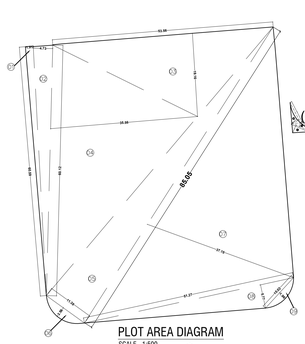
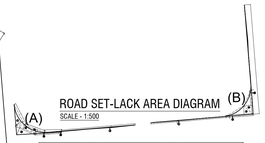
FILE NO : | SHEET NO. 1/14





PLOT AREA CALCULATION

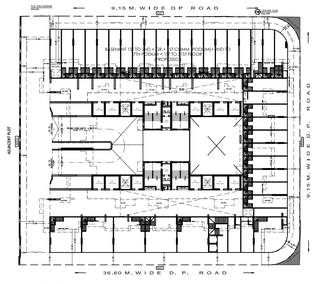
ADDITIONS								
1	1.91	x	60.59	x	0.50	=	57.86	SQ.MT.
2	60.77	x	4.73	x	0.50	=	143.72	SQ.MT.
3	53.56	x	19.16	x	0.50	=	512.92	SQ.MT.
4	60.12	x	35.56	x	0.50	=	1,068.93	SQ.MT.
5	85.13	x	11.38	x	0.50	=	484.39	SQ.MT.
6	11.38	x	2.56	x	0.50	=	14.57	SQ.MT.
7	85.05	x	37.15	x	0.50	=	1,579.80	SQ.MT.
8	51.27	x	5.77	x	0.50	=	147.92	SQ.MT.
9	10.02	x	1.96	x	0.50	=	9.82	SQ.MT.
TOTAL PLOT AREA						=	4,019.94	SQ.MT.
ROAD SET BACK AREA -A							14.23	SQ.MT.
ROAD SET BACK AREA -B							13.53	SQ.MT.
TOTAL SET BACK AREA							27.76	SQ.MT.
TOTAL PLOT AREA							4,047.70	SQ.MT.

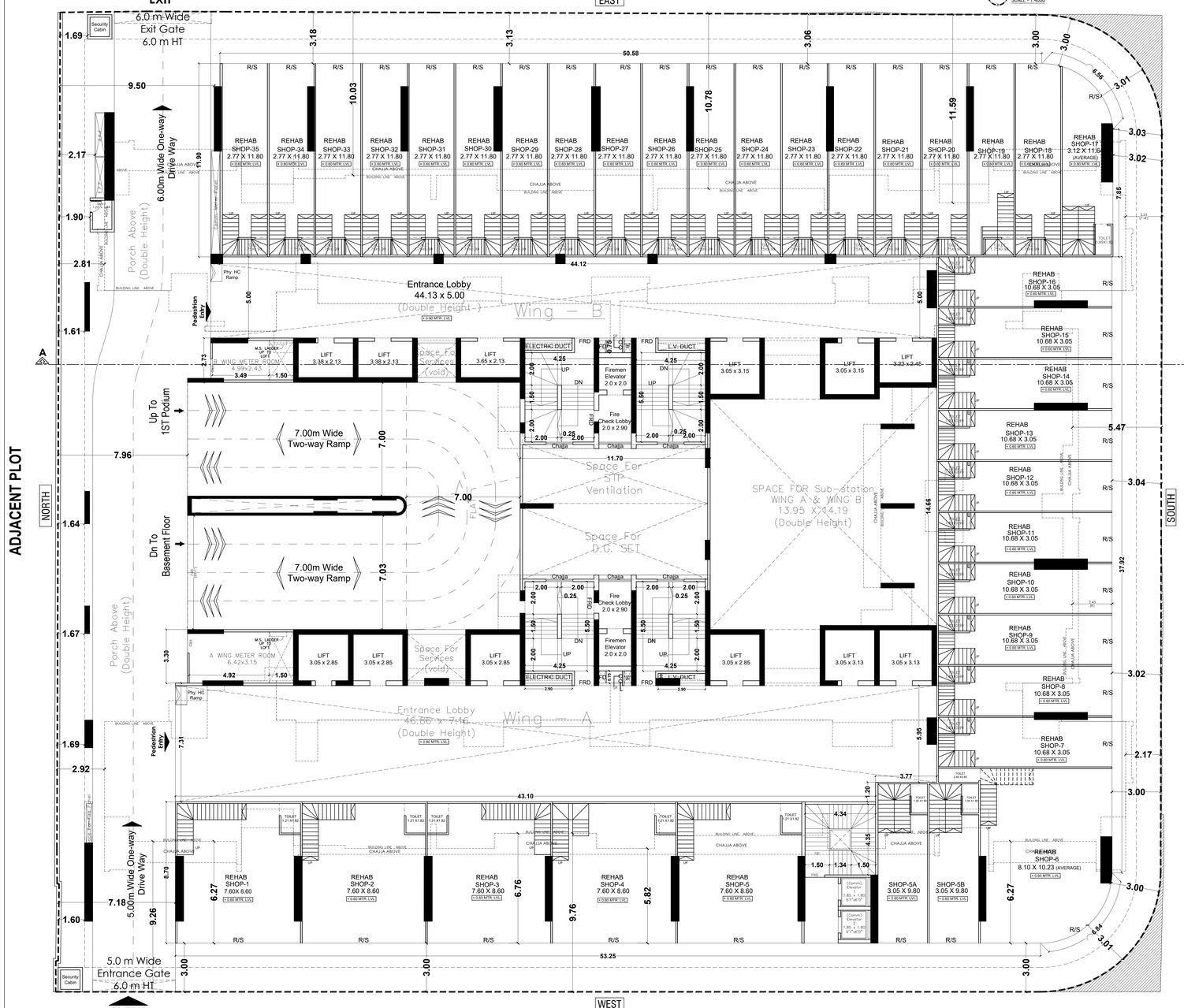
ROAD SET- BACK AREA CALCULATION (A)

ADDITIONS								
1	5.66	x	1.18	x	0.50	=	3.32	SQ.MT.
2	5.11	x	0.87	x	0.50	=	2.22	SQ.MT.
3	5.11	x	2.06	x	0.50	=	5.26	SQ.MT.
4	5.09	x	0.47	x	0.50	=	1.18	SQ.MT.
5	6.42	x	0.20	x	0.50	=	0.64	SQ.MT.
6	4.14	x	0.16	x	0.50	=	0.34	SQ.MT.
7	5.70	x	0.14	x	0.50	=	1.25	SQ.MT.
TOTAL ROAD SET-BACK AREA						=	14.23	SQ.MT.

ROAD SET- BACK AREA CALCULATION (B)

ADDITIONS								
1	18.32	x	0.07	x	0.50	=	0.60	SQ.MT.
2	6.60	x	0.04	x	0.50	=	0.13	SQ.MT.
3	6.60	x	1.72	x	0.50	=	5.68	SQ.MT.
4	5.70	x	1.82	x	0.50	=	5.18	SQ.MT.
5	26.57	x	0.15	x	0.50	=	1.94	SQ.MT.
TOTAL ROAD SET-BACK AREA						=	13.53	SQ.MT.





SUMMARY (COMMERICAL)

SR.NO	FLOOR	NET B.U.A AREA	ADD 25% P.C. /35% AREA	GROSS BUILT AREA	STAIRCASE AREA COMM.
1	BASEMENT 2ND	—	—	—	—
2	BASEMENT 1ST	—	—	—	—
4	GROUND FLR. (SHOP COMM.)	1092.47	382.37	1474.84	37.76
5	1ST FLR. (OFFICE COMM. & PODIUM)	1092.47	382.37	1474.84	37.76
6	2nd FLR. (OFFICE COMM. & PODIUM)	413.67	145.49	561.16	40.41
7	3rd FLR. (PODIUM)	—	—	—	—
8	4th FLR. (PODIUM)	—	—	—	—
9	5th FLR. (PODIUM)	—	—	—	—
10	6TH PODIUM	—	—	—	—
11	7TH PODIUM (T.E/VEL)	—	—	—	—
TOTAL COMMERCIAL B.U.A		2600.62	910.22	3510.84	115.93

NON FSI BUA (WING-A & B)

SR.NO	FLOOR	METTE ROOM (FREE OF FSI) COMM	SOCIETY OFFICE (FREE OF FSI)	REFUGE AREA (FREE OF FSI) WING - A & B	FITNESS CENTRE -1 & 3 (FREE OF FSI)	U.G. TANK BASEMENT (FREE OF FSI)	STP TANK BASEMENT (FREE OF FSI)	PARKING AREA	O.H.TANK (FREE OF FSI)	SQ.MT.
1	BASEMENT 2ND	—	—	—	—	357.33	94.51	3111.95	—	SQ.MT.
2	BASEMENT 1ST	—	—	—	—	—	—	3466.98	—	SQ.MT.
4	GROUND FLR. (SHOP COMM.)	36.38	—	—	—	—	—	—	—	SQ.MT.
5	1ST FLR. (OFFICE COMM. & PODIUM)	—	—	—	—	—	—	—	—	SQ.MT.
6	2nd FLR. (OFFICE COMM. & PODIUM)	—	—	—	—	—	—	2972.70	—	SQ.MT.
7	3rd FLR. (PODIUM)	—	—	—	—	—	—	3684.51	—	SQ.MT.
8	4th FLR. (PODIUM)	—	—	—	—	—	—	3684.51	—	SQ.MT.
9	5th FLR. (PODIUM)	—	—	—	—	—	—	3684.51	—	SQ.MT.
10	6TH PODIUM	—	—	—	—	—	—	3684.51	—	SQ.MT.
11	7TH PODIUM (T.E/VEL)	—	—	—	16.54	—	—	2527.04	—	SQ.MT.
TOTAL COMMERCIAL B.U.A		36.38	16.54	—	1140.53	357.33	94.51	23705.18	—	SQ.MT.

SUMMARY (RESIDENTIAL)

WING -A

SR.NO	FLOOR	NET B.U.A AREA	ADD 35% P.C. /% AREA	GROSS BUILT AREA	STAIRCASE AREA
1	1ST FLR (REFUGE)	602.44	210.85	813.29	471.46
2	2nd FLR	823.52	288.23	1111.75	472.12
3	3rd FLR	823.52	288.23	1111.75	472.12
4	4th FLR	823.52	288.23	1111.75	472.12
5	5th FLR	823.52	288.23	1111.75	472.12
6	6th FLR	823.52	288.23	1111.75	472.12
7	7th FLR	823.52	288.23	1111.75	472.12
8	8th FLR (REFUGE)	602.44	210.85	813.29	471.46
9	9th FLR	823.52	288.23	1111.75	472.12
10	10th FLR	823.52	288.23	1111.75	472.12
11	11th FLR	823.52	288.23	1111.75	472.12
12	12th FLR	823.52	288.23	1111.75	472.12
13	13th FLR	823.52	288.23	1111.75	472.12
14	14th FLR	823.52	288.23	1111.75	472.12
15	15th FLR (REFUGE)	602.44	210.85	813.29	471.46
16	16th FLR	823.52	288.23	1111.75	472.12
17	17th FLR	823.52	288.23	1111.75	472.12
18	18th FLR	876.39	306.74	1183.13	472.12
19	19th FLR	876.39	306.74	1183.13	472.12
20	20th FLR	876.39	306.74	1183.13	472.12
21	21st FLR	876.39	306.74	1183.13	472.12
TOTAL B.U.A RESIDENTIAL (WING - A + B)		18842.16	5894.75	23736.89	9912.54
TOTAL B.U.A COMMERCIAL (WING - A + B)		2600.62	910.22	3510.84	115.93
TOTAL B.U.A COMMERCIAL + RESIDENTIAL (WING A + B)				26247.73	SQ.MT.
EXCESS AMENITY AREA AT 7TH E-DECK FLOOR				615.57	SQ.MT.
TOTAL B.U.A COMMERCIAL + RESIDENTIAL (WING A + B)				26863.30	SQ.MT.

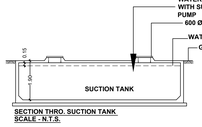
NON FSI BUA (WING-A & B)

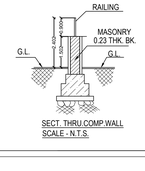
SR.NO	FLOOR	WATER TANK (FREE OF FSI)	SERVICE DUCT (FREE OF FSI)	LIFT MACHINE ROOM (FREE OF FSI)	SERVICE FLOOR (FREE OF FSI)	SERVICE FLOOR (FREE OF FSI)	SERVICE FLOOR (FREE OF FSI)	SERVICE FLOOR (FREE OF FSI)	SERVICE FLOOR (FREE OF FSI)	SQ.MT.
1	1ST FLR (REFUGE)	—	—	—	311.85	—	—	—	—	SQ.MT.
2	2nd FLR	—	—	—	—	—	—	—	—	SQ.MT.
3	3rd FLR	—	—	—	—	—	—	—	—	SQ.MT.
4	4th FLR	—	—	—	—	—	—	—	—	SQ.MT.
5	5th FLR	—	—	—	—	—	—	—	—	SQ.MT.
6	6th FLR	—	—	—	—	—	—	—	—	SQ.MT.
7	7th FLR	—	—	—	—	—	—	—	—	SQ.MT.
8	8th FLR (REFUGE)	—	—	—	311.85	—	—	—	—	SQ.MT.
9	9th FLR	—	—	—	—	—	—	—	—	SQ.MT.
10	10th FLR	—	—	—	—	—	—	—	—	SQ.MT.
11	11th FLR (REFUGE)	—	—	—	311.85	—	—	—	—	SQ.MT.
12	12th FLR	—	—	—	—	—	—	—	—	SQ.MT.
13	13th FLR	—	—	—	—	—	—	—	—	SQ.MT.
14	14th FLR	—	—	—	—	—	—	—	—	SQ.MT.
15	15th FLR (REFUGE)	—	—	—	311.85	—	—	—	—	SQ.MT.
16	16th FLR	—	—	—	—	—	—	—	—	SQ.MT.
17	17th FLR	—	—	—	—	—	—	—	—	SQ.MT.
18	18th FLR	—	—	—	—	—	—	—	—	SQ.MT.
19	19th FLR	—	—	—	—	—	—	—	—	SQ.MT.
20	20th FLR	—	—	—	—	—	—	—	—	SQ.MT.
21	21st FLR	—	—	—	—	—	—	—	313.12	SQ.MT.
TOTAL B.U.A RESIDENTIAL (WING - A + B)		36.38	16.54	935.55	1140.53	357.33	94.51	23705.18	313.12	SQ.MT.
TOTAL B.U.A COMMERCIAL (WING - A + B)		36.38	16.54	935.55	1140.53	357.33	94.51	23705.18	313.12	SQ.MT.
TOTAL B.U.A COMMERCIAL + RESIDENTIAL (WING A + B)										SQ.MT.
EXCESS AMENITY AREA AT 7TH E-DECK FLOOR										SQ.MT.
TOTAL B.U.A COMMERCIAL + RESIDENTIAL (WING A + B)										SQ.MT.

PARKING REQUIRED AS PER DCPR 2034 Regulation 44(2) Note (iii)

1	CARPET AREA UP TO 45 Sq.mt.	1 CAR PER 4 TENENT
2	CARPET AREA 45 TO 60 Sq.mt.	1 CAR PER 2 TENENT
3	CARPET AREA 60 TO 90 Sq.mt.	1 CAR PER 1 TENENT
4	CARPET AREA Exceeding 90 Sq.mt.	2 CAR PER 1 TENENT

PARKING PROVIDED		
	NO. OF FLAT (RESI.)	PARKING REQ.
AREA BELOW 45 SQ.MT		0.00
AREA BETWEEN 45 - 60 Sq.mt.		0.00
AREA BETWEEN 60 - 90 Sq.mt.	149	149.00
AREA ABOVE 90 Sq.mt.	94	188.00
Total	243	337.00
SHOP (COMM.)		PARKING REQ.
SHOP TOTAL AREA PROPOSED = 800 + 2149.68 = 2949.68 SQ.MT.		0.00
SHOP GR.FLR. + 1ST FLR AREA 1 CAR PARKING SPACES FOR EVERY 40 SQ.MT. 800 /40.00 SQ.MT.		20.00
SHOP TOTAL AREA 1 CAR PARKING SPACES FOR EVERY 80 SQ.MT. 2149.68 /80 SQ.MT.	26.87 SAY	27.00
OFFICE (COMM.)		PARKING REQ.
OFFICE TOTAL AREA PROPOSED = 561.16 SQ.MT.		0.00
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 37.50 SQ.MT.561.16	14.96 SAY	15.00
2ND TO 5TH FLR AREA 1 CAR PARKING SPACES FOR EVERY 75 SQ.MT.		0.00
TOTAL RESI & COMM. PARKING		399.00
10% VISITORSPARKING (COMM) 3.00		3.00
10% VISITORSPARKING (RESI)		33.70
TOTAL REQUIRED PARKING		435.70
435.70 SAY 436		436.00
PERMISSIBLE 50% ADDITIONAL PARKING (436 X 50%)		218.00
SAY		218.00
PROPOSED 50% ADDITIONAL PARKING		152.00
PARKING BY PAYING PERMIUM		
TOTAL NO.OF PARKING PERMISSIBLE		588.00
TOTAL PARKING PROPOSED		588.00
TOTAL PARKING PROPOSED	SMALL: 287	LARGE: 301 — Total: 588





	PROFARMA - A	
A	Area Statement	Sq.mt.
1 a	Area of the plot as per MHADA Layout & offer letter dated 05/07/2024	4092.96
b	Deduction for 15% Recreational Ground / 10% Amenity sapce	0.00
c	Least area consider for FSI (As Per MHADA APPROVED LAYOUT)	4047.70
2	Deduction for	
a	Road Set-back area	27.76
b	Proposed Road (14.23 + 13.53 = 27.76)	-
c	Any Reservation	-
d	Anemity space as per DCPR-2034	-
e	other	-
4	Deduction for 15% Recreational Ground / 10% Amenity space	0.00
5	Net area of plot	4019.94
6	Additions for Floor Sapce Index	
	2 (a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI purpose only	-
7	Total Area (5)	4047.70
8	Gross Plot Area considered for F.S.I	4047.70
9	Floor Space Index Permissible	3.00
10	Permissible BUA	12143.10
a	Additional BUA as per MHADA Offer Letter dated.___ 28240.82	8241.72
b	Permissible Net B.U.A (Residential 16384.82	16384.82
	Permissible Net B.U.A (Commercial 4000)	4000.00
	Total Permissible Net B.U.A (Residential = 16384.82 + Commercial 4000 = 20384.82)	20384.82
	Proposed Net B.U.A (Residential = 16384.82	16384.82
	Proposed Net B.U.A (COMMERCIAL FSI Residential USE = 17298.12 - 16384.82 = 913.30	913.30
	Permissible Net B.U.A (COMMERCIAL = 4000.00) (PROPOSED) 2600.62	2600.62
	TOTAL NET PROPOSED (RESI .+ COMM.) 16384.82 + 913.30 + 2600.62	19898.74
	Balance Net B.U.A	0.00
	PROPOSED Residential	17298.12
	PROPOSED Commercial	2600.62
12	Floor Space Index consumed	4.27
B	Details of F.S.I. availied as per DCPR 31 (3)	Sq.mt.
	Permissible Total Fungible B.U.A for residential (16384.82 X 35%)	5734.69
1	Proposed Total Fungible B.U.A for residentail (16384.82+913.30 + 17298.12 X 35%)	6054.34
	Balance Fungible B.U.A	
	Permissible Fungible B.U.A for Commercial (4000 X 35%)	1400.00
	Proposed Fungible B.U.A for Commercial (2600.62 X 35%)	910.22
2	Permissible Fungible Compensatory B.U.A for Rehab component without charging premium (4092.96 X 35%)	1432.53
	Proposed Fungible Compensatory B.U.A for Rehab component without charging premium	
	Permissible Fungible Compensatory B.U.A for Sale component by charging premium (5734.69+1400) - 1432.53	5702.16
	Proposed Fungible Compensatory B.U.A for Sale component by charging premium (6054.34 +910.22) - 1432.53 = 5532.03)	5532.03
i	Permissible Gross B.U.A (16384.82 + 4000 + 5734.69 + 1400 including F.C.F.S.I)	27519.51
ii	Proposed Gross B.U.A including F.C. F.S.I (16384.82 + 913.30 + 6054.34 + 2600.62 +910.22)	26863.30
iii	Gross Balance B.U.A	656.21

2) SCALES USED a: FLOOR PLANS 1:100
L: BLOCK PLAN 1:500
c: LOCATION PLAN 1:4000
3) THE PLANS ARE PROPOSED AS PER PROVISIONS OF DCPR 2034 AND AS PER THE PREVAILING REGULATIONS AND CIRCULARS ISSUED BY MCGM & MHADA FROM TIME TO TIME.
4) GUIDELINES ISSUED IN EODL FOLLOWED.
5) THE ARITHMATIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CONTENTS OF THE SHEET

GROUND FLOOR & LOCATION PLAN , BLOCK PLAN,
B.U.A. SUMMARY , PARKING STATEMENT

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:30:15 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:23:24 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:56:11 +05'30'
Exe.Eng. (MHADA)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS 4094.11 SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS
CERTIFICATE OF AREA

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:53:06 +05'30'
SIGN OF ARCHITECT

L	TENAMENT STATEMNT	
(i)	PROPOSED AREA	26863.30
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	3510.84
(iii)	AREA AVAILALLE FOR TENEMENT	23352.46
(iv)	TENEMENT PERMISSIBLE= 450/10000 X 23352.46	1051
(v)	TENEMENT PROPOSED (NEW)	145 NOS.
(vi)	TENEMENT EXISTING	98 NOS.
	TOTAL TENEMENT ON THE PLOT	243 NOS.
(v)	SHOP PROPOSED (NEW)	7 NOS.
(vi)	SHOP EXISTING	30 NOS.
	TOTAL SHOP ON THE PLOT	37 NOS.
	TOTAL OFFICE ON THE PLOT	7 NOS.
C	PARKING STATEMENT	
(i)	TOTAL PARKING PERMISSIBLE BY REGULATION	588 NOS.
(ii)	TOTAL NO. OF PARKING PROVIDED	588 NOS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1/P1,VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:53:37 +05'30'

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:01:54 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in

9.15 M. WIDE DP ROAD

EAST

RWH Tank Below | Pump Room Below | Fire Tank Below | Dom Tank Below | Dom Tank (Comm) Below

6.00m Wide Two-way Drive Way

1ST BASEMENT FLOOR
L: 5.50 X 2.50 = 9 NOS. CARS
S: 4.50 X 2.30 = 67 NOS. CARS
TOTAL = 76 NOS. CARS
SCOOTER PARKING 2.50 X 1.20 = 21 NOS.

