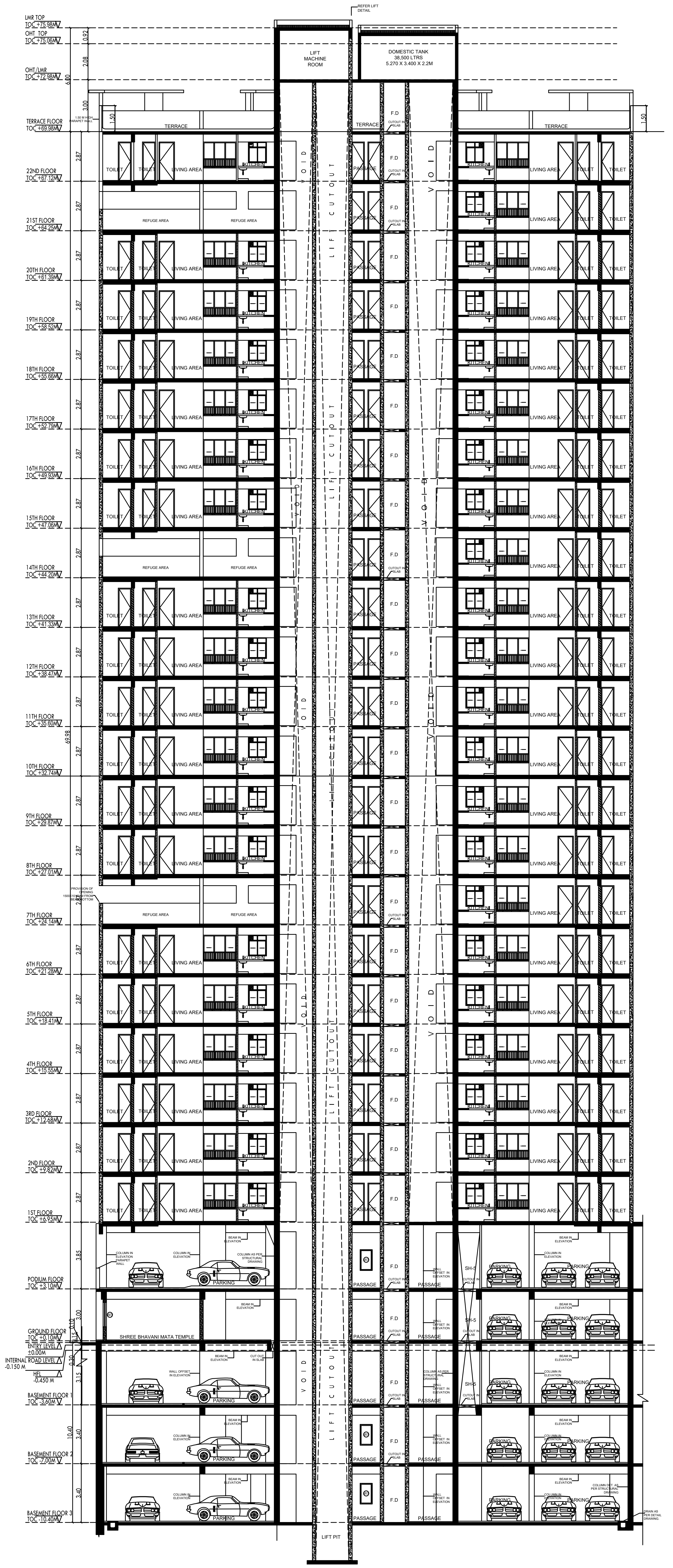
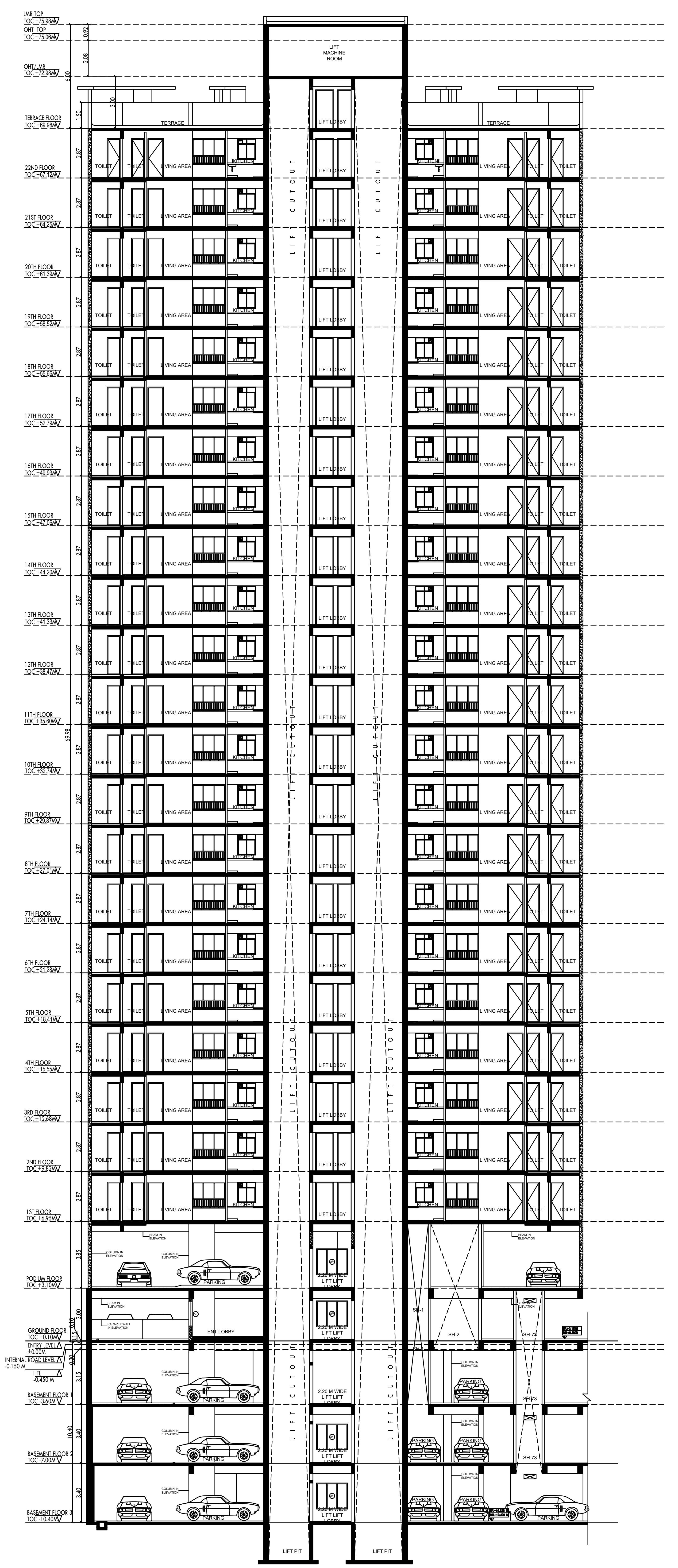


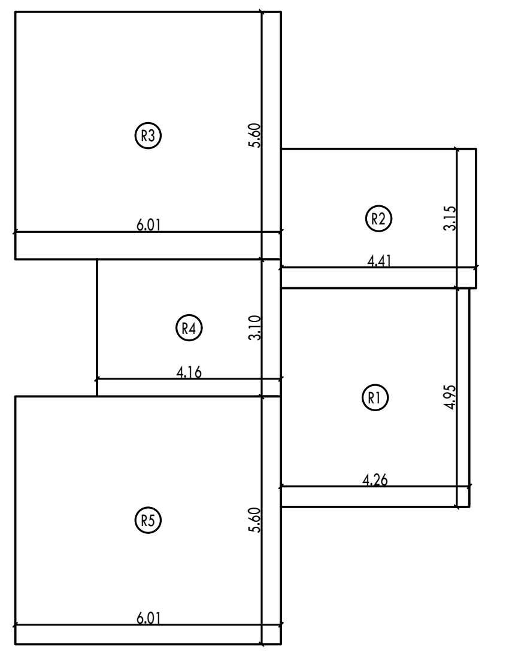
WING A _REHAB BUILDING NO. 1_SECTION AA'
SCALE - 1:100



WING A _REHAB BUILDING NO. 1_SECTION BB'
SCALE - 1:100

PLANS FOR APPROVAL		
CONTENTS OF SHEET	SECTIONS AND REFUGE CALCULATION	
REHAB BUILDING NO.1	WING A	09
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:41:36 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:00:00 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:53:20 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA

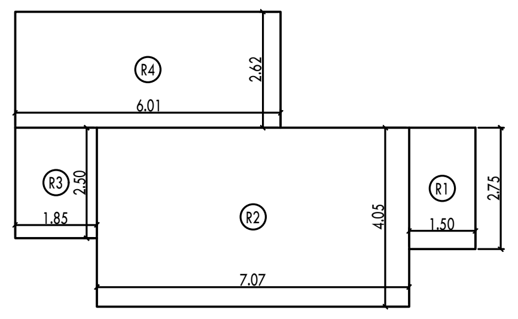
APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



REFUGE AREA DIAGRAM_ WING A, B & G _REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1 : 100

REFUGE AREA STATEMENT ON 7TH & 14TH FLOOR		
BUA FROM 7TH - 13TH & 14TH-20TH	2858.09	SQ.MT
4.00% REFUGE	114.32	SQ.MT
4.25% REFUGE	121.47	SQ.MT
REQUIRED REFUGE AREA	121.47	SQ.MT
PROPOSED REFUGE AREA	**115.20**	**SQ.MT**

REFUGE AREA CALCULATION_WING A,B,C & G_REHAB BUILDING 1_ 7TH & 14TH FLOOR								
R1	4.26	X	4.95	X	1 NO	=	21.09	SQ.MT.
R2	4.41	X	3.15	X	1 NO	=	13.89	SQ.MT.
R3	6.01	X	5.60	X	1 NO	=	33.66	SQ.MT.
R4	4.16	X	3.10	X	1 NO	=	12.90	SQ.MT.
R5	6.01	X	5.60	X	1 NO	=	33.66	SQ.MT.
					TOTAL BUA	=	115.20	SQ.MT.



REFUGE AREA DIAGRAM_ WING A, B, C & G _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1 : 100

REFUGE AREA STATEMENT ON 21ST FLOOR		
BUA FROM 21ST TO 22ND	793.28	SQ.MT
4.00% REFUGE	31.73	SQ.MT
4.25% REFUGE	33.71	SQ.MT
REQUIRED REFUGE AREA	33.71	SQ.MT
PROPOSED REFUGE AREA	**53.14**	**SQ.MT**
EXCESS REFUGE	19.43	SQ.MT

REFUGE AREA CALCULATION_WING A, B, C & G_REHAB BUILDING 1_ 21ST FLOOR								
	1.50	X	2.75	X	1 NO	=	4.13	SQ.MT.
	7.07	X	4.05	X	1 NO	=	28.63	SQ.MT.
	1.85	X	2.50	X	1 NO	=	4.63	SQ.MT.
	6.01	X	2.62	X	1 NO	=	15.75	SQ.MT.
					TOTAL BUA	=	53.14	SQ.MT.

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:41:03

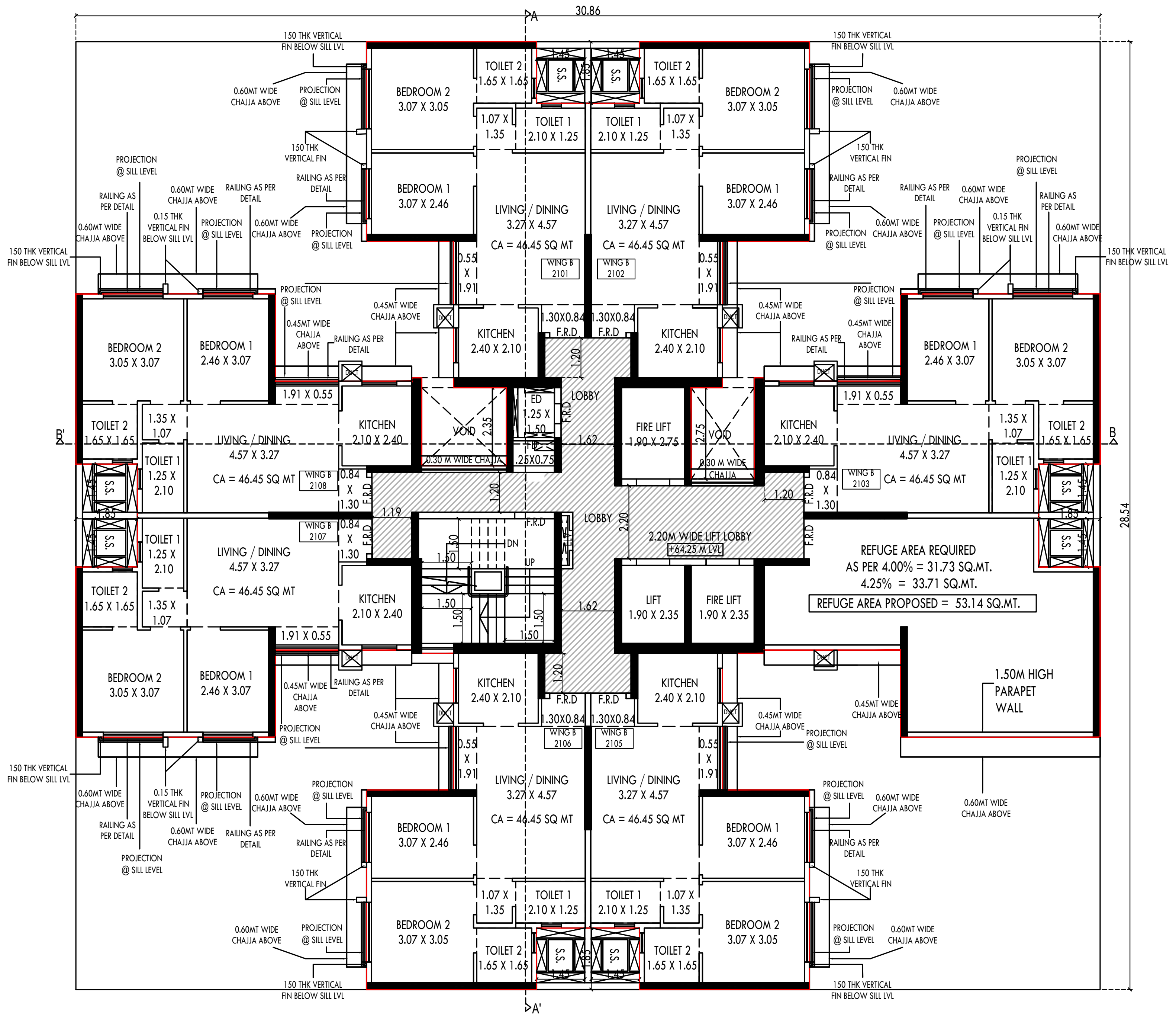
म्हाडा MHADA
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

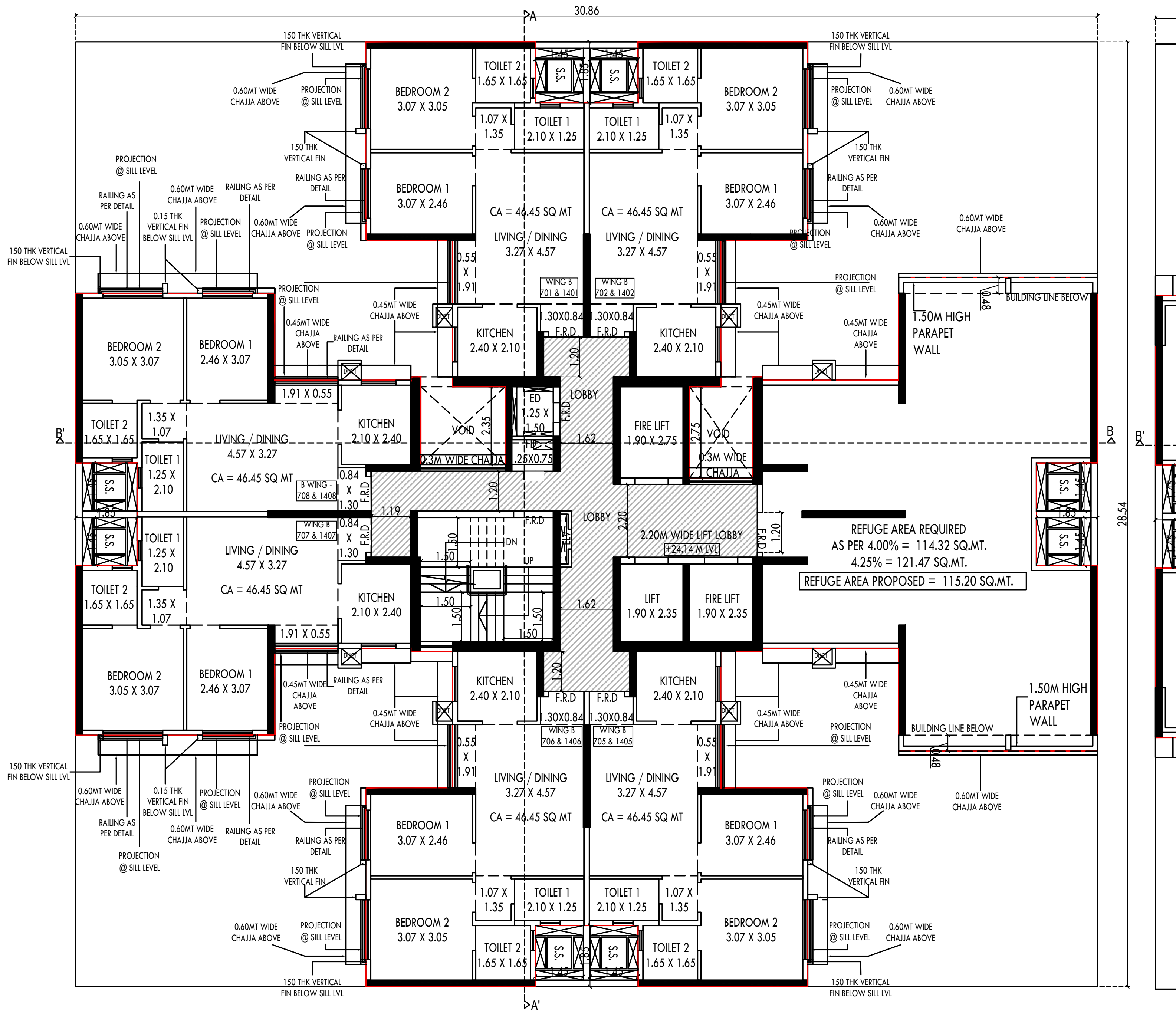
LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25538109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 11:54:16 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001

