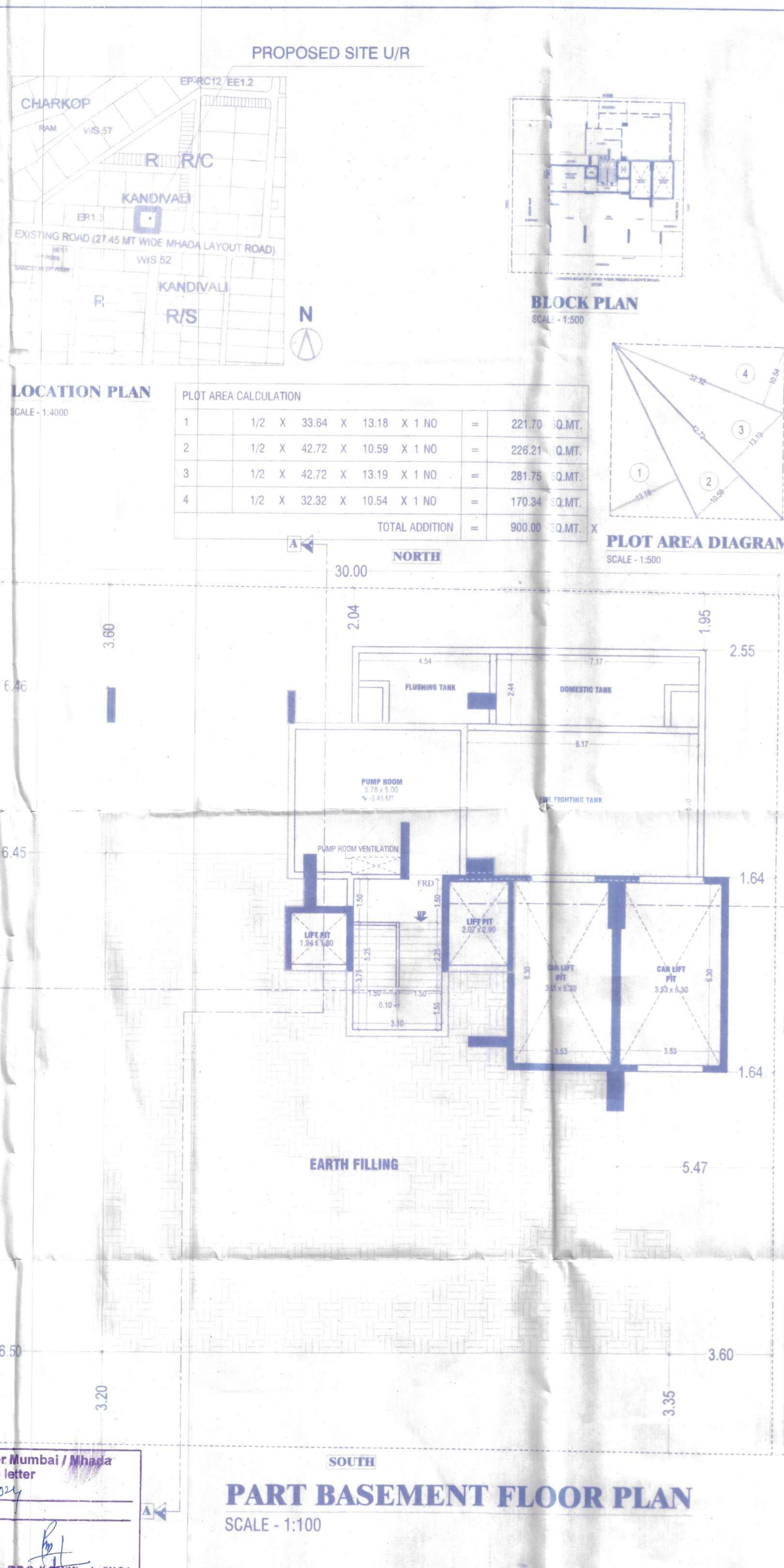
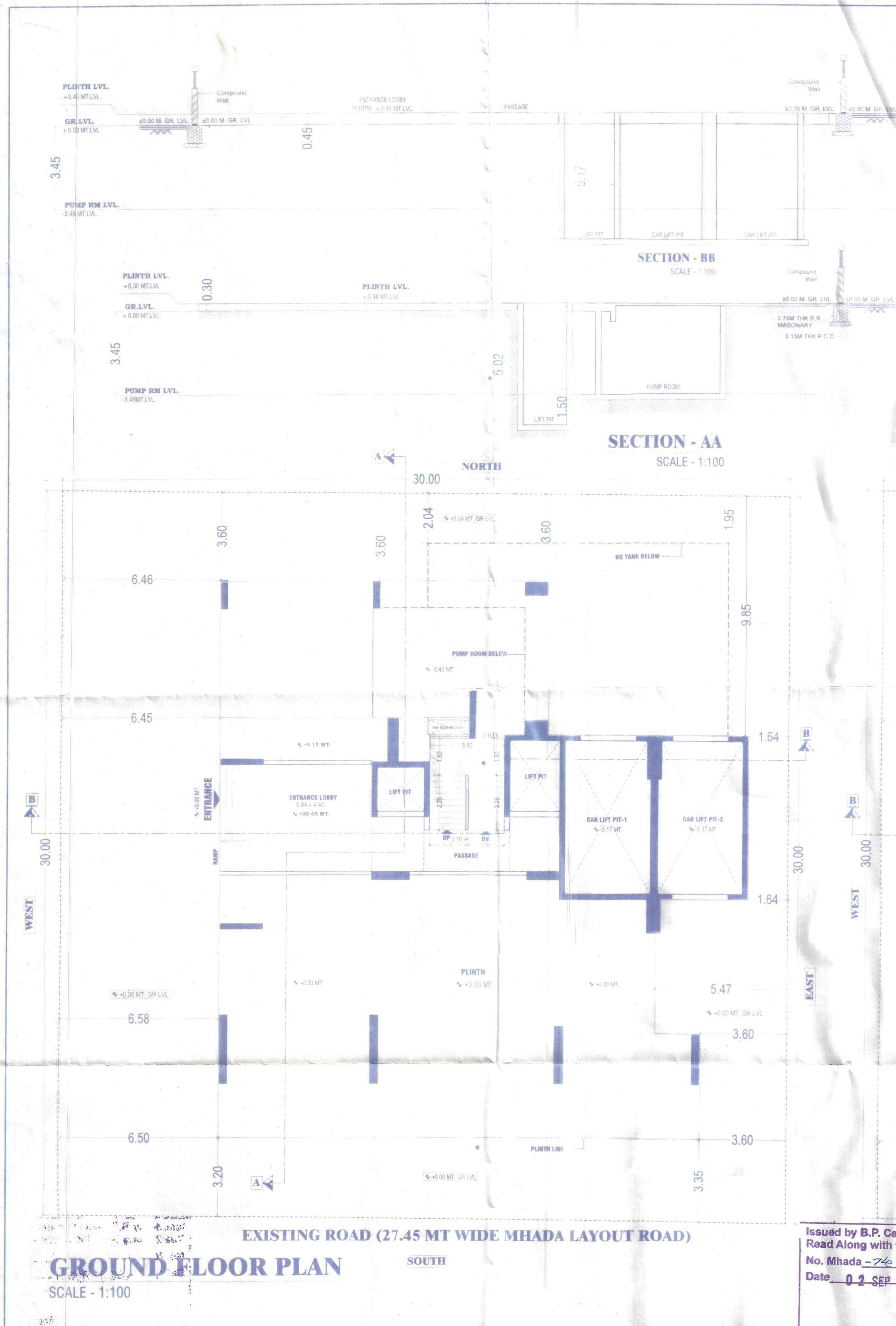
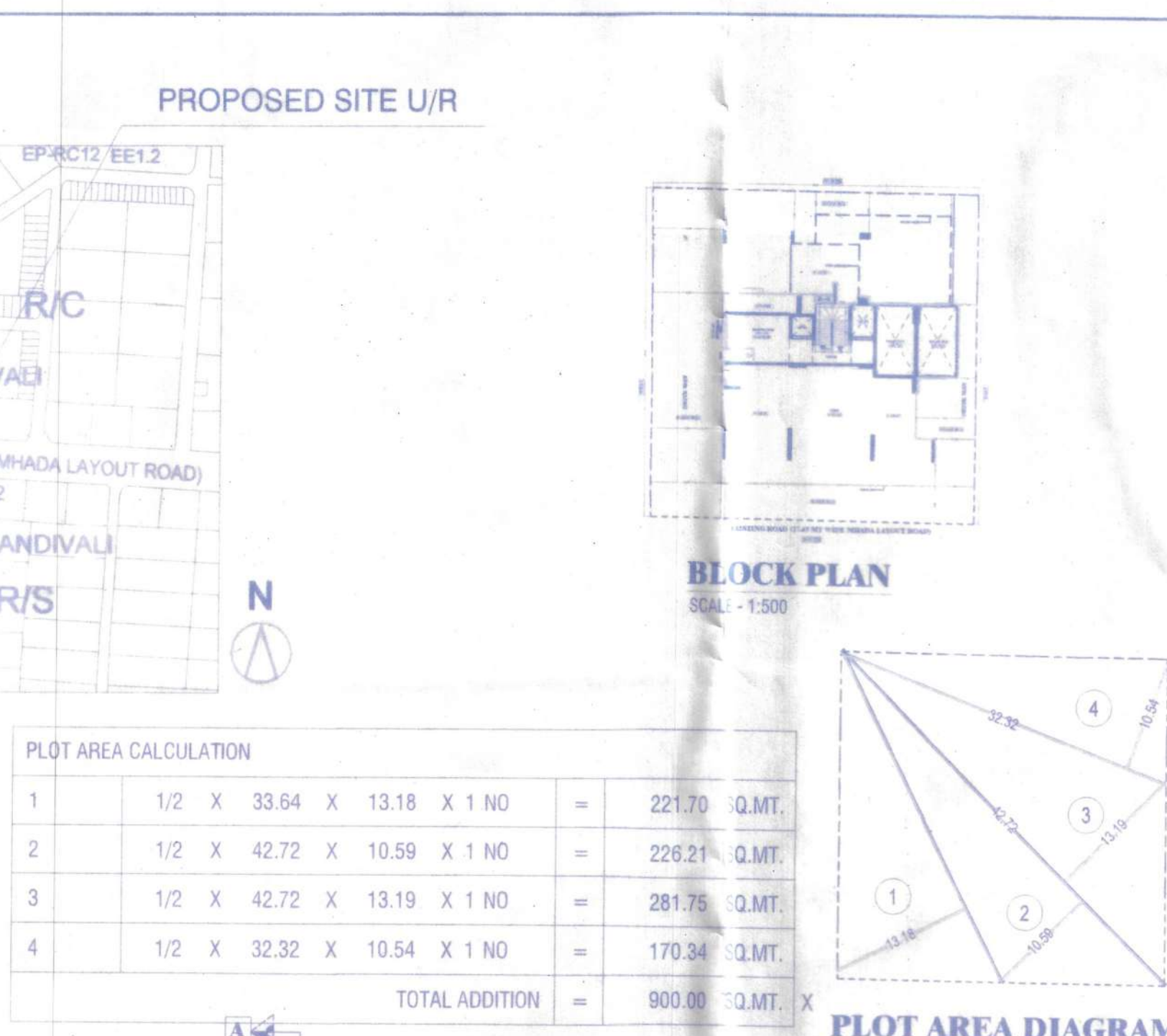




