महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

म्हाडा

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-1/583/2023

Date- 31 MAY 2023

To,
L.S., Shri. Sagar K. Sharma,
Shop no. 2, "Mehul" Apartment,
Kanti Nagar, Near Jain Temple,
Andheri (East), Mumbai - 400059.

Sub: Proposed Redevelopment of existing building no. 14 known as Pant Nagar Rajdhani CHS Ltd, on plot bearing C.T.S. No. 5681(pt) of village Ghatkopar - Kirol, situated at Pant Nagar MHADA Colony, Ghatkopar (E), Mumbai - 400075.

Ref.: 1.L.S. Application for Amended plans Dtd. 10.05.2023

Dear Applicants,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 27.01.2021approved by MHADA and Amended plans following conditions: -

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 the payment as per schedule of installment shall be made.
4. That C.C. shall get endorsed.
5. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
6. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
7. That the Valid Janata Insurance policy shall be submitted.
8. That the quarterly progress report shall be submitted by L.S./Architect.
9. That the certificate from GVK informing this office that the AMSL height of topmost elevation of building under reference is within permissible AMSL issued by civil aviation authority shall be submitted before OC.

10. That the dry and wet garbage shall be segregated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building to the jurisdiction of MCGM. This necessary condition in Sale Agreement or Transfer shall be incorporated by the Developer/Owner.

11. 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.

12. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MHADA against any all/actions, suits, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCR 1991.

13. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.

14. That the N.O.C. from local electric supply co. shall be submitted.

15. Architect, Structural consultant shall verify the scheme is progress as per sub structure, super structure & OHT.

16. That the final outcome of parking provision by Govt. of Maharashtra, UDD shall be binding on you.

17. That the applicant shall deploy the construction labour as per provisions of labour.

One set of amended plans duly signed and stamped is hereby returned as token of Approval.

(Sanjay Jadhav)	**(Ajay Wankhede)**	**(Anil N. Rathod)**
S.E.B.P.Cell	**Dy.E.B.P.Cell**	**Executive Engineer (E.S.)**
MHADA	**MHADA**	**B.P.Cell/GM/MHADA**

Copy to:

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

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide

APPROVED

no. CO/MB/REE/NOC/F-607/2990/2021 Dtd.08.12.2021for gross plot area 4917.36 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 set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-607/2990/2021 Dtd.08.12.2021for gross plot area 4917.36 sq.mt.

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

3) Executive Engineer Kurla Division, Mumbai Board for information & necessary action:-

The set of plans attached herewith for your information & necessary action. The plans are approved as per Demarcation letter issued by Mumbai Board vide no. EE/HGD/MB/3156/10dtd.29.09.2010 for gross plot area 820.12 sq.mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar, MHADA Layout, Kurla (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 with plan to:

4) Dy. Ch.Eng./BP Cell/ A for information please.
5) A.A. & C. 'N' Ward (MCGM)
6) A.E.W.W. 'N' Ward (MCGM)
7) Assistance Commissioner 'N' Ward
8) To Secretary of Pant Nagar Rajdhani CHSL

(Sanjay Jadhav)	**(Ajay Wankhede)**	**(Amit Rathod)**
S.E.B.P.Cell	**Dy.E.B.P.Cell**	**Executive Engineer (E.S.)**
MHADA	**MHADA**	**B.P.Cell/GM/MHADA**

