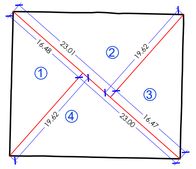
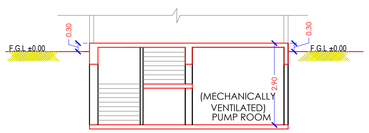


PLOT AREA DIAGRAM

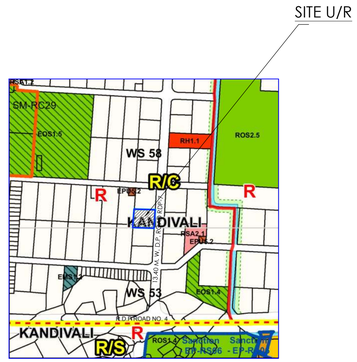
SCALE - 1 : 500

1	0.50	X	16.48	X	19.62	X 1 NO	= 161.67 SQ.MT.
2	0.50	X	23.01	X	19.62	X 1 NO	= 225.73 SQ.MT.
3	0.50	X	16.47	X	19.62	X 1 NO	= 161.57 SQ.MT.
4	0.50	X	23.00	X	19.62	X 1 NO	= 225.63 SQ.MT.
						TOTAL ADDITION	= 774.60 SQ.MT.



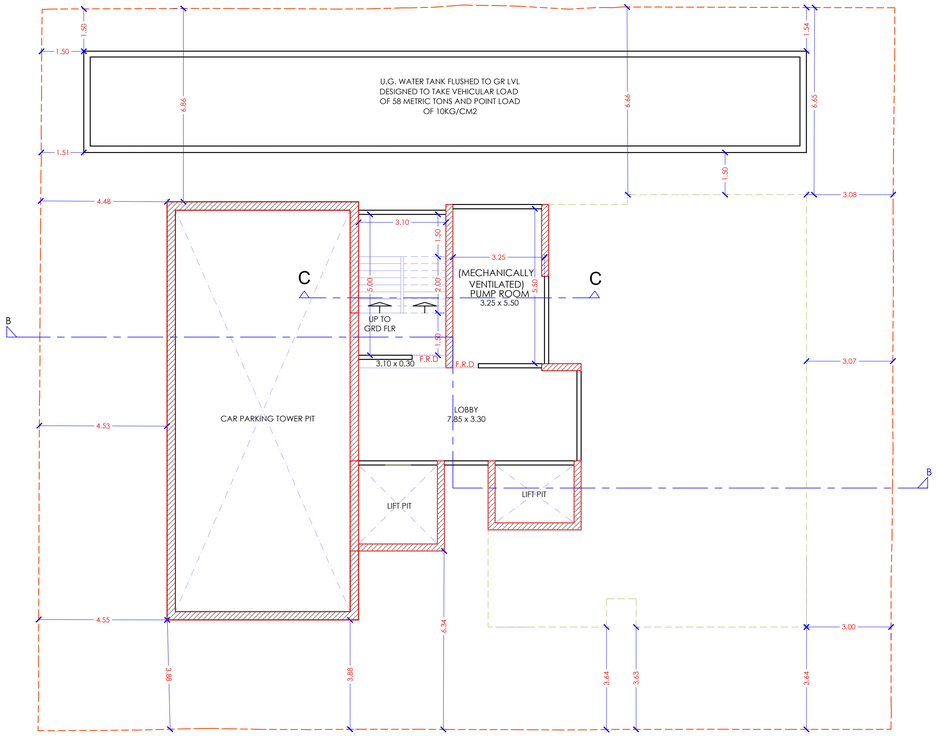
SECTION C-C'

SCALE = 1 : 100



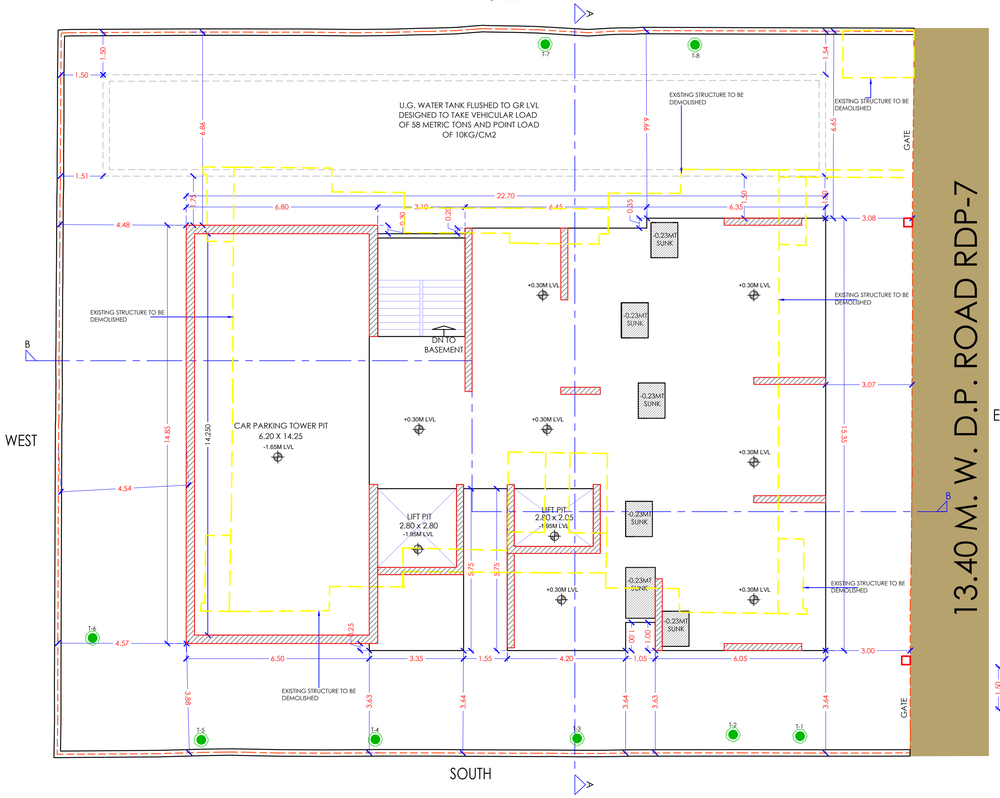
LOCATION PLAN

SCALE = 1 : 4000



BASEMENT FLOOR PLAN.

SCALE = 1 : 100

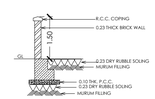


GROUND FLOOR PLAN.

SCALE = 1 : 100

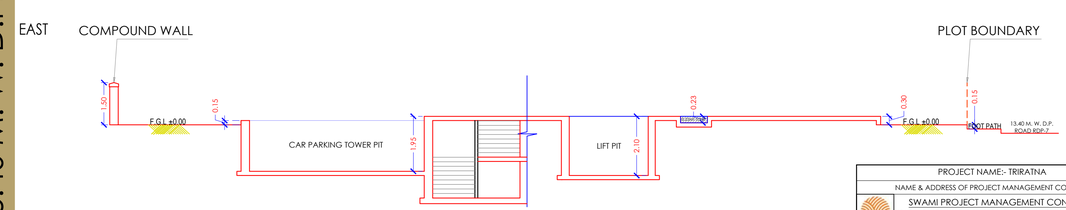
BLOCK PLAN

SCALE = 1 : 500



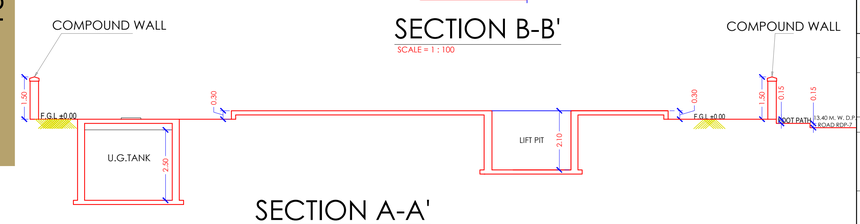
SECTION Through Compound Wall

SCALE 1:100



SECTION B-B'

SCALE = 1 : 100



SECTION A-A'

SCALE = 1 : 100

PROFORMA - A		
1	AREA STATEMENT	SQ.MTS.
(a)	AREA OF PLOT AS PER PRC	774.60
(b)	AREA OF ROAD SET-BACK	-
(c)	AREA OF DP ROAD	-
(d)	AREA UNDER NALLAH SET BACK	-
2	DEDUCTION FOR.	-
(A)	FOR RESERVATION/ROAD AREA	
(a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION No. 16)	-
(b)	PROPOSED D P ROAD TO BE HANDED OVER (100%) (REGULATION No. 16)	-
(c)	(i)RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION No. 17)	-
	(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION No. 17)	-
(B)	FOR AMENITY AREA	
(a)	AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 14(A)	-
(b)	AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 14(B)	-
(c)	AREA OF AMENITY PLOT /PLOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	-
(C)	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	-
3	TOTAL DEDUCTIONS: (2 (A) + 2 (B) + 2 (C) AS AND WHEN APPLICABLE.	-
4	BALANCE AREA OF PLOT (1 MINUS 3)	774.60
5	PLOT AREA FOR FSI COMPUTATION	774.60
6	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	0.00
7	BUILT UP AREA AS PER ZONAL (BASIC) (5 x 6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	---
8	ADDITIONAL FSI GRANTED BY _____ (2399.70 + 1778.29 = 4177.995Q.MT.)	---
9	PROTECTED BUILT UP AREA AS PER REG. 30 (C) UP TO EXST. AUTHORIZED B.U.A.	---
10	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)	-
11	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING/ BALANCE PLOT.	-
12	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30 (A) AND 32 ON REMAINING / BALANCE PLOT	-
13	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C))	-
14	PROPOSED BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2 (C))	-
15	TDR GENERATED IF ANY AS PER REGULATION NO 31 (3)	-
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31 (3)	-
A	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (0.00 COMM + 314.01 RESI.)	-
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (0.00 COMM + 314.01 RESI.)	-
	iii)FUNGIBLE COMPENSATORY AREA KEPT IN ABEYANCE	-
B	i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	
18	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (15 +17)	0.00
19	FSI CONSUMED ON NET PLOT (14 / 5)	0.00
(II)	OTHER REQUIREMENTS	-
(A)	RESERVATION / DESIGNATION	-
a)	NAME OF RESERVATION	-
b)	AREA OF RESERVATION AFFECTING THE PLOT	-
c)	AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	-
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	-
e)	AREA / BUILT UP AREA OF DESIGNATION	-
(B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	-
(i)	14 (A)	-
(ii)	14 (B)	-
(iii)	15	-
(C)	REQUIREMENT OF RECREATION OPEN SPACE IN LAYOUT / PLOT AS PER REGULATION NO. 27	-
(D)	TENEMENT STATEMENT	-
(i)	PROPOSED BUILT UP AREA (13 ABOVE)	0.00
(ii)	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	0.00
(iii)	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii).)	0.00
(iv)	TENEMENTS PERMISSIBLE (450 TENEMENTS / HECTARE)	0.00
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	0.00
(E)	PARKING STATEMENT	-
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR/SCOOTER/MOTORCYCLE OUTSIDERS (VISITORS)	0.00
(ii)	COVERED GARAGES PERMISSIBLE	-
(iii)	COVERED GARAGES PROPOSED CAR/SCOOTER/MOTORCYCLE OUTSIDERS (VISITORS)	-
(iv)	TOTAL PARKING PROVIDED	0.00
(F)	TRANSPORT VEHICLES PARKING	N.A
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-
(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 774.60 SQM WHICH TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/TOWN PLANING SCHEME RECORD.

Shrikant Yeshwant Vichare

Digitally signed by Shrikant Yeshwant Vichare DN: cn=Shrikant Yeshwant Vichare, o=Shrikant Vichare & Associates, ou=Shrikant Vichare & Associates, email=shrikant.bmss@gmail.com, c=IN Date: 2024.10.08 13:34:29 +05'30'

SIGNATURE OF LICENSED ARCHITECT/L.S.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF CHARKOP ,TRIRATNA CO-OPERATIVE HOUSING SOCIETY LTD' ON PLOT BEARING C.T.S. NO.1C/1/326 OF VILLAGE KANDIVALI, SITUATED AT PLOT NO. 164, RSC ROAD NO. 7, SECTOR-3, CHARKOP, KANDIVALI (W). MUMBAI-400067.

NAME & SIGN OF OWNER

"CHARKOP TRIRATNA CO-OP. HSG. SOCIETY LTD."

SATISH RAMCHANDRA KHADE — Digitally signed by SATISH RAMCHANDRA KHADE Date: 2024.10.08 14:08:24 +05'30'

SUBHASH SADASHIV CHAVAN — Digitally signed by SUBHASH SADASHIV CHAVAN Date: 2024.10.08 14:09:30 +05'30'

DRAWN BY	CHECKED BY	SCALE	NORTH	DATE
ASK	SHRI	AS SHOWN	AS SHOWN	08.10.2024
DRG. NO.	F.S.I - 0.00			

Shrikant Yeshwant Vichare — Digitally signed by Shrikant Yeshwant Vichare DN: cn=Shrikant Yeshwant Vichare, o=Shrikant Vichare & Associates, ou=Shrikant Vichare & Associates, email=shrikant.bmss@gmail.com, c=IN Date: 2024.10.08 13:34:46 +05'30'

NAME & SIGNATURE OF ARCHITECT/LS.

SHRIKANT VICHARE & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PROJECT MANAGEMENT CONSULTANTS
601,JATIN APARTMENT,PRANAYA NAGAR,NEAR ANAND RAO PAWAR SCHOOL, VAZIRA NAKA,BORIVALI (W) MUMBAI 400 091
E-mail : shrikant.bmss@gmail.com

PROJECT NAME:- TRIRATNA

NAME & ADDRESS OF PROJECT MANAGEMENT CONSULTANTS

SWAMI PROJECT MANAGEMENT CONSULTANT LLP
154/D46, RANGAWALI CHS, SECTOR 1, CHARKOP, KANDIVALI (W), MUM - 67.
CO.- OFFICE NO.1, 1ST FLOOR, ABOVE CHARKOP POST OFFICE, OPP. JIO CENTER, SECTOR 1, CHARKOP, KANDIVALI (W), MUM - 67. Email - swampmc8p@gmail.com

PROFORMA - B

CONTENTS OF THE SHEET

* GROUND FLOOR PLAN.
* BLOCK PLAN & LOCATION PLAN
* PLOT AREA LINE DIAGRAM & CALCULATION

PLANS FOR APPROVAL

S.E.B.P. CELL (W.S.)	Saurabh Dilipraj Sontakke — Digitally signed by Saurabh Dilipraj Sontakke Date: 2024.10.08 23:50:08 +0700'
DY.E.B.P. CELL (W.S.)	Sachin Arun Kadam — Digitally signed by Sachin Arun Kadam Date: 2024.10.09 15:44:39 +05'30'
EXECUTIVE ENGINEER B.P. CELL	Rupesh Muralidhar Totewar — Digitally signed by Rupesh Muralidhar Totewar Date: 2024.10.09 15:58:55 +05'30'