



## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2474/M-W/STGL/AP

Date: 27 APR 2021

To,  
M/s. Mangalnath Developers  
234,235 & 236, Big Splash,  
Sector 17, Vashi,  
Navi Mumbai -400 703.

Subject : Amended IOA of Composite Bldg. for Proposed S. R. Scheme under Reg. 33(10) of DCPR, 2034 on plot bearing CTS No. 1720 of Village : Chembur, at Gaondevi Compound, R.C. Marg, Mumbai-400 071. For: Shree Ganesh Gaondevi CHS. Ltd.

Ref. : Your letter dated 19/04/2021.

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions,

- 1) All the conditions of IOA dtd. 28/12/2010 & Amended IOA dtd. 07/11/2016 shall be complied with.
- 2) That all the conditions of LOI dtd. 01/10/2009, Revised LOI dtd. 24/10/2016, 31/12/2021 shall be complied with.
- 3) That you shall submit drainage approval before granting further CC to Bldg. u/ref.
- 4) That you shall submit Revised RCC design, calculation from Structural Engineer & peer review for the same shall be submitted before requesting Further C.C. to Bldg. u/ref.
- 5) That you shall submit NOC from MMRDA for Mono Rail before granting further CC to Rehab wing 'A' of Composite Bldg.
- 6) That you shall submit NOC from PCO for well covering will be insisted before granting further CC to Rehab wing 'A' of Composite Bldg. in scheme u/ref.
- 7) That you shall submit NOC/Remarks from E.E. (T. & C.) of MCGM /Traffic Consultant as per EODB guideline for parking layout will be insisted before granting further C.C. to the Bldg. in S. R. scheme u/ref.
- 8) That you shall submit NOC from CFO before granting further CC to Rehab wing 'A' of Composite Bldg. in scheme u/ref.

- 9) That you shall restrict the sale BUA to  $8497.80 + 561.18 = 9058.98$  sq.mt. till revision of LOI.
- 10) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 11) That you shall revalidated Nalla NOC from EE (SWD) before granting further CC & completion Certificate before OCC to Bldg. u/Ref.

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

Yours faithfully,

*ed/-*

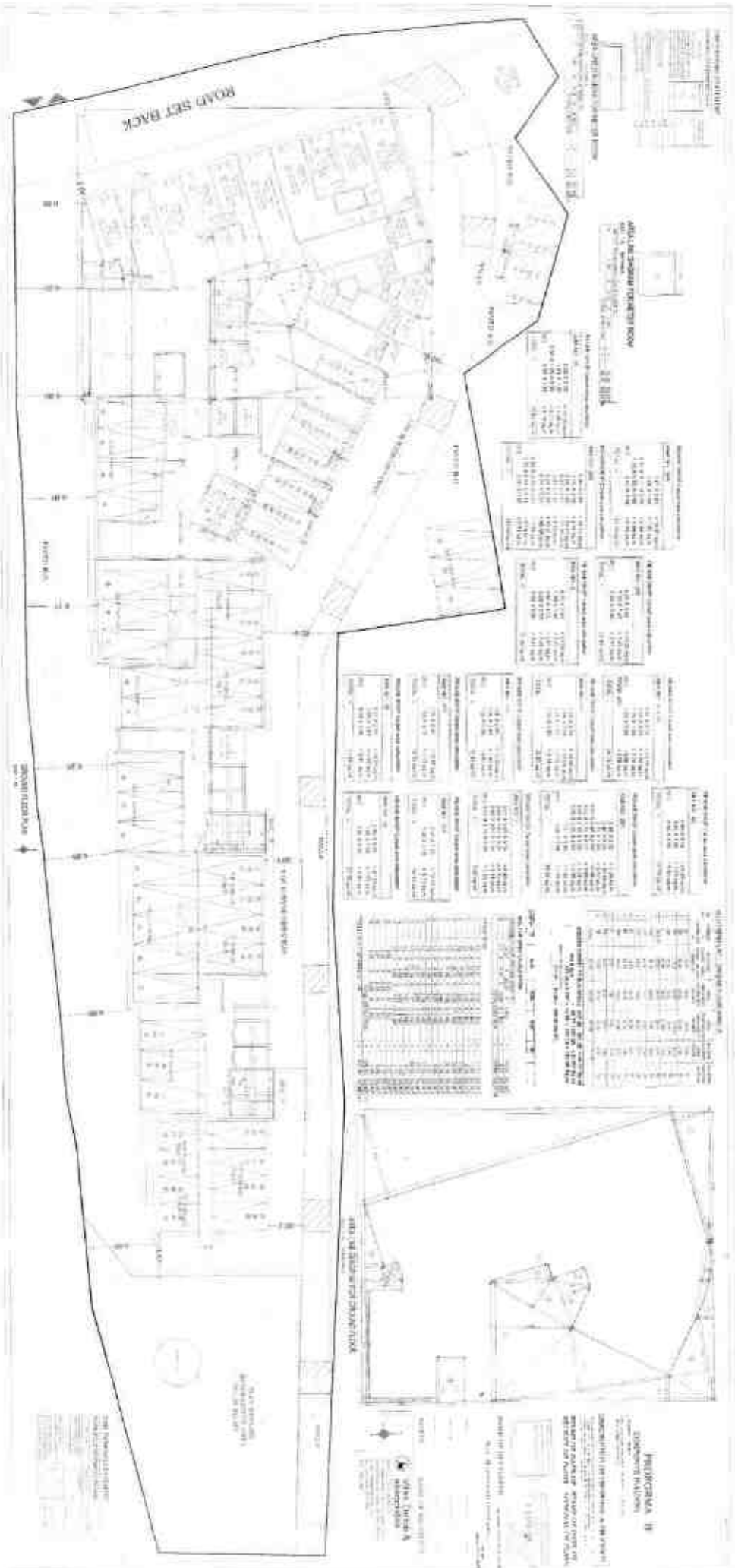
Executive Engineer-  
Slum Rehabilitation Authority.

