



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/ES/1620/N/337(NEW)/337/2/Amend dated 16.07.2024

To, **SHRIKANT YESHWANT VICHARE**
601, Jatin Apartments, Pranaya
Nagar, Near Anandrao Pawar School,
Vazira Naka, Borivali (W)

CC (Owner),
Shri. Vraj Kamman Developers CA to
Owner
G-2, Sagar Deepdarshan, Gr floor,
Near Kora Kendra, Opp. Asisas
Showroom, S. V. Road, Borivali (W),
Mumbai - 92.

Subject : Proposed building on Plot bearing CTS no. 5874, F.P. no. 125, of TPS Ghatkoper 'N' Ward Ghatkoper (E), Mumbai - 77..

Reference : Online submission of plans dated 18.06.2024

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. dated 08.09.2022 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That payment towards following shall be made before asking for C.C. a) Additional Development Charges. b) Extra Water / Sewerage charges at A.E.W.W. 'N' Ward Office. c) Labour welfare Cess. d) Fungible Premium e) Staircase, lift, lift lobby premium for both wing f) Open space deficiency g) Additional development cess
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) That the C.C. shall be got endorsed as per the amended plan
- 6) That the work shall be carried out strictly as per approved plan
- 7) 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
- 8) That the top most elevation of the building will be certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C
- 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 the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner. (Sample sale agreement shall be annexed)
- 10) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C. That the C.C shall be endorsed as per approved amended plan
- 11) That the safety precautions as per Reg 12(5) of DCPR 2034 shall be scrupulously followed.
- 12) That the quarterly progress report of Architect shall be submitted
- 13) That the last assessment paid bill shall be submitted.
- 14) That the setback land shall be handed over to MCGM and separate P.R Card to be submitted before OCC
- 15) That the precautionary measures for Control of Air Pollution from building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan and circular u/no CHE/DP/214/Gen dt. 15.09.2023 in this regards shall be scrupulously followed. Further, the instructions issued by Hon MC dt. 25.10.2023 shall be strictly adhered to
- 16) That the PCO charges for Revised BUA/ Construction Area shall be paid before asking C.C

- 17) That the valid Janata Insurance Policy shall be submitted
- 18) That the valid B.G. and S.W.M. N.O.C. shall be submitted.
- 19) That preferably electric vehicle shall be used for all the development activities such as transporting material / human resources etc.
- 20) That the top most elevation of the building will be certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.



Digitally signed by Suhas Vasant Nemane
Date: 16 Jul 2024 12:43:40
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

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

Copy to :

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

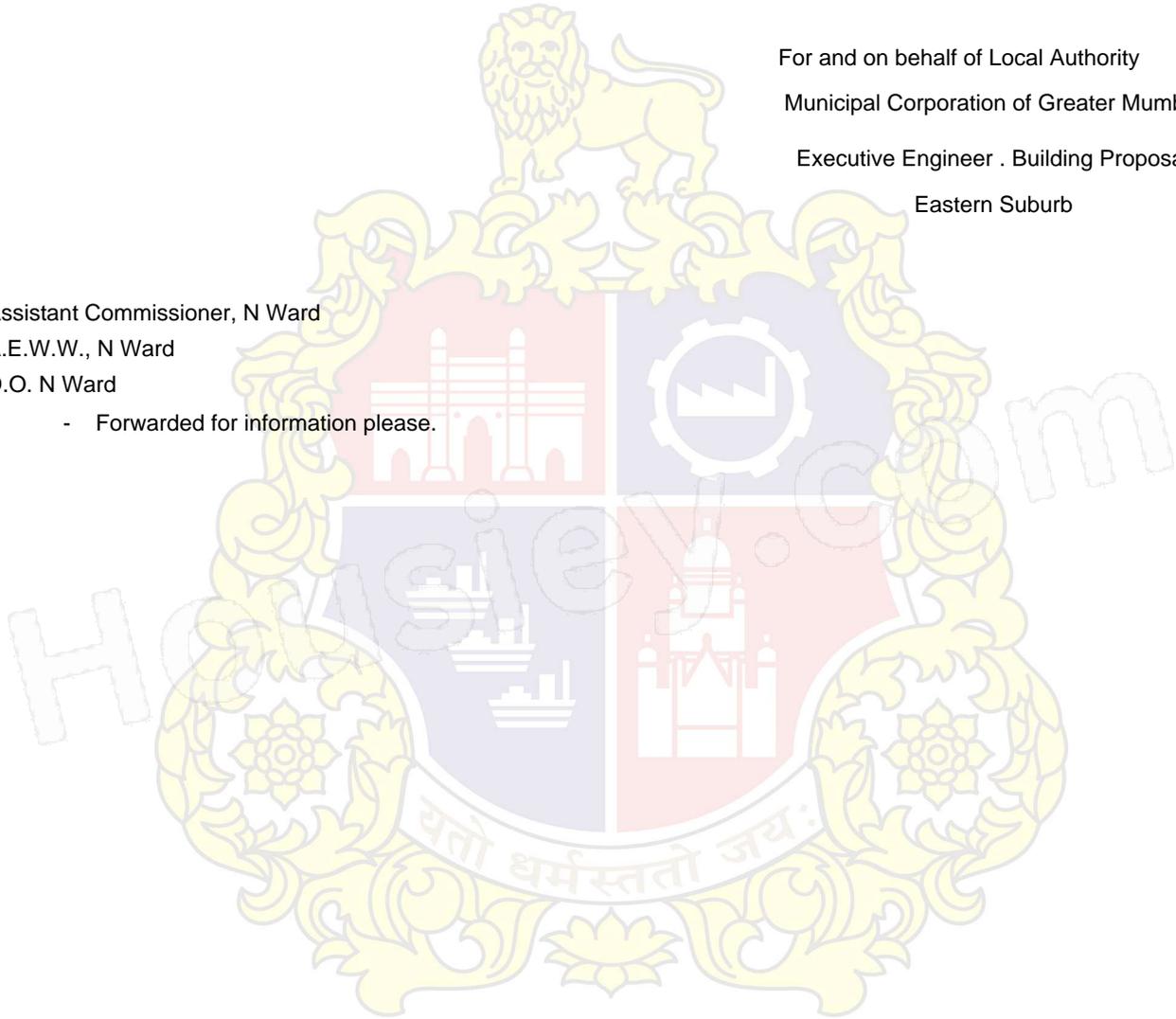
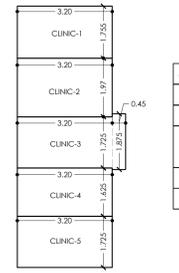
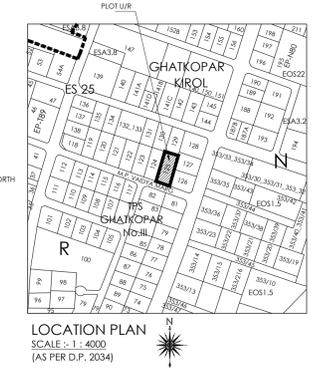


TABLE NO. - IV PARKING SPACE STATEMENT															
SR. NO.	WING	FLOOR NAME	CARPET AREA IN SQ.MT							NO. OF TENANTS IN GROUP OF REQUIRED PARKING SPACE	NO. OF TENANTS IN GROUP OF REQUIRED PARKING SPACE	NO. OF TENANTS IN GROUP OF REQUIRED PARKING SPACE	NO. OF TENANTS IN GROUP OF REQUIRED PARKING SPACE	NO. OF TENANTS IN GROUP OF REQUIRED PARKING SPACE	TOTAL PARKING
			FLAT NO. 01	FLAT NO. 02	FLAT NO. 03	FLAT NO. 04	FLAT NO. 05	FLAT NO. 06	FLAT NO. 07						
1	(A)	RESIDENTIAL													
		GROUND FLOOR													
		FIRST FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		SECOND FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		THIRD FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		FOURTH FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		FIFTH FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		SIXTH FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		SEVENTH FLOOR	48.79	48.79	47.10	21.82	21.82	16.69	16.69	7	4	3			2.50
		EIGHTH FLOOR	48.79	48.79	27.42			27.44	21.82	5	3	2			1.75
2		TOTAL RESIDENTIAL TENEMENTS (FOR TENEMENT DENSITY)								54					
3		REQUIRED PARKING SPACES (FROM 2 ABOVE)													19.25
4		10% VISITORS PARKING (3X25%) (MIN 1 NOS.)													1.93
5		TOTAL PARKING REQUIRED SPACES FOR RESIDENTIAL TENEMENTS (2+4)													21.18
6		TOTAL PARKING SPACES PERMISSIBLE PER TENEMENTS WISE & SHALL NOT BE MORE THAN NOS. OF 1/5													21.18
7	(B)	COMMERCIAL-													
8		DESCRIPTION	PARKING REQUIREMENT							B.U.A. IN SQ.MT.	NO OF PARKING REQUIREMENT				
9		a) COMMERCIAL/PARK	1) 01 FOR EVERY 40 SQ.MT. UPTO 800 SQ.MT.							72.23	1.81				
10		b) CONVENIENCE PARKING	1) 01 FOR EVERY 150 SQ.MT. FOR SHOP UPTO 20 SQ.MT.												
11		c) OTHER													
12		d) 10% VISITOR (MIN 2 NOS.)									2.00				
13		TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USE													
14		TOTAL REQUIRED PARKING SPACES FOR RES. + COMM. USE=(5+13)													24.99 SAY 25.00
15		TOTAL PARKING SPACES PROVIDED													25.00
16		10% ADDITIONAL PARKING SPACES FOR VEHICLE HOLDING AREA =(15) X10%													
17		EXCESS TO REQUIRED PARKING SPACES PROVIDED =(15-14)													
18		50% OF REQUIRED PARKING SPACES PERMISSIBLE FREE OF FSI WITHOUT CHARGING PREMIUMS =14X50%													
19		DETAIL OF PARKING SPACES PROVIDED													
		SR.NO.	FLOOR	PARKING SPACES PROVIDED			TOTAL								
				SMALL	BIG										
		1	STILT PUZZLE PARKING SYSTEM (WITH 2 PIT)	4.00	21.00		25.00								
		2	PODIUM - I												
		3	PODIUM - II												
		4	MECHANIZED TOWER PARKING												
			TOTAL =	4.00	21.00		25.00								
			% RATIO TO TOTAL =	16.00	84.00		100.00								

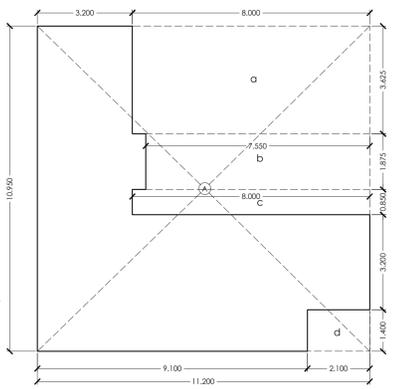


CLINIC CARPET AREA STATEMENT NO-6 (GR.FLOOR)	
ADDITION	
a	3.20 X 2.00 X 1 NO = 6.40 SQ.MT
b	5.75 X 4.30 X 1 NO = 24.73 SQ.MT
c	2.10 X 2.90 X 1 NO = 6.09 SQ.MT
	TOTAL R.C.A = 37.22 SQ.MT



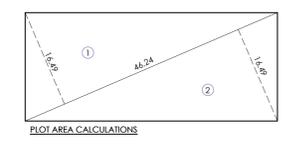
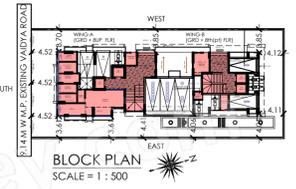
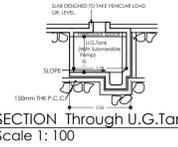
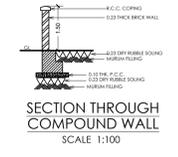
CLINIC 1 TO 5 BUILTUP AREA STATEMENT FOR (GR.FLOOR)	
CLINIC-1	3.20 X 1.755 X 1 NO = 5.61 SQ.MT.
CLINIC-2	3.20 X 1.97 X 1 NO = 6.30 SQ.MT.
CLINIC-3	3.20 X 1.725 X 1 NO = 5.52 SQ.MT.
	0.45 X 1.875 X 1 NO = 0.84 SQ.MT.
	TOTAL = 6.36 SQ.MT.
CLINIC-4	3.20 X 1.625 X 1 NO = 5.20 SQ.MT.
CLINIC-5	3.20 X 1.725 X 1 NO = 5.52 SQ.MT.

B.U.AREA LINE DIA. FOR CLINIC 1 TO 5 AT GROUND FLR. WING -A SCALE = 1 : 100



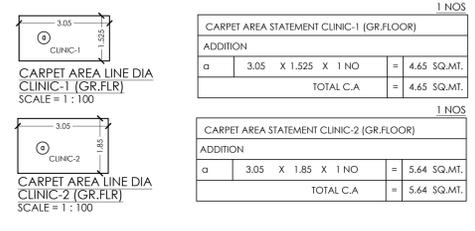
AREA LINE DIA. FOR CLINIC GROUND FLR WING -A SCALE = 1 : 100

BUILT UP AREA STATEMENT OF GROUND FLOOR	
WING-A	
ADDITIONS	
A	11.200 x 9.100 x 1 = 102.00 SQ.M -- (1)
DEDUCTIONS	
a	8.00 x 3.625 x 1 = 29.00 SQ.M
b	7.55 x 1.875 x 1 = 14.16 SQ.M
c	8.00 x 0.85 x 1 = 6.80 SQ.M
d	2.10 x 1.40 x 1 = 2.94 SQ.M
	TOTAL DEDUCTIONS = 52.90 SQ.M -- (2)
	NET B.U.A. OF FLR (1-2) = 69.74 SQ.M
	COMMON TOILET COUNTED IN F.S.I
	1.65 x 1.51 x 1 = 2.49 SQ.M
	TOTAL NET B.U.A. OF FLR (1-2) = 72.23 SQ.M



NET PLOT AREA CALCULATIONS	
1	0.50 X 46.24 X 16.49 X 1 NO = 381.25 SQ.MT.
2	0.50 X 46.24 X 16.49 X 1 NO = 381.25 SQ.MT.
	TOTAL ADDITION = 762.50 SQ.MT.
	SAY = 762.50 SQ.MT.

CLINIC CARPET AREA STATEMENT ONLY FOR PARKING PURPOSE.



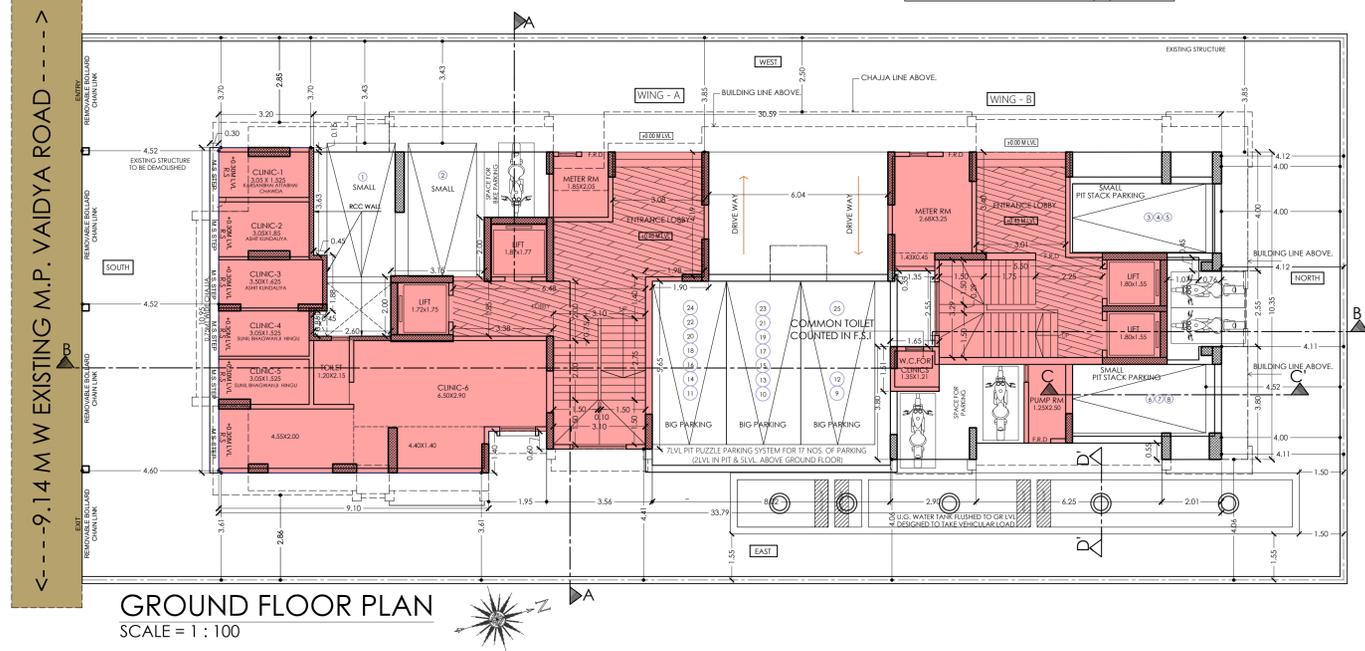
CARPET AREA STATEMENT CLINIC-1 (GR.FLOOR)	
ADDITION	
a	3.05 X 1.525 X 1 NO = 4.65 SQ.MT.
	TOTAL C.A = 4.65 SQ.MT.

CARPET AREA STATEMENT CLINIC-2 (GR.FLOOR)	
ADDITION	
a	3.05 X 1.85 X 1 NO = 5.64 SQ.MT.
	TOTAL C.A = 5.64 SQ.MT.

CARPET AREA STATEMENT CLINIC-3 (GR.FLOOR)	
ADDITION	
a	3.50 X 1.625 X 1 NO = 5.69 SQ.MT.
	TOTAL C.A = 5.69 SQ.MT.

CARPET AREA STATEMENT CLINIC-4 (GR.FLOOR)	
ADDITION	
a	3.05 X 1.525 X 1 NO = 4.65 SQ.MT.
	TOTAL R.C.A = 4.65 SQ.MT.

CARPET AREA STATEMENT CLINIC-5 (GR.FLOOR)	
ADDITION	
a	3.05 X 1.525 X 1 NO = 4.65 SQ.MT.
	TOTAL R.C.A = 4.65 SQ.MT.



B.U.A. SUMMARY			
FLOOR	NET AREA COM.	NET AREA RESI	STAIR, LIFT, LOBBY (RESI)
GROUND FL.	72.23 SQ.M	-----	-----
1ST FLOOR	-----	246.75 SQ.M	60.27 SQ.M
2ND FLOOR	-----	246.75 SQ.M	48.37 SQ.M
3RD FLOOR	-----	257.52 SQ.M	48.37 SQ.M
4TH FLOOR	-----	257.52 SQ.M	48.37 SQ.M
5TH FLOOR	-----	257.52 SQ.M	48.37 SQ.M
6TH FLOOR	-----	257.52 SQ.M	48.37 SQ.M
7TH FLOOR	-----	269.14 SQ.M	48.37 SQ.M
8TH FLOOR	-----	193.60 SQ.M	49.33 SQ.M
TOTAL	72.23 SQ.M	1986.32 SQ.M	399.82 SQ.M

PROFORMA - B	
CONTENTS OF THE SHEET	
* GROUND FLOOR PLAN	
* BLOCK PLAN & LOCATION PLAN	
* PLOT AREA LINE DIAGRAM & CALCULATION	
* SUMMARY OF B.U.A.	
* SECTION THROUGH U.G. TANK & COMPOUND WALL	
* PARKING STATEMENT	
* CARPET AREA LINE DIA. FOR CLINICS	

PLANS FOR APPROVAL	
S.E.B.P. (N)	SNEHAG NABAR
A.E.B.P.-II (N WARD)	RAJARAM UTTAM JUWALEKAR
E.E.B.P.-ES II (N WARD)	Suhas Nemane

NO.	DESCRIPTION	SQ.MTS.
1	AREA STATEMENT	
(a)	AREA OF PLOT	762.50
(b)	AREA OF ROAD SET-BACK	-
(c)	AREA OF DP ROAD	-
2	DEDUCTION FOR:	
(A)	FOR RESERVATION/ROAD AREA	
(a)	ROAD SET-BACK AREA TO BE HANDED OVER [100%] [REGULATION NO. 14]	-
(b)	PROPOSED P ROAD TO BE HANDED OVER [100%] [REGULATION NO. 16]	-
(c)	[1] RESERVATION AREA TO BE HANDED OVER [100%] [REGULATION NO. 17]	-
(f)	[5] RESERVATION AREA TO BE HANDED OVER AS PER AR [REGULATION NO. 17]	-
(B)	FOR AMENITY AREA	
(a)	AREA OF AMENITY PLOT [PLOTS TO BE HANDED OVER AS PER DCR 14(A)]	-
(b)	AREA OF AMENITY PLOT [PLOTS TO BE HANDED OVER AS PER DCR 14(B)]	-
(c)	AREA OF AMENITY PLOT [PLOTS TO BE HANDED OVER AS PER DCR 35 (ABSENCE)]	-
(C)	DEDUCTIONS FOR EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	
3	TOTAL DEDUCTIONS [2 (A) + 2 (B) + 2 (C)] AS AND WHEN APPLICABLE.	-
4	BALANCE AREA OF PLOT [1] MINUS 3]	762.50
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	762.50
6	ZONAL [BASIC] FSI [0.50 OR 0.75 OR 1 OR 1.33]	1.00
7	BUILT UP AREA AS PER ZONAL [BASIC] [5 x 4]	762.50
(f)	[IN CASE OF HILL LAND PERMISSIBLE BUA KEPT IN ABSENCE]	-
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30 (A) [1] AS PER 2 (A) AND 2 (B) EXCEPT 2(A)(C) [1] ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT [1] IN CASE OF 2 (A) [C] [1] PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	-
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER [WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT]	-
10	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) ON REMAINING / BALANCE PLOT.	381.25
11	BUILT UP AREA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30 (A) AND 32 ON REMAINING / BALANCE PLOT. 0.50 FSI = (a) [80% GENERAL TDR vide DRC No. 000933 = 305.00 SQ.MT] (b) 20% GENERAL TDR vide DRC No. 38A/1510/CONSTRUCTION = 76.25 SQ.MT	381.25
12	PERMISSIBLE BUILT UP AREA [AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)]	1525.00
13	PROPOSED BUILT UP AREA [AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C)]	1525.00
14	TDR GENERATED IF ANY AS PER REGULATION NO. 31 [3]	-
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31 [3]	-
A	i) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	533.75
B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	533.75
	ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM.	533.75
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15 (a) + 15 (b)]	2058.55
17	FSI CONSUMED ON NET PLOT	2.00
(II) OTHER REQUIREMENTS		
(A)	RESERVATION / DESIGNATION	-
(b)	AREA OF RESERVATION AFFECTING THE PLOT	-
(c)	AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	-
(d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	-
(e)	AREA / BUILT UP AREA OF DESIGNATION	-
(f)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
(g)	[1] 14 (A)	-
(h)	[1] 14 (B)	-
(i)	[1] 15	-
(j)	REQUIREMENT OF RECREATION OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27	-
(D) TENEMENT STATEMENT		
(1)	PROPOSED BUILT UP AREA [13 ABOVE]	2058.55
(2)	LESS DEDUCTION OF NON - RESIDENTIAL AREA (CLINIC ETC.)	72.23
(3)	AREA AVAILABLE FOR TENEMENTS [(3) MINUS (2)]	1986.32
(4)	TENEMENTS PERMISSIBLE [DENSITY OF TENEMENTS / HECTARE]	89.38
(5)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	51.00
(E) PARKING STATEMENT		
(1)	PARKING REQUIRED BY REGULATIONS FOR CAR/SCOOTER/MOTORCYCLE OUTSIDERS (VISITORS)	24.00
(2)	COVERED GARAGES PERMISSIBLE	-
(3)	COVERED GARAGES PROPOSED CAR/SCOOTER/MOTORCYCLE OUTSIDERS (VISITORS)	-
(4)	TOTAL PARKING PROVIDED	25.00
(5)	TRANSPORT VEHICLES PARKING	N.A
(6)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(7)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 762.50 SQ.MT WHICH IS TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING SCHEME RECORD.

Shrikant Yeshwant Vichare
 SIGNATURE OF LICENSED ARCHITECT/LS.

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING F.P. NO. 125 OF VILLAGE GHATKOPAR KIROL, AT M.P. VAIDYA MARG, GHATKOPAR (E), MUMBAI - 400 077.

NAME OF OWNER
 MR. JAY MORZARIA OF VRAJ KAMMAN DEVELOPERS C.A. TO OWNER, MR. DILIP BHAGAT

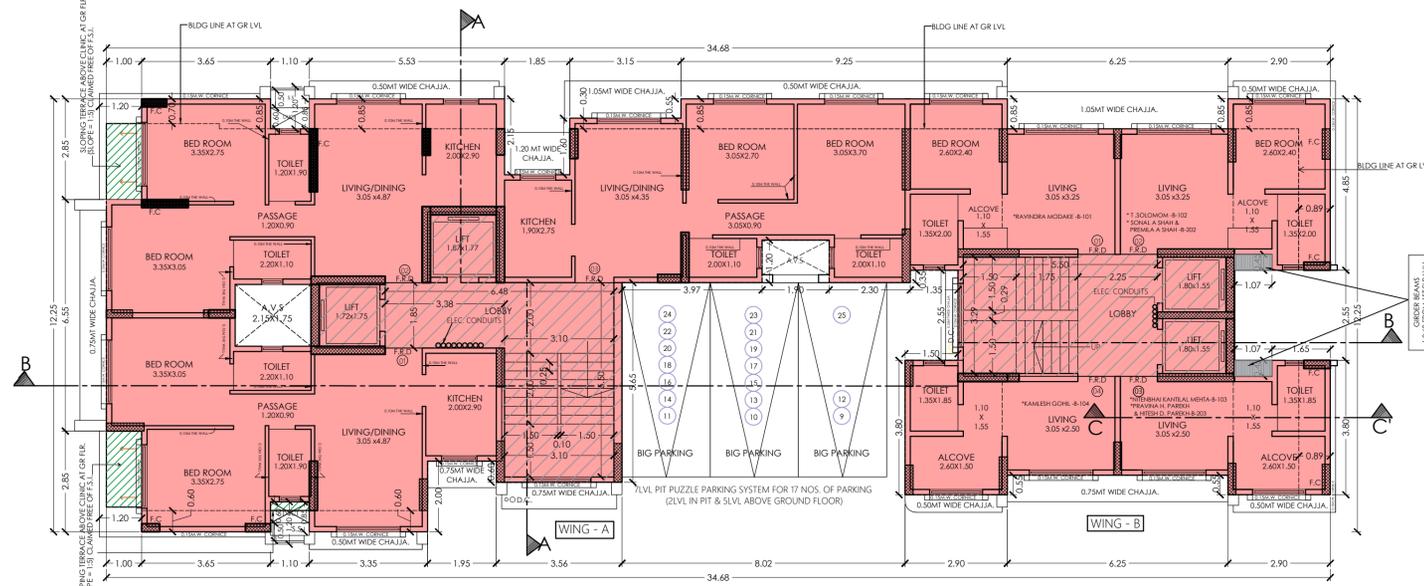
JAY RAMAN MORZARIA
 Digitally signed by JAY RAMAN MORZARIA
 Date: 2024.07.12 17:41:52 +05'30'

DRAWN BY: ASK, CHECKED BY: SHRI, SCALE: AS SHOWN, NORTH: AS SHOWN, DATE: 12.07.2024

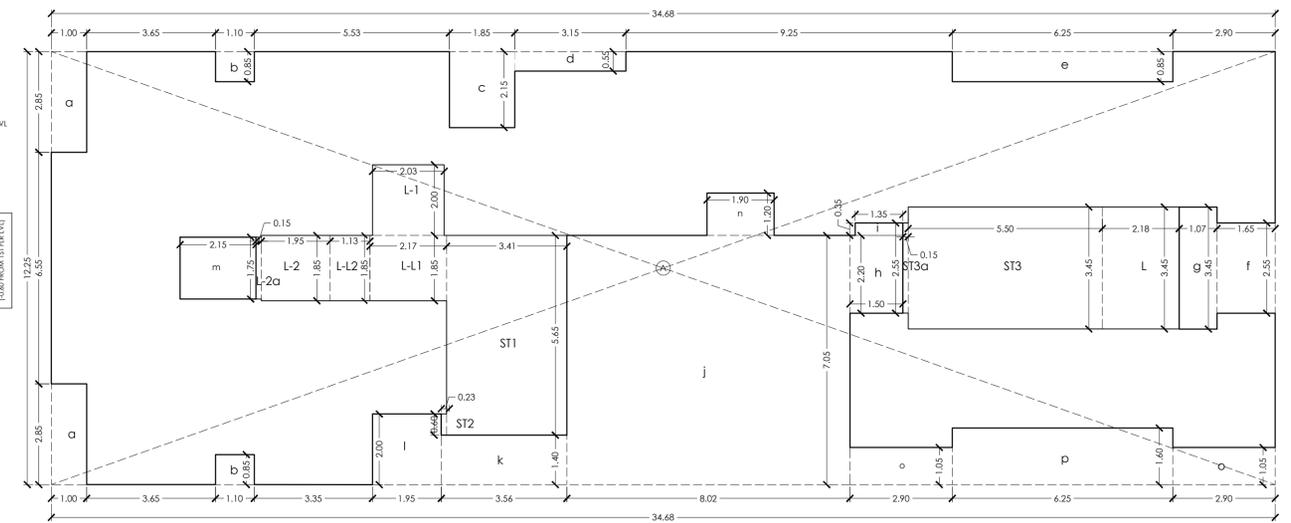
Shrikant Yeshwant Vichare
 Digitally signed by Shrikant Yeshwant Vichare
 DR. C. Shrikant Yeshwant Vichare, c-shrikant@shrikantvichare.com, shrikantvichare@shrikantvichare.com, shrikantvichare@gmail.com, cshrikant@gmail.com

NAME & SIGNATURE OF ARCHITECT/LS.

