महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY
स्वातंत्र्याचा अमृत महोत्सव
म्हाडा
MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL

No.MH/EE/BDD/PLANNING Cell/**MHADA/NAIGAON/** 001 **/2023**

Date: 23 MAR 2023

To
The Executive Engineer, B.D.D. - Naigaon,
Mumbai Housing & Area Development Board,
2nd floor, GrihNirman Bhavan,
Kala Nagar, Bandra(East),
Mumbai – 400051.

Sub: Proposed IOA of Rehab Building no. 2 on property bearing C.S. No. 713, 1/713, 3/713 of Naigaon Division, known as BDD Chawl Naigaon, Situated at Naigaon, Dadar (E), Mumbai – 400014.

Ref: Representation of Architect M/s Sandeep Shikre & Associates dtd02.03.2023 forwarded by Ex. Engineer/ BDD/MB dtd10.03.2023.

Sir,

With reference to your Notice u/s 44/69 of MRTP Act submitted with plan, Sections Specifications and Description and further particulars and details of your building **Proposed IOA of Rehab Building no. 2 on property bearing C.S. No. 713, 1/713, 3/713 of Naigaon Division, known as BDD Chawl Naigaon, Situated at Naigaon, Dadar (E), Mumbai – 400014,** furnished to me under your letter, dated 02.03.2023. I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C. :-

1. That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
2. That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain with out obstruction the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
3. That structural Engineer shall be appointed and supervision memo shall be submitted by him.
4. That the structural Design and calculation for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.
5. That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be atleast 60.00 cm. above the high flood level.
6. That the low-lying plot shall be filled upto a reduced level of at least 92 THD or 15 cm above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be levelled, rolled, consolidated and sloped towards road.
7. That the internal drainage layout shall be submitted and got approved from concerned Assistant Engineer (Planning / MB and the drainage work shall be executed in accordance with the approved drainage layout.
8. That the existing structures proposed to be demolished shall be demolished with necessary phase programme by executing agreement with eligible Rehab tenements.
9. That the registered site supervisor through Architect / Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect / Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
10. That no construction work shall be allowed to start on the site unless labour insurance is taken and the came shall he revalidated time to time and the compliance of the same shall be intimated to this office.
11. That the registered undertaking from MHADA and Society shall be submitted for the following

i) Not misusing part / pocket terrace / Free of FSI areas.
ii) Not misusing stilt.
iii) Not misusing refuge area.

iv) To demolish the excess area if constructed beyond permissible FSI.

v) Handing over set back land free of compensation along with the plan.

vi) To demolish the Site Office, Temporary structures, etc. constructed outside on site within one month of Rehab OC & may be directed by Ex. Engg. (BP Cell/GM/A).

vii) Not misusing entrance lobby.

12. That the structural designs and the quality of work shall be strictly as per conditions laid down in Reg. 49 of DCPR – 2034.

13. That you shall submit NOCs as applicable from the concerned authorities / empanelled consultants for the approved plan.

i) AA&C (F/S Ward) (Before Plinth CC of Sale Building)

ii) H.E.

iii) Tree NOC from SG/MCGM or consultant.

iv) Dy.Ch. Eng (S.P.) (P&D).

v) Status of Road from AE/Maint.

vi) SWD.

vii) PCO.

viii) Electric Company.

14. That the design and construction of the proposed building will be done under supervision of registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed Site Supervisor.

15. That the registration of Society shall be submitted.

16. That the CC shall be released as per the co-relation Rehab BUA & PRC in words policy as may be decided by MHADA.

17. That you shall submit the registered undertaking from MHADA for executing Tripartite agreement between MHADA, Society & Service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices, etc. & at the cost of Developers for period of 5 years or as decided by Hon. Empowered committee for Rehab Buildings.

18. That you shall take proper precautions for safety like barricading, safety nets etc. as directed by safety Engineer / Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.

19. That you shall submit Environmental Clearance from SEIAA before applying for Further CC of Rehab Building.

20. That you shall amend plans and get it approved before applying for Plinth CC of 1st Rehab building.
21. That you shall submit NOC of City Space regarding re-location of RG/ Non-buildable reservation area as per orders of Hon. High Court in W.P. no. 1152/2002(City Space v/s. Government of Maharashtra).

B. BEFORE FURTHER C.C.:-

1. That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked and certified by the concerned Sub Engineer (Planning/MB).
2. That the stability certificate for the work carried out upto plinth level/stilt level shall be submitted from Lic. Structural Engineer.
3. That the quality of construction work of building shall be strictly monitored by concern Architect, Site Supervisor, Structural Engineer, Third party Quality Auditor & Project management consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
4. That the C.C. of last 10% of Sale Area shall not be released till the successful completion /possession of last rehab tenement is certified.
5. That the P.R.C reflecting name of MHADA shall be submitted before applying for Further C.C. to Sale building.
6. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if applicable shall be submitted for:
   a) Water Works
   b) PCO
   c) NOC from Electric Supply Company
   d) SWM NOC.
7. That the Material testing report shall be submitted.

6.That the yearly progress report of the work will be submitted by the Architect.

8.That the Revised SWM NOC shall be submitted.

9. That you shall submit Environmental Clearance from SEIAA before applying for Further CC of Rehab Building.
10. That you shall submit Remarks/NOCs from concerned Electrical Authority regarding size and location of sub-station before applying for further CC.

11. That you shall submit the proposal of Amended LOI before applying for Further CC of Rehab building..

C. **GENERAL CONDITIONS BEFORE O.C.:**

1. All the conditions of Letter of Intent shall be complied with at stages as directed by Ex. Engg(Planning/MB) or before asking for Occupation Certificate of Sale building.

2. The building Completion certificate in prescribed Performa certifying work carried out as per specification shall be submitted.

3. That some of the drains shall be laid internally with C.I. pipes.

4. That you shall develop the layout access/ D.P.Roads / set-back land including providing street lights as per the remarks / specification MCGM and submit the completion certificate from E.E. (Road construction) as per the Remarks.

5. That the dustbin shall be provided as per requirement.

6. That the carriage entrance shall be provided.

7. That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as 7) per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/O.C.C.

8. That the requirements from the MSEB/concerned electric supply co. shall be complied and complied with before asking occupational permission.

9. That the Architect shall submit the debris removal certificate before requesting for occupation permission.

10. That the 10 feet wide paved pathway up to staircase shall be provided.

11. That the surrounding open spaces, parking spaces and terrace shall be kept open and inbuilt upon: and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the O.C.C whichever is earlier.

12. That the name plate/board showing plot no., name of the building etc. shall be displayed at a prominent place.

13. That the N.O.C from Inspector of Lifts, P.W.D Maharashtra, shall be obtained and submitted to this office.

14. That the drainage completion Certificate from E.E (S.P) (P&D) for provision of septic tank/ soak pit/STP shall be submitted.

15. That stability Certificate from Structure Engineer is prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

16. That the single P.R. Cards for the amalgamated plot shall be submitted.

17. That layout R.G shall be development as approved by MDD/BP & RD Cell/A

18. That the N.O.C from the A.A. & C. 'F/S' ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

19. That the list eligible Rehab Tenements to be accommodated in the building shall be submitted in duplicate before submitting O.C.C

20. The completion certificate from C.F.O shall be submitted.

21. That you submitted P.R. Card and C.T.S Plan thereby clearly year marking the Rehab plot and Sale Plot and Built Area as per the approved layout.

22. That the completion certificate from E.E. (T & C) of MCGM for parking shall be submitted.

23. That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/ Mechanical Parking system shall be submitted.

24. That the completion certificate from Tree Authority of MCGM shall be submitted.

25. That you shall submit the receipt for handling over of buildable / non-buildable reservations before requesting full OCC of sale bldg.

26. That the rain water harvesting system should be installed / provided as per the direction of SEAC & SEIAA committee's NOC and the same shall be maintained in good working condition all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

27. That the revision of LOI scheme parameters for the increase in rehab BUA & component shall be got approved before OCC to the Rehab Building.

28. Water work certificate of 270-A as per MMC act 1888 shall be submitted.

29. That the provision for electric charging point for electric vehicle shall be made.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--
(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA

Copy submitted for information please.

1) Chief Officer/Mumbai Board.
2) Deputy Chief Engineer/BDD Planning Cell/MHADA

Copy with plan to:

3) Asst. Commissioner, F/S Ward (MCGM).
4) Asst. Engineer, W.W./ F-S Ward (MCGM)
5) Shri Sandeep Shikre& Associates.
6) L&T Construction Ltd.

For information please.

(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be

a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.

b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.

c. Not less than 92 ft. (Town Hall) above Town Hall Datum.

3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

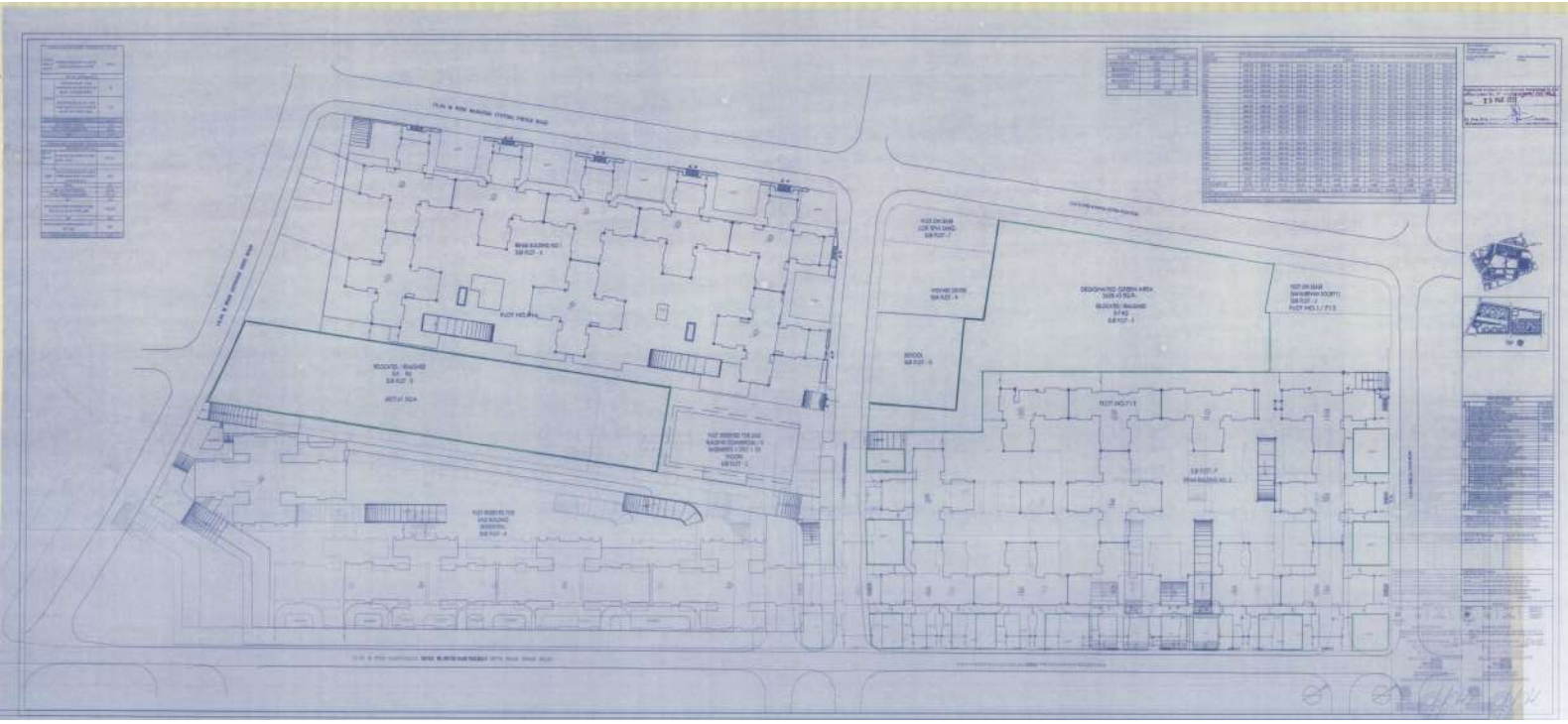
NOTES

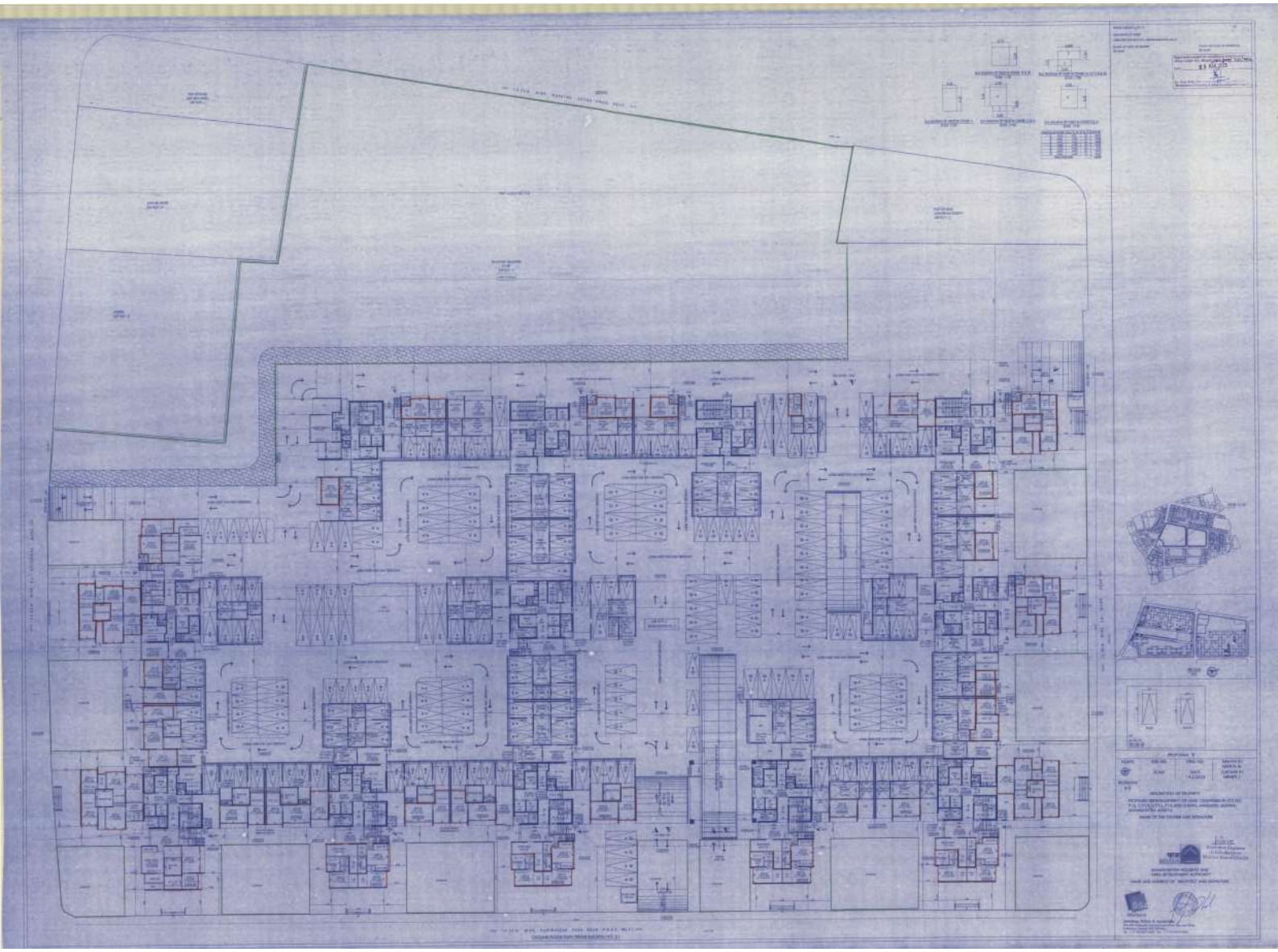
1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from

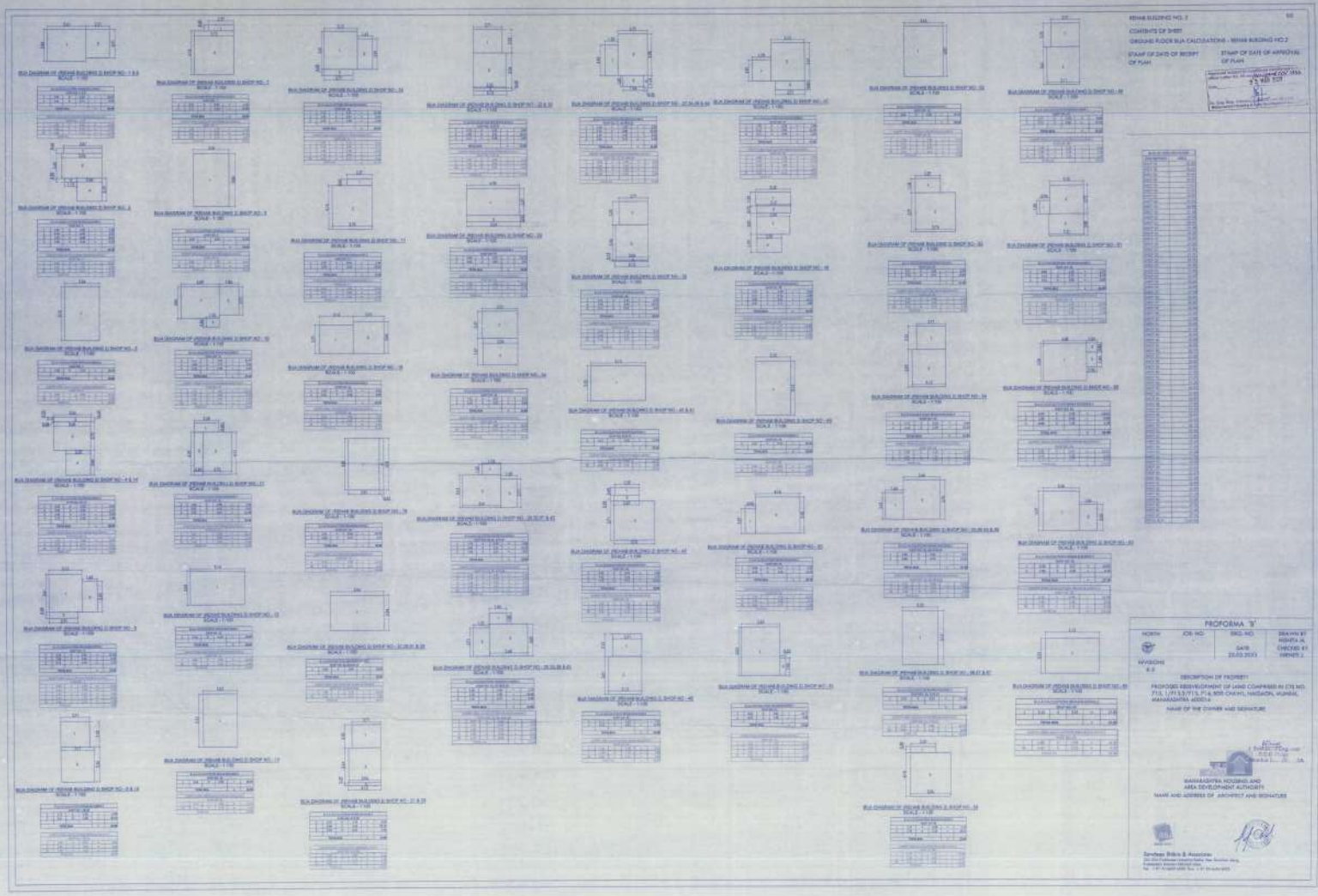
the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.

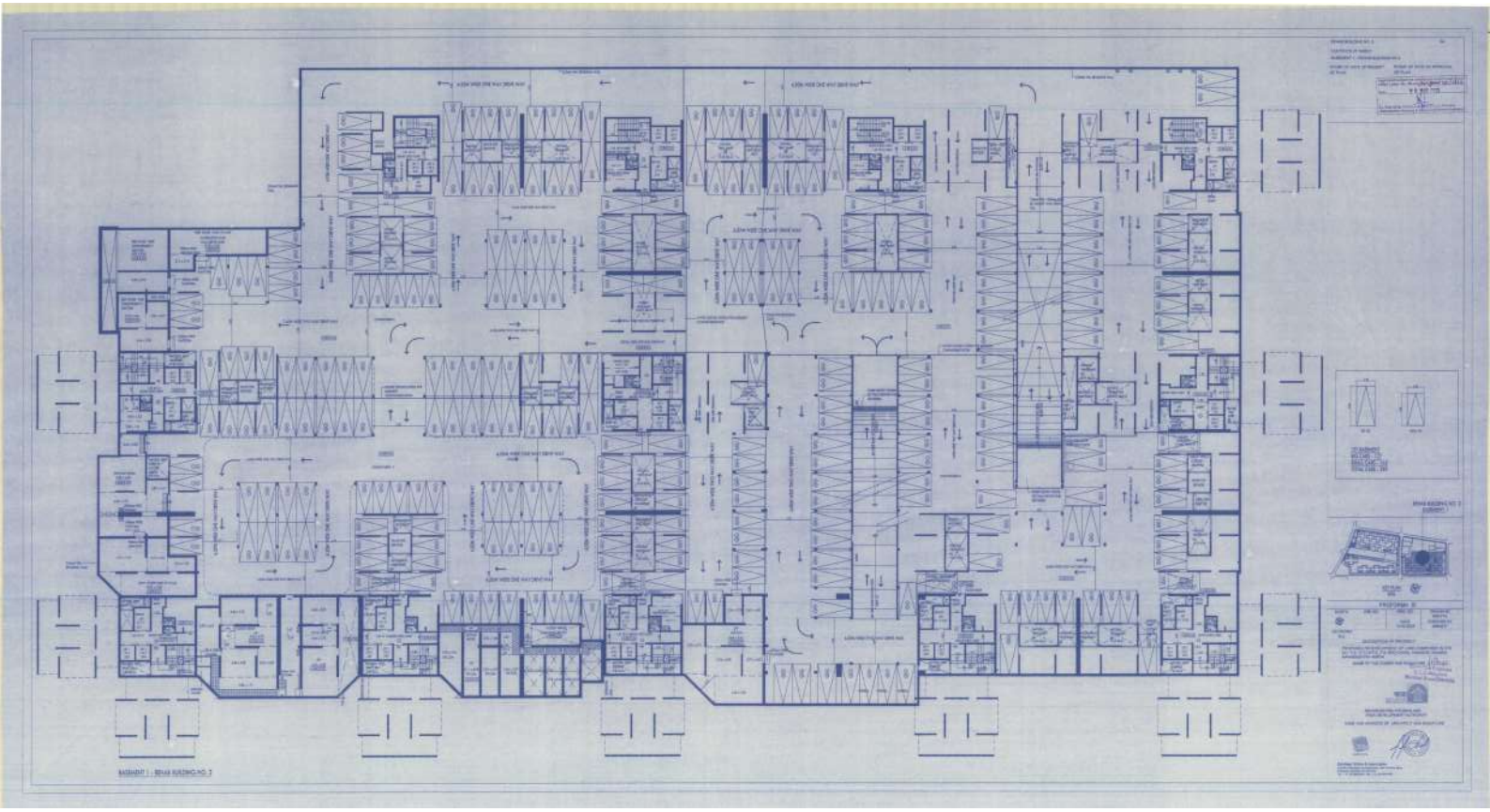
14. The bottom of the overhead storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvers should be provided as required by Bye law No. 5(b) b. Lintels or Arches should be provided over Door and Windows opening c. The drains should be laid as require under Section 234-1(a) d. The inspection chamber should be plastered inside and outside.