**Copy to:**

- 1) Designated Officer Cum E.E. (B&F) "M-W" Ward MCGM
- 2) A. A. & C. "M-W" Ward,
- 3) H. E. of MCGM,
- 4) Architect : Miss. Vini Vilas Desai.  
M/s. Vilas Desai & Associates  
15/2, Jeelani Manzil, Opp Portuguese Church,  
Gokhale Road (N), Dadar (W), Mumbai-400 028.

*[Signature]*  
27/04/2021  
Executive Engineer-  
Slum Rehabilitation Authority.





**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/10/2014	ISSUED FOR PERMITS
2	11/10/2014	ISSUED FOR PERMITS
3	11/10/2014	ISSUED FOR PERMITS
4	11/10/2014	ISSUED FOR PERMITS
5	11/10/2014	ISSUED FOR PERMITS

**PROFORMA 'B'**  
COMMERCIAL BUILDING

PROPERTY	OWNER	DESIGNER
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105

**DESCRIPTION OF PROPOSAL & PURPOSES**  
 The purpose of this proposal is to provide a detailed architectural design for the proposed building. The design includes all necessary details for the construction of the building, including the structural frame, exterior walls, roof, and interior partitions. The design is based on the information provided in the proposal and is subject to change without notice.

**STAMP OF DATE OF RECEIPT OF ORIGINAL RECEIPT OF PLANS APPROVAL OVERLAP**

**NAME OF DEVELOPER, ARCHITECT, ENGINEER, etc.**  
 M/s. [Name] [Address]  
 [City] [State] [Country]

**NAME OF ARCHITECT**  
**Vikas Desai & Associates**  
 [Address]  
 [City] [State] [Country]

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/10/2014	ISSUED FOR PERMITS
2	11/10/2014	ISSUED FOR PERMITS
3	11/10/2014	ISSUED FOR PERMITS
4	11/10/2014	ISSUED FOR PERMITS
5	11/10/2014	ISSUED FOR PERMITS

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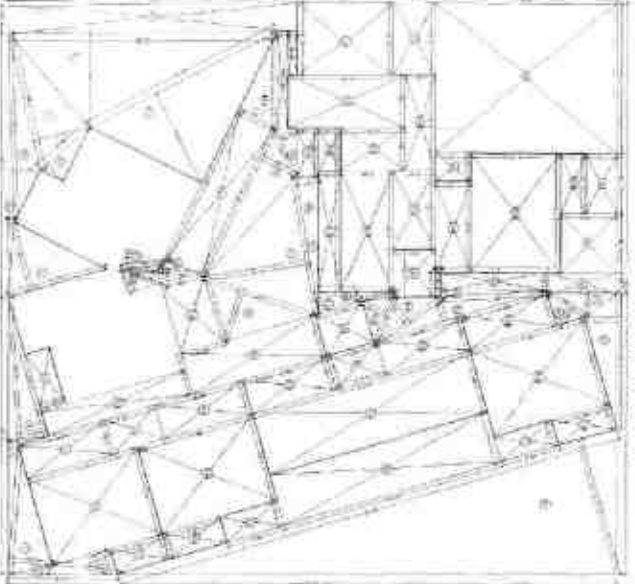
**STAMP OF DATE OF RECEIPT OF ORIGINAL RECEIPT OF PLANS APPROVAL OVERLAP**

