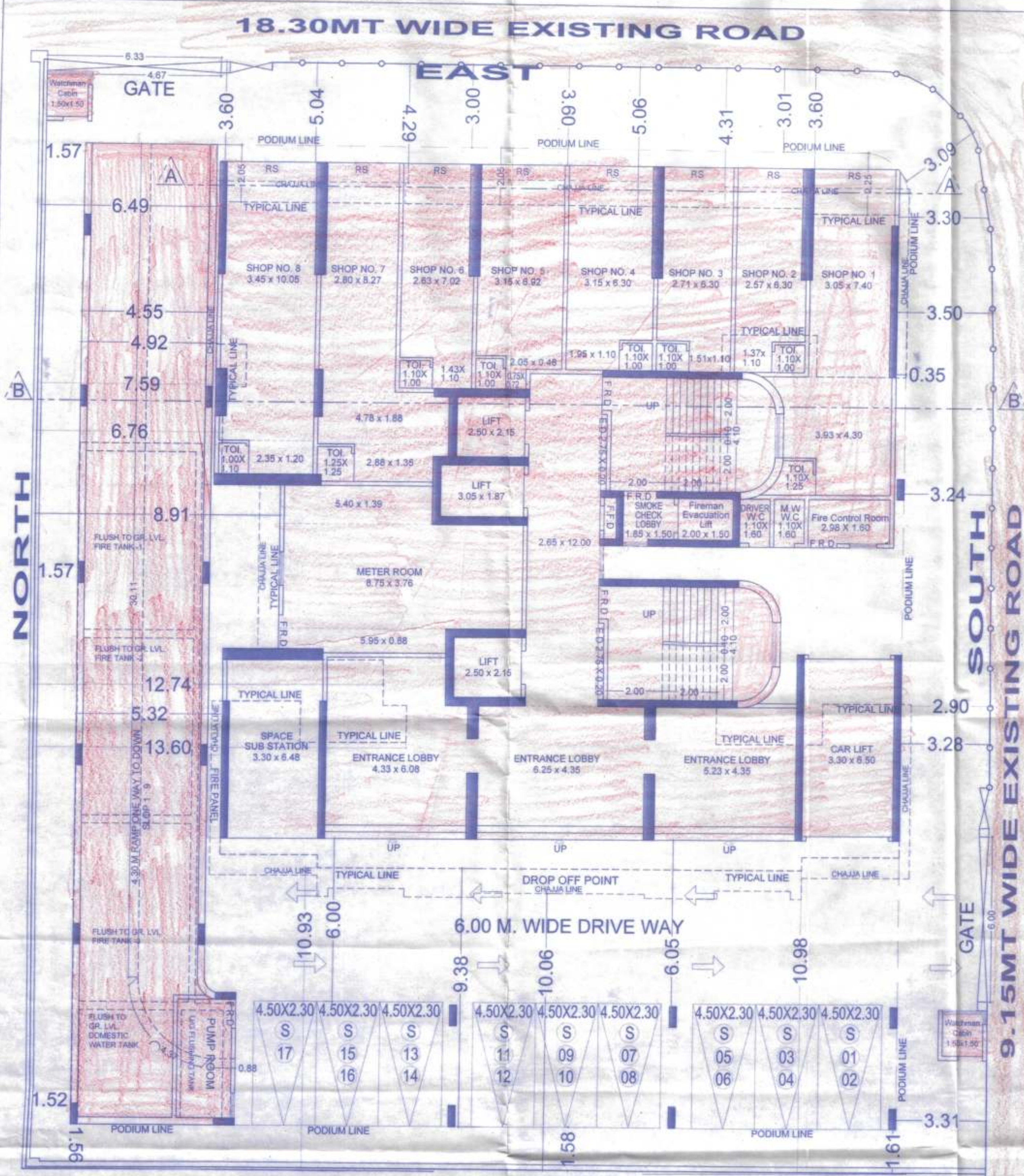


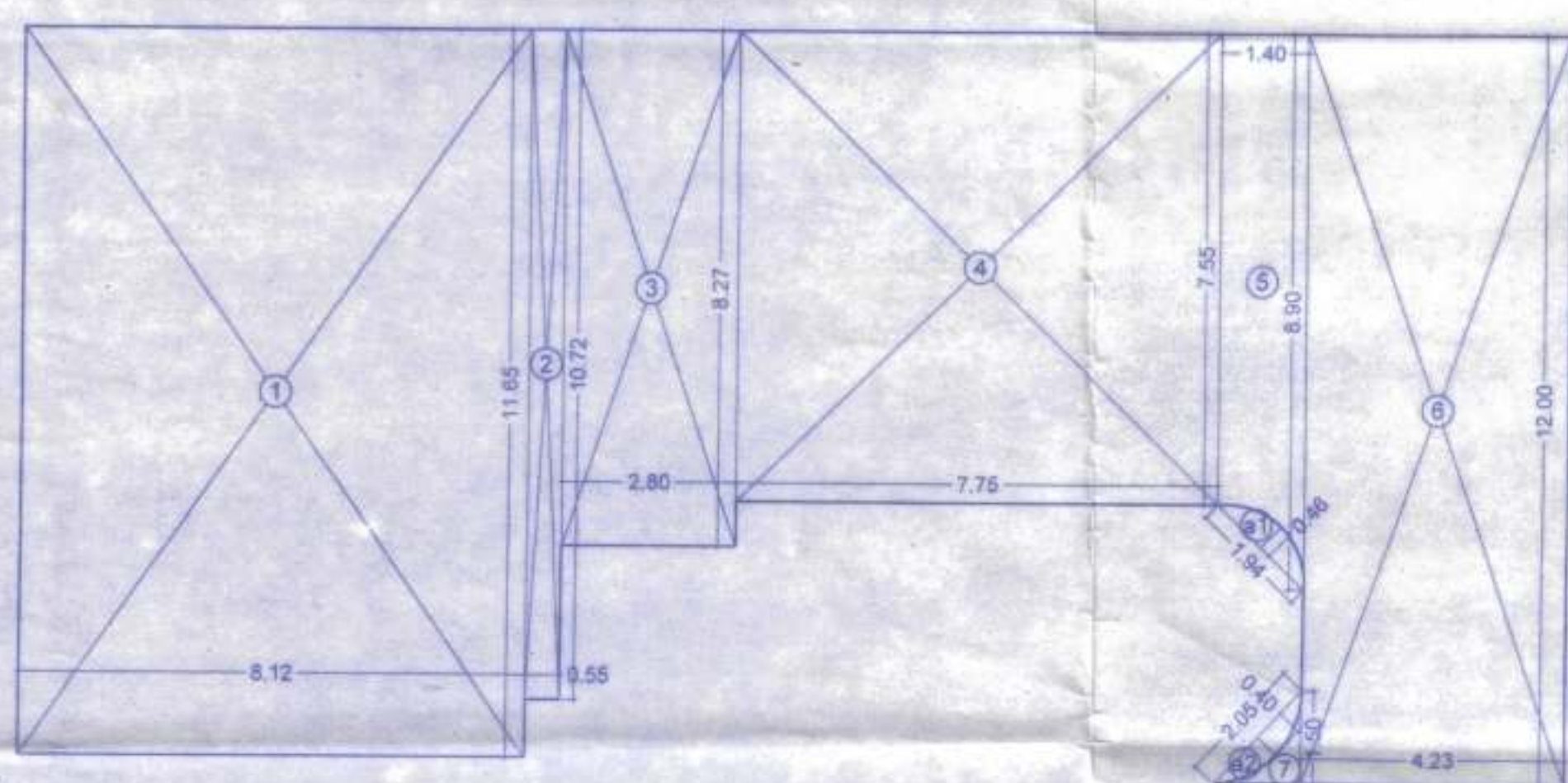
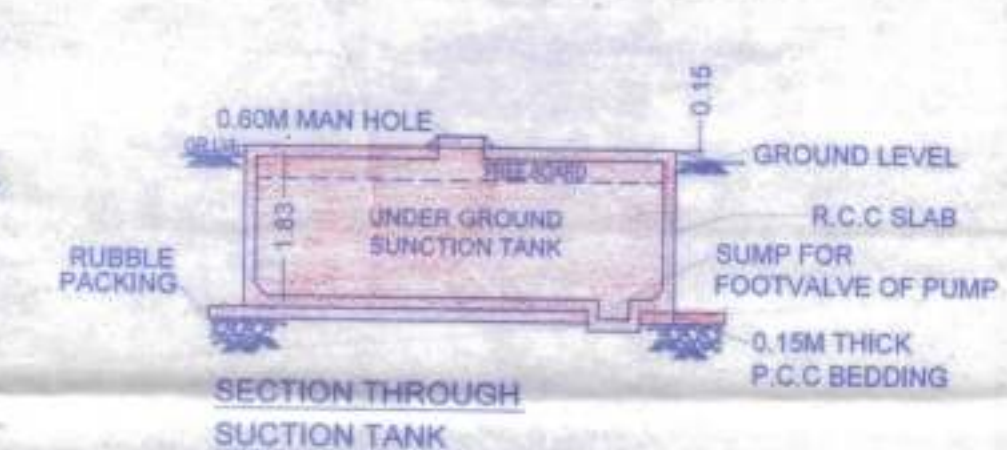
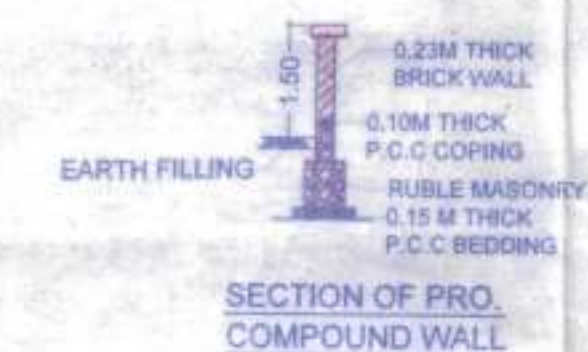


BUILT UP AREA SUMMARY :-

FLOORS	GROSS AREA (1)	STAIRCASE LIFT, LOBBY AREA LIFT LOBBY AREA WITH CHARGING (W/CH) CHARGING PREMIUM (2)	STAIRCASE LIFT, LOBBY AREA LIFT LOBBY AREA WITH CHARGING (W/CH) CHARGING PREMIUM (3)	REFUGES AREA (4)	SOCIETY OFFICE AREA (5)	BUILT UP AREA - (1+2+3+4+5+6)	SHOP AREA (7)	TOTAL BUILT UP AREA - (6+7+8)
GROUND	---	---	---	---	---	---	244.34	244.34
1ST TO 5TH PARKING	---	---	---	---	---	---	---	---
6TH (E.D.)	---	---	---	---	---	---	---	---
7TH (REFUGE)	473.07	95.05	28.03	94.27	---	255.72	---	255.72
8TH	473.07	95.05	28.03	---	---	349.99	---	349.99
9TH	473.07	95.05	28.03	---	---	349.99	---	349.99
10TH	473.07	95.05	28.03	---	---	349.99	---	349.99
11TH	473.07	95.05	28.03	---	---	349.99	---	349.99
12TH	473.07	95.05	28.03	---	---	349.99	---	349.99
13TH	473.07	95.05	28.03	---	---	349.99	---	349.99
14TH (REFUGE)	473.07	95.05	28.03	94.27	---	255.72	---	255.72
15TH	473.07	95.05	28.03	---	---	349.99	---	349.99
16TH	473.07	95.05	28.03	---	---	349.99	---	349.99
17TH	473.07	95.05	28.03	---	---	349.99	---	349.99
18TH	473.07	95.05	28.03	---	---	349.99	---	349.99
19TH	473.07	95.05	28.03	---	---	349.99	---	349.99
20TH	473.07	95.05	28.03	---	---	349.99	---	349.99
21ST (REFUGE)	473.07	95.05	28.03	94.27	---	255.72	---	255.72
22ND	473.07	95.05	28.03	---	---	349.99	---	349.99
23RD	473.07	95.05	28.03	---	---	349.99	---	349.99
24TH	473.07	95.05	28.03	---	---	349.99	---	349.99
25TH	473.07	95.05	28.03	---	---	349.99	---	349.99
26TH	473.07	95.05	28.03	---	---	349.99	---	349.99
27TH	473.07	95.05	28.03	---	---	349.99	---	349.99
28TH (REFUGE)	473.07	101.00	28.03	38.96	22.31	282.77	---	282.77
29TH	473.07	95.05	28.03	---	---	349.99	---	349.99
30TH	406.48	95.66	28.03	---	---	282.79	---	282.79
TOTAL	11287.09	2287.76	672.72	321.77	22.31	7982.53	244.34	8226.87