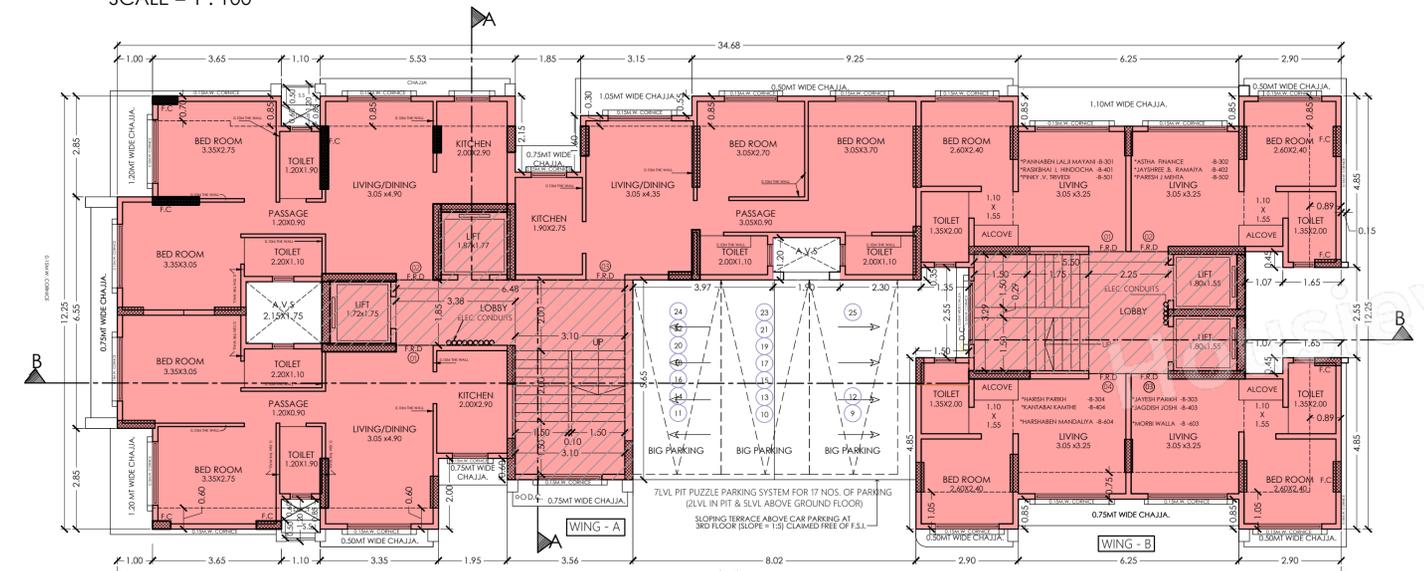
SHRIKANT VICHARE & ASSOCIATES
 ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
 601, JATHI APARTMENTS, PEANAYAN NAGAR, NEAR ANANDRAO PAVAR SCHOOL, VAIDYA MARG, BORYVANDI (N), MUMBAI - 400 071.
 Email: shrikant.vichare@gmail.com



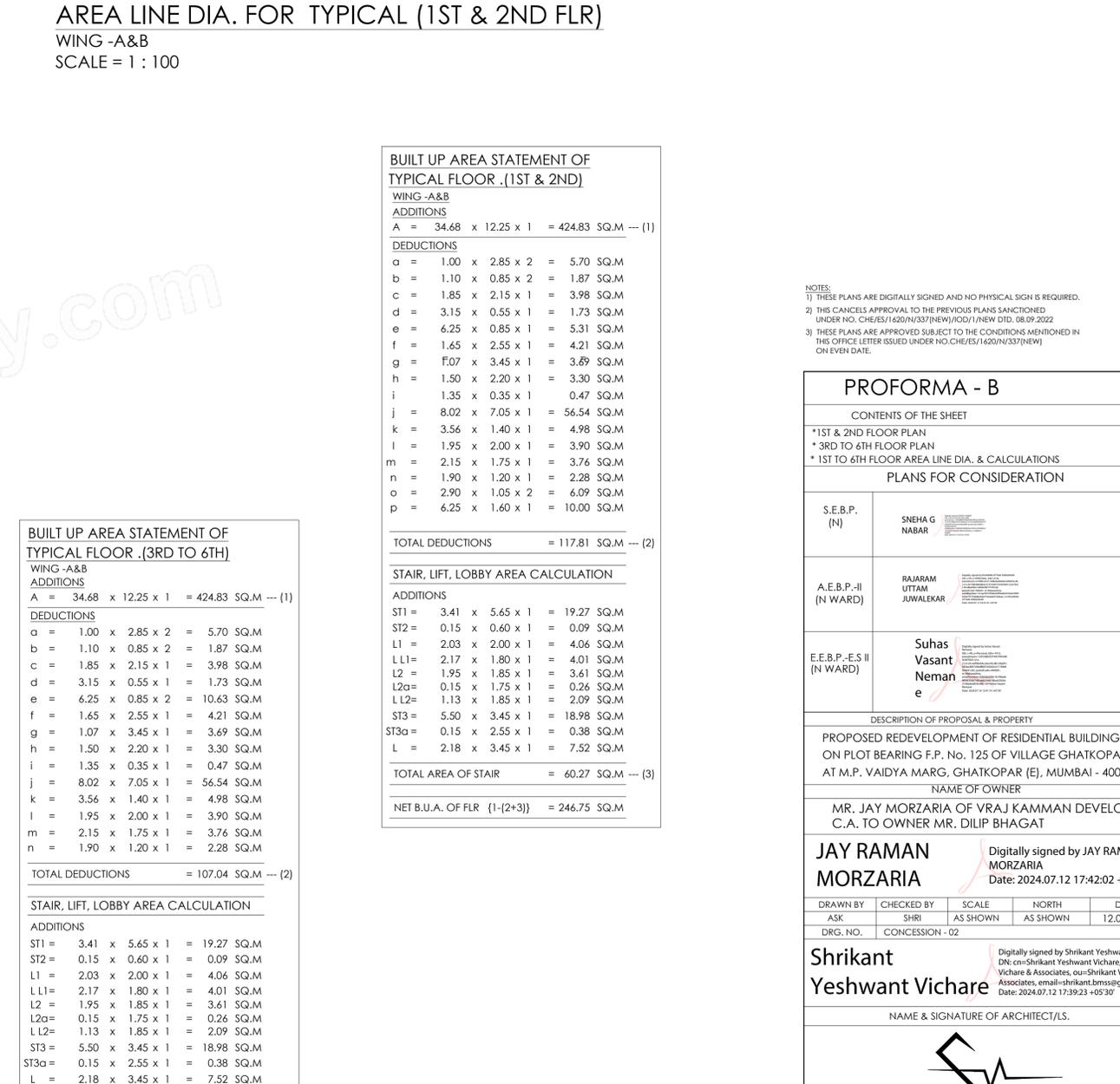
1ST & 2ND FLOOR PLAN (WING -A & B)
SCALE = 1 : 100



AREA LINE DIA. FOR TYPICAL (1ST & 2ND FLR)
WING -A&B
SCALE = 1 : 100



3RD TO 6TH FLOOR PLAN (WING -A & B)
SCALE = 1 : 100



AREA LINE DIA. FOR TYPICAL (3RD TO 6TH FLR)
WING -A&B
SCALE = 1 : 100

BUILT UP AREA STATEMENT OF TYPICAL FLOOR (1ST & 2ND)

WING -A&B

ADDITIONS

A = 34.68 x 12.25 x 1 = 424.83 SQ.M --- (1)

DEDUCTIONS

a = 1.00 x 2.85 x 2 = 5.70 SQ.M
 b = 1.10 x 0.85 x 2 = 1.87 SQ.M
 c = 1.85 x 2.15 x 1 = 3.98 SQ.M
 d = 3.15 x 0.55 x 1 = 1.73 SQ.M
 e = 6.25 x 0.85 x 1 = 5.31 SQ.M
 f = 1.65 x 2.55 x 1 = 4.21 SQ.M
 g = F.07 x 3.45 x 1 = 3.69 SQ.M
 h = 1.50 x 2.20 x 1 = 3.30 SQ.M
 i = 1.35 x 0.35 x 1 = 0.47 SQ.M
 j = 8.02 x 7.05 x 1 = 56.54 SQ.M
 k = 3.56 x 1.40 x 1 = 4.98 SQ.M
 l = 1.95 x 2.00 x 1 = 3.90 SQ.M
 m = 2.15 x 1.75 x 1 = 3.76 SQ.M
 n = 1.90 x 1.20 x 1 = 2.28 SQ.M
 o = 2.90 x 1.05 x 2 = 6.09 SQ.M
 p = 6.25 x 1.60 x 1 = 10.00 SQ.M

TOTAL DEDUCTIONS = 117.81 SQ.M --- (2)

