



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-12/375/2024

Date:- 01 JAN 2024



To,
Navghar PURVRANG CHS Ltd
(Bldg. no. 53 & 54)
C.T.S. no. 1287(pt.), Navghar Road,
Tata Colony, MHADA Layout,
Mulund (East), Mumbai: - 400 081.

Sub:- Amended Plans approval for proposed Self-redevelopment of existing building no. 53 & 54, known as "Navghar Purvrang CHS Ltd" on plot bearing C.T.S. No. 1287(pt) S. No. 82/2 (pt) of Village Mulund, at Navghar road, Tata Colony, MHADA Layout, Mulund (East), Mumbai – 400 081.

- Ref:**
- 1) Application of Architect dated 13.07.2023.
 - 2) Zero FSI IOA issued EE/BP/GM/MHADA-12/375/2019 dtd. 26.09.2019
 - 3) Plinth C.C. issued EE/BP/GM/MHADA-12/375/2020 dtd. 28.07.2020.
 - 4) Amended plan issued vide no. MH/EE/BP/GM/MHADA-12/375/2022 dt. 11.01.2022
 - 5) F. C.C. issued EE/BP/GM/MHADA-12/375/2023 dtd. 13.01.2023.
 - 6) Revise Amended Concession approved by Hon'ble V.P. & CEO vide no. ET-421 dated 31.10.2023

Dear Applicant,

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 26.09.2019& Amended plan dated 11.01.2022 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. T 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 Architect.
8. 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.
9. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
10. That the N.O.C. from local electric supply co. shall be submitted.
11. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
13. That the plinth shall be got checked by this office staff.
14. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for : a) S.W.D., b) Water Works, c) Tree authority, d) Hydraulic Engineer, e) PCO, f)NOC from Electric Supply Company.
15. That the Material testing report for construction materials used at site shall be taken as per required frequency.
16. That the yearly progress report of the work will be submitted by the Architect.
17. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
18. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

C: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted 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 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/-

(Prashant D. Dhatrik)

**Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA**

Copy to:

- 1) Chief Officer /Mumbai Board
- 2) Dy. Chief Engineer /B.P. Cell/GM/MHADA
- 3) Chief ICT Officer /A for information & Upload on Mhada website.
- 4) Architect Layout Cell /MB.
- 5) Executive Engineer / Kurla Division/MB
- 6) Asst. Commissioner 'T' Ward (MCGM)
- 7) A.A. & C. 'T' Ward (MCGM)
- 8) A.E.W.W. 'T' Ward (MCGM)
- 9) Architect Shri. Kaushik Ghate of M/s. Designux Studio.

(Prashant D. Dhatrik)

**Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA**

SUMMARY OF BUILT UP AREA

FLOOR	BUA PER FLOOR (WING-A)	BUA PER FLOOR (WING-B)	TOTAL
STILT FLOOR	NIL	NIL	NIL
P1 FLOOR	NIL	NIL	NIL
P2 FLOOR	NIL	NIL	NIL
P3 FLOOR	NIL	NIL	NIL
1ST FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
2ND FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
3RD FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
4TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
5TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
6TH FLOOR	222.22 SQ.MT.	174.11 SQ.MT.	396.33 SQ.MT.
7TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
8TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
9TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
10TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
11TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
12TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
13TH FLOOR	222.22 SQ.MT.	174.11 SQ.MT.	396.33 SQ.MT.
14TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
15TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
16TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
17TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
18TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
19TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
20TH FLOOR	222.22 SQ.MT.	233.60 SQ.MT.	455.82 SQ.MT.
TOTAL	4444.40 SQ.MT.	4553.02 SQ.MT.	8997.42 SQ.MT.

STAIR & LIFT LOBBY PREMIUM AREA STATEMENT

FLOOR	BUA PER FLOOR (WING-A)	BUA PER FLOOR (WING-B)	TOTAL
STILT FLOOR	NIL	NIL	NIL
P1 FLOOR	NIL	NIL	NIL
P2 FLOOR	NIL	NIL	NIL
P3 FLOOR	NIL	NIL	NIL
1ST FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
2ND FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
3RD FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
4TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
5TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
6TH FLOOR	37.36 SQ.MT.	37.99 SQ.MT.	75.35 SQ.MT.
7TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
8TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
9TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
10TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
11TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
12TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
13TH FLOOR	37.36 SQ.MT.	37.99 SQ.MT.	75.35 SQ.MT.
14TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
15TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
16TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
17TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
18TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
19TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
20TH FLOOR	37.36 SQ.MT.	37.36 SQ.MT.	74.72 SQ.MT.
TOTAL	747.20 SQ.MT.	748.46 SQ.MT.	1495.66 SQ.MT.

RERA AREA STATEMENT

FLOOR	CARPET AREA IN SQ.MT.					
	(WING - A)			(WING - B)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
STILT FLOOR	NIL	NIL	NIL	NIL	NIL	NIL
P1 FLOOR	NIL	NIL	NIL	NIL	NIL	NIL
P2 FLOOR	NIL	NIL	NIL	NIL	NIL	NIL
P3 FLOOR	NIL	NIL	NIL	NIL	NIL	NIL
1ST FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
2ND FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
3RD FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
4TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
5TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
6TH FLOOR	85.08	66.34	40.70	85.11	65.60	NIL
7TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
8TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
9TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
10TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
11TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
12TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
13TH FLOOR	85.08	66.34	40.70	85.11	65.60	NIL
14TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
15TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
16TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
17TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
18TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
19TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02
20TH FLOOR	85.08	66.34	40.70	85.11	65.60	52.02

SUMMARY OF TENEMENT

FLOOR	TENEMENT PER FLR (WING-A)	TENEMENT PER FLR (WING-B)	TOTAL TENEMENT
STILT FLOOR	NIL	NIL	NIL
P1 FLOOR	NIL	NIL	NIL
P2 FLOOR	NIL	NIL	NIL
P3 FLOOR	NIL	NIL	NIL
1ST FLOOR	03 NOS	03 NOS	06 NOS
2ND FLOOR	03 NOS	03 NOS	06 NOS
3RD FLOOR	03 NOS	03 NOS	06 NOS
4TH FLOOR	03 NOS	03 NOS	06 NOS
5TH FLOOR	03 NOS	03 NOS	06 NOS
6TH FLOOR	03 NOS	02 NOS	04 NOS
7TH FLOOR	03 NOS	03 NOS	06 NOS
8TH FLOOR	03 NOS	03 NOS	06 NOS
9TH FLOOR	03 NOS	03 NOS	06 NOS
10TH FLOOR	03 NOS	03 NOS	06 NOS
11TH FLOOR	03 NOS	03 NOS	06 NOS
12TH FLOOR	03 NOS	03 NOS	06 NOS
13TH FLOOR	03 NOS	02 NOS	04 NOS
14TH FLOOR	03 NOS	03 NOS	06 NOS
15TH FLOOR	03 NOS	03 NOS	06 NOS
16TH FLOOR	03 NOS	03 NOS	06 NOS
17TH FLOOR	03 NOS	03 NOS	06 NOS
18TH FLOOR	03 NOS	03 NOS	06 NOS
19TH FLOOR	03 NOS	03 NOS	06 NOS
20TH FLOOR	03 NOS	03 NOS	06 NOS
TOTAL	60 NOS	58 NOS	118 NOS

NOTES

- ALL DIMENSIONS ARE IN METERS
- SCALE: 1:100
- FLOOR PLAN: 1:100
- BLOCK PLAN: 1:500
- LOCATION PLAN: 1:500
- THE PLANS ARE PREPARED AND PROVIDED AS PER PROVISION OF SECTION 22(A) AND AS PER THE PROVISIONS OF REGULATION 4 AND 5 OF THE BUILDING REGULATIONS, 2009 AND SHALL BE VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE OF THIS APPROVAL.
- ALL DIMENSIONS SHALL BE AS SHOWN IN THE PLANS.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS.

BALCONY AREA STATEMENT

FLOOR	BALCONY AREA IN SQ.MT. (WING-A)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
1ST TO 20TH FL	3.92	3.92	3.00

FLOOR	BALCONY AREA IN SQ.MT. (WING-B)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
1ST TO 5TH, 7TH TO 12TH & 14TH TO 20TH FLOOR	4.02	4.02	3.05

DECK AREA STATEMENT

FLOOR	DECK AREA IN SQ.MT. (WING-A)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
1ST TO 20TH FL	5.36	NIL	NIL

FLOOR	DECK AREA IN SQ.MT. (WING-B)		
	FLAT NO.-1	FLAT NO.-2	FLAT NO.-3
1ST TO 20TH FL	5.36	NIL	NIL

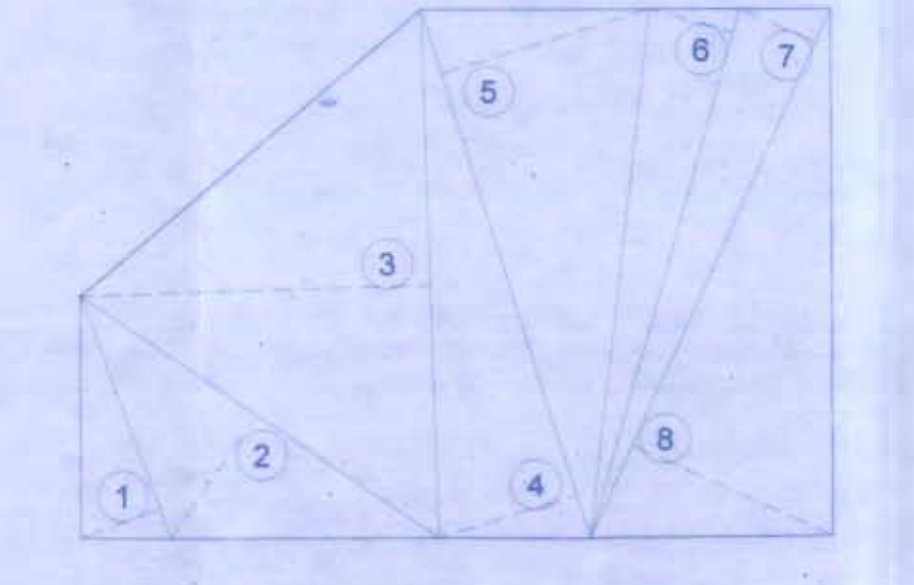
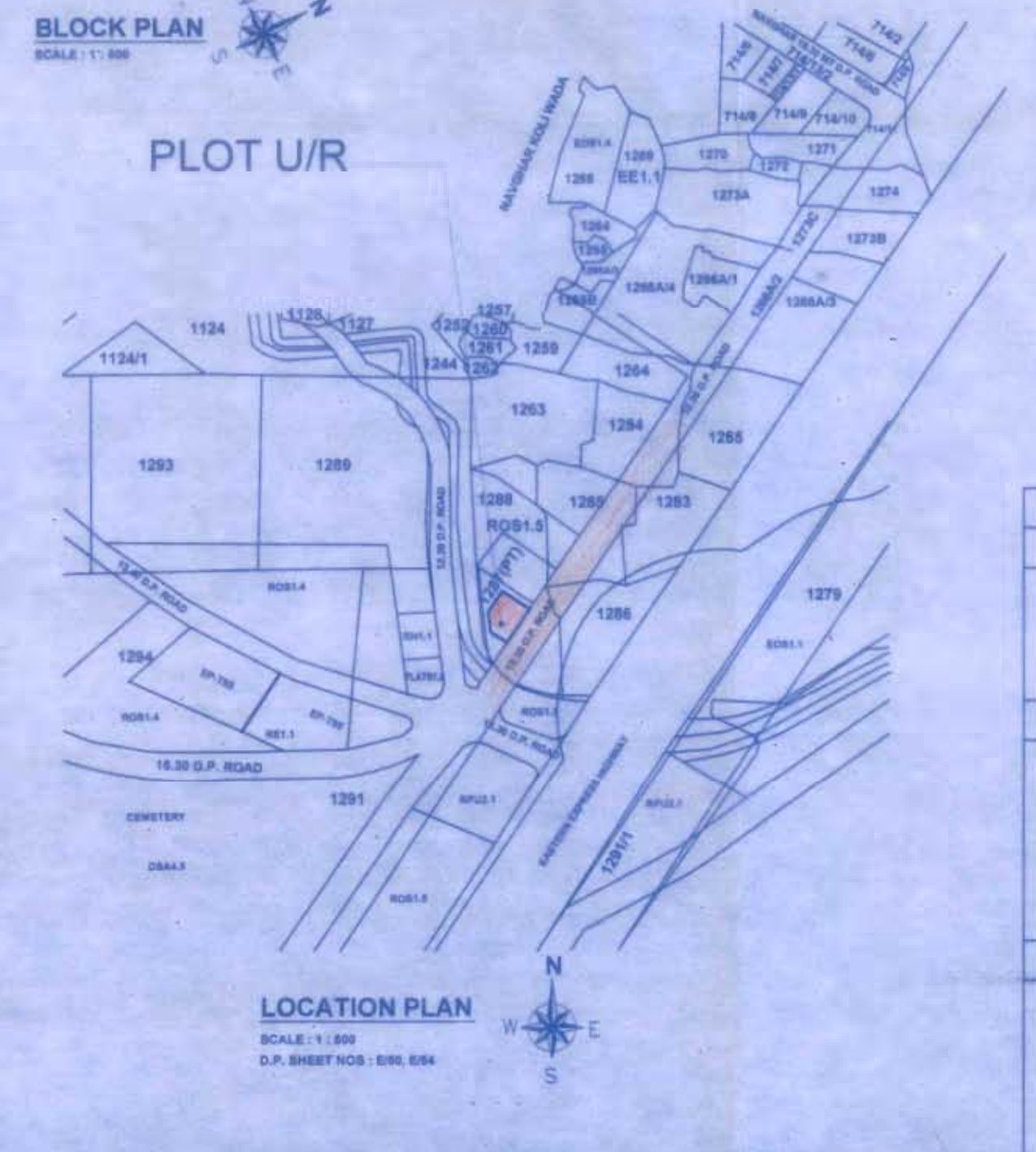
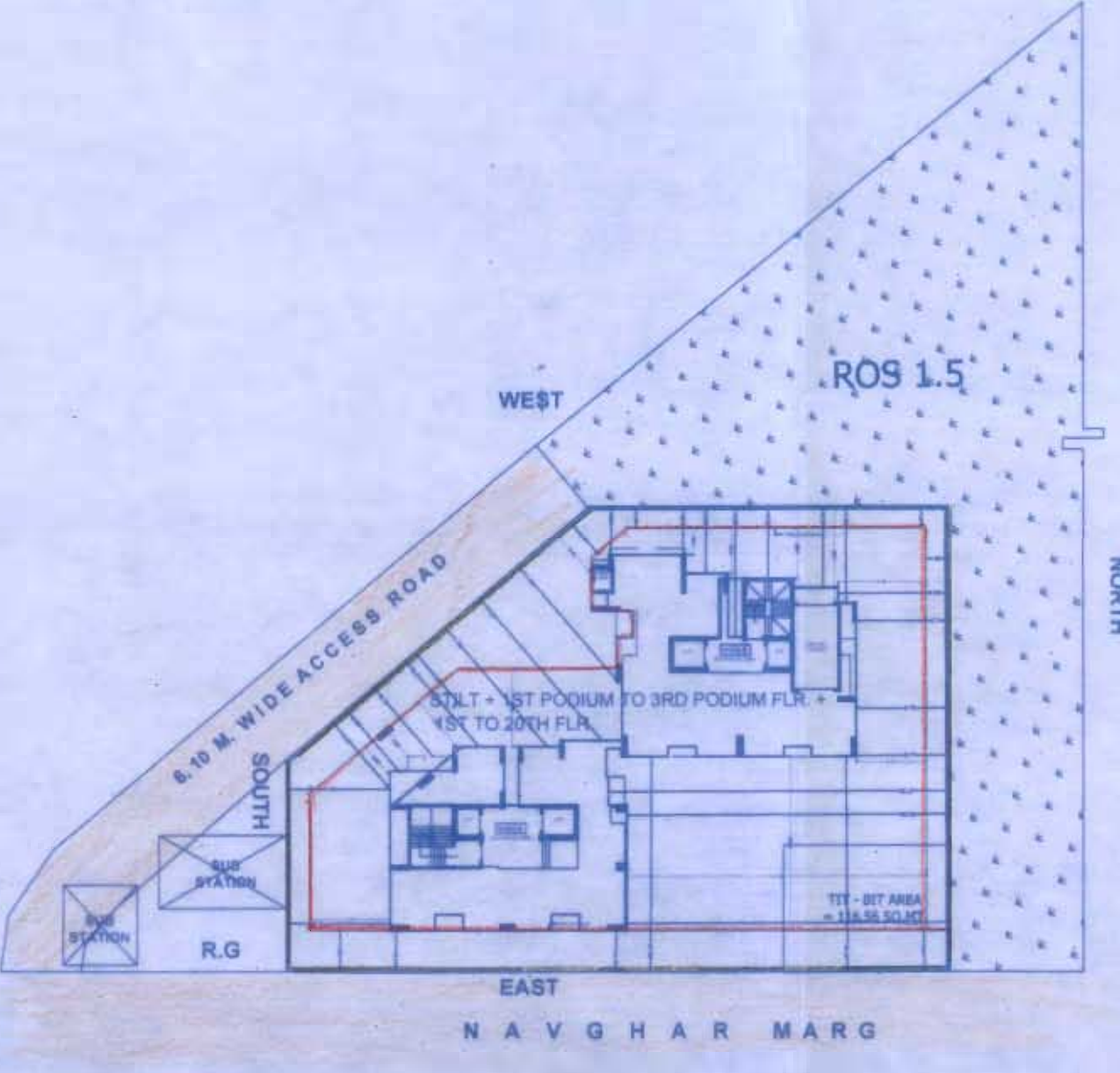
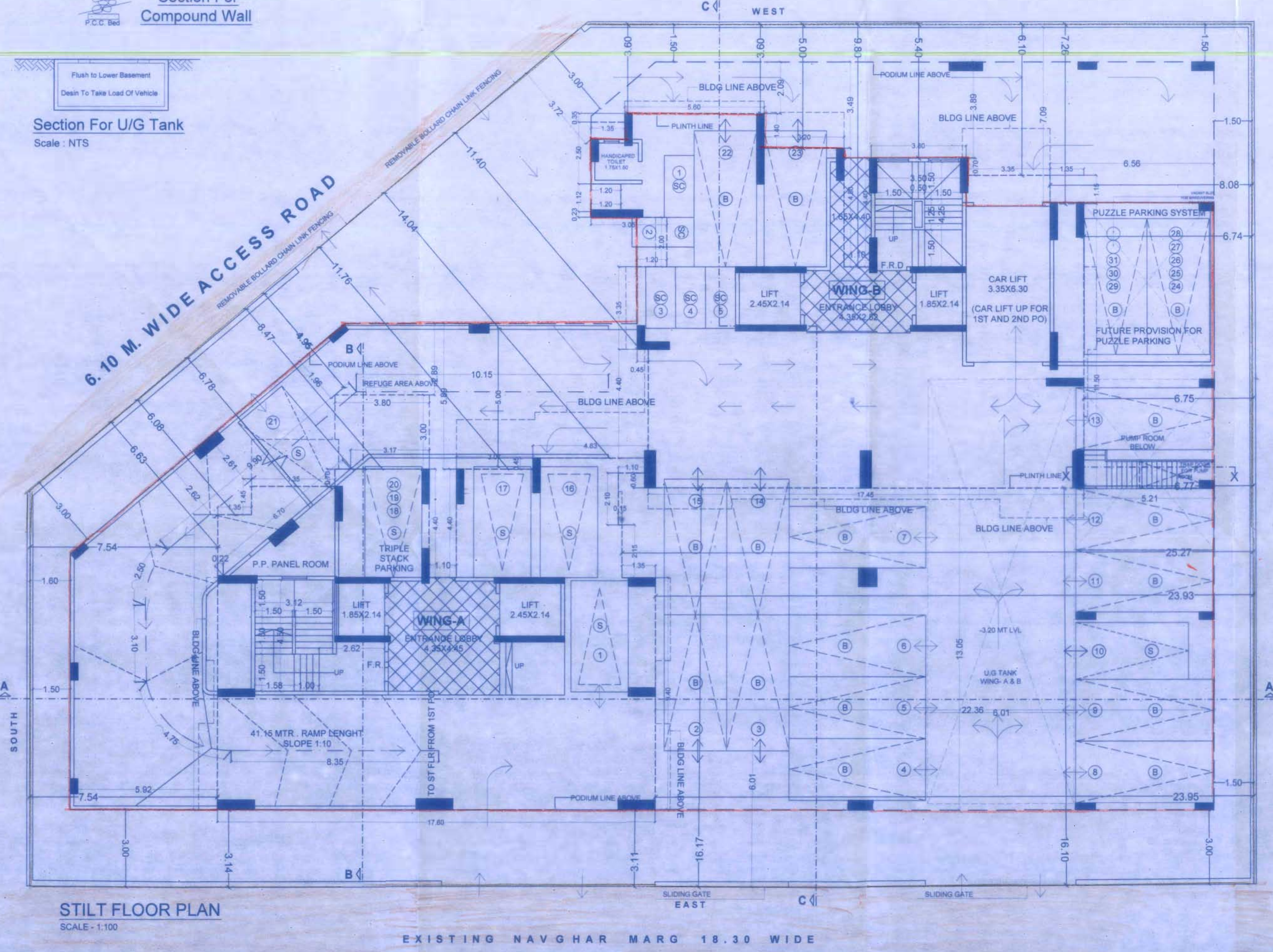
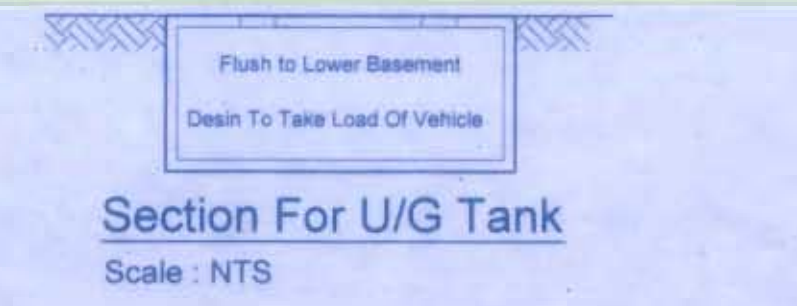
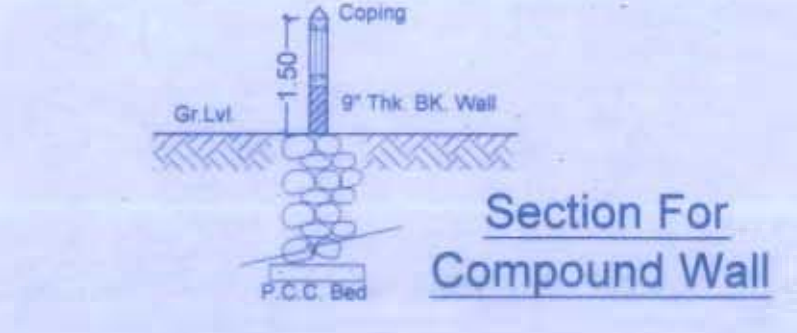
PARKING STATEMENT AS PER DPCR 2034 - Regulation 44 table 21 Sr. No. 1 (a)(b)