ADJACENT PLOT

NORTH

PODIUM PERIPHERY

1.50 M. HT. PARAPET WALL

SCOOTER PARKING

Up To Ground Floor

7.00m Wide Two-way Ramp 27'0" Wide

Dn To 2nd Basement Floor

7.00m Wide Two-way Ramp 27'0" Wide

6.00m Wide Two-way Drive Way

6.00m Wide Two-way Drive Way

6.00m Wide Two-way Drive Way

Space For Services (void)

Space For STP + Flush Tank + Owc

Fire Check Lobby 2.0 x 2.90

Firemen Elevator 2.0 x 2.0

ELECTRIC DUCT | L.V. DUCT | FRD | Chajja | UP | DN | LIFT | S PARKING | L PARKING | SCOOTER PARKING

11.70 STP Ventilation

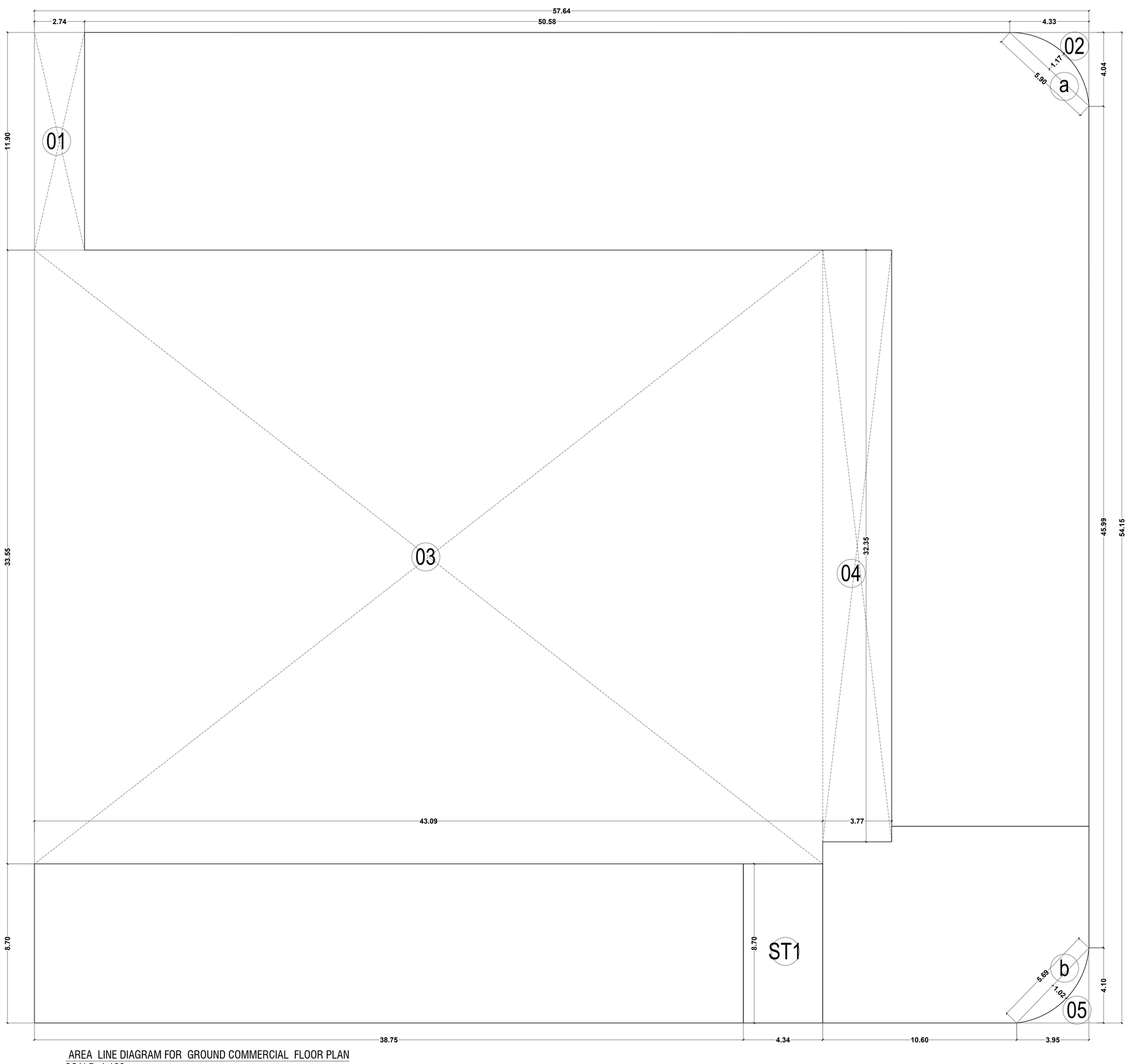
SOUTH

9.15 M. WIDE D. P. ROAD

WEST

1ST BASEMENT FLOOR
SCALE - 1:100

36.60 M. WIDE D. P. ROAD



AREA LINE DIAGRAM FOR GROUND COMMERCIAL FLOOR PLAN
SCALE -1:100

BUILT-UP AREA CALCULATION FOR GROUND COMMERCIAL FLOOR

ADDITIONS								
A	57.64	x	54.15	x	1.00	=	3121.21	SQ.MT.
a	5.90	x	1.17	x	0.67	=	4.60	SQ.MT.
b	5.69	x	1.02	x	0.67	=	3.87	SQ.MT.
TOTAL AREA						=	**3,129.68**	SQ.MT.
DEDUCTIONS								
1	2.74	x	11.90	x	1.00	=	32.61	SQ.MT.
2	4.33	x	4.04	x	0.50	=	8.75	SQ.MT.
3	43.09	x	33.55	x	1.00	=	1,445.67	SQ.MT.
4	3.77	x	32.35	x	1.00	=	121.96	SQ.MT.
5	3.95	x	4.10	x	0.50	=	8.10	SQ.MT.
TOTAL						=	**1,617.08**	SQ.MT.
(3129.68 -1617.08 = 1512.60)						=	**1,512.60**	SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA								
ST1	4.34	x	8.70	x	1.00	=	37.76	SQ.MT.
TOTAL DEDUCTIONS						=	**37.76**	SQ.MT.
BUILT BUILT-UP AREA FOR GROUND COMMERCIAL (1512.60 - 37.76 = 1474.84)						=	**1,474.84**	**SQ.MT.**

PROPOSED PARKING STATEMENT

SR.NO.	FLOOR	LARGE (BIG) PARKING SPACE	SMALL PARKING SPACE	TOTAL PARKING	
1	BASEMENT 2ND	9	67	76	NOS.
2	BASEMENT 1ST	9	67	76	NOS.
3	GROUND	0	0	0	NOS.
4	1ST PODIUM	0	0	0	NOS.
5	2nd PODIUM	46	17	63	NOS.
6	3rd PODIUM	59	34	93	NOS.
7	4th PODIUM	59	34	93	NOS.
8	5th PODIUM	59	34	93	NOS.
9	6th PODIUM	60	34	94	NOS.
10	7th PODIUM	0	0	0	NOS.
TOTAL NO OF PARKING		301	287	588	NOS.

MOTORCYCLE / SCOOTER PARKING PROPOSED

1	BASEMENT 2ND	21	NOS.
2	BASEMENT 1ST	21	NOS.
3	GROUND	0	NOS.
4	1ST PODIUM	0	NOS.
5	2nd PODIUM	44	NOS.
6	3rd PODIUM	25	NOS.
7	4th PODIUM	25	NOS.
8	5th PODIUM	25	NOS.
9	6th PODIUM	25	NOS.
10	7th PODIUM	0	NOS.
TOTAL SCOOTER PARKING PROPOSED		144	**NOS.**

CONTENTS OF THE SHEET

1ST BASEMENT FLOOR PLAN , GROUND SHOP FLR. AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:30:59 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:23:57 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:56:45 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

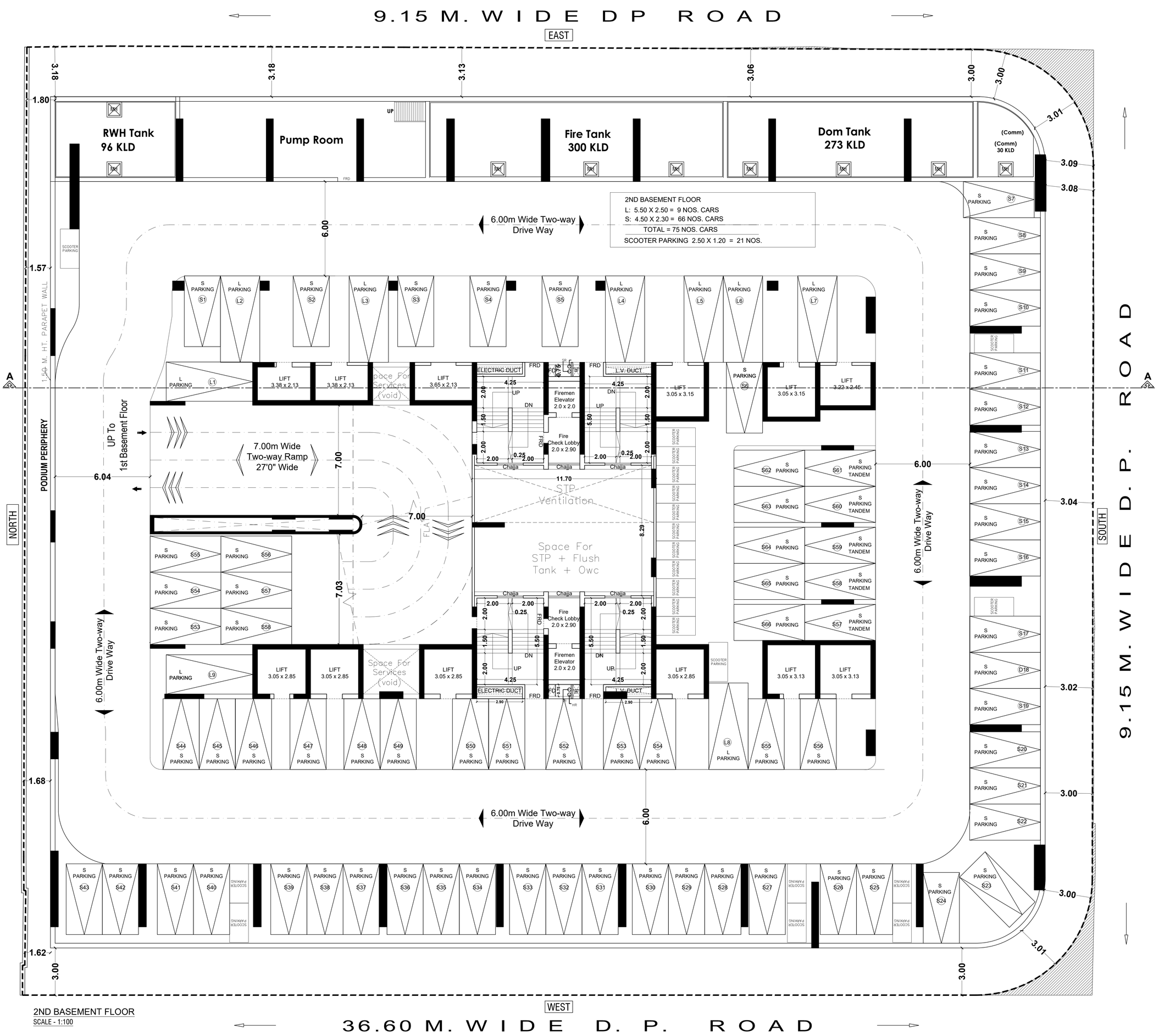
Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:02:21 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

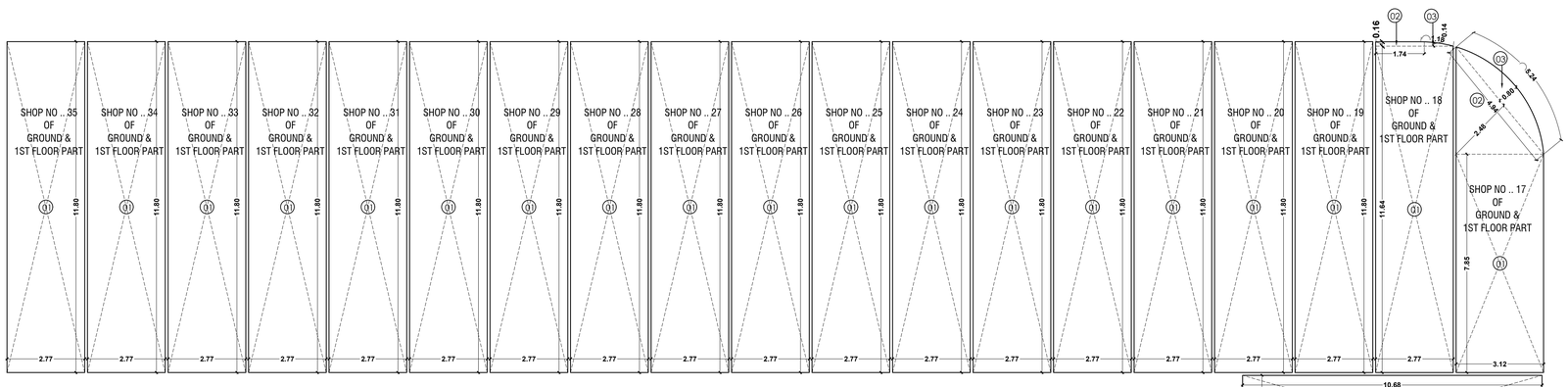
SIGNATURE OF ARCHITECT

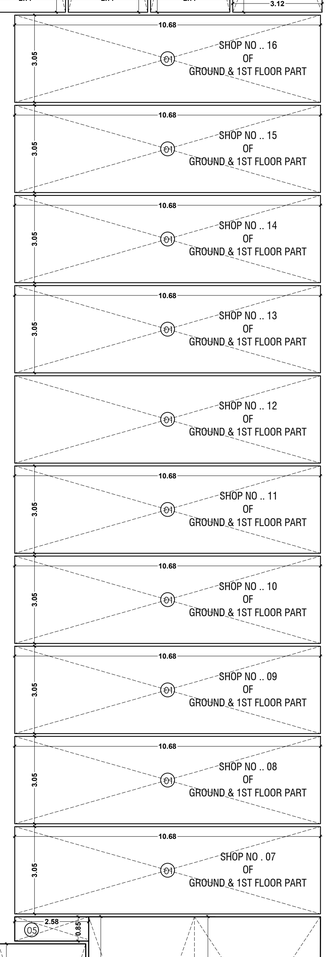
HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:53:49 +05'30'

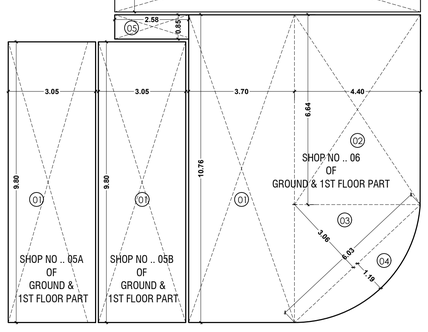
INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



2ND BASEMENT FLOOR
SCALE - 1:100







COMMERCIAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. - 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,30 , 31, 32, 33, 34, 35								
ADDITIONS								SQ.MT.
1	2.77	x	11.80	x	1.00	=	32.71	SQ.MT.
TOTAL ADDITION						=	32.71	SQ.MT.
GROUND FLOOR AREA						=	32.71	SQ.MT.
1ST FLOOR AREA						=	32.71	SQ.MT.
TOTAL CARPET AREA						=	65.42	SQ.MT.

COMMERICAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. -18								
ADDITIONS								SQ.MT.
1	2.77	x	11.64	x	1.00	=	32.24	SQ.MT.
2	1.74	x	0.16	x	1.00	=	0.29	SQ.MT.
3	1.18	x	0.23	x	0.66	=	0.18	SQ.MT.
TOTAL ADDITION						=	32.71	SQ.MT.
GROUND FLOOR AREA						=	32.71	SQ.MT.
1ST FLOOR AREA						=	32.71	SQ.MT.
TOTAL CARPET AREA						=	65.42	SQ.MT.

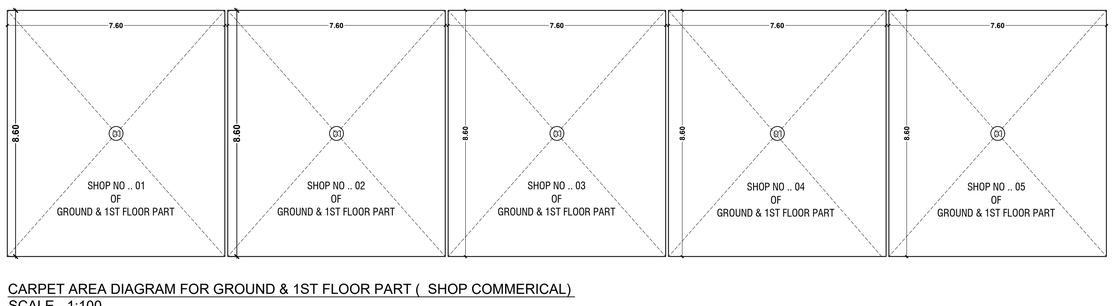
COMMERICAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. -17								
ADDITIONS								SQ.MT.
1	3.12	x	7.85	x	1.00	=	24.49	SQ.MT.
2	4.94	x	2.48	x	0.50	=	6.13	SQ.MT.
3	4.95	x	0.80	x	0.67	=	2.64	SQ.MT.
TOTAL ADDITION						=	33.26	SQ.MT.
GROUND FLOOR AREA						=	33.26	SQ.MT.
1ST FLOOR AREA						=	33.26	SQ.MT.
TOTAL CARPET AREA						=	66.52	SQ.MT.

COMMERCIAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. -07, 08, 09, 10, 11, 12, 13, 14, 15, 16								
ADDITIONS								SQ.MT.
1	10.68	x	3.05	x	1.00	=	32.57	SQ.MT.
TOTAL ADDITION						=	32.57	SQ.MT.
GROUND FLOOR AREA						=	32.57	SQ.MT.
1ST FLOOR PLAN						=	32.57	SQ.MT.
TOTAL CARPET AREA						=	65.15	SQ.MT.

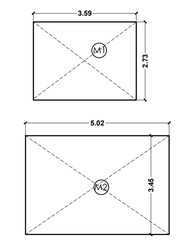
COMMERCIAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. - 1 ,2 , 3, 4, 5								
ADDITIONS								SQ.MT.
1	7.60	x	8.60	x	1.00	=	65.36	SQ.MT.
TOTAL ADDITION						=	65.36	SQ.MT.
GROUND FLOOR AREA						=	65.36	SQ.MT.
1ST FLOOR AREA						=	65.36	SQ.MT.
TOTAL CARPET BAREA						=	130.72	SQ.MT.

COMMERCIAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. - 5A & 5B								
ADDITIONS								SQ.MT.
1	3.05	x	9.80	x	1.00	=	29.89	SQ.MT.
TOTAL ADDITION						=	29.89	SQ.MT.
GROUND FLOOR AREA						=	29.89	SQ.MT.
1ST FLOOR AREA						=	29.89	SQ.MT.
TOTAL CARPET AREA						=	59.78	SQ.MT.

COMMERCIAL SHOP CARPET AREA CALCULATION								
GROUND & 1ST FLOOR - SHOP NO. - 06								
ADDITIONS								SQ.MT.
1	3.70	x	10.76	x	1.00	=	39.81	SQ.MT.
2	4.40	x	6.64	x	1.00	=	29.22	SQ.MT.
3	6.03	x	3.06	x	0.50	=	9.23	SQ.MT.
4	6.03	x	1.19	x	0.67	=	4.78	SQ.MT.
5	2.58	x	0.85	x	1.00	=	2.19	SQ.MT.
TOTAL ADDITION						=	85.23	SQ.MT.
GROUND FLOOR AREA						=	85.23	SQ.MT.
1ST FLOOR AREA						=	85.23	SQ.MT.
TOTAL CARPET AREA						=	170.46	SQ.MT.

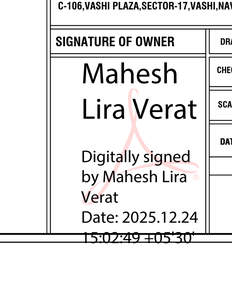


CARPET AREA DIAGRAM FOR GROUND & 1ST FLOOR PART (SHOP COMMERICAL)
SCALE - 1:100



METER ROOM AREA DIAGRAM
(LOFT FLOOR)
SCALE - 1:100

BUILT UP AREA CALCULATION - WING - A & B METER ROOM (LOFT FLOOR)								
1	3.59	X	2.73	X	1 NO	=	9.80	SQ.MT.
2	5.02	X	3.45	X	1 NO	=	17.32	SQ.MT.
TOTAL ADDITION						=	27.12	SQ.MT.



METER ROOM AREA DIAGRAM
(GROUND FLOOR)
SCALE - 1:100

BUILT UP AREA CALCULATION - WING - A & B METER ROOM (GROUND FLOOR)								
1	5.09	X	2.73	X	1 NO	=	13.89	SQ.MT.
2	6.52	X	3.45	X	1 NO	=	22.49	SQ.MT.
TOTAL ADDITION						=	36.38	SQ.MT.

METER ROOM PERMISSIBLE = 10 SQ.MT PER 50 MEMBERS
= 311 X 10 / 50 = 62.20 SQ.MT.
METER ROOM AREA PROPOSED = 36.38 + 27.12 = 63.50 SQ.MT

CONTENTS OF THE SHEET

2ND BASEMENT FLOOR PLAN , CARPET AREA WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:31:16 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:24:24 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:57:06 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:54:04 +05'30'

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:02:49 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15.12.2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in

9.15 M. WIDE D P ROAD

EAST

EXIT

ADJACENT PLOT

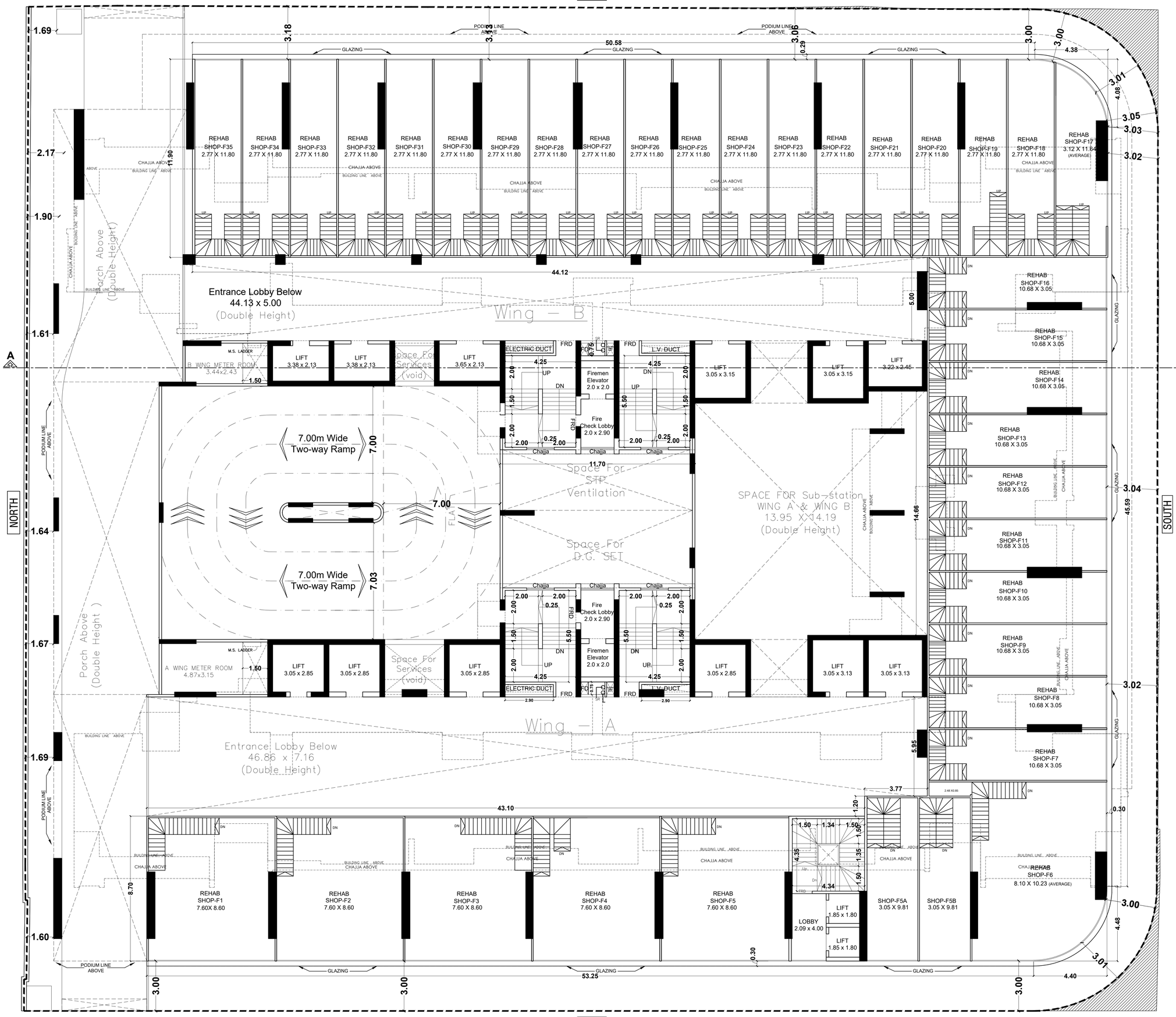
NORTH

SOUTH

9.15 M. WIDE D. P. ROAD

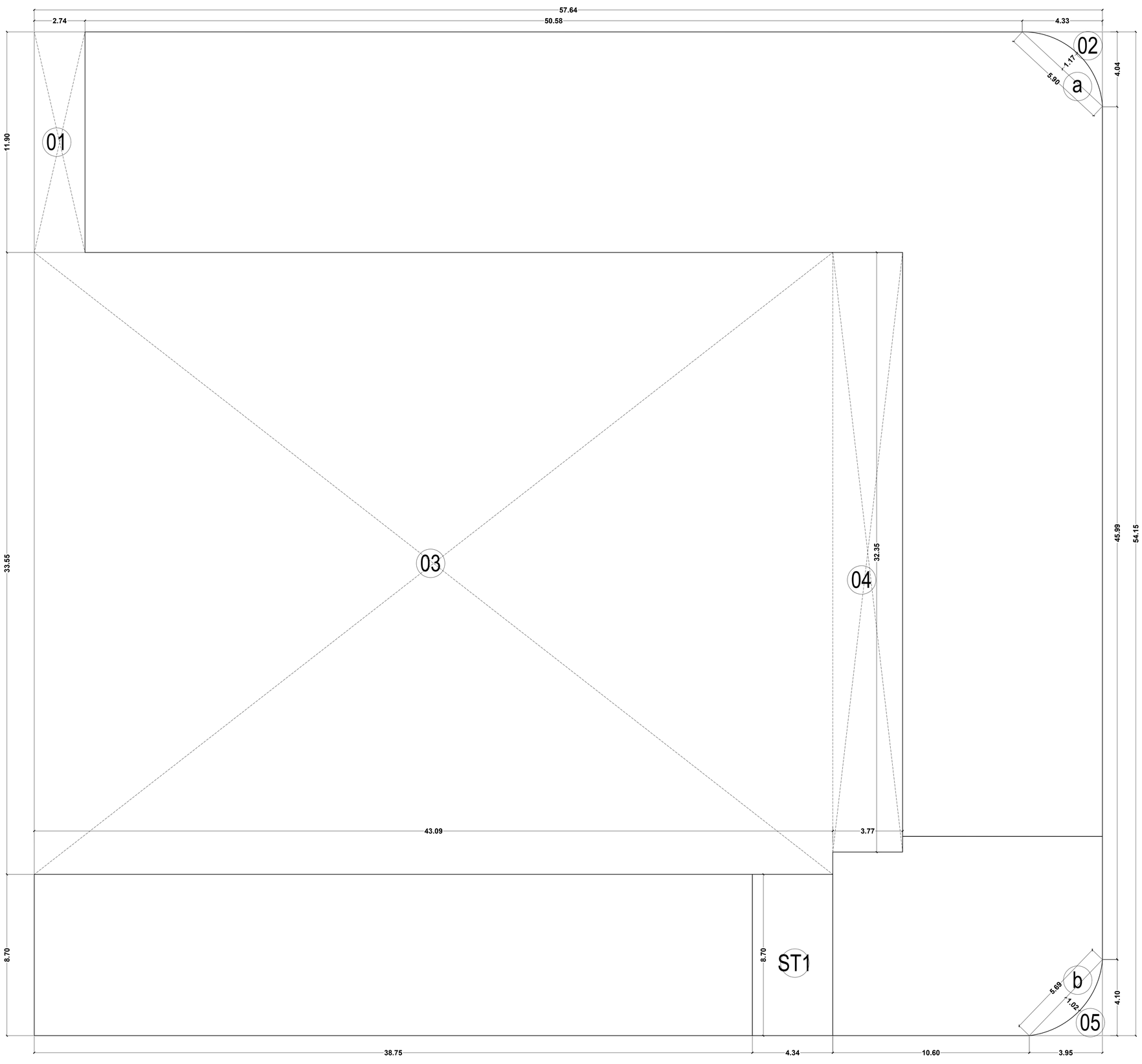
WEST

36.60 M. WIDE D. P. ROAD



UPPER COMMERCIAL & 1ST PODIUM FLOOR PLAN

SCALE - 1:100



AREA LINE DIAGRAM FOR 1ST COMMERCIAL FLOOR PLAN

SCALE -1:100

BUILT-UP AREA CALCULATION FOR 1ST COMMERCIAL FLOOR								
ADDITIONS								
A	57.64	x	54.15	x	1.00	=	3121.21	SQ.MT.
a	5.90	x	1.17	x	0.67	=	4.60	SQ.MT.
b	5.69	x	1.02	x	0.67	=	3.87	SQ.MT.
TOTAL AREA						=	**3,129.68**	SQ.MT.
DEDUCTIONS								
1	2.74	x	11.90	x	1.00	=	32.61	SQ.MT.
2	4.33	x	4.04	x	0.50	=	8.75	SQ.MT.
3	43.09	x	33.55	x	1.00	=	1,445.67	SQ.MT.
4	3.77	x	32.35	x	1.00	=	121.96	SQ.MT.
5	3.95	x	4.10	x	0.50	=	8.10	SQ.MT.
TOTAL						=	**1,617.08**	SQ.MT.
(3129.68 -1617.08 = 1512.60)						=	**1,512.60**	SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA								
ST1	4.34	x	8.70	x	1.00	=	37.76	SQ.MT.
TOTAL DEDUCTIONS						=	**37.76**	SQ.MT.
BUILT BUILT-UP AREA FOR 1ST COMMERCIAL (1512.60 - 37.76 = 1474.84)						=	**1,474.84**	**SQ.MT.**

CONTENTS OF THE SHEET

1ST COMMERCIAL (PART) & 1ST PODIUM (PART) FLOOR PLAN , WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:32:35 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:24:40 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:57:28 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:03:56 +05'30'

SIGNATURE OF ARCHITECT

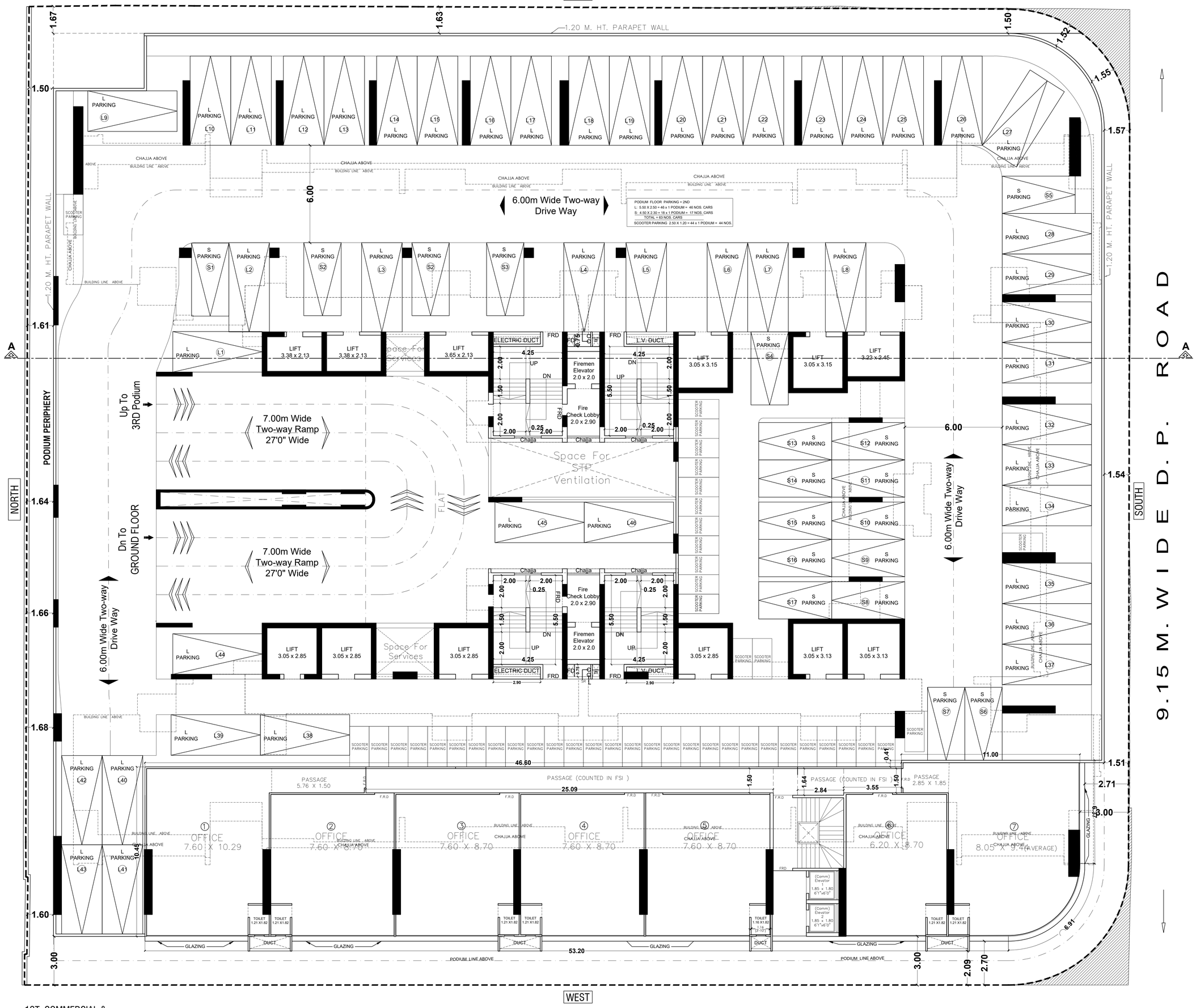
HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:55:03 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15.12.2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in

9.15 M. WIDE DP ROAD

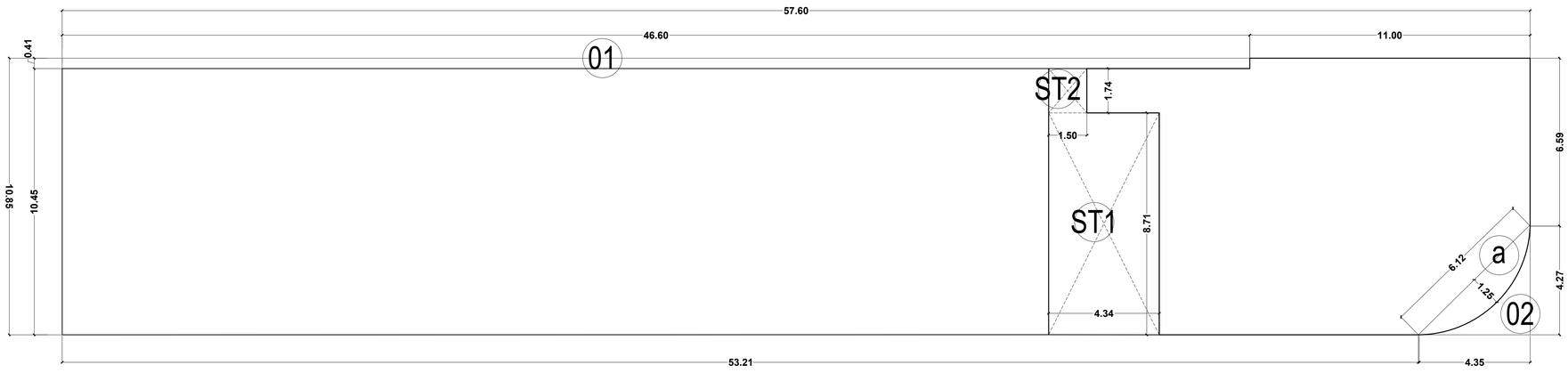
EAST



36.60 M. WIDE D. P. ROAD

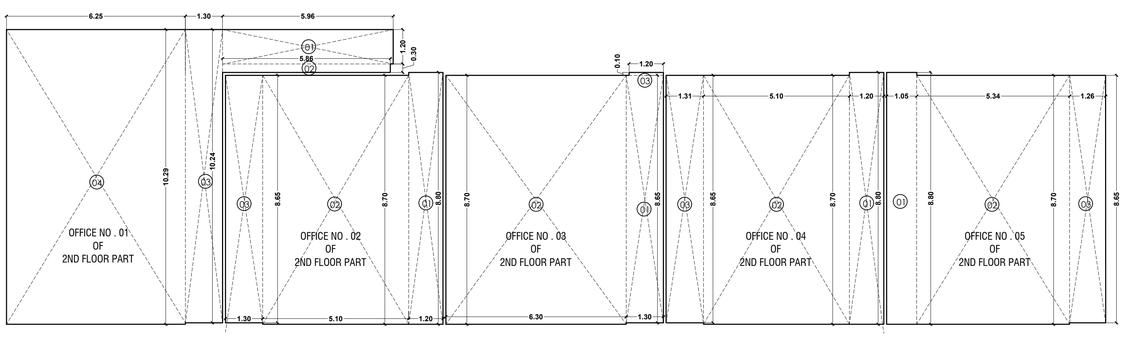
WEST

1ST COMMERCIAL & 2ND PODIUM FLOOR PLAN
SCALE - 1:100

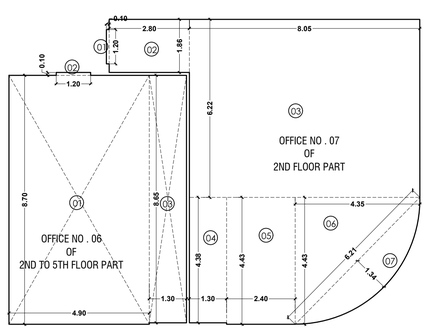


AREA LINE DIAGRAM FOR 2ND COMMERCIAL FLOOR PLAN
SCALE -1:100

BUILT-UP AREA CALCULATION FOR 2ND COMMERCIAL FLOOR								
ADDITIONS								
A	57.60	x	10.85	x	1.00	=	624.96	SQ.MT.
a	6.12	x	1.250	x	0.67	=	5.10	SQ.MT.
TOTAL AREA						=	**630.06**	SQ.MT.
DEDUCTIONS								
1	46.60	x	0.41	x	1.00	=	19.11	SQ.MT.
2	4.35	x	4.27	x	0.50	=	9.29	SQ.MT.
TOTAL						=	**28.39**	SQ.MT.
(630.06 - 28.39 = 601.67)						=	**601.67**	SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA								
ST1	4.34	x	8.71	x	1.00	=	37.80	SQ.MT.
ST2	1.50	x	1.74	x	1.00	=	2.61	SQ.MT.
TOTAL DEDUCTIONS						=	**40.41**	SQ.MT.
BUILT BUILT-UP AREA FOR 2ND COMMERCIAL (6101.67- 40.41 = 561.26)						=	**561.26**	**SQ.MT.**



CARPET AREA DIAGRAM FOR 2ND TO 5TH FLOOR PART (OFFICE COMMERICAL)
SCALE - 1:100



COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 07								
ADDITIONS								**SQ.MT.**
1	0.10	x	1.20	x	1.00	=	0.12	SQ.MT.
2	2.80	x	1.86	x	1.00	=	5.21	SQ.MT.
3	8.05	x	6.22	x	1.00	=	50.07	SQ.MT.
4	1.30	x	4.38	x	1.00	=	5.69	SQ.MT.
5	2.40	x	4.43	x	1.00	=	10.63	SQ.MT.
6	4.43	x	4.35	x	0.50	=	9.64	SQ.MT.
7	6.21	x	1.34	x	0.67	=	5.55	SQ.MT.
TOTAL ADDITION						=	**86.91**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 01								
ADDITIONS								**SQ.MT.**
1	5.96	x	1.20	x	1.00	=	7.15	SQ.MT.
2	5.86	x	0.30	x	1.00	=	1.76	SQ.MT.
3	1.30	x	10.24	x	1.00	=	13.31	SQ.MT.
4	6.25	x	10.29	x	1.00	=	64.31	SQ.MT.
TOTAL ADDITION						=	**86.53**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 02								
ADDITIONS								**SQ.MT.**
1	1.20	x	8.80	x	1.00	=	10.56	SQ.MT.
2	5.10	x	8.70	x	1.00	=	44.37	SQ.MT.
3	1.30	x	8.65	x	1.00	=	11.25	SQ.MT.
TOTAL ADDITION						=	**66.18**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 03								
ADDITIONS								**SQ.MT.**
1	1.30	x	8.65	x	1.00	=	11.25	SQ.MT.
2	6.30	x	8.70	x	1.00	=	54.81	SQ.MT.
3	1.20	x	0.10	x	1.00	=	0.12	SQ.MT.
TOTAL ADDITION						=	**66.18**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 04								
ADDITIONS								**SQ.MT.**
1	1.20	x	8.80	x	1.00	=	10.56	SQ.MT.
2	5.10	x	8.70	x	1.00	=	44.37	SQ.MT.
3	1.31	x	8.65	x	1.00	=	11.29	SQ.MT.
TOTAL ADDITION						=	**66.22**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 05								
ADDITIONS								**SQ.MT.**
1	1.05	x	8.80	x	1.00	=	9.24	SQ.MT.
2	5.34	x	8.70	x	1.00	=	46.46	SQ.MT.
3	1.26	x	8.65	x	1.00	=	10.90	SQ.MT.
TOTAL ADDITION						=	**66.60**	SQ.MT.

COMMERCIAL OFFICE CARPET AREA CALCULATION								
2ND FLOOR - OFFICE NO. - 06								
ADDITIONS								**SQ.MT.**
1	4.90	x	8.70	x	1.00	=	42.63	SQ.MT.
2	1.20	x	0.10	x	1.00	=	0.12	SQ.MT.
3	1.30	x	8.65	x	1.00	=	11.25	SQ.MT.
TOTAL ADDITION						=	**54.00**	SQ.MT.

CARPET AREA CALCULATION COMPUTATION

GROUND FLOOR		1ST FLOOR			OFFICE FLOOR						
SHOP NO.	AREA IN SQ.MT.	SHOP NO.	AREA IN SQ.MT.	FLOOR	OFFICE-01	OFFICE-02	OFFICE-03	OFFICE-04	OFFICE-05	OFFICE-06	OFFICE-07
1	65.36	1	65.36	2ND	86.53	66.18	66.18	66.22	66.60	54.00	86.91
2	65.36	2	65.36								
3	65.36	3	65.36								
4	65.36	4	65.36								
5	65.36	5	65.36	TOTAL	1	1	1	1	1	1	1
5A	29.89	5A	29.89	TOTAL NO OF OFFICE							7
5B	29.89	5B	29.89	TOTAL NO OF SHOP							37
6	85.23	6	85.23								
7	32.57	12	32.57								
8	32.57	13	32.57								
9	32.57	14	32.57								
10	32.57	15	32.57								
11	32.57	16	32.57								
12	32.57	17	32.57								
13	32.57	18	32.57								
14	32.57	19	32.57								
15	32.57	20	32.57								
16	32.57	21	32.57								
17	32.71	22	32.71								
18	32.71	23	32.71								
19	32.71	24	32.71								
20	32.71	25	32.71								
21	32.71	26	32.71								
22	32.71	27	32.71								
23	32.71	28	32.71								
24	32.71	29	32.71								
25	32.71	30	32.71								
26	32.71	31	32.71								
27	32.71	32	32.71								
28	32.71	33	32.71								
29	32.71	34	32.71								
30	32.71	35	32.71								
31	32.71	36	32.71								
32	32.71	37	32.71								
33	32.71	38	32.71								
34	32.71	39	32.71								
35	32.71	40	32.71								
TOTAL SHOP	37	37									

CONTENTS OF THE SHEET

2ND COMMERCIAL (PART) & 2ND PODIUM (PART) FLOOR PLAN , WITH AREA CALCULATION & AREA DIAGRAM
CARPET OFFICE AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:32:53 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:26:21 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:57:47 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

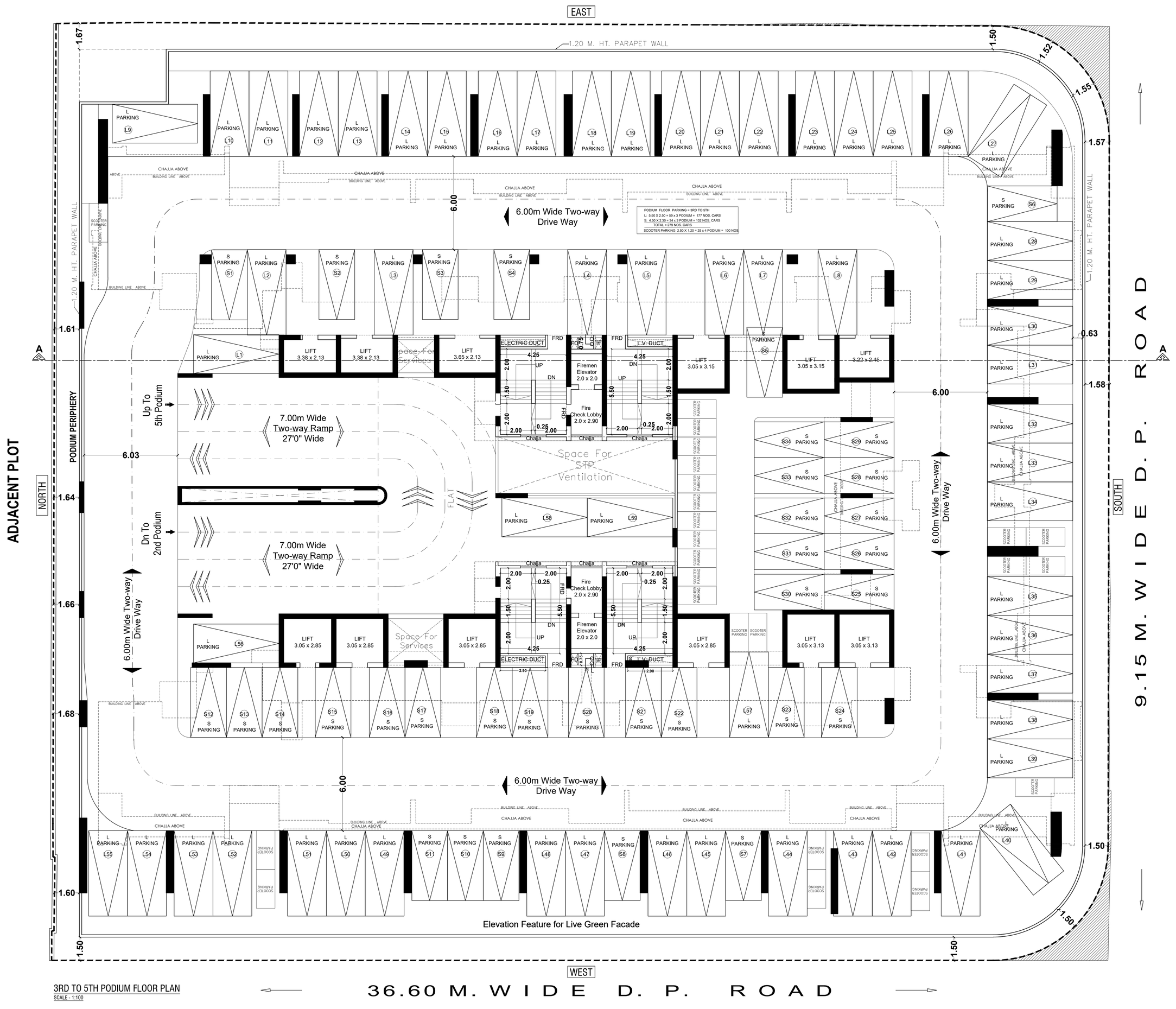
Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:04:19 +05'30'

SIGNATURE OF ARCHITECT

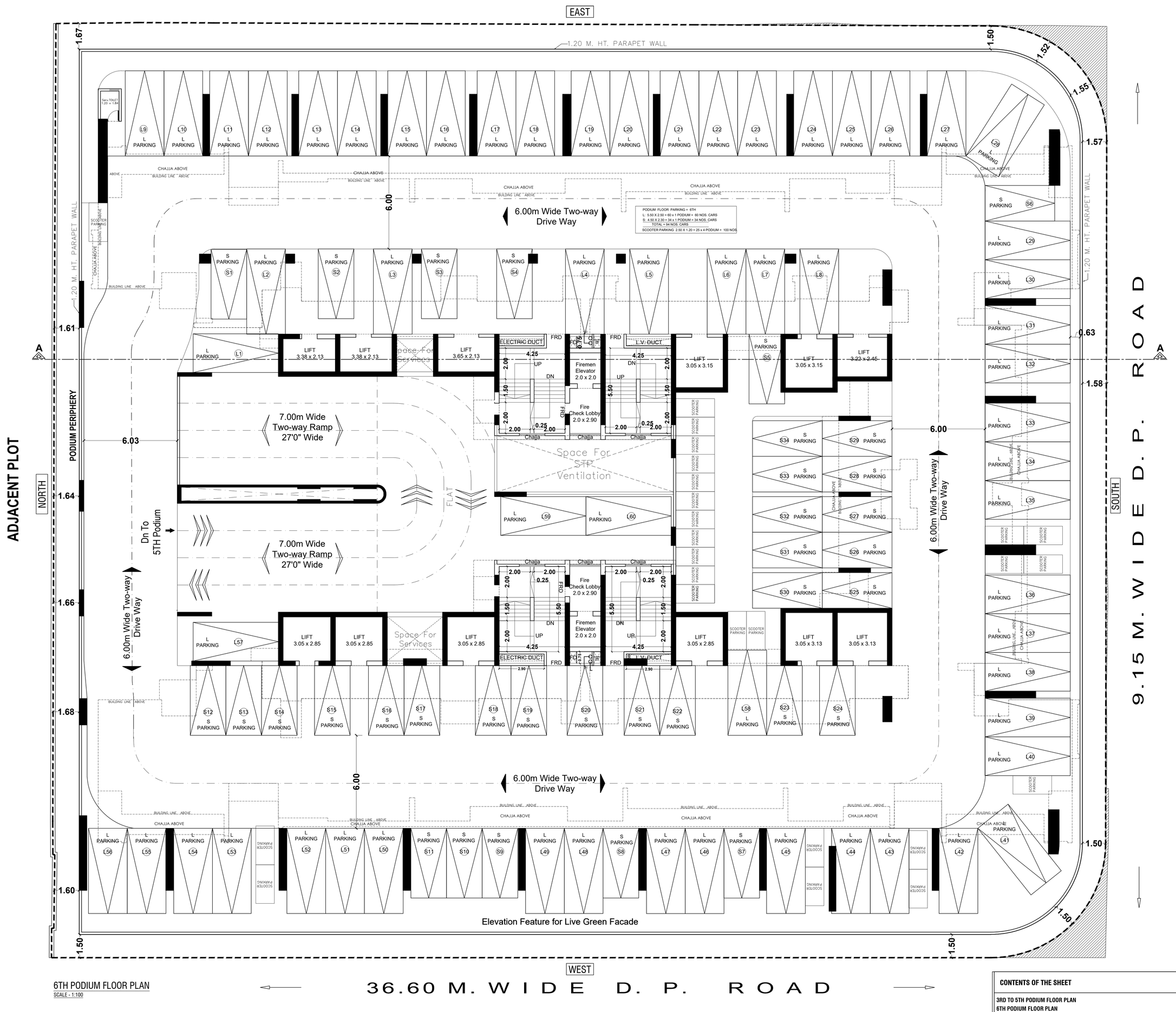
HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:55:18 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



3RD TO 5TH PODIUM FLOOR PLAN
SCALE - 1:100



6TH PODIUM FLOOR PLAN
SCALE - 1:100

CONTENTS OF THE SHEET

3RD TO 5TH PODIUM FLOOR PLAN
6TH PODIUM FLOOR PLAN

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:33:09 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:27:20 +05'30'
Dy.Eng. (MHADA)

Rupesh Murlidhar Totewar
Digitally signed by Rupesh Murlidhar Totewar
Date: 2025.12.24 17:58:06 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.821-1018 KNOWN AS "ISHWARAN RODDH SOSAN CHSL" ON PLOT BEARING CTS. NO.1(PT.),2,WILLARD ESHWARAN, AGARDH NAGAR, NEW LINK ROAD, ISHWARAN, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:55:44 +05'30'

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:04:42 +05'30'

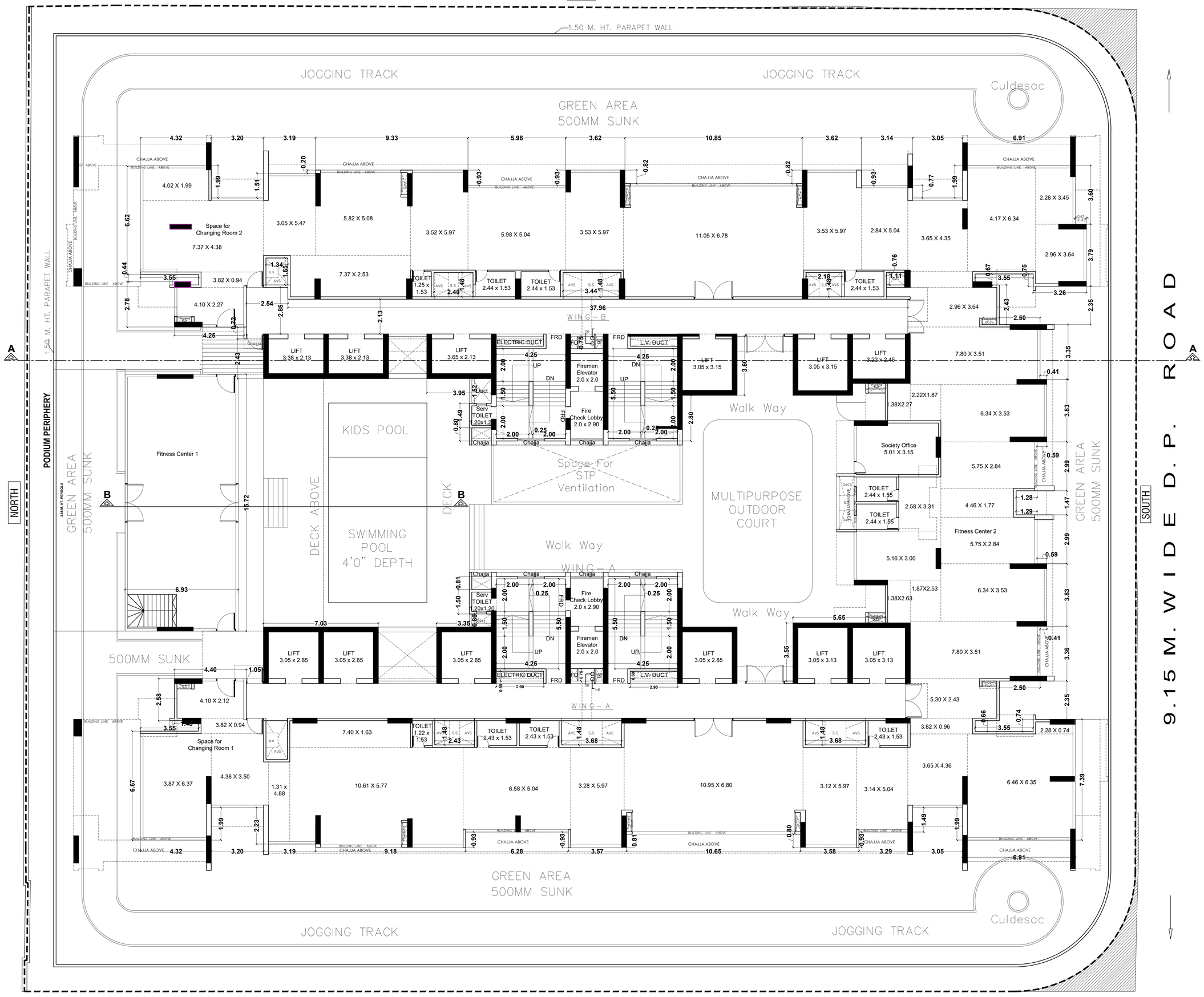
DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
SIGNATURE OF OWNER