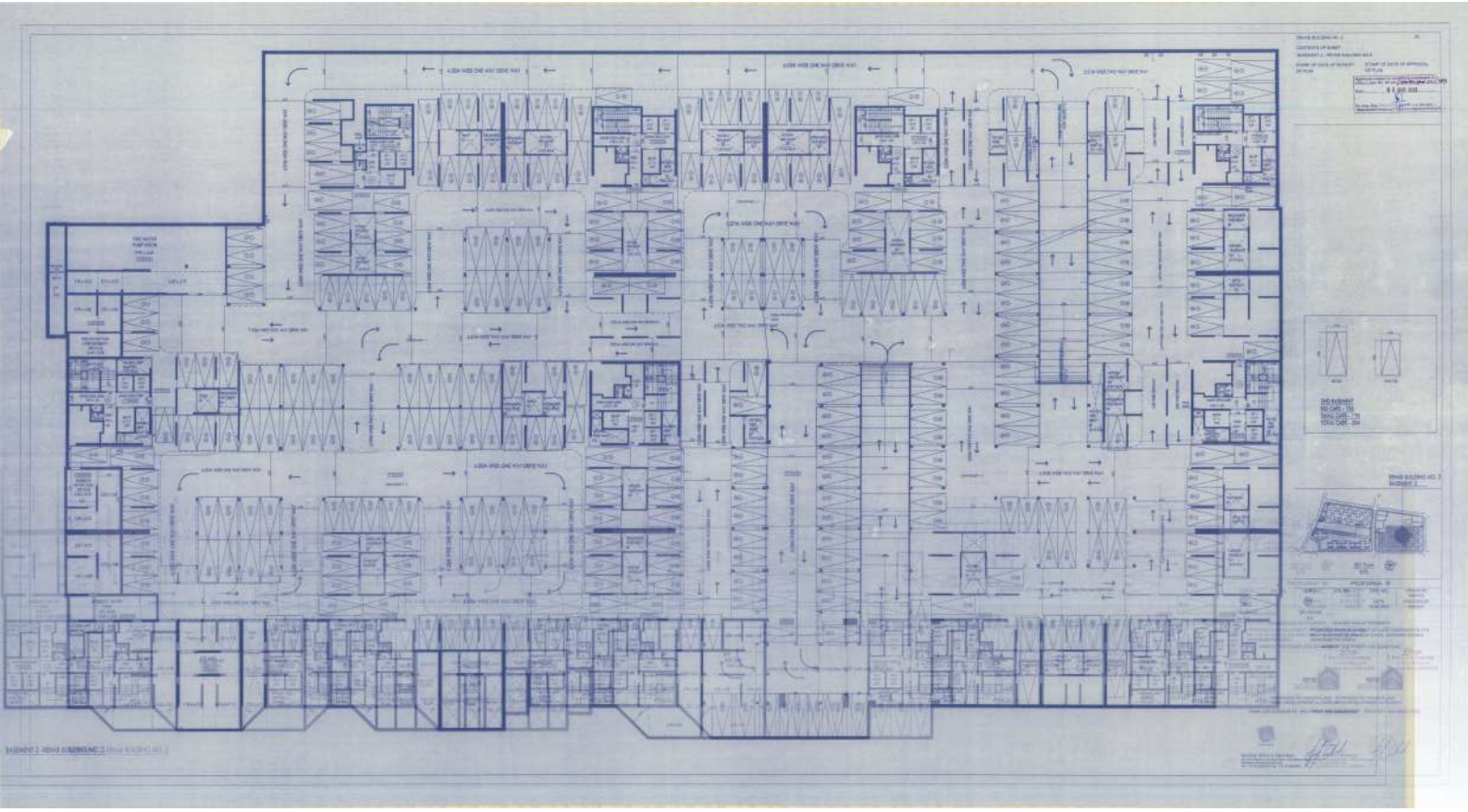
(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA

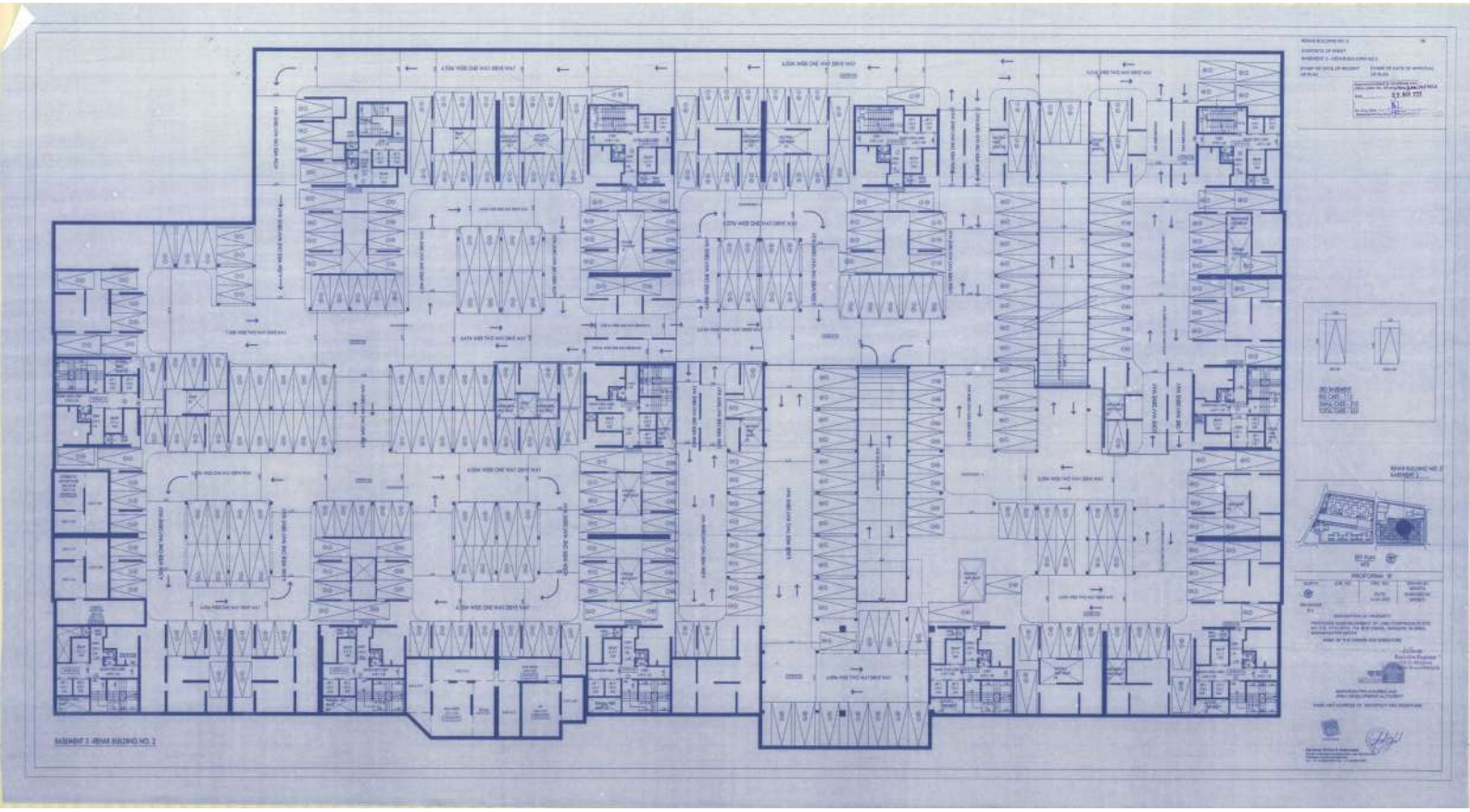




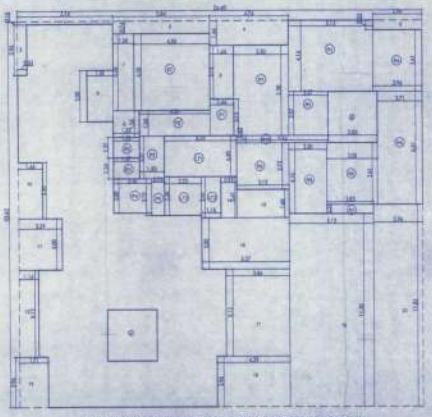

WING BUILDING NO. 2
CONTENTS OF SHEET
GROUND FLOOR BUA CALCULATIONS - WING BUILDING NO.2
STAMP OF DATE OF RECEIPT OF PLAN
STAMP OF DATE OF APPROVAL OF PLAN
PROFORMA 'B'
NORTH
DIVISION
JOB NO.
DWG. NO.
DATE
DRAWN BY
CHECKED BY
DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 713, 1,713,3,713,7 & 800 CHAWL, HARIGAON, MUMBAI, MAHARASHTRA, 400014
NAME OF THE OWNER AND SIGNATURE
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE



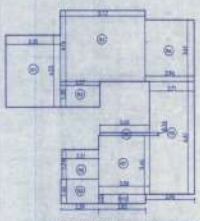



BASEMENT 2 -REWA BUILDING NO. 2

TOWER 9 - REHAB BUILDING 2 - 15TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

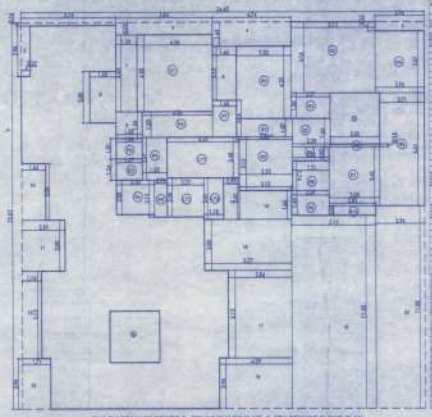


BUA DIAGRAM OF TOWER 9 - REHAB BUILDING NO. 2 - 15TH REFUGE FLOOR PLAN
SCALE - 1:100

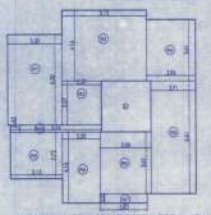


BUA DIAGRAM OF TOWER 9 - REHAB BUILDING 2 - 8TH FLOOR REFUGE
SCALE - 1:100

TOWER 9 - REHAB BUILDING NO 2 - 8TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



BUA DIAGRAM OF TOWER 9 - REHAB BUILDING NO. 2 - 8TH REFUGE FLOOR PLAN
SCALE - 1:100



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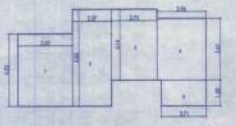
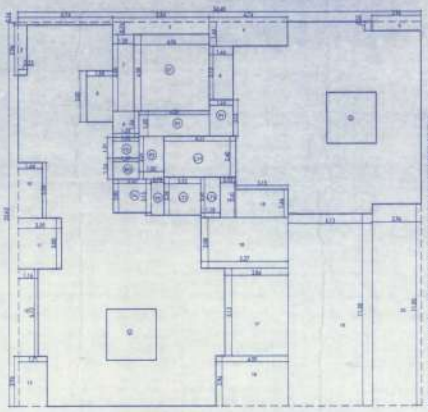
SCALE - 1:100



BUA DIAGRAM OF TOWER 9 - REHAB BUILDING NO. 2 - TYPICAL FLAT
SCALE - 1:100

TOWER 9 - REHAB BUILDING NO. 2 - 1ST TO 7TH, 8TH TO 14TH & 16TH TO 22ND FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



BUA DIAGRAM OF TOWER 9 - REHAB BUILDING NO. 2 - 1ST TO 7TH, 8TH TO 14TH & 16TH TO 22ND FLOOR PLAN
SCALE - 1:100

BUA DIAGRAM OF TOWER 9 - REHAB BUILDING NO. 2 - SOCIETY OFFICE
SCALE - 1:100

REHAB BUILDING NO. 2 | 27
CONTENTS OF SHEET | TOWER 9
1ST TO 22ND FLOOR PLAN AND BUA CALCULATIONS

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioned in our office Letter No. MHADA/EE/SDO-4/ 0.S.C./2023
Date: 23 AUG 2023
Ex. Eng. (B.P.) Mumbai Housing & Area Development Authority

A.U.A. SUMMARY TOWER 9, REHAB BUILDING 2	
1ST	[illegible]
2ND	[illegible]
3RD	[illegible]
4TH	[illegible]
5TH	[illegible]
6TH	[illegible]
7TH	[illegible]
8TH(REFUGE)	[illegible]
9TH	[illegible]
10TH	[illegible]
11TH	[illegible]
12TH	[illegible]
13TH	[illegible]
14TH	[illegible]
15TH(REFUGE)	[illegible]
16TH	[illegible]
17TH	[illegible]
18TH	[illegible]
19TH	[illegible]
20TH	[illegible]
21ST	[illegible]
22ND	[illegible]
AREAS REFUGE COUNTED IN FSI (18 STH)	12.42
AREAS REFUGE COUNTED IN FSI (15 STH)	30.93
TOTAL PROPOSED BUA	30657.78

REHAB BUILDING NO. 2
(TYPE - C)
- 22 FLOORS

PROFORMA 'B'

NORTH	JOB NO.	DRG. NO.	DRAWN BY
REVISIONS	SCALE 1:100	DATE 14.02.2023	CHECKED BY NIRMITI.J

DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 713, 1/713,2/713, 714, SEO CHAWL, NAGAON, MUMBAI MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
S.D.O.-Mazgaon
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

