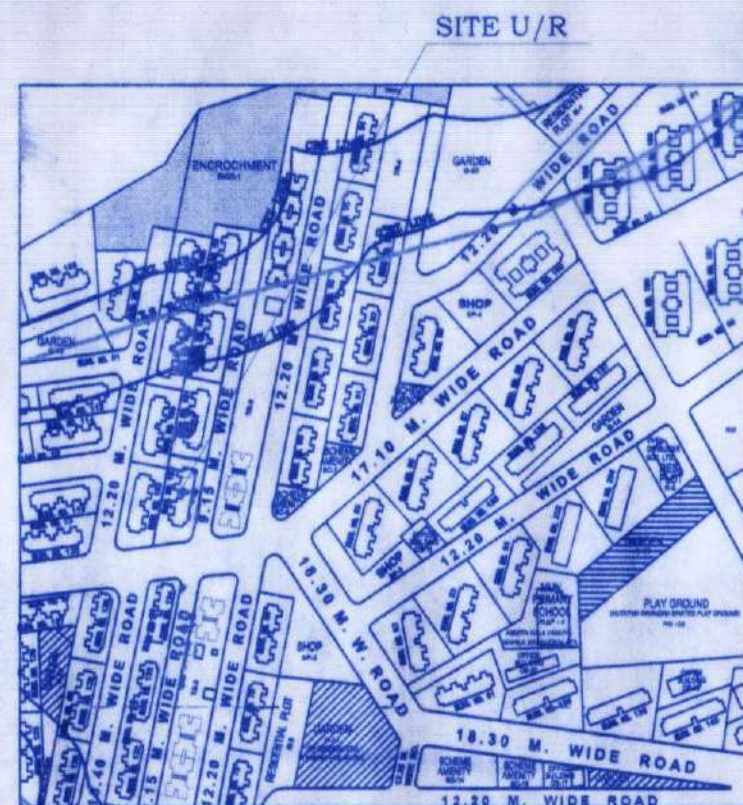
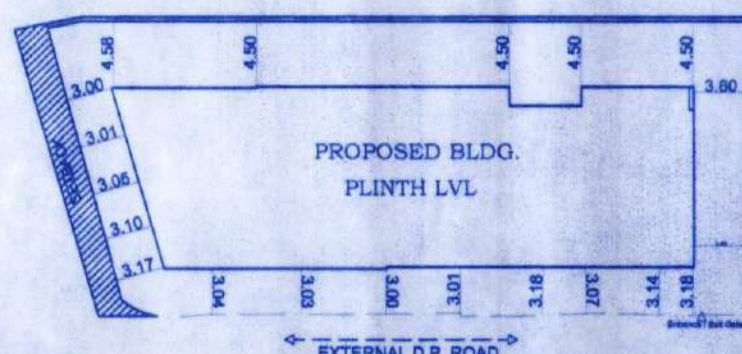
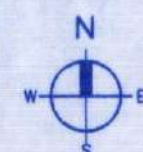
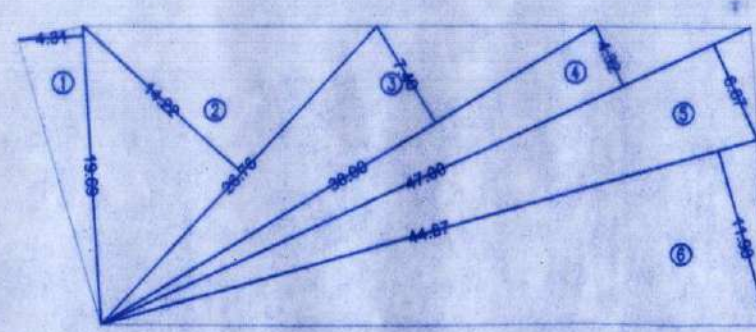