ISSUED

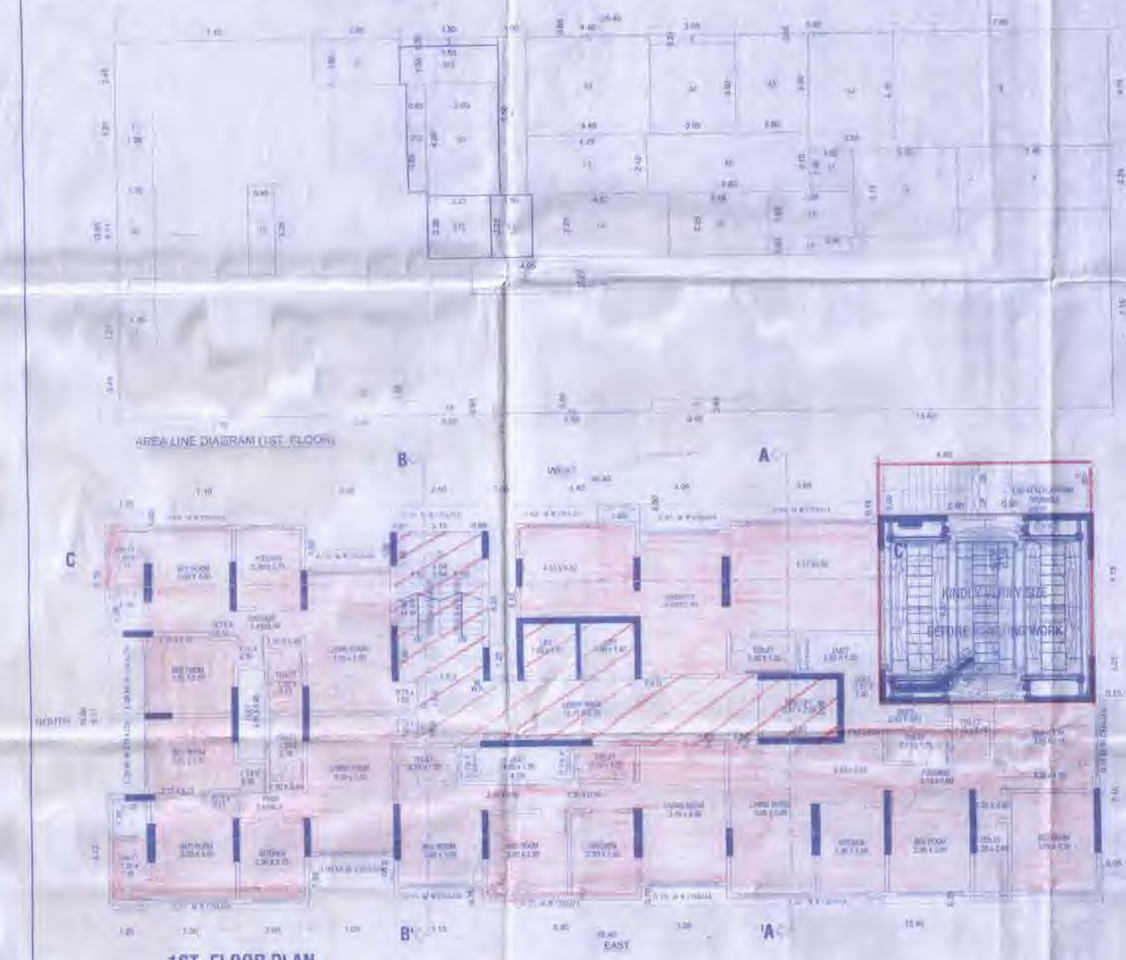
BUILT-UP AREA STATEMENT

SR.NO S	FLOORS	RESI. FLATS	GROSS AREA	STAIR & LIFT FOR EXEMPTION	SOCIETY OFFICE	AMENITY AREA	SMOKE VENT AREA	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	EXCESS REFUGE AREA	BUA (SQ.MT)	PUNGIBLE AREA (SQ.MT)	TOTAL BUA (SQ.MT)
				DEDUCTION	DEDUCTION	DEDUCTION	DEDUCTION		DEDUCTION	ADDITION			(11+12+13)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1	STILT FLOOR				16.74								
2	1ST FLOOR	4	561.19	57.39		58.00	3.30				251.80		251.80
3	2ND FLOOR	5	561.19	57.39			3.30				320.44		320.44
4	3RD FLOOR	5	561.19	57.39			3.30				320.44		320.44
5	4TH FLOOR	5	561.19	57.39			3.30				320.44		320.44
6	5TH FLOOR	5	561.19	57.39			3.30				320.44		320.44
7	6TH FLOOR	5	561.19	57.39			3.30				320.44		320.44
8	7TH FLOOR	5	561.19	57.39			3.30				320.44		320.44
9	8TH (REFUGE) FLOOR	4	421.64	57.39			3.30	94.36	95.76		265.97		265.97
10	9TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
11	10TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
12	11TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
13	12TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
14	13TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
15	14TH FLOOR	5	411.47	57.39			3.30				351.04		351.04
16	15TH (REFUGE) FLOOR	4	411.47	46.40			3.30	91.24	91.63		275.93		275.93
17	16TH FLOOR	5	411.47	57.39			3.30				277.07	277.07	351.04
18	17TH FLOOR	5	411.47	57.39			3.30					351.04	351.04
19	18TH FLOOR	5	411.47	57.39			3.30					351.04	351.04
20	19TH FLOOR	5	411.47	57.39			3.30					351.04	351.04
21	20TH FLOOR	5	411.47	57.39			3.30					351.04	351.04
TOTAL	TOTAL	97.00	8849.18	1142.83	16.74	58.00	62.00	185.60	187.39		4917.30	1682.13	6599.43

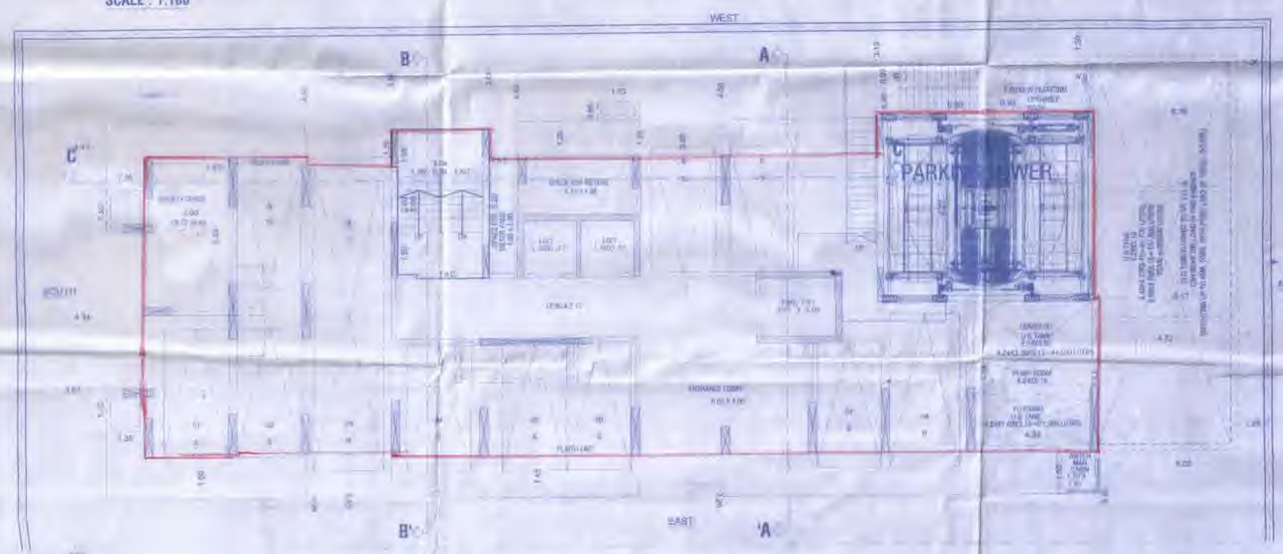
CAR PARKING AREA STATEMENT (FOR RESIDENTIAL) AS PER Reg.14(b)