STAIR, LIFT, LOBBY AREA CALCULATION

ADDITIONS

ST1 = 3.41 x 5.65 x 1 = 19.27 SQ.M
 ST2 = 0.15 x 0.60 x 1 = 0.09 SQ.M
 L1 = 2.03 x 2.00 x 1 = 4.06 SQ.M
 L L1 = 2.17 x 1.80 x 1 = 4.01 SQ.M
 L2 = 1.95 x 1.85 x 1 = 3.61 SQ.M
 L2a = 0.15 x 1.75 x 1 = 0.26 SQ.M
 L L2 = 1.13 x 1.85 x 1 = 2.09 SQ.M
 ST3 = 5.50 x 3.45 x 1 = 18.98 SQ.M
 ST3a = 0.15 x 2.55 x 1 = 0.38 SQ.M
 L = 2.18 x 3.45 x 1 = 7.52 SQ.M

TOTAL AREA OF STAIR = 60.27 SQ.M --- (3)

NET B.U.A. OF FLR {1-2+3} = 246.75 SQ.M

BUILT UP AREA STATEMENT OF TYPICAL FLOOR (3RD TO 6TH)

WING -A&B

ADDITIONS

A = 34.68 x 12.25 x 1 = 424.83 SQ.M --- (1)

DEDUCTIONS

a = 1.00 x 2.85 x 2 = 5.70 SQ.M
 b = 1.10 x 0.85 x 2 = 1.87 SQ.M
 c = 1.85 x 2.15 x 1 = 3.98 SQ.M
 d = 3.15 x 0.55 x 1 = 1.73 SQ.M
 e = 6.25 x 0.85 x 2 = 10.63 SQ.M
 f = 1.65 x 2.55 x 1 = 4.21 SQ.M
 g = 1.07 x 3.45 x 1 = 3.69 SQ.M
 h = 1.50 x 2.20 x 1 = 3.30 SQ.M
 i = 1.35 x 0.35 x 1 = 0.47 SQ.M
 j = 8.02 x 7.05 x 1 = 56.54 SQ.M
 k = 3.56 x 1.40 x 1 = 4.98 SQ.M
 l = 1.95 x 2.00 x 1 = 3.90 SQ.M
 m = 2.15 x 1.75 x 1 = 3.76 SQ.M
 n = 1.90 x 1.20 x 1 = 2.28 SQ.M

TOTAL DEDUCTIONS = 107.04 SQ.M --- (2)

STAIR, LIFT, LOBBY AREA CALCULATION

ADDITIONS

ST1 = 3.41 x 5.65 x 1 = 19.27 SQ.M
 ST2 = 0.15 x 0.60 x 1 = 0.09 SQ.M
 L1 = 2.03 x 2.00 x 1 = 4.06 SQ.M
 L L1 = 2.17 x 1.80 x 1 = 4.01 SQ.M
 L2 = 1.95 x 1.85 x 1 = 3.61 SQ.M
 L2a = 0.15 x 1.75 x 1 = 0.26 SQ.M
 L L2 = 1.13 x 1.85 x 1 = 2.09 SQ.M
 ST3 = 5.50 x 3.45 x 1 = 18.98 SQ.M
 ST3a = 0.15 x 2.55 x 1 = 0.38 SQ.M
 L = 2.18 x 3.45 x 1 = 7.52 SQ.M

TOTAL AREA OF STAIR = 60.27 SQ.M --- (3)

NET B.U.A. OF FLR {1-2+3} = 257.52 SQ.M

- NOTES:**
- 1) THESE PLANS ARE DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
 - 2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1620/N/337(NEW)/ODI/NEW DTD. 08.09.2022
 - 3) THESE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED UNDER NO. CHE/ES/1620/N/337(NEW) ON EVEN DATE.

PROFORMA - B

CONTENTS OF THE SHEET

- *1ST & 2ND FLOOR PLAN
- *3RD TO 6TH FLOOR PLAN
- *1ST TO 6TH FLOOR AREA LINE DIA. & CALCULATIONS

PLANS FOR CONSIDERATION

S.E.B.P. (N)	SNEHA G NABAR
A.E.B.P.-II (N WARD)	RAJARAM UTTAM JUWALEKAR
E.E.B.P.-ES II (N WARD)	Suhas Vasant Neman e

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING F.P. No. 125 OF VILLAGE GHATKOPAR KIROL, AT M.P. VAIDYA MARG, GHATKOPAR (E), MUMBAI - 400 077.

NAME OF OWNER

MR. JAY MORZARIA OF VRAJ KAMMAN DEVELOPERS C.A. TO OWNER MR. DILIP BHAGAT

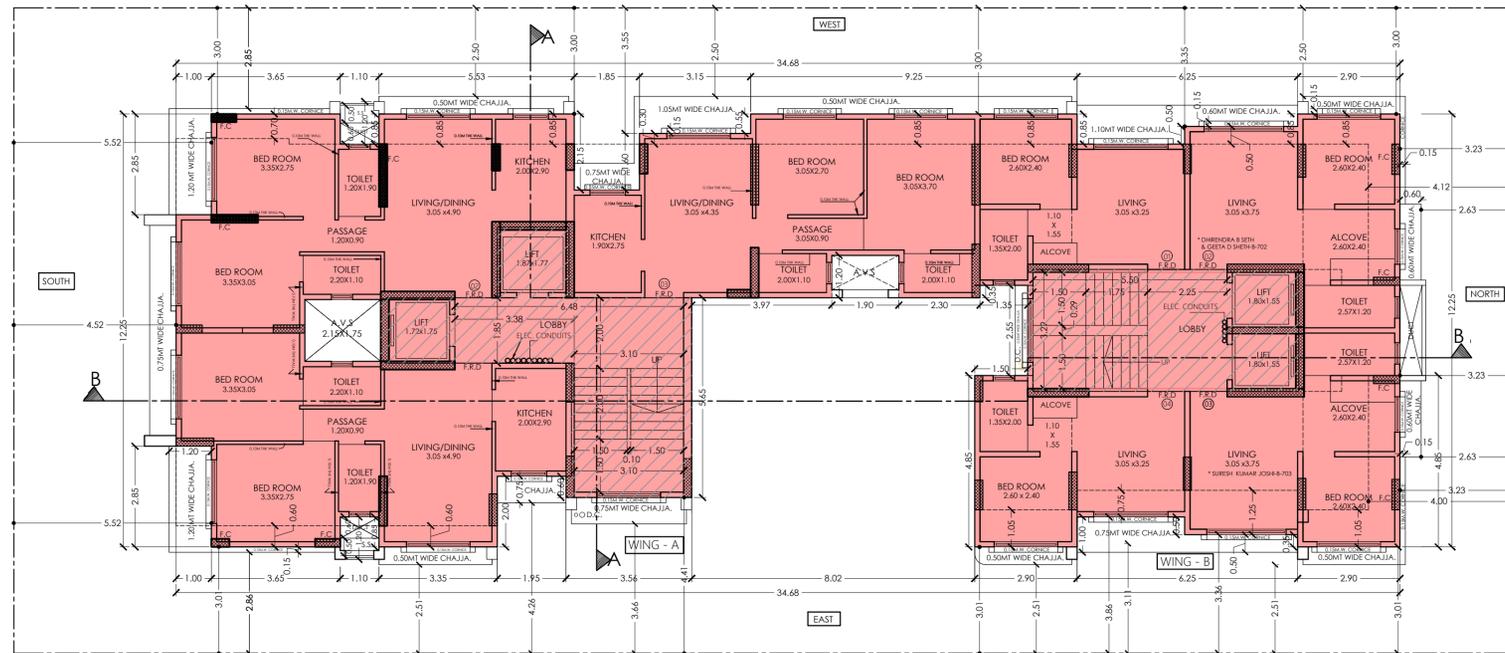
JAY RAMAN MORZARIA Digitally signed by JAY RAMAN MORZARIA Date: 2024.07.12 17:42:02 +05'30'

DRAWN BY	CHECKED BY	SCALE	NORTH	DATE
ASK	SHRI	AS SHOWN	AS SHOWN	12.07.2024
DRG. NO.	CONCESSION - 02			

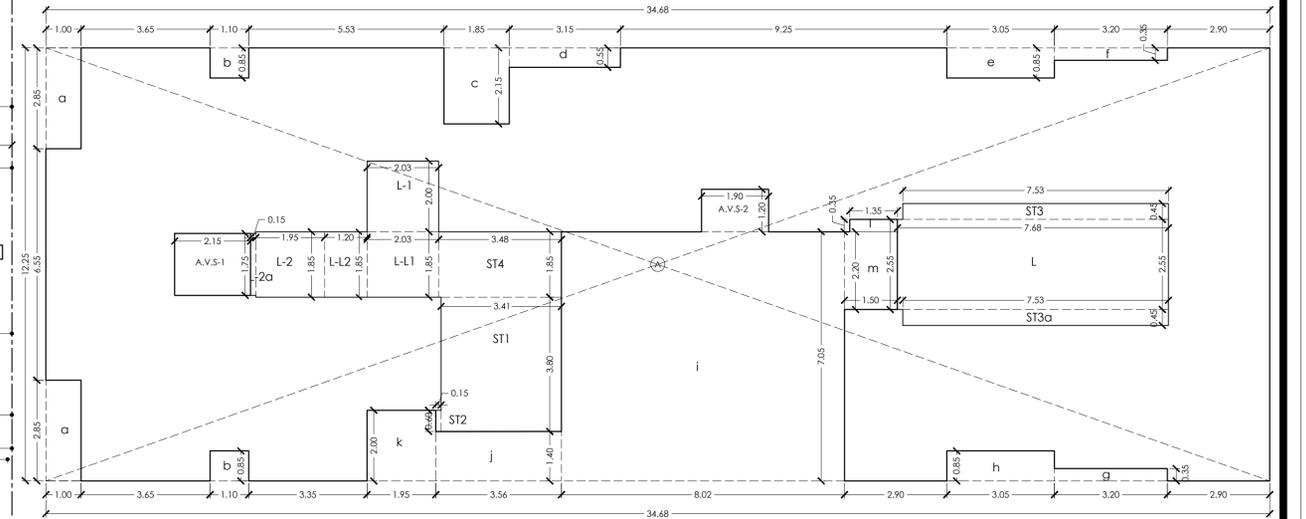
Shrikant Yeshwant Vichare Digitally signed by Shrikant Yeshwant Vichare DN: cn=Shrikant Yeshwant Vichare, o=Shrikant Vichare & Associates, ou=Shrikant Vichare & Associates, email=shrikant.bms@gmail.com, c=IN Date: 2024.07.12 17:39:23 +05'30'

NAME & SIGNATURE OF ARCHITECT/LS.

SHRIKANT VICHARE & ASSOCIATES
 ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
 601, 3/4TH FLOOR, PRANAYA NAGAR, NEAR ANANDRAO PAWAR SCHOOL, VAKRA NAKA, BORIVALI (W) MUMBAI - 400 091.
 E-MAIL: SHRIKANT@SHRIKANTVICHARE.COM



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



7TH FLOOR AREA LINE DIA.
SCALE = 1 : 100 WING -A&B

BUILT UP AREA STATEMENT OF 7TH FLOOR - WING -A&B

ADDITIONS
A = 34.68 x 12.25 x 1 = 424.83 SQ.M --- (1)

DEDUCTIONS

a	= 1.00 x 2.85 x 2 = 5.70 SQ.M
b	= 1.10 x 0.85 x 2 = 1.87 SQ.M
c	= 1.85 x 2.15 x 1 = 3.98 SQ.M
d	= 3.15 x 0.55 x 1 = 1.73 SQ.M
e	= 3.05 x 0.85 x 1 = 2.59 SQ.M
f	= 3.20 x 0.35 x 1 = 1.12 SQ.M
g	= 3.20 x 0.35 x 1 = 1.12 SQ.M
h	= 3.05 x 0.85 x 1 = 2.59 SQ.M
i	= 8.02 x 7.05 x 1 = 56.54 SQ.M
j	= 3.56 x 1.40 x 1 = 4.98 SQ.M
k	= 1.95 x 2.00 x 1 = 3.90 SQ.M
l	= 1.35 x 0.35 x 1 = 0.47 SQ.M
m	= 1.50 x 2.20 x 1 = 3.30 SQ.M
A.v.s.1	= 2.15 x 1.75 x 1 = 3.76 SQ.M
A.v.s.2	= 1.90 x 1.20 x 1 = 2.28 SQ.M

TOTAL DEDUCTIONS = 95.93 SQ.M --- (2)

BUILT UP AREA STATEMENT OF 8TH FLOOR - WING -A&B

ADDITIONS
A = 18.58 x 12.25 x 1 = 227.60 SQ.M --- (1)
B = 12.05 x 8.00 x 1 = 96.40 SQ.M --- (1)

DEDUCTIONS

a	= 1.00 x 2.85 x 2 = 5.70 SQ.M
b	= 1.10 x 0.85 x 2 = 1.87 SQ.M
c	= 1.85 x 2.15 x 1 = 3.98 SQ.M
d	= 3.30 x 0.55 x 1 = 1.82 SQ.M
e	= 2.15 x 0.85 x 1 = 1.83 SQ.M
f	= 3.97 x 7.05 x 1 = 27.99 SQ.M
g	= 3.56 x 1.40 x 1 = 4.98 SQ.M
h	= 1.95 x 2.00 x 1 = 3.90 SQ.M
i	= 2.15 x 1.75 x 1 = 3.76 SQ.M
j	= 1.50 x 3.15 x 1 = 4.73 SQ.M
k	= 2.72 x 1.80 x 1 = 4.90 SQ.M
l	= 3.20 x 0.35 x 1 = 1.12 SQ.M
m	= 3.05 x 0.85 x 1 = 2.59 SQ.M

TOTAL DEDUCTIONS = 69.17 SQ.M --- (2)

STAIR, LIFT, LOBBY AREA CALCULATION

ADDITIONS

ST1	= 3.41 x 3.80 x 1 = 12.96 SQ.M
ST2	= 0.15 x 0.60 x 1 = 0.09 SQ.M
L1	= 2.03 x 2.00 x 1 = 4.06 SQ.M
L L1	= 2.03 x 1.85 x 1 = 3.76 SQ.M
L2	= 1.95 x 1.85 x 1 = 3.61 SQ.M
L2a	= 0.15 x 1.75 x 1 = 0.26 SQ.M
L L2	= 1.20 x 1.85 x 1 = 2.22 SQ.M
ST3	= 7.53 x 0.45 x 1 = 3.39 SQ.M
ST3a	= 7.53 x 0.45 x 1 = 3.39 SQ.M
L	= 7.68 x 2.55 x 1 = 19.59 SQ.M
ST4	= 3.48 x 1.85 x 1 = 6.43 SQ.M

TOTAL AREA OF STAIR = 59.76 SQ.M --- (3)

NET B.U.A. OF FLR {1-(2+3)} = 269.14 SQ.M

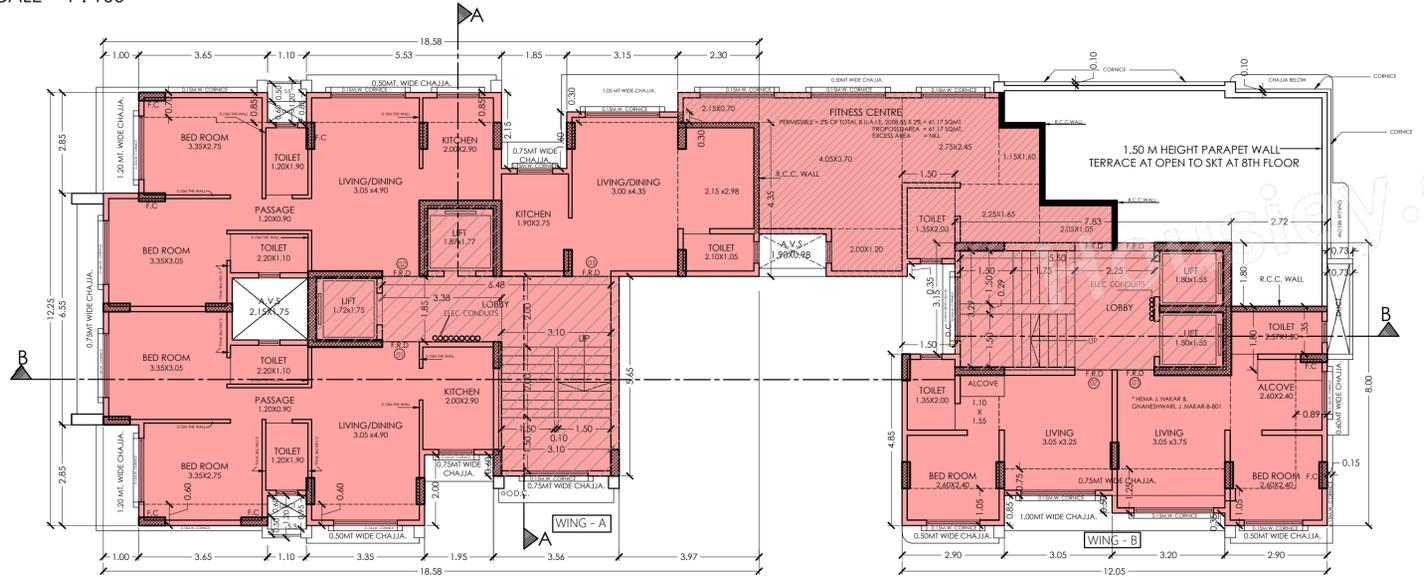
STAIR, LIFT, LOBBY AREA CALCULATION

ADDITIONS

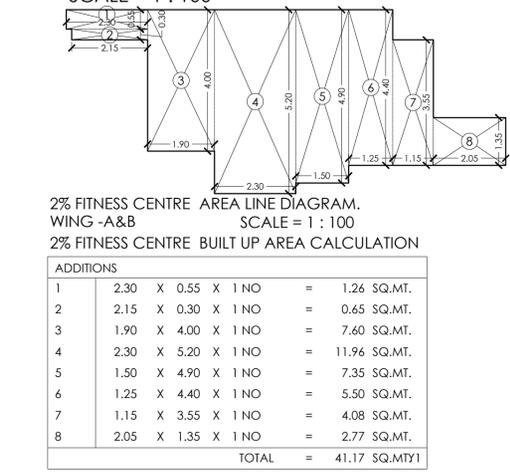
ST1	= 3.41 x 3.80 x 1 = 12.96 SQ.M
ST2	= 0.15 x 0.60 x 1 = 0.09 SQ.M
L1	= 2.03 x 2.00 x 1 = 4.06 SQ.M
L L1	= 2.03 x 1.85 x 1 = 3.76 SQ.M
L2	= 1.95 x 1.85 x 1 = 3.61 SQ.M
L2a	= 0.15 x 1.75 x 1 = 0.26 SQ.M
L L2	= 1.20 x 1.85 x 1 = 2.22 SQ.M
ST3	= 7.68 x 1.35 x 1 = 10.37 SQ.M
ST4	= 3.48 x 1.69 x 1 = 5.88 SQ.M
x	= 7.53 x 0.45 x 1 = 3.39 SQ.M
y	= 7.83 x 1.80 x 1 = 14.09 SQ.M

TOTAL AREA OF STAIR = 61.23 SQ.M --- (3)

