



SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

No. K-W/MHADA/0008/20221003/AP/C

Date: **6 MAY 2025**

To,
Smt. Leena Churi
of M/s. Essaar Group,
105-106, Shivam Square,
Koldongri, Off. Sahar Road,
Andheri (E), Mumbai - 400 069.

Sub: Amended IOA of Composite Bldg. in Slum Rehabilitation Scheme under Reg. 33(10) of DCPR 2034 on plot bearing C.T.S No. 1A(pt.) of Village Oshiwara, Tal. Andheri, Jogeshwari (W), 'K-W' Ward of B.M.C Mumbai 400 102 for "Pragati SRA Co. Op. Hsg. Soc. (prop.)"

Ref.: Your application dtd. 22/04/2025

Sir,

With reference to above, the amended plans submitted by you for the Composite building are hereby approved subject to the following conditions:

1. That all the conditions mentioned in LOI, revised LOI under No. K-W/MHADA/0008/20221003/LOI dtd. 21/04/2023 & 17/04/2025 shall be complied with.
2. That all the conditions mentioned in IOA under No. K-W/MHADA/0008/20221003/AP/C dtd. 12/05/2023 shall be complied with.
3. That the revised RCC design, calculation & certificate from licensed Structural Engineer shall be submitted before C.C endorsement to bldg. u/ref.
4. That you shall submit NOC from CFO, NOC from E.E.(T & C) /Traffic Consultants (under EODB) and NOC from Ch. Eng. (M&E) of BMC before asking C.C endorsement to Composite bldg. u/ref.
5. That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.

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

Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

Copy to:

1. ✓ M/s. Multistar Builders LLP
425-B, Laxmi Business Park,
Laxmi Industrial Estate,
New Link Road, Andheri (W),
Mumbai 400 053.
2. Society : Pragati SRA CHS (prop.)
3. A.E.W.W. 'K/West' Ward.
4. A. A. & C. 'K/West' Ward.

For information please.

Seti
05/01/2025
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

Housiey.com

SECTION: A-A

SECTION: B-B

PROFORMA 'B'						
DESCRIPTION OF PROPOSAL & PROPERTY						
PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (PL) OF VILLAGE OSHWARA, JOGESHWARI (WEST), MUMBAI - 400 102.						
FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)						
JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY	
		18/02/2025	1:200	JOSEPH	ANTHONY	
NAME OF THE OWNER AND SIGNATURE						
M/S. MULTISTAR BUILDERS LLP.						
STAMP AND DATE OF APPROVAL						
Approved Subject to the condition mentioned in my office permission Letter No. SRA/ENG/K-UL/MPHADA/2023/1602 Dt. 6-MAY-2025 <i>(Signature)</i> Executive Engineer Slum Rehabilitation Authority Brihanmumbai						
This cancels Approval to the Previous Plans sanctioned under no. K-UL/MPHADA/10008/2022/1602/APIC Dated: 12/05/2023						
NAME & SIGNATURE OF ARCHITECTS						
B/05-106, Shivam Square, Koldongri, Sahar road, Andheri east, Mumbai 400069. <i>(Signature)</i>						
ESSAAR GROUP			www.essaargroup.co		AR. LEBNA CHURJI [CA/2000935530]	
			022 2684 7722 / 44			

CONSOLIDATED TENEMENT STATEMENTCOMMERCIAL & RESIDENCIAL BUA STATEMENTAREA CALCULATION SCHEME PLOT

LOCATION PLAN

SCALE - 1:4000

CALCULATION OF AREA TO BE HANDED OVER TO MCGM AS PER
REG. 17(3)(D) (a)(2) AGAINST D.P RESERVATION OF ROS 1.5

CALCULATION OF AREA EFFECTED BY LAYOUT ROAD

1	1/2	X	7.50	X	2.83	X	1 NO	*	10.91	SQ/M	
2	1/2	X	7.50	X	2.86	X	1 NO	*	11.10	SQ/M	
3	1/2	X	5.25	X	2.31	X	1 NO	*	8.65	SQ/M	
4	1/2	X	5.05	X	2.30	X	1 NO	*	8.05	SQ/M	
5	1/2	X	6.36	X	2.31	X	1 NO	*	10.64	SQ/M	
6	1/2	X	5.56	X	2.23	X	1 NO	*	9.14	SQ/M	
7	1/2	X	4.23	X	2.71	X	1 NO	*	5.77	SQ/M	
8	1/2	X	6.58	X	3.18	X	1 NO	*	10.40	SQ/M	
9	1/2	X	4.91	X	2.31	X	1 NO	*	5.74	SQ/M	
10	1/2	X	6.86	X	3.05	X	1 NO	*	13.28	SQ/M	
11	1/2	X	8.86	X	2.89	X	1 NO	*	7.45	SQ/M	
12	1/2	X	5.00	X	1.88	X	1 NO	*	7.20	SQ/M	
13	1/2	X	5.18	X	2.31	X	1 NO	*	13.66	SQ/M	
14	1/2	X	15.52	X	3.17	X	1 NO	*	24.80	SQ/M	
15	1/2	X	24.33	X	3.24	X	1 NO	*	38.41	SQ/M	
16	1/2	X	16.70	X	1.78	X	1 NO	*	6.91	SQ/M	
17	1/2	X	7.33	X	2.31	X	1 NO	*	18.13	SQ/M	
18	1/2	X	4.48	X	0.79	X	1 NO	*	4.81	SQ/M	
19	M2	X	6.15	X	3.02	X	1 NO	*	9.58	SQ/M	
20	1/2	X	7.35	X	5.50	X	1 NO	*	4.76	SQ/M	
21	1/2	X	37.34	X	2.31	X	1 NO	*	51.07	SQ/M	
22	1/2	X	42.02	X	2.82	X	1 NO	*	59.25	SQ/M	
23	1/2	X	22.85	X	2.81	X	1 NO	*	32.10	SQ/M	
24	1/2	X	15.66	X	2.85	X	1 NO	*	22.32	SQ/M	
TOTAL									*	389.90	SQ/M

TOTAL	€	389.90	SQ.M7
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SECTION THRO. SUCTION TANK

COMPOUND V

LINE DIAGRAM OF SCHEME PLOT

SCALE 1:500

LINE DIAGRAM OF AREA EFFECTED BY LAYOUT ROAD

SCALE - 1:500

AREA CALCULATION PLOT EFFECTED BY RESERVATION ROS 1.5

GROSS AREA									
1	1/2	X	12.45	X	2.96	X	1 NO	=	18.47 SQ.MT.
2	1/2	X	13.34	X	2.45	X	1 NO	=	16.54 SQ.MT.
3	1/2	X	10.67	X	0.31	X	1 NO	=	1.85 SQ.MT.
4	1/2	X	10.67	X	2.41	X	1 NO	=	12.86 SQ.MT.
5	1/2	X	9.71	X	0.13	X	1 NO	=	0.63 SQ.MT.
6	1/2	X	12.56	X	1.45	X	1 NO	=	9.11 SQ.MT.
7	1/2	X	12.56	X	10.35	X	1 NO	=	65.06 SQ.MT.
8	1/2	X	3.05	X	0.48	X	1 NO	=	0.74 SQ.MT.
9	1/2	X	21.73	X	7.93	X	1 NO	=	86.16 SQ.MT.
10	1/2	X	22.93	X	0.41	X	1 NO	=	4.70 SQ.MT.
11	1/2	X	21.73	X	6.52	X	1 NO	=	56.92 SQ.MT.
12	1/2	X	10.15	X	2.22	X	1 NO	=	13.76 SQ.MT.
13	1/2	X	14.12	X	4.68	X	1 NO	=	33.11 SQ.MT.
14	1/2	X	11.34	X	7.23	X	1 NO	=	40.98 SQ.MT.
15	1/2	X	10.60	X	0.43	X	1 NO	=	3.40 SQ.MT.
16	1/2	X	10.60	X	7.33	X	1 NO	=	38.85 SQ.MT.
17	1/2	X	24.02	X	9.30	X	1 NO	=	115.68 SQ.MT.
18	1/2	X	7.87	X	1.47	X	1 NO	=	5.78 SQ.MT.
19	1/2	X	23.96	X	7.84	X	1 NO	=	93.92 SQ.MT.
20	1/2	X	52.71	X	18.96	X	1 NO	=	496.78 SQ.MT.
21	1/2	X	14.13	X	0.57	X	1 NO	=	4.03 SQ.MT.
22	1/2	X	10.65	X	0.32	X	1 NO	=	1.09 SQ.MT.
23	1/2	X	9.22	X	1.55	X	1 NO	=	7.15 SQ.MT.
24	1/2	X	40.84	X	3.46	X	1 NO	=	70.04 SQ.MT.
25	1/2	X	11.21	X	1.67	X	1 NO	=	8.60 SQ.MT.
26	1/2	X	5.19	X	2.48	X	1 NO	=	6.44 SQ.MT.
27	1/2	X	5.19	X	0.21	X	1 NO	=	5.25 SQ.MT.
28	1/2	X	5.74	X	3.73	X	1 NO	=	10.71 SQ.MT.
29	1/2	X	7.45	X	3.68	X	1 NO	=	13.71 SQ.MT.
30	1/2	X	20.12	X	1.51	X	1 NO	=	18.19 SQ.MT.
31	1/2	X	27.38	X	2.50	X	1 NO	=	35.47 SQ.MT.
32	1/2	X	9.14	X	0.45	X	1 NO	=	2.06 SQ.MT.
TOTAL									
TOTAL AREA OF FLOT EFFECTED BY RESERVATION RO-15 = 1340.70 SQ.MT.									

TOTAL AREA OF PLOT EFFECTED BY RESERVATION RGS 1.5 = 1340.70 SQ.MT.

CONTENTS OF SHEET

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COMPOSITE BUILDING	BLOCK PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT, TENEMENT STATEMENT	
Sr. No.	Particulars	Scheme Parameters
1	Area of Sium plot	4220.48
2	Deduction for Setback of widening of existing road to 27.45 mts width	Nil
3	Deduction for area of 9.00 mts wide Layout Road	389.90
4	Deduction for area to be handed over to MCGM for implementation of DP reservation of GARDEN AND PARK (ROS1.5) as per Reg. 17(3)(D)(a)(2)	1340.70
5	Deduction for Amenity area to be handed over as per Reg. 14(A)	Nil
6	Tenement Density calculations	
i	Area of S.R.S.	2489.88
ii	Minimum number of Tenements required to achieve a tenement density of 650T/s per Hectare	162
7	Maximum Permissible FSI on the plot.	4.00 or sanctioned FSI whichever is more
8	Proposed Rehab BUA	6726.41
9	Proposed Rehab Component	9726.45
10	Incentive Factor	1.05
11	Permissible Sale Component.	10212.77
12	Proposed Sale in Composit Building	469.84
13	Proposed Sale BUA in Sale Bldg.	0.00
14	Total Sale BUA Proposed for the Scheme.	469.84
15	Total BUA to be sanctioned for the Scheme.	16939.18
16	Total BUA Proposed in the Scheme.	7196.25
17	Proposed Rehab Fungible in Composit Bldg.	69.10
18	Proposed sale Fungible in Composit Bldg.	0.00
19	Proposed Fungible in Sale Bldg.	0.00
20	Permissible Fungible Area	164.44
21	Proposed Sale Fungible in Composit + Sale Bldg.	0.00

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1A (PT.)
OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102.
FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2025	1:500	PRATHAM	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT U/R WAS SURVEYED BY ME ON DATED 08.02.2024
AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS
MEASURED ON SITE AND THE AREA 50 4220.48 WORKED OUT TALLIES WITH
THE AREA STATED IN DOCUMENTS OF OWNERSHIP TOWN PLANNING RECORDS.

AR. LEENA CHURI
[CA /2005/35538]

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition

This cancels Approval
to the Previous Plans
sanctioned under no.

K-W/WH/04/10/05/2022/001/AP/L
12/05/2023
Executive Engineer
Slum Rehabilitation Authority
Bangalore
NAME & SIGNATURE OF ARCHITECT

AD B/105-106, Shivam Square,
Koldongri, Sahar road,
Andheri east, Mumbai 400069

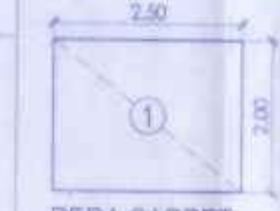
ESSAAR GROUP www.essaargroup.co
022 2684 7722 / 44

AR. LEENA CHURI
TCA 0086/98891

SANITATION STATEMENT FOR GRD. & 3rd FLR. SHOP

FLOOR	TOTAL NET CARPET AREA	TOTAL NO. OF PERSONS REQUIRED AS PER D.C.R. ST.	NO. OF WC REQUIRED FOR MALE	NO. OF WC REQUIRED FOR FEMALE	NO. OF URINALS REQUIRED FOR MALE
GROUND	124.44 SQ.M.	33.30 PER 100.00 SQ.M. 15.80 PER 100.00 SQ.M. TOTAL 49.10 NOS.	ONE FOR 25 PERSONS 31.60 NOS. 15 PERSONS	ONE FOR 15 PERSONS 31.60 NOS. 15 PERSONS	ONE FOR 25 PERSONS 31.60 NOS. 15 PERSONS
3RD FLR.	124.44 SQ.M.	33.30 PER 100.00 SQ.M. 15.80 PER 100.00 SQ.M. TOTAL 49.10 NOS.	ONE FOR 25 PERSONS 31.60 NOS. 15 PERSONS	ONE FOR 15 PERSONS 31.60 NOS. 15 PERSONS	ONE FOR 25 PERSONS 31.60 NOS. 15 PERSONS
TOTAL	248.88 SQ.M.	98.20 NOS.	63.20 NOS.	63.20 NOS.	63.20 NOS.
MALE	124.44 SQ.M.	49.10 NOS.	31.60 NOS.	31.60 NOS.	31.60 NOS.
FEMALE	124.44 SQ.M.	49.10 NOS.	31.60 NOS.	31.60 NOS.	31.60 NOS.

RERA CARPET AREA DIAGRAM (GROUND FLOOR)



RERA CARPET SALE SHOP-5

RERA CARPET AREA CALCULATIONS for SALE SHOP GROUND FLOOR

CARPET AREA SHOP NO 5
1 2.50 X 2.00 X 1 NO = 5.00 SQ.MT.
5.00 SQ.MT.

COMMERCIAL LIST (PRAGATI CHS) Ground Floor

SHOP NO.	Annex NO.	Name	EXISTING AREA AS PER ANN.	AREA REQUIRED AS PER ANN.	AREA PROPOSED.	EXCESS AREA
1	26	Zenabi Gulam Hussain Qureshi	11.40	11.40	11.40	0.00
2	166	Umapati Lalaji Yadav	11.18	11.18	11.27	0.09
3	79	Urmila Surendra Singh (Sona Communication)	11.55	11.55	11.70	0.15
4	123	Ramaji Pulchand Gupta (Raj Hair Cutting Saloon)	12.40	12.40	12.42	0.02
5	80	Vikas Surendra Singh	11.55	11.55	11.70	0.15
6	54	Noorjahan Khalid Shaikh	6.30	6.30	6.65	0.35
7	204	Narendrakumar Sattaya Kandagatla	12.32	12.32	12.38	0.06
8	167	Rakesh Ramfer Yadav / Akhilesh R. Yadav	12.19	12.19	12.51	0.32
9	140	Rizwana Mohammed Qureshi	4.29	4.29	4.37	0.08
10	53	Sohel Alam Sharif Shaikh	12.00	12.00	12.92	0.92
11	31	Laxmi Ashok Khade (Sai Art-Stocker & Pesting)	11.55	11.55	11.63	0.08
TOTAL			116.73	116.73	119.01	2.28

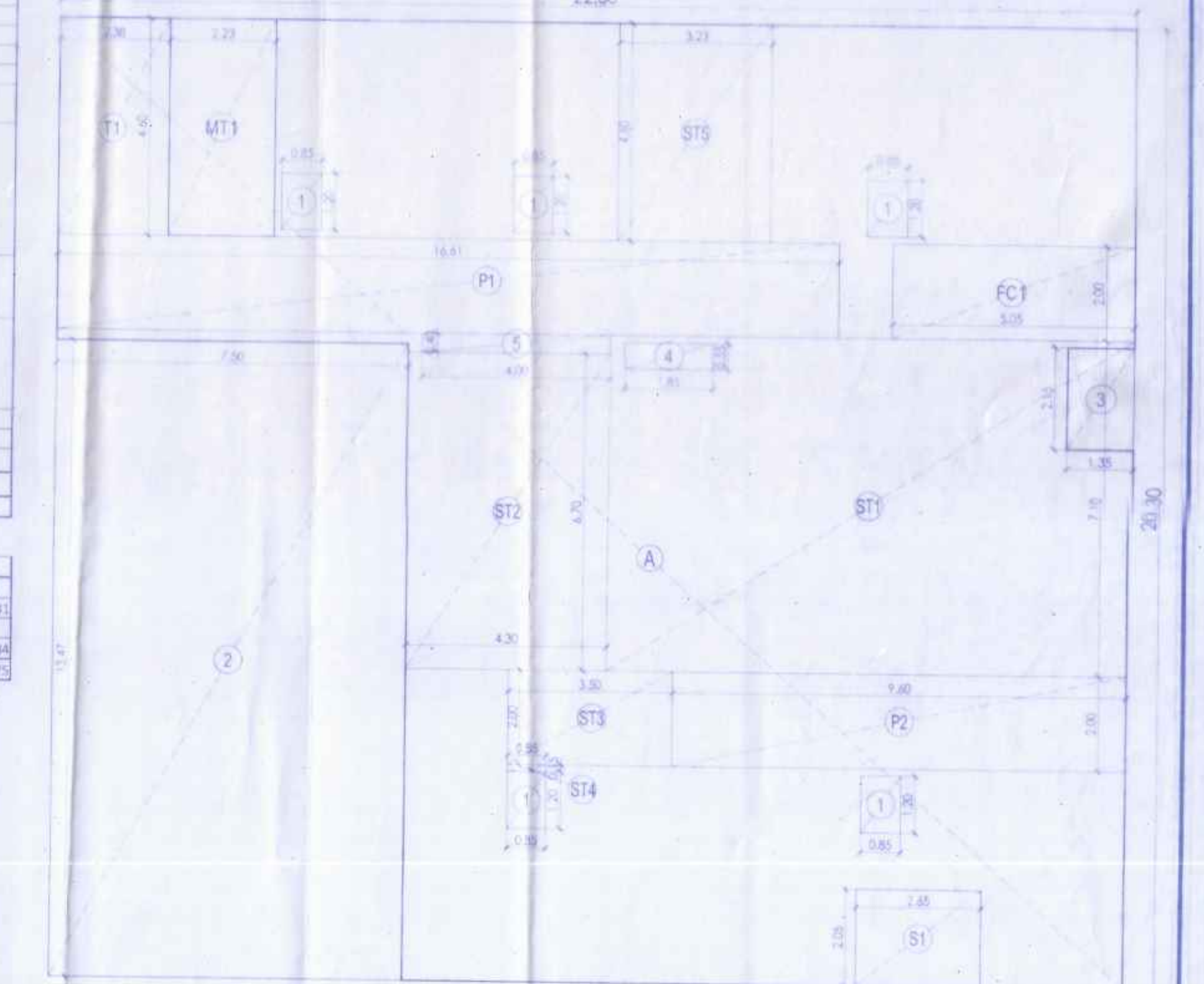
PARKING DESCRIPTION			
Parking Chart	REHAB WING		
LEVEL	Big	Small	Total
PARKING TOWER	32	0	32
Total	32	0	32

PARKING STATEMENT			
REHAB WING		DCPR 2034	
Carpet area	No. of flats	Parking permissible as per Regular Building	Required Parking / flat
upto 45	199	1 parking for 8 tenements	24.88
45 to 60	0	1 parking for 4 tenements	0.00
60 to 90	0	1 parking for 2 tenements	0.00
Above 90	0	1 parking for 1 tenements	0.00
Total	199		24.88
10% Comm. Visitor Parking or Min 2			2
Total			26
REHAB WING		DCPR 2034	
BUA	Sq. mt.	Parking permissible as per DCR	Required Parking
287.06	Sq. mt.	Parking for shopping/ Convenience shopping 1 parking space for every 150.00 sq.mt. of total floor area in the case of shopping user with each shop upto 20 sq.mt. in area and 1 parking space for every 50.00 sq.mt. of total floor area for shops each over 20 sq.mt. area	1.91
0.00	Sq. mt.	1 parking space for every 50 Sq.mt. Of total floor area for shops over 20sq.m. areas	0.00
0.00	Sq. mt.	Parking for shops/ Commercial user 1 parking space for every 40.00 sq.mt. upto 800 sq.mt. and 1 parking for every 80 sq.mt. of space for exceeding 800 sq.mt.	0.00
Total			1.91
10% Comm. Visitor Parking or Min 2			2
Total			3.91
Total Parking Permissible			32
Total Parking Permissible on site			32

COMMERCIAL & RESIDENTIAL BUA STATEMENT			
REHAB	COMM BUA	RES BUA	TOTAL BUA
	249.51	6476.30	6725.81
SALE	36.83	431.01	467.84
TOTAL AREA	286.34	6907.31	7194.25

CONTENTS OF SHEET 02 11

COMPOSITE BUILDING
GROUND FLOOR PLAN, AREA DIAGRAM & CALCULATION.
SHOP CARPET AREA, SANITATION STATEMENT.
PARKING STATEMENT & REHAB COMMERCIAL LIST



SHOPS CARPET AREA (Ground floor)

CARPET AREA SHOP NO 1			
1	1.90	X 2.00	X 1 NO = 3.80 SQ.MT.
2	1.82	X 1.35	X 1 NO = 2.46 SQ.MT.
3	1.60	X 1.25	X 1 NO = 2.00 SQ.MT.
Total = 8.26 SQ.MT.			