SHEET NO. 07/14

9.15 M. WIDE DP ROAD

EAST

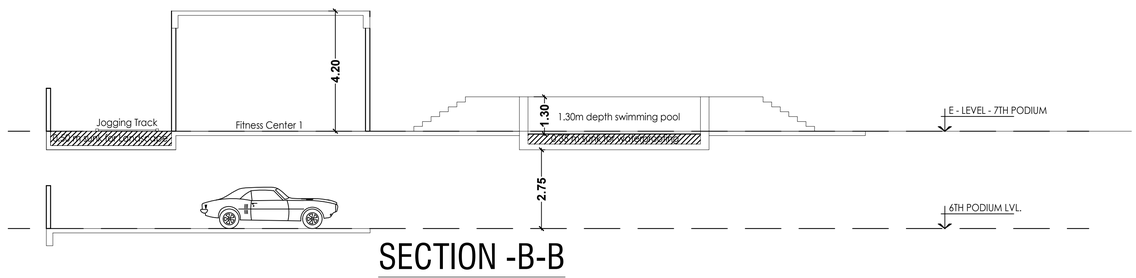


WEST

36.60 M. WIDE D. P. ROAD

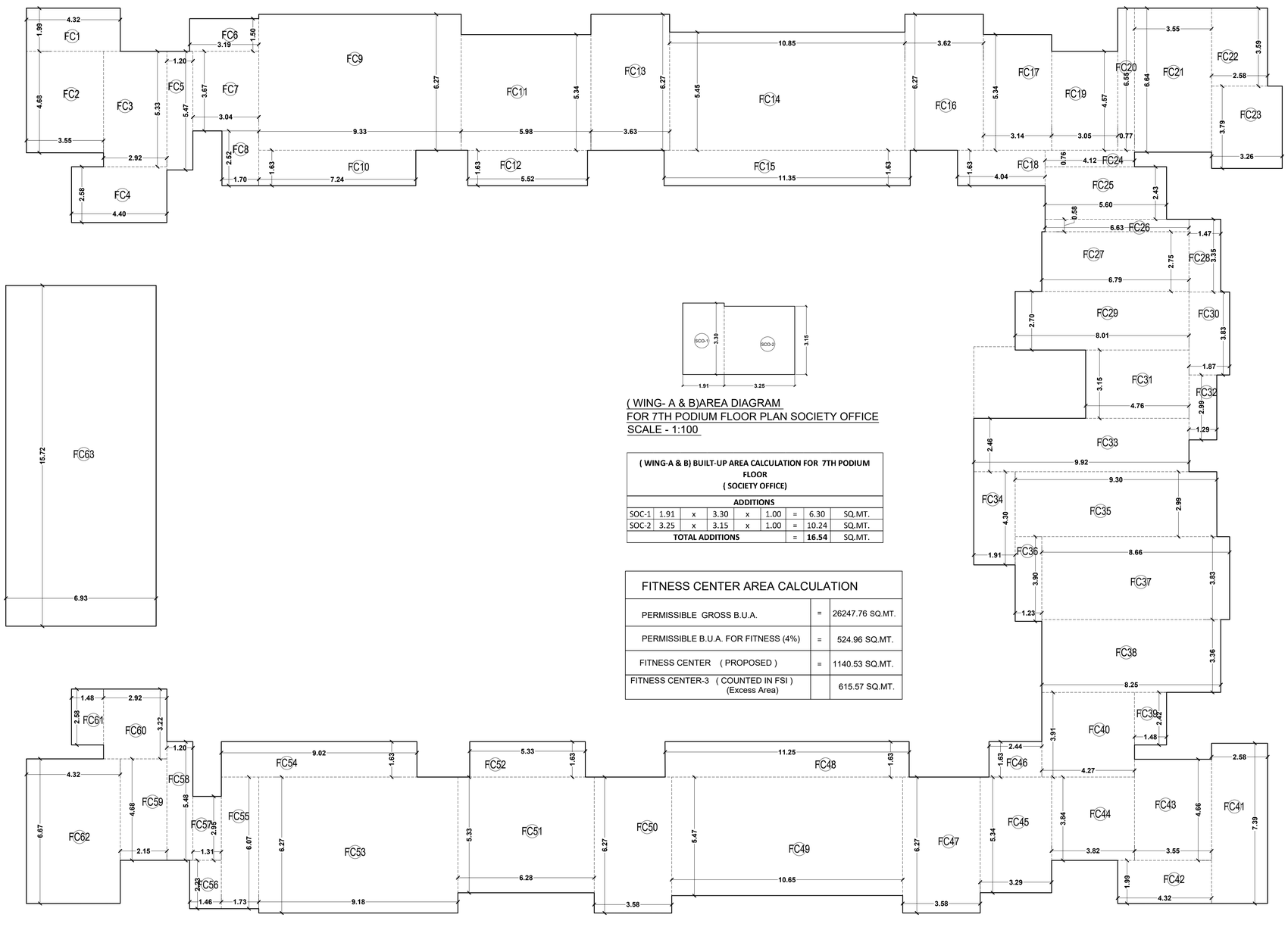
7TH (E-LEVEL) PODIUM FLOOR PLAN

SCALE - 1:100



SECTION -B-B

SCALE - 1:100



(WING- A & B)AREA DIAGRAM
FOR 7TH PODIUM FLOOR PLAN SOCIETY OFFICE
SCALE - 1:100

(WING-A & B) BUILT-UP AREA CALCULATION FOR 7TH PODIUM FLOOR (SOCIETY OFFICE)							
ADDITIONS							
SOC-1	1.91	x	3.30	x	1.00	=	6.30 SQ.MT.
SOC-2	3.25	x	3.15	x	1.00	=	10.24 SQ.MT.
TOTAL ADDITIONS						=	16.54 SQ.MT.

FITNESS CENTER AREA CALCULATION		
PERMISSIBLE GROSS B.U.A.	=	26247.76 SQ.MT.
PERMISSIBLE B.U.A. FOR FITNESS (4%)	=	524.96 SQ.MT.
FITNESS CENTER (PROPOSED)	=	1140.53 SQ.MT.
FITNESS CENTER-3 (COUNTED IN FSI) (Excess Area)		615.57 SQ.MT.

AREA DIAGRAM FOR FITNESS CENTER AT 7TH PODIUM FLOOR
SCALE - 1:100

BUILT-UP AREA CALCULATION FOR FITNESS CENTER							
ADDITIONS							
FC1	4.32	x	1.99	x	1.00	=	8.60 SQ.MT.
FC2	3.55	x	4.68	x	1.00	=	16.61 SQ.MT.
FC3	2.92	x	5.33	x	1.00	=	15.56 SQ.MT.
FC4	4.40	x	2.58	x	1.00	=	11.35 SQ.MT.
FC5	1.20	x	5.47	x	1.00	=	6.56 SQ.MT.
FC6	3.19	x	1.50	x	1.00	=	4.79 SQ.MT.
FC7	3.04	x	3.67	x	1.00	=	11.16 SQ.MT.
FC8	1.70	x	2.52	x	1.00	=	4.28 SQ.MT.
FC9	9.33	x	6.27	x	1.00	=	58.50 SQ.MT.
FC10	7.24	x	1.63	x	1.00	=	11.80 SQ.MT.
FC11	5.98	x	5.34	x	1.00	=	31.93 SQ.MT.
FC12	5.52	x	1.63	x	1.00	=	9.00 SQ.MT.
FC13	3.63	x	6.27	x	1.00	=	22.76 SQ.MT.
FC14	10.85	x	5.45	x	1.00	=	59.13 SQ.MT.
FC15	11.35	x	1.63	x	1.00	=	18.50 SQ.MT.
FC16	3.62	x	6.27	x	1.00	=	22.70 SQ.MT.
FC17	3.14	x	5.34	x	1.00	=	16.77 SQ.MT.
FC18	4.04	x	1.63	x	1.00	=	6.59 SQ.MT.
FC19	3.05	x	4.57	x	1.00	=	13.94 SQ.MT.
FC20	0.77	x	6.55	x	1.00	=	5.04 SQ.MT.
FC21	3.55	x	6.64	x	1.00	=	23.57 SQ.MT.
FC22	2.58	x	3.59	x	1.00	=	9.26 SQ.MT.
FC23	3.26	x	3.79	x	1.00	=	12.36 SQ.MT.
FC24	4.12	x	0.76	x	1.00	=	3.13 SQ.MT.
FC25	5.60	x	2.43	x	1.00	=	13.61 SQ.MT.
FC26	6.63	x	0.58	x	1.00	=	3.85 SQ.MT.
FC27	6.79	x	2.75	x	1.00	=	18.67 SQ.MT.
FC28	1.47	x	3.35	x	1.00	=	4.92 SQ.MT.
FC29	8.01	x	2.70	x	1.00	=	21.63 SQ.MT.
FC30	1.87	x	3.83	x	1.00	=	7.16 SQ.MT.
FC31	4.76	x	3.15	x	1.00	=	14.99 SQ.MT.
FC32	1.29	x	2.99	x	1.00	=	3.86 SQ.MT.
FC33	9.92	x	2.46	x	1.00	=	24.40 SQ.MT.
FC34	1.91	x	4.30	x	1.00	=	8.21 SQ.MT.
FC35	9.30	x	2.99	x	1.00	=	27.81 SQ.MT.
FC36	1.23	x	3.90	x	1.00	=	4.80 SQ.MT.
FC37	8.66	x	3.83	x	1.00	=	33.17 SQ.MT.
FC38	8.25	x	3.36	x	1.00	=	27.72 SQ.MT.
FC39	1.48	x	2.42	x	1.00	=	3.58 SQ.MT.
FC40	4.27	x	3.91	x	1.00	=	16.70 SQ.MT.
FC41	2.58	x	7.39	x	1.00	=	19.07 SQ.MT.
FC42	4.32	x	1.99	x	1.00	=	8.60 SQ.MT.
FC43	3.55	x	4.66	x	1.00	=	16.54 SQ.MT.
FC44	3.82	x	3.84	x	1.00	=	14.67 SQ.MT.
FC45	3.29	x	5.34	x	1.00	=	17.57 SQ.MT.
FC46	2.44	x	1.63	x	1.00	=	3.98 SQ.MT.
FC47	3.58	x	6.27	x	1.00	=	22.45 SQ.MT.
FC48	11.25	x	1.63	x	1.00	=	18.34 SQ.MT.
FC49	10.65	x	5.47	x	1.00	=	58.26 SQ.MT.
FC50	3.58	x	6.27	x	1.00	=	22.45 SQ.MT.
FC51	6.28	x	5.33	x	1.00	=	33.47 SQ.MT.
FC52	5.33	x	1.63	x	1.00	=	8.69 SQ.MT.
FC53	9.18	x	6.27	x	1.00	=	57.56 SQ.MT.
FC54	9.02	x	1.63	x	1.00	=	14.70 SQ.MT.
FC55	1.73	x	6.07	x	1.00	=	10.50 SQ.MT.
FC56	1.46	x	2.23	x	1.00	=	3.26 SQ.MT.
FC57	1.31	x	2.95	x	1.00	=	3.86 SQ.MT.
FC58	1.20	x	5.48	x	1.00	=	6.58 SQ.MT.
FC59	2.15	x	4.68	x	1.00	=	10.06 SQ.MT.
FC60	2.92	x	3.22	x	1.00	=	9.40 SQ.MT.
FC61	1.48	x	2.58	x	1.00	=	3.82 SQ.MT.
FC62	4.32	x	6.67	x	1.00	=	28.81 SQ.MT.
FC63	6.93	x	15.72	x	1.00	=	108.94 SQ.MT.
TOTAL						=	1,140.53 SQ.MT.

CONTENTS OF THE SHEET

7TH (E- LEVEL) PODIUMFLOOR PLAN
FITINESS CENTER AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:33:24 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:27:36 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:58:29 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

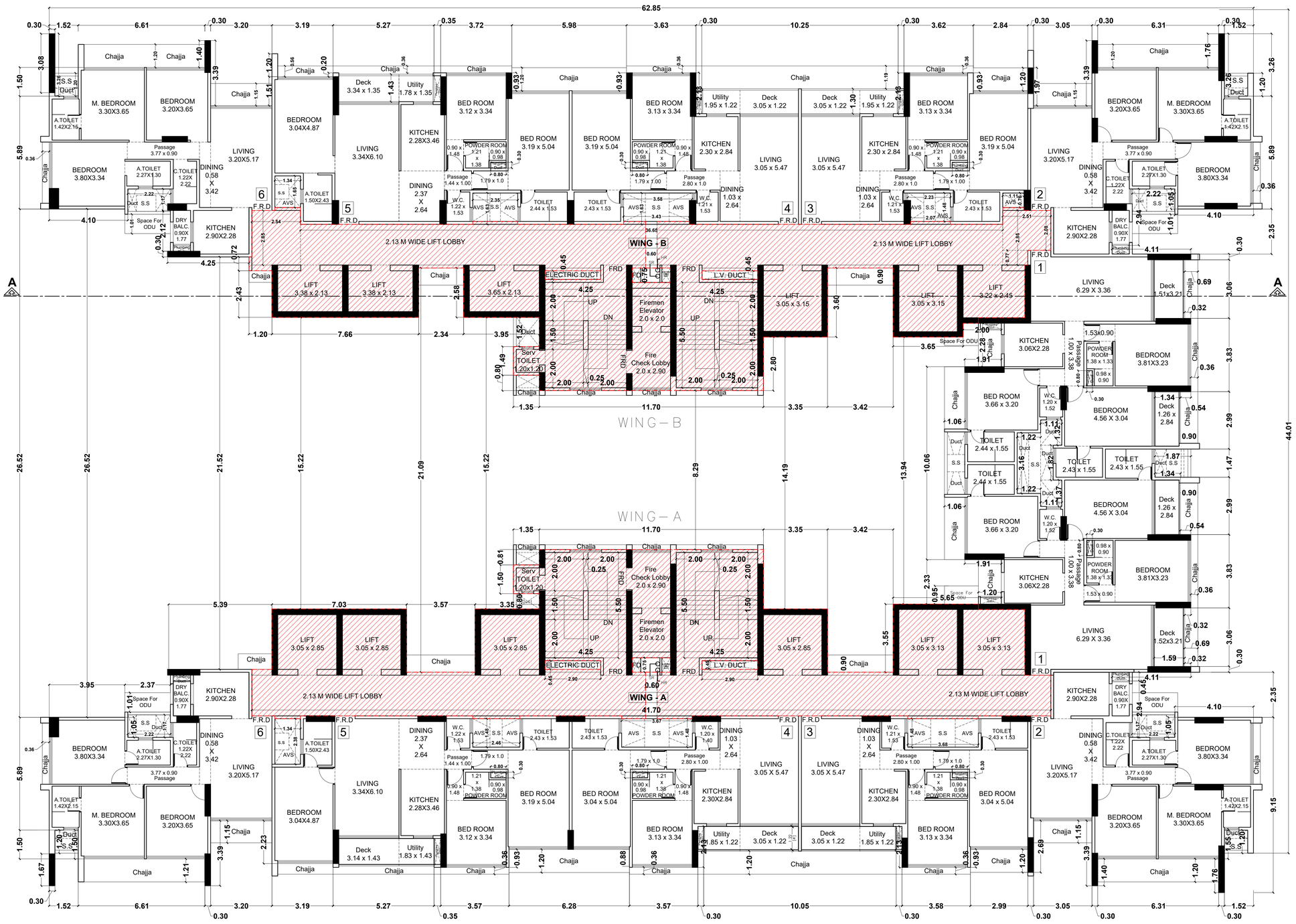
Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:05:07 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

SIGNATURE OF ARCHITECT

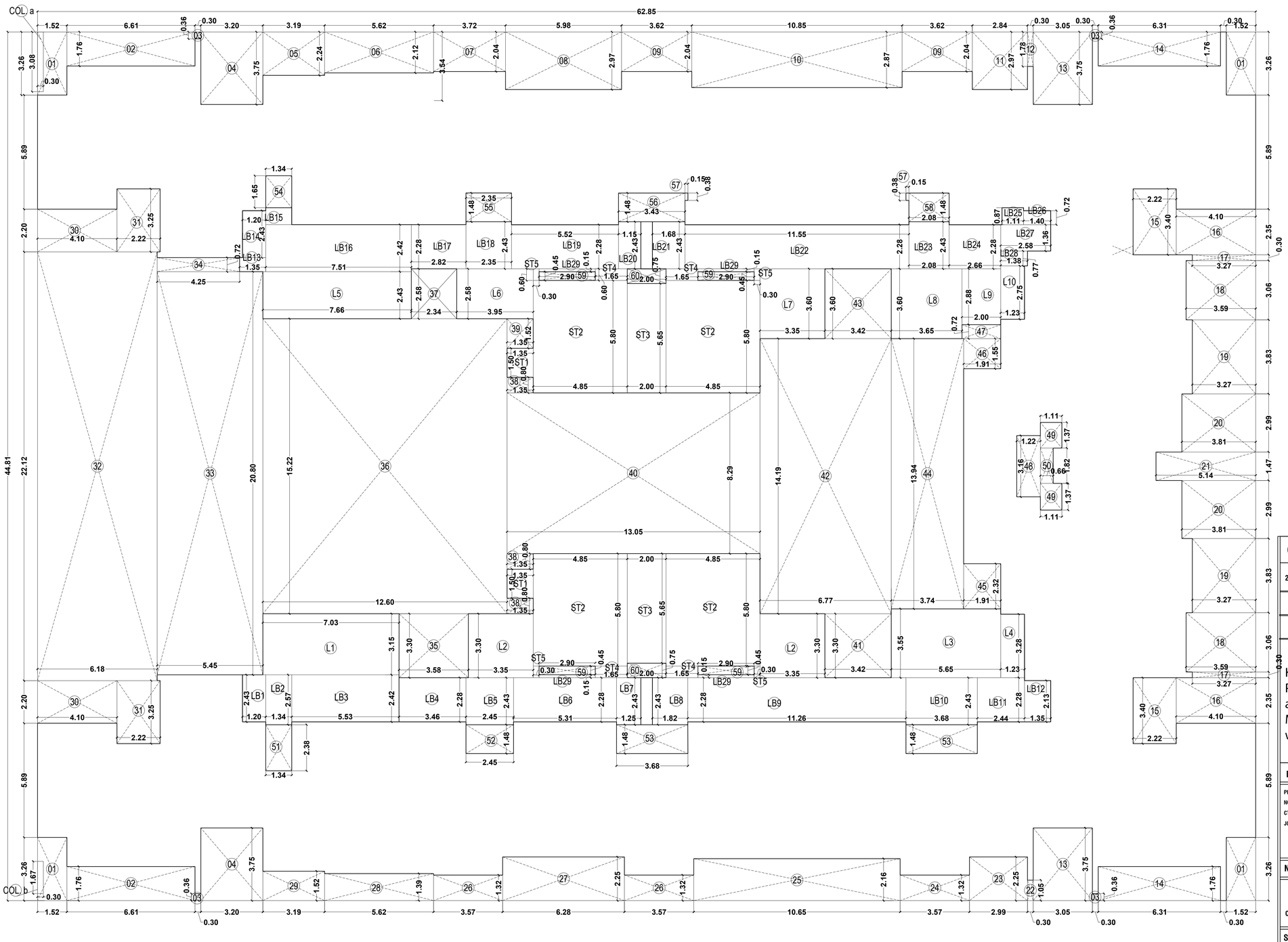
HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:56:04 +05'30'

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



2ND TO 7TH & 9TH TO 14TH & 16TH, 17TH FLOOR PLAN

SCALE - 1:100



AREA LINE DIAGRAM FOR 2ND TO 7TH & 8TH TO 14TH & 16TH , 17TH FLOOR

SCALE -1:100

BUILT-UP AREA CALCULATION FOR 2ND TO 7TH & 9TH TO 14TH & 16TH, 17TH FLOOR

ADDITIONS								
A	62.85	x	44.810	x	1.00	=	2,816.31	SQ.MT.
a	0.30	x	3.080	x	1.00	=	0.92	SQ.MT.
b	0.30	x	1.670	x	1.00	=	0.50	SQ.MT.
TOTAL AREA						=	**2,817.73**	SQ.MT.
DEDUCTIONS								
1	1.52	x	3.26	x	4.00	=	19.82	SQ.MT.
2	6.61	x	1.76	x	2.00	=	23.27	SQ.MT.
3	0.30	x	0.36	x	4.00	=	0.43	SQ.MT.
4	3.20	x	3.75	x	2.00	=	24.00	SQ.MT.
5	3.19	x	2.24	x	1.00	=	7.15	SQ.MT.
6	5.62	x	2.12	x	1.00	=	11.91	SQ.MT.
7	3.72	x	2.04	x	1.00	=	7.59	SQ.MT.
8	5.98	x	2.97	x	1.00	=	17.76	SQ.MT.
9	3.62	x	2.04	x	2.00	=	14.77	SQ.MT.
10	10.85	x	2.87	x	1.00	=	31.14	SQ.MT.
11	2.84	x	2.97	x	1.00	=	8.43	SQ.MT.
12	0.30	x	1.78	x	1.00	=	0.53	SQ.MT.
13	3.05	x	3.75	x	2.00	=	22.88	SQ.MT.
14	6.31	x	1.76	x	2.00	=	22.21	SQ.MT.
15	2.22	x	3.40	x	2.00	=	15.10	SQ.MT.
16	4.10	x	2.35	x	2.00	=	19.27	SQ.MT.
17	3.27	x	0.30	x	2.00	=	1.96	SQ.MT.
18	3.59	x	3.06	x	2.00	=	21.97	SQ.MT.
19	3.27	x	3.83	x	2.00	=	25.05	SQ.MT.
20	3.81	x	2.99	x	2.00	=	22.78	SQ.MT.
21	5.14	x	1.47	x	1.00	=	7.56	SQ.MT.
22	0.30	x	1.05	x	1.00	=	0.32	SQ.MT.
23	2.99	x	2.25	x	1.00	=	6.73	SQ.MT.
24	3.57	x	1.32	x	1.00	=	4.71	SQ.MT.
25	10.65	x	2.16	x	1.00	=	23.00	SQ.MT.
26	3.57	x	1.32	x	2.00	=	9.42	SQ.MT.
27	6.28	x	2.25	x	1.00	=	14.13	SQ.MT.
28	5.62	x	1.39	x	1.00	=	7.81	SQ.MT.
29	3.19	x	1.52	x	1.00	=	4.85	SQ.MT.
30	4.10	x	2.20	x	2.00	=	18.04	SQ.MT.
31	2.22	x	3.25	x	2.00	=	14.43	SQ.MT.
32	6.18	x	22.12	x	1.00	=	136.70	SQ.MT.
33	5.45	x	20.80	x	1.00	=	113.36	SQ.MT.
34	4.25	x	0.72	x	1.00	=	3.06	SQ.MT.
35	3.58	x	3.30	x	1.00	=	11.81	SQ.MT.
36	12.60	x	15.22	x	1.00	=	191.77	SQ.MT.
37	2.34	x	2.58	x	1.00	=	6.04	SQ.MT.
38	1.35	x	0.80	x	3.00	=	3.24	SQ.MT.
39	1.35	x	1.52	x	1.00	=	2.05	SQ.MT.
40	13.05	x	8.29	x	1.00	=	108.18	SQ.MT.
41	3.42	x	3.30	x	1.00	=	11.29	SQ.MT.
42	6.77	x	14.19	x	1.00	=	96.07	SQ.MT.
43	3.42	x	3.60	x	1.00	=	12.31	SQ.MT.
44	3.74	x	13.94	x	1.00	=	52.14	SQ.MT.
45	1.91	x	2.32	x	1.00	=	4.43	SQ.MT.
46	1.91	x	1.55	x	1.00	=	2.96	SQ.MT.
47	2.00	x	0.72	x	1.00	=	1.44	SQ.MT.
48	1.22	x	3.16	x	1.00	=	3.86	SQ.MT.
59	1.11	x	1.37	x	2.00	=	3.04	SQ.MT.
50	0.66	x	1.82	x	1.00	=	1.20	SQ.MT.
51	1.34	x	2.38	x	1.00	=	3.19	SQ.MT.
52	2.45	x	1.48	x	1.00	=	3.63	SQ.MT.
53	3.68	x	1.48	x	2.00	=	10.89	SQ.MT.
54	1.34	x	1.65	x	1.00	=	2.21	SQ.MT.
55	2.35	x	1.48	x	1.00	=	3.48	SQ.MT.
56	3.43	x	1.48	x	1.00	=	5.08	SQ.MT.
57	0.15	x	0.38	x	2.00	=	0.11	SQ.MT.
58	2.08	x	1.48	x	1.00	=	3.08	SQ.MT.
59	2.90	x	0.45	x	4.00	=	5.22	SQ.MT.
60	2.00	x	0.75	x	2.00	=	3.00	SQ.MT.
TOTAL						=	**1,233.86**	SQ.MT.
(2817.73 - 1233.86 = 1583.87)						=	**1,583.87**	SQ.MT.

DEDUCTION STAIRCASE & LIFT LOBBY AREA

ST1	1.35	x	1.50	x	2.00	=	4.05	SQ.MT.
ST2	4.85	x	5.80	x	4.00	=	112.52	SQ.MT.
ST3	2.00	x	5.65	x	2.00	=	22.60	SQ.MT.
ST4	1.65	x	0.60	x	4.00	=	3.96	SQ.MT.
ST5	0.30	x	0.60	x	4.00	=	0.72	SQ.MT.
L1	7.03	x	3.15	x	1.00	=	22.14	SQ.MT.
L2	3.35	x	3.30	x	2.00	=	22.11	SQ.MT.
L3	5.65	x	3.55	x	1.00	=	20.06	SQ.MT.
L4	1.23	x	3.28	x	1.00	=	4.03	SQ.MT.
L5	7.66	x	2.43	x	1.00	=	18.61	SQ.MT.
L6	3.95	x	2.58	x	1.00	=	10.19	SQ.MT.
L7	3.35	x	3.60	x	1.00	=	12.06	SQ.MT.
L8	3.65	x	3.60	x	1.00	=	13.14	SQ.MT.
L9	2.00	x	2.88	x	1.00	=	5.76	SQ.MT.
L10	1.23	x	2.75	x	1.00	=	3.38	SQ.MT.
LB1	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB2	1.34	x	2.57	x	1.00	=	3.44	SQ.MT.
LB3	5.53	x	2.42	x	1.00	=	13.38	SQ.MT.
LB4	3.46	x	2.28	x	1.00	=	7.89	SQ.MT.
LB5	2.45	x	2.43	x	1.00	=	5.95	SQ.MT.
LB6	5.31	x	2.28	x	1.00	=	12.11	SQ.MT.
LB7	1.25	x	2.43	x	1.00	=	3.04	SQ.MT.
LB8	1.82	x	2.43	x	1.00	=	4.42	SQ.MT.
LB9	11.26	x	2.28	x	1.00	=	25.67	SQ.MT.
LB10	3.68	x	2.43	x	1.00	=	8.94	SQ.MT.
LB11	2.44	x	2.28	x	1.00	=	5.56	SQ.MT.
LB12	1.35	x	2.13	x	1.00	=	2.88	SQ.MT.
LB13	1.35	x	0.72	x	1.00	=	0.97	SQ.MT.
LB14	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB15	1.34	x	0.87	x	1.00	=	1.17	SQ.MT.
LB16	7.51	x	2.42	x	1.00	=	18.17	SQ.MT.
LB17	2.82	x	2.28	x	1.00	=	6.43	SQ.MT.
LB18	2.35	x	2.43	x	1.00	=	5.71	SQ.MT.
LB19	5.52	x	2.28	x	1.00	=	12.59	SQ.MT.
LB20	1.15	x	2.43	x	1.00	=	2.79	SQ.MT.
LB21	1.68	x	2.43	x	1.00	=	4.08	SQ.MT.
LB22	11.55	x	2.28	x	1.00	=	26.33	SQ.MT.
LB23	2.08	x	2.43	x	1.00	=	5.05	SQ.MT.
LB24	2.66	x	2.28	x	1.00	=	6.06	SQ.MT.
LB25	1.11	x	0.87	x	1.00	=	0.97	SQ.MT.
LB26	1.40	x	0.72	x	1.00	=	1.01	SQ.MT.
LB27	2.58	x	1.36	x	1.00	=	3.51	SQ.MT.
LB28	1.38	x	0.77	x	1.00	=	1.06	SQ.MT.
LB29	2.90	x	0.15	x	4.00	=	1.74	SQ.MT.
TOTAL DEDUCTIONS						=	**472.12**	SQ.MT.
BUILT BUILT-UP AREA FOR 2ND TO 7TH & 9TH TO 14TH & 16TH, 17TH FLOOR (1583.87 - 472.12 = 1111.75)						=	**1,111.75**	**SQ.MT.**

CONTENTS OF THE SHEET

2ND TO 7TH & 9TH TO 14TH & 16TH FLOOR PLAN ,WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar — Digitally signed by Kapil Pravinrao Muktewar Date: 2025.12.24 15:33:40 +05'30' — S. Eng. (MHADA)

Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2025.12.24 16:27:50 +05'30' — Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2025.12.24 17:58:47 +05'30' — Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:56:26 +05'30'

NAME OF OWNER

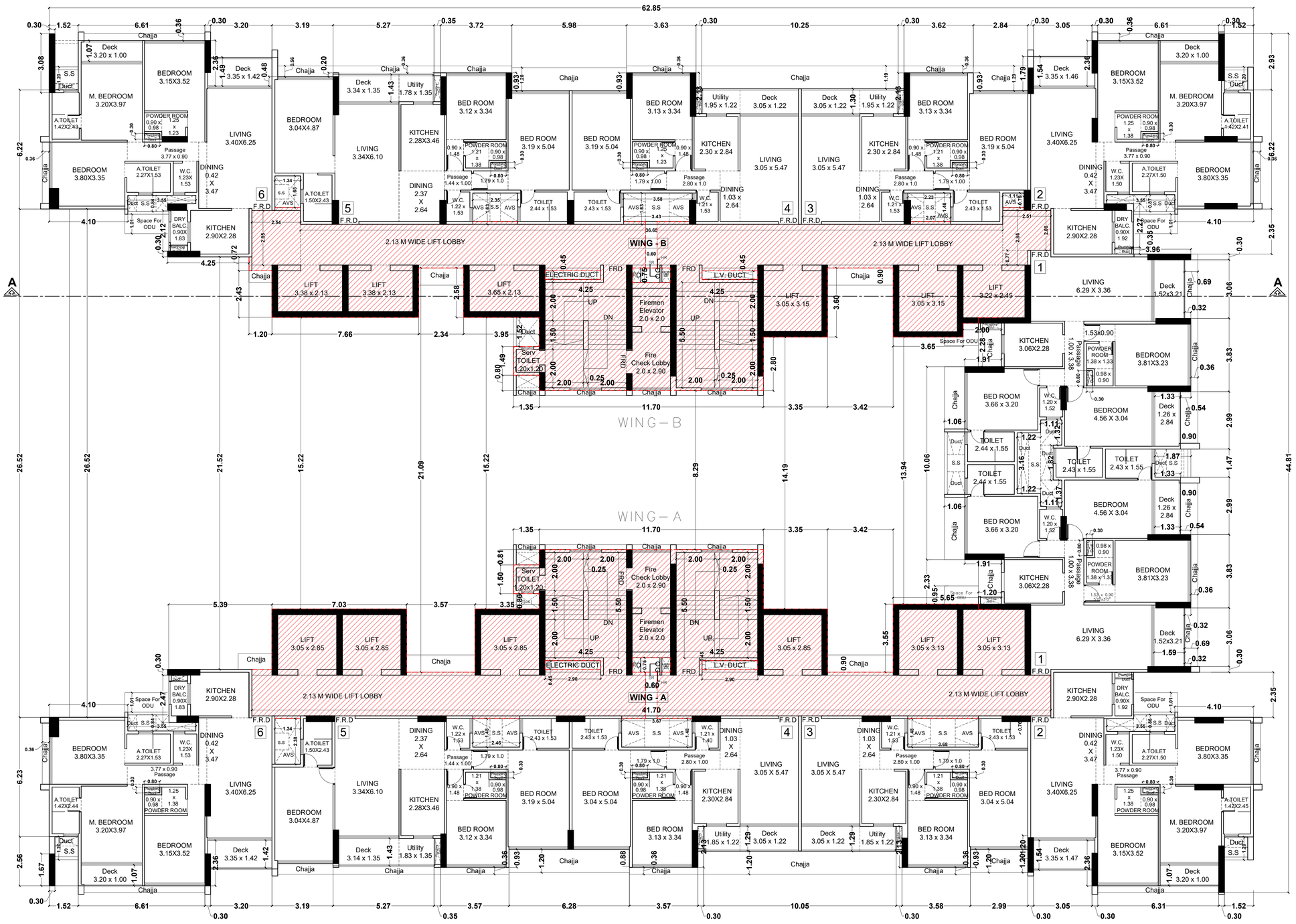
SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:05:37 +05'30'

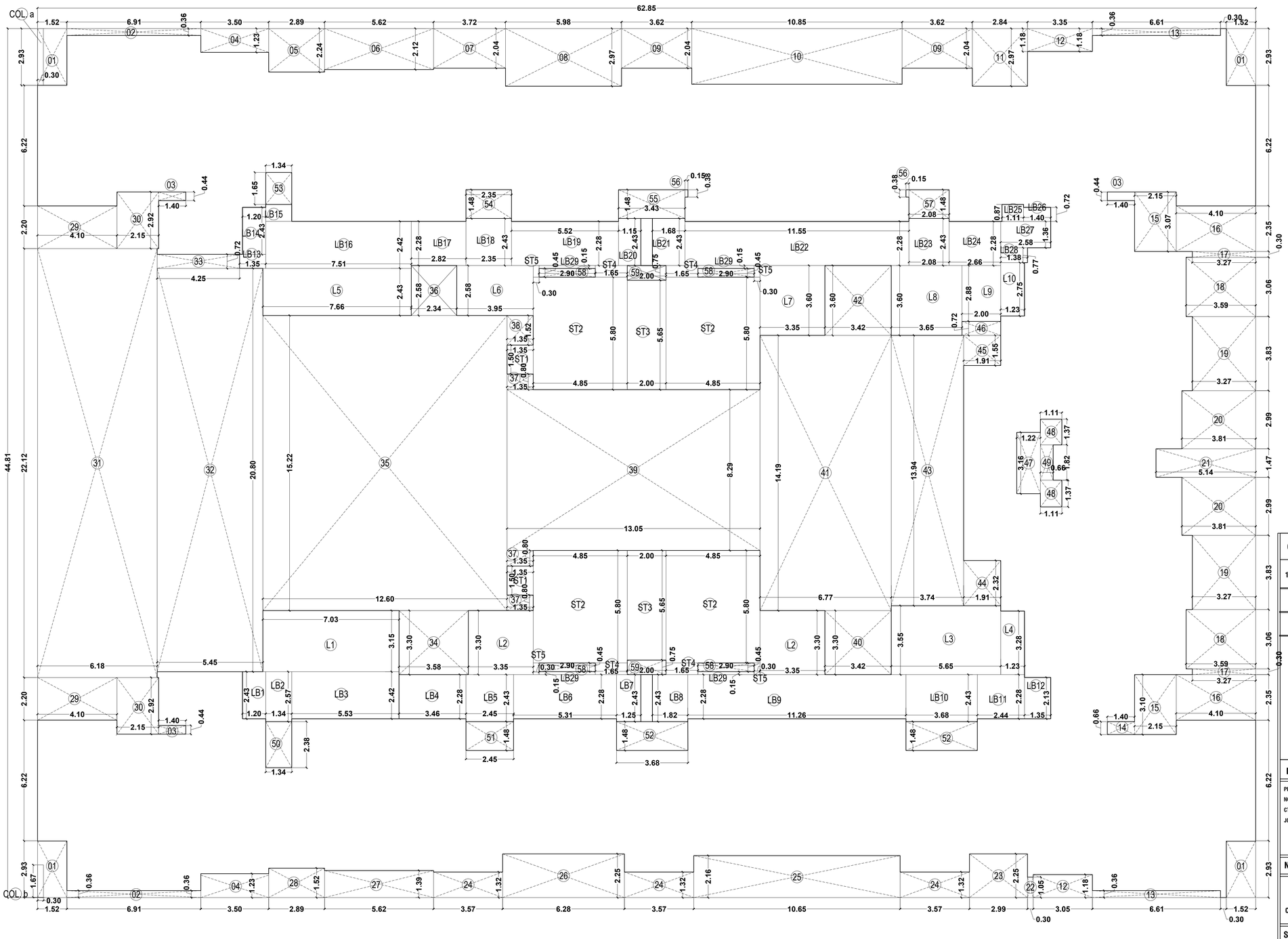
DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



18TH TO 21ST FLOOR PLAN

SCALE - 1:100



AREA LINE DIAGRAM FOR 18TH TO 21ST

SCALE -1:100

BUILT-UP AREA CALCULATION FOR 18TH TO 21ST & 23RD FLOOR

ADDITIONS								
A	62.85	x	44.810	x	1.00	=	2,816.31	SQ.MT.
a	0.30	x	2.930	x	1.00	=	0.88	SQ.MT.
b	0.30	x	1.670	x	1.00	=	0.50	
TOTAL AREA						=	**2,817.69**	SQ.MT.
DEDUCTIONS								
1	1.52	x	2.93	x	4.00	=	17.81	SQ.MT.
2	6.61	x	0.36	x	2.00	=	4.76	SQ.MT.
3	1.40	x	0.44	x	3.00	=	1.85	SQ.MT.
4	3.50	x	1.23	x	2.00	=	8.61	SQ.MT.
5	2.89	x	2.24	x	1.00	=	6.47	SQ.MT.
6	5.62	x	2.12	x	1.00	=	11.91	SQ.MT.
7	3.72	x	2.04	x	1.00	=	7.59	SQ.MT.
8	5.98	x	2.97	x	1.00	=	17.76	SQ.MT.
9	3.62	x	2.04	x	2.00	=	14.77	SQ.MT.
10	10.85	x	2.87	x	1.00	=	31.14	SQ.MT.
11	2.84	x	2.97	x	1.00	=	8.43	SQ.MT.
12	3.35	x	1.18	x	2.00	=	7.91	SQ.MT.
13	6.61	x	0.36	x	2.00	=	4.76	SQ.MT.
14	1.40	x	0.66	x	1.00	=	0.92	SQ.MT.
15	2.15	x	3.07	x	2.00	=	13.20	SQ.MT.
16	4.10	x	2.35	x	2.00	=	19.27	SQ.MT.
17	3.27	x	0.30	x	2.00	=	1.96	SQ.MT.
18	3.59	x	3.06	x	2.00	=	21.97	SQ.MT.
19	3.27	x	3.83	x	2.00	=	25.05	SQ.MT.
20	3.81	x	2.99	x	2.00	=	22.78	SQ.MT.
21	5.14	x	1.47	x	1.00	=	7.56	SQ.MT.
22	0.30	x	1.05	x	1.00	=	0.32	SQ.MT.
23	2.99	x	2.25	x	1.00	=	6.73	SQ.MT.
24	3.57	x	1.32	x	3.00	=	14.14	SQ.MT.
25	10.65	x	2.16	x	1.00	=	23.00	SQ.MT.
26	6.28	x	2.25	x	1.00	=	14.13	SQ.MT.
27	5.62	x	1.39	x	1.00	=	7.81	SQ.MT.
28	2.89	x	1.52	x	1.00	=	4.39	SQ.MT.
29	4.10	x	2.20	x	2.00	=	18.04	SQ.MT.
30	2.15	x	2.92	x	2.00	=	12.56	SQ.MT.
31	6.18	x	22.12	x	1.00	=	136.70	SQ.MT.
32	5.45	x	20.80	x	1.00	=	113.36	SQ.MT.
33	4.25	x	0.72	x	1.00	=	3.06	SQ.MT.
34	3.58	x	3.30	x	1.00	=	11.81	SQ.MT.
35	12.60	x	15.22	x	1.00	=	191.77	SQ.MT.
36	2.34	x	2.58	x	1.00	=	6.04	SQ.MT.
37	1.35	x	0.80	x	3.00	=	3.24	SQ.MT.
38	1.35	x	1.52	x	1.00	=	2.05	SQ.MT.
39	13.05	x	8.29	x	1.00	=	108.18	SQ.MT.
40	3.42	x	3.30	x	1.00	=	11.29	SQ.MT.
41	6.77	x	14.19	x	1.00	=	96.07	SQ.MT.
42	3.42	x	3.60	x	1.00	=	12.31	SQ.MT.
43	3.74	x	13.94	x	1.00	=	52.14	SQ.MT.
44	1.91	x	2.32	x	1.00	=	4.43	SQ.MT.
45	1.91	x	1.55	x	1.00	=	2.96	SQ.MT.
46	2.00	x	0.72	x	1.00	=	1.44	SQ.MT.
47	1.22	x	3.16	x	1.00	=	3.86	SQ.MT.
48	1.11	x	1.37	x	2.00	=	3.04	SQ.MT.
49	0.66	x	1.82	x	1.00	=	1.20	SQ.MT.
50	1.34	x	2.38	x	1.00	=	3.19	SQ.MT.
51	2.45	x	1.48	x	1.00	=	3.63	SQ.MT.
52	3.68	x	1.48	x	2.00	=	10.89	SQ.MT.
53	1.34	x	1.65	x	1.00	=	2.21	SQ.MT.
54	2.35	x	1.48	x	1.00	=	3.48	SQ.MT.
55	3.43	x	1.48	x	1.00	=	5.08	SQ.MT.
56	0.15	x	0.38	x	2.00	=	0.11	SQ.MT.
57	2.08	x	1.48	x	1.00	=	3.08	SQ.MT.
58	2.90	x	0.45	x	4.00	=	5.22	SQ.MT.
59	2.00	x	0.75	x	2.00	=	3.00	SQ.MT.
TOTAL						=	**1,162.44**	SQ.MT.
(2817.69 - 1162.44 = 1655.24)						=	**1,655.24**	SQ.MT.

DEDUCTION STAIRCASE & LIFT LOBBY AREA

ST1	1.35	x	1.50	x	2.00	=	4.05	SQ.MT.
ST2	4.85	x	5.80	x	4.00	=	112.52	SQ.MT.
ST3	2.00	x	5.65	x	2.00	=	22.60	SQ.MT.
ST4	1.65	x	0.60	x	4.00	=	3.96	SQ.MT.
ST5	0.30	x	0.60	x	4.00	=	0.72	SQ.MT.
L1	7.03	x	3.15	x	1.00	=	22.14	SQ.MT.
L2	3.35	x	3.30	x	2.00	=	22.11	SQ.MT.
L3	5.65	x	3.55	x	1.00	=	20.06	SQ.MT.
L4	1.23	x	3.28	x	1.00	=	4.03	SQ.MT.
L5	7.66	x	2.43	x	1.00	=	18.61	SQ.MT.
L6	3.95	x	2.58	x	1.00	=	10.19	SQ.MT.
L7	3.35	x	3.60	x	1.00	=	12.06	SQ.MT.
L8	3.65	x	3.60	x	1.00	=	13.14	SQ.MT.
L9	2.00	x	2.88	x	1.00	=	5.76	SQ.MT.
L10	1.23	x	2.75	x	1.00	=	3.38	SQ.MT.
LB1	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB2	1.34	x	2.57	x	1.00	=	3.44	SQ.MT.
LB3	5.53	x	2.42	x	1.00	=	13.38	SQ.MT.
LB4	3.46	x	2.28	x	1.00	=	7.89	SQ.MT.
LB5	2.45	x	2.43	x	1.00	=	5.95	SQ.MT.
LB6	5.31	x	2.28	x	1.00	=	12.11	SQ.MT.
LB7	1.25	x	2.43	x	1.00	=	3.04	SQ.MT.
LB8	1.82	x	2.43	x	1.00	=	4.42	SQ.MT.
LB9	11.26	x	2.28	x	1.00	=	25.67	SQ.MT.
LB10	3.68	x	2.43	x	1.00	=	8.94	SQ.MT.
LB11	2.44	x	2.28	x	1.00	=	5.56	SQ.MT.
LB12	1.35	x	2.13	x	1.00	=	2.88	SQ.MT.
LB13	1.35	x	0.72	x	1.00	=	0.97	SQ.MT.
LB14	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB15	1.34	x	0.87	x	1.00	=	1.17	SQ.MT.
LB16	7.51	x	2.42	x	1.00	=	18.17	SQ.MT.
LB17	2.82	x	2.28	x	1.00	=	6.43	SQ.MT.
LB18	2.35	x	2.43	x	1.00	=	5.71	SQ.MT.
LB19	5.52	x	2.28	x	1.00	=	12.59	SQ.MT.
LB20	1.15	x	2.43	x	1.00	=	2.79	SQ.MT.
LB21	1.68	x	2.43	x	1.00	=	4.08	SQ.MT.
LB22	11.55	x	2.28	x	1.00	=	26.33	SQ.MT.
LB23	2.08	x	2.43	x	1.00	=	5.05	SQ.MT.
LB24	2.66	x	2.28	x	1.00	=	6.06	SQ.MT.
LB25	1.11	x	0.87	x	1.00	=	0.97	SQ.MT.
LB26	1.40	x	0.72	x	1.00	=	1.01	SQ.MT.
LB27	2.58	x	1.36	x	1.00	=	3.51	SQ.MT.
LB28	1.38	x	0.77	x	1.00	=	1.06	SQ.MT.
LB29	2.90	x	0.15	x	4.00	=	1.74	SQ.MT.
TOTAL DEDUCTIONS						=	**472.12**	SQ.MT.
BUILT BUILT-UP AREA FOR 18TH TO 21ST & 23RD FLOOR (1655.24 - 472.12 = 1183.13)						=	**1,183.13**	**SQ.MT.**

CONTENTS OF THE SHEET

17TH TO 21ST & 23RD TO 27TH FLOOR PLAN ,WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:34:03 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:28:24 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:59:06 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

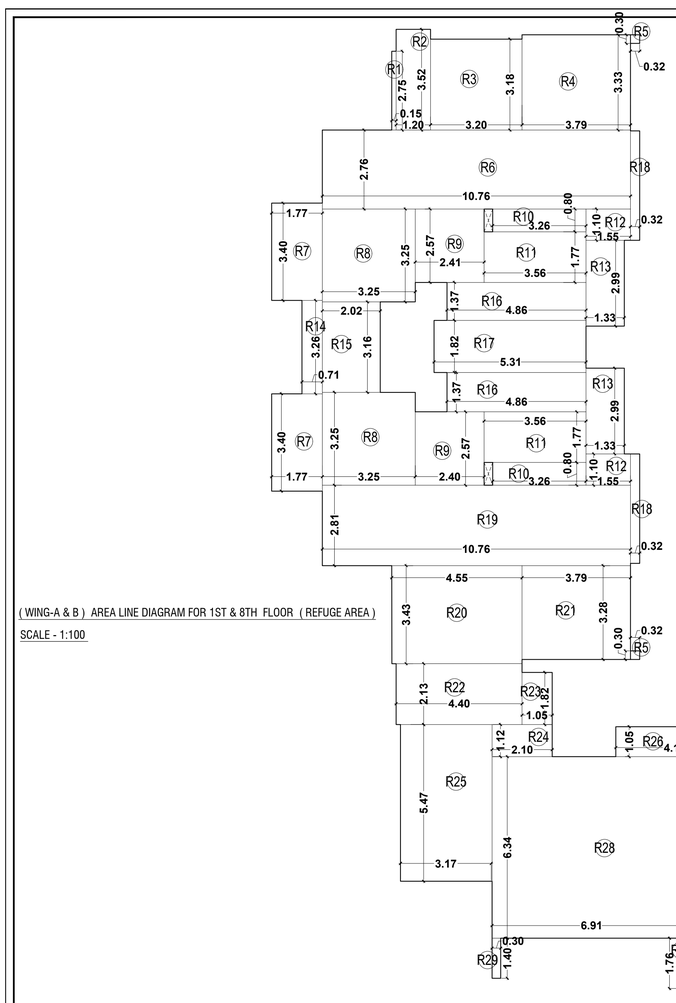
Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:06:02 +05'30'

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:56:48 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



(WING-A & B) AREA LINE DIAGRAM FOR 1ST & 8TH FLOOR (REFUGE AREA)

SCALE - 1:100

REFUGE AREA CALCULATION FOR 1ST & 8TH FLOOR

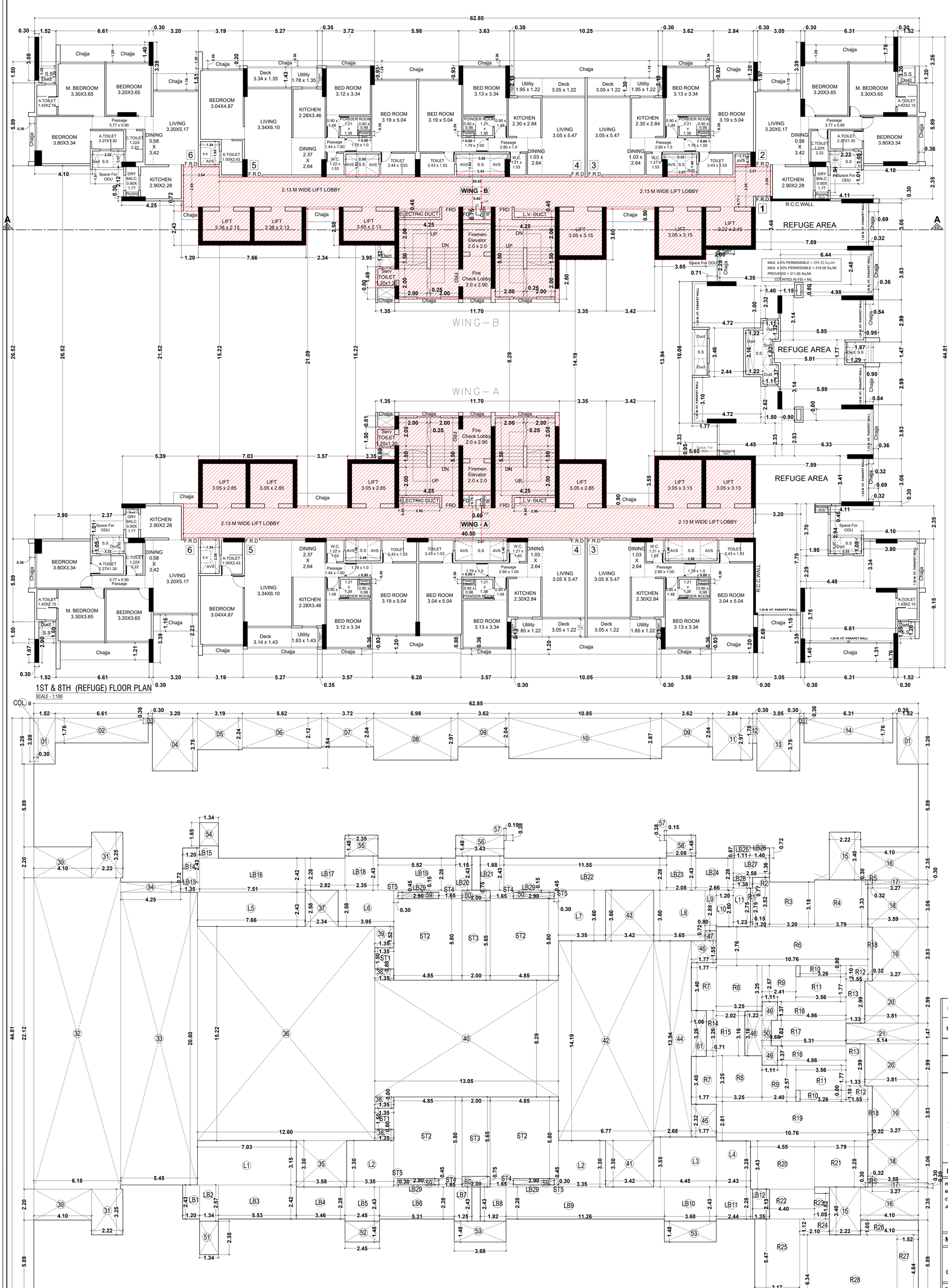
R1	0.15	x	2.75	x	1.00	=	0.41	SQ.MT.
R2	1.20	x	3.52	x	1.00	=	4.22	SQ.MT.
R3	3.20	x	3.18	x	1.00	=	10.18	SQ.MT.
R4	3.79	x	3.33	x	1.00	=	12.62	SQ.MT.
R5	0.30	x	0.32	x	2.00	=	0.19	SQ.MT.
R6	10.76	x	2.76	x	1.00	=	29.70	SQ.MT.
R7	1.77	x	3.40	x	2.00	=	12.04	SQ.MT.
R8	3.25	x	3.25	x	2.00	=	21.13	SQ.MT.
R9	2.41	x	2.57	x	2.00	=	12.39	SQ.MT.
R10	3.26	x	0.80	x	2.00	=	5.22	SQ.MT.
R11	3.56	x	1.77	x	2.00	=	12.60	SQ.MT.
R12	1.55	x	1.10	x	2.00	=	3.41	SQ.MT.
R13	1.33	x	2.99	x	2.00	=	7.95	SQ.MT.
R14	0.71	x	3.26	x	1.00	=	2.31	SQ.MT.
R15	2.02	x	3.16	x	1.00	=	6.38	SQ.MT.
R16	4.86	x	1.37	x	2.00	=	13.32	SQ.MT.
R17	5.31	x	1.82	x	1.00	=	9.66	SQ.MT.
R18	0.32	x	3.83	x	2.00	=	2.45	SQ.MT.
R19	10.76	x	2.81	x	1.00	=	30.24	SQ.MT.
R20	4.55	x	3.43	x	1.00	=	15.61	SQ.MT.
R21	3.79	x	3.28	x	1.00	=	12.43	SQ.MT.
R22	4.40	x	2.13	x	1.00	=	9.37	SQ.MT.
R23	1.05	x	1.82	x	1.00	=	1.91	SQ.MT.
R24	2.10	x	1.12	x	1.00	=	2.35	SQ.MT.
R25	3.17	x	5.47	x	1.00	=	17.34	SQ.MT.
R26	4.10	x	1.05	x	1.00	=	4.31	SQ.MT.
R27	1.52	x	4.84	x	1.00	=	7.36	SQ.MT.
R28	6.91	x	6.34	x	1.00	=	43.81	SQ.MT.
R29	0.30	x	1.40	x	1.00	=	0.42	SQ.MT.
R30	0.30	x	1.76	x	1.00	=	0.53	SQ.MT.
TOTAL REFUGE AREA						**=**	**311.85**	SQ.MT.

WING- A & B (REFUGE AREA STATEMENT)

	FLOOR	B.U.A ./ FLOOR		NO.OF FLOOR	TOTAL B.U.A
1ST FLOOR REFUGE AREA	1ST FLR.	813.29	X	1	813.29
	2ND TO 7TH	1111.75	X	6	6670.5
					7483.79
				4% REQUIRED B.U.A .	**299.35**
				UP TO 4.25% 4% PERMISSIBLE B.U.A .	318.06
				1ST FLOOR REFUGE AREA PROPOSED	**311.85**
				EXCESS B.U.A. (COUNTED IN FSI)	0.00

WING- A & B (REFUGE AREA STATEMENT)

	FLOOR	B.U.A ./ FLOOR		NO.OF FLOOR	TOTAL B.U.A
8TH FLOOR REFUGE AREA	8TH FLR.	813.29	X	1	813.29
	9TH TO 14TH	1111.75	X	6	6670.5
					7483.79
				4% REQUIRED B.U.A .	**299.35**
				UP TO 4.25% 4% PERMISSIBLE B.U.A .	318.06
				8TH FLOOR REFUGE AREA PROPOSED	**311.85**
				EXCESS B.U.A. (COUNTED IN FSI)	0.00

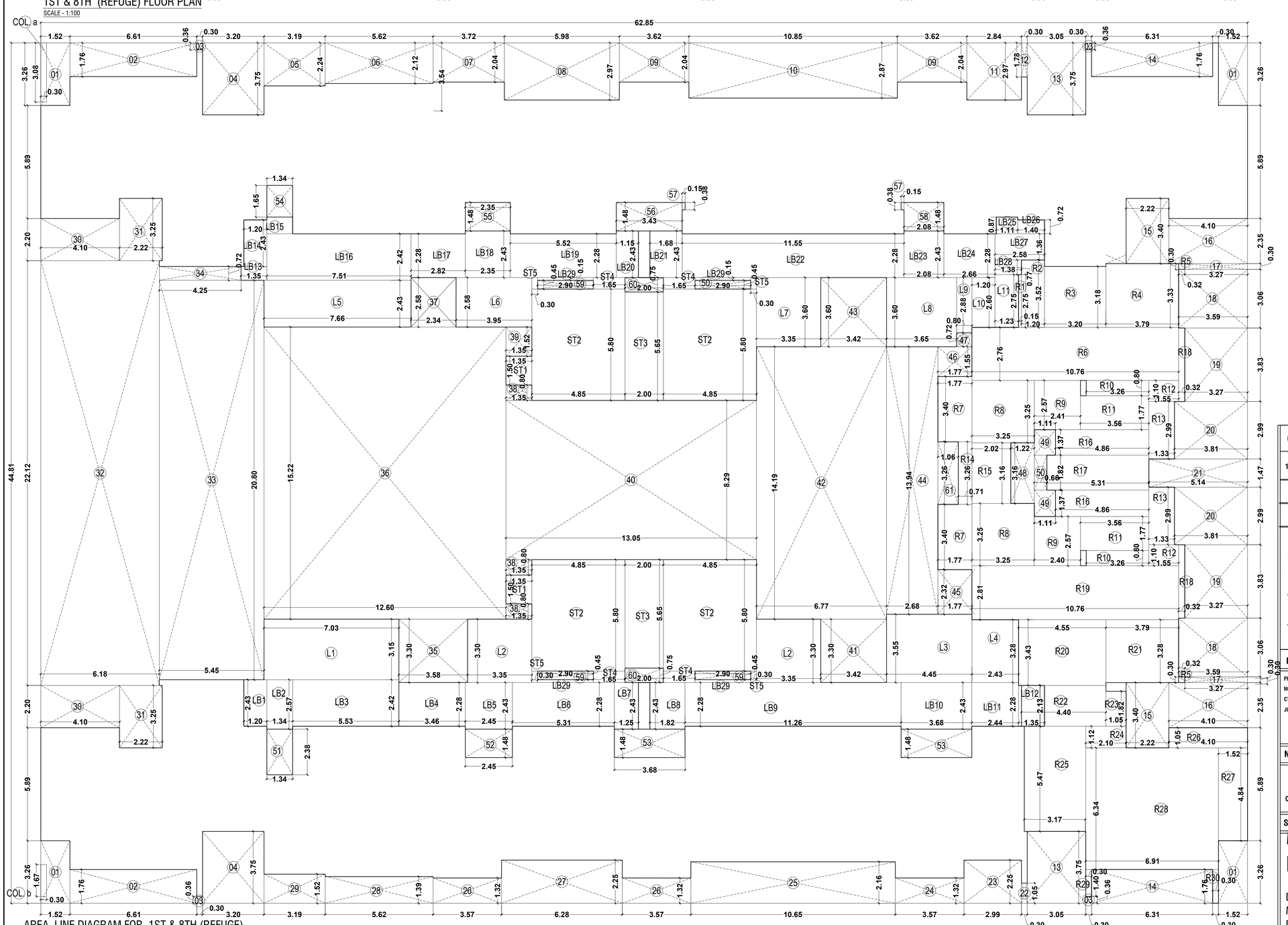


1ST & 8TH (REFUGE) FLOOR PLAN

SCALE - 1:100

BUILT-UP AREA CALCULATION FOR 1ST & 8TH REFUGE FLOOR

ADDITIONS								
A	62.85	x	44.810	x	1.00	=	2,816.31	SQ.MT.
a	0.30	x	3.080	x	1.00	=	0.92	SQ.MT.
b	0.30	x	1.670	x	1.00	=	0.50	SQ.MT.
TOTAL AREA						**=**	**2,817.73**	SQ.MT.
DEDUCTIONS								
1	1.52	x	3.26	x	4.00	=	19.82	SQ.MT.
2	6.61	x	1.76	x	2.00	=	23.27	SQ.MT.
3	0.30	x	0.36	x	4.00	=	0.43	SQ.MT.
4	3.20	x	3.75	x	2.00	=	24.00	SQ.MT.
5	3.19	x	2.24	x	1.00	=	7.15	SQ.MT.
6	5.62	x	2.12	x	1.00	=	11.91	SQ.MT.
7	3.72	x	2.04	x	1.00	=	7.59	SQ.MT.
8	5.98	x	2.97	x	1.00	=	17.76	SQ.MT.
9	3.62	x	2.04	x	2.00	=	14.77	SQ.MT.
10	10.85	x	2.87	x	1.00	=	31.14	SQ.MT.
11	2.84	x	2.97	x	1.00	=	8.43	SQ.MT.
12	0.30	x	1.78	x	1.00	=	0.53	SQ.MT.
13	3.05	x	3.75	x	2.00	=	22.88	SQ.MT.
14	6.31	x	1.76	x	2.00	=	22.21	SQ.MT.
15	2.22	x	3.40	x	2.00	=	15.10	SQ.MT.
16	4.10	x	2.35	x	2.00	=	19.27	SQ.MT.
17	3.27	x	0.30	x	2.00	=	1.96	SQ.MT.
18	3.59	x	3.06	x	2.00	=	21.97	SQ.MT.
19	3.27	x	3.83	x	2.00	=	25.05	SQ.MT.
20	3.81	x	2.99	x	2.00	=	22.78	SQ.MT.
21	5.14	x	1.47	x	1.00	=	7.56	SQ.MT.
22	0.30	x	1.05	x	1.00	=	0.32	SQ.MT.
23	2.99	x	2.25	x	1.00	=	6.73	SQ.MT.
24	3.57	x	1.32	x	1.00	=	4.71	SQ.MT.
25	10.65	x	2.16	x	1.00	=	23.00	SQ.MT.
26	3.57	x	1.32	x	2.00	=	9.42	SQ.MT.
27	6.28	x	2.25	x	1.00	=	14.13	SQ.MT.
28	5.62	x	1.39	x	1.00	=	7.81	SQ.MT.
29	3.19	x	1.52	x	1.00	=	4.85	SQ.MT.
30	4.10	x	2.20	x	2.00	=	18.04	SQ.MT.
31	2.22	x	3.25	x	2.00	=	14.43	SQ.MT.
32	6.18	x	22.12	x	1.00	=	136.70	SQ.MT.
33	5.45	x	20.80	x	1.00	=	113.36	SQ.MT.
34	4.25	x	0.72	x	1.00	=	3.06	SQ.MT.
35	3.58	x	3.30	x	1.00	=	11.81	SQ.MT.
36	12.60	x	15.22	x	1.00	=	191.77	SQ.MT.
37	2.34	x	2.58	x	1.00	=	6.04	SQ.MT.
38	1.35	x	0.80	x	3.00	=	3.24	SQ.MT.
39	1.35	x	1.52	x	1.00	=	2.05	SQ.MT.
40	13.05	x	8.29	x	1.00	=	108.18	SQ.MT.
41	3.42	x	3.30	x	1.00	=	11.29	SQ.MT.
42	6.77	x	14.19	x	1.00	=	96.07	SQ.MT.
43	3.42	x	3.60	x	1.00	=	12.31	SQ.MT.
44	2.68	x	13.94	x	1.00	=	37.36	SQ.MT.
45	1.77	x	2.32	x	1.00	=	4.11	SQ.MT.
46	1.77	x	1.55	x	1.00	=	2.74	SQ.MT.
47	0.80	x	0.72	x	1.00	=	0.58	SQ.MT.
48	1.22	x	3.16	x	1.00	=	3.86	SQ.MT.
59	1.11	x	1.37	x	2.00	=	3.04	SQ.MT.
50	0.66	x	1.82	x	1.00	=	1.20	SQ.MT.
51	1.34	x	2.38	x	1.00	=	3.19	SQ.MT.
52	2.45	x	1.48	x	1.00	=	3.63	SQ.MT.
53	3.68	x	1.48	x	2.00	=	10.89	SQ.MT.
54	1.34	x	1.65	x	1.00	=	2.21	SQ.MT.
55	2.35	x	1.48	x	1.00	=	3.48	SQ.MT.
56	3.43	x	1.48	x	1.00	=	5.08	SQ.MT.
57	0.15	x	0.38	x	2.00	=	0.11	SQ.MT.
58	2.08	x	1.48	x	1.00	=	3.08	SQ.MT.
59	2.90	x	0.45	x	4.00	=	5.22	SQ.MT.
60	2.00	x	0.75	x	2.00	=	3.00	SQ.MT.
61	1.06	x	3.26	x	1.00	=	3.46	SQ.MT.
TOTAL						=	**1,221.13**	SQ.MT.
(2817.73 - 1221.15 = 1596.60)						=	**1,596.60**	SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA								
ST1	1.35	x	1.50	x	2.00	=	4.05	SQ.MT.
ST2	4.85	x	5.80	x	4.00	=	112.52	SQ.MT.
ST3	2.00	x	5.65	x	2.00	=	22.60	SQ.MT.
ST4	1.65	x	0.60	x	4.00	=	3.96	SQ.MT.
ST5	0.30	x	0.60	x	4.00	=	0.72	SQ.MT.
L1	7.03	x	3.15	x	1.00	=	22.14	SQ.MT.
L2	3.35	x	3.30	x	2.00	=	22.11	SQ.MT.
L3	4.45	x	3.55	x	1.00	=	15.80	SQ.MT.
L4	2.43	x	3.28	x	1.00	=	7.97	SQ.MT.
L5	7.66	x	2.43	x	1.00	=	18.61	SQ.MT.
L6	3.95	x	2.58	x	1.00	=	10.19	SQ.MT.
L7	3.35	x	3.60	x	1.00	=	12.06	SQ.MT.
L8	3.65	x	3.60	x	1.00	=	13.14	SQ.MT.
L9	0.80	x	2.88	x	1.00	=	2.30	SQ.MT.
L10	1.20	x	2.60	x	1.00	=	3.12	SQ.MT.
L11	1.23	x	2.75	x	1.00	=	3.38	SQ.MT.
LB1	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB2	1.34	x	2.57	x	1.00	=	3.44	SQ.MT.
LB3	5.53	x	2.42	x	1.00	=	13.38	SQ.MT.
LB4	3.46	x	2.28	x	1.00	=	7.89	SQ.MT.
LB5	2.45	x	2.43	x	1.00	=	5.95	SQ.MT.
LB6	5.31	x	2.28	x	1.00	=	12.11	SQ.MT.
LB7	1.25	x	2.43	x	1.00	=	3.04	SQ.MT.
LB8	1.82	x	2.43	x	1.00	=	4.42	SQ.MT.
LB9	11.26	x	2.28	x	1.00	=	25.67	SQ.MT.
LB10	3.68	x	2.43	x	1.00	=	8.94	SQ.MT.
LB11	2.44	x	2.28	x	1.00	=	5.56	SQ.MT.
LB12	1.35	x	2.13	x	1.00	=	2.88	SQ.MT.
LB13	1.35	x	0.72	x	1.00	=	0.97	SQ.MT.
LB14	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB15	1.34	x	0.87	x	1.00	=	1.17	SQ.MT.
LB16	7.51	x	2.42	x	1.00	=	18.17	SQ.MT.
LB17	2.82	x	2.28	x	1.00	=	6.43	SQ.MT.
LB18	2.35	x	2.43	x	1.00	=	5.71	SQ.MT.
LB19	5.52	x	2.28	x	1.00	=	12.59	SQ.MT.
LB20	1.15	x	2.43	x	1.00	=	2.79	SQ.MT.
LB21	1.68	x	2.43	x	1.00	=	4.08	SQ.MT.
LB22	11.55	x	2.28	x	1.00	=	26.33	SQ.MT.
LB23	2.08	x	2.43	x	1.00	=	5.05	SQ.MT.
LB24	2.66	x	2.28	x	1.00	=	6.06	SQ.MT.
LB25	1.11	x	0.87	x	1.00	=	0.97	SQ.MT.
LB26	1.40	x	0.72	x	1.00	=	1.01	SQ.MT.
LB27	2.58	x	1.36	x	1.00	=	3.51	SQ.MT.
LB28	1.38	x	0.77	x	1.00	=	1.06	SQ.MT.
LB29	2.90	x	0.15	x	4.00	=	1.74	SQ.MT.
TOTAL DEDUCTIONS						=	**471.46**	SQ.MT.
DEDUCTION REFUGE AREA								
R1	0.15	x	2.75	x	1.00	=	0.41	SQ.MT.
R2	1.20	x	3.52	x	1.00	=	4.22	SQ.MT.
R3	3.20	x	3.18	x	1.00	=	10.18	SQ.MT.
R4	3.79	x	3.33	x	1.00	=	12.62	SQ.MT.
R5	0.30	x	0.32	x	2.00	=	0.19	SQ.MT.
R6	10.76	x	2.76	x	1.00	=	29.70	SQ.MT.
R7	1.77	x	3.40	x	2.00	=	12.04	SQ.MT.
R8	3.25	x	3.25	x	2.00	=	21.13	SQ.MT.
R9	2.41	x	2.57	x	2.00	=	12.39	SQ.MT.
R10	3.26	x	0.80	x	2.00	=	5.22	SQ.MT.
R11	3.56	x	1.77	x	2.00	=	12.60	SQ.MT.
R12	1.55	x	1.10	x	2.00	=	3.41	SQ.MT.
R13	1.33	x	2.99	x	2.00	=	7.95	SQ.MT.
R14	0.71	x	3.26	x	1.00	=	2.31	SQ.MT.
R15	2.02	x	3.16	x	1.00	=	6.38	SQ.MT.
R16	4.86	x	1.37	x	2.00	=	13.32	SQ.MT.
R17	5.31	x	1.82	x	1.00	=	9.66	SQ.MT.
R18	0.32	x	3.83	x	2.00	=	2.45	SQ.MT.
R19	10.76	x	2.81	x	1.00	=	30.24	SQ.MT.
R20	4.55	x	3.43	x	1.00	=	15.61	SQ.MT.
R21	3.79	x	3.28	x	1.00	=	12.43	SQ.MT.
R22	4.40	x	2.13	x	1.00	=	9.37	SQ.MT.
R23	1.05	x	1.82	x	1.00	=	1.91	SQ.MT.
R24	2.10	x	1.12	x	1.00	=	2.35	SQ.MT.
R25	3.17	x	5.47	x	1.00	=	17.34	SQ.MT.
R26	4.10	x	1.05	x	1.00	=	4.31	SQ.MT.
R27	1.52	x	4.84	x	1.00	=	7.36	SQ.MT.
R28	6.91	x	6.34	x	1.00	=	43.81	SQ.MT.
R29	0.30	x	1.40	x	1.00	=	0.42	SQ.MT.
R30	0.30	x	1.76	x	1.00	=	0.53	SQ.MT.
TOTAL REFUGE AREA						=	**311.85**	SQ.MT.
BUILT BUILT-UP AREA FOR 1ST & 8TH FLOOR (1596.60 - 471.46 - 311.85 = 813.29)						=	**813.29**	**SQ.MT.**



AREA LINE DIAGRAM FOR 1ST & 8TH (REFUGE)

SCALE -1:100

CONTENTS OF THE SHEET

1ST & 8TH FLOOR (REFUGE) PLAN ,WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar — Digitally signed by Kapil Pravinrao Muktewar Date: 2025.12.24 15:34:19 +05'30' — S. Eng. (MHADA)

Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2025.12.24 16:28:41 +05'30' — Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2025.12.24 17:59:25 +05'30' — Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA

Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA Date: 2025.12.24 14:57:13 +05'30'

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

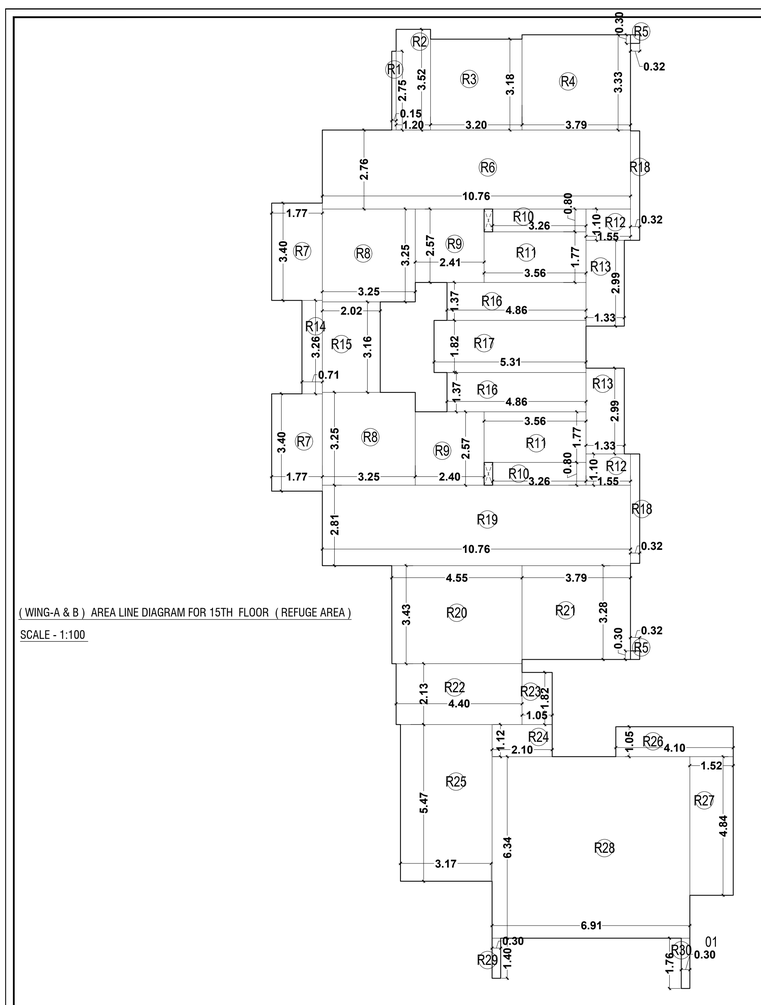
SIGNATURE OF OWNER

Mahesh Lira Verat

Digitally signed by Mahesh Lira Verat Date: 2025.12.24 15:06:32 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in

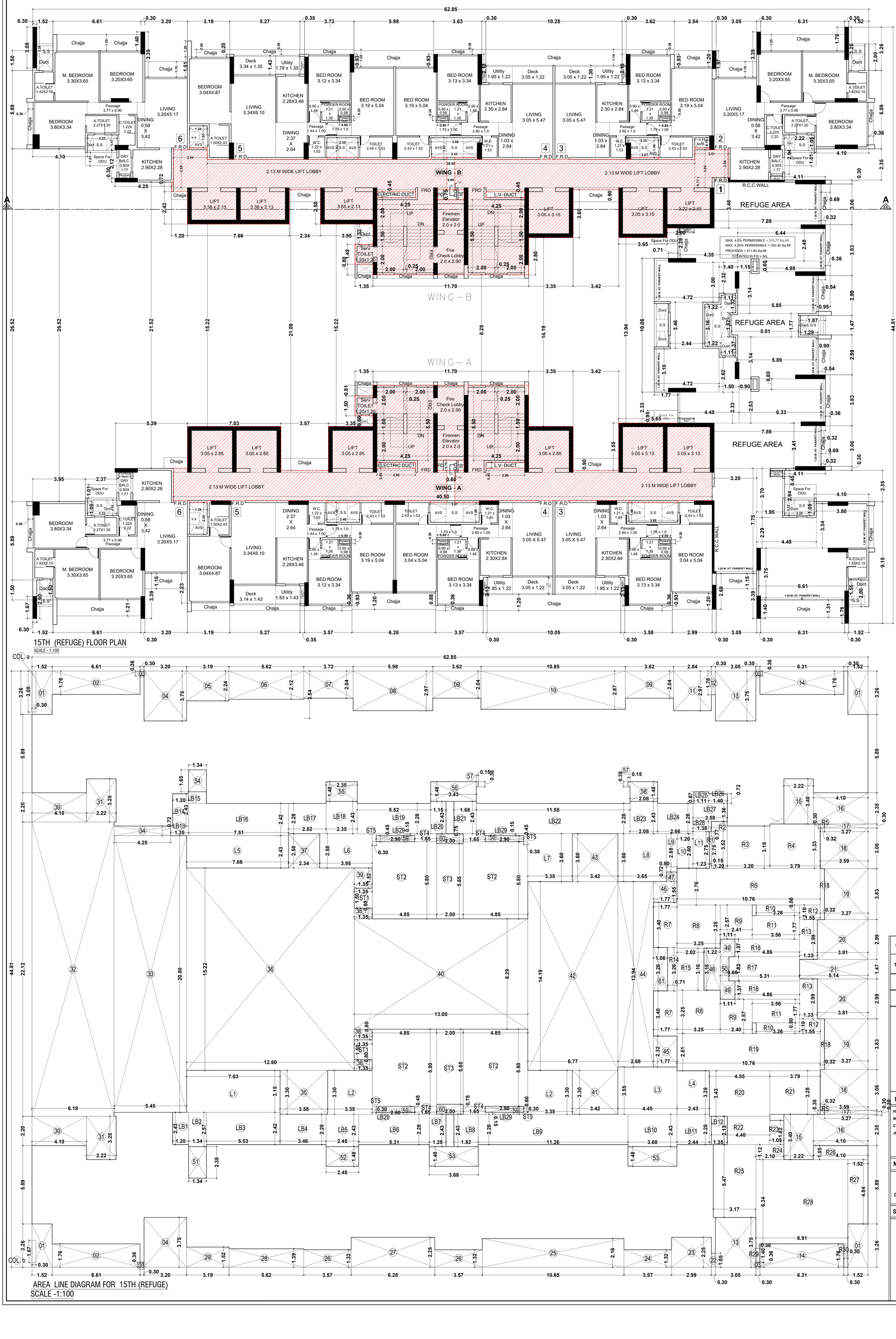


(WING-A & B) AREA LINE DIAGRAM FOR 15TH FLOOR (REFUGE AREA)

SCALE - 1:100

REFUGE AREA CALCULATION FOR 15TH FLOOR								
R1	0.15	x	2.75	x	1.00	=	0.41	SQ.MT.
R2	1.20	x	3.52	x	1.00	=	4.22	SQ.MT.
R3	3.20	x	3.18	x	1.00	=	10.18	SQ.MT.
R4	3.79	x	3.33	x	1.00	=	12.62	SQ.MT.
R5	0.30	x	0.32	x	2.00	=	0.19	SQ.MT.
R6	10.76	x	2.76	x	1.00	=	29.70	SQ.MT.
R7	1.77	x	3.40	x	2.00	=	12.04	SQ.MT.
R8	3.25	x	3.25	x	2.00	=	21.13	SQ.MT.
R9	2.41	x	2.57	x	2.00	=	12.39	SQ.MT.
R10	3.26	x	0.80	x	2.00	=	5.22	SQ.MT.
R11	3.56	x	1.77	x	2.00	=	12.60	SQ.MT.
R12	1.55	x	1.10	x	2.00	=	3.41	SQ.MT.
R13	1.33	x	2.99	x	2.00	=	7.95	SQ.MT.
R14	0.71	x	3.26	x	1.00	=	2.31	SQ.MT.
R15	2.02	x	3.16	x	1.00	=	6.38	SQ.MT.
R16	4.86	x	1.37	x	2.00	=	13.32	SQ.MT.
R17	5.31	x	1.82	x	1.00	=	9.66	SQ.MT.
R18	0.32	x	3.83	x	2.00	=	2.45	SQ.MT.
R19	10.76	x	2.81	x	1.00	=	30.24	SQ.MT.
R20	4.55	x	3.43	x	1.00	=	15.61	SQ.MT.
R21	3.79	x	3.28	x	1.00	=	12.43	SQ.MT.
R22	4.40	x	2.13	x	1.00	=	9.37	SQ.MT.
R23	1.05	x	1.82	x	1.00	=	1.91	SQ.MT.
R24	2.10	x	1.12	x	1.00	=	2.35	SQ.MT.
R25	3.17	x	5.47	x	1.00	=	17.34	SQ.MT.
R26	4.10	x	1.05	x	1.00	=	4.31	SQ.MT.
R27	1.52	x	4.84	x	1.00	=	7.36	SQ.MT.
R28	6.91	x	6.34	x	1.00	=	43.81	SQ.MT.
R29	0.30	x	1.40	x	1.00	=	0.42	SQ.MT.
R30	0.30	x	1.76	x	1.00	=	0.53	SQ.MT.
TOTAL REFUGE AREA						=	311.85	SQ.MT.

WING- A & B (REFUGE AREA STATEMENT)					
15TH FLOOR REFUGE AREA	FLOOR	B.U.A ./ FLOOR		NO.OF FLOOR	TOTAL B.U.A
	15TH FLR.	813.29	X	1	813.29
	16TH & 17TH FLR.	1111.75	X	2	2223.5
	18TH TO 21ST	1183.13	X	4	4732.52
					7769.31
				4% REQUIRED B.U.A .	310.77
				UP TO 4.25% 4% PERMISSIBLE B.U.A .	330.20
				15TH FLOOR REFUGE AREA PROPOSED	311.85
				EXCESS B.U.A. (COUNTED IN FSI)	0.00



15TH (REFUGE) FLOOR PLAN

SCALE - 1:100

AREA LINE DIAGRAM FOR 15TH (REFUGE)

SCALE -1:100

BUILT-UP AREA CALCULATION FOR 15TH REFUGE FLOOR								
ADDITIONS								
A	62.85	x	44.810	x	1.00	=	2,816.31	SQ.MT.
a	0.30	x	3.080	x	1.00	=	0.92	SQ.MT.
b	0.30	x	1.670	x	1.00	=	0.50	SQ.MT.
TOTAL AREA						=	2,817.73	SQ.MT.
DEDUCTIONS								
1	1.52	x	3.26	x	4.00	=	19.82	SQ.MT.
2	6.61	x	1.76	x	2.00	=	23.27	SQ.MT.
3	0.30	x	0.36	x	4.00	=	0.43	SQ.MT.
4	3.20	x	3.75	x	2.00	=	24.00	SQ.MT.
5	3.19	x	2.24	x	1.00	=	7.15	SQ.MT.
6	5.62	x	2.12	x	1.00	=	11.91	SQ.MT.
7	3.72	x	2.04	x	1.00	=	7.59	SQ.MT.
8	5.98	x	2.97	x	1.00	=	17.76	SQ.MT.
9	3.62	x	2.04	x	2.00	=	14.77	SQ.MT.
10	10.85	x	2.87	x	1.00	=	31.14	SQ.MT.
11	2.84	x	2.97	x	1.00	=	8.43	SQ.MT.
12	0.30	x	1.78	x	1.00	=	0.53	SQ.MT.
13	3.05	x	3.75	x	2.00	=	22.88	SQ.MT.
14	6.31	x	1.76	x	2.00	=	22.21	SQ.MT.
15	2.22	x	3.40	x	2.00	=	15.10	SQ.MT.
16	4.10	x	2.35	x	2.00	=	19.27	SQ.MT.
17	3.27	x	0.30	x	2.00	=	1.96	SQ.MT.
18	3.59	x	3.06	x	2.00	=	21.97	SQ.MT.
19	3.27	x	3.83	x	2.00	=	25.05	SQ.MT.
20	3.81	x	2.99	x	2.00	=	22.78	SQ.MT.
21	5.14	x	1.47	x	1.00	=	7.56	SQ.MT.
22	0.30	x	1.05	x	1.00	=	0.32	SQ.MT.
23	2.99	x	2.25	x	1.00	=	6.73	SQ.MT.
24	3.57	x	1.32	x	1.00	=	4.71	SQ.MT.
25	10.65	x	2.16	x	1.00	=	23.00	SQ.MT.
26	3.57	x	1.32	x	2.00	=	9.42	SQ.MT.
27	6.28	x	2.25	x	1.00	=	14.13	SQ.MT.
28	5.62	x	1.39	x	1.00	=	7.81	SQ.MT.
29	3.19	x	1.52	x	1.00	=	4.85	SQ.MT.
30	4.10	x	2.20	x	2.00	=	18.04	SQ.MT.
31	2.22	x	3.25	x	2.00	=	14.43	SQ.MT.
32	6.18	x	22.12	x	1.00	=	136.70	SQ.MT.
33	5.45	x	20.80	x	1.00	=	113.36	SQ.MT.
34	4.25	x	0.72	x	1.00	=	3.06	SQ.MT.
35	3.58	x	3.30	x	1.00	=	11.81	SQ.MT.
36	12.60	x	15.22	x	1.00	=	191.77	SQ.MT.
37	2.34	x	2.58	x	1.00	=	6.04	SQ.MT.
38	1.35	x	0.80	x	3.00	=	3.24	SQ.MT.
39	1.35	x	1.52	x	1.00	=	2.05	SQ.MT.
40	13.05	x	8.29	x	1.00	=	108.18	SQ.MT.
41	3.42	x	3.30	x	1.00	=	11.29	SQ.MT.
42	6.77	x	14.19	x	1.00	=	96.07	SQ.MT.
43	3.42	x	3.60	x	1.00	=	12.31	SQ.MT.
44	2.68	x	13.94	x	1.00	=	37.36	SQ.MT.
45	1.77	x	2.32	x	1.00	=	4.11	SQ.MT.
46	1.77	x	1.55	x	1.00	=	2.74	SQ.MT.
47	0.80	x	0.72	x	1.00	=	0.58	SQ.MT.
48	1.22	x	3.16	x	1.00	=	3.86	SQ.MT.
49	1.11	x	1.37	x	2.00	=	3.04	SQ.MT.
50	0.66	x	1.82	x	1.00	=	1.20	SQ.MT.
51	1.34	x	2.38	x	1.00	=	3.19	SQ.MT.
52	2.45	x	1.48	x	1.00	=	3.63	SQ.MT.
53	3.68	x	1.48	x	2.00	=	10.89	SQ.MT.
54	1.34	x	1.65	x	1.00	=	2.21	SQ.MT.
55	2.35	x	1.48	x	1.00	=	3.48	SQ.MT.
56	3.43	x	1.48	x	1.00	=	5.08	SQ.MT.
57	0.15	x	0.38	x	2.00	=	0.11	SQ.MT.
58	2.08	x	1.48	x	1.00	=	3.08	SQ.MT.
59	2.90	x	0.45	x	4.00	=	5.22	SQ.MT.
60	2.00	x	0.75	x	2.00	=	3.00	SQ.MT.
61	1.06	x	3.26	x	1.00	=	3.46	SQ.MT.
TOTAL						=	1,221.13	SQ.MT.
(2817.73 - 1221.13 = 1596.60)						=	1,596.60	SQ.MT.
DEDUCTION STAIRCASE & LIFT LOBBY AREA								
ST1	1.35	x	1.50	x	2.00	=	4.05	SQ.MT.
ST2	4.85	x	5.80	x	4.00	=	112.52	SQ.MT.
ST3	2.00	x	5.65	x	2.00	=	22.60	SQ.MT.
ST4	1.65	x	0.60	x	4.00	=	3.96	SQ.MT.
ST5	0.30	x	0.60	x	4.00	=	0.72	SQ.MT.
L1	7.03	x	3.15	x	1.00	=	22.14	SQ.MT.
L2	3.35	x	3.30	x	2.00	=	22.11	SQ.MT.
L3	4.45	x	3.55	x	1.00	=	15.80	SQ.MT.
L4	2.43	x	3.28	x	1.00	=	7.97	SQ.MT.
L5	7.66	x	2.43	x	1.00	=	18.61	SQ.MT.
L6	3.95	x	2.58	x	1.00	=	10.19	SQ.MT.
L7	3.35	x	3.60	x	1.00	=	12.06	SQ.MT.
L8	3.65	x	3.60	x	1.00	=	13.14	SQ.MT.
L9	0.80	x	2.88	x	1.00	=	2.30	SQ.MT.
L10	1.20	x	2.60	x	1.00	=	3.12	SQ.MT.
L11	1.23	x	2.75	x	1.00	=	3.38	SQ.MT.
LB1	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB2	1.34	x	2.57	x	1.00	=	3.44	SQ.MT.
LB3	5.53	x	2.42	x	1.00	=	13.38	SQ.MT.
LB4	3.46	x	2.28	x	1.00	=	7.89	SQ.MT.
LB5	2.45	x	2.43	x	1.00	=	5.95	SQ.MT.
LB6	5.31	x	2.28	x	1.00	=	12.11	SQ.MT.
LB7	1.25	x	2.43	x	1.00	=	3.04	SQ.MT.
LB8	1.82	x	2.43	x	1.00	=	4.42	SQ.MT.
LB9	11.26	x	2.28	x	1.00	=	25.67	SQ.MT.
LB10	3.68	x	2.43	x	1.00	=	8.94	SQ.MT.
LB11	2.44	x	2.28	x	1.00	=	5.56	SQ.MT.
LB12	1.35	x	2.13	x	1.00	=	2.88	SQ.MT.
LB13	1.35	x	0.72	x	1.00	=	0.97	SQ.MT.
LB14	1.20	x	2.43	x	1.00	=	2.92	SQ.MT.
LB15	1.34	x	0.87	x	1.00	=	1.17	SQ.MT.
LB16	7.51	x	2.42	x	1.00	=	18.17	SQ.MT.
LB17	2.82	x	2.28	x	1.00	=	6.43	SQ.MT.
LB18	2.35	x	2.43	x	1.00	=	5.71	SQ.MT.
LB19	5.52	x	2.28	x	1.00	=	12.59	SQ.MT.
LB20	1.15	x	2.43	x	1.00	=	2.79	SQ.MT.
LB21	1.68	x	2.43	x	1.00	=	4.08	SQ.MT.
LB22	11.55	x	2.28	x	1.00	=	26.33	SQ.MT.
LB23	2.08	x	2.43	x	1.00	=	5.05	SQ.MT.
LB24	2.66	x	2.28	x	1.00	=	6.06	SQ.MT.
LB25	1.11	x	0.87	x	1.00	=	0.97	SQ.MT.
LB26	1.40	x	0.72	x	1.00	=	1.01	SQ.MT.
LB27	2.58	x	1.36	x	1.00	=	3.51	SQ.MT.
LB28	1.38	x	0.77	x	1.00	=	1.06	SQ.MT.
LB29	2.90	x	0.15	x	4.00	=	1.74	SQ.MT.
TOTAL DEDUCTIONS						=	471.46	SQ.MT.
DEDUCTION REFUGE AREA								
R1	0.15	x	2.75	x	1.00	=	0.41	SQ.MT.
R2	1.20	x	3.52	x	1.00	=	4.22	SQ.MT.
R3	3.20	x	3.18	x	1.00	=	10.18	SQ.MT.
R4	3.79	x	3.33	x	1.00	=	12.62	SQ.MT.
R5	0.30	x	0.32	x	2.00	=	0.19	SQ.MT.
R6	10.76	x	2.76	x	1.00	=	29.70	SQ.MT.
R7	1.77	x	3.40	x	2.00	=	12.04	SQ.MT.
R8	3.25	x	3.25	x	2.00	=	21.13	SQ.MT.
R9	2.41	x	2.57	x	2.00	=	12.39	SQ.MT.
R10	3.26	x	0.80	x	2.00	=	5.22	SQ.MT.
R11	3.56	x	1.77	x	2.00	=	12.60	SQ.MT.
R12	1.55	x	1.10	x	2.00	=	3.41	SQ.MT.
R13	1.33	x	2.99	x	2.00	=	7.95	SQ.MT.
R14	0.71	x	3.26	x	1.00	=	2.31	SQ.MT.
R15	2.02	x	3.16	x	1.00	=	6.38	SQ.MT.
R16	4.86	x	1.37	x	2.00	=	13.32	SQ.MT.
R17	5.31	x	1.82	x	1.00	=	9.66	SQ.MT.
R18	0.32	x	3.83	x	2.00	=	2.45	SQ.MT.
R19	10.76	x	2.81	x	1.00	=	30.24	SQ.MT.
R20	4.55	x	3.43	x	1.00	=	15.61	SQ.MT.
R21	3.79	x	3.28	x	1.00	=	12.43	SQ.MT.
R22	4.40	x	2.13	x	1.00	=	9.37	SQ.MT.
R23	1.05	x	1.82	x	1.00	=	1.91	SQ.MT.
R24	2.10	x	1.12	x	1.00	=	2.35	SQ.MT.
R25	3.17	x	5.47	x	1.00	=	17.34	SQ.MT.
R26	4.10	x	1.05	x	1.00	=	4.31	SQ.MT.
R27	1.52	x	4.84	x	1.00	=	7.36	SQ.MT.
R28	6.91	x	6.34	x	1.00	=	43.81	SQ.MT.
R29	0.30	x	1.40	x	1.00	=	0.42	SQ.MT.
R30	0.30	x	1.76	x	1.00	=	0.53	SQ.MT.
TOTAL REFUGE AREA						=	311.85	SQ.MT.
BUILT BUILT-UP AREA FOR 15TH FLOOR (1596.60 - 471.46 - 311.85 = 813.29)						=	813.29	SQ.MT.

CONTENTS OF THE SHEET

15TH FLOOR (REFUGE) PLAN ,WITH AREA CALCULATION & AREA DIAGRAM

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:34:35 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:29:09 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 17:59:51 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:07:03 +05'30'

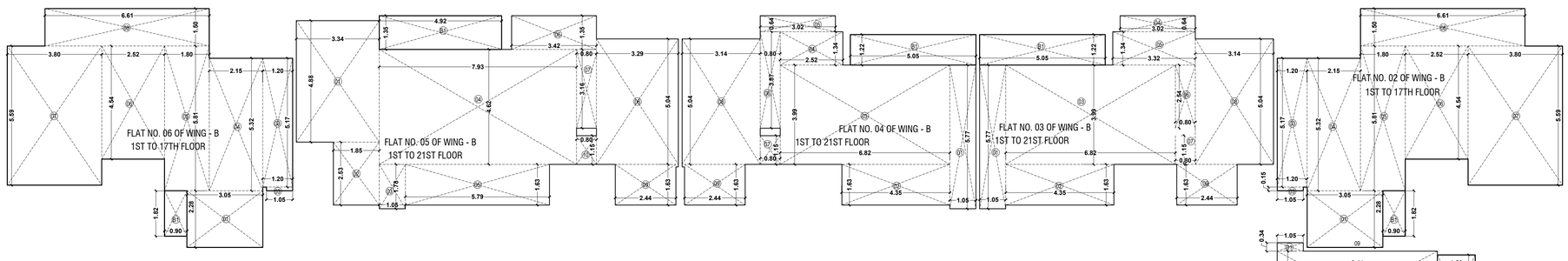
SIGNATURE OF ARCHITECT

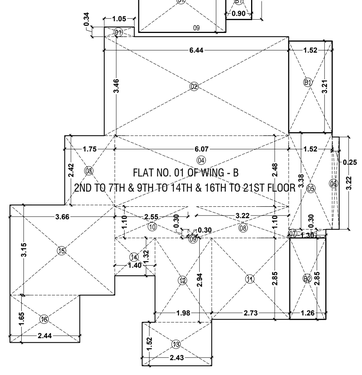
HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:57:40 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025

NORTH

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in





(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 06 (1ST TO 17TH FLOOR)

ADDITIONS								
1	3.05	x	2.28	x	1	=	6.95	SQ.MT.
2	1.05	x	0.15	x	1	=	0.16	SQ.MT.
3	1.20	x	5.17	x	1	=	6.20	SQ.MT.
4	2.15	x	5.32	x	1	=	11.44	SQ.MT.
5	1.80	x	5.81	x	1	=	10.46	SQ.MT.
6	2.52	x	4.54	x	1	=	11.44	SQ.MT.
7	3.80	x	5.59	x	1	=	21.24	SQ.MT.
8	6.61	x	1.50	x	1	=	9.92	SQ.MT.
TOATAL RERA AREA						=	77.81	SQ.MT.
BALCONY AREA								
B1	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	1.64	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**79.45**	SQ.MT.

(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 05 (1ST TO 21ST FLOOR)

ADDITIONS								
1	3.34	x	4.88	x	1	=	16.30	SQ.MT.
2	1.85	x	2.53	x	1	=	4.68	SQ.MT.
3	1.05	x	1.78	x	1	=	1.87	SQ.MT.
4	7.93	x	4.62	x	1	=	36.64	SQ.MT.
5	5.79	x	1.63	x	1	=	9.44	SQ.MT.
6	3.42	x	1.35	x	1	=	4.62	SQ.MT.
7	0.80	x	3.16	x	1	=	2.53	SQ.MT.
8	3.29	x	5.04	x	1	=	16.58	SQ.MT.
9	2.44	x	1.63	x	1	=	3.98	SQ.MT.
10	0.80	x	1.15	x	1	=	0.92	SQ.MT.
TOATAL RERA AREA						=	97.55	SQ.MT.
BALCONY AREA								
B1	4.92	x	1.35	x	1	=	6.64	SQ.MT.
BALCONY AREA						=	6.64	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**104.19**	SQ.MT.

(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 04 (1ST TO 21ST & 21ST FLOOR)

ADDITIONS								
1	1.05	x	5.77	x	1	=	6.07	SQ.MT.
2	4.35	x	1.63	x	1	=	7.09	SQ.MT.
3	6.82	x	3.99	x	1	=	27.21	SQ.MT.
4	2.52	x	1.34	x	1	=	3.38	SQ.MT.
5	3.02	x	0.64	x	1	=	1.93	SQ.MT.
6	0.80	x	3.87	x	1	=	3.10	SQ.MT.
7	0.80	x	1.15	x	1	=	0.92	SQ.MT.
8	3.14	x	5.04	x	1	=	15.83	SQ.MT.
9	2.44	x	1.63	x	1	=	3.98	SQ.MT.
TOATAL RERA AREA						=	69.50	SQ.MT.
BALCONY AREA								
B1	5.05	x	1.22	x	1	=	6.16	SQ.MT.
BALCONY AREA						=	6.16	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**75.66**	SQ.MT.

(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 03 (1ST TO 21ST FLOOR)

ADDITIONS								
1	1.05	x	5.77	x	1	=	6.06	SQ.MT.
2	4.35	x	1.63	x	1	=	7.09	SQ.MT.
3	3.99	x	6.82	x	1	=	27.21	SQ.MT.
4	3.02	x	0.64	x	1	=	1.93	SQ.MT.
5	3.32	x	1.34	x	1	=	4.45	SQ.MT.
6	0.80	x	2.54	x	1	=	2.03	SQ.MT.
7	0.80	x	1.15	x	1	=	0.92	SQ.MT.
8	3.14	x	5.04	x	1	=	15.83	SQ.MT.
9	2.44	x	1.63	x	1	=	3.98	SQ.MT.
TOATAL RERA AREA						=	69.50	SQ.MT.
BALCONY AREA								
B1	5.05	x	1.22	x	1	=	6.16	SQ.MT.
BALCONY AREA						=	6.16	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**75.66**	SQ.MT.

(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 02 (1ST TO 17TH FLOOR)

ADDITIONS								
1	3.05	x	2.28	x	1	=	6.95	SQ.MT.
2	1.05	x	0.15	x	1	=	0.16	SQ.MT.
3	1.20	x	5.17	x	1	=	6.20	SQ.MT.
4	2.15	x	5.32	x	1	=	11.44	SQ.MT.
5	1.80	x	5.81	x	1	=	10.46	SQ.MT.
6	2.52	x	4.54	x	1	=	11.44	SQ.MT.
7	3.80	x	5.59	x	1	=	21.24	SQ.MT.
8	6.61	x	1.50	x	1	=	9.92	SQ.MT.
TOATAL RERA AREA						=	77.81	SQ.MT.
BALCONY AREA								
B1	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	1.64	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**79.45**	SQ.MT.

(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 01 (2ND TO 7TH & 9TH TO 14TH & 16TH TO 21ST FLOOR)

ADDITIONS								
1	1.05	x	0.34	x	1	=	0.36	SQ.MT.
2	6.44	x	3.46	x	1	=	22.28	SQ.MT.
3	1.75	x	2.42	x	1	=	4.24	SQ.MT.
4	6.07	x	2.48	x	1	=	15.05	SQ.MT.
5	1.52	x	3.38	x	1	=	5.14	SQ.MT.
6	0.25	x	3.22	x	1	=	0.81	SQ.MT.
7	1.30	x	0.30	x	1	=	0.39	SQ.MT.
8	3.22	x	1.10	x	1	=	3.54	SQ.MT.
9	0.30	x	0.30	x	1	=	0.09	SQ.MT.
10	2.55	x	1.10	x	1	=	2.81	SQ.MT.
11	2.73	x	2.85	x	1	=	7.78	SQ.MT.
12	1.98	x	2.94	x	1	=	5.82	SQ.MT.
13	2.43	x	1.52	x	1	=	3.69	SQ.MT.
14	1.40	x	1.32	x	1	=	1.85	SQ.MT.
15	3.66	x	3.15	x	1	=	11.53	SQ.MT.
16	2.44	x	1.65	x	1	=	4.03	SQ.MT.
TOATAL RERA AREA						=	89.40	SQ.MT.
BALCONY AREA								
B1	1.52	x	3.21	x	1	=	4.88	SQ.MT.
B2	1.26	x	2.85	x	1	=	3.59	SQ.MT.
BALCONY AREA						=	8.47	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.87**	SQ.MT.

(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 06 (1ST TO 17TH FLOOR)

ADDITIONS								
1	3.05	x	2.28	x	1	=	6.95	SQ.MT.
2	1.05	x	0.15	x	1	=	0.16	SQ.MT.
3	1.20	x	5.17	x	1	=	6.20	SQ.MT.
4	2.15	x	5.32	x	1	=	11.44	SQ.MT.
5	1.80	x	5.81	x	1	=	10.46	SQ.MT.
6	2.52	x	4.54	x	1	=	11.44	SQ.MT.
7	3.80	x	5.59	x	1	=	21.24	SQ.MT.
8	6.61	x	1.50	x	1	=	9.92	SQ.MT.
TOATAL RERA AREA						=	77.81	SQ.MT.
BALCONY AREA								
B1	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	1.64	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**79.45**	SQ.MT.

(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 05 (1ST TO 21ST FLOOR)

ADDITIONS								
1	3.34	x	4.88	x	1	=	16.30	SQ.MT.
2	1.85	x	2.53	x	1	=	4.68	SQ.MT.
3	1.05	x	0.15	x	1	=	0.16	SQ.MT.
4	7.93	x	4.62	x	1	=	36.64	SQ.MT.
5	6.84	x	1.63	x	1	=	11.15	SQ.MT.
6	3.42	x	1.35	x	1	=	4.62	SQ.MT.
7	0.80	x	3.16	x	1	=	2.53	SQ.MT.
8	0.80	x	1.15	x	1	=	0.92	SQ.MT.
9	2.44	x	1.63	x	1	=	3.98	SQ.MT.
10	3.29	x	5.04	x	1	=	16.58	SQ.MT.
TOATAL RERA AREA						=	97.55	SQ.MT.
BALCONY AREA								
B1	4.97	x	1.35	x	1	=	6.71	SQ.MT.
BALCONY AREA						=	6.71	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**104.26**	SQ.MT.

(WING -A) CARPET AREA CALCULATION

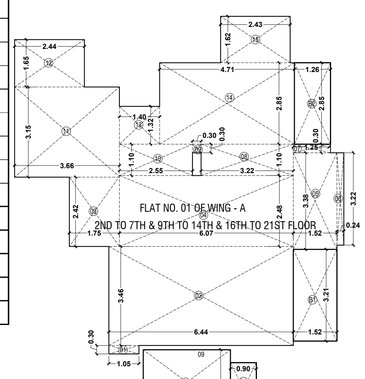
FLAT NO.:- 04 (1ST TO 21ST FLOOR)

ADDITIONS								
1	1.05	x	5.77	x	1	=	6.07	SQ.MT.
2	4.34	x	1.63	x	1	=	7.07	SQ.MT.
3	6.82	x	3.99	x	1	=	27.21	SQ.MT.
4	3.13	x	0.61	x	1	=	1.91	SQ.MT.
5	3.42	x	1.37	x	1	=	4.69	SQ.MT.
6	0.80	x	2.53	x	1	=	2.02	SQ.MT.
7	0.80	x	1.15	x	1	=	0.92	SQ.MT.
8	2.44	x	1.63	x	1	=	3.98	SQ.MT.
9	3.14	x	5.04	x	1	=	15.83	SQ.MT.
TOATAL RERA AREA						=	69.70	SQ.MT.
BALCONY AREA								
B1	4.95	x	1.22	x	1	=	6.04	SQ.MT.
BALCONY AREA						=	6.04	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**75.74**	SQ.MT.

(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 03 (1ST TO 21ST FLOOR)

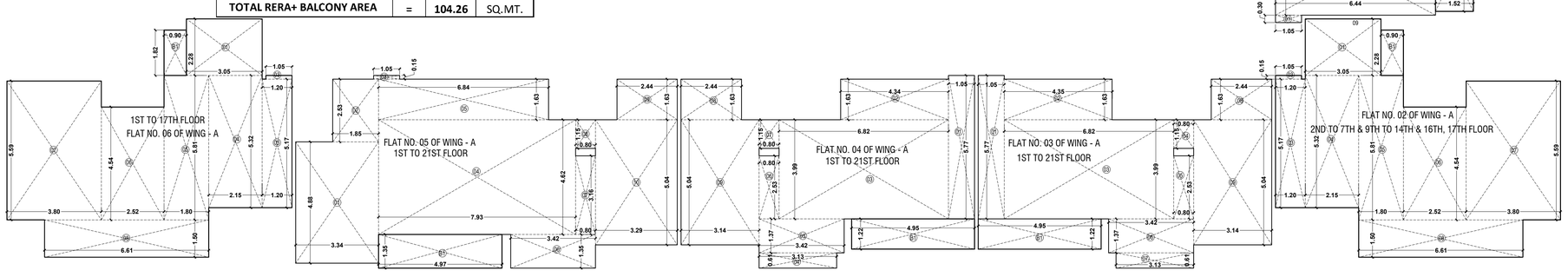
ADDITIONS								
1	1.05	x	5.77	x	1	=	6.06	SQ.MT.
2	4.35	x	1.63	x	1	=	7.09	SQ.MT.
3	6.82	x	3.99	x	1	=	27.21	SQ.MT.
4	0.80	x	1.15	x	1	=	0.92	SQ.MT.
5	0.80	x	2.53	x	1	=	2.02	SQ.MT.
6	3.42	x	1.37	x	1	=	4.69	SQ.MT.
7	3.13	x	0.61	x	1	=	1.91	SQ.MT.
8	2.44	x	1.63	x	1	=	3.98	SQ.MT.
9	3.14	x	5.04	x	1	=	15.83	SQ.MT.
TOATAL RERA AREA						=	69.70	SQ.MT.
BALCONY AREA								
B1	4.95	x	1.22	x	1	=	6.04	SQ.MT.
BALCONY AREA						=	6.04	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**75.74**	SQ.MT.



(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 01 (2ND TO 7TH & 9TH TO 14TH & 16TH TO 21ST FLOOR)

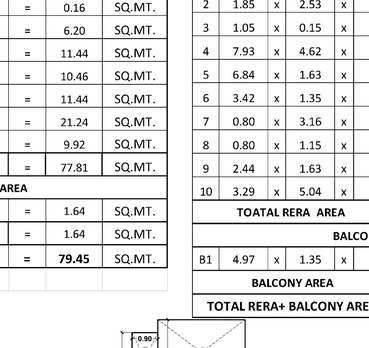
ADDITIONS								
1	1.05	x	0.34	x	1	=	0.36	SQ.MT.
2	6.44	x	3.46	x	1	=	22.28	SQ.MT.
3	1.75	x	2.42	x	1	=	4.24	SQ.MT.
4	6.07	x	2.48	x	1	=	15.05	SQ.MT.
5	1.52	x	3.38	x	1	=	5.14	SQ.MT.
6	0.24	x	3.22	x	1	=	0.77	SQ.MT.
7	1.25	x	0.30	x	1	=	0.38	SQ.MT.
8	3.22	x	1.10	x	1	=	3.54	SQ.MT.
9	0.30	x	0.30	x	1	=	0.09	SQ.MT.
10	2.55	x	1.10	x	1	=	2.81	SQ.MT.
11	3.66	x	3.15	x	1	=	11.53	SQ.MT.
12	2.44	x	1.65	x	1	=	4.03	SQ.MT.
13	1.40	x	1.32	x	1	=	1.85	SQ.MT.
14	4.71	x	2.85	x	1	=	13.42	SQ.MT.
15	2.43	x	1.62	x	1	=	3.94	SQ.MT.
TOATAL RERA AREA						=	89.41	SQ.MT.
BALCONY AREA								
B1	1.52	x	3.21	x	1	=	4.88	SQ.MT.
B2	1.26	x	2.85	x	1	=	3.59	SQ.MT.
BALCONY AREA						=	8.47	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.88**	SQ.MT.



(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 06 (18TH TO 21ST FLOOR)

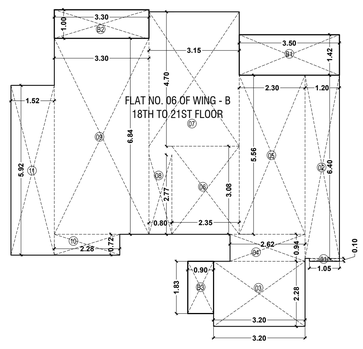
ADDITIONS								
1	1.05	x	0.10	x	1	=	0.11	SQ.MT.
2	1.20	x	6.40	x	1	=	7.68	SQ.MT.
3	3.20	x	2.28	x	1	=	7.30	SQ.MT.
4	2.62	x	0.94	x	1	=	2.46	SQ.MT.
5	2.30	x	5.56	x	1	=	12.79	SQ.MT.
6	2.35	x	3.08	x	1	=	7.24	SQ.MT.
7	3.15	x	4.70	x	1	=	14.81	SQ.MT.
8	0.80	x	2.77	x	1	=	2.22	SQ.MT.
9	3.30	x	6.84	x	1	=	22.57	SQ.MT.
10	2.28	x	0.72	x	1	=	1.64	SQ.MT.
11	1.52	x	5.92	x	1	=	9.00	SQ.MT.
TOATAL RERA AREA						=	87.80	SQ.MT.
BALCONY AREA								
B1	3.5	x	1.42	x	1	=	4.97	SQ.MT.
B2	3.3	x	1	x	1	=	3.30	SQ.MT.
B3	0.90	x	1.83	x	1	=	1.65	SQ.MT.
BALCONY AREA						=	9.92	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.72**	SQ.MT.



(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 06 (18TH TO 21ST FLOOR)

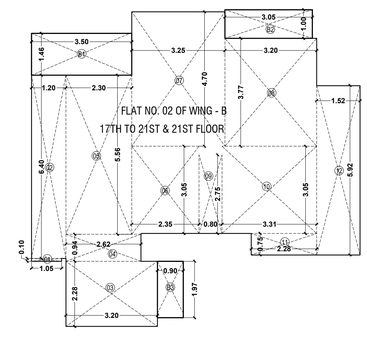
ADDITIONS								
1	1.05	x	0.10	x	1	=	0.11	SQ.MT.
2	1.20	x	6.40	x	1	=	7.68	SQ.MT.
3	3.20	x	2.27	x	1	=	7.26	SQ.MT.
4	2.62	x	0.94	x	1	=	2.47	SQ.MT.
5	2.30	x	5.56	x	1	=	12.79	SQ.MT.
6	3.25	x	4.69	x	1	=	15.26	SQ.MT.
7	2.35	x	3.09	x	1	=	7.26	SQ.MT.
8	0.80	x	2.78	x	1	=	2.22	SQ.MT.
9	3.20	x	3.77	x	1	=	12.06	SQ.MT.
10	3.30	x	3.09	x	1	=	10.20	SQ.MT.
11	2.28	x	0.72	x	1	=	1.64	SQ.MT.
12	1.52	x	5.92	x	1	=	9.00	SQ.MT.
TOATAL RERA AREA						=	87.95	SQ.MT.
BALCONY AREA								
B1	3.5	x	1.42	x	1	=	4.97	SQ.MT.
B2	3.2	x	1	x	1	=	3.20	SQ.MT.
B3	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	9.81	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.76**	SQ.MT.



(WING -B) CARPET AREA CALCULATION

FLAT NO.:- 02 (18TH TO 21ST & 21ST FLOOR)

ADDITIONS								
1	1.05	x	0.10	x	1	=	0.11	SQ.MT.
2	1.20	x	6.40	x	1	=	7.68	SQ.MT.
3	3.20	x	2.28	x	1	=	7.30	SQ.MT.
4	2.62	x	0.94	x	1	=	2.46	SQ.MT.
5	2.30	x	5.56	x	1	=	12.79	SQ.MT.
6	2.35	x	3.05	x	1	=	7.17	SQ.MT.
7	3.25	x	4.70	x	1	=	15.28	SQ.MT.
8	3.20	x	3.77	x	1	=	12.06	SQ.MT.
9	0.80	x	2.75	x	1	=	2.20	SQ.MT.
10	3.31	x	3.05	x	1	=	10.10	SQ.MT.
11	2.28	x	0.75	x	1	=	1.71	SQ.MT.
12	1.52	x	5.92	x	1	=	9.00	SQ.MT.
TOATAL RERA AREA						=	87.84	SQ.MT.
BALCONY AREA								
B1	3.5	x	1.46	x	1	=	5.11	SQ.MT.
B2	3.05	x	1.00	x	1	=	3.05	SQ.MT.
B3	0.90	x	1.97	x	1	=	1.77	SQ.MT.
BALCONY AREA						=	9.93	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.78**	SQ.MT.



(WING -A) CARPET AREA CALCULATION

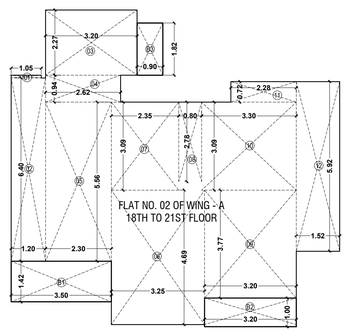
FLAT NO.:- 02 (2ND TO 7TH & 9TH TO 14TH & 16TH, 17TH FLOOR)

ADDITIONS								
1	3.05	x	2.28	x	1	=	6.95	SQ.MT.
2	1.05	x	0.15	x	1	=	0.16	SQ.MT.
3	1.20	x	5.17	x	1	=	6.20	SQ.MT.
4	2.15	x	5.32	x	1	=	11.44	SQ.MT.
5	1.80	x	5.81	x	1	=	10.46	SQ.MT.
6	2.52	x	4.54	x	1	=	11.44	SQ.MT.
7	3.80	x	5.59	x	1	=	21.24	SQ.MT.
8	6.61	x	1.50	x	1	=	9.92	SQ.MT.
TOATAL RERA AREA						=	77.81	SQ.MT.
BALCONY AREA								
B1	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	1.64	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**79.45**	SQ.MT.

(WING -A) CARPET AREA CALCULATION

FLAT NO.:- 02 (18TH TO 21ST FLOOR)

ADDITIONS								
1	1.05	x	0.10	x	1	=	0.11	SQ.MT.
2	1.20	x	6.40	x	1	=	7.68	SQ.MT.
3	3.20	x	2.27	x	1	=	7.26	SQ.MT.
4	2.62	x	0.94	x	1	=	2.47	SQ.MT.
5	2.30	x	5.56	x	1	=	12.79	SQ.MT.
6	3.25	x	4.69	x	1	=	15.26	SQ.MT.
7	2.35	x	3.09	x	1	=	7.26	SQ.MT.
8	0.80	x	2.78	x	1	=	2.22	SQ.MT.
9	3.20	x	3.77	x	1	=	12.06	SQ.MT.
10	3.30	x	3.09	x	1	=	10.20	SQ.MT.
11	2.28	x	0.72	x	1	=	1.64	SQ.MT.
12	1.52	x	5.92	x	1	=	9.00	SQ.MT.
TOATAL RERA AREA						=	87.95	SQ.MT.
BALCONY AREA								
B1	3.5	x	1.42	x	1	=	4.97	SQ.MT.
B2	3.2	x	1	x	1	=	3.20	SQ.MT.
B3	0.90	x	1.82	x	1	=	1.64	SQ.MT.
BALCONY AREA						=	9.81	SQ.MT.
TOTAL RERA+ BALCONY AREA						=	**97.76**	SQ.MT.

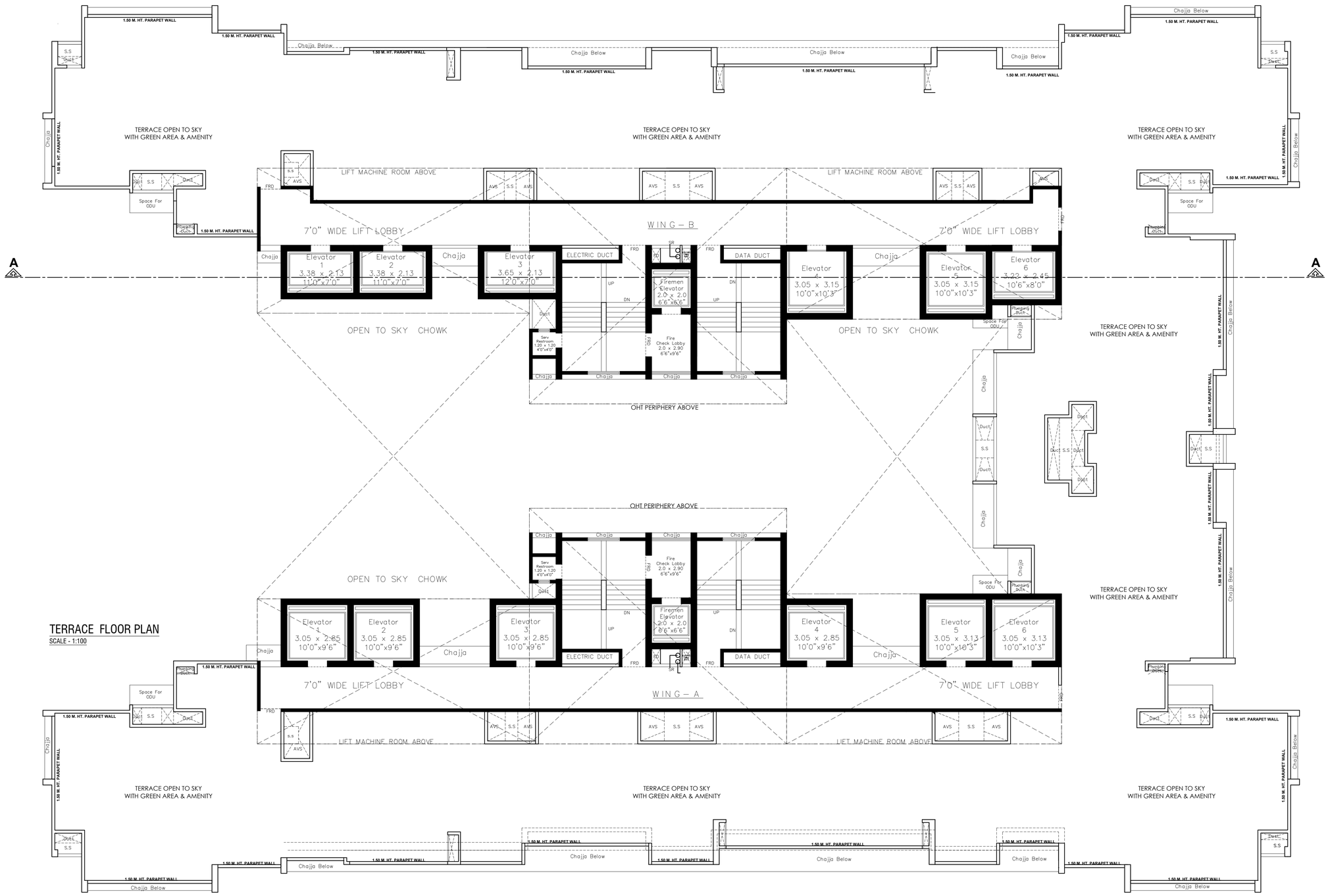


(WING- A) CARPET AREA CALCULATION COMPUTATION

FLOOR NO,s	FLAT NO : 01			FLAT NO : 02			FLAT NO : 03			FLAT NO : 04			FLAT NO : 05			FLAT NO : 06		
	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA
	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
1ST FLR.	**REFUGE**			**REFUGE**			69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
2nd FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
3rd FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
4th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
5th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
6th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
7th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
8th FLR.	**REFUGE**			**REFUGE**			69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
9th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
10th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
11th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
12th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
13th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
14th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
15th FLR.	**REFUGE**			**REFUGE**			69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
16th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
17th FLR.	89.41	8.47	97.88	77.81	1.64	79.45	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	77.81	1.64	79.45
18th FLR.	89.41	8.47	97.88	87.95	9.81	97.76	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	87.95	9.81	97.76
19th FLR.	89.41	8.47	97.88	87.95	9.81	97.76	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	87.95	9.81	97.76
20th FLR.	89.41	8.47	97.88	87.95	9.81	97.76	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	87.95	9.81	97.76
21st FLR.	89.41	8.47	97.88	87.95	9.81	97.76	69.70	6.04	75.74	69.70	6.04	75.74	97.55	6.71	104.26	87.95	9.81	97.76
TOTAL FLATS	**18**			**18**			**21**			**21**			**21**			**21**		
"A " WING _TOTAL FLATS																**120**		**NOS.**

(WING- B) CARPET AREA CALCULATION COMPUTATION

FLOOR NO,s	FLAT NO : 01			FLAT NO : 02			FLAT NO : 03			FLAT NO : 04			FLAT NO : 05			FLAT NO : 06		
	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCONY AREA	TOTAL RERA + BALCONY AREA	RERA AREA	BALCON



TERRACE FLOOR PLAN

SCALE - 1:100

CONTENTS OF THE SHEET

TERRACE FLOOR PLAN

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar — Digitally signed by Kapil Pravinrao Muktewar Date: 2025.12.24 15:35:12 +05'30' — S. Eng. (MHADA)

Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2025.12.24 16:30:15 +05'30' — Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2025.12.24 18:00:45 +05'30' — Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai – 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

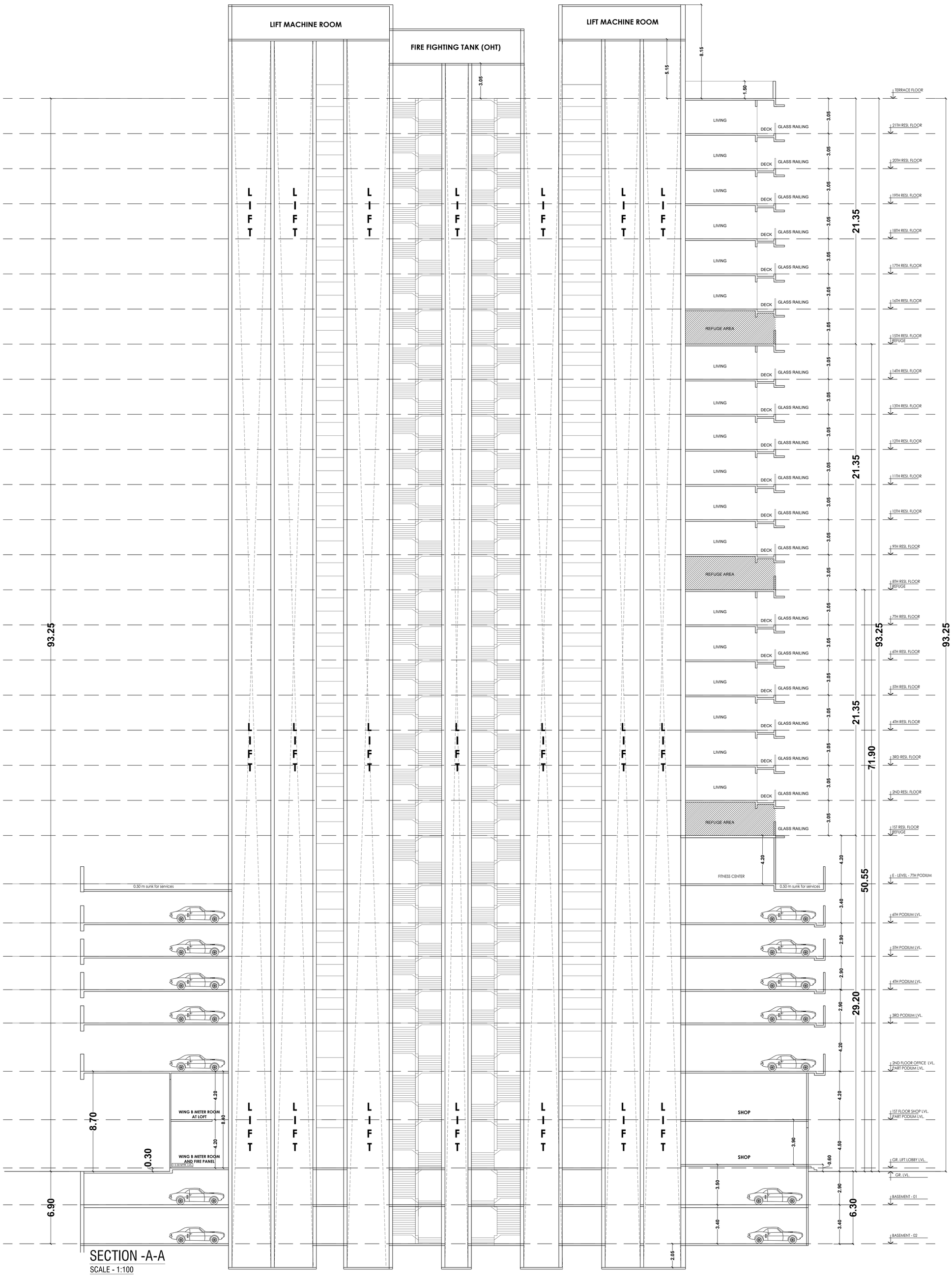
Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:08:07 +05'30'

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
Date: 2025.12.24 14:58:31 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

INGENIOUS ARCHITECTS
ARCHITECTURE | PLANNING | INTERIORS
16, Dimple Arcade, Asha Nagar, Thakur Village, Kandivali (E), Mumbai-101.
email: arch.ingenious@gmail.com | web : ingeniousarchitects.co.in



SECTION -A-A

SCALE - 1:100

CONTENTS OF THE SHEET

SECTION A A

MH/EE/(BP)/GM/MHADA-113/2393/2025/IOA/1/Amend

PLAN FOR APPROVAL

Kapil Pravinrao Muktewar
Digitally signed by Kapil Pravinrao Muktewar
Date: 2025.12.24 15:35:36 +05'30'
S. Eng. (MHADA)

Sachin Arun Kadam
Digitally signed by Sachin Arun Kadam
Date: 2025.12.24 16:30:31 +05'30'
Dy.Eng. (MHADA)

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2025.12.24 18:01:11 +05'30'
Exe.Eng. (MHADA)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF THE EXISTING STRUCTURES BEARING NOS.921-1018 KNOWN AS "OSHIWARA RIDDHI SIDDHI CHSL" ON PLOT BEARING CTS. NO.1(PT.),VILLAGE OSHIWARA, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI (W) MHADA SCHEME NO.34 Mumbai - 400 102.

NAME OF OWNER

SHRI. MAHESH L. VERAT PARTNER OF
M/S. GURUKRUPA REALCON INFRABUILD LLP.
C-106,VASHI PLAZA,SECTOR-17,VASHI,NAVI Mumbai-400703

SIGNATURE OF OWNER

Mahesh Lira Verat
Digitally signed by Mahesh Lira Verat
Date: 2025.12.24 15:00:08 +05'30'

DRAWN	RAJARAM
CHECKED BY	HANSRAJ
SCALE	1:100
DATE	15 12 2025
NORTH	

SIGNATURE OF ARCHITECT

HANSRAJ RAGHURAJ VISHWAKARMA
Digitally signed by HANSRAJ RAGHURAJ VISHWAKARMA
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