AREA OF FLAT	NO. OF FLAT	PARKING REQD.	PARKING
30.00sq.m.to 35.00	20 Nos.	1 CAR EACH 5 FLATS	4 Nos.
40 TO 60 SQ.MT	23Nos.	1 CAR 4 FLATS	18 TO Nos.
60 TO 80 SQ.MT	19 Nos.	1 CAR 2 FLATS	9.5 Nos.
ABOVE 80 SQ.MT.	NIL	1 CAR 1 FLATS	Nil
TOTAL	97 Nos.		31.5 Nos.
		TOTAL	32 Nos.
10% VISITOR PARKING			3.20
TOTAL PARKING REQUIRED			35.20 Nos. SAY 35 Nos.
ADDITIONAL CAR PARKING PERMISSIBLE VIDE CLA 30% IS 50			10.56 Nos.
TOTAL PARKING REQUIRED			45 Nos.
ADDITIONAL PARKING UNDERSTILT EXCLUDED AREA			4.00 NOS. Nos. 1.00 Nos.
TOTAL PARKING REQUIRED			50.00 Nos.
TOTAL PARKING PROVIDED			50.00 Nos.

	STILT	TYPICAL	TOTAL	%
RES.	03	52	55	100.00%
HANDI	02	19	21	38.182%
TOTAL	05	71	76	



1ST FLOOR PLAN
SCALE : 1:100



12.20 M. WIDE EXISTING ROAD

GROUND/STILT FLOOR PLAN
SCALE : 1:100

C. WALL SECTION
SCALE : 1:100

U.G.TANK SECTION
SCALE : 1:100

SITE U/R

N LOCATION PLAN

BLOCK PLAN
SCALE : 1:200

PLOT AREA CALCULATION
SCALE : 1:500

PLOT AREA CALCULATION (Area in Sq.mt.)

1	0.50	x	48.02	x	17.14	= 411.47
2	0.50	x	48.02	x	17.00	= 408.65
					TOTAL PLOT AREA	= 820.12

This cancels Approval to the previous Plans Sanctioned under no. MHADA/ 1583/2023 dated 27/01/24

WATCH MAN CABIN AREA LINE DIAGRAM
SCALE : 1:100

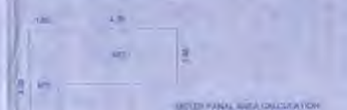
WATCH-MAN AREA CALCULATION

SR.NO.	DESCRIPTION	SQ.MT
W1	1.00 x 1.00 x 1 =	1.00
	TOTAL =	1.00

SOC.OFFICE AREA CALCULATION
SCALE : 1:100

CONTOUR LAYOUT PLAN

SITE & VIEW FROM STAIR AND AREA CALCULATION
TRANSFORMER LOCATION PLAN - PARKING STATEMENT



METER PANAL AREA LINE DIAGRAM
SCALE : 1:100

METER PANAL AREA CALCULATION

SR.NO	DESCRIPTION	SQ.MT
MT1	1.00 x 4.00 x 1 =	4.00
MT1	4.00 x 1.25 x 1 =	5.00
	TOTAL =	18.54

SOCIETY OFFICE AREA CALCULATION

SR.NO	DESCRIPTION	SQ.MT
SO1	3.40 x 2.85 x 1 =	9.69
SO2	3.40 x 3.15 x 1 =	10.66
	TOTAL =	18.74

PROFORMA - A

A)	AREA STATEMENT	Sq.mt
1	Area of plot (MHADA Plot Boundary)	820.12
2	DEDUCTION FOR a. Close Ms Nullah b. Reservation of any c. Proposed Road d. ___% amenity space as per DCPR (MOT Guidelines) Total Deductions (a + b + c + d)	
3	Balance Area of plot (1-2)	820.12
4	DEDUCTIBLE RECREATIONAL GROUND 10%	
5	Net Plot Area (3-4)	820.12
6	ADDITIONS FOR FLOOR SPACE INDEX 2(a) 100% Set Back Area 2(b) 50% D.P. Road	
7	TOTAL AREA (5+6)	820.12
8	FLOOR SPACE INDEX PERMISSIBLE	3.00
9	PERMISSIBLE BUA OF AREA	2460.36
9 a	Additional FSI granted by MHADA vide Offer Letter DRO/CORRESPONDENCE/F.SI/MHADA/2019 (Provide 35% x 20%)	1477.00
10	Additional BUA Area	180.00
10	Permissible Floor Area (7 + 9 + 9a +10)	4917.36
11	Existing Floor Area	
12	Proposed Built up Area	4917.30
13	Handy Residential Built up area	
14	Permitted Non - Residential Built up area	
15	TOTAL BUA - as proposed (12+13+14)	4917.30
16	Floor Space Index consumed	3.000
B)	DETAILS OF FSI AVAILED AS PER DCPR 3(13)	
1	Fungible Built up Area components permissible vide DCPR 3(13) for purely residential (4917.30 X 0.35)= 1721.06	1721.06
2	Fungible Built up Area component proposed vide DCPR 3(13) for purely residential	1682.13
3	Fungible Built up Area component proposed vide DCPR 3(13) for purely non-residential	
4	Total Fungible Built up Area Vide DCPR 3(13) = (1 B2 + B3)	1682.13
5	Total Gross Built up Area permissible (15 + B1)	6638.43
6	Total Gross Built up Area proposed. (15 + B4)	6599.43
C	TENEMENT STATEMENT	
i)	Proposed Area (Area A 12 above)	6599.43
ii)	Less Non Residential Area	
iii)	Area available for Tenements (5-ii)	6599.43
iv)	Tenements Permissible (Density of Tenements 60/Hec)	
v)	Tenements Proposed	
vi)	Tenements Handicap	
vii)	Total Tenements in our Plot	
D	PARKING AREA STATEMENT	
i)	Parking Required by Regulation for	
ii)	Covered Garages Permissible	
iii)	Covered Garages Proposed	
iv)	Total Parking Provided	50.00
D	Transport Vehicles Parking	
i)	Space for transport vehicle parking required by Regulations	
ii)	Total no. of transport vehicles parking space provided	

