



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**Amended Plan Approval Letter**

File No. CHE/WS/0560/K/337(NEW)/337/8/Amend dated 09.06.2023

To, **ANIL RAMAKANT PATIL**  
401, Neelambari, Off College Lane,  
Opp. Portuguese Church, Dadar (W)  
Mumbai -400 028

CC (Owner),  
M/s. Godshalwar Project Consultant  
& Developers  
001, Shree apartment, Dr. M.B. Raut  
road, Dadar(W), Mumbai

**Subject : PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 811, 812, 812 (1 TO 12), IRLA GOATHAN ROAD, NEAR FISH AQUARIUM, IRLA, VILEPARLE (WEST), MUMBAI 400056.**

**Reference :** Online submission of plans dated 27.04.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. CHE/WS/0560/K/337(NEW) dated 13.07.2018 and amended plan approved letter dated 04.01.2022 & 17.08.2022. shall be complied with.
- 2) That the C.C. shall be got endorsed as per the amended plan.
- 3) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 4) That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.
- 5) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C.
- 6) That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/ S.W.M. Department & in accordance with as per circular u/no. che/dp/2373/gen. dt. 25.04.2018 & Bank Guarantee shall be submitted.
- 7) That the N.O.C. from AA&C and AEWW shall be submitted.



Digitally signed by RAJENDRA HILAL PAGAR  
Date: 09 Jun 2023 14:02:03  
Organization : Brihanmumbai Municipal Corporation  
Designation : Executive Engineer

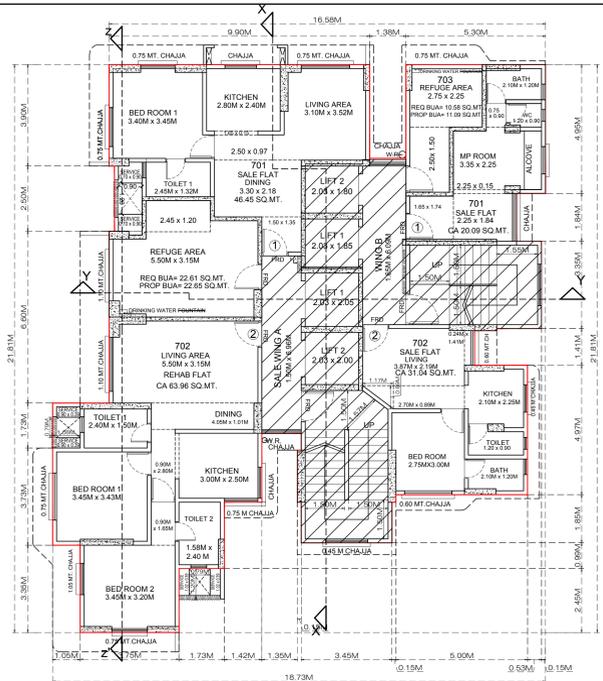
For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
Western Suburb I

Copy to :

- 1) Assistant Commissioner, K/W Ward
  - 2) A.E.W.W., K/W Ward
  - 3) D.O. K/W Ward
- Forwarded for information please.



