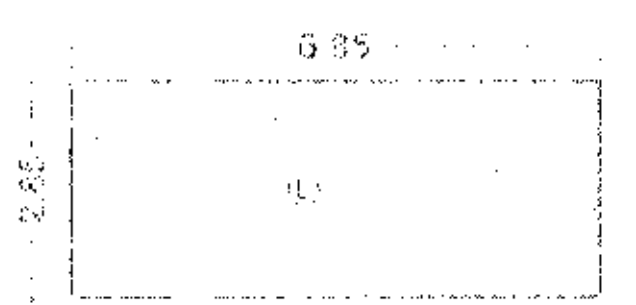
STAMP AND DATE OF RECEIPT OF PLAN

STAMP AND DATE OF APPROVAL OF PLAN

PROFORMA - A

AREA STATEMENT	CO. ME.
1. AREA OF PLOT	531.79
2. REDUCTION FOR	
3. PLOT ACQUISITION AREA (5% BACK AREA)	
4. 1% WIDEN ROAD	
5. ANY RESERVATION	
6. TOTAL PLOT AREA	
7. BALCONY AREA PER FLOOR	53.79
8. REDUCTION FOR BALCONY AREA (AS PER IS 800)	
9. NET AREA OF PLOTS	531.79
10. ADDITION FOR BALCONY BACK AREA	
11. TOTAL	
12. TOTAL AREA (5 + 6)	534.76
13. FSI PERMISSIBLE	1.00
14. FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	0.00
15. PERMISSIBLE FLOOR AREA (FLOOR)	534.76
16. GROUND FLOOR AREA	118
17. PROPOSED FLOOR AREA	416.91
18. EXCESS BALCONY AREA (AS PER IS 800)	10.37
19. TOTAL BUILT UP AREA (PROPOSED)	625.38
20. FSI COMPARISON	0.99
21. CASUALTY AREA	0.00
22. BALCONY STATEMENT	
23. AREA BALCONY AREA PER FLOOR	
24. PROPOSED BALCONY AREA PER FLOOR	AS PER STATEMENT
25. EXCESS BALCONY AREA PER FLOOR	
26. TOTAL EXCESS BALCONY AREA PER FLOOR	
27. TOTAL BUILT UP AREA (PROPOSED)	
28. FSI COMPARISON	
29. TOTAL PROPOSED AREA	625.38
30. EXCESS BALCONY AREA	10.37
31. AREA AVAILABLE FOR BUILDINGS	118
32. EXCESS BALCONY AREA	24.00
33. TOTAL BALCONY AREA	142
34. TOTAL PROPOSED	142
35. TOTAL PROPOSED	142
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13 NOV 2009



LINE DIA. FOR STAIRCASE & LIFT AREA OF STILT FLOOR

SCALE: 1:100

BUILT UP AREA CALCULATION FOR STAIRCASE & LIFT AREA OF STILT FLOOR (APPROXIMATE)

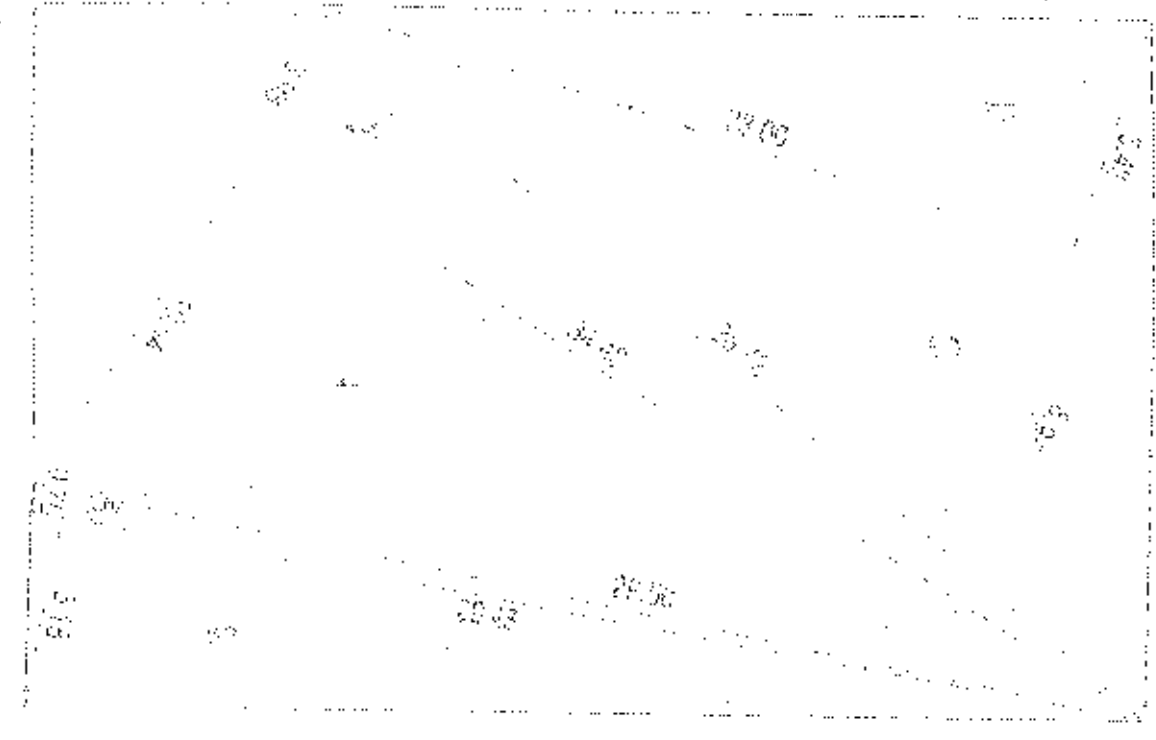
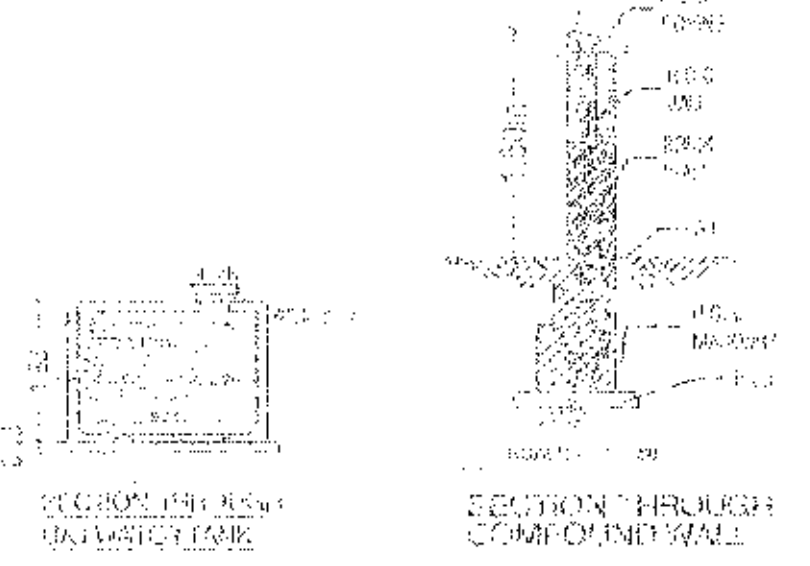
1. 3.85 X 0.50 X 1.00 = 1.92 SQ.M	
2. 1.92 X 1.00 = 1.92 SQ.M	
TOTAL	3.84 SQ.M