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada - 1/1583/2023
Date 31 MAY 2023
Ex. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO.14 KNOW AS PANDHAR CHS Ltd. BEARING F.P. No. 391 OF TPS GHATKOPAR No. III, SITUATED AT PANT NAGAR , GHATKOPAR (EAST) MUMBAI - 400075 UNDER Reg. 33(7) of DCPR 2034

NOTE

1) ALL DIMENSIONS ARE IN METER
2) SCALE USE
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:2500
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 1991 AND AS PER PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA FROM TIME TO TIME.
4) TABLE CLAUSES ISSUED IN 2020 FOLLOWS
5) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME AND FOUND CORRECT

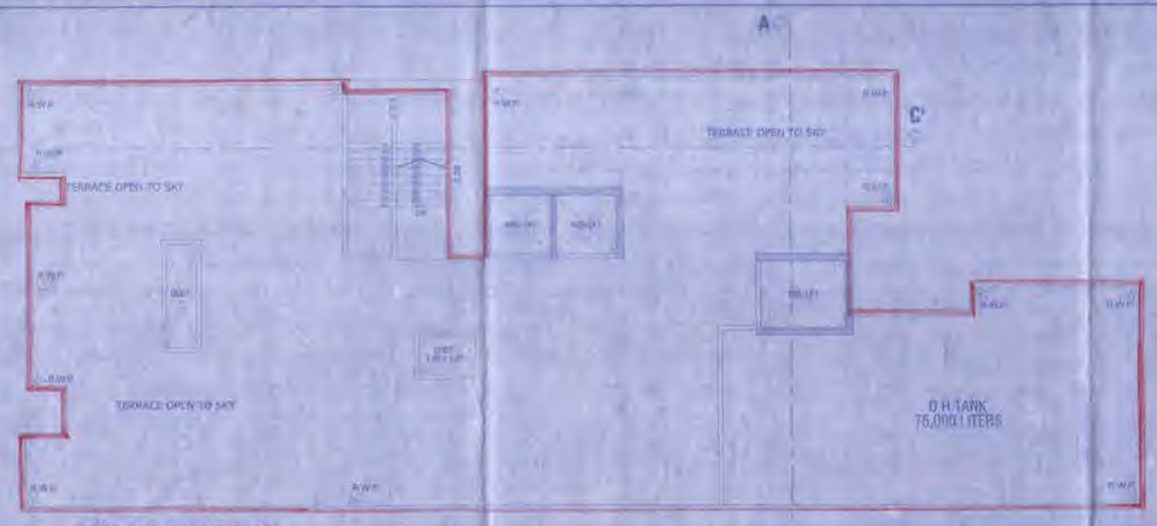
NAME AND ADDRESS OF THE OWNER

CA TO OWNER
Pant Nagar Rajdhani CHS Ltd.
Building No. 14, Pant Nagar,
Ghatkopar(East), Mumbai.

DRAWN BY Akshay Raiv
CHKD BY
SCALE As shown
DATE

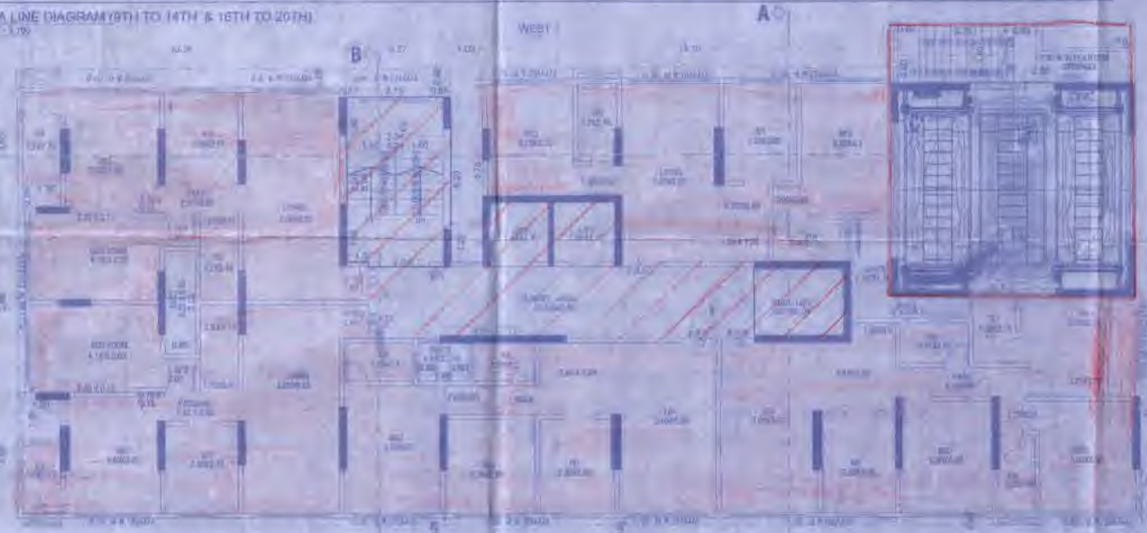
NAME & ADDRESS OF LICENSED SURVEYOR

SAGAR K. SHARMA (S/888/LS)
Licensed Surveyor & Project Management Consultants
Shop No. 02, "MEHUL" Apartment, Kanti Nagar,
Near Jain Temple, Andheri (East)
MUMBAI - 400 069.

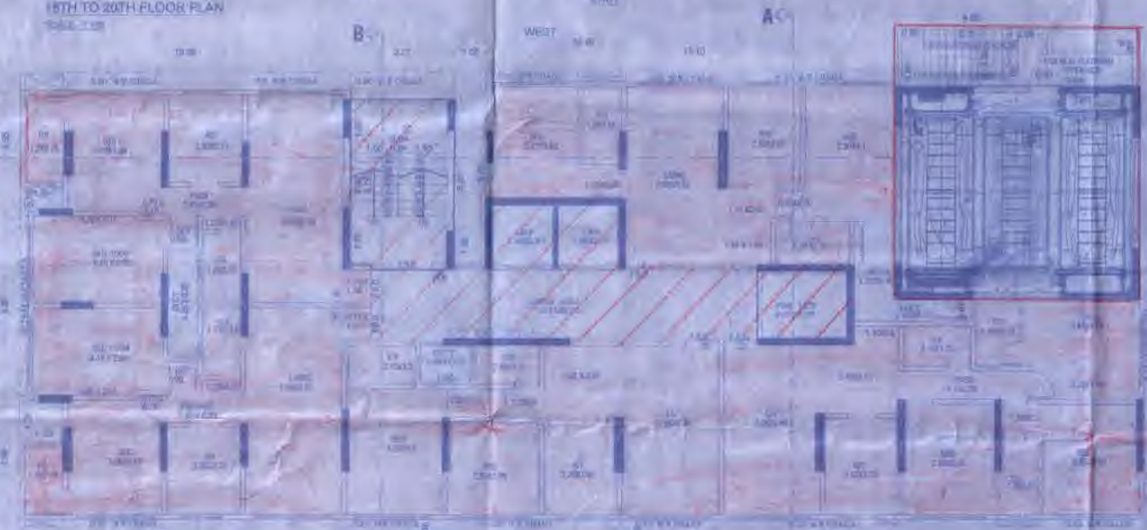


TERRACE FLOOR PLAN
SCALE – 1:100

AREA LINE DIAGRAM (9TH TO 14TH & 16TH TO 20TH)
SCALE - 1:100



16TH TO 20TH FLOOR PLAN
SCALE 1:100



9TH TO 14TH & 16TH TO 19TH FLOOR PLAN
SCALE 1:100

CARPET AREA STATEMENT

FLAT NO. 1 (2ND TO 8TH FLOORS)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 16.28
KITCHEN	2.31	X	2.75	X	1	= 6.42
TOILET	2.30	X	1.22	X	1	= 2.81
BED ROOM	3.90	X	3.00	X	1	= 11.02
BED ROOM	2.75	X	3.05	X	1	= 8.39
	1.35	X	0.91	X	1	= 1.23
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.40	X	0.90	X	1	= 2.21
			TOTAL			= 50.92

CARPET AREA STATEMENT

FLAT NO.1 (9TH & 17TH FLOOR)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 16.28
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.30	X	1.10	X	1	= 2.53
BED ROOM	3.90	X	3.80	X	1	= 14.82
	0.75	X	0.80	X	1	= 0.60
BED ROOM	2.75	X	2.75	X	1	= 7.56
	1.35	X	0.90	X	1	= 1.22
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	1.70	X	0.80	X	1	= 1.36
			TOTAL			= 50.53

CARPET AREA STATEMENT

FLAT NO.1 (10TH TO 16TH FLOORS)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 17.08
KITCHEN	2.30	X	3.05	X	1	= 7.01
TOILET	2.40	X	1.20	X	1	= 3.10
BED ROOM	3.90	X	4.10	X	1	= 15.99
	0.75	X	0.80	X	1	= 0.60
BED ROOM	2.75	X	3.50	X	1	= 9.63
	1.35	X	0.90	X	1	= 1.22
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	1.20	X	1.60	X	1	= 1.92
PASSAGE	1.35	X	1.20	X	1	= 1.62
			TOTAL			= 58.67

CARPET AREA STATEMENT

FLAT – 4 & 5 (1ST FLOOR)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 17.08
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	3.90	X	1	= 9.55
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

CARPET AREA STATEMENT

FLAT – 4 & 5 (2ND TO 8TH FLOOR)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	4.90	X	1	= 14.95
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	3.90	X	1	= 9.55
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

CARPET AREA STATEMENT

FLAT – 5 (9TH & 17TH FLOOR)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	4.90	X	1	= 14.95
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	0.90	X	1	= 2.21
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

CARPET AREA STATEMENT

FLAT – 4 (10TH & 18TH FLOORS)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 17.08
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	0.90	X	1	= 2.21
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

CARPET AREA STATEMENT

FLAT – 4 & 5 (10TH TO 16TH & 18TH TO 20TH FLOORS)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 17.08
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	0.90	X	1	= 2.21
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

CARPET AREA STATEMENT

FLAT – 1 (10TH TO 16TH & 18TH TO 20TH FLOORS)

ROOMS	WIDTH X LENGTH					SQ.MT.
LIVING	3.05	X	5.60	X	1	= 17.08
	0.75	X	1.05	X	1	= 0.79
KITCHEN	2.30	X	2.75	X	1	= 6.32
TOILET	2.10	X	1.20	X	1	= 2.52
BED ROOM	3.90	X	5.50	X	1	= 19.05
	0.75	X	0.75	X	1	= 0.56
BED ROOM	3.05	X	2.80	X	1	= 8.54
	2.75	X	0.75	X	1	= 2.06
	1.70	X	0.80	X	1	= 1.36
TOILET	1.20	X	2.15	X	1	= 2.58
PASSAGE	2.45	X	0.90	X	1	= 2.21
	1.20	X	0.45	X	1	= 0.54
			TOTAL			= 69.27

This cancels Approval to the previous Plans Sanctioned under no. MHADA/ 2/1583/2021 dated 27.01.2021

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada – 2/1583/2023
Date 31 MAY 2023
Ex. Eng. Bldg. Permission Executive Engineer Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DESCRIPTION OF BUILDING & PROPERTY

NOTE

NAME AND ADDRESS OF THE OWNER

CA TO OWNER
Paul Nagar Rajdhani CHS Ltd.
Building No. 14, Paul Nagar,
Greatkopar(East), Mumbai.

