

STAMP OF APPROVAL OF PLAN

Approved subject to conditions mentioned in this
Office Letter No. Mhda-5/253/2122
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.M
1	AREA OF THE PLOT (AS DEMARCATED BY E.E. KURLA DIV.)	1335.91
2	AREA OF THE PLOT CONSIDERED	1335.91
3	DEDUCTIONS FOR	
a	SET BACK AREA	---
b	PROPOSED ROAD	---
c	ANY RESERVATIONS	---
d	AMENITY SPACE AS PER DCR 37	---
	TOTAL (A + B + C + D)	0.00
3	BALANCE AREA OF THE PLOT (1-2)	1335.91
4	DEDUCTION FOR 15% RECREATIONAL GROUND 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	---
5	NET AREA OF THE PLOT (3-4)	1335.91
6	ADDITIONS FOR F.S.I. PURPOSE	
a	100% SET BACK AREA	---
b	100% S.P. ROAD	---
	TOTAL (a) + (b)	---
7	TOTAL AREA OF THE PLOT (5+6)	1335.91
8	F.S.I. PERMISSIBLE	3.00
9	PERMISSIBLE BUA	4007.73
10	ADDITIONS FOR F.S.I. PURPOSE (a) ADDITIONAL BUA CLAIMED (b) PRORATA F.S.I. QUOTA (35.10% INCREASEMENTS = 5330 SQ.M)	5330.90
11	PERMISSIBLE FLOOR AREA (7+8)	9338.61
12	EXISTING FLOOR AREA	---
13	PROPOSED B.U. FLOOR AREA	0.00
14	EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
15	(A) TOTAL RESIDENTIAL BUILT UP AREA	0.00
	(B) TOTAL NON-RESIDENTIAL BUILT UP AREA	0.00
	TOTAL BUILT UP AREA PROPOSED (15A + 15B)	0.00
16	F.S.I. CONSUMED (14/3)	0.00
B	DETAILS OF F.S.I. AVAILABLE AS PER DCR 31 (3)	
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 31 (1) FOR RESIDENTIAL (4+15A+15B)	0.00
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 31 (2) FOR NON-RESIDENTIAL (4+15B+15C)	0.00
3	TOTAL FUNGIBLE BUILT UP AREA WIDE DCR 31 (3) (1+2)	0.00
4	GROSS BUA PROPOSED (15 + B3)	0.00
C	TENEMENT STATEMENT	
1	(a) PROPOSED AREA (ITEM A-12 ABOVE)	
2	(b) EXISTING DEPENDENT NON-RESIDENT AREA	
3	(c) AREA AVAILABLE FOR TENEMENTS (B - II)	
4	TENEMENTS PERMISSIBLE (450/H)	
5	TENEMENTS PROPOSED	
6	TENEMENTS EXISTING	
7	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
1	(a) PARKING REQUIRED BY REGULATIONS	0 NOS.
2	(b) TOTAL PARKING PROPOSED	0 NOS.
3	TRANSPORT VEHICLES PARKING	
4	(a) SPACES REQUIRED FOR TRANSPORT VEHICLES PARKING	NA
5	(b) TRANSPORT VEHICLELESS 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 METERS
2. THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE
PREVAILING REGULATIONS AND ORDINANCES BY MCM AND MHADA TIME TO TIME.
3. ALL LEVELS ARE IN MSL UNLESS OTHERWISE SPECIFIED.
4. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER
REFERENCE 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 1335.91 SQ.M. AND
TALLIES WITH THE AREA ESTIMATED IN THE DOCUMENT OF
OWNERSHIP P.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. 356 (P) OF VILLAGE HARIYAL OPD, IN 'S'
WARD OF GCM, SITUATED AT KANNAMWAR NAGAR, VIKRODI (E) LUMBAI-400203

NAME & ADDRESS OF OWNER SIGNATURE OF OWNER

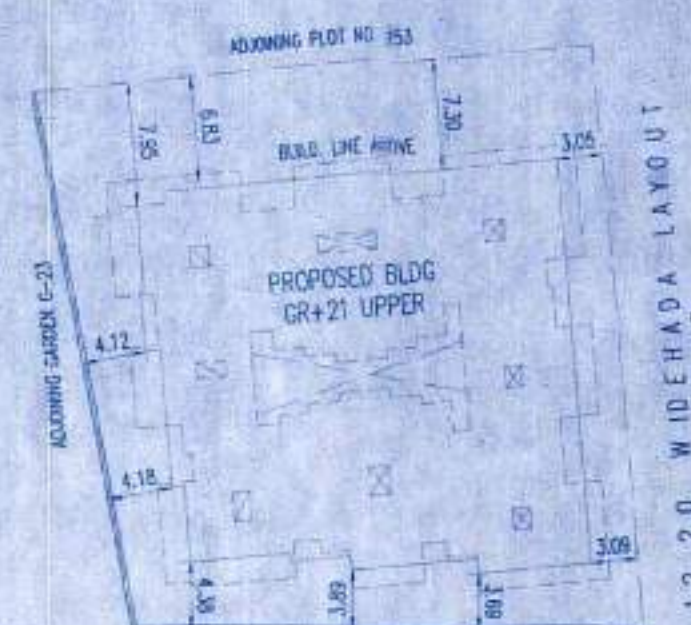
ON SANSOS DEVELOPERS
C.A. TO PREMANAND CO-OP. HOUS. SOC.

SIGNATURE, NAME & ADDRESS OF ARCHITECT

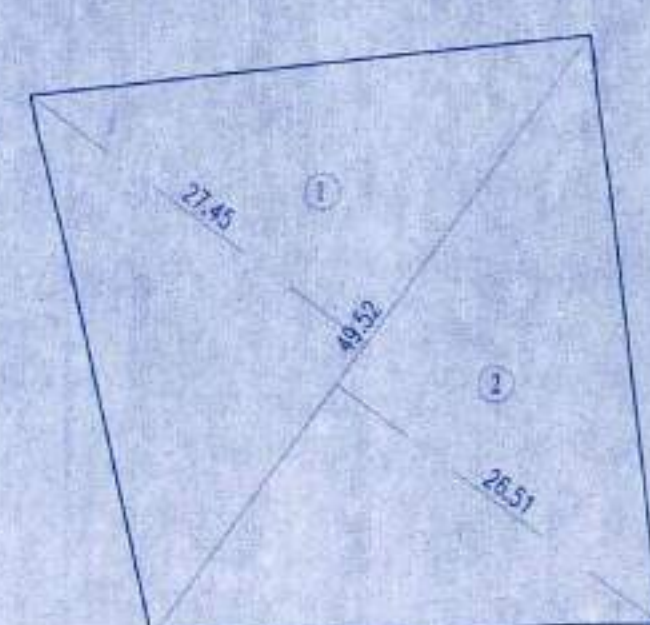
architect yogesh chhaigude design + planning

