

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**CHE/ES/0196/S-T/337(NEW)**

Office of the Dy.Chief Engineer,  
(Building Proposal)Eastern Suburbs,  
Near Raj Legacy, Paper Mill Compound,  
L.B.S.Marg, Vikhroli (West),  
Mumbai : 400 083.

To,  
Manoj Dubal & Associates,  
309, Sangam Arcade,  
Vallabhbhai Road, Vile Parle (W),  
Mumbai – 400 056.

Sub: Proposed Residential Building on plot bearing CTS No. 1015,  
1015/1 to 3 of Village Kanjur at Kanjur Village Road,  
Kanjurmarg (East) Mumbai.

Ref: Your letter dtd. 07.11.2017.

Gentleman,

With reference to your above letter, this is to inform you that the amended plans submitted by you for proposed building on plot under reference are hereby approved subject to the following conditions :-

1. That all the conditions of I.O.D. under even no. Dated 18/11/2016 shall be applicable and shall be complied with.
2. That the revised R.C.C. design & calculations shall be submitted before C.C.
3. That revised drainage approval shall be submitted before C.C.
4. That revised H.E. NOC shall be submitted before C.C.
5. That no dues pending certificate from A.E. (Water works) shall be submitted before C.C.
6. That all payments shall be made before C.C.
7. That the valid Janta Insurance Policy shall be submitted before C.C.
8. That the NOC from A.A. & C. 'S' ward to be submitted before C.C.

One set of amended plan is digitally signed as token of Municipal Approval.

Yours faithfully,

Avinash  
Goraksh  
Tambewagh

**Executive Engineer**  
**Building Proposal (E.S.) - II**

PRADEEP  
KUMAR  
SURYABALI  
PATHAK

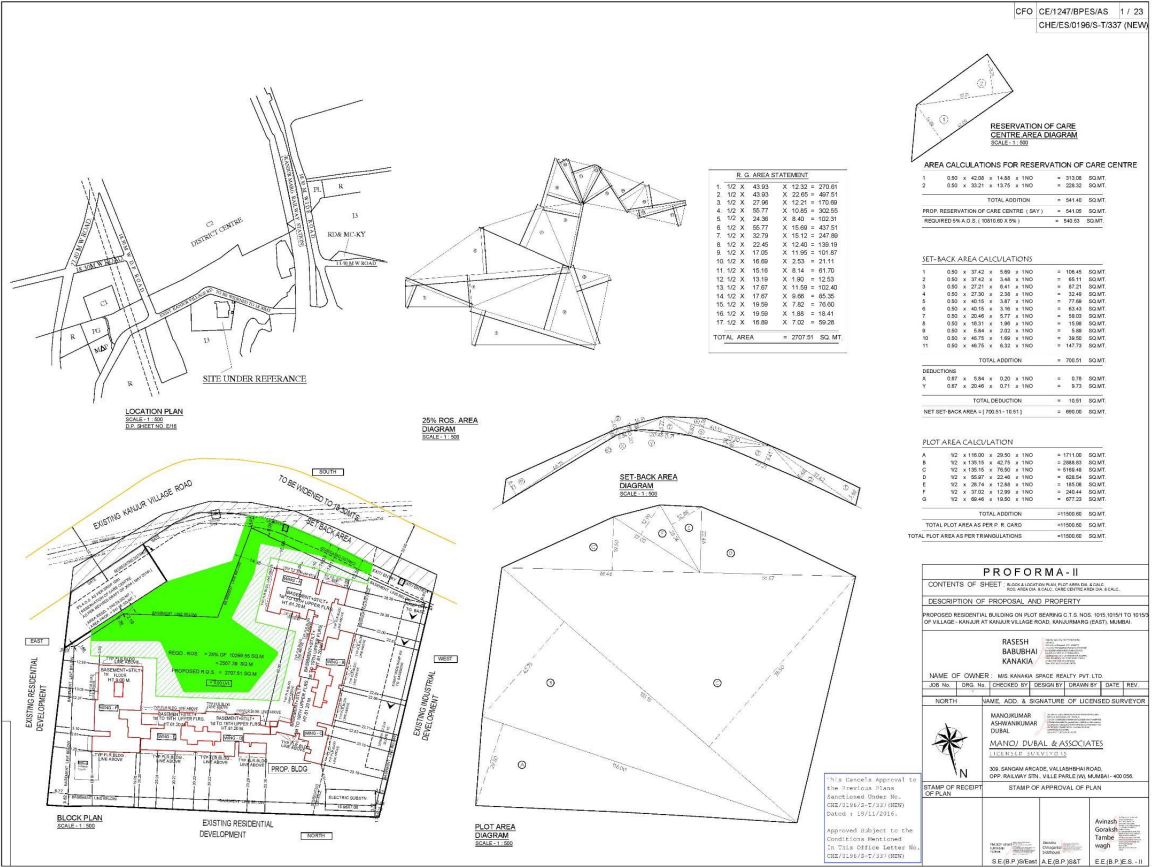
S.E.(B.P.) 'S/E'

Jitendra  
Chhaganlal  
Siddhpura

A.E.(B.P.) 'S&T'