CARPET AREA SHOP NO 2			
1	1.67	X 1.40	X 1 NO = 2.34 SQ.MT.
2	2.90	X 3.10	X 1 NO = 8.99 SQ.MT.
Total = 11.33 SQ.MT.			

CARPET AREA SHOP NO 3			
1	2.59	X 4.50	X 1 NO = 11.65 SQ.MT.
Total = 11.65 SQ.MT.			

CARPET AREA SHOP NO 4			
1	1.75	X 4.45	X 1 NO = 7.79 SQ.MT.
2	1.15	X 1.00	X 1 NO = 1.15 SQ.MT.
3	1.50	X 2.35	X 1 NO = 3.53 SQ.MT.
Total = 12.47 SQ.MT.			

CARPET AREA SHOP NO 6			
1	2.65	X 4.45	X 1 NO = 11.79 SQ.MT.
Total = 11.79 SQ.MT.			

CARPET AREA SHOP NO 7			
1	1.50	X 4.45	X 1 NO = 6.68 SQ.MT.
Total = 6.68 SQ.MT.			

CARPET AREA SHOP NO 8			
1	2.85	X 3.10	X 1 NO = 8.84 SQ.MT.
2	2.65	X 1.35	X 1 NO = 3.58 SQ.MT.
Total = 12.42 SQ.MT.			

CARPET AREA SHOP NO 9			
1	2.55	X 3.10	X 1 NO = 7.95 SQ.MT.
2	1.80	X 1.35	X 1 NO = 2.43 SQ.MT.
3	0.75	X 0.15	X 1 NO = 0.11 SQ.MT.
4	1.25	X 2.80	X 1 NO = 3.50 SQ.MT.
Total = 13.99 SQ.MT.			

CARPET AREA SHOP NO 10			
1	2.10	X 2.85	X 1 NO = 5.99 SQ.MT.
Total = 5.99 SQ.MT.			

CARPET AREA SHOP NO 11			
1	4.95	X 0.15	X 1 NO = 0.74 SQ.MT.
2	1.80	X 1.35	X 1 NO = 2.43 SQ.MT.
3	1.50	X 1.00	X 1 NO = 1.50 SQ.MT.
4	1.25	X 1.35	X 1 NO = 1.69 SQ.MT.
Total = 5.36 SQ.MT.			

BUILT UP AREA CALCULATION

GROUND FLOOR			
A	22.80	X 20.30	X 1 = 462.84 SQ.MT.
Total = 462.84 SQ.MT.			

DEDUCTIONS			
1	0.85	X 1.20	X 5 = 5.10 SQ.MT.
2	7.50	X 13.47	X 1 = 101.03 SQ.MT.
3	1.05	X 2.15	X 1 = 2.26 SQ.MT.
4	1.85	X 0.55	X 1 = 1.03 SQ.MT.
5	4.00	X 0.40	X 1 = 1.60 SQ.MT.
Total = 113.55 SQ.MT.			

TOTAL CONSTRUCTED AREA			
(i)	462.84	(ii)	113.55
Total = 349.29 SQ.MT.			

STAIRCASE AREA CALCULATION			
ST1	11.00	X 7.10	X 1 = 78.10 SQ.MT.
ST2	4.30	X 6.70	X 1 = 28.81 SQ.MT.
ST3	3.50	X 2.00	X 1 = 7.00 SQ.MT.
ST4	0.85	X 0.15	X 1 = 0.13 SQ.MT.
ST5	3.23	X 4.60	X 1 = 14.86 SQ.MT.
Total = 128.90 SQ.MT.			

DEDUCTIONS			
1	1.35	X 2.15	X 1 = 2.90 SQ.MT.
4	1.85	X 0.55	X 1 = 1.03 SQ.MT.
Total = 3.93 SQ.MT.			

METER ROOM AREA CALCULATION			
MT1	2.23	X 4.60	X 1 = 10.26 SQ.MT.
Total = 10.26 SQ.MT.			

FIRE CONTROL ROOM AREA CALCULATION			
FC1	5.05	X 2.00	X 1 = 10.10 SQ.MT.
Total = 10.10 SQ.MT.			

COMMON TOILET AREA CALCULATION			
T1	2.38	X 4.60	X 1 = 10.95 SQ.MT.
Total = 10.95 SQ.MT.			

PASSAGE AREA CALCULATION			
P1	16.61	X 2.00	X 1 = 33.22 SQ.MT.
P2	8.60	X 2.00	X 1 = 17.20 SQ.MT.
Total = 50.42 SQ.MT.			

SALE AREA CALCULATION			
S1	2.85	X 2.00	X 1 = 5.70 SQ.MT.
Total = 5.70 SQ.MT.			

SHOPS EXCESS AREA CALCULATION	
Total Proposed Carpet Area Of Shops	= 119.01
Total Excess Carpet Area Of Shops	= 2.28
SHOPS EXCESS AREA	
EXCESS BUA	Excess Carpet Area Of Shops X Built Up Area Of Shops
	Proposed Carpet Area Of Shops
	2.28 SQ.M. X 119.01 SQ.M.
	119.01 SQ.M.
	2.63 SQ.M.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (P) OF VILLAGE OSHWARA JOGESHWARI (WEST) MUMBAI - 400 102.
FOR: PRAGATI SRA CO. OP. HSG. SOCIETY (PROCP)

JOB NO.	DRG NO.	DATE	SCALE	DRN BY	CHK BY
		18/02/2023	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

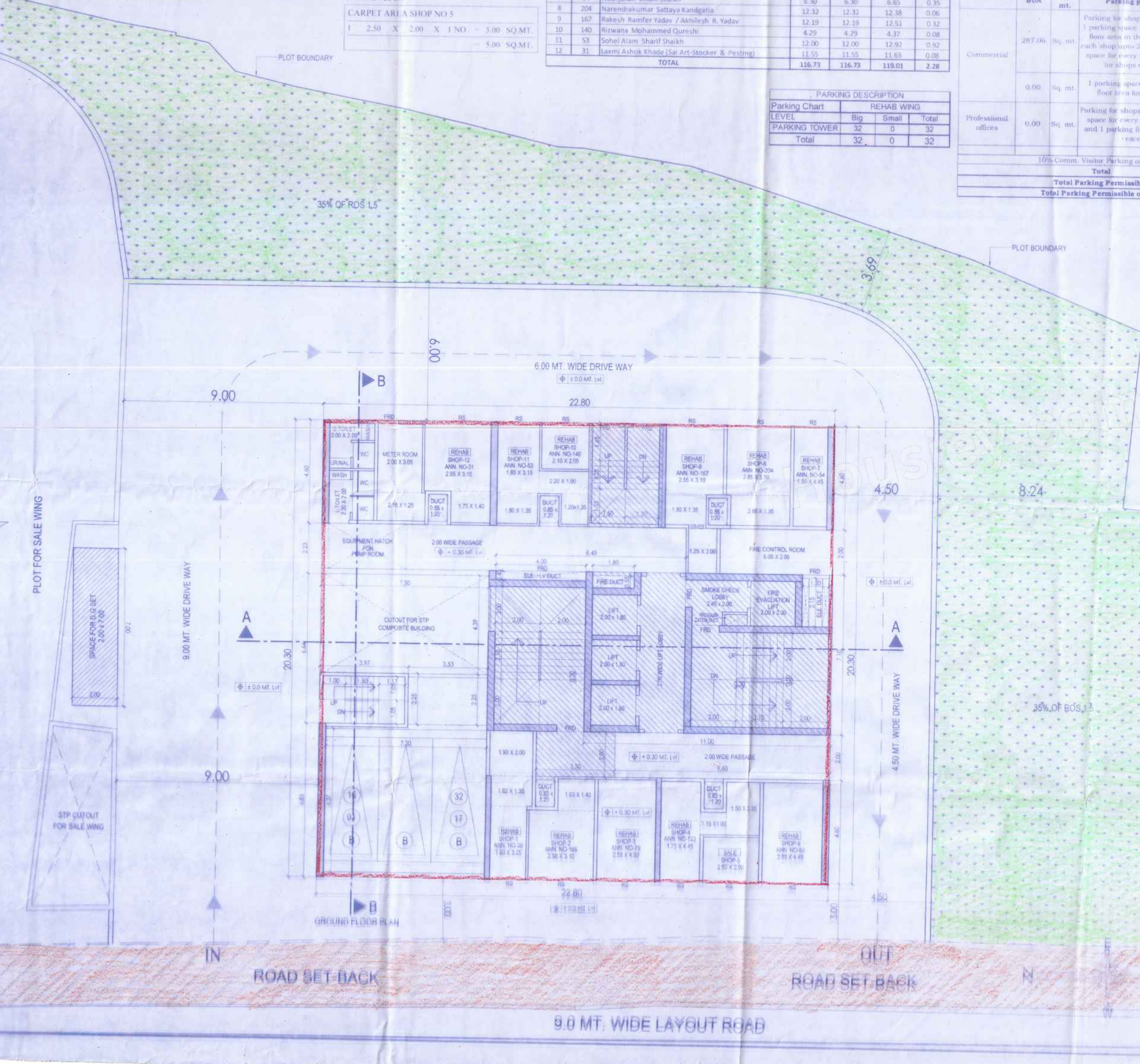
M/S. MULTISTAR BUILDERS LLP

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. 22/11/2022/2023/ARPC
Dated: 12/05/2023

Approved Subject to the condition Mentioned in this office permission Letter No. 22/11/2022/2023/ARPC
Dated: 08 MAY 2023
Executive Engineer
Slum Rehabilitation Authority
Bhramamahal

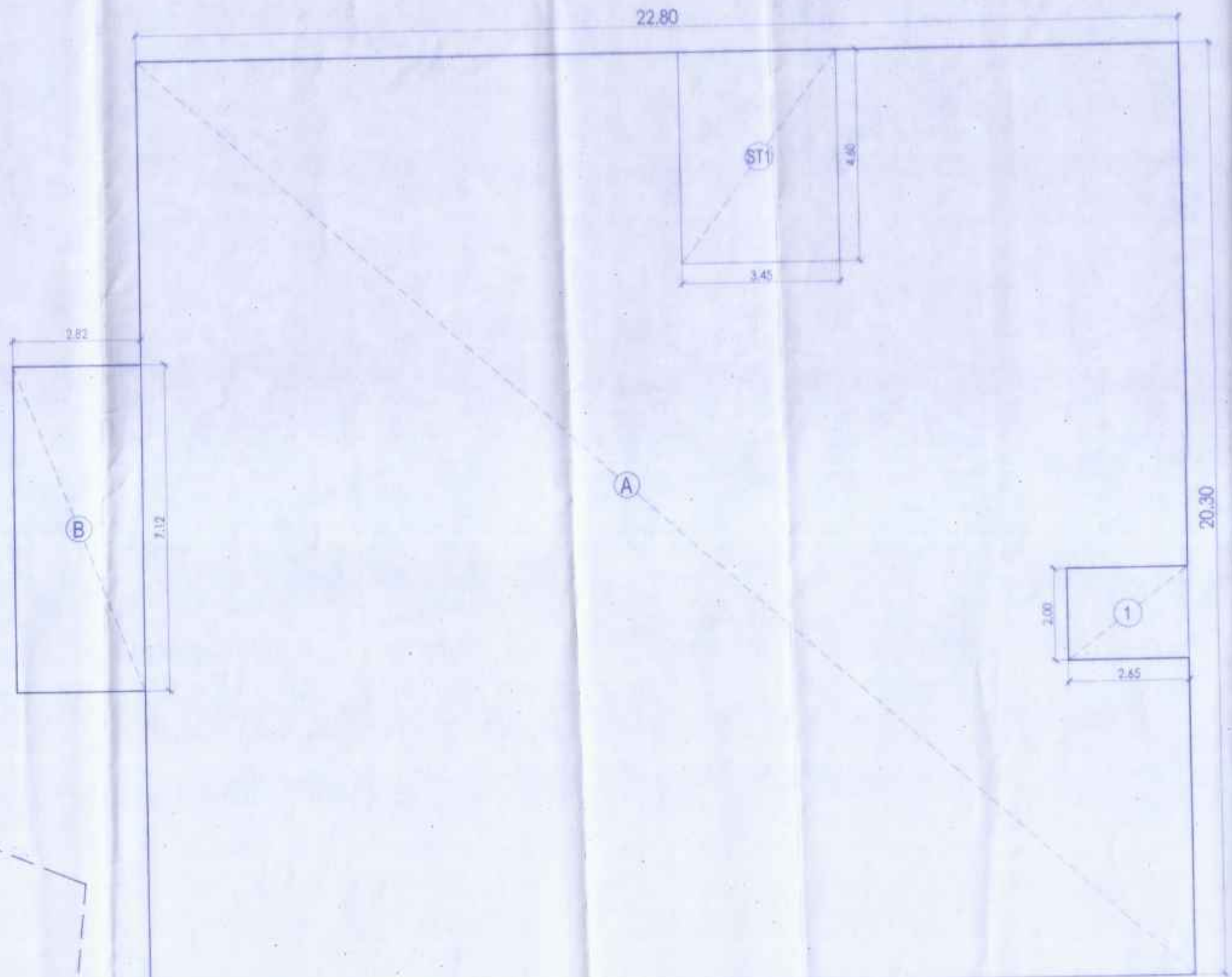
NAME & SIGNATURE OF ARCHITECTS
B/105-106, Shivani Square,
Kothrud, Pune-411 004
Authorised Signatory
APRIL 2023
ESSAAR GROUP
22-2684 7122 / 44



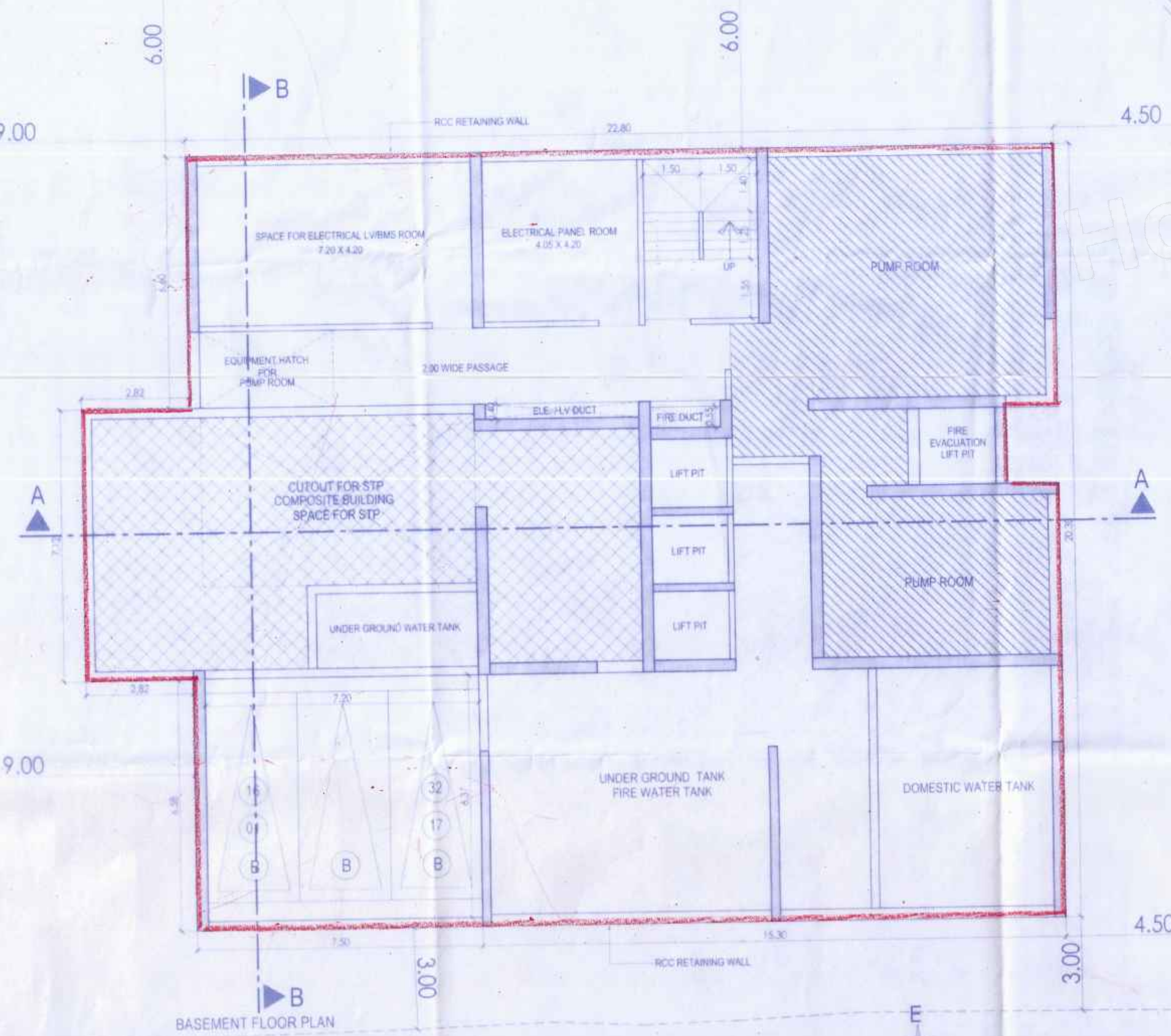
COMPOSITE BUILDING

BASEMENT FLOOR PLAN, AREA DIAGRAM & CALCULATION, & TERRACE FLOOR PLAN.

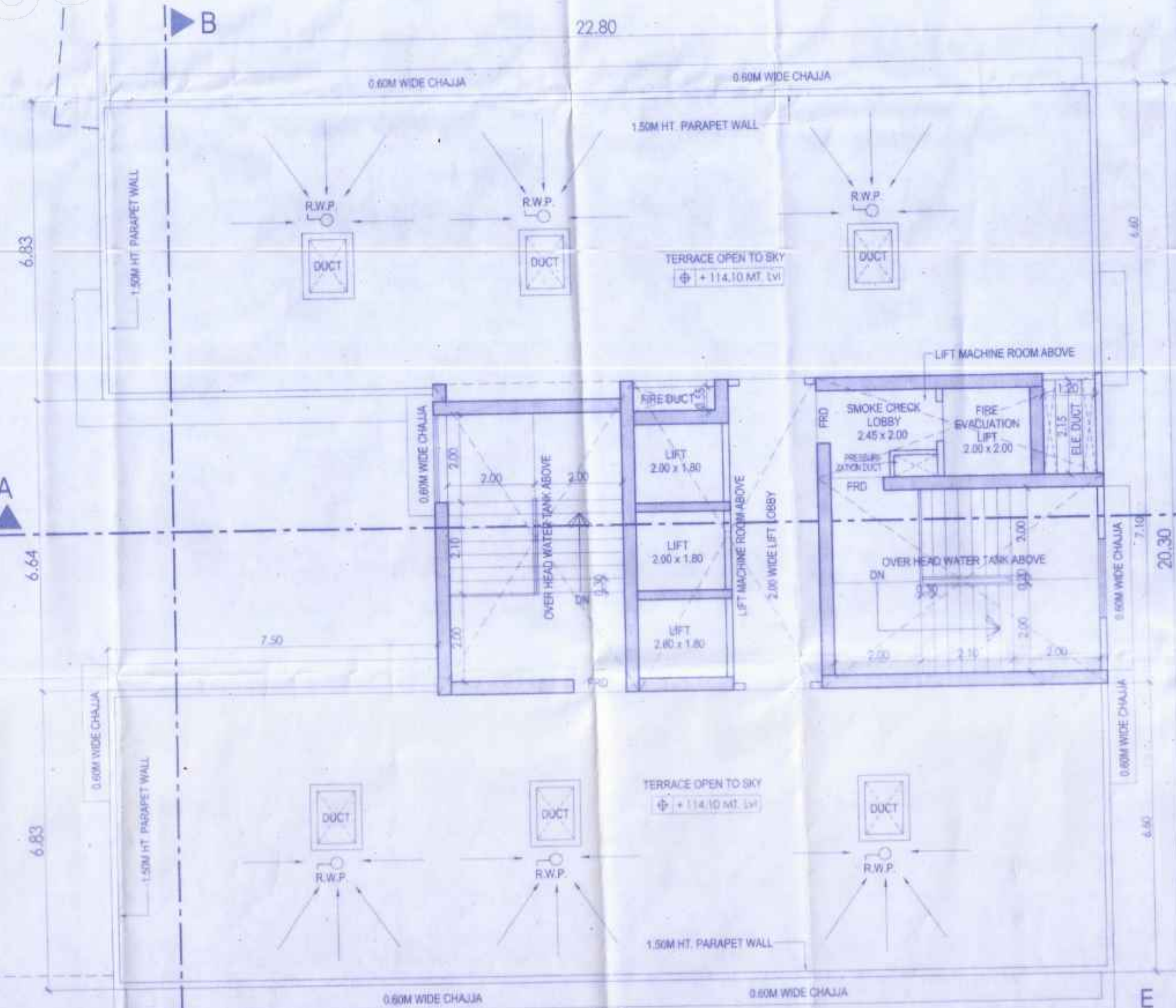
BUILT UP AREA CALCULATION					
BASEMENT FLOOR					
A	22.80	X	20.30	X	1 = 462.84 SQ.MT.
B	2.82	X	7.12	X	1 = 20.08 SQ.MT.
					= 482.92 SQ.MT. —(I)
DEDUCTIONS					
1	2.65	X	2.00	X	1 = 5.30 SQ.MT.
					= 5.30 SQ.MT. —(II)
TOTAL CONSTRUCTED AREA					
(I)			(II)		= (A)
482.92			5.30		= 477.62 SQ.MT. —(A)
STAIRCASE AREA CALCULATION					
ST1	3.45	X	4.60	X	1 = 15.87 SQ.MT.
					= 15.87 SQ.MT. —(B)
WATER TANK AREA					
(A)			(B)		= (C)
477.62			15.87		= 461.75 SQ.MT. —(C)



BASEMENT FLOOR AREA DIAGRAM



BASEMENT FLOOR PLAN



TERRACE FLOOR PLAN

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (PL) OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102.
FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

STAMP AND DATE OF APPROVAL OF PLANS

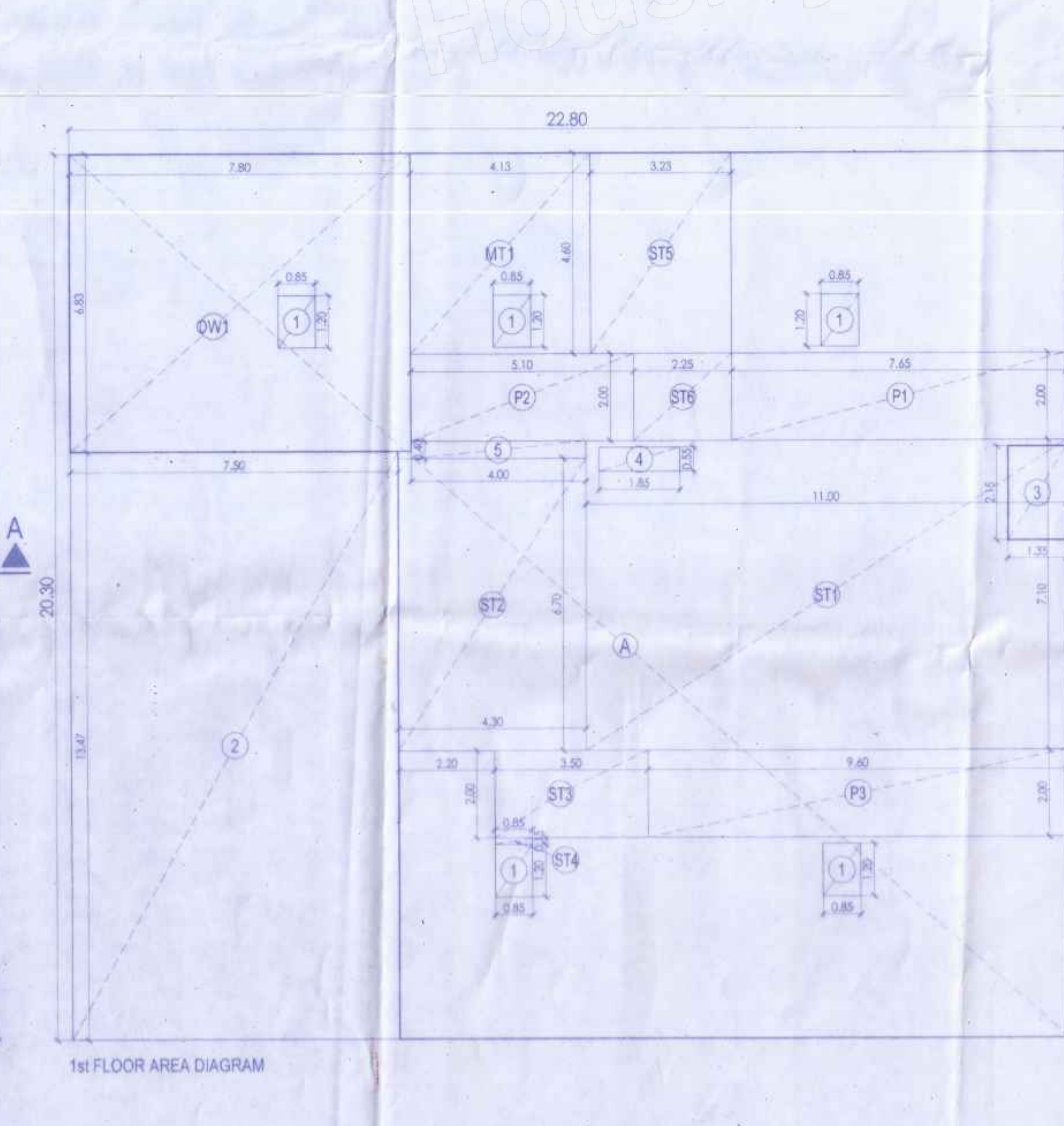
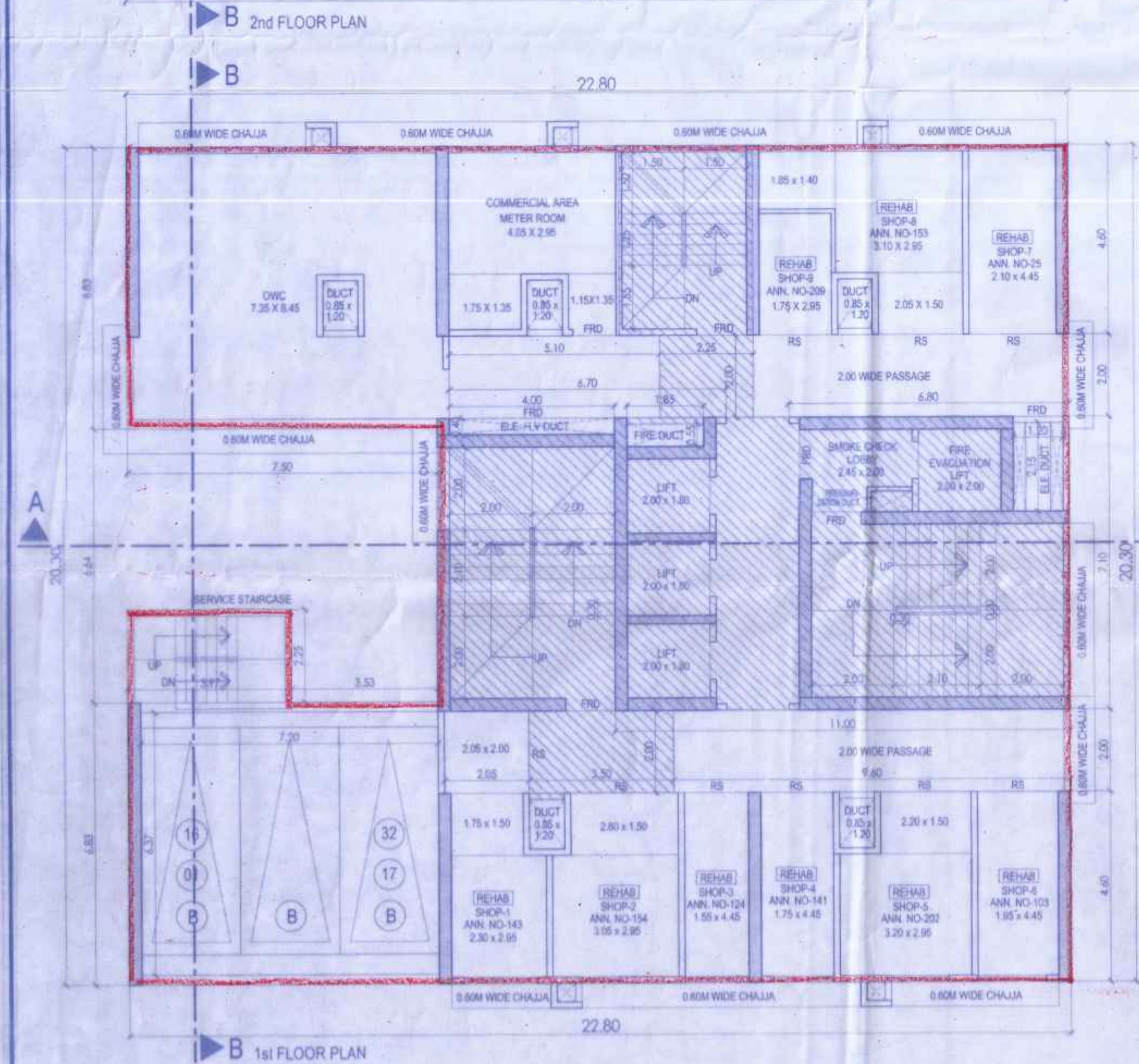
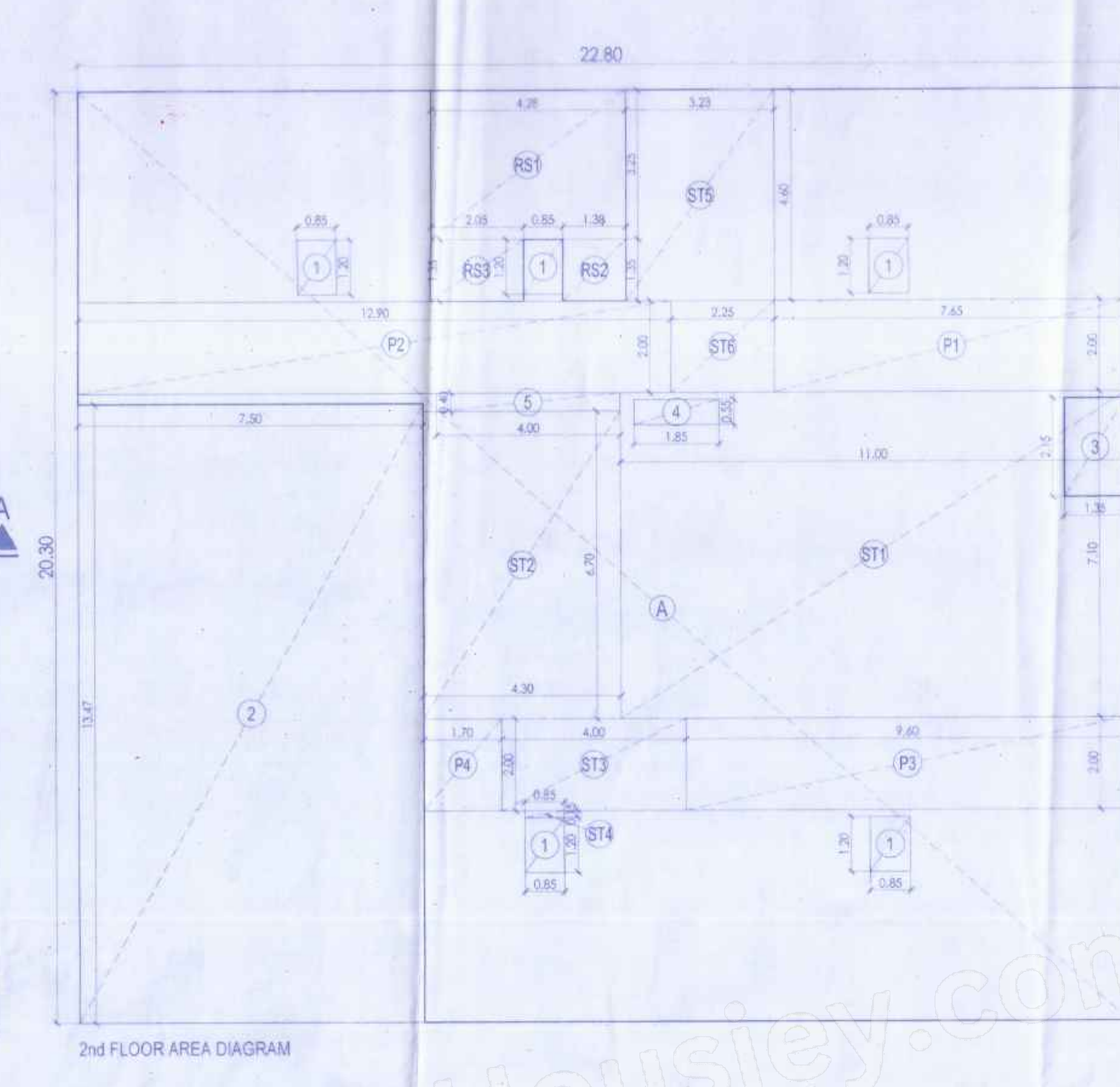
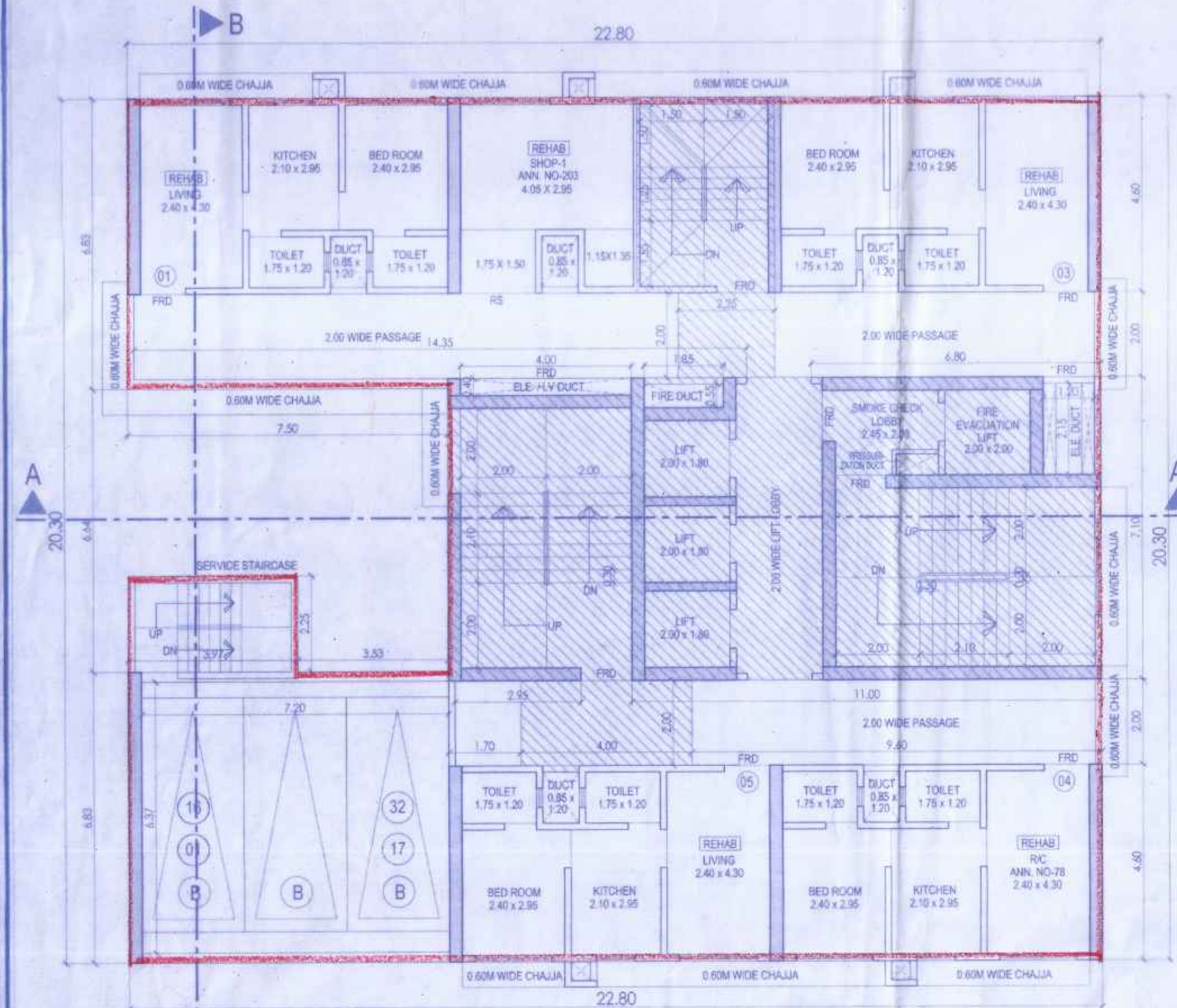
This cancels Approval to the previous Plans sanctioned under no. **KUMHAB/2022/LOCAL/11C** Dated **12/05/2023**.
Approved Subject to the condition Mentioned in this office permission Letter No. **18/02/2025** dated **18/02/2025**.
APRIL
Executive Engineer
Slum Rehabilitation Authority
Bhamburda

NAME & SIGNATURE OF ARCHITECTS

AD
B/105-106, Shivam Square,
Koldongri, Sahar road,
Andheri east, Mumbai 400069.
www.essaargroup.co
022 2684 7722 / 44
AR. LEENA CHURI
[CA 2295/3538]

COMPOSITE BUILDING

1st & 2nd FLOOR PLAN, AREA DIAGRAM & CALCULATION, SHOP CARPET AREA, SALE SHOP RERA CARPET AREA & REHAB COMMERCIAL LIST



BUILT UP AREA CALCULATION

2nd FLOOR

A	22.80	X	20.30	X	1	=	462.84 SQ.MT.
							= 462.84 SQ.MT.

