



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN

No.MH/EE/BP Cell/ GM/MHADA- 53/1116/2022

Dated:- 04 AUG 2022

To

Architect,

Shri. Chandan Kelekar of M/s Space Moulders,
281/2229, Motilal Nagar No.1,
Goregaon (W), Mumbai-400064

Sub:- Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai.

- Ref:-** 1. Concession approval from Hon'ble V.P./MHADA dtd. 26.04.2022
2. IOA issued No.MH/EE/(B.P.)/GM/MHADA- 53/1116/2022 dtd. 18.05.2022
3. Application for approval of Amended Plans dtd. 21.07.2022

Dear Applicants,

With reference to your application dated 21.07.2022 for development permission and grant Approval for Amended plan for **Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai.** The Building Permit is granted subject to compliance of mentioned in IOA dated 18.05.2022 and following conditions:

- 1) That all the conditions of IOA under even number u/no. **MH/EE/(B.P.)/GM/MHADA- 53/1116/2022** dated 18.05.2022 shall be complied with.
2. That the revised R.C.C. design and calculation shall be submitted.

Sham-

1/2

3. That all payments shall be paid before C.C.
4. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
5. That the revised NOC from H.E. shall be submitted before C.C.
6. That the extra water & sewerage charges shall be paid A.E.W.W. P/South Ward before C.C.
7. That the revalidated janata insurance policy shall be submitted before C.C.
8. That the latest paid assessment bill and receipt shall be submitted before C.C.
9. That the requisite SWM NOC and B.G. as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
10. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.

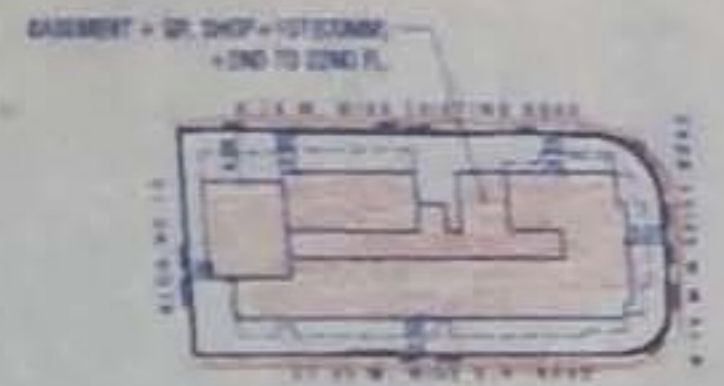
VP & CEO / MHADA has appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


(Dinesh Mahajan)

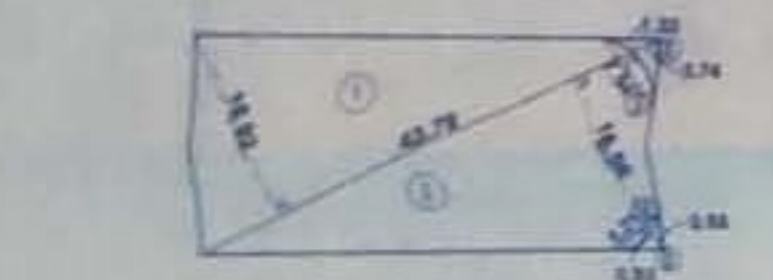
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.



LOCATION PLAN
1:4000



BLOCK PLAN
1:500

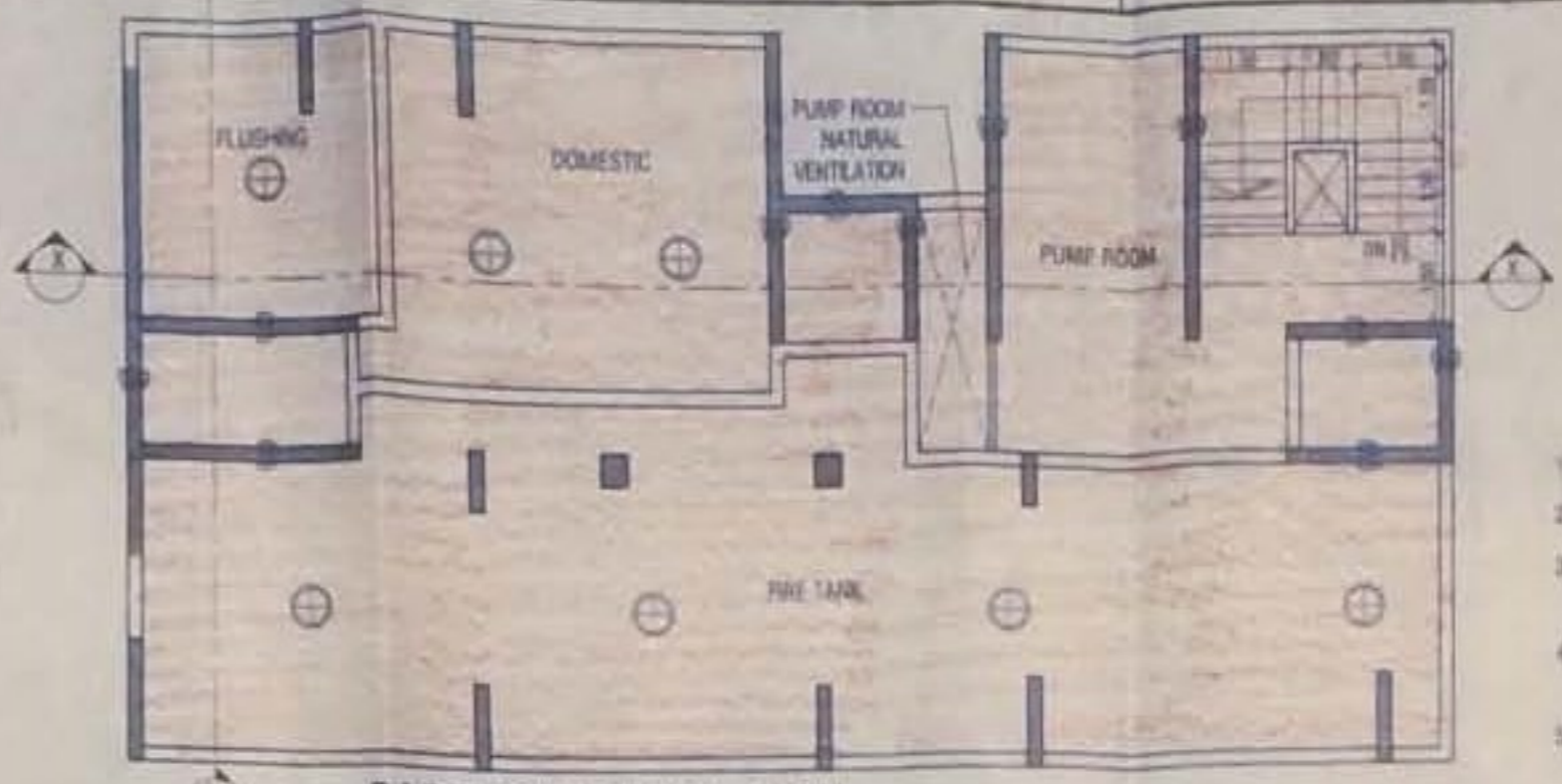


PLOT AREA LINE DIAGRAM
1:500

ADDITION	
1	43.75 x 16.00 x 0.50 = 375.00
2	43.75 x 16.00 x 0.50 = 362.50
TOTAL 737.50	
DEDUCTION	
A	7.54 x 2.24 x 0.50 = 14.10
B	3.21 x 2.30 x 0.50 = 0.94
TOTAL 15.04	
ADDITION	
3	0.17 x 7.54 x 0.50 = 0.65
4	3.21 x 3.21 x 0.50 = 3.21
TOTAL 3.86	
TOTAL PLOT AREA = 722.32	