BUILT UP AREA STATEMENT

FLOOR AREA	BUILT UP AREA	PERMISSIBLE	PROPOSED	EXCESS	TOTAL BUILT UP AREA (SQ. MET.)
1st FLOOR	172.22	0.00	0.00	0.00	172.22
2nd FLOOR	152.94	15.59	18.1	2.51	153.45
3rd FLOOR	152.75	15.78	17.75	1.97	152.73
LIFT MACHINE RM. & C.H.W. TANK	21.75	1.00	1.00	0.00	21.95
TOTAL	512.91	32.37	36.80	4.48	525.38

PARKING STATEMENT

NO. OF VEHICLES	PARK. REQD.	NO. OF PLATS	RED. PARK.
BELOW 20.00 SQ.M	1 PER 4 PLATS	---	---
20.00 TO 45.00 SQ.M	1 PER 2 PLATS	---	---
45.00 TO 70.00 SQ.M	1 PER 1 PLAT	---	---
70.00 SQ.M ABOVE	2 PER 1 PLAT	---	---
10% FOR VISITORS PARKING	---	0	0.00
TOTAL PARKING REQD. - 4 AND 100	---	---	---
TOTAL PARKING PROVIDED - 10 REQD.	---	---	---



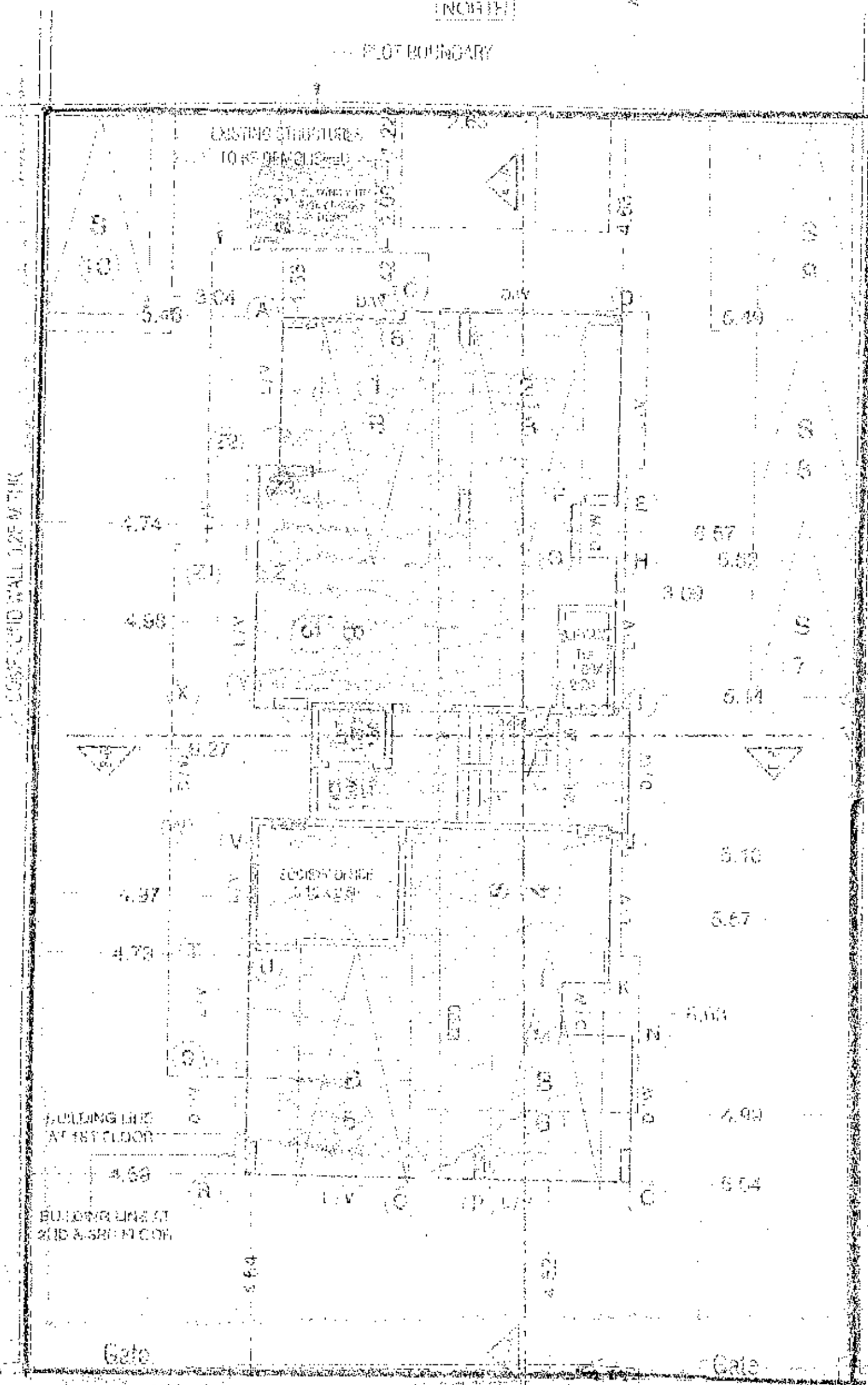
LINE DIAGRAM OF PLOT AREA

SCALE: 1:200

PLOT AREA CALCULATION

1. 6.43 X 10.00 X 0.5 = 32.15 SQ.M
2. 6.72 X 26.72 X 0.5 = 89.81 SQ.M
3. 34.18 X 3.95 X 0.5 = 67.25 SQ.M
4. 34.88 X 10.54 X 0.5 = 183.41 SQ.M
5. 39.50 X 0.75 X 0.5 = 14.81 SQ.M
6. 22.43 X 5.14 X 0.5 = 57.92 SQ.M
TOTAL PLOT AREA = 341.79 SQ.M

CONSIDER THE PLOT AREA AS PER P.R. (A.P.D.) 334 / 2006



STILT FLOOR PLAN

SCALE: 1:100



BLOCK PLAN

SCALE: 1:500



CERTIFICATE OF AREA... SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY... SIGNATURE OF ARCHITECT

NAME OF THE OWNER... SIGNATURE OF ARCHITECT

NAME AND ADDRESS OF ARCHITECT (I.S.)... SIGNATURE OF ARCHITECT

CONTENTS OF SHEET

TYPICAL FLOOR PLANS (1ST TO 3RD)

FLOOR PLAN & AREA CALCULATION, CARPET AREA CALCULATION

NAME OF DATE OF RECEIPT OF PLAN

17 NOV 2009

Approved subject to the conditions mentioned
in this office No./C/ 6358

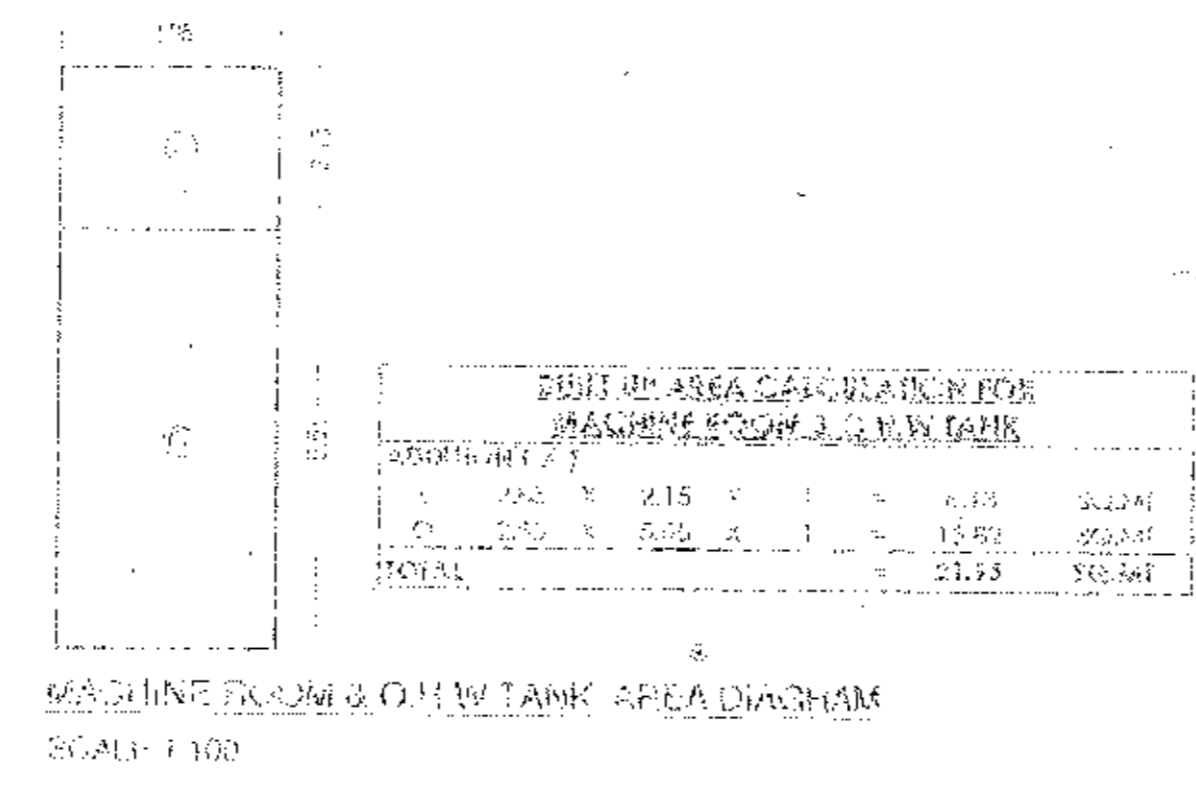
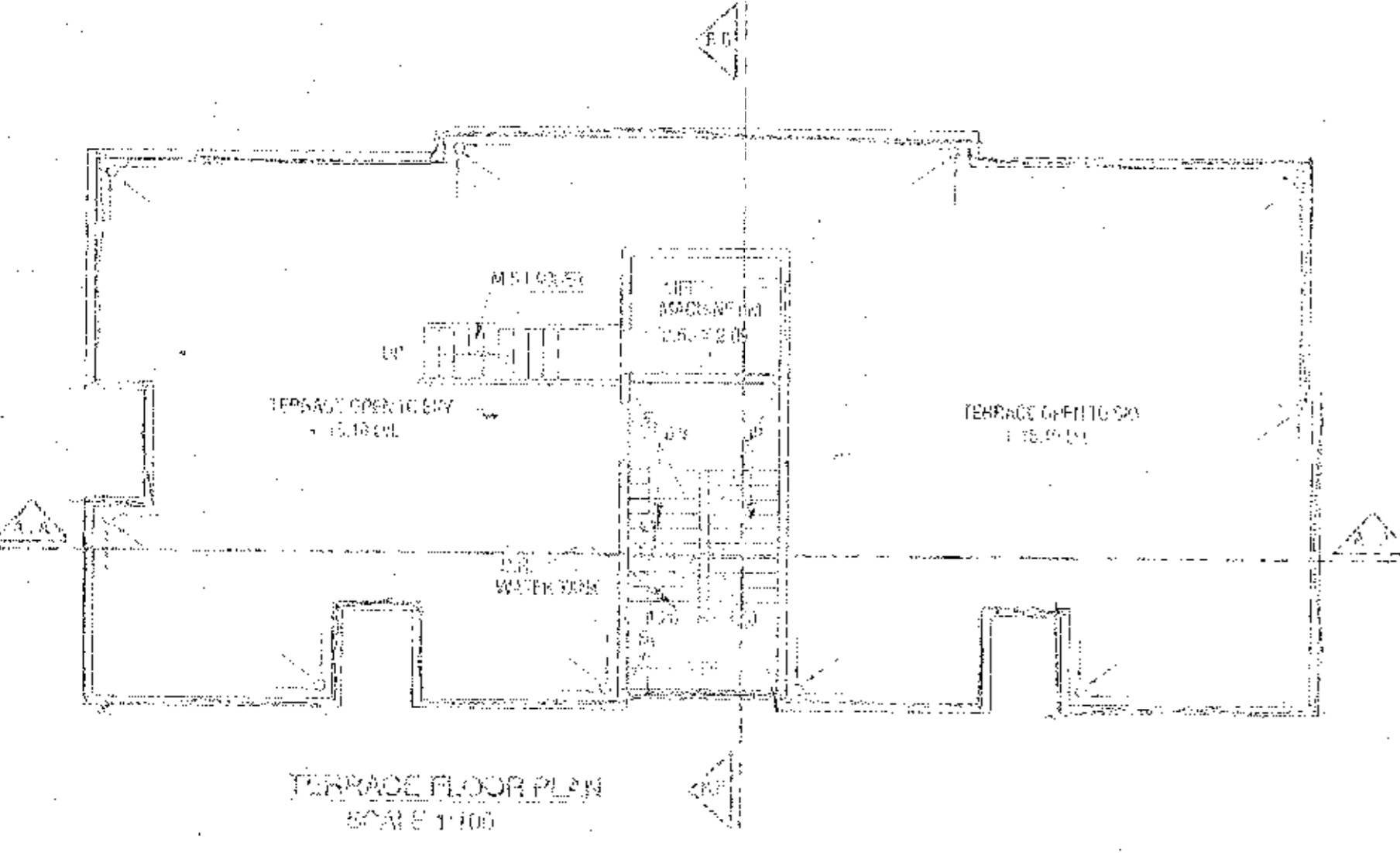
[Signature]
Executive Engineer Bldg. Prop. (E/S)

[Signature]
S.E.P.M. /A.E.B.P.E.S.M.