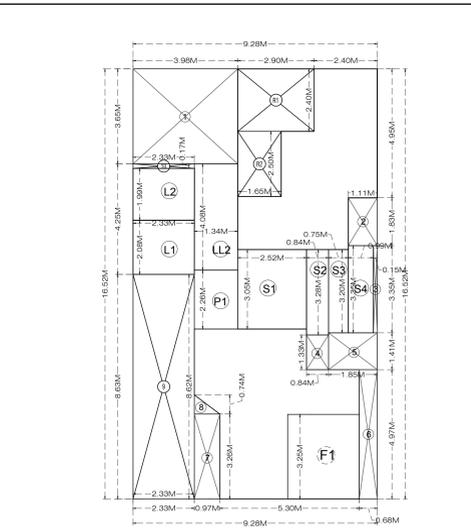




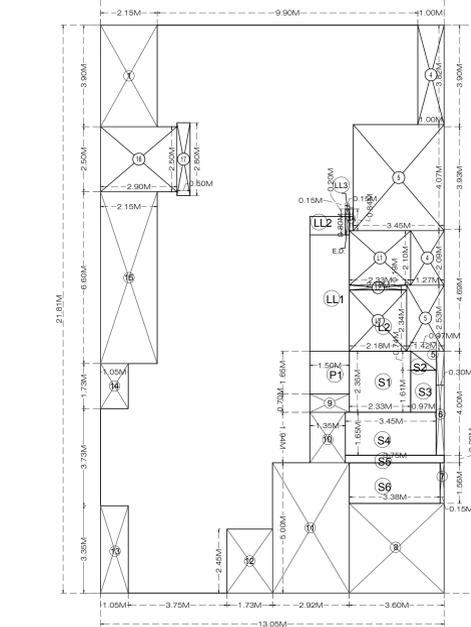
7TH FLOOR PLAN WING A & B SCALE-1:100

REFUGUE AREA STATEMENT - WING A				
REFUGUE FLOOR PROPOSED ON	FLOOR AREA	REQUIRED REFUGUE AREA	PROPOSED REFUGUE AREA	EXCESS REFUGUE AREA TAKEN IN SA
7TH FLOOR	174.33	22.63	22.65	0.00
8TH FLOOR	166.99	22.64	22.65	0.00
9TH FLOOR	166.99	24.03	24.03	0.00
10TH FLOOR	166.99	24.03	24.03	0.00
TOTAL(A)	566.30			

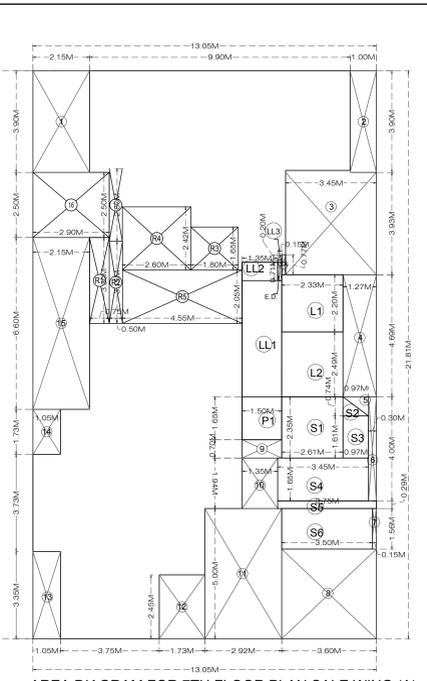
7TH BUA CALCULATIONS (WING B-REHAB)				
A	M	M	X	1.00
1	0.28	16.52	1.00	253.31
TOTAL ADDITIONS				
1	3.98	3.65	1.00	14.33
2	2.11	3.83	1.00	7.99
3	0.15	3.35	1.00	0.50
4	0.84	1.33	1.00	1.12
5	1.85	1.41	1.00	2.64
6	0.68	4.97	1.00	3.38
7	0.97	3.25	1.00	3.16
8	0.97	0.74	0.50	0.36
9	2.33	8.63	1.00	20.31
10	2.33	0.17	1.00	0.40
TOTAL DEDUCTIONS				
TOTAL BUA (X1-Y1+Y2+Y3)				



