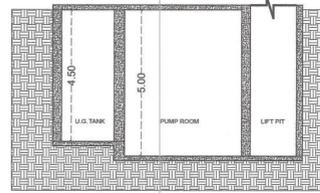
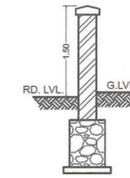


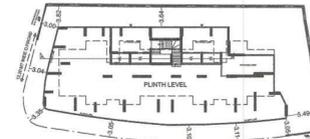
SECTION A-A'
SCALE 1:100



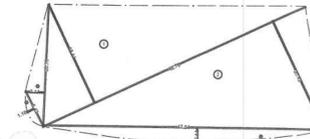
SECTION D-D'
SCALE 1:100



SECTION THRU
COMPOUND WALL



BLOCK PLAN
SCALE :- 1 : 500

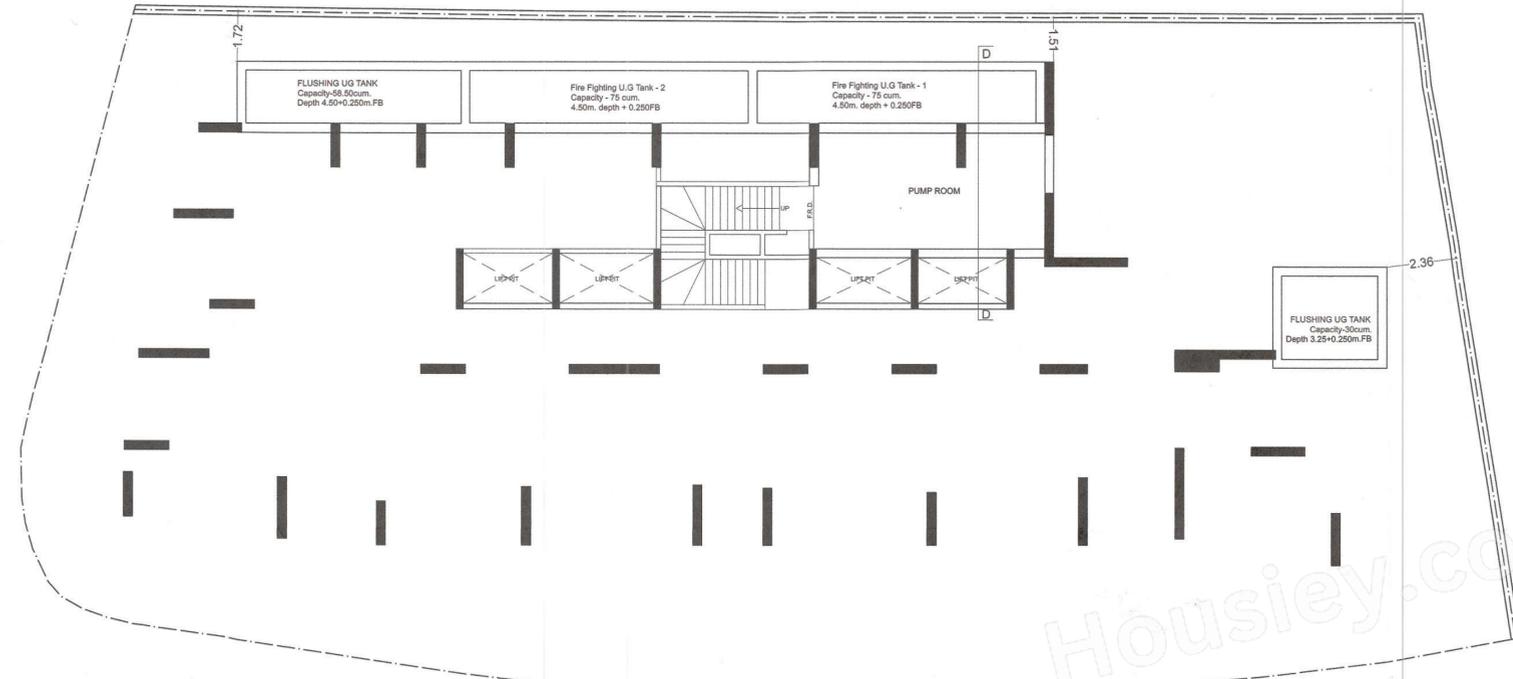


PLOT AREA DIAGRAM
SCALE 1:500

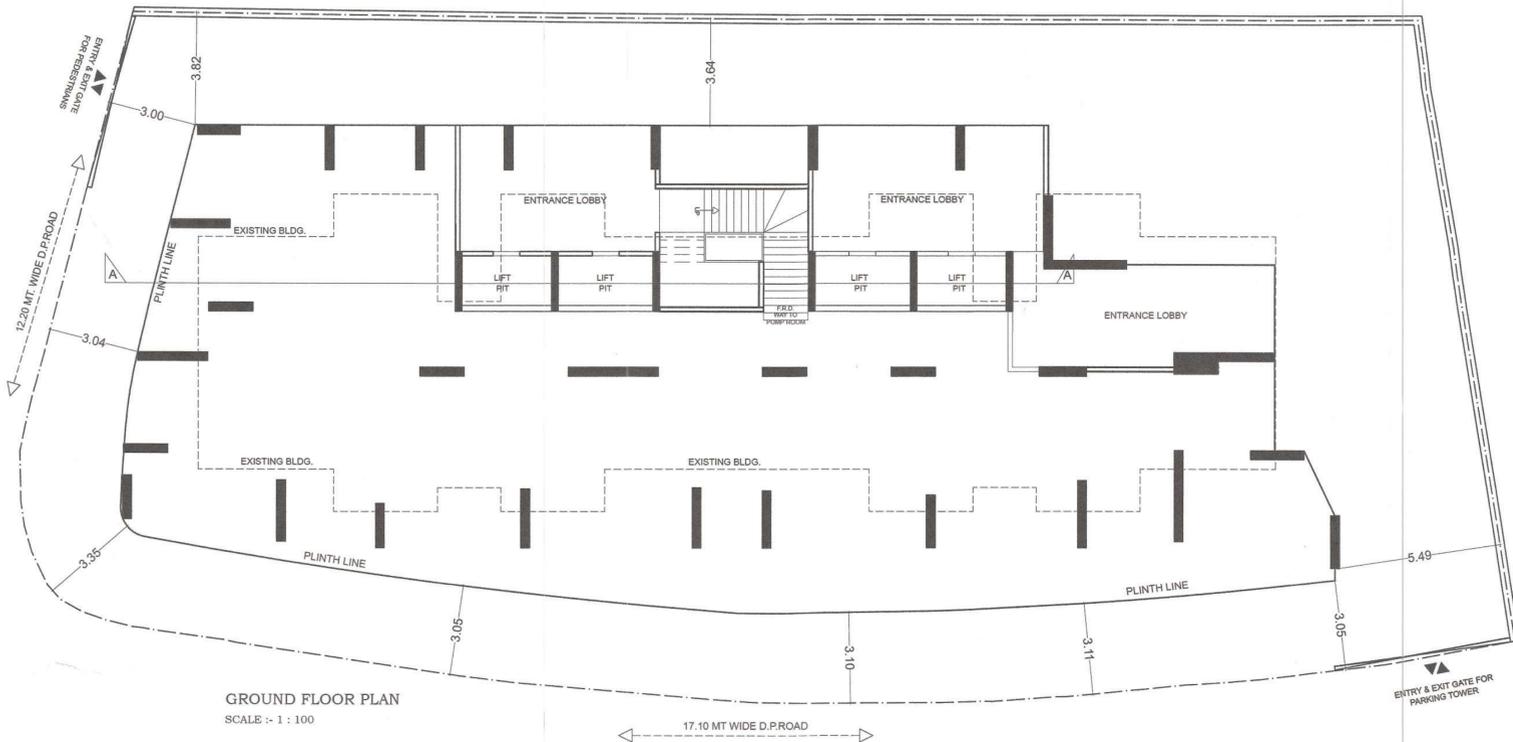
PLOT AREA CALCULATION												
1	12	X	48.78	X	18.44	X	1	NO	=	449.57	SQ.MT.	
2	12	X	48.78	X	20.42	X	1	NO	=	497.75	SQ.MT.	
3	12	X	20.78	X	3.14	X	1	NO	=	32.59	SQ.MT.	
4	23	X	8.43	X	1.18	X	1	NO	=	5.08	SQ.MT.	
5	23	X	47.54	X	2.44	X	1	NO	=	77.33	SQ.MT.	
									TOTAL ADDITION	=	1081.50	SQ.MT.



LOCATION PLAN
SCALE 1:4000



BASEMENT FLOOR PLAN
SCALE :- 1 : 100



GROUND FLOOR PLAN
SCALE :- 1 : 100

PROFORMA - A			
Sr.No.	DESCRIPTION	AREA IN SQM.	
1	a	Area of plot as per demarcation	1061.50
	b	As per Lease deed	1066.19
	c	As per Layout plan	1001.17
	d	plot area consider for F.S.I. (least area of a,b,c)	1001.17
2	Deductions for		
	a	Road setback	0.00
	b	Proposed D.P. road	
	c	Any reservation	0.00
	Total (a+b+c)		0.00
3	Balance area of plot (1-2)		1001.17
4	Additions for F.S.I Propose		
	a	Road Setback	0.00
	Net Area of plot		1001.17
7	Permissible F.S.I		3.00
8	a	Permissible built-up area as per FSI 3.00 (1d X 7)	3003.51
	b	Additional built-up in from of Prorata fsi of layout	
	Total Permissible built-up area (8a + 8b)		
9	Proposed B.U.A		
	a	Residential built-up area	0.00
	b	Non residential built-up area	
	c	Mhada share	
	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 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 Tenements on 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 & BASEMENT FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION
BLOCK & LOCATION PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF BLDG.NO.218, KNOWN AS NURSES HOME CHSL ON PLOT BEARING S. NO.113 (PT) C.T.S. NO.356(P7), 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 1061.50 SQUARE METERS (ONE THOUSAND SIXTY ONE POINT FIFTY ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN KASHINAT
H RAKSHE
(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 DCR 2034 AND AS PER THE PREVAILING REGULATORY AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME.
4) GUIDELINES ISSUED BY SOBS FOLLOWED.
5) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF DATE OF RECEIPT OF PLANS :
SACHIN KASHINAT
H RAKSHE
LICENCED NO./LS - 840003482
archo CONSULTANTS
GROUND FLOOR, ROOM NO 2, A-WING,
SUNTECH CHS LTD, OFF SARAKAR THEATER,
TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 083.

NAME AND SIGN. OF OWNER :
M/S. MATRIX CONSTRUCTORS
C.A. TO KANNAMWAR NAGAR NURSES HOME CHSL
Digitally signed by Pawan Ashok Tharwani
Date: 2025.04.29 16:35:46 +05'30'

STAMP OF APPROVAL OF PLAN		DRAWING TITLE		DRAWING NO	
Approved Subject to the Condition Mentioned in this office MH/EE/(BP)/GM/MHADA-9/2224/2025/10A/1		ZERO FSI PLAN		1/1	
Mahadeo Sitarm Manchare	Amol Vinayak Chaudhari	Prashant Damodar Dhatri	NORTH:	SCALE:	DATE
S.E. B.P. Cell MHADA	D.E. B.P. Cell MHADA	Executive Engineer BP Cell GM/MHADA	AS STARTED	23.04.25	
			DRAWN	CHECKED	
			POOJA	RAHUL	