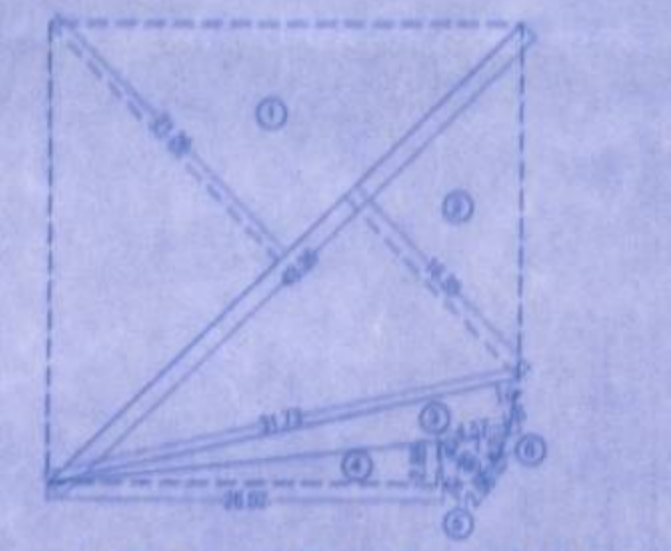
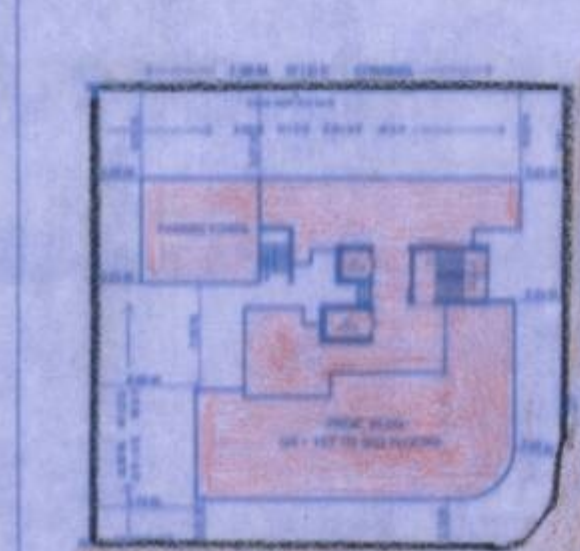




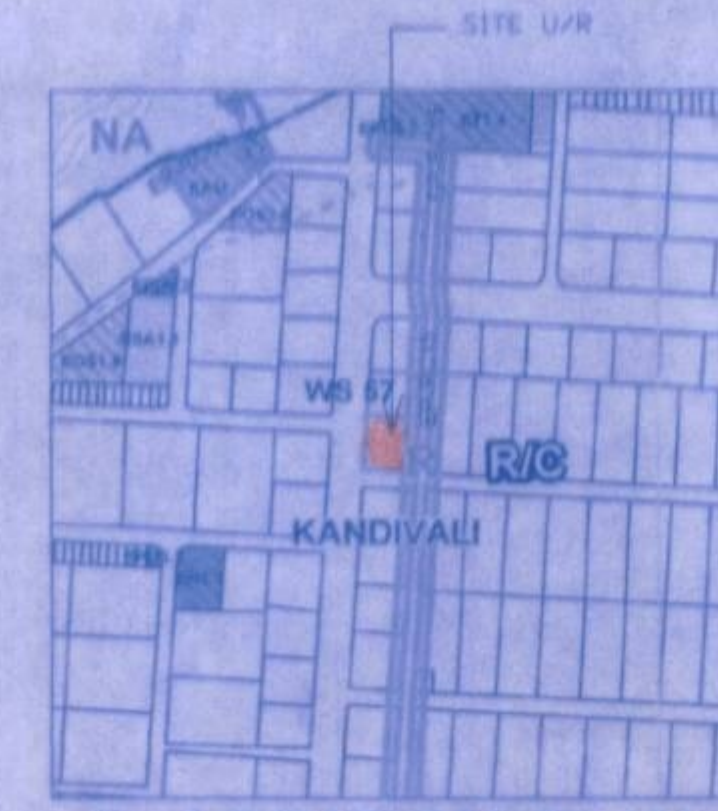
PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATIONS

1.	43.36 X 21.26 X 0.50 =	460.92 SQ.M
2.	43.36 X 16.35 X 0.50 =	354.47 SQ.M
3.	31.73 X 3.46 X 0.50 =	54.89 SQ.M
4.	26.02 X 2.88 X 0.50 =	37.47 SQ.M
5.	3.56 X 2.06 X 0.50 =	3.67 SQ.M
6.	4.57 X 2.52 X 0.50 =	5.76 SQ.M
TOTAL =		917.17 SQ.M
SAY =		917.10 SQ.M