NAME OF DATE OF APPROVAL OF PLAN

[Signature]
11 NOV 2009

[Signature]



AREA CALCULATION FOR 1ST FLOOR PLAN

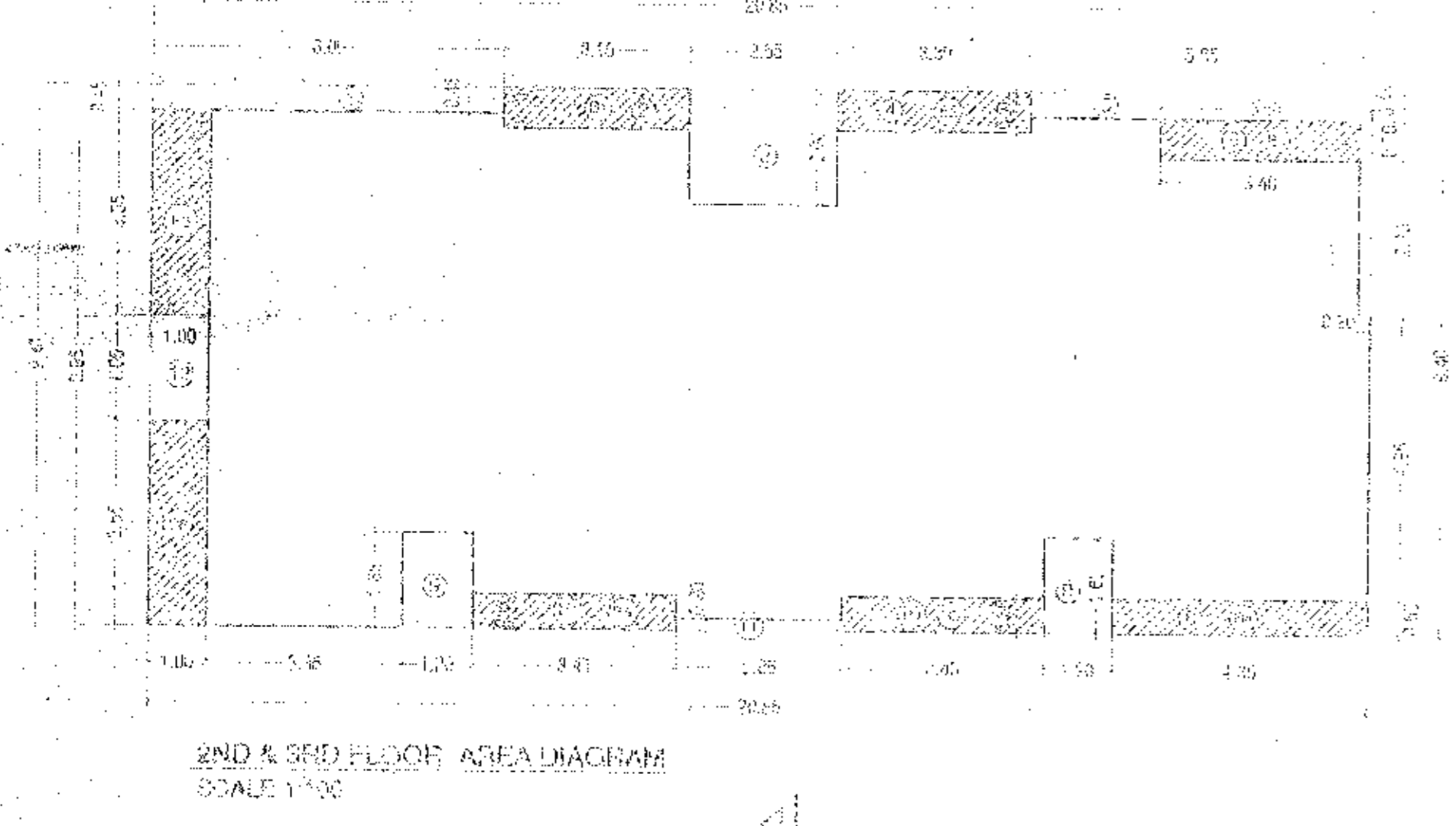
NO.	ROOM	SIZE	AREA	NO.	ROOM	SIZE	AREA
1	LIVING	9.10 X 9.47	86.16	8	TOILET	0.80 X 1.20	0.96
2	BED ROOM	3.60 X 3.45	12.42	9	PORCH	1.20 X 1.20	1.44
3	BED ROOM	3.60 X 3.45	12.42	10	PORCH	1.20 X 1.20	1.44
4	BED ROOM	3.60 X 3.45	12.42	11	PORCH	1.20 X 1.20	1.44
5	BED ROOM	3.60 X 3.45	12.42	12	PORCH	1.20 X 1.20	1.44
6	BED ROOM	3.60 X 3.45	12.42	13	PORCH	1.20 X 1.20	1.44
7	BED ROOM	3.60 X 3.45	12.42	14	PORCH	1.20 X 1.20	1.44
8	TOTAL		152.92	15	PORCH	1.20 X 1.20	1.44

CARPET AREA CALCULATION FOR 1ST FLOOR PLAN (NO. 100)

NO.	ROOM	SIZE	AREA
1	LIVING	9.10 X 9.47	86.16
2	BED ROOM	3.60 X 3.45	12.42
3	BED ROOM	3.60 X 3.45	12.42
4	BED ROOM	3.60 X 3.45	12.42
5	BED ROOM	3.60 X 3.45	12.42
6	BED ROOM	3.60 X 3.45	12.42
7	BED ROOM	3.60 X 3.45	12.42
8	TOTAL		152.92

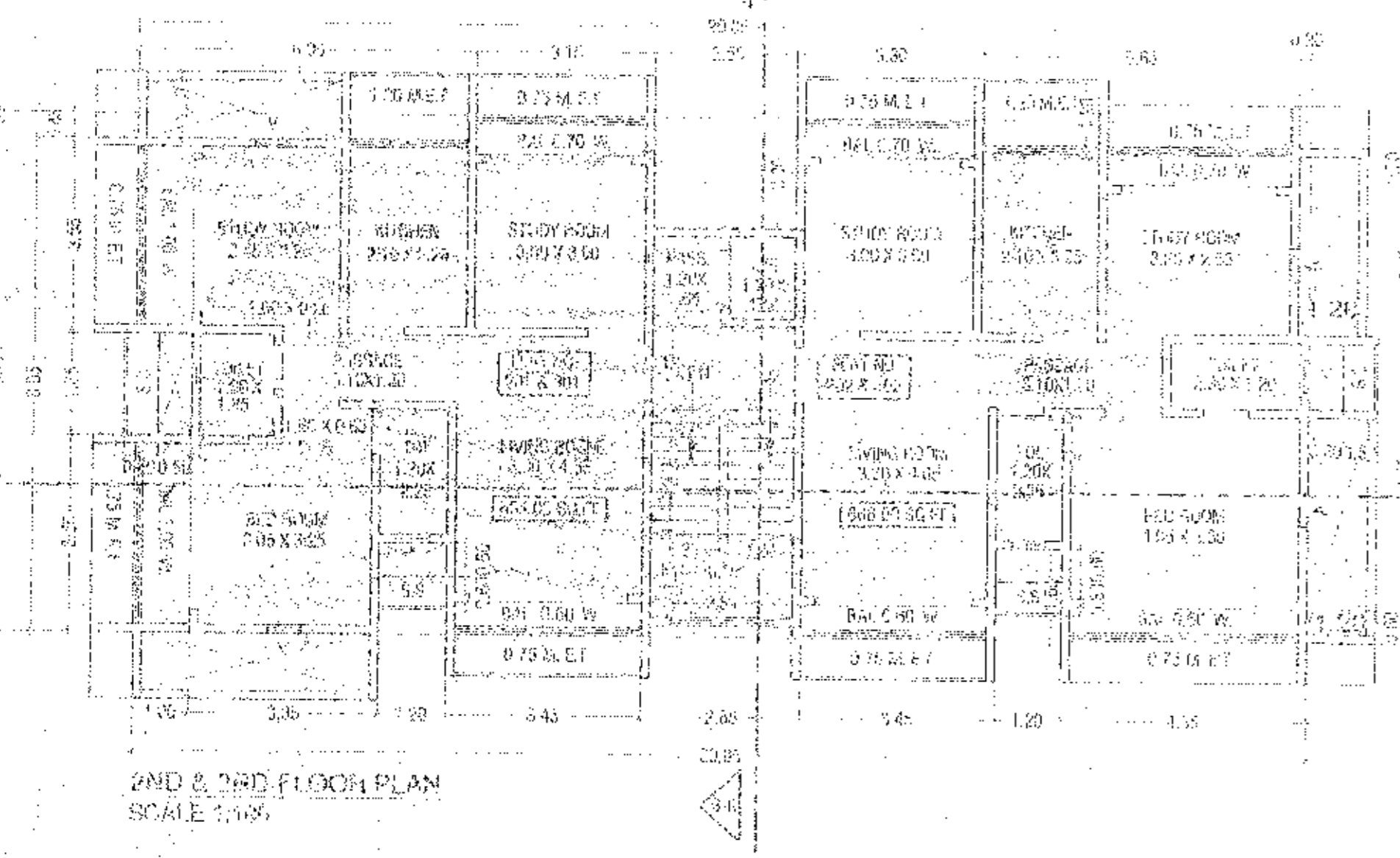
CARPET AREA CALCULATION FOR 1ST FLOOR PLAN (NO. 100)

NO.	ROOM	SIZE	AREA
1	LIVING	9.10 X 9.47	86.16
2	BED ROOM	3.60 X 3.45	12.42
3	BED ROOM	3.60 X 3.45	12.42
4	BED ROOM	3.60 X 3.45	12.42
5	BED ROOM	3.60 X 3.45	12.42
6	BED ROOM	3.60 X 3.45	12.42
7	BED ROOM	3.60 X 3.45	12.42
8	TOTAL		152.92



AREA CALCULATION FOR 2ND & 3RD FLOOR PLAN

NO.	ROOM	SIZE	AREA
1	LIVING	3.00 X 6.00	18.00
2	BED ROOM	3.00 X 6.00	18.00
3	BED ROOM	3.00 X 6.00	18.00
4	BED ROOM	3.00 X 6.00	18.00
5	BED ROOM	3.00 X 6.00	18.00
6	BED ROOM	3.00 X 6.00	18.00
7	BED ROOM	3.00 X 6.00	18.00
8	TOTAL		126.00

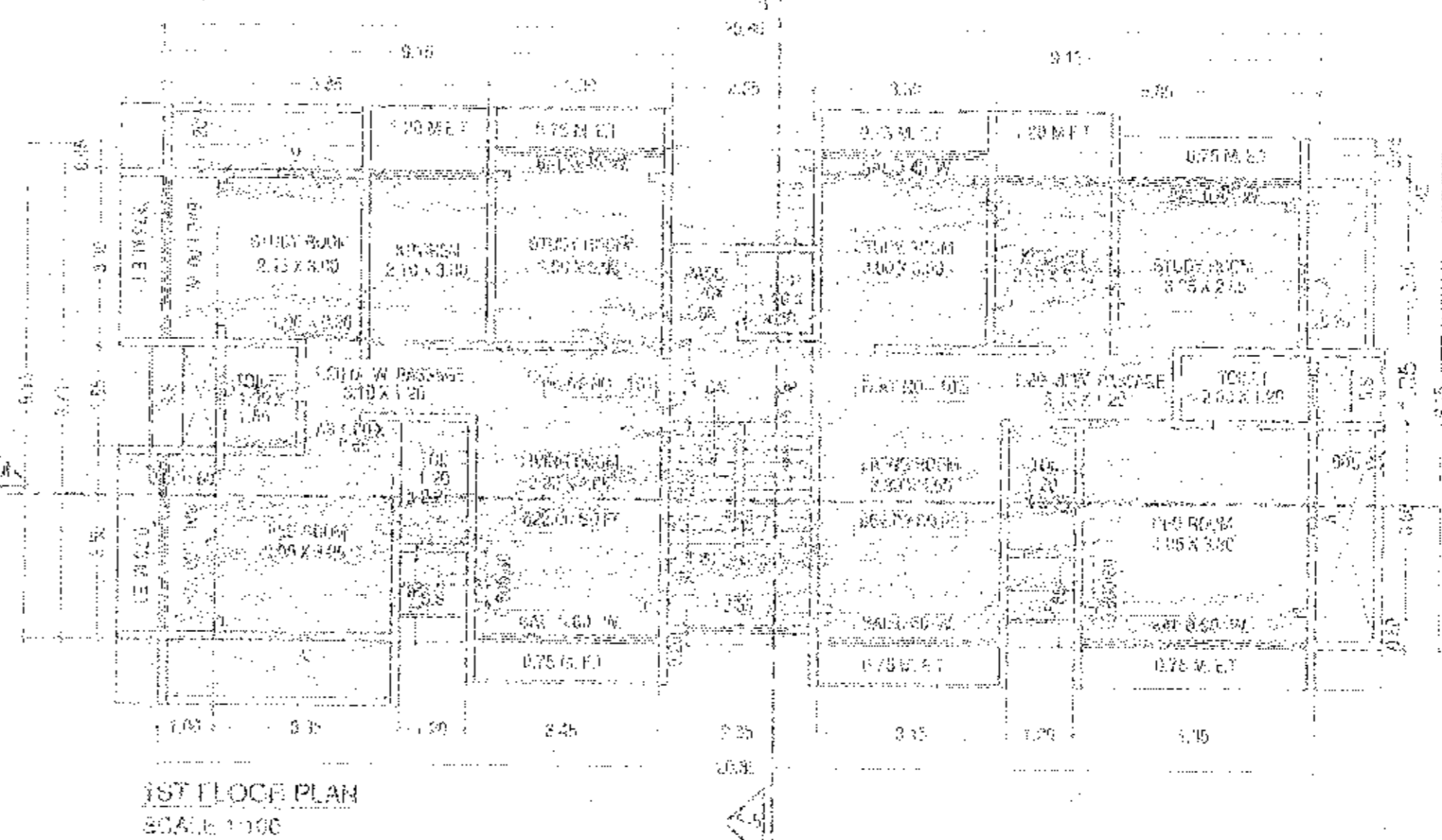


CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR PLAN

NO.	ROOM	SIZE	AREA
1	LIVING	3.00 X 6.00	18.00
2	BED ROOM	3.00 X 6.00	18.00
3	BED ROOM	3.00 X 6.00	18.00
4	BED ROOM	3.00 X 6.00	18.00
5	BED ROOM	3.00 X 6.00	18.00
6	BED ROOM	3.00 X 6.00	18.00
7	BED ROOM	3.00 X 6.00	18.00
8	TOTAL		126.00

CARPET AREA CALCULATION FOR 2ND & 3RD FLOOR PLAN

NO.	ROOM	SIZE	AREA
1	LIVING	3.00 X 6.00	18.00
2	BED ROOM	3.00 X 6.00	18.00
3	BED ROOM	3.00 X 6.00	18.00
4	BED ROOM	3.00 X 6.00	18.00
5	BED ROOM	3.00 X 6.00	18.00
6	BED ROOM	3.00 X 6.00	18.00
7	BED ROOM	3.00 X 6.00	18.00
8	TOTAL		126.00



DESCRIPTION OF PROPOSAL & PROPERTY

Proposed reconstruction of building in... [Address]

NORTH	SUB. NO.	DWG. NO.	DRAWN BY
	114	114	Asst. Eng.

SCALE	DATE	CHECKED BY
1:100	13/11/09	Manoj

REVISION DESCRIPTION

NO.	DESCRIPTION	DATE
1		

NAME OF THE OWNER

HERITAGE REALTORS C. A. TO OWNER
16 Chhatra Centre, 1th Food Channel,
Mumbai - 400 071.

NAME AND ADDRESS OF ARCHITECT (I/S)

[Signature]

B-104, Hising Building,
Municipal Corporation, 1th Road
Mumbai (W), Mumbai - 400 062
Tel: +91 22 60611991/60611992
Email: heritages@heritages.com

PROFORMA B

COURT NO. 23/E
 PROJECT NO. A/SECTION/ 55

17 NOV 2009

Approved subject to the conditions mentioned
 in this office No./CE/ 63 88 D/PESAM/West

[Signature]
 17.11.09

Executive Engineer Bldg. Prop. (E/S)

[Signature]
 18.11.09
 S.E.P.M. /A.E.P.E.S.M.

NAME OF THE PROJECT / PLAN

मुम्बई नगरपालिका
 उपमुख्य अभियंता कार्यालय
 (अ.क. कार्यालय) कोषी कार्यालय
 13 NOV 2009
 डी.ए.सी.ए.ई./डी.पी./ई.ए.

DESCRIPTION OF PROJECT / PARTS

The project is a building project...
 (Small text describing the project details)

NO.	JOB NO.	DATE	DRAWN BY
1
2
3
4

REVISIONS / ALTERATIONS

NAME OF THE OWNER

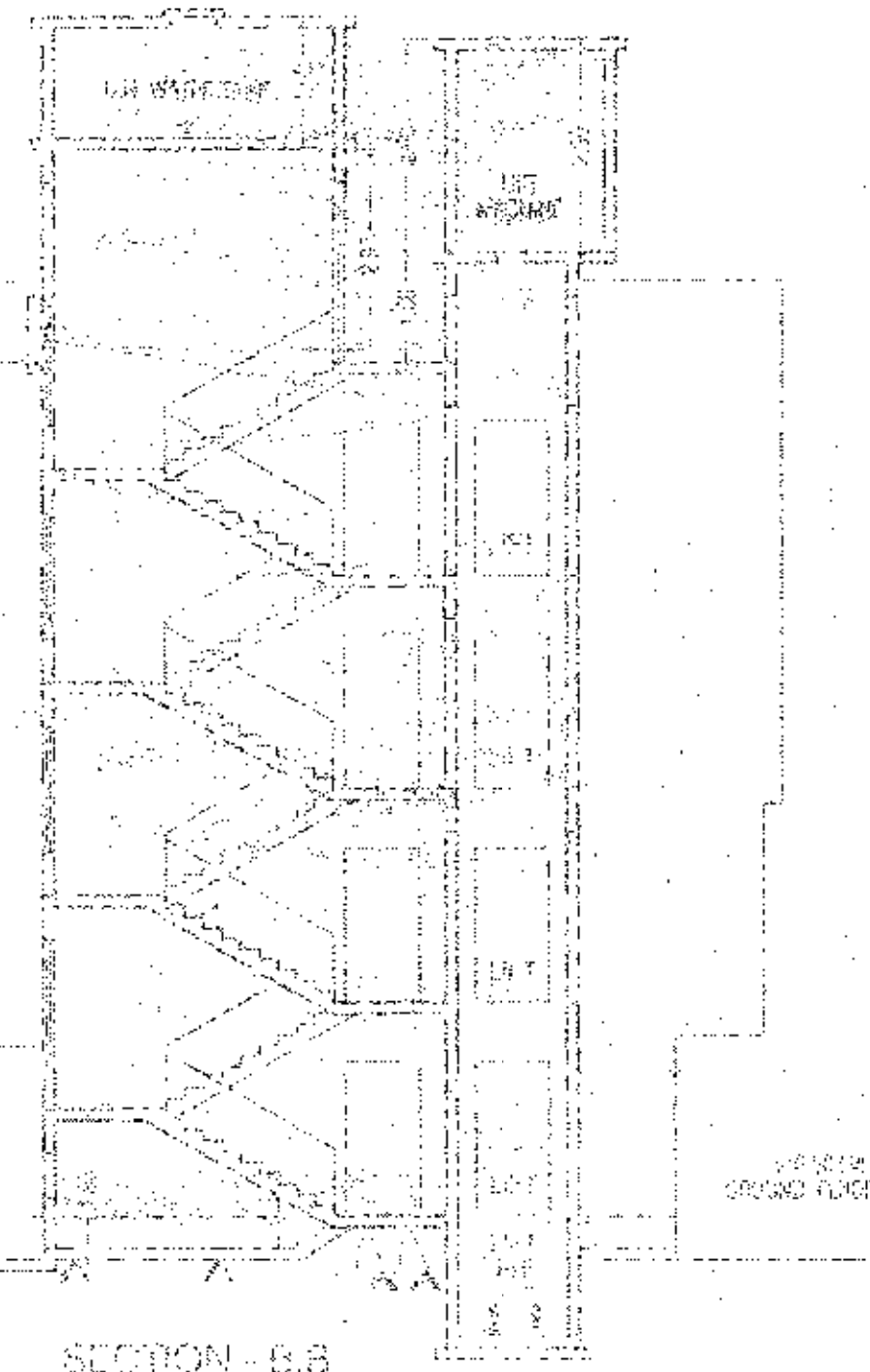
HERIASE PRABHAKAR S.A. TO CARPENTER
 102, Keshavnagar, 101, Prasad, Chhatrapati
 Shivaji Maharaj, Mumbai - 400 071

