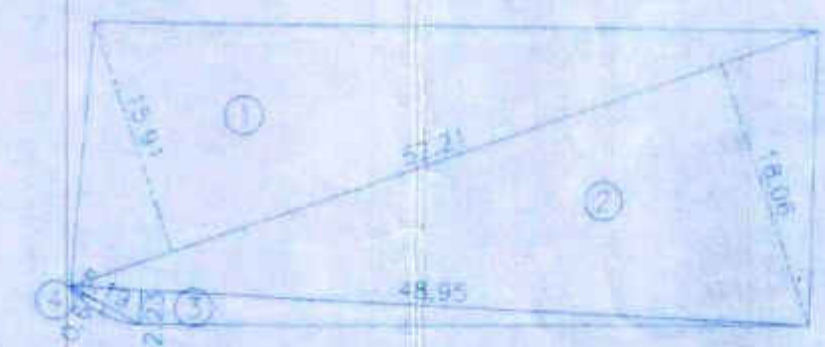


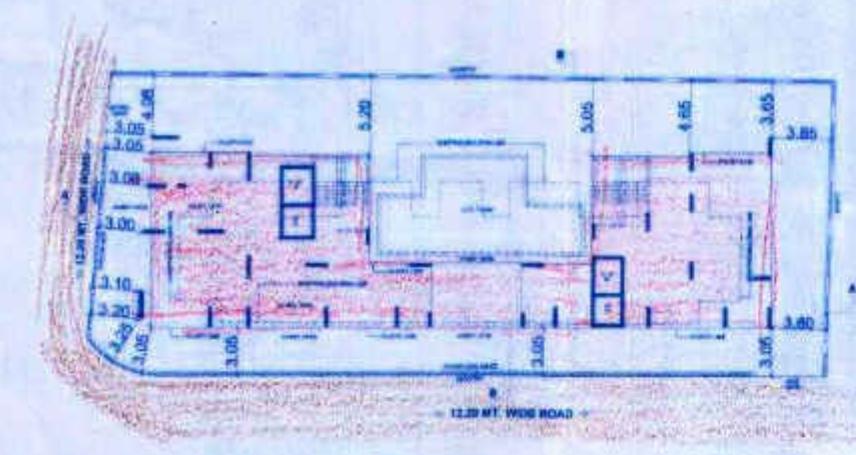
**PLAN FOR ZERO FSI IOA  
PROFORMA - 'A'**



