



Building Permission Cell, Greater Mumbai / MHADA

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

AMEND IOA

No. MH/EE/(BP)/GM/MHADA-9/1240/2023/IOA/1/Amend

Date : 13 December, 2023

To

M/s. Reliable India Corporation

Office no 05, building no. 91, unique heights, near raigad chowk, kannamwar nagar 2, vikhroli east, mumbai. 400 083.

Sub : Proposed redevelopment of existing Building No.101 known as K. N. Ekdant C.H.S. Ltd. on plot bearing CTS No.356 (pt), of village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai.400 083.

Ref : Application of architect dated 21 February, 2023

Zero FSI IOAMH/EE/(BP)/GM/MHADA-9/1240/2023/IOA/1/Old dated 01 February, 2023 [!REF1]

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-9/1240/2023/IOA/1/Old dated 01 February, 2023 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 01 February, 2023, and following conditions –

C: 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. L 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/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 plinth shall be got checked by this office staff.
- 13 That the remarks from SWD department shall be submitted.
- 14 That the NOC from H.E. shall be submitted.
- 15 That the NOC /consultant remarks from S.G. shall be submitted.
- 16 That the NOC from PCO shall be submitted.

- 17 That the Material testing report for construction materials used at site shall be taken as per required frequency.
- 18 Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
- 19 - That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.
- 20 That the permission for Carriage Entance shall be obtained from S-ward/MCGM.

D: 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 the SWD Completion certificate shall be submitted before occupation.
- 10 That the CFO Completion certificate shall be submitted before occupation.
- 11 That the Fial Tree OC shall be submitted before occupation.
- 12 That the Consent letter from Mumbai Board shall be submitted before occupation.
- 13 That the Assessment NOC Shall be submitted.
- 14 That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
- 15 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
- 16 That final completion plans for Completion of work on site shall be submitted.
- 17 That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
- 18 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.
- 19 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
- 20 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.
- 21 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
- 22 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.
- 23 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.
- 24 That the 270-A certificate from MCGM shall be submitted.



Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 13-Dec-2023 13:

**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.**

Copy to:

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) Deputy Chief Engineer /B.P. Cell/MHADA.
- 3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 4) Executive Engineer Kurla Division, Mumbai Board for information & necessary.
- 5) Dy. Chief Engineer/B.P. Cell/GM/MHADA.
- 6) Asst. Commissioner Kannamvar Nagar, Vikhroli (MCGM)
- 7) A.A. & C. S Ward (MCGM)
- 8) A.E.W.W. S Ward (MCGM)
- 9) The Secretary/Chairman

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in

writing of the VP/CEO /MHADA.

19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

Sd/-

13 December, 2023

Prashant Dhatrak
Executive Engineer / B.P.Cell
Greater Mumbai / MHADA.

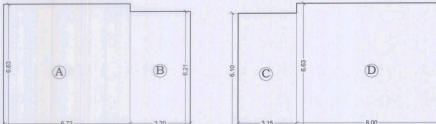
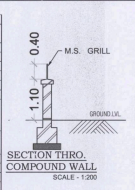
FLOOR	B.U. AREA		STAIRCASE AREA (FREE OF FEE BY PAYING PREMIUM)		OFFICE	REFUGE AREA (FREE OF FEE)		TOTAL B.U. AREA	SQ.MT
	RES	NON-RES	RES	NON-RES		REQ	PIERM		
STILT FLOOR	148.50	-	-	-	-	-	-	148.50	SQ.MT
1ST FLOOR	210.5	-	54.73	-	-	-	-	210.5	SQ.MT
2ND FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
3RD FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
4TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
5TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
6TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
7TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
8TH FLOOR	195.88	-	54.02	-	66.89	71.07	67.56	195.88	SQ.MT
9TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
10TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
11TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
12TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
13TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
14TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
15TH FLOOR	245.92	-	54.02	-	66.89	71.07	67.56	245.92	SQ.MT
16TH FLOOR	195.88	-	54.02	-	-	-	-	195.88	SQ.MT
17TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
18TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
19TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
20TH FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
21ST FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
22ND FLOOR	205.69	-	54.02	-	19.3	18.06	19.19	205.69	SQ.MT
23RD FLOOR	245.92	-	54.02	-	-	-	-	245.92	SQ.MT
TOTAL AREA	3480.43	148.5	1243	0.00	19.3	154.30	154.30	6628.93	SQ.MT

