SLUM REHABILITATION AUTHORITY

No: SRA/ENG/1863/RC/MHL/AP.
Date:
26 MAY 2015

To,
Shri. Anil Kalgutkar,
of M/s. Kalgutkar & Associates,
B/303, Nest apartment,
Off Marol Maroshi Road, Andheri (East),
Mumbai – 400 059.

Sub: Proposed Amended plans of Composite Building of S.R. Scheme on plot bearing New CTS No. 240/A/1/C (old CTS. No. i.e part of C.T.S No. 240 A (pt) & 240/1to 5) of Village- Borivali, situated at old MHB colony, Gorai Road, Borivali (West), Mumbai.
for: "Mangalmurti (SRA) CHS. Ltd."

Ref: Your letter dated 20/03/2015.

Gentleman,

With reference to above, the amended plan submitted by you for Composite building are hereby approved by this office subject to following conditions.

1) That all conditions of letter of intent issued under No. SRA/ENG/1322/RC/MHL/LOI dated 13/01/2010 shall be complied with.
2) That conditions of IOA under No. SRA/ENG/1863/RC/MHL/AP dated 22/05/2007 and amended plan under even no. dt. 27/01/2014 shall be applicable and should be compiled with.
3) That final plan shall be mounted on canvas before asking for OCC.
4) That Revised Structural design and calculations shall be submitted.
5) That the requisite premiums / deposits you shall be paid.

6) That you shall submit remarks from executive Engineer (SWD) of M.C.G.M. for adequacy of proper drainage of rain water/storm water.

7) That you shall submit NOC from Reliance Energy/Tata & CFO for Electric Sub-station & meter room, before plinth CC of sale wing 'C' of composite building.

8) That you shall submit the registered undertaking from the developers

a) For using the two level basement, stilt and 1st level podium for approved user of parking and other ancillary uses and not to misuse it for any other purpose.

b) For not to misuse pocket terrace.

One set of amended plan is returned herewith as token of approval.

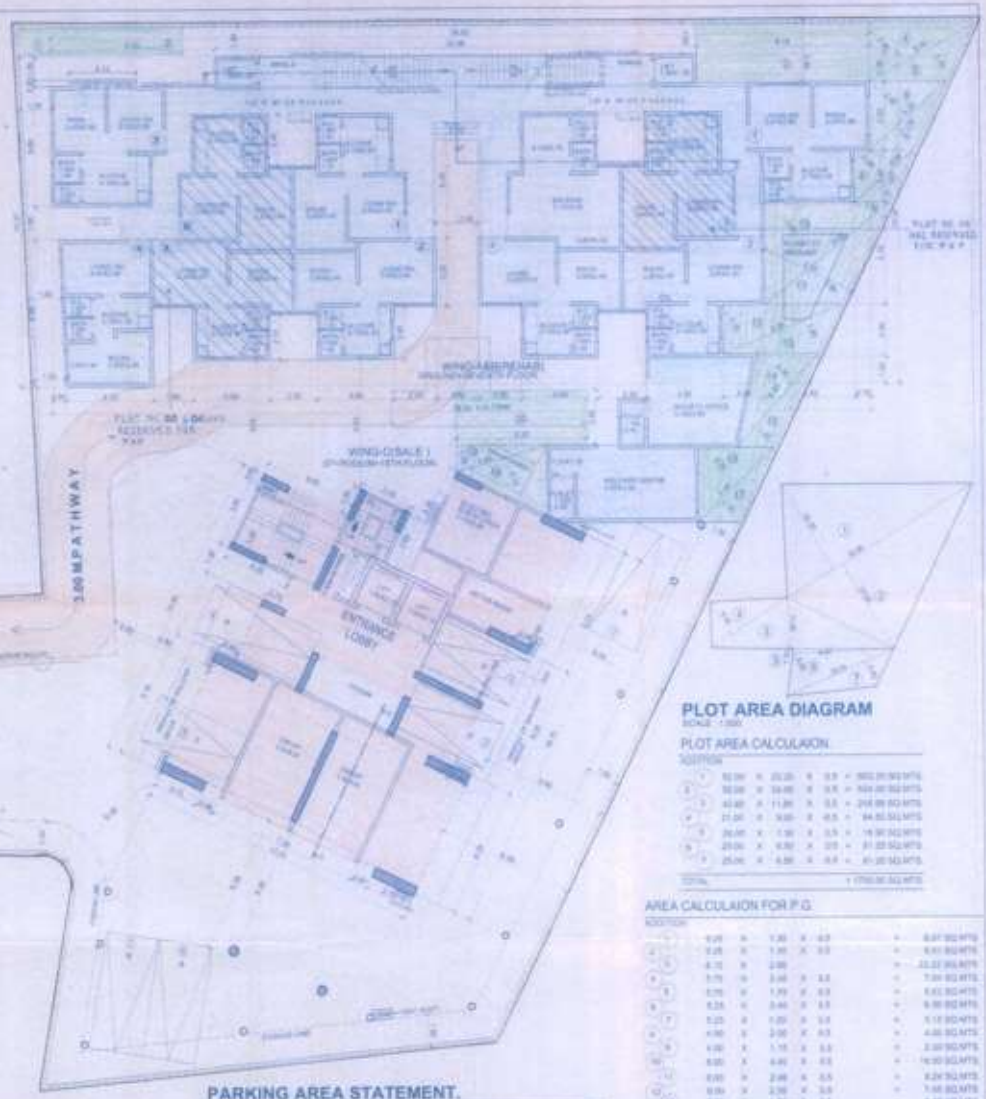
Yours faithfully,

26/5/15

Executive Engineer (WS)

Slum Rehabilitation Authority

LOCATION PLAN.



