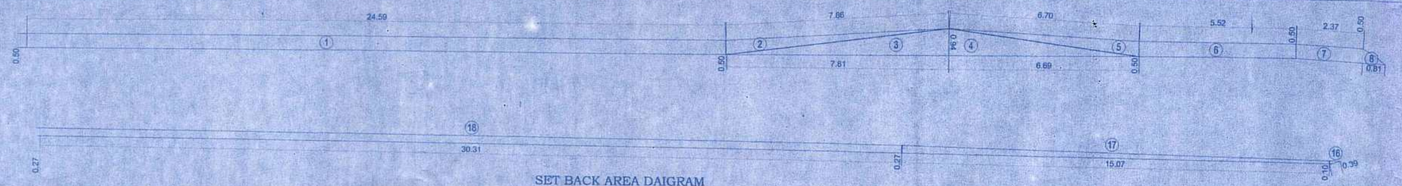
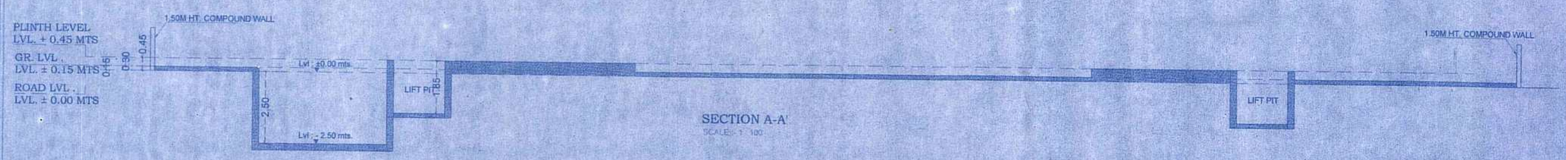
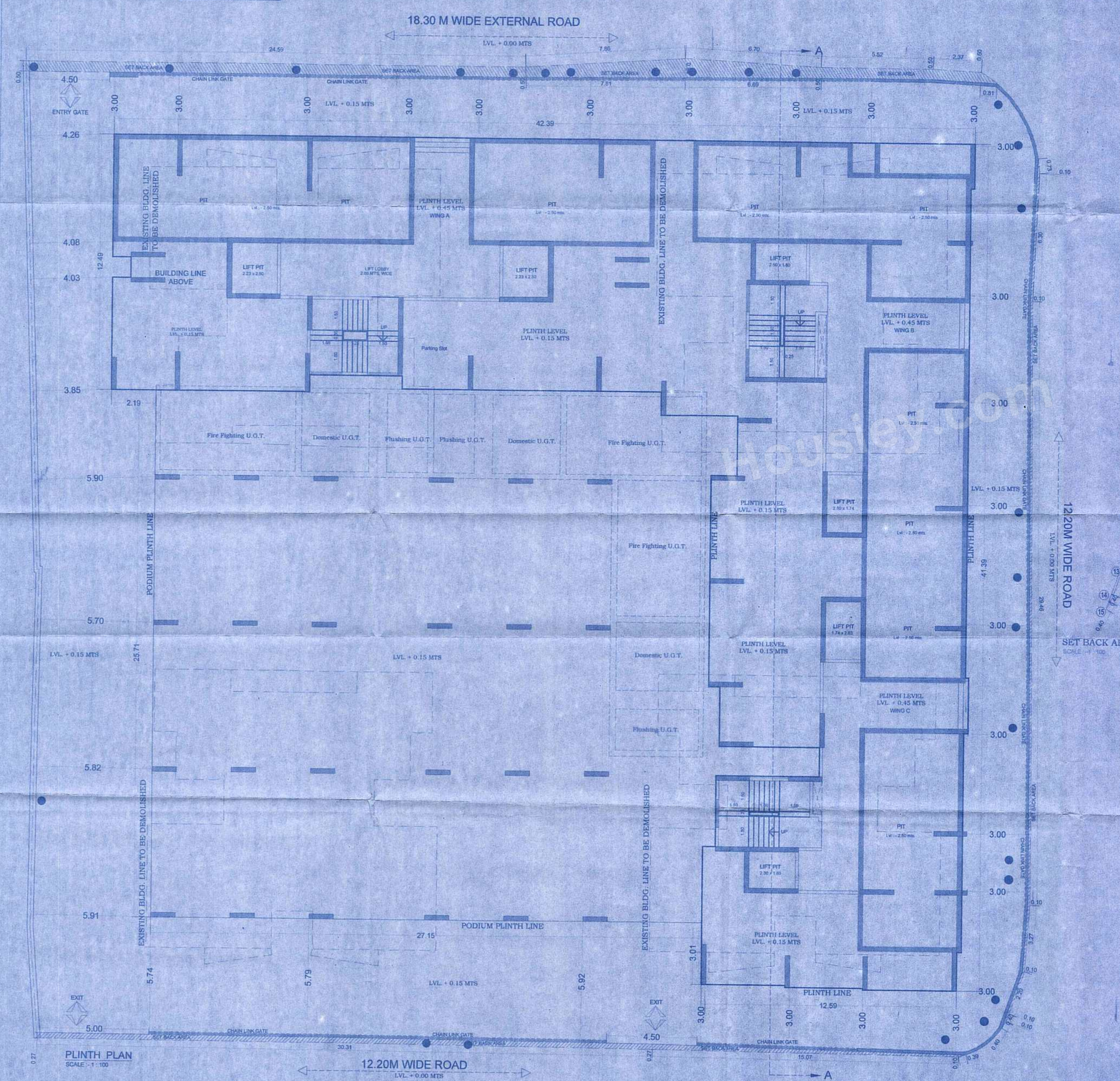
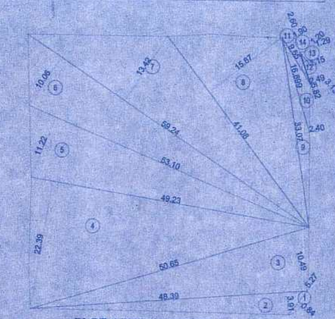


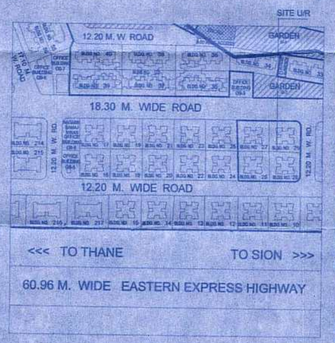


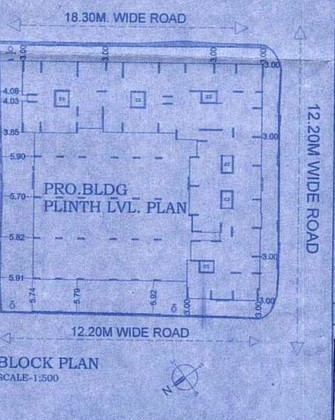


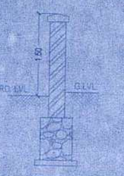
SET BACK AREA CALCULATION						
1	24.59	X 0.50	X 1 NO	=	12.30	SQ.MT.
2	7.86	X 0.50	X 0.50	=	1.97	SQ.MT.
3	7.81	X 0.94	X 0.50	=	3.67	SQ.MT.
4	6.69	X 0.94	X 0.50	=	3.14	SQ.MT.
5	6.70	X 0.50	X 0.50	=	1.68	SQ.MT.
6	5.52	X 0.50	X 1 NO	=	2.76	SQ.MT.
7	2.37	X 0.50	X 1 NO	=	1.19	SQ.MT.
8	0.81	X 0.50	X 0.50	=	0.20	SQ.MT.
9	0.73	X 0.10	X 0.50	=	0.04	SQ.MT.
10	6.30	X 0.10	X 1 NO	=	0.63	SQ.MT.
11	29.46	X 0.10	X 1 NO	=	2.95	SQ.MT.
12	3.27	X 0.10	X 1 NO	=	0.33	SQ.MT.
13	2.20	X 0.10	X 1 NO	=	0.22	SQ.MT.
14	0.40	X 0.10	X 1 NO	=	0.04	SQ.MT.
15	0.40	X 0.10	X 0.50	=	0.02	SQ.MT.
16	0.39	X 0.10	X 0.50	=	0.02	SQ.MT.
17	(0.27+0.10)/2	X	15.07	=	2.79	SQ.MT.
18	30.31	X 0.27	X 1 NO	=	8.18	SQ.MT.
	TOTAL AREA			=	42.13	SQ.MT.

PLOT AREA BUILDING NO.26,27,28 & 29					
1	2/3 X 5.27	X 0.84	X 1 NO	=	2.95 SQ.MT.
2	1/2 X 48.39	X 3.91	X 1 NO	=	94.60 SQ.MT.
3	1/2 X 50.65	X 10.49	X 1 NO	=	265.66 SQ.MT.
4	1/2 X 49.23	X 22.39	X 1 NO	=	551.13 SQ.MT.
5	1/2 X 53.10	X 11.22	X 1 NO	=	297.89 SQ.MT.
6	1/2 X 59.24	X 10.06	X 1 NO	=	297.98 SQ.MT.
7	1/2 X 59.24	X 13.42	X 1 NO	=	397.50 SQ.MT.
8	1/2 X 41.08	X 15.87	X 1 NO	=	325.97 SQ.MT.
9	1/2 X 33.07	X 2.40	X 1 NO	=	39.68 SQ.MT.
10	1/2 X 16.899	X 2.49	X 1 NO	=	21.04 SQ.MT.
11	1/2 X 9.55	X 1.90	X 1 NO	=	9.07 SQ.MT.
12	1/2 X 5.82	X 1.15	X 1 NO	=	3.35 SQ.MT.
13	1/2 X 3.13	X 1.20	X 1 NO	=	1.88 SQ.MT.
14	1/2 X 2.60	X 1.29	X 1 NO	=	1.68 SQ.MT.
	TOTAL ADDITION			=	2310.38 SQ.MT.









PROFORMA - A

Sr.No.		DESCRIPTION	AREA IN SQM.
1	a	Area of plot as per Demarcation	2315.37
	b	As per Lease deed	1643.89
	c	As per Layout (as per offier letter)	2310.38
2		Deductions for	
	a	Road setback	42.13
	b	Proposed D.P. road	
	c	Any reservation	
		Total (a+b+c)	42.13
3		Balance area of plot (1-2)	2268.25
4		Additions for F.S.I Propose	
5		Road Setback	42.13
6		Net Area of plot	2310.38
7		Permissible F.S.I	3.00
8	a	Permissible built-up area as per FSI 3.00 (1d X 7)	6931.14
	b	Additional built-up in from of Prorata fsi of layout	3553.92
	c	Total Permissible built-up area (8a +8b)	10485.06
9		Proposed B.U.A	
	a	Residential built-up area	0.00
	b	Non residential built-up area	
	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

		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 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 :

PLINTH LVL. PLAN (WING A, B & C), PLOT AREA CALCULATION, BLOCK & LOCATION PLAN, SECTION A-A.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING NO.26,27,28,& 29, KNOWN AS KANNAMWAR NAGAR JANHAVI CHSL.,ON PLOT BEARING CTS. NO.356(PT), S.No.113 (pt) OF VILLAGE HARIYALI, KANNAMWAR NAGAR, VIKROLI (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 2310.38 SQ. MT. (TWO THOUSAND THREE HUNDRED TEN POINT THIRTY EIGHT ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAKSHE
LS.R/172/LS/2009

NOTE:

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE 1:50
3. FLOOR PLAN 1:100
4. BLOCK PLAN 1:500
5. LOCATION PLAN 1:4000
6. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MOEF AND MHADA TIME TO TIME.
7. BUILDING IS ISSUED IN FORM FOLLOWED.
8. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

NAME AND ADDRESS OF LISCENSED SURVEYOUR

SACHIN RAKSHE
LS. R/172/LS/2009

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

STAMP OF DATE OF RECEIPT OF PLANS :

NAME AND SIGN. OF OWNER :

M/S. SHRADDHA LANDMARK PVT. LTD. C.A. TO KANNAMWAR NAGAR JANHAVI CHS. LTD.

SIGNATURE

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office Letter No. Mhada - 9 / 12 42 / 2023
Date 08 FEB 2023
Ex. Eng. Bldg. Permission Cell Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

DRAWING TITLE:	ZERO F.S.I. PLAN	
DRWG NO:	1/1	
NORTH	SCALE	DATE
	AS STATED	01-02-2023
	DRAWN	CHECKED
	RAHUL	SACHIN

housesetu.com