BUA SUMMARY:-

NET BUA PERMISSIBLE	6094.00 SQ.M
NET BUA PROPOSED	6094.00 SQ.M
FUNGIBLE PERMISSIBLE (35%)	2132.90 SQ.M
FUNGIBLE PROPOSED	2132.87 SQ.M
GROSS BUA PROPOSED (6094.00 + 2132.87)	8226.87 SQ.M

GROUND FLOOR AREA DIAGRAM
SCALE: 1:100

BUILT-UP AREA STATEMENT :- GROUND FLOOR

TOTAL ADDITION				
1	8.12	X	11.65	X 1 NO = 94.80 SQ.MT.
2	0.55	X	10.72	X 1 NO = 5.90 SQ.MT.
3	2.80	X	8.27	X 1 NO = 23.16 SQ.MT.
4	7.75	X	7.55	X 1 NO = 58.51 SQ.MT.
5	7.55 + 8.90	X	1.40	X 1 NO = 11.51 SQ.MT.
6	4.23	X	12.00	X 1 NO = 50.76 SQ.MT.
7	0.50 X 1.50 X 1.39	X	1 NO	= 1.04 SQ.MT.
				= 245.48 SQ.MT. (i)
DEDUCTIONS :-				
a1	2/3 X 1.94	X	0.46 X 1 NO	= 0.59 SQ.MT.
a2	2/3 X 2.05	X	0.40 X 1 NO	= 0.55 SQ.MT.
				= 1.14 SQ.MT. (ii)
TOTAL STANDARD DEDUCTIONS :-				
i				
ii				
	245.48	-	1.14	= 244.34 SQ.MT.

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UPTO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.
6TH TO 14TH FLOOR	FLAT NO. 1	---	---	19	62.45
15TH TO 27TH FLOOR	FLAT NO. 2	---	---	19	62.47
	FLAT NO. 3	---	---	19	62.32
	FLAT NO. 4	---	---	---	---
	FLAT NO. 5	19	39.47	---	---
28TH FLOOR	FLAT NO. 1	---	---	03	69.83
	FLAT NO. 2	---	---	03	62.47
	FLAT NO. 3	---	---	03	62.32
	FLAT NO. 4	---	---	---	---
	FLAT NO. 5	03	39.47	---	---
29TH FLOOR	FLAT NO. 1	---	---	01	62.47
	FLAT NO. 2	---	---	01	62.32
	FLAT NO. 3	---	---	---	---
	FLAT NO. 4	---	---	---	---
	FLAT NO. 5	01	39.47	---	---
TOTAL NOS. OF FLAT	24	---	---	76	---

PARKING AREA STATEMENT :-

CARPET AREA NO. OF FLAT	NO. OF FLAT	PARKING PERMISSIBLE AS PER D.C. RULE	REQUIRED PARK. / FLAT	PARKINGS REQUIRED
UP TO 45 SQ.MT.	24 NOS	1 PARKING FOR 1 TENEMENT	24/1	3.00 NOS
45 TO 60 SQ.MT.	---	1 PARKING FOR 1 TENEMENT	---	---
60 TO 90 SQ.MT.	70 NOS	1 PARKING FOR 2 TENEMENT	70/2	35.00 NOS
ABOVE 90 SQ.MT.	21 NOS	1 PARKING FOR 1 TENEMENT	21/1	21.00 NOS
TOTAL	115 NOS	---	---	59.00 NOS
5% ADDITIONAL PARKING FOR VISITORS	---	---	---	2.95 NOS
TOTAL	---	---	---	61.95 NOS
PARKING REQUIRED	---	---	---	62 NOS
BUILT UP AREA TOTAL AREA OF SHOPS/OFFICE	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING AS PER D.C. RULE		
SHOP	244.34/40	1 PARKING FOR EVERY 40 SQ.M OF FUL. AR. UP TO 800 SQ.M & 1 PARKING SPACE FOR EVERY 80 SQ.M EXCEEDING 800 SQ.M	6.11 NOS	
10% ADDITIONAL PARKING FOR VISITORS	---	---	0.61 NOS	
TOTAL	---	---	6.72 NOS	
PERMISSIBLE 50% ADDITIONAL PARKING FREE OF FSI (62 + 3)	---	---	33.60 NOS	
UP TO 50% ADDITIONAL PARKING FREE OF FSI	---	---	35.00 NOS	
TOTAL	---	---	105.00 NOS	
PARKING REQUIRED	---	---	105 NOS	
SAY	---	---	105 NOS	

PARKING DETAIL :-

FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	---	17	17
1ST PODIUM FLOOR	09	11	20
2ND PODIUM FLOOR	08	09	17
3RD PODIUM FLOOR	08	09	17
4TH PODIUM FLOOR	08	09	17
5TH PODIUM FLOOR	08	09	17
TOTAL	41	64	105



WITHOUT CHARGING PREMIUM STAIRCASE AREA CALCULATIONS 7TH TO 30TH FLOOR :-		
S13	4.20 X 4.45 X 1 NO	= 18.47 SQ.MT.
S14	0.75 X 4.60 X 1 NO	= 3.45 SQ.MT.
S6	0.50 X 1.50 X 1.55 X 2 NOS	= 2.33 SQ.MT.
S7	2/3 X 2.16 X 0.45 X 2 NOS	= 1.30 SQ.MT.
S8	1.55 X 1.80	= 2.48 SQ.MT.
		= 28.03 SQ.MT.
PER FLOOR STAIRCASE AREA	28.03 X 24	= 672.72 SQ.MT.
TOTAL STAIRCASE AREA		= 672.72 SQ.MT.

