



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.)

AMENDED PLAN

No. MH/EE/(B.P)/GM/MHADA-8/1025/2022

Date: 16 NOV 2022

To,
Shri. Sachin Rakshe of
M/s. Archo Consultant
Room No. 2, Ground Floor, A Wing,
Sun View CHS Ltd. Off Sahakar Theatre,
Tilak nagar, Chembur, Mumbai :- 400 089.

Sub : Amended plans for proposed redevelopment of existing building No. 52 known as "Tagore Nagar Anand Darshan Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 347(p) of Village Hariyali, at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083

Ref : Your application inward no. ET - 2160 dtd. 15.09.2022

Dear Applicants,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 17.01.2022 and subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by L.S.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.

9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.
13. That the plinth shall be got checked by this office staff.
14. That the remarks from SWD department shall be submitted.
15. That the NOC from H.E. shall be submitted.
16. That the NOC / consultant remarks from S.G. shall be submitted.
17. That the NOC from PCO shall be submitted.
18. That the Material testing report for construction materials used at site shall be taken as per required frequency.
19. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority,

- e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
 11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
 12. That final completion plans for Completion of work on site shall be submitted.
 13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
 14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
 15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
 16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
 17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
 18. That the Recreational ground shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed.
 19. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.

--Sd--

(Anil N. Rathod)
Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.

Copy to,

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1258/3136/2021 dated 22.12.2021 for gross plot area 931.76

Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. + Additional land Area adm. 177.40 Sq. Mt.).

A set of approved plan for information and necessary action please.

2) The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1258/3136/2021 dated 22.12.2021 for gross plot area 931.76 Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. + Additional land Area adm. 177.40 Sq. Mt.).

3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action: -

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/DE-V/KD/MB/1759/2021 dated 27.07.2021 having gross plot area 932.36 Sq. Mt. (which includes Lease deed area adm. 754.36 Sq. Mt. + Additional land Area adm. 178.00 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Kannamwar Nagar MHADA Colony, Vikhroli (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy to:

4) Dy. Chief Engineer/B.P. Cell/GM/MHADA

5) Asst. Commissioner 'S' Ward (MCGM)

6) A.A. & C. 'S' Ward (MCGM)

7) A.E.W.W. 'S' Ward (MCGM)

✓ 8) M/s. Reki Developer LLP

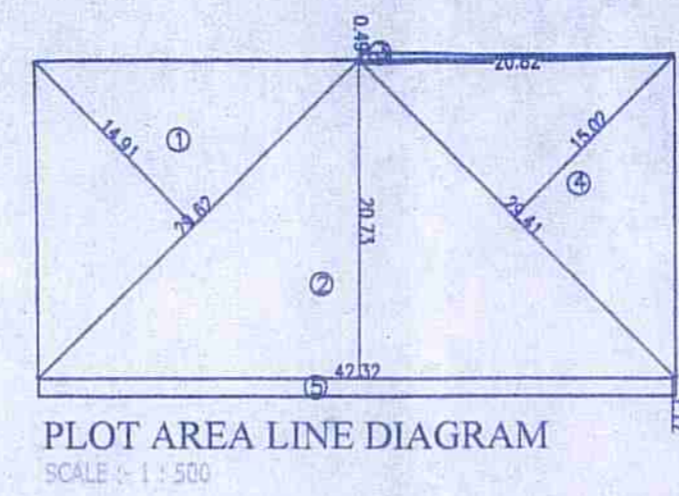
C.A. to Tagore Nagar Anand Darshan Co. Op. Hsg. Soc. Ltd.


(Anil N. Rathod)

**Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.**

BUILT UP AREA SUMMARY							
FLOOR	BUILT UP AREA (IN SQ.MTS.) RESL.	BUILT UP AREA (IN SQ.MTS.) COMM.	AMENITIES AREA (IN SQ.MTS.)	REFUGE AREA (IN SQ.MTS.)	STAIR CASE AREA (IN SQ.MTS.)	GROSS BUILT UP AREA (IN SQ.MTS.)	NOS OF FLATS/SHOP
GR. FLOOR		195.07				195.07	8
1ST FLOOR	159.43		17.43	120.66	64.98	362.50	3
EX. FITNESS	10.78						
2nd FLOOR	297.52				64.98	362.50	6
3rd FLOOR	297.52				64.98	362.50	6
4th FLOOR	297.52				64.98	362.50	6
5th FLOOR	297.52				64.98	362.50	6
6th FLOOR	297.52				64.98	362.50	6
7th FLOOR	297.52				64.98	362.50	6
8th FLOOR	225.92			73.32	64.98	364.22	5
9th FLOOR	297.52				64.98	362.50	6
10th FLOOR	297.52				64.98	362.50	6
11th FLOOR	297.52				64.98	362.50	6
12th FLOOR	311.04				64.98	376.02	6
13th FLOOR	311.64				64.98	376.62	6
14th FLOOR	311.64				64.98	376.62	6
15th FLOOR	233.46			84.40	64.98	382.84	5
EX. REFGE	24.90						
16th FLOOR	311.64				64.98	376.62	6
17th FLOOR	311.64				64.98	376.62	6
18th FLOOR	311.64				64.98	376.62	6
19th FLOOR	108.07				71.47	179.54	2
TOTAL	5309.48	195.07	17.43	120.66	157.72	1241.11	7005.79
TOTAL		5504.55					113

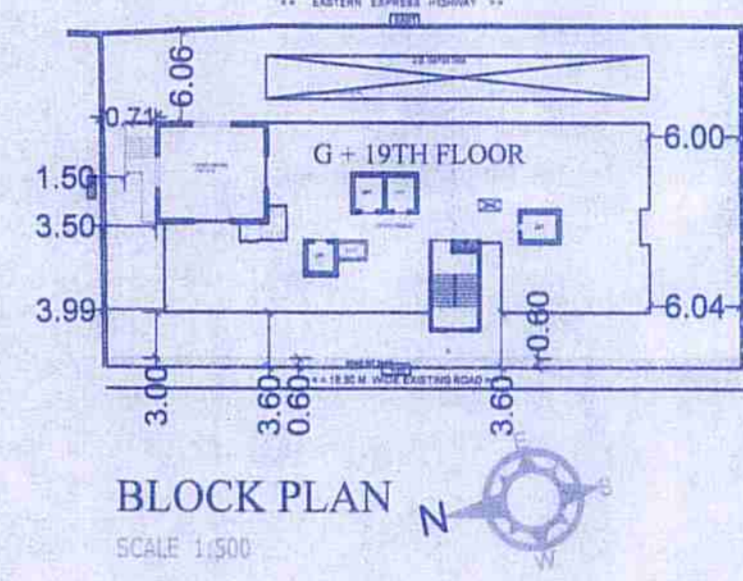
FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY PARKING REQUIRED AS PER DCPR 44(2) Note (ii)				
CARPET AREA	NO.OF PARK. REQ.BY RULE	NO.OF FLAT PROPOSED	NO.OF PARK.REQ.	
PARKING FOR RESIDENCE				
BELOW 45.00 SQMT.	1 PARKING FOR 4 FLATS	53	13.25	NOS.
45.00 SQMT. TO 60.00 SQMT.	1 PARKING FOR 2 FLATS	52	26.00	NOS.
60.00 SQMT. TO 90.00 SQMT.	1 PARKING FOR 1 FLATS	0	0.00	NOS.
TOTAL		105	39.25	NOS.
10% VISITORS	39.25 X 10%		3.93	NOS.
TOTAL NO.OF PARKING REQUIRED RESIDENTIAL			43.18	NOS.
	SAY		43	NOS.
(AS PER REG. 44 TABLE 21 (10) -1 PARKING FOR EVERY 50 SQ.MT. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20 sq.m AREA (195.07 SQMT. / 50)				
SHOP = 195.07 SQ.MT.			3.90	NOS.
10% VISITORS PARKING (3.91 X 10% = 0.39 BUT MIN 2 NOS.)			2.00	NOS.
TOTAL			5.90	NOS.
	SAY		6	NOS.
TOTAL PROPOSED RESIDENTIAL + COMMERCIAL (SHOP)				
UP TO 50% ADDITIONAL PARKING DCPR 31(1) VI			5.00	NOS.
TOTAL PERMISSIBLE NOS. OF PARKING			54	NOS.
TOTAL SMALL CAR PROPOSED			34	NOS.
TOTAL BIG CAR PROPOSED			20	NOS.
TOTAL PROPOSED NOS. OF PARKING			54	NOS.



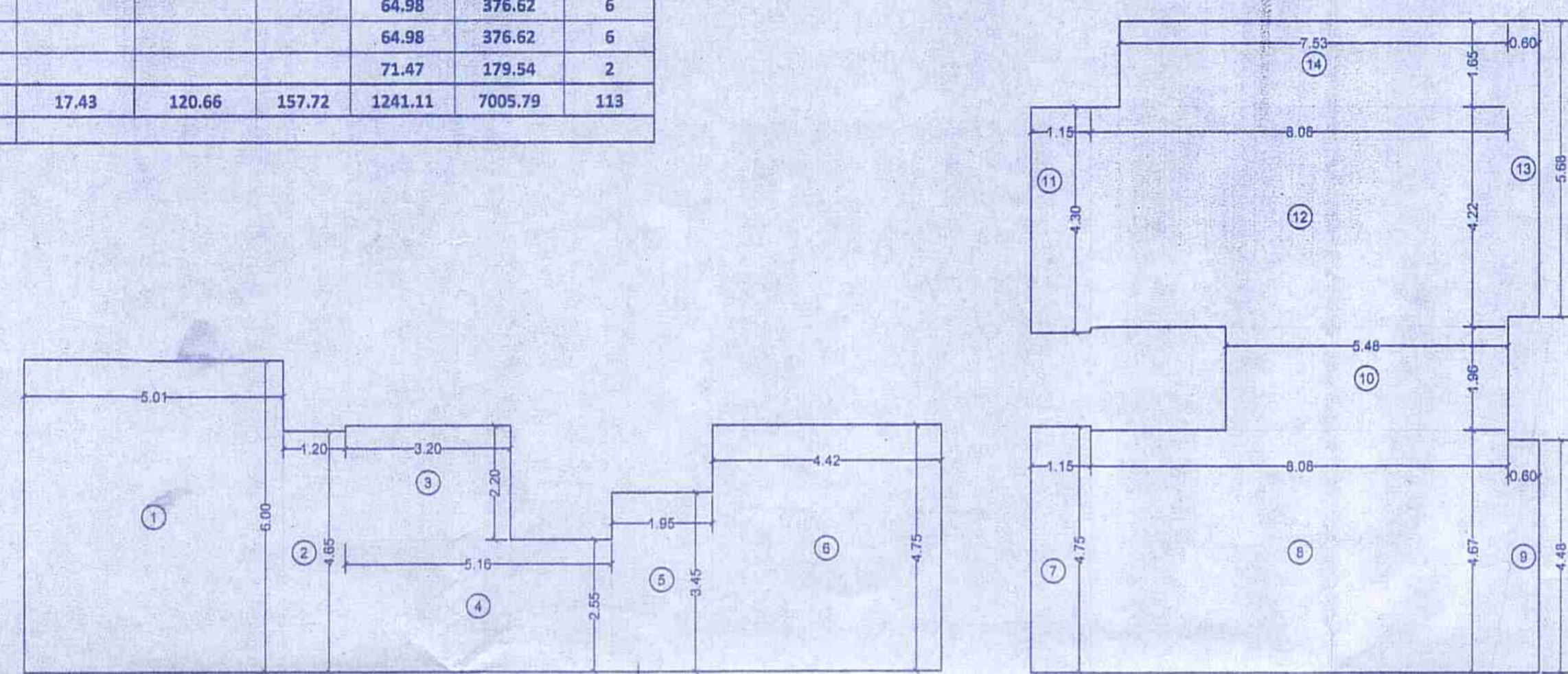
PLOT AREA CALCULATION	
1	1/2 X 29.82 X 14.91 X 1 NO = 220.82 SQ.MT.
2	1/2 X 42.32 X 20.73 X 1 NO = 438.64 SQ.MT.
3	1/2 X 20.82 X 0.48 X 1 NO = 5.10 SQ.MT.
4	1/2 X 29.41 X 15.02 X 1 NO = 220.87 SQ.MT.
TOTAL ADDITION = 885.43 SQ.MT.	
SET BACK AREA CALCULATION	
5	42.32 X 1.17 X 1 NO = 49.51 SQ.MT.
TOTAL PLOT AREA CALCULATION = 934.94 SQ.MT.	

	PERMISSIBLE	PROPOSED	EX. AREA
FITNESS CENTER 2% SOCIETY OFFICE	109.88	120.66 SQ.MTS.	10.78 SQ.MTS.
	20.00	18.17 SQ.MTS.	NIL

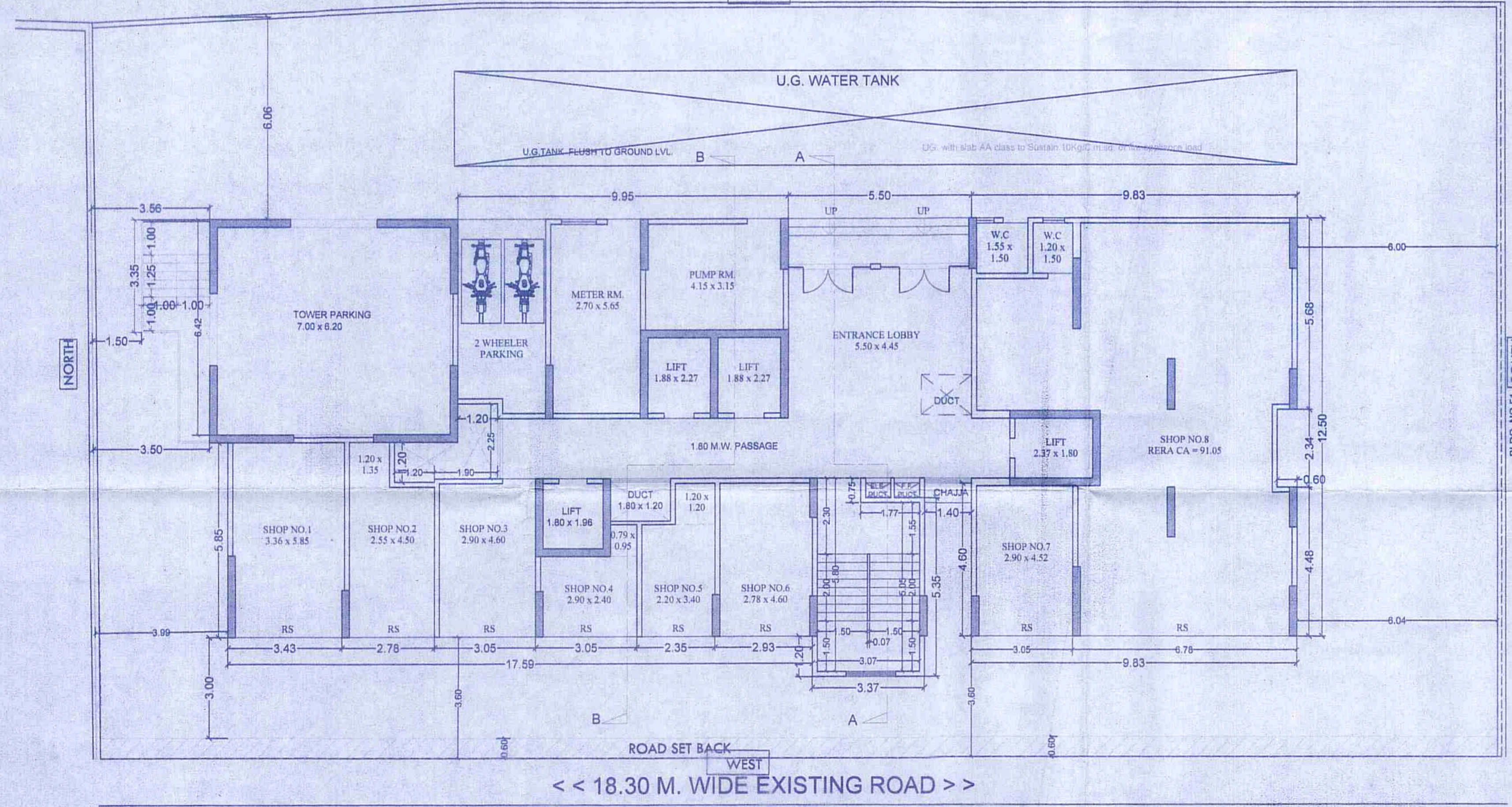
	PERMISSIBLE BUA	PERMISSIBLE FUNGIBLE (35%)	TOTAL
RESIDENTIAL	4978.28	339.02	5317.30
COMMERCIAL	145.00	50.75	195.75
PROPOSED BUA	4975.59	333.89	5309.48
COMMERCIAL	145.00	50.07	195.07



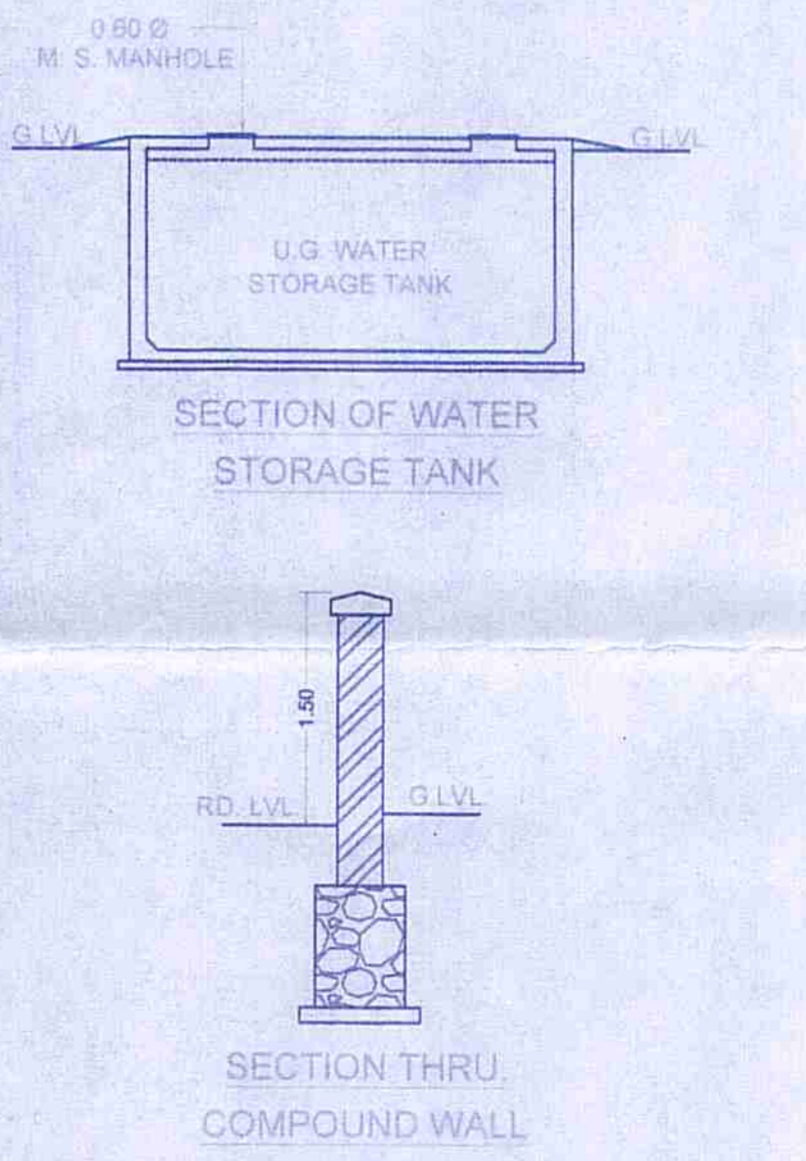
BUILT UP AREA CALCULATION	
GROUND FLOOR	
1	5.01 X 8.00 X 1 NO = 30.06 SQ.MT.
2	1.20 X 4.85 X 1 NO = 5.88 SQ.MT.
3	3.20 X 2.20 X 1 NO = 7.04 SQ.MT.
4	5.16 X 2.55 X 1 NO = 13.16 SQ.MT.
5	1.95 X 3.45 X 1 NO = 6.73 SQ.MT.
6	4.42 X 4.75 X 1 NO = 21.00 SQ.MT.
7	1.15 X 4.75 X 1 NO = 5.46 SQ.MT.
8	8.08 X 4.67 X 1 NO = 37.73 SQ.MT.
9	0.60 X 4.48 X 1 NO = 2.69 SQ.MT.
10	5.48 X 1.96 X 1 NO = 10.74 SQ.MT.
11	1.15 X 4.30 X 1 NO = 4.95 SQ.MT.
12	8.08 X 4.22 X 1 NO = 34.10 SQ.MT.
13	0.60 X 5.68 X 1 NO = 3.41 SQ.MT.
14	7.53 X 1.65 X 1 NO = 12.42 SQ.MT.
TOTAL ADDITION	= 195.07 SQ.MT.



AREA DIAGRAM OF GROUND FLOOR
SCALE 1:100
EAST



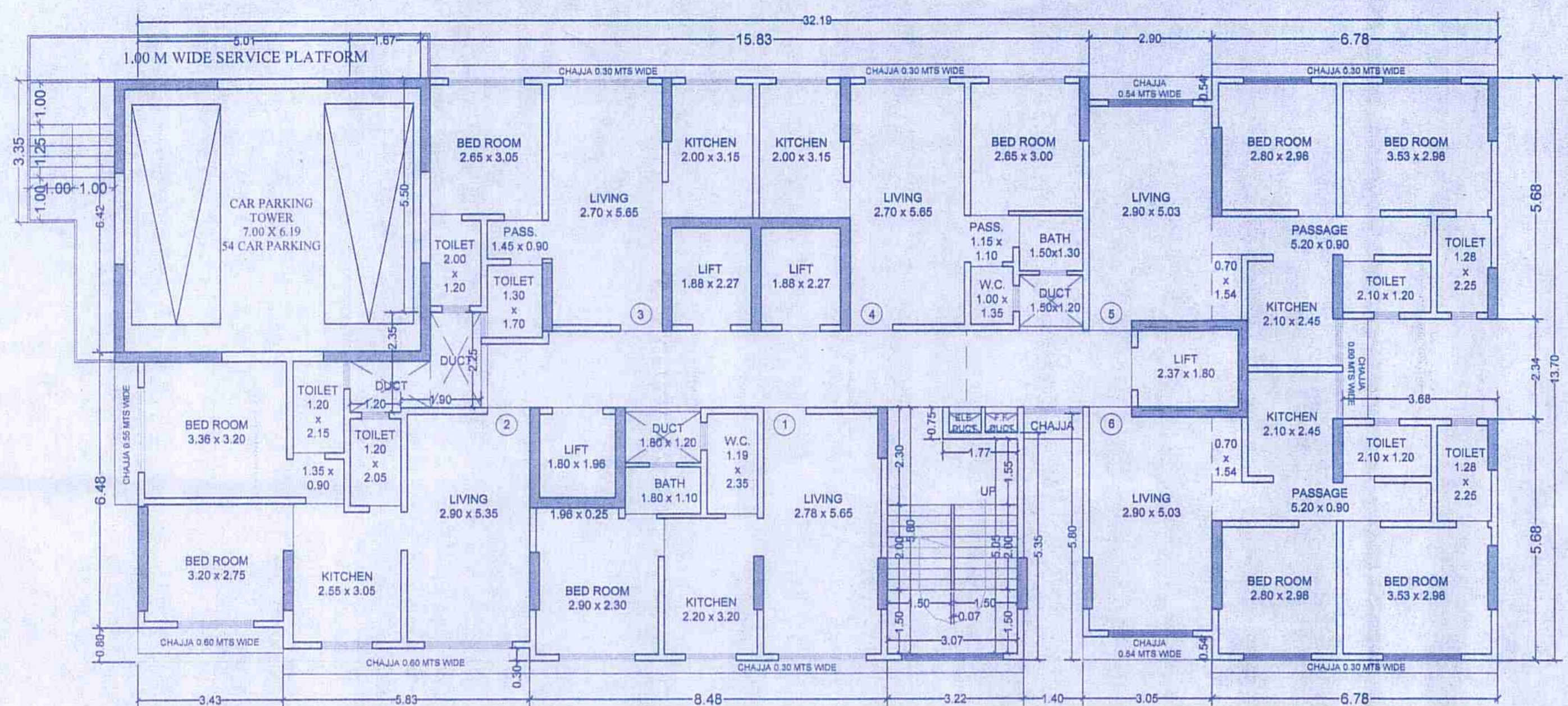
GROUND FLOOR PLAN
SCALE 1:100



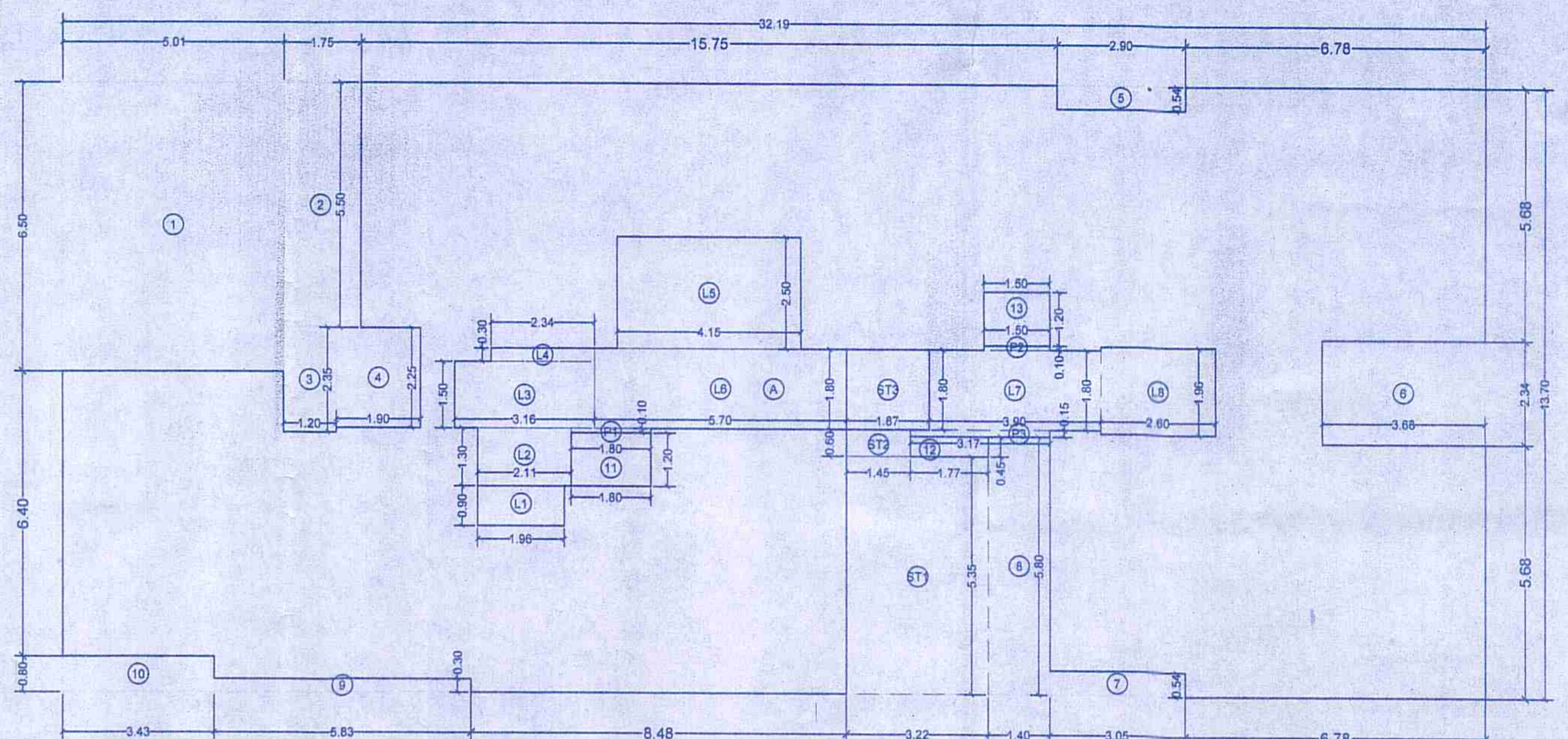
PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Area of plot	931.76
	b As per Lease deed	
	c As per Layout	
	d Deductions for	
	a Road setback	49.51
	b Proposed D.P. road	
	c Any reservation	
	Total (a+b+c)	49.51
3	Balance area of plot (1-2)	882.25
4	Additions for F.S.I. Propose	
5	Road Setback	49.51
6	Net Area of plot	931.76
7	Permissible F.S.I	3.00
8	a Permissible built-up area as per FSI 3.00 (1d X 7)	2795.28
	b Additional built-up Prorata fsl of layout	2328.00
	c Total Permissible built-up area (8a + 8b)	5123.28
9	Proposed B.U.A	
	a Residential built-up area	4975.59
	b Non residential built-up area	145.00
	c Mhada share	
	d Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)	5120.59
11	FSI consumed (10/6)	5.50
B	Details of FSI available as per DCR 31(3)	PERMISSIBLE PROPOSED
1	i Fungible built-up area component permissible wide residential 968.64 x 35%	DCR 31(3) on 339.02 333.89
	ii Fungible built-up area component permissible wide residential (---- x 35%)	DCR 31(3) on non 50.75 90.07
2	Total gross built-up area permissible (8c + 11(i + ii))	5513.05
3	Total gross built-up area proposed (10+11)	5504.55
4	FSI consumed (82/6)	5.91
C	Tenements Statement	
	i Proposed Res. built up area	5309.48
	ii Less non residential tenements (Shops)	195.07
	iii Tenement density permissible per hectore for FSI one	
	iv Tenement permissible on the plot	239
	v Tenement proposed	105
	vi Total Tenement on the plot (iv+v)	105
D	Parking Statement	
	a Parking required by rule as Reg. 44 (2) of DCR 2034	54
	b Total parking provided	54

FORM II (PROFORMA B)

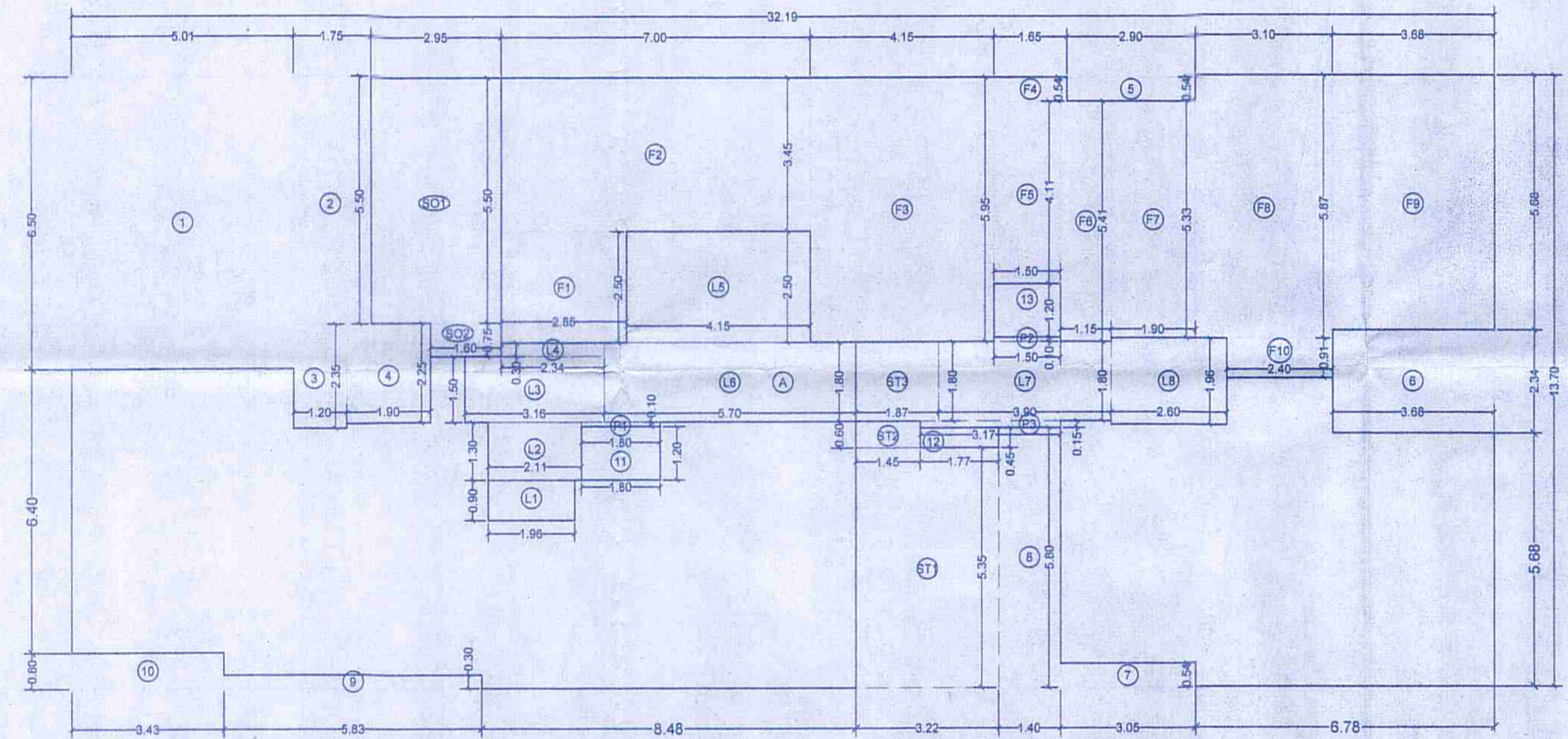
CONTENTS OF SHEET :	
GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION BLOCK & LOCATION PLAN, PARKING & BUILT UP AREA STATEMENT	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BLDG.NO.52, KNOW AS TAGORE NAGAR ANAND DARSHAN CHS. LTD. ON PLOT BEARING C.T.S. NO.347(PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (EAST), MUMBAI - 400083	
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 931.76 SQUARE METERS (NINE HUNDRED THIRTY ONE POINT SEVENTY SIX ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.	
<i>Sachin Rakshe</i> SACHIN RAKSHE LS.R/172/LS/2009	
NOTE:	NAME AND ADDRESS OF LICENSED SURVEYOR
1) ALL DIMENSIONS ARE IN METRES 2) SCALE USE a) FLOOR PLAN 1:100 b) BLOCK PLAN 1:500 c) LOCATION PLAN 1:4000 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME 4) CUTTING AREAS SHOWN IN SQUARE FOLLOWED 5) IN THE ARCHITECTURAL CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT	<i>Sachin Rakshe</i> SACHIN RAKSHE LS.R/172/LS/2009
STAMP OF DATE OF RECEIPT OF PLANS :	
This cancels Approval to the previous Plans Sanctioned under no. <u>M.H.A.D.A. - 81/1025/1-2022</u> dated <u>17.01.2022</u>	
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in this office Letter No. <u>Mhada - 81/1025/1-2022</u> Date <u>16 NOV 2022</u>	
Ex. Eng. Bldg. Permiss. <u>Sachin Rakshe</u> Chief Engineer Mumbai (E.S.) Maharashtra Housing & Area Development Authority	
DRAWING TITLE: AMENDED PLAN	DRWG NO: 1/6
NORTH	SCALE DATE
AS STATED	28/09/2022
DRAWN	CHECKED
HEENA	SACHIN



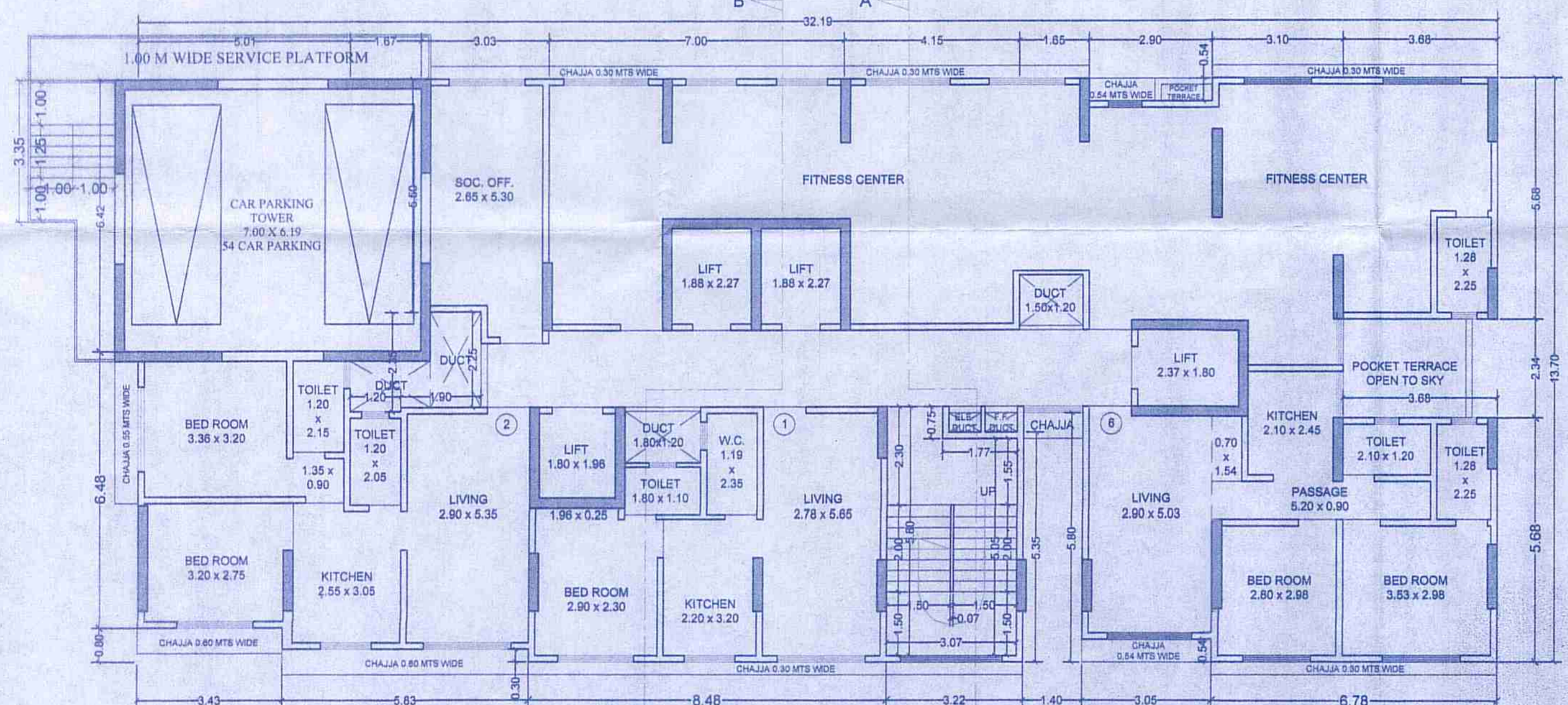
2ND TO 7TH & 9TH TO 11TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 2ND TO 7TH & 9TH TO 11TH FLOOR
SCALE 1:100



AREA DIAGRAM OF 1ST FLOOR
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION	
1ST FLOOR	
A	32.19 X 13.70 X 1 NO = 441.00 SQ.MT.
TOTAL ADDITION = 441.00 SQ.MT. X	
DEDUCTIONS	
1	5.01 X 6.50 X 1 NO = 32.57 SQ.MT.
2	1.75 X 5.50 X 1 NO = 9.63 SQ.MT.
3	1.20 X 2.35 X 1 NO = 2.82 SQ.MT.
4	1.90 X 2.25 X 1 NO = 4.28 SQ.MT.
5	2.90 X 0.54 X 1 NO = 1.57 SQ.MT.
6	3.68 X 2.34 X 1 NO = 8.61 SQ.MT.
7	3.05 X 0.54 X 1 NO = 1.65 SQ.MT.
8	1.40 X 5.80 X 1 NO = 8.12 SQ.MT.
9	5.83 X 0.30 X 1 NO = 1.75 SQ.MT.
10	3.43 X 0.80 X 1 NO = 2.74 SQ.MT.
11	1.80 X 1.20 X 1 NO = 2.16 SQ.MT.
12	1.77 X 0.45 X 1 NO = 0.80 SQ.MT.
13	1.50 X 1.20 X 1 NO = 1.80 SQ.MT.
TOTAL DEDUCTION = 78.50 SQ.MT. Y1	
TOTAL BUILT UP AREA (X - Y1) = 362.50 SQ.MT. X1	

STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA CALCULATION	
L1	1.96 X 0.90 X 1 NO = 1.76 SQ.MT.
L2	2.11 X 1.30 X 1 NO = 2.74 SQ.MT.
L3	3.16 X 1.50 X 1 NO = 4.74 SQ.MT.
L4	2.34 X 0.30 X 1 NO = 0.70 SQ.MT.
L5	4.15 X 2.50 X 1 NO = 10.38 SQ.MT.
L6	5.70 X 1.80 X 1 NO = 10.26 SQ.MT.
L7	3.90 X 1.80 X 1 NO = 7.02 SQ.MT.
L8	2.60 X 1.96 X 1 NO = 5.10 SQ.MT.
P1	1.80 X 0.10 X 1 NO = 0.18 SQ.MT.
P2	1.50 X 0.10 X 1 NO = 0.15 SQ.MT.
P3	3.17 X 0.15 X 1 NO = 0.48 SQ.MT.
ST1	3.22 X 5.35 X 1 NO = 17.23 SQ.MT. Y2
ST2	1.45 X 0.60 X 1 NO = 0.87 SQ.MT.
ST3	1.87 X 1.80 X 1 NO = 3.37 SQ.MT.
TOTAL STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA = 64.98 SQ.MT. Y3	

SOCIETY OFFICE AREA	
SO1	2.95 X 5.50 X 1 NO = 16.23 SQ.MT.
SO2	1.60 X 0.75 X 1 NO = 1.20 SQ.MT.
TOTAL SOCIETY OFFICE AREA = 17.43 SQ.MT. Y4	

FITNESS CENTER AREA	
F1	2.85 X 2.50 X 1 NO = 7.13 SQ.MT.
F2	7.00 X 3.45 X 1 NO = 24.15 SQ.MT.
F3	4.15 X 5.95 X 1 NO = 24.69 SQ.MT.
F4	1.85 X 0.54 X 1 NO = 0.89 SQ.MT.
F5	1.50 X 4.11 X 1 NO = 6.17 SQ.MT.
F6	1.15 X 5.41 X 1 NO = 6.22 SQ.MT.
F7	1.90 X 6.33 X 1 NO = 10.13 SQ.MT.
F8	3.10 X 5.87 X 1 NO = 18.20 SQ.MT.
F9	3.68 X 5.68 X 1 NO = 20.90 SQ.MT.
F10	2.40 X 0.91 X 1 NO = 2.18 SQ.MT.
TOTAL FITNESS CENTER AREA = 120.66 SQ.MT. Y5	

NET BUILT UP AREA (X1 - (Y2+Y3+Y4+Y5)) = 159.43 SQ.MT.	
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BUILT UP AREA CALCULATION	
2ND TO 7TH & 9TH TO 11TH	
A	32.19 X 13.70 X 1 NO = 441.00 SQ.MT.
TOTAL ADDITION = 441.00 SQ.MT. X	
DEDUCTIONS	
1	5.01 X 6.50 X 1 NO = 32.57 SQ.MT.
2	1.75 X 5.50 X 1 NO = 9.63 SQ.MT.
3	1.20 X 2.35 X 1 NO = 2.82 SQ.MT.
4	1.90 X 2.25 X 1 NO = 4.28 SQ.MT.
5	2.90 X 0.54 X 1 NO = 1.57 SQ.MT.
6	3.68 X 2.34 X 1 NO = 8.61 SQ.MT.
7	3.05 X 0.54 X 1 NO = 1.65 SQ.MT.
8	1.40 X 5.80 X 1 NO = 8.12 SQ.MT.
9	5.83 X 0.30 X 1 NO = 1.75 SQ.MT.
10	3.43 X 0.80 X 1 NO = 2.74 SQ.MT.
11	1.80 X 1.20 X 1 NO = 2.16 SQ.MT.
12	1.77 X 0.45 X 1 NO = 0.80 SQ.MT.
13	1.50 X 1.20 X 1 NO = 1.80 SQ.MT.
TOTAL DEDUCTION = 78.50 SQ.MT. Y1	
TOTAL BUILT UP AREA (X - Y1) = 362.50 SQ.MT. X1	

STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA CALCULATION	
L1	1.96 X 0.90 X 1 NO = 1.76 SQ.MT.
L2	2.11 X 1.30 X 1 NO = 2.74 SQ.MT.
L3	3.16 X 1.50 X 1 NO = 4.74 SQ.MT.
L4	2.34 X 0.30 X 1 NO = 0.70 SQ.MT.
L5	4.15 X 2.50 X 1 NO = 10.38 SQ.MT.
L6	5.70 X 1.80 X 1 NO = 10.26 SQ.MT.
L7	3.90 X 1.80 X 1 NO = 7.02 SQ.MT.
L8	2.60 X 1.96 X 1 NO = 5.10 SQ.MT.
P1	1.80 X 0.10 X 1 NO = 0.18 SQ.MT.
P2	1.50 X 0.10 X 1 NO = 0.15 SQ.MT.
P3	3.17 X 0.15 X 1 NO = 0.48 SQ.MT.
ST1	3.22 X 5.35 X 1 NO = 17.23 SQ.MT. Y2
ST2	1.45 X 0.60 X 1 NO = 0.87 SQ.MT.
ST3	1.87 X 1.80 X 1 NO = 3.37 SQ.MT.
TOTAL STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA = 64.98 SQ.MT. Y2	

NET BUILT UP AREA (X1 - (Y2+Y3)) = 297.52 SQ.MT.	
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FITNESS CENTER AREA CALCULATION	
TOTAL BUILT UP AREA	= 5509.90 SQ.MTS.
PERMISSIBLE AREA (TOTAL BUA X 2.00%)	= 110.20 SQ.MTS.
FITNESS CENTER AREA PROPOSED	= 120.66 SQ.MTS.
EX. FITNESS AREA	= 10.46 SQ.MTS.

FORM II (PROFORMA B)

CONTENTS OF SHEET :
 AREA DIAGRAM & CALCULATION
 1ST FLOOR PLAN, TYPICAL 2ND TO 7TH & 9TH TO 11TH FLOOR PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED DEVELOPMENT OF BLDG. NO. 52, KNOWN AS TAGORE NAGAR ANAND DARSHAN CHS. LTD. ON PLOT BEARING C.T.S. NO. 347 (PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (EAST), MUMBAI - 400083

NOTE:
 1. ALL DIMENSIONS ARE IN METRES.
 2. SCALE USE:
 a) FLOOR PLAN 1:100
 b) BLOCK PLAN 1:500
 c) LOCATION PLAN 1:4000
 3. THE PLANS ARE PROPOSED AS PER PRECEDENTS OF COPIES 2014 AND AS PER THE PREVAILING REGULATION AND GUIDELINES ISSUED BY MUMBAI AND AHMEDABAD TIME TO TIME.
 4. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

This **arc** cons. Approval to the previous Plans sanctioned under no. **Mh.A.P.A. 3/1025/2022** dated **17.01.2022**

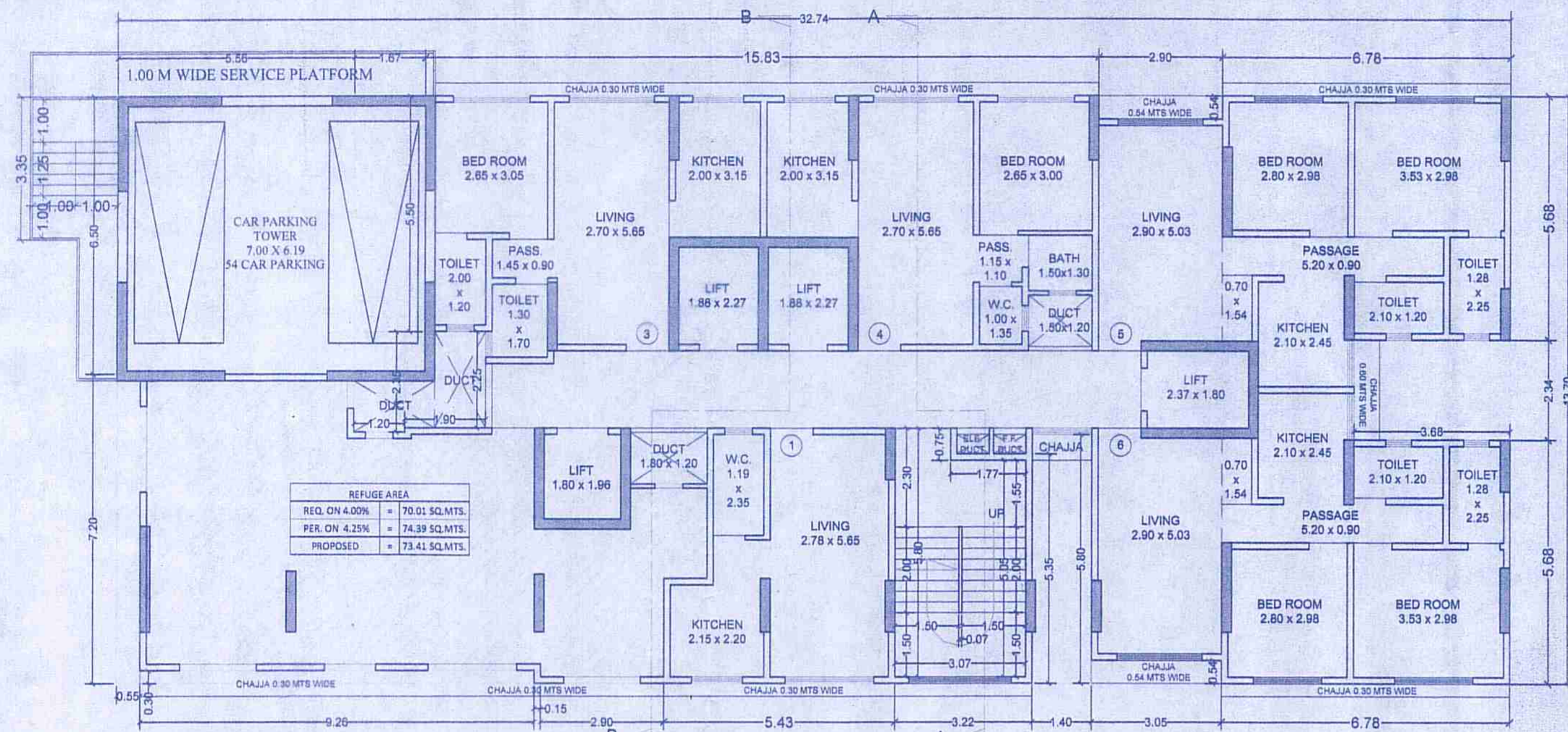
STAMP OF APPROVAL OF PLANS:
 Approved subject to conditions mentioned in this office letter No. Mhada - 8/1025/2022
 Date **16 NOV 2022**

NAME AND ADDRESS OF LICENSED SURVEYOR
SACHIN RAKSHE
 LS. R/172/LS/2009

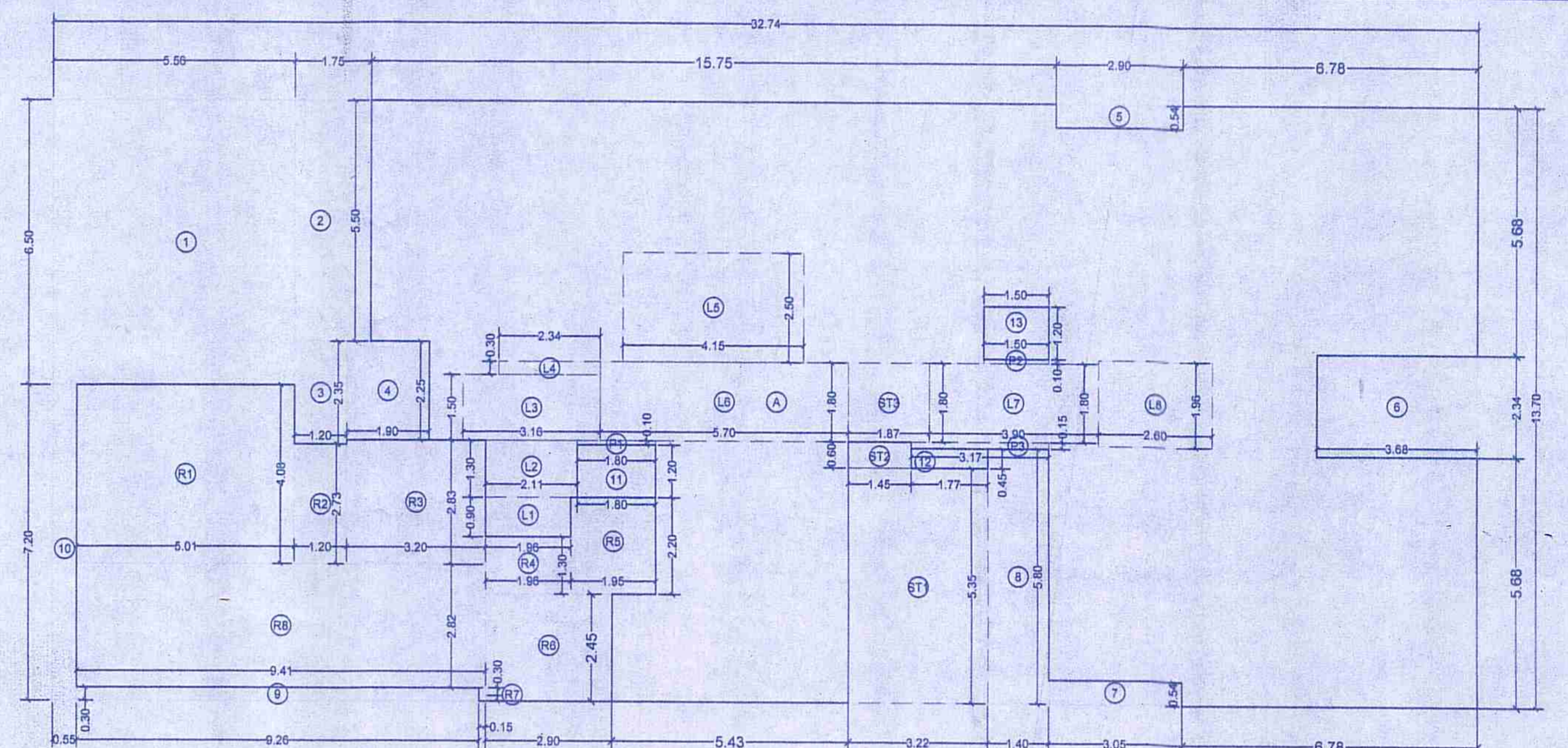
NAME AND SIGN. OF OWNER :
M/S. REKI DEVELOPERS LLP. C.A. TO OWNER ANAND DARSHAN CHS. LTD.
For REKI DEVELOPERS LLP

DRAWING TITLE: AMENDED PLAN
DRWG NO.: 2/6
NORTH: SCALE DATE
AS STATED 28/09/2022
DRAWN: CHECKED
HEENA **SACHIN**

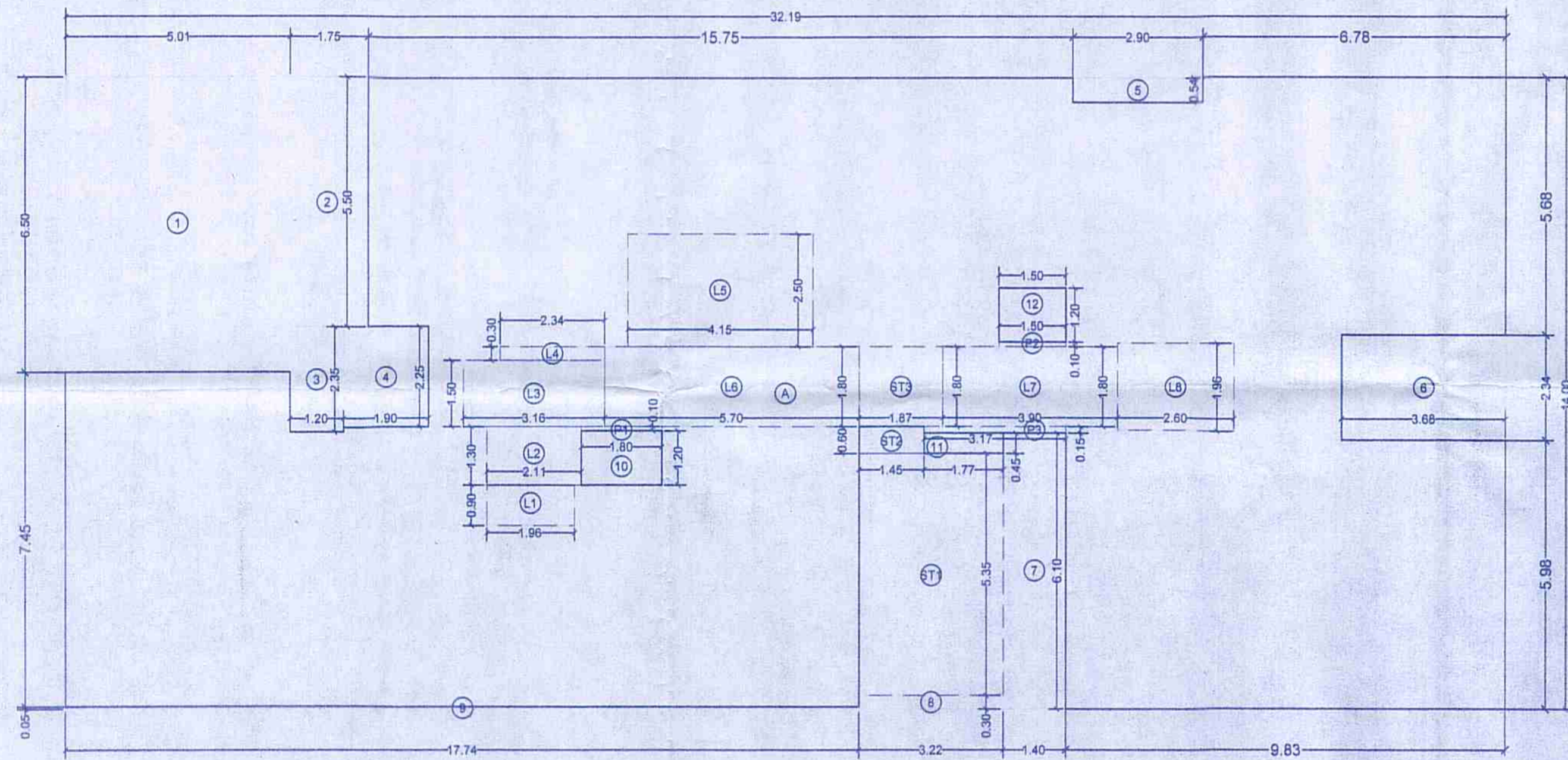
Ex. Eng. Bldg. Permiss. Maharashtra Housing & Area Development Authority



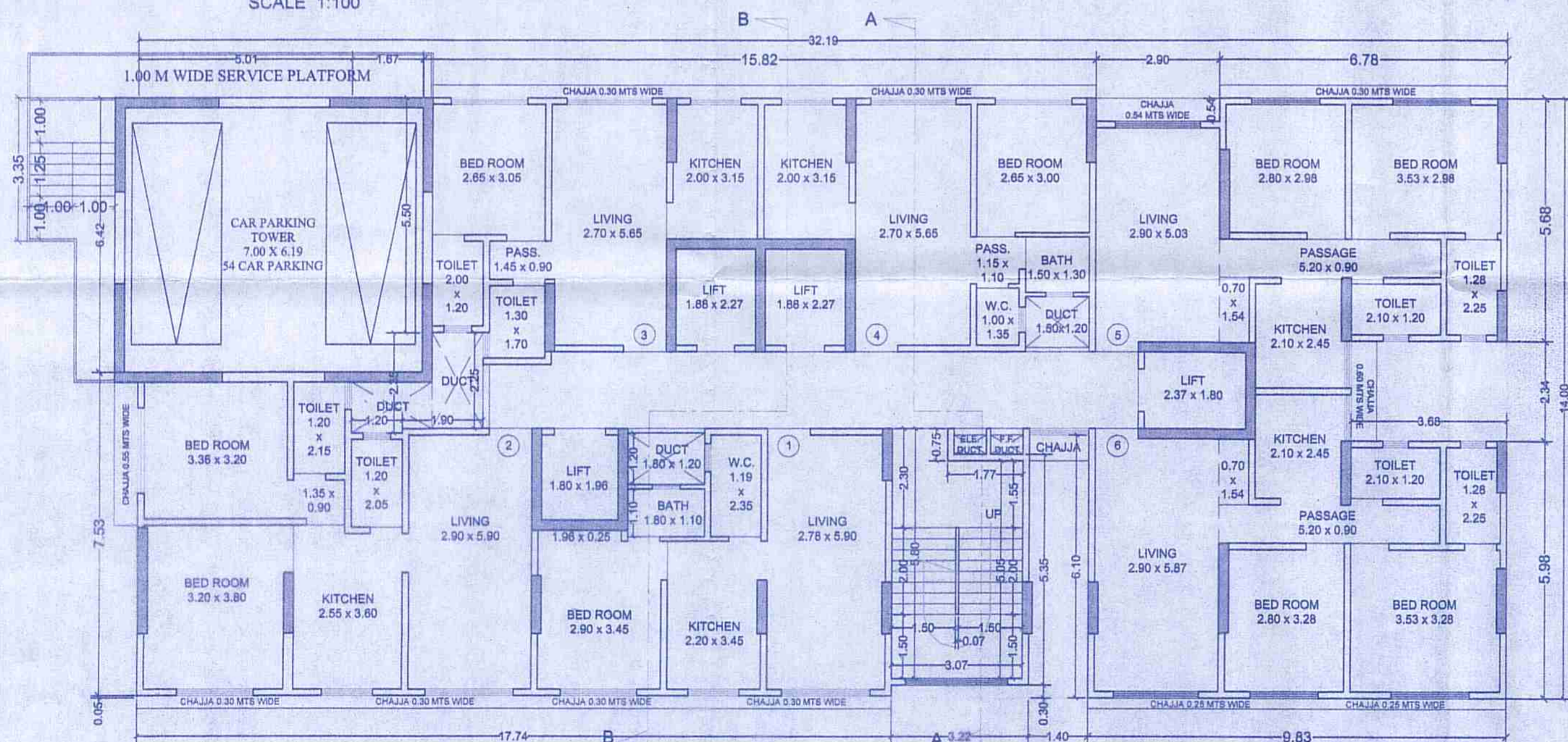
8TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 8TH FLOOR
SCALE 1:100



AREA DIAGRAM OF 12TH FLOOR
SCALE 1:100



12TH FLOOR PLAN
SCALE 1:100

BUILT UP AREA CALCULATION			
12TH FLOOR			
A	32.19	X	14.00 X 1 NO = 450.66 SQ.MT.
			TOTAL ADDITION = 450.66 SQ.MT. X
DEDUCTIONS			
1	5.01	X	6.50 X 1 NO = 32.57 SQ.MT.
2	1.75	X	5.50 X 1 NO = 9.63 SQ.MT.
3	1.20	X	2.35 X 1 NO = 2.82 SQ.MT.
4	1.90	X	2.25 X 1 NO = 4.28 SQ.MT.
5	2.90	X	0.54 X 1 NO = 1.57 SQ.MT.
6	3.68	X	2.34 X 1 NO = 8.61 SQ.MT.
7	1.40	X	6.10 X 1 NO = 8.54 SQ.MT.
8	3.22	X	0.30 X 1 NO = 0.97 SQ.MT.
9	17.74	X	0.05 X 1 NO = 0.89 SQ.MT.
10	1.80	X	1.20 X 1 NO = 2.16 SQ.MT.
11	1.77	X	0.45 X 1 NO = 0.80 SQ.MT.
12	1.50	X	1.20 X 1 NO = 1.80 SQ.MT.
			TOTAL DEDUCTION = 74.64 SQ.MT. Y1
TOTAL BUILT UP AREA [X - (Y1-Y2)] = 376.02 SQ.MT. X1			

BUILT UP AREA CALCULATION			
8TH FLOOR			
A	32.74	X	13.70 X 1 NO = 448.54 SQ.MT.
			TOTAL ADDITION = 448.54 SQ.MT. X
DEDUCTIONS			
1	5.56	X	6.50 X 1 NO = 36.14 SQ.MT.
2	1.75	X	5.50 X 1 NO = 9.63 SQ.MT.
3	1.20	X	2.35 X 1 NO = 2.82 SQ.MT.
4	1.90	X	2.25 X 1 NO = 4.28 SQ.MT.
5	2.90	X	0.54 X 1 NO = 1.57 SQ.MT.
6	3.68	X	2.34 X 1 NO = 8.61 SQ.MT.
7	3.05	X	0.54 X 1 NO = 1.65 SQ.MT.
8	1.40	X	5.80 X 1 NO = 8.12 SQ.MT.
9	9.26	X	0.30 X 1 NO = 2.78 SQ.MT.
10	0.55	X	7.20 X 1 NO = 3.96 SQ.MT.
11	1.80	X	1.20 X 1 NO = 2.16 SQ.MT.
12	1.77	X	0.45 X 1 NO = 0.80 SQ.MT.
13	1.50	X	1.20 X 1 NO = 1.80 SQ.MT.
			TOTAL DEDUCTION = 64.32 SQ.MT. Y1

REFUGUE AREA CALCULATION			
R1	5.01	X	4.08 X 1 NO = 20.44 SQ.MT.
R2	1.20	X	2.73 X 1 NO = 3.28 SQ.MT.
R3	3.20	X	2.83 X 1 NO = 9.06 SQ.MT.
R4	1.96	X	1.30 X 1 NO = 2.55 SQ.MT.
R5	1.95	X	2.20 X 1 NO = 4.29 SQ.MT.
R6	2.90	X	2.45 X 1 NO = 7.11 SQ.MT.
R7	0.15	X	0.30 X 1 NO = 0.05 SQ.MT.
R8	9.41	X	2.82 X 1 NO = 26.54 SQ.MT.
			TOTAL REFUGUE AREA = 73.32 SQ.MT. Y2
TOTAL BUILT UP AREA [X - (Y1-Y2)] = 290.90 SQ.MT. X1			

STAIRCASE, LIFT / LOBBY & PASS. AREA CALCULATION			
L1	1.96	X	0.90 X 1 NO = 1.76 SQ.MT.
L2	2.11	X	1.30 X 1 NO = 2.74 SQ.MT.
L3	3.16	X	1.50 X 1 NO = 4.74 SQ.MT.
L4	2.34	X	0.30 X 1 NO = 0.70 SQ.MT.
L5	4.15	X	2.80 X 1 NO = 10.38 SQ.MT.
L6	5.70	X	1.80 X 1 NO = 10.26 SQ.MT.
L7	3.80	X	1.80 X 1 NO = 7.02 SQ.MT.
L8	2.60	X	1.96 X 1 NO = 5.10 SQ.MT.
P1	1.80	X	0.10 X 1 NO = 0.18 SQ.MT.
P2	1.50	X	0.10 X 1 NO = 0.15 SQ.MT.
P3	3.17	X	0.15 X 1 NO = 0.48 SQ.MT.
ST1	3.22	X	5.35 X 1 NO = 17.23 SQ.MT.
ST2	1.45	X	0.80 X 1 NO = 0.87 SQ.MT.
ST3	1.67	X	1.80 X 1 NO = 3.37 SQ.MT.
			TOTAL STAIRCASE, LIFT / LOBBY & PASS. AREA = 64.98 SQ.MT. Y2
NET BUILT UP AREA [X1 - (Y2-Y3)] = 311.04 SQ.MT.			

STAIRCASE, LIFT / LOBBY & PASS. AREA CALCULATION			
L1	1.96	X	0.90 X 1 NO = 1.76 SQ.MT.
L2	2.11	X	1.30 X 1 NO = 2.74 SQ.MT.
L3	3.16	X	1.50 X 1 NO = 4.74 SQ.MT.
L4	2.34	X	0.30 X 1 NO = 0.70 SQ.MT.
L5	4.15	X	2.50 X 1 NO = 10.38 SQ.MT.
L6	5.70	X	1.80 X 1 NO = 10.26 SQ.MT.
L7	3.80	X	1.80 X 1 NO = 7.02 SQ.MT.
L8	2.60	X	1.96 X 1 NO = 5.10 SQ.MT.
P1	1.80	X	0.10 X 1 NO = 0.18 SQ.MT.
P2	1.50	X	0.10 X 1 NO = 0.15 SQ.MT.
P3	3.17	X	0.15 X 1 NO = 0.48 SQ.MT.
ST1	3.22	X	5.35 X 1 NO = 17.23 SQ.MT.
ST2	1.45	X	0.80 X 1 NO = 0.87 SQ.MT.
ST3	1.87	X	1.80 X 1 NO = 3.37 SQ.MT.
			TOTAL STAIRCASE, LIFT / LOBBY & PASS. AREA = 64.98 SQ.MT. Y3
NET BUILT UP AREA [X1 - (Y3-Y4)] = 225.92 SQ.MT.			

REFUGUE AREA CALCULATION FOR 8TH FLOOR	
AREA OF 8TH FLOOR	= 225.92 SQ.MTS.
AREA OF 9TH TO 11TH FLOOR	= 892.56 SQ.MTS.
AREA OF 12TH FLOOR	= 311.04 SQ.MTS.
AREA OF 13TH & 14TH FLOOR	= 623.28 SQ.MTS.
TOTAL	= 1741.76 SQ.MTS.
REFUGUE AREA REQ. ON 8TH FLOOR 4.00%	= 69.67 SQ.MTS.
REFUGUE AREA REQ. ON 8TH FLOOR 4.25%	= 74.02 SQ.MTS.
REFUGUE AREA PROPOSED ON 8TH FLOOR	= 73.93 SQ.MTS.
EXCESS REFUGUE AREA	= NIL

FORM II (PROFORMA B)

CONTENTS OF SHEET :

8TH (REFUGE) & 12TH FLOOR PLAN WITH AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.52, KNOW AS TAGORE NAGAR ANAND DARSHAN CHS. LTD. ON PLOT BEARING C.T.S. NO.347(P), AT VILLAGE TAGORE NAGAR, VIKHROLI (EAST), MUMBAI - 400083

NOTE:

1. ALL DIMENSIONS ARE IN METRES.

2. SCALE USED

3. FLOOR PLAN 1:100

4. BLOCK PLAN 1:500

5. AREA PLAN 1:1000

6. THIS PLANS ARE PREPARED AS PER PROVISION OF DCPR 2014 AND AS PER THE PRECEDING REGULATIONS AND CIRCULAR ISSUED BY ANCM AND MHADA TIME TO TIME.

7. GUIDELINES ISSUED IN EODS FOLLOWED.

8. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LICENSED SURVEYOR

SACHIN RAKSHE
LS. R/172/LS/2009

STAMP OF DATE OF RECEIPT OF PLANS :

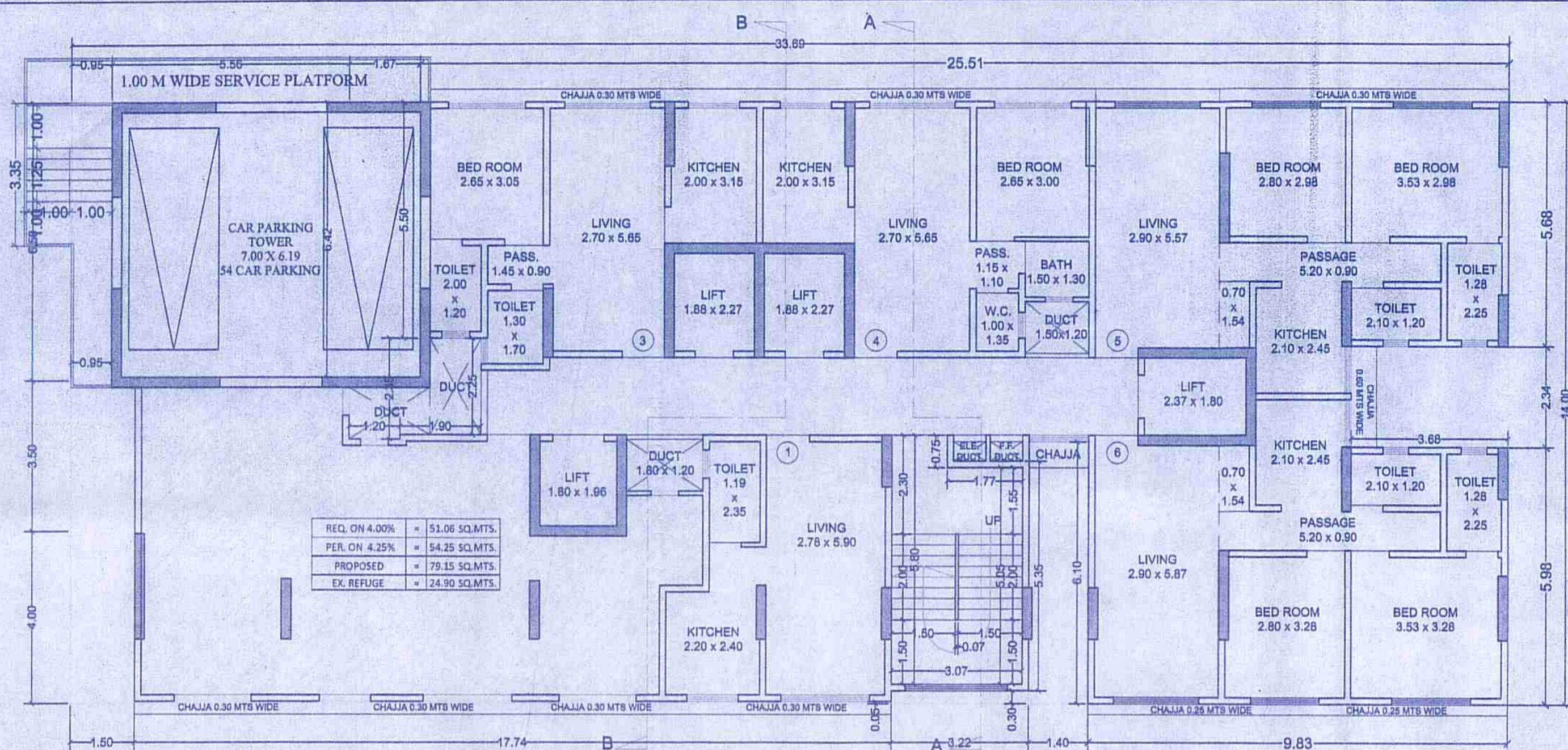
This cancels Approval to the previous Plans Sanctioned under no. MHTADA-8/1025/2022 dated 11.11.2022

STAMP OF APPROVAL OF PLANS:

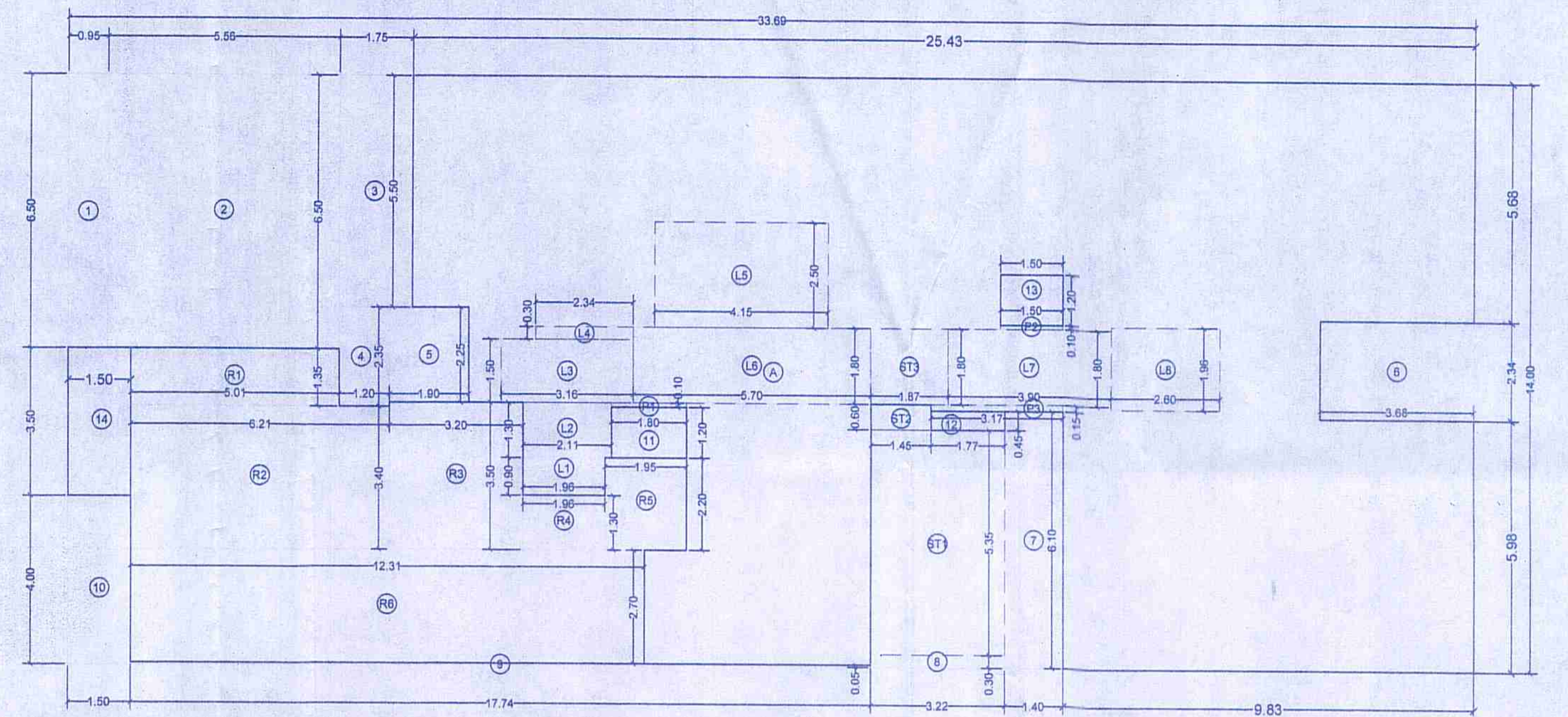
Approved subject to conditions mentioned in this office Letter No. MHADA-8/1025/2022
Date 16 NOV 2022

Ex. Eng. Bldg. Permliaon Colliester Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

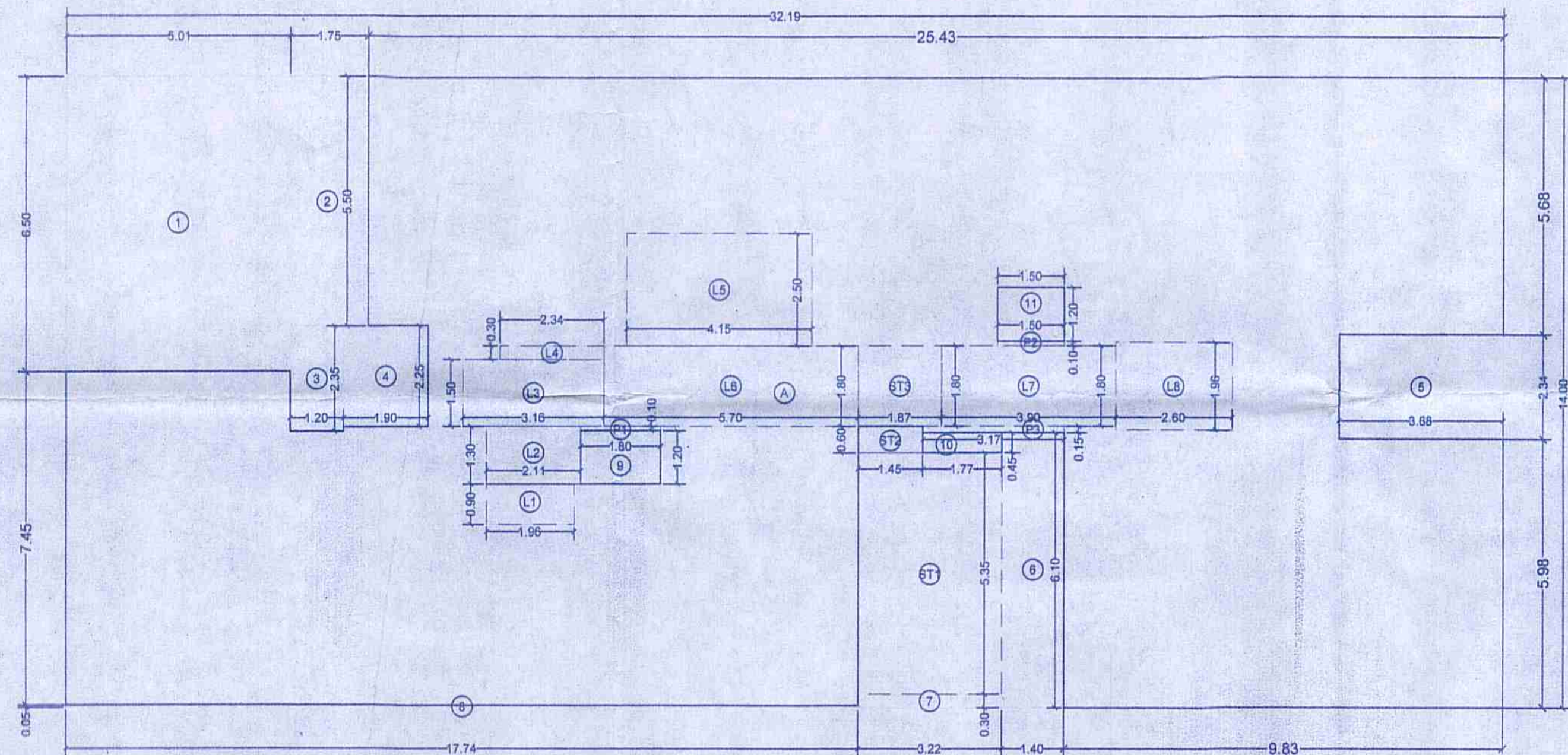
DRAWING TITLE: AMENDED PLAN
DRWG NO: 3/6
NORTH SCALE DATE
AS STATED 28/09/2022
DRAWN CHECKED
HEENA SACHIN



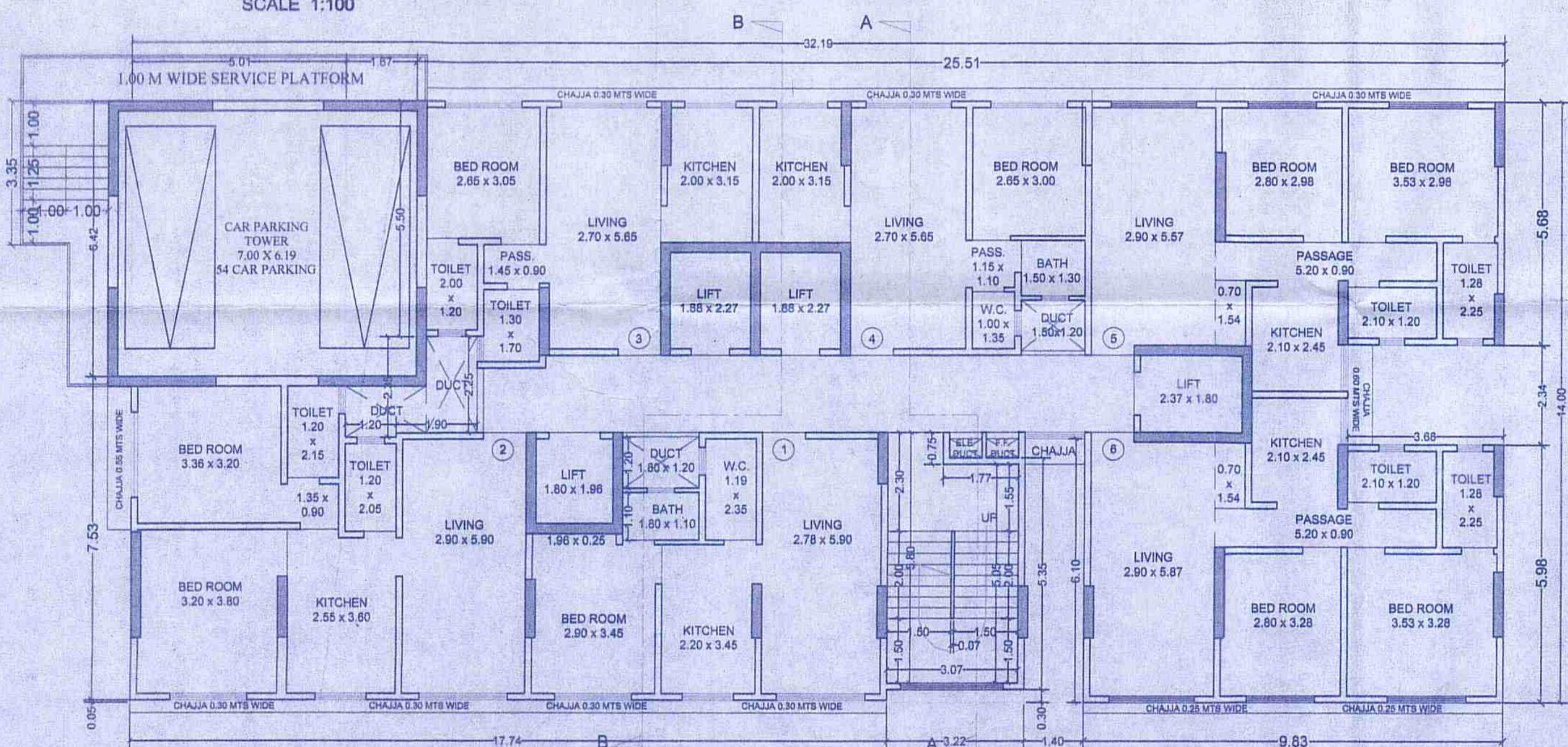
15TH FLOOR PLAN
SCALE 1:100



AREA DIAGRAM OF 15TH FLOOR
SCALE 1:100



AREA DIAGRAM OF 13TH, 14TH & 16TH TO 21ST & 23RD FLOOR
SCALE 1:100



13TH, 14TH & 16TH TO 18TH FLOOR PLAN
SCALE 1:100

REFUGE AREA CALCULATION FOR 15TH FLOOR	
AREA OF 15TH FLOOR	= 233.46 SQ. MTS.
AREA OF 16TH TO 18TH FLOOR	= 311.64 X 3 = 934.92 SQ. MTS.
AREA OF 19TH FLOOR	= 108.07 SQ. MTS.
TOTAL	= 1276.45 SQ. MTS.
REFUGE AREA REQ. ON 15TH FLOOR 4.00%	= 51.06 SQ. MTS.
REFUGE AREA REQ. ON 15TH FLOOR 4.25%	= 54.25 SQ. MTS.
REFUGE AREA PROPOSED ON 15TH FLOOR	= 79.15 SQ. MTS.
EXCESS REFUGE AREA	= 24.90

BUILT UP AREA CALCULATION	
15TH FLOOR	
A	33.69 X 14.00 X 1 NO = 471.66 SQ. MT.
TOTAL ADDITION = 471.66 SQ. MT. X	

DEDUCTIONS	
1	0.95 X 6.50 X 1 NO = 6.18 SQ. MT.
2	5.56 X 6.50 X 1 NO = 36.14 SQ. MT.
3	1.75 X 5.50 X 1 NO = 9.63 SQ. MT.
4	1.20 X 2.35 X 1 NO = 2.82 SQ. MT.
5	1.90 X 2.25 X 1 NO = 4.28 SQ. MT.
6	3.68 X 2.34 X 1 NO = 8.61 SQ. MT.
7	1.40 X 6.10 X 1 NO = 8.54 SQ. MT.
8	3.22 X 0.30 X 1 NO = 0.97 SQ. MT.
9	17.74 X 0.05 X 1 NO = 0.89 SQ. MT.
10	1.50 X 4.00 X 1 NO = 6.00 SQ. MT.
11	1.80 X 1.20 X 1 NO = 2.16 SQ. MT.
12	1.77 X 0.45 X 1 NO = 0.80 SQ. MT.
13	1.50 X 1.20 X 1 NO = 1.80 SQ. MT.
14	1.50 X 3.50 X 1 NO = 5.25 SQ. MT.
TOTAL DEDUCTION = 94.07 SQ. MT. Y1	

REFUGE AREA CALCULATION	
R1	5.01 X 1.35 X 1 NO = 6.76 SQ. MT.
R2	6.21 X 3.40 X 1 NO = 21.11 SQ. MT.
R3	3.20 X 3.50 X 1 NO = 11.20 SQ. MT.
R4	1.96 X 1.30 X 1 NO = 2.55 SQ. MT.
R5	1.95 X 2.20 X 1 NO = 4.29 SQ. MT.
R6	12.31 X 2.70 X 1 NO = 33.24 SQ. MT.
TOTAL REFUGE AREA = 79.15 SQ. MT. Y2	
TOTAL BUILT UP AREA [X - (Y1+Y2)] = 288.44 SQ. MT. X1	

STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA CALCULATION	
L1	1.96 X 0.90 X 1 NO = 1.76 SQ. MT.
L2	2.11 X 1.30 X 1 NO = 2.74 SQ. MT.
L3	3.16 X 1.50 X 1 NO = 4.74 SQ. MT.
L4	2.34 X 0.30 X 1 NO = 0.70 SQ. MT.
L5	4.15 X 2.50 X 1 NO = 10.38 SQ. MT.
L6	5.70 X 1.80 X 1 NO = 10.26 SQ. MT.
L7	3.90 X 1.80 X 1 NO = 7.02 SQ. MT.
L8	2.80 X 1.96 X 1 NO = 5.50 SQ. MT.
L9	2.80 X 1.96 X 1 NO = 5.50 SQ. MT.
P1	1.80 X 0.10 X 1 NO = 0.18 SQ. MT.
P2	1.50 X 0.10 X 1 NO = 0.15 SQ. MT.
P3	3.17 X 0.15 X 1 NO = 0.48 SQ. MT.
ST1	3.22 X 5.35 X 1 NO = 17.23 SQ. MT.
ST2	1.45 X 0.60 X 1 NO = 0.87 SQ. MT.
ST3	1.87 X 1.80 X 1 NO = 3.37 SQ. MT.
TOTAL STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA = 64.98 SQ. MT. Y4	

NET BUILT UP AREA [X1 - (Y2+Y3)]	= 233.46 SQ. MT.
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BUILT UP AREA CALCULATION	
13TH, 14TH & 16TH TO 18TH FLOOR PLAN	
A	32.19 X 14.00 X 1 NO = 450.66 SQ. MT.
TOTAL ADDITION = 450.66 SQ. MT. X	

DEDUCTIONS	
1	5.01 X 6.50 X 1 NO = 32.57 SQ. MT.
2	1.75 X 5.50 X 1 NO = 9.63 SQ. MT.
3	1.20 X 2.35 X 1 NO = 2.82 SQ. MT.
4	1.90 X 2.25 X 1 NO = 4.28 SQ. MT.
5	3.68 X 2.34 X 1 NO = 8.61 SQ. MT.
6	1.40 X 6.10 X 1 NO = 8.54 SQ. MT.
7	3.22 X 0.30 X 1 NO = 0.97 SQ. MT.
8	17.74 X 0.05 X 1 NO = 0.89 SQ. MT.
9	1.80 X 1.20 X 1 NO = 2.16 SQ. MT.
10	1.77 X 0.45 X 1 NO = 0.80 SQ. MT.
11	1.50 X 1.20 X 1 NO = 1.80 SQ. MT.
TOTAL DEDUCTION = 74.04 SQ. MT. Y1	
TOTAL BUILT UP AREA [X - Y1] = 376.62 SQ. MT. X1	

STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA CALCULATION	
L1	1.96 X 0.90 X 1 NO = 1.76 SQ. MT.
L2	2.11 X 1.30 X 1 NO = 2.74 SQ. MT.
L3	3.16 X 1.50 X 1 NO = 4.74 SQ. MT.
L4	2.34 X 0.30 X 1 NO = 0.70 SQ. MT.
L5	4.15 X 2.50 X 1 NO = 10.38 SQ. MT.
L6	5.70 X 1.80 X 1 NO = 10.26 SQ. MT.
L7	3.90 X 1.80 X 1 NO = 7.02 SQ. MT.
L8	2.80 X 1.96 X 1 NO = 5.50 SQ. MT.
L9	2.80 X 1.96 X 1 NO = 5.50 SQ. MT.
P1	1.80 X 0.10 X 1 NO = 0.18 SQ. MT.
P2	1.50 X 0.10 X 1 NO = 0.15 SQ. MT.
P3	3.17 X 0.15 X 1 NO = 0.48 SQ. MT.
ST1	3.22 X 5.35 X 1 NO = 17.23 SQ. MT.
ST2	1.45 X 0.60 X 1 NO = 0.87 SQ. MT.
ST3	1.87 X 1.80 X 1 NO = 3.37 SQ. MT.
TOTAL STAIRCASE, LIFT / LIFT LOBBY & PASS. AREA = 64.98 SQ. MT. Y2	

NET BUILT UP AREA [X1 - (Y2+Y3)]	= 311.64 SQ. MT.
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FORM II (PROFORMA B)

CONTENTS OF SHEET :

13TH, 14TH & 16TH TO 18TH, 15TH (REFUGE) FLOOR PLAN WITH AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG. NO. 52, KNOWN AS TAGORE NAGAR ANAND DARSHAN CHS. LTD, ON PLOT BEARING C.T.S. NO. 347 (PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (EAST), MUMBAI - 400083

NOTE:

- 1) ALL DIMENSIONS ARE IN METRES.
- 2) SCALE: AS SHOWN.
- 3) FLOOR PLAN 1:100
- 4) BLOCK PLAN 1:500
- 5) LOCATION PLAN 1:4000
- 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCP 2014 AND AS PER THE PREVAILING REGULATION AND CIRCULARS ISSUED BY MCOA AND CHAJA TIME TO TIME.
- 7) DIMENSIONS ISSUED IN BOLD FONT.
- 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LICENSED SURVEYOR

Sachin Rakshé

SACHIN RAKSHE
L.S. R/172/LS/2009

STAMP OF DATE OF RECEIPT OF PLANS :

This cancels Approval to the previous Plans sanctioned under no. MHA/2017/1102/1/2021 dated 17.01.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada-8/1021/2021
Date 16 NOV 2022

Ex. Eng. Bldg. Permits for the Developer Mumbai (E.S.) Maharashtra Housing & Area Development Authority



GROUND FLOOR, ROOM NO. 2, A-WING, SUNVEIW CHS LTD., OFF SAHARAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

NAME AND SIGN. OF OWNER : M/S. REKI DEVELOPERS LLP. C.A. TO OWNER ANAND DARSHAN C.H.S. LTD.

For REKI DEVELOPERS LLP

Partner SIGNATURE

DRAWING TITLE: AMENDED PLAN

DRWG NO: 4/6

NORTH SCALE DATE

AS STATED 28/09/2022

DRAWN CHECKED

HEENA SACHIN