DEDUCTIONS

1	0.85	X	1.20	X	5	=	5.10 SQ.MT.
2	7.50	X	13.47	X	1	=	101.03 SQ.MT.
3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
5	4.00	X	0.40	X	1	=	1.60 SQ.MT.
							= 111.65 SQ.MT.

TOTAL CONSTRUCTED AREA

(I)	462.84	-	(II)	111.65	=	(A)	351.19 SQ.MT.
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STAIRCASE AREA CALCULATION

ST1	11.00	X	7.10	X	1	=	78.10 SQ.MT.
ST2	4.30	X	6.70	X	1	=	28.81 SQ.MT.
ST3	4.00	X	2.00	X	1	=	8.00 SQ.MT.
ST4	0.85	X	0.15	X	1	=	0.13 SQ.MT.
ST5	3.23	X	4.60	X	1	=	14.86 SQ.MT.
ST6	2.25	X	2.00	X	1	=	4.50 SQ.MT.
							= 134.40 SQ.MT.

DEDUCTIONS

3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
							= 130.48 SQ.MT.

REHAB SHOP AREA CALCULATION

RS1	4.28	X	3.25	X	1	=	13.91 SQ.MT.
RS2	1.38	X	1.35	X	1	=	1.86 SQ.MT.
RS3	2.05	X	1.35	X	1	=	2.77 SQ.MT.
							= 18.54 SQ.MT.

TOTAL COMPONENT AREA

(A)	351.19	-	(B)	EX SHOP	=	(D)	217.84 SQ.MT.
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PASSAGE AREA CALCULATION

P1	7.65	X	2.00	X	1	=	15.30 SQ.MT.
P2	12.90	X	2.00	X	1	=	25.80 SQ.MT.
P3	9.60	X	2.00	X	1	=	19.20 SQ.MT.
P4	1.70	X	2.00	X	1	=	3.40 SQ.MT.
							= 63.70 SQ.MT.

TOTAL BUILT UP AREA

(D)	217.84	-	(E)	63.70	=	(F)	154.14 SQ.MT.
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SHOPS EXCESS AREA CALCULATION

Total Proposed Carpet Area Of Shops	=	16.13
Total Excess Carpet Area Of Shops	=	3.30
SHOPS EXCESS AREA		
EXCESS B.U.A	Excess Carpet Area Of Shops X Built Up Area Of Shops	
	Proposed Carpet Area Of Shops	
	3.30 SQ.M. X 18.13 SQ.M.	
	18.54 SQ.M.	
	2.87 SQ.M.	

COMMERCIAL LIST (PRAGATI CHS) First Floor

SHOP NO.	Annex NO.	Name	EXISTING AREA AS PER ANN.	AREA REQUIRED AS PER ANN.	AREA PROPOSED	EXCESS AREA
1	143	Adam Karimulla Khan	13.12	13.12	13.52	0.4
2	154	Beladevi R. Gupta	12.88	12.88	12.90	0.02
3	124	Shyamal Puthipat Bind (Madina Hair Cutting Saloon)	6.30	6.30	6.90	0.60
4	141	Mohammed Rasul Qureshi	5.405	5.41	7.79	2.39
5	202	Narendrakumar Sattaya Kandgatia	12.54	12.54	12.74	0.2
6	103	Rajbahadur Lalji Yadav	7.60	7.60	8.68	1.08
7	25	Amarsingh Babarsingh Chouhan (Mamta Grain Stores)	8.00	8.00	9.35	1.35
8	153	Lallu Jurneli Sidhiqui	14.72	14.72	14.81	0.09
9	209	Zenuddin Abeden Qureshi	4.96	4.96	5.16	0.2
TOTAL			85.53	85.53	91.85	6.33

COMMERCIAL LIST (PRAGATI CHS) Second Floor

SHOP NO.	Annex NO.	Name	EXISTING AREA AS PER ANN.	AREA REQUIRED AS PER ANN.	AREA PROPOSED	EXCESS AREA
1	203	Nilima Narendrakumar Kandgatia	12.83	12.83	16.13	3.30
TOTAL			12.83	12.83	16.13	3.30

SHOPS CARPET AREA (First floor)

CARPET AREA SHOP NO 1

1	2.05	X	2.00	X	1	NO	=	4.10 SQ.MT.
2	1.75	X	1.50	X	1	NO	=	2.63 SQ.MT.
3	2.30	X	2.95	X	1	NO	=	6.79 SQ.MT.
							=	13.52 SQ.MT.

CARPET AREA SHOP NO 2

1	2.60	X	1.50	X	1	NO	=	3.90 SQ.MT.
2	3.05	X	2.95	X	1	NO	=	9.00 SQ.MT.
							=	12.90 SQ.MT.

CARPET AREA SHOP NO 3

1	1.55	X	4.45	X	1	NO	=	6.90 SQ.MT.
							=	6.90 SQ.MT.

CARPET AREA SHOP NO 4

1	1.75	X	4.45	X	1	NO	=	7.79 SQ.MT.
							=	7.79 SQ.MT.

CARPET AREA SHOP NO 5

1	2.20	X	1.50	X	1	NO	=	3.30 SQ.MT.
2	3.20	X	2.95	X	1	NO	=	9.44 SQ.MT.
							=	12.74 SQ.MT.

CARPET AREA SHOP NO 6								
1	1.95	X	4.45	X	1	NO	=	8.68 SQ.MT.
							=	8.68 SQ.MT.
CARPET AREA SHOP NO 7								
1	2.10	X	4.45	X	1	NO	=	9.35 SQ.MT.
							=	9.35 SQ.MT.
CARPET AREA SHOP NO 8								
1	2.05	X	1.50	X	1	NO	=	3.07 SQ.MT.
2	3.10	X	2.95	X	1	NO	=	9.15 SQ.MT.
3	1.85	X	1.40	X	1	NO	=	2.59 SQ.MT.
							=	14.81 SQ.MT.
CARPET AREA SHOP NO 9								
1	1.75	X	2.95	X	1	NO	=	5.16 SQ.MT.
							=	5.16 SQ.MT.

BUILT UP AREA CALCULATION

1st FLOOR

A	22.80	X	20.30	X	1	=	462.84 SQ.MT.
							= 462.84 SQ.MT.

DEDUCTIONS

1	0.85	X	1.20	X	5	=	5.10 SQ.MT.
2	7.50	X	13.47	X	1	=	101.03 SQ.MT.
3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
5	4.00	X	0.40	X	1	=	1.60 SQ.MT.
							= 111.65 SQ.MT.

TOTAL CONSTRUCTED AREA

(I)	462.84	-	(II)	111.65	=	(A)	351.19 SQ.MT.
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STAIRCASE AREA CALCULATION

ST1	11.00	X	7.10	X	1	=	78.10 SQ.MT.
ST2	4.30	X	6.70	X	1	=	28.81 SQ.MT.
ST3	3.50	X	2.00	X	1	=	7.00 SQ.MT.
ST4	0.85	X	0.15	X	1	=	0.13 SQ.MT.
ST5	3.23	X	4.60	X	1	=	14.86 SQ.MT.
ST6	2.25	X	2.00	X	1	=	4.50 SQ.MT.
							= 133.40 SQ.MT.

DEDUCTIONS

3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
							= 129.48 SQ.MT.

OWC AREA CALCULATION

OW1	7.80	X	6.83	X	1	=	53.27 SQ.MT.
							= 53.27 SQ.MT.

DEDUCTIONS

1	0.85	X	1.20	X	1	=	1.02 SQ.MT.
							= 52.25 SQ.MT.

METER ROOM AREA CALCULATION

MT1	4.13	X	4.60	X	1	=	19.00 SQ.MT.
							= 19.00 SQ.MT.

DEDUCTIONS

1	0.85	X	1.20	X	1	=	1.02 SQ.MT.
							= 17.98 SQ.MT.

PASSAGE AREA CALCULATION

P1	7.65	X	2.00	X	1	=	15.30 SQ.MT.
P2	5.10	X	2.00	X	1	=	10.20 SQ.MT.
P3	9.60	X	2.00	X	1	=	19.20 SQ.MT.
							= 44.70 SQ.MT.

TOTAL REHAB SHOP AREA

(A)	351.19	-	(B)	EX SHOP	=	(F)	106.78 SQ.MT.
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REHAB BUA AREA

(F)	106.78	-	(G)	7.36	=	(G)	99.42 SQ.MT.
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TOTAL COMPONENT AREA

(G)	99.42	-	(H)	44.70	=	(H)	144.12 SQ.MT.
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SHOPS EXCESS AREA CALCULATION

Total Proposed Carpet Area Of Shops	=	91.85
Total Excess Carpet Area Of Shops	=	6.33
SHOPS EXCESS AREA		
EXCESS B.U.A	Excess Carpet Area Of Shops X Built Up Area Of Shops	
	Proposed Carpet Area Of Shops	
	6.33 SQ.M. X 106.78 SQ.M.	
	91.85 SQ.M.	
	7.36 SQ.M.	

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (PL) OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102

FOR: PRAGATI SRA CO. OP. HSG. SOCIETY (PROP)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18.02.2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter No. SR/ENG/1008/2025/1008 Dt. 8 MAY 2025

This cancel: Approval to the Previous Plans sanctioned under no. SR/ENG/1008/2025/1008

Dated 12/05/2023

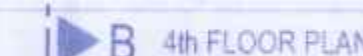
Executive Engineer
Shri Rehabilitation Authority
Bhramamul

NAME & SIGNATURE OF ARCHITECTS

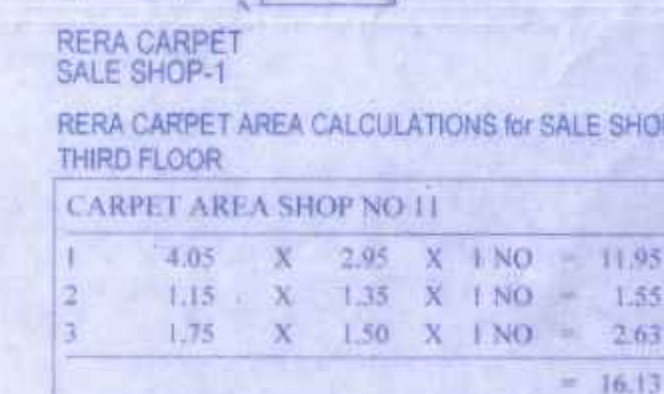
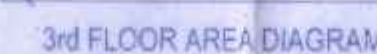
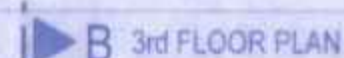
B/105-106, Shivam Square, Koldongri, Sahar road, Andheri east, Mumbai 400069.

www.essaargroup.co
022 2684 7722 / 44

AR. LEENA CHURU
(CA/2006/35538)



BUILT UP AREA CALCULATION							
3rd FLOOR							
A	22.80	X	20.30	X	1	=	462.84 SQ.MT.
							= 462.84 SQ.MT.
DEDUCTIONS							
1	0.85	X	1.20	X	5	=	5.10 SQ.MT.
2	7.53	X	13.47	X	1	=	101.03 SQ.MT.
3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
5	4.00	X	0.40	X	1	=	1.60 SQ.MT.
							= 111.65 SQ.MT.
TOTAL CONSTRUCTED AREA							
(B)	-	(B)	=	(A)			
462.84	-	111.65	=	351.19	SQ.MT.		
STAIRCASE AREA CALCULATION							
ST1	11.00	X	7.10	X	1	=	78.10 SQ.MT.
ST2	4.30	X	6.70	X	1	=	28.81 SQ.MT.
ST3	4.00	X	2.00	X	1	=	8.00 SQ.MT.
ST4	0.88	X	0.15	X	1	=	0.13 SQ.MT.
ST5	3.23	X	4.80	X	1	=	14.86 SQ.MT.
ST6	2.25	X	2.00	X	1	=	4.50 SQ.MT.
							= 134.40 SQ.MT.
DEDUCTIONS							
1	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
							= 3.92 SQ.MT.
SALE AREA CALCULATION							
S1	4.25	X	3.25	X	1	=	13.91 SQ.MT.
S2	1.38	X	1.35	X	1	=	1.86 SQ.MT.
S3	2.05	X	1.35	X	1	=	2.77 SQ.MT.
							= 18.54 SQ.MT.
TOTAL COMPONENT AREA							
(A)	-	(B)	-	(C)	=	(D)	
351.19	-	130.48	-	18.54	=	202.17	SQ.MT.
PASSAGE AREA CALCULATION							
P1	7.65	X	2.00	X	1	=	15.30 SQ.MT.
P2	12.90	X	2.00	X	1	=	25.80 SQ.MT.
P3	9.60	X	2.00	X	1	=	19.20 SQ.MT.
P4	1.70	X	2.00	X	1	=	3.40 SQ.MT.
							= 63.70 SQ.MT.
TOTAL BUILT UP AREA							
(D)	-	(E)	=	(F)			
202.17	-	63.70	=	138.47	SQ.MT.		



DESCRIPTION OF PROPOSAL & PROPERTY

FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP)

NAME OF THE OWNER AND SIGNATURE

Die Lu

Approved Subject to the condition

Date: 12/05/2023

Approved Subject to the condition
Mentioned in this office permit:
Letter No. SPA/ENG/.....
Dt. - 8 MAY 1975.....

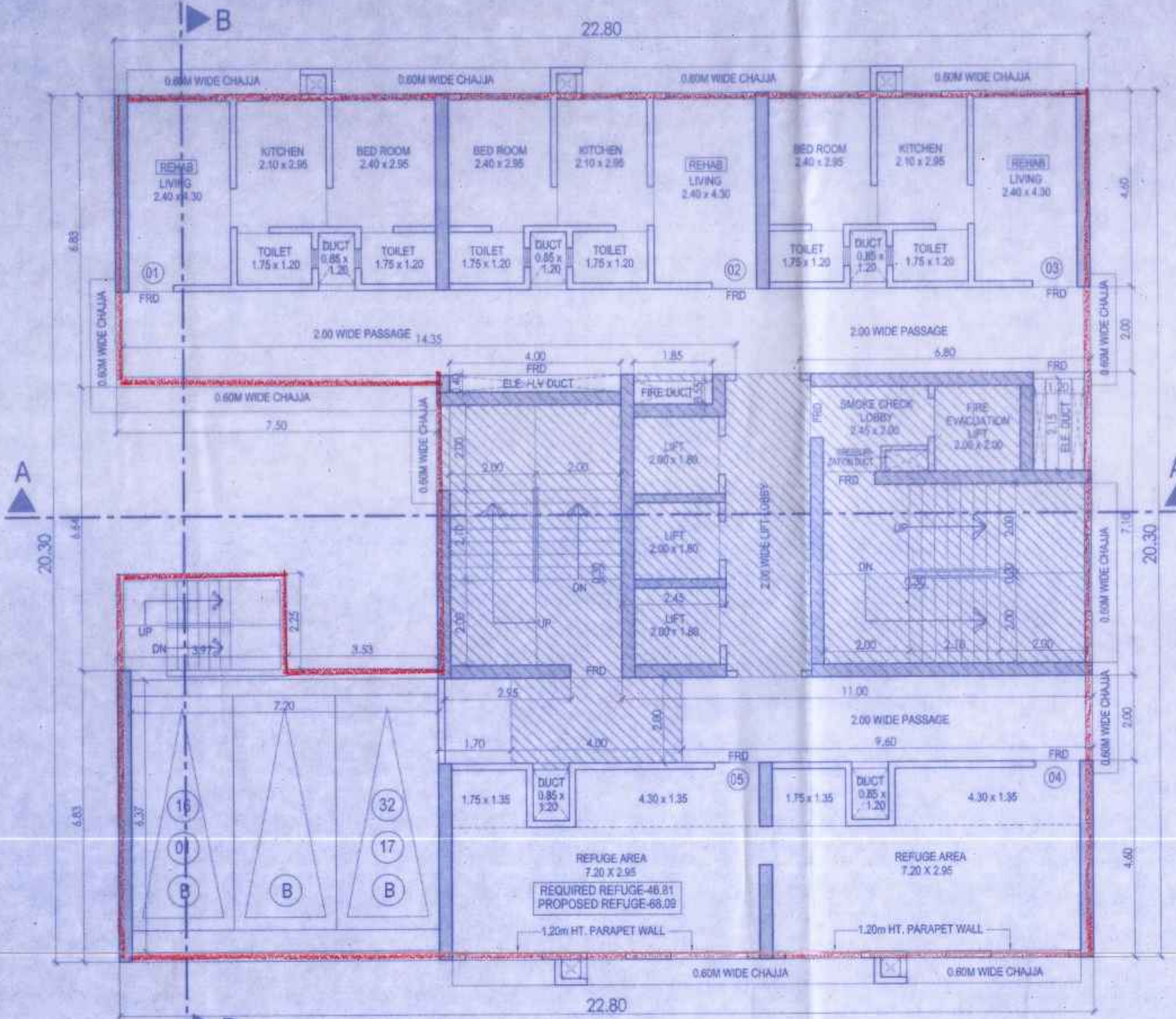
1/PP/C

B. K. Joshi
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

ESSAAR GROUP
B/105-106, Shivam Square,
Koldongri, Sahar road,
Andheri east, Mumbai 400059.
www.essaargroup.co
022 2684 7722 / 44

ESSAAR GROUP www.essaargroup.co
022 2684 7722 / 44

AR. LEENA CHUR
[CA /2005/35538]