DRAWN BY
CHECKED BY
SCALE
DATE

N

NAME & ADDRESS OF ARCHITECT

SANJAY K. SHARMA (S/5844/L3)
Licensed Surveyor & Project Management Consultant
Flat No. 02, "METALLY" Nehru Road, Vakola
Near Lord Temple, Santacruz (East)
MUMBAI - 400 055

SECTION A - A

SCALE - 1:100

SECTION B - B

SCALE - 1:100

SECTION C - C

This cancels Approval to the previous Plans Sanctioned under no. 194000 / 5189 / 2024 dated 27.09.2024

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. 194000 / 5183 / 2023 dated 31 MAR 2024

Date

Ex. Eng. Bldg. Permission Corporation Brihan Mumbai (E.S.) Maharashtra Housing & Area Development Authority

NOTE:

1) ALL DIMENSIONS ARE IN METER
2) SCALE USE
AT FLOOR PLAN - 1:100
AT BLOCK PLAN - 1:500
CONSTRUCTION PLAN - 1:100
3) THE PLANS ARE PREPARED AS PER PROVISION OF L.C.R. 1964 AND AS PER PROVISIONS TO ELECTRICAL WIRING AS PER IS 732 BY ISI AND CODE OF PRACTICE
4) DIMENSIONS SHOWN IN BRICK PELLICHE
5) THE MATHEMATICAL CALCULATIONS ARE CHECKED BY MR. ANIL PURUSHOTTAM

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT OF BUILDING NO. 14 KNOWN AS RAJDHANI CHS Ltd. BEARING F.P. NO. 151 OF THE CHATKOPAR NO. IV SITUATED AT PANT NAGAR - GHATKOPAR (EAST) MUMBAI - 400075 UNDER Reg. 33(9) of DCPR - 2034

NAME AND ADDRESS OF THE OWNER

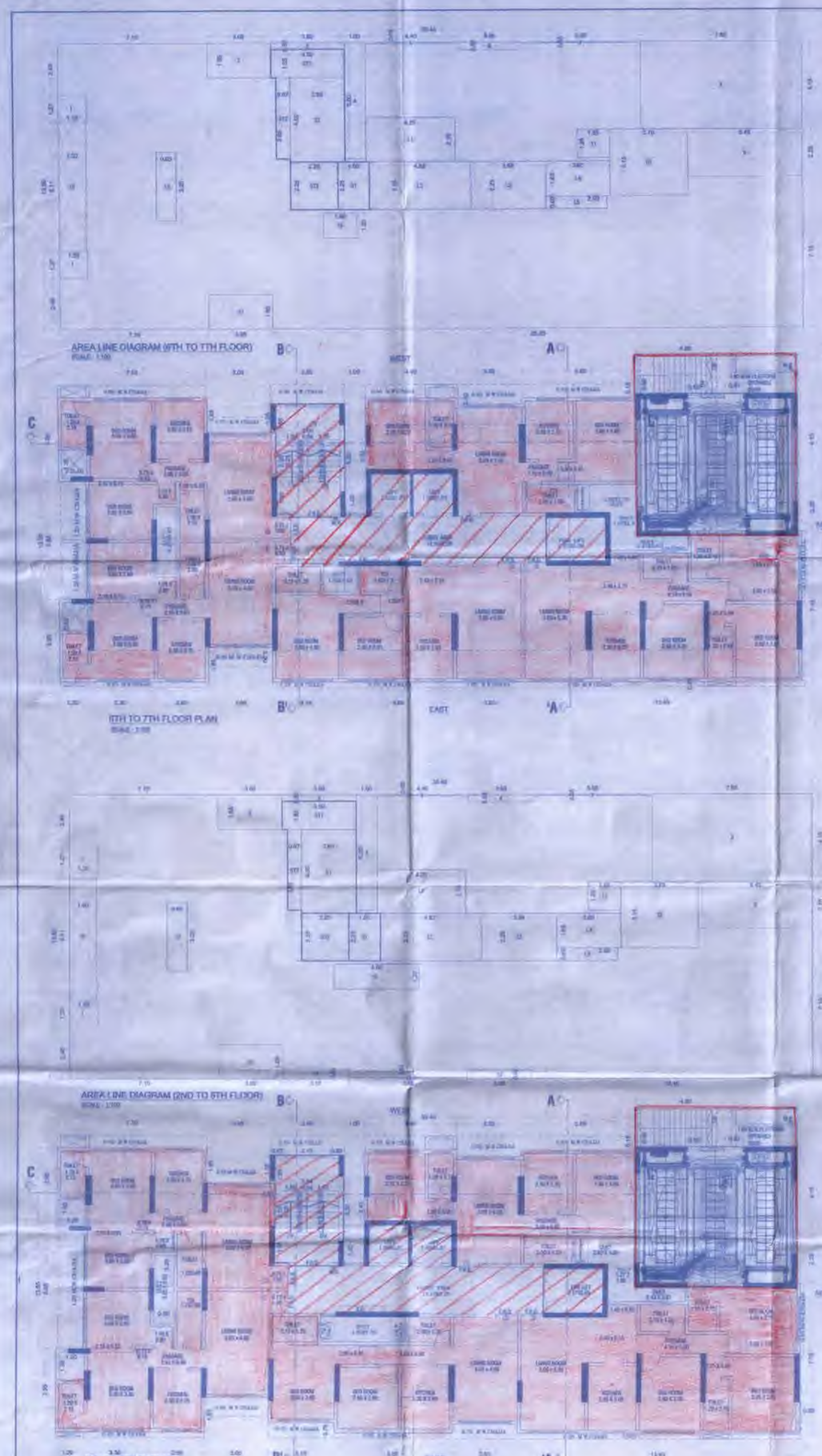
CA TO OWNER
Pant Nagar Rajdhani CHS Ltd.
Building No. 14, Pant Nagar,
Ghatkopar(East), Mumbai.