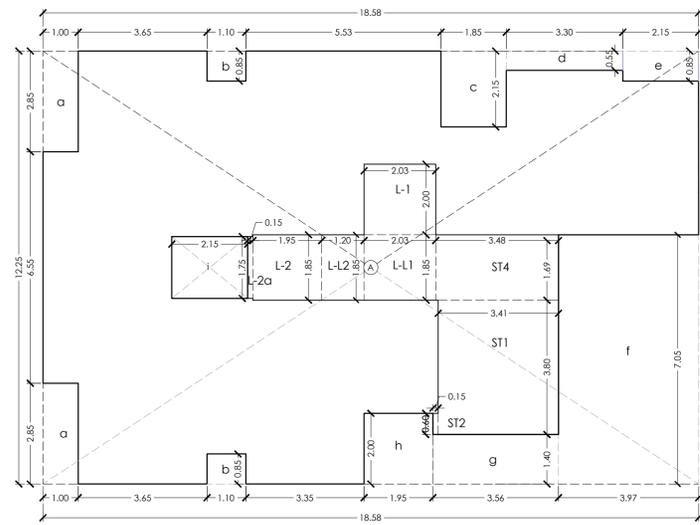
NET B.U.A. OF FLR {1-(2+3)} = 193.60 SQ.M



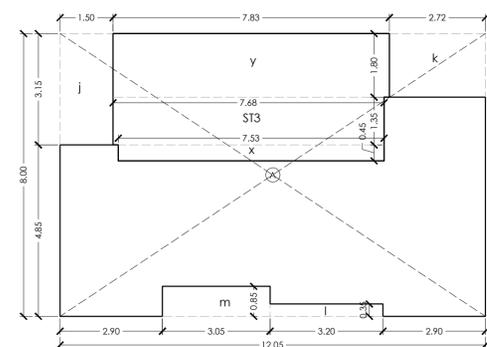
8TH (PT) FLOOR PLAN (WING -A & B)
SCALE = 1 : 100



FITNESS CENTRE AREA CALCULATIONS
PERMISSIBLE = 2% OF TOTAL B.U.A. I.E. 2058.55 x 2% = 41.17 SQMT
PROPOSED = 41.17 SQMT. (EXCESS AREA COUNTED IN FSI = NIL)



8TH FLOOR AREA LINE DIA. WING -A
SCALE = 1 : 100



8TH FLOOR AREA LINE DIA. WING -B
SCALE = 1 : 100

- NOTES:**
- 1) THESE PLANS ARE DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
 - 2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1620/N/337(NEW)/IOD/1/NEW DTD. 08.09.2022
 - 3) THESE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED UNDER NO. CHE/ES/1620/N/337(NEW) ON EVEN DATE.

PROFORMA - B

CONTENTS OF THE SHEET
* 7TH & 8TH (PT) FLOOR PLAN.
* 7TH & 8TH FLOOR PLAN, AREA LINE DIA. & CALCULATIONS

PLANS FOR CONSIDERATION

S.E.B.P. (N)	SNEHA G NABAR
A.E.B.P.-II (N WARD)	RAJARAM UTTAM JUWALKAR
E.E.B.P.-ES II (N WARD)	Suhas Vasant Nemane

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING F.P. No. 125 OF VILLAGE GHATKOPAR KIROL AT M.P. VAIDYA MARG, GHATKOPAR (E), MUMBAI - 400 077.

NAME OF OWNER
MR. JAY MORZARIA OF VRAJ KAMMAN DEVELOPERS C.A. TO OWNER MR. DILIP BHAGAT

JAY RAMAN MORZARIA Digitally signed by JAY RAMAN MORZARIA Date: 2024.07.12 17:42:17 +05'30'

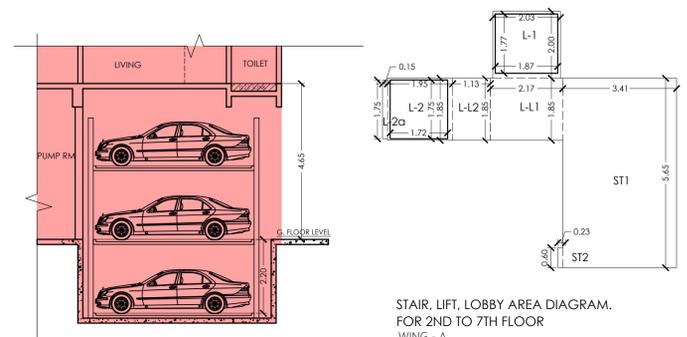
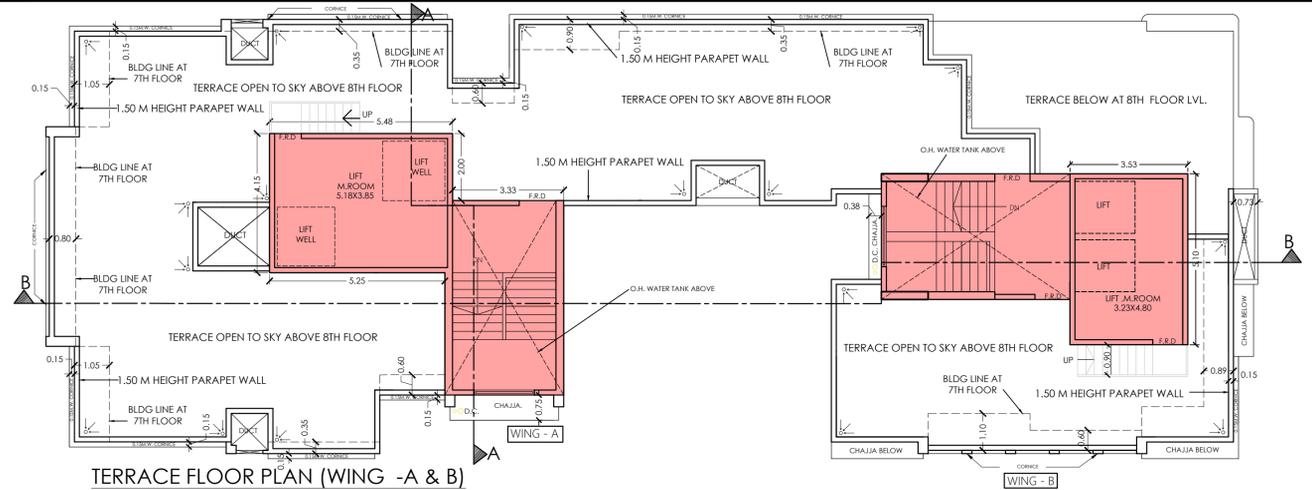
DRAWN BY	CHECKED BY	SCALE	NORTH	DATE
ASK	SHRI	AS SHOWN	AS SHOWN	12.07.2024
DRG. NO.	CONCESSION- 03			

Shrikant Yeshwant Vichare Digitally signed by Shrikant Yeshwant Vichare DN: cn=Shrikant Yeshwant Vichare, o=Shrikant Vichare & Associates, email=shrikant.yeshwant@gmail.com, c=IN Date: 2024.07.12 17:39:43 +05'30'

NAME & SIGNATURE OF ARCHITECT/LS.



SHRIKANT VICHARE & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
401, JAIN APARTMENTS, PRANAY NAGAR, NEAR ANANDRAO PAWAR SCHOOL, VADRA NAKA, BORIVALI (W), MUMBAI - 400 091.
E: info@shrikantvichare.com



STAIR, LIFT, LOBBY AREA CALCULATION FOR 2ND TO 7TH FLOOR

ADDITIONS

ST1 = 3.41 x 5.65 x 1 = 19.27 SQ.M
 ST2 = 0.15 x 0.60 x 1 = 0.09 SQ.M
 L1 = 2.03 x 2.00 x 1 = 4.06 SQ.M
 L1L1 = 2.17 x 1.80 x 1 = 3.91 SQ.M
 L2 = 1.95 x 1.85 x 1 = 3.61 SQ.M
 L2a = 0.15 x 1.75 x 1 = 0.26 SQ.M
 L2L2 = 1.13 x 1.85 x 1 = 2.09 SQ.M
 ST3 = 5.50 x 3.45 x 1 = 18.98 SQ.M
 ST3a = 0.15 x 2.55 x 1 = 0.38 SQ.M
 L = 2.18 x 3.45 x 1 = 7.52 SQ.M