Issued by B.P. Cell / Greater Mumbai / Mhada
Road Along with this office letter
No. Mhada - 74/11/6/3/2024
Date - 02 SEP 2024
Ex. Eng. BP Cell GMMHada (W.S.)



ZERO FSI IOA DRAWING FOR APPROVAL
FORM - I

I AREA STATEMENT

1. AREA OF PLOT
(a) Area of Reservation in Plot
(b) Area of Road Set-back
(c) Area of D.P. Road

2. DEDUCTIONS FOR:
(a) FOR RESERVATION / ROAD AREA
(b) FOR AMENITY AREA
(c) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY

3. TOTAL DEDUCTIONS: [2(A) + 2(B) + 2(C)]

4. BALANCE AREA UP PLOT

5. PLOT AREA UNDER DEVELOPMENT (1 Minus 3)

6. PERMISSIBLE FSI
PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)

7. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION NO 30(A)

8. AS PER 2(a) AND 2(b) EXCEPT 2(c) (above with in cap of "admissible" for as column 5 of table 12 on remaining / balance plot)

9. IN CASE OF 30(A) (a) permissible over and above 200% For Set-Back (00.00 X 5)

10. 18% of sq. m. 75 above or 10 sq. m. per rehab tenements as per reg. 33(7)(b)

11. BUILT UP AREA AS PER REG. 30(A) SUBJECT TO REGULATION NO 30(A) (0.50 X 0.00)

12. NO. 12 OF REGULATION NO 30(A) REMAINING BALANCE PLOT

13. PRORATA SHARE (47 X 14)

II OTHER REQUIREMENTS

A. RESERVATION / DESIGNATION
(a) Name of Reservation
(b) Area of Reservation Affecting The Plot
(c) Area of Reservation Land to be Handed / Handed Over As Per Regulation No. 17

B. PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO 30(A)
(a) 14 (A)
(b) 14 (B)
(c) 15

C. REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT / PLOT AS REGULATION NO. 27
(a) Proposed Built up Area (14 Above)
(b) Less Deduction of Non-Residential Area (Shop Etc.)
(c) Area Available For Tenements (1) (b) Minus (c)
(d) Tenements Permissible (Density of Tenements / Hectare)
(e) Total Number of Tenements Proposed on The Plot

D. PARKING STATEMENT
(a) PARKING REQUIRED BY REGULATIONS FOR
Car
Scooter / Motor Cycle
(b) COVERED GARAGE PERMISSIBLE
(c) COVERED GARAGE PROPOSED
Car
Scooter / Motor Cycle
Cyclists (Visitors)
(d) TOTAL PARKING PROVIDED
(e) SPACE FOR TRANSPORT VEHICLES: Parking Required by Regulations
(f) Space For Transport Vehicles: Parking Provided

CERTIFICATE OF AREA
I, the undersigned, being a duly qualified and licensed Architect, do hereby certify that the area of the plot and the area of the building as shown in the plan are as measured on site and the area as worked out is 900.00 sq. mts. And that the dimensions of the plot, etc., of the plot stated on the plan are as measured on site and the area as worked out is 900.00 sq. mts. And that the area stated in the document of ownership.

FORM - II

NOTES
ALL AREA CARPET AREA IS ONLY FOR PARKING PURPOSE

CONTENTS OF SHEET:
PLINTH FLOOR PLAN, PLOT AREA DIAGRAM, PLINTH AREA DIAGRAM AND CALCULATION, PUMP ROOM LEVEL PLAN, BLOCK AND LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY:
PROPOSED RE-DEVELOPMENT OF EXISTING BUILDING KNOWN AS "CHARKOP VILLAGE CO-OP HOUSING SOCIETY LTD" ON PLOT NO. 284, R.D.P. - 4, SECTOR V OF CHARKOP MANGAL LAYOUT, KANDIVALI (W), MUMBAI - 400007

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
MR. HIREN PARBAT PATEL
OFFICE ADDRESS - OFFICE NO. 04, 1ST FLOOR, RAJNAGAR CHAKRAVARTY MARG, CHARKOP, BUILDING NO. 02, BECHWAD NAGAR, S.V. ROAD, NEAR JAWAHAR STATION, GOREGAON (WEST) MUMBAI-400044

FOR OXFORD DOWNTOWN REALTY LLP
OWNER / DEVELOPER SIGNATURE
PARTNER
AR. GAURAV AJAY BANSAL
B. ARCH
REG. NO. CA / 2014 / 65530

OFFICE ADDRESS - A - 1001, LUDUS PRESTIGE, BANGALORE, NEAR POINSUR DEPOT, KANDIVALI WEST, MUMBAI - 400097, MAHARASHTRA. TEL: +91-9167979202

THE PLANS FOR APPROVAL
THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED