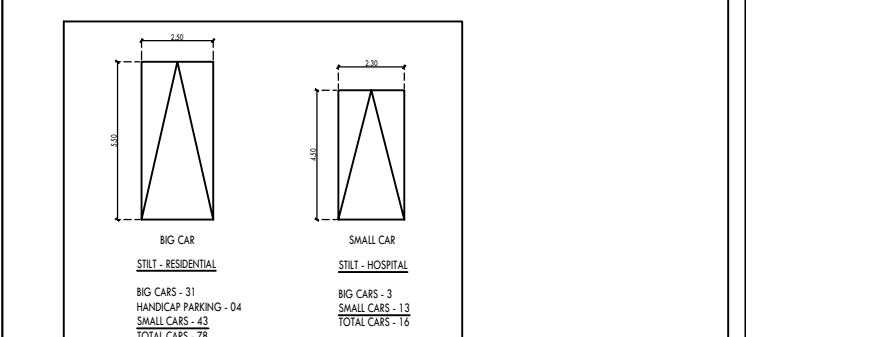
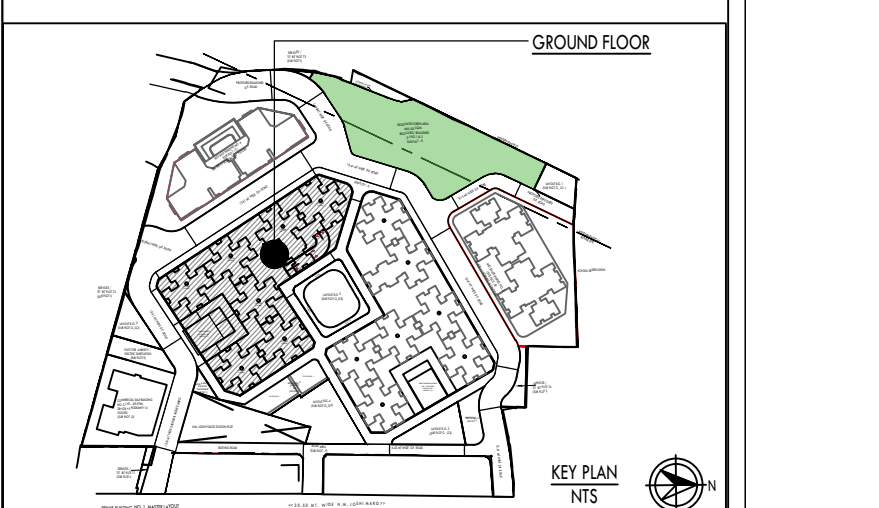


PLANS FOR APPROVAL			7/12/2024 9:42:58 AM
CONTENTS OF SHEET		GROUND FLOOR	
REHAB BUILDING NO.1		02	
APPROVAL PLAN			
PRASA D KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o=REHAB, email=anil.kadam@rehab.com, c=INDIA Date: 2025.07.05 17:41:59Z	ANIL KADAM Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o=REHAB, email=anil.kadam@rehab.com, c=INDIA Date: 2025.07.05 17:41:59Z	Rupesh Muralidhar Totejewar Digitally signed by ANIL KADAM DN: cn=ANIL KADAM, o=REHAB, email=anil.kadam@rehab.com, c=INDIA Date: 2025.07.05 17:41:59Z	
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



PROFORMA 'B'			
NORTH	JOB NO.	DRG. NO.	DRAWN BY
	SCALE	DATE	CHECKED BY
		02.09.2024	NIRNITI 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 CHAVLS IN G/ SOUTH WARD, LOWER PAREL, MUMBAI - 400013.