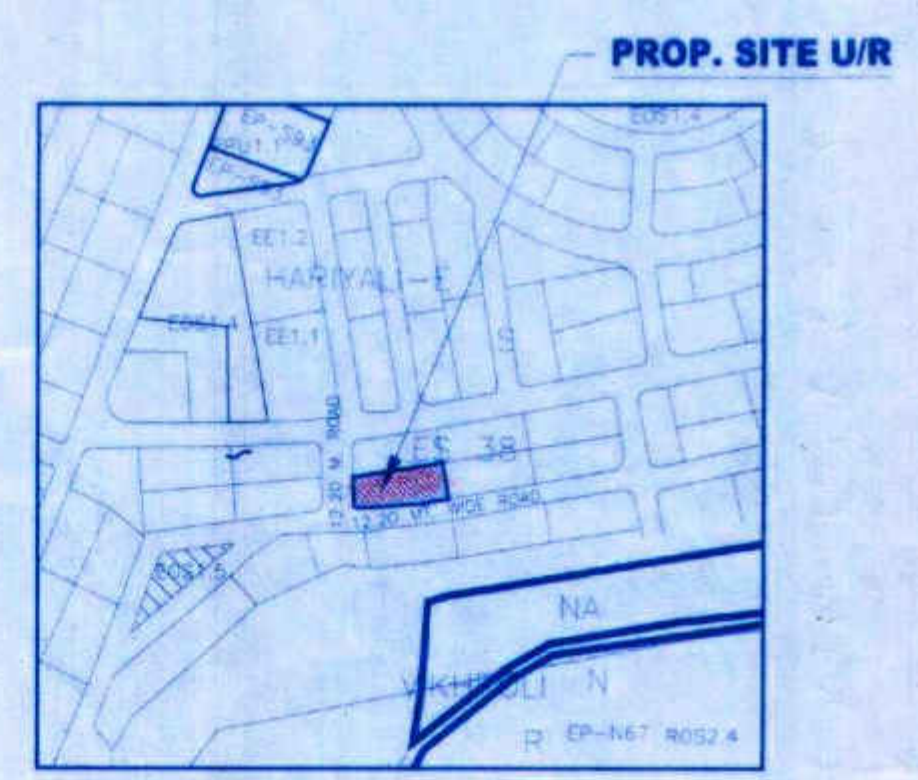
**PLOT AREA DIAGRAM**  
SCALE=1:500

**PLOT AREA CALC. (By Triangulation)**

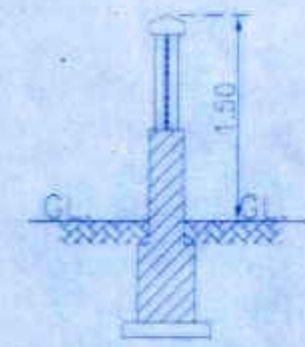
ADDITION	
1	52.37 x 15.91 x 0.5 = 416.61 sq.mt.
2	52.37 x 18.06 x 0.5 = 472.90 sq.mt.
3	48.95 x 2.23 x 0.5 = 54.58 sq.mt.
4	2/3 x 5.19 x 0.61 = 2.11 sq.mt.
<b>TOTAL PLOT AREA = 946.20 sq.mt.</b>	
<b>AS PER P.R.C AREA = 945.91 sq.mt.</b>	