GROUND FLOOR PLAN.

BLOCK PLAN.

PLOT AREA DIAGRAM

PLOT AREA CALCULAION

1	50.00	x	20.00	x	0.5	=	500.00 SQ.MTS	
2	50.00	x	10.00	x	0.5	=	500.00 SQ.MTS	
3	40.00	x	11.00	x	0.5	=	220.00 SQ.MTS	
4	21.00	x	9.00	x	0.5	=	94.50 SQ.MTS	
5	26.00	x	1.00	x	0.5	=	13.00 SQ.MTS	
6	25.00	x	4.00	x	0.5	=	51.00 SQ.MTS	
7	25.00	x	4.00	x	0.5	=	51.00 SQ.MTS	
TOTAL							1,170.00 SQ.MTS	

AREA CALCULAION FOR P.G.

	9.25	x	1.00	x	0.5	=	4.63 SQ.MTS	
	9.25	x	1.00	x	0.5	=	4.63 SQ.MTS	
1	6.15	x	2.00			=	12.30 SQ.MTS	
2	7.75	x	2.00	x	0.5	=	7.75 SQ.MTS	
3	7.75	x	1.75	x	0.5	=	6.78 SQ.MTS	
4	8.25	x	2.00	x	0.5	=	8.25 SQ.MTS	
5	5.25	x	1.50	x	0.5	=	3.94 SQ.MTS	
6	4.00	x	2.00	x	0.5	=	4.00 SQ.MTS	
7	4.00	x	1.75	x	0.5	=	3.50 SQ.MTS	
8	8.00	x	4.00	x	0.5	=	16.00 SQ.MTS	
9	8.00	x	2.00	x	0.5	=	8.00 SQ.MTS	
10	8.00	x	2.00	x	0.5	=	7.00 SQ.MTS	
11	8.00	x	1.80	x	0.5	=	5.90 SQ.MTS	
12	8.00	x	2.00	x	0.5	=	8.00 SQ.MTS	
13	5.00	x	1.15	x	0.5	=	2.88 SQ.MTS	
14	5.00	x	2.00	x	0.5	=	5.00 SQ.MTS	
15	4.45	x	2.12	x	0.5	=	4.70 SQ.MTS	
16	4.45	x	1.14	x	0.5	=	2.61 SQ.MTS	
17	5.30	x	2.70			=	14.31 SQ.MTS	
TOTAL PROPOSED AREA FOR P.G.						=	143.61 SQ.MTS	
TOTAL REQUIRED AREA FOR P.G.@5% OF PLOT AREA						=	144.00 SQ.MTS	

PARKING AREA STATEMENT.

CARPET AREA	PARKING REQ.BY RULE	TENEMENTS	PARKING REQ.
UP TO 30 SQ.MTS	NIL	NIL	NIL
30 TO 60 SQ.MTS	ONE FOR EVERY 4 TENE	NIL	0.00 NOS
60 TO 90 SQ.MTS	ONE FOR EVERY 2 TENE	NIL	0.00
90 TO 150 SQ.MTS & ABOVE	ONE FOR EACH TENEMENT	NIL	NIL
FOR OFFICES	ONE CAR AREA REQUIREMENT		0.00 NOS
TOTAL PARKING REQUIRED		0.00 NOS	0.00 NOS
		ADD	20.00 NOS
TOTAL PARKING PROVIDED			20.00 NOS

PARKING REQUIRED BY RULE			20 NOS.
PARKING PROVIDED			20 NOS.
FLOOR	SPACE	PARKING	TOTAL
BASEMENT 1	00	00	00
BASEMENT 2	00	00	00
BASEMENT 3	00	00	00
OPEN	00	20	20
FIRST FLOOR	00	00	00
TOTAL	00	20	20

PROFORMA A

STAMP OF DATE OF RECEIPT OF PLAN

CONTENTS OF SHEET

STAMP OF DATE OF APPROVAL OF PLAN

DRAWING NO. | DATE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING ON PROPERTY BEARING C.T.S. NO 249/A/1/C2, 249/A, 249/A/1 TO 249/A/5/OF VILLAGE EKSAR AT M.H.B.COLONY, GORAI, BORIVALI (WEST)

NAME OF THE OWNER | NAME OF THE DEVELOPER | NAME OF THE ARCHITECT

A	AREA STATEMENTS	SQ.MT.
1	AREA OF PLOT AS PER SITE SURVEY AREA RESTRICTED AS PER APPROVED LAY OUT	1750.00
2	A SET BACK AREA	
	B PROPOSED ROAD	
	C 15% AMENITY OPEN SPACE	
	TOTAL (A+B+C)	NIL
3	NET AREA OF THE PLOT (1-2)	1750.00
4	DEDUCTION FOR	
	A 15% RECREATION SPACE	—
	B INTERNAL ROAD	—
5	BALANCE AREA OF THE PLOT (3-4)	1750.00
6	ADDITION AREA FOR F.S.I. PURPOSE (50% SET BACK AREA)	—
7	TOTAL AREA (5+6)	1750.00
8	F.S.I. PERMISSIBLE	3.00
9	PERMISSIBLE FLOOR AREA	5250.00
10	PROPOSED REHAB BUILT UP AREA OF COMPOSITE BUILDING	2516.34
10A	PROPOSED SALE BUILT UP AREA OF COMPOSITE BUILD	2408.34
11	PROPOSED BUILT UP AREA OF BUILDING	4924.34
12	EXCESS BALCONY AREA (TAKEN W.R.T.A)	308.48
13	TOTAL BUILT UP AREA PROPOSED (11+12)	5232.82
14	F.S.I. CONSUMED	2.99