PLANS FOR APPROVAL

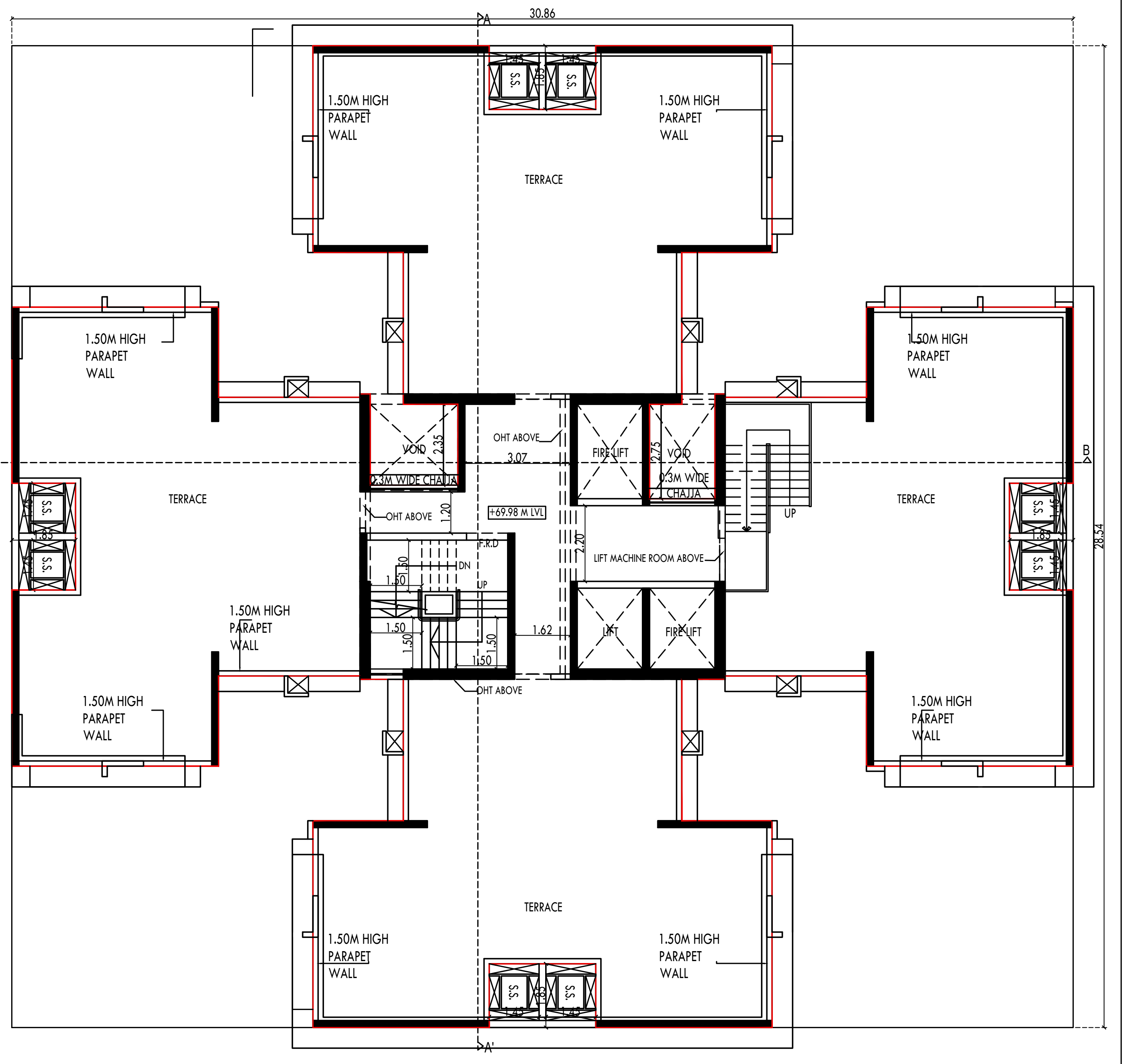
CONTENTS OF SHEET	1ST TO 22ND FLOOR PLAN AND TERRACE FLOOR PLAN	
REHAB BUILDING NO.1	WING B	10
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:41:54 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:00:46 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:53:37 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA



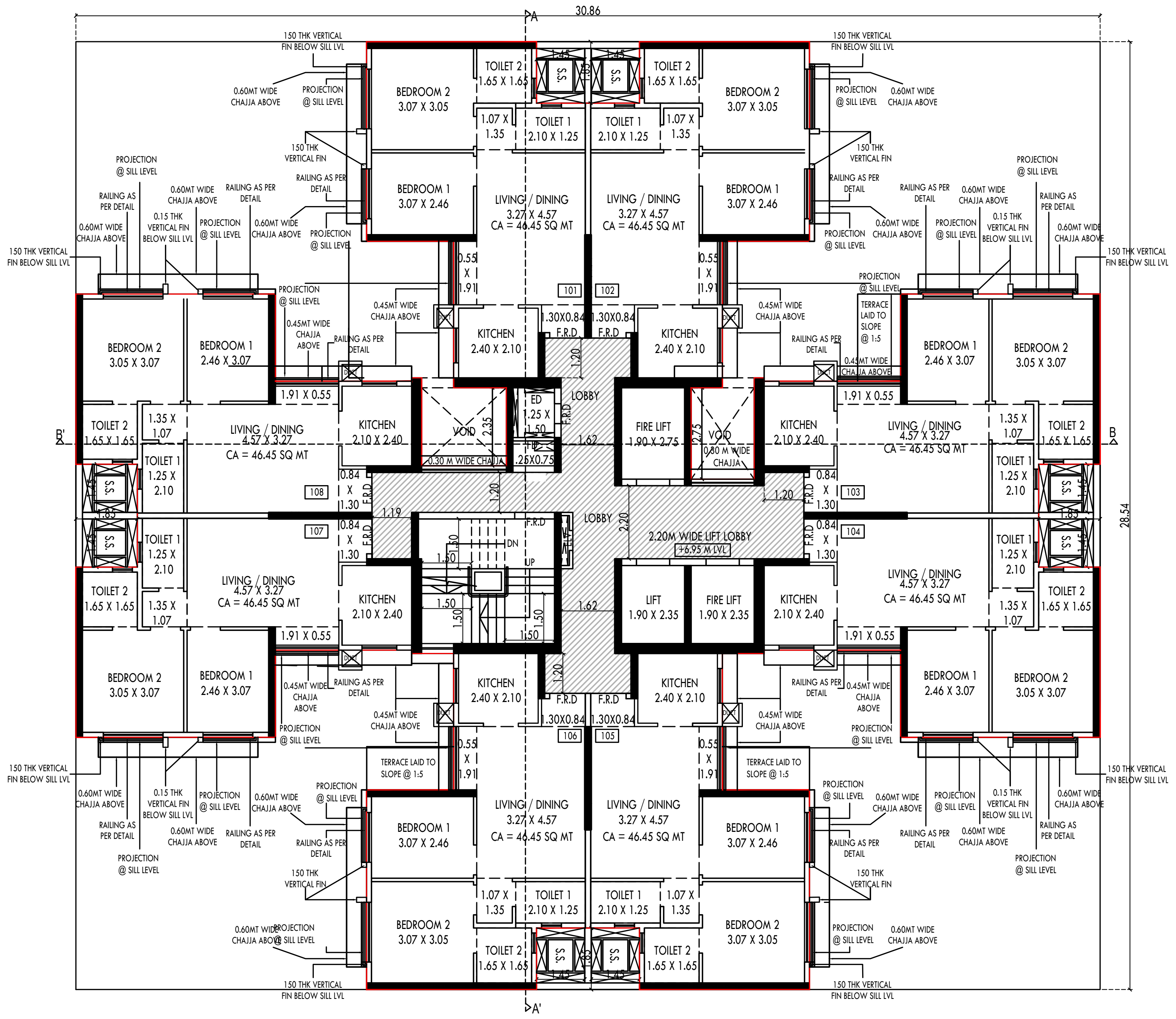
WING B _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



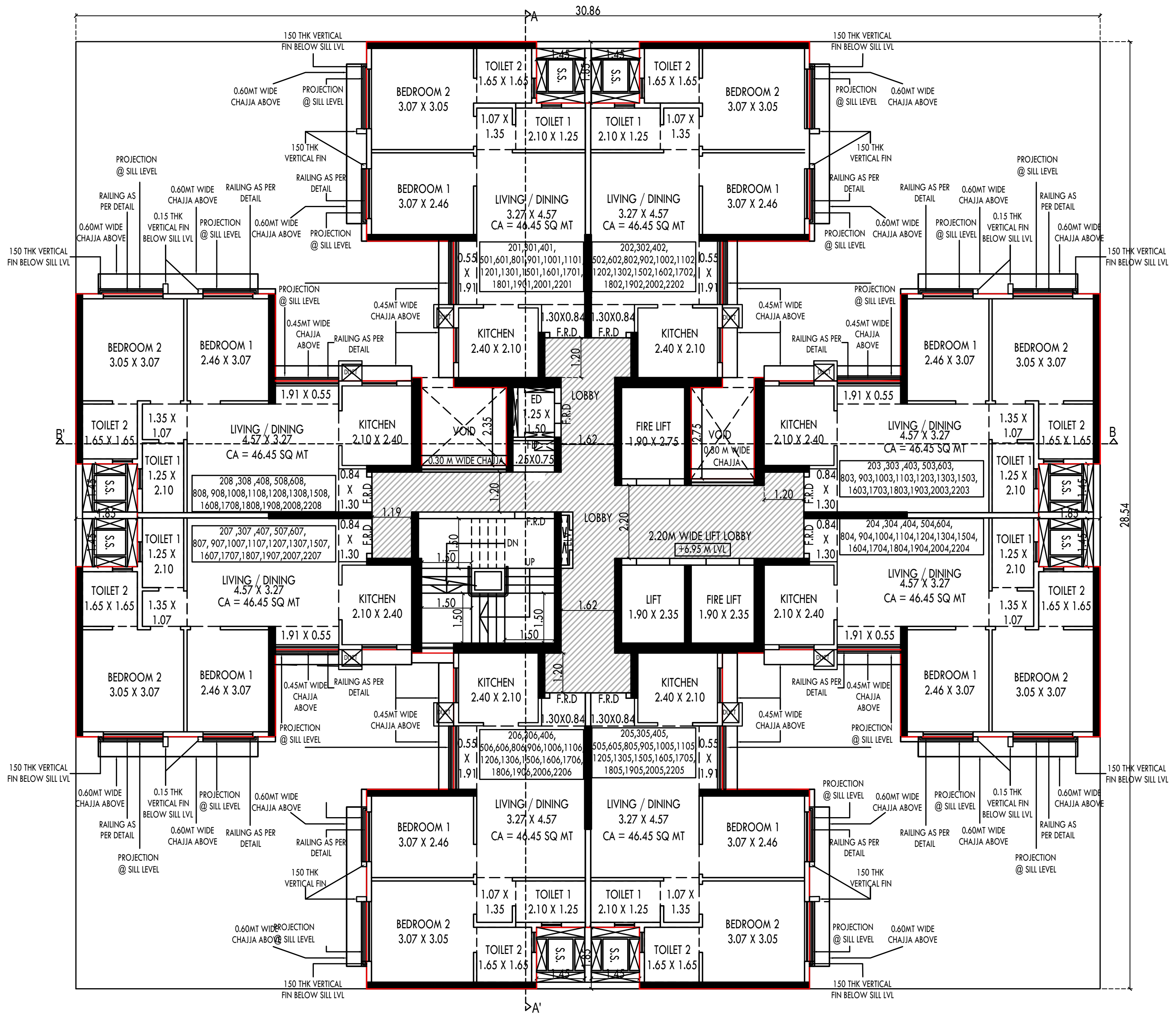
WING B _REHAB BUILDING 1_7TH AND 14TH FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



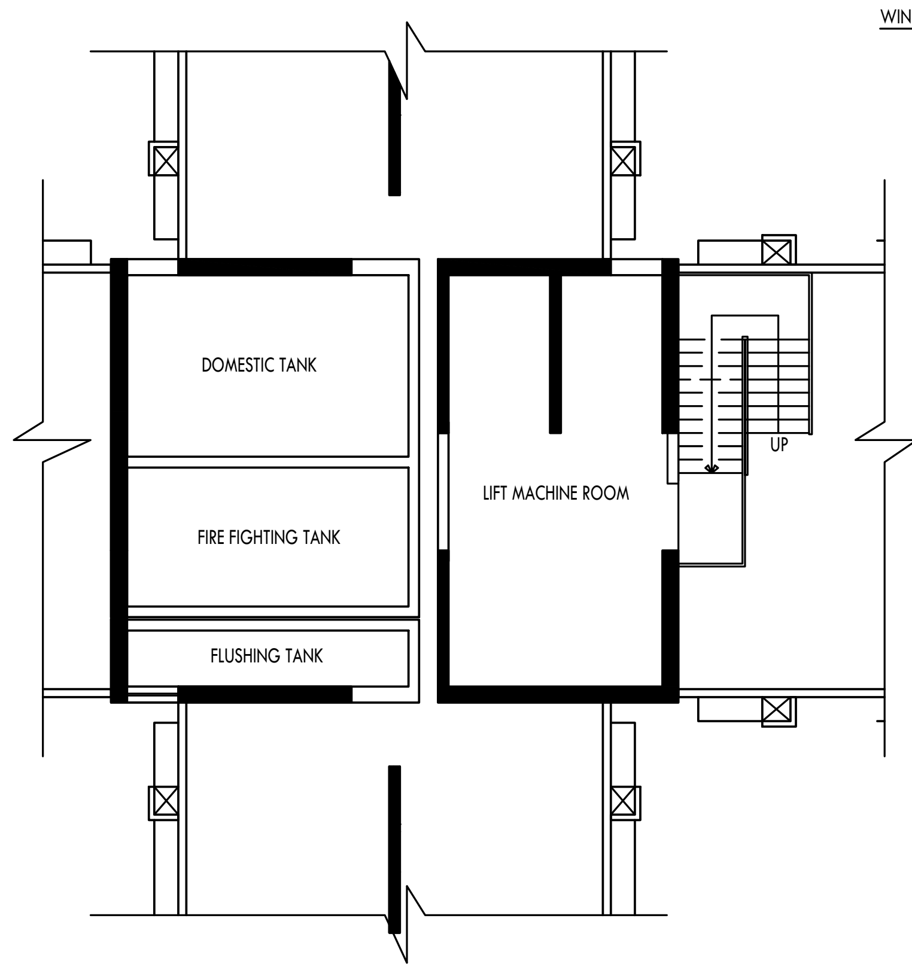
WING B _REHAB BUILDING NO. 1_TERRACE FLOOR
SCALE - 1:100



WING B _REHAB BUILDING NO. 1_1ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING B _REHAB BUILDING NO. 1_2ND TO 6TH , 8TH TO 13TH , 15TH TO 20TH & 22ND
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING B & C _REHAB BUILDING NO. 1_LMR/ OHT LEVEL
SCALE - 1:100

B.U.A. SUMMARY_ WING B & C_REHAB BUILDING 1	
1ST	423.51
2ND	423.51
3RD	423.51
4TH	423.51
5TH	423.51
6TH	423.51
7TH (REFUGE)	317.03
8TH	423.51
9TH	423.51
10TH	423.51
11TH	423.51
12TH	423.51
13TH	423.51
14TH (REFUGE)	317.03
15TH	423.51
16TH	423.51
17TH	423.51
18TH	423.51
19TH	423.51
20TH	423.51
21ST (REFUGE)	369.77
22ND	423.51
EXCESS REFUGE COUNTED ON 21ST FLOOR	19.43
TOTAL PROPOSED AREA OF EACH WING	**9069.95**

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017

WING B & C
REHAB BUILDING NO. 1_MASTER LAYOUT
<<30.50 MT. WIDE N.M. JOSHI MARG>>

KEY PLAN
NTS

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

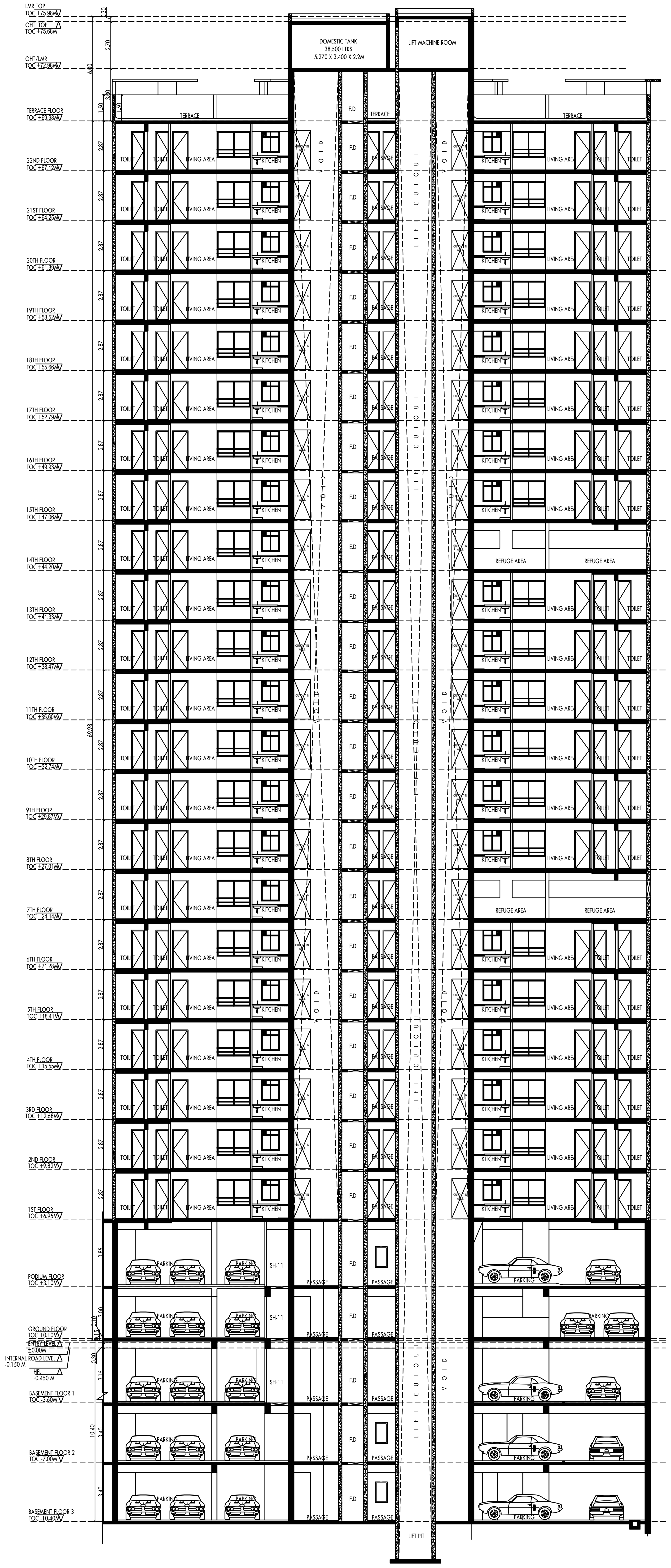
NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:43:07