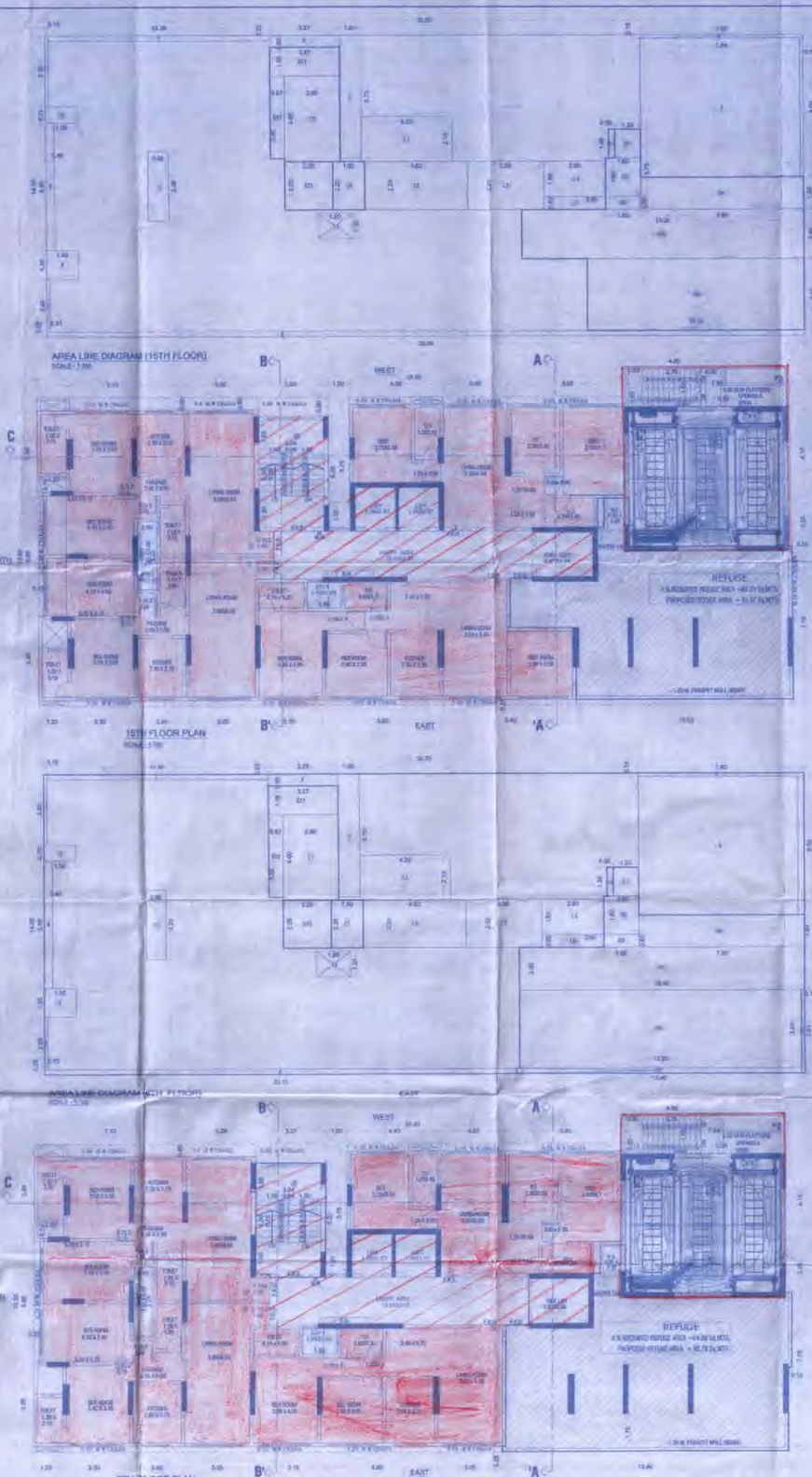
DRAWN BY : Sandip Naik
CHKD BY
SCALE : As shown
DATE

N

NAME & ADDRESS OF LICENSED SURVEYOR

SAGAR K. SHARMA (SR/05/LS)
Licensed Surveyor & Project Management Consultant
Shop No. 112, "METRO", Ambawadi Kant Nagar, Near Jain Temple, Andheri (East) MUMBAI - 400 093.





This cancels Approval to the previous Plans Sanctioned under no. MHADA-1/1583/2021 dated 27.01.2021

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

Approval subject to conditions mentioned in this office Letter No. MHADA-1/1583/2023

Date: 31 MAY 2023

Ex. Eng. Bldg. Permission Cell-Greater Mumbai (E) Maharashtra Housing & Area Development Authority