B	BALCONY AREA STATEMENTS	
	A PERMISSIBLE BALCONY AREA PER FLOOR	
	B PROPOSED BALCONY AREA PER FLOOR	
	C TOTAL EXCESS BALCONY AREA	

C	TENEMENTS STATEMENTS	
	A PERMISSIBLE FLOOR AREA	
	B LESS DEDUCTION FOR NON-RESIDENTIAL AREA	
	C AREA OF TENEMENTS	
	D TENEMENTS PERMISSIBLE	
	E TENEMENTS EXISTING	
	F TENEMENTS PROPOSED	

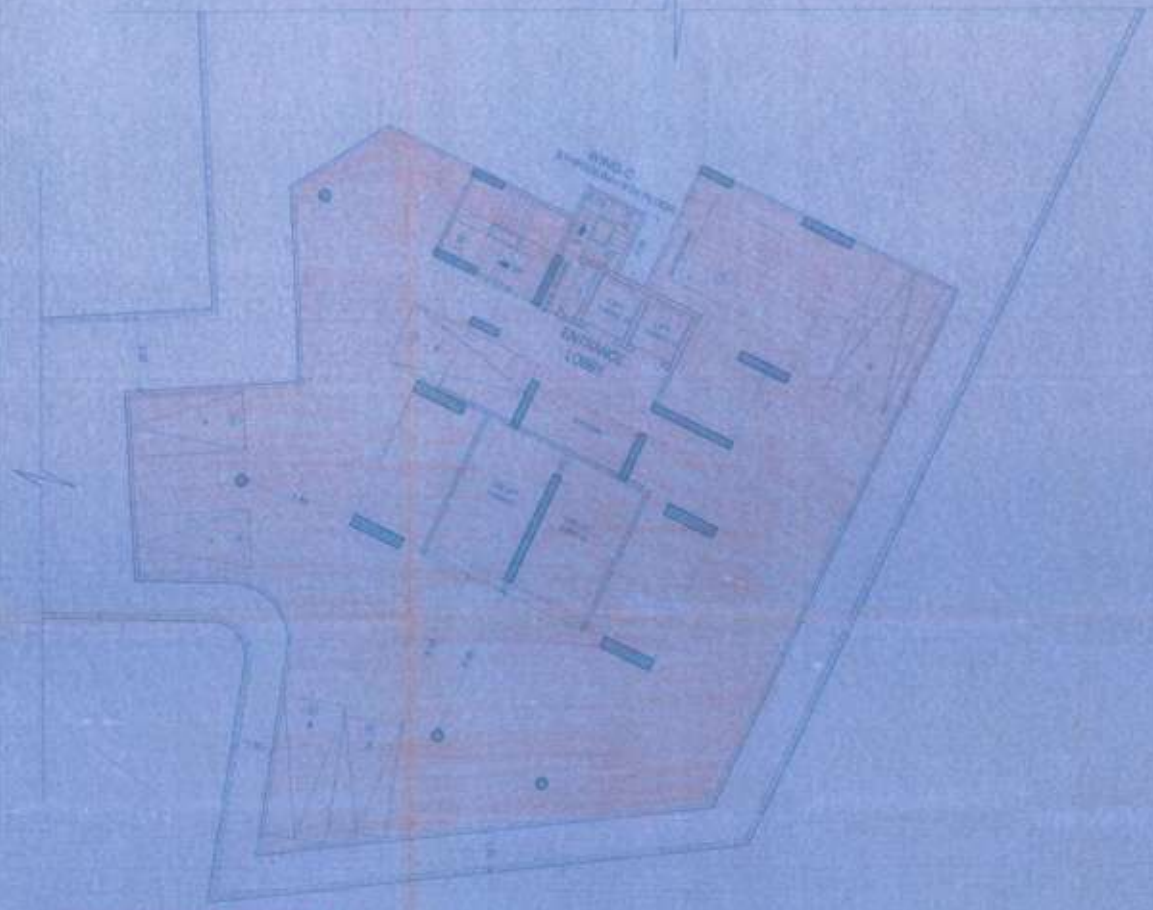
D	PARKING STATEMENTS	
	A PARKING REQUIRED BY RULE	24 NOS
	B TOTAL PARKING PROVIDED	21 NOS
	C GARAGE PERMISSIBLE	
	D GARAGE PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE RUN AFTER THE PLOT UNDER REFERENCE ON ONE THAT THE DIMENSIONS OF THE BOUNDARIES OF THE PLOT STATED IN THE PLAN AREA DESCRIBED ON SITE AND THE AREA AS MARKED OUT OF THESE RUN AREA TALLIES WITH THE AREA STATED IN THE RECORDED OF CONVEYANCE (TITLE PLAN) OR RAGAR RECORDS

ARCHITECT'S SIGNATURE

KALGUTKAR & ASSOCIATES.
ARCHITECTS.
B-703, NEST APARTMENT, OFF MAROL MAROSHI ROAD, ITURI NAGAR, ANDHERI-EAST, MUMBAI NO. 400059



2ND BASEMENT FLOOR PLAN.

PROFORMA -B.

CONTENTS OF SHEET

BASEMENT FLOOR PLAN

This revised Approved by the Planning Panel [illegible] Date: [illegible]

STAMP OF DATE OF RECEIPT OF PLAN

Approved subject to the conditions mentioned in this office [illegible] 26 MAY [illegible]

STAMP OF DATE OF APPROVAL OF PLAN

REV.	DESCRIPTION	DATE & SIGN

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING ON PROPERTY BEARING C.T.S. NO. 240(A/1), 240(A 240/A/1) TO 240/A/5 OF VILLAGE EKSAR AT M.H.B. COLONY, BORIVALI (WEST)

NAME OF THE OWNER

NAME OF THE OWNER NAME OF THE SOCIETY NAME OF THE PROPERTY

WARD

NORTH

DWG. NO.

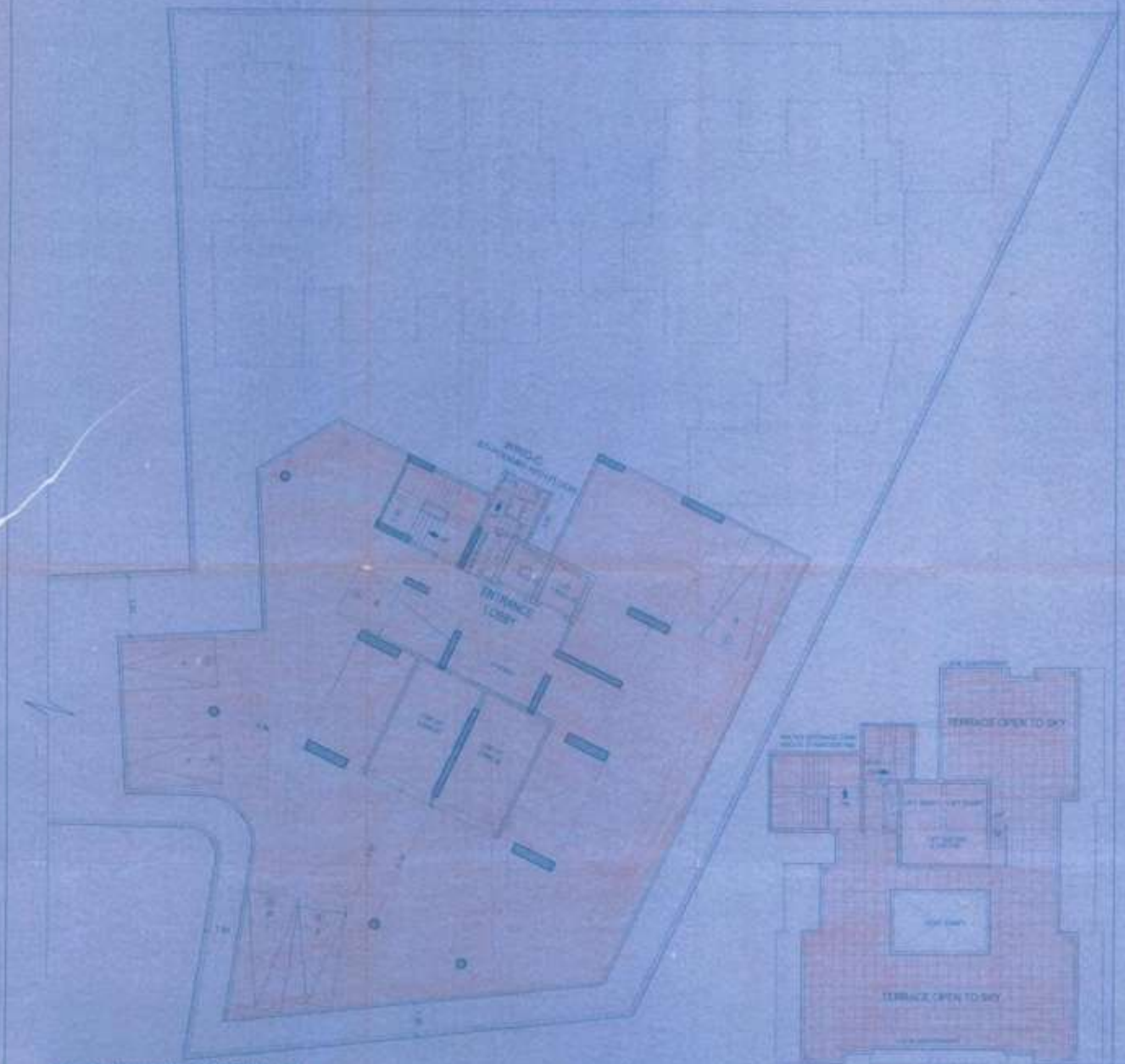
DATE

SCALE

DWG. BY

NAME AND ADDRESS OF ARCHITECT

KALGUTKAR & ASSOCIATES.
ARCHITECTS
[illegible]



1ST BASEMENT FLOOR PLAN.

TERRACE FLOOR

PROFORMA -B.

CONTENTS OF SHEET:

STAMP OF DATE OF RECEIPT OF PLAN:

STAMP OF DATE OF APPROVAL OF PLAN:

REV.	DESCRIPTION	DATE & SIGN

DESCRIPTION OF PROPOSAL AND PROPERTY:

PROPOSED COMPOSITE BUILDING ON PROPERTY BEARING C.T.S.NO.240A/1(C) 240A,240A/1 TO 240A/5 OF VILLAGE EKSAR AT MHB COLONY, GORAI, BORIVALI (WEST)

NAME OF THE OWNER:

NAME OF THE CONFIRMING PARTY OR THE DEVELOPER OF THE SOCIETY:

NORTH:

DRG. NO.:

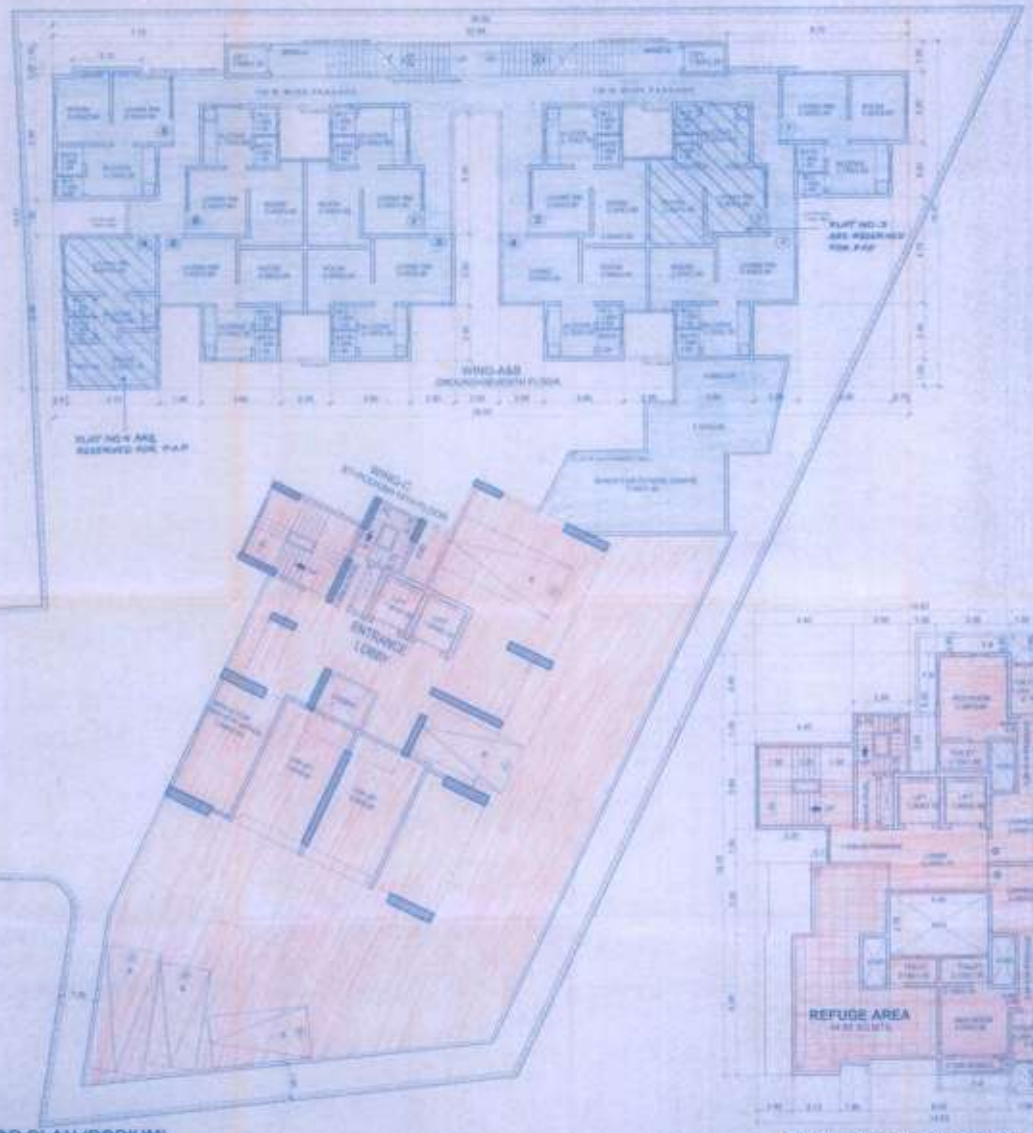
DATE:

SCALE:

CHECKED:

NAME AND ADDRESS OF ARCHITECTS:

KALGUTKAR & ASSOCIATES.
ARCHITECTS.



FIRST FLOOR PLAN.(PODIUM)

SIXTEENTH FLOOR PLAN
REFUGE FLOOR

PROFORMA -B.

CONTENTS OF SHEET

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STAMP OF DATE OF APPROVAL OF PLAN

REV.	DESCRIPTION	DATE & SIGN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING ON PROPERTY BEARING C.T.S.NO.240/A/1(C) 240A,240/A/1 TO 240/A/5) OF VILLAGE EKSAR AT M.H.B.COLONY, GORAI BORIVALI (WEST)

NAME OF THE OWNER

NAME OF THE OWNER	NAME OF THE DEVP.	NAME OF THE SOCIETY

NORTH

DWG. NO.

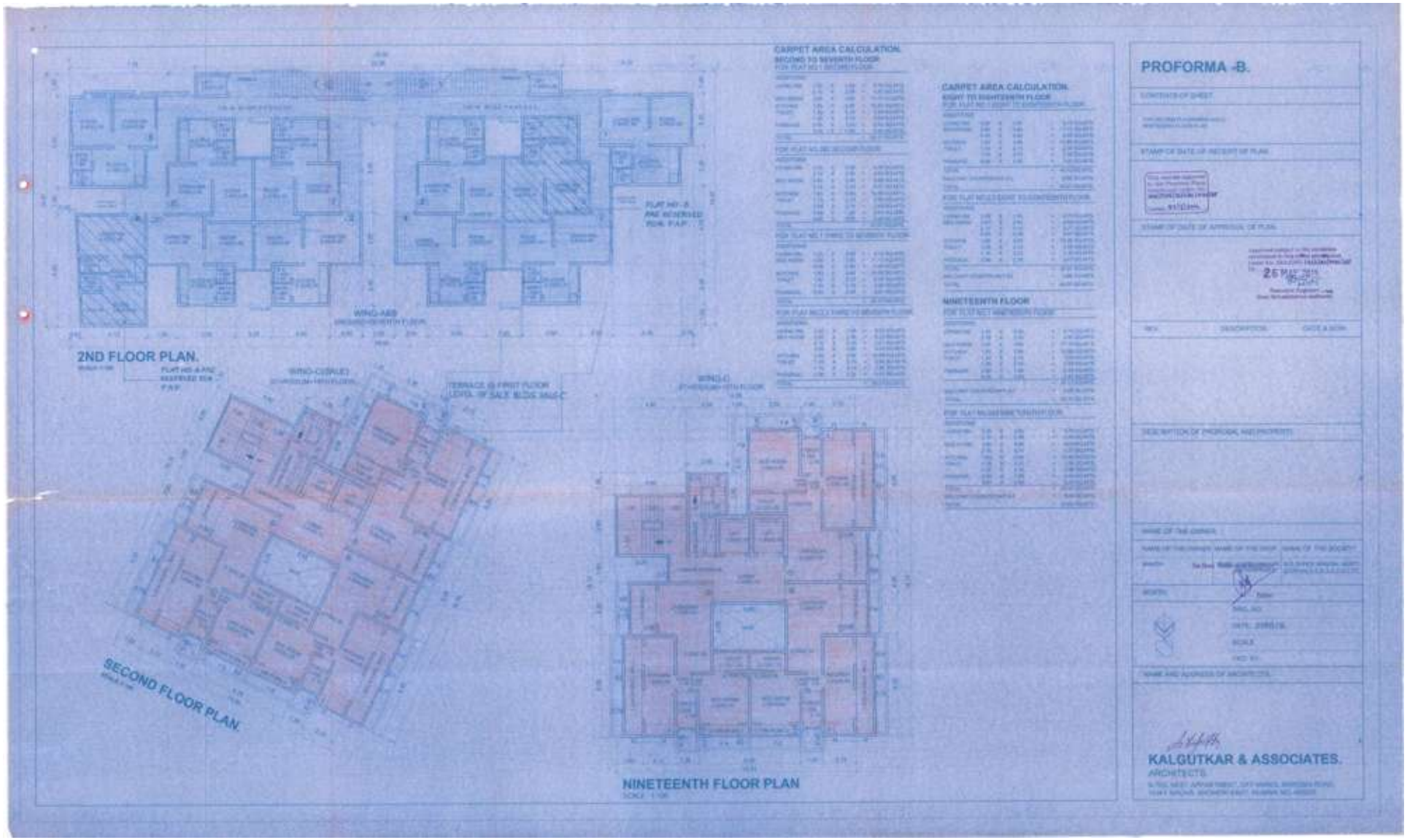
DATE

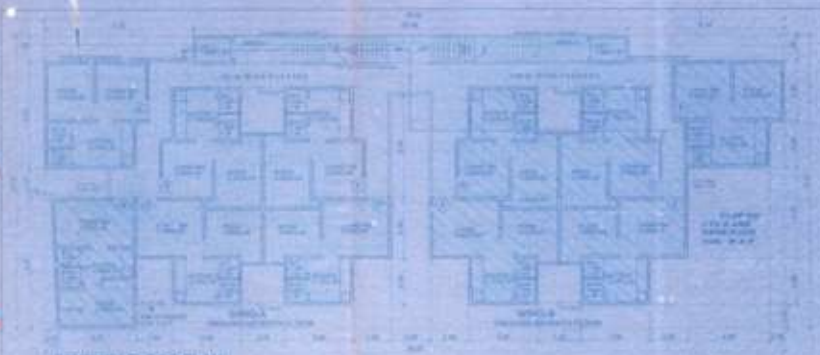
SCALE

CKD. BY

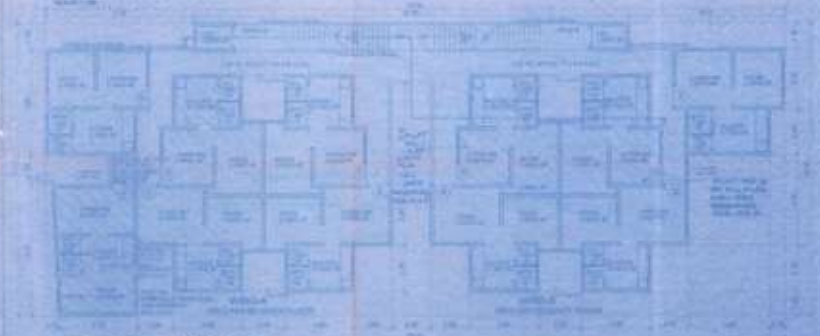
NAME AND ADDRESS OF ARCHITECTS

KALGUTKAR & ASSOCIATES.
ARCHITECTS


2ND FLOOR PLAN.
SECOND FLOOR PLAN.
NINETEENTH FLOOR PLAN
CARPET AREA CALCULATION
CARPET AREA CALCULATION
NINETEENTH FLOOR
PROFORMA -B.
KALGUTKAR & ASSOCIATES.
ARCHITECTS



SEVENTH FLOOR PLAN



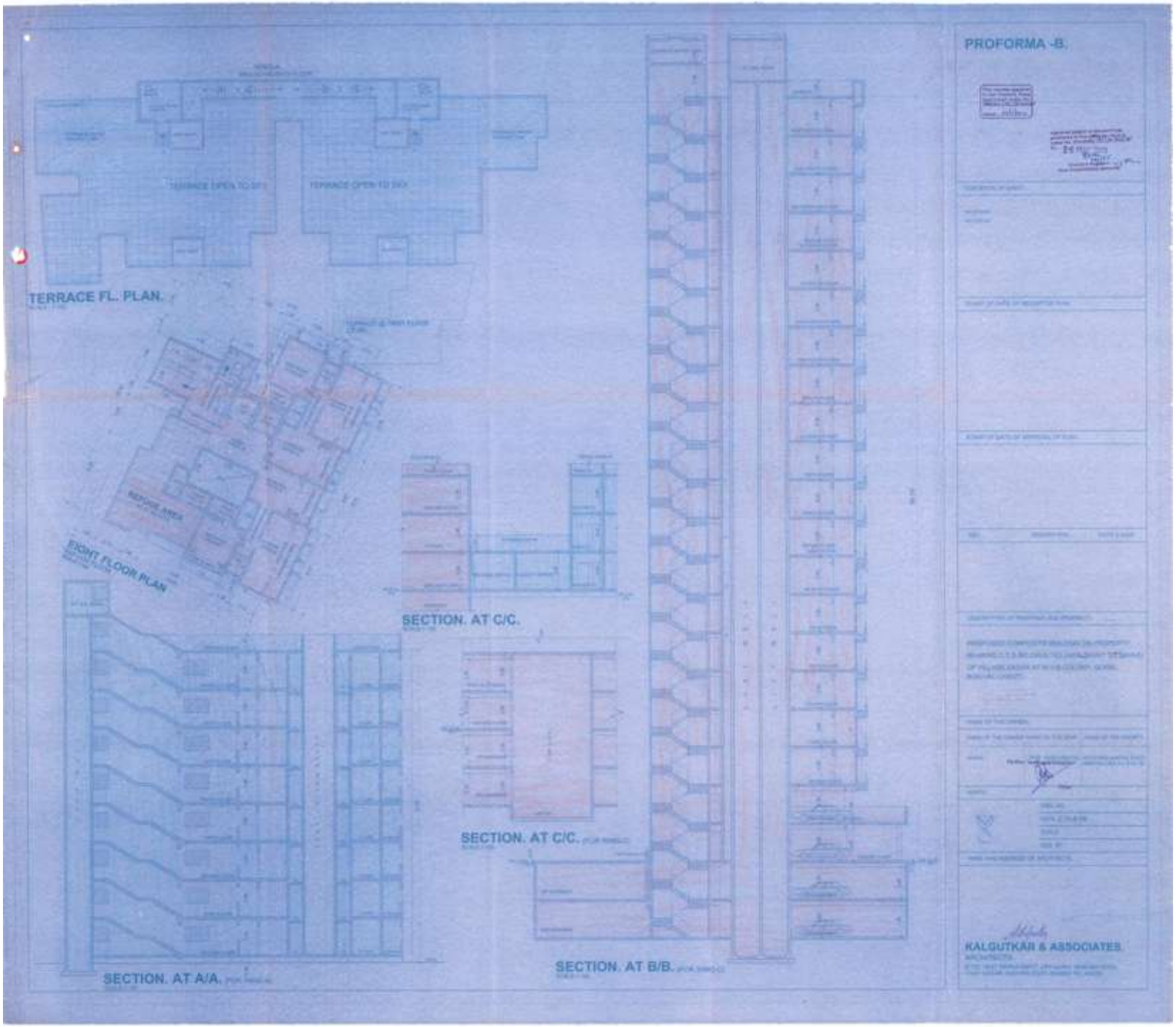
3RD TO 6TH FLOOR PLAN

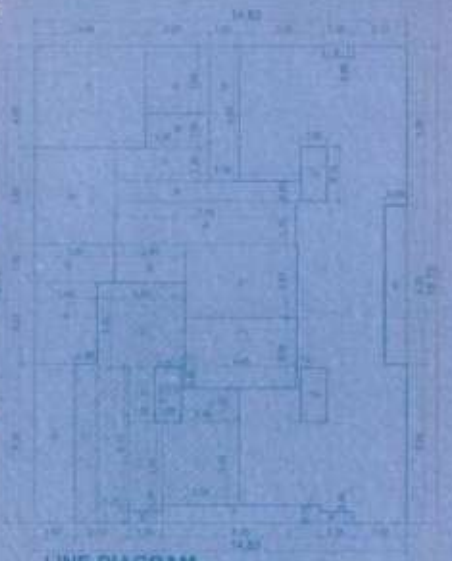
TYPICAL FLOOR PLAN
FOR THIRD TO SEVENTH FLOOR

TYPICAL FLOOR PLAN

PROFORMA -B.