**Copy to owner:**

**M/s. Kanakia Spaces Realty Pvt. Ltd.**



**R.G. AREA STATEMENT**

1	1/2 X	43.00	X	12.32	=	270.91
2	1/2 X	41.00	X	22.05	=	407.91
3	1/2 X	27.90	X	12.21	=	170.99
4	1/2 X	30.75	X	10.58	=	320.85
5	1/2 X	24.30	X	8.40	=	102.31
6	1/2 X	30.75	X	15.98	=	422.51
7	1/2 X	32.70	X	15.12	=	247.80
8	1/2 X	22.42	X	12.40	=	139.19
9	1/2 X	17.00	X	11.00	=	107.00
10	1/2 X	16.60	X	2.52	=	21.11
11	1/2 X	15.15	X	8.14	=	61.70
12	1/2 X	13.19	X	1.90	=	12.53
13	1/2 X	17.95	X	11.01	=	102.40
14	1/2 X	17.67	X	9.90	=	85.30
15	1/2 X	19.90	X	7.32	=	70.90
16	1/2 X	19.09	X	1.88	=	18.41
17	1/2 X	18.80	X	7.32	=	90.20
<b>TOTAL AREA</b>					<b>=</b>	<b>2707.91 SQ. MT</b>

**RESERVATION OF CARE CENTRE AREA DIAGRAM SCALE: 1:500**

**AREA CALCULATIONS FOR RESERVATION OF CARE CENTRE**

1	0.90 X	6.00	X	14.00	=	216.00	SQ.MT.		
2	0.90 X	30.31	X	13.75	=	228.32	SQ.MT.		
<b>TOTAL ADDITION</b>							<b>=</b>	<b>544.32</b>	<b>SQ.MT.</b>
<b>PROP. RESERVATION OF CARE CENTRE (BAY)</b>							<b>=</b>	<b>544.32</b>	<b>SQ.MT.</b>
<b>REQUIRED IN A.O.S. (1/100/0.60 X 9%)</b>							<b>=</b>	<b>540.10</b>	<b>SQ.MT.</b>

**SET-BACK AREA CALCULATIONS**

1	0.90 X	27.42	X	5.99	=	106.44	SQ.MT.		
2	0.90 X	37.42	X	3.44	=	62.11	SQ.MT.		
3	0.90 X	22.21	X	8.41	=	62.21	SQ.MT.		
4	0.90 X	27.30	X	2.30	=	32.49	SQ.MT.		
5	0.90 X	40.10	X	3.45	=	71.86	SQ.MT.		
6	0.90 X	40.10	X	5.70	=	93.45	SQ.MT.		
7	0.90 X	24.00	X	0.72	=	10.80	SQ.MT.		
8	0.90 X	3.00	X	2.70	=	5.67	SQ.MT.		
9	0.90 X	18.44	X	2.92	=	1.98	SQ.MT.		
10	0.90 X	40.75	X	1.00	=	36.68	SQ.MT.		
11	0.90 X	40.75	X	6.32	=	147.73	SQ.MT.		
<b>TOTAL ADDITION</b>							<b>=</b>	<b>700.91</b>	<b>SQ.MT.</b>
<b>REDUCTIONS</b>									
X	0.97 X	0.84	X	0.20	=	0.78	SQ.MT.		
Y	0.97 X	20.00	X	0.71	=	3.73	SQ.MT.		
<b>TOTAL REDUCTIONS</b>							<b>=</b>	<b>10.51</b>	<b>SQ.MT.</b>
<b>NET SET-BACK AREA (700.91-10.51)</b>							<b>=</b>	<b>690.40</b>	<b>SQ.MT.</b>

**PLOT AREA CALCULATION**

A	1/2 X	110.00	X	20.50	=	171.00	SQ.MT.		
B	1/2 X	110.00	X	42.70	=	388.80	SQ.MT.		
C	1/2 X	110.00	X	70.00	=	595.00	SQ.MT.		
D	1/2 X	60.00	X	22.00	=	165.00	SQ.MT.		
E	1/2 X	70.00	X	12.00	=	105.00	SQ.MT.		
F	1/2 X	37.00	X	12.00	=	28.44	SQ.MT.		
G	1/2 X	60.00	X	10.00	=	67.20	SQ.MT.		
<b>TOTAL ADDITION</b>							<b>=</b>	<b>1106.46</b>	<b>SQ.MT.</b>
<b>TOTAL PLOT AREA AS PER P. CARD</b>							<b>=</b>	<b>1106.46</b>	<b>SQ.MT.</b>
<b>TOTAL PLOT AREA AS PER TRIANGULATIONS</b>							<b>=</b>	<b>1106.46</b>	<b>SQ.MT.</b>

**PROFORMA - II**

**CONTENTS OF SHEET** BLOCK DEVELOPMENT PLAN/AMMURU ROAD AND MAIN ROAD, KARABKHA DISTRICT, MUMBAI.

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C & S NOS. 100/1 TO 105/5 OF VILLAGE: KARABKHA AT KARABKHA VILLAGE ROAD, KARABKHA DISTRICT, MUMBAI.

**RAMESH KANAKIA**

NAME OF OWNER: M/S. KARABKHA SPACE HEAVY IND. LTD.

JOB NO. / DSG. NO. / CHECKED BY / DESIGNED BY / DRAWN BY / DATE / REV.

NORTH: NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR

**MANOJ DUBAL & ASSOCIATES**  
 LICENSED SURVEYOR  
 210 SANDRA ARCADE, VILLAGE/POST OFFICE: BHALWAD, DISTRICT: RAJGIRI, MUMBAI-400056

STAMP OF REGISTERED SURVEYOR: [Stamp]

STAMP OF APPROVAL OF PLAN: [Stamp]

Approved subject to the Conditions mentioned in Title Office Letter No. [Number] dated [Date].

S.E.(P.)/J/10/1 A.E.(P.)/S/11 E.E.(P.)/E.S.-II