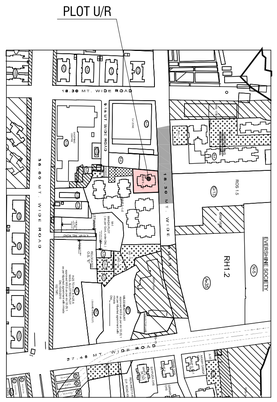
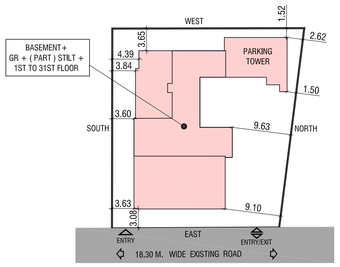
AMENDED I.O.D.



LOCATION PLAN

SCALE : 1:4000

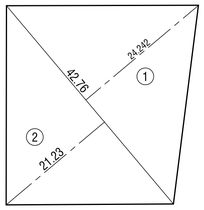


BLOCK PLAN

SCALE : 1:500

PARKING REQUIREMENT - 135 NOS (AS PER DCPR-2034)
TOTAL PARKING PROVIDED - 135 NOS

FLOOR	BIG CAR	SMALL CAR	TOTAL
PARKING TOWER	134	-	134
GR. FLOOR	-	01	01
TOTAL	134	01	135



AREA DIAGRAM

SCALE : 1:500

	IN SQ.M.
ADDITION	
1. 0.50 X 42.76 X 24.242	= 518.29
2. 0.50 X 42.76 X 21.23	= 453.90
TOTAL PLOT AREA	= 972.19

AREA CALCULATION

PLOT AREA DIAGRAM & CALCULATION

FLOORS	B.U.A. in sq.mt	COMM. in sq.mt	EXCESS REFUGE & METER RM COUNT. IN F.S.I. in sq.mt	TOTAL in sq.mt	STAIRCASE AREA COMM. in sq.mt	STAIRCASE AREA RESI. in sq.mt	TOTAL STAIRCASE AREA	TOTAL BUILT-UP AREA in sq.mt
GR.FLOOR	FIRE CONTROL RM 11.91	121.18	METER RM 8.68	141.77	9.00	-	9.00	141.77
1ST FLOOR	3.77	123.32	-	127.09	18.15	111.85	130.00	127.09
2ND FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
3RD FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
4TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
5TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
6TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
7TH FLOOR	191.18	-	-	191.18	-	97.09	97.09	191.18
8TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
9TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
10TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
11TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
12TH FLOOR	250.79	-	-	250.79	-	96.24	96.24	250.79
13TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
14TH FLOOR	194.38	-	-	194.38	-	97.09	97.09	194.38
15TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
16TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
17TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
18TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
19TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
20TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
21ST FLOOR	194.38	-	-	194.38	-	97.09	97.09	194.38
22ND FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
23RD FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
24TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
25TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
26TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
27TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
28TH FLOOR	209.17	-	5.36	214.53	-	97.09	97.09	214.53
29TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
30TH FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
31ST FLOOR	257.04	-	-	257.04	-	96.24	96.24	257.04
TOTAL	7425.33	244.50	14.04	7683.87	27.15	3002.45	3029.60	7683.87

