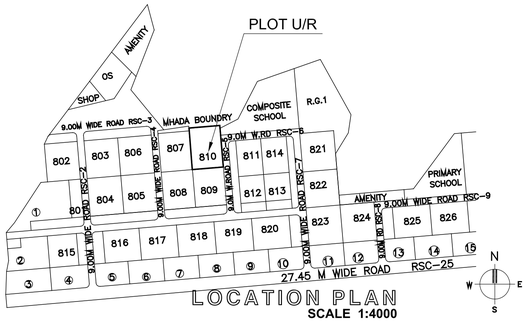
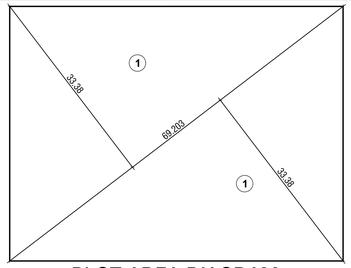
AMENDED

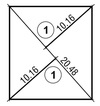


LOCATION PLAN
SCALE 1:4000



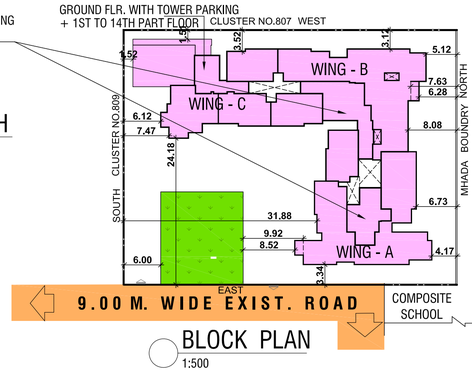
PLOT AREA DIAGRAM
1:500

PLOT AREA CALCULATION						IN SQ.M.
ADDITIONS						
1	0.50	X 69.203	X 33.38	X 2	=	2310.00
TOTAL PLOT AREA					=	2310.00



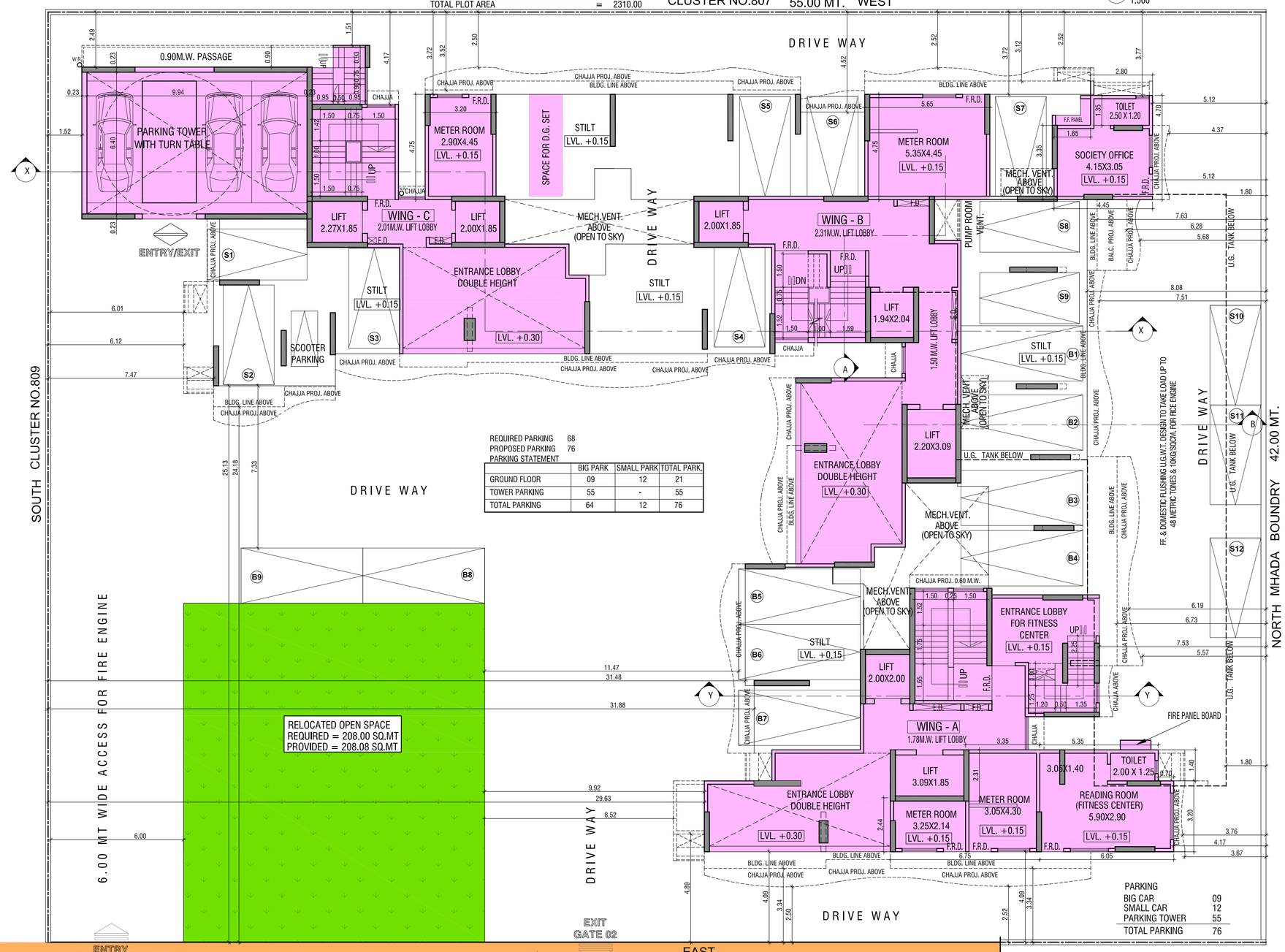
R.G. AREA DIAGRAM ON MOTHER EARTH
1:500

ADDITION							IN SQ.M.
1	0.50	X	20.48	X 10.16	X 2	=	208.08
						=	
TOTAL PROP. R.G. AREA						=	208.08



BLOCK PLAN
1:500

CLUSTER NO.807 55.00 MT. WEST



REQUIRED PARKING	68
PROPOSED PARKING	76
PARKING STATEMENT	

	BIG PARK	SMALL PARK	TOTAL PARK.
GROUND FLOOR	09	12	21
TOWER PARKING	55	-	55
TOTAL PARKING	64	12	76

PARKING	
BIG CAR	09
SMALL CAR	12
PARKING TOWER	55
TOTAL PARKING	76

GROUND FLOOR PLAN
1:100

FORM–I

A. AREA STATEMENT	SQ.MT	SQ.MT
1. AREA OF PLOT		2310.00
2. DEDUCTIONS FOR		
(a) Road Set-Back Area		00.00
(b) Proposed Road		00.00
(c) Any Reservation	OPEN SPACE	208.00
3. BALANCE AREA OF PLOT(1 minus 2)		2102.00
4. DEDUCTION FOR 15% RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		2102.00
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) 100% 2(a) (restricted to 80% of 5 above)		00.00
(b) 100% 2(b) (restricted to 80% of 5 above)		00.00
7. TOTAL AREA (5+6a+6b)		2102.00
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. Existing built up area		2310.00
9a. Add. Bua NOW alloted by MHADA NOC. No.		3996.00
i) In lieu of 3.00 fsi (7above X 3.0 FSI - 9 above)	6306.00-2310.00 = 3996.00	
ii) In lieu of Prorata fsi		
iii) 10% V.P. Quota		
iv) special V.P. Quota		
10. TOTAL PERMISSIBLE BUILT UP AREA (9+9a)		6306.00
11. TOTAL PROPOSED BUILT UP AREA		6306.00
12. FSI CONSUMED ON NET HOLDING = 11/3		3.00

B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Non Residential Built-up Area		
i) Permissible Fungible Area 0.35 X B1(a)	0.35 X 0.00 = 0.00	
ii) Now Claimed Fungible Area		0.00
2. RESIDENTIAL FUNGIBLE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area[11 - B1(a)]	6306.00	
i) Permissible Fungible Area 0.35 X B2(a)	0.35 X 6306.00 =2207.10	
ii) Now Claimed Fungible Area		2200.53

C. TENEMENT STATEMENT		
i) Proposed Area 11 + B2(a)ii)	6306.00 + 2200.53	8506.53
ii) Less Deduction of Non Residential Area		0.00
iii) Area Available For Tenements(i) - C(ii)		8506.53
iv) Tenements Permissible (Density of tenements/hectare)		383
v) Tenements Proposed		155
vi) Tenements Existing (MEMBERS)		48
vii) Total Tenements ON The Plot		107

D. PARKING STATEMENT	
i) Required Car Parking By Regulation	62
ii) Required Visitor Car Parking By Regulation	06
iii) Total Car Parking Required	68
iv) Car Parking Proposed As Per Concession	-
v) Maximum 50% Additional Parking Permissible As Per Dcr 31(1)vi	-
vi) 50% Additional Parking Proposed As Per Concession	-
vii) Total Car Parking Proposed	76

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

CERTIFICATE OF AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05 / 10 / 19 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2310.00 SQ.M. (TWO THOUSAND THREE HUNDRED AND TEN POINT ZERO SQ.M.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS .

Chandan Prabhakar Kelekar
SIGNATURE OF THE ARCHITECT

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS :
This Cancels Approval To The Previous Plans Sanction Under No. MHADA -76/1287/2023 Dated :- 26/05/2023

STAMP OF APPROVAL OF PLANS:
Issued By B.P. Cell / Greater Mumbai / MHADA
Read Along With This Office Letter No. MHADA - 76/1287/
Date :-

Arunkumar Sambhaji Hingole — S.E.B.P.
Sachin Arun Kadam — D.E.B.P.
Rupesh Murali dhar Totewar — E.E.B.P.

SPACE MOULDERS
An Architectural Studio
Chandan Prabhakar Kelekar

Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.
281/2229, Motilal Nagar No: 1,
Goregaon (W), Mumbai-400 104.
T +91 22 2872 2184 / 7116
E contact@spacemoulders.in
www.spacemoulders.com

NAME AND SIGN. OF OWNER :
Nikhil Prakash Survse
For M/s. Bhairav Smile Infraprojects C.A. to Charkop Bhairav Co-op. Hsg. Soc. Ltd.

CONTENTS OF SHEET:
GROUND FLOOR PLAN.,
BLOCK PLAN, LOCATION PLAN.,
PLOT AREA DIAG. & CALC.,
R.G. AREA DIAG. & CLC.
PARKING STATEMENT

JOB NO: AR / NS / CB / 2020 / 305

DRWG NO: MCA / CB / 01 - 10

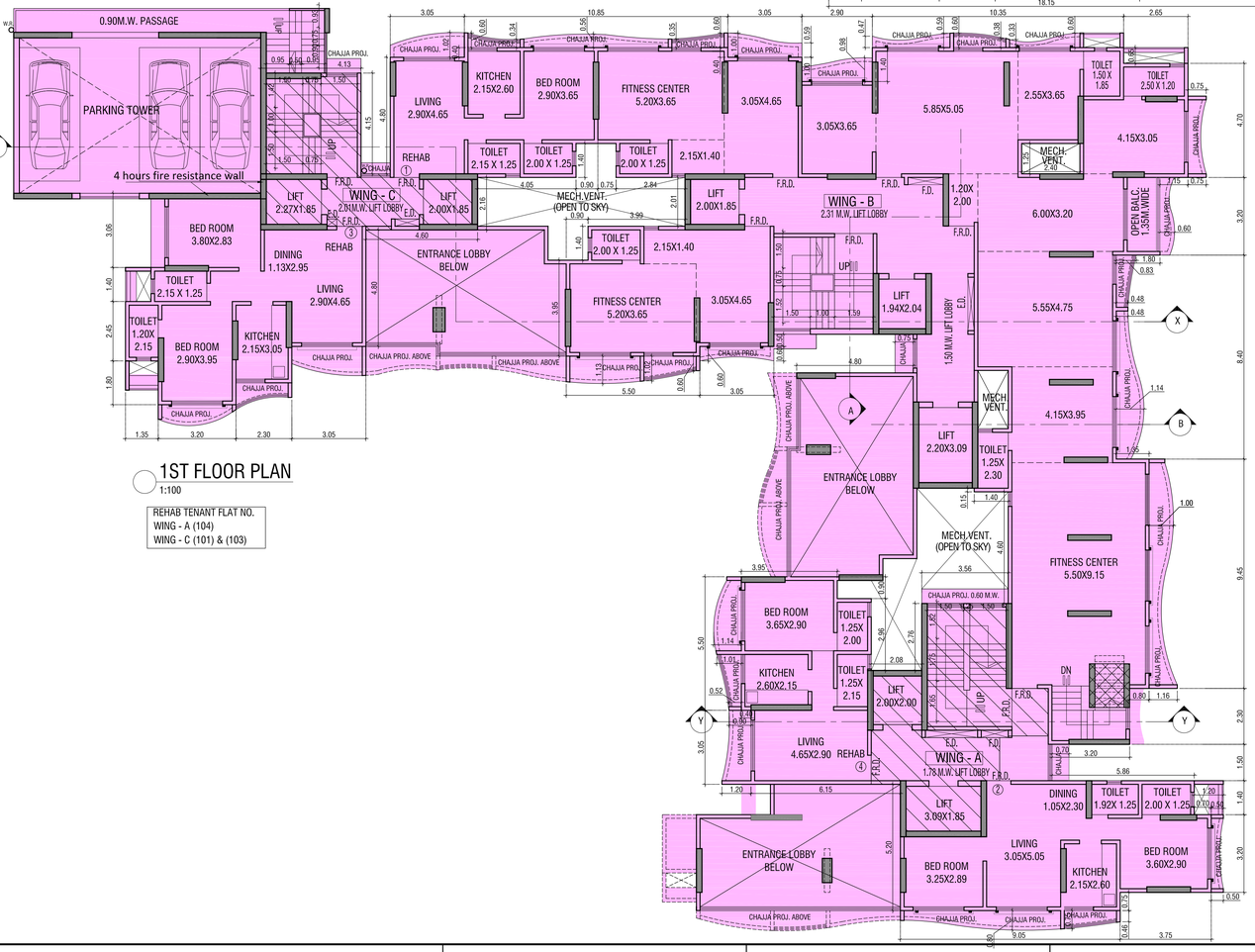
JOB TITLE:
Proposed Development on Cluster No. 810, RSC-5, S.No. 41, Sector 8,MHADA Layout, at Charkop, Kandivali (West) Mumbai .

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

NORTH:

REV. SUFFIX : R0
SCALE: AS STATED
DATE: 2024 12 02
DRAWN BY: SUSHANT N.
CHECKED BY

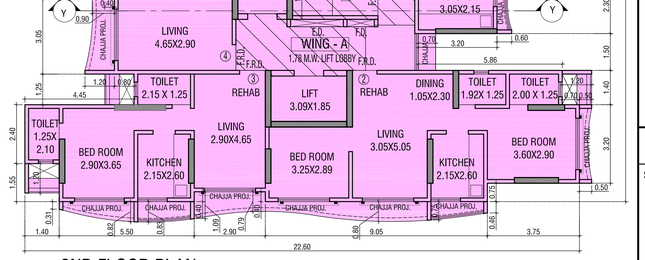
AMENDED



1ST FLOOR PLAN

1:100

REHAB TENANT FLAT NO.
WING - A (104)
WING - C (101) & (103)



2ND FLOOR PLAN

1:100

REHAB TENANT FLAT NO.
WING - A (202) & (203)
WING - B (202) & (205)
WING - C (201) & (203)

F O R M - II

STAMP OF DATE OF RECEIPT OF PLANS :
This Canceis Approval To The Previous Plans
Sanction Under No. MHADA -76/1287/2023
Dated :- 26/05/2023

STAMP OF APPROVAL OF PLANS:
Issued By B.P. Cell / Greater Mumbai / MHADA
Read Along With This Office Letter
No. MHADA - 76/1287/
Date :-

Arunkumar Sambhaji Hingole — Digitally signed by Arunkumar Sambhaji Hingole. Date: 2025.01.07 17:08:23 +05'30' — **S.E.B.P.**
Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam. Date: 2025.01.17 11:41:26 +05'30' — **D.E.B.P.**
Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar. Date: 2025.01.24 12:54:31 +05'30' — **E.E.B.P.**

NAME AND SIGN. OF OWNER :
Nikhil Prakash Surve — Digitally signed by Nikhil Prakash Surve. Date: 2024.12.06 16:52:31 +05'30'
For M/s. Bhairav Smile Infraprojects C.A. to Charkop Bhairav Co-op. Hsg. Soc. Ltd.

CONTENTS OF SHEET:
1ST FLOOR PLAN.,
2ND FLOOR PLAN.

JOB NO:
AR / NS / CB / 2020 / 305

DRWG NO:
MCA / CB / 02 - 10

SPACE MOULDERS
An Architectural Studio
Chandan Prabhakar Kelekar — Digitally signed by Chandan Prabhakar Kelekar. DN: c=IN, o=Personal, title=0067, pseudonym=132507362731309610890, 4ed08352-1ee7-49ee-9ee7-748690331c513e?uid=732e5e0e5fab1599eb0efa0b0957429199.1.plindaCode=400063, st=Maharashtra, serialNumber=3e51c761cc5f337b8f0bcc9b2ade77c9baa58c90be1c9f81709586803810df78b, cn=Chandan Prabhakar Kelekar. Date: 2024.12.11 18:39:36 +05'30'

Chandan Kelekar
Pratima Kelekar
Architect, Interior Designer.

281/2229, Motilal Nagar No: 1,
Goregaon (W), Mumbai-400 104.
+91 22 2872 2184 / 7116
contact@spacemoulders.in
www.spacemoulders.com

JOB TITLE:
Proposed Development on Cluster No. 810, RSC-5, S.No. 41, Sector 8, MHADA Layout, at Charkop, Kandivali (West) Mumbai .

DRAWING TITLE:
DWG. FOR MUN. APPROVAL

NORTH:

REV. SUFFIX : R0
SCALE: AS STATED
DATE: 2024 12 02
DRAWN BY: SUSHANT N.
CHECKED BY: