

FORM-I

A. AREA STATEMENT		SQ.MT	SQ.MT
1. AREA OF PLOT (As Per Demarcation Plan)		722.18	
2. DEDUCTIONS FOR			
(a) Road Set-Back Area		00.00	
(b) Proposed Road		00.00	
(c) Any Reservation (SEE ADJUTY SPACE)		00.00	
3. BALANCE AREA OF PLOT (1 minus 2)		722.18	
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00	
5. NET AREA OF PLOT (1 minus 4)		722.18	
6. ADDITIONS FOR FLOOR SPACE INDEX			
(a) 100% (20% restricted to size of 5 above)		00.00	
(b) 100% (20% restricted to size of 5 above)		00.00	
7. TOTAL AREA (5+6a+b)		722.18	
8. FLOOR SPACE INDEX PERMISSIBLE		3.00	
9. ADDITIONAL ALREADY ALLOTTED BY MHADA NOC/DC/MB/REC/NOC/T-212/752/2015 Dt. 29/06/2015		1804.64	
(a) Existing built up area		3476.89	
(b) Add built up area by MHADA NOC/DC/MB/REC/NOC/T-212/752/2022 Dt. 06/07/2022		327.58	
(c) In lieu of 3.00 fsi		3149.31	
10. TOTAL PERMISSIBLE BUILT UP AREA (8a + 9a)		5281.53	
11. TOTAL PROPOSED BUILT UP AREA		5281.53	
12. FSI CONSUMED ON NET HOLDING = 11/3		7.43	
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)			
1. NON-RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
(a) Non Residential Built-up Area		404.53	
(i) Permissible Fungible Area 0.35 X 81(a)		0.35 X 404.53 = 141.58	
(ii) New Claimed Fungible Area			
2. RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
(a) Residential Built-up Area (11 - 81(a))		5281.53 - 404.53 = 4877.00	
(i) Permissible Fungible Area 0.35 X 81(a)		0.35 X 4877.00 = 1706.95	
(ii) New Claimed Fungible Area			
C. TENEMENT STATEMENT			
(i) Proposed Area 11 - 81(3)		5281.53 + 194.85 + 1666.38	7072.76
(ii) Less Deduction of Non Residential Area			529.36
(iii) Area Available for Tenements c (i) - c (ii)			6543.40
(iv) Tenements Permissible (Density of tenements/hectare)			294
(v) Tenements Proposed			67
(vi) Tenements Existing			92
(vii) Total Tenements ON The Plot			99
D. PARKING STATEMENT			
(i) Required Car Parking By Regulation			53
(ii) Required 5% Visitor Car Parking By Regulation			06
(iii) Total Car Parking Required			59
(iv) Car Parking Proposed As Per Concession			
(v) Minimum 50% Additional Parking Permissible			11
(vi) 50% Additional Parking Proposed As Per Concession			
(vii) Total Car Parking Proposed			70

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01/04/19 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 722.18 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. MHADA-53/1116/2022 dated 5.08.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada-53/1116/2022 Date 04 AUG 2022 Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.) Maharashtra Housing & Area Development Authority

SPACE MOULDERS An Architectural Studio

Chandan Kelekar Pratiksha Kelekar Architect, Interior Designer 281/2229, Motilal Nagar, 1, Goregaon (W), Mumbai-400 104

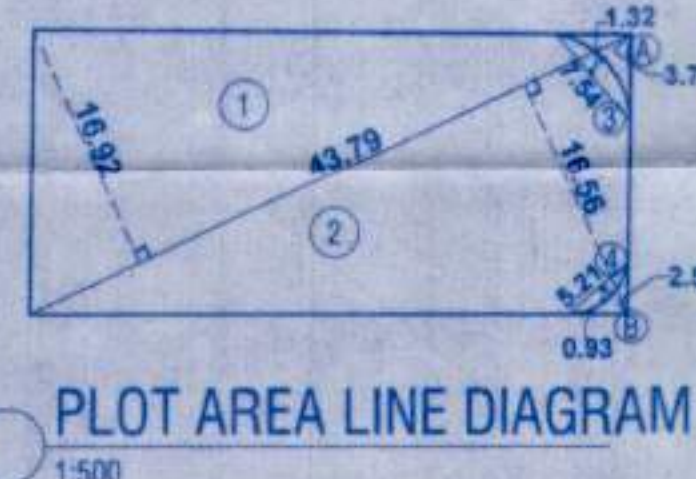
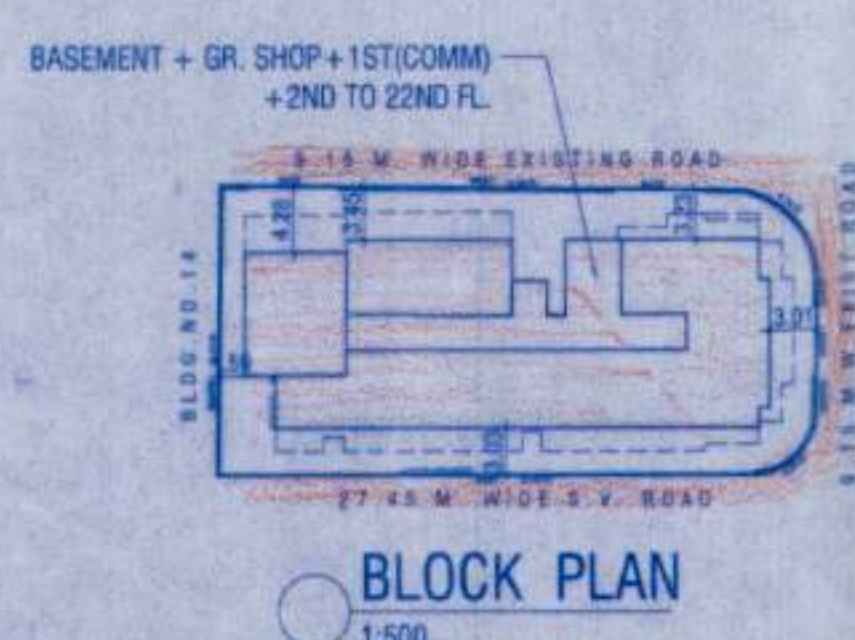
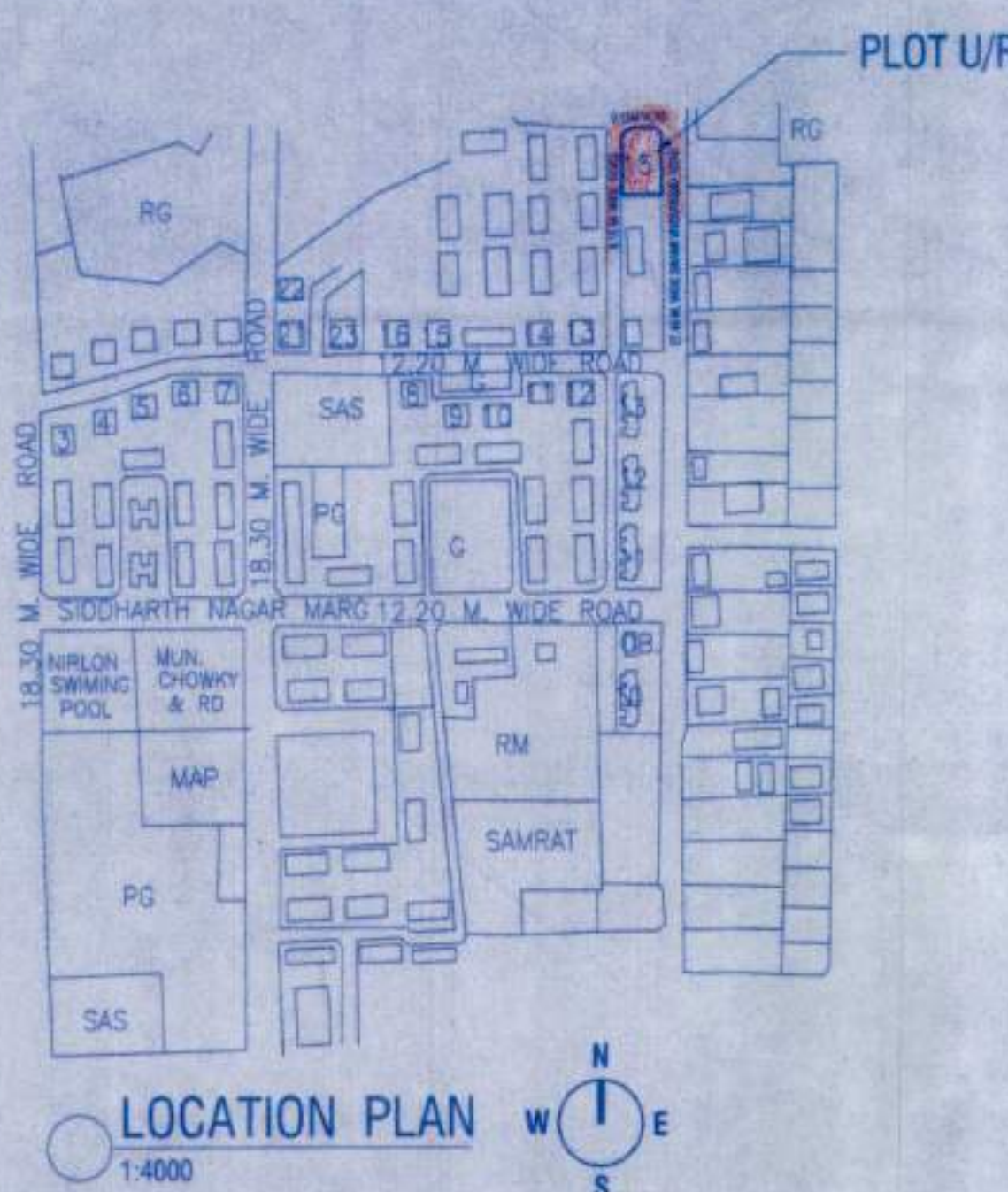
NAME AND SIGN OF OWNER For OXFORD NAVRANG REALTY LLP 42924119 For M/S. Oxford Navrang Realty LLP

