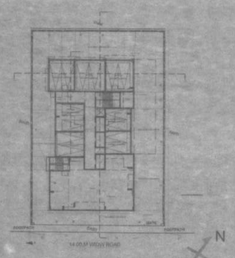
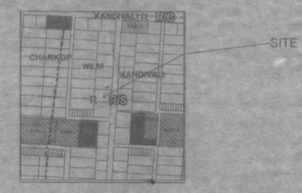
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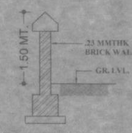
2



BLOCK PLAN
SCALE (1:500)



LOCATION PLAN
SCALE 1 : 4000



SECTION THROUGH COMPOUND WALL
SCALE : 1:50

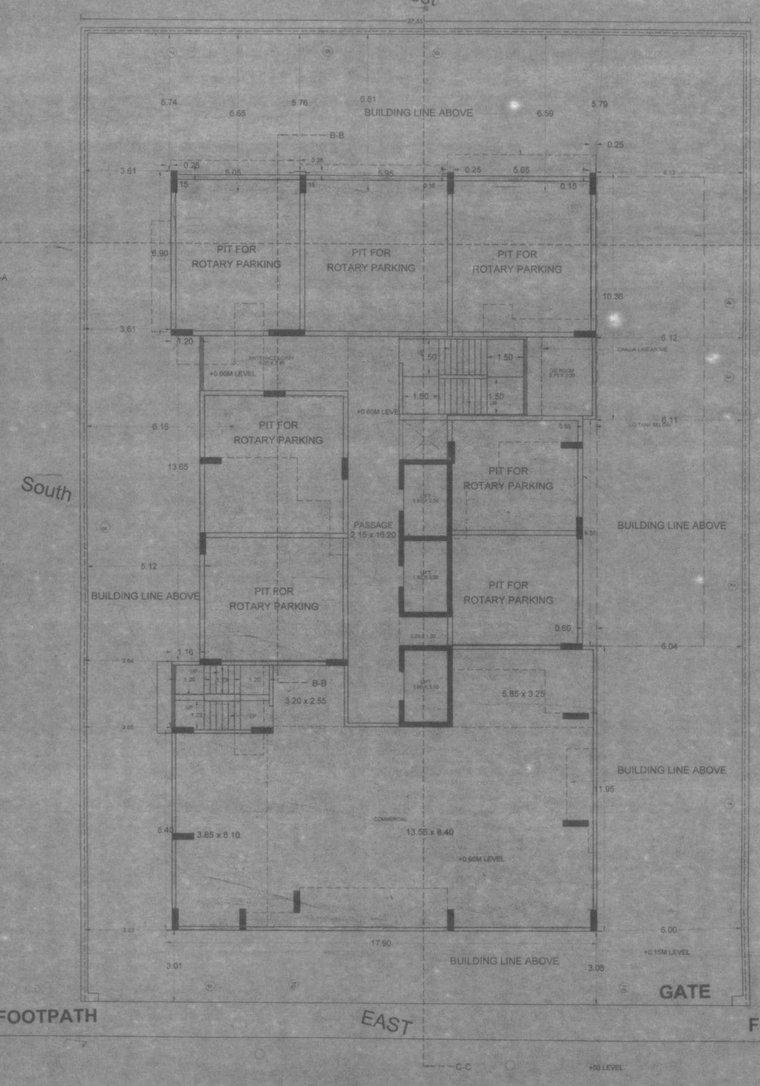


SECTION THROUGH U/G TANK
SCALE : 1:50

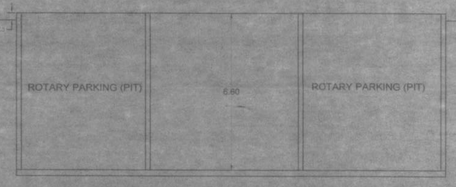
PLOT AREA CALCULATION

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.

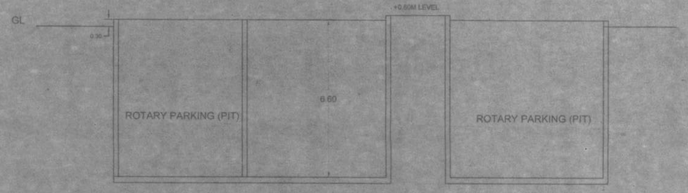
PLOT AREA DIAGRAM
SCALE 1 :200



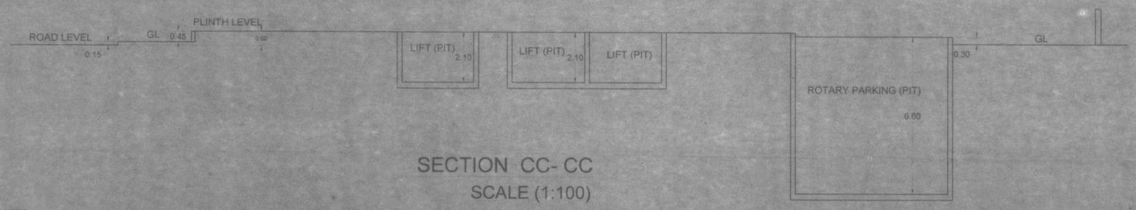
GROUND FLOOR PLAN
SCALE (1:100)



SECTION AA- AA
SCALE (1:100)



SECTION BB-BB
SCALE (1:100)



SECTION CC- CC
SCALE (1:100)

AE / B.P.O.M.	D.E. / B.P.O.M.	EXE. / B.P.O.M.

PROFORMA - A

		AREA STATEMENT	SQ. MTS.
1.		AREA OF PLOT AS PER P. R. C.	1127.40
	a.	AREA OF ROAD WIDENING (U/C)	---
	b.	AREA OF ROAD SETBACK	---
	c.	AREA OF D.P.ROAD	---
2.		DEDUCTIONS FOR	
(A)		FOR RESERVATION / ROAD AREA	---
	a.	ROAD SET BACK TO BE HANDED OVER (SIGNATURE NO. 9)	---
	b.	PROPOSED D.P.ROAD TO BE HANDED OVER (REG. 33 (9)	---
	c.	RESERVATION AREA (PLOT) TO BE HANDED OVER (REG NO 31)	---
		(d) RESERVATION AREA TO BE HANDED OVER AS PER S.R. (REG NO 31)	---
(B)		FOR AMENITY AREA	---
	a.	AREA OF AMENITY PLOT (PLOTS) TO BE HANDED OVER AS PER DCR 1991	---
	b.	AREA OF AMENITY PLOT (PLOTS) TO BE HANDED OVER AS PER DCR 1991	---
(C)		DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY AND COMPONENT OF R+A (EXISTING) FOR 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)	1
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 GER 30(A)	---
9.		BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REG. NO 30 A & (2) 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 30C)	
11.		PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH/WITHOUT BUA AS PER 30C)	
12.		TDR GENERATED IF ANY AS PER GER 30(A)& 38	
13.		FUNGIBLE COMPENSATORY AREA AS PER REG. 31(3)	
	a.	(i) PREMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
		(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	
	b.	(i) PREMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
		(ii) FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	
14.		TOTAL BUA UP AREA PROPOSED INCLUDING FUNGIBLE AREA [11+ 13 (a)(i)+ 13(b (ii)	
		FSI CONSUMED ON NET PLOT (11/4)	
II.		OTHER REQUIRMENTS	
A]		RESERVATION / DESIGNATION	
	a)	NAME OF RESERVATION	
	b)	AREA OF RESERVATION AS PER DNR PLOT	
	c)	AREA OF LAND TO BE HAND OVER AS PER REG 31	
	d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG NO 31	
	e)	AREA / BUILT UP AREA OF DESIGNATION	
B]		PLOT AREA / BUILT UP AMENITY TO BE HAND OVER AS PER REG NO	
	a)	NIL	
	b)	NIL	
	c)	NIL	
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 [a MINUS b]	
	d	TENAMENT PERMISSIBAL DESITY 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 CAL.C, BLOCK & LOCATION PLAN, SECTION THROU, U. G. TANK & COMPOUND WALL.

DESCRIPTION OF PROPERTY

PROPOSED BUILDING ON PLOT NO. 114, RSC-2, SECTOR NO. 9 , 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 ATEANTIS, GAUTAM BHUDHHA 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 NUMBER / CAT I
SIGNATURE

Approved subject to conditions mentioned in this office Letter No. Mhada – 2611243 / 2023
Date 14 FEB 2023
Ex. Eng. Bldg. Permission Cell, Greater Mumbai (W.S.)
Maharashtra Housing & Area Development Authority

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

NAME, ADDRESS OF ARCHITECT

CNS Consultants
ARCHITECTS & PROJECT MANAGEMENT CONSULTANTS
34/655, Poisar Nirgri CHSL, Samta Nagar, Kandivli (E) Mumbai - 400 101
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Email : consultants.cns@gmail.com