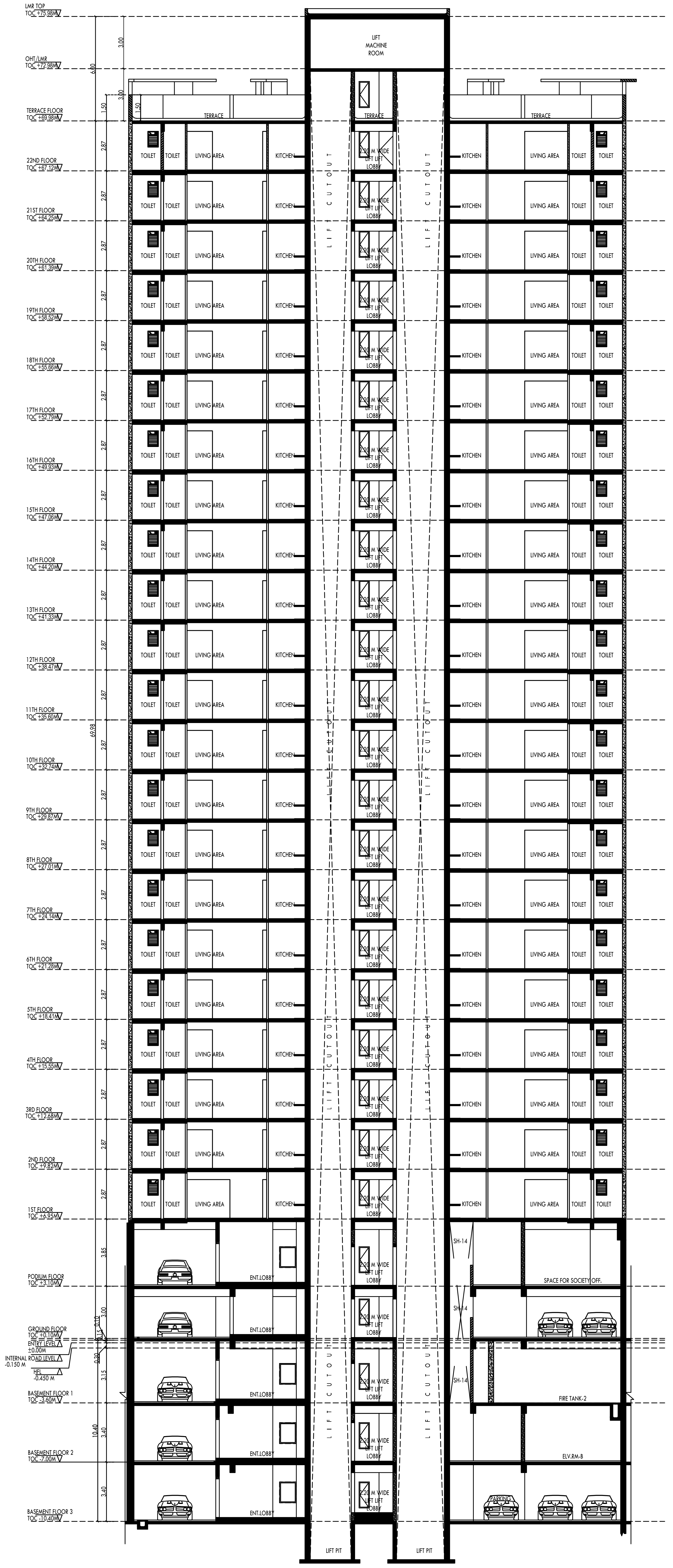
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 11:55:31 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001



WING B _REHAB BUILDING NO. 1_SECTION AA'
SCALE - 1:100

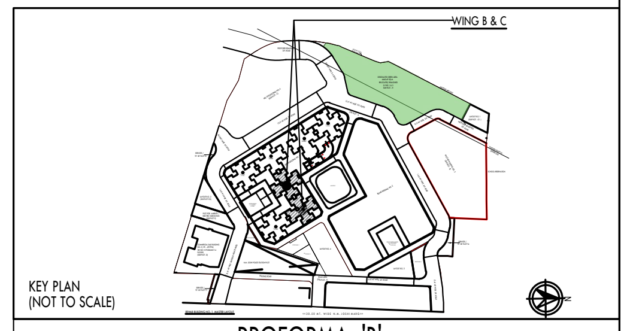


WING B _REHAB BUILDING NO. 1_SECTION BB'
SCALE - 1:100

PLANS FOR APPROVAL

CONTENTS OF SHEET	SECTIONS	
REHAB BUILDING NO.1	WING B	11
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:42:13 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:01:30 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:54:01 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



KEY PLAN
(NOT TO SCALE)

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:46:19

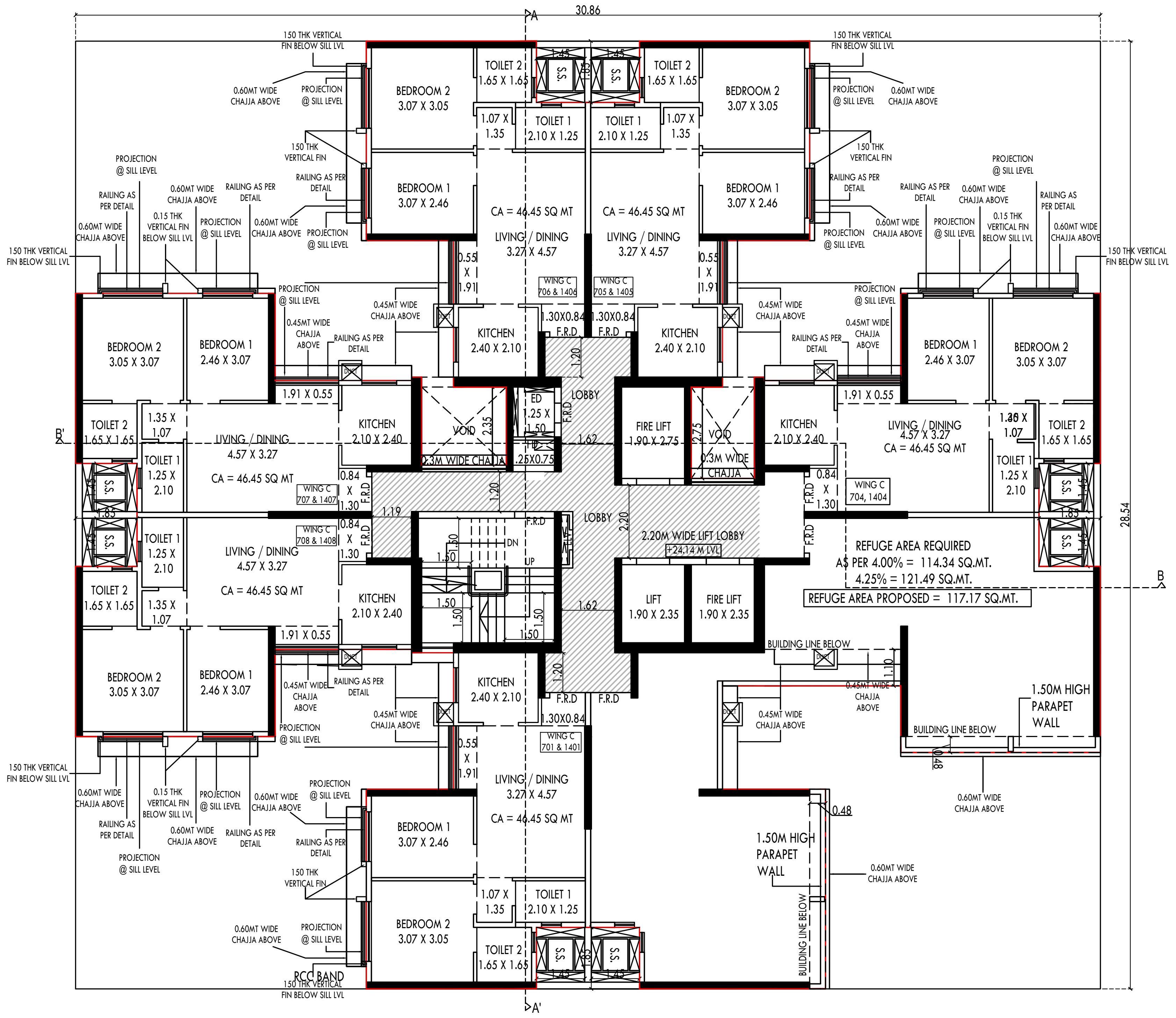
म्हाडा MHADA
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

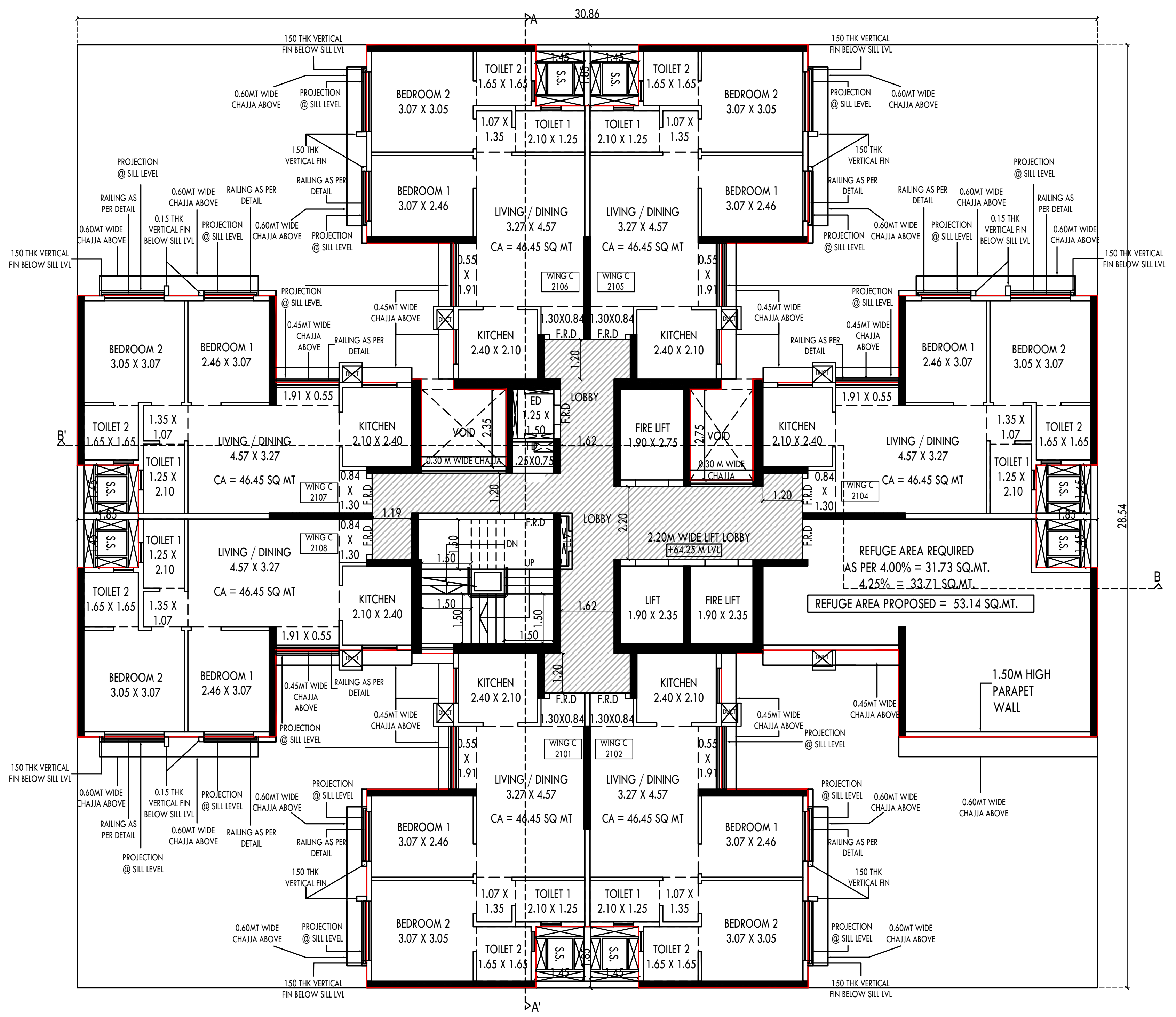
LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 11:58:55 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017

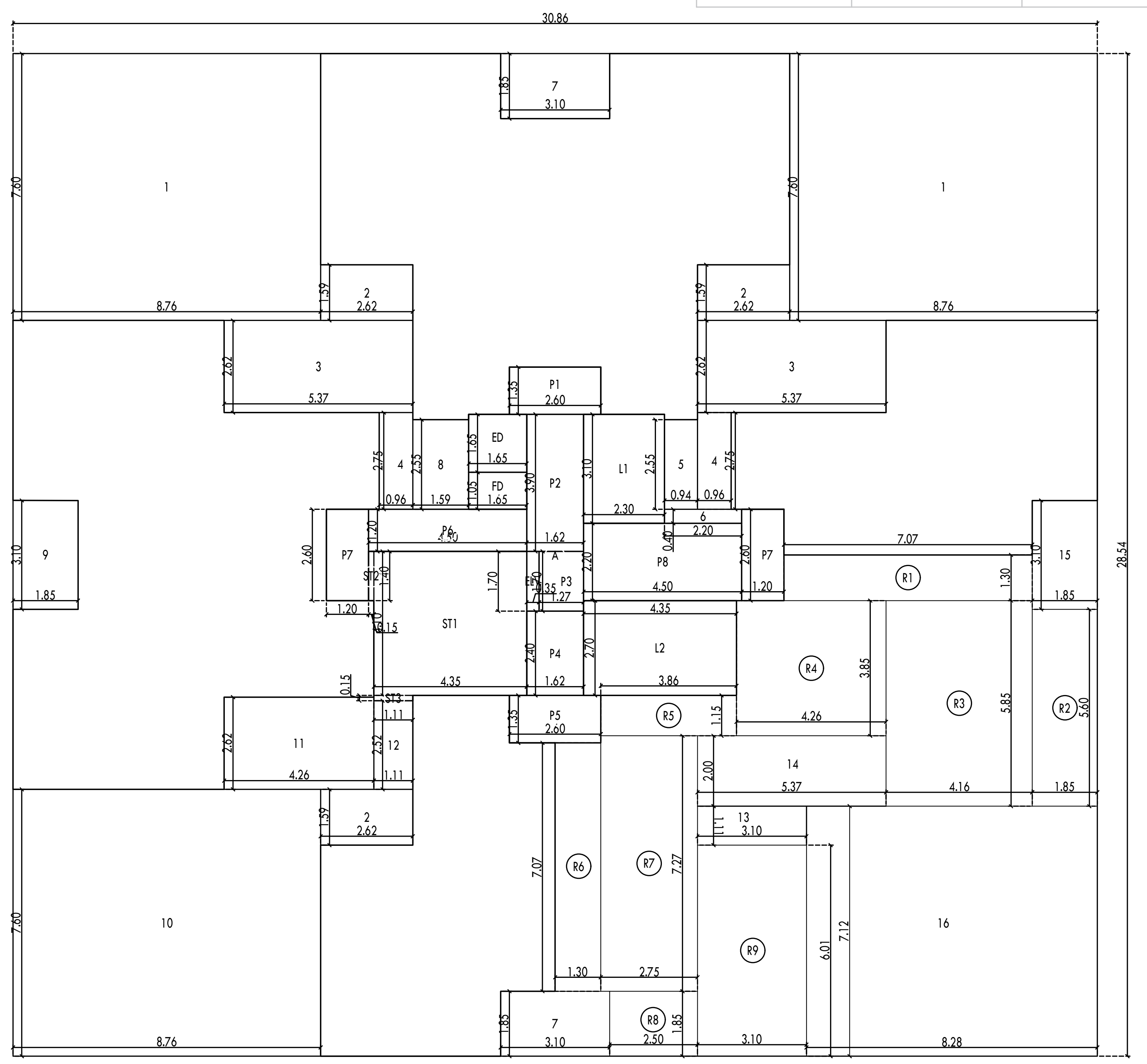
PLANS FOR APPROVAL		
CONTENTS OF SHEET	1ST TO 22ND FLOOR PLAN AND TERRACE FLOOR PLAN	
REHAB BUILDING NO.1	WING C	12
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:42:34 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:02:11 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:54:16 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA



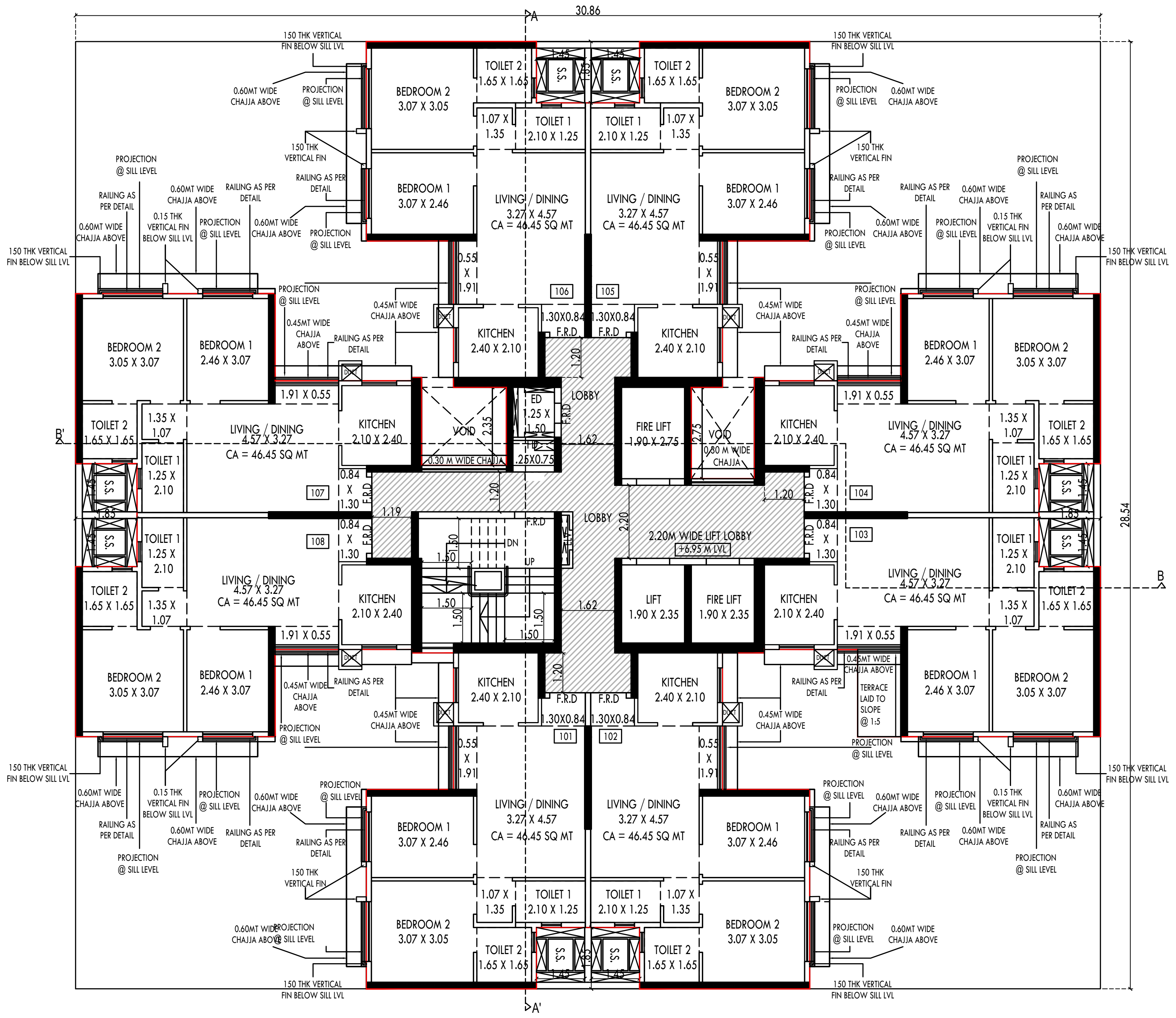
WING C _REHAB BUILDING 1_7TH AND 14TH FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



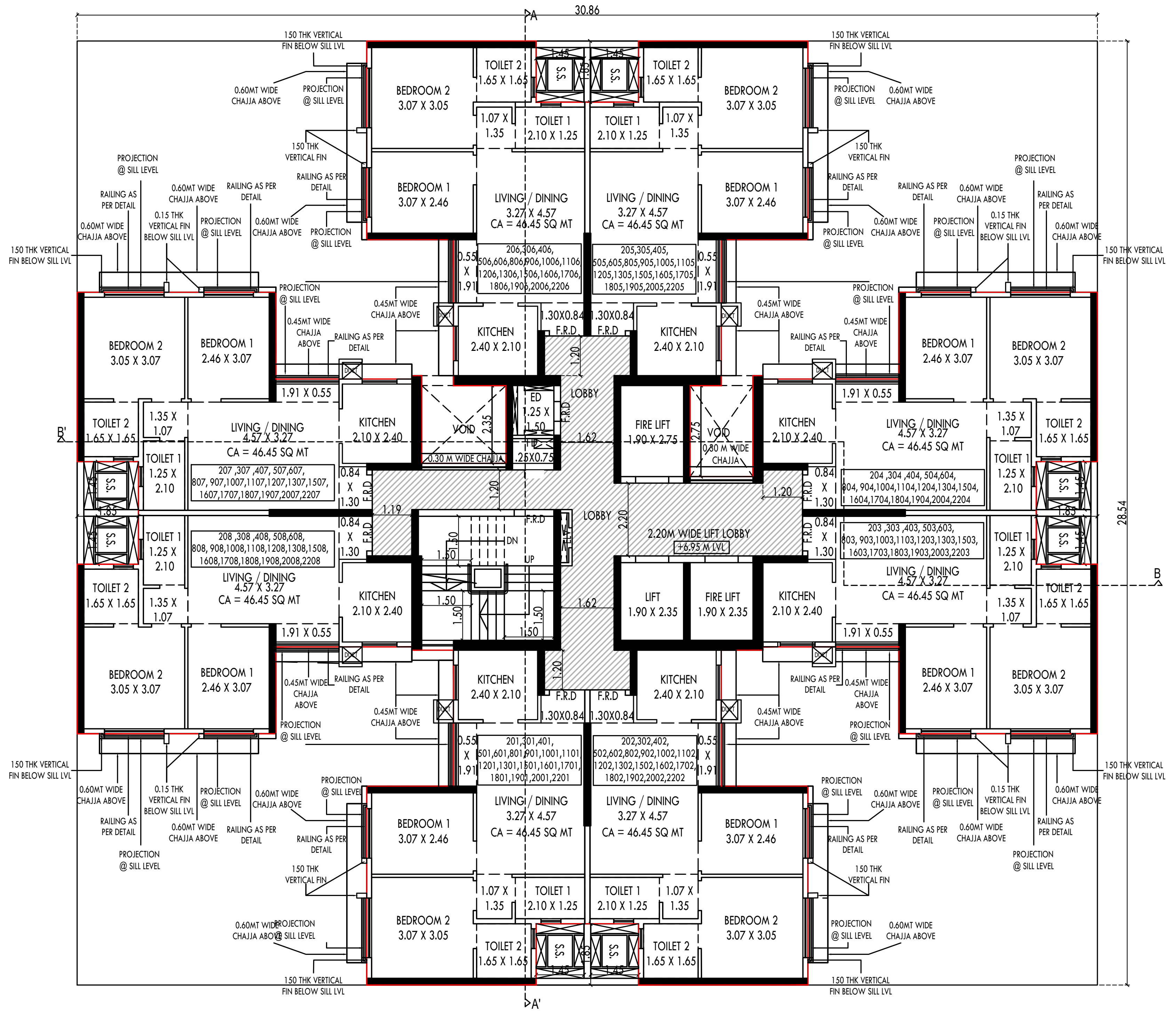
WING C _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



BUA CALCULATIONS FOR WING C _
REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1 : 100



WING C _REHAB BUILDING NO. 1_1ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING C _REHAB BUILDING NO. 1_2ND TO 6TH , 8TH TO 13TH , 15TH TO 20TH & 22ND
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

B.U.A. SUMMARY_ WING C_REHAB BUILDING 1	
1ST	423.51
2ND	423.51
3RD	423.51
4TH	423.51
5TH	423.51
6TH	423.51
7TH (REFUGE)	317.47
8TH	423.51
9TH	423.51
10TH	423.51
11TH	423.51
12TH	423.51
13TH	423.51
14TH (REFUGE)	317.47
15TH	423.51
16TH	423.51
17TH	423.51
18TH	423.51
19TH	423.51
20TH	423.51
21ST (REFUGE)	369.77
22ND	423.51
EXCESS REFUGE COUNTED ON 21ST FLOOR	19.43
TOTAL PROPOSED AREA OF EACH WING	**9070.83**

BUILT UP AREA CALCULATION WING C _ REHAB BUILDING NO. 1							
7TH & 14TH FLOOR							
A	30.86	X	28.54	X	1 NO	=	880.74 SQ.MT.
TOTAL ADDITION (X)						=	880.74 SQ.MT.
STANDARD DEDUCTIONS							
1	8.76	X	7.60	X	2 NOS	=	133.15 SQ.MT.
2	2.62	X	1.59	X	3 NOS	=	12.50 SQ.MT.
3	5.37	X	2.62	X	2 NOS	=	28.14 SQ.MT.
4	0.96	X	2.75	X	2 NOS	=	5.28 SQ.MT.
5	0.94	X	2.55	X	1 NO	=	2.40 SQ.MT.
6	2.20	X	0.40	X	1 NO	=	0.88 SQ.MT.
7	3.10	X	1.85	X	2 NOS	=	11.47 SQ.MT.
8	1.59	X	2.55	X	1 NO	=	4.05 SQ.MT.
9	1.85	X	3.10	X	1 NO	=	5.74 SQ.MT.
10	8.76	X	7.60	X	1 NOS	=	66.58 SQ.MT.
11	4.26	X	2.62	X	1 NOS	=	11.16 SQ.MT.
12	1.11	X	2.52	X	1 NO	=	2.80 SQ.MT.
13	3.10	X	1.11	X	1 NO	=	3.43 SQ.MT.
14	5.37	X	2.00	X	1 NO	=	10.74 SQ.MT.
15	1.85	X	3.10	X	1 NO	=	5.74 SQ.MT.
16	8.28	X	7.12	X	1 NO	=	58.95 SQ.MT.
TOTAL DEDUCTION (Y1)						=	363.02 SQ.MT.
REFUGE AREA CALCULATION							
7TH & 14TH FLOOR							
R1	7.07	X	1.30	X	1 NO	=	9.19 SQ.MT.
R2	1.85	X	5.60	X	1 NO	=	10.36 SQ.MT.
R3	4.16	X	5.85	X	1 NO	=	24.34 SQ.MT.
R4	4.26	X	3.85	X	1 NO	=	16.40 SQ.MT.
R5	3.86	X	1.15	X	1 NO	=	4.44 SQ.MT.
R6	1.30	X	7.07	X	1 NO	=	9.19 SQ.MT.
R7	2.75	X	7.27	X	1 NO	=	19.99 SQ.MT.
R8	2.50	X	1.85	X	1 NO	=	4.63 SQ.MT.
R9	3.10	X	6.01	X	1 NO	=	18.63 SQ.MT.
TOTAL REFUGE AREA (Y2)						=	117.17 SQ.MT.
TOTAL BUILT UP AREA (X1) = [X - (Y1+Y2)]						=	400.55 SQ.MT.
LIFT AREA CALCULATION (Y3)							
7TH & 14TH FLOOR							
L1	2.30	X	3.10	X	1 NO	=	7.13 SQ.MT.
L2	4.35	X	2.70	X	1 NO	=	11.75 SQ.MT.
TOTAL LIFT AREA PER FLOOR (7TH & 14TH FLOOR) (Y3)						=	18.88 SQ.MT.
STAIRCASE AREA CALCULATION (Y4)							
7TH & 14TH FLOOR							
ST1	4.35	X	4.10	X	1 NO	=	17.84 SQ.MT.
ST2	0.15	X	1.40	X	1 NO	=	0.21 SQ.MT.
ST3	1.11	X	0.15	X	1 NO	=	0.17 SQ.MT.
TOTAL STAIRCASE AREA PER FLOOR (7TH & 14TH FLOOR) (Y4)						=	18.22 SQ.MT.

COMMON PASSAGE AREA CALCULATION (Y5)							
7TH & 14TH FLOOR							
P1	2.60	X	1.35	X	1 NO	=	3.51 SQ.MT.
P2	1.62	X	3.90	X	1 NO	=	6.32 SQ.MT.
P3	1.27	X	1.70	X	1 NO	=	2.16 SQ.MT.
P4	1.62	X	2.40	X	1 NO	=	3.89 SQ.MT.
P5	2.60	X	1.35	X	1 NO	=	3.51 SQ.MT.
P6	4.50	X	1.20	X	1 NO	=	5.40 SQ.MT.
P7	1.20	X	2.60	X	2 NO	=	6.24 SQ.MT.
P8	4.50	X	2.20	X	1 NO	=	9.90 SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL. (7TH & 14TH FLOOR)						=	40.93 SQ.MT.
DUCT AREA CALCULATION (Y6)							
7TH & 14TH FLOOR							
ED	1.65	X	1.65	X	1 NO	=	2.72 SQ.MT.
ELV	0.35	X	1.70	X	1 NO	=	0.60 SQ.MT.
FD	1.65	X	1.05	X	1 NO	=	1.73 SQ.MT.
TOTAL DUCT AREA PER FLOOR (7TH & 14TH FLOOR)						=	5.05 SQ.MT.
NET BUILT UP AREA [X1 - (Y3+Y4+Y5+Y6)]						=	317.47 SQ.MT.

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

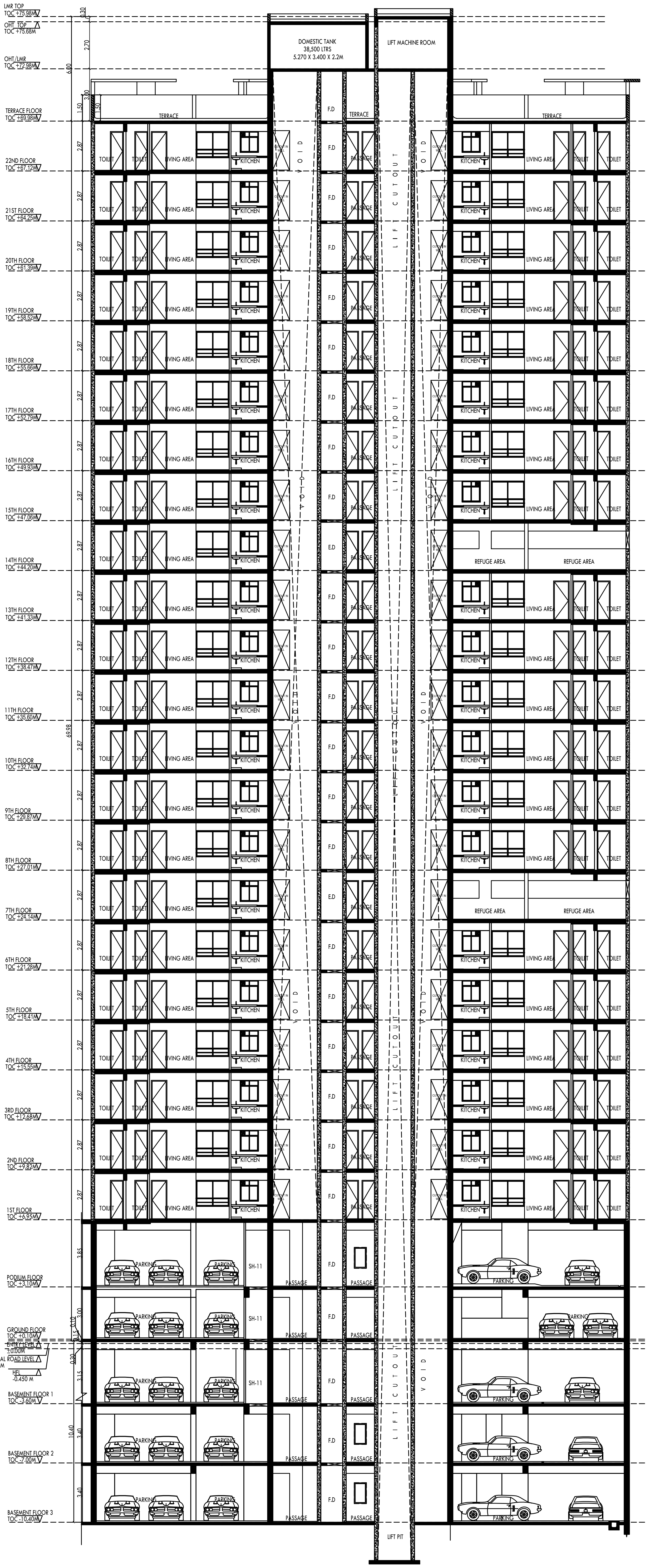
NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:51:15

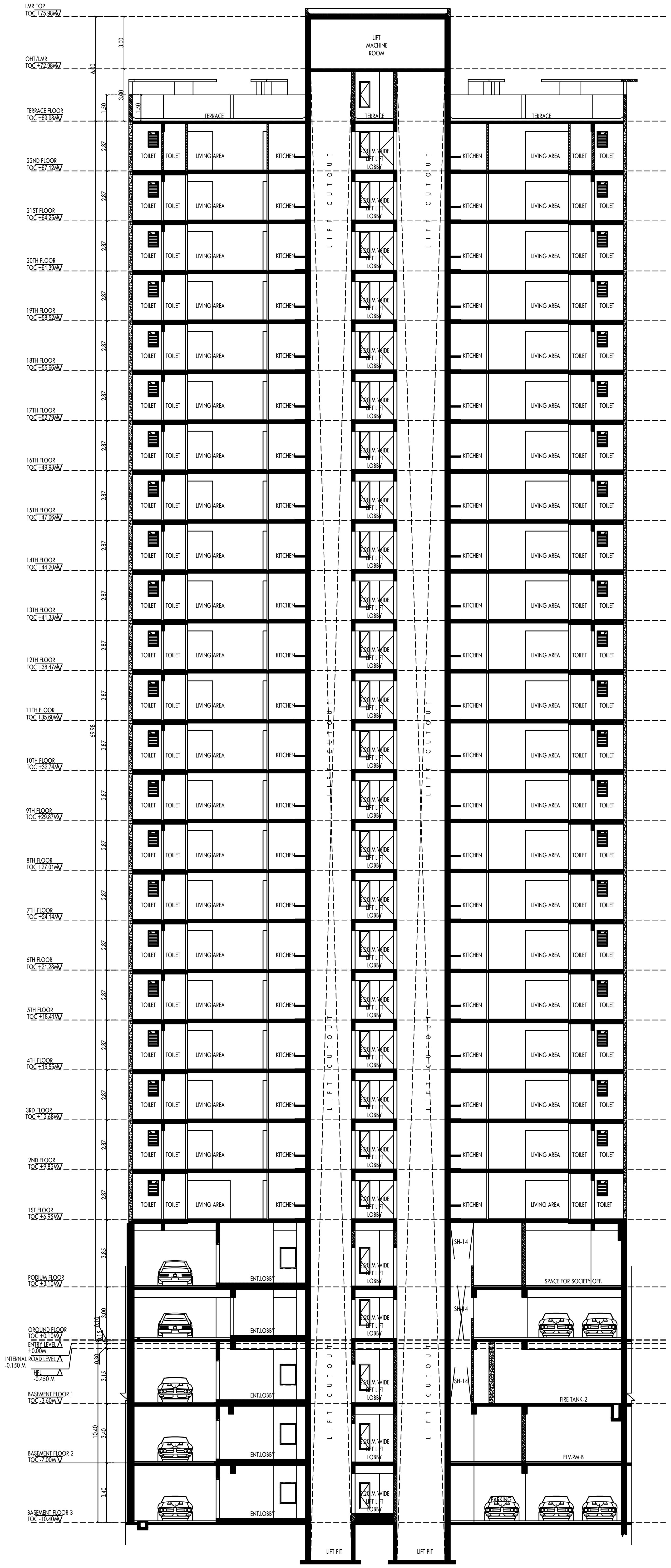
म्हाडा MHADA
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE **ARCHITECT** REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE–5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 12:00:09 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001



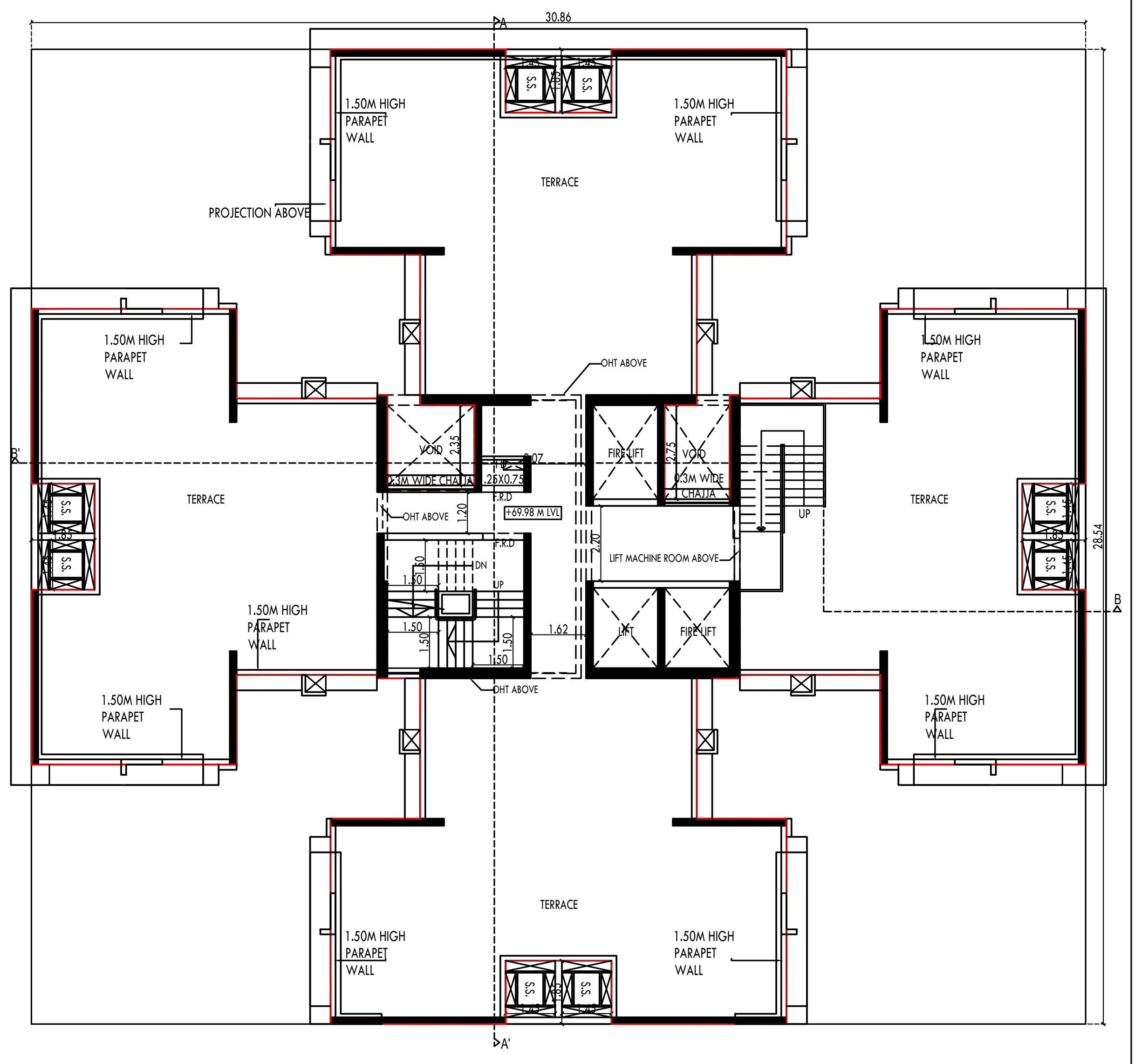
WING B _REHAB BUILDING NO. 1_SECTION AA'
SCALE - 1:100



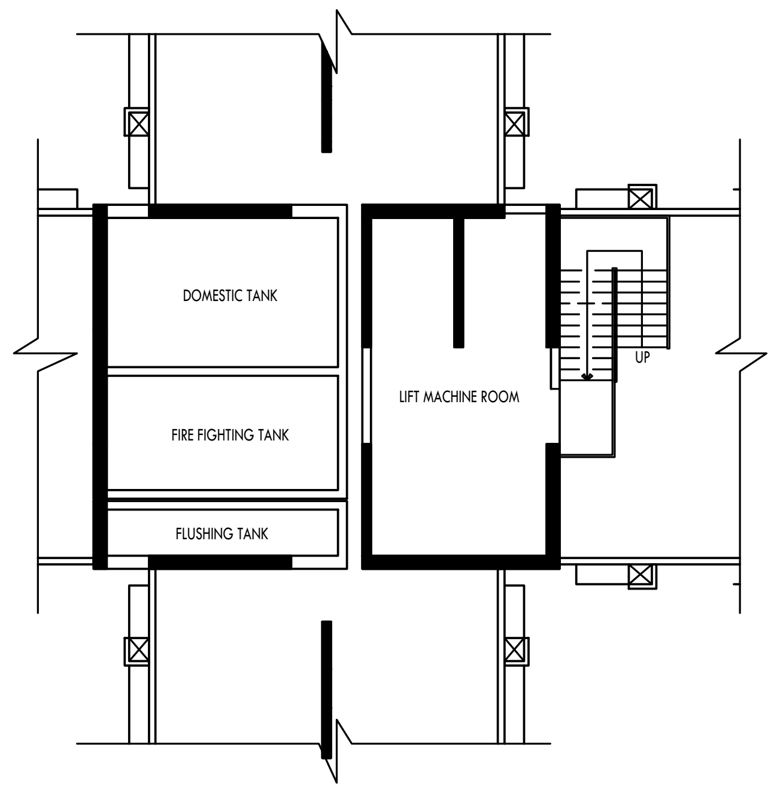
WING B _REHAB BUILDING NO. 1_SECTION BB'
SCALE - 1:100

PLANS FOR APPROVAL		
CONTENTS OF SHEET	SECTIONS	
REHAB BUILDING NO.1	WING C	13
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:42:54 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:02:52 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:54:52 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA

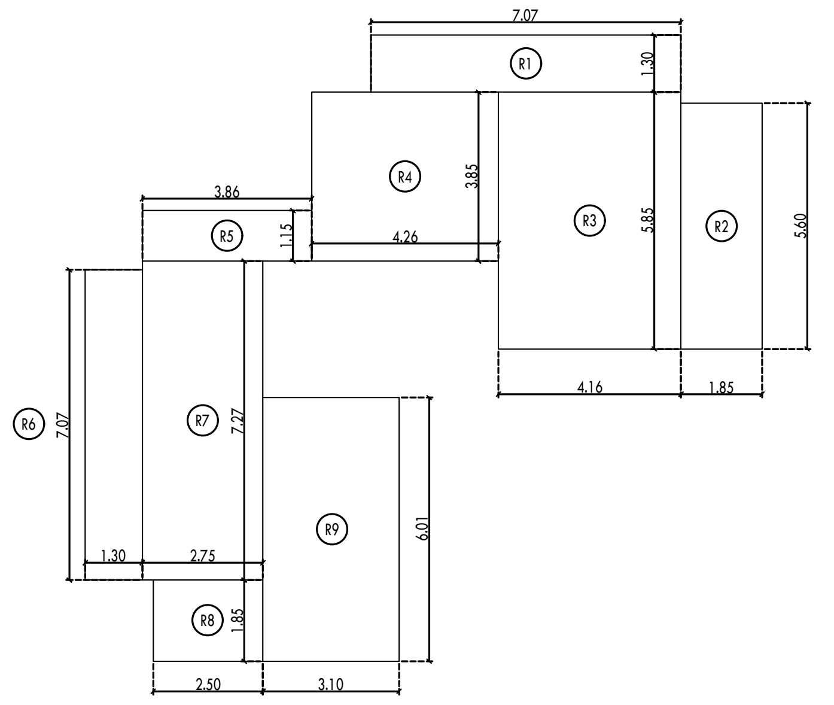
APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



WING C _REHAB BUILDING NO. 1_TERRACE FLOOR
SCALE - 1:100



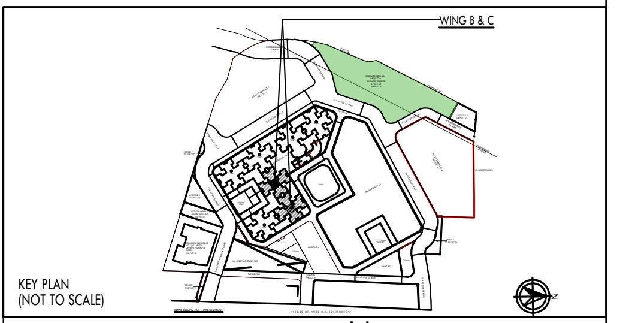
WING B & C _REHAB BUILDING NO. 1_LMR/ OHT LEVEL
SCALE - 1:100



REFUGE AREA DIAGRAM_ WING C _REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1 : 100

REFUGE AREA CALCULATION_WING C_REHAB BUILDING 1									
7TH & 14TH FLOOR									
R1	7.07	X	1.30	X	1 NO	=	9.19	SQ.MT.
R2	1.85	X	5.60	X	1 NO	=	10.36	SQ.MT.
R3	4.16	X	5.85	X	1 NO	=	24.34	SQ.MT.
R4	4.26	X	3.85	X	1 NO	=	16.40	SQ.MT.
R5	3.86	X	1.15	X	1 NO	=	4.44	SQ.MT.
R6	1.30	X	7.07	X	1 NO	=	9.19	SQ.MT.
R7	2.75	X	7.27	X	1 NO	=	19.99	SQ.MT.
R8	2.50	X	1.85	X	1 NO	=	4.63	SQ.MT.
R9	3.10	X	6.01	X	1 NO	=	18.63	SQ.MT.
					TOTAL BUA	=	117.17	SQ.MT.

REFUGE AREA STATEMENT ON 7TH & 14TH FLOOR		
BUA FROM 7TH - 13TH & 14TH-20TH	2858.53	SQ.MT
4.00% REFUGE	114.34	SQ.MT
4.25% REFUGE	121.49	SQ.MT
REQUIRED REFUGE AREA	121.49	SQ.MT
PROPOSED REFUGE AREA	**117.17**	**SQ.MT**


WING B & C
REHAB BUILDING NO. 1 MASTER LAYOUT
30.50 MT. WIDE N.M. JOSHI MARG

KEY PLAN
(NOT TO SCALE)

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:55:23

म्हाडा MHADA MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

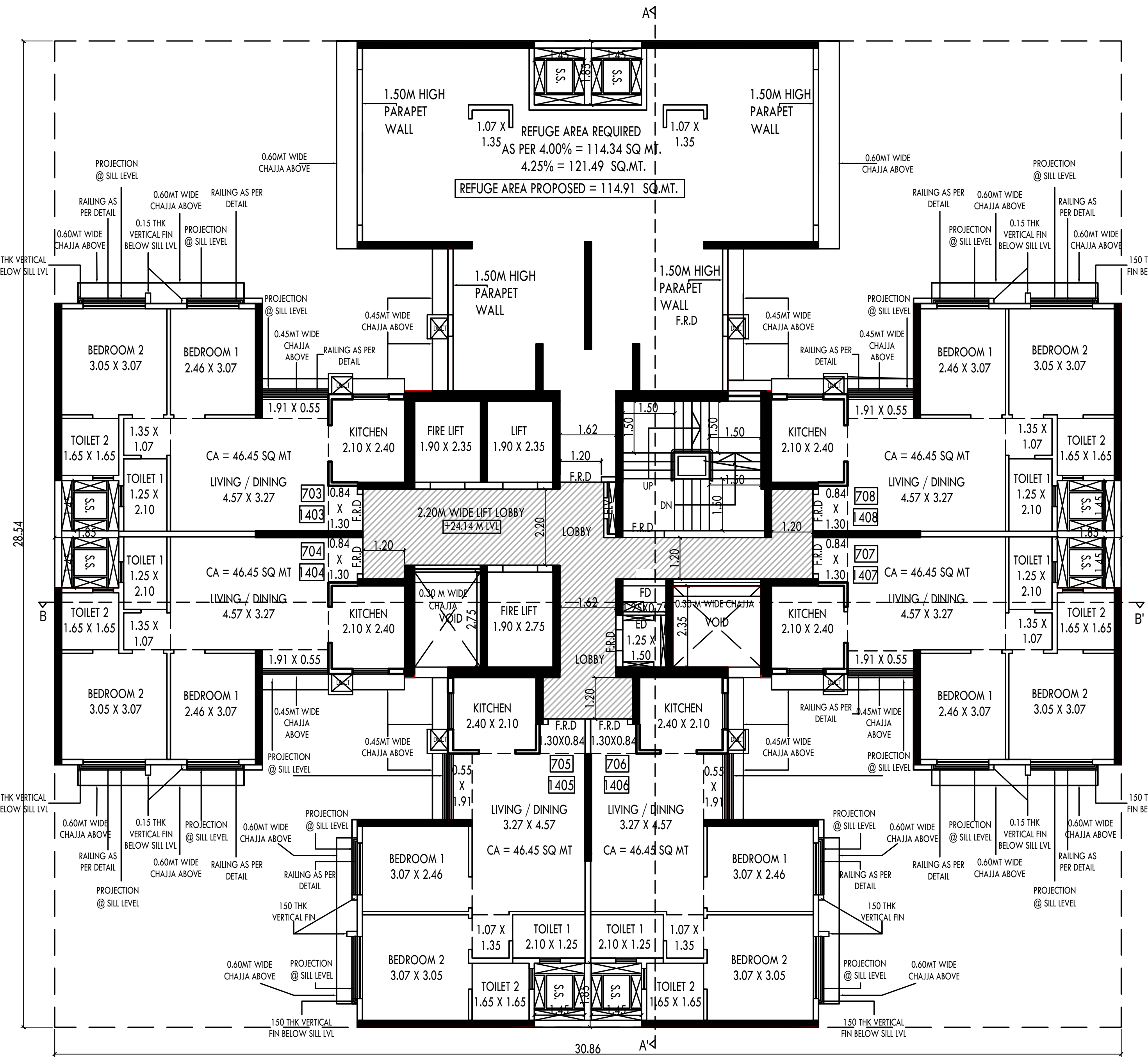
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 12:01:05 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001