8TH (REFUGE) FLOOR AREA DIAGRAM

BUILT UP AREA CALCULATION							
8TH (REFUGE) FLOOR PLAN							
A	22.80	X	20.30	X	1	=	462.84 SQ.MT.
							462.84 SQ.MT. (I)
DEDUCTIONS							
1	0.85	X	1.20	X	5	=	5.10 SQ.MT.
2	7.50	X	13.47	X	1	=	101.03 SQ.MT.
3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
5	4.00	X	0.40	X	1	=	1.60 SQ.MT.
							111.65 SQ.MT. (II)
TOTAL CONSTRUCTED AREA							
(I)	-		(II)	-		(A)	
462.84	-		111.65	-		351.19	SQ.MT. (A)
STAIRCASE AREA CALCULATION							
ST1	11.00	X	7.10	X	1	=	78.10 SQ.MT.
ST2	4.30	X	6.70	X	1	=	28.81 SQ.MT.
ST3	4.00	X	2.00	X	1	=	8.00 SQ.MT.
ST4	0.85	X	0.15	X	1	=	0.13 SQ.MT.
							115.04 SQ.MT. (III)
DEDUCTIONS							
3	1.35	X	2.15	X	1	=	2.90 SQ.MT.
4	1.85	X	0.55	X	1	=	1.02 SQ.MT.
							111.12 SQ.MT. (IV)
REFUGE AREA CALCULATION							
R1	2.20	X	1.35	X	1	=	2.97 SQ.MT.
R2	6.65	X	1.35	X	1	=	8.98 SQ.MT.
R3	15.30	X	3.25	X	1	=	49.73 SQ.MT.
R4	4.75	X	1.35	X	1	=	6.41 SQ.MT.
							68.09 SQ.MT. (V)
TOTAL COMPONENT AREA							
(A)	-		(B)	-		(C)	(D)
351.19	-		111.12	-		68.09	171.98 SQ.MT. (D)
PASSAGE AREA CALCULATION							
P1	22.80	X	2.00	X	1	=	45.60 SQ.MT.
P2	9.60	X	2.00	X	1	=	19.20 SQ.MT.
P3	1.70	X	2.00	X	1	=	3.40 SQ.MT.
							68.20 SQ.MT. (E)
TOTAL BUILT UP AREA							
(D)	-		(E)	-		(F)	
171.98	-		68.20	-		103.78	SQ.MT. (F)

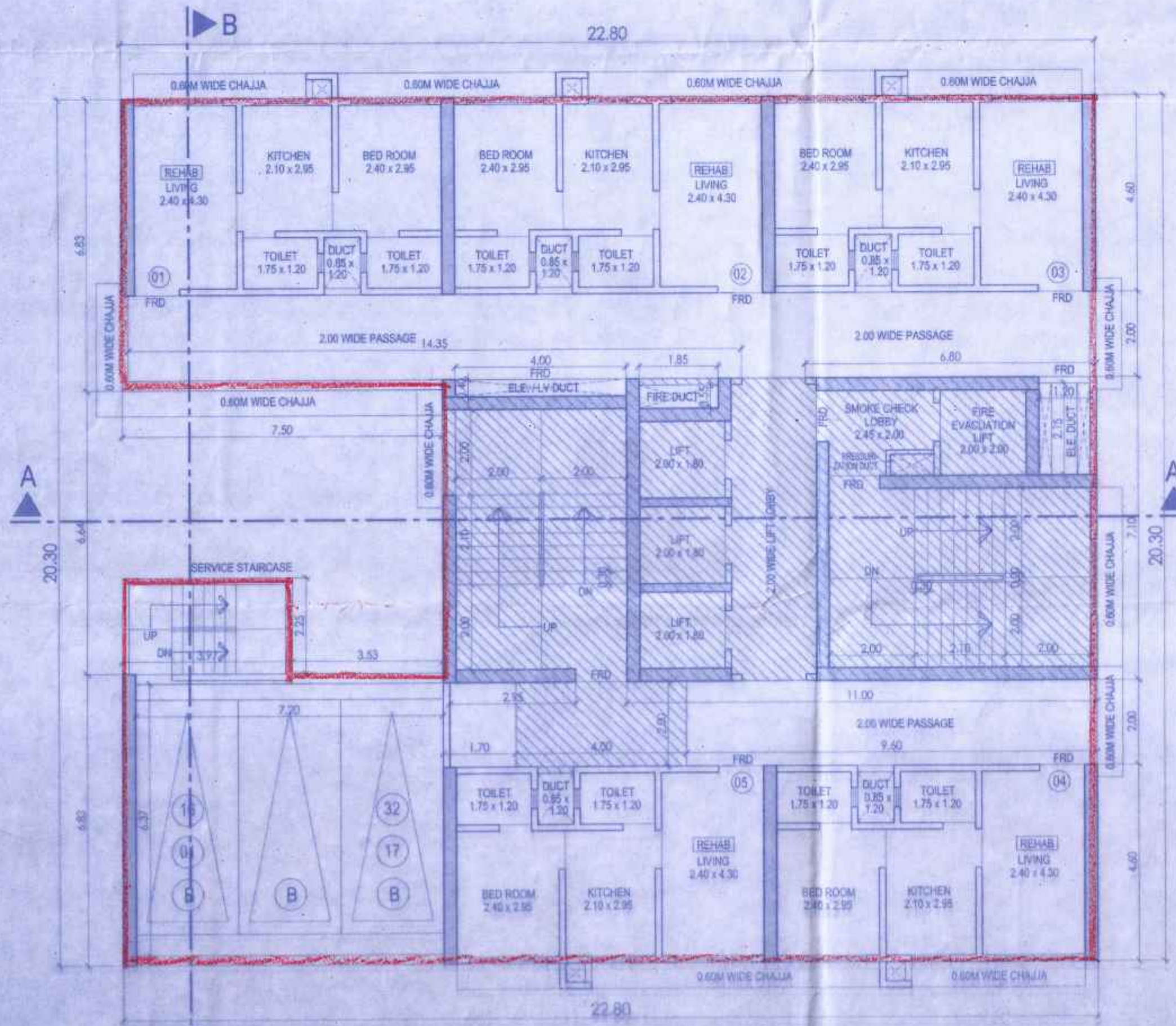
REQUIRED AND PROPOSED REFUGE AREA (8TH FLOOR)

REQUIRED REFUGE AREA 4% OF 1170.21 SQ. MT. = 46.81 SQ. MT.

REQUIRED REFUGE AREA 4.25% OF 1170.21 SQ. MT. = 49.74 SQ. MT.

PROPOSED REFUGE AREA = 68.09 SQ. MT.

EXCESS REFUGE AREA = 21.28 SQ. MT.



5th to 7th, 9th to 13th FLOOR AREA DIAGRAM

BUILT UP AREA CALCULATION (5th to 7th, 9th to 13th FLOOR)									
A	22.80	X	20.30	X	1	=	462.84	SQ.MT.	(I)
							=	462.84	SQ.MT.
DEDUCTIONS									
1	0.85	X	1.20	X	5	=	5.10	SQ.MT.	
2	7.50	X	13.47	X	1	=	101.03	SQ.MT.	
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.	
5	4.00	X	0.40	X	1	=	1.60	SQ.MT.	
							=	111.65	SQ.MT.
TOTAL CONSTRUCTED AREA									
(I)	-	(II)	-			=	(A)	-	
462.84	-	111.65	-			=	351.19	SQ.MT.	(A)
STAIRCASE AREA CALCULATION									
ST1	11.00	X	7.10	X	1	=	78.10	SQ.MT.	
ST2	4.30	X	6.70	X	1	=	28.81	SQ.MT.	
ST3	4.00	X	2.00	X	1	=	8.00	SQ.MT.	
ST4	0.85	X	0.15	X	1	=	0.13	SQ.MT.	
							=	115.04	SQ.MT.
DEDUCTIONS									
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.	
							=	111.12	SQ.MT.
TOTAL COMPONENT AREA									
(A)	-	(B)	-			=	(C)	-	
351.19	-	111.12	-			=	240.07	SQ.MT.	(C)
PASSAGE AREA CALCULATION									
P1	22.80	X	2.00	X	1	=	45.60	SQ.MT.	
P2	9.60	X	2.00	X	1	=	19.20	SQ.MT.	
P3	1.70	X	2.00	X	1	=	3.40	SQ.MT.	
							=	68.20	SQ.MT.
TOTAL BUILT UP AREA									
(C)	-	(D)	-			=	(E)	-	
240.07	-	68.20	-			=	171.87	SQ.MT.	(E)

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (PL) OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102
FOR: PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2023	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

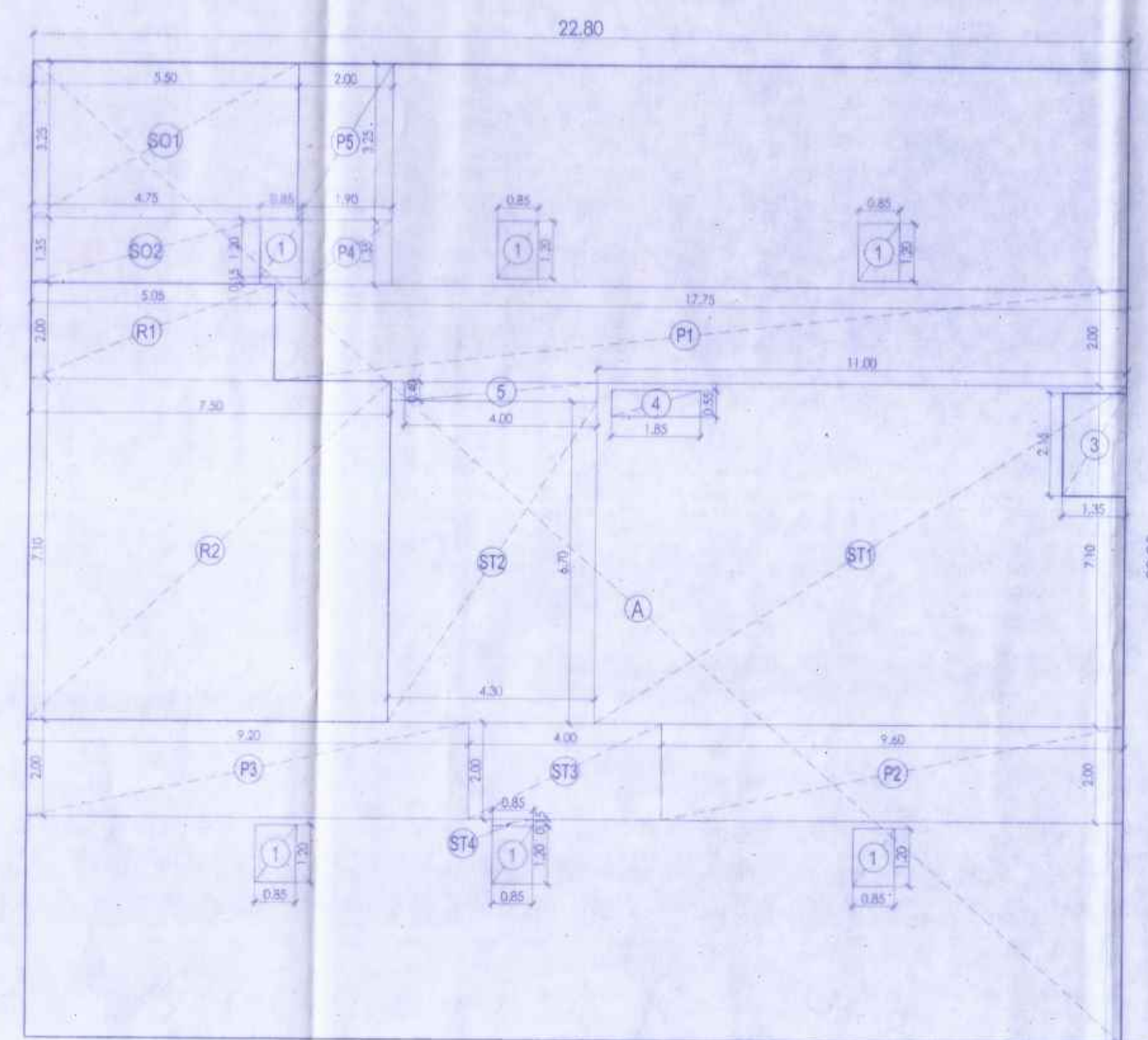
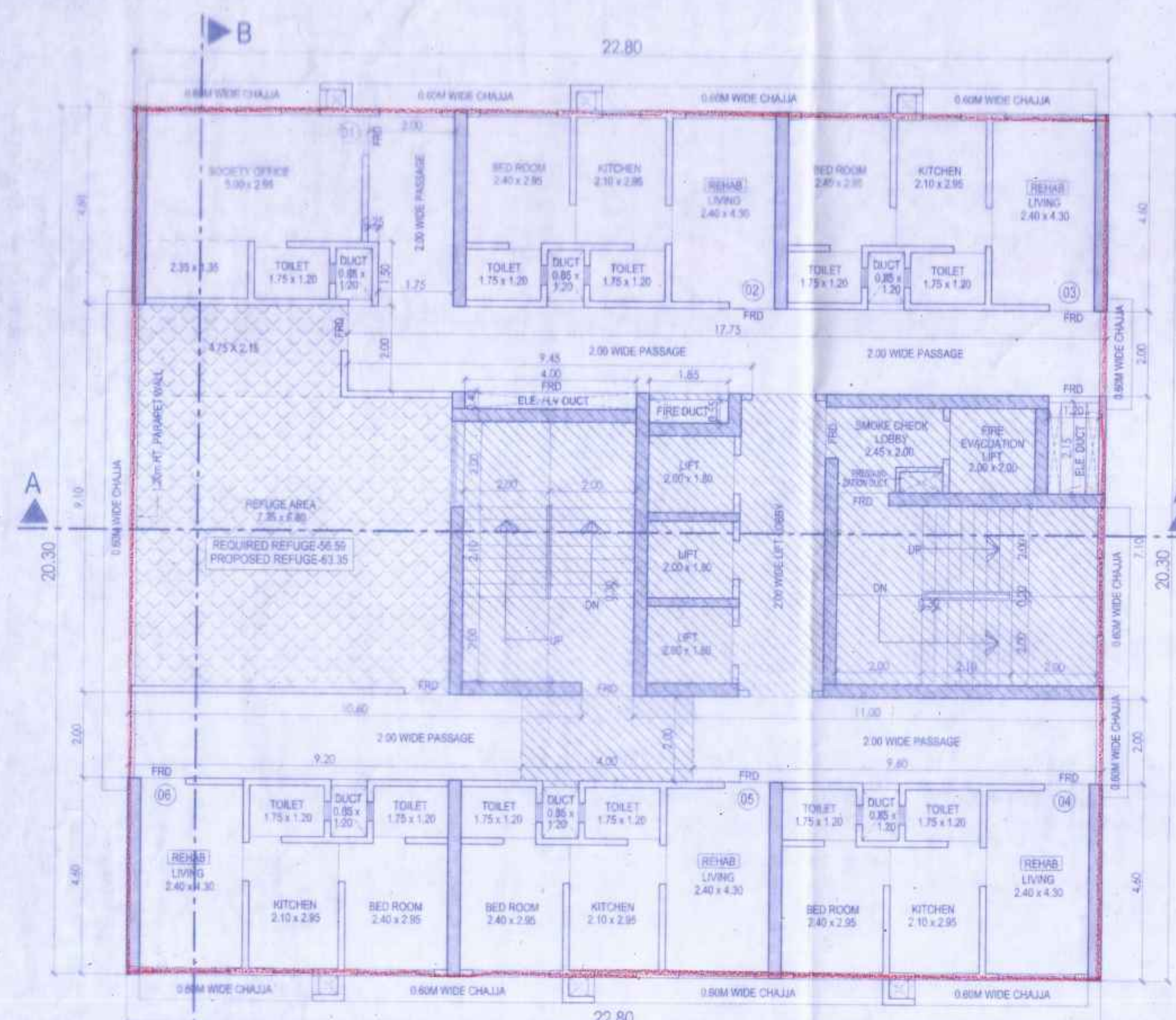
M/S. MULTISTAR BUILDERS LLP.

