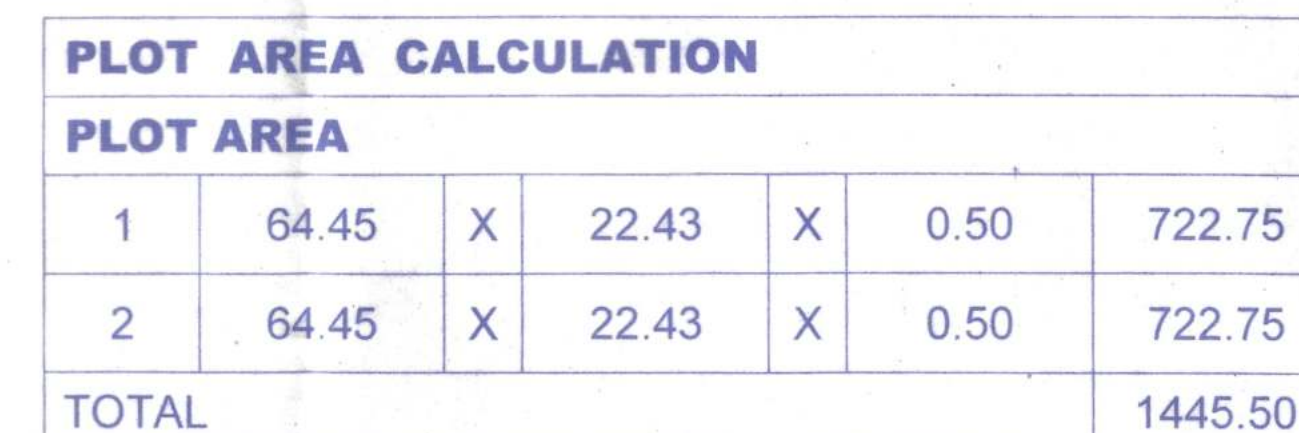
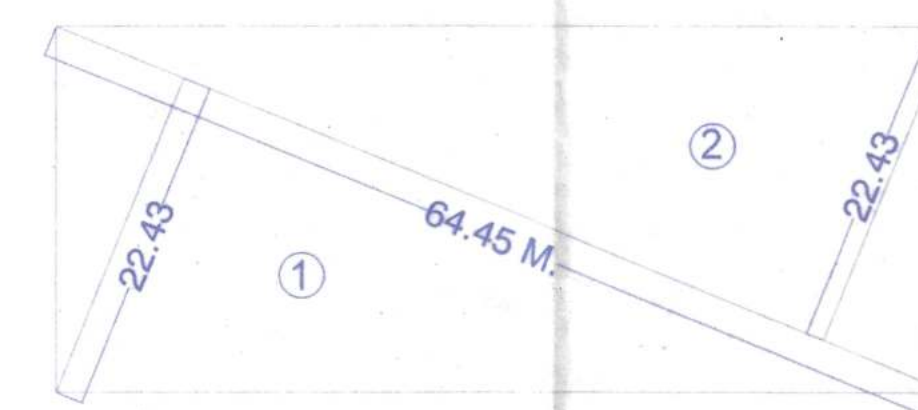
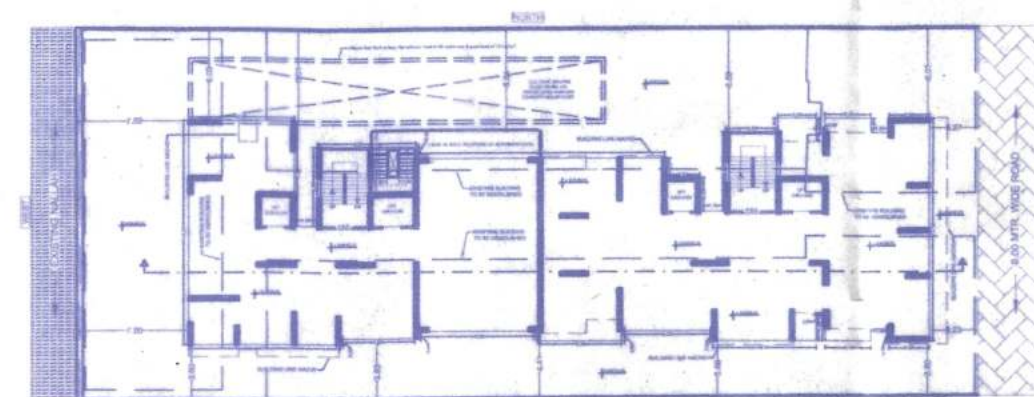




SECTION THRO. UGT
SCALE :- N.T.S.



LOCATION PLAN

SCALE 1 : 4000

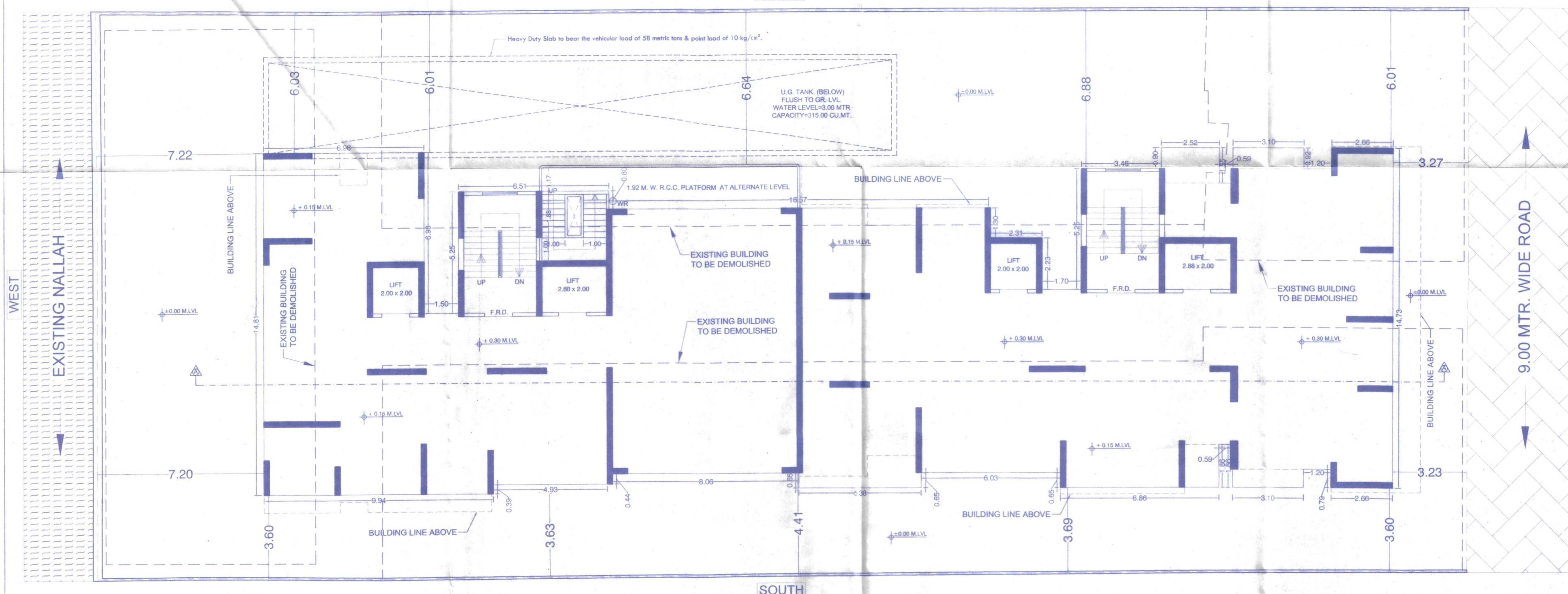
BLOCK PLAN

SCALE 1 : 500



PLOT AREA LINE DIAGRAM

SCALE 1 : 500



PLINTH PLAN

SCALE 1 : 100



PROFORMA - 'A'			
A	AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT		
a	AS PER APPROVED LAYOUT		1445.50
b	AS PER MHADA DEMARCATION		1445.50
c	AS PER MHADA MHADA OFFER LETTER DT. 30-07-2021		1445.50
d	AS PER ARCHITECT'S TRIANGULATION METHOD CALCULATION		1445.50
	PLOT AREA CONSIDERED FOR THE SCHEME (LEAST AREA)		1445.50
2	DEDUCTIONS FOR		
a	ROAD SETBACK AREA		NIL
b	PROPOSED ROAD		NIL
c	ANY RESERVATION		NIL
	TOTAL (a + b + c)		NIL
3	BALANCE AREA OF PLOT (1-2)		1445.50
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	15% RG	
5	NET AREA OF PLOT (3-4)		1445.50
6	ADDITIONS FOR FLOOR SPACE INDEX		
	2(a) 100%		
	2(b) 100%		NIL
7	TOTAL AREA (5+6)		1445.50
8	FLOOR SPACE PERMISSIBLE		5246.50
9	a. FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) I.e. 0.67 T.D.R. TO BE CLAIMED		NIL
10	PERMISSIBLE FLOOR AREA (8 ABOVE)		0.00
11	EXISTING FLOOR AREA (DEMOLISHED)		NIL
12	PROPOSED AREA		0
13	EXCESS BALC. AREA TAKEN INTO FSI (AS PER Bill BELOW)		NIL
14	(a) TOTAL B.U.A. PROPOSED ((11+12+13)		0
	(b) F.S.I. CONSUMED (0000.00 ÷ 1206.40)		0
15	(a) FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR PURELY RESIDENTIAL (0000.00 X 35%)		0.00
	(b) FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 31 (3) FOR PURELY RESIDENTIAL		0
	(c) FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCR 31 (3) FOR NON RESIDENTIAL (000.00 X 35%)		0.00
	(d) FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCR 31 (3) FOR NON RESIDENTIAL		0
	TOTAL FUNGIBLE B.U.A. VIDE DCR 35 (4) = (15b + 15d)		0.00
16	TOTAL GROSS B.U.A. PROPOSED = (14 + 15)		0
	F.S.I. CONSUMED ON NET HOLDING (00000.00 ÷ 1206.40)		0
C	TENEMENT STATEMENT		
	(i)	PROPOSED AREA (ITEM A, 16 ABOVE)	0
	(ii)	LESS DEDUCTION OF NONRESIDENTIAL AREA (SHOP, etc.)	0
	(iii)	AREA AVAILABLE FOR TENEMENTS ((i) - (ii))	0
	(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	0
	(v)	TENEMENTS PROPOSED	0
	(vi)	TENEMENTS EXISTING	0
	TOTAL TENEMENTS ON THE PLOT		
D	PARKING STATEMENT		
	(i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
	(ii)	COVERED GARAGES PERMISSIBLE	
	(iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
	(iv)	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLE PARKING STATEMENT		
	(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQ. BY REGULATIONS	
	(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

PROFORMA - 'B'

CONTENT OF SHEET	
PLINTH PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION, & SECTION THRU.	
COMP. WALL & J.G.T.	

STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
REV.	DESCRIPTION	DATE	SIGNATURE

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. SCALE USE
 - a) FLOOR PLAN = 1 : 100
 - b) BLOCK PLAN = 1 : 500
 - c) LOCATION PLAN = 1 : 4000
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR-2034 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA FROM TIME TO TIME
4. GUIDELINES ISSUED IN EODB HAVE BEEN FOLLOWED.
5. THE ARITHMETIC CALCULATION IS CHECKED BY ME AND FOUND TO BE CORRECT.

EA	NOTES	CERTIFICATE AREA
	PLT BOUNDARY TRUCK BLACK EXISTING STREET GREEN PROPOSED WORK RED FILLED DRAINAGE AND SEWER WORK RED DOTTED RECREATION GROUND GREEN WASH ROAD AND SETBACKS BURNT SIENNA EXISTING STRUCTURE TO BE DEMOLISHED YELLOW DOTTED	CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21-10-2022 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 12.02 SQ. MTS. I HAVE COMPARED THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/WHYOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT	
PLAN FOR :-	OBTAINING MHADA (PA) APPROVAL (ZERO FSI IOA)

DESCRIPTION OF PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS CHARKOP NANDANVAN CO-OP. HSG. SOC. LTD., ON PLOT BEARING C.T.S. NO. 3A/2/85, RSC-3, SECTOR-2, OF VILLAGE CHARKOP, KANDIVALI (WEST), MUMBAI - 400067.

NAME OF THE SOCIETY	
CHARKOP NANDANVAN CO-OP HSG. SOC. LTD.	
CHARKOP NANDANVAN CO-OP. HSG. SOC. LTD. SECTOR - 2, OF VILLAGE CHARKOP, KANDIVALI (WEST) MUMBAI - 400067.	

LAND OWNER

MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY

JOB. NO.	DRG. NO.	DATE	SCALE	SIGN & STAMP	NAME & ADDRESS OF ARCHITECT
R0	1/1	11-11-2022	1:100		RAMESH KHANKAR 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 88

NORTH	CHECKED BY	DATE	17-11-2022
	RAMESH SIR	DRAWN BY	847982
		SHEET NO.	1 OF 1

RAMESH KHANOLKAR
architects & interior designers
SHOP NO. 28, ZOOM PLAZA,
JUNCTION MALL, BORIVALI (W),
Mumbai - 400 082.

Approved subject to conditions mentioned in the
Office Letter No. Mhada - 74 | 1230 | 2023

Date: **10 JAN 2023**

Ex. Eng. Bldg. Permission Committee Mumbai (W.)
Maharashtra Housing & Area Development Authority