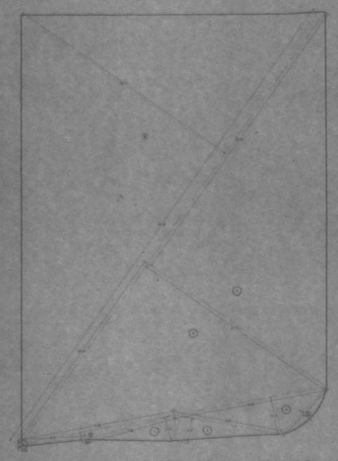
R.G AREA DIAGRAM

SCALE 1 :100

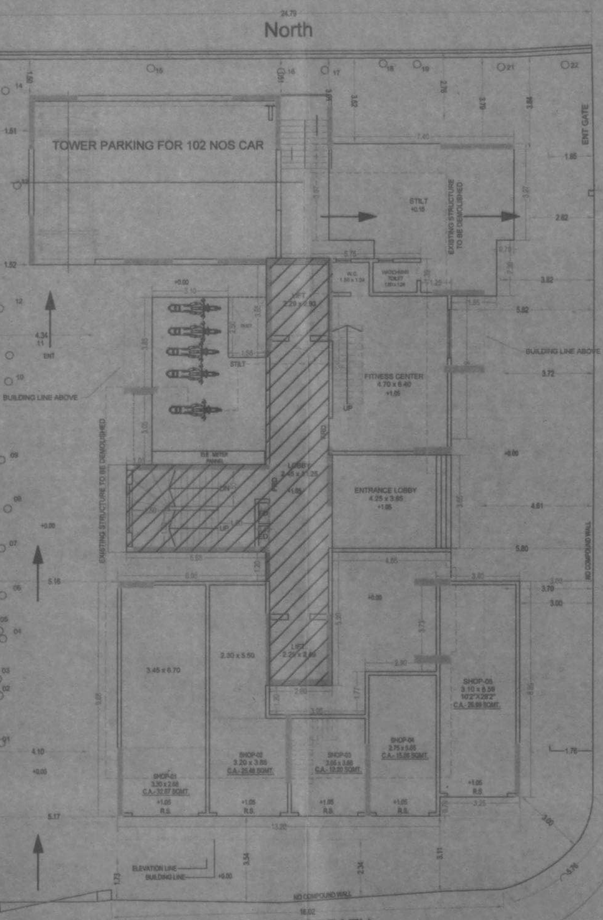


PLOT AREA DIAGRAM

SCALE 1 :500

PLOT AREA CALCULATION

PLOT AREA DIGRAM								
1	1/2	X	7.83	X	2.01	X 1NO	=	7.79 SQ.MT.
2	1/2	X	8.91	X	2.01	X 1NO	=	8.22 SQ.MT.
3	1/2	X	12.85	X	3.17	X 1NO	=	20.05 SQ.MT.
4	1/2	X	12.85	X	0.67	X 1NO	=	4.24 SQ.MT.
5	1/2	X	5.19	X	0.26	X 1NO	=	0.67 SQ.MT.
6	1/2	X	12.74	X	18.03	X 1NO	=	109.93 SQ.MT.
7	1/2	X	17.74	X	25.25	X 1NO	=	223.97 SQ.MT.
8	1/2	X	43.29	X	20.17	X 1NO	=	436.58 SQ.MT.
9	2/3	X	5.36	X	0.81	X 1NO	=	3.89 SQ.MT.
					TOTAL ADDITION		=	867.15 SQ.MT. X



GROUND FLOOR PLAN

SCALE 1 : 100

27.15 M WIDE ROAD

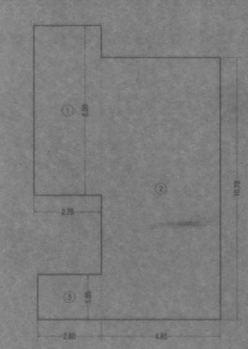
AS PER REG 37(8) SOCIETY OFFICE INCLUSIVE OF TOILET SHALL BE 20.00SQM
OFFICE PROPOSED = 17.32 M2

BUILT UP AREA CALCULATION

BUILT UP AREA CALCULATION OF FITNESSCENTER AT BASEMENT

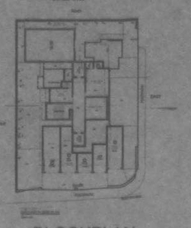
1	2.70	X	6.95	X	1NO	=	18.20 SQ.MT.	
2	4.85	X	10.75	X	1NO	=	52.28 SQ.MT.	
3	2.60	X	1.85	X	1NO	=	4.81 SQ.MT.	
					TOTAL ADDITION	=	76.29 SQ.MT.	X

AS PER REG 37(8)(b)
FITNESS CENTER SHALL BE 2% OF TOTAL BUA = 6423.43 SQM
FITNESS CENTER SHALL BE 2% = 6402.43 SQM X 2% = 128.44 SQ
FITNESSENT CENTER PROPOSED = 34.29 M2 + 76.29 = 110.58 M2



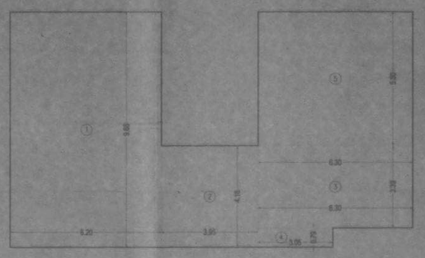
BUILT UP AREA DIAGRAM OF BASEMENT FLOOR FITNESS CENTER

SCALE 1:100



BLOCKPLAN

SCALE 1 : 500



BUILT UP AREA DIAGRAM OF BASEMENT FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION FOR BASEMENT FLOOR

BASEMENT BUILT UP AREA								
1	6.20	X	9.68	X	1NO	=	60.02 SQ.MT.	
2	3.95	X	4.16	X	1NO	=	16.51 SQ.MT.	
3	6.50	X	3.39	X	1NO	=	21.36 SQ.MT.	
4	3.05	X	0.79	X	1NO	=	2.41 SQ.MT.	
5	6.30	X	5.50	X	1NO	=	34.65 SQ.MT.	
					TOTAL ADDITION	=	134.95 SQ.MT.	X

BUILT UP AREA DIAGRAM OF GROUND FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION FOR GROUND FLOOR

COMM GROUND FLOOR BUILT UP AREA								
1	6.20	X	9.68	X	1NO	=	60.02 SQ.MT.	
2	3.95	X	4.16	X	1NO	=	16.51 SQ.MT.	
3	3.05	X	0.79	X	1NO	=	2.41 SQ.MT.	
4	6.50	X	5.16	X	1NO	=	33.53 SQ.MT.	
5	3.40	X	3.23	X	1NO	=	12.69 SQ.MT.	
					TOTAL ADDITION	=	124.13 SQ.MT.	X

BUILT UP AREA CALCULATION FOR STAIRCASE AND LIFT

GROUND FLOOR STAIRCASE AND PASSAGE								
L1	2.75	X	8.12	X	1NO	=	22.33 SQ.MT.	
L2	3.75	X	5.20	X	1NO	=	14.30 SQ.MT.	
L3	2.60	X	4.30	X	1NO	=	13.18 SQ.MT.	
S1	3.61	X	5.68	X	1NO	=	20.50 SQ.MT.	
					TOTAL ADDITION	=	68.31 SQ.MT.	X

BUILT UP AREA CALCULATION FITNESS CENTER

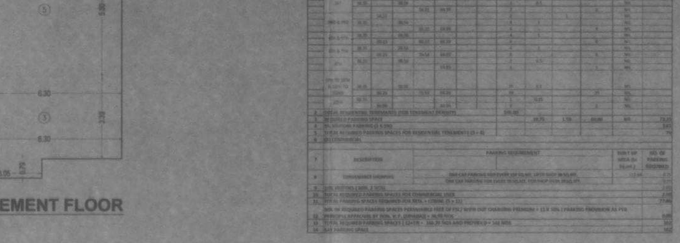
FITNESS CENTER BUILT UP AREA AT GROUND FLOOR								
F1	3.60	X	1.79	X	1NO	=	5.00 SQ.MT.	
F2	4.75	X	6.04	X	1NO	=	25.47 SQ.MT.	
F3	8.58	X	0.75	X	1NO	=	4.94 SQ.MT.	
F4	1.35	X	0.30	X	1NO	=	0.41 SQ.MT.	
F5	2.10	X	0.33	X	1NO	=	0.48 SQ.MT.	
					TOTAL ADDITION	=	36.50 SQ.MT.	X

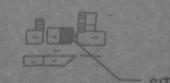
STAIRCASE, LIFT & PASSAGE AREA STATEMENT		
BASEMENT	=	49.44 Sqmt
GROUND FLOOR	=	67.22 Sqmt
1ST FLOOR	=	63.55 Sqmt
2ND FLOOR	=	63.55 Sqmt
3rd FLOOR	=	63.55 Sqmt
4th FLOOR	=	63.40 Sqmt
5th FLOOR	=	63.40 Sqmt
6th FLOOR	=	63.40 Sqmt
7th FLOOR	=	63.40 Sqmt
8th FLOOR	=	63.84 Sqmt
9th FLOOR	=	63.40 Sqmt
10th FLOOR	=	63.40 Sqmt
11th FLOOR	=	63.40 Sqmt
12th FLOOR	=	63.40 Sqmt
13th FLOOR	=	63.40 Sqmt
14th FLOOR	=	63.40 Sqmt
15th FLOOR	=	63.40 Sqmt
16th FLOOR	=	63.40 Sqmt
17th FLOOR	=	63.40 Sqmt
18th FLOOR	=	63.40 Sqmt
19th FLOOR	=	63.40 Sqmt
20th FLOOR	=	63.40 Sqmt
21st FLOOR	=	63.40 Sqmt
22nd FLOOR	=	63.40 Sqmt
TOTAL	=	1513.07 Sqmt

BUILT UP AREA CALCULATION

BASEMENT STAIRCASE ,PASSAGE AND PUMP ROMM BUILT UP

1	3.99	X	6.68	X	1NO	=	19.91 SQ.MT.	
P	2.60	X	3.26	X	1NO	=	8.48 SQ.MT.	
S	5.83	X	3.81	X	1NO	=	33.05 SQ.MT.	
					TOTAL ADDITION	=	49.44 SQ.MT.	X



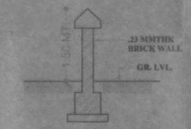


LOCATION PLAN

SCALE 1 : 4000

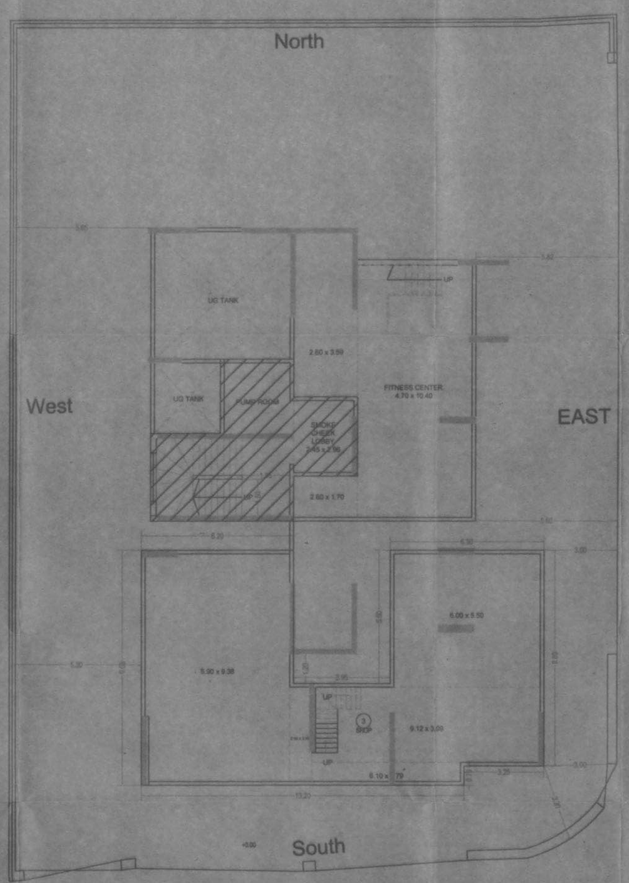
SUMMARY OF AREA RESIDENTIAL		
FLOOR	=	SQMT
GROUND FLOOR	=	Nil
1ST FLOOR	=	296.01
2ND FLOOR	=	296.25
3rd FLOOR	=	296.41
4th FLOOR	=	296.62
5th FLOOR	=	296.62
6th FLOOR	=	296.79
7th FLOOR	=	296.79
8th FLOOR	=	274.9
9th FLOOR	=	305.5
10th FLOOR	=	305.5
11th FLOOR	=	305.5
12th FLOOR	=	305.5
13th FLOOR	=	305.5
14th FLOOR	=	305.5
15th FLOOR	=	215.15
16th FLOOR	=	305.5
17th FLOOR	=	305.5
18th FLOOR	=	305.5
19th FLOOR	=	305.5
20th FLOOR	=	305.5
21st FLOOR	=	305.5
22nd FLOOR	=	306.5
TOTAL		6418.82

SUMMARY OF AREA COMM & RES		
AREA	=	SQMT
TOTAL COMM.	=	259.08
TOTAL RES.	=	6418.82
TOTAL	=	6677.90



SECTION THROUGH COMPOUND WALL

SCALE 1 :50



BASEMENT FLOOR PLAN

SCALE 1 : 100

Approved subject to conditions mentioned in this office Letter No. Mhada - 2021/1076/2021
Date 14 MAR 2022
Ex. Eng. Bldg. Permission Cell (Greater Mumbai (W.S.))
Maharashtra Housing & Area Development Authority

SECTION THROUGH U/G TANK

SCALE : 1:50

PROFORMA - A

		AREA STATEMENT	SQ. MTS.
		AREA OF PLOT AS PER P. R. C.	867.15
	a.	AREA OF RESERVATION IN PLOT	---
	b.	AREA OF ROAD SET BACK	---
	c.	AREA OF D.P. ROAD	---
		DEDUCTIONS FOR :	---
(A)		FOR RESERVATION / ROAD AREA	---
	a.	ROAD SET BACK TO HANDED OVER (SR/BUILDING NO. 18)	---
	b.	PROPOSED D.P.ROAD TO BE HANDED OVER (REG. NO 18)	---
	c.	(I) RESERVATION AREA / PLOTS TO BE HANDED OVER (REG NO 17)	---
		(II) RESERVATION AREA TO BE HANDED OVER AS PER APR (REG NO 17)	---
(B)		FOR AMENITY AREA	---
	a.	AREA OF AMENITY PLOTS (17) TO BE HANDED OVER AS PER DCR 14(A)	---
	b.	AREA OF AMENITY PLOTS (13) HANDED OVER AS PER DCR 14(B)	---
(C)		DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY AND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
2.		TOTAL DEDUCTION : [2A +2B +2C] AS AND WHEN APPLICABLE	---
		BALANCE AREA OF PLOT [1 MINUS 3]	---
		PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR NO 4 ABOVE	867.15
		ZONAL (BASIC) FSI (0.5 OR 0.75 OR 1 OR 1.33) AS PER REG 33(5)	3
		PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI [5X 6]	2601.45
		BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER DCR 30(A)	---
		BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 17 OF REG. NO 33A & 33" ON REMAINING BALANCE PLOT.	
		PERMISSIBLE PRO- RETA BUA (20 M2 X 20 T/S	360.00
3.		10% VP /A QUATA (= M2X – T/S) 2.4 M2 X 20T/S	48.00
4.		OVER AND ABOVE V.P. QOTA]	1940
5		PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 30(3)	4949.45
		TDR GENERATED IF ANY AS PER DCR 30(A)& 32	---
6.		FUNGIBLE COMPENSATORY AREA AS PER REG. 31(3)	---
7.	a.	(I) PREMISIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	378.00
8.		(II) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM)	
9.	b.	(I) PREMISIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	1354.30
		(II) FUNGIBLE UDE AS COMPENSATORY AREA BY CHARGING PREMIUM	1350.45
10.		TOTAL BUA-UP AREA PERMISSIBL INCLUDING FUNGIBLE AREA [11= 10 a(i)+ 13b (i)]	6681.75
11.		TOTAL BUA-UP AREA PROPOSED INCLUDING FUNGIBLE AREA	6677.90
		FSI CONSUMED ON NET PLOT (11/4)	---
		OTHER REQUIRMENTS	
12.	A)	RESERVATION / DESIGNATION	
13.		B) NAME OF RESERVATION	---
		C) AREA OF RESERVATION AFFECTED ON THE PLOT	---
		a) AREA OF LAND TO BE HANDED OVER AS PER REG 17	---
		d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG NO 17	---
		e) AREA / PLOT UP AREA OF DESIGNATION	---
	B)	PLOT AREA & BUILT UP AMENITY TO BE HAND OVER AS PER REG NO	
		a) 14(a)	---
		b) 14(b)	---
14.		c) 15	---
15.	C)	REQUIRMENT OF RECREATION OPEN SPACE IN LAYOUT /PLOT AS PER REG NO 27	
II.	D)	TENEMENT STATEMENT	
		1 PROPOSED BUILT UP AREA(11 ABOVE)	
		2) LESS BUILT UP AREA OF NON - RESIDENTIAL (SHOP ,ETC)	00.00
		3 AREA AVAILABLE FOR TENAMENT (MINUS 2)	
		4 TENAMENT PERMISSIBLE DENSITY OF TENAMENTS/ HECTARE)	
		5 TOTAL NO OF TENAMENT PROPOSED IN THE PLOT	
	E)	PARKING STATEMENT	
		PARKING REQUIRED AS PER REG.	
		1 CAR	
		2) SCOOTER/ MOTOR CYCLE	
		3 COVERED GARAGE PERMISSIBAL	
		4 COVERED PARKING PROVIDED	
	F)	TRANSPORT PARKING	

PROFORMA - B

CONTENTS OF SHEET

GR. FLOOR PLAN, PLOT AREA CALC.,BUI. AREA CAL. & DIGRAM OF GL.,BASEMENT FLOOR, BLOCK & LOCATION PLAN, SECTION THROU. U/ G.,TANK & COMPOUND WALL., SUMMARY FOR RESI. & COMM. AREA & ALSO FOR STAIRCASE, PASSAGE & LIFT, PARKING AREA STATEMENT, CARPET AREA OF FLATS.

DESCRIPTION OF PROPERTY

PROPOSED BUILDING ON PLOT NO 212 OF VILLAGE - BORIVLI AT CHARKOP ,KANDIVALI (W)

NAME OF OWNER	SIGN. OF OWNER
CHARKOP SHREE KRISHNA CO-OP.HOS.SOC LTD. PLOT NO 212, RSP-8, SECTOR NO.3, CHARKOP (W.), MUMBAI - 400 067.	

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 09 /09 /2021 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 867.15 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP/ T.P.S. RECORD.

CNS CONSULTANTS Architects Engineers Project Management Consultants

SIGN OF ARCHITECT

STAMP OF DATE OF RECEIPT OF PLAN

AE / B.P/G.M/	D.E / B.P/G.M/	EX.E. / B.P/G.M/

NAME OF DEVELOPER

MODIREALTY DEVELOPERS PVT.LTD.

PREMISAIR, N.S ROAD NO 3, AHU SCHEME VILE PARLE (W.), MUMBAI - 400 056.

NORTH LINE	DATE	SCALE	DRAWN BY	PROJECT
North	09/09/2021	AS NOTED	CHARUDATTA	

NAME, ADDRESS & SIGNATURE OF ARCHITECT

CNS Consultants
ARCHITECTS & PROJECT MANAGEMENT CONSULTANTS
3rd/86, Prasad Nilgiri CHSL, Samta Nagar, Kandivli (E), Mumbai - 400 101.
contact: 9833972964
Email : consultants.cns@gmail.com

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