**NAME OF DEVELOPER, ARCHITECT, ENGINEER, etc.**  
 M/s. [Name] [Address]  
 [City] [State] [Country]

**NAME OF ARCHITECT**  
**Vikas Desai & Associates**  
 [Address]  
 [City] [State] [Country]

**REVISIONS**

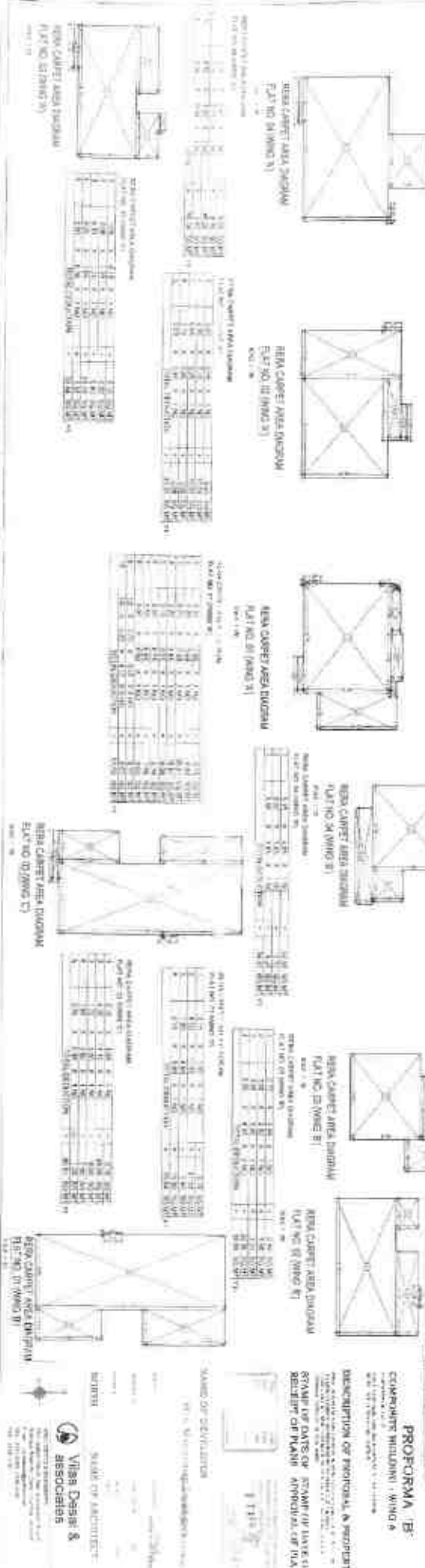
NO.	DATE	DESCRIPTION
1	11/10/2014	ISSUED FOR PERMITS
2	11/10/2014	ISSUED FOR PERMITS
3	11/10/2014	ISSUED FOR PERMITS
4	11/10/2014	ISSUED FOR PERMITS
5	11/10/2014	ISSUED FOR PERMITS



AREA LINE DIAGRAM FOR 1ST FLOOR



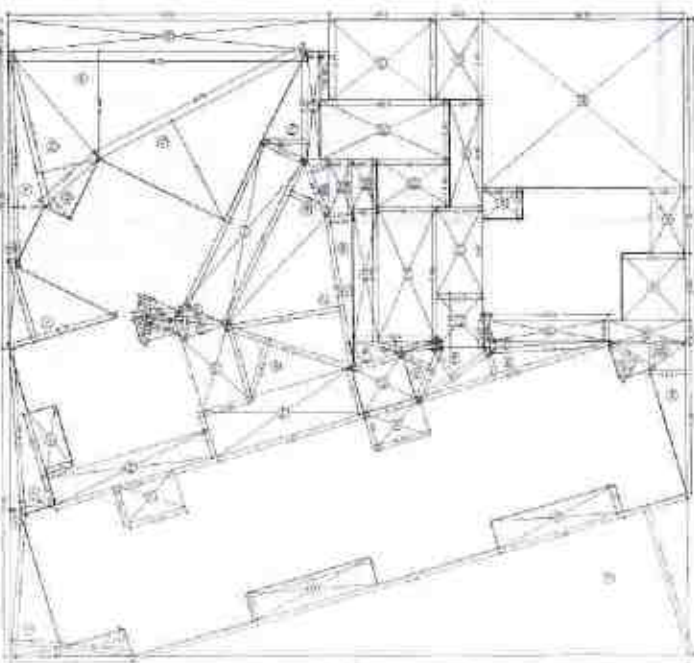
1ST FLOOR PLAN



2ND FLOOR PLAN

**PROFORMA 'B'**  
 COMMONS BUILDING - WING A  
 DESCRIPTION OF PROJECT, A PROPERTY  
 GROUP OR DATE OF START OF WORK OR  
 SIGNATURE OF PLANNING APPROVAL OF PLANNING