2338, BUILDING NO-10
BANDRA NAGAR, BANDRA
MUMBAI-400 051

Date 17/04/2023 Drawn by Project No. Scale AS SHOWN Dwg No. A-1.1



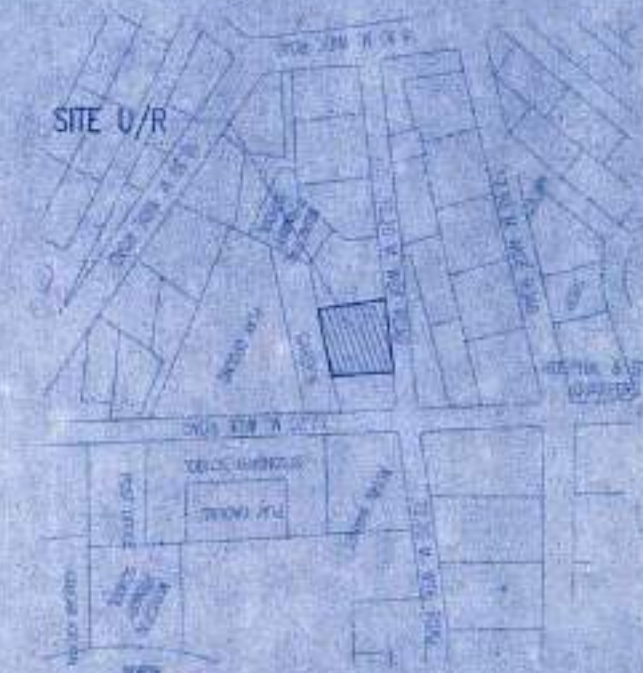
BLOCK PLAN
SCALE-1:500



PLOT AREA DIAGRAM
SCALE-1:500

PLOT AREA CALCULATIONS BY TRIANGULAR METHOD

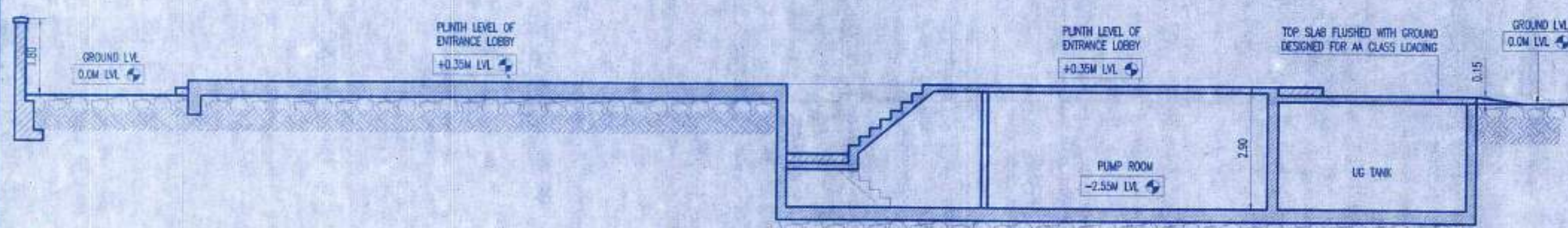
1	49.52	X	27.45	X	0.5	=	679.66	SQ.M.
2	49.52	X	26.51	X	0.5	=	656.26	SQ.M.
TOTAL						=	1335.93	SQ.M.



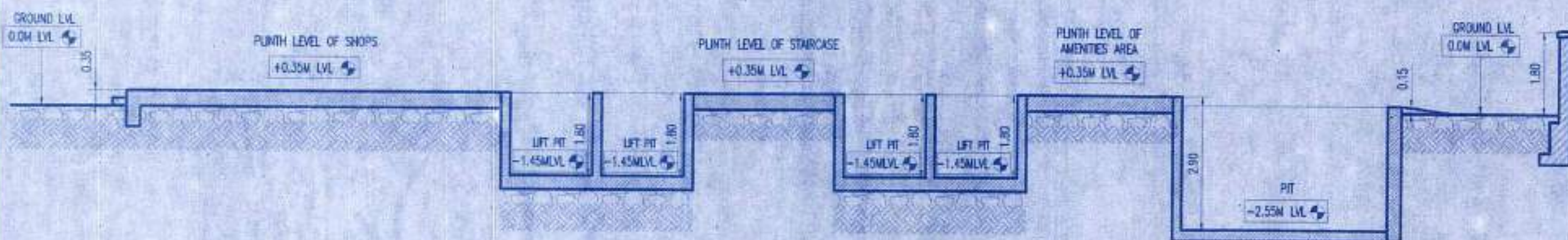
LOCATION PLAN
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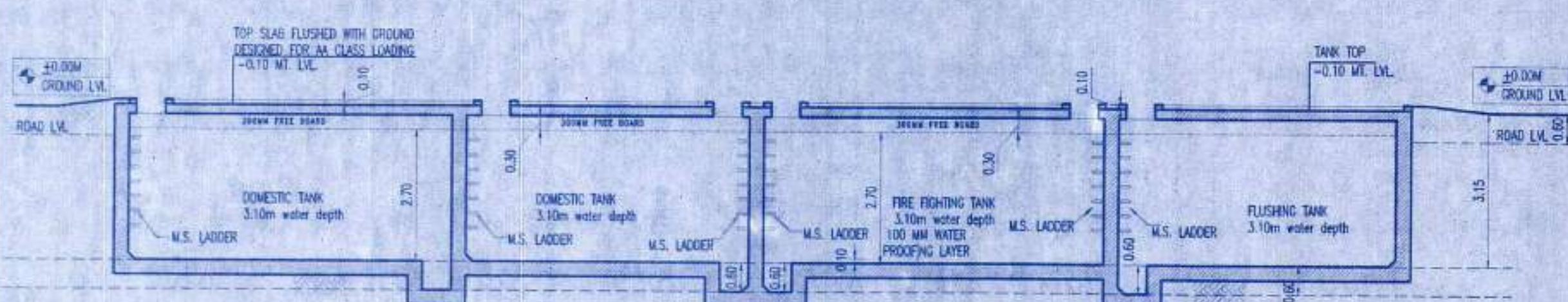
SECTION THROUGH
COMPOUND WALL
SCALE-1:50