A) FOR RESIDENTIAL	NOS. OF FLATS	PARKING REQUIRED
CARPET AREA		
LESS THAN 45 SMT	20	2.50 NOS
45 TO 60 SMT	18	4.50 NOS
60 TO 90 SMT	80	40.00 NOS
ABOVE 90 SMT	NIL	NIL
TOTAL	118 NOS	47.00 NOS

VISITORS PARKING	5% OF REGD. PARKING FOR RESI	TOTAL PARKING REQUIRED
TOTAL PARKING REQUIRED	2.35 NOS	49.35 NOS
TOTAL PARKING PROVIDED	24.88 NOS	74.03 NOS
Permissible add 50% of 24.88	12.44 NOS	37.00 NOS
TOTAL PARKING PROVIDED	37.32 NOS	75.00 NOS

CAR PARKING

FLOOR	BIG CAR (NOS.)	SMALL CAR (NOS.)	TOTAL (NOS.)
STILT FLOOR	23	8	31
1ST PODIUM	10	10	20
2ND PODIUM	12	12	24
3RD PODIUM			
TOTAL	45	30	75



PLOT AREA CALCULATION

1	1/2 X 17.10 X 5.50 X 1 NO	=	47.03 SQ.MT.
2	1/2 X 28.33 X 9.903 X 1 NO	=	140.26 SQ.MT.
3	1/2 X 34.92 X 22.86 X 1 NO	=	399.14 SQ.MT.
4	1/2 X 36.63 X 9.40 X 1 NO	=	172.16 SQ.MT.
5	1/2 X 36.63 X 14.20 X 1 NO	=	260.07 SQ.MT.
6	1/2 X 38.32 X 5.70 X 1 NO	=	103.51 SQ.MT.
7	1/2 X 38.35 X 5.398 X 1 NO	=	103.50 SQ.MT.
8	1/2 X 38.35 X 14.40 X 1 NO	=	276.12 SQ.MT.
TOTAL ADDITION		=	1501.81 SQ.MT.

This cancels Approval to the previous Plans Sanctioned under no. 11-91-222 dated 11-9-2022

EE / BP Cell / GM / MHADA-12/375/2019 1/8

PROFORMA - 'A'

AREA STATEMENT SQ. MT. 1501.81

1 AREA OF THE PLOT

2 DEDUCTION FOR

(a) ROAD SET BACK AREA

(b) PROPOSED ROAD

(c) ANY RESERVATION

(d) % AMENITY OPEN SPACE

(e) OTHER

TOTAL (a+b+c+d+e)

3 BALANCE AREA OF PLOT (1-2) 1501.81

4 DEDUCTION FOR 15% RECREATIONAL OPEN SPACE

10% AMENITY OPEN SPACE 3.00

5 NET AREA OF PLOT (3-4) 1501.81

6 ADDITIONS FOR F.S.I PURPOSE

2(a) 100% FOR D.P. ROAD

2(b) 100% FOR SET-BACK

TOTAL [2(a)+2(b)]

7 TOTAL AREA (5+6) 1501.81

8 F.S.I. PERMISSIBLE 3.00

9 (a) PRORATA FROM LAYOUT 1932.00

(b) 10% HONBLE VP QUOTA (AS PER NOC ISSUED UNDER COMBREENOCDF-1013/1378/2021 dtd 28.06.21) 228.48

ADDITIONS FOR F.S.I PURPOSE

(c) 50% AS PER DCR 32

(d) EXTERNAL TDR (AS PER APP. VII-8)

(e) OTHER

TOTAL

10 PERMISSIBLE FLOOR AREA (7x8)+9 5665.91

11 EXISTING TENANTS AREA (AS PER NOC NO. COMBREENOCDF-1013/2556/2021 DATED 30 OCT 2021) 2526.86

12 PROPOSED BUILT UP AREA 8964.76

13 EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX

14 (A) RESIDENTIAL BUILT UP AREA 8964.76

(B) NON-RESIDENTIAL BUILT UP AREA

TOTAL BUILT UP PROPOSED (12+13) 8964.76

15 F.S.I. CONSUMED ON NET HOLDING (12/3) 4.45

DETAILS OF FSI AVAILED AS PER DCR 35 (4)

1 FUNGIBLE BUILT - UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < (12A X 0.35) 2333.07 2332.06

2 FUNGIBLE BUILT - UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (14B X 0.20) 2333.07 2332.06

3 TOTAL FUNGIBLE BUILT - UP AREA VIDE DCR 35 (4) = (B. 1 + B. 2) 2333.07 2332.06

4 TOTAL GROSS BUILT - UP AREA PROPOSED (14 + B.3) 8996.98 8997.42

TENEMENT STATEMENT

(i) PROPOSED AREA (ITEM B-4 ABOVE) 8997.42

(ii) LESS DEDUCTION FOR NON-RESI. AREA (shops etc.)

(iii) AREA AVAILABLE FOR TENEMENTS (i - ii) 405 nos

(iv) TENEMENTS REFATISSIBLE (450 / HECTOR 1404.10 SAY

(v) TENEMENTS PROPOSED 82 nos

(vi) TENEMENTS EXISTING 58 nos

TOTAL PROPOSED TENEMENTS ON THE PLOT 118 nos

PARKING STATEMENT

(i) PARKING REQUIRED BY REGULATIONS FOR

CAR 74 NOS

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(ii) COVERED GARAGES REFATISSIBLE

(iii) COVERED GARAGES PROVIDED

CAR

SCOOTER / MOTOR CYCLE

OUTSIDERS (VISITORS)

(iv) TOTAL PARKING PROVIDED 75 NOS

TRANSPORT VEHICLES PARKING

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS

(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

STAMP OF APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada-12/375/2024
Date 01 JAN 2024
Ex. Eng. B.P. Cell GM/Mhada (E.S.)

PROFORMA - 'B'

CONTENTS OF SHEET

STILT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, BLOCK & LOCATION PLAN, BUA SUMMARY, STAIRCASE, RERA, TENEMENT & CAR PARKING AREA STATEMENT.

CERTIFICATE OF AREA

F CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1501.81 SQ. MTRS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NOTES

BOUNDARY OF PLOT SHOWN THICK BLACK

PROPOSED WORK SHOWN RED WASH

DRAINAGE LINE SHOWN RED DOTTED

RECREATION GROUND SHOWN GREEN WASH

EX STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK

EX STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW

SETBACK AREA SHOWN BURNT SIENNA

PROFORMA - 'B'

DESCRIPTION OF PROPOSAL & PROPERTY:

PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 53 & 54 KNOWN AS NAVGHAR PURVARANG CHS. BEARING CTS. NO 1287 (PT) OF VILLAGE MULUND (E), MUMBAI.

NAME, ADDRESS & SIGNATURE OF OWNER:

For NAVGHAR PURVARANG CO-OP. HSG. SOC. LTD.

Chairman Secretary Treasurer

DRAWING NO. SCALE JOB NO. DATE DRAWN BY CHECK BY

1 AS SHOWN 17.11.2023 T.Y.S SANJAY B.

NAME, ADDRESS & SIGNATURE OF ARCHITECT:

DESIGNEXUS ARCHITECTURAL

KAUSHIK GHATE C.O.A. Reg. No. CA/2010/49019

221, Marathon Max, Jn. of L.B.S. Road & Mulund-Goregaon Link Road, Mulund (W), Mumbai - 400050 TEL: +91-22-25690003 EMAIL: designexusstudio@gmail.com

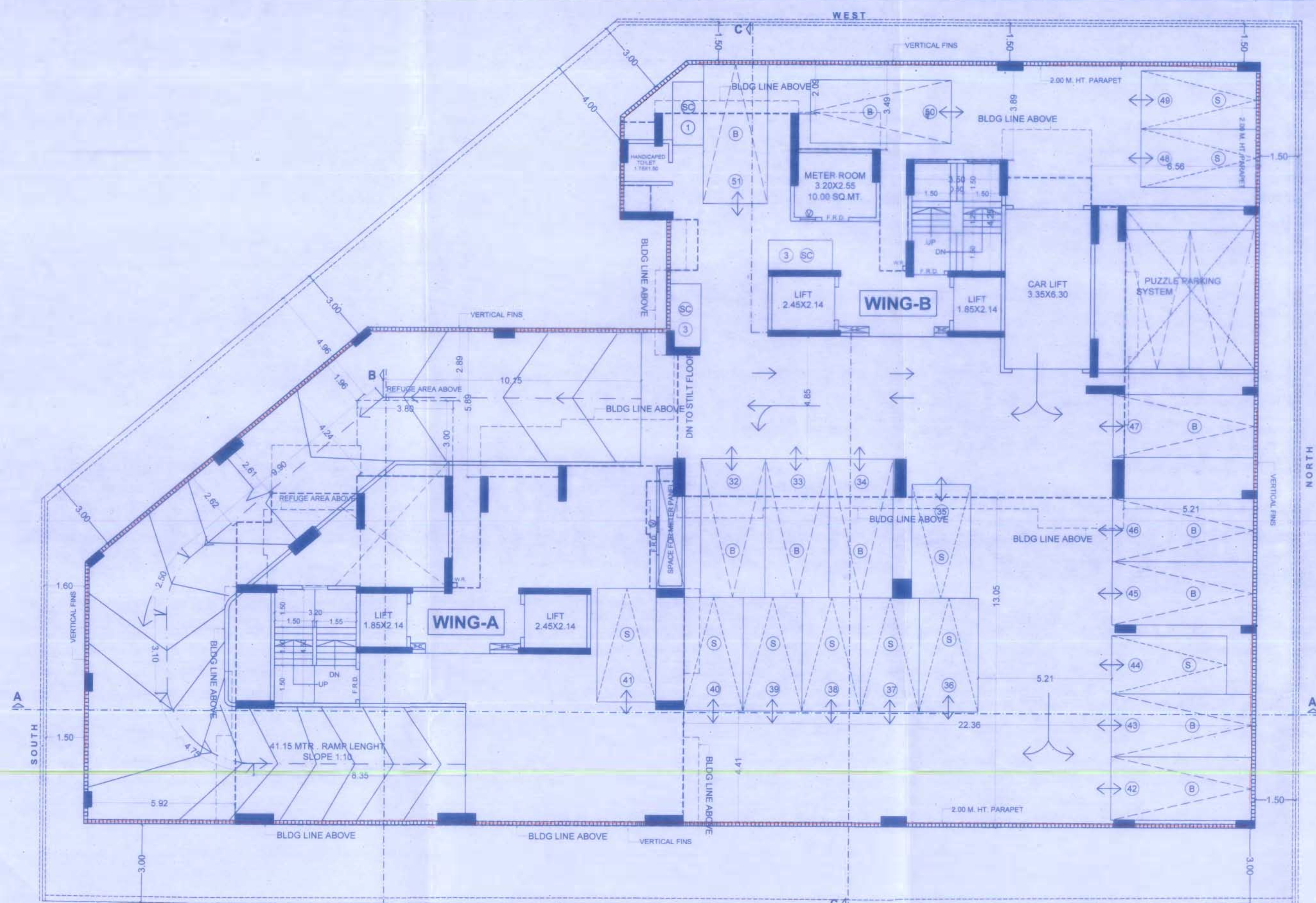
NOTES
1. ALL DIMENSIONS ARE IN METERS
2. SCALE USE
A. FLOOR PLAN = 1:100
B. BLOCK PLAN = 1:500
C. LOCATION PLAN = 1:500
3. THIS PLAN IS PREPARED AS PER PROVISION OF THE BUILDING ACT AND THE BUILDING REGULATIONS AND CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME.
4. DIMENSIONS SHALL BE AS SHOWN.
5. THE ARCHITECTURAL CALCULATION CHECK BY ME AND FOUND CORRECT.

DETAIL OF FUNGIBLE COMPENSATORY F.S.I.

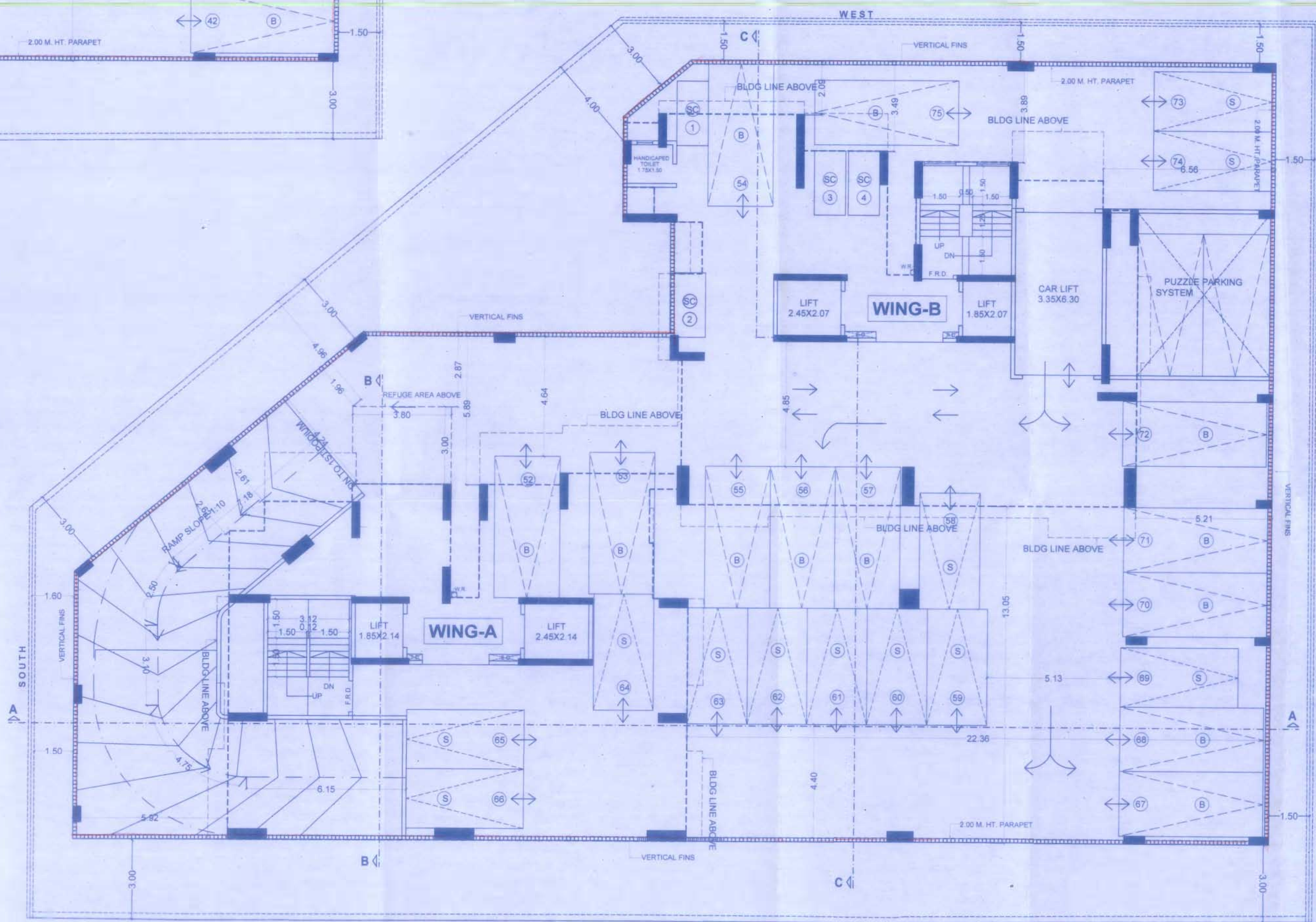
S.No	DESCRIPTION	Sq.Mt.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES (AS PER NOC NO. COMBRENOOF-10/132/566/2021 DATED-20 OCT 2021) (56 TENANTS)	2526.86
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURES	2526.86
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED (A+B)	2526.86
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT = (C X 0.35) (2526.86 x 0.35 = 884.40)	884.40
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	884.40
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	884.40
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	884.40
G1)	AREA TO BE HANDED OVER TO MHADA	
G2)	FUNGIBLE BUILT UP AREA COMPONENT TO BE HANDED OVER TO MHADA = G1 X 35% =	
G3)	FUNGIBLE BUILT UP AREA COMPONENT CONSUMED TOWARDS FUNGIBLE AREA TO MHADA TO BE HANDED OVER TO MHADA	
H)	ADMISSIBLE BUILTUP AREA	6665.91
I)	NET PROPOSED BUILT UP AREA	6664.76
J)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE NON RESIDENT COMPONENT.	
K)	FUNGIBLE BUILTUP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT (1-C) X 0.35 (6664.76 - 2526.86 - 4137.90) X 0.35 = 4137.90 X 35% = 1448.26	1448.26
L)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB + 0.80XSDR RATE ON DATE OF PAYMENT X1	
	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON RESIDENTIAL EXCLUDING REHAB AREA + 0.80XSDR RATE ON DATE OF PAYMENT X1	
	GROSS BUILT UP AREA CONSUMED (2526.86 + 884.40 + 4137.90 + 1448.26 = 8997.42)	8997.42

FUNGIBLE COMPENSATORY FSI AREA STATEMENT

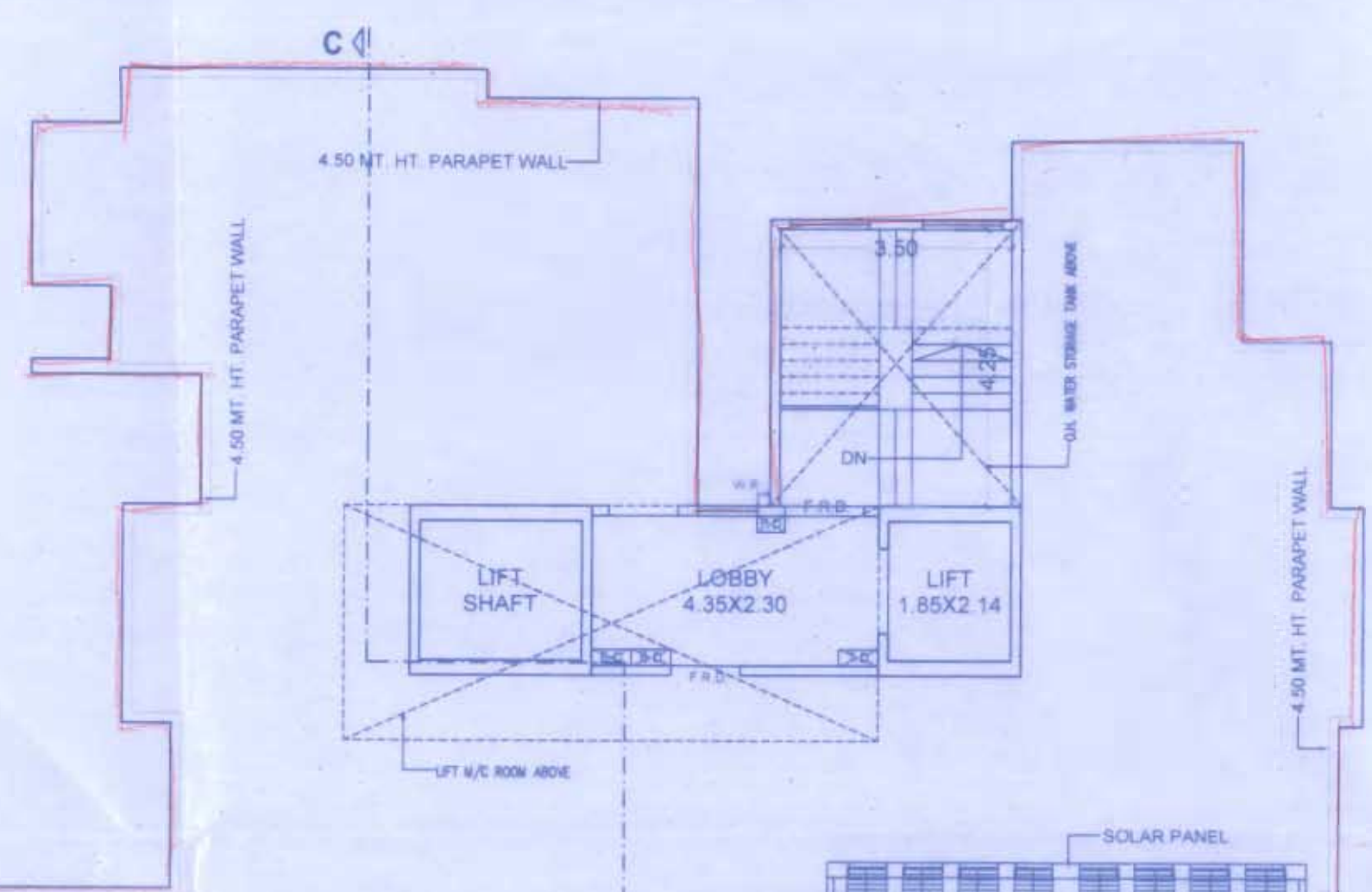
	BUA AS PER MHADA NOC	PERMISSIBLE FUNGIBLE FSI B.U.A.	TOTAL PERMISSIBLE B.U.A.	TOTAL PROPOSED B.U.A. BREAK UP		TOTAL PROPOSED B.U.A.
	(a)	(b) = (a) x 35%	(c) = (a) + (b)	(d) B.U.A. COMPONENT	(e) FUNGIBLE COMPONENT	(f) = (d) + (e)
RESI.	6665.91 sq.mts.	2333.06 sq.mts.	8998.98 sq.mts.	6651.91 sq.mts.	2328.17 sq.mts.	8980.08 sq.mts.
NON RESI.	-	-	-	-	-	-



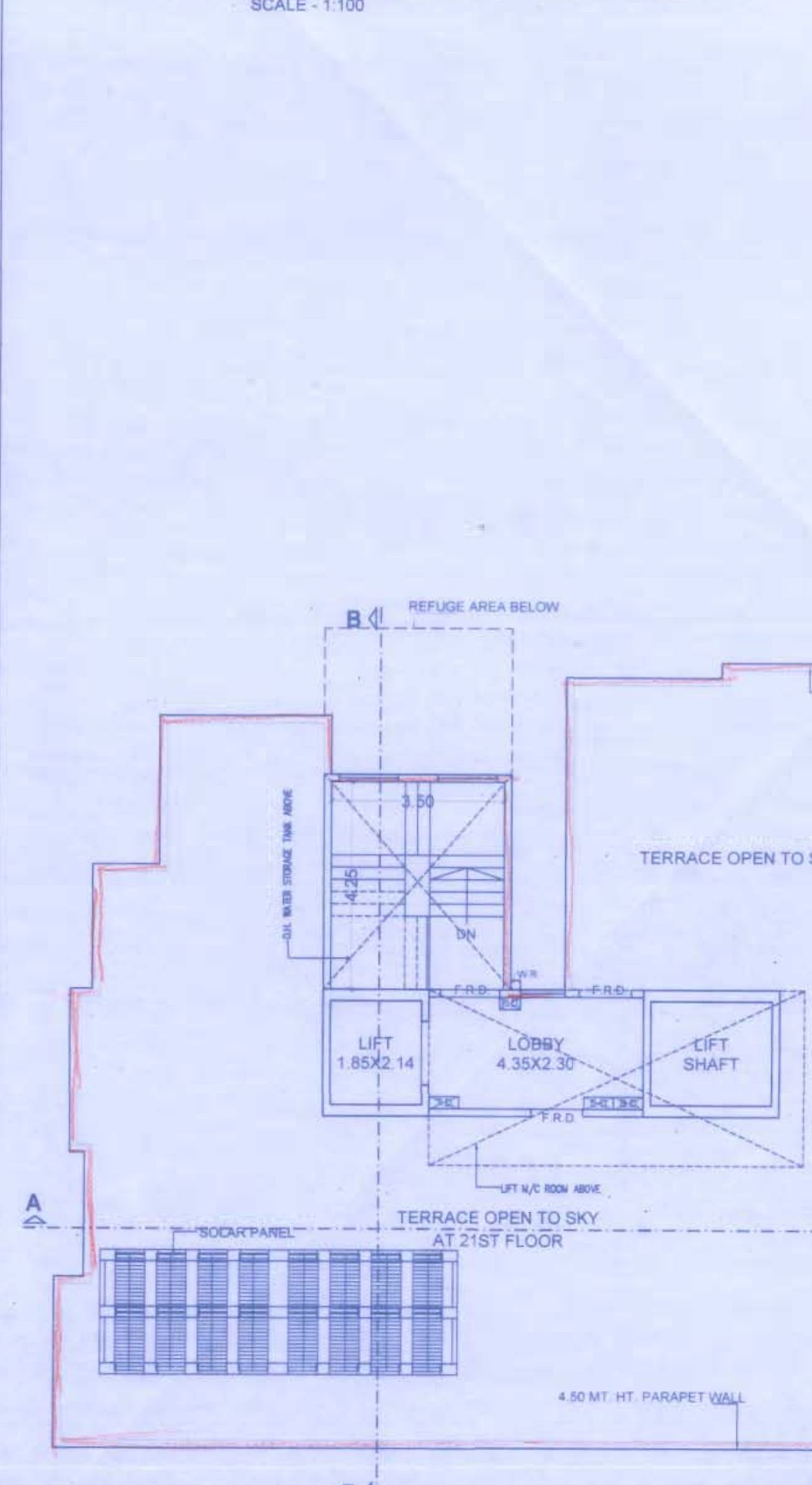
1ST PODIUM FLOOR PLAN
SCALE - 1:100



2ND PODIUM FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100



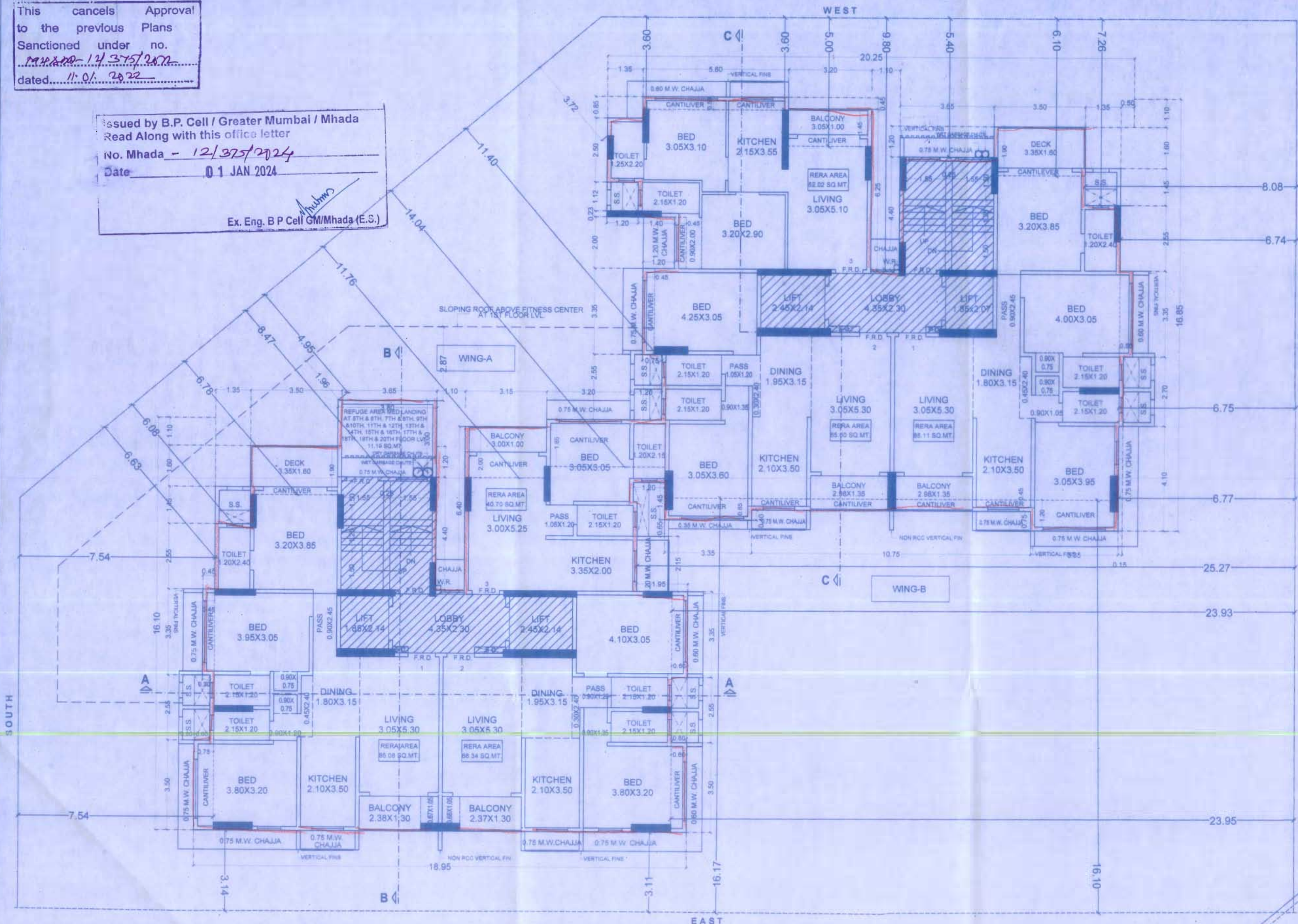
This cancels Approval to the previous Plans Sanctioned under no. 17/2019/12/37/2019 dated 11/11/2021

Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this office letter No. Mhada-12/375/2019 Date 01 JAN 2024
Ex. Eng. B.P. Cell / MHADA (E.S.)

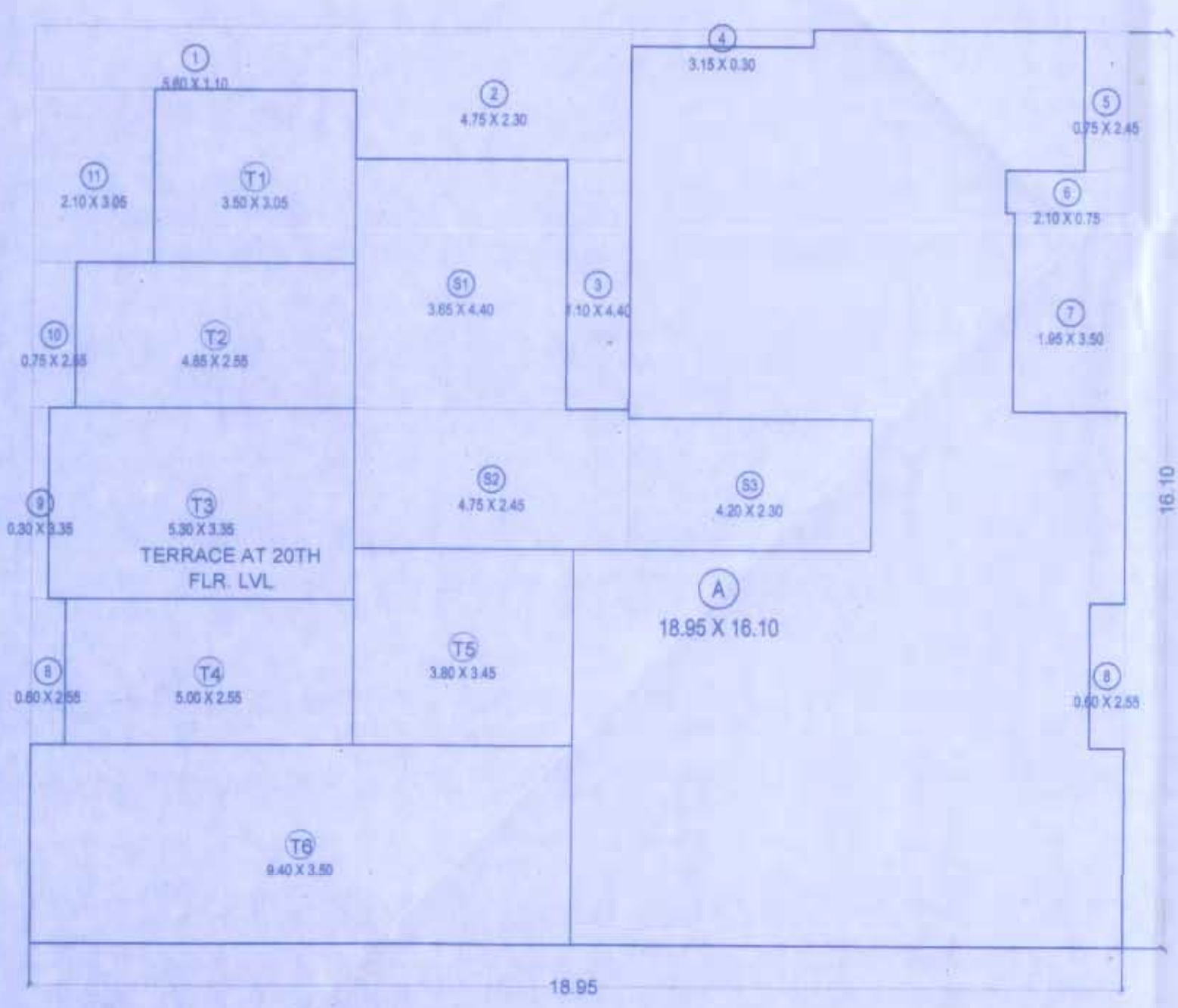
PROFORMA - 'B'
DESCRIPTION OF PROPOSAL & PROPERTY:
PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 63 & 64 KNOWN AS NAVGHAR PURVARANG CHS. BEARING CTS. NO 1287(P.T) OF VILLAGE MULUND (E), MUMBAI.
NAME, ADDRESS & SIGNATURE OF OWNER:
For NAVGHAR PURVARANG CO-OP. HSG. SOC. LTD.
Chairman Secretary Treasurer
DRAWING No. SCALE JOB NO. DATE DRAWN BY CHECK BY
2 AS SHOWN 17.11.2023 T.Y.S. SANJAY B
NAME, ADDRESS & SIGNATURE OF ARCHITECT:
DESIGNEXUS STUDIOS
KAUSHIK GHATE C.O.A. Reg. No. CA/2010/49019
221, Marathon Max. Jn. of L.B.S. Road & Mulund-Goregaon Link Road, Mulund (W), Mumbai - 400060 TEL: +91 - 22 - 25890003. EMAIL - designexustudio@gmail.com

This cancels Approval to the previous Plans Sanctioned under no. M&B/14/375/2024 dated 11.01.2022

Issued by B.P. Cell / Greater Mumbai / Mhda Read Along with this office letter No. Mhda - 12/375/2024 Date 01 JAN 2024
Ex. Eng. B.P. Cell GM/Mhda (E.S.)



1ST & 3RD FLOOR PLAN
SCALE: 1:100



BUILT UP AREA DIAGRAM
1ST TO 20TH FLOOR (WING A)
SCALE: 1:100

BUILT UP AREA CALCULATION
1ST TO 20TH FLOOR (WING 'A')

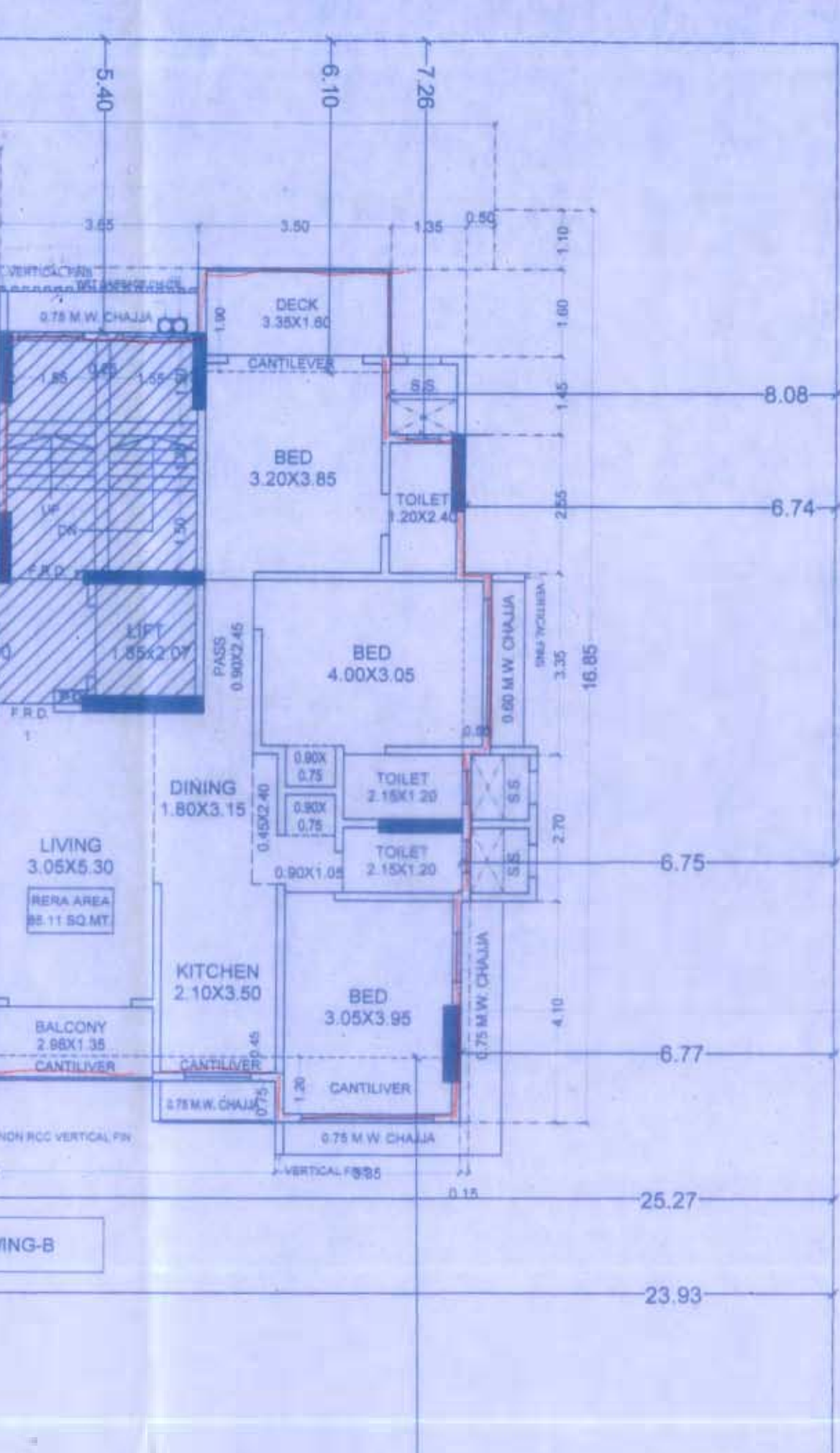
A	18.95 X 16.10 X 1 NO	=	305.10 SQ.MT.
TOTAL ADDITION = 305.10 SQ.MT. X			

DEDUCTIONS

1	5.80 X 1.10 X 1 NO	=	6.38 SQ.MT.
2	4.75 X 2.30 X 1 NO	=	10.93 SQ.MT.
3	3.15 X 0.30 X 1 NO	=	0.95 SQ.MT.
4	3.15 X 0.30 X 1 NO	=	0.95 SQ.MT.
5	0.75 X 2.45 X 1 NO	=	1.84 SQ.MT.
6	2.10 X 0.75 X 1 NO	=	1.58 SQ.MT.
7	1.95 X 3.50 X 1 NO	=	6.83 SQ.MT.
8	0.60 X 2.55 X 2 NOS	=	3.08 SQ.MT.
9	0.30 X 3.35 X 1 NO	=	1.01 SQ.MT.
10	0.75 X 2.55 X 1 NO	=	1.91 SQ.MT.
11	2.10 X 3.05 X 1 NO	=	6.41 SQ.MT.
TOTAL DEDUCTION =		45.52 SQ.MT. Y1	
TOTAL BUILT UP AREA (X-Y1)		259.58 SQ.MT. X1	

STAIRCASE & LIFT AREA
1ST TO 20TH FLOOR (WING 'A')

S1	3.85 X 4.40 X 1 NO	=	16.98 SQ.MT.
S2	4.75 X 2.45 X 1 NO	=	11.64 SQ.MT.
S3	4.20 X 2.30 X 1 NO	=	9.66 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. (TYPICAL FLOOR)		37.36 SQ.MT. Y2	
NET BUILT UP AREA (X1-Y2)		222.22 SQ.MT.	