NAME OF CONSULTANT  
 VISHU DESAI & ASSOCIATES  
 ARCHITECTS

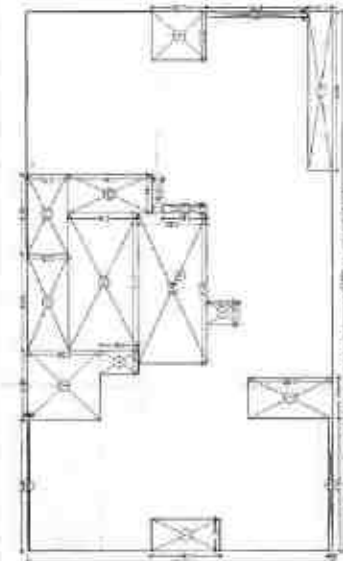


AREA LINE DIAGRAM FOR 2ND FLOOR

SCALE: 1:100  
DATE: 10/10/2010

NET AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT)
1	NET AREA	115.12	1246.33
2	AREA OF WALLS	1.00	10.76
3	AREA OF STAIRS	1.00	10.76
4	AREA OF CORRIDORS	1.00	10.76
5	AREA OF LIFTS	1.00	10.76
6	AREA OF SERVICE AREAS	1.00	10.76
7	AREA OF MECHANICAL ROOMS	1.00	10.76
8	AREA OF TOILETS	1.00	10.76
9	AREA OF KITCHENS	1.00	10.76
10	AREA OF STORES	1.00	10.76
11	AREA OF OFFICES	1.00	10.76
12	AREA OF CONFERENCE ROOMS	1.00	10.76
13	AREA OF RECEPTION	1.00	10.76
14	AREA OF WAITING AREA	1.00	10.76
15	AREA OF PARKING	1.00	10.76
16	AREA OF DRIVEWAY	1.00	10.76
17	AREA OF LANDSCAPING	1.00	10.76
18	AREA OF FURNITURE	1.00	10.76
19	AREA OF DECORATION	1.00	10.76
20	AREA OF SIGNAGE	1.00	10.76
21	AREA OF SECURITY	1.00	10.76
22	AREA OF MAINTENANCE	1.00	10.76
23	AREA OF STORAGE	1.00	10.76
24	AREA OF EQUIPMENT	1.00	10.76
25	AREA OF UTILITIES	1.00	10.76
26	AREA OF ELECTRICAL	1.00	10.76
27	AREA OF PLUMBING	1.00	10.76
28	AREA OF MECHANICAL	1.00	10.76
29	AREA OF AIR CONDITIONING	1.00	10.76
30	AREA OF HEATING	1.00	10.76
31	AREA OF COOLING	1.00	10.76
32	AREA OF VENTILATION	1.00	10.76
33	AREA OF EXHAUST	1.00	10.76
34	AREA OF INTAKE	1.00	10.76
35	AREA OF INSULATION	1.00	10.76
36	AREA OF SOUND PROOFING	1.00	10.76
37	AREA OF FIRE PROOFING	1.00	10.76
38	AREA OF EARTHQUAKE RESISTANCE	1.00	10.76
39	AREA OF WIND RESISTANCE	1.00	10.76
40	AREA OF COLLISION RESISTANCE	1.00	10.76
41	AREA OF BURGLAR RESISTANCE	1.00	10.76
42	AREA OF TERRORISM RESISTANCE	1.00	10.76
43	AREA OF OTHER	1.00	10.76
44	TOTAL GROSS AREA	116.12	1252.09
45	TOTAL NET AREA	115.12	1246.33



AREA LINE DIAGRAM FOR TYP. 15TH TO 16TH FLOOR

SCALE: 1:100  
DATE: 10/10/2010

NET AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT)
1	NET AREA	115.12	1246.33
2	AREA OF WALLS	1.00	10.76
3	AREA OF STAIRS	1.00	10.76
4	AREA OF CORRIDORS	1.00	10.76
5	AREA OF LIFTS	1.00	10.76
6	AREA OF SERVICE AREAS	1.00	10.76
7	AREA OF MECHANICAL ROOMS	1.00	10.76
8	AREA OF TOILETS	1.00	10.76
9	AREA OF KITCHENS	1.00	10.76
10	AREA OF STORES	1.00	10.76
11	AREA OF OFFICES	1.00	10.76
12	AREA OF CONFERENCE ROOMS	1.00	10.76
13	AREA OF RECEPTION	1.00	10.76
14	AREA OF WAITING AREA	1.00	10.76
15	AREA OF PARKING	1.00	10.76
16	AREA OF DRIVEWAY	1.00	10.76
17	AREA OF LANDSCAPING	1.00	10.76
18	AREA OF FURNITURE	1.00	10.76
19	AREA OF DECORATION	1.00	10.76
20	AREA OF SIGNAGE	1.00	10.76
21	AREA OF SECURITY	1.00	10.76
22	AREA OF MAINTENANCE	1.00	10.76
23	AREA OF STORAGE	1.00	10.76
24	AREA OF EQUIPMENT	1.00	10.76
25	AREA OF UTILITIES	1.00	10.76
26	AREA OF ELECTRICAL	1.00	10.76
27	AREA OF PLUMBING	1.00	10.76
28	AREA OF MECHANICAL	1.00	10.76
29	AREA OF AIR CONDITIONING	1.00	10.76
30	AREA OF HEATING	1.00	10.76
31	AREA OF COOLING	1.00	10.76
32	AREA OF VENTILATION	1.00	10.76
33	AREA OF EXHAUST	1.00	10.76
34	AREA OF INTAKE	1.00	10.76
35	AREA OF INSULATION	1.00	10.76
36	AREA OF SOUND PROOFING	1.00	10.76
37	AREA OF FIRE PROOFING	1.00	10.76
38	AREA OF EARTHQUAKE RESISTANCE	1.00	10.76
39	AREA OF WIND RESISTANCE	1.00	10.76
40	AREA OF COLLISION RESISTANCE	1.00	10.76
41	AREA OF BURGLAR RESISTANCE	1.00	10.76
42	AREA OF TERRORISM RESISTANCE	1.00	10.76
43	AREA OF OTHER	1.00	10.76
44	TOTAL GROSS AREA	116.12	1252.09
45	TOTAL NET AREA	115.12	1246.33