FLOOR NOS.	FLAT NOS.					FLATS BELOW	FLATS BTWN	NO. OF FLATS
	1	2	3	4	5			
1st	55.16	-	49.24	49.24	40.53	-	4	4
2nd	46.32	40.75	49.24	49.24	39.5	2	3	5
3rd	46.32	40.75	49.24	49.24	39.5	2	3	5
4th	46.32	40.75	49.24	49.24	39.5	2	3	5
5th	46.32	40.75	49.24	49.24	39.5	2	3	5
6th	46.32	40.75	49.24	49.24	39.5	2	3	5
7th	46.32	40.75	49.24	49.24	39.5	2	3	5
8th	-	40.75	49.24	49.24	39.5	2	2	4
9th	46.32	40.75	49.24	49.24	39.5	2	3	5
10th	46.32	40.75	49.24	49.24	39.5	2	3	5
11th	46.32	40.75	49.24	49.24	39.5	2	3	5
12th	46.32	40.75	49.24	49.24	39.5	2	3	5
13th	46.32	40.75	49.24	49.24	39.5	2	3	5
14th	46.32	40.75	49.24	49.24	39.5	2	3	5
15th	46.32	40.75	49.24	49.24	39.5	2	2	4
16th	46.32	40.75	49.24	49.24	39.5	2	3	5
17th	46.32	40.75	49.24	49.24	39.5	2	3	5
18th	46.32	40.75	49.24	49.24	39.5	2	3	5
19th	46.32	40.75	49.24	49.24	39.5	2	3	5
20th	46.32	40.75	49.24	49.24	39.5	2	3	5
21th	46.32	40.75	49.24	49.24	39.5	2	3	5
22nd	48.85	40.75	49.24	49.24	-	1	3	4
23rd	46.32	40.75	49.24	49.24	39.5	2	3	5
TOTAL FLAT NOS.								111

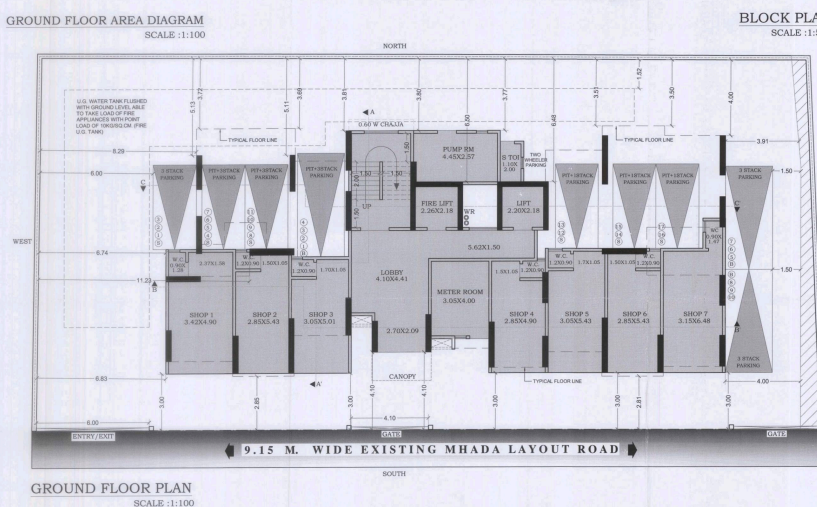
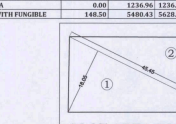
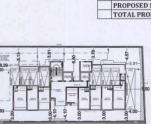
CARPARK STATEMENT (AS PER DPCR 2024)			
CARPET AREA IN SQ.MT	PARKING REQ. BY RULES	TELEMEN	PARKING REQ.
BELOW 45.00	1 PARKING/ 8 TELEMEN	44	5.50
BETWEEN 45.00 TO 60.00	1 PARKING/ 4 TELEMEN	67	16.75
BETWEEN 60.00 TO 90.00	1 PARKING/ 2 TELEMEN	0	0
90.00 ABOVE	1 PARKING/ 1 TELEMEN	0	0
TOTAL		111	22.25
ADD 10% VISITOR PARKING			
			2.23
ONE PARKING SPACE FOR EVERY 150.00 SQ.MT OF FLOOR AREA IN THE CASE OF RESIDENTIAL USER WITH EACH SHOP UP TO 20 SQ.MT. IN AREA.		100.11	0.67
ONE PARKING SPACE FOR EVERY 90 SQ.MT. OF TOTAL FLOOR AREA FOR SHOP EACH OVER 20 SQ.MT. IN AREA.		48.39	0.97
TOTAL		148.5	1.64
ADD 10% VISITORS PARKING			
			0.16
TOTAL REQUIRED PARKING SPACE			27.00
TOTAL PROPOSED PARKING SPACE			27.00

SIZE	REQUIRED	PROPOSED
RICAR PARK	14	13
SMALL CAR PARK	13	17
TOTAL	27	27

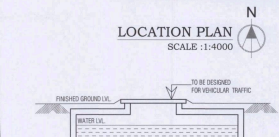
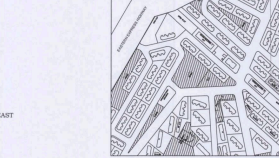
SR. NO.	PARTICULARS OF OFFER LETTER	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL
1	1/UNA. COMB. REG. (NO. F-1406/2024/2022) DT. 29.12.2022			
2	PERMISSIBLE BUA	148.51	4243.47	4391.98
3	PERMISSIBLE FLOOR AREA	51.98	1485.21	1537.19
	TOTAL PERMISSIBLE BUA WITH FLOOR AREA	200.49	5728.68	5929.17
3	PROPOSED BUA	148.50	4243.47	4391.97
4	PROPOSED FLOOR AREA	0.00	1236.96	1236.96
	TOTAL PROPOSED BUA WITH FLOOR AREA	148.50	5480.43	5628.93



BUA AREA CALCULATION FOR GROUND FLOOR	
A	6.72 X 6.63 X 1 = 44.55
B	3.20 X 6.71 X 1 = 21.47
C	3.15 X 6.10 X 1 = 19.22
D	6.88 X 6.63 X 1 = 45.62
E	1.50 X 7.88 X 1 = 11.82
TOTAL BUA AREA GROUND FLOOR	148.50



PLOT AREA CALCULATION 'A'	
1	6.5 X 45.45 X 1 = 295.23
2	6.5 X 45.45 X 1 = 295.23
TOTAL	590.46



PROFORMA 'A'

AREA STATEMENT	IN SQ. MT.
A) Area of plot	805.86
As per MHADA Demarcation	829.00
As per NOC	805.86
As per Architect's area calculation	829.00
Deduction for:	
a) Road Setback Area	0.00
b) Proposed Road	0.00
c) Any Reservation	0.00
d) ---% Amenity space as per DCR 56/57 (sub-pln)	0.00
Total Deductions (sub-4+c+d)	0.00
Balance area of plot (1-2)	805.86
Deduction for Recreation Ground (15%)	0.00
Net plot area (3-4)	805.86
Additions for Floor Space Index	
2(a) 100% Setback Area	0.00
2(b) 100% D.P. Road	0.00
7 Total Area (3+6)	805.86
8 Floor Space Index permissible	3.00
a) Additional FSI granted by MHADA vide order No. COMENR/NOCP/460024/2022 dated 28.12.2022	2417.58
b) Additional FSI granted by MHADA vide order No. COMENR/NOCP/460024/2022 dated 28.12.2022. PROVIDATA S.I. 41.70 X 301	1974.40
10 Permissible Floor Area (7+8+9)	4391.98
11 Existing Floor Area	0.00
12 Proposed Built Up Area	4391.97
a) Purely Residential Built Up Area	4243.47
b) Purely Non-Residential Built Up Area	148.50
13 Total Built Up Area Proposed	4391.97
14 Floor Space Index Consumed (13/3)	5.45
B) Details of FSI availed as per DCR 35(4)	
1 Fungible BUA component permissible vide DPCR 31(3) for purely residential	1485.21
2 Fungible BUA component permissible vide DPCR 31(3) for non-residential	51.98
3 Fungible Built Up Area component proposed vide DPCR 31(3) for purely residential	1236.96
4 Fungible Built Up Area component proposed vide DPCR 31(3) for non-residential	0.00
5 Total Fungible Built Up Area vide DCR 31(3)	1236.96
6 GROSS BUILT UP AREA PERMISSIBLE	5929.17
7 GROSS BUILT UP AREA PROPOSED	5628.93
C) Tenements Statement	
1 Proposed Area (1+2+3)	5628.93
2 Less Non-Residential Area (2b + B2)	148.50
3 Area available for Tenements (1-2)	5480.43
4 Tenements permissible (450/1 Hec)	247.11
5 Tenements proposed	79.00
6 Tenements Existing	32.00
7 Total Tenements on the plot	111.00
D) Parking Area Statement	
1 Parking Required by Regulations for:	27.00
2 Covered Garages Permissible:	---
3 Covered Garages Proposed	---
4 Total Parking Proposed	27.00

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF THE PLOT AS SHOWN IN THESE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA NOTED IN THE OCCUPANTS OF OVERSEASER RECORDS.

