

MUNICIPAL CORPORATION OF GREATER MUMBAI  
No.TP/LO/809/LONS

To:

13 MAR 2007

Shri. Ramesh Dalvi  
M/s. Ramesh Dalvi & Associates  
Janki Niwas, 1st floor, D.L. Vaidya Road,  
Dadar (W)  
Mumbai -400038

Sub :- Proposed amended Sub-division/amalgamation of plot bearing  
C.T.S. No.303/B, 303/C, 303/D, 303 A/1,303 A/1 to 50, 303 A/2,  
303 A/3 at Bhandup, Datta Mandir Road, Bhandup (W)

Sir,

Your proposal for layout / sub-division / amalgamation of the above land is hereby approved subject to the terms and conditions as have been registered by your client. You will please make it clear to your client that in case of breach of any of the terms and conditions, the deposit amount paid by him is liable to be forfeited and permission granted will be revoked.

You will now please demarcate the boundaries of your client's holdings of the various plots, the reservations and the road alignment on site as per the approved plan and arrange to show the same to the Assistant Engineer, Building Proposals by fixing an appointment with him and get his approval to the layout.

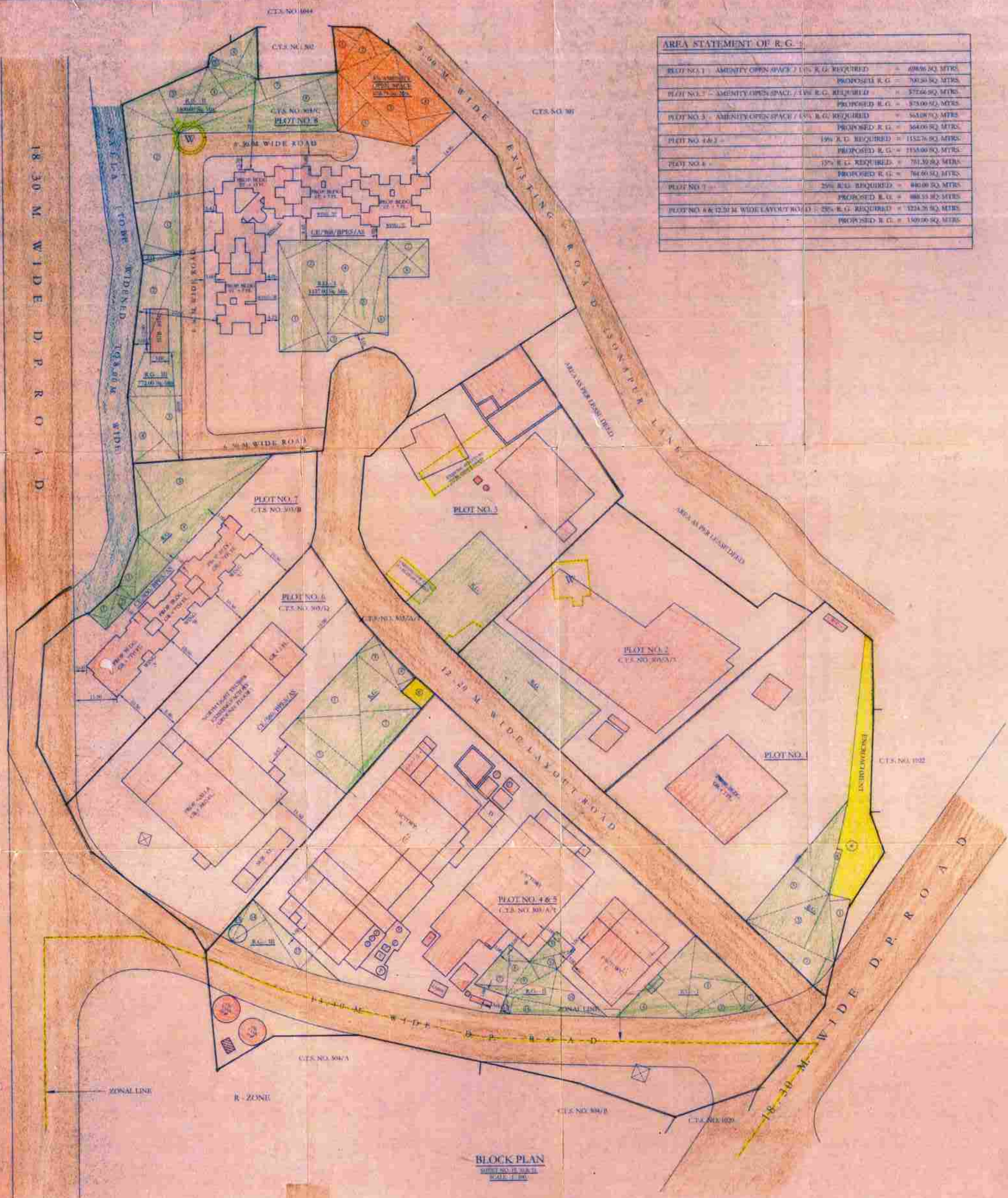
Please note that, the work of construction of roads, filling of low lying land, diverting nallas, laying sewer lines etc. should not be done unless due intimation is given to the Executive Engineer, Roads Construction, E.S. Executive Engineer [S.W.D. & H.E., E.E. (T & C) for parking layout Executive Engineer [Sewerage Planning] and your permission is obtained for proceeding with the work.

