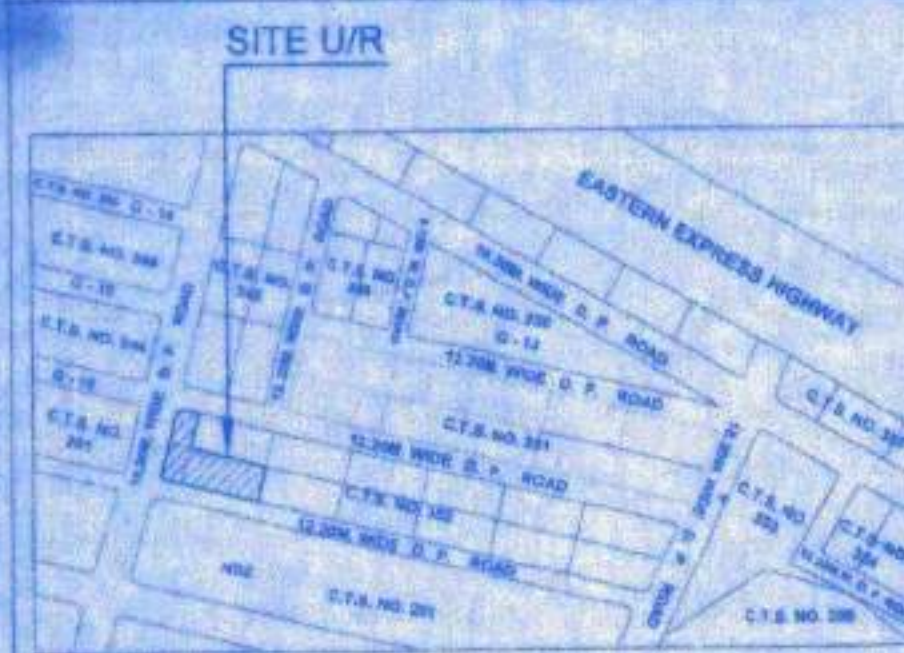
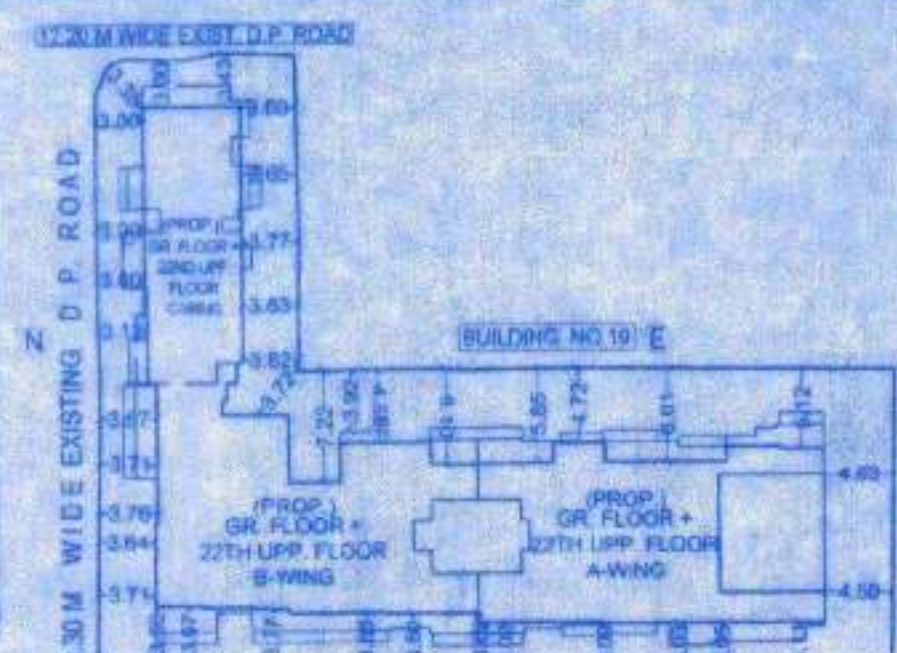
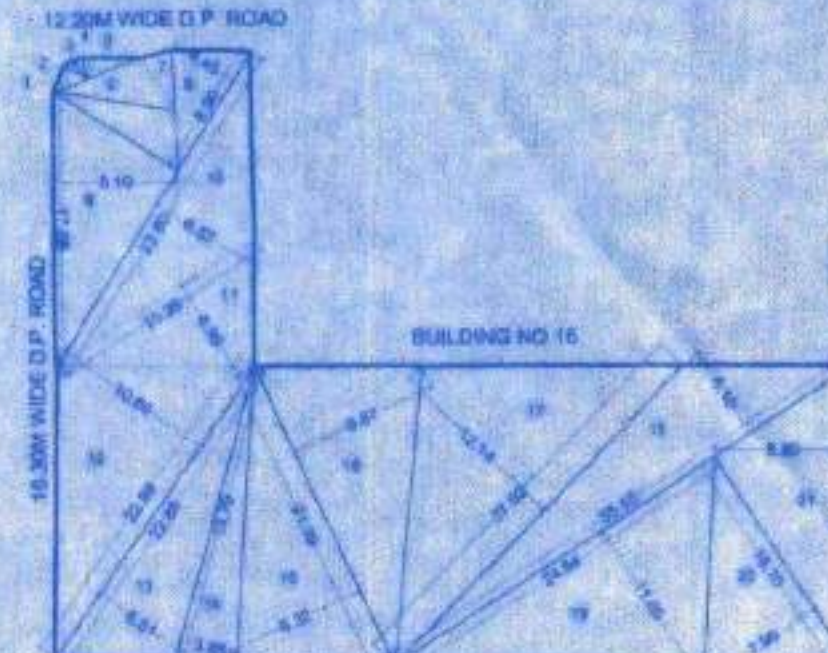




LOCATION PLAN
SCALE: 1:500



BLOCK PLAN
SCALE: 1:500



PLOT AREA DIAGRAM
SCALE: 1:500

REHA CARPET AREA STATEMENT FOR OFFICES (MHADA SHARE REHA)

WING	OFFICE NO.	CARPET AREA
A-WING (1ST FLOOR)	101	76.01
	102	63.38
	103	56.00
	104	33.38
TOTAL		228.77

REHA CARPET AREA STATEMENT (REHA & SALE)

FLAT NO.	CARPET AREA	NO. OF FLATS
A1	34.58	18
A2	34.90	21
A3	21.32	21
A4	20.02	20
A5	33.07	20
A6(B)	23.79	1
A5(B)	31.62	1
WING B		
B1	38.84	21
B2	38.88	20
B3	60.81	20
B4	48.82	20
B2(B)	30.21	1
B3(B)	57.07	1
B3(C)	56.88	1
WING C		
C1	31.35	21
C2	26.38	20
C3	21.80	20
C3(B)	24.90	1
TOTAL		248

CAR PARKING STATEMENT (PROPOSED POLICY)

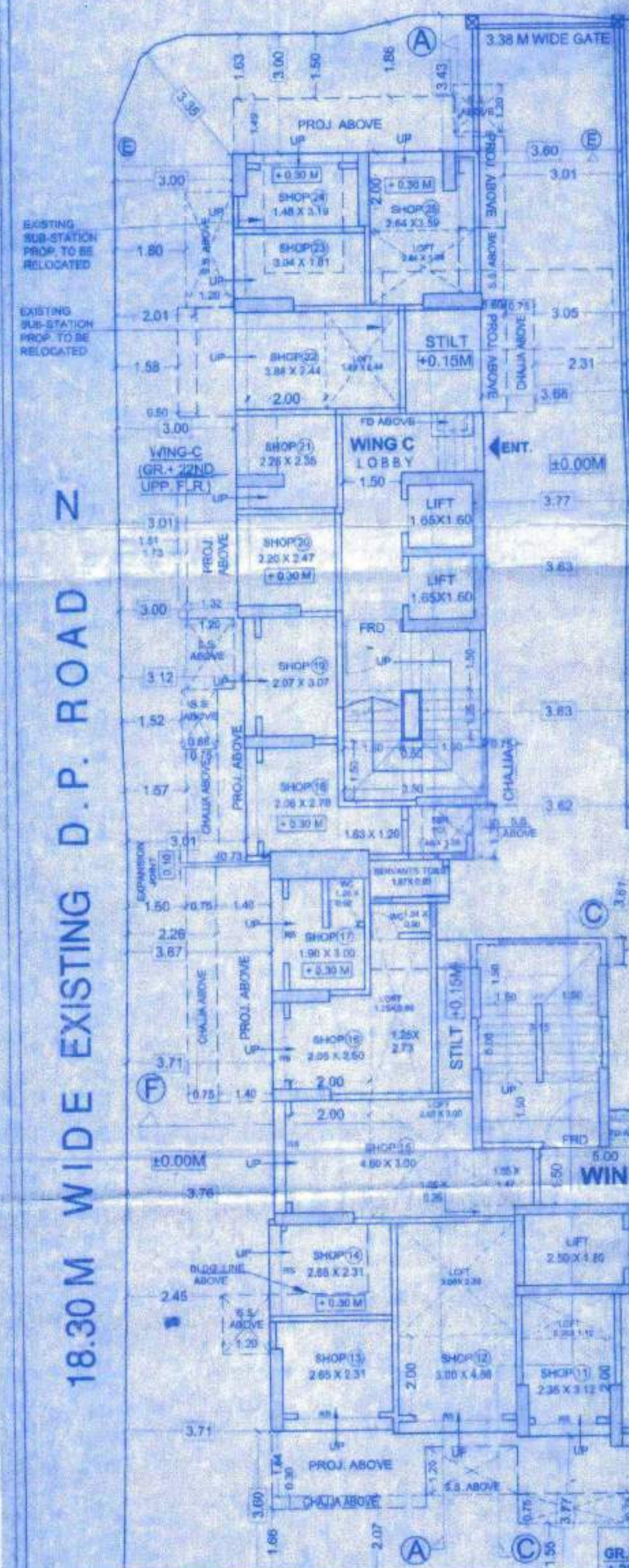
CAR PARKING STATEMENT AS PER DCPR 2034 (REHAB & SALE)

CARPET AREA IN SQ. MT.	PARKING REQ. BY RULES	NOS. OF TENEMENTS	NOS. OF PARKING REQ.
BELOW 45.00	1 PARKING / 8 TENEMENTS	206	25.75
BETWEEN 45.00 TO 60.00	1 PARKING / 4 TENEMENTS	20	5.00
BETWEEN 60.00 TO 90.00	1 PARKING / 2 TENEMENTS	22	11.00
90.00 TO ABOVE	1 PARKING / 1 TENEMENTS	0.00	0.00
TOTAL		248.00	41.75
ADD 5.00 % VISITOR PARKING			2.09
ONE PARKING SPACE FOR EVERY 50 SQ.M. OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UP TO 50 SQ. M IN AREA		249.60	1.86
ONE PARKING SPACE EVERY 50 SQ.M. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20 SQ. M AREA		0.0	0.00
TOTAL		249.60	1.86
ADD 10% VISITORS PARKING (COMM.) MINIMUM 2.00			2.00
TOTAL			47.50
TOTAL REQUIRED PARKING SPACES			48

CAR PARKING STATEMENT AS PER DCPR 2034 (MHADA SHARE)

ONE PARKING SPACE FOR EVERY 150-SQ.M. OF TOTAL FLOOR AREA IN THE CASE OF SHOPPING USER WITH EACH SHOP UP TO 20 SQ. M IN AREA	0.0	0.00
ONE PARKING SPACE EVERY 50 SQ.M. OF TOTAL FLOOR AREA FOR SHOPS EACH OVER 20 SQ. M AREA	255.31	5.11
TOTAL	255.31	5.11
ADD 10% VISITORS PARKING (COMM.) MINIMUM 2.00		2.00
TOTAL		7.11
TOTAL REQUIRED PARKING SPACES		7

12.20 M WIDE EXIST. D.P. ROAD



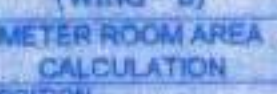
GROUND FLOOR PLAN (WING A, B & C)
SCALE: 1:100

REHA CARPET AREA STATEMENT OF SHOPS

WING	SHOP NO.	CARPET AREA
A-WING	1	7.51
	2	9.23
	3	12.57
	4	10.51
	5	10.25
	6	12.74
	7	11.78
	8	10.02
	9	11.48
	10	11.44
	11	8.50
	12	13.03
	13	8.14
	14	7.16
	15	17.70
	16	13.66
	17	7.05
	18	7.28
	19	6.10
	20	6.10
	21	10.16
	22	7.05
	23	6.90
	24	10.12
TOTAL		244.83
TOTAL NO. OF SHOPS		25



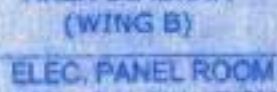
METER ROOM AREA DIAGRAM (WING - B)



METER ROOM AREA CALCULATION



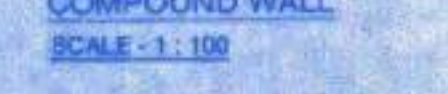
ELEC. PANEL ROOM AREA DIAGRAM (WING B)



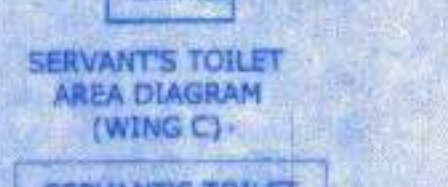
ELEC. PANEL ROOM AREA CALCULATION



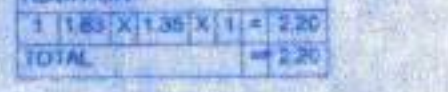
SECTION THRU. COMPOUND WALL
SCALE: 1:100



SERVANT'S TOILET AREA DIAGRAM (WING C)



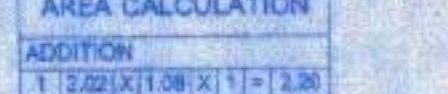
SERVANT'S TOILET AREA CALCULATION



SERVANT'S TOILET AREA DIAGRAM (WING B)



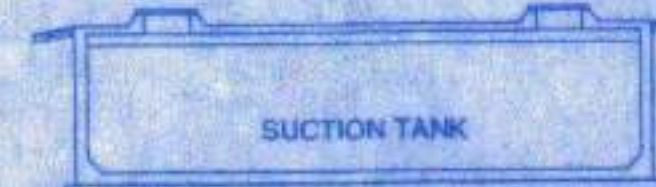
SERVANT'S TOILET AREA CALCULATION



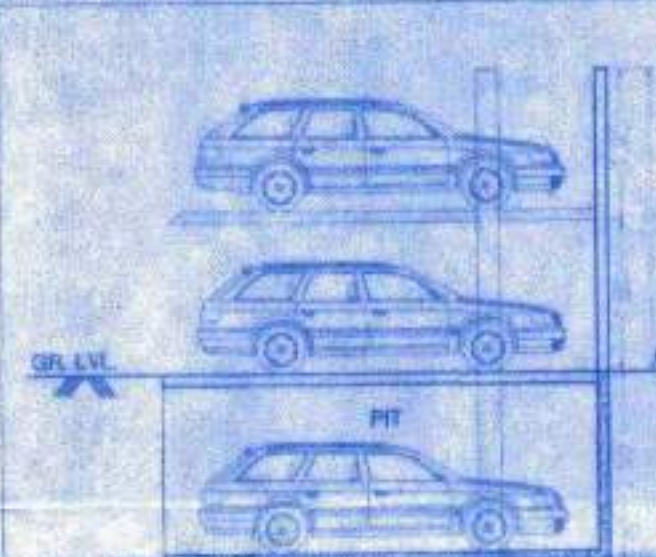
SERVANT'S TOILET AREA DIAGRAM (WING B)



SERVANT'S TOILET AREA CALCULATION



SECTION THRU. U.G. TANK
SCALE: 1:100



TYP. SECTION THRU. PIT & STACK PARKING
SCALE: 1:50

B.U.A. FOR MHADA SHARE IN A-WING (SQ.M.)

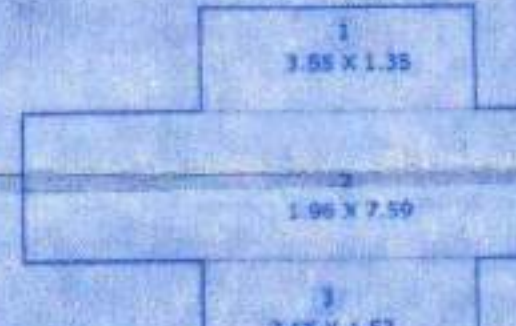
FLOOR	NET B.U.A.	FUNG. AREA	GROSS B.U.A.
1ST FLOOR (COMM.)	188.12	56.19	244.31
TOTAL	188.12	56.19	244.31
GROSS B.U.A. MHADA SHARE IN A-WING			255.31
TOTAL COMMERCIAL B.U.A. INCLUDING FUNGIBLE			255.31
REQUIRED COMMERCIAL B.U.A. AS PER MHADA NOC			255.31



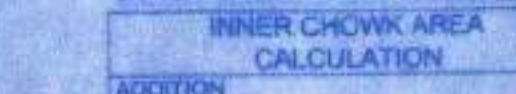
SOCIETY OFFICE AREA DIAGRAM (WING A)



SOCIETY OFFICE AREA CALCULATION



INNER CHOWK AREA DIAGRAM



INNER CHOWK AREA CALCULATION

12.20 M WIDE EXISTING D.P. ROAD

PROFORMA 'A'

AREA STATEMENT

1	Area of plot (MHADA Demarcation)	1241.83
2	Deduction for:	
a)	Road Setback Area	0.00
b)	Proposed Road	0.00
c)	Any Reservation	0.00
d)	Any Amenty space as per DCR 98/97 (sub-plot)	0.00
	Total Deductions (a+b+c+d)	0.00
3	Balance area of plot (1-2)	1241.83
4	Deduction for Recreation Ground (15%)	0.000000
5	Net plot area (3-4)	1241.83
6	Additions for Floor Space Index	
2(a)	100 % Setback Area	0.00
2(b)	100% D.P. Road	0.00
7	Total Area (5+6)	1241.83
8	Floor Space Index permissible	3.00
9	a) FSI granted by MHADA as permissible Pro-rata vide NOC U/Rs. NO.CO / MH/REENGOP-317/1084/2020 Dtd. 10 NOV 2020	2080.00
	b) Additional FSI granted by MHADA vide NOC U/R COMB/REENGOP-317/1085/2020 Dtd. 08/09/2020	1848.00
10	Permissible Floor Area (7 x 8 + 9)	7682.69
11	Existing Floor Area	0.00
12	Proposed Built Up Area	
a)	Purely Residential Built Up Area	7262.21
b)	Purely Non-Residential Built Up Area	390.37
13	Total Built Up Area Proposed	7652.58
14	Floor Space Index Consumed (13/8)	6.16
B)	Details of FSI availed as per DCR 35(4)	
1	Fungible Built Up Area component proposed vide DCR 35(4) for purely residential	2541.77
2	Fungible Built Up Area component proposed vide DCR 35(4) for Non-residential	136.63
3	Total Fungible Built Up Area vide DCR 35(4)	2678.40
4	GROSS BUILT UP AREA PROPOSED (13+8)	10330.98
C)	Tenements Statement	
1	Proposed area (13 + B3)	10330.68
2	Less Non-Residential Area (12b + B2)	627.00
3	Area available for Tenements (1-2)	9803.68
4	Tenements permissible (450 / Has)	441.16
5	Tenements proposed	248
6	Tenements Existing	32.00
7	Total Tenements on the plot	248
D)	Parking Area Statement	
1	Parking Required by Regulations for:	85
2	Covered Garages Permissible	
3	Covered Garages Proposed	
4	Total Parking Provided	69.00

CONTENTS OF SHEET

GROUND FLOOR PLAN, BLOCK & LOCATION PLAN, CAR PARKING STATEMENTS, PLOT AREA DIAG. & CALC., SECTION OF COMPOUND WALL-U.G. TANK-PIT & STACK PARKING, INNER CHOWK-METER ROOM-ELEC. PANEL ROOM-SOCIETY OFFICE AREA DIAGRAM & CALC., B.U.A. STATEMENT (WING A & B), RERA CARPET AREA STATEMENT OF SHOPS, OFFICES OF MHADA SHARE AND FLATS, B.U.A. STATEMENT OF MHADA SHARE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF AMALGAMATED PLOT NO. O.B. - 7, 8 & BLDG. NO. 18 KNOWN AS "M/S. TAGORE NAGAR NALANDA CO-OP. HSG. SOC. LTD." ON PLOT BEARING C.T.S. NO. 352 (PT) AT VILLAGE HARIYALI, TAGORE NAGAR, VIKHROLI, MUMBAI - 83.

NAME OF OWNER

M/S. HAWARE PROPERTIES
(CA TO M/S. TAGORE NAGAR NALANDA CO-OP. HSG. SOC. LTD.)

NORTH	SCALE	DATE	SIGNATURE	DRAWN BY	CHECKED BY
	1:100	28/04/2021		GAUR	M.F.
	DRG. NO.		REVISION		DESCRIPTION
	1/6				

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

This cancels Approval to the previous Plans sanctioned under no. CE/191/REHA/As dated 25.01.2018

Approved subject to conditions mentioned in this office letter No. Mhds - 6121/1024 Date 04 FEB 2021

Ex. Eng. (B) Pravin Kumar Greater Mumbai Maharashtra Housing & Area Development Authority

NAME, ADDRESS & SIGN OF ARCHITECT

ARCHITECT: MILIND FULZE
OFFICE NO. 1101, 11TH FLOOR, BATHIA PLAZA, PLOT NO. 18 & 23, PALM BEACH ROAD, SECTOR 16D, VASAH, NAVI MUMBAI - 400783
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SPACE DESIGN
Architects, Planners & Interior Designers