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

JOB NO: RDP / SN / PP / 2021 DRWG NO: AR / SNS / 01 - 06

JOB TITLE: Proposed Redevelopment of Siddharth Nagar Navnimata C.H.S.L. bearing building no. 15, on C.T.S No. 355/pt. 355/1 to 9 of Village Pahadi Goregaon Siddharth Nagar, Mhada Layout, at S.V. Road Goregaon (West), Mumbai.

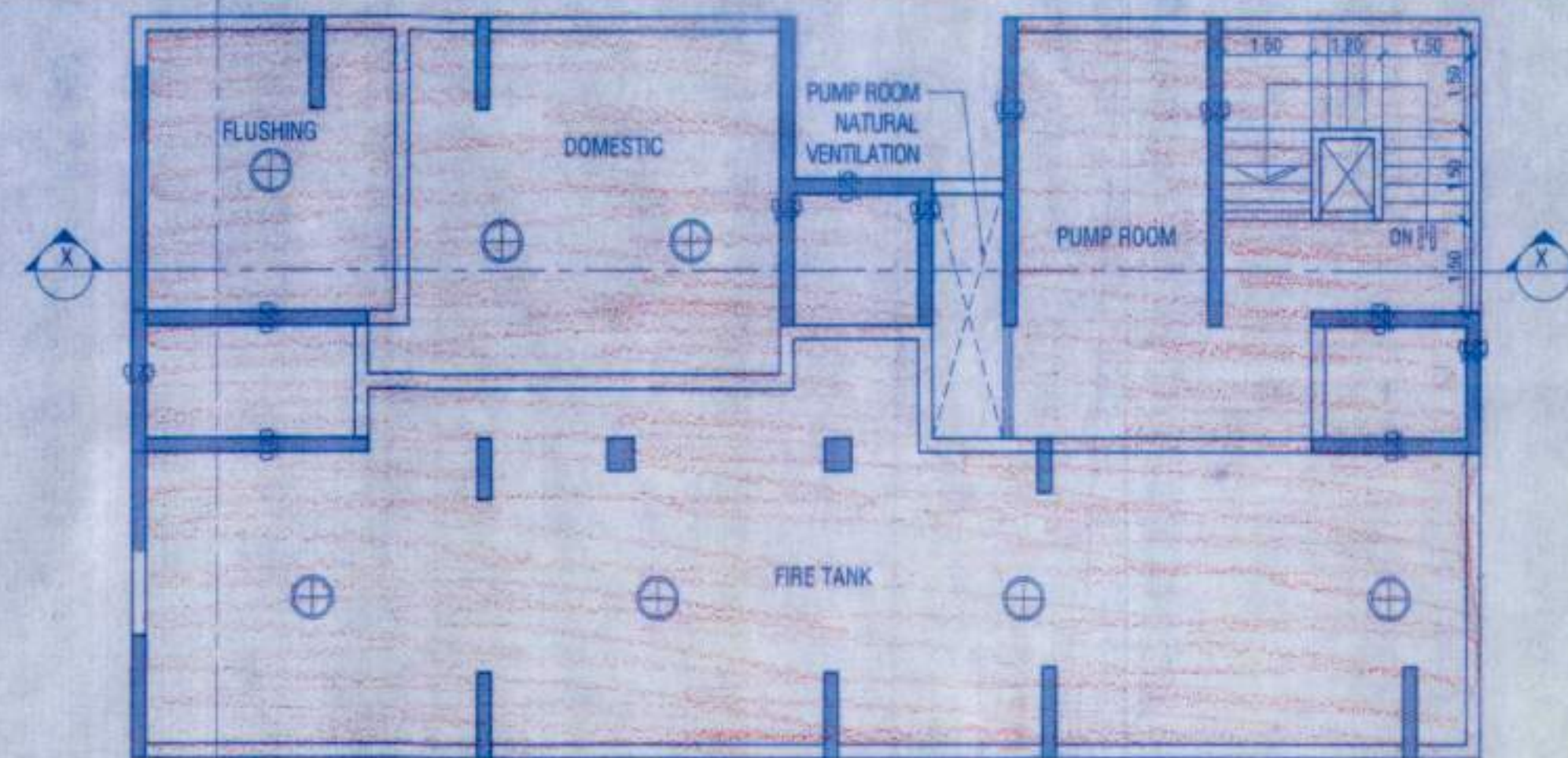
DRAWING TITLE: DWG. FOR MUN. APPROVAL NORTH: W E S N SCALE: AS STATED DATE: 2022 07 14 DRAWN BY: AMIT CHECKED BY:



IN SQ.M.	
ADDITION	
1 43.79 X 16.92 X 0.50 =	370.46
2 43.79 X 16.56 X 0.50 =	362.58
TOTAL	733.04
DEDUCTION	
A 7.54 X 3.74 X 0.50 =	14.10
B 5.21 X 2.55 X 0.50 =	6.64
TOTAL	20.74
ADDITION	
3 2/3 X 7.54 X 1.32 =	6.65
4 2/3 X 5.21 X 0.93 =	3.23
TOTAL	9.88
TOTAL PLOT AREA	= 722.18

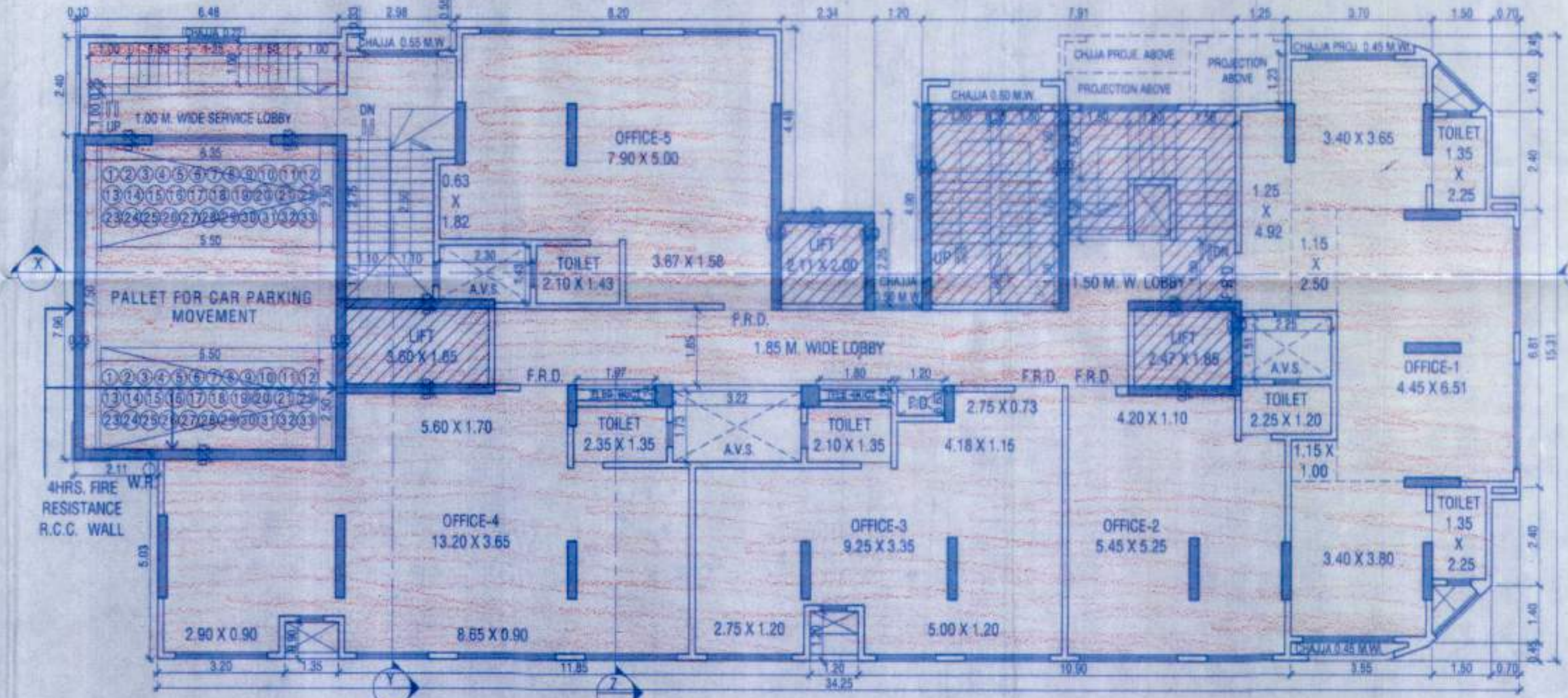
CAR PARKING STATEMENT			
REQUIRED CAR PARKING 59 NOS			
PROPOSED CAR PARKING 70 NOS			
FLOOR	BIG CAR	SMALL CAR	TOTAL
PIT PARKING TOWER	04 NOS		04 NOS
PARKING TOWER	66 NOS		66 NOS
TOTAL	70 NOS		70 NOS

PLOT U/R



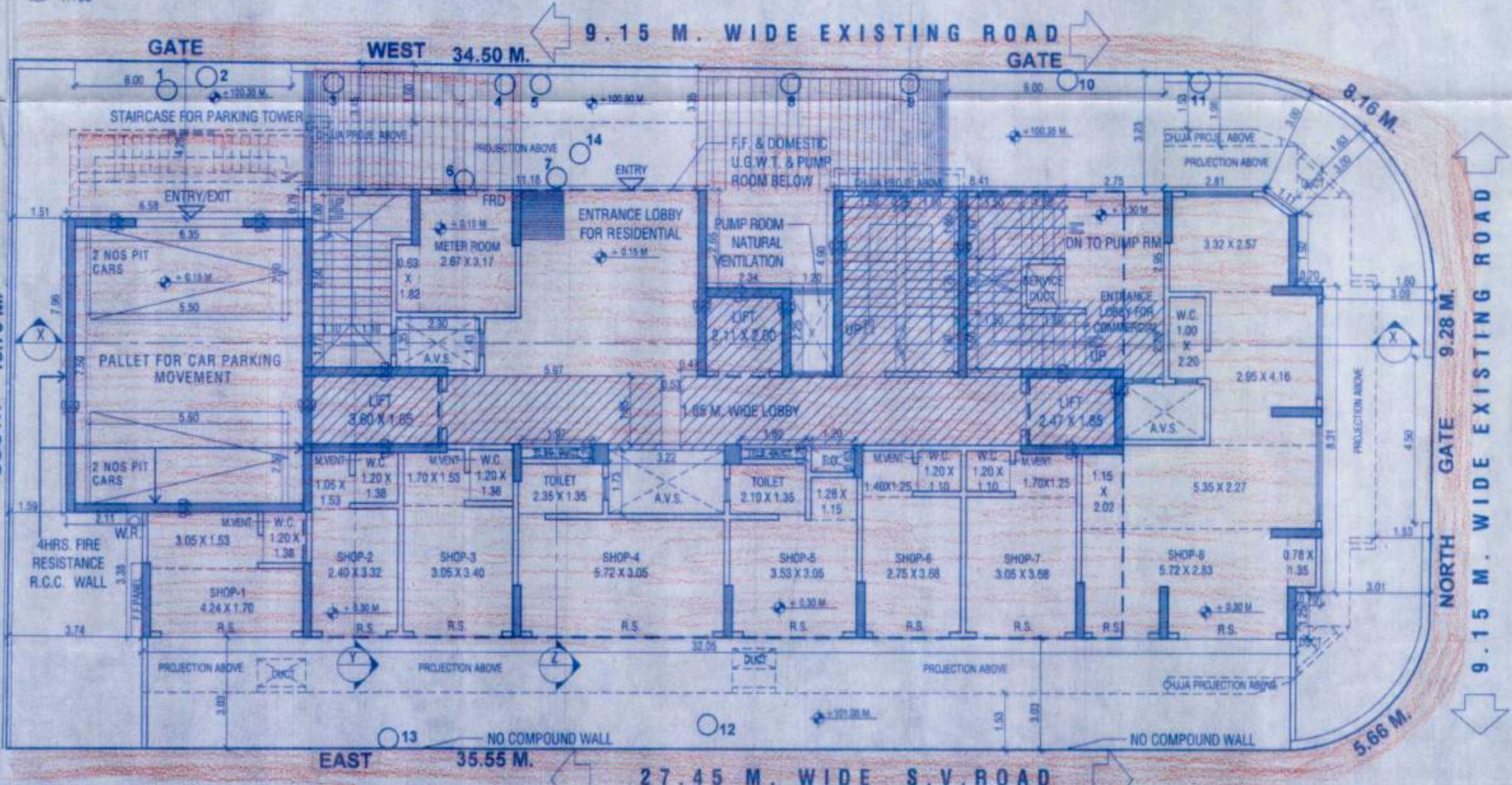
BASEMENT FLOOR PLAN

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



1ST FLOOR PLAN (OFFICES)