LOCATION PLAN
SCALE 1:4000



BLOCK PLAN
SCALE 1:500

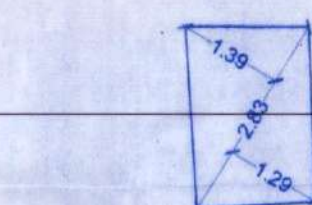


PLOT AREA LINE DIAGRAM
SCALE :- 1 : 500

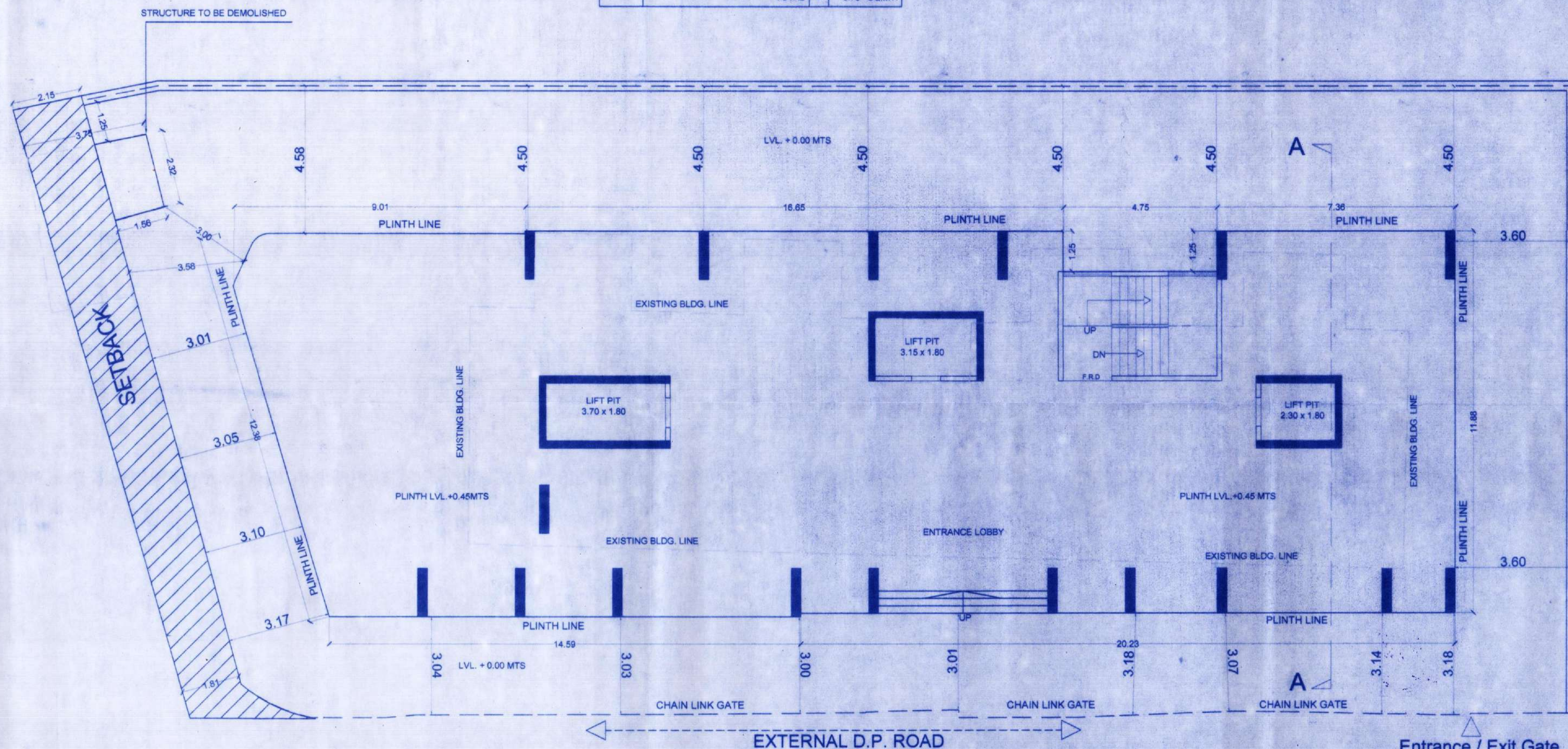
PLOT AREA CALCULATION				
1	1/2 X 19.69 X 4.31 X 1 NO	=	42.43	SQ.MT.
2	1/2 X 28.78 X 14.22 X 1 NO	=	190.26	SQ.MT.
3	1/2 X 38.00 X 7.40 X 1 NO	=	140.60	SQ.MT.
4	1/2 X 47.00 X 4.32 X 1 NO	=	101.82	SQ.MT.
5	1/2 X 47.00 X 8.87 X 1 NO	=	181.45	SQ.MT.
6	1/2 X 44.87 X 11.98 X 1 NO	=	268.77	SQ.MT.
TOTAL ADDITION		=	905.03	SQ.MT.

PLINTH LVL +0.45 MTS
GROUND FLOOR LEVEL
LVL +0.00 MTS

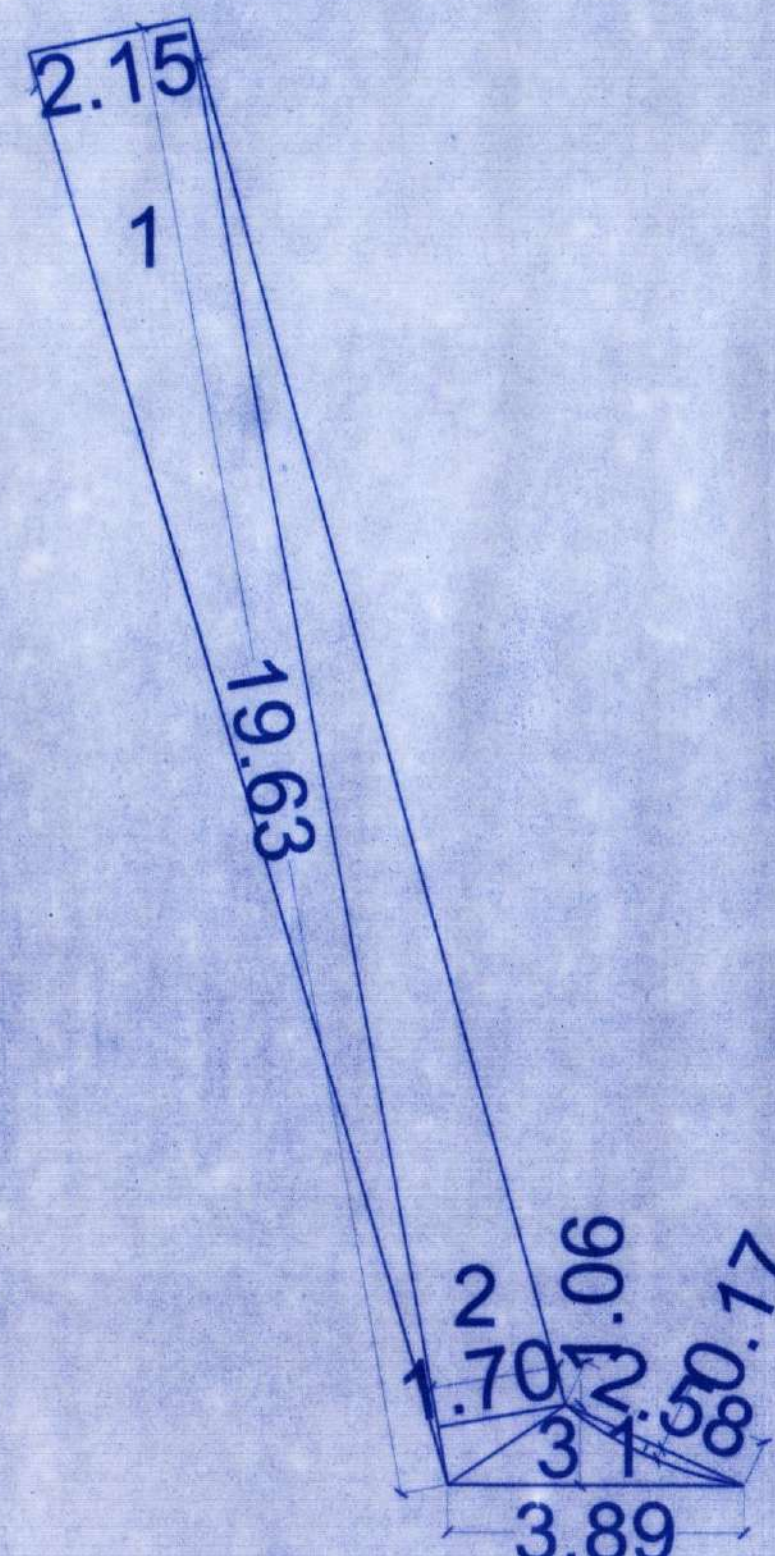
SECTION A-A
SCALE 1:100



ENCROACHMENT AREA			
1	2.83 X 1.39 X 0.50	=	1.96 SQ.MT.
2	2.83 X 1.29 X 0.80	=	1.82 SQ.MT.
TOTAL		=	3.78 SQ.MT.



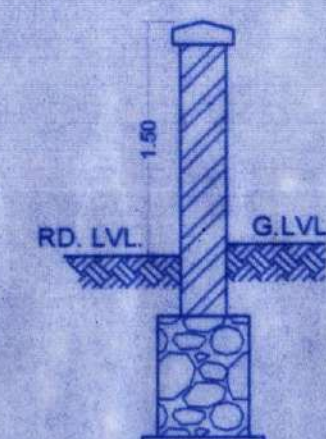
PLINTH LVL PLAN
SCALE 1:100



SETBACK AREA LINE DIAGRAM
SCALE :- 1 : 500

SETBACK AREA CALCULATION				
1	1/2 X 19.63 X 2.15 X 1 NO	=	21.10	SQ.MT.
2	1/2 X 19.63 X 1.70 X 1 NO	=	16.69	SQ.MT.
3	1/2 X 3.69 X 1.06 X 1 NO	=	2.06	SQ.MT.
TOTAL ADDITION		=	39.85	SQ.MT.

DEDUCTIONS				
1	2/3 X 2.58 X 0.17 X 1 NO	=	0.29	SQ.MT.
TOTAL DEDUCTION		=	0.29	SQ.MT.
TOTAL BUILT UP AREA (X - Y1)		=	39.56	SQ.MT.



SECTION THRU
COMPOUND WALL



कन्नमवार नगर साई निकेतन को. ऑप. हो. सो. लि.
अध्यक्ष
सचिव

PROFORMA - A		
Sr.No.	DESCRIPTION	AREA IN SQM.
1	a Plot area as per Demarcation plan (including setback)	893.63
	I As per Lease Deed 588.40 sq.mt	
	II Tit Bit 305.23 sq.mt	
	b Plot area as per proposed layout plan (Considered FSI)	905.15
	c Plot area as Considered for FSI calculation (least of a & b)	893.63
2	Deductions for	
	a Road setback	39.56
	b Encroachment area	3.78
	c Any reservation	
	Total (a+b+c)	43.34
3	Balance area of plot (1-2)	850.29
4	Additions for F.S.I Proposed	
5	Road Setback	39.56
6	Area of plot consider for FSI (Sr. No. 1c - 2b)	889.85
7	Permissible F.S.I	3.00
8	a Permissible built-up area as per FSI	0.00
	b Additional built-up Prorata fsi of layout 55.53 X 32TN	0.00
	c Total Permissible built-up area (8a + 8b)	0.00
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 x 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 +b1(i + ii))	0.00
3	Total gross built-up area proposed	PERMISSIBLE PROPOSED
	I Residential built-up area (9a+B1 (i))	0.00 0.00
	II Non- Residential built-up area (9b + B2 (ii))	0.00 0.00
	III Total gross built-up area proposed	0.00
4	FSI consumed (B2/6)	0.00
C	Tenements Statement	
	I Proposed Res.built up area	0.00
	II Less non residential tenements (Shops)	0.00
	III Tenement density permissible per hecter for FSI one	
	iv Tenement permissible on the plot	0
	v Tenement proposed	0
	vi Total Tenement on the plot (iv-vi)	0
D	Parking Statement	
	a Parking required by rule as Reg. 44 (2) of DCR 2034	0

FORM II (PROFORMA B)	
CONTENTS OF SHEET :	
BLOCK & LOCATION PLAN ,PLOT AREA CALCULATION ,PLINTH PLAN & SECTION A-A	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED DEVELOPMENT OF BUILDING NO.102, KANNAMWAR NAGAR SAI NIKETAN CHS. ON PLOT BEARING C.T.S. 356 (PT) , S.NO. 113(PT) , VILLAGE HARIYALI, AT-KANNAMWAR , VIKHROLI (EAST), MUMBAI .	
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 969.28 SQUARE METERS (NINE HUNDRED SIXTY NINE POINT TWENTY EIGHT ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.	
SACHIN RAKSHI LS.R/172/LS/2009	
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 DCRP 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME. 4. GUIDELINES ISSUED IN EODS 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 RAKSHI LS.R/172/LS/2009 MUMBAI	
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. ABHYUDAYA HOMES PVT.LTD. CA TO OWNER KANNAMWAR NAGAR SAI NIKETAN CHS for ABHYUDAYA HOMES PVT. LTD.	
STAMP OF APPROVAL OF PLANS:	
Approved subject to conditions mentioned in this office Letter No. Mhada-9/1524/2024 Date 29 FEB 2024	
Ex. Eng. Bldg. Permission by Greater Mumbai (E.S.) Maharashtra Housing & Area Development Authority	
DRAWING TITLE:	
ZERO FSI PLAN	
DRWG NO:	
1/1	
NORTH	
SCALE DATE	
AS STATED 23/02 /2024	
DRAWN CHECKED	
POOJA RAHUL	