AREA LINE DIAGRAM 7TH FLOOR PLAN WING B SCALE-1:100



AREA DIAGRAM FOR SALE WING (A) 2ND TO 6TH AND 8TH TO 10TH FLOOR PLAN SCALE-1:100

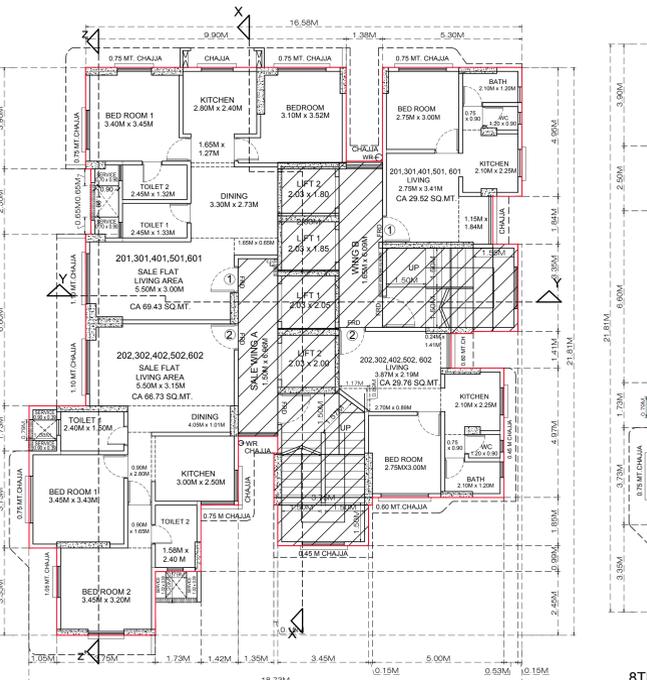


AREA DIAGRAM FOR 7TH FLOOR PLAN SALE WING (A) SCALE-1:100

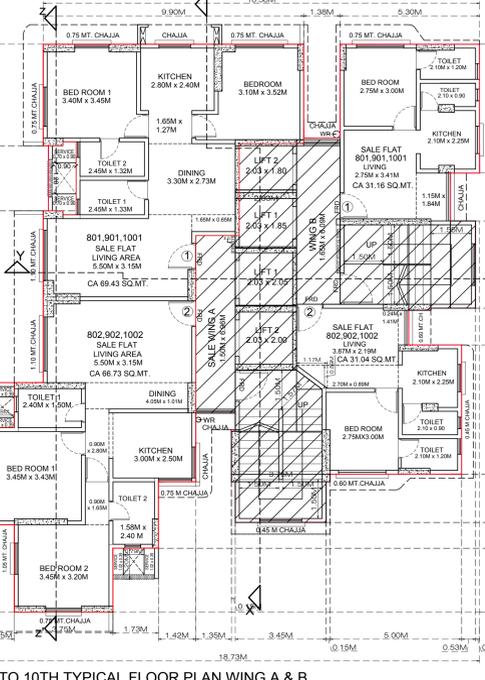
7TH BUA CALCULATIONS (WING A-SALE)				
A	M	M	X	1.00
1	13.05	21.81	1.00	284.62
TOTAL ADDITIONS				
1	2.15	3.90	1.00	8.39
2	1.00	3.90	1.00	3.90
3	3.45	3.93	1.00	13.56
3A	0.15	0.77	1.00	0.12
4	1.27	4.69	1.00	5.96
5	0.97	0.74	0.50	0.36
6	0.30	4.00	1.00	1.20
7	0.15	1.56	1.00	0.23
8	3.60	3.44	1.00	12.38
9	1.50	0.70	1.00	1.05
10	1.35	1.94	1.00	2.62
11	2.92	5.00	1.00	14.60
12	1.73	2.45	1.00	4.24
13	1.05	3.35	1.00	3.52
14	1.05	1.73	1.00	1.82
15	2.15	6.60	1.00	14.19
16	2.90	2.50	1.00	7.25
17	0.50	2.80	1.00	1.40
ED	0.15	0.80	1.00	0.12
TOTAL DEDUCTIONS				
TOTAL BUA (X1-Y1+Y2+Y3)				

2ND TO 6TH & 8TH TO 10TH FLOOR BUA CALCULATIONS (WING A-SALE)				
A	M	M	X	1.00
1	13.05	21.81	1.00	284.62
TOTAL ADDITIONS				
1	2.15	3.90	1.00	8.39
2	1.00	3.90	1.00	3.90
3	3.45	3.93	1.00	13.56
3A	0.15	0.77	1.00	0.12
4	1.27	4.69	1.00	5.96
5	0.97	0.74	0.50	0.36
6	0.30	4.00	1.00	1.20
7	0.15	1.56	1.00	0.23
8	3.60	3.44	1.00	12.38
9	1.50	0.70	1.00	1.05
10	1.35	1.94	1.00	2.62
11	2.92	5.00	1.00	14.60
12	1.73	2.45	1.00	4.24
13	1.05	3.35	1.00	3.52
14	1.05	1.73	1.00	1.82
15	2.15	6.60	1.00	14.19
16	2.90	2.50	1.00	7.25
17	0.45	2.80	1.00	1.26
ED	0.84	0.15	1.00	0.13
ED	0.15	0.80	1.00	0.12
TOTAL DEDUCTIONS				
TOTAL BUA (X1-Y1+Y2+Y3)				

2ND TO 6TH & 8TH TO 10TH FLOOR BUA CALCULATIONS (WING A-SALE)				
A	M	M	X	1.00
1	13.05	21.81	1.00	284.62
TOTAL ADDITIONS				
1	2.15	3.90	1.00	8.39
2	1.00	3.90	1.00	3.90
3	3.45	3.93	1.00	13.56
3A	0.15	0.77	1.00	0.12
4	1.27	4.69	1.00	5.96
5	0.97	0.74	0.50	0.36
6	0.30	4.00	1.00	1.20
7	0.15	1.56	1.00	0.23
8	3.60	3.44	1.00	12.38
9	1.50	0.70	1.00	1.05
10	1.35	1.94	1.00	2.62
11	2.92	5.00	1.00	14.60
12	1.73	2.45	1.00	4.24
13	1.05	3.35	1.00	3.52
14	1.05	1.73	1.00	1.82
15	2.15	6.60	1.00	14.19
16	2.90	2.50	1.00	7.25
17	0.45	2.80	1.00	1.26
ED	0.84	0.15	1.00	0.13
ED	0.15	0.80	1.00	0.12
TOTAL DEDUCTIONS				
TOTAL BUA (X1-Y1+Y2+Y3)				



2ND TO 6TH TYPICAL FLOOR PLAN WING A & B SCALE-1:100



8TH TO 10TH TYPICAL FLOOR PLAN WING A & B SCALE-1:100

BMC CARPET AREA CALCULATION (SALE) WING B 1ST TO 8TH FLOOR (101,201,301,401,501,601)				
M	M	M	SQM	
LIVING A	2.75	3.41	0.98	
LIVING B	1.82	2.84	0.88	
PASS 1	0.75	0.90	0.22	
KITCHEN	2.10	2.25	0.73	
BEDROOM 1	2.73	3.80	1.78	
W.C.	1.20	0.90	0.25	
BATHROOM	2.10	1.50	0.52	
TOTAL				

BMC CARPET AREA CALCULATION (SALE) WING B 9TH TO 10TH FLOOR (102,202,302,402,502,602)				
M	M	M	SQM	
LIVING A	2.97	2.74	0.81	
LIVING B	2.91	2.48	0.81	
PASS 1	1.17	0.93	0.30	
PASS 2	2.91	2.48	0.81	
KITCHEN	2.25	2.25	0.73	
BEDROOM 1	2.91	3.75	1.78	
W.C.	1.20	0.90	0.25	
BATHROOM	2.25	1.50	0.52	
TOTAL				

RERA CARPET AREA CALCULATION (SALE) WING B 7TH FLOOR (701)				
M	M	M	SQM	
M.P. ROOM	2.25	1.84	0.44	
LIVING	1.90	1.74	0.67	
DINING	3.30	2.78	1.19	
KITCHEN	2.80	2.55	0.74	
BEDROOM 1	3.50	3.45	1.25	
TILE 1	2.60	1.25	0.32	
BEDROOM 2	3.25	3.52	1.14	
TILE 2	2.80	1.47	0.40	
TOTAL				