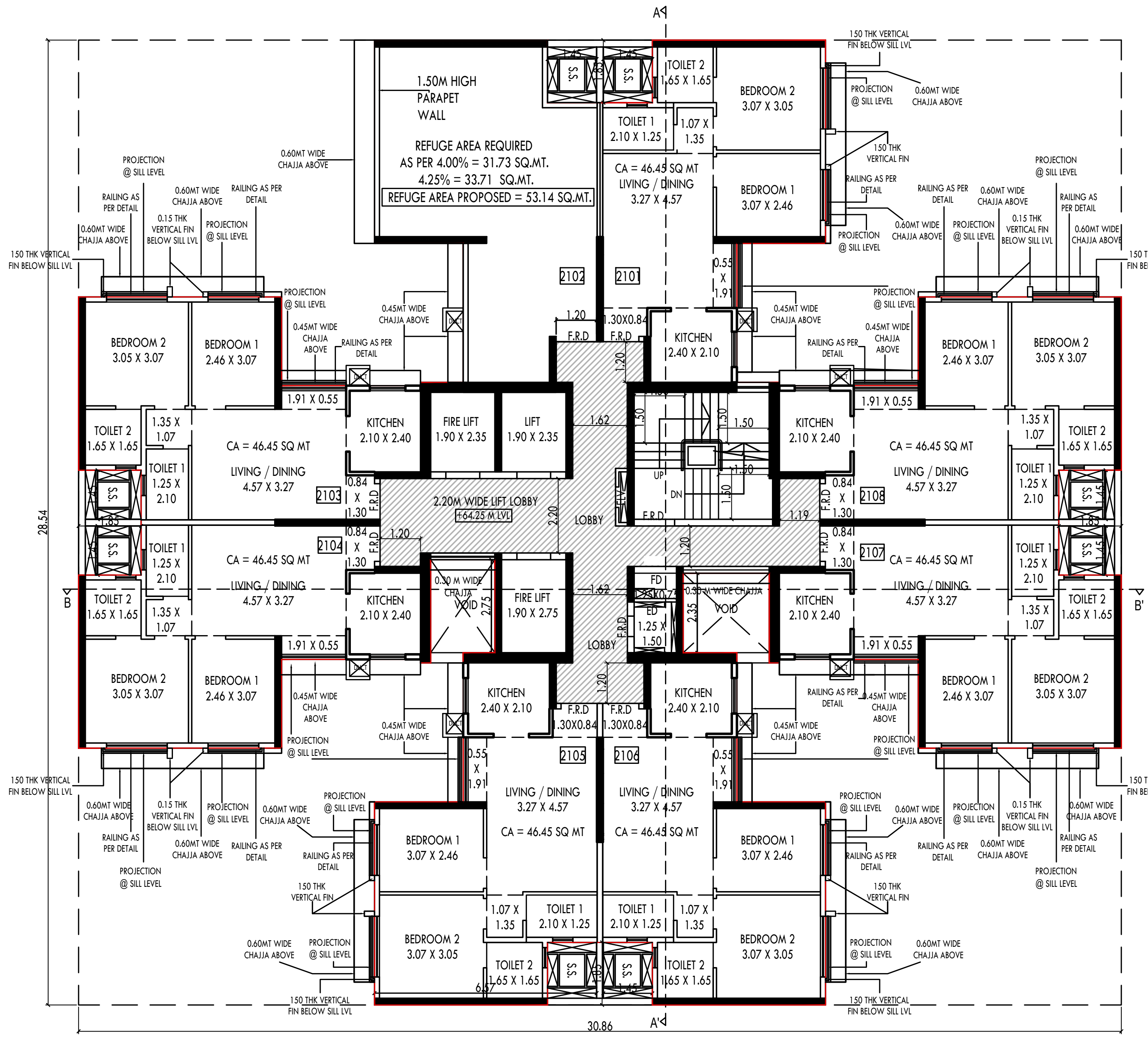
PLANS FOR APPROVAL

CONTENTS OF SHEET	1ST TO 22ND FLOOR PLAN AND TERRACE FLOOR PLAN
REHAB BUILDING NO.1	WING D / 14
APPROVAL PLAN	

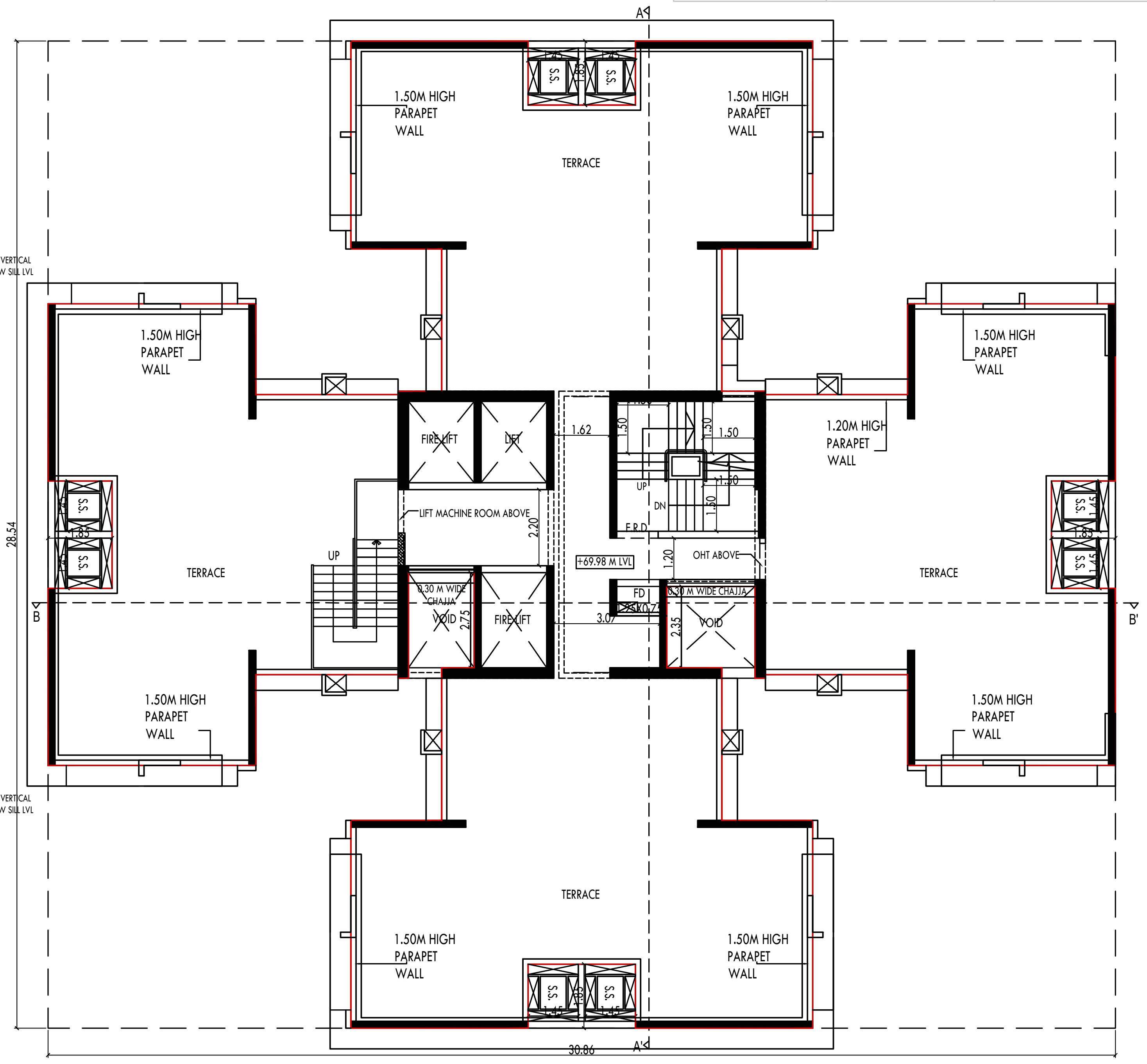
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:43:17 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:03:34 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:55:19 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA



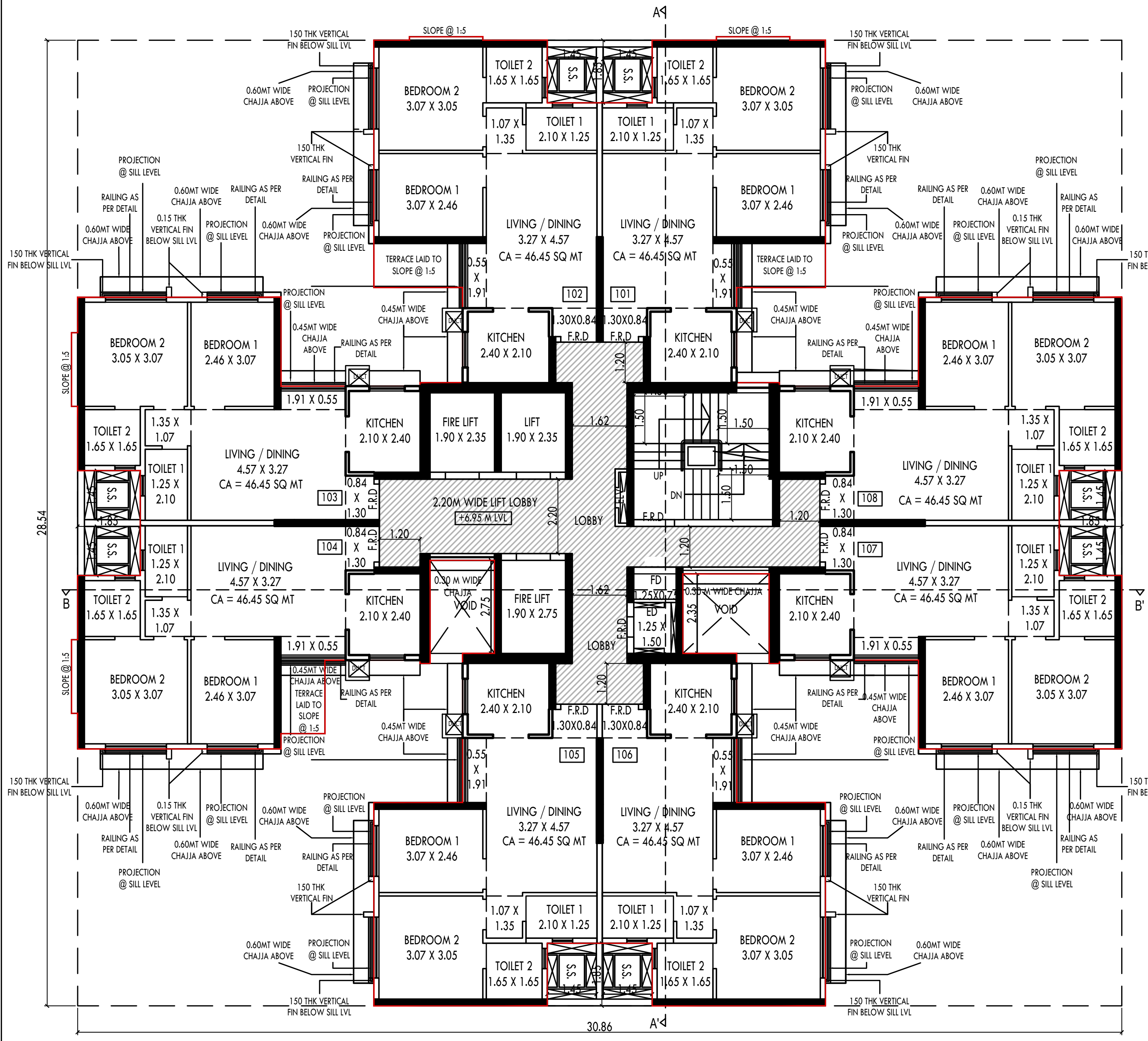
WING D _REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



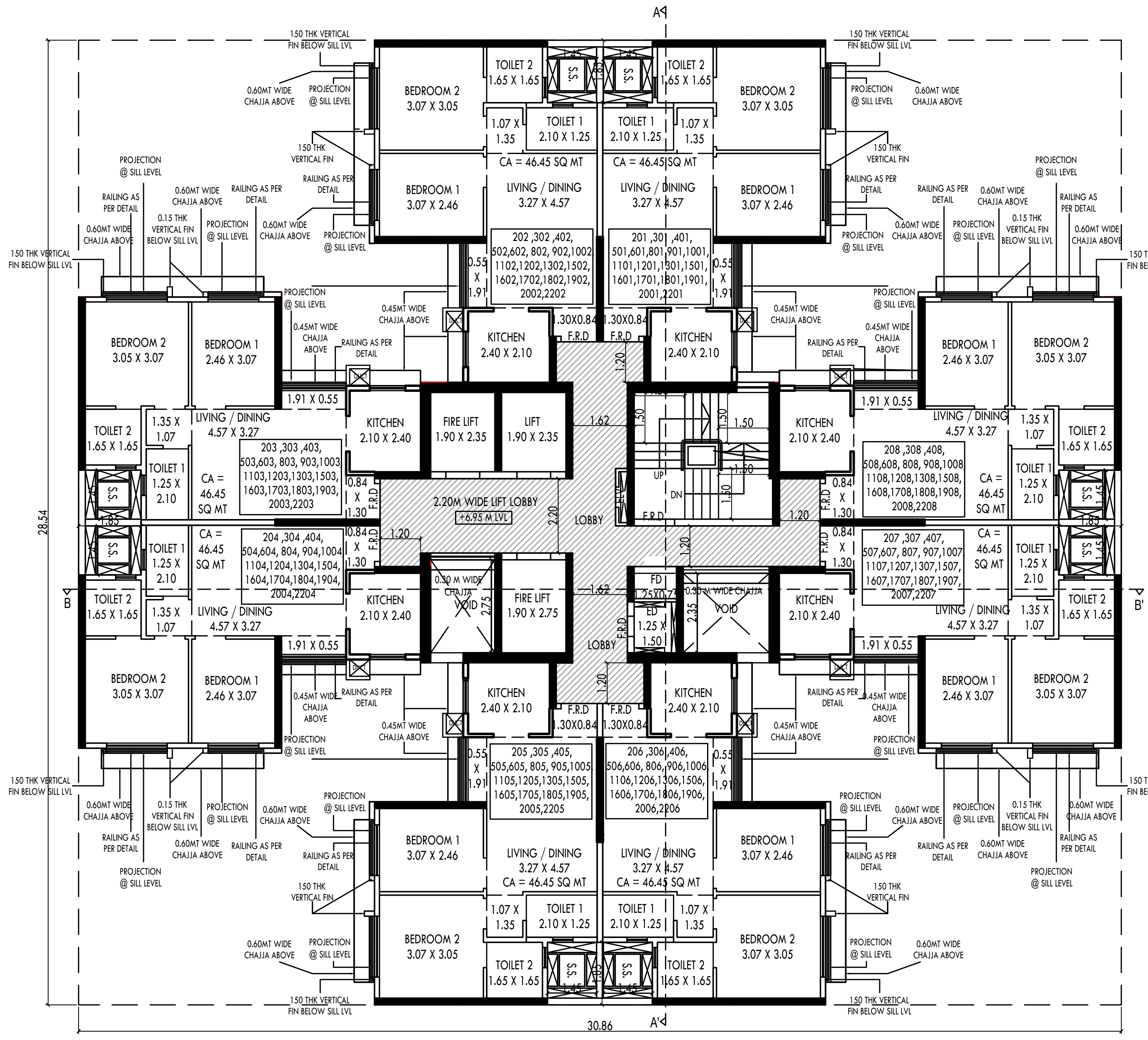
WING D _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



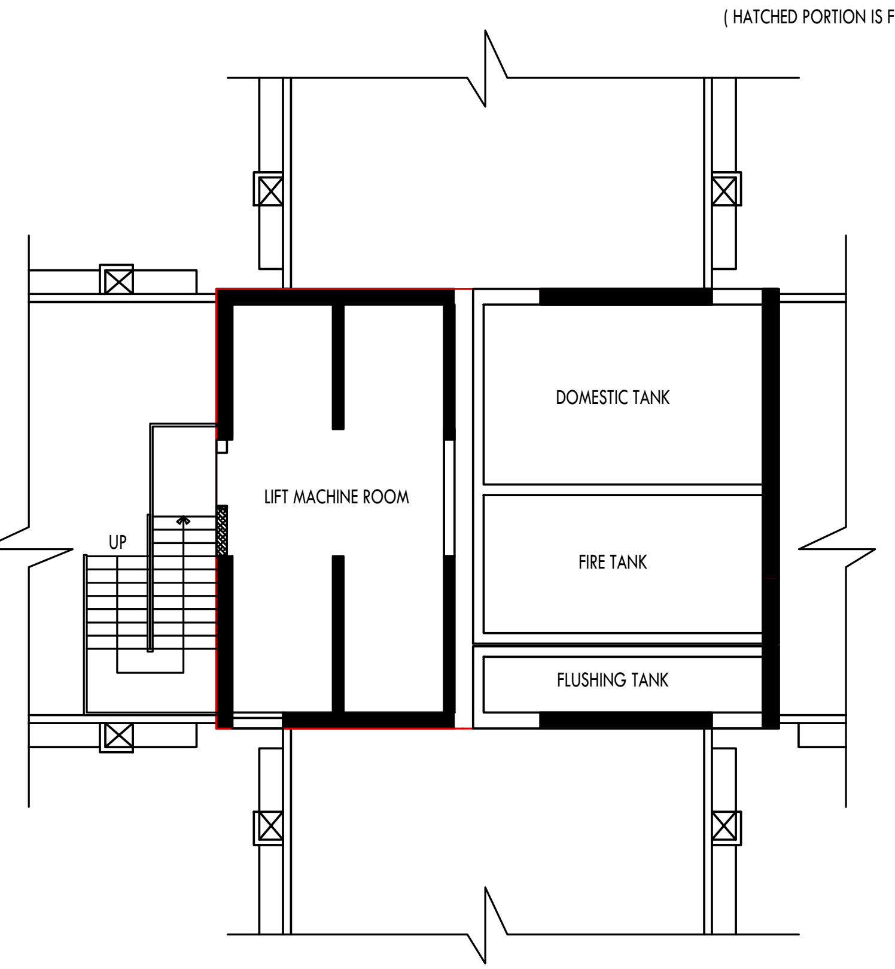
WING D _REHAB BUILDING NO. 1_TERRACE FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING D _REHAB BUILDING NO. 1_1ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



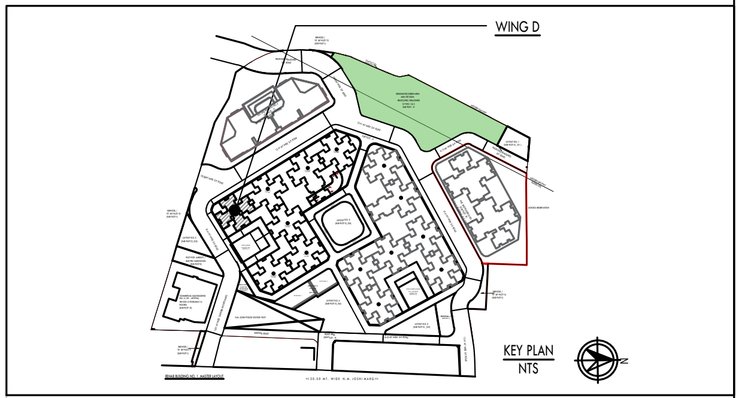
WING D _REHAB BUILDING NO. 1_2ND TO 6TH , 8TH TO 13TH , 15TH TO 20TH & 22ND
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING D _REHAB BUILDING NO. 1_LMR/ OHT LEVEL
SCALE - 1:100

B.U.A. SUMMARY_ WING D_REHAB BUILDING 1	
1ST	423.51
2ND	423.51
3RD	423.51
4TH	423.51
5TH	423.51
6TH	423.51
7TH (REFUGE)	317.49
8TH	423.51
9TH	423.51
10TH	423.51
11TH	423.51
12TH	423.51
13TH	423.51
14TH (REFUGE)	317.49
15TH	423.51
16TH	423.51
17TH	423.51
18TH	423.51
19TH	423.51
20TH	423.51
21ST (REFUGE)	369.77
22ND	423.51
EXCESS REFUGE COUNTED ON 21ST FLOOR	19.43
TOTAL PROPOSED AREA	**9070.87**