Signature of Architect

M/S. RELIABLE INDIA CORPORATION C.A.T.O **Fazal M. Shaikh** Digitally signed by Fazal M. Shaikh on 08.12.2023 14:59:19 +05'30'

KANNAMWAR NAGAR EKSDANT **A. G. Shaikh**

C.H.S. LTD.

STAMP OF APPROVAL OF PLAN

Attested Digitally by: **Atul** Signed by: **Ajay** Digitally signed by: **Prashant**

Attested Digitally by: **Ramesh** Signed by: **Ramesh** Digitally signed by: **Damod**

Attested Digitally by: **Rajesh** Signed by: **Wankar** Digitally signed by: **Prashant**

Attested Digitally by: **Atul** Signed by: **Atul** Digitally signed by: **Prashant**

S.E.P. CELL M.H.A.D.A. Digitally signed by: **B.P. CELL/CM/MHADA**

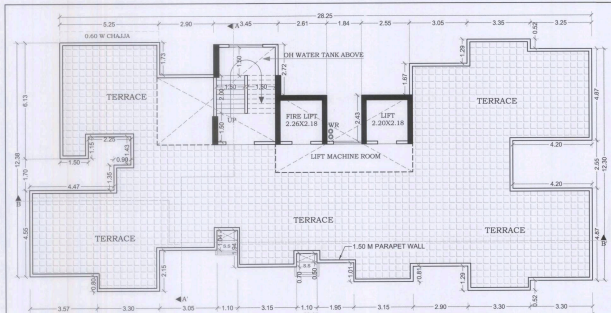
ADITI DAHOLKAR Digitally signed by: **ADITI DAHOLKAR** on 08.12.2023 14:59:19 +05'30'

ADITI DAHOLKAR Digitally signed by: **ADITI DAHOLKAR** on 08.12.2023 14:59:19 +05'30'

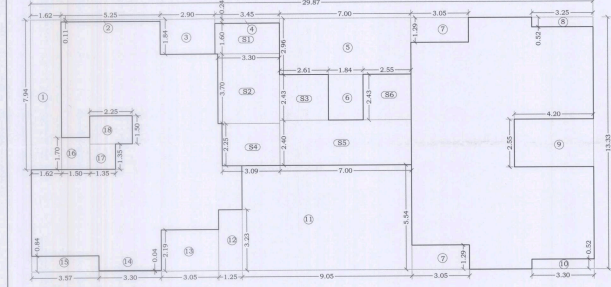
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Notes

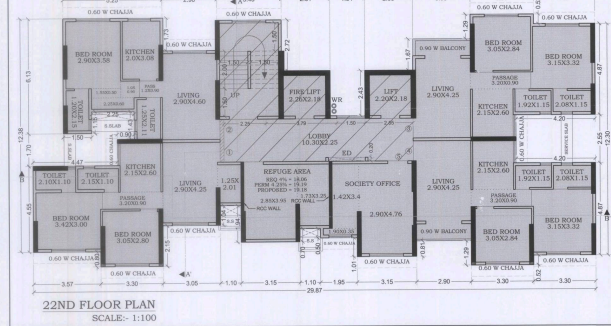
1. Boundary of the plot is shown by dashed line.
2. Proposed building shall be within the boundary of the plot.
3. All dimensions shall be in meters.
4. All dimensions shall be as per the approved plans.
5. All dimensions shall be as per the approved plans.
6. All dimensions shall be as per the approved plans.
7. All dimensions shall be as per the approved plans.
8. All dimensions shall be as per the approved plans.
9. All dimensions shall be as per the approved plans.
10. All dimensions shall be as per the approved plans.
11. All dimensions shall be as per the approved plans.



TERRACE FLOOR PLAN
SCALE: 1:100



22ND FLOOR AREA DIAGRAM
SCALE: 1:100



22ND FLOOR PLAN
SCALE: 1:100

CARPET AREA STATEMENT

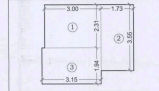
FLAT 1: 1st Floor	FLAT 2: 2nd Floor	FLAT 3: 3rd Floor	FLAT 4: 1st to 2nd Floor
LIVING 2.9 X 4.25 X 1 = 12.33	LIVING 2.9 X 4.25 X 1 = 12.33	LIVING 2.9 X 4.4 X 1 = 12.76	LIVING 2.9 X 4.25 X 1 = 12.33
BALCONY 1.9 X 1.9 X 1 = 3.61	BALCONY 1.9 X 1.9 X 1 = 3.61	BALCONY 2 X 3.08 X 1 = 6.16	BALCONY 2 X 3.08 X 1 = 6.16
ALCOVE 2.15 X 2.6 X 1 = 5.59	ALCOVE 2.15 X 2.6 X 1 = 5.59	KITCHEN 1.8 X 2.75 X 1 = 4.95	KITCHEN 1.8 X 2.75 X 1 = 4.95
PASSAGE 3.2 X 0.9 X 1 = 2.88	PASSAGE 3.2 X 0.9 X 1 = 2.88	PASSAGE 3.15 X 1 X 1 = 3.15	PASSAGE 3.15 X 1 X 1 = 3.15
BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 2.9 X 3.56 X 1 = 10.30	BEDROOM 2.9 X 3.56 X 1 = 10.30
BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 2.9 X 3.56 X 1 = 10.30	BEDROOM 2.9 X 3.56 X 1 = 10.30
BEDROOM 3.42 X 3.0 X 1 = 10.26	BEDROOM 3.42 X 3.0 X 1 = 10.26	BEDROOM 2.9 X 3.56 X 1 = 10.30	BEDROOM 2.9 X 3.56 X 1 = 10.30
BALCONY 3.47 X 0.88 X 1 = 3.05	BALCONY 3.47 X 0.88 X 1 = 3.05	TOLLET 1.1 X 2.1 X 1 = 2.31	TOLLET 1.1 X 2.1 X 1 = 2.31
BALCONY 2.27 X 0.15 X 1 = 0.34	BALCONY 2.27 X 0.15 X 1 = 0.34	TOLLET 1.1 X 2.1 X 1 = 2.31	TOLLET 1.1 X 2.1 X 1 = 2.31
TOLLET 2.1 X 1.1 X 1 = 2.31	TOLLET 2.1 X 1.1 X 1 = 2.31	D 1.05 X 0.15 X 1 = 0.16	D 1.05 X 0.15 X 1 = 0.16
TOLLET 2.1 X 1.1 X 1 = 2.31	TOLLET 2.1 X 1.1 X 1 = 2.31	D 0.9 X 0.1 X 1 = 0.09	D 0.9 X 0.1 X 1 = 0.09
D 1.05 X 0.15 X 1 = 0.16	D 1.05 X 0.15 X 1 = 0.16	D 0.9 X 0.1 X 1 = 0.09	D 0.9 X 0.1 X 1 = 0.09
D 0.9 X 0.1 X 1 = 0.09	D 0.9 X 0.1 X 1 = 0.09	D 0.75 X 0.1 X 1 = 0.08	D 0.75 X 0.1 X 1 = 0.08
D 0.75 X 0.1 X 1 = 0.08	D 0.75 X 0.1 X 1 = 0.08	D 0.81 X 0.1 X 1 = 0.08	D 0.81 X 0.1 X 1 = 0.08
TOTAL = 52.97	TOTAL = 48.93	TOTAL = 39.40	TOTAL = 47.61
REERA CARPET AREA = 52.97	REERA CARPET AREA = 48.93	REERA CARPET AREA = 39.40	REERA CARPET AREA = 47.61

SECTION E-E
(THRU SLOPED SLAB ABOVE SHOP @ 1:5)
SCALE: 1:100

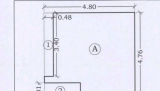
FLAT 1: 2nd Floor	FLAT 2: 1st Floor	FLAT 3: 2nd to 1st and 2nd Floor
LIVING 2.9 X 4.25 X 1 = 12.33	LIVING 2.9 X 4.25 X 1 = 12.33	LIVING 2.9 X 4.76 X 1 = 13.80
BALCONY 1.9 X 1.9 X 1 = 3.61	BALCONY 1.9 X 1.9 X 1 = 3.61	LIVING 2.9 X 4.76 X 1 = 13.80
ALCOVE 2.15 X 2.6 X 1 = 5.59	ALCOVE 2.15 X 2.6 X 1 = 5.59	KITCHEN 1.8 X 2.75 X 1 = 4.95
PASSAGE 3.2 X 0.9 X 1 = 2.88	PASSAGE 3.2 X 0.9 X 1 = 2.88	PASSAGE 3.15 X 1 X 1 = 3.15
BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 2.9 X 3.56 X 1 = 10.30
BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 3.05 X 2.8 X 1 = 8.54	BEDROOM 2.9 X 3.56 X 1 = 10.30
BEDROOM 3.42 X 3.0 X 1 = 10.26	BEDROOM 3.42 X 3.0 X 1 = 10.26	BEDROOM 2.9 X 3.56 X 1 = 10.30
BALCONY 3.47 X 0.88 X 1 = 3.05	BALCONY 3.47 X 0.88 X 1 = 3.05	TOLLET 1.1 X 2.1 X 1 = 2.31
BALCONY 2.27 X 0.15 X 1 = 0.34	BALCONY 2.27 X 0.15 X 1 = 0.34	TOLLET 1.1 X 2.1 X 1 = 2.31
TOLLET 2.1 X 1.1 X 1 = 2.31	TOLLET 2.1 X 1.1 X 1 = 2.31	D 1.05 X 0.15 X 1 = 0.16
TOLLET 2.1 X 1.1 X 1 = 2.31	TOLLET 2.1 X 1.1 X 1 = 2.31	D 0.9 X 0.1 X 1 = 0.09
D 1.05 X 0.15 X 1 = 0.16	D 1.05 X 0.15 X 1 = 0.16	D 0.9 X 0.1 X 1 = 0.09
D 0.9 X 0.1 X 1 = 0.09	D 0.9 X 0.1 X 1 = 0.09	D 0.75 X 0.1 X 1 = 0.08
D 0.75 X 0.1 X 1 = 0.08	D 0.75 X 0.1 X 1 = 0.08	D 0.81 X 0.1 X 1 = 0.08
TOTAL = 52.97	TOTAL = 48.93	TOTAL = 39.40
REERA CARPET AREA = 52.97	REERA CARPET AREA = 48.93	REERA CARPET AREA = 39.40



SECTION C-C
SCALE: 1:100



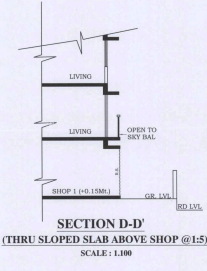
22ND FLOOR REFUGE AREA DIAGRAM
SCALE: 1:100



22ND FLOOR SOCIETY OFFICE AREA DIAGRAM
SCALE: 1:100

FLAT	REERA	SQ.MT
22ND	265.97	90.00
22ND	265.97	90.00
TOTAL	451.61	180.00
REFUGE AREA PROPOSED	19.18	90.00
REFUGE AREA PROPOSED	19.18	90.00

FLAT	REERA	SQ.MT
22ND	265.97	90.00
22ND	265.97	90.00
TOTAL	451.61	180.00
REFUGE AREA PROPOSED	19.18	90.00
REFUGE AREA PROPOSED	19.18	90.00



SECTION D-D'
(THRU SLOPED SLAB ABOVE SHOP @ 1:5)
SCALE: 1:100

DISC. OF PROPOSAL: PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 101 ON PLOT REARER, C.T. NO. 100/70, KARNAVATI, NAGAR, MUMBAI 400 061.

CONTENTS OF SHEET: 22ND & TERRACE FLOOR PLAN, AREA DIA. AND AREA CAL. 22ND REFUGE AREA DIA. & CAL., CARPET AREA AREA DIA. & CAL. SECTION C-C, D-D, D-D'.

NAME & SIGNATURE OF OWNER: M/S. RELIABLE INDIA CORPORATION C.A. TO KANNAVATI NAGAR, ERKANT C.H.S. LTD.

Digitally signed by: Fazzal M. A. G. Shaikh, Date: 2023.11.13 14:26:45+05:30.

STAMP OF APPROVAL OF PLAN: Attequr Ataur Rahman Ansari, Digitally signed by Attequr Ataur Rahman Ansari, Date: 2023.11.13 14:26:45+05:30.