SSA
ARCHITECTS
Sanjay Shirke & Associates

REHAB BUILDING NO. 2 | 08

CONTENTS OF SHEET | TOWER 9

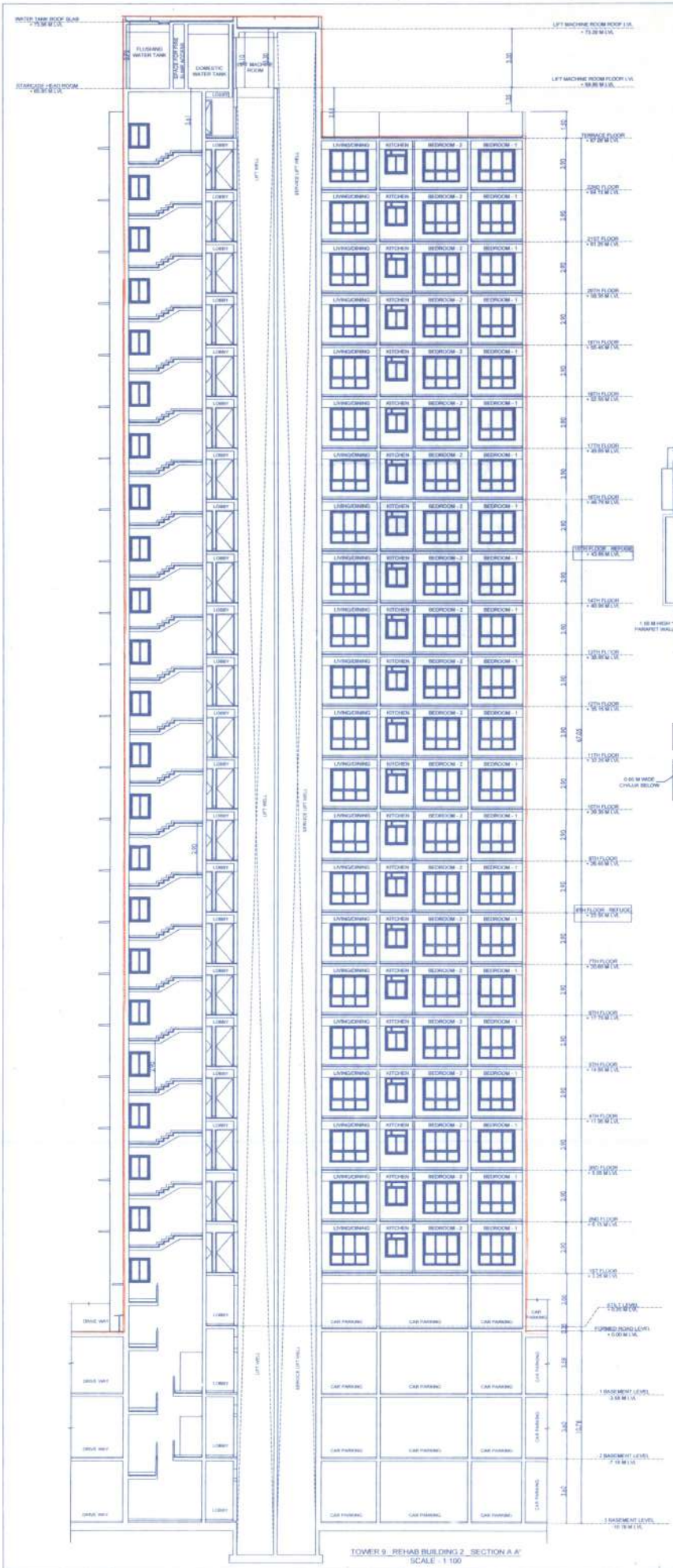
TERRACE FLOOR PLAN AND SECTION

STAMP OF DATE OF RECEIPT OF PLAN | STAMP OF DATE OF APPROVAL OF PLAN

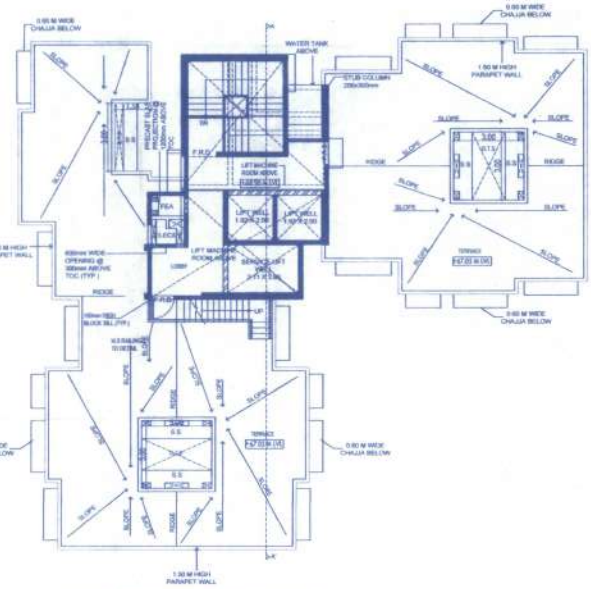
Approved subject to conditions mentioned in this office Letter No. MHada/(NW)(Gen) 001/1423

Date 23 MAR 2023

Ex. Eng. Bldg. Permission Cell Greater Mumbai
Maharashtra Housing & Area Development



TOWER 9 _ REHAB BUILDING 2 _ SECTION A A'
SCALE - 1:100



TOWER 9 _ REHAB BUILDING 2 _ TERRACE FLOOR PLAN
SCALE - 1:100

REHAB BUILDING NO. 2
(TYPE - C)
- 22 FLOORS

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY NISHITA M.
	SCALE 1:100	DATE 14.02.2023	CHECKED BY NIRANJ T. J.

REVISIONS
R-3

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 713, 1/713,3/713, 714, BDD CHAWL, NAIGAON, MUMBAI, MAHARASHTRA 400014.

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
B.D.D.-Naigaon
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Sandeep Shirke & Associates

REHAB BUILDING NO. 2

CONTENTS OF SHEET: TOWER 10, 11 & 12
1ST TO 7TH+8TH, 9TH TO 14TH, 16TH TO 21ST & 23RD FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to compliance of the conditions mentioned in our office Letter No. Wing/Jogeshwari/ 2121/2022
Date: 23 AUG 2022
Ex. Eng. (Bldg. Proposal) - I
Maharashtra Housing & Area Development Authority

BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - TYPICAL FLAT
SCALE - 1:100

BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - 8TH FLOOR REFUGE
SCALE - 1:100

BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - SOCIETY OFFICE
SCALE - 1:100

B.U.A. SUMMARY - TOWER 10,11,12, REHAB BUILDING 2	
1ST	320.40
2ND	320.40
3RD	320.40
4TH	320.40
5TH	320.40
6TH	320.40
7TH	320.40
8TH (REFUGE)	213.76
9TH	320.40
10TH	320.40
11TH	320.40
12TH	320.40
13TH	320.40
14TH	320.40
15TH (REFUGE)	213.76
16TH	320.40
17TH	320.40
18TH	320.40
19TH	320.40
20TH	320.40
21ST	320.40
22ND (REFUGE)	267.25
23RD	320.40
EXCESS REFUGE COUNTED IN FSI (IN 15TH)	53.38
EXCESS REFUGE COUNTED IN FSI (IN 22ND)	26.31
TOTAL PROPOSED AREA	7147.40

TOWER TOWER 10,11,12 - REHAB BUILDING 2 - 8TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - 8TH REFUGE FLOOR PLAN
SCALE - 1:100

TOWER 10,11,12 - REHAB BUILDING 2 - 1ST TO 7TH, 9TH TO 14TH, 16TH TO 21ST & 23RD FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - 1ST TO 7TH, 9TH TO 14TH, 16TH TO 21ST & 23RD FLOOR PLAN
SCALE - 1:100

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
REVISIONS No.	SCALE 1:100	DATE 14.02.2022	NISHITA M. CHECKED BY MINNET J.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 715, 1715/3715 THE 800 CHAWL NAGDON, MUMBAI, MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
B.R.D.-Region
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Sandeep Shirke & Associates

REHAB BUILDING NO. 2 — 10

CONTENTS OF SHEET — TOWER 10, 11 & 12

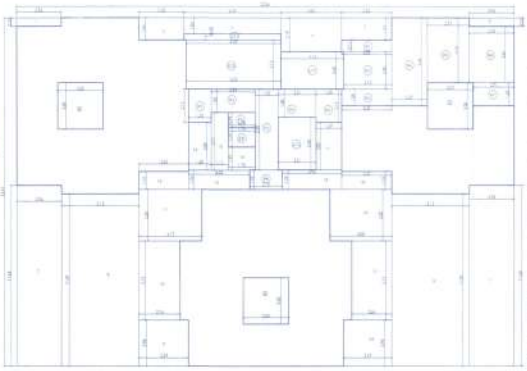
10TH AND 22ND FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN — STAMP OF DATE OF APPROVAL OF PLAN

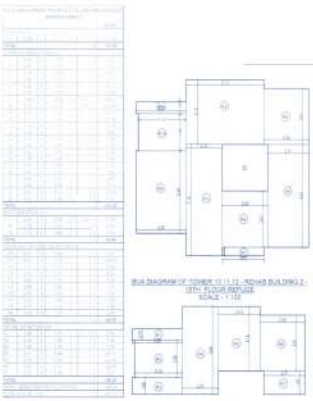
Approval subject to conditions and/or subject to a letter No. MHADA/BP/10/1/1/10 Date 23 NOV 2011

Ex. Eng. Bldg. Proposal, MHADA, Maharashtra Housing & Area Development Authority

TOWER 10,11,12 - REHAB BUILDING 2, 22ND REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



BUA DIAGRAM OF TOWER 10,11,12, REHAB BUILDING 2, 22ND REFUGE FLOOR PLAN
SCALE - 1:100

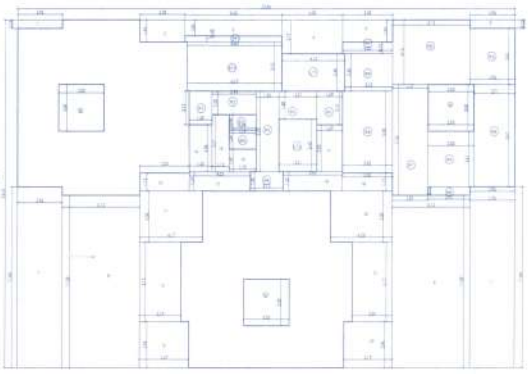


BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2 - 10TH FLOOR REFUGE
SCALE - 1:100

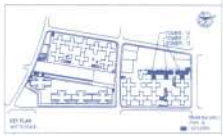
BUA DIAGRAM OF TOWER 10,11,12 - REHAB BUILDING 2, 22ND REFUGE FLOOR
SCALE - 1:100

REFUGE AREA STATEMENT ON 22ND FLOOR TOWER 10,11,12	
BUA PER CONVEYANCE FLOOR	37.00 SQ.M
LESS PER USE	37.00 SQ.M
NET PER USE	00.00 SQ.M
PROPOSED REFUGE AREA	00.00 SQ.M
EXCESS REFUGE AREA	00.00 SQ.M

TOWER 10,11,12 - REHAB BUILDING 2, 10TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



BUA DIAGRAM OF TOWER 10,11,12, REHAB BUILDING 2, 10TH REFUGE FLOOR PLAN
SCALE - 1:100



KEY PLAN
NTS

PROFORMA 'B'

NORTH	JOB NO.	DRG NO.	DRAWN BY
	SCALE 1:100	DATE 14.02.2011	NAMITA N.
REVISIONS R-2			CHECKED BY NAMETI J.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 112, 117(1-3), 114, BDD CHAWL, WADALA, MUMBAI MAHARASHTRA 400019

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
B.D.D.-Wadala
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

ARCHITECTS

Sun Joey Shroff & Associates

REHAB BUILDING NO 2

CONTENTS OF SHEET — TOWER 10, 11 & 12

TERRACE FLOOR PLAN AND SECTION

STAMP OF DATE OF RECEIPT OF PLAN

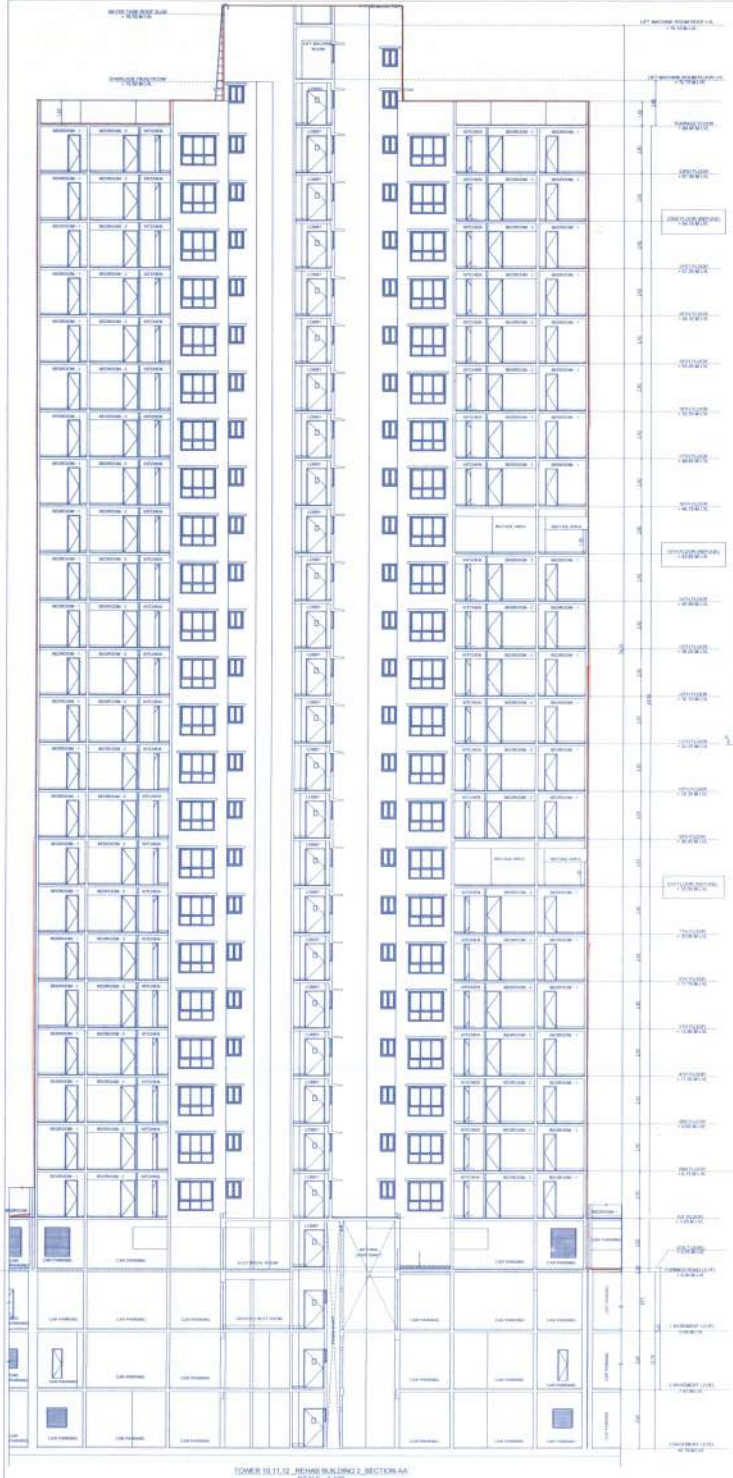
STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioned in our Letter No. MHADA/ EE/ NLBRR/ 2017-18/ 5-3

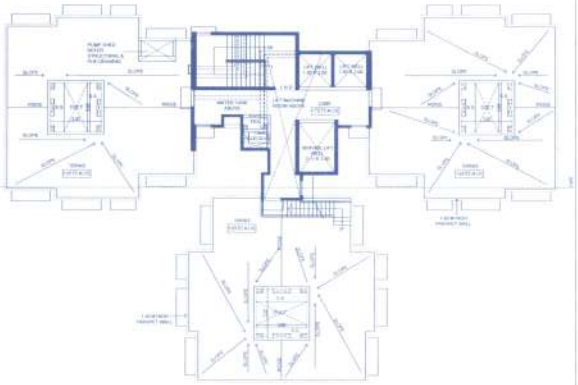
23 AUG 2022

Date

Dy. Engg. Personnel Officer Engineering & Allied Development Authority



TOWER 10,11,12_REHAB BUILDING 2_SECTION AA
SCALE - 1:100



TOWER 10,11,12_REHAB BUILDING 2_TERRACE FLOOR PLAN
SCALE - 1:100

KEY PLAN

PROFORMA 'B'

NORTH	JOB NO.	DWG NO.	DRAWN BY
	SCALE 1:100	DATE 14.02.2023	MEHETA M CHECKED BY NIRMITI J

REVISIONS
R-3

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 773, 1/773,2/773, 774, BEH CHAWL, NAGSAON, MUMBAI, MAHARASHTRA 400014

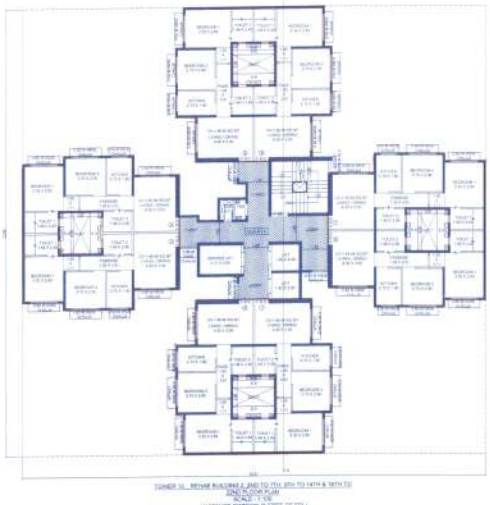
NAME OF THE OWNER AND SIGNATURE

Executive Engineer
I.O.-Nagsaon
Bldg. Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

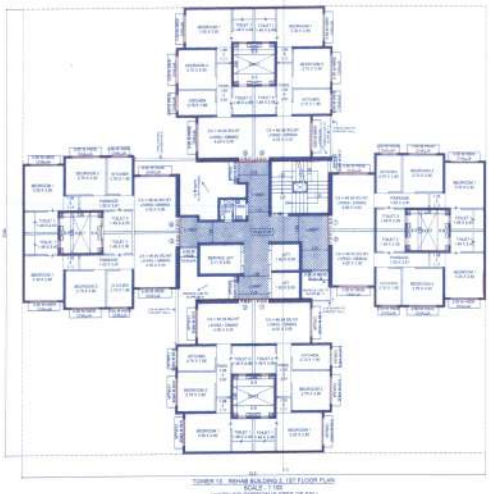
Sandeep Dhiraj & Associates



TOWER 13 - REHAB BUILDING 2 2ND TO 7TH, 9TH TO 14TH & 16TH TO 2ND FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
(2ND -7TH,9TH-14TH & 16TH-2ND)

TOWER 13 - REHAB BUILDING 2 8TH - REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

TOWER 13 REHAB BUILDING 2 - TERRACE FLOOR PLAN
SCALE - 1:100



TOWER 13 - REHAB BUILDING 2 1ST FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

TOWER 13 - REHAB BUILDING 2 16TH - REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

REHAB BUILDING NO 2
22 FLOORS
(TYPE - A)

PROFORMA 'B'

NORTH	JOB NO.	DWG. NO.	DRAWN BY MEHTA M
REVISION N.A	SCALE 1:100	DATE 14.2.2011	CHECKED BY MINKY J

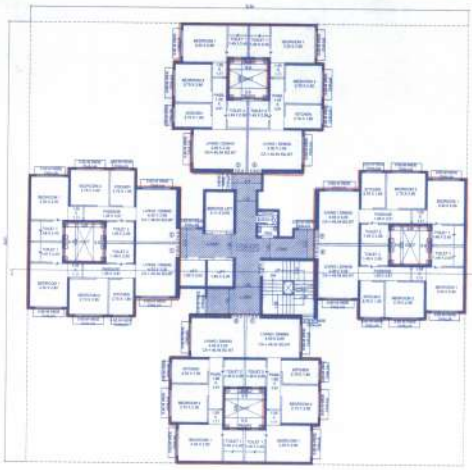
DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 715, 1715 OFF 715, 3RD CHAM, MAHIM, MUMBAI, MAHARASHTRA INDEX II

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
S.V.D. Mahim
Mumbai East/MHADA
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

ARCHITECTS
Earnest Brick & Associates



TOWER 1A TO 1B & 17 TH TO 19TH REHAB BUILDING 2, 2ND TO 7TH, 8TH TO 14TH & 16TH TO 22ND FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
2ND ,7TH,9TH,14TH & 16TH -22ND

TOWER 1A TO 1B & 17 TH TO 19TH REHAB BUILDING 2 , 11TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

REHAB BUILDING NO. 2 1B
CONTENTS OF SHEET TOWER 1A TO 1B & 17 TO 19
1ST TO 22ND AND TERRACE FLOOR PLAN
STAMP OF DATE OF RECEIPT STAMP OF DATE OF APPROVAL OF PLAN
Approved subject to conditions mentioned in our Letter No. Revised/CC/MH/CC/0276/23
Date 23 JUN 2023
By Dy. Engg. (For Chief Engineer)
Maharashtra Housing & Area Development Authority

R.U.A. SUMMARY TOWER 1A TO 1B & 17TH TO 19TH (UNIT)	
1ST	427.33
2ND	427.33
3RD	427.33
4th	427.33
5th	427.33
6th	427.33
7th	427.33
8TH (REFUGE)	320.33
9TH	427.33
10TH	427.33
11TH	427.33
12TH	427.33
13TH	427.33
14TH	427.33
15TH	427.33
16TH (REFUGE)	320.33
17TH	427.33
18TH	427.33
19TH	427.33
20th	427.33
21st	427.33
22nd	427.33
TOTAL PROPOSED AREA	9182.84

TOWER 1A TO 1B & 17 TH TO 19TH REHAB BUILDING 2 , TERRACE FLOOR PLAN
SCALE - 1:100

TOWER 1A TO 1B & 17TH TO 19TH REHAB BUILDING 2 , 1ST FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

TOWER 1A TO 1A & 17 TH TO 19TH REHAB BUILDING 2 4TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

PROFORMA 'B'

NORTH	JOB NO.	DRG NO.	DRAWN BY
	SCALE 1:100	DATE 18.05.2023	CHECKED BY

REVISION
No.

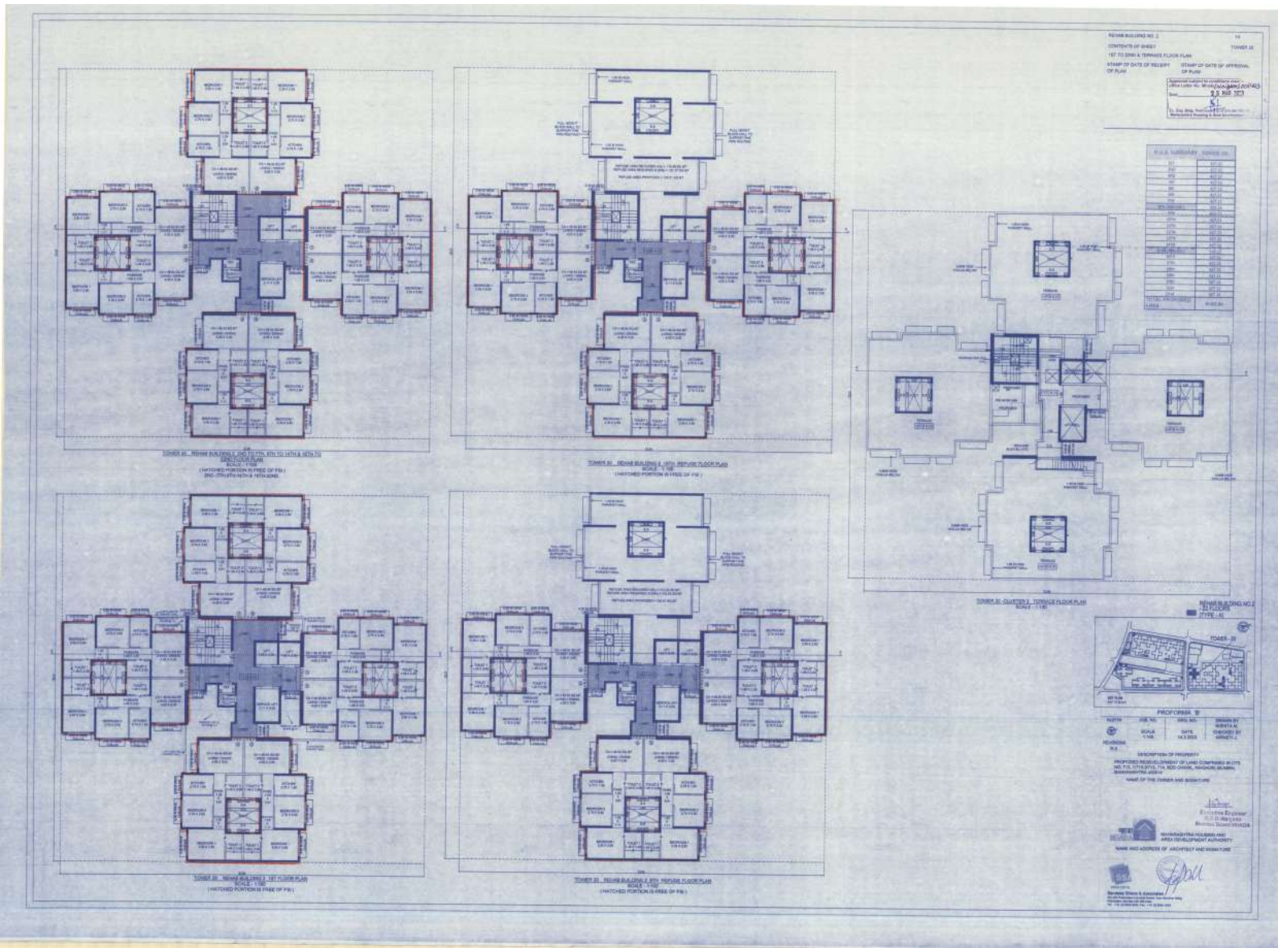
DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF LAND COMPRISING IN CTS NO 113-117-C/113-114 BOD CHARN, MAGHON, M.Mbm MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
E.D.C.-Account
Maharashtra Housing
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Tarang Shah & Associates


CONTENTS OF SHEET
1ST TO 22ND & TERRACE FLOOR PLAN
STAMP OF DATE OF RECEIPT OF PLAN
STAMP OF DATE OF APPROVAL OF PLAN
TOWER 22 - REHAB BUILDING 2ND TO 7TH, 8TH TO 14TH & 16TH TO 22ND FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
2ND, 7TH,8TH,16TH & 19TH,22ND.
TOWER 22 - REHAB BUILDING 2 - 15TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
TOWER 22 - REHAB BUILDING 2 - TERRACE FLOOR PLAN
SCALE - 1:100
TOWER 22 - REHAB BUILDING 2 - 1ST FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
TOWER 22 - REHAB BUILDING 2 - 8TH, 19TH REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
REHAB BUILDING NO. 2
22 FLOORS
(TYPE - A)
TOWER - 22
PROFORMA 'B'
DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 1/12, 1/13, 2/13, 7/1, 8/20 CHEMBUR, WADGAON, MUMBAI, MAHARASHTRA 400074
NAME OF THE OWNER AND SIGNATURE
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

REHAB BUILDING NO. 2 | 15

CONTENTS OF SHEET | TOWER 13 TO 15 & 17 TO 20

BUA DIAGRAMS

STAMP OF DATE OF RECEIPT OF PLAN | STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioned in office Letter No. Mhada/Nagaon/321/2023

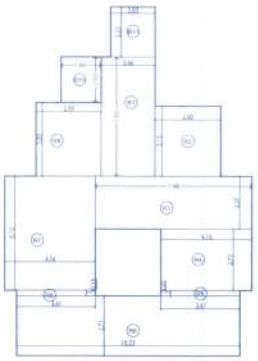
Date: 23 MAR 2023

Ex. Eng. Bldg. Permission Department Mumbai
Maharashtra Housing &Area Development Authority

BUA DIAGRAM OF TOWER 13 TO 15TH & 17TH TO 20TH - REHAB BUILDING NO. 2
1ST TO 7TH, 9TH TO 14TH & 16TH TO 22ND FLOOR PLAN
SCALE - 1:100

B.U.A CALCULATIONS 13 TO 15TH & 17TH TO 20TH , 1ST TO 7TH, 9TH TO 14TH & 16TH TO 22ND FLOOR , REHAB WING

							SQ.MT.
ADDITION (A)							
1	32.96	X	3.00			=	1,115.14
TOTAL						=	1,115.14
STANDARD DEDUCTIONS (B)							
1	1.27	X	2.90			=	11.30
2	11.27	X	2.90			=	32.66
3	10.72	X	5.12			=	54.85
4	10.90	X	5.12			=	55.78
5	1.96	X	3.12	X	2	=	12.22
6	1.12	X	3.00	X	2	=	20.16
7	2.28	X	4.60			=	10.49
8	4.28	X	2.12			=	9.08
9	1.46	X	1.12	X	1.00	=	1.64
10	1.76	X	2.00			=	3.52
11	1.87	X	1.28			=	2.39
12	1.44	X	2.80			=	4.03
13	4.24	X	1.12			=	4.75
14	1.96	X	1.12			=	2.20
15	1.96	X	1.12			=	2.20
16	1.52	X	1.40			=	2.13
17	1.80	X	1.12			=	2.02
18	1.28	X	1.12			=	1.43
19	3.28	X	1.40			=	4.59
20	4.28	X	1.12			=	4.79
21	1.12	X	2.00	X	1.00	=	2.24
22	1.96	X	3.12	X	1.00	=	6.12
23	10.72	X	5.12			=	54.85
24	10.90	X	5.12			=	55.78
25	11.27	X	2.90			=	32.66
26	32.96	X	2.90			=	95.58
TOTAL						=	556.84
DUCT DEDUCTION (C)							
1	3.58	X	2.00	X	4.00	=	28.64
D1	1.79	X	2.20			=	3.94
D2	1.79	X	0.90			=	1.61
TOTAL						=	33.95
OTHER REFUGE DEDUCTION (D)							
F11	4.18	X	4.30			=	17.97
F12	1.35	X	5.40			=	7.29
F13	2.13	X	2.90			=	6.18
F14	3.00	X	8.00			=	24.00
F21	2.93	X	3.40			=	9.97
F22	2.13	X	2.40			=	5.11
F23	2.30	X	2.40			=	5.52
F31	1.93	X	2.50			=	4.82
F32	1.51	X	3.50			=	5.28
F33	1.87	X	2.20			=	4.09
F34	1.34	X	5.10			=	6.83
F41	1.66	X	1.34			=	2.22
F42	1.36	X	2.72			=	3.69
F43	1.78	X	1.30			=	2.31
F44	0.96	X	3.10			=	2.98
F51	1.44	X	2.10			=	3.02
F52	1.39	X	4.30			=	6.00
F53	1.28	X	1.90			=	2.43
TOTAL						=	118.04
TOTAL DEDUCTION (1+C+D+E+F+G)						=	608.83
TOTAL BUA (A) - (B)						=	507.01



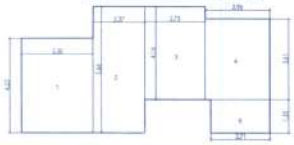
BUA DIAGRAM OF TOWER 13 TO 15 & 17 TO 20 - REHAB BUILDING NO. 2 - 8TH & 15TH FLOOR REFUGE
SCALE - 1:100

REFUGE AREA STATEMENT ON 8TH FLOOR	
BUA FROM 8TH FLOOR	2882.19SQ.MT
4.10% REFUGE AREA	118.08SQ.MT
4.27% REFUGE AREA	122.91SQ.MT
PROPOSED REFUGE AREA	**120.91SQ.MT**
EXCESS REFUGE AREA	2.99SQ.MT

REFUGE AREA STATEMENT ON 15TH FLOOR	
BUA FROM 15TH ZONE FLOOR	2868.77SQ.MT
4.10% REFUGE AREA	118.08SQ.MT
4.25% REFUGE AREA	122.07SQ.MT
PROPOSED REFUGE AREA	**120.91SQ.MT**
EXCESS REFUGE AREA	2.99SQ.MT

B.U.A CALCULATIONS TOWER TOWER 13 TO 15 & 17 TO 20_8th & 15th REFUGE , REHAB BUILDING 2

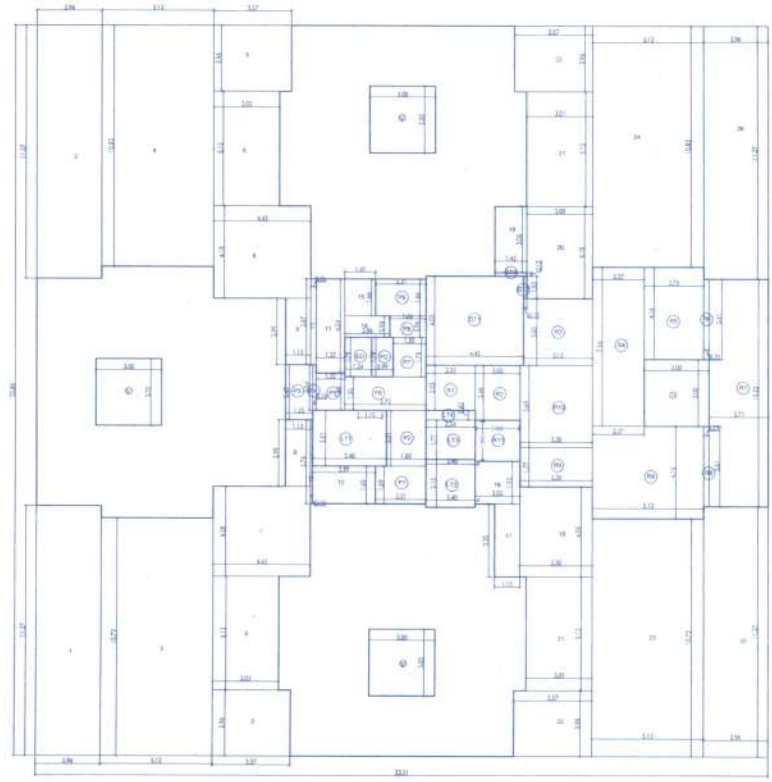
F1	2.46	X	5.70			=	13.96
F2	3.00	X	3.55			=	10.65
F3	7.20	X	2.37			=	16.97
F4	4.16	X	3.75			=	15.44
F5	3.61	X	0.25	X	2	=	1.81
F6	10.22	X	2.71	X	2	=	27.70
F7	4.25	X	5.12			=	21.80
F8	2.99	X	3.12			=	9.32
F10	1.35	X	2.08			=	2.79
F11	2.02	X	2.25			=	4.55
TOTAL						=	130.01



BUA DIAGRAM OF TOWER 13 TO 15TH & 17TH TO 20TH- REHAB BUILDING NO.2 - TYPICAL FLOOR PLAN
SCALE - 1:100

B.U.A CALCULATIONS TOWER 13 TO 15TH & 17TH TO 20TH TYPICAL FLAT , REHAB WING

NOT	DESCRIPTION					SQ.MT.
1	2.37	X	5.27			12.49
2	1.44	X	2.37			3.41
3	2.75	X	4.16			11.44
4	2.96	X	1.81			5.36
5	2.71	X	1.40			3.79
	TOTAL					36.49



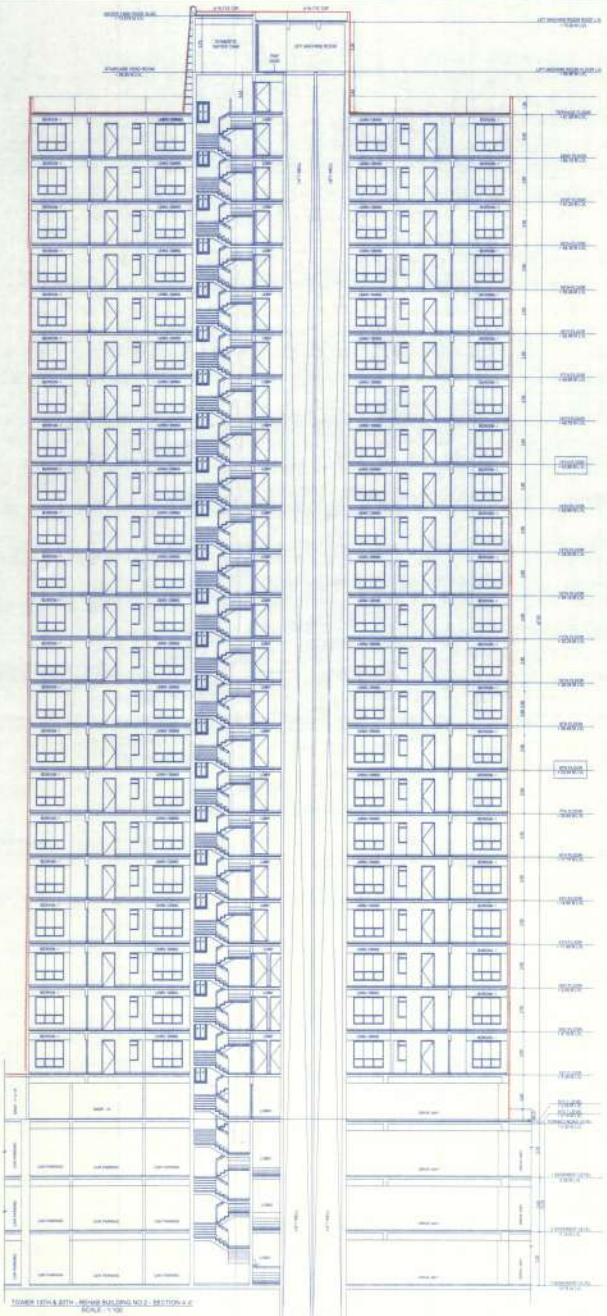
BUA DIAGRAM OF TOWER 13 TO 15TH & 17TH TO 20TH - REHAB BUILDING 2 - 8TH & 15TH REFUGE FLOOR PLAN
SCALE - 1:100

B.U.A CALCULATIONS TOWER 13 TO 15TH & 17TH TO 20TH CLUSTER 2 _8TH & 15TH REFUGE FLOOR , REHAB WING

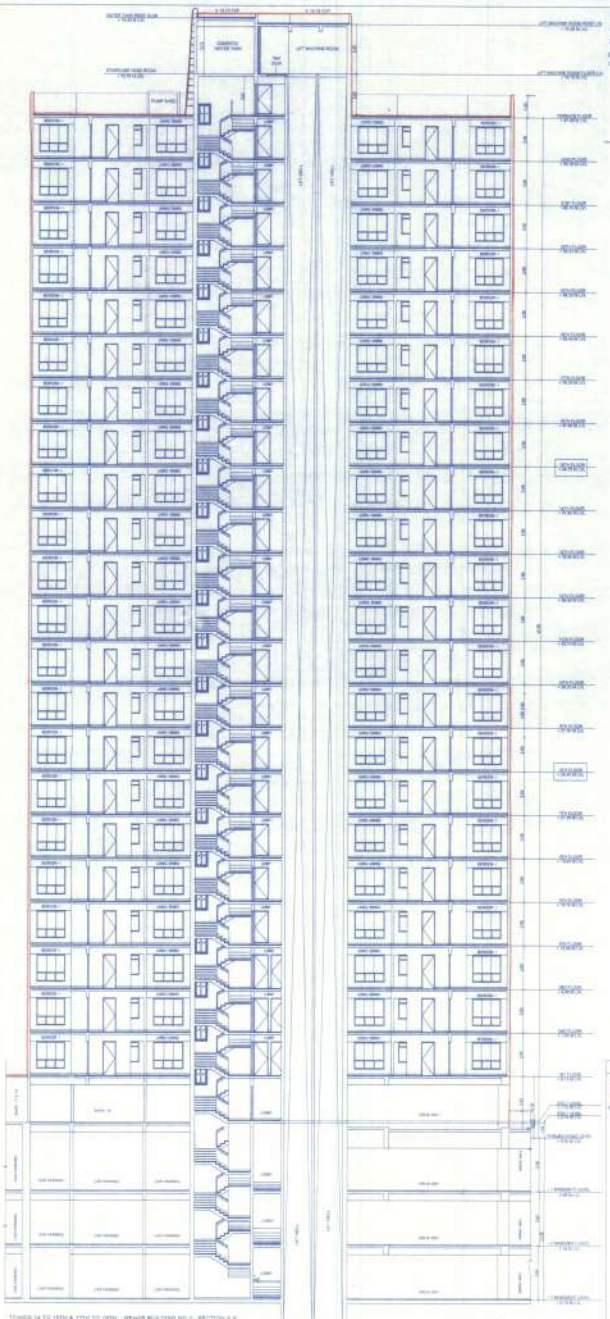
							SQ.MT.
ADDITION (A)							
1	32.96	X	3.00			=	1,115.14
TOTAL						=	1,115.14
STANDARD DEDUCTIONS (B)							
1	1.27	X	2.90			=	11.30
2	11.27	X	2.90			=	32.66
3	10.72	X	5.12			=	54.85
4	10.90	X	5.12			=	55.78
5	1.96	X	3.12	X	2	=	12.22
6	1.12	X	3.00	X	2	=	20.16
7	2.28	X	4.60			=	10.49
8	4.28	X	2.12			=	9.08
9	1.46	X	1.12	X	1.00	=	1.64
10	1.76	X	2.00			=	3.52
11	1.87	X	1.28			=	2.39
12	1.44	X	2.80			=	4.03
13	4.24	X	1.12			=	4.75
14	1.96	X	1.12			=	2.20
15	1.96	X	1.12			=	2.20
16	1.52	X	1.40			=	2.13
17	1.80	X	1.12			=	2.02
18	1.28	X	1.12			=	1.43
19	3.28	X	1.40			=	4.59
20	4.28	X	1.12			=	4.79
21	1.12	X	2.00	X	1.00	=	2.24
22	1.96	X	3.12	X	1.00	=	6.12
23	10.72	X	5.12			=	54.85
24	10.90	X	5.12			=	55.78
25	11.27	X	2.90			=	32.66
26	32.96	X	2.90			=	95.58
TOTAL						=	556.84
DUCT DEDUCTION (C)							
1	3.58	X	2.00	X	4.00	=	28.64
D1	1.79	X	2.20			=	3.94
D2	1.79	X	0.90			=	1.61
TOTAL						=	33.95
OTHER REFUGE DEDUCTION (D)							
F11	4.18	X	4.30			=	17.97
F12	1.35	X	5.40			=	7.29
F13	2.13	X	2.90			=	6.18
F14	3.00	X	8.00			=	24.00
F21	2.93	X	3.40			=	9.97
F22	2.13	X	2.40			=	5.11
F23	2.30	X	2.40			=	5.52
F31	1.93	X	2.50			=	4.82
F32	1.51	X	3.50			=	5.28
F33	1.87	X	2.20			=	4.09
F34	1.34	X	5.10			=	6.83
F41	1.66	X	1.34			=	2.22
F42	1.36	X	2.72			=	3.69
F43	1.78	X	1.30			=	2.31
F44	0.96	X	3.10			=	2.98
F51	1.44	X	2.10			=	3.02
F52	1.39	X	4.30			=	6.00
F53	1.28	X	1.90			=	2.43
TOTAL						=	118.04
TOTAL DEDUCTION (1+C+D+E+F+G)						=	608.83
TOTAL BUA (A) - (B)						=	507.01

B.U.A CALCULATIONS TOWER 13 TO 15TH & 17TH TO 20TH TYPICAL FLAT , REHAB WING

							SQ.MT.
ADDITION							
LIVING/DINING	3.08	X	5.38			=	16.56
KITCHEN	2.75	X	3.86			=	10.61
PASSAGE	1.05	X	1.14			=	1.19
TOILET 2	2.44	X	2.28			=	5.56
BEDROOM 2	3.75	X	3.86			=	14.47
BEDROOM 1	3.75	X	3.86			=	14.47
	2.00	X	1.14			=	2.28
TOILET	2.44	X	2.28			=	5.56
	1.75	X	1.40	X		=	2.45
	1.40	X	1.00	X		=	1.40
	1.12	X	1.75	X	1.00	=	1.96
	1.12	X	1.75	X	1.00	=	1.96
	1.12	X	1.75	X	1.00	=	1.96
	1.12	X	1.75	X	1.00	=	1.96
TOTAL						=	86.34
DEDUCTIONS (B)							
D1	4.24	X	1.12			=	4.75
D2	2.04	X	2.90			=	5.92
D3	2.03	X	3.12			=	6.33
D4	2.03	X	3.12			=	6.33
D5	2.03	X	2.40			=	4.87
D6	2.03	X	1.40			=	2.84
D11	2.03	X	1.40			=	2.84
D12	2.04	X	2.7			=	5.51
D13	2.03	X	2.10			=	4.26
D14	2.03	X	2.10			=	4.26
D15	2.03	X	2.10			=	4.26



TOWER 18TH & 20TH - REHAB BUILDING NO 2 - SECTION A-A'
SCALE - 1:100



TOWER 14 TO 16TH & 17TH TO 19TH - REHAB BUILDING NO 2 - SECTION A-A'
SCALE - 1:100

REHAB BUILDING NO. 2

CONTENTS OF SHEET: TOWER 13 TO 16 & 17 TO 20

SECTIONS

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioned in its office Letter No. 29 dated

Date: 23 AUG 2019

Sd/-

Sr. Exe. Eng. (...)

Maharashtra Housing & Area Development Authority

PROFORMA 'B'

NORTH	JOB NO	DWG. NO	DRAWN BY NISHITA M.
	SCALE 1:100	DATE 14.2.2021	CHECKED BY NIRMITI J.

REVISIONS
R.0

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 713, 713/1/710, 714, 800 CHAWL, WADAON, MUMBAI, MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Gandhali Shah & Associates

REHAB BUILDING NO 2 — 17

CONTENTS OF SHEET — TOWER 16

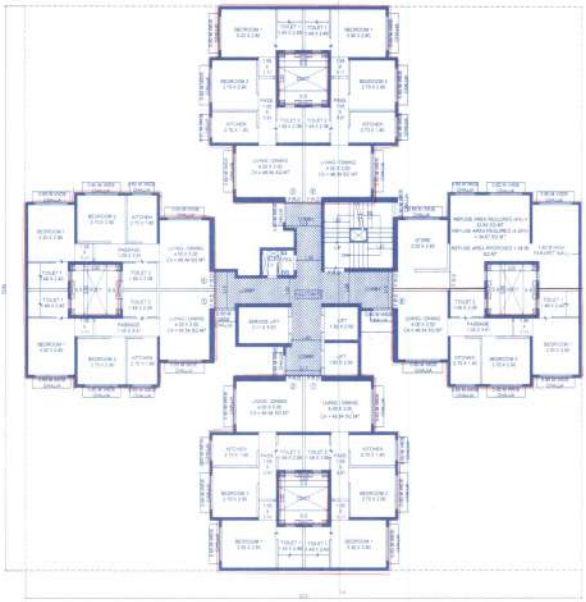
1ST TO 22ND FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN — STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioned in the Vide Letter No. WHA/NA/BP/2007/1453 — 23 JUN 2013

Exec. Engg. (Plan.) — Maharashtra Housing & Area Development Authority

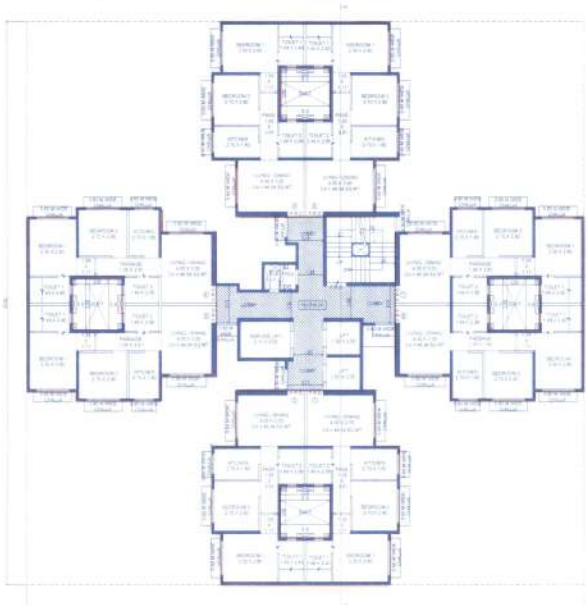
TOWER 16 - REHAB BUILDING 2 - 1ST FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



TOWER 16 - REHAB BUILDING 2 - 22ND - REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

R.U.A. SUMMARY - TOWER 16

1ST	427.11
2ND	427.11
3RD	427.11
4TH	427.11
5TH	427.11
6TH	427.11
7TH (REFUGE)	320.48
8TH	427.11
9TH	427.11
10TH	427.11
11TH	427.11
12TH	427.11
13TH	427.11
14TH	427.11
15TH (REFUGE)	320.48
16TH	427.11
17TH	427.11
18TH	427.11
19TH	427.11
20TH	427.11
21ST	427.11
22ND (REFUGE)	320.48
23RD	427.11
ADDITIONAL	1.00
TOTAL PROPOSED R.U.A.	9571.42



TOWER 16 - REHAB BUILDING 2 - 2ND TO 7TH - 8TH TO 14TH & 16TH TO 21ST & 23RD FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)
2ND -7TH-8TH-14TH & 16TH-21ST & 23RD

TOWER 16 - REHAB BUILDING 2 - 8TH & 15TH - REFUGE FLOOR PLAN
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

REHAB BUILDING 2
(TYPE - A)
(22 FLOORS)

SITE PLAN

PROFORMA - B

NORTH	JOB NO	DWG NO	DRAWN BY
REVISIONS	SCALE 1:100	DATE 14.2.2013	CHECKED BY

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 712 / 713 / 712 - 714 SOD CHAWL, NAGADON, MUMBAI MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
S.D.O. Najpoor
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Sandeep Shirke & Associates

REHAB BUILDING NO. 2 — 19

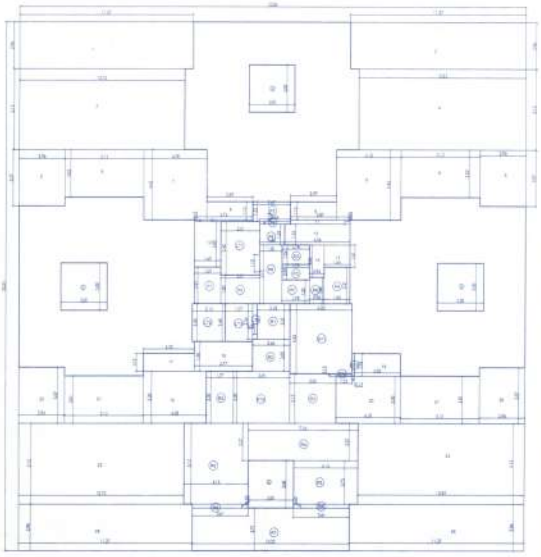
CONTENTS OF SHEET — TOWER 19

BUA DIAGRAM

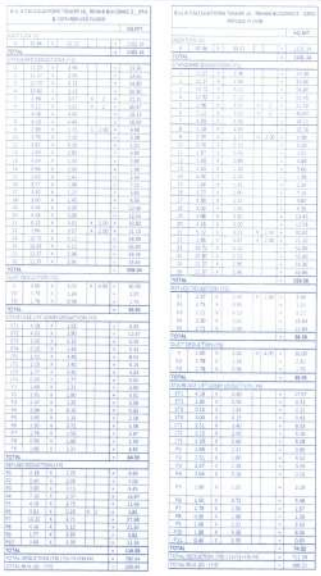
STAMP OF DATE OF RECEIPT — STAMP OF DATE OF APPROVAL OF PLAN

Approval subject to condition mentioned in our Letter No. MHADA/ 1100/Gen/TS/ 2023 — 23 AUG 2023

Ex. Eng. Bldg. Per. Cell — Maharashtra Housing & Area Development Authority



BUA DIAGRAM OF TOWER 19 - REHAB BUILDING2 - 8TH & 15TH REFUGE FLOOR PLAN
SCALE - 1:100

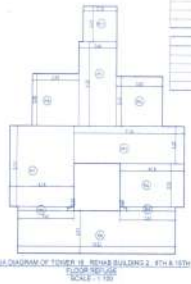


B.U.A CALCULATIONS TOWER 19, 8TH & 15TH REFUGE, REHAB BUILDING 2

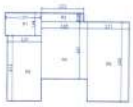
R1	2.80	X	3.35		=	13.16
R2	3.00	X	3.25		=	9.45
R3	7.16	X	2.27		=	16.97
R4	4.10	X	2.75		=	11.44
R5	3.61	X	0.23	X 2	=	1.61
R6	10.22	X	2.71	X 2	=	27.70
R7	4.16	X	5.12		=	21.30
R8	2.88	X	3.30		=	9.57
R11	2.18	X	2.25		=	4.89
TOTAL					=	116.58

REFUGE AREA STATEMENT ON 8TH FLOOR	
BUA FROM 8TH-14TH FLOOR	2683.17 SQ.MT
4.00% REFUGE AREA	116.33 SQ.MT
4.25% REFUGE AREA	123.51 SQ.MT
PROPOSED REFUGE AREA	116.58 SQ.MT
EXCESS REFUGE AREA	7.07 SQ.MT

REFUGE AREA STATEMENT ON 15TH FLOOR	
BUA FROM 15TH-21ST FLOOR	2683.17 SQ.MT
4.00% REFUGE AREA	116.33 SQ.MT
4.25% REFUGE AREA	123.51 SQ.MT
PROPOSED REFUGE AREA	116.58 SQ.MT
EXCESS REFUGE AREA	7.07 SQ.MT



BUA DIAGRAM OF TOWER 19 - REHAB BUILDING 2 - 8TH & 15TH FLOOR REFUGE
SCALE - 1:100

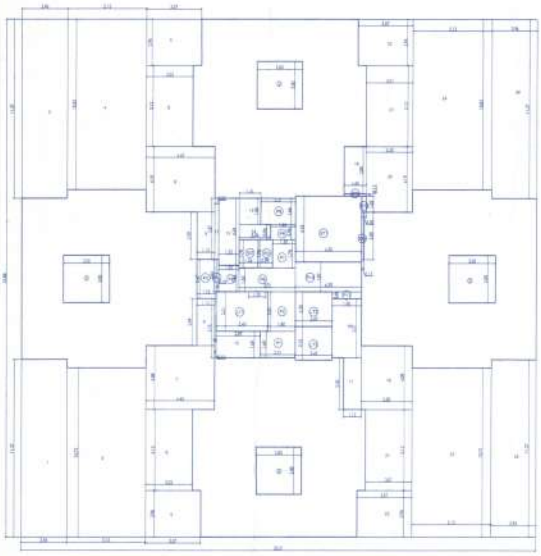


BUA DIAGRAM OF TOWER 19 - REHAB BUILDING 2 - 22ND FLOOR REFUGE
SCALE - 1:100

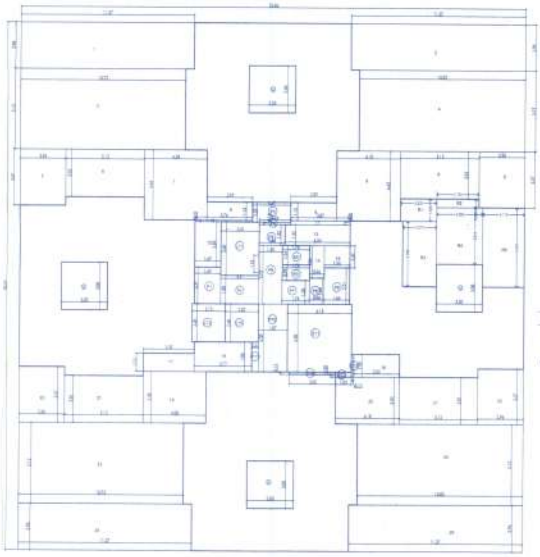
REFUGE AREA STATEMENT ON 22ND FLOOR	
BUA FROM 22ND-TOWER TOP FLOOR	2151.68 SQ.MT
4.00% REFUGE AREA	32.63 SQ.MT
4.25% REFUGE AREA	34.67 SQ.MT
PROPOSED REFUGE AREA	34.18 SQ.MT
EXCESS REFUGE AREA	1.49 SQ.MT

B.U.A CALCULATIONS TOWER 19, 22ND REFUGE, REHAB BUILDING 2

R1	2.87	X	1.44	X 0.80	=	3.31
R2	2.75	X	0.85		=	2.34
R3	2.91	X	4.15		=	8.07
R4	3.80	X	3.85		=	10.94
R5	2.75	X	3.00		=	8.25
TOTAL					=	32.93



BUA DIAGRAM OF TOWER 19 - REHAB BUILDING 2 - 1ST TO 7TH, 8TH TO 14TH & 16TH TO 21ST & 23RD FLOOR FLOOR PLAN
SCALE - 1:100



BUA DIAGRAM OF TOWER 19 - REHAB BUILDING2 - 22ND REFUGE FLOOR
SCALE - 1:100

PROFORMA 'B'

NORTH	JOB NO.	DRG. NO.	DRAWN BY
REVISIONS	SCALE 1:100	DATE 14.2.2023	NISHITA M. CHECKED BY NIRMITI J.

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 7/3, 17/1-3,17/5, 7/10, ROD CHAWL, WAGADI, MUMBAI, MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
R.D.D.-Nagpada
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

Sarmaya Shivre & Associates

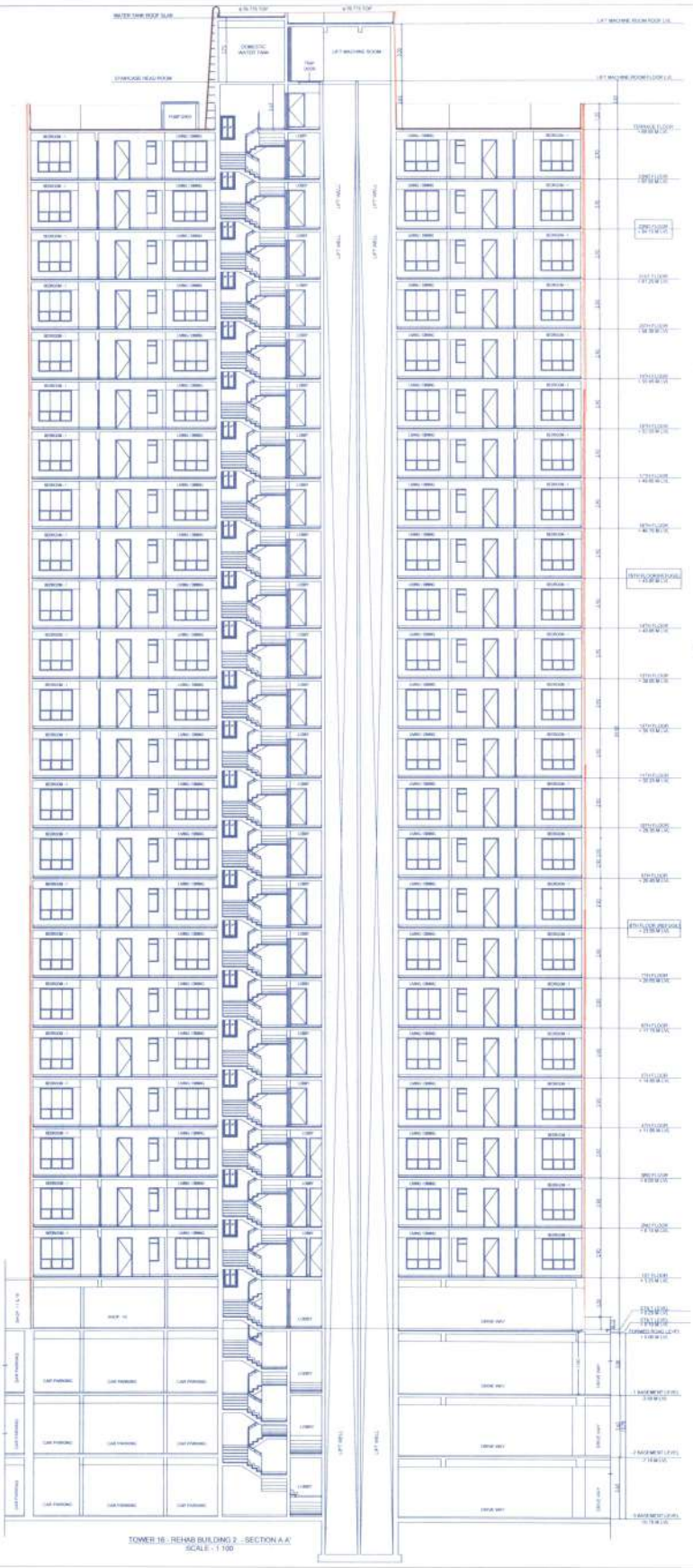
REHAB BUILDING NO. 2 | 19

CONTENTS OF SHEET | TOWER 16

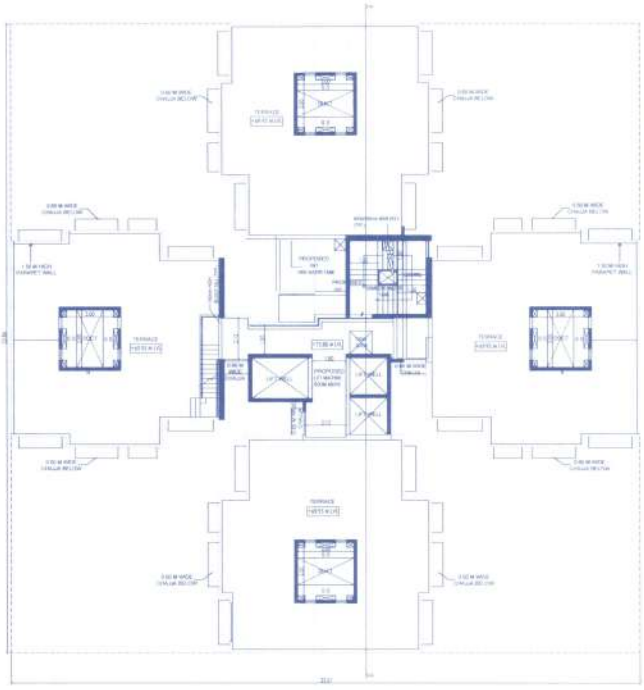
SECTION & TERRACE FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN | STAMP OF DATE OF APPROVAL OF PLAN

Approved subject to conditions mentioning office Letter No. Mhada/Ex.Engg.Bldg./MBI/ 7413
Date 23 MAR 2023
Ex. Eng. Bldg. Permission Centre for Mumbai,
Maharashtra Housing & Area Development Authority



TOWER 16 - REHAB BUILDING 2 - SECTION A A'
SCALE - 1:100



TOWER 16 - REHAB BUILDING 2 - TERRACE FLOOR PLAN
SCALE - 1:100

REHAB BUILDING 2
(TYPE - A)
- 23 FLOORS

KEY PLAN

PROFORMA 'B'

NORTH	JOB NO	DRG. NO	DRAWN BY
	SCALE 1:100	DATE 14.2.2023	KRSHETA M
REVISIONS R-2			CHECKED BY NIRMITI J

DESCRIPTION OF PROPERTY

PROPOSED REDEVELOPMENT OF LAND COMPRISED IN CTS NO. 712, 1712,3713, 714, BDD CHAWL, NAIGAON, MUMBAI, MAHARASHTRA 400014

NAME OF THE OWNER AND SIGNATURE

Executive Engineer
B.O.D.-Naigaon
Mumbai Board/MHADA

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

ARCHITECTS
Sandeep Shirke & Associates