1

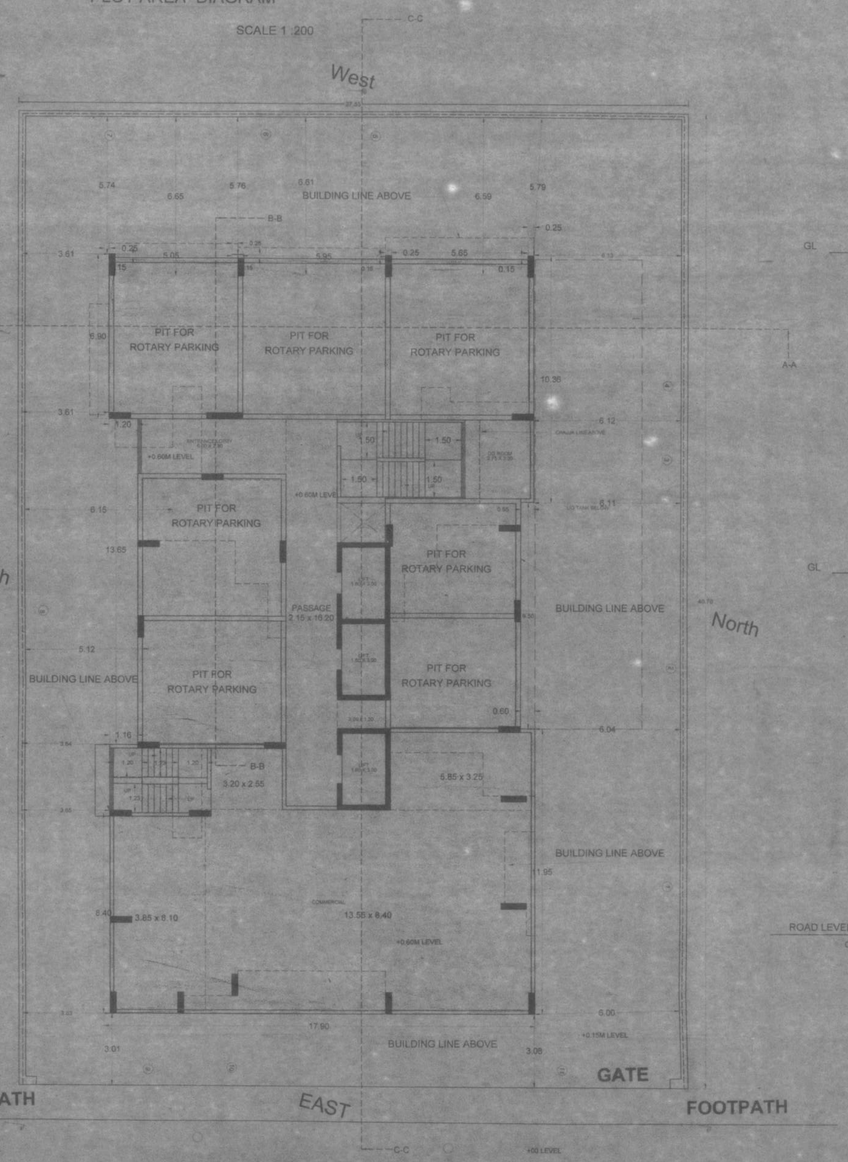
2

PLOT AREA CALCULATION

TYPICAL FLOOR			
1	1/2 X 49.46 X 22.58 X 1 NO	=	558.40 SQ.MT.
2	1/2 X 49.46 X 23.04 X 1 NO	=	569.78 SQ.MT.
	TOTAL PLOT AREA	=	1128.18 SQ.MT.
	SAY	=	1128.00 SQ.MT.

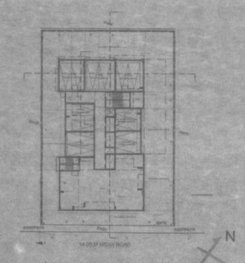
PLOT AREA DIAGRAM

SCALE 1 :200



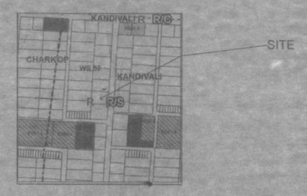
GROUND FLOOR PLAN

SCALE (1:100)



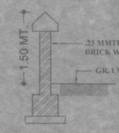
BLOCK PLAN

SCALE (1:500)



LOCATION PLAN

SCALE 1 : 4000

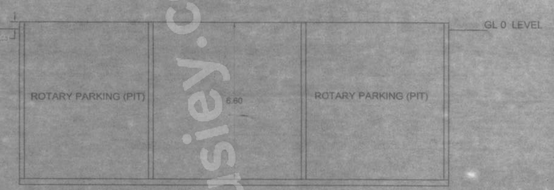


SECTION THROUGH COMPOUND WALL

SCALE 1:50

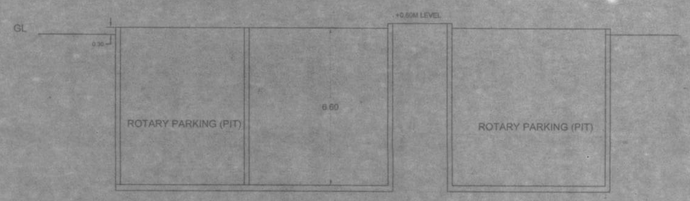
SECTION THROUGH U/G TANK

SCALE - 1:50



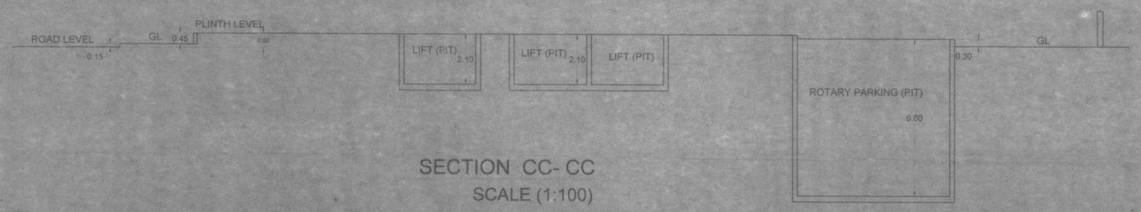
SECTION AA - AA

SCALE (1:100)



SECTION BB-BB

SCALE (1:100)



SECTION CC- CC

SCALE (1:100)

Approved subject to conditions mentioned in this office Letter No. Mhada - 7561/2497/2023

Date 14 FEB 2023

Ex. Eng. Bldg. Permission Cell Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

AE / B.P.C.M/ | D.E. / B.P.C.M/ | EXE. / B.P.C.M/

PROFORMA - A

		AREA STATEMENT	SQ. MTS.
1.		AREA OF PLOT AS PER P. R. C.	1127.40
	a.	AREA OF ROAD WIDENING (IF ANY)	---
	b.	AREA OF ROAD SETBACK	---
	c.	AREA OF S-P ROAD	---
2.		DEDUCTIONS FOR	---
(A)		FOR RESERVATION / ROAD AREA	---
	a.	ROAD SETBACKS HANDED OVER (SIGNIFIES NO R)	---
	b.	PROPOSED S-P ROAD TO BE HANDED OVER (NIL NO R)	---
	c.	R. RESERVATION AREA (PLOT) TO BE HANDED OVER (NIL NO 10)	---
		R. RESERVATION AREA TO BE HANDED OVER AS PER NO 27)	---
(B)		FOR AMENITY AREA	---
	a.	AREA OF AMENITY PLOT/S TO BE HANDED OVER AS PER DCR 38(5)	---
	b.	AREA OF AMENITY PLOT/S NOT TO BE HANDED OVER AS PER DCR 38(5)	---
(C)		DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY AND COMPONENT OF EXI. BUILT UP AREA TO BE DEMOLISHED AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
3.		TOTAL DEDUCTION [2A +2B +2C] AS AND WHEN APPLICABLE	---
4.		BALANCE AREA OF PLOT [1 MINUS 3]	---
5		PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR.NO 4 ABOVE	---
6.		ZONAL (BASIC) FSI (0.5 OR 0.75 OR 1 OR 1.33) AS PER REG 33(5)	3
7.		PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI [5X 6]	---
8.		BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER QER 30(A)	---
9.		BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REG. NO 30 & 32 ON REMAINING BALANCE PLOT	---
		PERMISSIBLE PRO- RETA BUA (22 M2.X.24 T/S)	---
		10% VP /A QUATA (– M2X – T/S)	---
10.		PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER REG.)	---
11.		PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 30 C)	---
12.		TDR GENERATED IF ANY AS PER QER 30(A)& 32	---
13.		FUNGIBLE COMPENSATORY AREA AS PER REG. 31(3)	---
	a.	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
		(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
	b.	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	---
		(ii) FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	---
14.		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE AREA [11+13 (a)+13 (b) (i)]	---
		FSI CONSUMED ON NET PLOT (11/4)	---
II.		OTHER REQUIRMENTS	
	A)	RESERVATION / DESIGNATION	
		a) NAME OF RESERVATION	
		b) AREA OF RESERVATION IN NET PLOT	
		c) AREA OF LAND TO BE HANDED OVER AS PER NO 27	
		d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG NO27	
		e) AREA / BUILT UP AREA OF DESIGNATION	
	B)	PLOT AREA / BUILT UP AMENITY TO BE HAND OVER AS PER REG NO	
		a) AREA	
		b) NAME	
		c) R.	
	C)	REQUIRMENT OF RECREATION OPEN SPACE IN LAYOUT PLOT AS PER REG NO 27	
	D)	TENEMENT STATEMENT	
		a) PROPOSED BUILT UP AREA (11 ABOVE)	
		b) LESS / BUILT UP AREA OF NON - RESIDENTIAL (SHOP ETC)	
		c) AREA AVAILABLE FOR TENAMENT (I MINUS II)	
		d) TENAMENT PERMISSIBAL (DENSITY OF TENAMENT / HECTOR)	
		e) TOTAL NO OF TENAMENT PROPOSED ON THE PLOT	
	E)	PARKING STATEMENT	
		PARKING REQUIRED AS PER REG.	
		a) CAR	
		b) SCOOTER/ MOTOR CYCLE	
		c) COVERED GARAGE PERMISSIBAL	
		d) COVERED PARKING PROPOSED	
	F)	TRANSPORT PARKING	

PROFORMA - B

CONTENTS OF SHEET

GR. FLOOR PLAN, PLOT AREA CALC., BLOCK & LOCATION PLAN, SECTION THROU. U. G. TANK & COMPOUND WALL.

DESCRIPTION OF PROPERTY

PROPOSED BUILDING ON PLOT NO. 114, RSC-2, SECTOR NO. 2 , CTS. NO. 1C/2/77 VILLAGE KANDIVALI CHARKOP, KANDIVLI (WEST), MUMBAI-400067.

NAME OF OWNER	SIGN. OF OWNER
CHARKOP POWERGAS STAFF CO-OP. HSG. SOC. LTD.	
NAME OF DEVELOPER	SIGN. OF OWNER
SHREEJI DEVELOPERS 1ST FLOOR, SHREEJI ATKANTIS, GAUTAM BUDDHA MARG, DRLEM MALAD WEST, MUMBAI- 400064	FOR SHREEJI DEVELOPERS PARTNER

CERTIFIED THAT I HAVE SURVEYED UNDER REFERENCE ON 03 /02 /2023 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 1127.40 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.

CHARUDATTA SAMANT
LICENCE SURVEYOR
SRNo.6.5

NORTH LINE	DATE	SCALE	DRAWN BY	PROJECT
North	08/02/2023	AS NOTED	CHARUDATTA	

NAME, ADDRESS OF ARCHITECT

CNS Consultants
ARCHITECTS & PROJECT MANAGEMENT CONSULTANTS
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Email : consultants.cns@gmail.com

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