AREA LINE DIAGRAM FOR TYP. 18TH TO 19TH FLOOR

SCALE: 1:100  
DATE: 10/10/2010

NET AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT)
1	NET AREA	115.12	1246.33
2	AREA OF WALLS	1.00	10.76
3	AREA OF STAIRS	1.00	10.76
4	AREA OF CORRIDORS	1.00	10.76
5	AREA OF LIFTS	1.00	10.76
6	AREA OF SERVICE AREAS	1.00	10.76
7	AREA OF MECHANICAL ROOMS	1.00	10.76
8	AREA OF TOILETS	1.00	10.76
9	AREA OF KITCHENS	1.00	10.76
10	AREA OF STORES	1.00	10.76
11	AREA OF OFFICES	1.00	10.76
12	AREA OF CONFERENCE ROOMS	1.00	10.76
13	AREA OF RECEPTION	1.00	10.76
14	AREA OF WAITING AREA	1.00	10.76
15	AREA OF PARKING	1.00	10.76
16	AREA OF DRIVEWAY	1.00	10.76
17	AREA OF LANDSCAPING	1.00	10.76
18	AREA OF FURNITURE	1.00	10.76
19	AREA OF DECORATION	1.00	10.76
20	AREA OF SIGNAGE	1.00	10.76
21	AREA OF SECURITY	1.00	10.76
22	AREA OF MAINTENANCE	1.00	10.76
23	AREA OF STORAGE	1.00	10.76
24	AREA OF EQUIPMENT	1.00	10.76
25	AREA OF UTILITIES	1.00	10.76
26	AREA OF ELECTRICAL	1.00	10.76
27	AREA OF PLUMBING	1.00	10.76
28	AREA OF MECHANICAL	1.00	10.76
29	AREA OF AIR CONDITIONING	1.00	10.76
30	AREA OF HEATING	1.00	10.76
31	AREA OF COOLING	1.00	10.76
32	AREA OF VENTILATION	1.00	10.76
33	AREA OF EXHAUST	1.00	10.76
34	AREA OF INTAKE	1.00	10.76
35	AREA OF INSULATION	1.00	10.76
36	AREA OF SOUND PROOFING	1.00	10.76
37	AREA OF FIRE PROOFING	1.00	10.76
38	AREA OF EARTHQUAKE RESISTANCE	1.00	10.76
39	AREA OF WIND RESISTANCE	1.00	10.76
40	AREA OF COLLISION RESISTANCE	1.00	10.76
41	AREA OF BURGLAR RESISTANCE	1.00	10.76
42	AREA OF TERRORISM RESISTANCE	1.00	10.76
43	AREA OF OTHER	1.00	10.76
44	TOTAL GROSS AREA	116.12	1252.09
45	TOTAL NET AREA	115.12	1246.33

