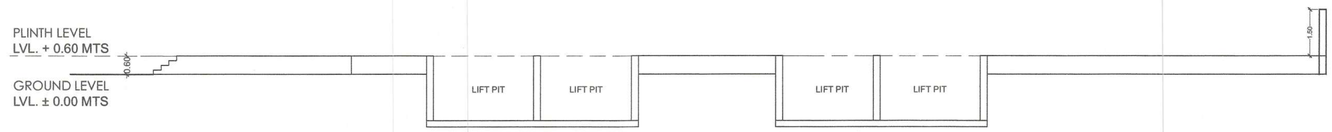
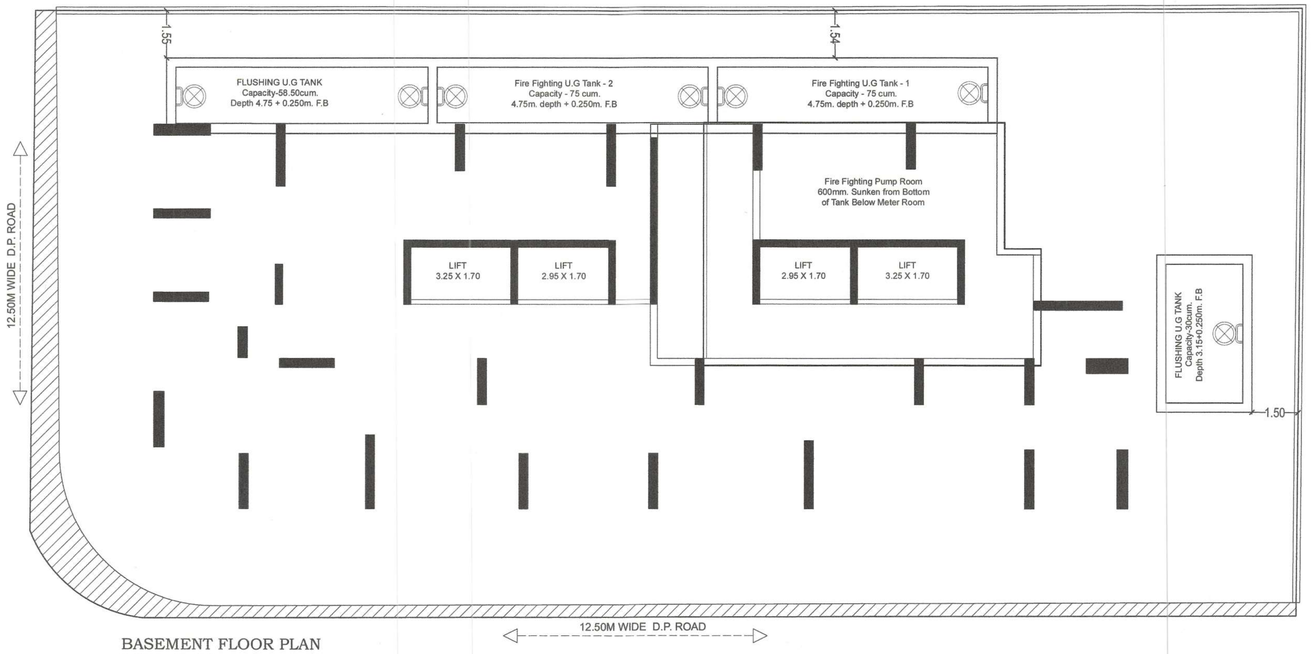
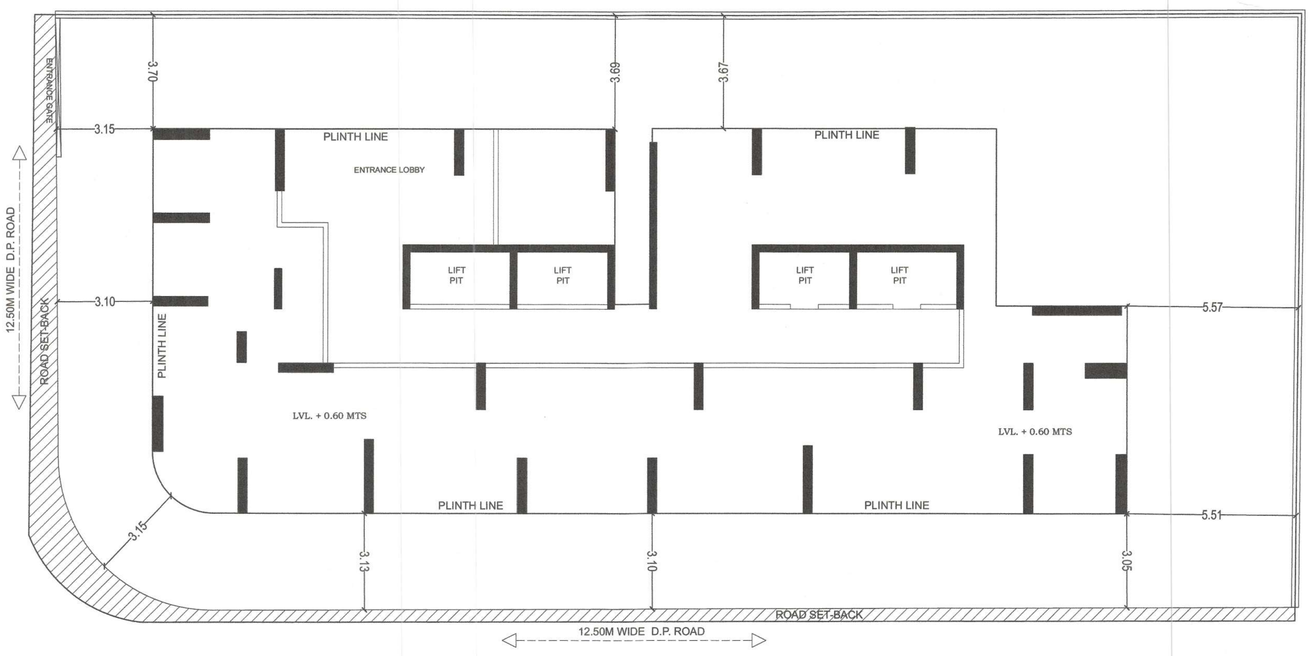


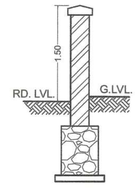
SECTION B-B'
SSCALE:1:100



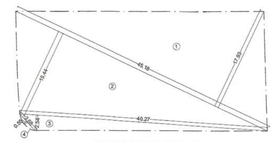
BASEMENT FLOOR PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100

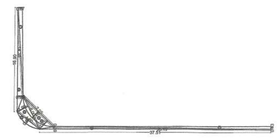


SECTION THRU.
COMPOUND WALL



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION						
1	45.18	X	17.93	X 0.5	=	405.04 SQ.MT.
2	45.18	X	15.44	X 0.5	=	348.79 SQ.MT.
3	40.27	X	2.54	X 0.5	=	51.08 SQ.MT.
4	3.68	X	0.55	X 2/3	=	3.03 SQ.MT.
TOTAL PLOT AREA INCLUDING SET BACK					=	807.94 SQ.MT.

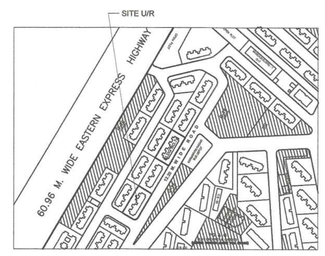


SET-BACK AREA DAIGRAM
SCALE 1:500

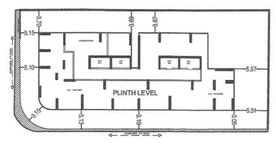
SET-BACK AREA CALCULATION						
1	1/2	X 14.38	X 0.67	X 1 NO	=	4.82 SQ.MT.
2	1/2	X 16.90	X 0.92	X 1 NO	=	7.77 SQ.MT.
3	1/2	X 7.05	X 1.91	X 1 NO	=	6.73 SQ.MT.
4	1/2	X 6.00	X 1.90	X 1 NO	=	5.70 SQ.MT.
5	2/3	X 4.60	X 0.64	X 1 NO	=	1.96 SQ.MT.
6	1/2	X 37.51	X 0.39	X 1 NO	=	7.31 SQ.MT.
7	1/2	X 35.19	X 0.43	X 1 NO	=	7.58 SQ.MT.
				TOTAL AREA	=	41.87 SQ.MT. X

DEDUCTIONS

D	2/3	X 7.05	X 1.46	X 1 NO	=	6.86 SQ.MT. Y1
				TOTAL DEDUCTION	=	6.86 SQ.MT.
TOTAL SET BACK AREA [X - Y1]					=	35.01 SQ.MT.



LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Area of plot as per demarcation	807.94
	b	As per Lease deed	—
	c	As per Layout plan	—
	d	plot area consider for F.S.I. (AS per offer letter)	807.94
2		Deductions for	—
	a	Road setback	35.01
	b	Proposed D.P. road	—
	c	Any reservation	
		Total (a+b+c)	35.01
3		Balance area of plot (1-2)	772.93
4		Additions for F.S.I Propose	—
5		Total plot area	807.94
6		Permissible F.S.I	3.00
7	a	Permissible built-up area as per FSI 3.00 (1d X 7)	2423.82
	b	Additional built-up in from of Prorata fsi of layout	—
	c	Total Permissible built-up area (8a + 8b)	—
8		Proposed B.U.A	0.00
	a	Residential built-up area	0.00
	b	Non residential built-up area	0.00
	c	Mhada share	NA
	d	Excess balcony area taken into FSI	—
9		Total built-up area proposed (9a+9b)	0.00
10		FSI consumed (10/6)	0.00

B		Details of FSI available as per DCPR 31(3)	PERMISSIBLE	PROPOSED
1	i	Fungible built-up area component permissible wide DCR 31(3) on Residential (9a x 35%)	0.00	0.00
	ii	Fungible built-up area component permissible wide DCR 31(3) on non commercial (9b x 35%)	0.00	0.00
2		Total gross built-up area permissible (8c +b1(i + ii))	0.00	
3		Total gross built-up area proposed (10+B1)	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 hector for FSI one	
	iv	Tenement permissible on the plot	0
	v	Tenement proposed	0
	vi	Total Tenementson the plot (iv+v-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 :

GROUND FLOOR PLAN WITH AREA DIAG.-CALCULATION,
BLOCK & LOCATION PLAN , PARKING & BUILT UP AREA STATEMENT
PLOT AREA DIAGRAM & CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF BLDG.NO.72, KNOW AS SAI CHAITANYA CHS. LTD.ON PLOT BEARING S. NO.113 (PT.) C.T.S. NO.356/A/2/1,AT VILLAGE HARYALI, KANNAMWAR NAGAR, VIKHROLI (EAST), MUMBAI - 400083

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 807.94 SQUARE METERS AS PER DEMARCATION (EIGHT HUNDRED SEVEN POINT NINTY FOUR).

SACHIN K RAKSHE
Signature
(NAME OF LICENSED SURVEYOR)

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
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 PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED IN EODB FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND ADDRESS OF LICENSED SURVEYOR

SACHIN K RAKSHE
SACHIN RAKSHE
LICENCED NO./LS : 840003482

archo CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING, SUNVEIW CHS LTD.,OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.

NAME AND SIGN. OF OWNER :

M/S. MATRIX CONSTRUCTIONS BUILDERS & DEVELOPER
KANNAMWAR NAGAR SAI CHAITANYA CHS. LTD.

Pawan Ashok Tharwani
Digitally signed by Pawan Ashok Tharwani
Date: 2025.03.20 14:43:53 +05'30'
SIGNATURE

STAMP OF APPROVAL OF PLAN

Approved Subject to the Condition Mentioned in this office
MH/EE/(BP)/GM/MHADA-9/2151/2025/IOA/1

Mahadeo Sitarm Manchare	Amol Vinayak Chaudhari	Prashant Damodar Dhatrak
Digitally signed by Mahadeo Sitarm Manchare Date: 2025.03.20 15:04:59 +05'30'	Digitally signed by Amol Vinayak Chaudhari Date: 2025.03.20 18:56:57 +05'30'	Digitally signed by Prashant Damodar Dhatrak Date: 2025.03.20 18:30:02 +05'30'
S.E. B.P. Cell MHADA	D.E. B.P. Cell MHADA	Executive Engineer BP Cell GM/MHADA

DRAWING TITLE:	ZERO F.S.I. PLAN	
DRWG NO:	1/1	
NORTH	SCALE	DATE
	AS STATED	23/ 01 /2025
	DRAWN	CHECKED
	RAHUL	SACHIN