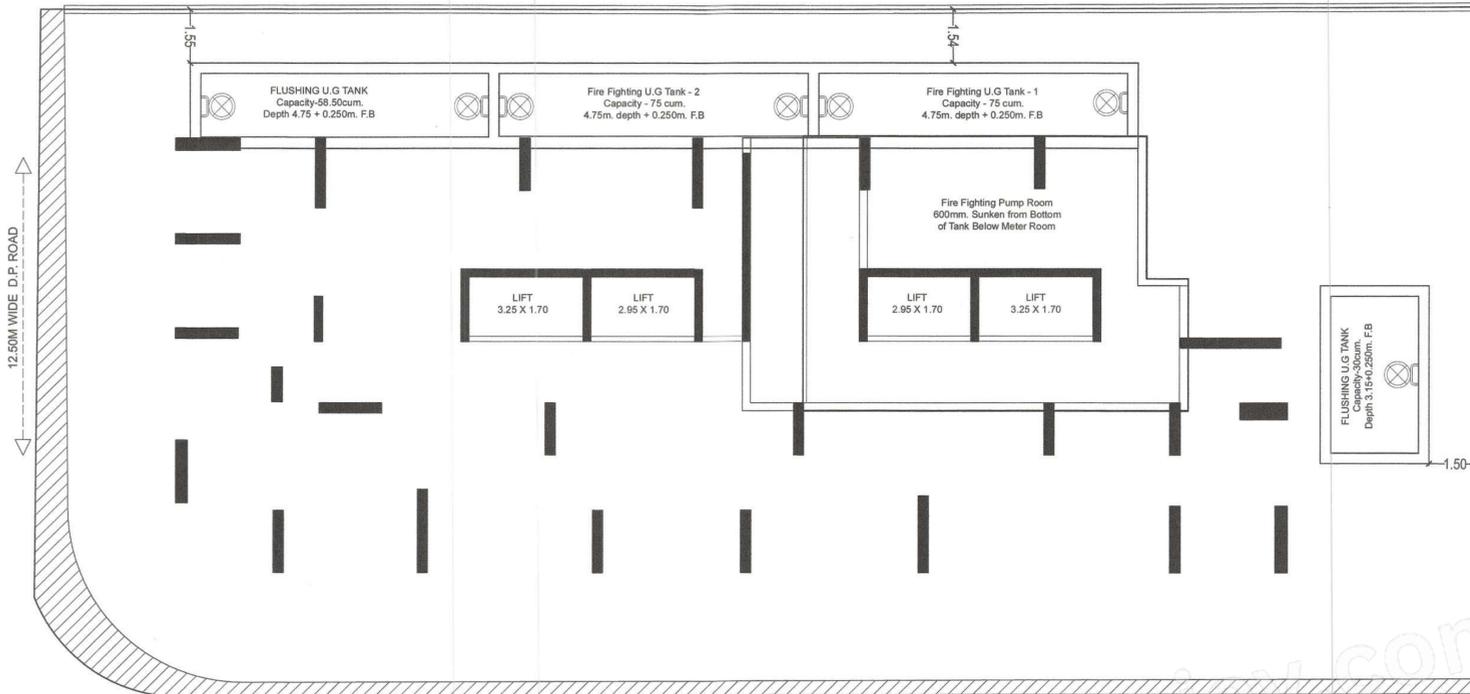


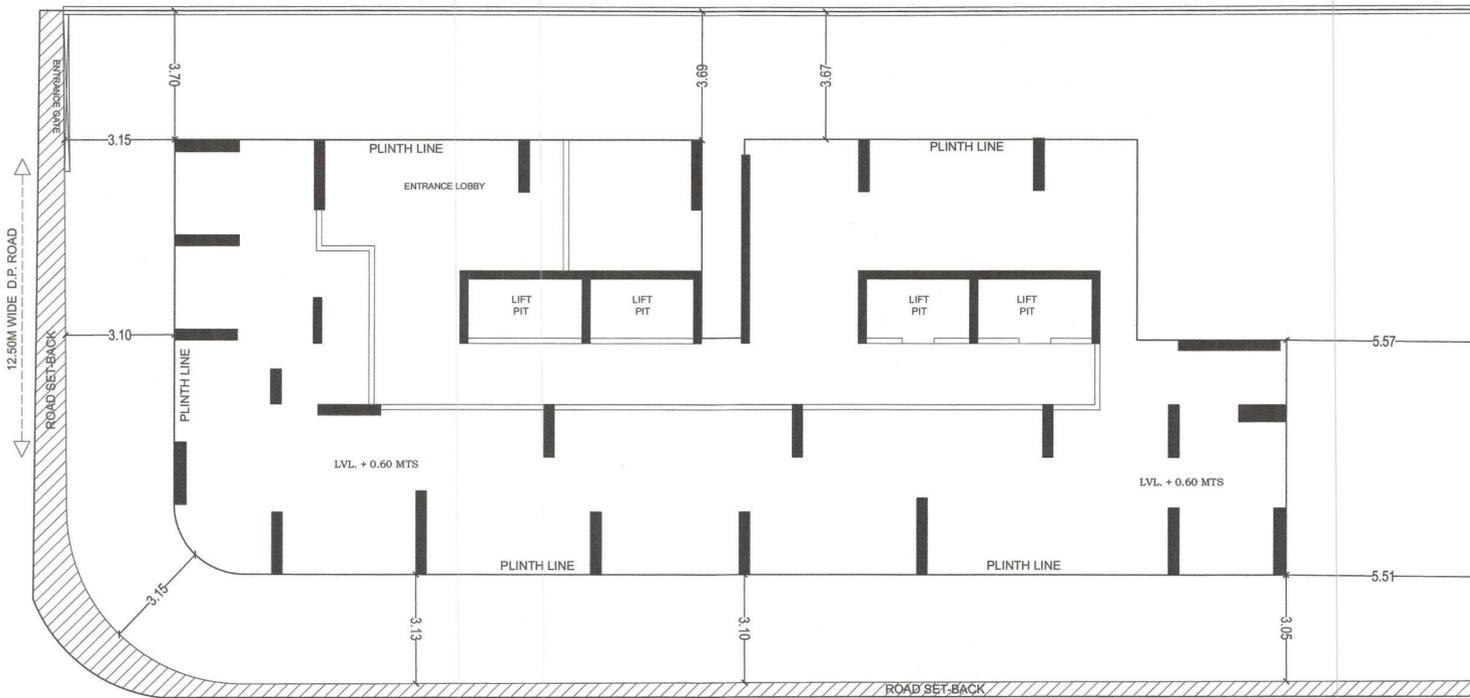
PLINTH LEVEL
LVL. + 0.60 MTS
GROUND LEVEL
LVL. ± 0.00 MTS



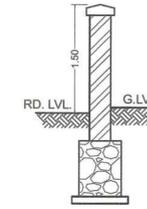
SECTION B-B'
SCALE:1:100



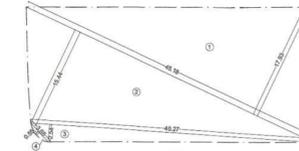
BASEMENT FLOOR PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100



SECTION THRU
COMPOUND WALL



PLOT AREA DIAGRAM
SCALE 1:500

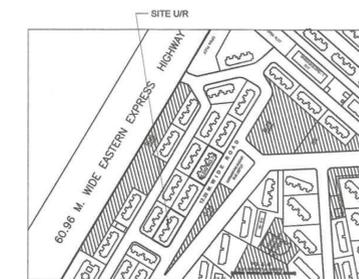
| PLOT AREA CALCULATION | | | | | | | | |
|------------------------------------|-------|---|-------|---|-----|--------|--------|--------|
| 1 | 45.18 | X | 17.93 | X | 0.5 | = | 405.04 | SQ.MT. |
| 2 | 45.18 | X | 15.44 | X | 0.5 | = | 348.79 | SQ.MT. |
| 3 | 40.27 | X | 2.54 | X | 0.5 | = | 51.08 | 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. | |



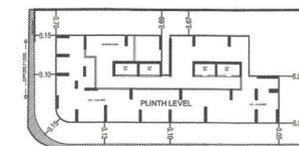
SET-BACK AREA DAIGRAM
SCALE 1:500

| 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. | | | | |

| DEDUCTIONS | | | | | | | | | | | |
|------------------------------|-----|---|------|---|------|-------|--------|----|---|------|--------|
| D | 2/3 | X | 7.05 | X | 1.46 | X | 1 | NO | = | 6.86 | SQ.MT. |
| 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 SQ.M. | |
|--------|---|----------------------|------|
| 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 + 1(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 hecter 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 NINETY FOUR).

SACHIN K RAKSHE
Signature
(NAME OF LICENSED SURVEYOR)

NAME AND ADDRESS OF LICENSED SURVEYOR

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'

DRAWING TITLE: ZERO F.S.I. PLAN

DRWG NO: 1 / 1

NORTH

SCALE DATE

AS STATED 23/01/2025

DRAWN CHECKED

RAHUL SACHIN

STAMP OF APPROVAL OF PLAN

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

| | | |
|--|--|--|
| Mahadev Sitam Manchare Digitally signed by Mahadev Sitam Manchare Date: 2025.03.20 15:46:59 +05'30' | Amol Vinayak Chaudhari Digitally signed by Amol Vinayak Chaudhari Date: 2025.03.20 16:00:37 +05'30' | Prashant Damodar Dhatri Digitally signed by Prashant Damodar Dhatri Date: 2025.03.20 16:02:10 +05'30' |
| S.E. B.P. Cell MHADA | D.E. B.P. Cell MHADA | Executive Engineer BP Cell GM/MHADA |