BUILT UP AREA DIAGRAM
1ST TO 20TH FLOOR (WING 'B')

SOCIETY OFFICE AREA DIAGRAM
3RD PODIUM FLOOR
SCALE: 1:100

SOCIETY OFFICE AREA CALCULATION
3RD PODIUM FLOOR

S/N	DESCRIPTION	PERMISSIBLE AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.	EXCESS AREA IN SQ.MT.
1	SOCIETY OFFICE (20 NO.)	20.00	19.77	NL
2	FITNESS CENTRE (2 NO.)	179.85	189.01	NL
TOTAL ADDITION =		199.85	208.78	8.93

FITNESS CENTRE AREA CALCULATION

1	6.78 X 4.85 X 1 NO	=	31.43 SQ.MT.
2	3.24 X 1.80 X 1 NO	=	5.83 SQ.MT.
3	6.87 X 4.35 X 1 NO	=	29.88 SQ.MT.
4	4.52 X 6.04 X 1 NO	=	27.30 SQ.MT.
5	7.85 X 5.14 X 1 NO	=	40.35 SQ.MT.
6	1/2 X 9.30 X 4.38 X 1 NO	=	20.42 SQ.MT.
7	1/2 X 4.24 X 2.10 X 1 NO	=	4.45 SQ.MT.
TOTAL ADDITION =		159.01 SQ.MT.	
FITNESS CENTRE AREA REQ. (8897 42X 2%)		179.85 SQ.MT.	
FITNESS CENTRE AREA PRC.		159.01 SQ.MT.	
EXCESS FITNESS CENTRE AREA		NL SQ.MT.	

FITNESS CENTER AREA DIAGRAM
SCALE: 1:100

BUILT UP AREA CALCULATION
1ST TO 5TH, 7TH TO 12TH & 14TH TO 20TH FLOOR (WING 'B')

A	20.25 X 16.85 X 1 NO	=	341.21 SQ.MT.
TOTAL ADDITION = 341.21 SQ.MT. X			

DEDUCTIONS

1	1.35 X 0.85 X 1 NO	=	1.15 SQ.MT.
2	3.20 X 0.45 X 1 NO	=	1.44 SQ.MT.
3	1.10 X 6.70 X 1 NO	=	7.37 SQ.MT.
4	3.85 X 2.30 X 1 NO	=	8.84 SQ.MT.
5	3.50 X 1.10 X 1 NO	=	3.85 SQ.MT.
6	1.85 X 4.15 X 1 NO	=	7.68 SQ.MT.
7	0.50 X 2.55 X 1 NO	=	1.28 SQ.MT.
8	0.35 X 2.70 X 1 NO	=	0.95 SQ.MT.
9	0.50 X 4.10 X 1 NO	=	2.05 SQ.MT.
10	10.75 X 0.75 X 1 NO	=	8.06 SQ.MT.
11	3.35 X 0.35 X 1 NO	=	1.17 SQ.MT.
12	2.30 X 1.80 X 1 NO	=	4.14 SQ.MT.
13	2.45 X 2.45 X 1 NO	=	6.00 SQ.MT.
14	2.15 X 2.55 X 1 NO	=	5.48 SQ.MT.
15	1.40 X 3.35 X 1 NO	=	4.69 SQ.MT.
16	2.80 X 2.00 X 1 NO	=	5.20 SQ.MT.
17	1.20 X 1.12 X 1 NO	=	1.34 SQ.MT.
TOTAL DEDUCTION =		70.25 SQ.MT. Y1	
TOTAL BUILT UP AREA (X-Y1)		270.96 SQ.MT. X1	

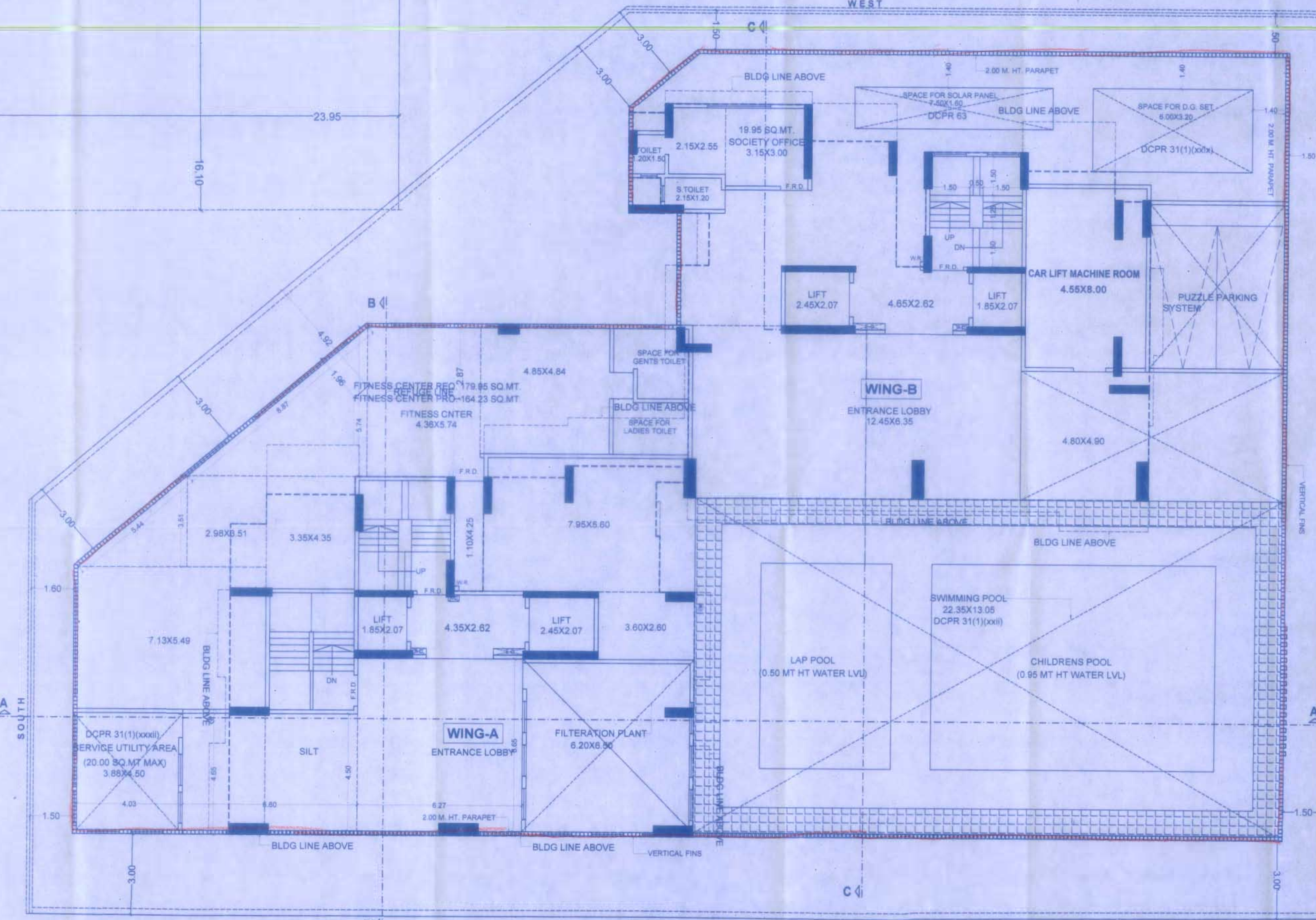
STAIRCASE & LIFT AREA
1ST TO 5TH, 7TH TO 12TH & 14TH TO 20TH FLOOR (WING 'B')

S1	3.85 X 4.40 X 1 NO	=	16.98 SQ.MT.
S2	4.75 X 2.45 X 1 NO	=	11.64 SQ.MT.
S3	4.20 X 2.30 X 1 NO	=	9.66 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. (TYPICAL FLOOR)		37.36 SQ.MT. Y2	

NET BUILT UP AREA (X1-Y2) = 233.80 SQ.MT.

20TH PART TERRACE FLOOR AREA
20TH PART FLOOR (WING 'A')

T1	3.50 X 3.05 X 1 NO	=	10.67 SQ.MT.
T2	4.85 X 2.55 X 1 NO	=	12.37 SQ.MT.
T3	5.30 X 3.35 X 1 NO	=	17.75 SQ.MT.
T4	5.00 X 2.55 X 1 NO	=	12.75 SQ.MT.
T5	3.80 X 3.45 X 1 NO	=	13.11 SQ.MT.
T6	9.40 X 3.50 X 1 NO	=	32.90 SQ.MT.
TOTAL TERRACE FLOOR AREA		99.55 SQ.MT. Y2	
TYP. NET BUILT UP AREA - 20TH PART TERRACE FLOOR AREA =		222.22 - 99.55 = 122.67	
NET BUILT UP AREA = 122.67 SQ.MT. (20TH PART FLOOR AREA)			



3RD PODIUM FLOOR PLAN
SCALE: 1:100

PROFORMA - 'B'
DESCRIPTION OF PROPOSAL & PROPERTY:
PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 53 & 54 KNOWN AS NAVGHAR PURVAVANG CHS. BEARING CTS. NO 1287 (PT) OF VILLAGE MULUND (E), MUMBAI.
NAME, ADDRESS & SIGNATURE OF OWNER:

Navghar Purvavang CHS. HSG. SOC. LTD
Chairman Secretary Treasurer

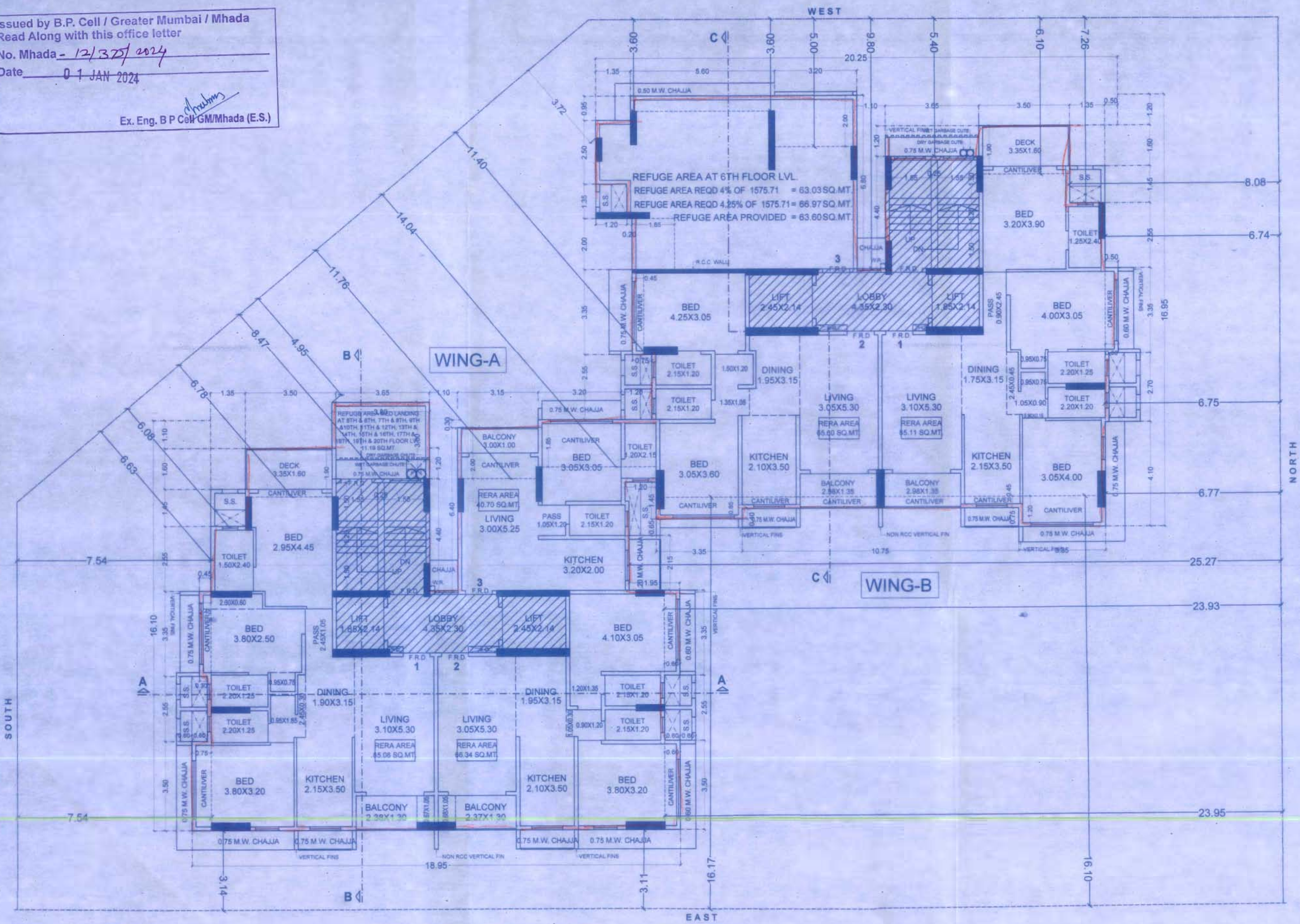
DR. RAJESH K. JAYARAMAN
SCALE: AS SHOWN JOB NO. DATE: 17.11.2023 DRAWN BY: T.V.S. CHECK BY: SANJAY B.

NAME, ADDRESS & SIGNATURE OF ARCHITECT:
DESIGNEXUS ARCHITECTURAL STUDIO
KAUSHIK GHATE C.O.A. Reg. No. CA/2010/49019

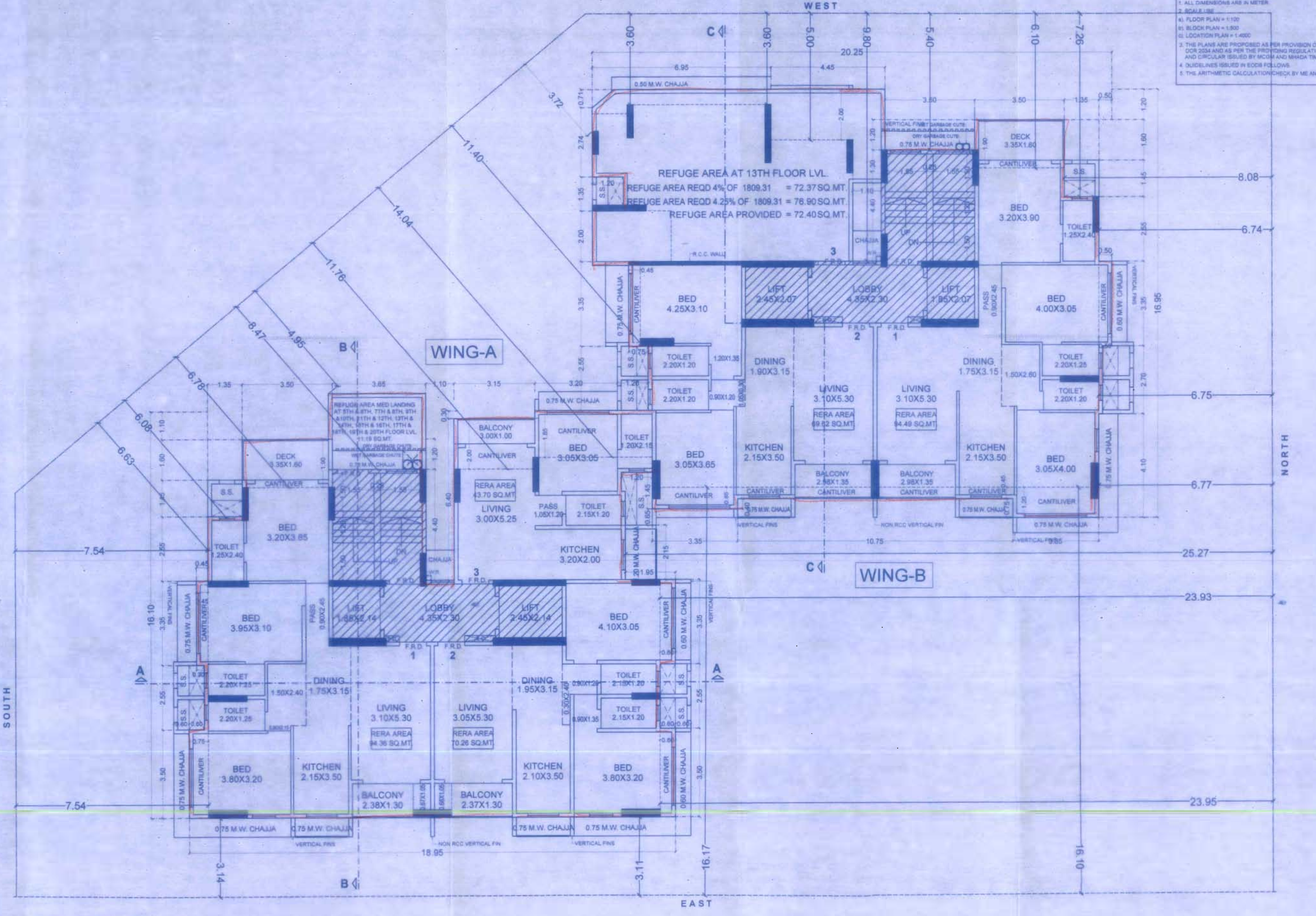
221, Marathon Max, Jn. of L.B.S. Road & Mulund-Goregaon Link Road, Mulund (W), Mumbai - 400080. TEL: +91-22-29960003. EMAIL: designexustudio@gmail.com

This cancels Approval to the previous Plans Sanctioned under no. MHADA-12/375/2019 dated 11.01.2023

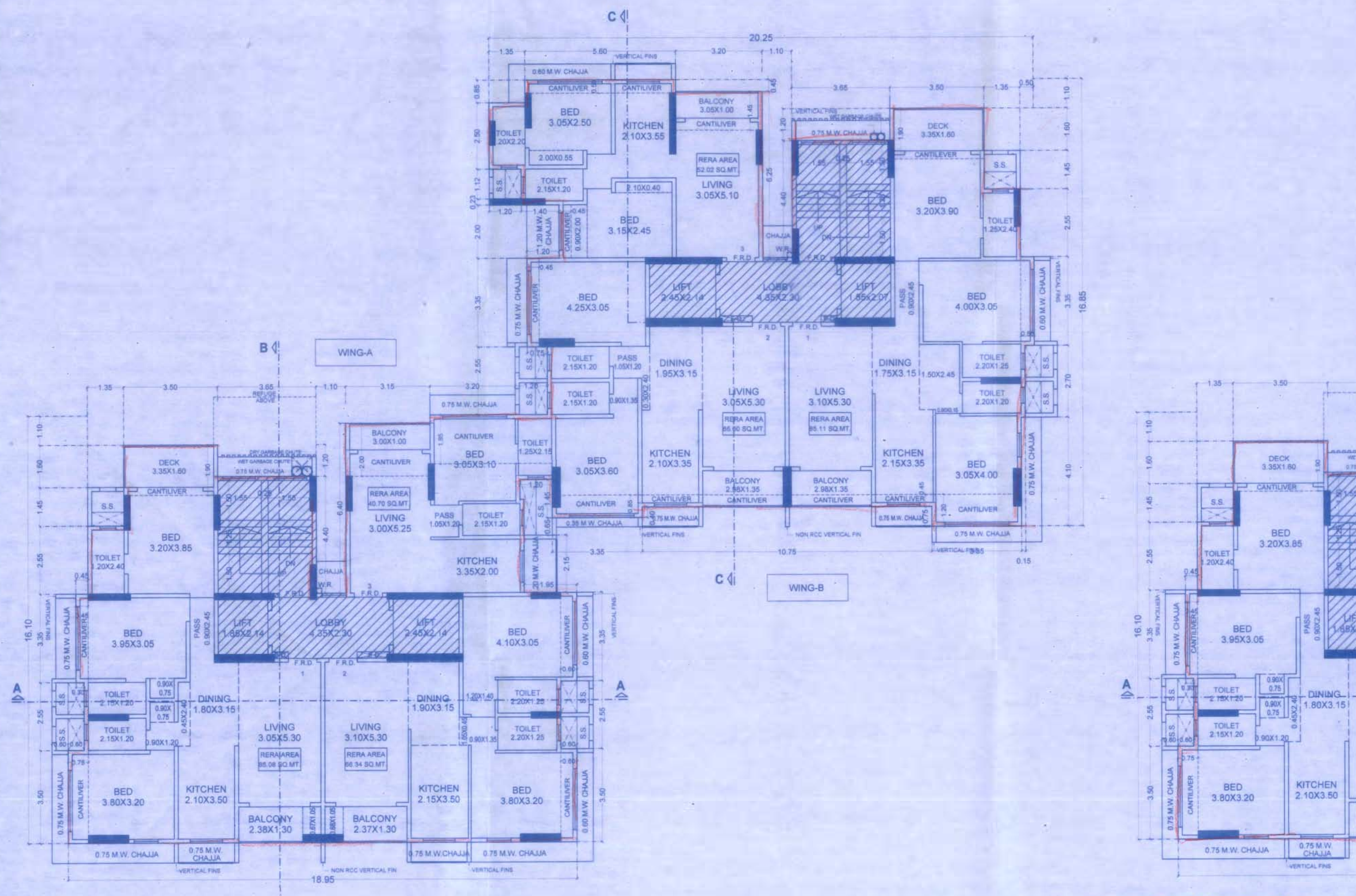
Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada-12/375/2024 Date 01 JAN 2024
 Ex. Eng. B.P. Cell GM/Mhada (E.S.)



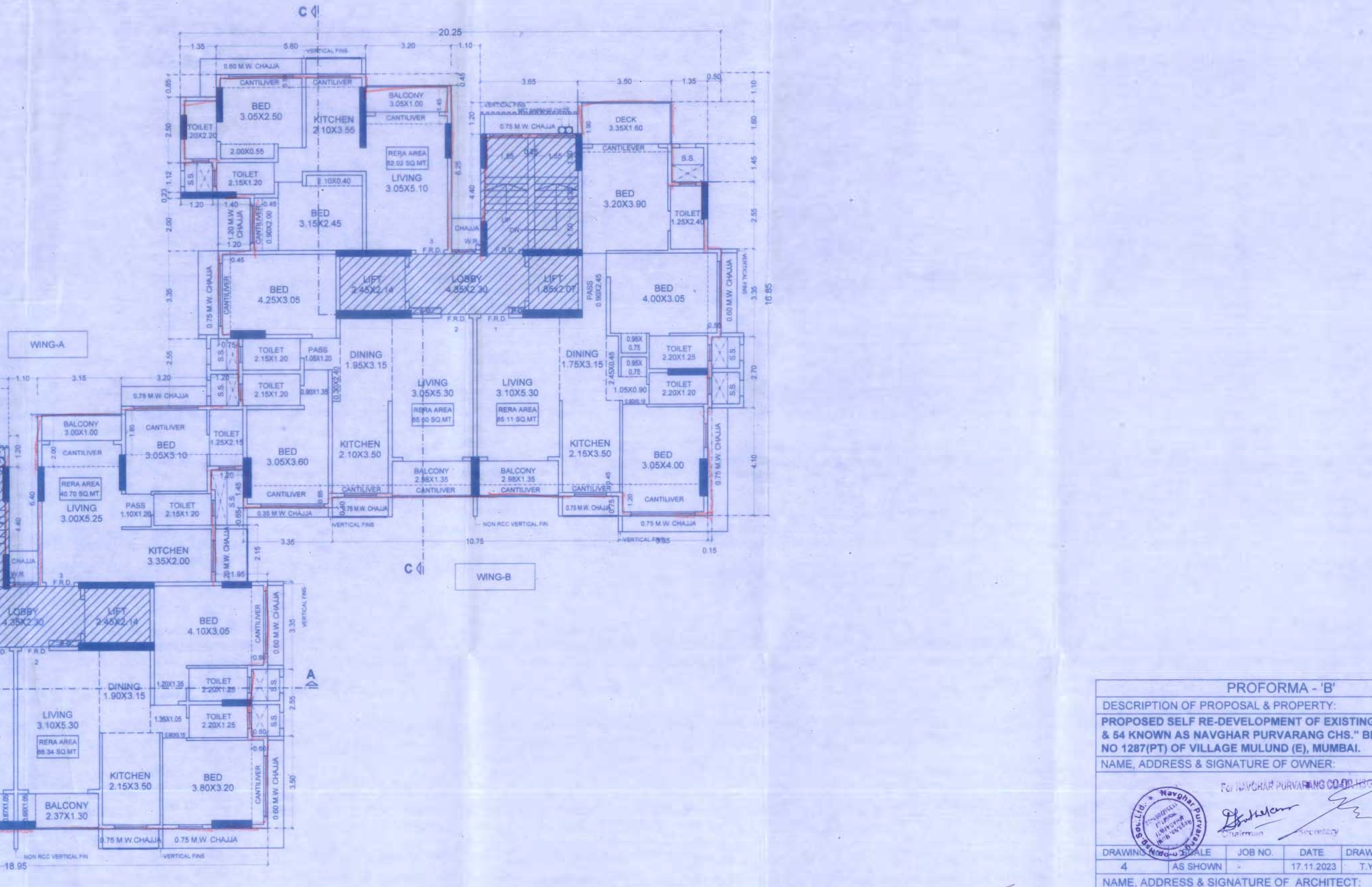
6TH FLOOR PLAN
 SCALE - 1:100



13TH FLOOR PLAN
 SCALE - 1:100



2ND FLOOR PLAN
 SCALE - 1:100



4TH FLOOR PLAN
 SCALE - 1:100

- NOTES -
1. ALL DIMENSIONS ARE IN METERS.
 2. SCALE: 1:100
 3. FLOOR PLAN - 1:100
 4. SECTION PLAN - 1:100
 5. ELEVATION PLAN - 1:100
 6. REFUGE AREA AND PROTECTED AREA PROVIDED BY THE ARCHITECT AS PER THE PROVISIONS OF THE BUILDING REGULATIONS, 1975 AND THE FIRE PREVENTION REGULATIONS, 1993 AND AS PER THE PROVISIONS OF THE BUILDING REGULATIONS, 1975 AND THE FIRE PREVENTION REGULATIONS, 1993.
 7. ALL DIMENSIONS ARE IN METERS.
 8. ALL DIMENSIONS ARE IN METERS.

PROFORMA - 'B'

DESCRIPTION OF PROPOSAL AND PROPERTY:
 PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 83 & 84 KNOWN AS NAVGHAR PURVAVARANG CHAS. BEARING CTS. NO 1287(P.T) OF VILLAGE MULUND (E), MUMBAI.

NAME, ADDRESS & SIGNATURE OF OWNER:
 M/S. NAVGHAR PURVAVARANG CHAS. CO-OP. HOUSING SOCIETY LTD.
 83 & 84, NAVGHAR PURVAVARANG CHAS. BEARING CTS. NO 1287(P.T) OF VILLAGE MULUND (E), MUMBAI.

NAME, ADDRESS & SIGNATURE OF ARCHITECT:
 DESIGNEXUS ARCHITECTS
 KAUSHIK GHATE C.O.A. Reg. No CA201049019
 221, Marathon Max. Jn. of L.B.S. Road & Mulund-Goregaon Link Road, Mulund (W), Mumbai - 400090 TEL: +91-22-29590003. EMAIL: designexusstudio@gmail.com

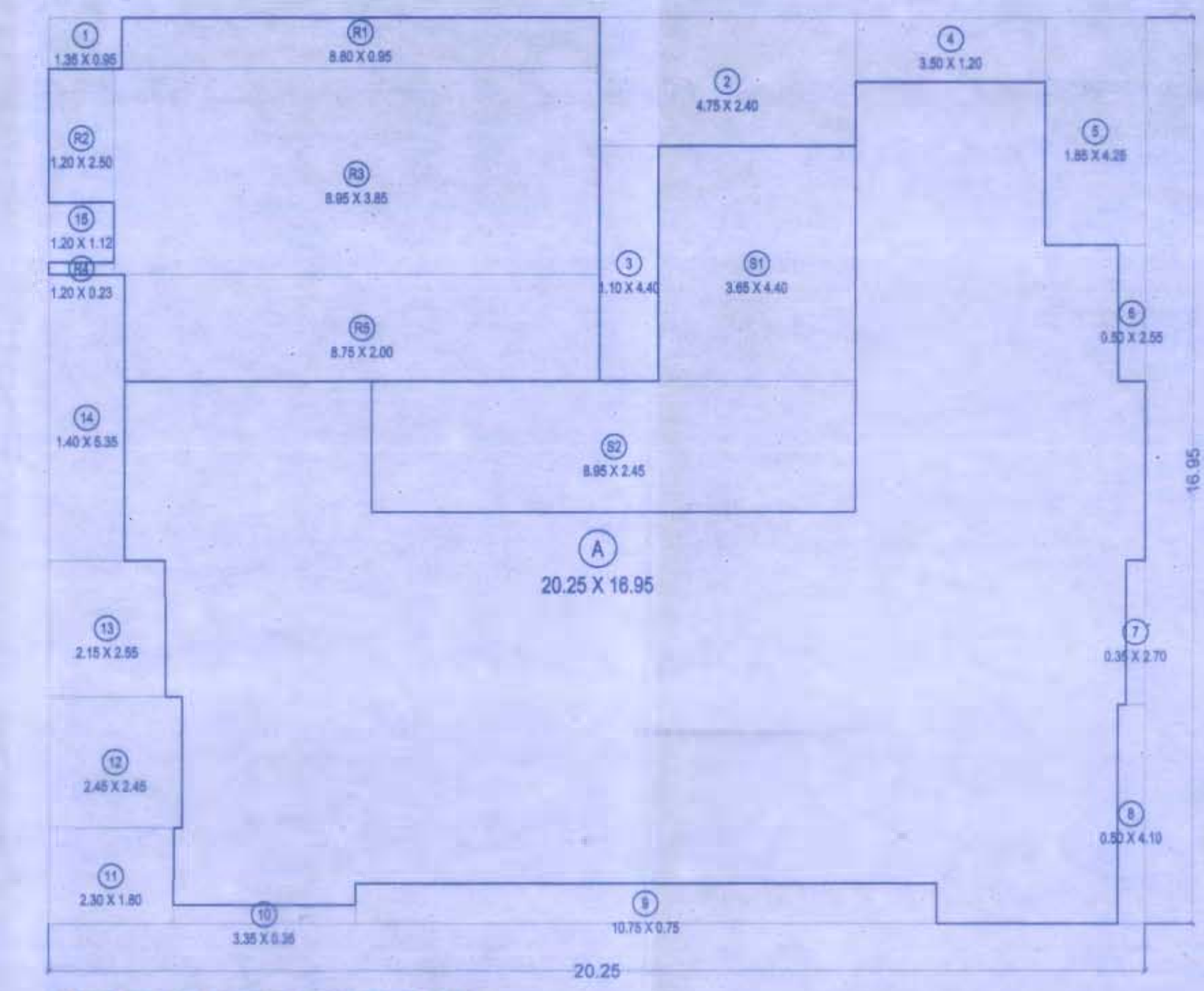
DRAWING NO.	SCALE	JOB NO.	DATE	DRAWN BY	CHECK BY
4	AS SHOWN		17.11.2023	T.Y.S.	BANJAY B.

This cancels Approval to the previous Plans Sanctioned under no. *M. 12/375/2019* dated *11.01.2021*

Issued by B.P. Cell / Greater Mumbai / MHADA Read Along with this office letter No. Mhada - 12/375/2019 Date 01 JAN 2021
Ex. Eng. B.P. Cell *[Signature]* (E.S.)

CONTENTS OF SHEET
5TH, 7TH, 8TH & 9TH FLOOR PLAN, BUA DIAGRAM & CALCULATION, REFUGEE AREA CALCULATION.

NOTES -
1. ALL DIMENSIONS ARE IN METERS
2. SCALE 1:100
3. LOCATION MAP - 1:500
4. THE PLANS ARE PREPARED AS PER PROVISIONS OF BUA AND ARE TO BE USED FOR THE PURPOSES OF BUA ONLY.
5. THE PLANS ARE PREPARED AS PER PROVISIONS OF BUA AND ARE TO BE USED FOR THE PURPOSES OF BUA ONLY.
6. THE PLANS ARE PREPARED AS PER PROVISIONS OF BUA AND ARE TO BE USED FOR THE PURPOSES OF BUA ONLY.



BUILT UP AREA DIAGRAM
6TH FLOOR (WING-B)
SCALE: 1:100

BUILT UP AREA CALCULATION

6TH FLOOR (WING-B)	20.25 X 16.95 X 1 NO	= 343.24 SQ.MT.
TOTAL ADDITION		= 343.24 SQ.MT.

DEDUCTIONS

1	1.35 X 0.95 X 1 NO	= 1.28 SQ.MT.
2	4.75 X 2.40 X 1 NO	= 11.40 SQ.MT.
3	1.10 X 4.40 X 1 NO	= 4.84 SQ.MT.
4	3.50 X 1.20 X 1 NO	= 4.20 SQ.MT.
5	1.85 X 4.25 X 1 NO	= 7.86 SQ.MT.
6	0.50 X 2.55 X 1 NO	= 1.28 SQ.MT.
7	0.35 X 2.70 X 1 NO	= 0.95 SQ.MT.
8	0.50 X 4.10 X 1 NO	= 2.05 SQ.MT.
9	10.75 X 0.75 X 1 NO	= 8.06 SQ.MT.
10	3.35 X 0.35 X 1 NO	= 1.17 SQ.MT.
11	2.30 X 1.80 X 1 NO	= 4.14 SQ.MT.
12	2.45 X 2.45 X 1 NO	= 6.00 SQ.MT.
13	2.15 X 2.55 X 1 NO	= 5.48 SQ.MT.
14	1.40 X 5.35 X 1 NO	= 7.49 SQ.MT.
15	1.20 X 1.12 X 1 NO	= 1.34 SQ.MT.
TOTAL DEDUCTION		= 67.54 SQ.MT.

REFUGEE AREA CALCULATIONS

6TH FLOOR BUILT UP AREA	= 174.11 SQ.MT.
B.U.A. (7TH TO 12TH FLOOR) 233.80 X 6 FLOORS	= 1401.60 SQ.MT.
TOTAL (A)	= 1575.71 SQ.MT.
REFUGEE AREA REQD 4% OF 1575.71	= 63.03 SQ.MT.
REFUGEE AREA REQD 4.25% OF 1575.71	= 66.97 SQ.MT.
REFUGEE AREA PROVIDED	= 63.60 SQ.MT.
REFUGEE AREA LESS	= NIL SQ.MT.

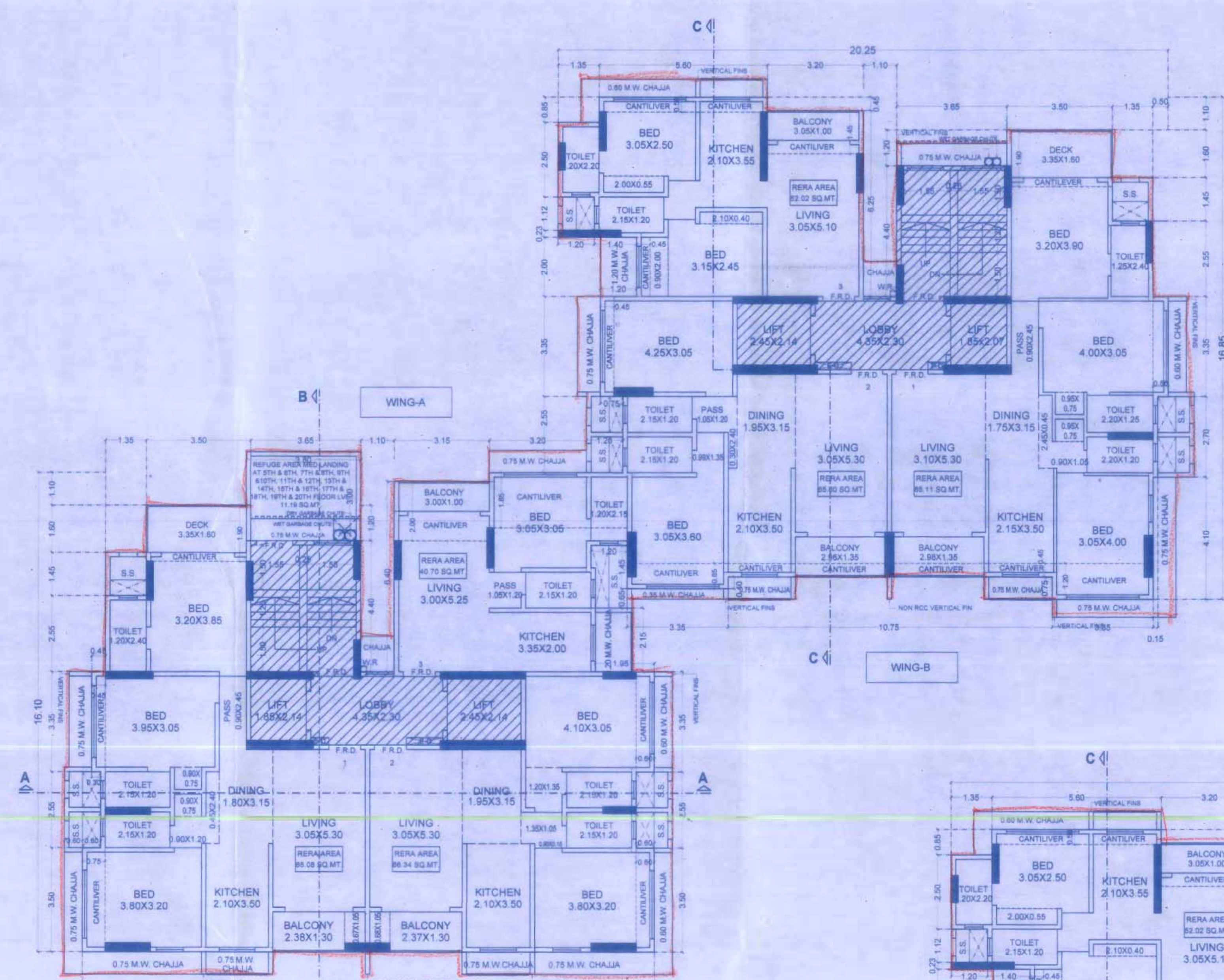
REFUGEE AREA

R1	8.80 X 0.95 X 1 NO	= 8.36 SQ.MT.
R2	1.20 X 2.50 X 1 NO	= 3.00 SQ.MT.
R3	8.95 X 3.85 X 1 NO	= 34.46 SQ.MT.
R4	1.20 X 0.23 X 1 NO	= 0.28 SQ.MT.
R5	8.75 X 2.00 X 1 NO	= 17.50 SQ.MT.
TOTAL REFUGEE AREA		= 63.60 SQ.MT.
TOTAL BUILT UP AREA		= 212.10 SQ.MT.

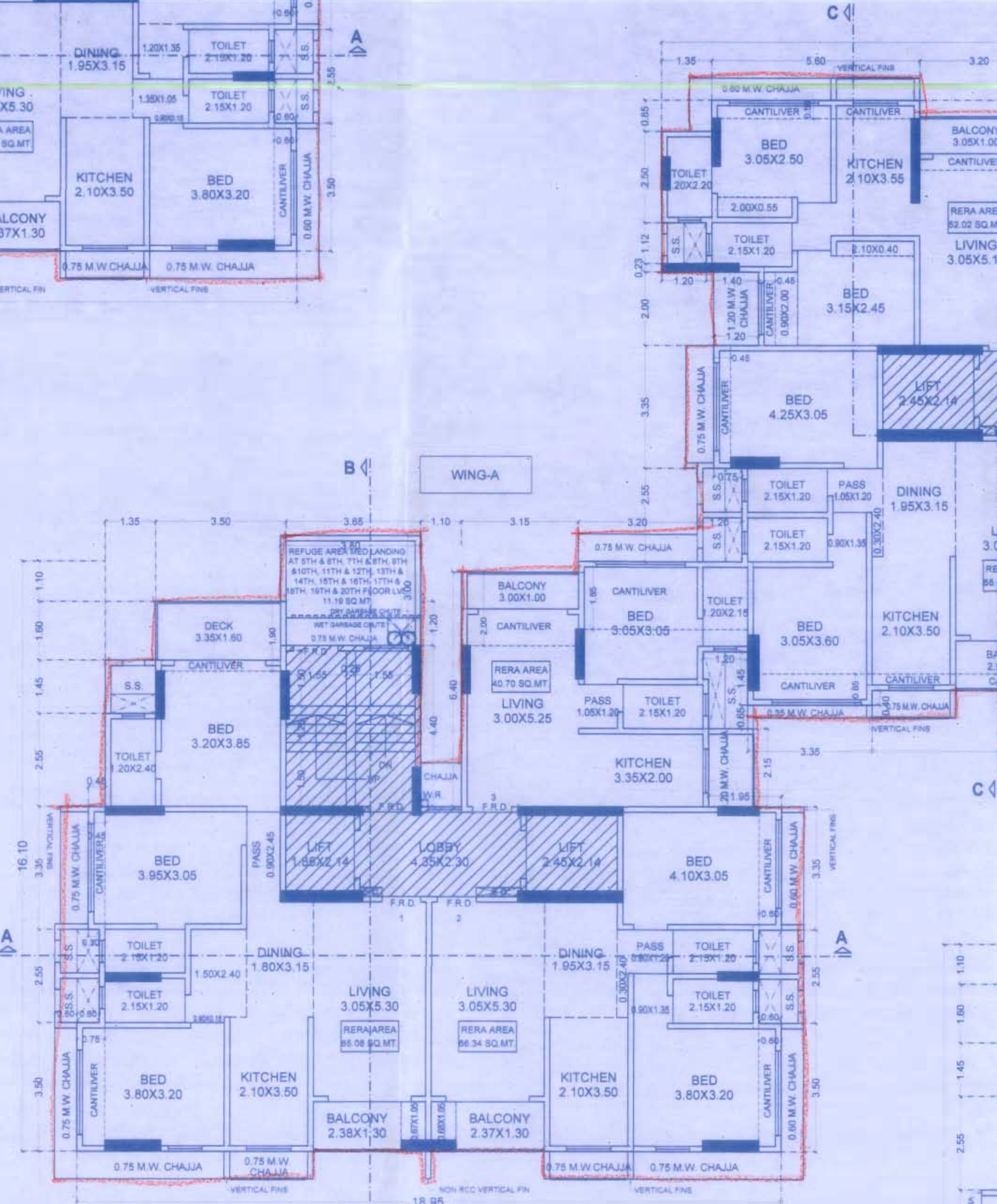
STAIRCASE & LIFT AREA

S1	3.65 X 4.40 X 1 NO	= 16.06 SQ.MT.
S2	8.95 X 2.45 X 1 NO	= 21.99 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. (8TH FLOOR)		= 37.99 SQ.MT.

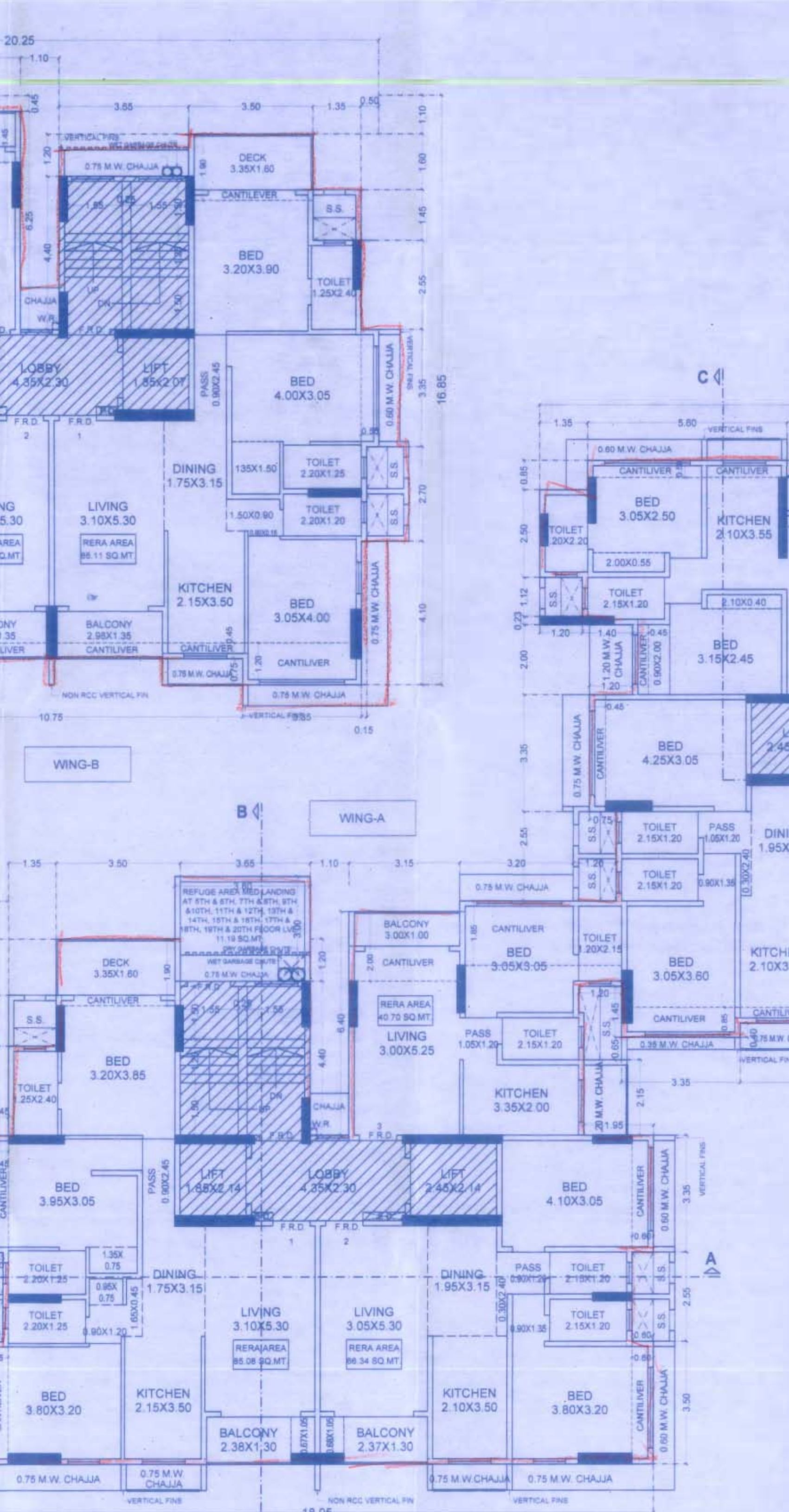
NET BUILT UP AREA [X1 - Y3] = 174.11 SQ.MT.



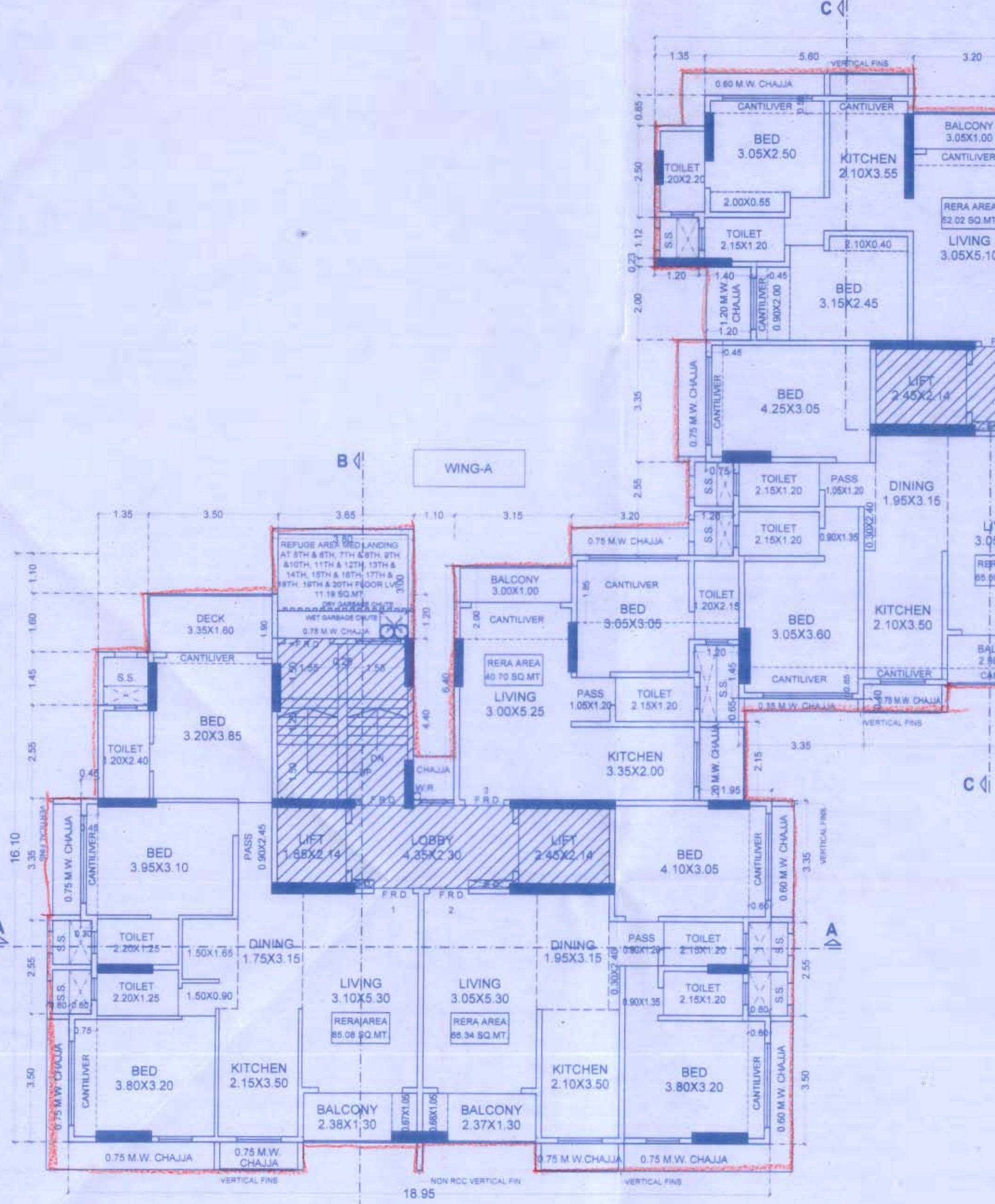
7TH FLOOR PLAN
SCALE: 1:100



8TH FLOOR PLAN
SCALE: 1:100



9TH FLOOR PLAN
SCALE: 1:100



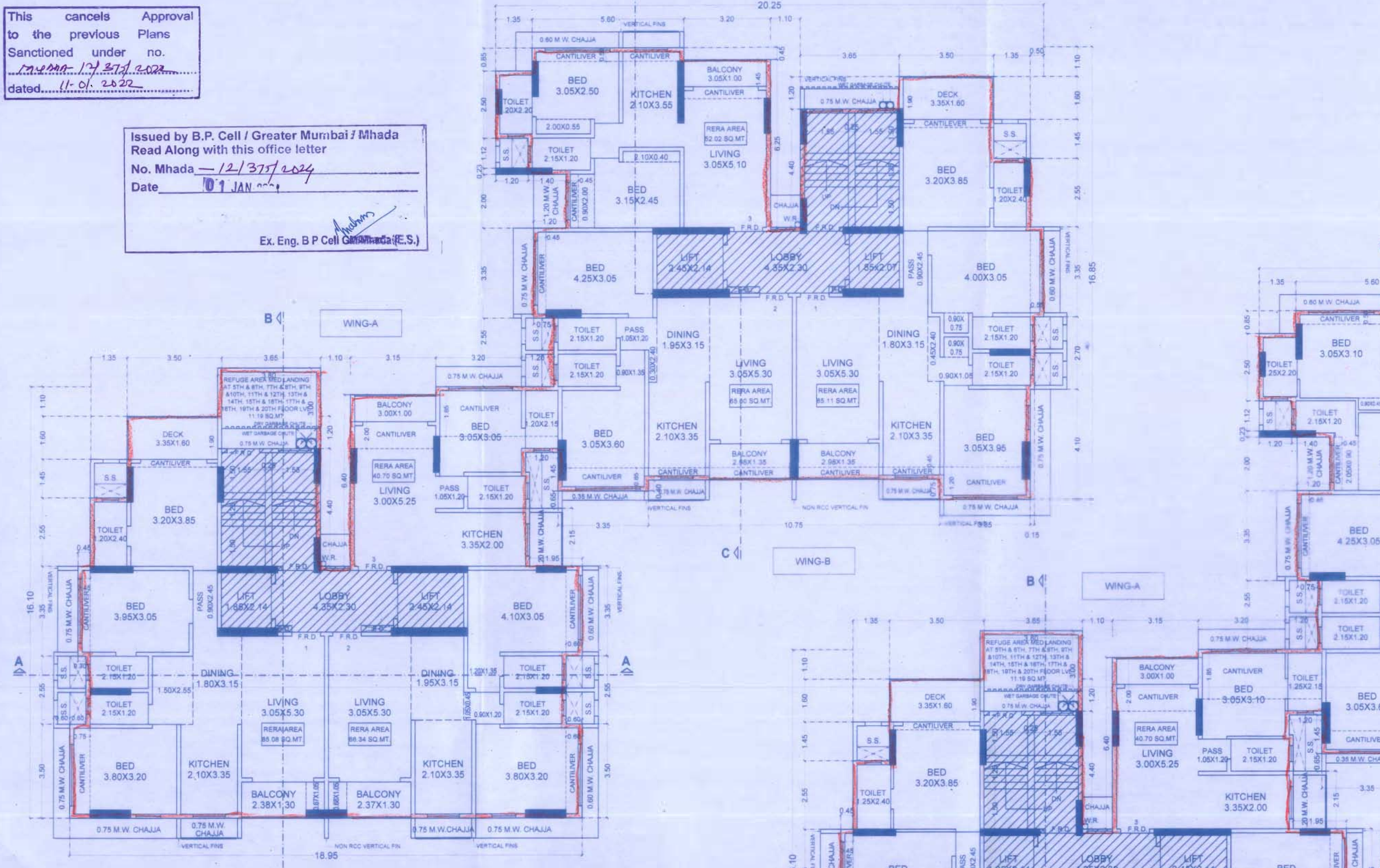
5TH FLOOR PLAN
SCALE: 1:100

PROFORMA - 'B'
DESCRIPTION OF PROPOSAL & PROPERTY:
PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 63 & 64 KNOWN AS NAVGHAR PURVARGAR CHS. BEARING CTS. NO 1287(F1) OF VILLAGE MULUND (E), MUMBAI.
NAME, ADDRESS & SIGNATURE OF OWNER:
[Signature]
For NAVGHAR PURVARGAR CHS. CO-OP. HOUSING SOC. LTD.
Chairman Secretary Treasurer
DRAWING SCALE: AS SHOWN JOB NO. DATE: 17.11.2023 DRAWN BY: T.T.S. CHECK BY: SANJAY B.
NAME, ADDRESS & SIGNATURE OF ARCHITECT:
DESIGNEXUS
KAUSHIK GHATE C.A. Reg. No CA/201049019
221, Marathon Max, Jn. of L.B.S. Road & Mulund-Goregaon link Road, Mulund (W), Mumbai - 400086 TEL: +91-22-25990033 EMAIL: designexusstudio@gmail.com

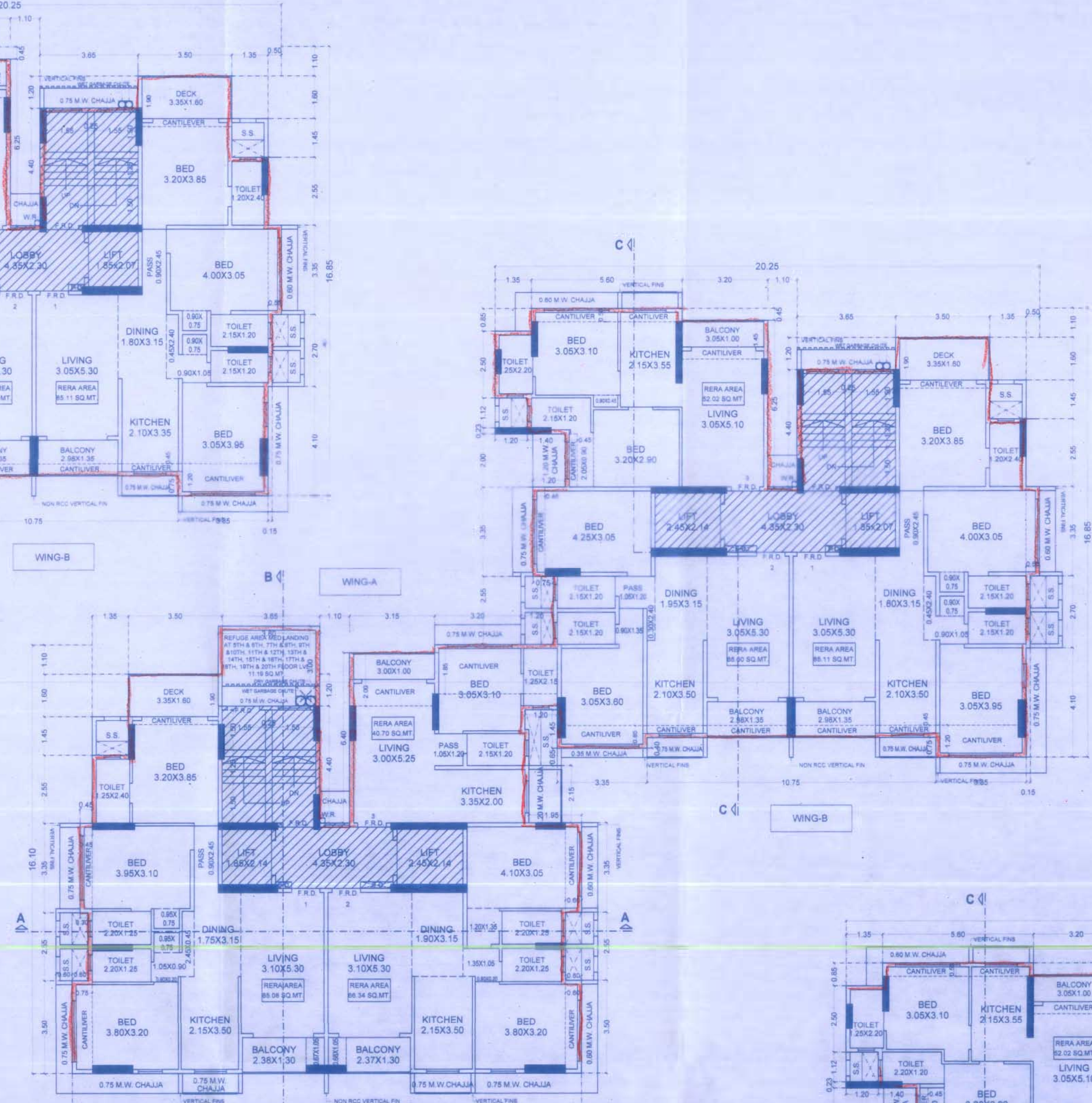
This cancels Approval to the previous Plans Sanctioned under no. dated. 12/37/2014

Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 12/37/2014 Date 01 JAN 2014

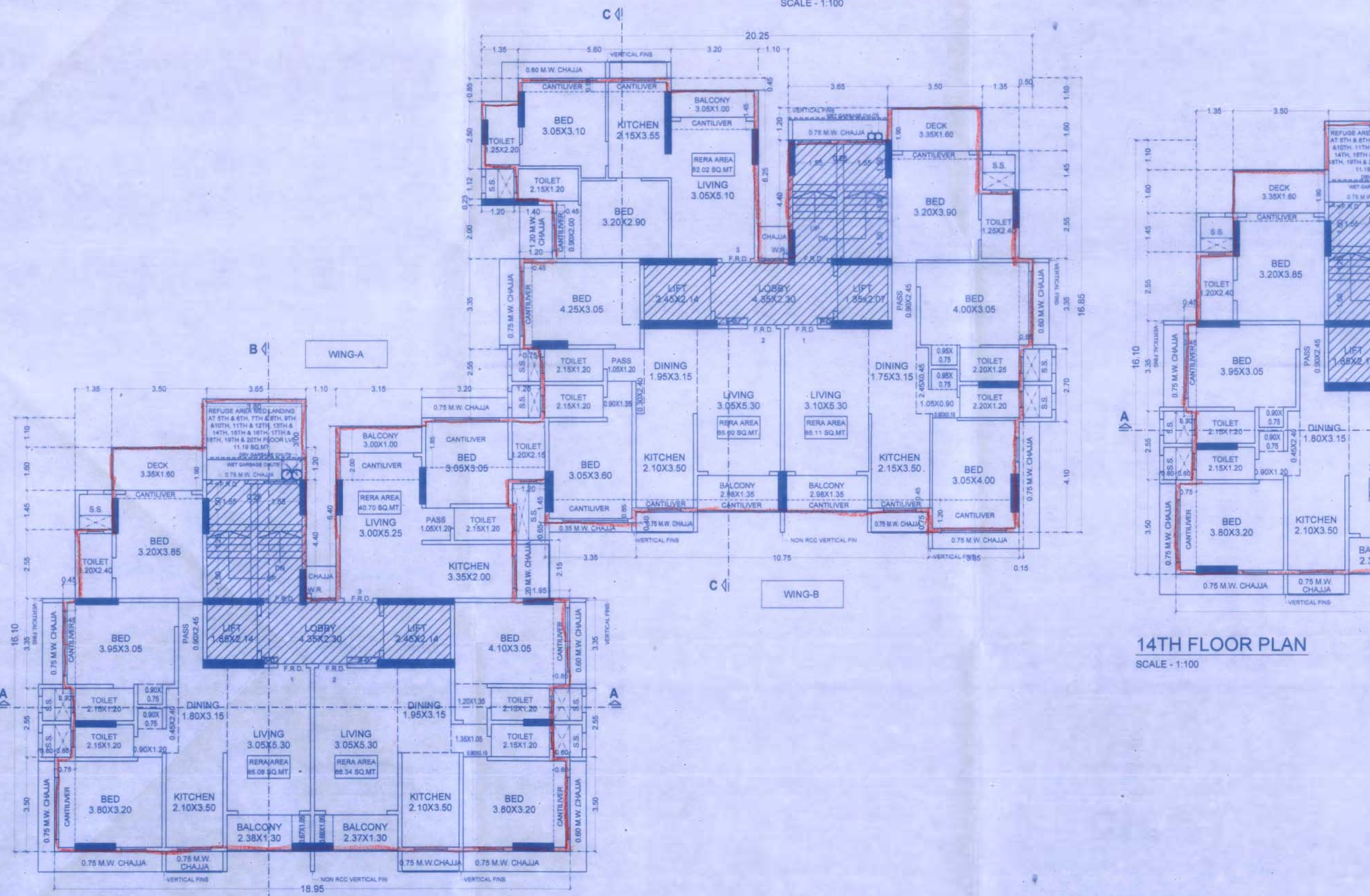
Ex. Eng. B.P. Cell



11TH FLOOR PLAN SCALE - 1:100

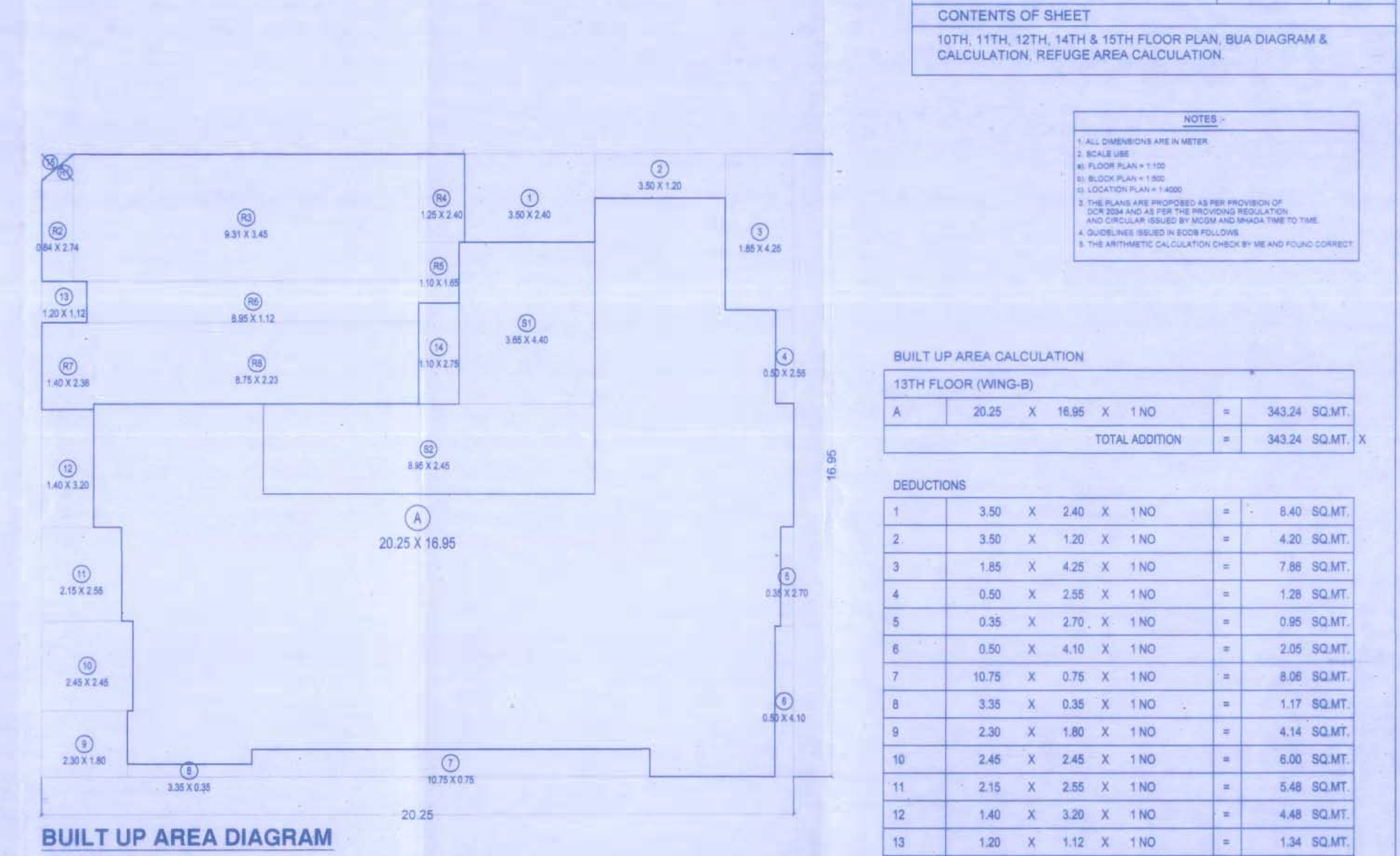


12TH FLOOR PLAN SCALE - 1:100



14TH FLOOR PLAN SCALE - 1:100

10TH FLOOR PLAN SCALE - 1:100



BUILT UP AREA DIAGRAM 13TH FLOOR (WING-B) SCALE - 1:100

REFUGE AREA CALCULATIONS

13TH FLOOR (WING-B)	=	174.11 SQ.MT
13TH FLOOR BUILT UP AREA	=	1635.20 SQ.MT
B.U.A. (14TH TO 20TH FLOOR)	=	1809.31 SQ.MT
TOTAL (A)	=	1809.31 SQ.MT
REFUGE AREA REQD 4% OF 1809.31	=	72.37 SQ.MT
REFUGE AREA REQD 4.25% OF 1809.31	=	78.90 SQ.MT
REFUGE AREA PROVIDED	=	72.40 SQ.MT
REFUGE AREA LESS	=	NIL SQ.MT

BUILT UP AREA CALCULATION

13TH FLOOR (WING-B)			
A	20.25 X 16.95 X 1 NO	=	343.24 SQ.MT
TOTAL ADDITION = 343.24 SQ.MT			

DEDUCTIONS

1	3.50 X 2.40 X 1 NO	=	8.40 SQ.MT
2	3.50 X 1.20 X 1 NO	=	4.20 SQ.MT
3	1.85 X 4.25 X 1 NO	=	7.88 SQ.MT
4	0.50 X 2.55 X 1 NO	=	1.28 SQ.MT
5	0.35 X 2.70 X 1 NO	=	0.95 SQ.MT
6	0.50 X 4.10 X 1 NO	=	2.05 SQ.MT
7	10.75 X 0.75 X 1 NO	=	8.06 SQ.MT
8	3.35 X 0.35 X 1 NO	=	1.17 SQ.MT
9	2.30 X 1.80 X 1 NO	=	4.14 SQ.MT
10	2.45 X 2.45 X 1 NO	=	6.00 SQ.MT
11	2.15 X 2.55 X 1 NO	=	5.48 SQ.MT
12	1.40 X 3.20 X 1 NO	=	4.48 SQ.MT
13	1.20 X 1.12 X 1 NO	=	1.34 SQ.MT
14	1.10 X 2.75 X 1 NO	=	3.03 SQ.MT
15	1/2 X 1.10 X 0.54 X 1 NO	=	0.30 SQ.MT
TOTAL DEDUCTION = 58.74 SQ.MT			

REFUGE AREA

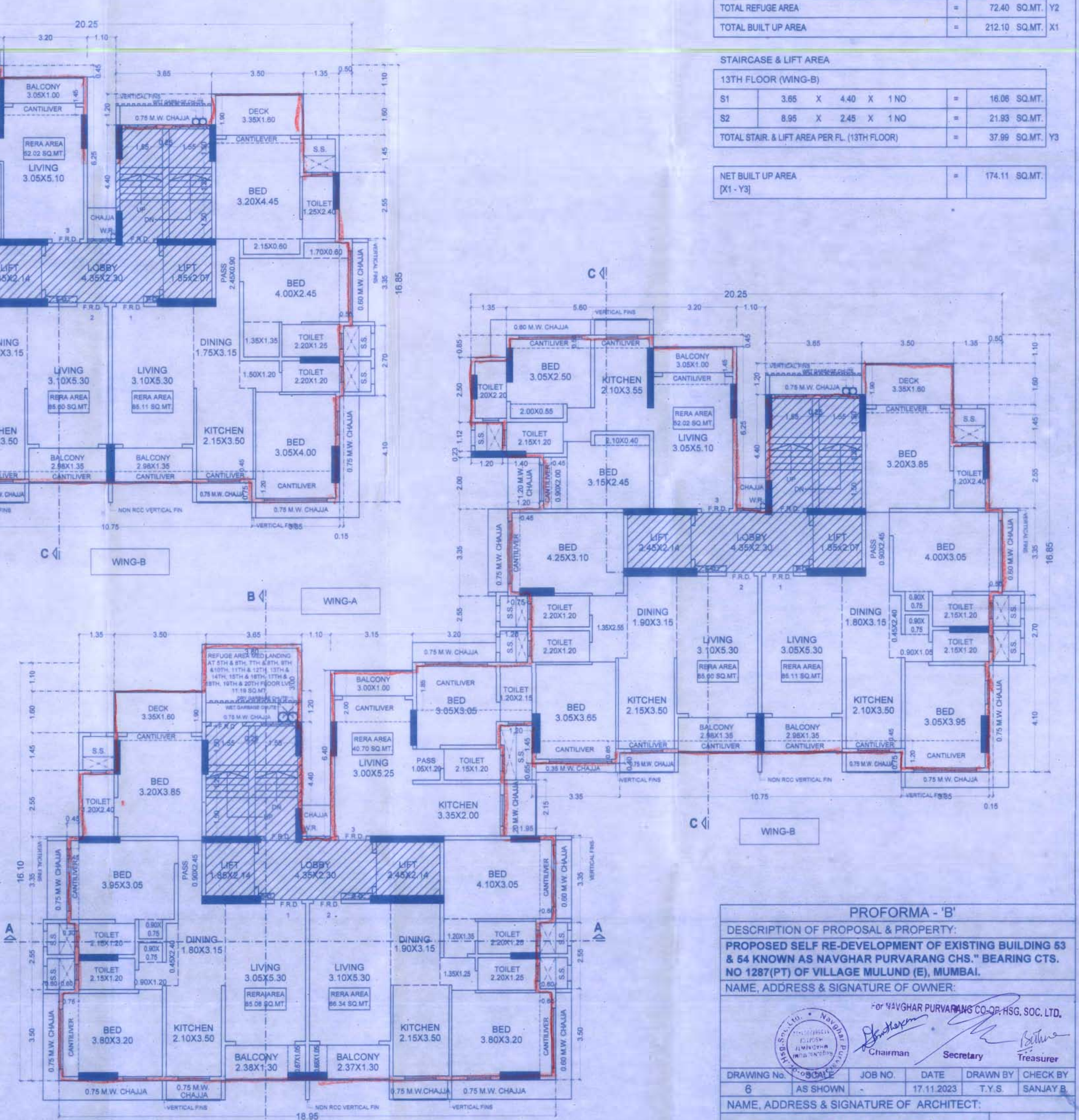
13TH FLOOR (WING-B)			
R1	1/2 X 1.10 X 0.54 X 1 NO	=	0.30 SQ.MT
R2	0.84 X 2.74 X 1 NO	=	2.30 SQ.MT
R3	9.31 X 3.45 X 1 NO	=	32.12 SQ.MT
R4	1.25 X 2.40 X 1 NO	=	3.00 SQ.MT
R5	1.10 X 1.65 X 1 NO	=	1.82 SQ.MT
R6	8.95 X 1.12 X 1 NO	=	10.02 SQ.MT
R7	1.40 X 2.38 X 1 NO	=	3.33 SQ.MT
R8	8.75 X 2.23 X 1 NO	=	19.51 SQ.MT
TOTAL REFUGE AREA = 72.40 SQ.MT			
TOTAL BUILT UP AREA = 212.10 SQ.MT			

STAIRCASE & LIFT AREA

13TH FLOOR (WING-B)			
S1	3.85 X 4.40 X 1 NO	=	16.98 SQ.MT
S2	8.95 X 2.45 X 1 NO	=	21.93 SQ.MT
TOTAL STAIR & LIFT AREA PER FL. (13TH FLOOR) = 38.98 SQ.MT			

NET BUILT UP AREA [X1-Y3]

=		174.11 SQ.MT
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15TH FLOOR PLAN SCALE - 1:100

PROFORMA - 'B'

DESCRIPTION OF PROPOSAL & PROPERTY:
 PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 63 & 64 KNOWN AS NAVGHAR PURVARANG CHS. BEARING CTS. NO 1287(P) OF VILLAGE MULUND (E), MUMBAI.

NAME, ADDRESS & SIGNATURE OF OWNER:
 NAVGHAR PURVARANG CO-OP. HSG. SOC. LTD.
 Chairman: [Signature] Secretary: [Signature] Treasurer: [Signature]

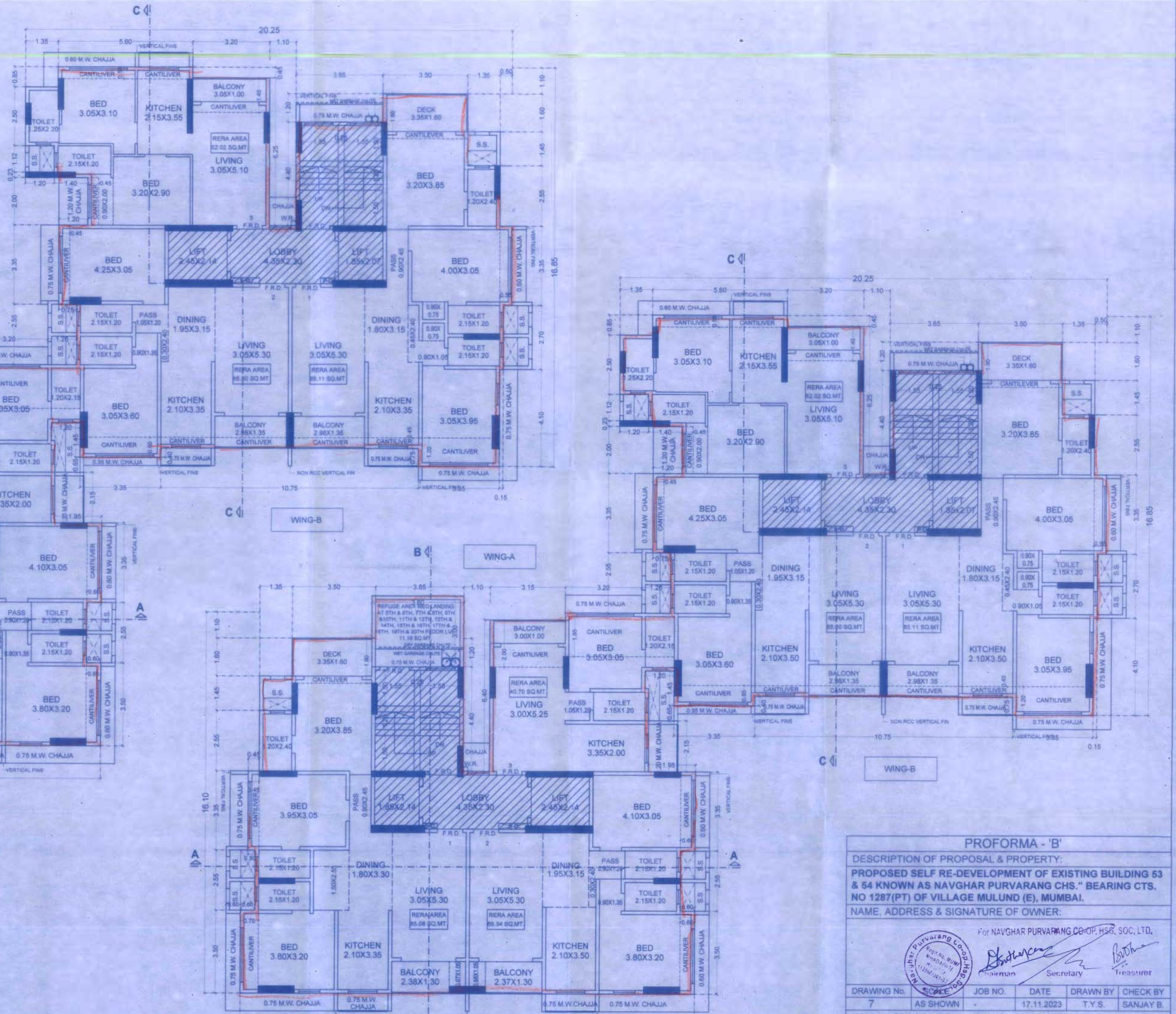
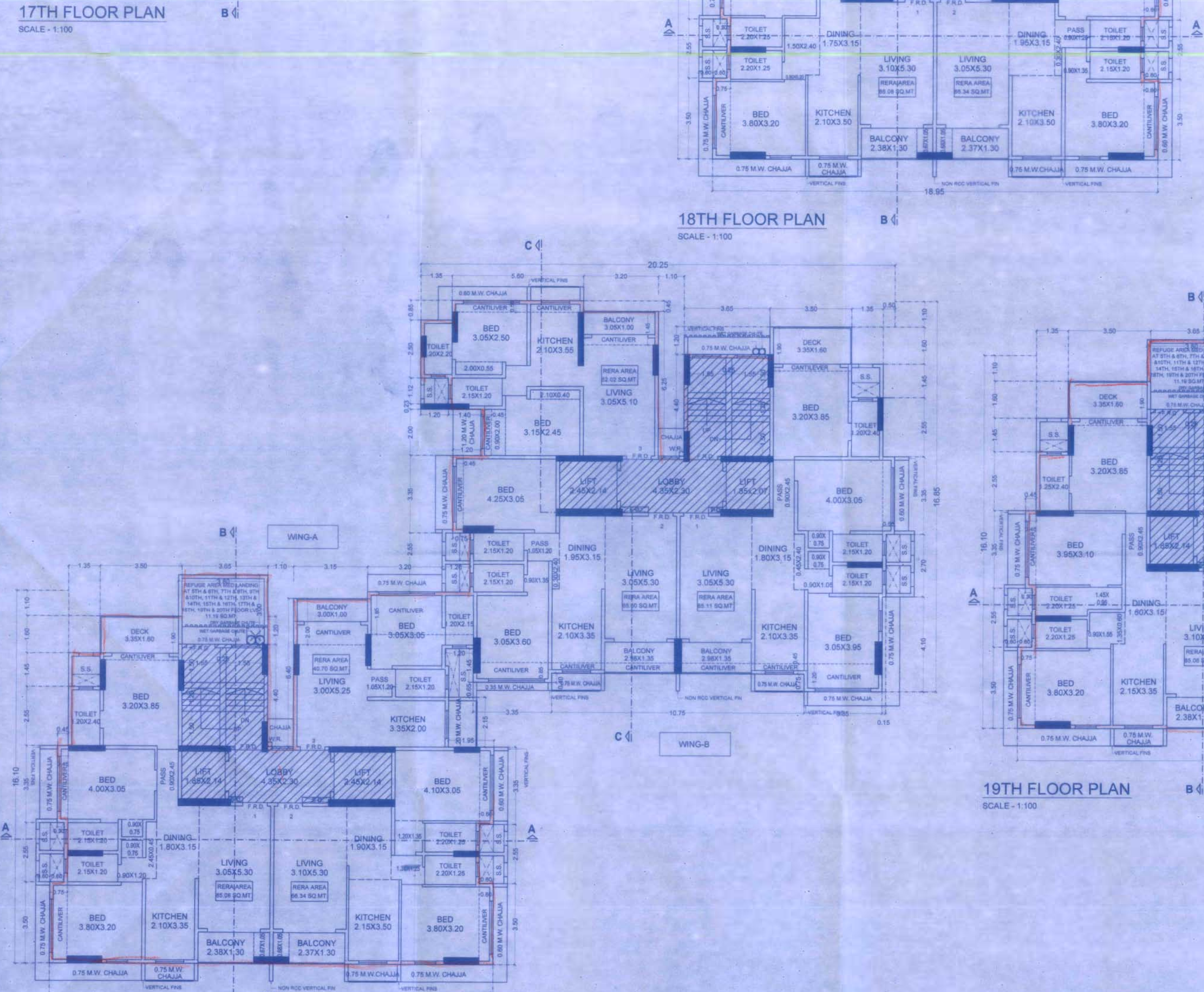
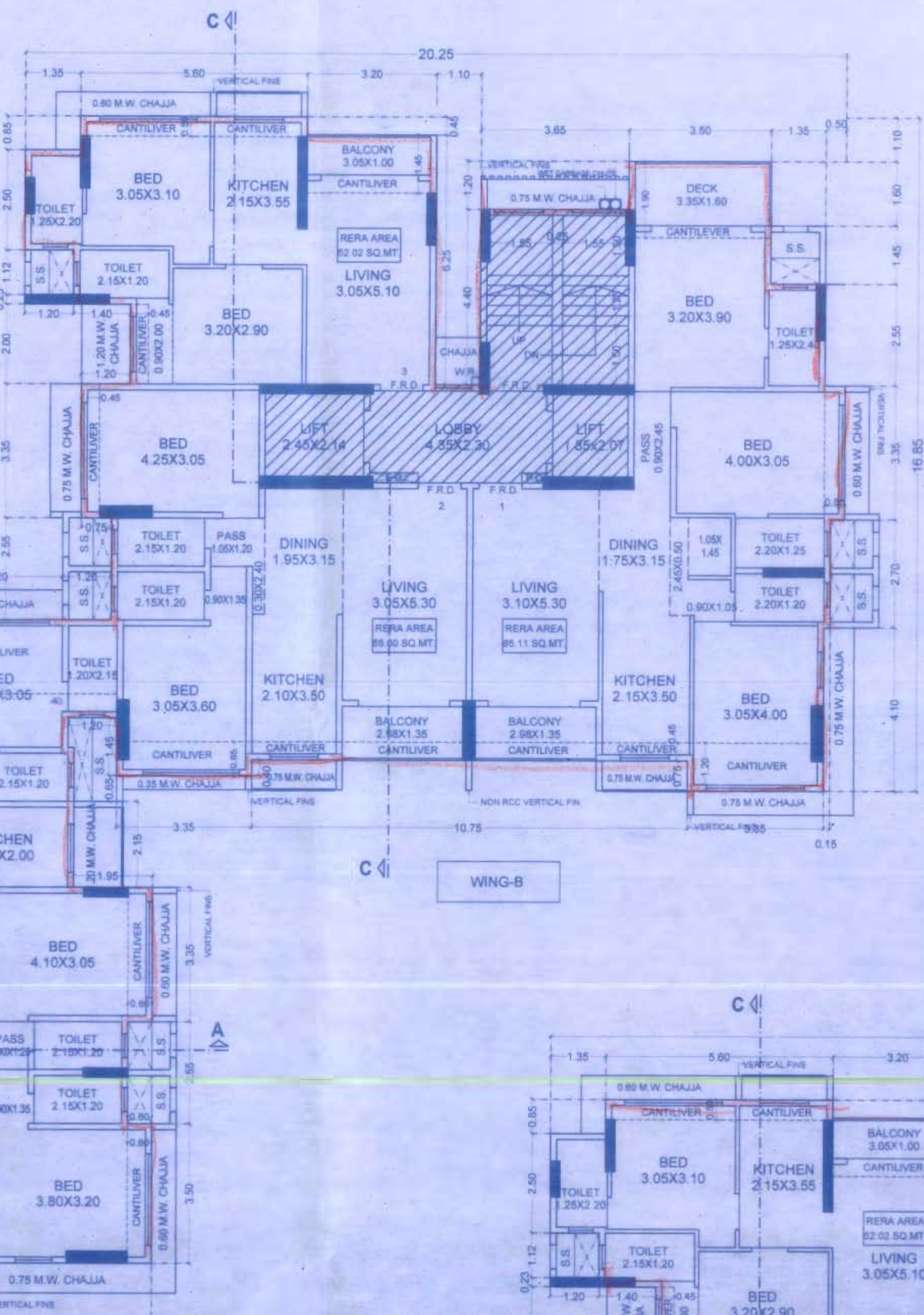
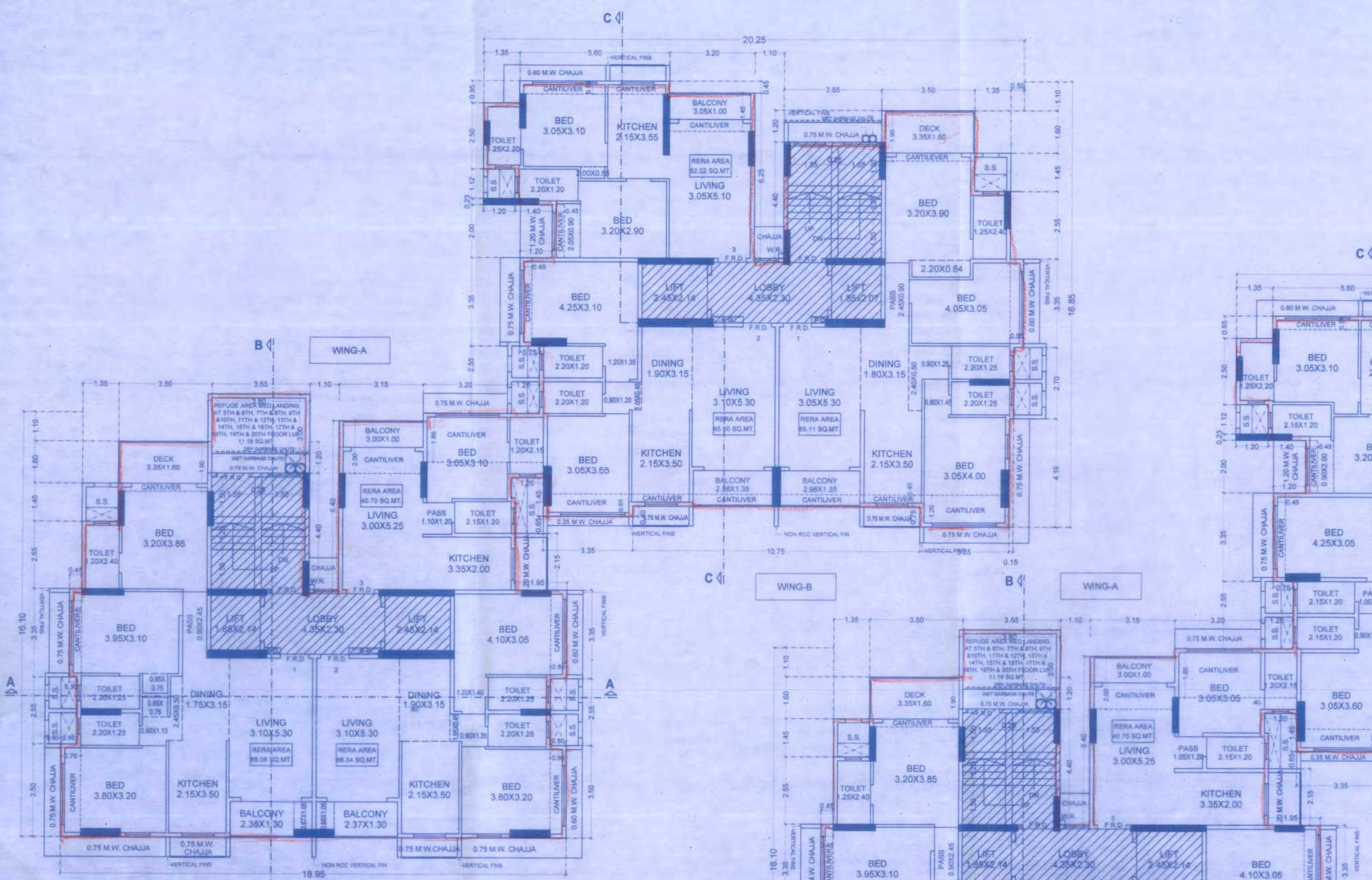
DRAWING NO. 6 AS SHOWN JOB NO. DATE 17.11.2023 DRAWN BY T.Y.S. CHECKED BY SANJAY B.

NAME, ADDRESS & SIGNATURE OF ARCHITECT:
DESIGNXUS ARCHITECTURAL
 KAUSHIK GHATE C.O.A. Reg. No. CA/201046019

221, Marathon Max, Jn. of E.B. Road & Mulund-Goregaon Link Road, Mulund (W), Mumbai - 400050. TEL - 22 - 29650033. EMAIL - designxus@rediffmail.com

This cancels Approval to the previous Plans Sanctioned under no. 12/375/2019 dated 11/01/2022

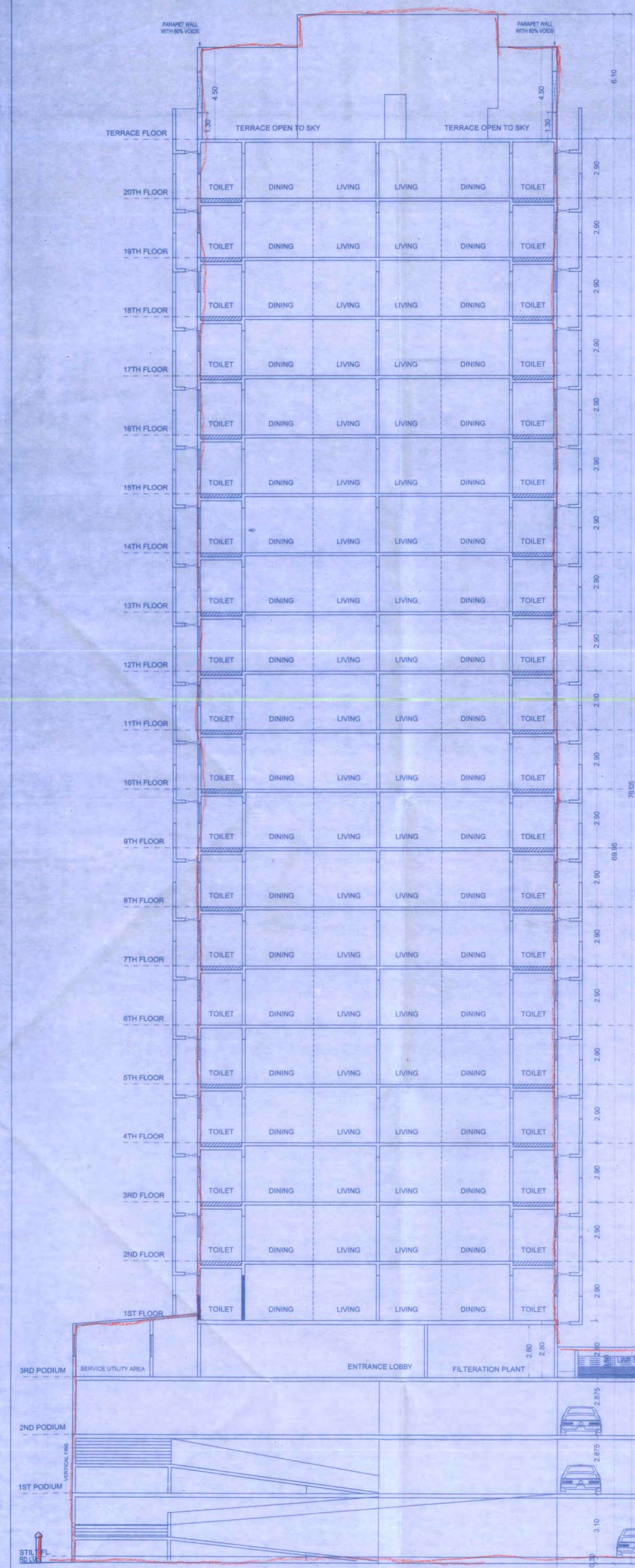
Issued by B.P. Cell / Greater Mumbai / Mhada Road Along with this office letter No. Mhada - 12/375/2019 Date 01 JAN 2024
 Ex. Eng. B.P. Cell GM/Mhada (E.S.)



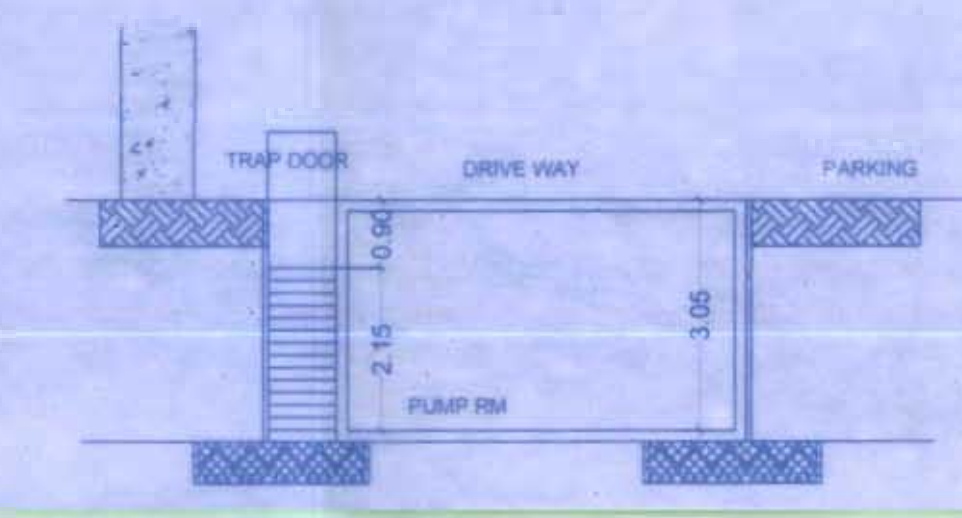
16TH FLOOR PLAN
 SCALE - 1:100

PROFORMA - 'B'
 DESCRIPTION OF PROPOSAL & PROPERTY:
 PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 63 & 64 KNOWN AS NAVGAR PURVARANG CHS. BEARING CTS. NO 1287(P/T) OF VILLAGE MULUND (E), MUMBAI.
 NAME, ADDRESS & SIGNATURE OF OWNER:
 For NAVGAR PURVARANG DEPT. HS&C, SOC. LTD.
 [Signature] Secretary
 [Signature] Treasurer
 DRAWING NO. 7 AS SHOWN JOB NO. DATE 17.11.2023 DRAWN BY T.Y.S. CHECK BY BANJAY B.
 NAME, ADDRESS & SIGNATURE OF ARCHITECT:
DESIGNEXUS ARCHITECTURAL STUDIOS
 KAUSHIK GHATE C.O.A. Reg. No CA/201049019
 2/1, Marolli Mar. Jn. of L.B.S. Road & Mulund-Goregaon Hwy Road, Mulund (W), Mumbai - 400026, TEL: +91-22-25960038, EMAIL: designexus@gmail.com

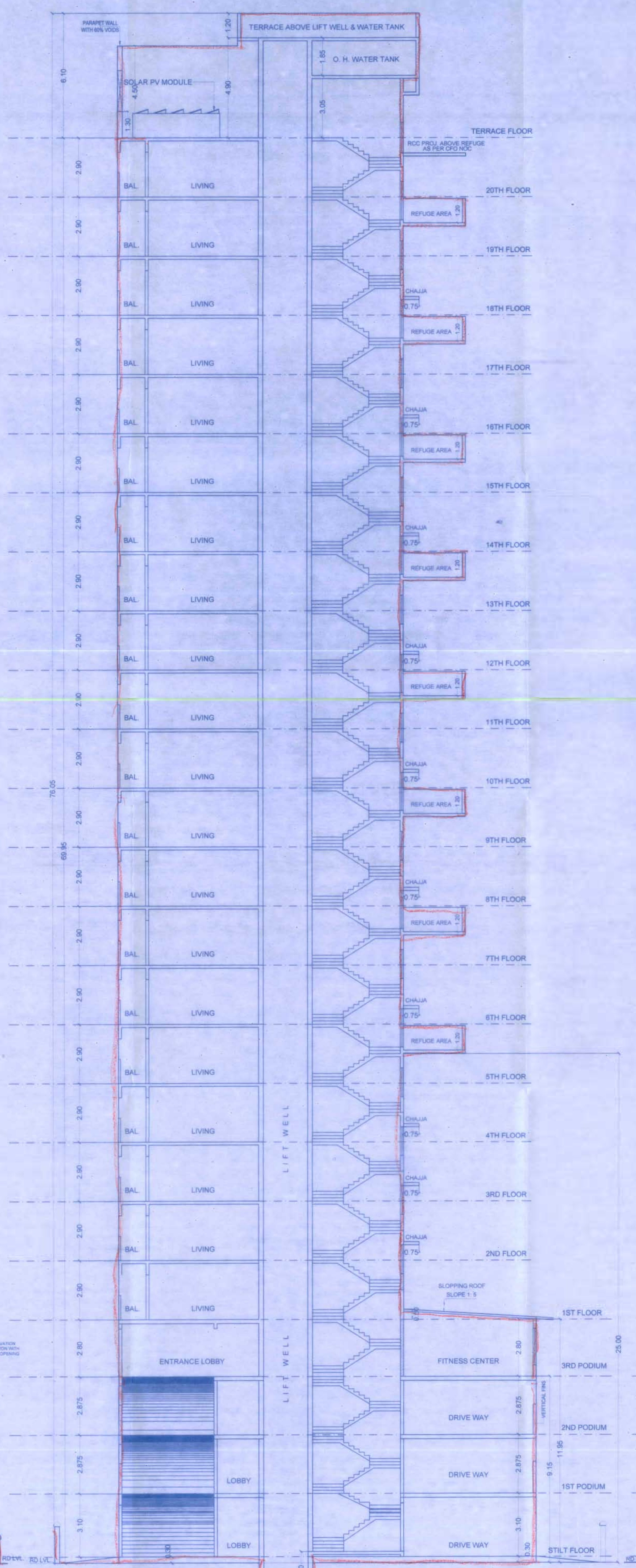
- NOTES**
1. ALL DIMENSIONS ARE IN METERS
 2. BLOCK SIZE
 3. FLOOR PLAN - 1:100
 4. SECTION PLAN - 1:100
 5. LIFT PLAN - 1:100
 6. THE PLAN AND PROVISIONS ARE FOR PROVISIONAL USE
 7. THE PLAN AND PROVISIONS ARE SUBJECT TO THE APPROVAL OF THE COMPETENT AUTHORITY AND SHALL BE VALID FOR A PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN
 8. THE ARCHITECTURAL CALCULATIONS CHECK SHEET AND PLANS CONNECT



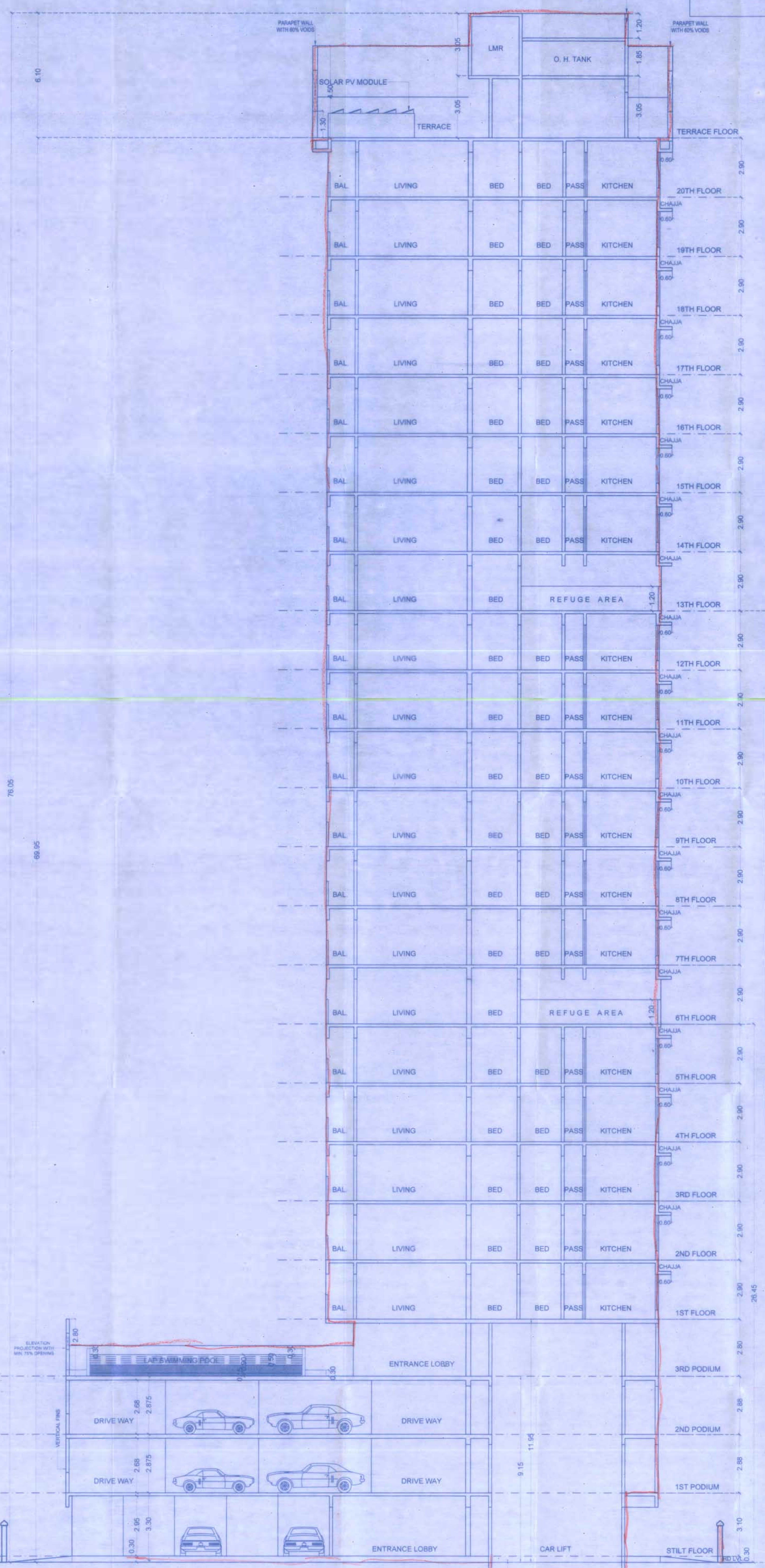
SECTION A-A
SCALE - 1:100



SECTION @X-X
SCALE - 1:100



SECTION B-B
SCALE - 1:100



SECTION C-C
SCALE - 1:100

This cancels Approval to the previous Plans Sanctioned under No. MHADA-12/375/2019 dated 01.12.2014

Issued by B.P. Cell / Greater Mumbai / Mhada Read Along with this office letter No. Mhada - 12/375/2014 Date 01 JAN 2024
Ex. Eng. B.P. Cell GM/Mhada (E.S.)

PROFORMA - 'B'
DESCRIPTION OF PROPOSAL & PROPERTY:
PROPOSED SELF RE-DEVELOPMENT OF EXISTING BUILDING 53 & 54 KNOWN AS NAVGHAR PURVARANG CHS. BEARING CTS. NO 1287(P) OF VILLAGE MULUND (E), MUMBAI.
NAME, ADDRESS & SIGNATURE OF OWNER:
For NAVGHAR PURVARANG CHS. NO. 53 & 54, LTD.
CHAIRMAN: [Signature]
TREASURER: [Signature]
DESIGNER: KAUSHIK GHATE C.O.A. Reg. No. CA/251048019
221, Marathon Max, Jk of L.S.S. Road & Mulund-Goregaon link Road, Mulund (W), Mumbai - 400006 TEL: +91-22-25965033 EMAIL: design@kaushik.com