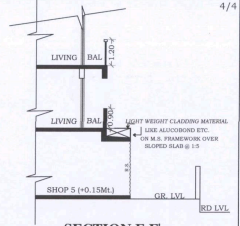
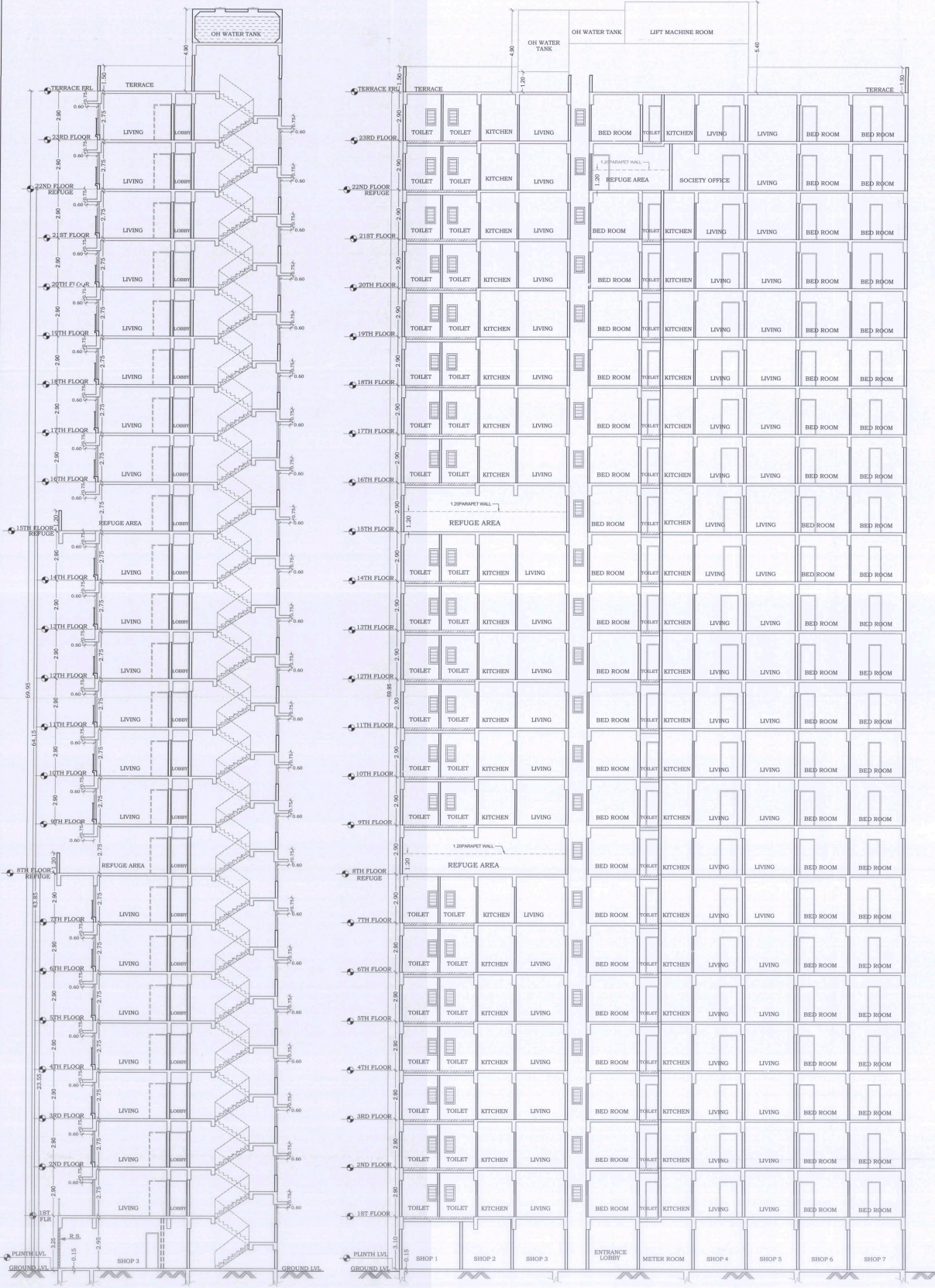
Prashant Damodar Dhatarak, Digitally signed by Prashant Damodar Dhatarak, Date: 2023.11.13 14:26:45+05:30.