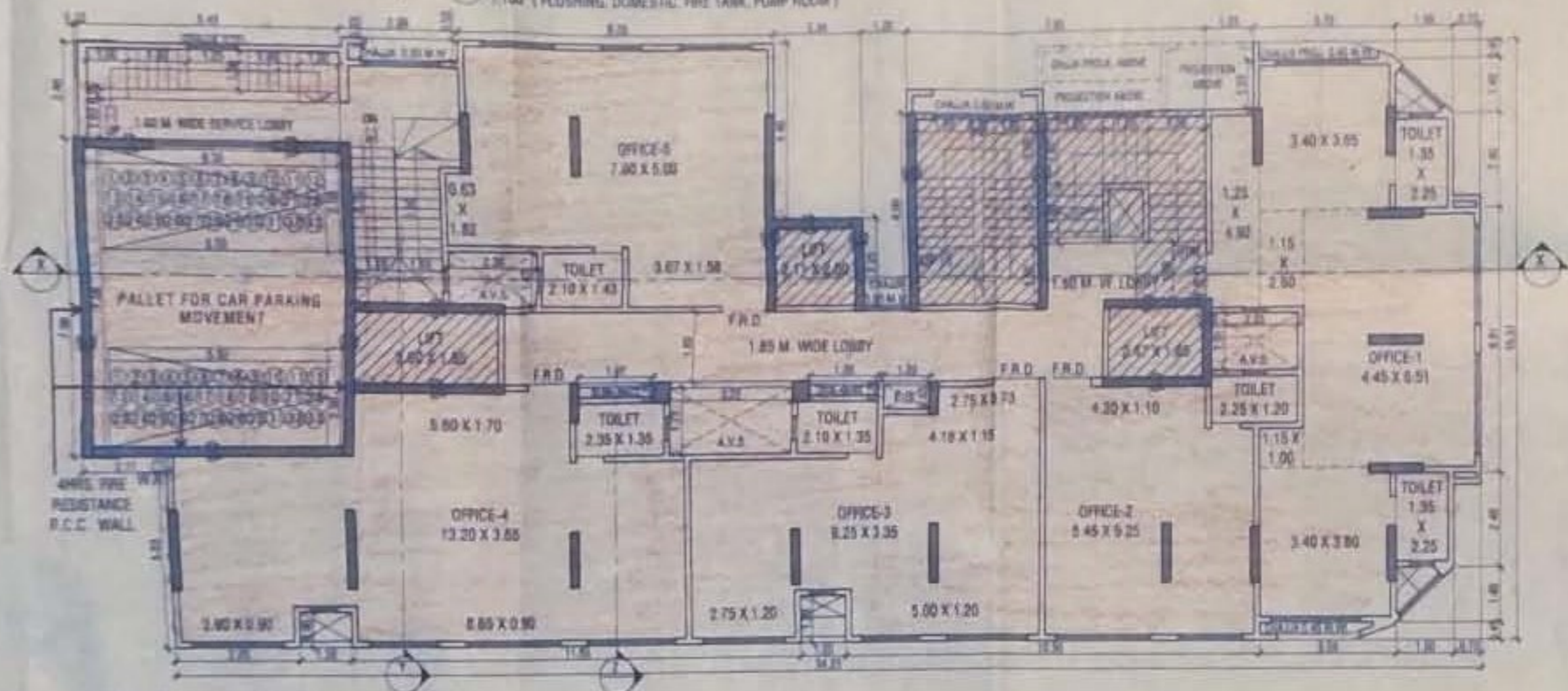
CAR PARKING STATEMENT

TYPE	NO. CAR	THINCL. CAR	TOTAL
RESERVED CAR PARKING AS PER	04	00	04
PROPOSED CAR PARKING TO BE	00	00	00
TOTAL	04	00	04

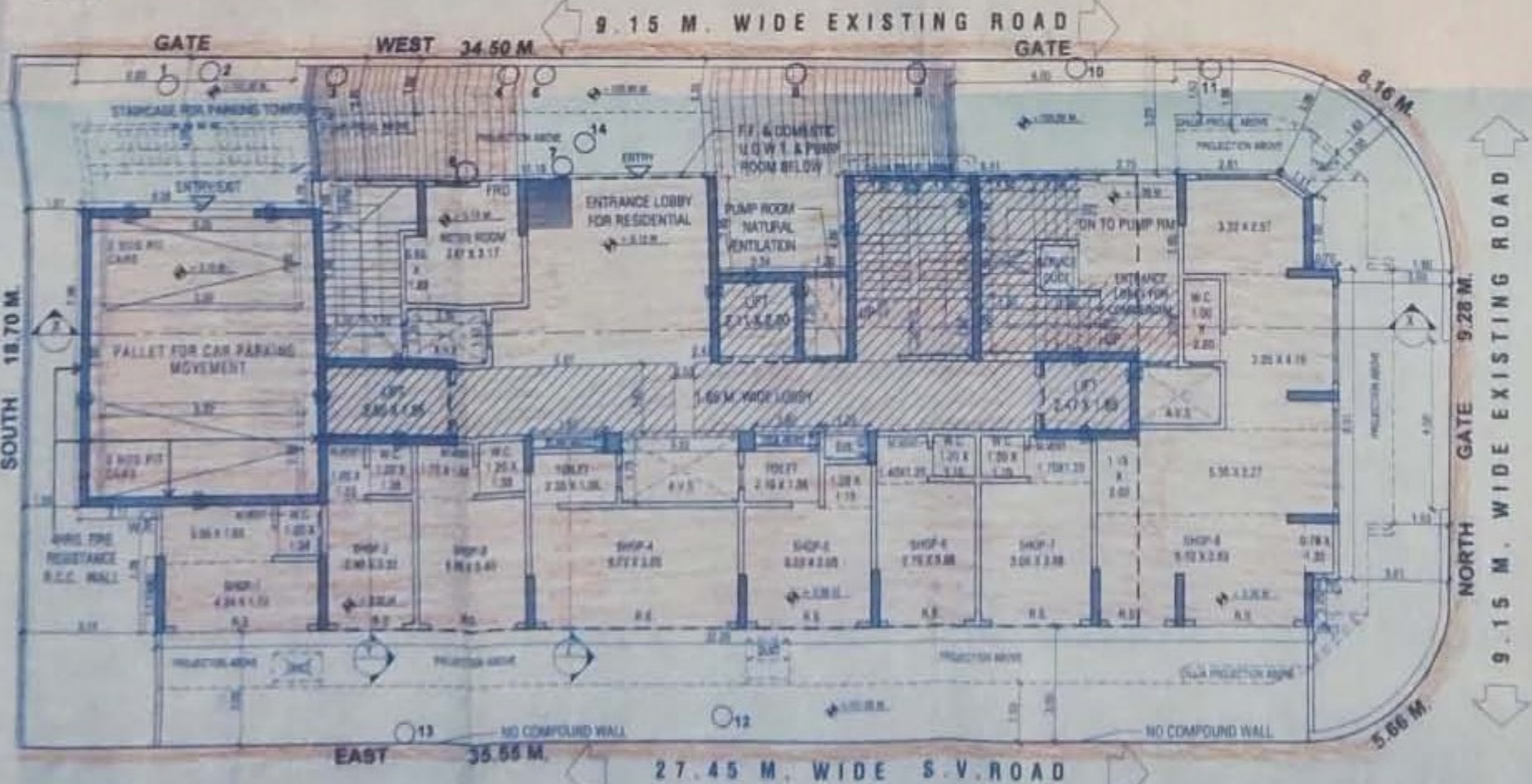


BASEMENT FLOOR PLAN
1:100 (FLUSHING, DOMESTIC, FIRE TANK, PUMP ROOM)

- EXISTING BUILT-UP AREA = 988.64 SQ.MT
- PERMISSIBLE FUNDIBLE F.S.I. 988.64 X 0.25 = 247.16 SQ.MT
- FUNDIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1668.28 - 239.02 = 1429.26 SQ.MT
- FUNDIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1668.28 - 339.02 = 1329.26 SQ.MT
- FUNDIBLE F.S.I. FOR COMMERCIAL USERS BY CHARGING PREMIUM = 134.83 SQ.MT



1ST FLOOR PLAN (OFFICES)
1:100



GROUND FLOOR PLAN (SHOPS)
1:100

A AREA STATEMENT		SQ.MT.	SQ.MT.
1. AREA OF PLOT (As Per Surveyor's Plan)		722.32	722.32
2. GROUND FLOOR		00.00	00.00
3. BASEMENT FLOOR		00.00	00.00
4. TOTAL AREA OF PLOT (As Per Surveyor's Plan)		722.32	722.32
5. PERMISSIBLE FUNDIBLE F.S.I. (As Per Surveyor's Plan)		182.08	182.08
6. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
7. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
8. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
9. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
10. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
11. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
12. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
13. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
14. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
15. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
16. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
17. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
18. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
19. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
20. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
21. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
22. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
23. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
24. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
25. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
26. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
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28. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
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30. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
31. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
32. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
33. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
34. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
35. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
36. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
37. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
38. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
39. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
40. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
41. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
42. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
43. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
44. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
45. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
46. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
47. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
48. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
49. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
50. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
51. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
52. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
53. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
54. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
55. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
56. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
57. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
58. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
59. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
60. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
61. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
62. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
63. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
64. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
65. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
66. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
67. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
68. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
69. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
70. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
71. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
72. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
73. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
74. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
75. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
76. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
77. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
78. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
79. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
80. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
81. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
82. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
83. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
84. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
85. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
86. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
87. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
88. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
89. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
90. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
91. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
92. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
93. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
94. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
95. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
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97. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
98. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40
99. TOTAL BUILT-UP AREA (As Per Surveyor's Plan)		988.64	988.64
100. TOTAL PERMISSIBLE BUILT-UP AREA (As Per Surveyor's Plan)		1310.40	1310.40

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON PL/10/19 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 722.32 SQ.M. (SEVEN HUNDRED TWENTY TWO POINT EIGHTEEN SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SIGNATURE OF THE ARCHITECT

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. MHADM-58/1116/2022 dated 18.05.2022

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office letter No. Mhada-52/1116/2022 Date 04 AUG 2022

Ex. Eng. Balaji, Permission Officer (General) (Mhda) (M.S.) Maharashtra Housing & Area Development Authority

NAME AND SIGN OF OWNER: For OXFORD NAVRANG REALTY LLP
 For M/S. Oxford Navrang Realty LLP
 C.A. TO Owner

JOB TITLE: Proposed Redevelopment of Siddharth Nagar, Navrimatta C.H.S.L. bearing building no. 15, on C.T.S No. 285/2003 355/1 to 8 of Village Panaji Goregaon Siddharth Nagar, Mhada Layout, at S.V. Road Goregaon (West), Mumbai.

CONTENTS OF SHEET: BLOCK, LOCATION PLAN & PLOT AREA GROUND & 1ST FLOOR PLAN BASEMENT FLOOR PLAN

DRAWING TITLE: DWG FOR MAIN APPROVAL

JOB NO: NDP / SN / PP / 2021

DRAWING NO: AR / SNS / 01 / 05

DATE: 04 AUG 2022

SCALE: AS SHOWN