**BLOCK PLAN**  
SCALE=1:500



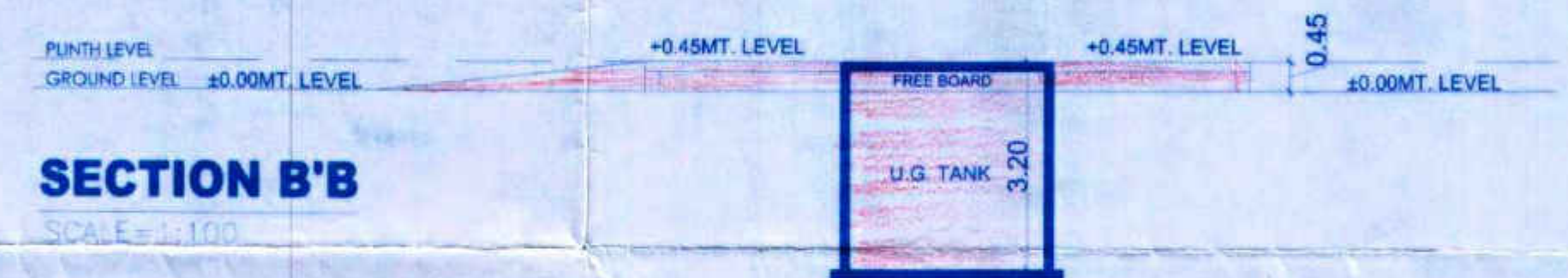
**LOCATION PLAN**  
SCALE=1:400



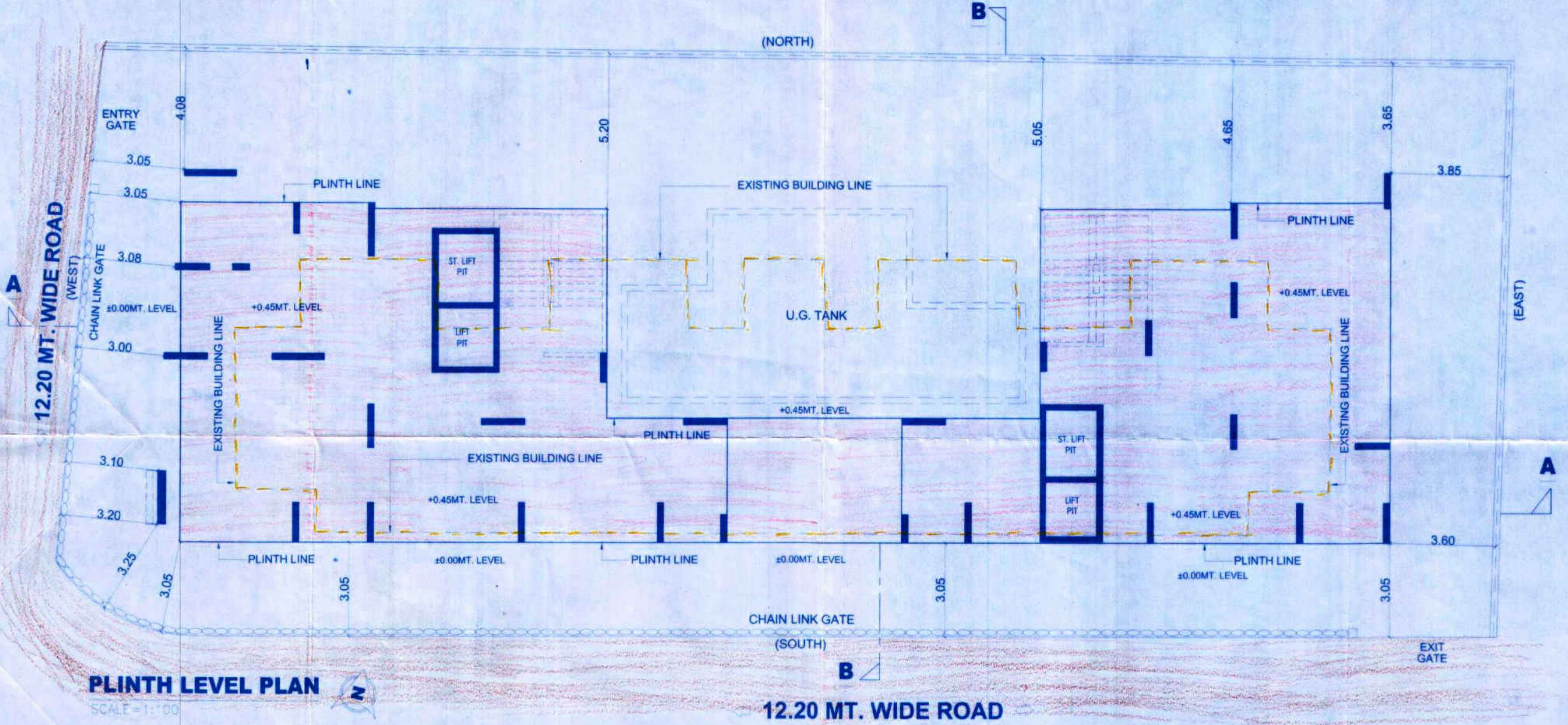
**SECTION THROUGH COMPOUND WALL**  
SCALE = 1:50



**SECTION A'A**  
SCALE=1:100



**SECTION B'B**  
SCALE=1:100



**PLINTH LEVEL PLAN**  
SCALE=1:100

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT	946.20
a	AS PER APPROVED LAYOUT DT.	946.20
b	AS PER MHADA DEMARCATION DT. 02-03-2016	946.20
c	AS PER MHADA NDC DT. 10.12.2020	946.20
d	AS PER ARCHITECT'S TRIANGULATION METHOD CALCULATION	946.20
e	PLOT AREA CONSIDERED FOR THE SCHEME (LEAST AREA)	945.91
2	DEDUCTIONS FOR	
a	ROAD SETBACK AREA	NIL
b	PROPOSED ROAD	NIL
c	ANY RESERVATION	NIL
	<b>TOTAL (a+b+c)</b>	NIL
3	BALANCE AREA OF PLOT (1-2)	946.20
4	NET AREA OF PLOT (3-4)	945.91
5	ADDITIONS FOR FLOOR SPACE INDEX	
2(a)	100%	NIL
2(b)	100%	NIL
5	<b>TOTAL AREA (5+6)</b>	945.91
7	FLOOR SPACE PERMISSIBLE	3.00
8	PRO - RATA (55.54 X 40 TENANTS AS PER MHADA NDC)	2221.60
9A	10% HOUSIBLE V.P.A QUOTA (8.17 X 40 TENANTS AS PER MHADA NDC)	246.90
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 3 ABOVE) (i.e. 0.67 T.D.R. TO BE CLAIMED)	NIL
10	<b>TOTAL PERMISSIBLE FLOOR AREA (8+7+9+8A ABOVE)</b>	5306.04
(a)	PERMISSIBLE RESIDENTIAL AREA	5183.04
(c)	PERMISSIBLE COMMERCIAL AREA	123.00
11	EXISTING FLOOR AREA (DEMOLISHED)	NIL
12	<b>TOTAL PROPOSED AREA</b>	0
(a)	PROPOSED RESIDENTIAL AREA	0
(c)	PROPOSED COMMERCIAL AREA	0
13	EXCESS BALC. AREA TAKEN INTO FSI (AS PER BN BELOW)	NIL
14	<b>TOTAL B.U.A. PROPOSED (11+12+13)</b>	0
15	<b>F.S.I. CONSUMED</b>	0
16	<b>FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCPR-31 (3) FOR PURELY RESIDENTIAL</b>	0
(a)	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCPR 31 (3) FOR PURELY RESIDENTIAL	0
(c)	FUNGIBLE B.U.A. COMPONENT PERMISSIBLE VIDE DCPR 31 (3) FOR NON RESIDENTIAL	0
(a)	FUNGIBLE B.U.A. COMPONENT PROPOSED VIDE DCPR 31 (3) FOR NON RESIDENTIAL	0
16	<b>TOTAL FUNGIBLE B.U.A. VIDE DCPR 31 (3) = (16a + 16c)</b>	0
	<b>TOTAL GROSS B.U.A. PROPOSED = (14 + 15)</b>	0
	<b>F.S.I. CONSUMED ON GROSS HOLDING</b>	0
<b>TEENEMENT STATEMENT</b>		
16	(a) PROPOSED AREA (ITEM A, 16 ABOVE)	0
17	(b) LESS DEDUCTION OF NONRESIDENTIAL AREA (SHOP, etc.)	0
	(c) AREA AVAILABLE FOR TENEMENTS [(b) - (d)]	0
C	(a) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	0
	(b) TENEMENTS PROPOSED	0
	(c) TENEMENTS EXISTING	0
	<b>TOTAL TENEMENTS ON THE PLOT</b>	0
<b>PARKING STATEMENT</b>		
(a)	PARKING REQUIRED BY REGULATIONS FOR	
	REQUIRED PARKING	
(b)	PROPOSED PARKING	