STAMP AND DATE OF APPROVAL OF PLANS

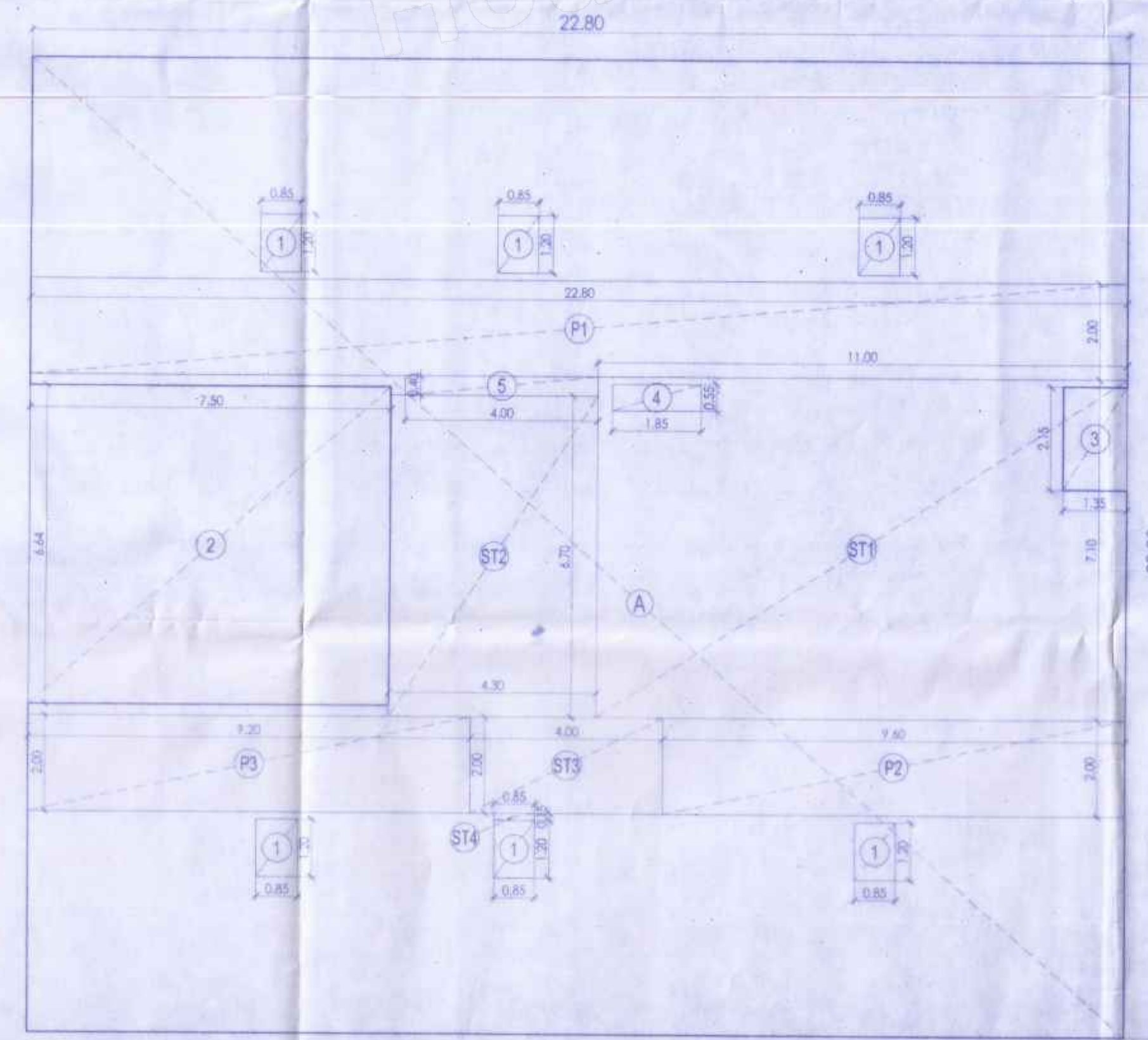
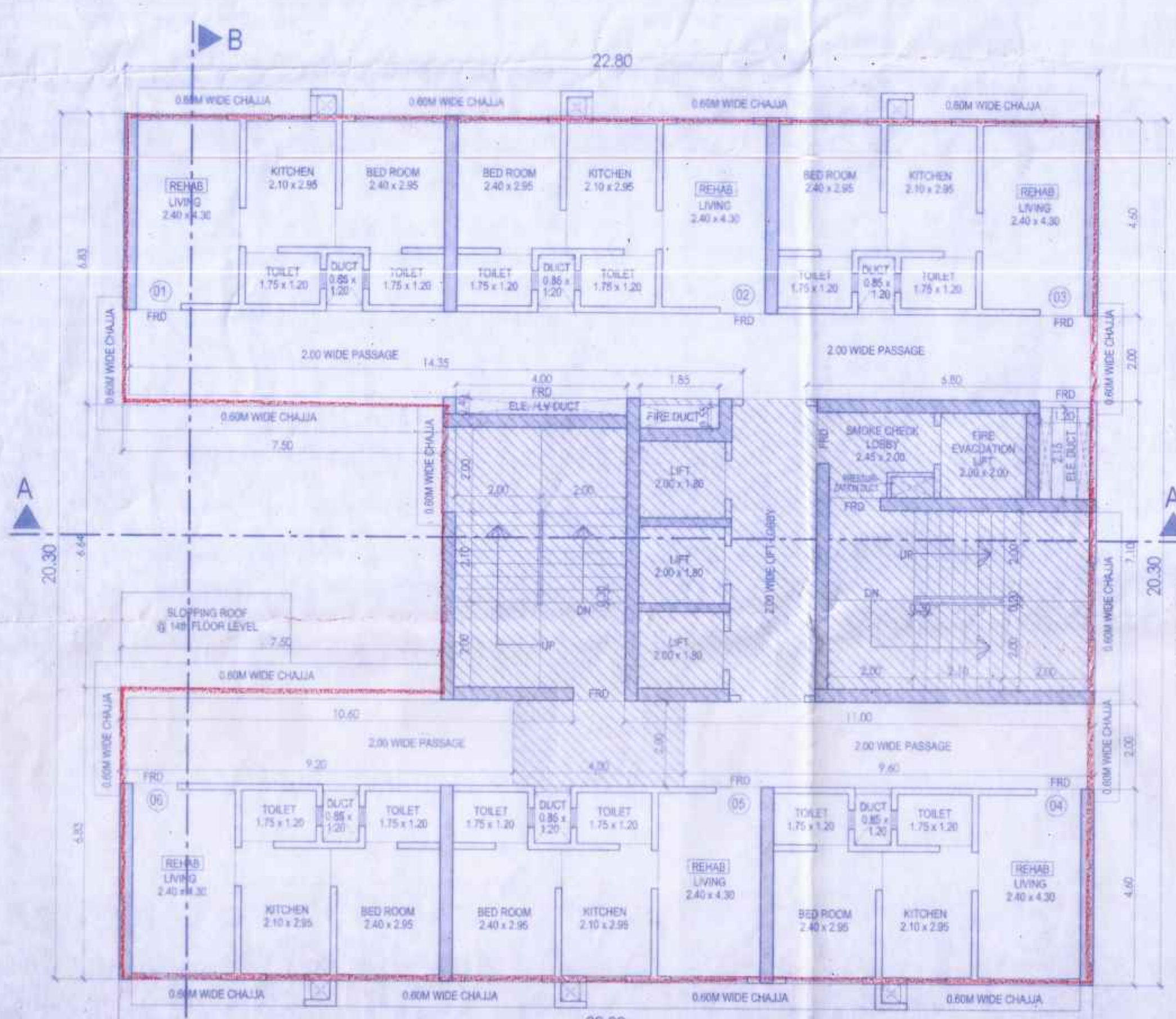
Approved Subject to the condition
Mentioned in this office permission
Letter No. SP/ENG/2022/003/1/1C
Dt. 8 MAY 2023
This cancel. Approval to the Previous plans sanctioned under no. K-101/10000/2022/003/1/1C
Dated: 12/05/2023
Executive Engineer
Slum Rehabilitation Authority
Borivli

NAME & SIGNATURE OF ARCHITECTS

B/105-106, Shivam Square,
Koldongri, Sahar road,
Andheri East, Mumbai-400069.
www.essaargroup.co
022-26847722/44
022-26847722/44
AR. LEENA GHURU
ICA/2005588



BUILT UP AREA CALCULATION									
15th (REFUGE) FLOOR									
A	22.80	X	20.30	X	1	=	462.84	SQ.MT.	
							=	462.84	SQ.MT.
DEDUCTIONS									
1	0.85	X	1.20	X	6	=	6.12	SQ.MT.	
2									
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.	
5	4.00	X	0.40	X	1	=	1.60	SQ.MT.	
							=	11.64	SQ.MT.
TOTAL CONSTRUCTED AREA									
(i)			(ii)			=	(A)		
462.84	-		11.64			=	451.20	SQ.MT.	
STAIRCASE AREA CALCULATION									
ST1	11.00	X	7.10	X	1	=	78.10	SQ.MT.	
ST2	4.30	X	6.70	X	1	=	28.81	SQ.MT.	
ST3	4.00	X	2.00	X	1	=	8.00	SQ.MT.	
ST4	0.85	X	0.15	X	1	=	0.13	SQ.MT.	
							=	115.04	SQ.MT.
DEDUCTIONS									
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.	
							=	111.12	SQ.MT.
REFUGE AREA CALCULATION									
R1	5.05	X	2.00	X	1	=	10.10	SQ.MT.	
R2	7.50	X	7.10	X	1	=	53.25	SQ.MT.	
							=	63.35	SQ.MT.
TOTAL COMPONENT AREA									
(A)	-	(B)	-	(C)		=	(D)		
451.20	-	111.12	-	63.35		=	276.73	SQ.MT.	
PASSAGE AREA CALCULATION									
P1	17.75	X	2.00	X	1	=	35.50	SQ.MT.	
P2	9.80	X	2.00	X	1	=	19.60	SQ.MT.	
P3	9.20	X	2.00	X	1	=	18.40	SQ.MT.	
P4	1.90	X	1.35	X	1	=	2.56	SQ.MT.	
P5	2.00	X	3.25	X	1	=	6.50	SQ.MT.	
							=	82.16	SQ.MT.
SOCIETY OFFICE AREA CALCULATION									
SO1	5.50	X	3.25	X	1	=	17.88	SQ.MT.	
SO2	4.75	X	1.35	X	1	=	6.41	SQ.MT.	
							=	24.29	SQ.MT.
TOTAL BUILT UP AREA									
(D)	-	(E)	-	(F)		=	(G)		
276.73	-	82.16	-	24.29		=	170.28	SQ.MT.	



BUILT UP AREA CALCULATION
TYPICAL FLOOR

A	22.80	X	20.30	X	1	=	462.84	SQ.MT.
DEDUCTIONS								
1	0.85	X	1.20	X	6	=	6.12	SQ.MT.
2	7.50	X	6.64	X	1	=	49.80	SQ.MT.
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.
5	4.00	X	0.40	X	1	=	1.60	SQ.MT.
TOTAL CONSTRUCTED AREA								
(i)	462.84	-	(ii)	61.44	=	(A)	401.40	SQ.MT.
STAIRCASE AREA CALCULATION								
ST1	11.00	X	7.10	X	1	=	78.10	SQ.MT.
ST2	4.30	X	6.70	X	1	=	28.81	SQ.MT.
ST3	4.00	X	2.00	X	1	=	8.00	SQ.MT.
ST4	0.85	X	0.15	X	1	=	0.13	SQ.MT.
DEDUCTIONS								
3	1.35	X	2.15	X	1	=	2.90	SQ.MT.
4	1.85	X	0.55	X	1	=	1.02	SQ.MT.
TOTAL COMPONENT AREA								
(A)	401.40	-	(B)	111.12	=	(C)	290.28	SQ.MT.
PASSAGE AREA CALCULATION								
P1	22.80	X	2.00	X	1	=	45.60	SQ.MT.
P2	9.80	X	2.00	X	1	=	19.60	SQ.MT.
P3	9.20	X	2.00	X	1	=	18.40	SQ.MT.
TOTAL BUILT UP AREA								
(C)	290.28	-	(D)	83.20	=	(E)	207.08	SQ.MT.

CONTENTS OF SHEET 07 11

COMPOSITE BUILDING	15th (REFUGE FLOOR) & TYPICAL FLOOR PLANS (14th, 18th to 21st, 23rd to 28th & 30th to 35th FLOOR) AREA DIAGRAM & CALCULATION
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TYPICAL REHAB FLAT - CARPET AREA STATEMENT

TYPICAL FLOOR	(ALL FLATS)							
LIVING	2.40	X	4.30	X	1	=	10.32	SQ. MT.
KITCHEN	2.10	X	2.95	X	1	=	6.20	SQ. MT.
BEDROOM	2.40	X	2.95	X	1	=	7.05	SQ. MT.
TOILET	1.75	X	1.20	X	2	=	4.20	SQ. MT.
MAIN DOOR	1.05	X	0.15	X	1	=	0.16	SQ. MT.
TOTAL								27.90



SOCIETY OFFICE - CARPET AREA STATEMENT

15th & 28th FLOOR								
SOCIETY OFFICE	5.00	X	2.95	X	1	=	14.75	SQ. MT.
TOILET	2.35	X	1.35	X	1	=	3.17	SQ. MT.
TOILET	1.75	X	1.20	X	1	=	2.10	SQ. MT.
TOTAL								20.02

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (PL) OF VILLAGE OSHWARA, JOGESHWARI (WEST), MUMBAI - 400 102

FOR- PRAGATI SRA CO-OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition Mentioned in this office permission Letter No. **SE/REHAB/11/MAY/2025/0005/2022/1003** Dtd. **18/02/2025**

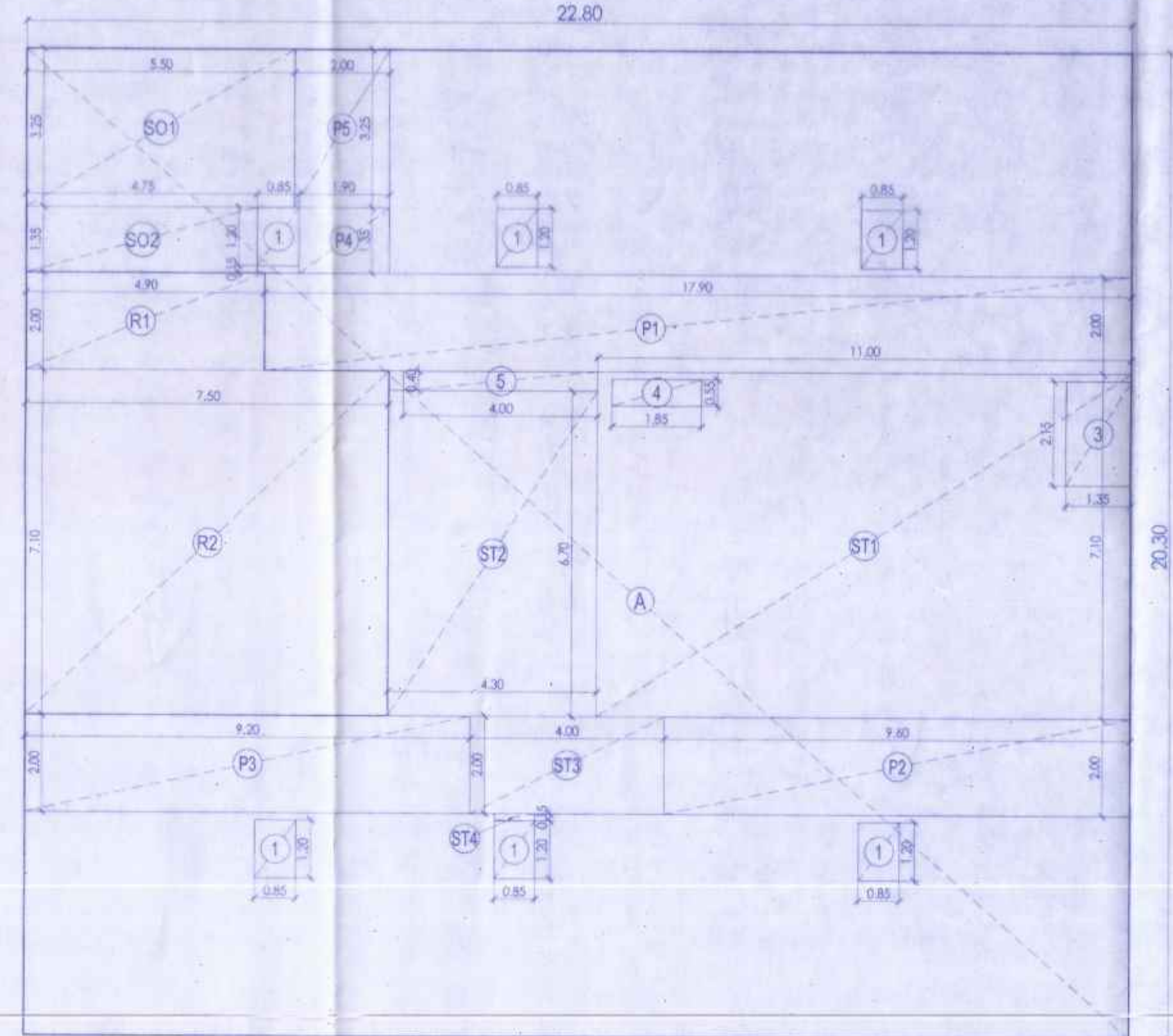
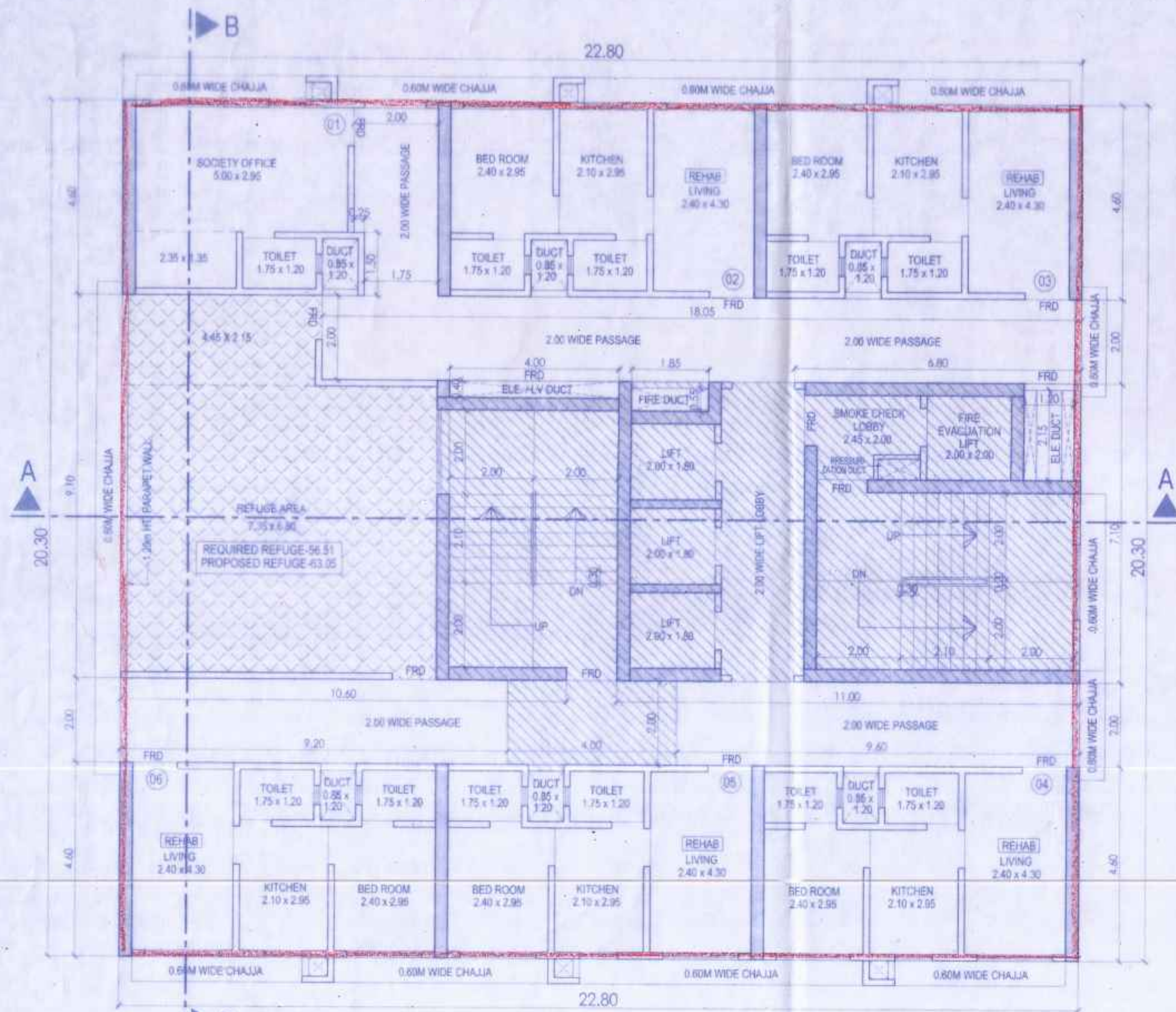
NAME & SIGNATURE OF ARCHITECTS

ESSAAR GROUP 022 2684 7722 / 44

B/105-106, Shivam Square, Koldongri, Sahar road, Andheri east, Mumbai 400069.

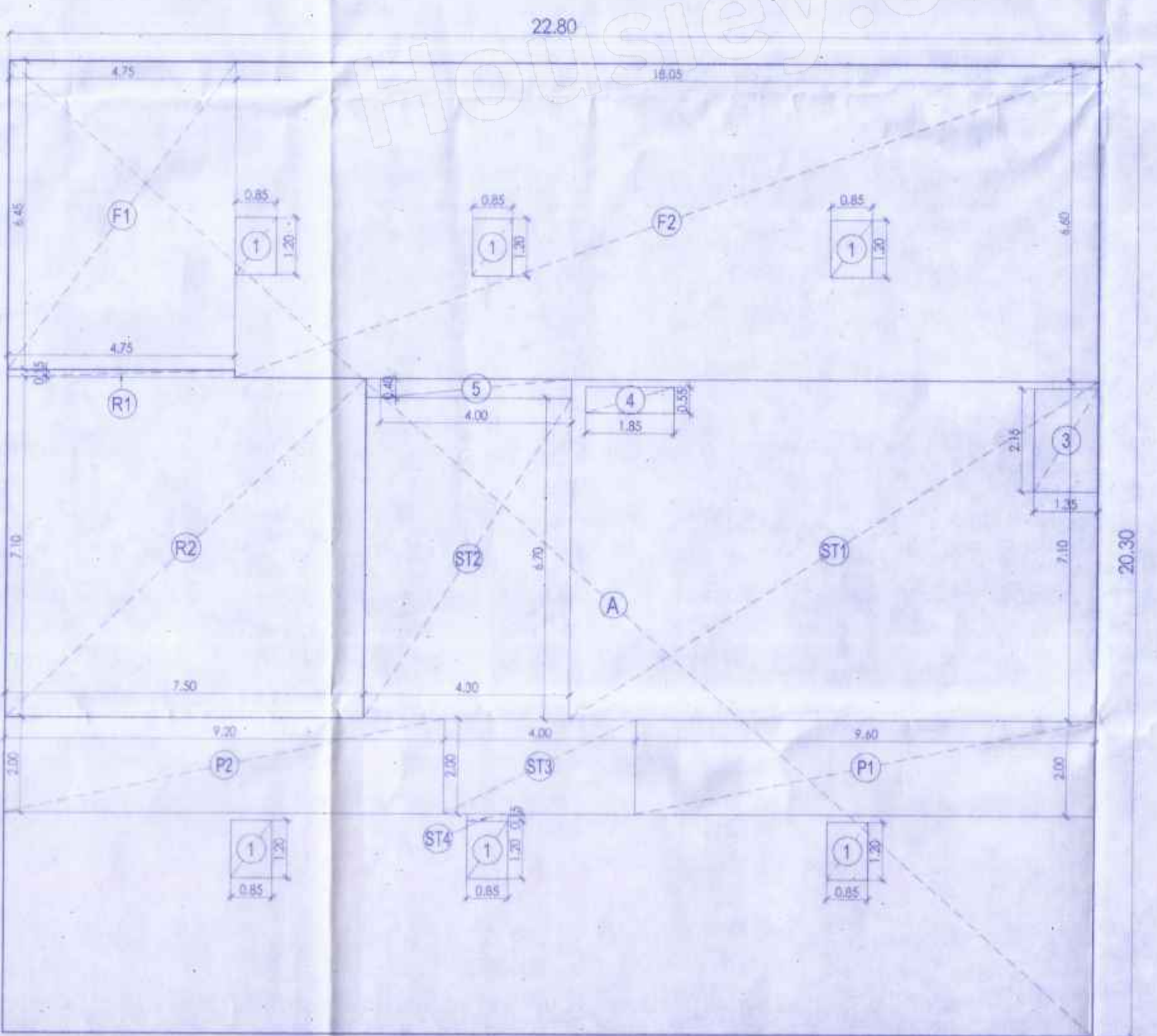
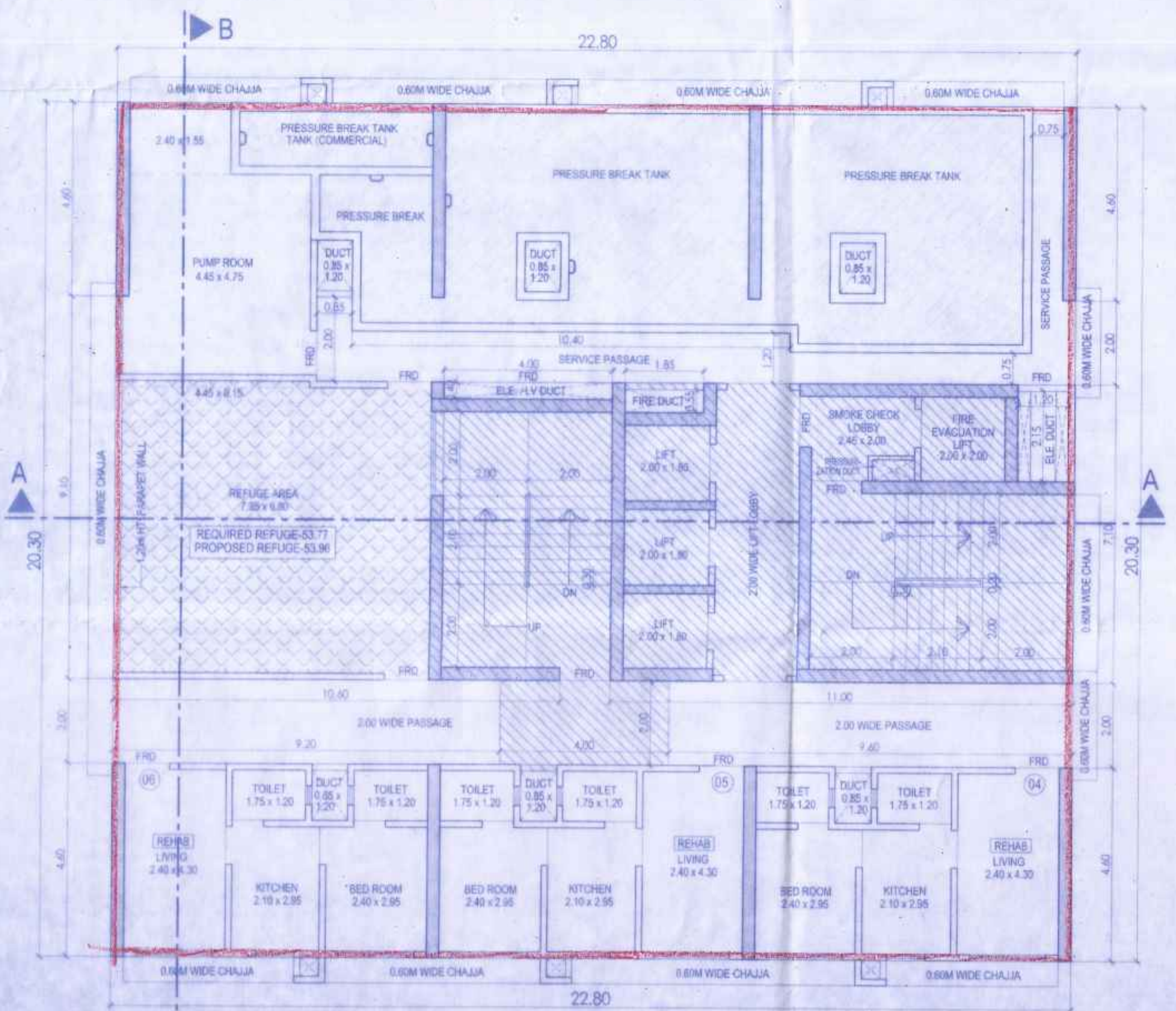
www.essaargroup.co

AR. LEENA CHURI [CA 2305/35538]



REQUIRED AND PROPOSED REFUGE AREA (29TH FLOOR)
 REQUIRED REFUGE AREA 4% OF 1412.76 SQ. MT. = 56.51 SQ. MT.
 REQUIRED REFUGE AREA 4.25% OF 1412.76 SQ. MT. = 60.04 SQ. MT.
 PROPOSED REFUGE AREA = 63.05 SQ. MT.
 EXCESS REFUGE AREA = 6.54 SQ. MT.

BUILT UP AREA CALCULATION				
29th (REFUGE) FLOOR				
A	22.80	X	20.30	X 1 = 462.84 SQ.MT.
DEDUCTIONS				
1	0.85	X	1.20	X 6 = 6.12 SQ.MT.
2	1.35	X	2.15	X 1 = 2.90 SQ.MT.
4	1.85	X	0.55	X 1 = 1.02 SQ.MT.
5	4.00	X	0.40	X 1 = 1.60 SQ.MT.
TOTAL CONSTRUCTED AREA				
(I)	462.84	(II)	11.64	= (A) 451.20 SQ.MT. —(A)
STAIRCASE AREA CALCULATION				
ST1	11.00	X	7.10	X 1 = 78.10 SQ.MT.
ST2	4.30	X	6.70	X 1 = 28.81 SQ.MT.
ST3	4.00	X	2.00	X 1 = 8.00 SQ.MT.
ST4	0.85	X	0.15	X 1 = 0.13 SQ.MT.
DEDUCTIONS				
3	1.35	X	2.15	X 1 = 2.90 SQ.MT.
4	1.85	X	0.55	X 1 = 1.02 SQ.MT.
TOTAL COMPONENT AREA				
(A)	451.20	(B)	11.12	(C) 63.05 = (D) 277.03 SQ.MT. —(D)
SOCIETY OFFICE AREA CALCULATION				
SO1	5.50	X	3.25	X 1 = 17.88 SQ.MT.
SO2	4.75	X	1.35	X 1 = 6.41 SQ.MT.
PASSAGE AREA CALCULATION				
P1	17.90	X	2.00	X 1 = 35.80 SQ.MT.
P2	9.60	X	2.00	X 1 = 19.20 SQ.MT.
P3	9.20	X	2.00	X 1 = 18.40 SQ.MT.
P4	1.90	X	1.35	X 1 = 2.56 SQ.MT.
P5	2.00	X	3.25	X 1 = 6.50 SQ.MT.
TOTAL REHAB BUILT UP AREA				
(D)	277.03	(E)	24.29	(F) 82.46 = (G) 170.28 SQ.MT. —(G)



REQUIRED AND PROPOSED REFUGE AREA (22th FLOOR)
 REQUIRED REFUGE AREA 4% OF 1344.29 SQ. MT. = 53.77 SQ. MT.
 REQUIRED REFUGE AREA 4.25% OF 1344.29 SQ. MT. = 57.13 SQ. MT.
 PROPOSED REFUGE AREA = 53.96 SQ. MT.
 EXCESS REFUGE AREA = 0.00 SQ. MT.

BUILT UP AREA CALCULATION				
22th (REFUGE) FLOOR				
A	22.80	X	20.30	X 1 = 462.84 SQ.MT.
DEDUCTIONS				
1	0.85	X	1.20	X 6 = 6.12 SQ.MT.
2	1.35	X	2.15	X 1 = 2.90 SQ.MT.
4	1.85	X	0.55	X 1 = 1.02 SQ.MT.
5	4.00	X	0.40	X 1 = 1.60 SQ.MT.
TOTAL CONSTRUCTED AREA				
(I)	462.84	(II)	11.64	= (A) 451.20 SQ.MT. —(A)
STAIRCASE AREA CALCULATION				
ST1	11.00	X	7.10	X 1 = 78.10 SQ.MT.
ST2	4.30	X	6.70	X 1 = 28.81 SQ.MT.
ST3	4.00	X	2.00	X 1 = 8.00 SQ.MT.
ST4	0.85	X	0.15	X 1 = 0.13 SQ.MT.
DEDUCTIONS				
3	1.35	X	2.15	X 1 = 2.90 SQ.MT.
4	1.85	X	0.55	X 1 = 1.02 SQ.MT.
TOTAL COMPONENT AREA				
(A)	451.20	(B)	11.12	(C) 53.96 = (D) 139.41 SQ.MT. —(D)
PASSAGE AREA CALCULATION				
P1	9.60	X	2.00	X 1 = 19.20 SQ.MT.
P2	9.20	X	2.00	X 1 = 18.40 SQ.MT.
TOTAL BUILT UP AREA				
(E)	139.41	(F)	37.80	= (G) 101.81 SQ.MT. —(G)

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (P.I.) OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102.
 FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

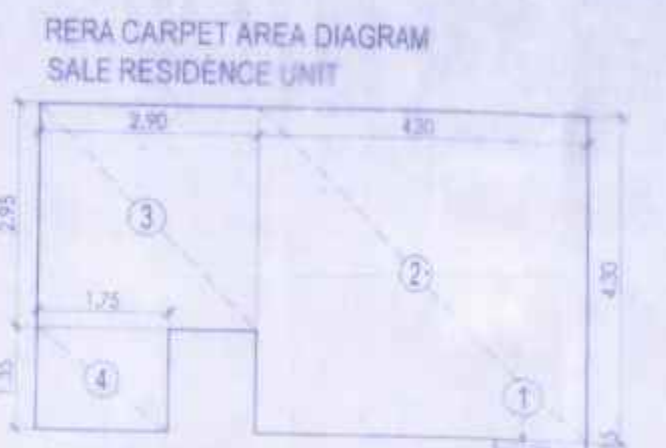
STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition mentioned in this office permission Letter No. **SP/ENG/SH/MPH/0008/2022** dated **08 MAY 2022**.
 This cancel approval to the Previous Plans sanctioned under no. **SP/MPH/0008/2022** dated **08 MAY 2022**.
 Dated: **12/05/2023**

NAME & SIGNATURE OF ARCHITECTS

ESSAAR GROUP
 B/105-106, Shivam Square, Koldongri, Sahar road, Andheri east, Mumbai 400069.
 www.essaargroup.co 022 2684 7722 / 44
 AR. LEENA CHURI (C/2065/05038)

COMPOSITE BUILDING 36th (REFUGE) & 38th FLOOR PLANS, AREA DIAGRAM & CALCULATION & RERA CALCULATION



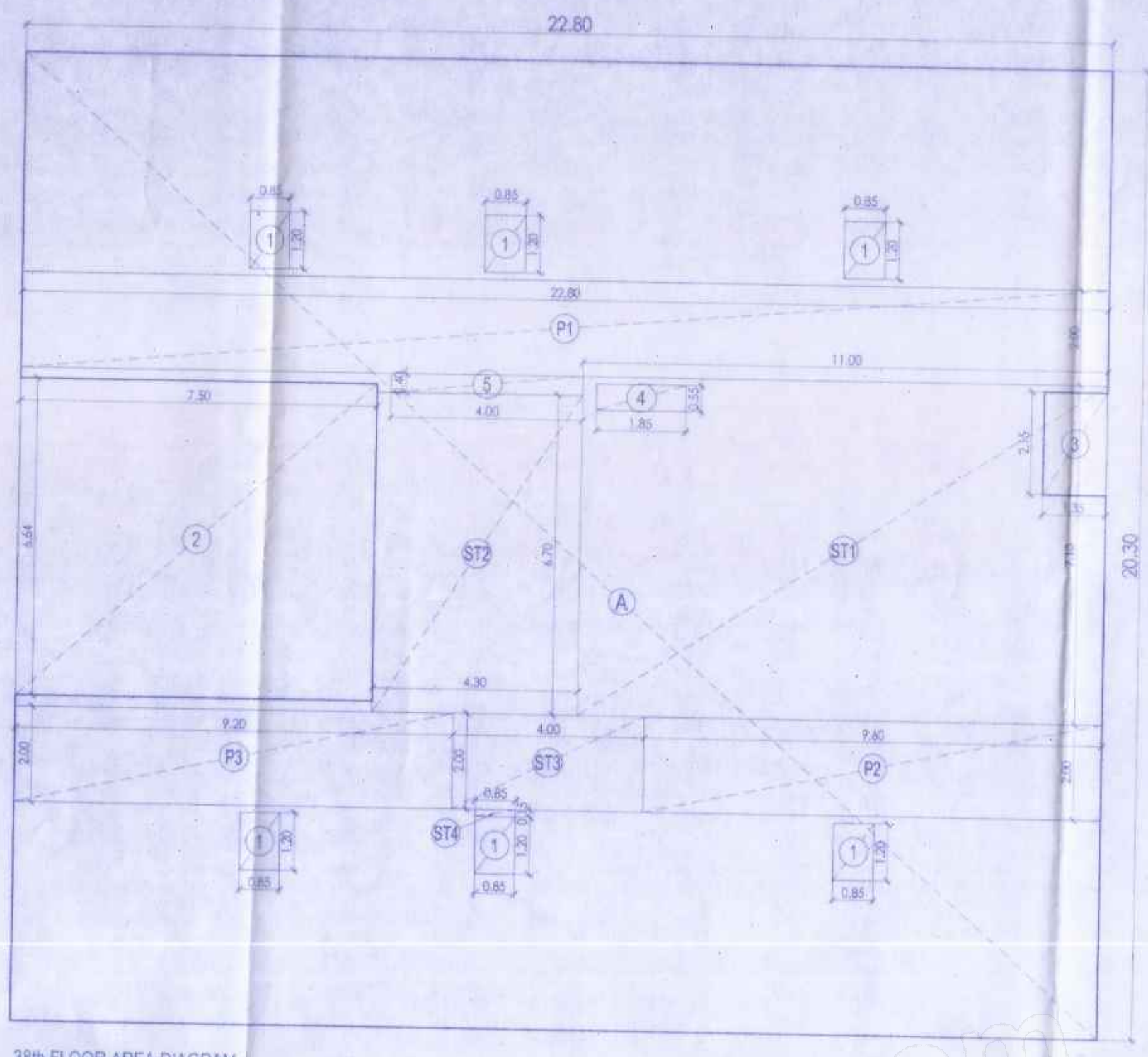
RERA CARPET SALE RESIDENCE UNIT

RERA CARPET AREA CALCULATIONS SALE RES. UNIT

RERA CARPET AREA (TYPICAL SALE UNIT)			
1	1.05	X	0.15 X 1 NO = 0.16 SQ.MT.
2	4.30	X	4.30 X 1 NO = 18.49 SQ.MT.
3	2.90	X	2.90 X 1 NO = 8.55 SQ.MT.
4	1.75	X	1.35 X 1 NO = 2.56 SQ.MT.
= 29.56 SQ.MT.			

BUILT UP AREA CALCULATION (38th FLOOR)

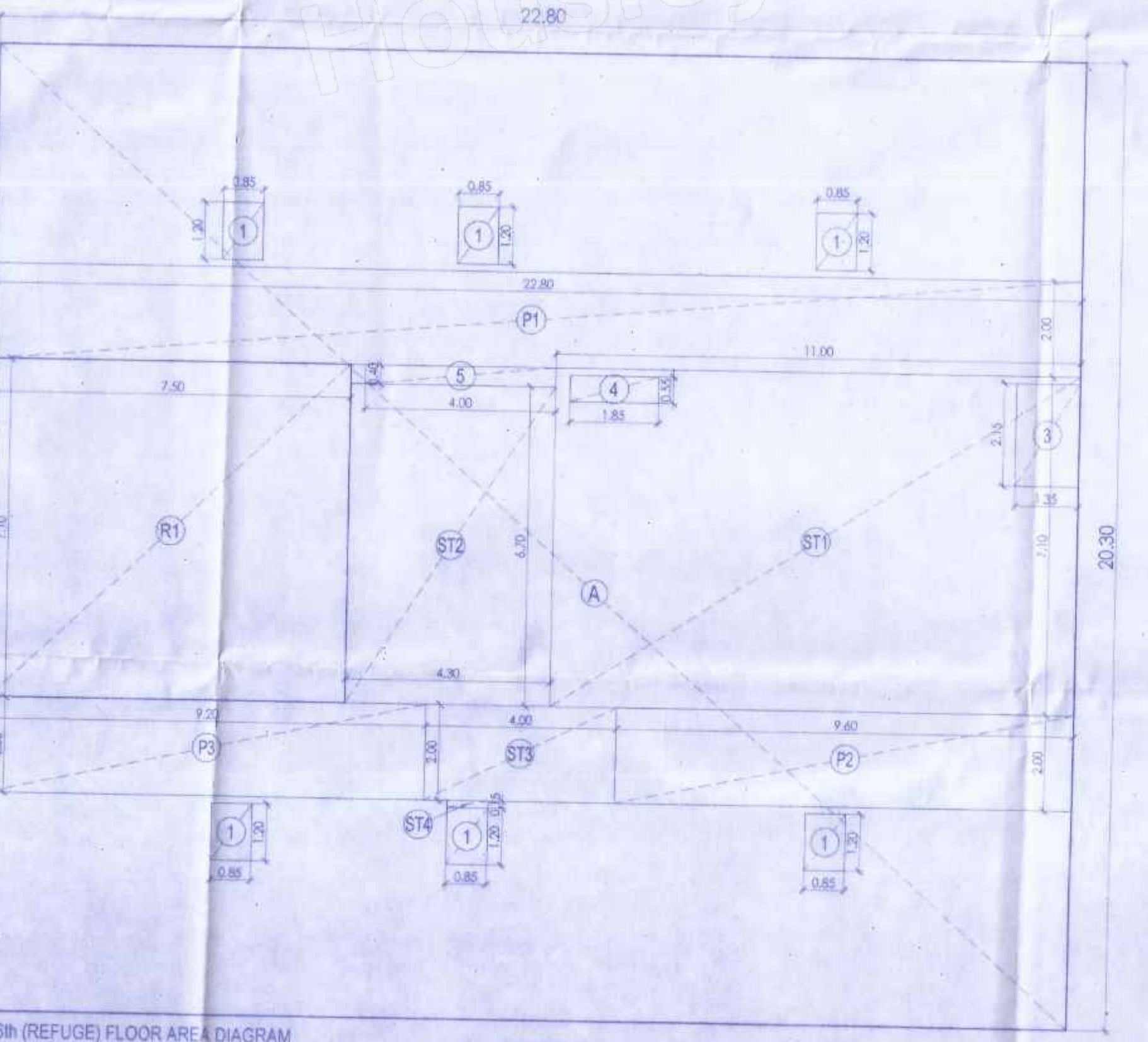
A	22.80	X	20.30	X	1	=	462.84	SQ.MT.	(I)
									(II)
									(A)
									(B)
									(C)
									(D)
									(E)
									(F)
									(G)
									(H)
									(I)
									(J)
									(K)
									(L)
									(M)
									(N)
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									(P)
									(Q)
									(R)
									(S)
									(T)
									(U)
									(V)
									(W)
									(X)
									(Y)
									(Z)



38th FLOOR AREA DIAGRAM

BUILT UP AREA CALCULATION 36th (REFUGE) FLOOR

A	22.80	X	20.30	X	1	=	462.84	SQ.MT.	(I)
									(II)
									(A)
									(B)
									(C)
									(D)
									(E)
									(F)
									(G)
									(H)
									(I)
									(J)
									(K)
									(L)
									(M)
									(N)
									(O)
									(P)
									(Q)
									(R)
									(S)
									(T)
									(U)
									(V)
									(W)
									(X)
									(Y)
									(Z)



36th (REFUGE) FLOOR AREA DIAGRAM

REQUIRED AND PROPOSED REFUGE AREA (36th FLOOR)
REQUIRED REFUGE AREA 4% OF 741.90 SQ. MT. = 29.68 SQ. MT.
REQUIRED REFUGE AREA 4.25% OF 741.90 SQ. MT. = 31.53 SQ. MT.
PROPOSED REFUGE AREA = 53.25 SQ. MT.
EXCESS REFUGE AREA = 21.72 SQ. MT.

