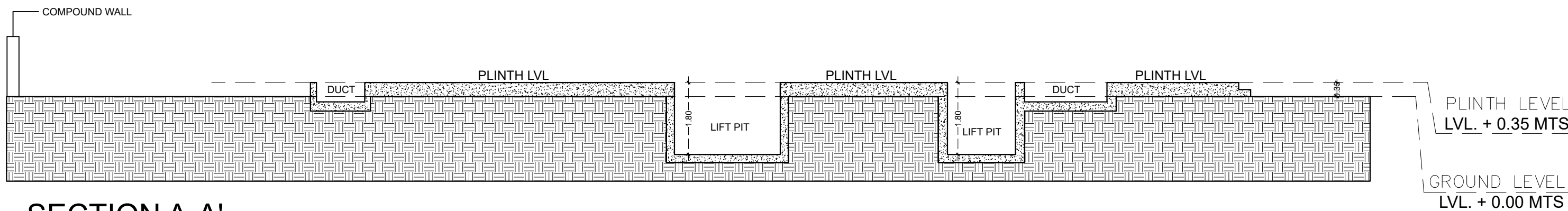


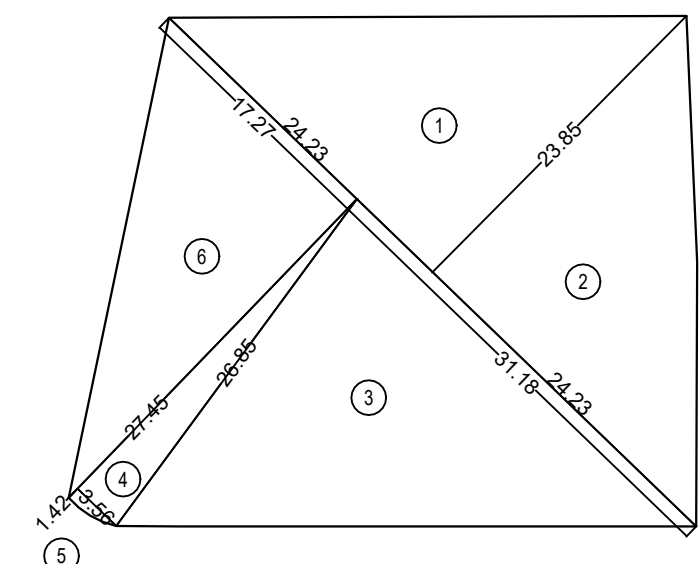
SECTION B-B'
SCALE 1:100



SECTION A-A'
SCALE 1:100

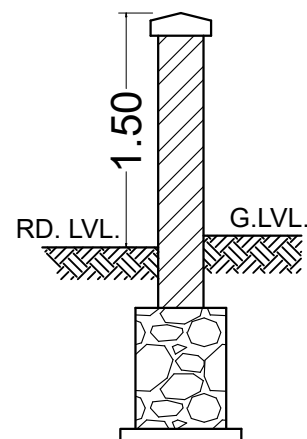


PLINTH LVL PLAN
SCALE 1:100

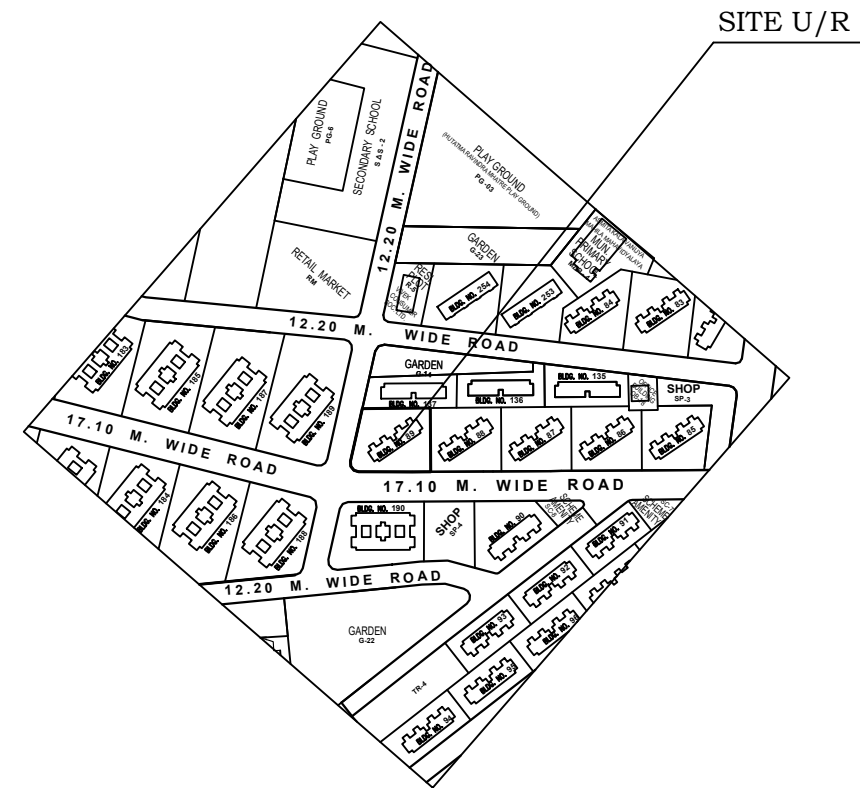


PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

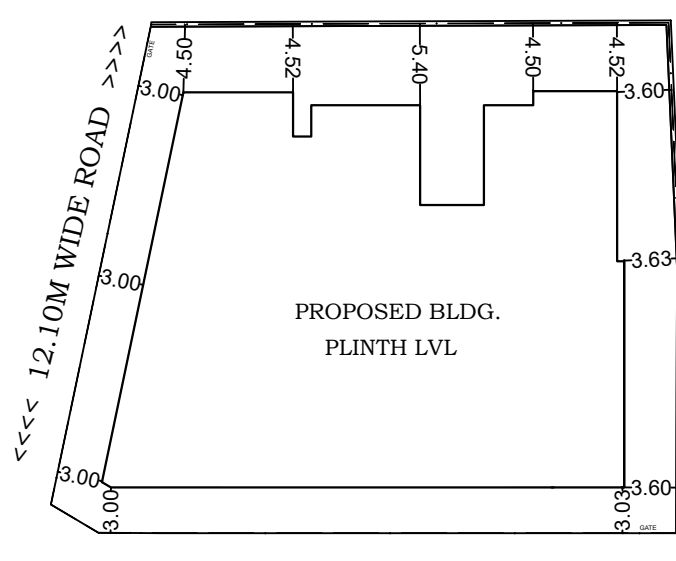
PLOT AREA CALCULATION AS PER DEMARCATION PLAN									
1	24.35	X	25.16	X	0.50	=	306.32	SQ.MT.	
2	24.35	X	23.29	X	0.50	=	283.55	SQ.MT.	
3	30.90	X	26.56	X	0.50	=	410.35	SQ.MT.	
4	26.56	X	2.72	X	0.50	=	36.12	SQ.MT.	
5	2.72	X	1.42	X	0.50	=	1.93	SQ.MT.	
6	27.79	X	19.28	X	0.50	=	254.00	SQ.MT.	
TOTAL AREA						=	1292.27	SQ.MT.	



SECTION THRU.
COMPOUND WALL



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

PROFORMA - A

Sr.No.	DESCRIPTION		AREA IN SQM.
1	a	Area of plot	1275.93
	b	As per Lease deed	
	c	As per Layout	
	e	Area of plot as per mumbai board offer letter	
	f	Area of plot as per consider for f.s.i.	
2	Deductions for		
	a	Road setback	
	b	Proposed D.P. road	
	c	Any reservation	
	Total (a+b+c)		
3	Balance area of plot (1-2)		1275.93
4	Additions for F.S.I Propose		
5	Road Setback		
6	Net Area of plot		1275.93
7	Permissible F.S.I		3.00
8	a	Permissible built-up area as per FSI 3.00 (1d X 7)	3827.79
	b	Additional built-up Prorata fsi of layout (49.98 X 32 TN) + 177.60 +1000.00	2776.96
	c	Total Permissible built-up area (8a + 8b)	6604.75
9	Proposed B.U.A		
	a	Residential built-up area	0.00
	b	Non residential built-up area	0.00
	c	Mhada share	
	d	Excess balcony area taken into FSI	
10	Total built-up area proposed (9a+9b)		0.00
11	FSI consumed (10/6)		0.00
B	Details of FSI available as per DCR 31(3)		PERMISSIBLE PROPOSED
1	i	Fungible built-up area component permissible wide DCR 31(3) on residential 9a(35%)	0.00 0.00
	ii	Fungible built-up area component permissible wide DCR 31(3) on non residential (9b x 35%)	0.00 0.00
2	Total gross built-up area permissible (8c +61(i + ii))		0.00
3	Total gross built-up area proposed (10+81)		0.00
4	FSI consumed (B2/6)		0.00
C	Tenements Statement		
	i	Proposed Res.built up area	0
	ii	Less non residential tenements (Shops)	
	iii	Tenement density permissible per hectore for FSI one	
	iv	Tenement permissible on the plot	0
	v	Tenement proposed	0
	vi	Total Tenementson the plot (i+iv-vi)	0
D	Parking Statement		
	a	Parking required by rule as Reg. 44 (2) of DCR 2034	0
	b	Total parking provided	0

FORM II (PROFORMA B)

CONTENTS OF SHEET :

PLINTH LVL PLAN .
LOCATION PLAN , BLOCK & LOCATION PLAN. SECTION A - A & B - B.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF EXISTING BUILDING NO. 89, KNOWN AS SAI VIHAR CHSL ON PLOT BEARING C.T.S. 356 (PT) AT VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKHROLI (E), MUMBAI - 400 083.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 1275.93 SQUARE METERS (ONE HOUSAND TWO HUNDRED SEVANTY FIVE POINT NINETY THREE ONLY). AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN KASHINATH RAKSHE
Date: 2023.08.25 17:46:24 +05'30'

SACHIN RAKSHE
LS.R/172/LS/2009

NOTE:

- ALL DIMENSIONS ARE IN METRES.
- SCALE USE
a) FLOOR PLAN 1:100
b) BLOCK PLAN 1:500
c) LOCATION PLAN 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODB FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF APPROVAL OF PLANS:

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO
MH/EE/(BPF)/GM/MHADA-9/1865/2023/JOA/1/NEW

NAME AND SIGN. OF OWNER :

Ateequr Ataur Rahman Ansari		Ajay Ramesh Wankhede	Prashant Damodar Dhattrak	M/S. KRIPA ELITE CORPORATION CA TO SAI VIHAR CHSL	
Digitally signed by Ateequr Ataur Rahman Ansari Date: 2023.08.28 06:33:56 -07'00'		Digitally signed by Ajay Ramesh Wankhede Date: 2023.08.29 01:00:15 -07'00'		CHANDNANI MUKESH AMUL	Digitally signed by CHANDNANI MUKESH AMUL Date: 2023.08.28 13:42:37 +05'30'
DRAWING TITLE:		ZERO F.S.I. PLAN		SIGNATURE	
DRWG NO:		1/1			
NORTH		SCALE	DATE		
S.E.B.P. CELL MHADA		D.Y.E..B.P. CELL MHADA	E.E..B.P. CELL MHADA	AS STATED	25/08/2023
				DRAWN	CHECKED
				RAHUL	SACHIN