**PROFORMA - 'B'**

PLINTH LEVEL PLAN, SECTIONS, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, BLOCK PLAN AND LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. Mhada - 9/605/2021  
Date: 17 MAR 2021

Ex Eng. Bldg. Per. Section Cell, Greater Mumbai (M.C.)  
Maharashtra Housing & Area Development Authority

REV.	DESCRIPTION	DATE	SIGNATURE

**ARCHITECT NOTES**

- ALL DIMENSIONS ARE IN METER.
- SCALE USE: (a) FLOOR PLAN = 1:100 (b) BLOCK PLAN = 1:500 (c) LOCATION PLAN = 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR-31 AND AS PER PREVALING REGULATION AND CIRCULAR ISSUED BY MHADA FROM TIME TO TIME.
- BOUNDARIES ISSUED IN EOB FOLLOW.
- THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT.

**NOTES**

- ROOT BOUNDARY: THICK BLACK
- EXISTING STREET: GREEN
- PROPOSED WORK: RED FILLED
- DRAINAGE AND SEWERAGE WORK: RED DOTTED
- RECREATION GROUND: GREEN WASH
- ROAD AND SETBACKS: BROWN SHOWN
- EXISTING STRUCTURE: YELLOW SHOWN
- TO BE DEMOLISHED: HATCHED

PLAN FOR - OBTAINING MHADA (PA) APPROVAL - CONCESSION

**DESCRIPTION OF PROPERTY**

PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 51, KNOWN AS 'KANNAMWAR NAGAR' SWAPNA SAFALYA CO. OPP. HSG. SOCIETY LTD. ON LAND BEARING C.T.S. NO. 358 (P/7) OF VILLAGE HARIYALI, SITUATED AT KANNAMWAR NAGAR, MHADA COLONY, VIKHROLI (E) MUMBAI-83

NAME OF THE SOCIETY	NAME OF THE DEVELOPER	SIGN & STAMP
<b>KANNAMWAR NAGAR SWAPNA SAFALYA C.H.S. LTD.</b>	<b>HAWARE LEGACCY</b>	

BUILDING NO. 51, KANNAMWAR NAGAR, VIKHROLI. YARDHMAN MARKET, OFFICE NO. #16 SECTOR 17, VASHI, NAVI MUMBAI.

LAND OWNER: MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY

JOB NO.	DRG. NO.	DATE	SCALE	NAME & ADDRESS OF ARCHITECTS	SIGN & STAMP
		15-03-2021	1:100	<b>Vastu Creations</b> Architects & Planners	

CHECKED BY: INDRAJEET DESHMUKH, DRAWN BY: DHAVAL

10/4, Shanti, Ramnagar, Mhda Colony, Sector 12-A, Old Vashi, Navi Mumbai, Maharashtra, Pin: Mumbai - 401208