BUILT-UP AREA STATEMENT

PROFORMA - A

A. AREA STATEMENT SQ.MT	SQ.MT
1. AREA OF PLOT AS PER DEMARCATION	972.19
2. DEDUCTIONS FOR	
(a) Road Set-Back Area	00.00
(b) Proposed Road	00.00
(c) Any Reservation	00.00
3. BALANCE AREA OF PLOT (1 minus 2)	972.19
4. DEDUCTION FOR 15% RECREATIONAL GROUND	00.00
5. NET AREA OF PLOT (3 minus 4)	972.19
6. ADDITIONS FOR FLOOR SPACE INDEX	-
(a) 100% 2(a) (restricted to 80% of 5 above)	00.00
(b) 100% 2(b) (restricted to 80% of 5 above)	00.00
7. TOTAL AREA (5+6a+6b)	972.19
8. FLOOR SPACE INDEX PERMISSIBLE	3.00
9. ADDITIONS F.S.I TO BE ALLOTTED BY MHADA	
(a) Existing built up area	1604.80
(b) Additional built up area alloted by MHADA NOC No. CO / MB / REE / NOC / F - 1516 / 1798 / 2024 DATE- 06 AUG 2024	4092.80
i) In lieu of 3.00 fsi (972.19 X 3.0) - 1604.80 = 1311.77	
ii) In lieu of Prorata fsi @ 69.52575 sq.m X 40Ts = 2781.03	
10. TOTAL PERMISSIBLE BUILT UP AREA (9 a + 9 a)	5697.60
11. TOTAL PROPOSED BUILT UP AREA	5697.60
12. FSI CONSUMED ON NET HOLDING = 11/3	5.86
B. DETAILS OF FSI AVAILED AS PER DCPR 31 (3)	
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT	
(a) Non Residential Built-up Area = 185.00	
i) Permissible Fungible Area 0.35 X B1(a) 0.35 X 185.00 = 64.75	
ii) Now Claimed Fungible Area	59.50
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT	
(a) Residential Built-up Area [11 - B1(a)] 5697.60 - 185.00 = 5512.60	
i) Permissible Fungible Area 0.35 X B2(a) 0.35 X 5512.60 = 1929.41	1926.77
ii) Now Claimed Fungible Area	
C. TENEMENT STATEMENT	
i) Proposed Area 11 + B2(a)iii)	7683.87
ii) Less Deduction of Non Residential Area	244.50
iii) Area Available For Tenements C (i) - C(ii)	7439.37
iv) Tenements Permissible (Density of tenements/hectare)	335
v) Tenements Proposed	76
vi) Tenements Existing	40
vii) Total Tenements ON The Plot	116
D. PARKING STATEMENT	
i) Required Car Parking By Regulation	121
ii) Required Visitor Car Parking By Regulation	14
iii) Total Car Parking Required	135
iv) Car Parking Proposed As Per Concession	-
v) Maximum 50% Additional Parking Permissible As Per Dcr 35(2)vi	-
vi) 50% Additional Parking Proposed As Per Concession	-
vii) Total Car Parking Proposed	135

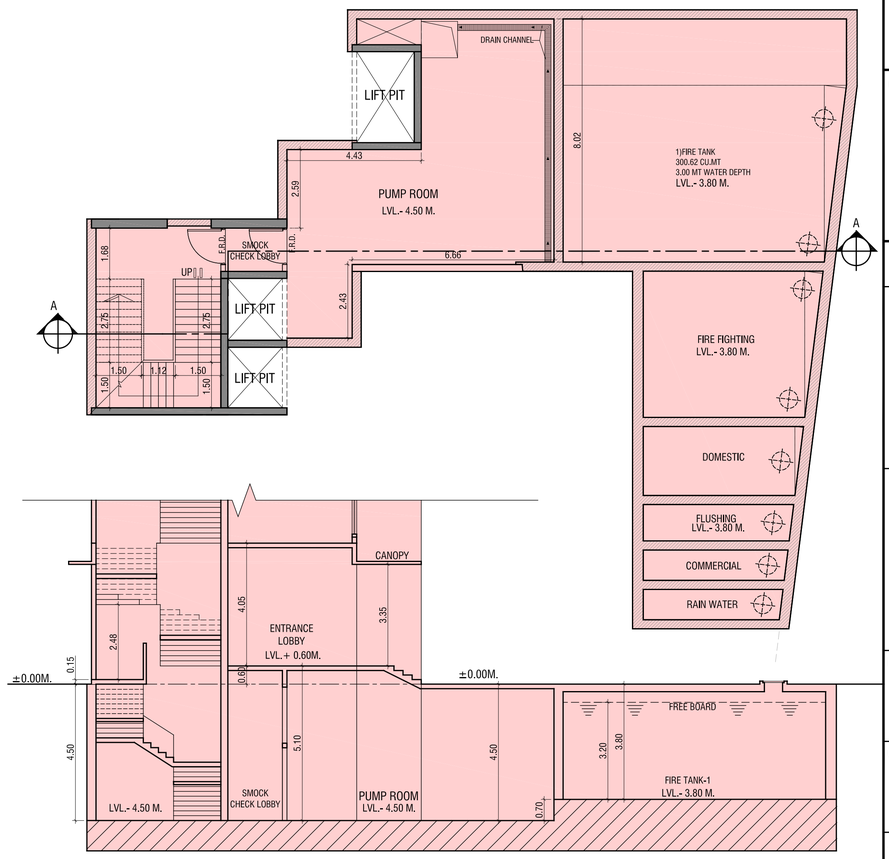
a) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS WITHOUT CHARGING PREMIUM = 556.33 SQ.M.

b) FUNGIBLE F.S.I. FOR RESIDENTIAL USERS BY CHARGING PREMIUM = 1926.77 - 556.33 = 1371.44 SQ.M.

c) FUNGIBLE F.S.I. FOR NON RESIDENTIAL USERS BY CHARGING PREMIUM = 59.50 SQ.M.

GROUND FLOOR PLAN

SCALE : 1:100



SECTION A-A

SCALE :- 1:100

NOTE : ALL MAIN DOOR ,STAIRCASE DOOR, KITCHEN DOOR, REFUGE DOOR, ELEC. DUCT DOOR WILL BE F.R.D.

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15 05 2023 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 972.19 SQ.M (NINE HUNDRED SEVENTY TWO POINT ONE NINE SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS .

Chandan Prabhakar Kelekar

Digitally signed by Chandan Prabhakar Kelekar DN: cn=Chandan Prabhakar Kelekar, o=M/s. Space Moulders, ou=00, email=contact@spacemoulders.in, c=IN Date: 2025.03.18 10:21:59 +05'30'

SIGNATURE OF THE ARCHITECT

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS :
This Cancels Approval To The Previous Plans
Sanction Under No. MHADA -113/1616/2024
Dated :- 09/09/2024

STAMP OF APPROVAL OF PLANS:
Issued By B.P. Cell / Greater Mumbai / MHADA
Read Along With This Office Letter
No. MHADA - 113/1616/
Date :-

Rakesh Vasant Sonawane — Digitally signed by Rakesh Vasant Sonawane Date: 2025.04.02 18:17:43 +05'30' — S.E.B.P.CELL MHADA

Amol Suresh Budhkondwar — Digitally signed by Amol Suresh Budhkondwar Date: 2025.04.02 18:08:41 +05'30' — D.E.B.P.CELL MHADA

Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2025.04.03 14:15:24 +05'30' — E.E.B.P.CELL MHADA

SPACE MOULDERS
An Architectural Studio

Chandan Prabhakar Kelekar — Digitally signed by Chandan Prabhakar Kelekar DN: cn=Chandan Prabhakar Kelekar, o=M/s. Space Moulders, ou=00, email=contact@spacemoulders.in, c=IN Date: 2025.03.18 15:17:00 +05'30'

Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.
281/2229, Motilal Nagar No: 1,
Goregaon (W), Mumbai-400 104.
T +91 22 2872 2184 / 7116
E contact@spacemoulders.in
www.spacemoulders.com

NAME AND SIGN. OF OWNER :
Samir Thakershi Shethia — Digitally signed by Samir Thakershi Shethia Date: 2025.04.14 15:52:31 +05'30'
For M/S. Oxford Worldwide Realty LLP.
C.A. To Owner

JOB TITLE:
Proposed redevelopment of building no. 1, Bearing C.T.S. No 2 / B, at MHADA Layout, Adarsh Nagar, Oshiwara Jogeshwari (W.), Mumbai.
For OSHIWARA GODAVARI C.H.S.L

CONTENTS OF SHEET:
GROUND FLOOR PLAN
BLOCK & LOCATION PLAN
PUMP ROOM PLAN & SECTION A-A
BUILT-UP AREA STATEMENT

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

JOB NO:
RDP / OG / PP / 2022 / 323

DRWG NO:
RDP / OG / 01 - 10

NORTH: W S N E

REV. SUFFIX : R0	
SCALE AS STATED	DATE 2025 02 26
DRAWN BY GANESH M.	CHECKED BY

Z:\WORKING DATA\G\GODAVARI bldg.1 oshiwara\MUN. DWG\R.D\2025 02 18 FULL AMENDED RDP DWG.dwg, 12-Mar-25 6:46 PM, Adobe PDF