KALGUTKAR & ASSOCIATES
ARCHITECTS


PROFORMA -B.
TERRACE FL. PLAN.
TERRACE OPEN TO SKY
TERRACE OPEN TO SKY
SERVICE AREA
EIGHT FLOOR PLAN
SECTION. AT C/C.
SECTION. AT C/C.
SECTION. AT A/A.
SECTION. AT B/B.
KALGUTKAR & ASSOCIATES



LINE DIAGRAM.
FOR SECOND TO NINETEENTH FLOOR

BUILT-UP AREA CALCULATION.
FOR SECOND & NINETEENTH FLOOR

ADDITIONS

DEDUCTIONS

FOR THIRD TO SEVENTH, NINETH TO FIFTEENTH & SEVENTEENTH TO NINETEENTH FLOOR

ADDITIONS

DEDUCTIONS

EIGHT & SIXTEENTH FLOOR(REFUGE)

ADDITIONS

DEDUCTIONS

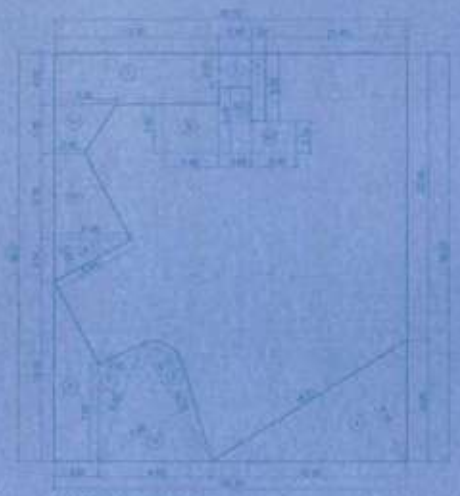
BALCONY AREA STATEMENT
FOR SECOND & THIRD TO SEVENTH FL

FOR EIGHT & SIXTEENTH FLOOR
REFUGE FLOOR

FOR NINETH TO FIFTEENTH , SEVENTEENTH , EIGHTEENTH &NINETEENTH FL

SUMMARY

FLOORS	BUILT-UP AREA SQ.MTS	EXCESS BALCONY SQ.MTS	TOTAL SQ.MTS
GROUND FLOOR	- NIL		NIL
FIRST FLOOR	- NIL		NIL
SECOND FLOOR	[illegible]	NIL	[illegible]
THIRD FLOOR	[illegible]	[illegible]	[illegible]
FOURTH FLOOR	[illegible]	NIL	[illegible]
FIFTH FLOOR	[illegible]	NIL	[illegible]
SIXTH FLOOR	[illegible]	NIL	[illegible]
SEVENTH FLOOR	[illegible]	NIL	[illegible]
EIGHTH FLOOR	[illegible]	[illegible]	[illegible]
NINETH FLOOR	[illegible]	[illegible]	[illegible]
TENTH FLOOR	[illegible]	[illegible]	[illegible]
ELEVENTH FLOOR	[illegible]	[illegible]	[illegible]
TWELVETH FLOOR	[illegible]	[illegible]	[illegible]
THIRTEENTH FLOOR	[illegible]	[illegible]	[illegible]
FOURTEENTH FLOOR	[illegible]	[illegible]	[illegible]
FIFTEENTH FLOOR	[illegible]	[illegible]	[illegible]
SIXTEENTH FLOOR	[illegible]	[illegible]	[illegible]
SEVENTEENTH FLOOR	[illegible]	[illegible]	[illegible]
EIGHTEENTH FLOOR	[illegible]	[illegible]	[illegible]
NINETEENTH FLOOR	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]
TOTAL PROPOSED BUILT-UP AREA (ALL FLOOR)			[illegible]



LINE DIAGRAM.
FOR BASEMENT FLOOR

BUILT-UP AREA CALCULATION.
FOR BASEMENT FLOOR

ADDITIONS

DEDUCTIONS

FOR BASEMENT FLOOR

ADDITIONS

PROFORMA -B.

CONTENTS OF SHEET

STAMP OF DATE OF SUBMIT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

26 MAY 2015

SRN.	DESCRIPTION	DATE & SIGN.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMPOSITE BUILDING ON PROPERTY BEARING C.T.S.NO 2/95A/1/2C/2A/1,2/95A/1 TO 2/95A/1 OF VILLAGE PIDAMB AT [illegible] COLONY, GOTHAN BORIVALI (WEST).

NAME OF THE OWNER

NAME OF THE OWNER	NAME OF THE CO-OWNER	NAME OF THE BUILDER
[illegible]	[illegible]	[illegible]

SCALE

DRG. NO.

DATE

SCALE

DRG. BY

NAME AND ADDRESS OF ARCHITECTS

KALGUTKAR & ASSOCIATES.
ARCHITECTS
[illegible]