PROFORMA 'B'  
COMPOSITE BUILDING - WING A

DESCRIPTION OF PROPOSAL & PROPERTY  
STAMP OF DATE OF STAMP OF DATE OF RECEIPT OF PLANS - APPROVAL OF PLANS

NAME OF DEVELOPER  
M/s. Manojkumar International

NAME OF ARCHITECT  
Vilas Desai & Associates

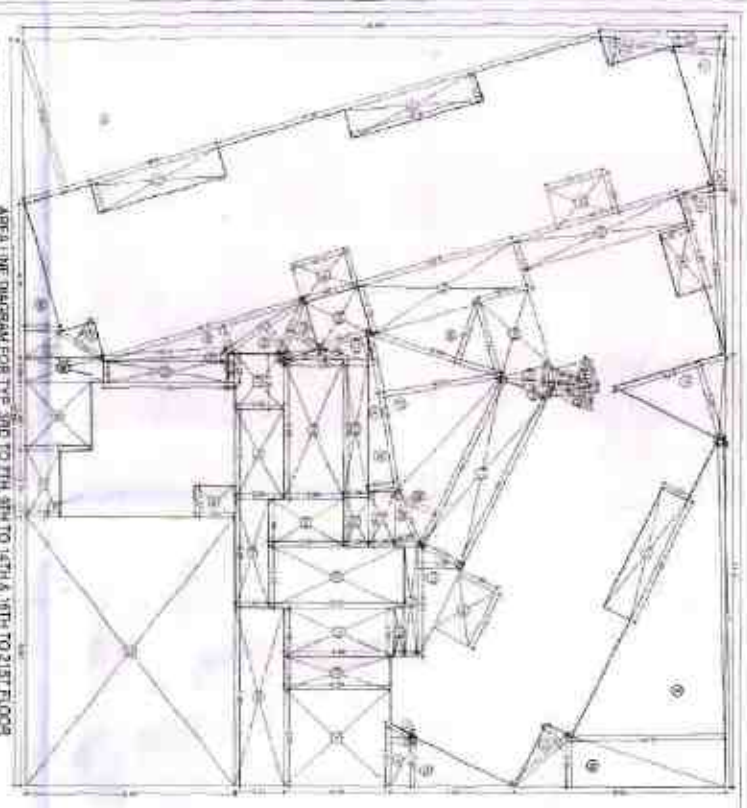
STAMP OF ARCHITECT

STAMP OF DEVELOPER

STAMP OF APPROVAL

STAMP OF RECEIPT

STAMP OF OTHER



**NOT TO SCALE**

**AREA LINE DIAGRAM FOR THE 5TH TO 21ST FLOOR**

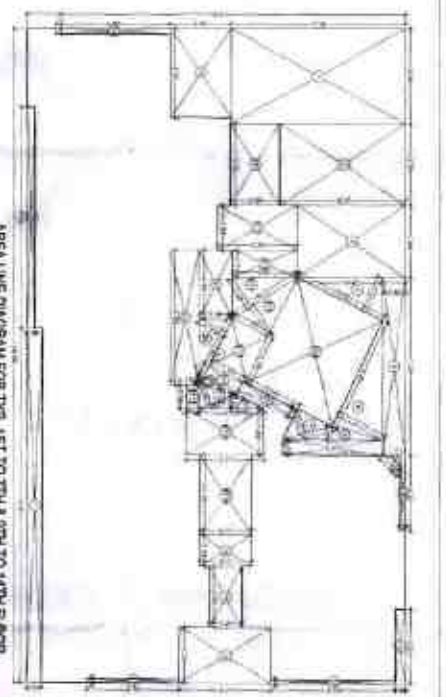
NOT TO SCALE

MEMBER NO.	MEMBER DESCRIPTION	MEMBER AREA (SQ. FT.)	MEMBER AREA (SQ. M.)
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**NET AREA CALCULATION**

NET AREA (SQ. FT.) = 111,111.11

NET AREA (SQ. M.) = 10,260.00



**NOT TO SCALE**

**AREA LINE DIAGRAM FOR THE 1ST TO 4TH FLOOR**

NOT TO SCALE

MEMBER NO.	MEMBER DESCRIPTION	MEMBER AREA (SQ. FT.)	MEMBER AREA (SQ. M.)
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100	...	...	...

**NET AREA CALCULATION**

NET AREA (SQ. FT.) = 111,111.11

NET AREA (SQ. M.) = 10,260.00

**PROFORMA 'B'**  
COMPOSITE BUILDING - WING A

DESCRIPTION OF PROPOSAL & PROPERTY

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

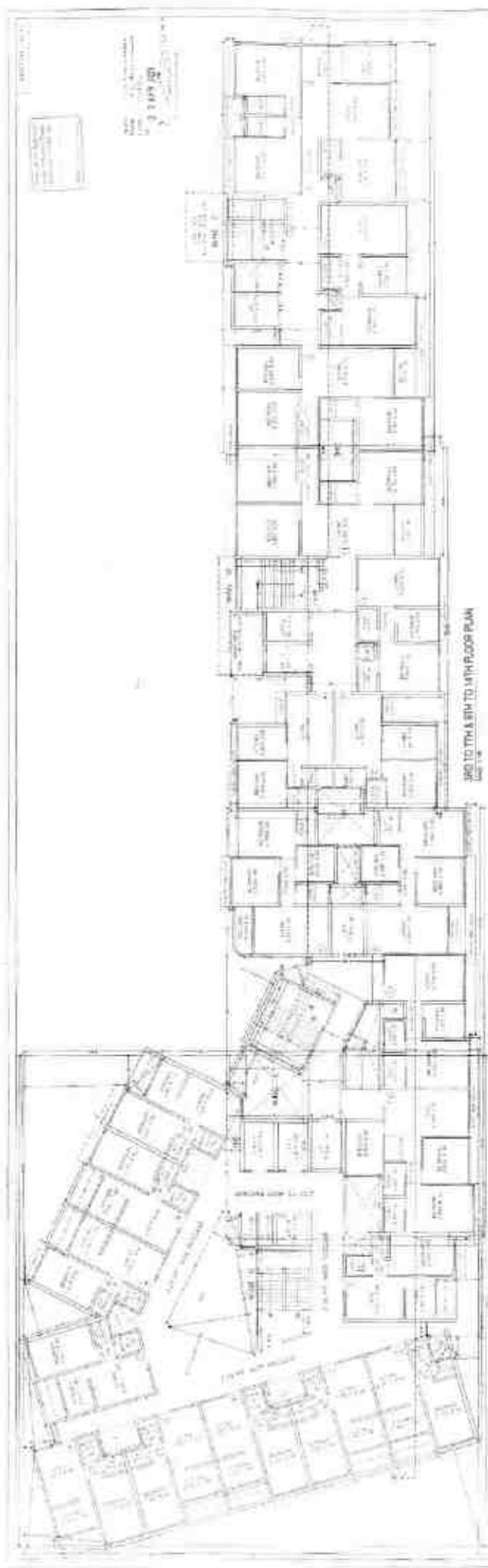
NAME OF ARCHITECT

**Vilas Desai & associates**

100, ...

...





3RD TO 14TH FLOOR PLAN

**PROFORMA 'B'**  
 COMPOSITE BUILDING - WING A  
 WING A - 14TH FLOOR PLAN  
 DESCRIPTION OF PROFORMA 'A' PROPERTY  
 STAGE OF DATE OF STARTUP DATE OF  
 PROJECT 14.04.1988 APPROVAL OF 13.04.1988

**AREA Capital area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

**AREA Carpet area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

**AREA Capital area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

**AREA Carpet area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

**AREA Capital area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

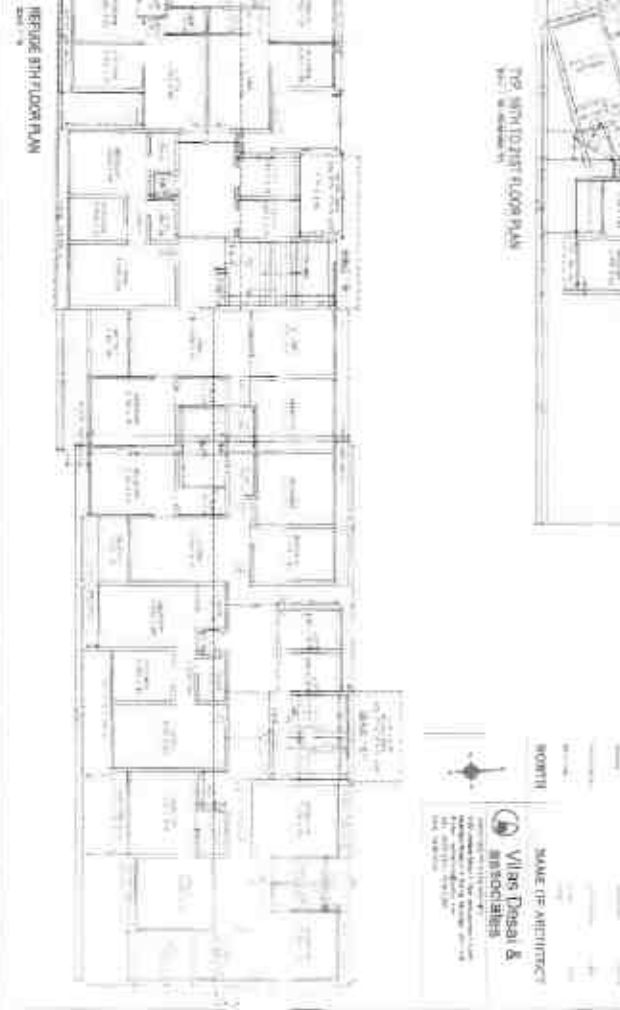
**AREA Carpet area calculation**

AREA	113.93
STAIR	113.93
WALL	113.93
TOTAL	341.80

**Vilas Desai & associates**  
 ARCHITECTS  
 14, K. J. Somaiya Road, Worli, Mumbai - 400025



18TH FLOOR PLAN



20TH FLOOR PLAN

DATE: 15/05/2017  
 TIME: 11:00 AM  
 SCALE: 1/40

**PROGRAM B**  
**COMPOSITE BUILDING - WING A**

DESCRIPTION OF PROJECT: A HIGH-RISE  
 COMPOSITE BUILDING WITH  
 OFFICE, RESIDENTIAL AND  
 RETAIL SPACES. THE PROJECT IS  
 SITUATED IN THE CENTRAL BUSINESS  
 DISTRICT OF CHENNAI, INDIA.  
 SHEET OF DATE: 15/05/2017  
 SHEET OF NO: 18TH, 19TH, 20TH FLOOR

NAME OF DEVELOPER: M/S. ANANDHI  
 REAL ESTATE DEVELOPERS  
 PVT. LTD.

NO: 18

NAME OF ARCHITECT:  
**Vijay Dasa &  
 Associates**







Scale: 1/4" = 1'-0"

PROJ. NO. 100-1000  
DATE: 10/15/10

10/15/10  
10/15/10

PROF. URMIA B  
CARRIAGE HALLWAY - NING A

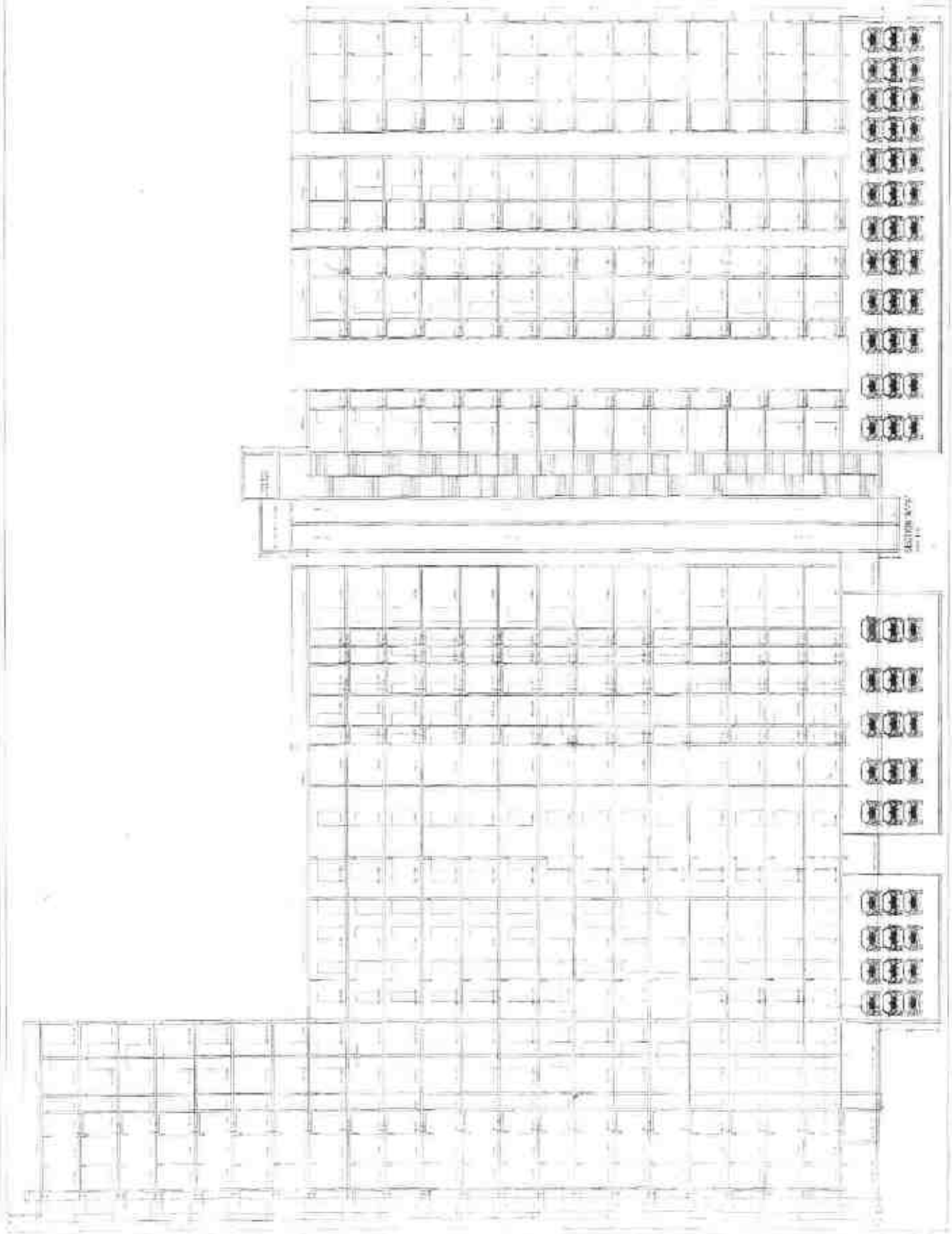
REQUIREMENTS OF PURPOSES & PROPERTY

STATE OF USE OF: RESIDENTIAL USE OR  
RECREATION OR OTHER: APPROVAL OF PLANS

NAME OF DEVELOPER: ...

NAME OF ARCHITECT:  
Miles Design & Associates

1000 ...  
1000 ...  
1000 ...



SECTION A-A'