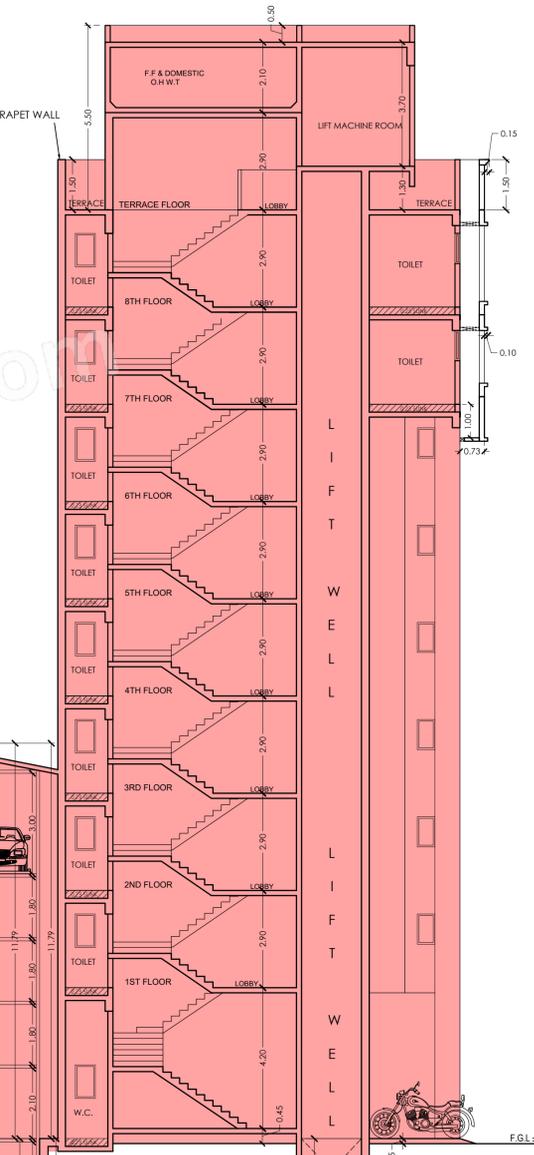
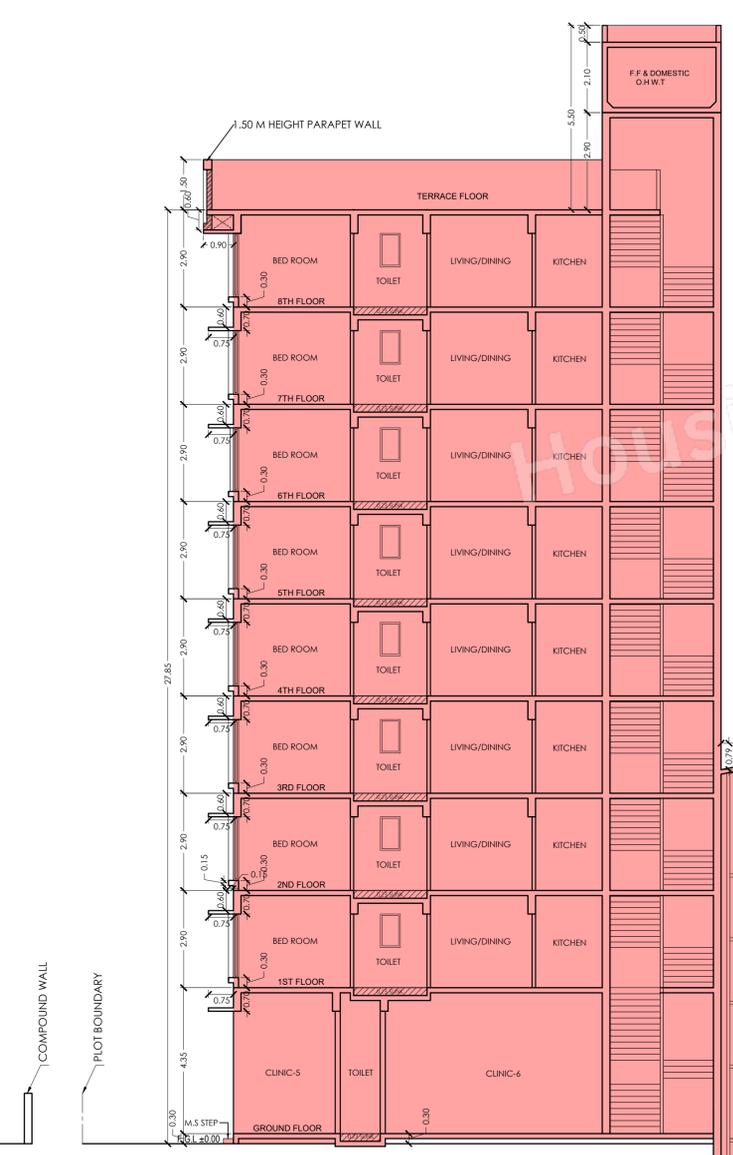
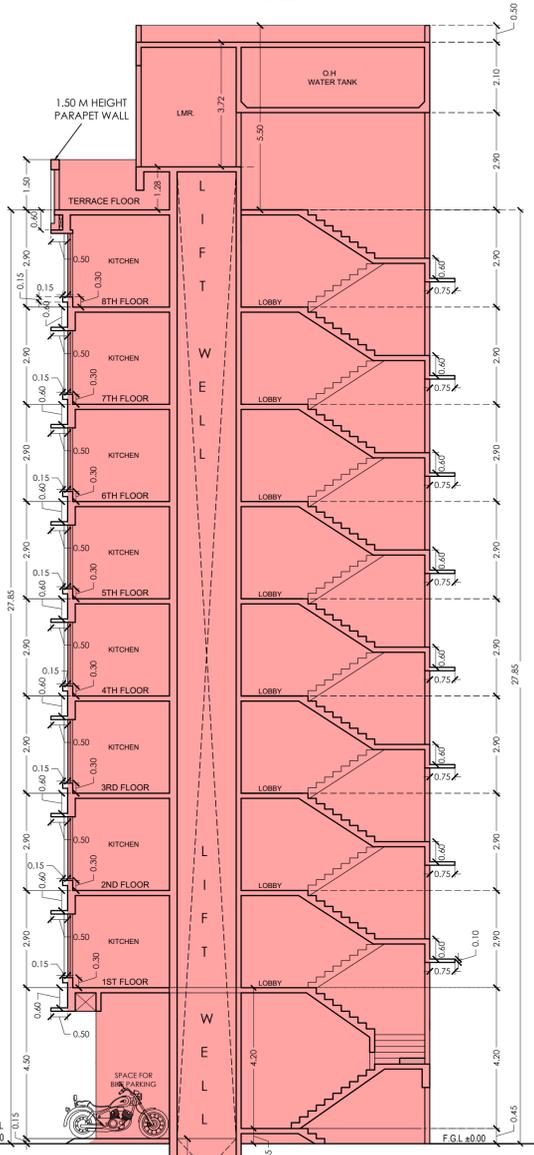
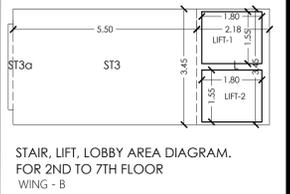
TOTAL AREA OF STAIR = 60.27 SQ.M --- (1)

DEDUCTIONS

L1 = 1.87 x 1.77 x 1 = 3.31 SQ.M
 L2 = 1.72 x 1.75 x 1 = 3.01 SQ.M
 LIFT-1 = 1.80 x 1.55 x 1 = 2.79 SQ.M
 LIFT-2 = 1.80 x 1.55 x 1 = 2.79 SQ.M

TOTAL DEDUCTIONS = 11.90 SQ.M --- (2)

TOTAL STAIR AREA FOR 2ND & 7TH FLOOR (1-2) = 48.37 SQ.M



STAIR, LIFT, LOBBY AREA CALCULATION FOR 8TH (PT) FLOOR

ADDITIONS

ST1 = 3.41 x 3.80 x 1 = 12.96 SQ.M
 ST2 = 0.15 x 0.60 x 1 = 0.09 SQ.M
 L1 = 2.03 x 2.00 x 1 = 4.06 SQ.M
 L1L1 = 2.03 x 1.85 x 1 = 3.76 SQ.M
 L2 = 1.95 x 1.85 x 1 = 3.61 SQ.M
 L2a = 0.15 x 1.75 x 1 = 0.26 SQ.M
 L2L2 = 1.20 x 1.85 x 1 = 2.22 SQ.M
 ST3 = 7.68 x 1.35 x 1 = 10.37 SQ.M
 ST4 = 3.48 x 1.69 x 1 = 5.88 SQ.M
 x = 7.53 x 0.45 x 1 = 3.39 SQ.M
 y = 7.83 x 1.80 x 1 = 14.09 SQ.M

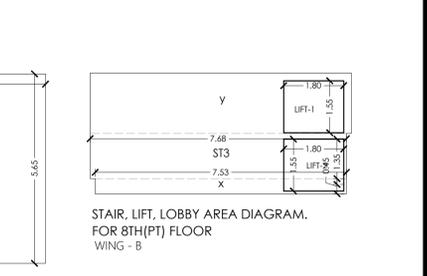
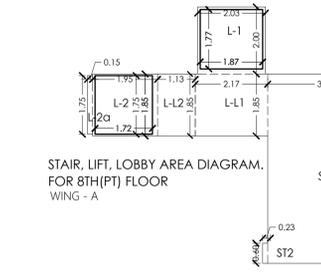
TOTAL AREA OF STAIR = 61.23 SQ.M --- (1)

DEDUCTIONS

L1 = 1.87 x 1.77 x 1 = 3.31 SQ.M
 L2 = 1.72 x 1.75 x 1 = 3.01 SQ.M
 LIFT-1 = 1.80 x 1.55 x 1 = 2.79 SQ.M
 LIFT-2 = 1.80 x 1.55 x 1 = 2.79 SQ.M

TOTAL DEDUCTIONS = 11.90 SQ.M --- (2)

TOTAL STAIR AREA FOR 8TH (PT) FLOOR (1-2) = 49.33 SQ.M



NOTES:
 1) THESE PLANS ARE DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
 2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1620/N/337(NEW)/D/O/1/NEW DTD. 08.09.2022.
 3) THESE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED UNDER NO. CHE/ES/1620/N/337(NEW) ON EVEN DATE.

PROFORMA - B	
CONTENTS OF THE SHEET	
* TERRACE FLOOR PLAN	
* SECTIONS A-A', B-B' & C-C'	
PLANS FOR CONSIDERATION	
S.E.B.P. (N)	SNEHA G NABAR
A.E.B.P.-II (N WARD)	RAJARAM UTTAM JUWALEKAR
E.E.B.P.-ES II (N WARD)	Suhas Vasant Nemane
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING F.P. No. 125 OF VILLAGE GHATKOPAR KIROL, AT M.P. VAIDYA MARG, GHATKOPAR (E), MUMBAI - 400 077.	
NAME OF OWNER	
MR. JAY MORZARIA OF VRAJ KAMMAN DEVELOPERS C.A. TO OWNER MR. DILIP BHAGAT	
JAY RAMAN MORZARIA	Digitally signed by JAY RAMAN MORZARIA Date: 2024.07.12 17:42:36 +05'30'
DRAWN BY	CHECKED BY
ASK	SHRI AS SHOWN
DRG. NO.	CONCESSION- 03
SCALE	NORTH
AS SHOWN	AS SHOWN
DATE	12.07.2024
Digitally signed by Shrikant Yeshwant Vichare Dtd on 2024.07.12 17:40:05 +05'30' email=shrikant.vichare@shrikantvichare.com	
Shrikant Yeshwant Vichare	
NAME & SIGNATURE OF ARCHITECT/LS.	

SHRIKANT VICHARE & ASSOCIATES
 ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
 601, JAIN APARTMENTS, PRANAYA NAGAR, NEAR ANANDRAJ PAVAR SCHOOL, VADGA NAKA, BORIVALI (W), MUMBAI - 400 091.
 Email: shrikantvichare@gmail.com