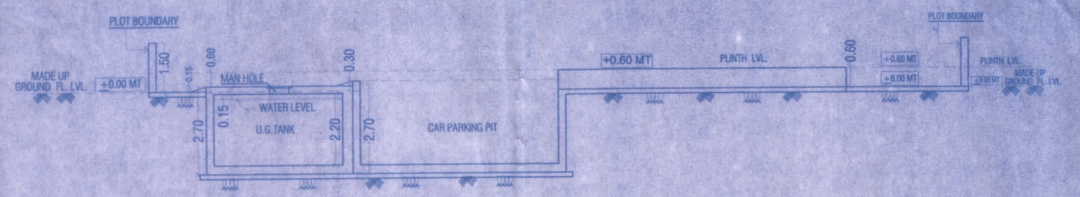
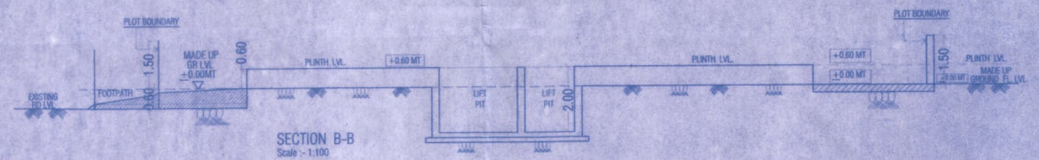
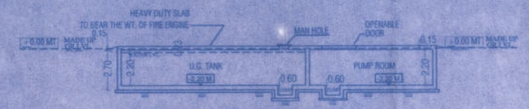


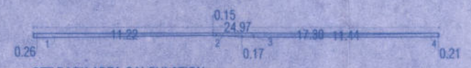
SECTION A-A
Scale :- 1:100



SECTION B-B
Scale :- 1:100

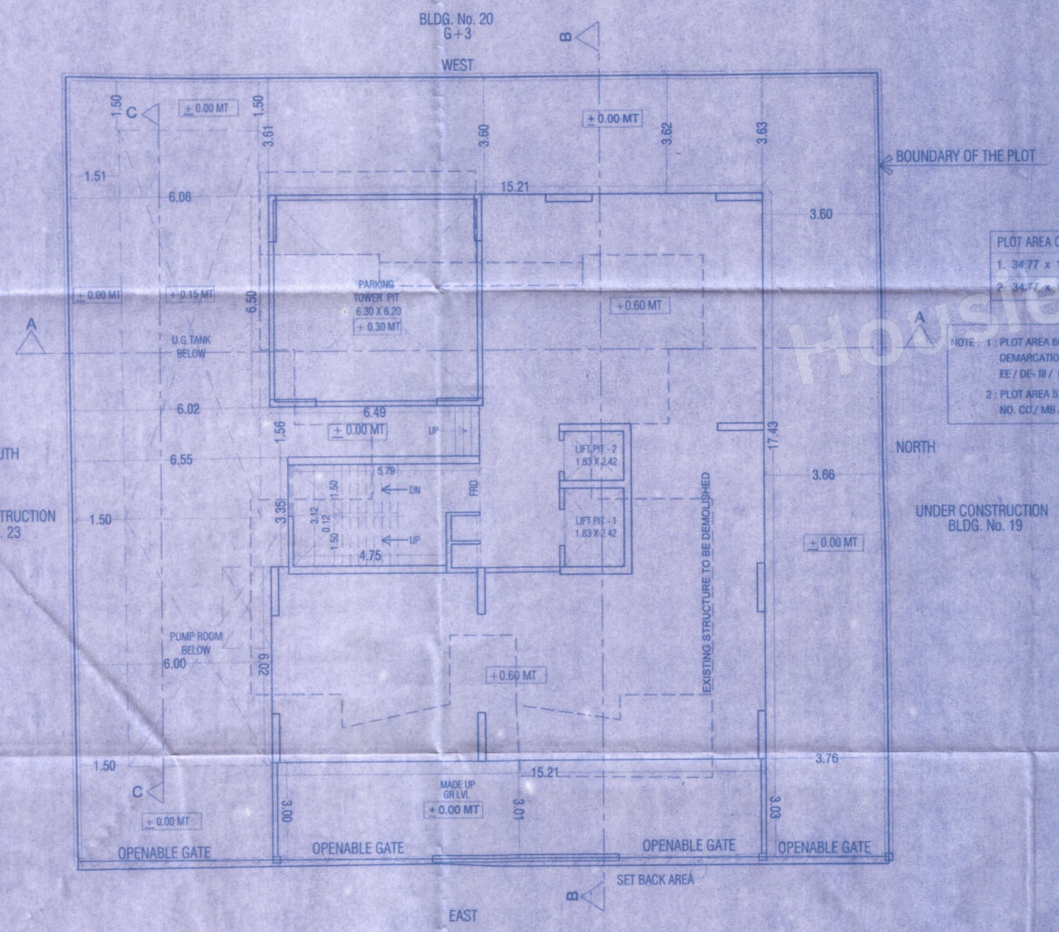


SECTION - C-C THROUGH U.G. TANK
SCALE 1:200



SET BACK AREA CALCULATION
Scale :- 1:200

SET BACK AREA CALCULATION									
1	0.5	X	11.22	X	0.26	X 1 NO	=	1.46	SQ.MT.
2	0.5	X	24.97	X	0.15	X 1	=	1.87	
3	0.5	X	17.30	X	0.17	X 1	=	1.47	
4	0.5	X	11.44	X	0.21	X 1	=	1.20	
						TOTAL	=	6.00	SQ.MT.

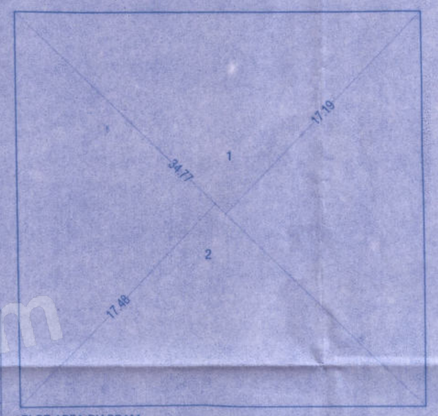


GROUND FLOOR PLAN
SCALE :- 1:100

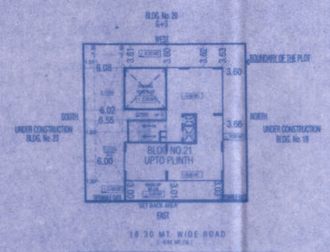
PLOT AREA CALCULATION
1. 34.77 x 17.19 x 0.5 = 298.85 sq.mtr.
2. 34.77 x 17.49 x 0.5 = 303.63
TOTAL = 602.48 sq.mtr.

NOTE : 1 : PLOT AREA 602.48 SQ.MT IS AS PER SITE DEMARCATION BY MHADA VIDE THEIR LETTER NO. EE / DE- III / KD / MB / 08 / 12 -01-2023

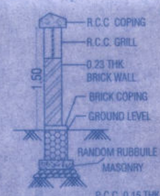
2 : PLOT AREA 579.22 SQ.MT IS AS PER NOC OF MHADA NO. CO / MB / REE / NOC / F- 1466 / 1201 / 02 /05/2023



PLOT AREA DIAGRAM
SCALE 1:200



BLOCK PLAN
SCALE :- 1:200



SECTION THRU COMPOUND WALL
SCALE :- N.T.S.

LOCATION PLAN AS PER DEVELOPMENT PLAN 2034
SCALE:- 1:6000

PLAN FOR ZERO FSI I.O.A. | SHEET NO.-1/1

STAMP OF APPROVAL

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada – 9/1317/2023
Date 20 JUL 2023
Ex. Eng. B.P. Cell GM/Mhada (E.S.)

CONTENT OF SHEET

GROUND FLOOR PLAN , SECTION THROUGH U.G. TANK & PUMP ROOM, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION . SECTION THROUGH COMPOUND WALL , SET BACK AREA CALCULATION.

PROFORMA

1		PLOT AREA	
	a	PLOT AREA AS PER DEMARCATION BY MHADA	602.48
	b	PLOT AREA AS PER SITE SURVEY AND TRIANGULATION	602.48
	c	NET PLOT AREA AS PER OFFER LETTER BY MHADA DTD 11/ 04/ 2023	579.22
	d	PLOT AREA AS PER LAYOUT	579.22
	e	PLOT AREA CONSIDERED FOR FSI CALCULATIONS	579.22
2		DEDUCTION FOR -	——
	a	SET-BACK AREA OF DP ROAD	6.00
	b	PRIVATE ROAD	——
	c	ANY RESERVATION.	——
	d	TOTAL (a+b+c)	6.00
3		NET AREA OF PLOT (1d- 2a)	573.22
4		ADDITION FOR :	——
	a	SET-BACK AREA OF DP ROAD	6.00
	b	NET TOTAL AREA OF PLOT (3 + 4)	——
	c	TOTAL (a + b)	579.22
5		NET TOTAL AREA OF PLOT	579.22
6		TOTAL BUA PERMISSIBLE AS PER MHADA OFFER LETTER DTD CO / MB / REE / NOC / F- 1466 / 999 / 11 -04-2023	2010.30
7		EXISTING FSI	615.84
8		TOTAL PERMISSIBLE AS PER MHADA'S OFFER LETTER DTD 11/4/2023 (6 + 7)	2626.14
9		TOTAL BUA PERMISSIBLE AS PER MHADA NOC LETTER DTD NO. CO / MB / REE / NOC / F- 1466 / 1201 / 02 /05/2023	0.00
10		PROPOSED BUILT-UP AREA	0.00

NOTE :
1) ALL DIMENSIONS ARE IN METER.
2) ALL EXTERNAL & INTERNAL WALLS ARE 150 MM. THK. LIGHT WEIGHT CONCRETE BLOCK WALLS.
3) SCALE USED - a) FLOOR PLAN = 1 : 100
b) BLOCK PLAN = 1 : 500
c) LOCATION PLAN = 1 : 4000
4) THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PROVIDING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
5) GUIDELINES ISSUED IN EODB FOLLOWS.
6) THE ARITHMETIC CALCULATIONS ARE CHECKED BY ME & FOUND CORRECT.

CERTIFICATE FOR AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVED BY M E AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 602.48 TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGNATURE OF THE ARCHITECT

COLOURING OF PLANS

1 PLOT LINES THICK BLACK
2 EXISTING STREET GREEN
3 FUTURE STREET GREEN DOTTED
4 PERM B.LDG. THICK DOTTED BLACK
5 OPEN SPACE IND COLOUR
6 PROP. WORK TO BE DEMOLISHED YELLOW HATCHED
7 PROP. WORK RED FILLED IN
8 DRAINAGE AND SEWERAGE WORK RED DOTTED
9 WATER SUPPLY WORK BLUE DOTTED THIN
10 DEVIATIONS RED HATCHED
11 RECREATION GROUND GREEN WASH
12 ROADS AND SET BACKS BURNT SIENNA
13 RESERVATION APPROPRIATE COLOUR CODE

PUNEET EDIFICE PVT. LTD.
Power of Attorney Holder
of
KANNAMWAR NAGAR AADITYA DARSHAN CO-OP. HSG. SOC.LTD.

SIGNATURE OF THE OWNER

SUBHASH G. PATIL [ARCHITECT]
Council of Arch. Reg. No.86/9777.

SIGNATURE OF THE ARCHITECT

DESCRIPTION

RE-DEVELOPMENT OF BUILDING NO.21 KNOW AS KANNAMWAR NAGAR AADITYA DARSHAN CHSL ON PLOT BEARING C.T.S. NO. 355(PT),SURVEY NO.113 (PT)OF VILLAGE HARIYALI KANNAMWAR NAGAR , VIKHROLI (E) MUMBAI-83.

NORTH	DRG.NO T.21/ZERO FSI	SCALE AS SHOWN	SUBHASH PATIL & ASSOCIATES
	DATE 20-06-2023	DRAWN BY PRITEE	

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