BLOCK PLAN
SCALE - 1:100



LOCATION PLAN
SCALE - 1:4000

CAR PARKING STATEMENT (AS PER DCR 2014)			
PARKING FOR NON-RESIDENTIAL	REQ. PARKING		
1. PARKING FOR 100 SQ. MT. OF TOTAL FLOOR AREA WITH EACH SHOPS UPTO 20 SQ. MT. AND	1.00 NO		
2. PARKING FOR 50 SQ. MT. OF TOTAL FLOOR AREA EACH OVER 20 SQ. MT.	2.14 NOS		
10% PARKING FOR VISITORS	02 NOS (MINIMUM)		
TOTAL =	05.14 NOS		
SAY =	05.00 NOS		
CAR PARKING STATEMENT (AS PER DCR 2014)			
PARKING FOR RESIDENTIAL (BUILDING IN NON-COMPOSITE)	REQ. PARKING		
CARPET AREA OF FLATS IN SQ.MTS	TOTAL NO. OF FLATS	PARKING REQUIRED	
FOR RESIDENTIAL			
RELOCATED ON SITE	4 TIE 1 PARKING	06 NOS	01.50 NOS
45.00 TO 50.00	2 TIE 1 PARKING	02 NOS	01.00 NOS
40.00 TO 45.00	1 TIE 1 PARKING	01 NOS	01.00 NOS
35.00 TO 40.00	1 TIE 1 PARKING	01 NOS	01.00 NOS
TOTAL =	09 NOS	09.50 NOS	
10% PARKING FOR VISITORS			0.18 NOS
TOTAL =	09 NOS	09.50 NOS	09.68 NOS
SAY =	09 NOS	09.50 NOS	09.68 NOS
ADDITIONAL PARKING AS PER 31 (1) (VI) PROP. (UPTO 5% PER 100 SQ. MTS. COMB. AREA) = 1.50 NOS			1.00 NOS
TOTAL =	10 NOS	10.50 NOS	10.68 NOS
SAY =	10 NOS	10.50 NOS	10.68 NOS
TOTAL PARKING PROPOSED	10 NOS	10.50 NOS	10.68 NOS
SAY =	10 NOS	10.50 NOS	10.68 NOS
BIG PARKING	2.50 X 5.50 = 08.00 NOS		
SMALL PARKING	2.30 X 4.50 = 02.00 NOS		

RERA CARPET AREA SUMMARY			
FLOORS	Flat Nos.	RERA C.A. (SQ.MT)	NOS.
GR + 1ST FLOOR	SHOP NO. 1	53.94	1
	SHOP NO. 2	22.37	1
	SHOP NO. 3	23.63	1
	SHOP NO. 4	19.16	1
	SHOP NO. 5	19.16	1
	SHOP NO. 6	15.11	1
TOTAL =		842.21	
2ND & 3RD FLOOR	201 & 301	39.86	2
2ND & 3RD FLOOR	202 & 302	58.21	2
1ST TO 3RD FLOOR	304	66.94	1
3RD FLOOR	203 & 303	37.51	2
FLOOR	204 & 304	38.03	2

BUILT-UP AREA SUMMARY		
SR. NO.	WING / FLOOR	TOTAL BUILT-UP AREA
1	GROUND FLOOR (NR)	164.86
2	GROUND FLOOR (RESI STAIR)	67.78
3	1ST FLOOR / SERVICE FLOOR (PT)	126.89
4	2ND FLOOR	241.34
5	3RD FLOOR	241.34
TOTAL =		842.21
TOTAL B.U. AREA (NR) =		164.86
FUNGIBLE BUA UTILISED FOR NR =		42.74
NET B.U. AREA = (A)		122.12
TOTAL B.U. AREA PROPO. (RESI) =		677.35
FUNGIBLE BUA UTILISED FOR RESI =		0.00
NET B.U. AREA = (B)		677.35
TOTAL (A+B) =		799.47

CHARKOP RAKESH CHSL			
ELECTRIC METER ROOM CALCULATION			
RESIDENTIAL	09 NOS.	FLATS	
COMMERCIAL	8 NOS.	SHOPS	
TOTAL =	17 NOS.	17 NOS.	
REQUIRED ELECTRIC METER ROOM AREA (10 SQ.MT. PER 50 FL.)	3.00	SQ.MT.	
PROPOSED ELECTRIC METER ROOM ON GR FL.	5.50 X 3.30 = 18.15	SQ.MT.	
TOTAL PROPOSED ELECTRIC METER ROOM AREA =	18.15	SQ.MT.	

FORM - I		SQ. MTS
1	AREA OF PLOT (AS PER REG.)	917.10
2	AREA OF PLOT (CONSIDERED AS PER CONVEYANCE PLAN)	916.65
3	AREA OF RESERVATION IN PLOT	---
4	AREA OF ROAD SET BACK	---
5	AREA OF D.P. ROAD	---
6	DEDUCTIONS FOR	---
7	(A) FOR RESERVATION / ROAD AREA	---
8	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REG. NO.16)	---
9	(b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REG. NO.16)	---
10	(c) RESERVATION AREA (PLOT) TO BE HANDED OVER (REG. NO.17)	---
11	(d) RESERVATION AREA TO BE HANDED OVER AS PER REG. NO.17	---
12	(B) FOR AMENITY AREA	---
13	(a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	---
14	(b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	---
15	(c) DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	---
16	TOTAL DEDUCTIONS: (2 (A) + 2 (B) + 2 (C) AS AND WHEN APPLICABLE)	---
17	BALANCE AREA OF PLOT (1 MINUS 3)	916.65
18	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	916.65
19	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33) AS PER REG. 33(5)	3.00
20	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6)	2749.95
21	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REG. 30 (A)	---
22	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	---
23	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
24	BUILT UP AREA DUE TO 'ADDITIONAL FSI ON PAYMENT OF PREMIUM' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
25	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	414.00
26	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	213.27
27	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	3377.22
28	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	799.47
29	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	---
30	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	1182.03
31	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	42.74
32	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	770.73
33	PERMISSIBLE BUILT UP AREA AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 32 ON REMAINING / BALANCE PLOT	0.00
34	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(A) + 15(B))	842.21
35	FSI CONSUMED ON NET PLOT (13 / 4)	0.87
OTHER REQUIREMENTS		
36	(A) RESERVATION / DESIGNATION	---
37	(a) NAME OF RESERVATION	---
38	(b) AREA OF RESERVATION AFFECTING THE PLOT	---
39	(c) AREA OF RESERVATION LAND TO BE HANDED OVER AS PER REG. NO.17	---
40	(d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
41	(e) AREA / BUILT UP AREA OF DESIGNATION	---
42	(B) PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	---
43	(i) 14 (A)	---
44	(ii) 14 (B)	---
45	(iii) 15	---
46	(C) REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. NO.27	---
47	(D) TENEMENT STATEMENT	---
48	(i) PROPOSED BUILT UP AREA (13 ABOVE)	842.21
49	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	164.86
50	(iii) AREA AVAILABLE FOR TENEMENTS (13 MINUS (B))	677.35
51	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	30.00
52	(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	09.00
53	(E) PARKING STATEMENT	---
54	(i) PARKING REQUIRED BY REGULATIONS FOR -	---
55	(a) SCOOTER/MOTOR CYCLE	6.64
56	(b) OUTSIDERS (VISITORS)	2.18
57	(ii) COVERED GARAGE PERMISSIBLE	---
58	(a) COVERED GARAGES PROPOSED -	---
59	(b) SCOOTER/MOTOR CYCLE	---
60	(c) OUTSIDERS (VISITORS)	---
61	(iii) TOTAL PARKING PROVIDED	10.00
62	(F) TRANSPORT VEHICLES PARKING	---
63	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	---
64	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	---

FORM - II
CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST/FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, BUA SUMMARY, CAR PARKING STATEMENT, RERA CARPET AREA SUMMARY & PLOT AREA CALCULATIONS.

NOTE:
1) ALL DIMENSIONS ARE IN METERS.
2) SCALE USE
A) FLOOR PLAN = 1:100
B) BLOCK PLAN = 1:500
C) LOCATION PLAN = 1:4000
3) THE PLANS AREA PROPOSED AS PER PROVISION OF DCR 2014 AND AS PER PRE-VALUING REGULATION AND CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODS FOLLOWING.
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

REVISION NO.	DESCRIPTION
1	AS PER PROPOSAL AND PROPERTY
2	AS PER PROPOSAL AND PROPERTY
3	AS PER PROPOSAL AND PROPERTY
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6	AS PER PROPOSAL AND PROPERTY
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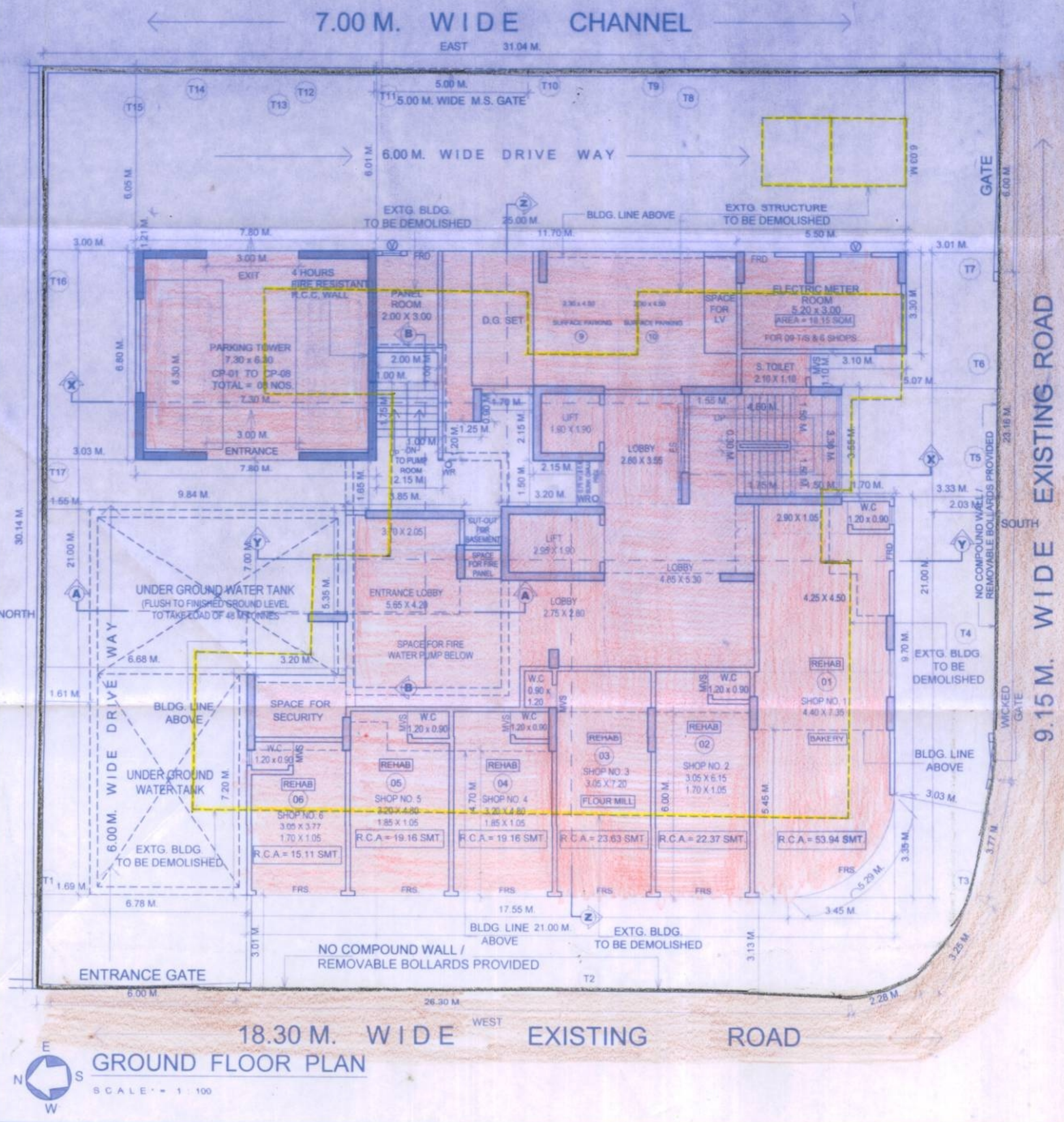
1ST FLOOR / SERVICE FLOOR (PT) PLAN

SCALE - 1:100

Approved subject to conditions mentioned in this office Letter No. MHADA-741952/2024
Date: 07 DEC 2021
Ex. Eng. Bldg. Permissio...
Maharashtra Housing & Area Development Authority

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05/01/2019 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 917.10 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

NAME, ADDRESS OF OWNER	HAIRMAN	SECRETARY
CHARKOP RAKESH CHSL HSG. SOCIETY I SECTOR-3, PLOT NO. 101/198, KANDIVALI (WEST), MUMBAI - 400 067		
JOB NO.	DRAWN BY	CHECKED BY
1	1	1
1:100	1:100	1:100
DATE	DATE	DATE
07 DEC 2021	07 DEC 2021	07 DEC 2021
NAME, ADDRESS & SIGNATURE OF LICENSED SURVEYOR		
LICENSED SURVEYOR - M/325/1/...		
HARSHAD MAANOHA...		
LICENSED SURVEYOR		



9.15 M. WIDE EXISTING ROAD

18.30 M. WIDE EXISTING ROAD

GROUND FLOOR PLAN

SCALE - 1:100