RERA CARPET AREA CALCULATION (SALE) WING B 8TH TO 10TH FLOOR (801,901,1001)				
M	M	M	SQM	
LIVING A	2.75	3.49	0.96	
LIVING B	1.82	2.84	0.88	
PASS 1	0.75	0.90	0.22	
KITCHEN	2.25	2.25	0.73	
BEDROOM 1	2.90	3.75	1.78	
W.C.	1.20	0.90	0.25	
BATHROOM	2.10	1.50	0.52	
TOTAL				

RERA CARPET AREA CALCULATION (SALE) WING A 7TH FLOOR (701)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

RERA CARPET AREA CALCULATION (SALE) WING A 8TH TO 10TH FLOOR (801,901,1001)				
M	M	M	SQM	
LIVING A	2.97	2.74	0.81	
LIVING B	2.91	2.48	0.81	
PASS 1	1.17	0.93	0.30	
PASS 2	2.91	2.48	0.81	
KITCHEN	2.25	2.25	0.73	
BEDROOM 1	2.91	3.75	1.78	
W.C.	1.20	0.90	0.25	
BATHROOM	2.25	1.50	0.52	
TOTAL				

RERA CARPET AREA CALCULATION (SALE) WING A 9TH TO 10TH FLOOR (901,1001)				
M	M	M	SQM	
LIVING A	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

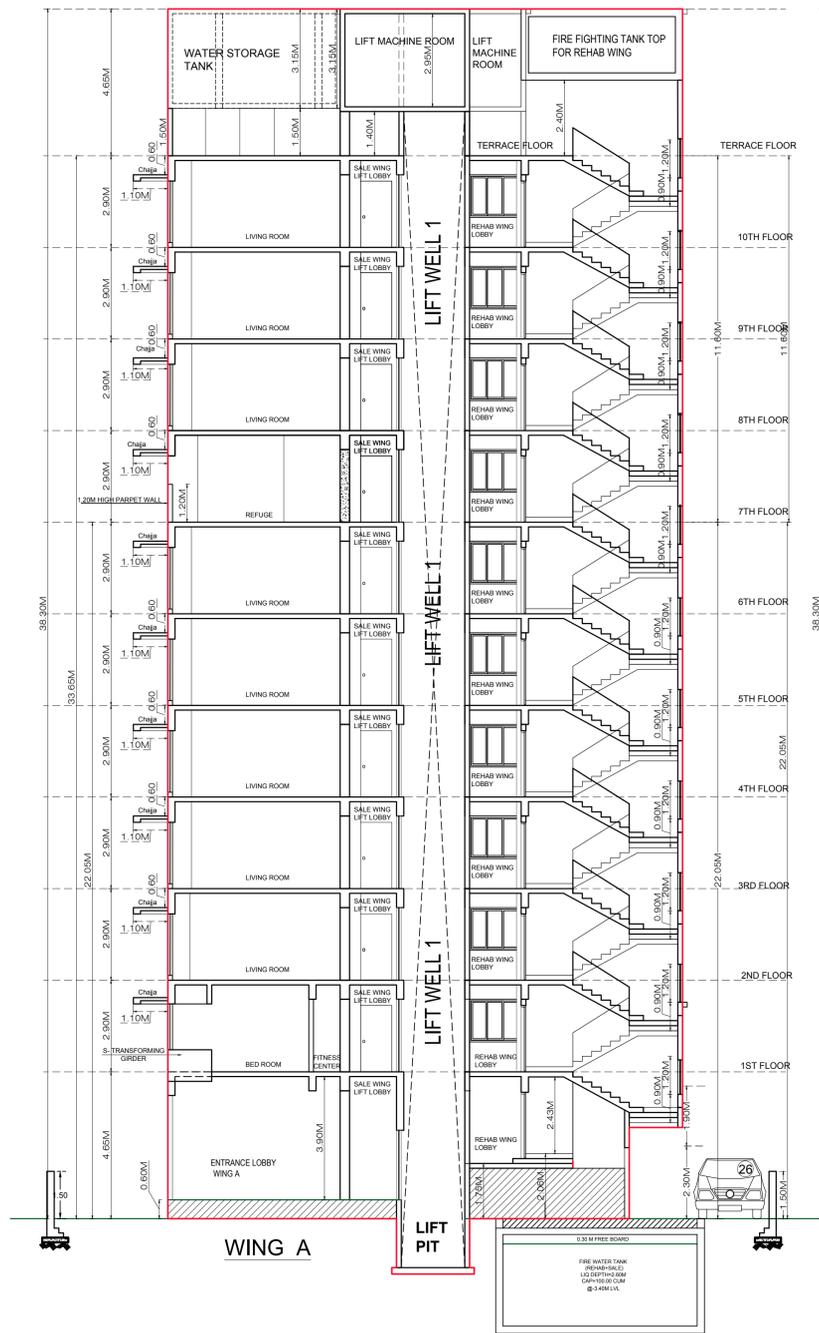
RERA CARPET AREA CALCULATION (SALE) WING A 2ND TO 6TH FLOOR (201,301,401,501,601)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

RERA CARPET AREA CALCULATION (SALE) WING A 7TH FLOOR (701)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

RERA CARPET AREA CALCULATION (SALE) WING A 8TH TO 10TH FLOOR (801,901,1001)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

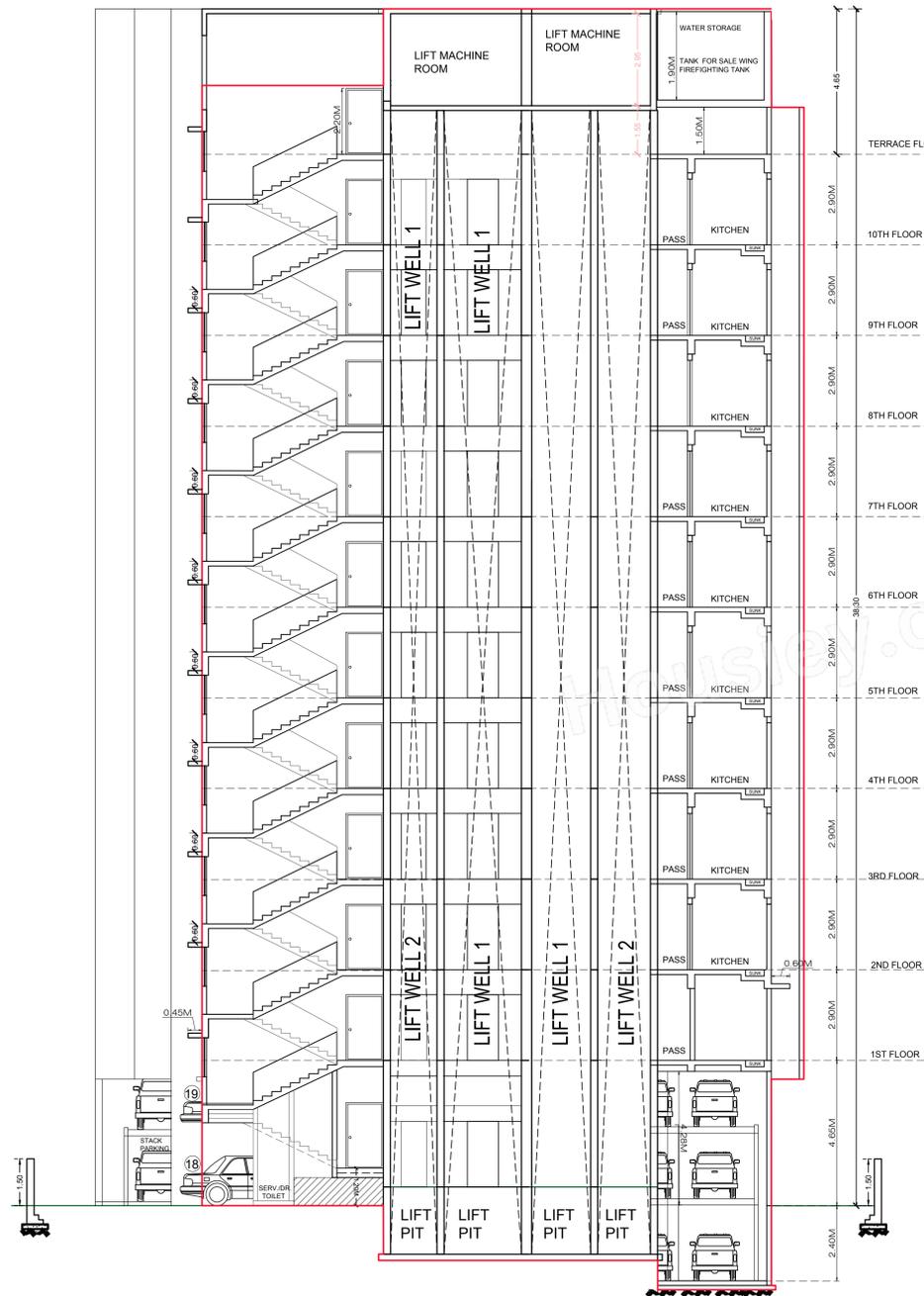
RERA CARPET AREA CALCULATION (SALE) WING A 9TH TO 10TH FLOOR (901,1001)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING	2.50	0.97	0.43	
KITCHEN	1.50	1.55	0.28	
BEDROOM 1	2.80	2.55	0.74	
BEDROOM 2	3.50	3.45	1.25	
TILE 1	3.10	1.47	0.39	
DJ LIVING	0.15	1.00	0.15	
TOTAL DOOR JAMB AREA				
TOTAL (X+Y)				