PROFORMA -- A

1) AREA OF PLOT	1406.00
2) DEDUCTIONS FOR	NIL
(a) ROAD SETBACK AREA	NIL
(b) PROPOSED ROAD	NIL
(c) ANY RESERVATION (SCHEME R.G.)	NIL
(d) 1% AMENITY SPACE AS PER DCR 56/57 (SUB-PLOT)	NIL
3) BALANCE AREA OF PLOT (1 MINUS 2)	1406.00
4) DEDUCTION FOR 15% RECREATIONAL GROUND / 15% AMENITY SPACE, IF DEDUCTIBLE FOR IND (SCHEME R.G.)	N/A
5) NET AREA OF PLOT (3 MINUS 4)	1406.00
6) ADDITIONS FOR FLOOR SPACE INDEX	NIL
2 (a) 100% FOR D.P. ROAD	NIL
2 (a) 100% FOR SET-BACK	NIL
7) TOTAL AREA (5 + 6)	1406.00
8) FLOOR SPACE INDEX PERMISSIBLE	3.00
9) PERMISSIBLE FUA	4218.00
10) 10% FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 5% OF THE BALANCE AREA YIELD ABOVE)	NIL
ADDITIONS FOR FLOOR SPACE INDEX	NIL
10 (a) 0.33 F.S.I. AS PER DCR 32	NIL
10 (c) AS PER DCR 33 (SI-PRO-RATA SHARE) (18 X 32)	576.00
10 (d) V.P. QUOTA	1300.00
11) PERMISSIBLE FLOOR AREA (9+10a) AS PER MHADA N.O.C.	6094.00
12) EXISTING FLOOR AREA	NIL
13) PROPOSED BUILT UP AREA	6094.00
14) F.S.I. CONSUMED, ON NET HOLDING = 13/3	4.33
B DETAILS OF FSI AVAILED AS PER DCR 31(5)	
1) PERMISSIBLE PURELY RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSED)	5904.00
2) PERMISSIBLE REMAINING NON RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSED)	190.00
3) PROPOSED PURELY RESIDENTIAL BUILT-UP AREA (BALANCE B.U.A. NOW PROPOSED)	5913.01
4) PROPOSED REMAINING NON RESIDENTIAL BUILT-UP AREA	180.99
C DETAILS OF F.S.I. AVAILED AS PER DCR 31(3)	
1) COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE (B.U.A. FOR PURELY RESIDENTIAL) (B3 X 35%)	2069.53
2) COMPENSATORY FUNGIBLE BUILT-UP AREA COMPONENT PERMISSIBLE (B.U.A. FOR NON-RESIDENTIAL) (B4 X 35%)	63.35
3) TOTAL PERMISSIBLE FUNGIBLE BUILT-UP AREA (B3+B4) (C1 + C2)	2132.90
4) FUNGIBLE B.U.A. PROPOSED FOR PURELY RESIDENTIAL	2069.52
5) FUNGIBLE B.U.A. PROPOSED FOR NON-RESIDENTIAL	63.35
6) TOTAL FUNGIBLE B.U.A. PROPOSED (C4 + C5)	2132.87
7) TOTAL GROSS B.U.A. PERMISSIBLE (B1+B2+C3)	8226.87
8) TOTAL GROSS BUILT UP AREA PROPOSED (B3+B4+C6)	8226.87
9) BALANCE AREA (C7-C8)	0.03
D TENEMENT STATEMENT	
(i) PROPOSED AREA	8226.87
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	244.34
(iii) AREA AVAILABLE FOR TENEMENTS (iv) MINUS (ii)	7982.53
(v) TENEMENTS PERMISSIBLE/DENSITY OF TENEMENTS (BCT450)	359.21
(vi) TENEMENTS PROPOSED (REHS 22 + SALE 83)	115
(vii) SHOP	08
(viii) TENEMENTS EXISTING	32
TOTAL TENEMENTS ON PLOT	115
E PARKING STATEMENT	
(i) PARKING REQUIRED BY REGULATIONS FOR	108
CAR	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(ii) COVERED GARAGES PERMISSIBLE	
(iii) COVERED GARAGES PROPOSED	
SCOOTER / MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(iv) SPACE FOR TRANSPORT VEHICLES	
PARKING REQUIRED BY REGULATIONS	108

PROFORMA 'B'

CONTENTS OF SHEET :-

GROUND FLOOR PLAN

FLAT AREA DIAGRAM & CALCULATION

PARKING AREA STATEMENT

BUA & LOCATION PLAN

NET BUA FROM EXISTING TANK & PRO. COMPOUND WALL

BUILT UP AREA RESUMMARY & TENEMENT STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING PLOT NO. 286, KNOWN AS 'CHARKOP ORION CO-OP. HOUSING SOCIETY LTD. SECTOR-1, MHADA BEARING CTS. NO. 102/86 AT VILLAGE CHARKOP, KANDIVALI (W), MUMBAI - 400067.

NAME, ADDRESS OF THE OWNER AND SIGNATURE

For CHARKOP ORION CO-OP. HSG. SOC. LTD.

Shashi Menon
Hon. Secretary

CHARKOP ORION CO-OP. HOUSING SOCIETY LTD

NAME, ADDRESS OF DEVELOPER

CHARKOP ORION CO-OP. HOUSING SOCIETY LTD

PLOT NO. 286, SECTOR-1, MHADA, BEARING CTS. NO. 102/86 AT VILLAGE CHARKOP, KANDIVALI (W), MUMBAI - 400067

REVISION DATE SCALE DRN BY CHK BY

1:100 HARISH

STAMP AND DATE OF APPROVAL OF PLANS

Issued by G.P. Cell / Greater Mumbai / MHADA

Read Along with this Office Letter

No. Mhada: 74/1990/2021

Date: 31 DEC 2021

Ex-Eng. P. Cell / MHADA

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Ar. Hemant Kankaria

Architect Interior Designer

CA. NO. CA/98/25011

Deeksha Cityscape

D/48 S.V.P. NAGAR, LOKHANDWALA COMPLEX, ANDHERI (WEST), MUMBAI - 400 053