1:100

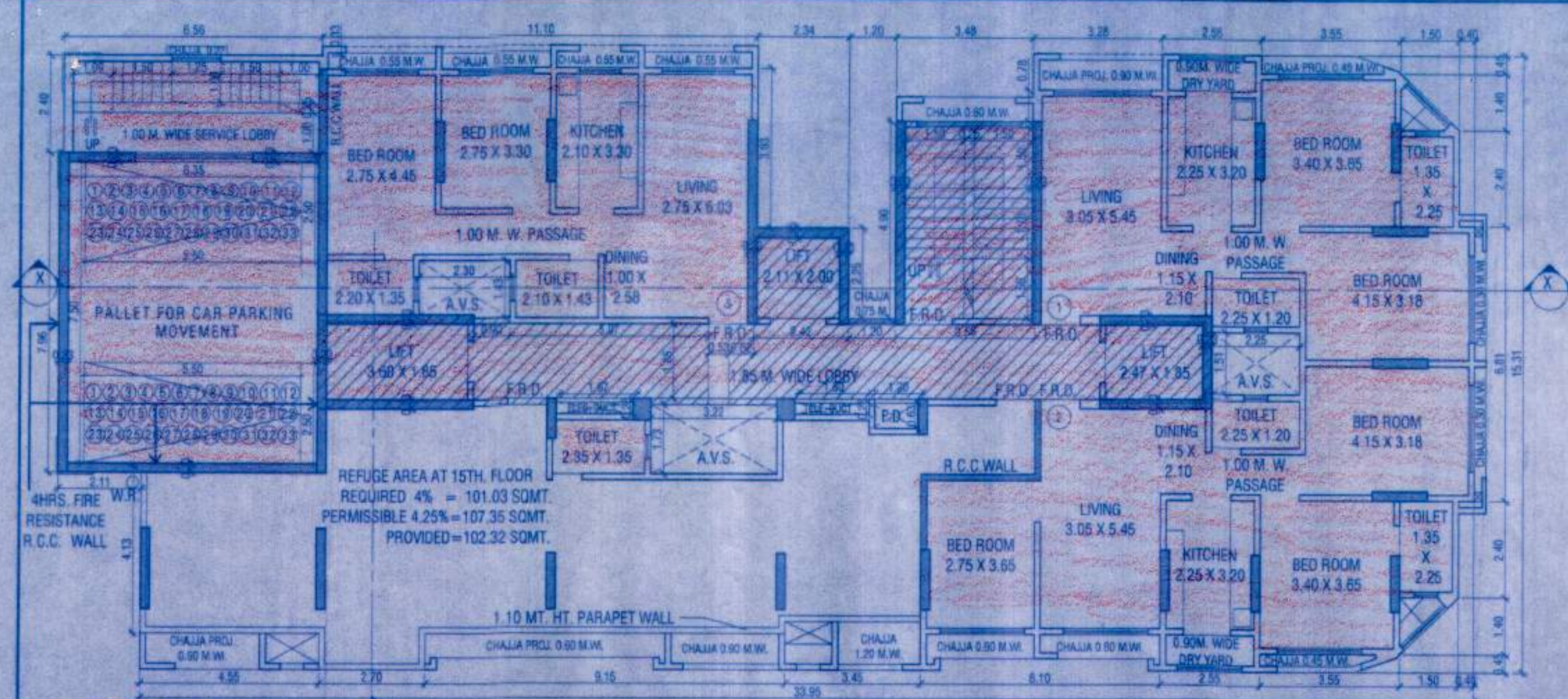


GROUND FLOOR PLAN (SHOPS)

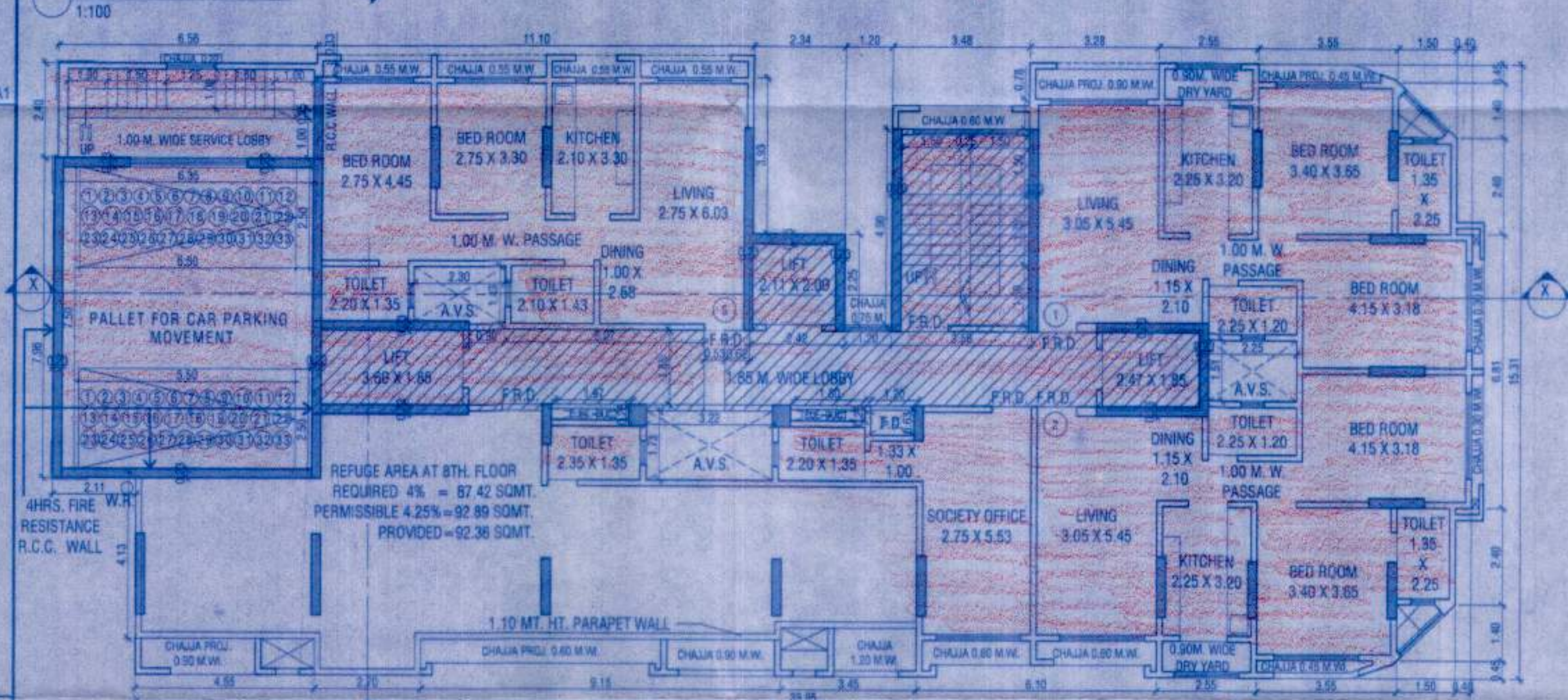
1:100

- EXISTING BUILT - UP AREA = 968.64 SQ.MT.
- PERMISSIBLE FUNGIBLE F.S.I. 968.64 X 0.35 = 339.02 SQ.MT.
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY WITHOUT CHARGING PREMIUM = 339.02 SQ.MT.
- FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1666.38 - 339.02 = 1327.36 SQ.MT.
- FUNGIBLE F.S.I. FOR COMMERCIAL USERS BY CHARGING PREMIUM = 124.83 SQ.MT.

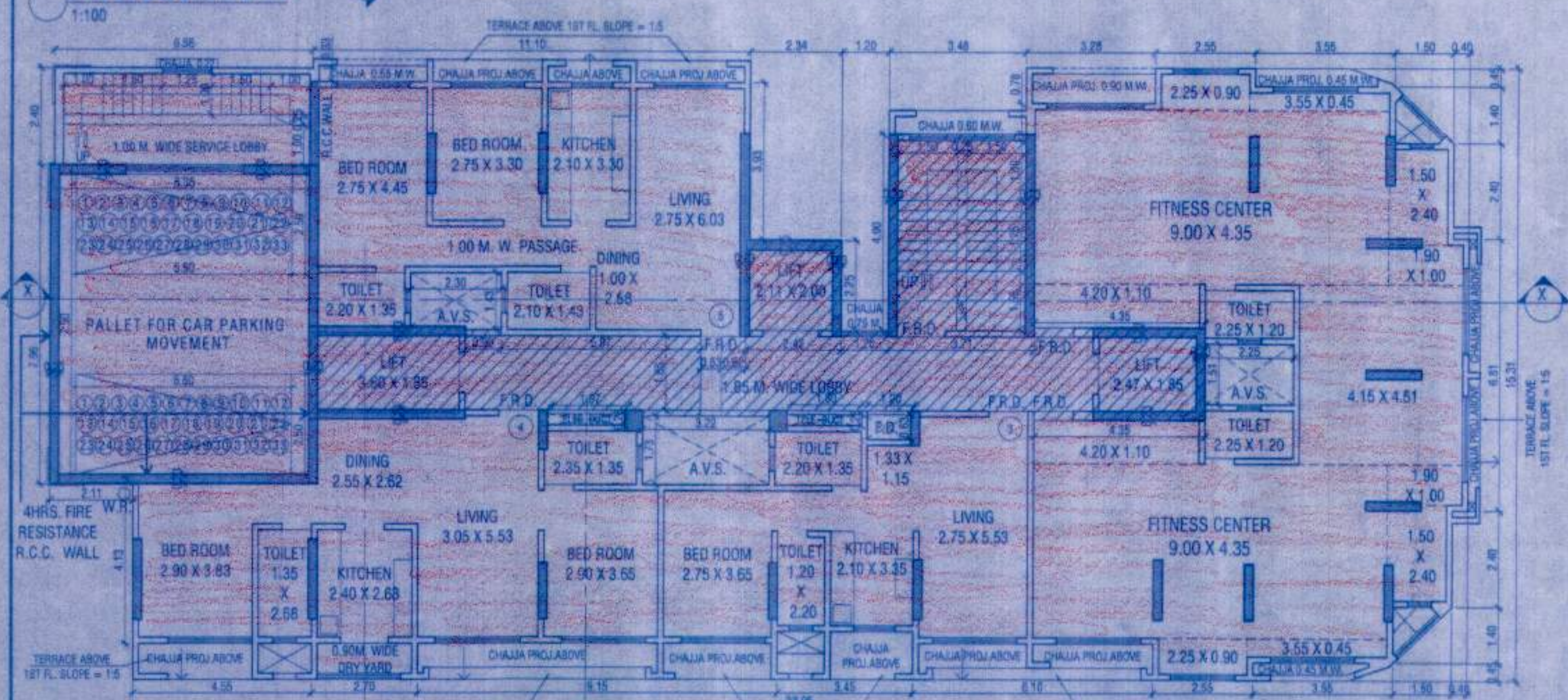
NOTES ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR, & REFUGE DOOR WILL BE F.R.D.



15TH FLOOR PLAN

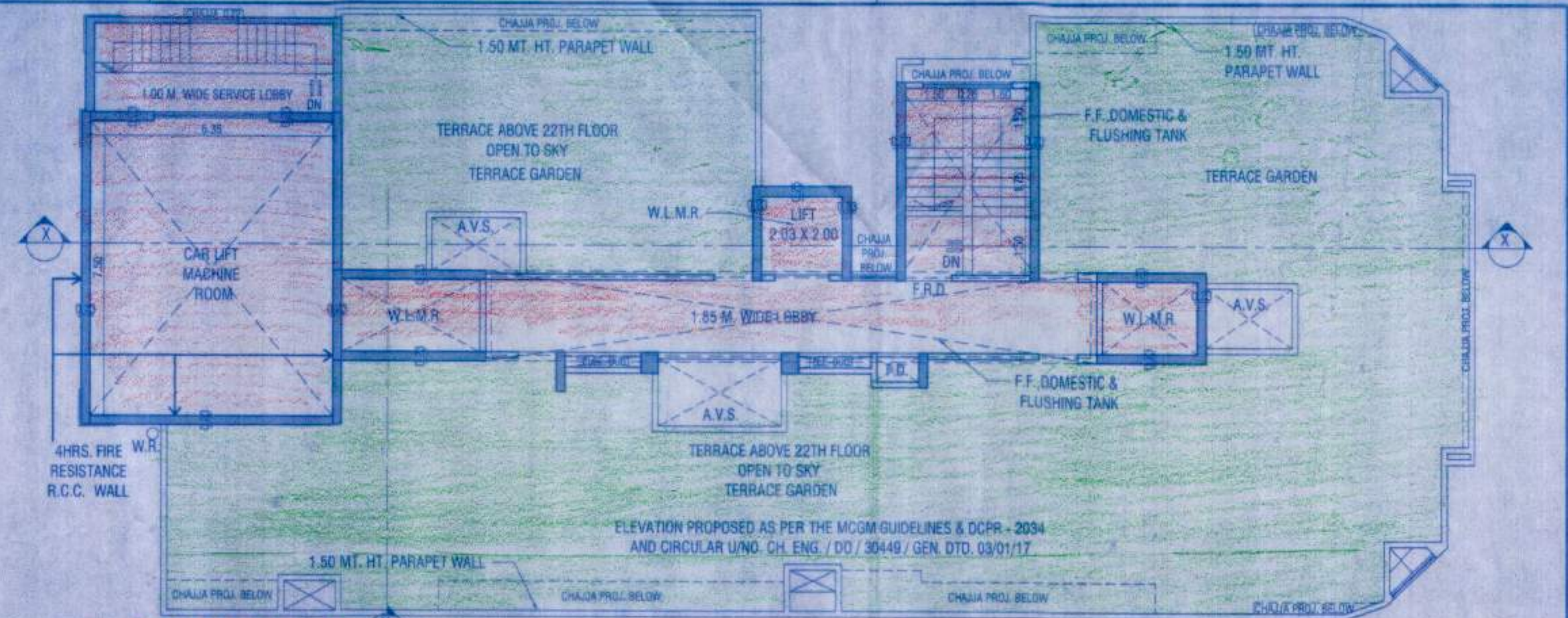


8TH FLOOR PLAN

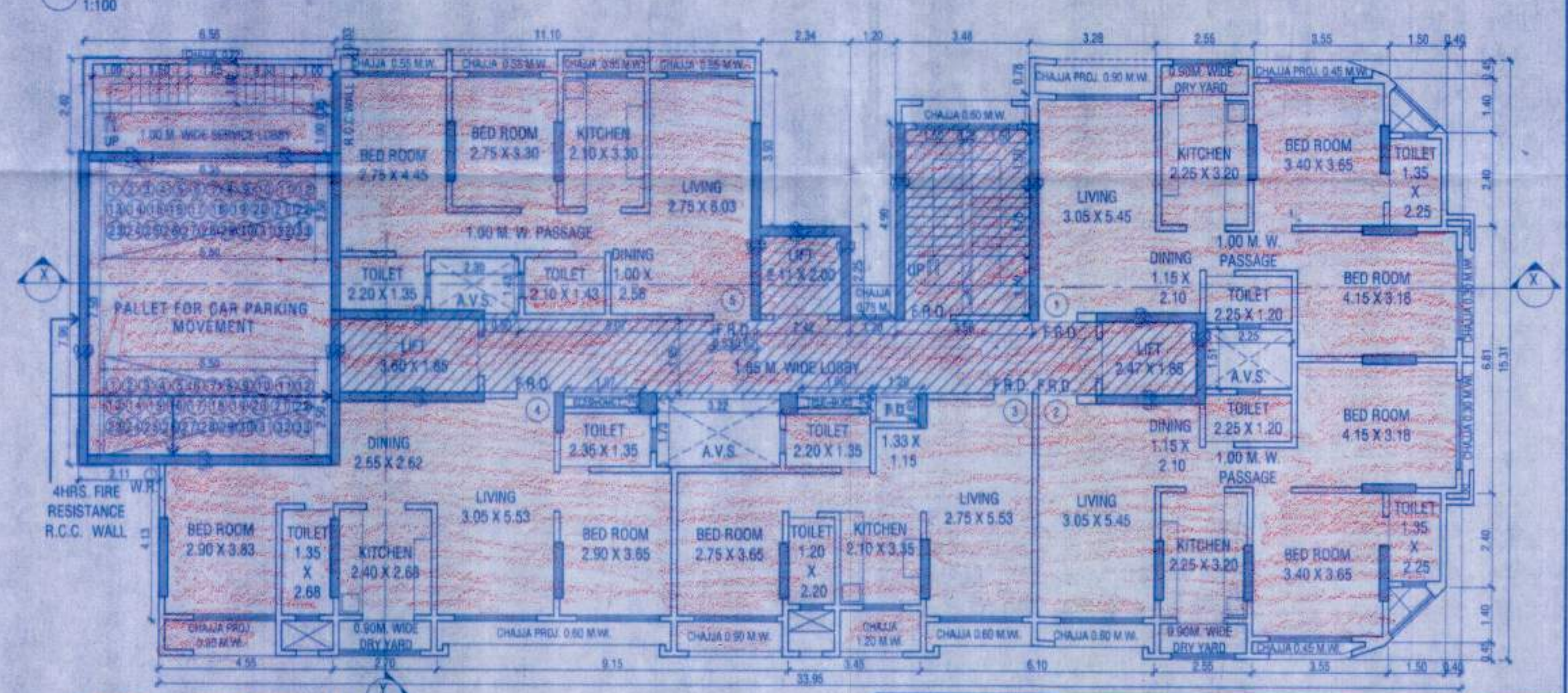


2ND FLOOR PLAN

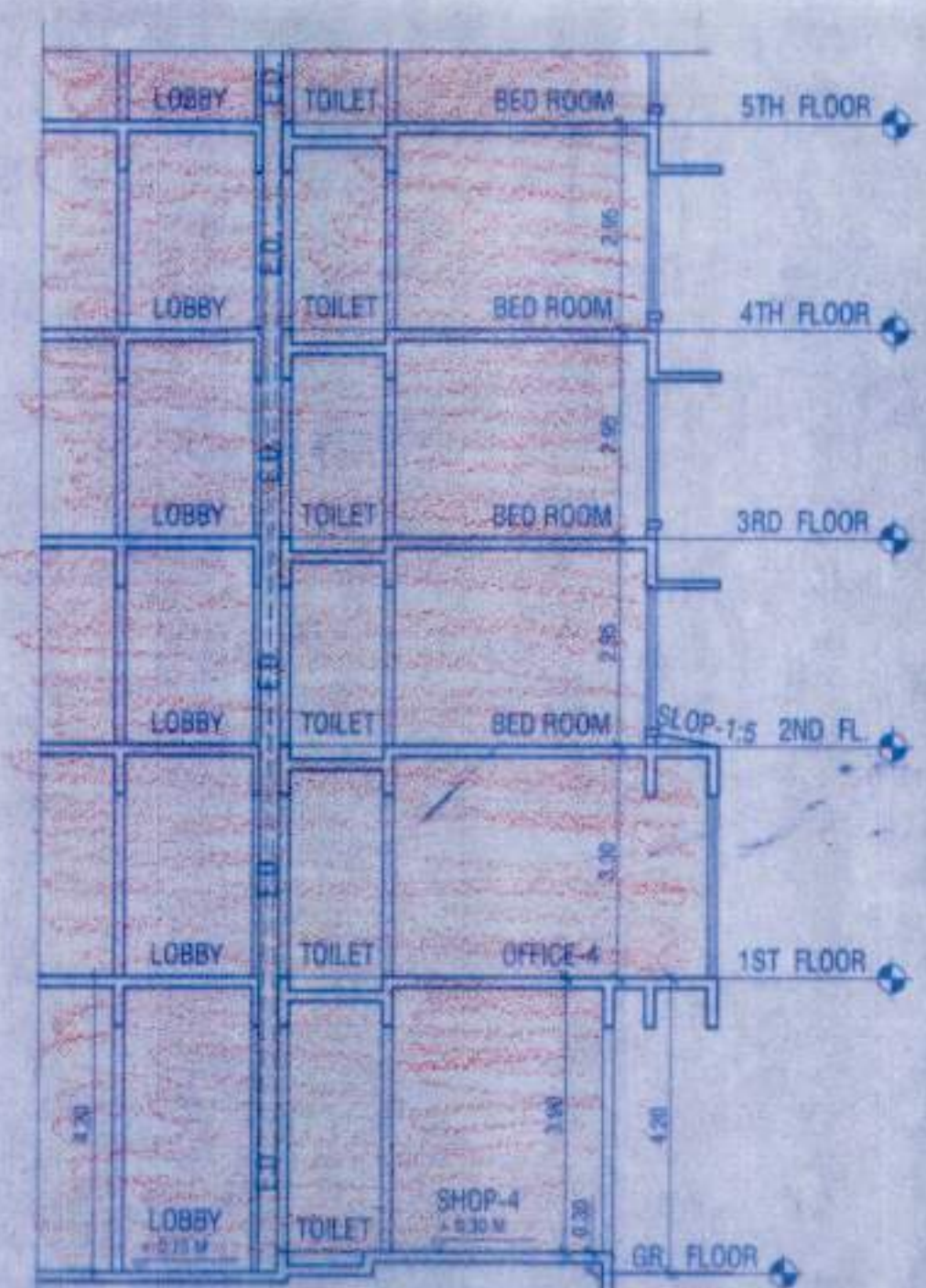
NOTES
ALL MAIN DOOR, STAIRCASE DOOR, ELECTRIC DUCT DOOR & REFUGE DOOR WILL BE F.R.D.



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN



SECTION - Z

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS:

This cancels Approval to the previous Plans sanctioned under no. MHADA-53/116/2022 dated 18.05.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada - 53/116/2022
Date 04 AUG 2022
Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.) Maharashtra Housing & Area Development Authority

SPACE MOULDERS
An Architectural Studio

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NAME AND SIGN OF OWNER:
For OXFORD NAVRANG REALTY LLP
212914149
For M/S. Oxford Navrang Realty LLP
C.A. TO Owner

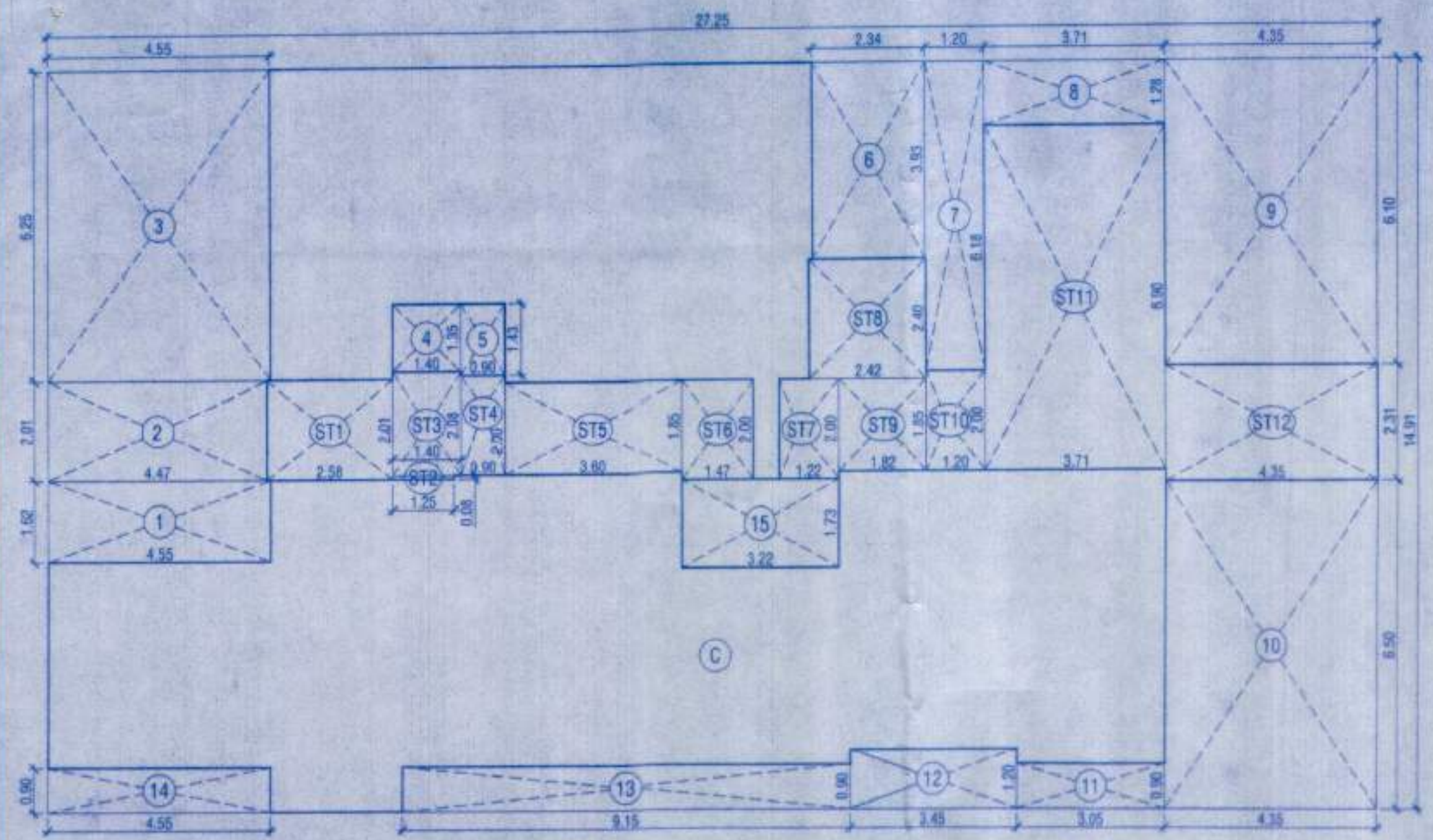
CONTENTS OF SHEET:
2ND, 8TH, 15TH FLOOR PLAN
TYPICAL & TERRACE FLOOR PLAN
SECTION - Z

JOB NO:
RDP / SN / PP / 2021
DRWG NO:
AR / SNS / 02 - 06

JOB TITLE:
Proposed Redevelopment of Sidharth Nagar Navnirmata C.H.S.L. bearing building no. 15, on C.T.S No. 355 (pt), 355/1 to 9 of Village Pahadi Goregaon Sidharth Nagar, Mhada Layout, at S.V. Road Goregaon (West), Mumbai.

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

NORTH:
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SCALE
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2022 07 14
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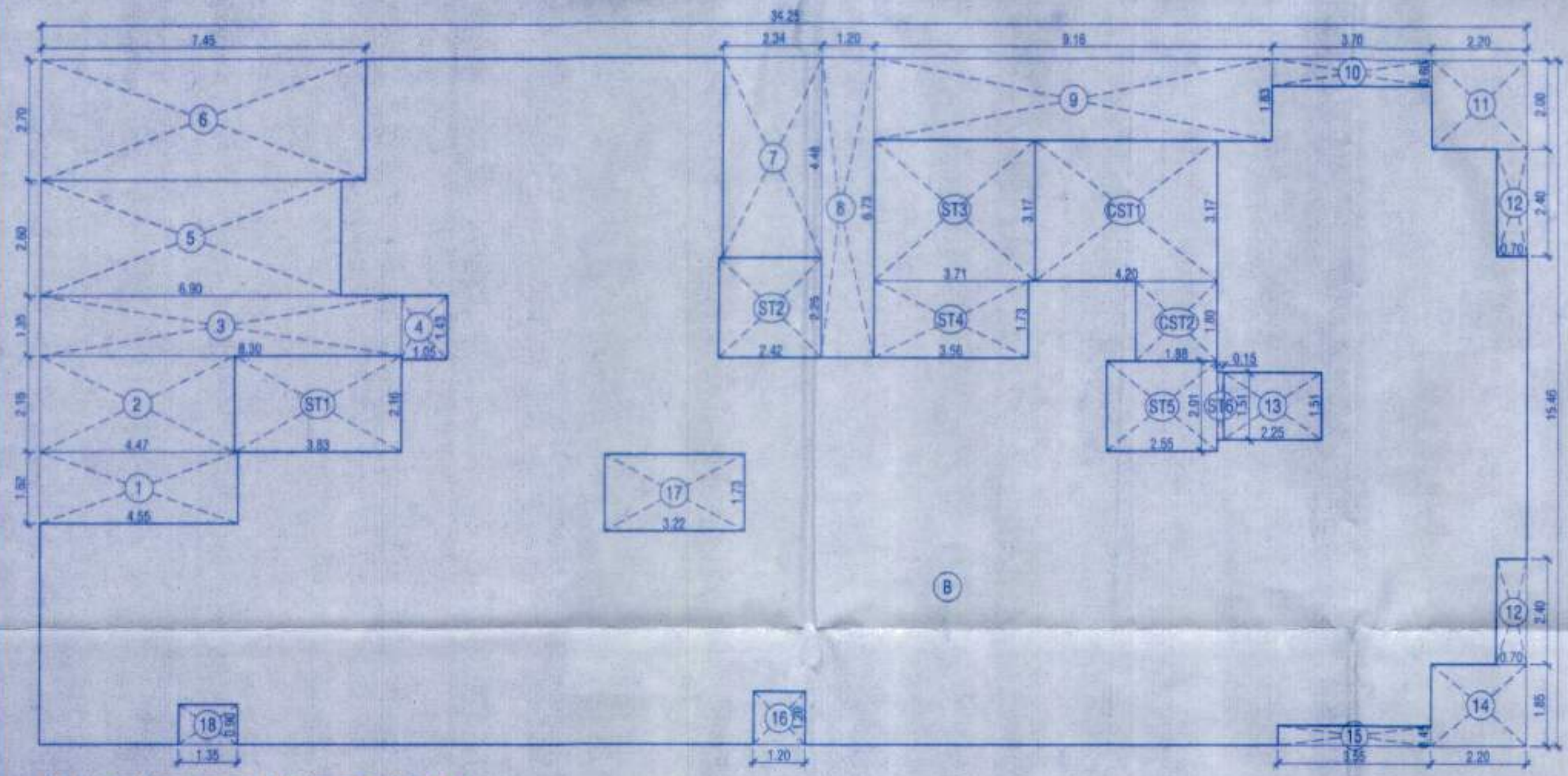


BUILT-UP AREA LINE DIAGRAM
1:100 (2ND FLOOR PLAN)

ADDITIONS							SQ.MT.
C	27.25	X	14.91	X	1	=	406.30
TOTAL ADDITION							= 406.30
DEDUCTIONS							
1	4.55	X	1.62	X	1	=	7.37
2	4.47	X	2.01	X	1	=	8.98
3	4.55	X	6.25	X	1	=	28.44
4	1.40	X	1.35	X	1	=	1.89
5	0.90	X	1.43	X	1	=	1.29
6	2.34	X	3.93	X	1	=	9.20
7	1.20	X	6.18	X	1	=	7.42
8	3.71	X	1.28	X	1	=	4.75
9	4.35	X	6.10	X	1	=	26.53
10	4.35	X	6.50	X	1	=	28.27
11	3.05	X	0.90	X	1	=	2.74
12	3.45	X	1.20	X	1	=	4.14
13	9.15	X	0.90	X	1	=	8.24
14	4.55	X	0.90	X	1	=	4.10
15	3.22	X	1.73	X	1	=	5.57
TOTAL							= 148.93

STAIRCASE AREA CALCULATION							
ST1	2.58	X	2.01	X	1	=	5.18
ST2	1.25	X	0.08	X	1	=	0.10
ST3	1.40	X	2.08	X	1	=	2.91
ST4	0.90	X	2.00	X	1	=	1.80
ST5	3.60	X	1.85	X	1	=	6.66
ST6	1.47	X	2.00	X	1	=	2.94
ST7	1.22	X	2.00	X	1	=	2.44
ST8	2.42	X	2.40	X	1	=	5.81
ST9	1.82	X	1.85	X	1	=	3.37
ST10	1.20	X	2.00	X	1	=	2.40
ST11	3.71	X	6.90	X	1	=	25.60
ST12	4.35	X	2.31	X	1	=	10.05
TOTAL STAIR. & LIFT AREA							= 69.26
TOTAL DEDUCTION							= 216.19
TOTAL PROPOSED BUILT UP AREA							= 166.11

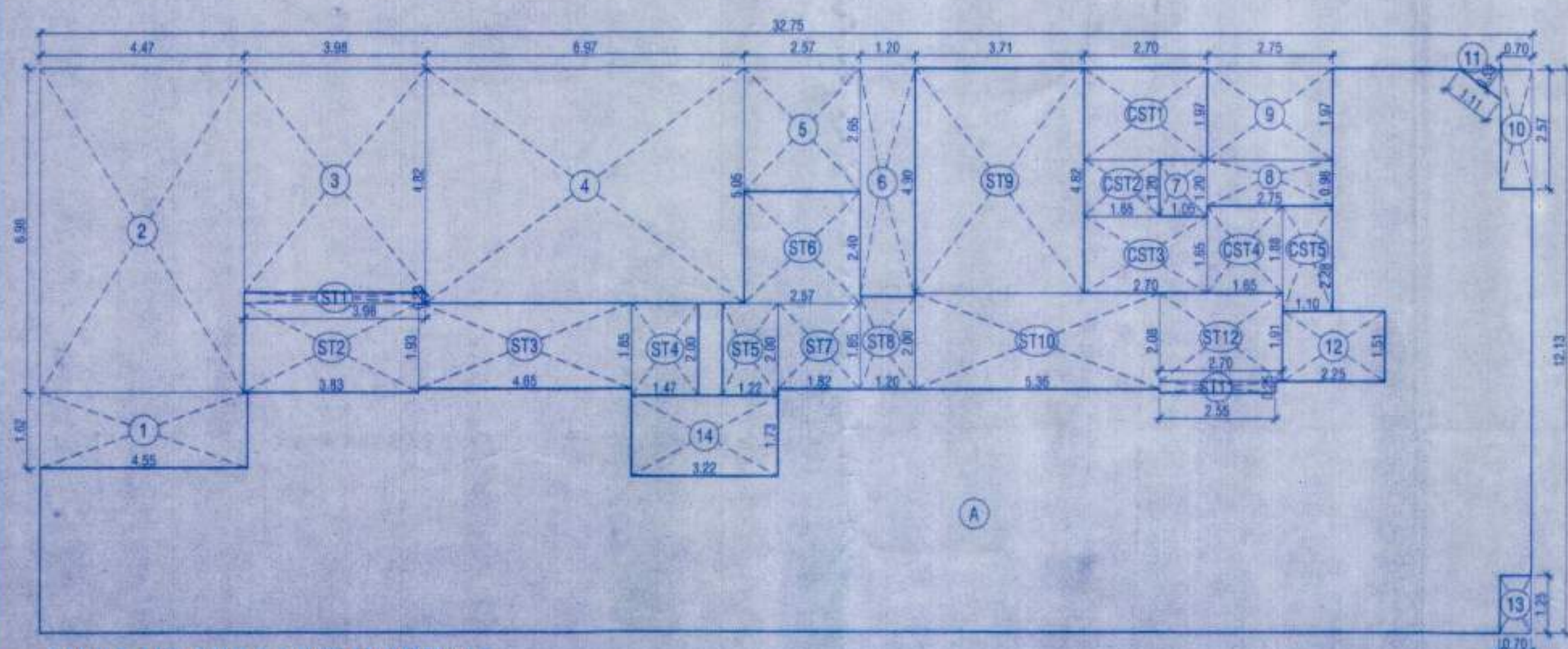
BUILT-UP AREA STATEMENT					
FLOORS	RESSI.	COMM.	STAIRCASE AREA	TOTAL STAIRCASE AREA	TOTAL
GR FLOOR	-	183.91	69.05	17.36	183.91
1ST FLOOR	-	345.45	36.99	16.69	345.45
2ND FLOOR	188.11	-	69.26	-	188.11
3RD FLOOR	328.79	-	66.86	-	328.79
4TH FLOOR	328.79	-	66.86	-	328.79
5TH FLOOR	328.79	-	66.86	-	328.79
6TH FLOOR	328.79	-	66.86	-	328.79
7TH FLOOR	328.79	-	66.86	-	328.79
8TH REFU.FL.	212.80	-	67.75	-	212.80
9TH FLOOR	328.79	-	66.86	-	328.79
10TH FLOOR	328.79	-	66.86	-	328.79
11TH FLOOR	328.79	-	66.86	-	328.79
12TH FLOOR	328.79	-	66.86	-	328.79
13TH FLOOR	328.79	-	66.86	-	328.79
14TH FLOOR	328.79	-	66.86	-	328.79
15TH REFU.FL.	224.25	-	67.75	-	224.25
16TH FLOOR	328.79	-	66.86	-	328.79
17TH FLOOR	328.79	-	66.86	-	328.79
18TH FLOOR	328.79	-	66.86	-	328.79
19TH FLOOR	328.79	-	66.86	-	328.79
20TH FLOOR	328.79	-	66.86	-	328.79
21TH FLOOR	328.79	-	66.86	-	328.79
22TH FLOOR	328.79	-	66.86	-	328.79
TOTAL	6543.38	529.36	1514.26	34.05	7072.74



BUILT-UP AREA LINE DIAGRAM
1:100 1ST FLOOR PLAN (OFFICES)

ADDITIONS							SQ.MT.
B	34.25	X	15.46	X	1	=	529.51
TOTAL ADDITION							= 529.51
DEDUCTIONS							
1	4.55	X	1.62	X	1	=	7.37
2	4.47	X	2.16	X	1	=	9.66
3	8.30	X	1.35	X	1	=	11.20
4	1.05	X	1.43	X	1	=	1.50
5	6.90	X	2.60	X	1	=	17.94
6	7.45	X	2.70	X	1	=	20.11
7	2.34	X	4.48	X	1	=	10.48
8	1.20	X	6.73	X	1	=	8.08
9	9.16	X	1.83	X	1	=	16.76
10	3.70	X	0.60	X	1	=	2.22
11	2.20	X	2.00	X	1	=	4.40
12	0.70	X	2.40	X	2	=	3.36
13	2.25	X	1.51	X	1	=	3.40
14	2.20	X	1.85	X	1	=	4.07
15	3.55	X	0.45	X	1	=	1.60
16	1.20	X	1.20	X	1	=	1.44
17	3.22	X	1.73	X	1	=	5.57
18	1.35	X	0.90	X	1	=	1.22
TOTAL							= 130.38

RESIDENTIAL STAIRCASE AREA CALCULATION							
ST1	3.83	X	2.16	X	1	=	8.27
ST2	2.42	X	2.25	X	1	=	5.44
ST3	3.71	X	3.17	X	1	=	11.76
ST4	3.56	X	1.73	X	1	=	6.16
ST5	2.55	X	2.01	X	1	=	5.13
ST6	0.15	X	1.51	X	1	=	0.23
RESIDENTIAL STAIRCASE AREA							= 36.99
COMMERCIAL STAIRCASE AREA CALCULATION							
CST1	4.20	X	3.17	X	1	=	13.31
CST2	1.88	X	1.80	X	1	=	3.38
COMMERCIAL STAIRCASE AREA							= 16.69
TOTAL DEDUCTION							= 184.06
TOTAL PROPOSED BUILT UP AREA							= 345.45



BUILT-UP AREA LINE DIAGRAM
1:100 GROUND FLOOR PLAN (SHOPS)

ADDITIONS							SQ. MT.
A	32.75	X	12.13	X	1	=	397.26
TOTAL ADDITION							= 397.26
DEDUCTIONS							
1	4.55	X	1.62	X	1	=	7.37
2	4.47	X	6.98	X	1	=	31.20
3	3.98	X	4.82	X	1	=	19.18
4	6.97	X	5.05	X	1	=	35.20
5	2.57	X	2.65	X	1	=	6.81
6	1.20	X	4.90	X	1	=	5.88
7	1.05	X	1.20	X	1	=	1.26
8	2.75	X	0.98	X	1	=	2.69
9	2.75	X	1.97	X	1	=	5.42
10	0.70	X	2.57	X	1	=	1.80
11	0.50 X	1.11	X	0.53	X	1	= 0.29
12		2.25	X	1.51	X	1	= 3.40
13		0.70	X	1.25	X	1	= 0.87
14		3.22	X	1.73	X	1	= 5.57
TOTAL							= 126.94

RESIDENTIAL STAIRCASE AREA CALCULATION							
ST1	3.98	X	0.23	X	1	=	0.91
ST2	3.83	X	1.93	X	1	=	7.39
ST3	4.65	X	1.85	X	1	=	8.60
ST4	1.47	X	2.00	X	1	=	2.94
ST5	1.22	X	2.00	X	1	=	2.44
ST6	2.57	X	2.40	X	1	=	6.17
ST7	1.82	X	1.85	X	1	=	3.37
ST8	1.20	X	2.00	X	1	=	2.40
ST9	3.71	X	4.82	X	1	=	17.88
ST10	5.36	X	2.08	X	1	=	11.15
ST11	2.55	X	0.25	X	1	=	0.64
ST12	2.70	X	1.91	X	1	=	5.16
RESIDENTIAL STAIRCASE AREA							= 69.05
COMMERCIAL STAIRCASE AREA CALCULATION							
CST1	2.70	X	1.97	X	1	=	5.32
CST2	1.65	X	1.20	X	1	=	1.98
CST3	2.70	X	1.65	X	1	=	4.45
CST4	1.65	X	1.88	X	1	=	3.10
CST5	1.10	X	2.28	X	1	=	2.51
COMMERCIAL STAIRCASE AREA							= 17.36
TOTAL DEDUCTION							= 213.35
TOTAL PROPOSED BUILT UP AREA							= 183.91

FORM - II

STAMP OF DATE OF RECEIPT OF PLANS:

This cancels Approval to the previous Plans Sanctioned under no. MHADA-53/1116/2022 dated 18.05.2022

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada-53/1116/2022 Date 04 AUG 2022

Ex. Eng. Bldg. Permission Cell Greater Mumbai (M.S.) Maharashtra Housing & Area Development Authority

NAME AND SIGN OF OWNER: For OXFORD NAVRANG REALTY LLP

For M/S. Oxford Navrang Realty Signatory

C.A. TO Owner

CONTENTS OF SHEET: BUILT-UP AREA DIAGRAM & CALCULATION BUILT-UP AREA STATEMENT

DRAWING TITLE: DWG. FOR MUN. APPROVAL

JOB NO: RDP / SN / PP / 2021

DRWG NO: AR / SNS / 03 - 06

JOB TITLE: Proposed Redevelopment of Siddharth Nagar Navnirmata C.H.S.L. bearing building no. 15, on C.T.S.No. 355 (pt), 355/1 to 9 of Village Pahadi Goregaon Siddharth Nagar, Mhada Layout, at S.V. Road Goregaon (West), Mumbai.

DRAWING TITLE: DWG. FOR MUN. APPROVAL

NORTH: W

SCALE: AS STATED

DATE: 2022 07 14

DRAWN BY: AMIT

CHECKED BY: