

BLDG. NO - 56, KANNAMWAR NAGAR MHADA  
LAYOUT

ZERO F.S.I. I.O.A

CONTENTS OF THE SHEET

STILT PLAN, BLOCK & LOCATION PLAN, U.G. TANK, PUMP ROOM PLAN

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this  
office Letter No. Mhada - 3193222  
Date: 05 NOV 2021  
Ex. Eng. Bldg. Permission Cell, Greater Mumbai  
Maharashtra Housing & Area Development Authority

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 11/03/2021  
AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE  
PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED  
OUT IS 964.56 SQ.MTS. WHICH TALLIES WITH THE AREA  
STATED IN THE DOCUMENTS

CERTIFICATE OF AREA

SIGN OF ARCHITECT

PROFARMA - A

| Area Statement |   | Sq.mt.                                                                            |
|----------------|---|-----------------------------------------------------------------------------------|
| 1              | a | Area of the plot as per MHADA Layout & offer letter dated:-----                   |
|                | b | Deduction for 15% Recreational Ground / 10% Amenity space                         |
|                | c | Least area consider for FSI                                                       |
| 2              |   | Deduction for                                                                     |
|                | a | Road Set-back area                                                                |
|                | b | Proposed Road                                                                     |
|                | c | Any Reservation                                                                   |
|                | d | Amenity space as per DCPR-2034                                                    |
|                | e | other                                                                             |
| 4              |   | Deduction for 15% Recreational Ground / 10% Amenity space                         |
| 5              |   | Net area of plot                                                                  |
| 6              |   | Additions for Floor Space Index                                                   |
|                |   | 2(a) / 2 (b) 100% of D.P. road / Set Back / Access road for FSI<br>purpose only   |
| 7              |   | Total Area (5 + 6)                                                                |
| 8              |   | Gross Plot Area, considered for F.S.I                                             |
| 9              |   | Floor Space Index Permissible                                                     |
| 10             |   | Permissible BUA                                                                   |
|                | a | Additional BUA as per MHADA Offer Letter dated:-----                              |
|                | b | Total BUA Permissible                                                             |
|                |   | Total BUA Proposed                                                                |
|                |   | NET BALANCE BUA                                                                   |
| 11             |   | Proposed BUA                                                                      |
|                |   | Residential                                                                       |
|                |   | Commercial                                                                        |
| 12             |   | Floor Space Index consumed                                                        |
| B              |   | Details of F.S.I. available as per DCPR 31 (3)                                    |
| 1              |   | Fungible BUA permissible                                                          |
|                |   | Fungible BUA Proposed                                                             |
|                |   | FUNGIBLE BALANCE BUA                                                              |
| 2              |   | Fungible Compensatory area for rehab component without charging<br>premium        |
|                |   | Fungible BUA Proposed Residential SALE                                            |
|                |   | Fungible BUA Proposed commercial SALE                                             |
|                |   | Fungible BUA for Sale Component by Charging Premium Residential +<br>commercial ) |
| I              |   | Total Gross Permissible BUA including F.C.FSI                                     |
| II             |   | Total proposed BUA including F.C.FSI                                              |
| III            |   | Total GROSS BALANCE BUA                                                           |

|       |                                                   |      |
|-------|---------------------------------------------------|------|
| B     | TEENMENT STATEMENT                                |      |
| (i)   | PROPOSED AREA                                     | 0.00 |
| (ii)  | LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC) | 0.00 |
| (iii) | AREA AVAILABLE FOR TEENMENT                       | 0.00 |
| (iv)  | TEENMENT PERMISSIBLE                              | 0.00 |
| (v)   | TEENMENT PROPOSED (NEW)                           | 0.00 |
| (vi)  | TEENMENT EXISTING                                 | 0.00 |
|       | TOTAL TEENMENT ON THE PLOT                        | 0.00 |

|      |                                      |      |
|------|--------------------------------------|------|
| C    | PARKING STATEMENT                    |      |
| (i)  | TOTAL PARKING REQUIRED BY REGULATION | 0.00 |
| (ii) | TOTAL NO. OF PARKING PROVIDED        | 0.00 |

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO.56, KNOWN AS  
KANNAMWAR NAGAR SAI SADAN CHSL. ON PLOT BEARING  
G.T.S. NO. 358 (p), VILLAGE HARTYALI AT KANNAMWAR NAGAR,  
VIKROLI (E), MUMBAI - 403.

NAME OF OWNER

BLDG. NO. 56, KNOWN AS  
KANNAMWAR NAGAR SAI SADAN CHSL. ON PLOT BEARING  
G.T.S. NO. 358 (p), VILLAGE HARTYALI AT KANNAMWAR NAGAR,  
VIKROLI (E), MUMBAI - 403.

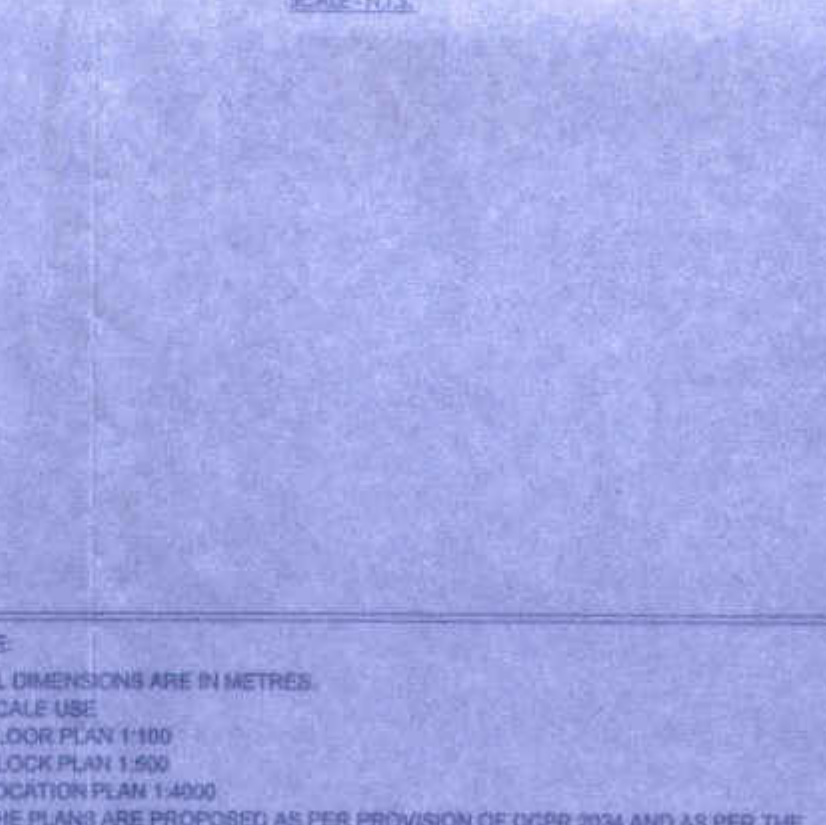
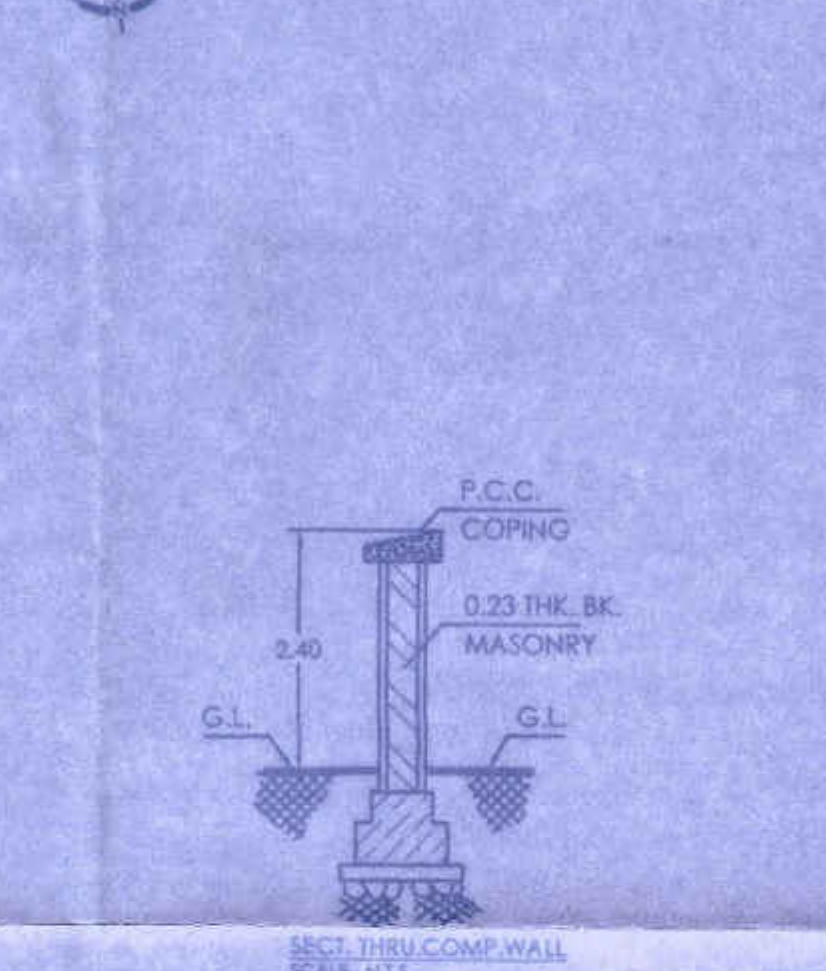
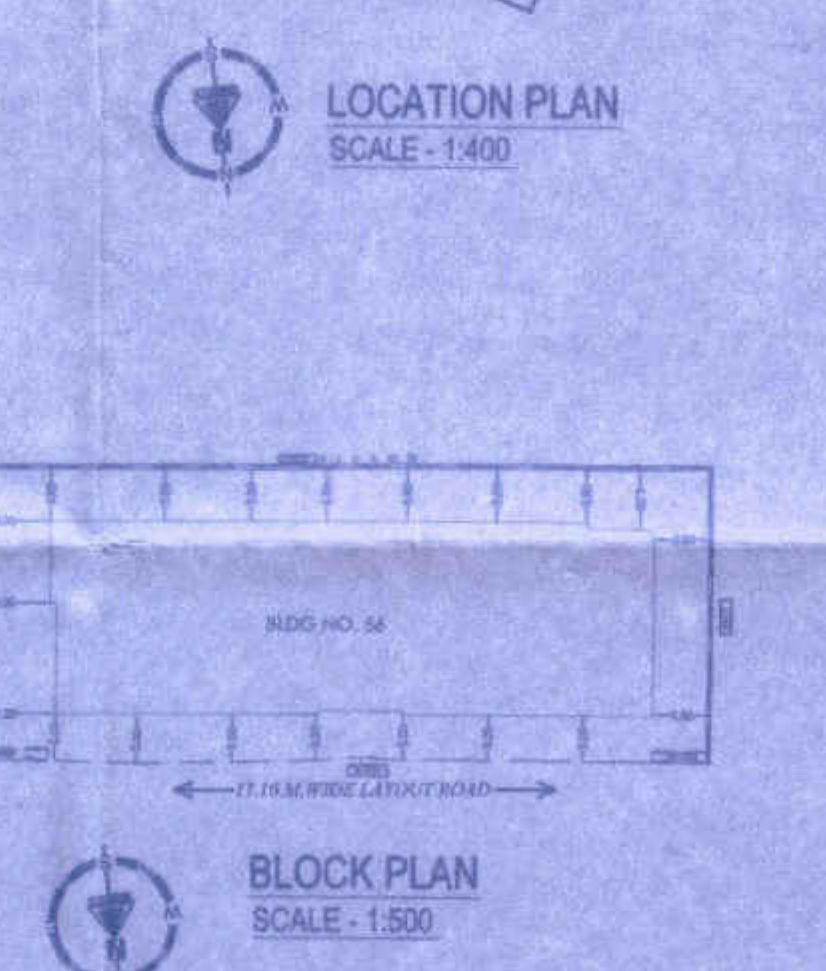
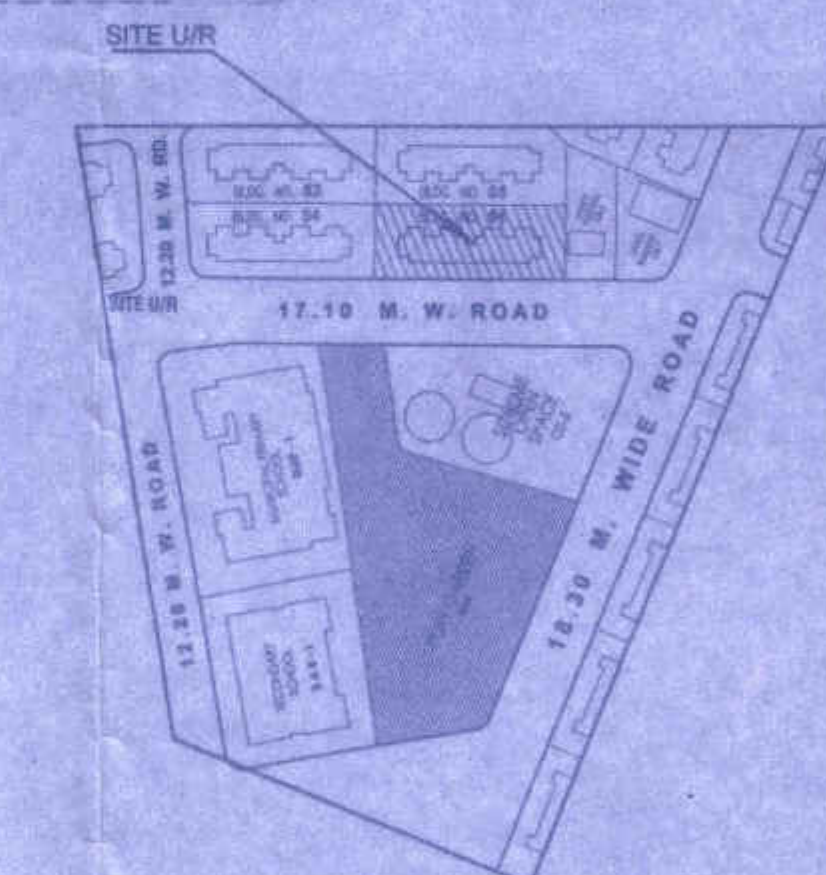
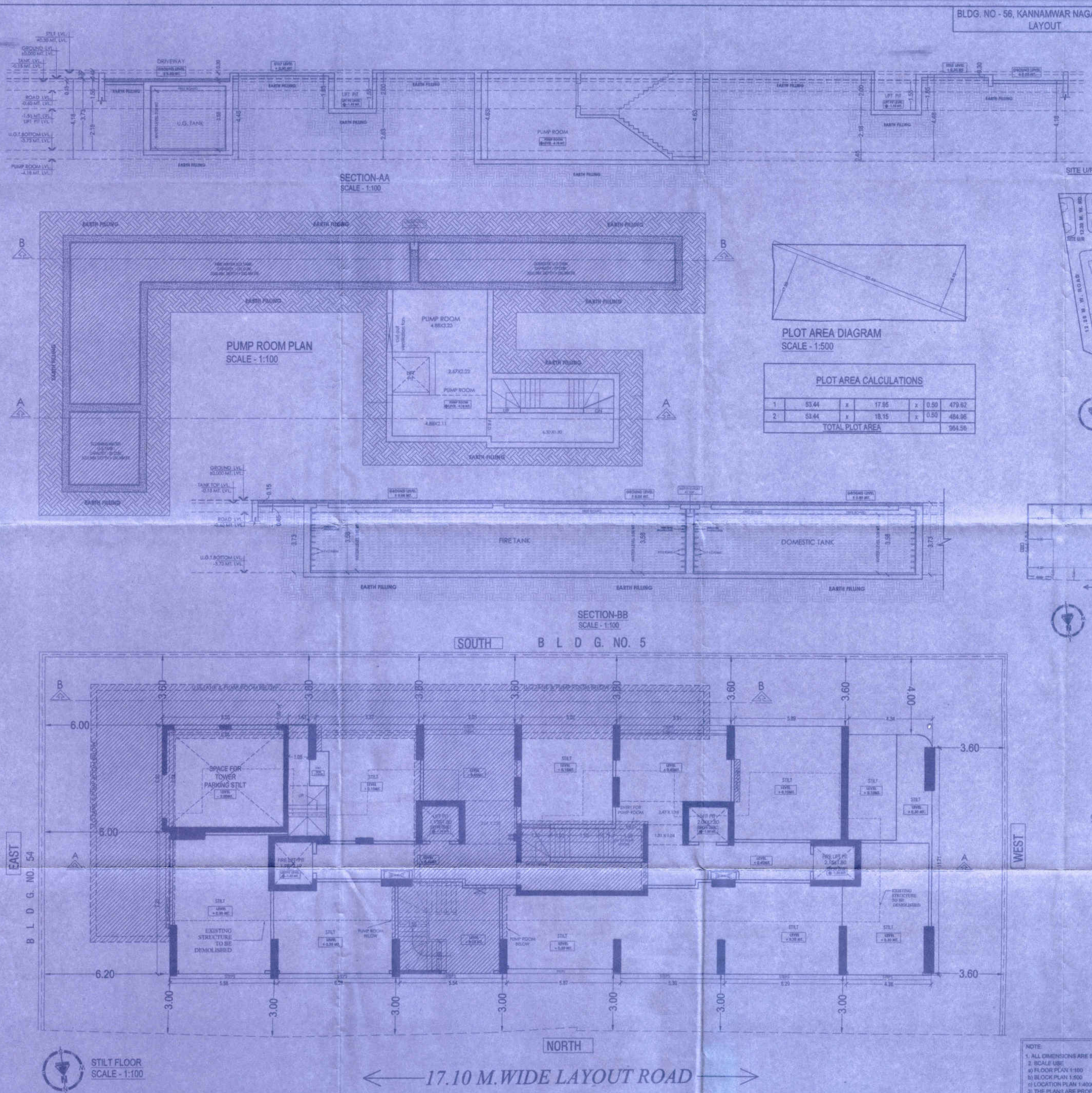
SIGNATURE OF OWNER

Signature of Owner

DRAWN BY: RAJARAM  
CHECKED BY: HANRAJ  
SCALE: 1:500  
DATE: 05/10/2021

Signature of Architect

INDONESIA ARCHITECTS  
HANGRAJ PISHAKARMA  
(ARCHITECT)  
CA2014/02955  
GALA NO.7, JINNAH ESTATE, ROAD NO. 8,  
NEW BORIVALI, KANDIVALI (E), MUMBAI - 400  
EMAIL: ARCHINDONESIA@GMAIL.COM  
WEB: WWW.ARCHINDONESIA.COM



Plot Area Diagram  
SCALE - 1:500

Plot Area Calculations

|                 |       |   |       |   |      |        |
|-----------------|-------|---|-------|---|------|--------|
| 1               | 53.44 | x | 17.85 | x | 0.50 | 479.62 |
| 2               | 53.44 | x | 18.15 | x | 0.50 | 484.96 |
| TOTAL PLOT AREA |       |   |       |   |      | 964.56 |

NOTE:  
1. ALL DIMENSIONS ARE IN METRES.  
2. SCALE USE  
a) FLOOR PLAN 1:100  
b) BLOCK PLAN 1:500  
c) LOCATION PLAN 1:400  
3. THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR-2034 AND AS PER THE  
PREVAILING REGULATION AND CIRCULAR ISSUED BY MCOM AND MHADA TIME TO TIME.  
4. GUIDELINES ISSUED IN BOOK FOLLOWED  
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.