DESCRIPTION OF PROPOSAL & PROPERTY

NOTE

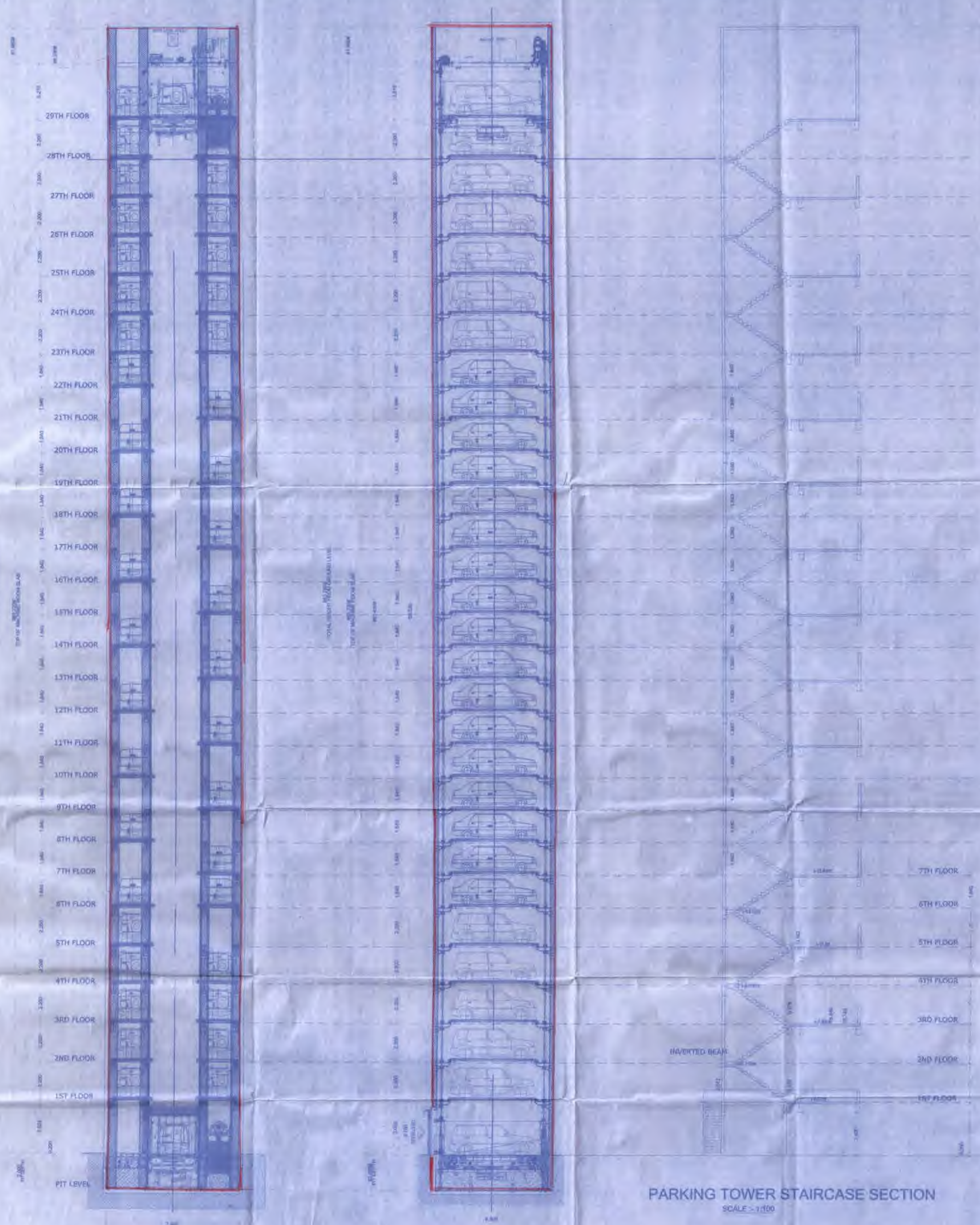
CONSENT NAME AND ADDRESS OF THE OWNER

CA TO OWNER
Pant Nagar Rajdhani CHS Ltd.
Building No. 14, Pant Nagar,
Ghatkopar(East), Mumbai.

DRAWN BY
CHKD. BY
SCALE
DATE

NAME & ADDRESS OF LICENSED SURVEYOR

SAGAR K. SHARMA (S/688/LS)
Licensed Surveyor & Project Management Consultants
Shop No. 02, "MEHUL" Apartment, Kanti Nagar,
Near Jain Temple, Andheri (East),
MUMBAI - 400 069.



PARKING TOWER STAIRCASE SECTION

SCALE :- 1:100

CONTENTS OF SHEET

SHEET NO. - 02/02

* FRONT VIEW & PARKING TOWER STAIRCASE SECTION

This cancels Approval to the previous Plans Sanctioned under no. ~~MH4009~~ 1/583/2021 dated 27.01.2021

PROFORMA - B

STAMP OF DATE OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mheda - 1/583/2023

Date 31 MAY 2023

Ex. Eng. Bldg. Permission Cell Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

NOTE

1) ALL DIMENSIONS ARE IN METRE
2) SCALE USE
a) FLOOR PLAN = 1:100
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:2500
3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 1991 AND AS PER PROVISIONS REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TILL TO DATE
4) BUILDING WILL BE USED IN FOLLOWING
5) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME AND FOUND CORRECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO.14 KNOWN AS RAJDHANI CHS LTD. BEARING F.P. No. 181 OF TPS GHATKOPAR No. 5, SITUATED AT PANT NAGAR, GHATKOPAR (EAST) MUMBAI - 400075 UNDER Reg. 33(9) OF UDCPR 2034

NAME AND ADDRESS OF THE OWNER

CA TO OWNER

Pant Nagar Rajdhani CHS Ltd.
Building No. 14, Pant Nagar,
Ghatkopar(East), Mumbai.

DRAWN BY :- Akshay Salve
CHKD. BY :-
SCALE :- As shown
DATE :-

NAME & ADDRESS OF LICENSED SURVEYOR

SAGAR K. SHARMA (S/688/LS)
Licensed Surveyor & Project Management Consultants
Shop No. 02, "MEHUL" Apartment, Kamt Nagar,
Near Jain Temple, Andheri (East),
MUMBAI - 400 059.