

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/1191/BPES/AS

To,

Shri. Milind Fulzele of
M/s. Space Design,
1101, 11th Floor, Satra Plaza,
Plot No. 19 & 20, Palm Beach Road,
Sector - 19-D, Vashi,
Navi Mumbai : 400 703.

Sub: Amended plans for proposed redevelopment of existing building No. 18 along with Existing Office Building No. 7 & 8 on plot bearing C.T.S. No. 352(pt) of Village Hariyali at Tagore Nagar, MHADA Colony, Vikhroli (East), Mumbai

Ref: Your Online application 04.01.2018

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 **21.06.2008** and amended plan approval letter under even No. dated **26.12.2008, 16.05.2016** and following additional conditions.

1. That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
2. That the requisite payments, deposits, premium shall be paid.
3. That the C.C. shall be got endorsed as per approved amended plan
4. That the extra water and sewerage charges shall be paid in 'S' ward.
5. That the valid Janata Insurance policy shall be submitted.
6. That the undertaking will be submitted from the Owner/developer stating that suitable condition in sale agreement will be incorporated, thereby informing the prospective buyers regarding joint open space deficiency & in case of future development of adjoining plot with deficiency in joint open space they will not raise objection for the same.
7. That the last paid of Assessment shall be submitted.
8. That the top most elevation of the building will be certify by Airport Authority of India mentioning that the Average mean sea level of the building is within the permissible limits of civil aviation NOC. The same shall be submitted before OCC.
9. 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 residents /occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with perspective buyer to that effect shall be incorporated by the Developer / Owner.
10. That the site office structure shall not be used for human habitation.
11. That the deposit of Rs. 8610/- paid by you is liable to be forfeited and Temporary Site / Sale office demolished at your risk and cost in the event of your failure to abide by any of the aforesaid conditions.
12. That the site office permission for a period of six months from the date hereof as a temporary uses and shall be removed immediately after stipulated period is over or even earlier if required by this office.
13. That the phase programme shall be informed to MHADA and NOC shall be submitted from MHADA before asking C.C.



One set of amended plans is digitally signed as token of Municipal Approval

Your's faithfully,

AVANASH
GORAKSH
TAMBEWAGH

E.E. (B.P.) E.S.-II

PRADEEP
KUMAR
SURYABALI
PAIYAK

S.E. (B.P.) S-T/E

Hendra
Chaganlal
Siddhanta

A.E. (B.P.) S & T

PHASE PROGRAMME

PHASE	WING	BUILT UP AREA	REMARK
PHASE - I	Temporary site/sale office	399.90 M.	IN PLACE OF WING 'A'
	Wing 'B' - S/R + 22 Floors Wing 'A' & 'C'	4379.41 M.	SALE COMPONENT NIL
PHASE - II	Wing 'A' - Gr. (Pl.) + Silt (Pl.) + 22 Floors along with parking tower.	3158.56 M.	REHAB + MHADA SHARE & PARKING TOWER (Site office to be demolished)
	Wing 'B' - Gr. (Pl.) + 22 Floors Wing 'C' - Gr. + 7 Floors	4379.41 M. 418.04 M.	SALE COMPONENT MHADA SHARE + SALE (Reliance Transformer to be shifted in wing 'B')

CAR PARKING STATEMENT (RECENT POLICY) SHEET NO. 1/4

CARET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS. OF TENEMENTS	NOS. OF PARKING SPACES
BELOW 35.00	1 PARKING / 8 TENEMENTS	0/00	0/00
BETWEEN 35.00 TO 45.00	1 PARKING / 4 TENEMENTS	0/00	1/00
BETWEEN 45.00 TO 75.00	1 PARKING / 2 TENEMENTS	21/00	10/50
75.00 TO ABOVE	1 PARKING / 1 TENEMENTS	0/00	0/00
TOTAL		21/00	10/50
ADD 25.00% VISITOR PARKING			
TOTAL REQUIRED PARKING SPACES			13/25
TOTAL PROPOSED PARKING SPACES AS PER PHASE PROGRAMME			
			13/25

CAR PARKING STATEMENT (PROPOSED POLICY)

CARET AREA IN SQ. MT.	PARKING REQD. BY RULES	NOS. OF TENEMENTS	NOS. OF PARKING SPACES
BELOW 45.00	1 PARKING / 4 TENEMENTS	0/00	0/00
BETWEEN 45.00 TO 60.00	1 PARKING / 4 TENEMENTS	21/00	21/00
BETWEEN 60.00 TO 80.00	1 PARKING / 2 TENEMENTS	0/00	0/00
80.00 TO ABOVE	1 PARKING / 1 TENEMENTS	0/00	0/00
TOTAL		21/00	21/00
ADD 25.00% VISITOR PARKING			
TOTAL REQUIRED PARKING SPACES			26/25
TOTAL PROPOSED PARKING SPACES AS PER PHASE PROGRAMME			
			26/25

FUNGIBLE FSI PAYMENT

The details of payment toward fungible FSI admeasuring 1049.38 Sq.mt. as below:-

DEPARTMENT	CHALLAN NO	RECEIPT NO	AMOUNT	BANK	DATE
MCGM	CHEEP/10088/18	LEF/15682764256	Rs. 3,76,34,890.00	Net banking	19.01.2018
Urban Development	151280526	MH009673640201718M	Rs. 1,17,32,070.00	IDBI Net banking	22.01.2018

PLOT AREA CALCULATION

ADDITIONS:

- 55.01 X 18.43 X 0.50 = 506.92 SQ.MT.
- 55.01 X 13.59 X 0.50 = 373.54 SQ.MT.
- 41.98 X 6.32 X 0.50 = 132.05 SQ.MT.
- 41.98 X 10.97 X 0.50 = 228.26 SQ.MT.
- 39.44 X 1.44 X 0.50 = 28.40 SQ.MT.

TOTAL = 1240.17 SQ.MT.

GROUND FLOOR PLAN (WING - A, B & C)

SCALE: 1:100

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, PARKING AREA STATEMENT & PLOT AREA DIAG. & CALC., & SECTION OF COMPOUND WALL, INNER CHOWK AREA DIAGRAM & CALC. & MITER ROOM AREA DIAG. & CALC.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11/08/2018 & THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1241.23 SQ. MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP TOWNSHIP PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF AMALGAMATED PLOT NO. D.B.-7, B & BLDG. NO. 18 KNOWN AS 'M/s. TAGORE NAGAR BALABANA CO-OP. HSG. SOC. LTD.' ON PLOT BEARING C.F.S. NO. 352 (PT) AT VILLAGE HARIYALI, TAGORE NAGAR, VIKHROLI, MUMBAI - 40.

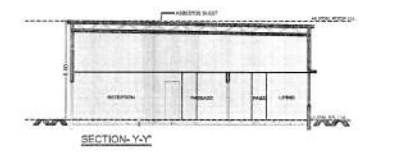
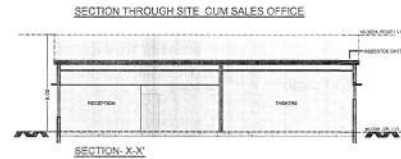
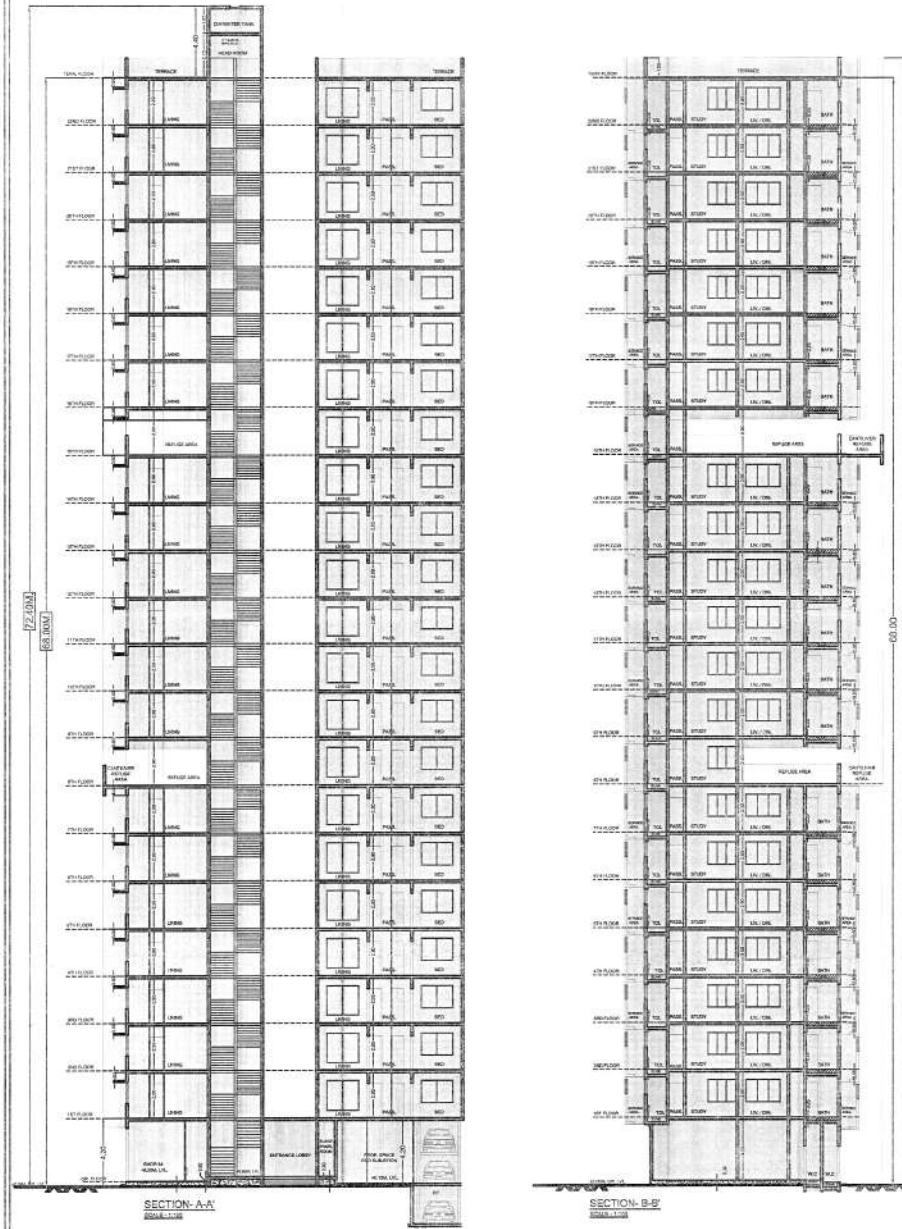
NAME OF OWNER
M/s. TAGORE NAGAR BALABANA CO-OP. HSG. SOC. LTD.

TENEMENT STATEMENT

FLATS	CARET AREA	NO. OF FLATS
WING - B		
B1	57.37 SQ.MT.	22 NOS.
B2	17.79 SQ.MT.	22 NOS.
B3	28.44 SQ.MT.	21 NOS.
B4	48.13 SQ.MT.	20 NOS.
B5A	44.72 SQ.MT.	15 NOS.
TOTAL		100 NOS.

ARCHITECT'S SIGNATURE

ARCHITECT - MILIND FULZELE
SPACE DESIGN
Architects, Planners & Interior Designers



CONTENTS OF SHEET					
SECTION A-A', B-B', X-X' & Y-Y'					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED REDEVELOPMENT OF ABRAHAMARI PLOT NO. 08 - 1 & 2, BLDG. NO. 18 KNOWN AS '86, TAGORE NAGAR WALANDA CO-OP. HSG. SOC. LKX ON PLOT BEARING C.T.R. NO. 152/171 AT WILLAGE BABYALLI, TAGORE NAGAR, VIKRANTA, MYSURU, K.					
NAME OF OWNER					
MS. TAGORE NAGAR WALANDA CO-OP. HSG. SOC. LTD.					
NORTH	SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
	1:100	09/11/2018			
SHEET NO.		ELEVATION		NO. OF SHEETS	
4/4					
NAME, ADDRESS & SIGN OF ARCHITECT.					
ARCHITECT - AMIND PULJELLE SPACE DESIGN Architects, Planners & Interior 111, POKKUR, SULTAN PETA, CHENNAI - 600 071, INDIA. TEL: 91-44-27494001, 442-27494002 FAX: 44-27494002 WWW: www.space-design.com					