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

Yours faithfully,

*dia chak*  
12/3/07  
Executive Engineer  
[Building Proposal] Eastern Subs





AREA STATEMENT OF R.G.	
PLOT NO. 1 - AMENITY OPEN SPACE / 15% R.G. REQUIRED	= 4986 SQ. METRS.
PROPOSED R.G.	= 7020 SQ. METRS.
PLOT NO. 2 - AMENITY OPEN SPACE / 15% R.G. REQUIRED	= 3726 SQ. METRS.
PROPOSED R.G.	= 5730 SQ. METRS.
PLOT NO. 3 - AMENITY OPEN SPACE / 15% R.G. REQUIRED	= 3438 SQ. METRS.
PROPOSED R.G.	= 5157 SQ. METRS.
PLOT NO. 4 & 5	19% R.G. REQUIRED = 11526 SQ. METRS.
PROPOSED R.G.	= 21540 SQ. METRS.
PLOT NO. 6	15% R.G. REQUIRED = 7512 SQ. METRS.
PROPOSED R.G.	= 11268 SQ. METRS.
PLOT NO. 7	25% R.G. REQUIRED = 4400 SQ. METRS.
PROPOSED R.G.	= 6600 SQ. METRS.
PLOT NO. 8 & 12.20 M WIDE LAYOUT ROAD - 25% R.G. REQUIRED	= 3224 SQ. METRS.
PROPOSED R.G.	= 4836 SQ. METRS.

PERFORMA 'B'

CONTENT OF SHEETS -

A. LAYOUT PLAN

B. LOCATION PLAN

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STAMP OF DATE OF RECEIPT OF PLAN -

मुम्बई महानगर पालिका  
उपमुख्य अभियंता इमारत प्रमाण  
(पूर्व जलगाय) वॉर्क इंग्लिश  
E-8 MAR 2007  
श्री बाबू ली.सुब.ड./सी.पी./

**3 MAR 2007**

Approved subject to terms and conditions mentioned in an official letter No. CE/11/303A/1/2/3/4/5/6/7/8

1) This approval is for the position of access roads, and location of recreation/amenity spaces only.

2) This approval is not for lifts, its users and open spaces around the same.

3) Special attention is drawn to condition No. 1 and 2 of the Terms and conditions in the letter referred above.

*[Signature]*  
SE (BP) ES W/W

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STAMP OF DATE OF APPROVAL OF PLAN -

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DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED PLAN FOR THE PROPOSED LAYOUT ON PLOT BEARING C.T.S. NO. 303A/1, 303A/1 TO 50, 303A/2, 303A/3, 303/B, 303/C & 303/D OF VILLAGE BHANDUP AT BHANDUP (west), MUMBAI - 400 078.