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (P) OF VILLAGE OSHIWARA, JOGESHWARI (WEST), MUMBAI - 400 102.
FOR - PRAGATI SRA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG NO.	DATE	SCALE	DRN BY	CHK BY
		18/02/2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

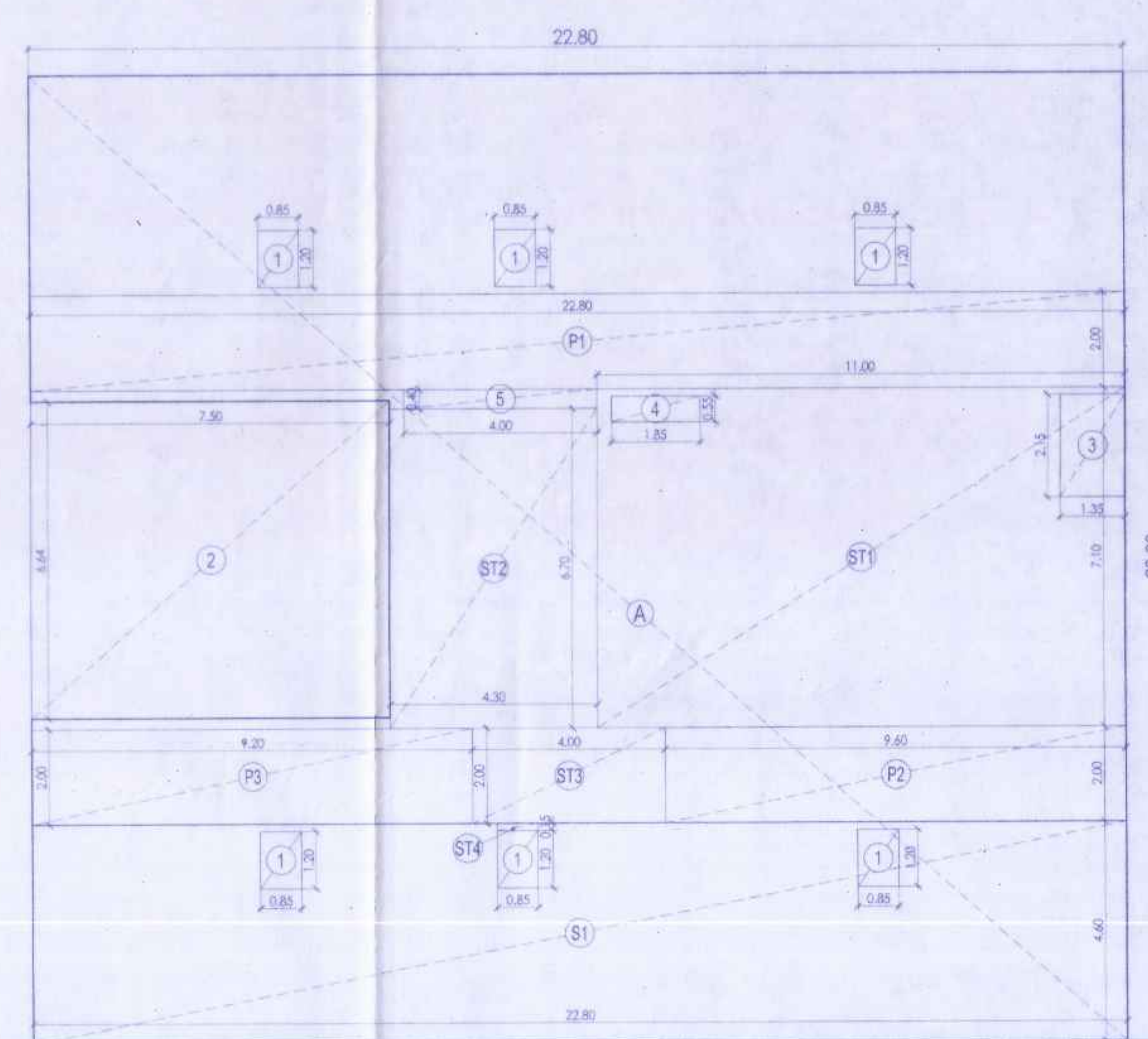
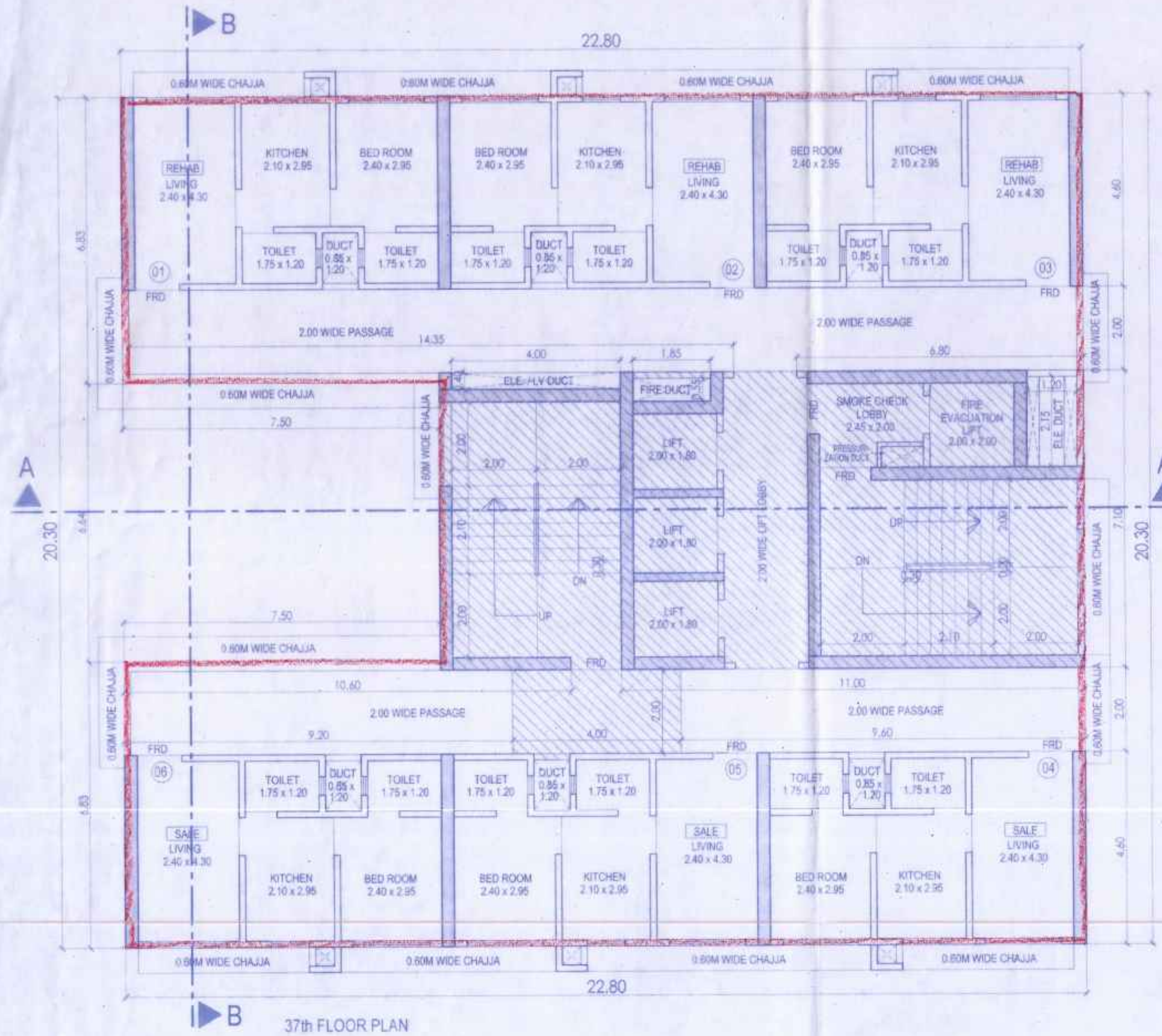
M/S. MULTISTAR BUILDERS LLP. *[Signature]*

STAMP AND DATE OF APPROVAL OF PLANS

Approved Subject to the condition
Mentioned in this office permission
Letter No. *[Signature]* dated *[Signature]*
Dated 13/05/2023
K-01/PHAD/1008/2022/001/APIC
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

NAME & SIGNATURE OF ARCHITECTS

[Signature]
B/105-106, Shivam Square,
Koldongri, Sahar road,
Andheri east, Mumbai 400069.
www.essaargroup.co
ESSAAR GROUP 022 2684 7722 / 44
AR. LEENA CHUD
[CA 299525538]

COMPOSITE
BUILDING37th FLOOR PLANS, AREA DIAGRAM &
CALCULATION, TENEMENT & BUA STATEMENT

PROPORTIONATE PASSAGE FOR REHAB
 FOR REHAB = REHAB AREA X TOTAL PASSAGE = 105.26 X 83.20
 TOTAL FSI (REHAB + SALE) = 207.08
 = 42.29 SQ. M. —(D)
 FOR SALE = TOTAL PASSAGE AREA - REHAB PASSAGE AREA
 = 40.91 SQ. M. (83.20 - 42.29) —(P)

BUILT UP AREA CALCULATION
37th FLOOR

A	22.80	X	20.30	X	1	=	462.84	SQ. MT.	—(I)
DEDUCTIONS									
1	0.85	X	1.20	X	6	=	6.12	SQ. MT.	
2	7.50	X	6.84	X	1	=	49.80	SQ. MT.	
3	1.30	X	2.15	X	1	=	2.79	SQ. MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ. MT.	
5	4.00	X	0.40	X	1	=	1.60	SQ. MT.	
						=	61.33	SQ. MT.	—(II)
TOTAL CONSTRUCTED AREA									
(I)	462.84					=	(A)		
(II)	61.33					=	(B)		
						=	401.51	SQ. MT.	—(A)
STAIRCASE AREA CALCULATION									
ST1	11.00	X	7.10	X	1	=	78.10	SQ. MT.	
ST2	4.30	X	6.70	X	1	=	28.81	SQ. MT.	
ST3	4.00	X	2.00	X	1	=	8.00	SQ. MT.	
ST4	0.85	X	0.15	X	1	=	0.13	SQ. MT.	
						=	115.04	SQ. MT.	—(III)
DEDUCTIONS									
3	1.30	X	2.15	X	1	=	2.79	SQ. MT.	
4	1.85	X	0.55	X	1	=	1.02	SQ. MT.	
						=	111.23	SQ. MT.	—(B)
PASSAGE AREA CALCULATION									
P1	22.80	X	2.00	X	1	=	45.60	SQ. MT.	
P2	9.50	X	2.00	X	1	=	19.00	SQ. MT.	
P3	9.20	X	2.00	X	1	=	18.40	SQ. MT.	
						=	83.20	SQ. MT.	—(C)
SALE AREA CALCULATION									
S1	22.80	X	4.60	X	1	=	104.68	SQ. MT.	
						=	104.68	SQ. MT.	—(IV)
DEDUCTIONS									
1	0.85	X	1.20	X	3	=	3.06	SQ. MT.	
						=	101.82	SQ. MT.	—(D)
REHAB AREA CALCULATION									
(A) - (B) - (C) - (D)						=	(E)		
401.51 - 111.23 - 83.20 - 101.82						=	105.26	SQ. MT.	—(E)
TOTAL COMPONENT AREA									
(E) + (C)						=	(F)		
105.26 + 42.29						=	147.55	SQ. MT.	—(F)
TOTAL SALE BUA									
(D) + (P)						=	(F)		
101.82 + 40.91						=	142.73	SQ. MT.	—(G)

REHAB BUILDING BUA AREA STATEMENT														
Floors	Constructed Area	Staircase Area	WATER TANK	METER ROOM	SALE AREA	Excess Rehab Shops	TOTAL SALE	Common Toilet	OWC	Required Refuge Area	Proposed Refuge Area	Rehab Compo. Area	Rehab Pass.	Amenities Area
Basement	477.62	15.87	461.75											
Ground	351.19	124.98		20.36	5.43	2.63	8.06	10.95				186.84	52.42	134.42
1st Floor	351.19	129.48		17.98		7.36			52.25			144.12	44.70	99.42
2nd Floor	351.19	130.48				2.87	2.87					217.84	63.70	154.14
3rd Floor	351.19	130.48			18.54		18.54					202.17	63.70	138.47
4th Floor	351.19	111.12										240.07	68.20	33.36
5th Floor	351.19	111.12										240.07	68.20	171.87
6th Floor	351.19	111.12										240.07	68.20	171.87
7th Floor	351.19	111.12										240.07	68.20	171.87
8th (Refuge) Floor	351.19	111.12								46.81	68.09	171.98	68.20	103.78
9th Floor	351.19	111.12										240.07	68.20	171.87
10th Floor	351.19	111.12										240.07	68.20	171.87
11th Floor	351.19	111.12										240.07	68.20	171.87
12th Floor	351.19	111.12										240.07	68.20	171.87
13th Floor	351.19	111.12										240.07	68.20	171.87
14th Floor	401.40	111.12										290.28	83.20	207.08
15th (Refuge) Floor	451.20	111.12								56.59	63.35	276.73	82.16	24.29
16th Floor	401.40	111.12										290.28	82.16	208.12
17th Floor	401.40	111.12										290.28	82.16	208.12
18th Floor	401.40	111.12										290.28	83.20	207.08
19th Floor	401.40	111.12										290.28	83.20	207.08
20th Floor	401.40	111.12										290.28	83.20	207.08
21st Floor	401.40	111.12										290.28	83.20	207.08
22nd (Refuge) Floor	451.20	111.12	146.71							53.77	53.96	139.41	37.60	101.81
23rd Floor	401.40	111.12										290.28	83.20	207.08
24th Floor	401.40	111.12										290.28	83.20	207.08
25th Floor	401.40	111.12										290.28	83.20	207.08
26th Floor	401.40	111.12										290.28	83.20	207.08
27th Floor	401.40	111.12										290.28	83.20	207.08
28th Floor	401.40	111.12										290.28	83.20	207.08
29th (Refuge) Floor	451.20	111.12								56.51	63.05	277.03	82.46	24.29
30th Floor	401.40	111.12										290.28	83.20	207.08
31st Floor	401.40	111.12										290.28	83.20	207.08
32nd Floor	401.40	111.12										290.28	83.20	207.08
33rd Floor	401.40	111.12										290.28	83.20	207.08
34th Floor	401.40	111.12										290.28	83.20	207.08
35th Floor	401.40	111.12										290.28	83.20	207.08
36th (Refuge) Floor	451.20	111.12								29.68	53.25	286.83	83.20	203.63
37th Floor	401.40	111.12			142.73		142.73					147.55	42.29	105.26
38th Floor	401.40	111.12			290.28		290.28					0.00	0.00	0.00
Total	15628.48	4420.49	608.46	38.34	456.98	12.86	469.84	10.95	52.25	243.36	301.70	9726.45	2812.95	187.09

REHAB BUILDING TENEMENT STATEMENT														
Floors	NO. OF REHAB				NO. OF AMENITIES				TOTAL					
	RESIDENTIAL	RESI + COMM	COMMERCIAL	SALE SHOP / UNIT	SALE RES. UNIT	BALWADI	WELFARE CENTRE	YOGALAY	LIBRARY	SOCIETY				
Ground				5	6	1								12
1st Floor				3	6									9
2nd Floor	3		1											5
3rd Floor	4													5
4th Floor	1													5
5th Floor	5													5
6th Floor	5													5
7th Floor	5													5
8th Floor	3													3
9th Floor	5													5
10th Floor	5													5
11th Floor	5													5
12th Floor	5													5
13th Floor	5													5
14th Floor	6													6
15th Floor	5													5
16th Floor	6													6
17th Floor	6													6
18th Floor	6													6
19th Floor	6													6
20th Floor	6													6
21st Floor	6													6
22nd Floor	3													3
23rd Floor	6													6
24th Floor	6													6
25th Floor	6													6
26th Floor	6													6
27th Floor	6													6
28th Floor	6													6
29th Floor	5													5
30th Floor	6													6
31st Floor	6													6
32nd Floor	6													6
33rd Floor	6													6
34th Floor	6													6
35th Floor	6													6
36th Floor	6													6
37th Floor	3													3
38th Floor														
Total	148	39	1	0	9	12	2	9	1	1	1	1	2	226
	187				21			11						209

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON LAND BEARING C.T.S. NO. 1-A (P1) OF VILLAGE OSHWARA, JOGESHWARI (WEST), MUMBAI - 400 102.

FOR:- PRAGATI SRA CO. OP. HSG. SOCIETY (PROP)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		18/02/2025	1:100	JOSEPH	ANTHONY

NAME OF THE OWNER AND SIGNATURE

M/S. MULTISTAR BUILDERS LLP.

STAMP AND DATE OF APPROVAL OF PLANS

This cancels Approval to the Previous Plans sanctioned under no. 2022/003 dated 22.05.2023.

Approved Subject to the condition Mentioned in this office permission Letter No. 2022/003 dated 08 MAY 2025.
 Executive Engineer
 Stum Rehabilitation Authority
 Brihanmumbai

NAME &amp