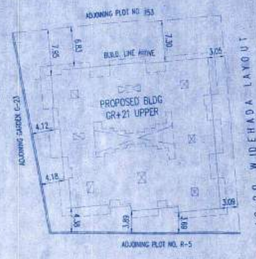
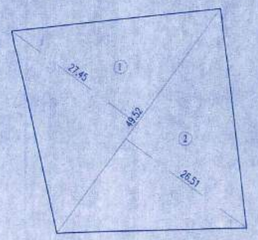
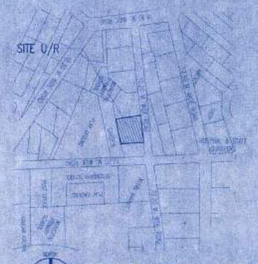



## BLOCK PLAN
SCALE–1:500

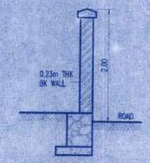



## PLOT AREA DIAGRAM
SCALE–1:500

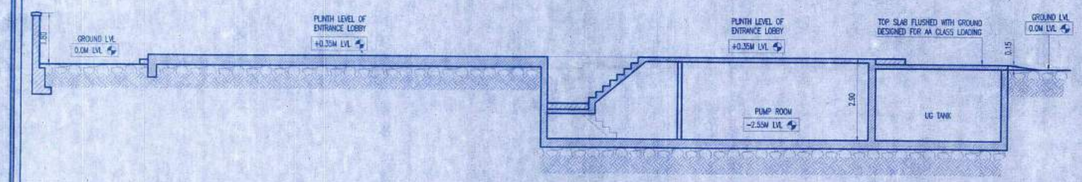
| PLOT AREA CALCULATIONS BY TRIANGULAR METHOD | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 49.52 | X | 27.45 | X | 0.5 | = | 679.66 SQ.M. |
| 2 | 49.52 | X | 26.51 | X | 0.5 | = | 655.26 SQ.M. |
| TOTAL | | | | | | = | 1335.93 SQ.M. |



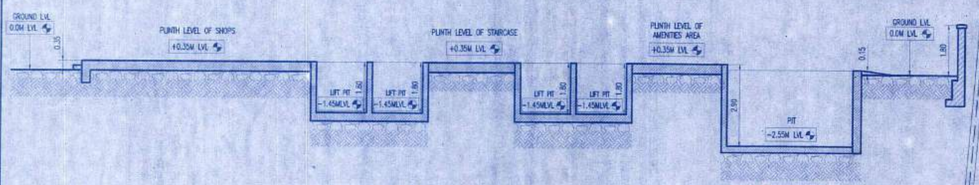

## LOCATION PLAN
SCALE–1:4000



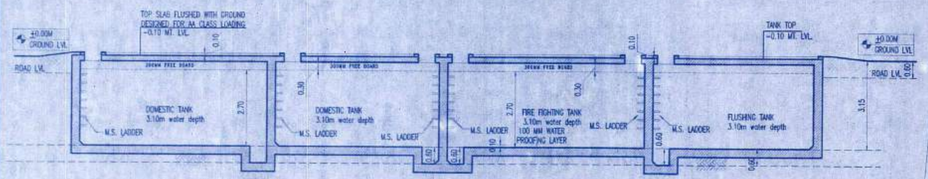

## SECTION THROUGH COMPOUND WALL
SCALE–1:50



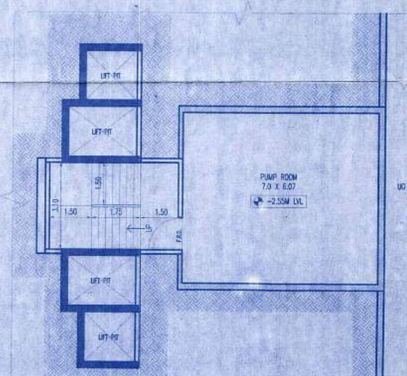

## SECTION : 2 - 2
SCALE–1:100



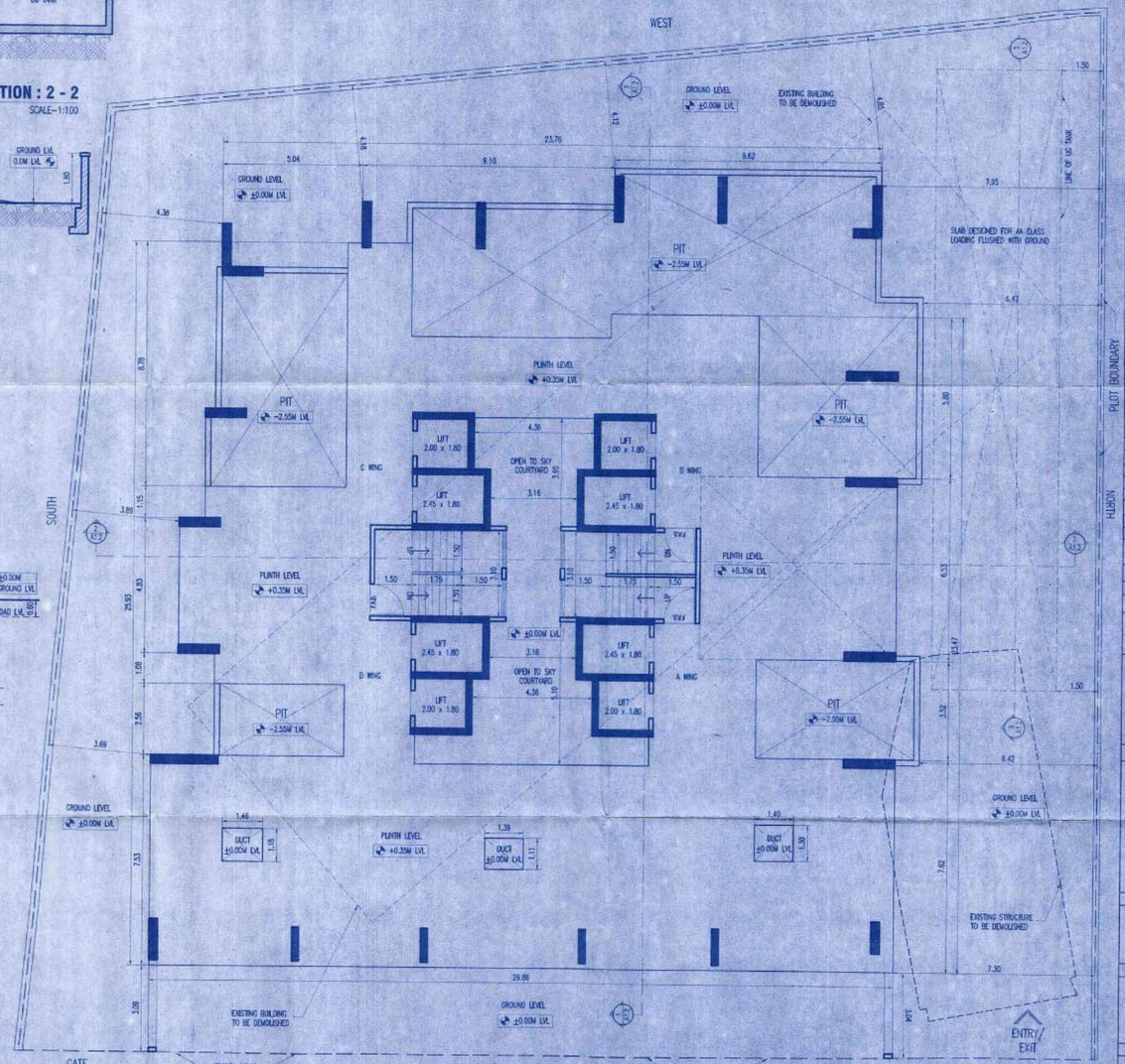

## SECTION : 1- 1
SCALE–1:100




## SECTION : 3- 3
SCALE–1:100




## PUMP ROOM LEVEL PLAN
SCALE–1:100




## GROUND FLOOR PLAN
SCALE–1:100

BLDG No 254
KANNAMWAR NAGAR MHADA LAYOUT

ZERO FSI IOA

**SHEET 1/1**

STAMP OF APPROVAL OF PLAN

Approved subject to conditions mentioned in this office Letter No. Mhada-SI/2537/2422
Date 15 MAR 2023
Ex. Eng. Bldg. Permission Cell/Greater Mumbai (E.S.)
Maharashtra Housing & Area Development Authority

## PROFORMA-A

| A | AREA STATEMENT | AREA IN SQ.MT. |
|---|---|---|
| | AREA OF THE PLOT [AS DEMARCATION BY EE, KURLA DIV.] | 1335.93 |
| 1 | AREA OF THE PLOT CONSIDERED | 1335.93 |
| 2 | DEDUCTIONS FOR | -- |
| | A SET BACK AREA | -- |
| | B PROPOSED ROAD | -- |
| | C ANY RESERVATIONS | -- |
| | D % AMENITY SPACE AS PER DCR 27 | -- |
| | TOTAL [ A + B + C + D ] | 0.00 |
| 3 | BALANCE AREA OF THE PLOT [ 1 - 2 ] | 1335.93 |
| 4 | DEDUCTION FOR 15% RECREATIONAL GROUND | -- |
| | 10% AMENITY SPACE [IF DEDUCTABLE FOR IND] | -- |
| 5 | NET AREA OF THE PLOT [3 - 4] | 1335.93 |
| 6 | ADDITIONS FOR F.S.I. PURPOSE | -- |
| | (a) 100% SET BACK AREA | -- |
| | (b) 100% D.P. ROAD | -- |
| | TOTAL [ (a) + (b) ] | -- |
| 7 | TOTAL AREA OF THE PLOT [ 5 + 6 ] | 1335.93 |
| 8 | F.S.I. PERMISSIBLE | 3.00 |
| 9 | PERMISSIBLE BUA | 4007.79 |
| 10 | ADDITIONS FOR F.S.I. PURPOSE | |
| | (a) ADDITIONAL BUA CLAIMED [ PRORATA / VP QUOTA : 35.31 (06 NOS TENEMENTS = 530.16) SQ.M. ] | 530.16 |
| 11 | PERMISSIBLE FLOOR AREA [9 + 10] | 9338.61 |
| 12 | EXISTING FLOOR AREA | -- |
| 13 | PROPOSED BUILTUP AREA | 0.00 |
| 14 | EXCESS BALCONY AREA TAKEN IN F.S.I. | -- |
| 15 | [ A ] TOTAL RESIDENTIAL BUILTUP AREA | 0.00 |
| | [ B ] TOTAL NON-RESIDENTIAL BUILTUP AREA | 0.00 |
| | TOTAL BUILTUP AREA PROPOSED [ 15(A) + 15(B) ] | 0.00 |
| 16 | F.S.I. CONSUMED [ 14/3 ] | 0.00 |
| B | DETAILS OF FSI AVAILED AS PER DCR 31 (3) | |
| 1 | FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 31 (2) FOR RESIDENTIAL +/- [15(A)X0.35] | 0.00 |
| 2 | FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 31 (2) FOR NON-RESIDENTIAL +/- [15(B)X0.35] | 0.00 |
| 3 | TOTAL FUNGIBLE BUILTUP AREA VIDE DCR 31 (3) = (B1 + B2) | 0.00 |
| 4 | GROSS BUA PROPOSED [ 15 + B3 ] | 0.00 |
| 5 | TENEMENT STATEMENT | |
| C | (i) PROPOSED AREA [ITEM A-12 ABOVE ] | -- |
| | (ii) LESS DEDUCTION FOR NON-RESI. AREA | -- |
| | (iii) AREA AVAILABLE FOR TENEMENTS [ i - ii ] | -- |
| | TENEMENTS PERMISSIBLE (450/HA.) | -- |
| | TENEMENTS PROPOSED | -- |
| | TENEMENTS EXISTING | -- |
| | TOTAL TENEMENTS ON THE PLOT | -- |
| D | PARKING STATEMENT | |
| | (i) PARKING REQUIRED BY REGULATIONS | 0 NOS. |
| | (ii) TOTAL PARKING PROPOSED | 0 NOS. |
| E | TRANSPORT VEHICLES PARKING | |
| | (i) SPACES REQUIRED FOR TRANSPORT VEHICLES PARKING | NIL |
| | (ii) TRANSPORT VEHICLESS PARKING SPACES PROVIDED | |

## PROFORMA - B

CONTENTS OF SHEET

SITE PLAN, LOCATION PLAN, BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATIONS, GROUND FLOOR PLAN & SECTIONS

NOTES

1. ALL DIMENSIONS ARE IN METER.
2. THE PLANS ARE PROPOSED AS PER PROVISION OF DCRR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
3. GUIDELINES ISSUED IN CODE FOLLOWED.
4. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE AND THAT THE DIMENSION OF THE SIDES ETC. OF THE PLOT STATED ON PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1335.93 SQM AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORD.

SIGNATURE OF THE ARCHITECT

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED REDEVELOPMENT OF BUILDING NO 254 KNOWN AS PREMANAND CHS LTD. LAND BEARING ON CTS No 358(pt) OF VILLAGE HARIYALI (OFSD. IN 'S' WARD OF GCGM. SITUATED AT KANNAMWAR NAGAR, VIKHROLI (E) MUMBAI-400083

| NAME & ADDRESS OF OWNER | SIGNATURE OF OWNER |
|---|---|
| OM SAI SSS DEVELOPERS C.A. TO PREMANAND CO-OP. HOU. SOC. | AUTHORISED SIGNATORY |

SIGNATURE, NAME & ADDRESS OF ARCHITECT

architect | yogesh dhaigude design + planning

2338, BUILDING NO. 49
SANGHI NAGAR, BANDRA
MUMBAI-400051

Y. C. DHAIGUDE
Architect
CA/87/11888
YOGESH DHAIGUDE DESIGN PVT LTD

| Date | Drawn by | Project No. | Scale | Dwg No. |
|---|---|---|---|---|
| 17/05/2021 | | | AS SHOWN | A-1.1 |

कन्नमवार नगर प्रेमानंद सह. गृह. मर्या. संस्था
सचिव
खजिनदार