NAME & SIGNATURE OF OWNER

M/s. K. MAHADEV & CO. PVT. LTD. *[Signature]* **DIRECTOR**  
 LIESEE TO MAHADEV DAMODAR KINI & OTHERS *[Signature]* **DIRECTOR**

DRG. NO.	SCALE	DATE	DRN BY	CHK. BY
2/3	AS SHOWN	07/03/07	PANKAJ	

NORTH LINE	NAME & ADDRESS OF ARCHITECT	SIGN. OF ARCHITECT
N	M/s. RAMESH DALVI & ASSO. ARCHITECT & ENGINEERS 002, GROUND FLOOR, 'A' - WING, SHREE SWAMI SAMRITH NAGAR, OPP. SHANGHAI BISCUIT CO., NEAR PRINT HOUSE, BHANDUP (W), MUMBAI - 400 078. PHONE NO. 2566 73 44 / 45 / 46.	<i>[Signature]</i> RAMESH DALVI (E/A/82/7277)

**DETAILS OF LAYOUT PLOTS :-**

BUILDING APPROVAL NO. :-		---		---		---		---		CH/500 BPES/AS	CR/500 BPES/AS	CE/500 BPES/AS	---				
S. No.	DESCRIPTION	Plot No. 1 sq.mts.	Plot No. 2 sq.mts.	Plot No. 3 sq.mts.	Plot No. 4 & 5 sq.mts.	Plot No. 6 sq.mts.	Plot No. 7 sq.mts.	Plot No. 8 sq.mts.	Plot No. 9 sq.mts.	LAYOUT ROAD AREA	TOTAL						
	C.T.S. No.	C.T.S. No. 303A/1 & 303A/1 to 50				C.T.S. No. 303A/1	C.T.S. - 303/D	C.T.S. - 303/B	C.T.S. - 303/E	C.T.S. - 303A/2							
1.	AREA OF PLOT	17634.29 + 486.70 = 14130.99										10120.10	5156.60	3717.00	10423.00	3285.10	46822.70
	1a. AS PER SEPARATE P.R. CARD	17634.29 + 486.70 = 14130.99										10120.10	5156.60	3717.00	10423.00	3285.10	46822.70
	1b. AS PER TRIANGULATION METHOD	4682.25	387.75	3754.00	10120.25	5156.78	3717.75	10423.25	3285.25	44957.28							
	1c. AS PER LEASE AGREEMENT	4682.25	387.75	3753.89	10120.10	5156.60	3717.00	10423.00	3285.10	44955.60							
1d. LEAST AREA AS PER APPROVAL BLDG / LEASE P.R. CARD	4682.25	387.75	3753.80	10120.10	5154.68	3717.00	10423.00	3285.10	44953.77								
2.	DEDUCTION FOR :-																
	g. PROPOSED D.P. ROAD / SHT. BACK	22.50	---	---	2455.00	78.75	357.00	---	---	151.35	---	---	---	---			
	TOTAL	22.50	---	---	2455.00	78.75	357.00	---	---	151.35	---	---	---	---			
3.	BALANCE AREA OF PLOT	4659.75	387.75	3753.89	7685.10	5078.93	3360.10	10423.00	3132.85	41928.27							
	h. 5% AMENITY OPEN SPACE	---	---	---	---	---	---	---	---	---	---	---	---	---			
	TOTAL	---	---	---	---	---	---	---	---	---	---	---	---	---			
4.	NET GROSS AREA OF PLOT	4659.75	387.75	3753.89	7685.10	5078.93	3360.10	9901.35	2998.21	41247.40							
5.	DEDUCTION FOR :-																
A)	RECREATIONAL GROUND ON NET GROSS AREA OF PLOT	A1	0% DEDUCTABLE		---	---	---	---	---	---	504.00	1485.28	449.28	2438.56			
		A2	10% DEDUCTABLE		465.98	381.78	375.39	768.51	507.59	---	---	---	---	2493.25			
		A3	TOTAL = (A1 + A2)		465.98	381.78	375.39	768.51	507.59	504.00	1485.28	449.28	4937.81				
6.	BALANCE AREA OF PLOT (3 - 4)	4193.77	3435.97	3378.50	6916.59	4568.34	2856.00	8416.57	2543.93	36311.67							
7.	AREA UNDER ENCROACHMENT	484.75	---	---	---	16.02	---	---	---	900.77							
8.	NET AREA OF PLOT (6 - 7)	3709.02	3435.97	3378.50	6916.59	4552.32	2856.00	8416.57	2543.93	35410.90							
9.	PERMISSIBLE FSI	1.00	1.00	1.00	1.00	(0.90)	1.00	1.00	1.00	1.00							
10.	PERMISSIBLE BUILT UP AREA	3709.02	3435.97	3378.50	6916.59	4097.09	2856.00	8416.57	2543.93	35335.67							
11.	ADDITION FOR D.P. ROAD / SHT. BACK	22.50	---	---	2455.00	78.75	357.00	---	---	151.35	3025.50						
12.	TOTAL PERMISSIBLE AREA (10 + 11)	3731.52	3435.97	3378.50	9371.59	4175.84	3213.00	8416.57	2678.18	36361.17							
13.	ADDITION FOR T.D.R. UTILIZATION	---	---	---	---	---	---	---	---	430.00	430.00						
14.	NET TOTAL AREA PERMISSIBLE WITH T.D.R.	3731.52	3435.97	3378.50	9371.59	4175.84	3663.00	8416.57	2678.18	36831.17							
15.	EXISTING BUILT UP AREA	---	---	---	---	---	664.65	---	---	---	664.65						
16.	PROPOSED BUILT UP AREA	---	---	---	---	---	3410.85	3662.80	8334.12	---	15077.77						
17.	TOTAL PROPOSED BUILT UP AREA	---	---	---	---	---	4075.90	3662.80	8334.12	---	16072.42						
											LAYOUT ROAD AREA	2678.18					
												11094.75					

**PERFORMA - 'B' :-**

**CONTENT OF SHEETS :-**

A. LAYOUT CHART

**STAMP OF DATE OF RECEIPT OF PLAN :-**

बृहन्मुंबई महानगर पालिका  
उपममुख अमिबना इमारत इलाका  
(पूर्व उपमनार) वॉरि कार्यालय  
13 MAR 2007  
बी वाय सी एच. ड./बी.सी./

**STAMP OF DATE OF RECEIPT OF PLAN :-**

13 MAR 2007

Approved subject to terms and conditions mentioned in the  
letter No. CE/21/2007 dated .....  
1) This approval is for the position of access roads, and location  
of recreation/amenity spaces only.  
2) This approval is not for bridges, its access and open spaces  
around the same.  
3) Special attention is drawn to condition Nos. ....  
and ..... of the Terms and conditions in the letter  
referred above.

(Signature)  
A. R. S. S. P.  
A. R. S. S. P.

**DESCRIPTION OF PROPOSAL & PROPERTY :-**

AMENDED PLAN FOR THE PROPOSED LAYOUT  
ON PLOT BEARING C.T.S. NO. 303A/1, 303A/1 TO 50,  
303A/2, 303A/3, 303/B, 303/C & 303/D OF VILLAGE,  
BHANDUP AT BHANDUP (west), MUMBAI - 400 078.

**NAME & SIGNATURE OF OWNER :-**

M/s. K. MAHADEV & CO. PVT. LTD.  
FOR K. MAHADEV & CO. PRIVATE LTD.  
LESSEE TO MAHADEV DAMODAR KINI & OTHERS  
(Signature)  
DIRECTOR  
SIGNATURE OF OWNER

DRG. NO.	SCALE	DATE	DRN. BY	CHD. BY
3/3	AS SHOWN	07/03/07	PANKAJ	

**NAME & ADDRESS OF ARCHITECT :-**

M/s. RAMESH DALVI & ASSOCIATES  
ARCHITECT & ENGINEERS  
002, GROUND FLOOR, 'A' WING,  
SHREE SWAMI SAMRTH NAGAR,  
OPP. SHANGRILA BISCUIT CO.,  
NEAR PRINT HOUSE, BHINADIP (W),  
MUMBAI - 400 078.  
PHONE NO. 2560 75 44 / 45 / 46

(Signature)  
SIGN OF ARCHITECT  
RAMESH DALVI  
(CA/82/7277)