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

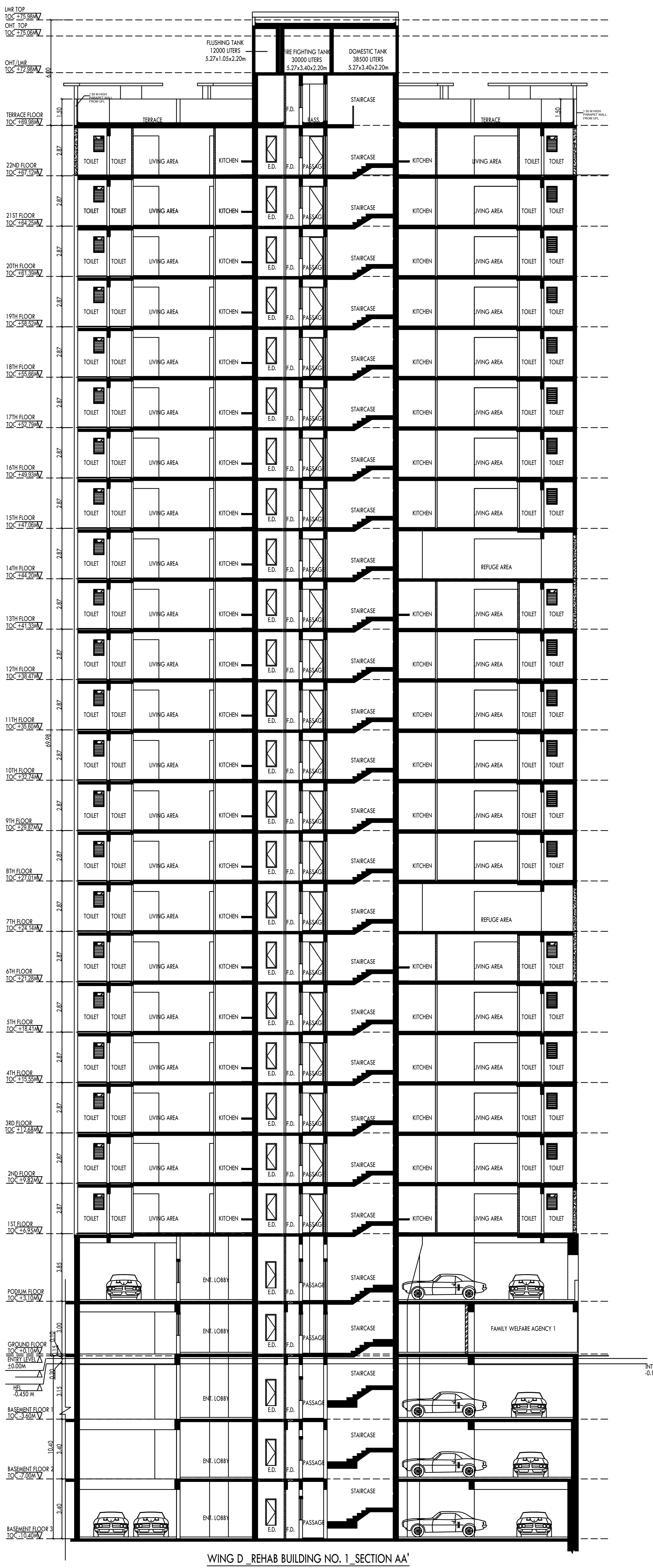
NAME OF THE OWNER AND SIGNATURE

Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:57:35

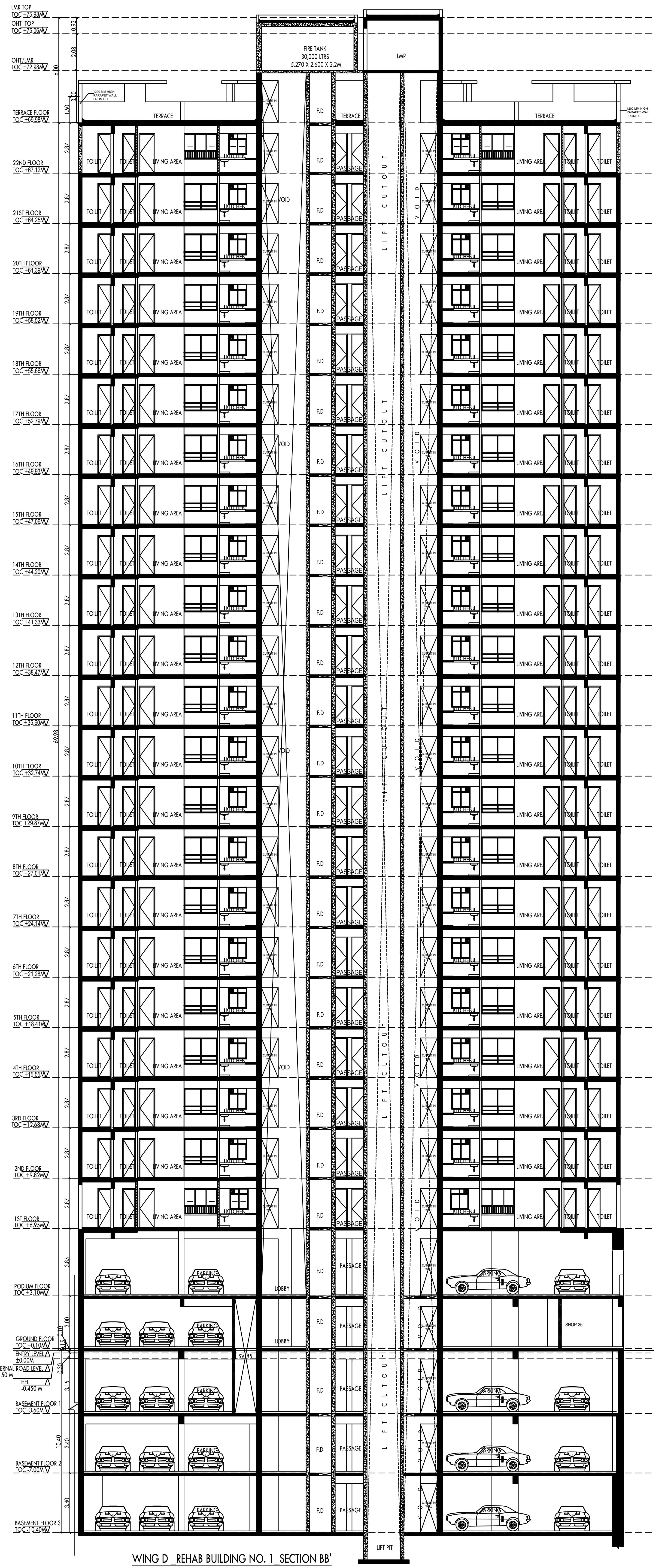
म्हाडा MHADA
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 12:02:50 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001



WING D _REHAB BUILDING NO. 1_SECTION AA'
SCALE - 1:100

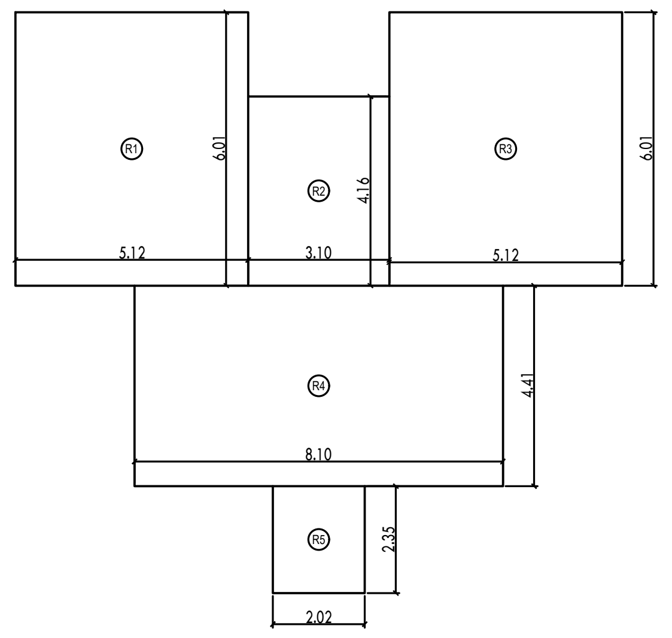


WING D _REHAB BUILDING NO. 1_SECTION BB'
SCALE - 1:100

PLANS FOR APPROVAL		
CONTENTS OF SHEET	SECTIONS	
REHAB BUILDING NO.1	WING D	15
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:43:40 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:04:19 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:55:37 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE LETTER NO. MHADA-NMJ-015/2025

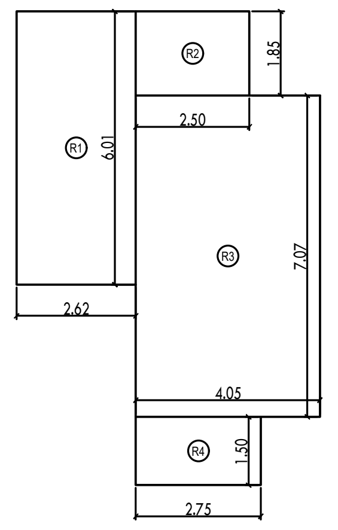
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



REFUGE AREA DIAGRAM_ WING D & E _REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1 : 100

REFUGE AREA CALCULATION_WING D & E_REHAB BUILDING 1_ 7TH & 14TH FLOOR								
R1	5.12	X	6.01	X	1 NO	=	30.77	SQ.MT.
R2	3.10	X	4.16	X	1 NO	=	12.90	SQ.MT.
R3	5.12	X	6.01	X	1 NO	=	30.77	SQ.MT.
R4	8.10	X	4.41	X	1 NO	=	35.72	SQ.MT.
R5	2.02	X	2.35	X	1 NO	=	4.75	SQ.MT.
					TOTAL BUA	=	114.91	SQ.MT.

REFUGE AREA STATEMENT ON 7TH & 14TH FLOOR		
BUA FROM 7TH - 13TH & 14TH-20TH	2858.55	SQ.MT
4.00% REFUGE	114.34	SQ.MT
4.25% REFUGE	121.49	SQ.MT
REQUIRED REFUGE AREA	121.49	SQ.MT
PROPOSED REFUGE AREA	**114.91**	**SQ.MT**



REFUGE AREA DIAGRAM_ WING D & E _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1 : 100

REFUGE AREA STATEMENT ON 21ST FLOOR		
BUA FROM 21ST TO 22ND	793.28	SQ.MT
4.00% REFUGE	31.73	SQ.MT
4.25% REFUGE	33.71	SQ.MT
REQUIRED REFUGE AREA	33.71	SQ.MT
PROPOSED REFUGE AREA	**53.14**	**SQ.MT**
EXCESS REFUGE	19.43	SQ.MT

REFUGE AREA CALCULATION_WING D & E_REHAB BUILDING 1_ 21ST FLOOR								
R1	6.01	X	2.62	X	1 NO	=	15.75	SQ.MT.
R2	1.85	X	2.50	X	1 NO	=	4.63	SQ.MT.
R3	7.07	X	4.05	X	1 NO	=	28.63	SQ.MT.
R4	1.50	X	2.75	X	1 NO	=	4.13	SQ.MT.
					TOTAL BUA	=	53.14	SQ.MT.

PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

NAME OF THE OWNER AND SIGNATURE

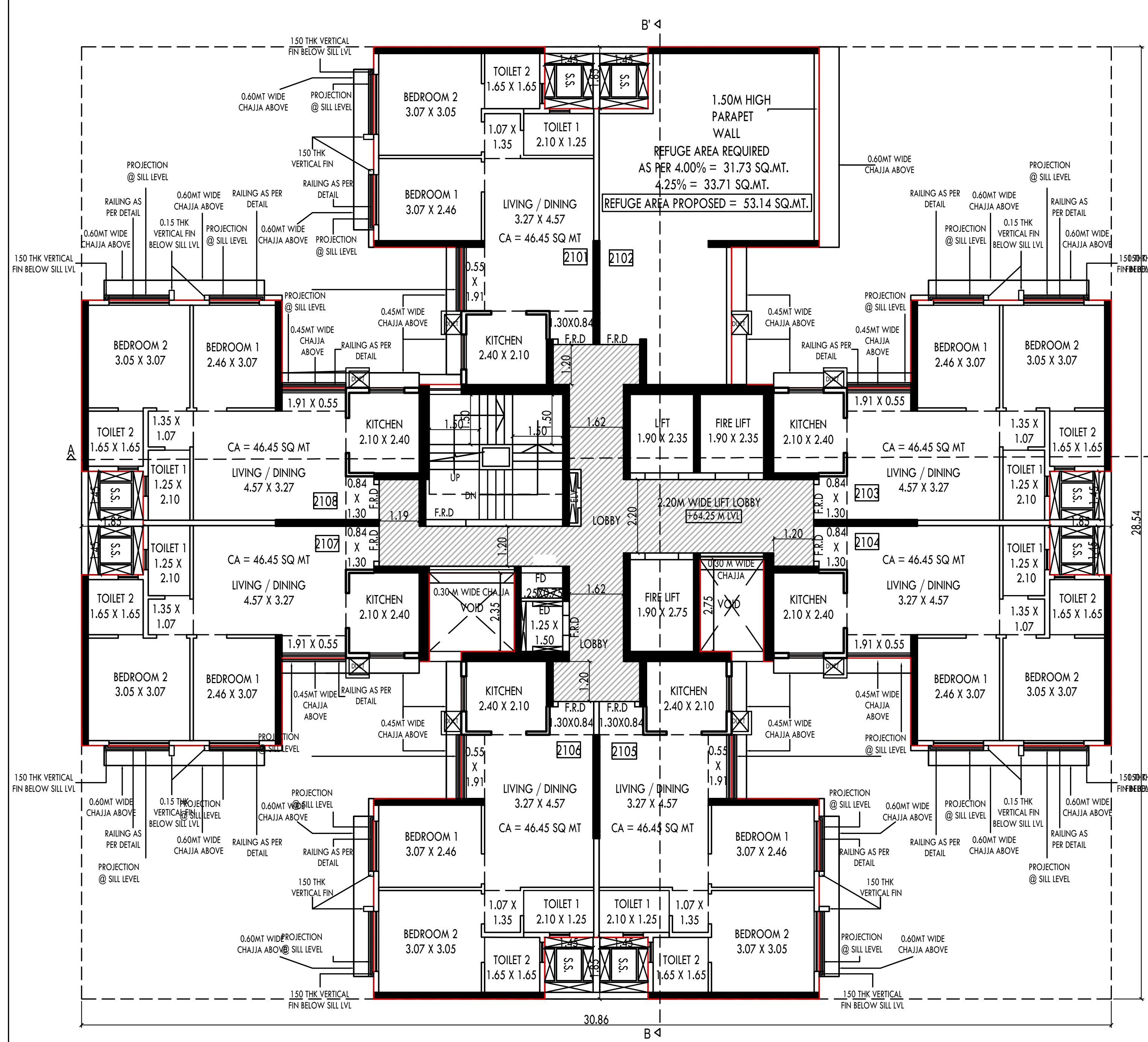
Signed by Vinayak Shyam Apte
Date: 29-03-2025 11:59:39

म्हाडा MHADA
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

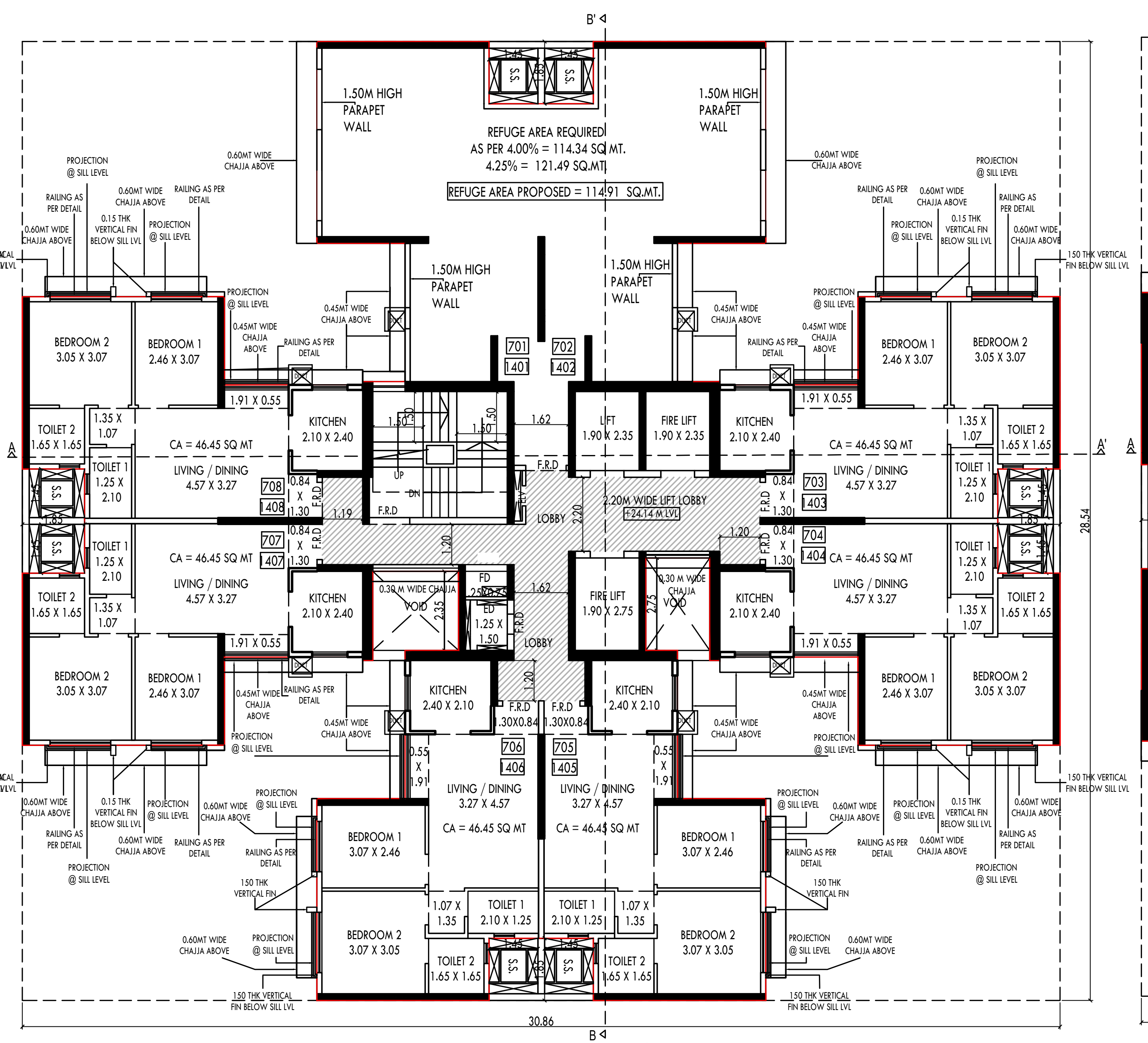
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 12:04:32 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001

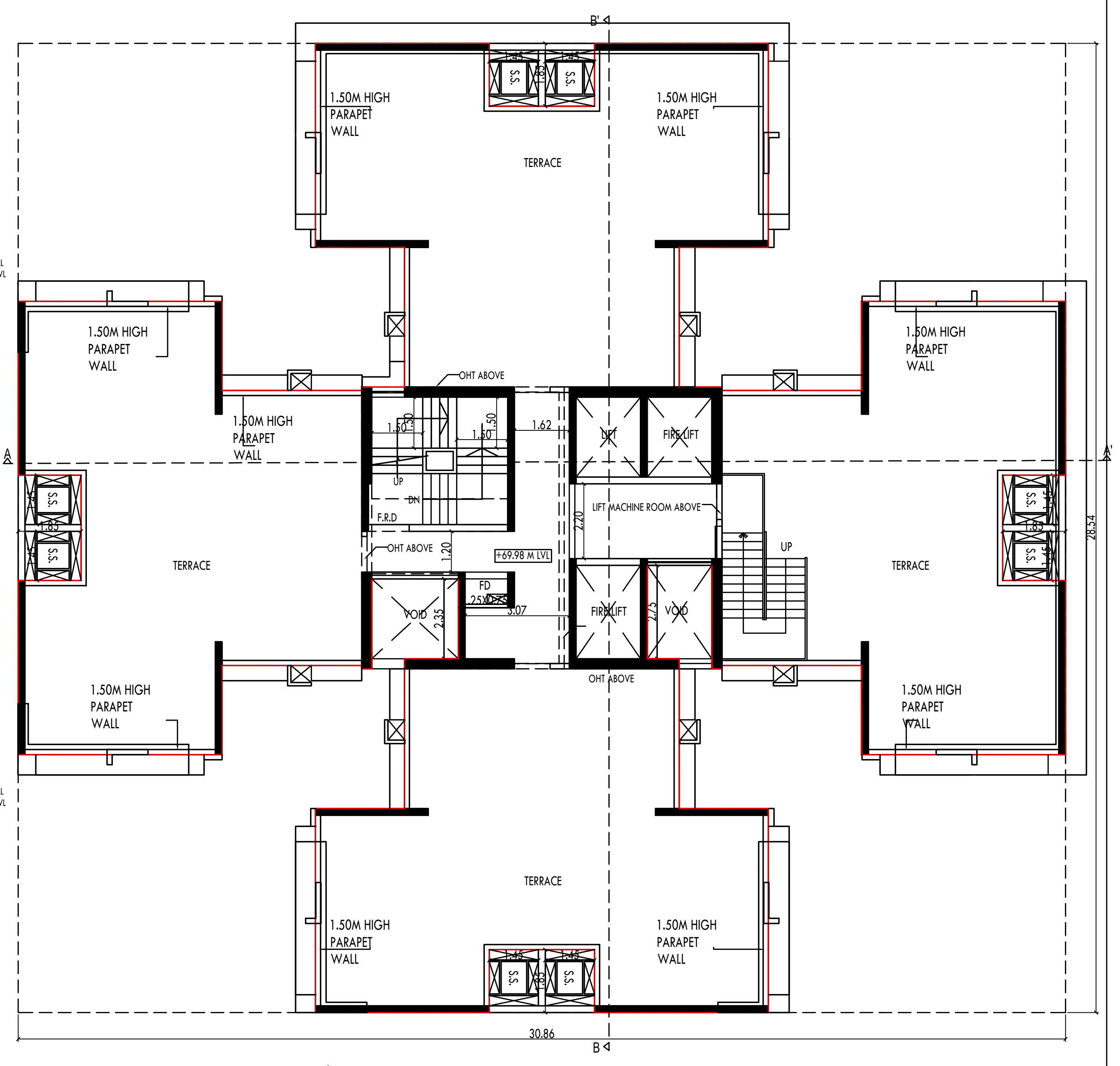
PLANS FOR APPROVAL		
CONTENTS OF SHEET	1ST TO 22ND FLOOR PLAN AND TERRACE FLOOR PLAN	
REHAB BUILDING NO.1	WING E	16
APPROVAL PLAN		
PRASAD KADAM Digitally signed by PRASAD KADAM DN: cn=PRASAD KADAM, o, ou=MHADA, email=semhada@gmail.com, c=IN Date: 2025.07.22 15:44:01 +05'30'	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o, ou=MHADA, email=anilkadam45@gmail.com, c=IN Date: 2025.07.22 17:05:04 +05'30'	Rupesh Muralidhar Totewar Digitally signed by Rupesh Muralidhar Totewar Date: 2025.07.22 17:55:52 +05'30'
S.E.B.P CELL MHADA	DY.E.B.P CELL MHADA	E.E.B.P CELL MHADA



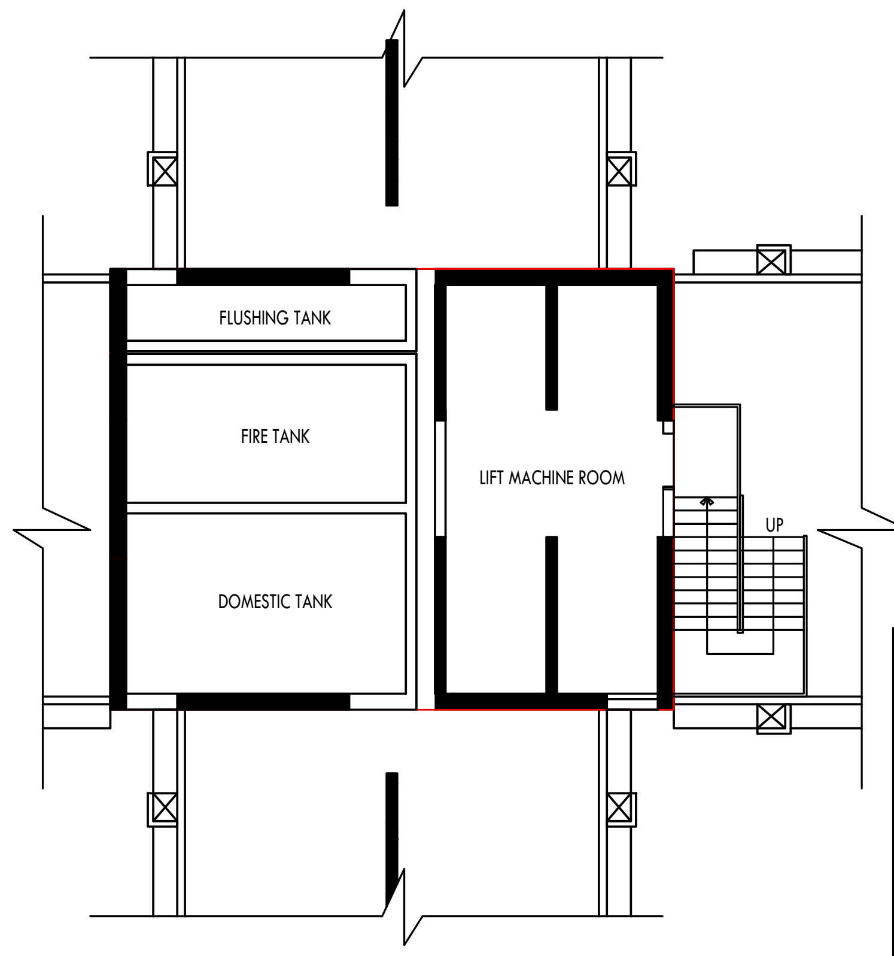
WING E _REHAB BUILDING NO. 1_21ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING E _REHAB BUILDING NO. 1_7TH & 14TH
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)

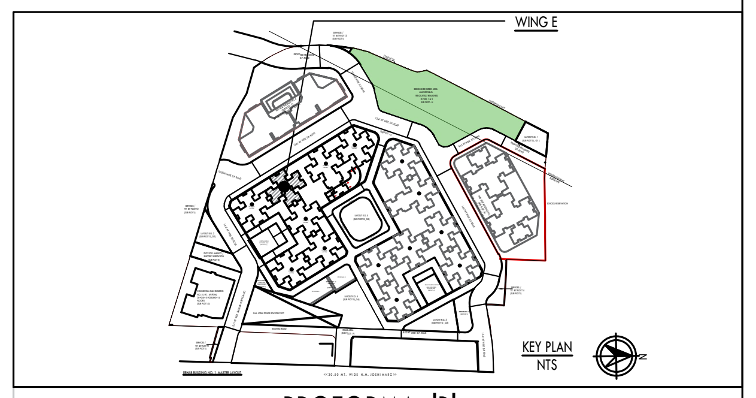


WING E _REHAB BUILDING NO. 1_TERRACE FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING E _REHAB BUILDING NO. 1_LMR/ OHT LEVEL
SCALE - 1:100

APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NMJ-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017


WING E
KEY PLAN
NTS
REHAB BUILDING NO. 1_MASTER LAYOUT
<<30.50 MT. WIDE N.M. JOSHI MARG>>

PROFORMA 'B'			
NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	-		NISHITA M.
	SCALE	DATE	CHECKED BY
	1:100	02.09.2024	NIRNETI J.
REVISIONS			
R-2			

DESCRIPTION OF PROPERTY

AMENDED PLANS PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS NO. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 OF LOWER PAREL DIVISION, SITUATED AT N.M. JOSHI MARG KNOWN AS BDD CHAWLS IN G/ SOUTH WARD, LOWER PAREL , MUMBAI – 400013.

NAME OF THE OWNER AND SIGNATURE

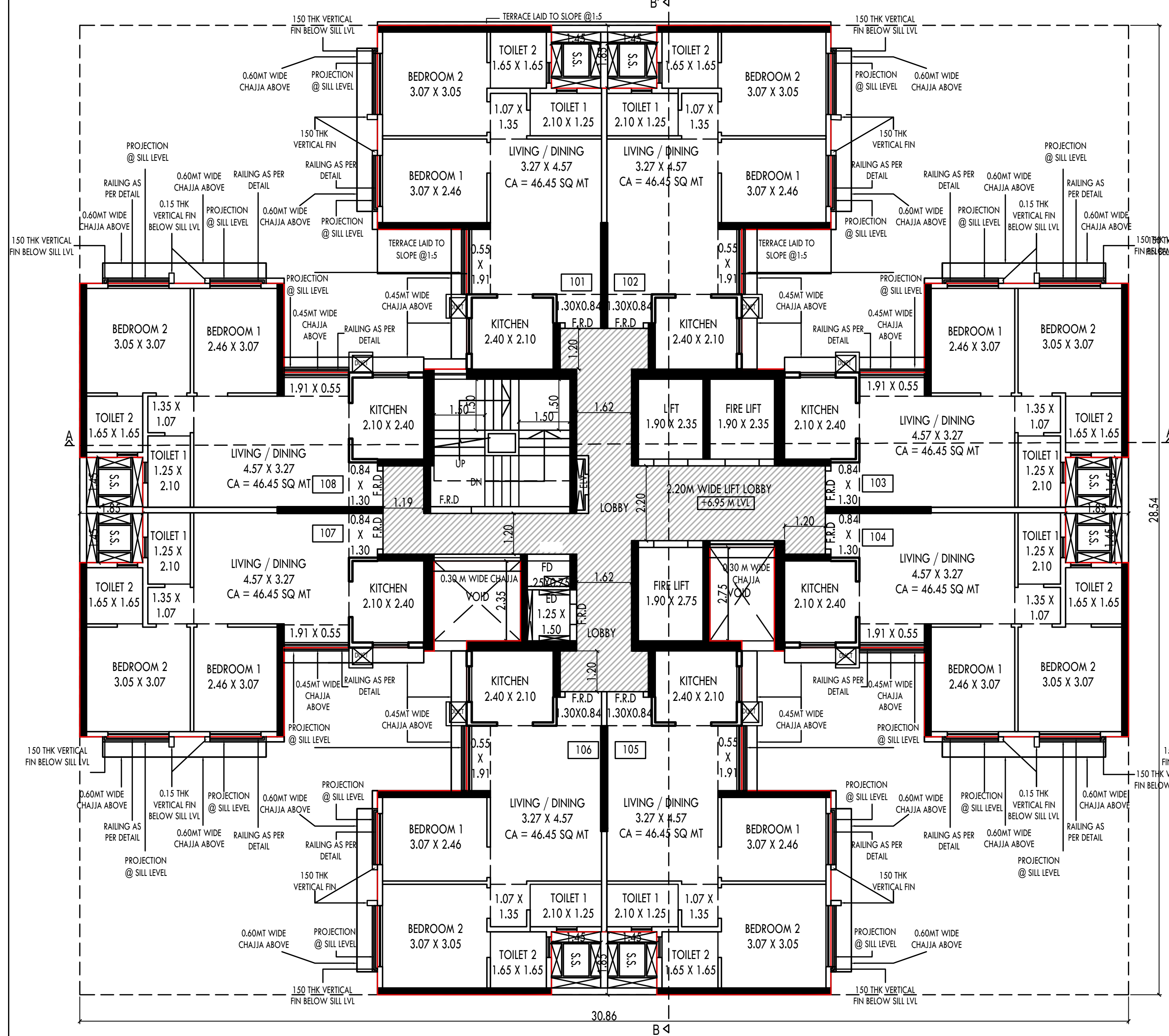
Signed by Vinayak Shyam Apte
Date: 29-03-2025 12:02:31

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

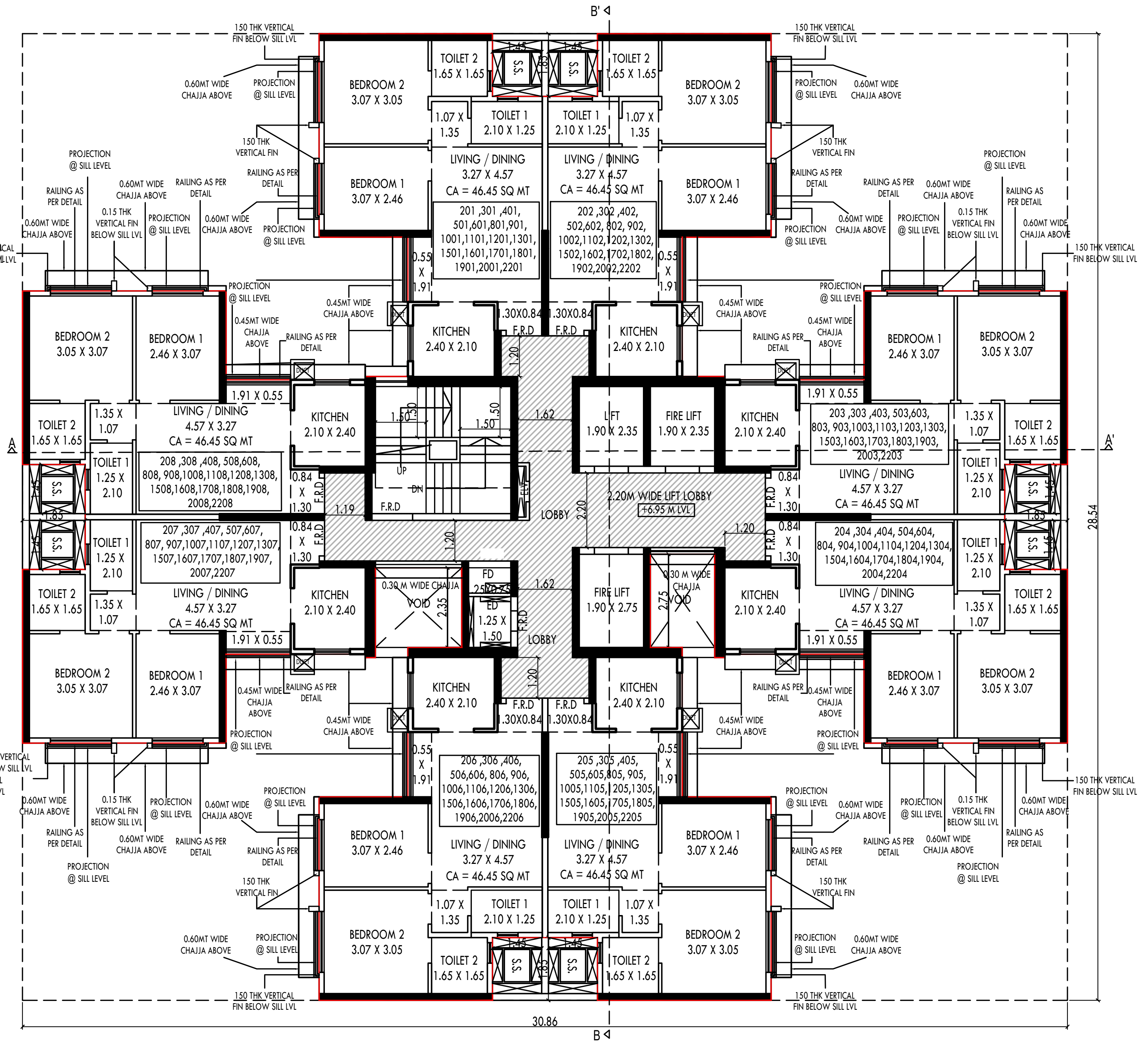
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY
LAXMAN THITE ARCHITECT REG NO. = CA/79/4894 18, SHIVAJINAGAR, PUNE-5 TEL. : 25536714/25536109 FAX : 25536930	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 12:05:53 +05'30'	Shapoorji Pallonji SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED 41, Contractor Building, R Kamani Rd, Ballard Estate, Fort, Mumbai, Maharashtra 400001

B.U.A. SUMMARY_ WING E_REHAB BUILDING 1	
1ST	423.51
2ND	423.51
3RD	423.51
4TH	423.51
5TH	423.51
6TH	423.51
7TH (REFUGE)	317.49
8TH	423.51
9TH	423.51
10TH	423.51
11TH	423.51
12TH	423.51
13TH	423.51
14TH (REFUGE)	317.49
15TH	423.51
16TH	423.51
17TH	423.51
18TH	423.51
19TH	423.51
20TH	423.51
21ST (REFUGE)	369.77
22ND	423.51
EXCESS REFUGE COUNTED ON 21ST FLOOR	19.43
TOTAL PROPOSED AREA	**9070.87**



WING E _REHAB BUILDING NO. 1_1ST FLOOR
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)



WING E _REHAB BUILDING NO. 1_2ND TO 6TH , 8TH TO 13TH , 15TH TO 20TH & 22ND
SCALE - 1:100
(HATCHED PORTION IS FREE OF FSI)