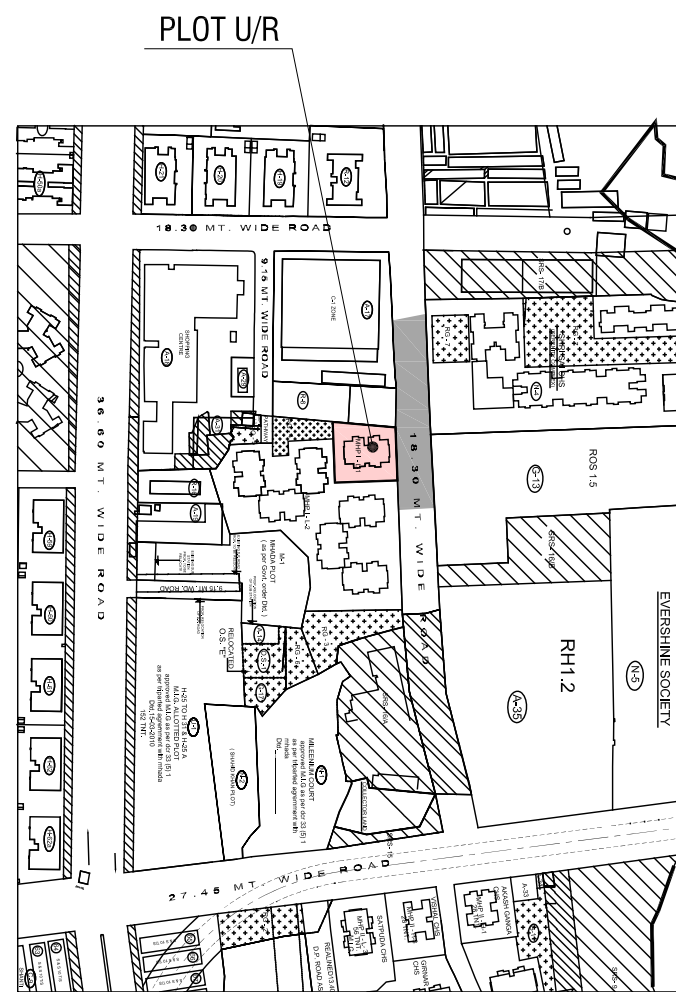
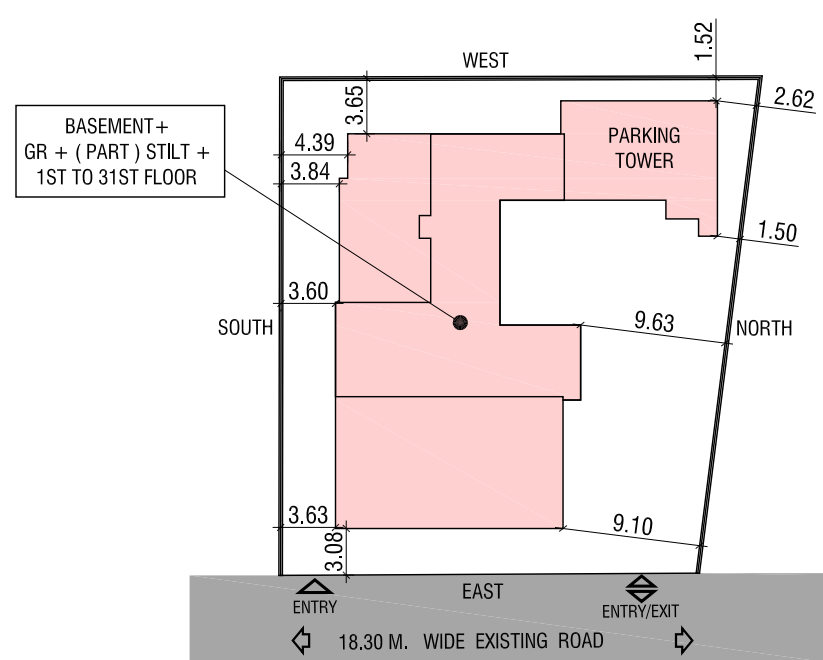




LOCATION PLAN

SCALE : 1:4000

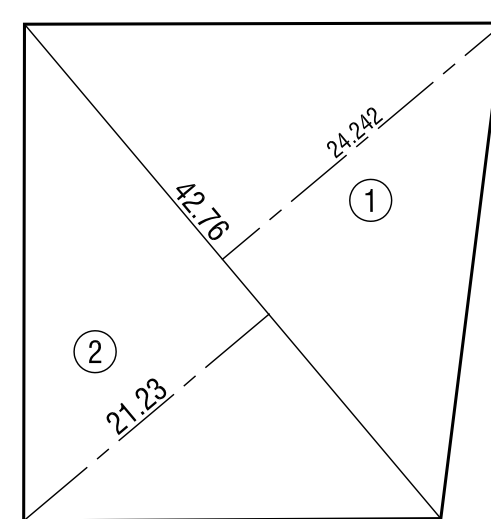


BLOCK PLAN

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

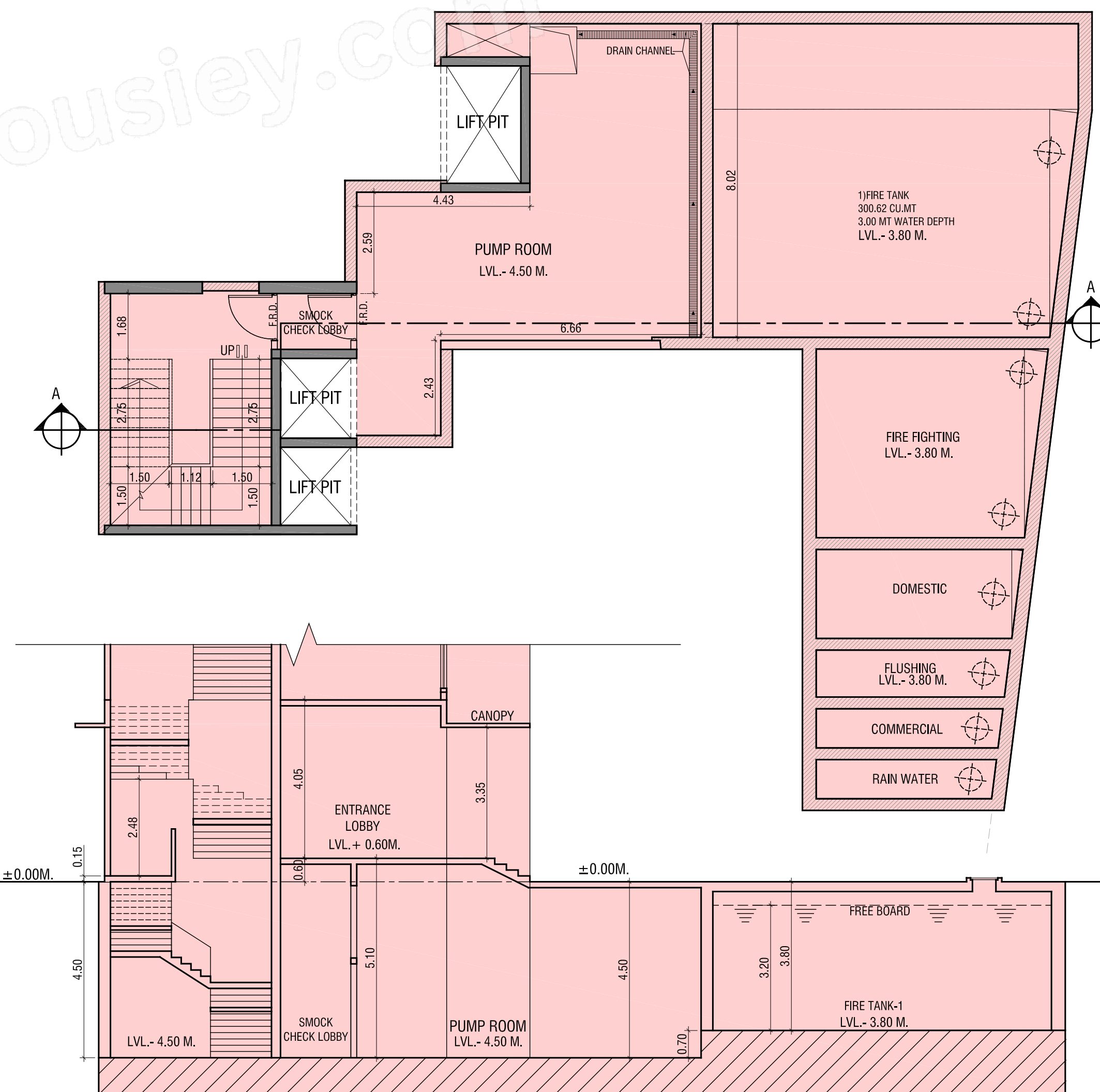
AREA CALCULATION

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	RESI. in sq.mt	TOTAL STAIRCASE AREA	TOTAL BUILT-UP AREA in sq.mt
GR.FLOOR	FIRE CONTROL RM 11.91	121.18	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

- 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.



SECTION A-A

SCALE :- 1:100

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

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 allotted by MHADA NOC No. CO / MB / REE / NOC / F - 1516 / 1798 / 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
ii) Now Claimed Fungible Area		1926.77
C. TENEMENT STATEMENT		
i) Proposed Area 11 + B2(a)ii)		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

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
SIGNATURE OF THE ARCHITECT

FORM - 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
S.E.B.P.CELL
MHADA

Amol Suresh Budhkar
D.E.B.P.CELL
MHADA

Rupesh Totewar
E.E.B.P.CELL
MHADA

NAME AND SIGN. OF OWNER :
Samir Thakershikar
For M/S. Oxford World Education PVT. Ltd.
Proprietor

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

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

DRWG NO:
RDP / OG / 01 - 10

SPACE
MOULDERS
An Architectural Studio

Chandan
Prabhakar
r Kelekar

Chandan Kelekar
Pratima Kelekar
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Goregaon (W), Mumbai-400 104.
+91 22 2872 2184 / 7116
contact@spacemoulders.in
www.spacemoulders.com

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

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

NORTH:
W
S
N
E

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