NAME OF THE OWNER AND SIGNATURE

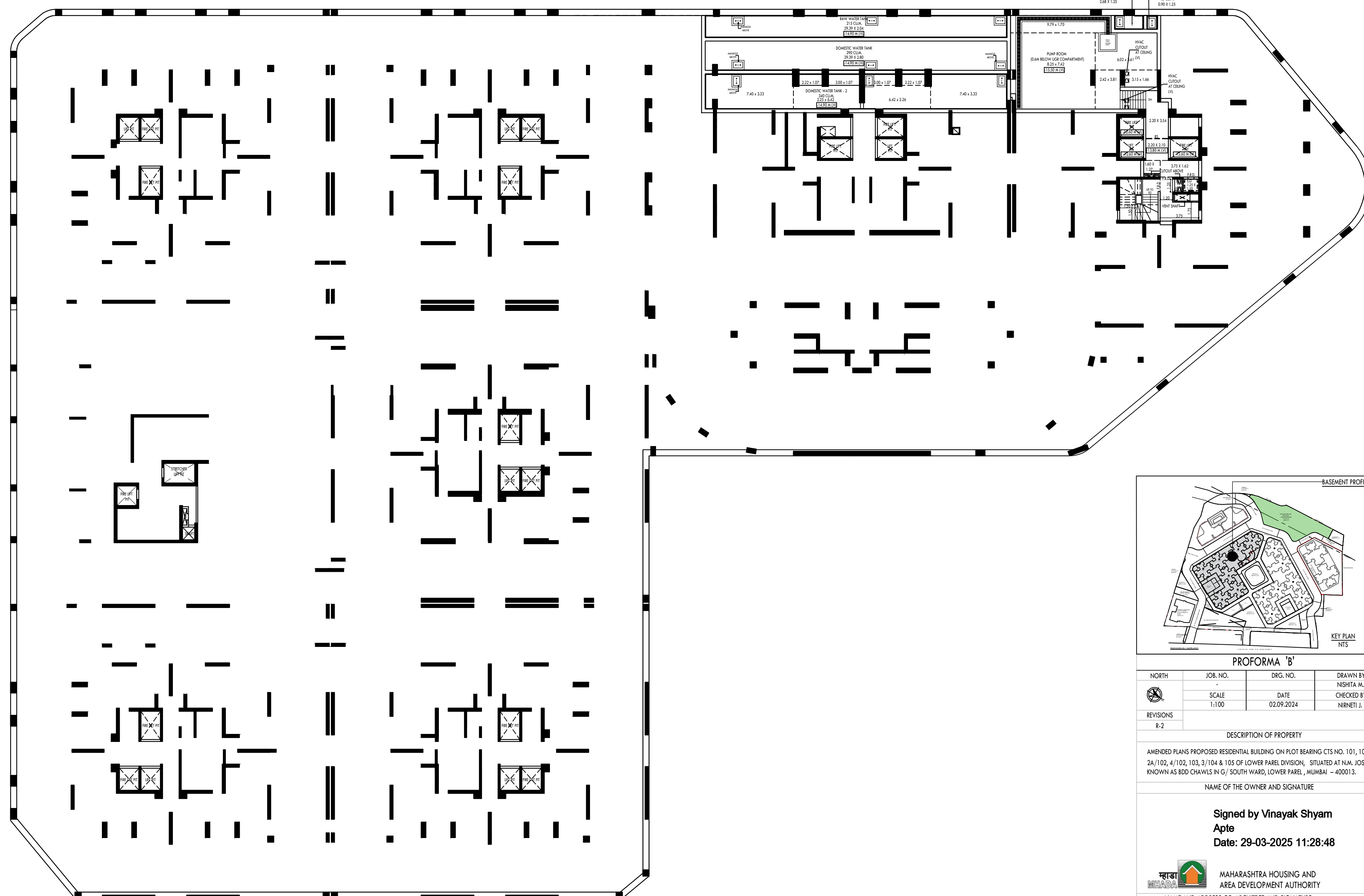
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE
LAXMAN THITE ARCHITECTS DIGITAL SIGNATURE/CONTRACTOR AGENCY

LAXMAN
THITE
ARCHITECT
REG. NO. = 04/79/004
Date: 2025/06/13 11:59:29
+05'30'

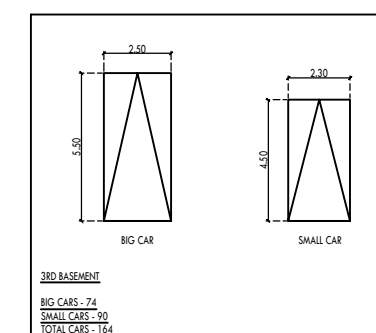
LAXMAN
SADASHIV
THITE
Digitally signed by
LAXMAN SADASHIV THITE
Date: 2025/06/13 11:59:29
+05'30'

Signed by Vinayak Shyam
SHARPOOR PALLADIUM
Date: 2025/06/13 11:59:29
+05'30'

BASEMENT 3 FLOOR PLAN
SCALE= 1:100BASEMENT 4 FLOOR PLAN
SCALE= 1:100

PLANS FOR APPROVAL		
CONTENTS OF SHEET	3RD AND 4TH BASEMENT FLOOR PLAN	
REHAB BUILDING NO.1		05
APPROVAL PLAN		
PRASA D KADAM	ANIL KADAM	Rupesh Muralidhar Totewar
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



PROFORMA 'B'		
NORTH	JOB. NO.	DRG. NO.
	SCALE	DATE
	1:100	02.09.2024
REVISIONS	DRAWN BY NEHETA M. CHECKED BY NEHETTI J.	
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 800 CHAVLS IN G/ SOUTH WARD, LOWER PAREL, MUMBAI - 400013.		
NAME OF THE OWNER AND SIGNATURE		
Signed by Vinayak Shyam Apte Date: 29-03-2025 11:28:48		
	MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY	
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE		
LAXMAN THITE ARCHITECTS' DIGITAL SIGNATURE CONTRACTOR AGENCY		
	LAXMAN SADASHIV THITE Digitally signed by LAXMAN SADASHIV THITE Date: 2025.06.13 11:42:54 +05'30'	
	 SHAPOORI PALLONI AND COMPANY PRIVATE LIMITED 41, Concorde Building, 8 Kumbhar Rd, Sakinaka, Sakinaka, Mumbai - 400072	

PLANS FOR APPROVAL

CONTENTS OF SHEET

1ST PODIUM FLOOR PLAN

REHAB BUILDING NO.1

06

APPROVAL PLAN

PRASAD
D
KADAMANIL
KADAMRupesh
Muralidhar
ar
Totewar

S.E.B.P CELL MHADA

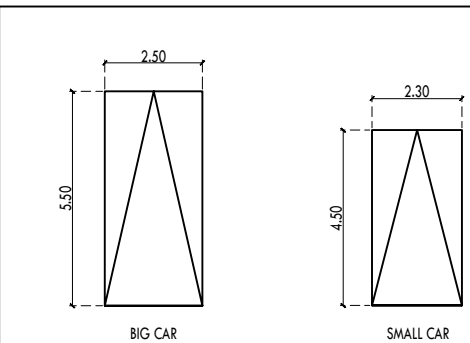
DY.E.B.P CELL MHADA

E.E.B.P CELL MHADA

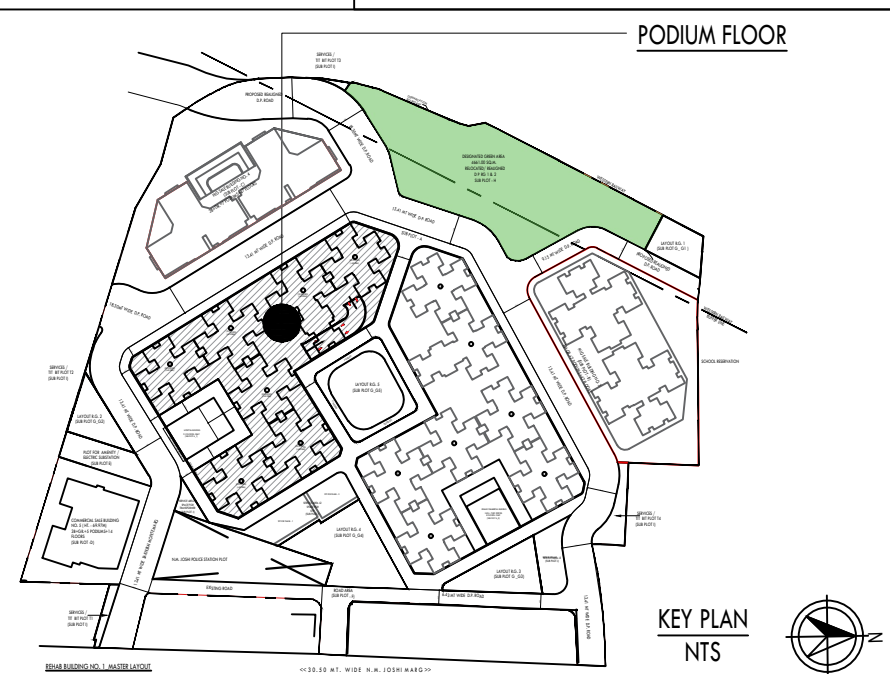
APPROVED SUBJECT TO CONDITIONS MENTIONED IN ISSUE
LETTER NO. MHADA-NM3-015/2025
THIS CANCELS PREVIOUS IOD DATED 18.04.2017



PODIUM FLOOR PLAN
SCALE= 1:100



PODIUM FLOOR
BIG CAR
SMALL CAR
TOTAL CARS - 131



PROFORMA 'B'

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
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 11:32:19



MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

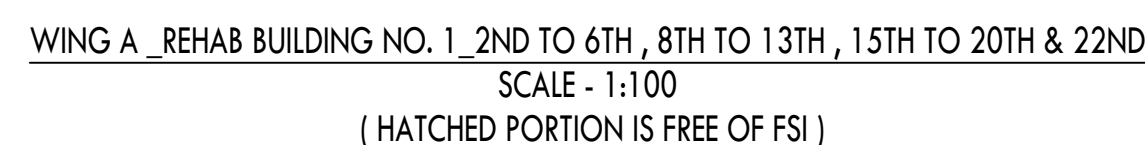
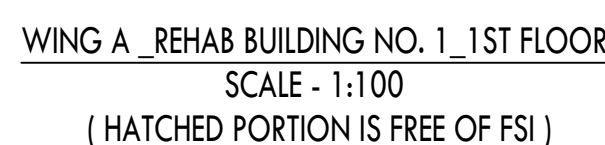
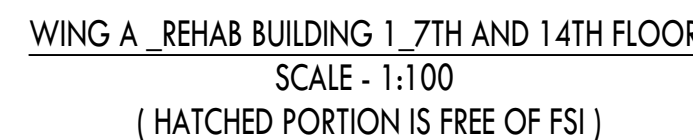
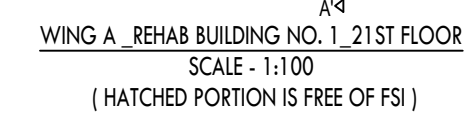
NAME AND ADDRESS OF ARCHITECT AND SIGNATURE

LAXMAN THITE ARCHITECTS' DIGITAL SIGNATURE CONTRACTOR AGENCY

LAXMAN
THITE
ARCHITECT
REG. NO. - CA/79/4884
18, SHIVAJINAGAR, PUNE-5
TEL. : 2558514, 2558515
FAX : 2558830

LAXMAN
SADASHIV
THITE
Digitally signed by
LAXMAN SADASHIV
THITE
Date: 2025.06.13
11:43:54 +05'30'

SHAPOORJI PALLONJI
COMPANY PRIVATE LIMITED
41, Contractor Building, R. Kamani Rd,
Borlind Estate, Fort, Mumbai, Maharashtra 400001

[illegible]

WING A

KEY PLAN (NOT TO SCALE)

KEY PLAN
N

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

Date: 29-03-2025 11:35:29



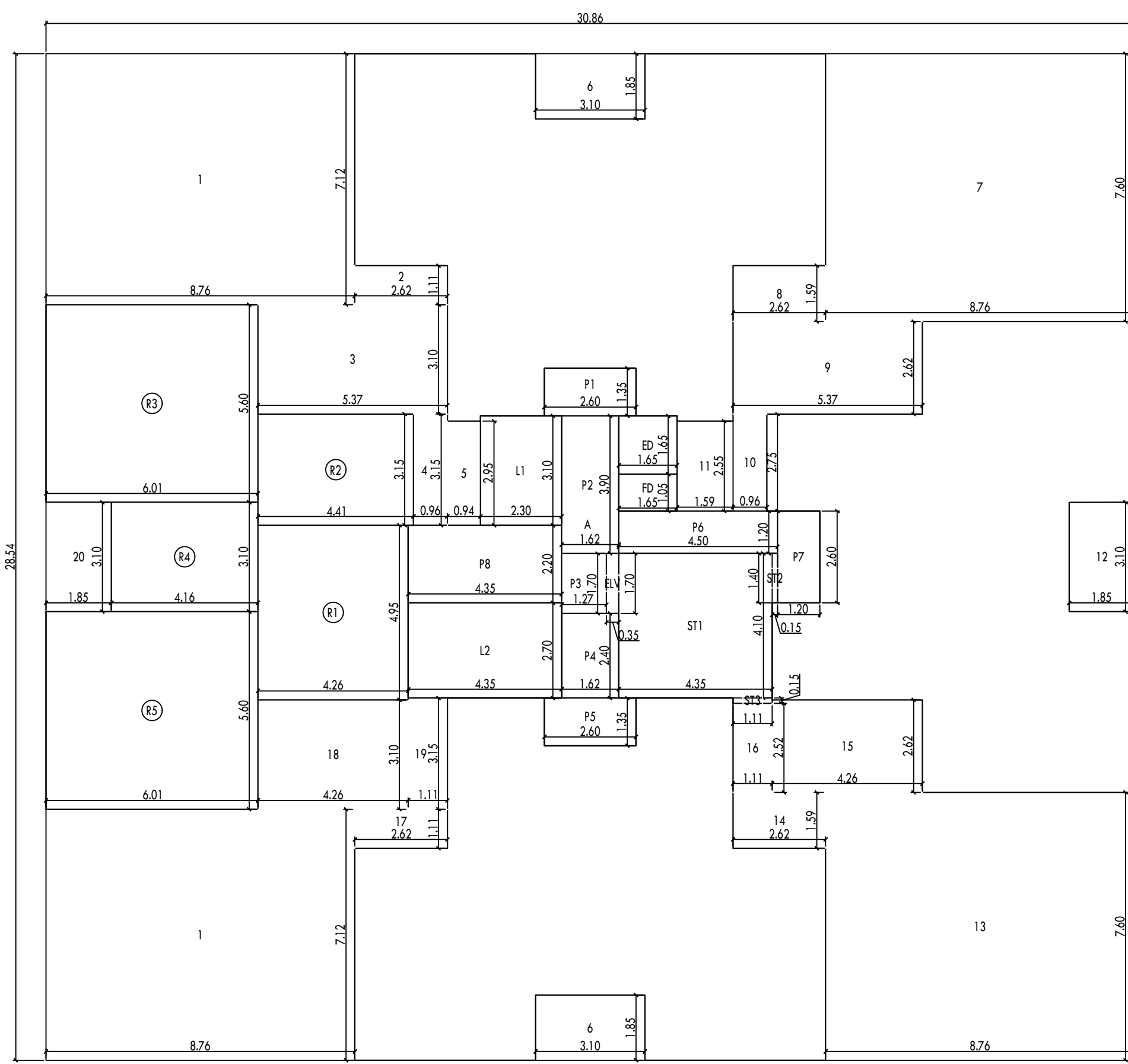
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

NAME AND ADDRESS OF ARCHITECT AND SIGNATURE		
LAYMAN THITE ARCHITECTS	DIGITAL SIGNATURE	CONTRACTOR AGENCY

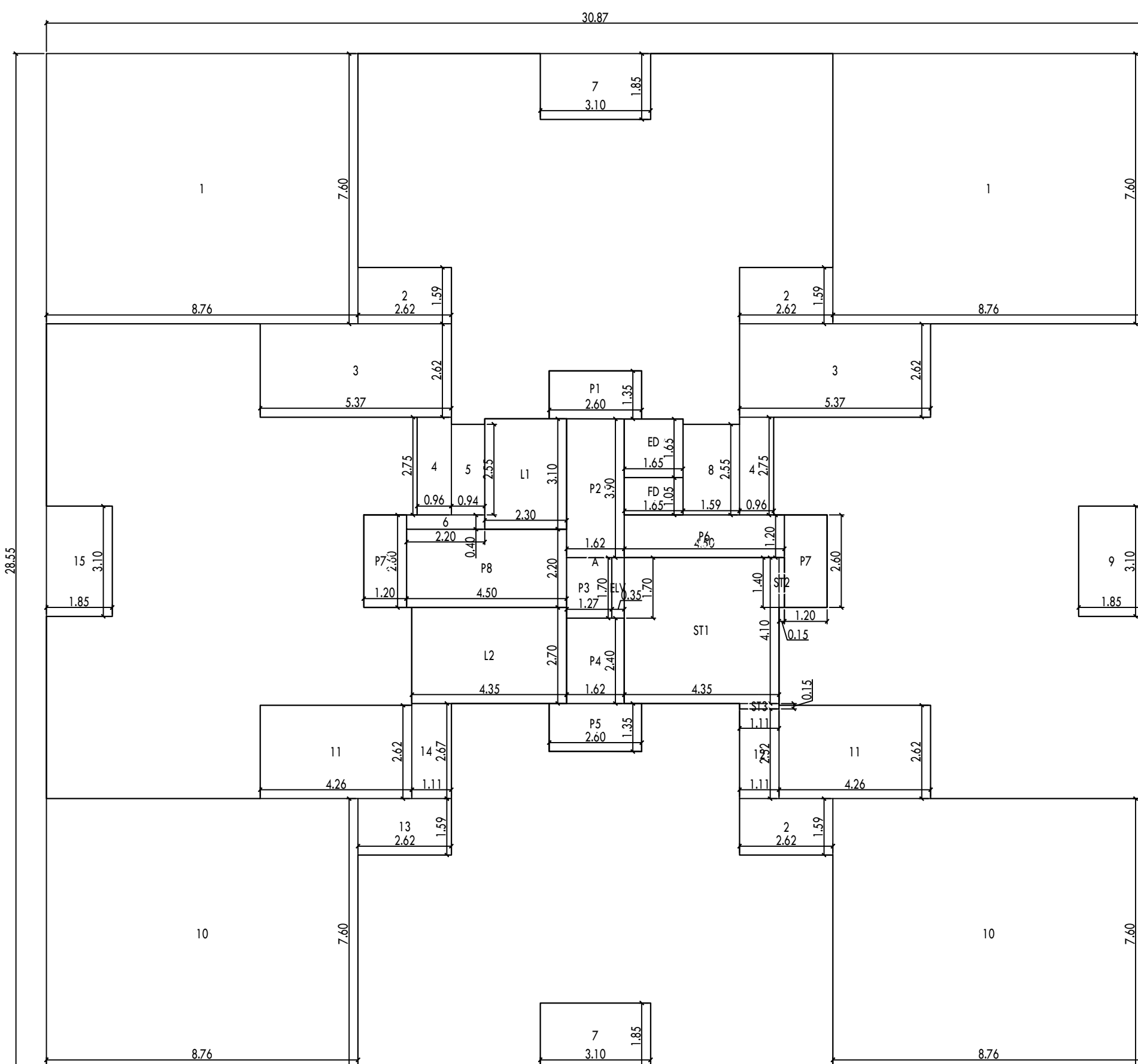
**LAXMAN
THITE**
ARCHITECT
REG. NO. = 04/73/4804

18, CHIVARKAR, PUNE-5
TEL : 25556154/25531008
FAX : 25536620


SHAPOORJI PALLONJI AND
COMPANY PRIVATE LIMITED
41, Contractor Building, R Kamani Rd,
Ballard Estate, Fort, Mumbai, Maharashtra 400001



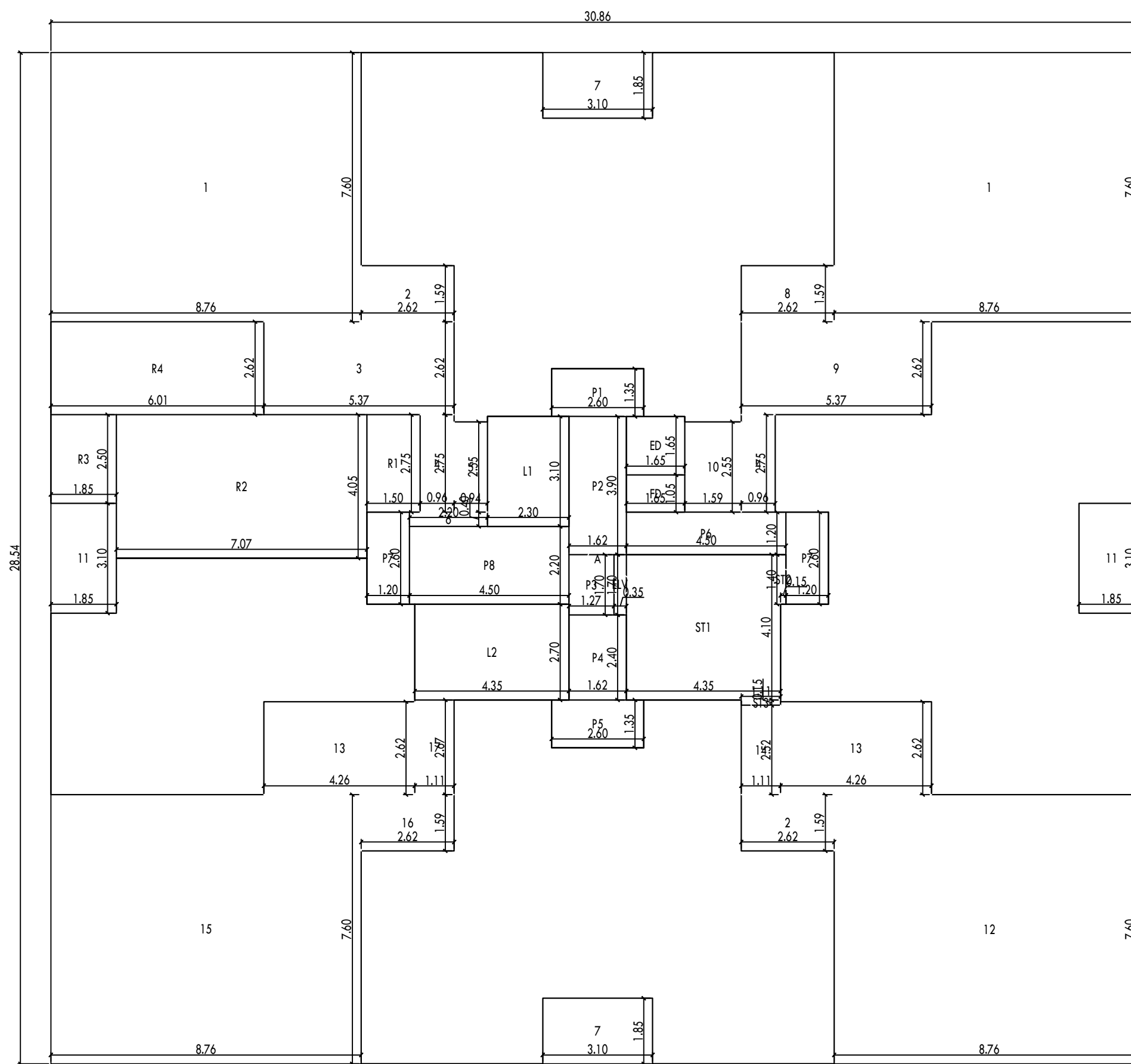
BUA CALCULATIONS FOR WING A, B & G
REHAB BUILDING NO. 1_7TH & 14TH FLOOR
SCALE - 1 : 100



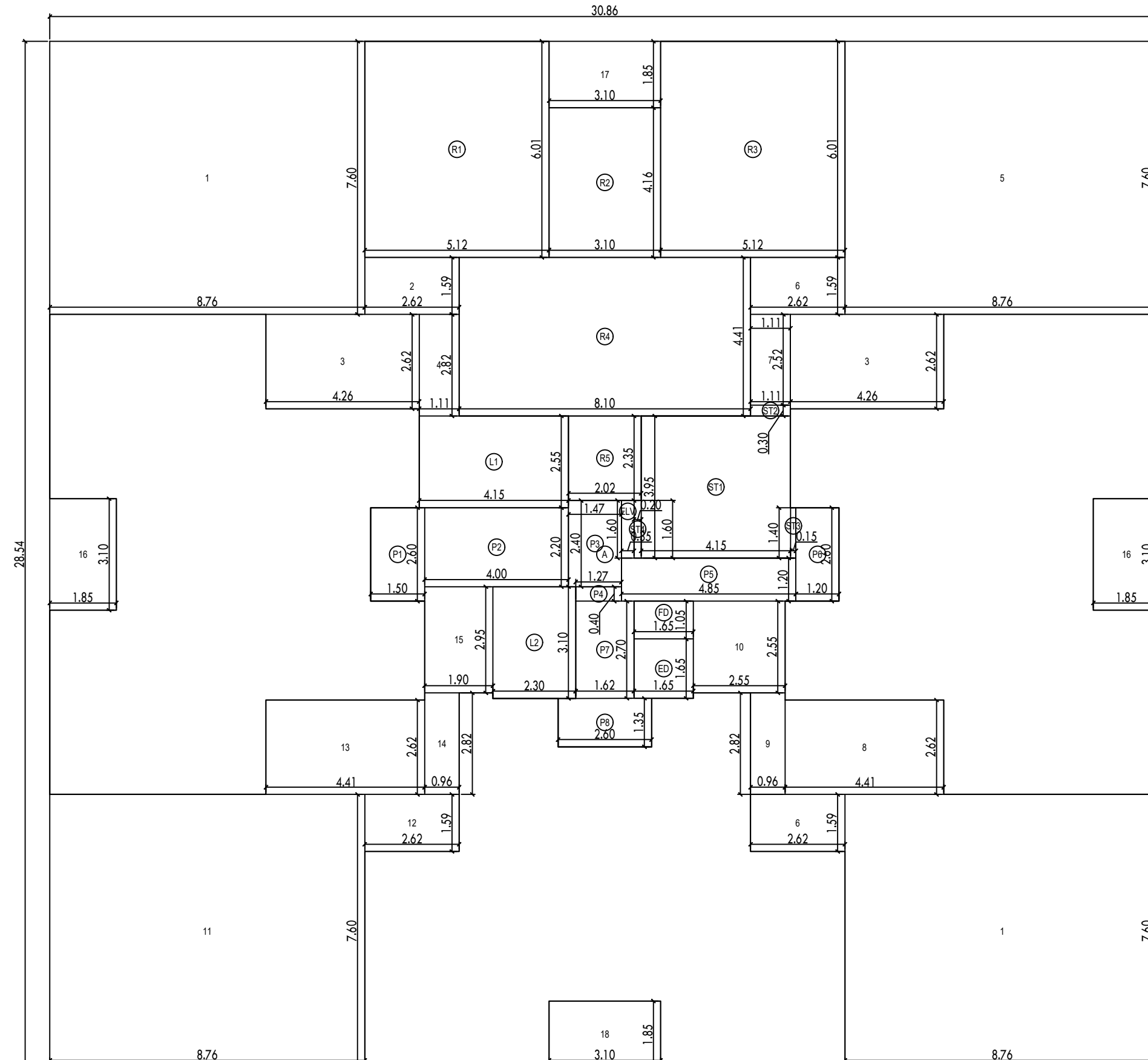
BUA CALCULATIONS FOR WING A, B, C, D, E & G
REHAB BUILDING NO. 1_1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND FLOOR
SCALE - 1 : 100

BUILT UP AREA CALCULATION WING A, B & G, 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	7.12	X	2	NOS	=	124.74	SQ.MT.
2	2.62	X	1.11	X	2	NOS	=	2.91	SQ.MT.
3	5.37	X	3.10	X	1	NO	=	16.65	SQ.MT.
4	0.96	X	3.15	X	1	NO	=	3.02	SQ.MT.
5	0.94	X	2.95	X	1	NO	=	2.77	SQ.MT.
6	3.10	X	1.85	X	2	NOS	=	11.47	SQ.MT.
7	8.76	X	7.60	X	1	NO	=	66.58	SQ.MT.
8	2.62	X	1.59	X	1	NO	=	4.17	SQ.MT.
9	5.37	X	2.62	X	1	NO	=	14.07	SQ.MT.
10	0.96	X	2.75	X	1	NO	=	2.64	SQ.MT.
11	1.59	X	2.55	X	1	NO	=	4.05	SQ.MT.
12	1.85	X	3.10	X	1	NO	=	5.74	SQ.MT.
13	8.76	X	7.60	X	1	NO	=	66.58	SQ.MT.
14	2.62	X	1.59	X	1	NO	=	4.17	SQ.MT.
15	4.26	X	2.62	X	1	NO	=	11.16	SQ.MT.
16	1.11	X	2.52	X	1	NO	=	2.80	SQ.MT.
17	2.62	X	1.11	X	1	NO	=	2.91	SQ.MT.
18	4.26	X	3.10	X	1	NO	=	13.21	SQ.MT.
19	1.11	X	3.15	X	1	NO	=	3.50	SQ.MT.
20	1.85	X	3.10	X	1	NO	=	5.74	SQ.MT.
TOTAL DEDUCTION (Y1)							=	368.88	SQ.MT.
REFUGE AREA CALCULATION									
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 REFUGE AREA (Y2)							=	115.20	SQ.MT.
TOTAL BUILT UP AREA (X1) = [X - (Y1+Y2)]							=	396.66	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	1	NO	=	3.12	SQ.MT.
P8	4.35	X	2.20	X	1	NO	=	9.57	SQ.MT.
TOTAL COMMON PASSAGE AREA PER FL (7TH & 14TH FLOOR)							=	37.48	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)]							=	317.03	SQ.MT.

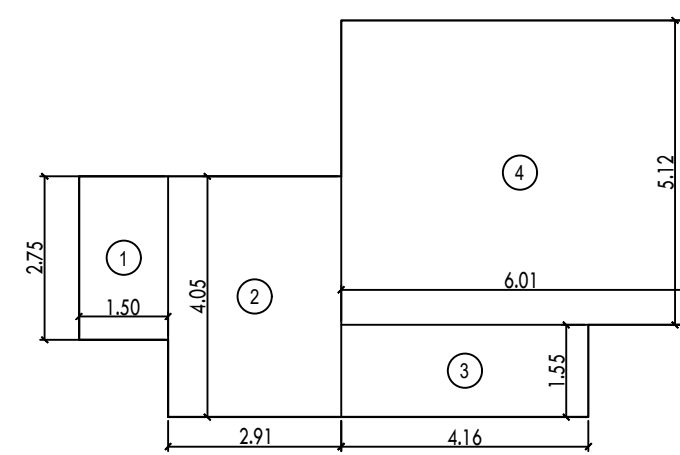
BUILT UP AREA CALCULATION WING A, B, C, D, E & G, REHAB BUILDING NO. 1									
1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND FLOOR									
A	30.87	X	28.55	X	1	NO	=	881.34	SQ.MT.
TOTAL ADDITION (X)							=	881.34	SQ.MT.
STANDARD DEDUCTIONS									
1	8.76	X	7.60	X	3	NOS	=	133.15	SQ.MT.
2	2.62	X	1.59	X	2	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	3.10	X	0.40	X	1	NO	=	0.88	SQ.MT.
7	1.59	X	1.85	X	2	NOS	=	11.47	SQ.MT.
8	8.76	X	7.60	X	2	NOS	=	40.5	SQ.MT.
9	1.85	X	2.10	X	1	NO	=	3.89	SQ.MT.
10	8.76	X	7.60	X	2	NOS	=	133.15	SQ.MT.
11	4.26	X	2.62	X	2	NOS	=	22.32	SQ.MT.
12	1.11	X	2.52	X	1	NO	=	2.80	SQ.MT.
13	2.62	X	1.59	X	1	NO	=	4.17	SQ.MT.
14	1.11	X	2.67	X	1	NO	=	2.96	SQ.MT.
15	1.85	X	3.10	X	1	NO	=	5.74	SQ.MT.
TOTAL DEDUCTION (Y1)							=	374.75	SQ.MT.
TOTAL BUILT UP AREA (X1) = [X - Y1]							=	506.59	SQ.MT.
LIFT AREA CALCULATION									
1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND 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 (Y2)							=	18.88	SQ.MT.
STAIRCASE AREA CALCULATION									
1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND 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 (Y3)							=	18.22	SQ.MT.
COMMON PASSAGE AREA CALCULATION									
1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND 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	1	NO	=	3.12	SQ.MT.
P8	4.35	X	2.20	X	1	NO	=	9.57	SQ.MT.
TOTAL COMMON PASSAGE AREA PER FLOOR (Y4)							=	40.93	SQ.MT.
DUCT AREA CALCULATION									
1ST TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND 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 (Y5)							=	5.05	SQ.MT.
NET BUILT UP AREA [X1 - (Y2+Y3+Y4+Y5)]							=	423.51	SQ.MT.



BUA CALCULATIONS FOR WING A, B, C, D, E & G, REHAB BUILDING NO. 1_21ST FLOOR REFUGE
SCALE - 1 : 100



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



BUA DIAGRAM, WING A, B, C, D, E & G, REHAB BUILDING NO. 1_TYPICAL FLAT
SCALE - 1 : 100

BUILT UP AREA CALCULATION, WING A, B, C, D, E & G, REHAB BUILDING NO. 1_TYPICAL FLAT									
1	1.50	X	2.75	X	1	NO	=	4.13	SQ.MT.
2	2.91	X	4.05	X	1	NO	=	11.79	SQ.MT.
3	4.16	X	1.55	X	1	NO	=	6.45	SQ.MT.
4	6.01	X	5.12	X	1	NO	=	30.77	SQ.MT.
TOTAL BUA							=	53.14	SQ.MT.

CARPET AREA CALCULATION, WING A, B, C, D, E & G, REHAB BUILDING NO. 1										
TYPICAL FLAT										
LIVING/ DINING	4.57	X	3.25	X	1	NO	=	14.85	SQ.MT.	
	1.91	X	0.55	X	1	NO	=	1.05	SQ.MT.	
	0.84	X	1.30	X	1	NO	=	1.09	SQ.MT.	
	2.46	X	0.02	X	1	NO	=	0.05	SQ.MT.	
KITCHEN	2.10	X	2.40	X	1	NO	=	5.04	SQ.MT.	
BEDROOM 1	2.46	X	3.07	X	1	NO	=	7.56	SQ.MT.	
BEDROOM 2	3.05	X	3.07	X	1	NO	=	9.36	SQ.MT.	
TOILET1	1.65	X	1.65	X	1	NO	=	2.72	SQ.MT.	
TOILET2	1.25	X	2.10	X	1	NO	=	2.63	SQ.MT.	
PASS	1.40	X	1.07	X	1	NO	=	1.50	SQ.MT.	
D1	0.16	X	1.05	X	1	NO	=	0.17	SQ.MT.	
D2	0.10	X	0.90	X	1	NO	=	0.09	SQ.MT.	
D3	0.90	X	0.10	X	2	NOS	=	0.18	SQ.MT.	
D4	0.75	X	0.10	X	2	NOS	=	0.16	SQ.MT.	
TOTAL CARPET AREA								=	46.45	SQ.MT.