[Signature]
 SIGNATURE

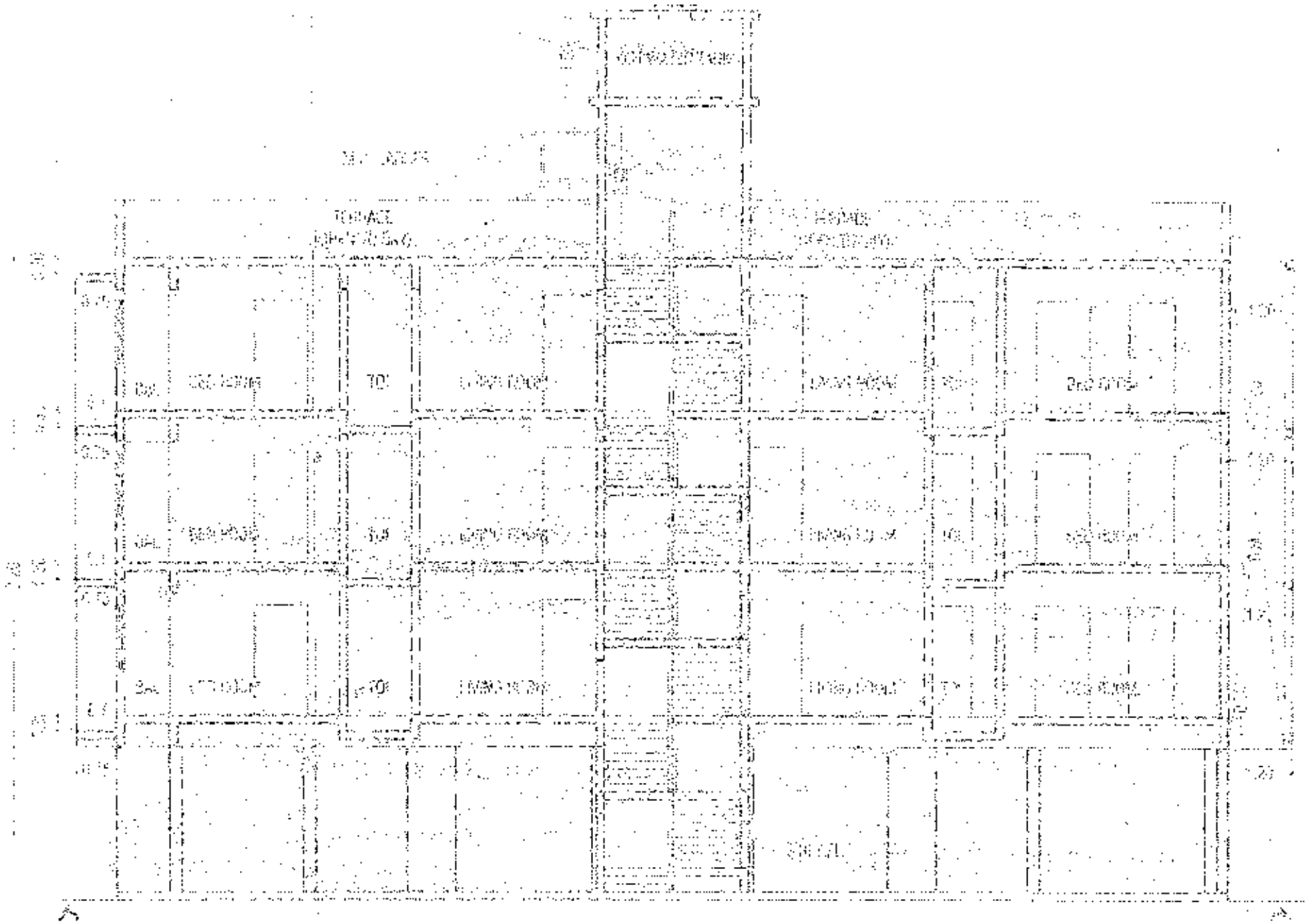
NAME AND ADDRESS OF ARCHITECT / I.E.

[Signature]
 SIGNATURE

302, 3rd Floor Building,
 Western Suburban Bank, 101
 Chhatrapati Shivaji Maharaj, Mumbai - 400 071
 Tel: 2392240, 2392241
 Email: mumbai@heriasepm.com



SECTION - B.B
 SCALE 1/100



SECTION - A.A
 SCALE 1/100

LEVEL
 1.000
 1.200
 1.400
 1.600
 1.800
 2.000

LEVEL
 1.000
 1.200
 1.400
 1.600
 1.800
 2.000

जल अभियंता इमारत प्रस्ताव / (पु.उ.)
जल विभाग

जल अभि. / २१८८ / काज. (नि. वसं.) / ना हरकत प्रमाणपत्र
२५/११/२०१०

विषय :- न.भू.क. १४५८, १४५८ / शे ८, मौजे चेंवूर, ११ वा रस्ता, चेंवूर (प) येथील
प्रस्तावित रहिवासी इमारतीस नाहरकत प्रमाणपत्र.

संदर्भ :- सी.ई./६३८८/वी.पी.ई.एस./ए.एम. दि. १७/११/२००९.