RERA CARPET AREA CALCULATION (SALE) WING A 10TH FLOOR (1001)				
M	M	M	SQM	
LIVING	3.25	3.52	1.14	
DINING				



SECTION Y-Y  
SCALE-1:100

WING B



SECTION X-X  
SCALE-1:100



SECTION Z-Z  
SCALE-1:100

This plan is to be read with letter U/no.  
CHE/WS/0560/K/337(NEW) dated 09.06.2023



BRIHANMUMBAI MUNICIPAL CORPORATION

SHAHBAI ALMOODIN PEERZADE	OMKAR DATTATRAY GIRKAR	RAJENDRA HILAL PAGAR
SUB-ENG. (B.P.)KWS-2	ASST.ENG. (B.P.)KWS	EXE.ENG. (B.P.)KWS

CONTENTS OF SHEET  
TERRACE FLOOR PLAN, SECTION Y-Y, X-X, Z-Z

NAME OF OWNER  
Shri. Rajendra Godshalwar  
Proprietor  
Mrs. Godshalwar Project Consultant & Developers,  
501, Shree Apartment, 5th floor, M.B. Road Road,  
Shivaji Park, Dadar (West), Mumbai 400 028.

DESCRIPTION  
PROPOSED REDEVELOPMENT ON PLOT BEARING C.T.S NO. 811, 812, AND 812/1 TO 12, IN IRLA GAOTHAN, K (WEST) WARD, VILLE PARLE, MUMBAI 400 056.

DRG NO.	DRAWN BY	CHECKED BY	SCALE	DATE
	GANESH PALKAR	SAMEER NANDLASKAR	1:100	24/04/2023

NAME & ADDRESS OF ARCHITECT



SIGNATURE OF ARCHITECT  
ANIL RAMAKANT PATIL