S.E.P.CELL MHADA, Digitally signed by S.E.P.CELL MHADA, Date: 2023.11.13 14:26:45+05:30.

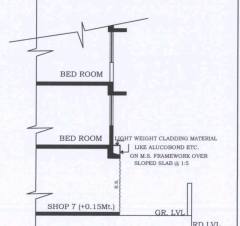
EXECUTIVE ENGINEER B.P. CELL/MHADA.

SCALE: 1/4, DATE: 08.12.2023.

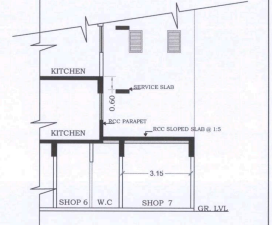
NORTH, NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT: ADITI DABHOLKAR, 101/102, KANNAVATI NAGAR, ERKANT C.H.S. LTD., MUMBAI 400 061.



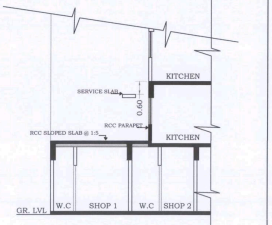
SECTION F-F'
(THRU SLOPED SLAB ABOVE SHOP @1:5)
SCALE: 1:100



SECTION G-G'
(THRU SLOPED SLAB ABOVE SHOP @1:5)
SCALE: 1:100



SECTION H-H'
(THRU SLOPED SLAB ABOVE SHOP @1:5)
SCALE: 1:100



SECTION I-I'
(THRU SLOPED SLAB ABOVE SHOP @1:5)
SCALE: 1:100

- Notes**
1. All dimensions are in meters unless otherwise specified.
 2. All walls are 200mm thick unless otherwise specified.
 3. All floors are 120mm thick unless otherwise specified.
 4. All ceilings are 100mm thick unless otherwise specified.
 5. All doors are 2100mm high unless otherwise specified.
 6. All windows are 2100mm high unless otherwise specified.
 7. All stairs are 1000mm wide unless otherwise specified.
 8. All lifts are 1000mm wide unless otherwise specified.
 9. All ramps are 1000mm wide unless otherwise specified.
 10. All levels are in meters above Mean Sea Level (MSL) unless otherwise specified.

DESC. OF PROPOSAL		CONTENTS OF SHEET:	
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 011 ON PLOT BEARING C.T.S. NO. 356/97 OF VILLAGE HASTALAT AT KANHAMWAR NAGAR, MHADA LAPOUCY VIHAR (B. MUMBAI) - 405 083.		SECTION A-A, B-F, G-G, H-H & I-I.	
NAME & SIGNATURE OF OWNER		NAME & SIGNATURE OF ARCHITECT	
M/S. RELIABLE INDIA CORPORATION C.A.T.O KANHAMWAR NAGAR EKDANT C.H.S. LTD.		Fazal M. A. G. Shaikh Digitally signed by Fazal M. A. G. Shaikh Date: 2023.12.28 15:02:02 +05'30'	
STAMP OF APPROVAL PLAN			
Digitally signed by		Digitally signed by	
Ateequr Ataur		Ajay Ramesh Wankhede	
Rahma Ansari		Prashant Damodhar Dharmak	
n Ansari		Ar	
Rahman Ansari		Dhatrik	
Ansari		40539	
S.S.B.P.CELL MHADA		Dy.S.B.P.CELL MHADA	
EXECUTIVE ENGINEER		EXECUTIVE ENGINEER	
B.P. CELL/GM/MHADA		B.P. CELL/GM/MHADA	
SCALE (JOB NO / SHEET NO) / DRN. BY / CHK. BY / DATE		SCALE (JOB NO / SHEET NO) / DRN. BY / CHK. BY / DATE	
1:100 / 4/4 / ABHUBERT / 08.12.2023		1:100 / 4/4 / ABHUBERT / 08.12.2023	
NORTH NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT		NORTH NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT	
ADITI DABHOLKAR		ADITI DABHOLKAR	
Shop No. 4, 501 New Apartment, L.B.S. Marg, Opp. B.C. Square, Vihar (B.) Mumbai - 405 083.		Shop No. 4, 501 New Apartment, L.B.S. Marg, Opp. B.C. Square, Vihar (B.) Mumbai - 405 083.	

SECTION A-A'
SCALE: 1:100

SECTION B-B'
SCALE: 1:100