मालकाचे नाव :- मेसर्स हेरिटेज रिअल्टर्स मालकाकरीता प्रतिनिधी.

जल अभियंता यांच्या आदेशावरून, मी आपणास नमूद करतो की, संदर्भित इमारतीस खालील अटींच्या
सापेक्ष ह्या विभागापुरती हरकत नाही.

१. घरगुती प्रयोजनाकरीता पाणीपुरवठा, प्रतिदिन दरडोई ४५ लिटर्स ह्या प्रमाणात प्रचलित नियमानुसार, तावा प्रमाणपत्र
सादर केल्यावर दिला जाईल.
२. प्रस्तावित इमारतीच्या बांधकामासाठी व इमारतीस तावा प्रमाणपत्र मिळाल्यावर फ्लशिंगसाठी विहिरीचे अथवा
कूपनलिकेचे पाणी वापरावे, ते पाणी महानगरपालिकेच्या पाण्यात मिसळू देवू नये, तसेच त्यासाठी स्वतंत्र साठवण
टाकी व वेगळ्या रंगाने रंगवलेल्या स्वतंत्र जलवाहिन्या वापराव्यात.
३. भूमिगत शोषण टाकी किंवा टाकीचे झाकण लगतच्या जमिनीच्या पातळीपासून कमीतकमी ३० सें.मी. उंचावर
असावे.
४. प्रस्तावित इमारतीमधील शौचकुपात फ्लशिंग साठी फक्त ड्युएल फ्लश व्हॉल्व्ह / ड्युएल फ्लशिंग सिस्टर्न
(आय.एस.आय.मार्क असलेले) किंवा मॅन्युअली कंट्रोल्ड कॉव्स् वापरण्यात यावेत.
५. सदर ना हरकत प्रमाणपत्र दि. १७/११/२००९ च्या क. सी.ई./६३८८/वी.पी.ई.एस./ए.एम. अन्वये मंजूर
झालेल्या आराखड्या सापेक्ष देण्यात येत आहे. ह्या आराखड्यामध्ये काही फेरवदल झाल्यास, सदरहू नाहरकत
प्रमाणपत्र रद्द समजण्यात येईल व सुधारीत आराखड्यासाठी ह्या कार्यालयाकडून नवीन नाहरकत प्रमाणपत्र प्राप्त
करणे बंधनकारक राहिल.

सदर नाहरकत प्रमाणपत्र निर्गमित केल्या दिनांकापासून दोन वर्षांपर्यंत वैध राहिल.

[Signature]
२५/११/१०

कार्यकारी अभियंता, जलकामे (नियोजन व संशोधन)

2514

28 JAN 2010

015507

११, १२, १३, १४, १५, १६, १७

S.E. (B.P.) III - 1/1/10

[Signature]
A.E. (B.P.) III

M.
pl. attach to file.

[Signature]
30/01/2010
S.E. (B.P.) III

2911

[Signature]
28/1/10
43
28/1

525



CONSTRUCTIVE
India

Tel : 2577 0581 / 2579 2480
Mobile : 93226 59022

**CIVIL ENGINEERS, CONTRACTORS &
LICENCE PLUMBER (NO. 3273)**

Specialist In : R. C. C. Structural Repairs, Epoxy,
Polymer Base Treatment, Waterproofing & Plastering

Ref. No. : _____

Date 25/1/2010

TO
The Assistant \ Executive Engr.
Building proposal
Mumbai

Sub: Drainage Approval for proposed building at C.T.S No. 1458, 1558 / 1 to 8
village chembur, at 11th Rd, Mumbai - 400071

Ref: CE/ 6388/ BPES/AM

Sir,

Please find enclosed herewith following documents

- 1. Appointment letter from owner.
- 2. Three sets of approved plan showing drainage layout.

Therefore you are kindly requested to give the necessary approval for the same.

Thanking You

Faithfully

CONSTRUCTIVE INDIA
 V.D. SANANT (L.P. NO.3273)

कुलसुबई मन्त्रालय पारिक
 उपसमुख अभियेता शरीर, कर्मचर
 (उर्ध्व उपसुबई) कर्मि कर्मचर
 27 JAN 2010
 015508

S.E.(B.P.)M-I/II/III
A.E.(B.P.)M

M
 28 01/2010
 SEC(BP)M/A

Tel. : 2577 0581 / 2579 2480
Mobile 93226 59022

CONSTRUCTIVE India

CIVIL ENGINEERS, CONTRACTORS &
LICENCE PLUMBER (NO. 3273)
Specialist In : R. C. C. Structural Repairs, Epoxy,
Polymer Base Treatment, Waterproofing & Plastering

Ref. No. : _____

Date: 11 / 11 / _____

To,
Assistant / Executive Engineer (ES.)
Building Proposals,
Vikhroli (W)
number

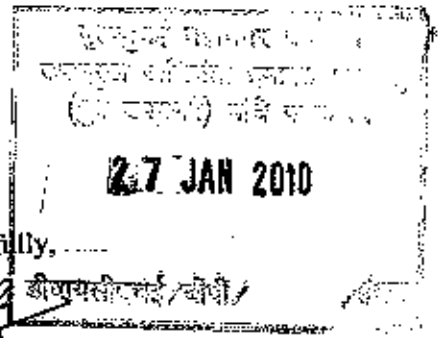
Sub : Drainage Specification for proposed building
at C.T.S. No 1458 1458/T. 408
Village Kumbhumba - 71
Ref: CE/6388/BPEC/Am

Sir,

- 1) Proposals drainage line is 6" Dia S.W. Pipes shown in Red.
- 2) Existing drainage line is shown in green.
- 3) All proposed main line is 6" Dia S.W. Pipes.
- 4) All Proposed branch drainage line is 4" S S.W. Pipes.
- 5) All inspections chambers are 36" x 18" size.
- 6) Slope is - 1 = 80
- 7) All verticle drain line is cast Iron pipes upto 1st floor level.
- 8) Every dead end has vent pipes.
- 9) G.T. = Gully trap.
- 10) I.C. = Inspection Chambers
- 11) S.W. = Stone wear.
- 12) V.P. = Vent pipe.

Thanking you,

Yours faithfully, _____



Date: 15th January, 2008.

To,

The Assistant Engineer/Executive Engineer
M.C.G.M.,
Mumbai,

Sub. Appointment of Plumbing License No-3273 for Prop. Reconstruction of exiting Building on land bearing C.T.S No. 1458 of village Chembur 11th Road Chembur, Mumbai-400071.

Ref: I.O.D. sanctions No-CH/6388/BPES/AM-17.09.2009 for M/s. Heritage Realtors C.A. to Owner.

Respected Sir,

We hereby appoint Mr. V. D. Sawant having plumbing license No.-3273 as our license plumber for our above said project.

Please do the needful.

Thanking you,

For Heritage Realtors

[Signature]
Partner