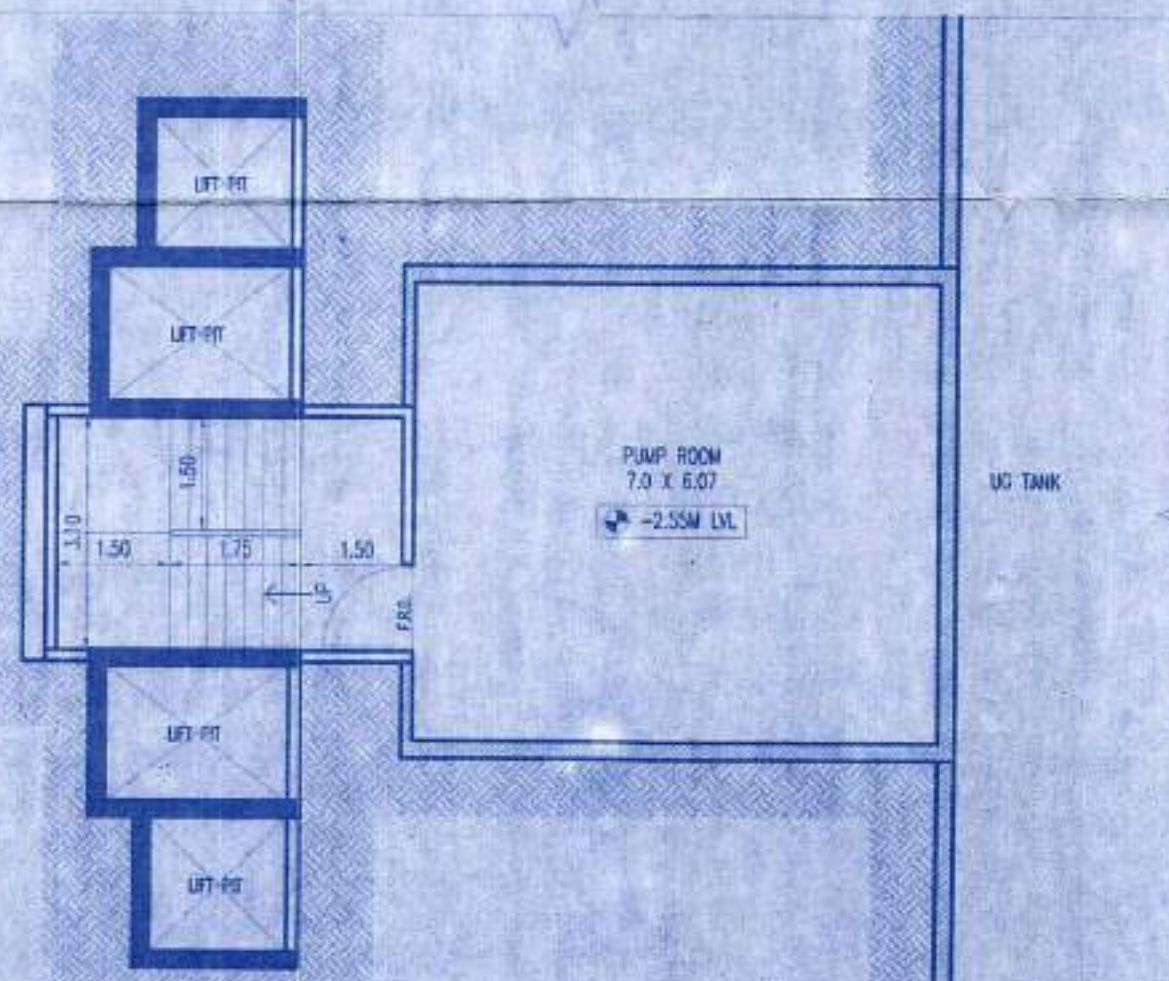
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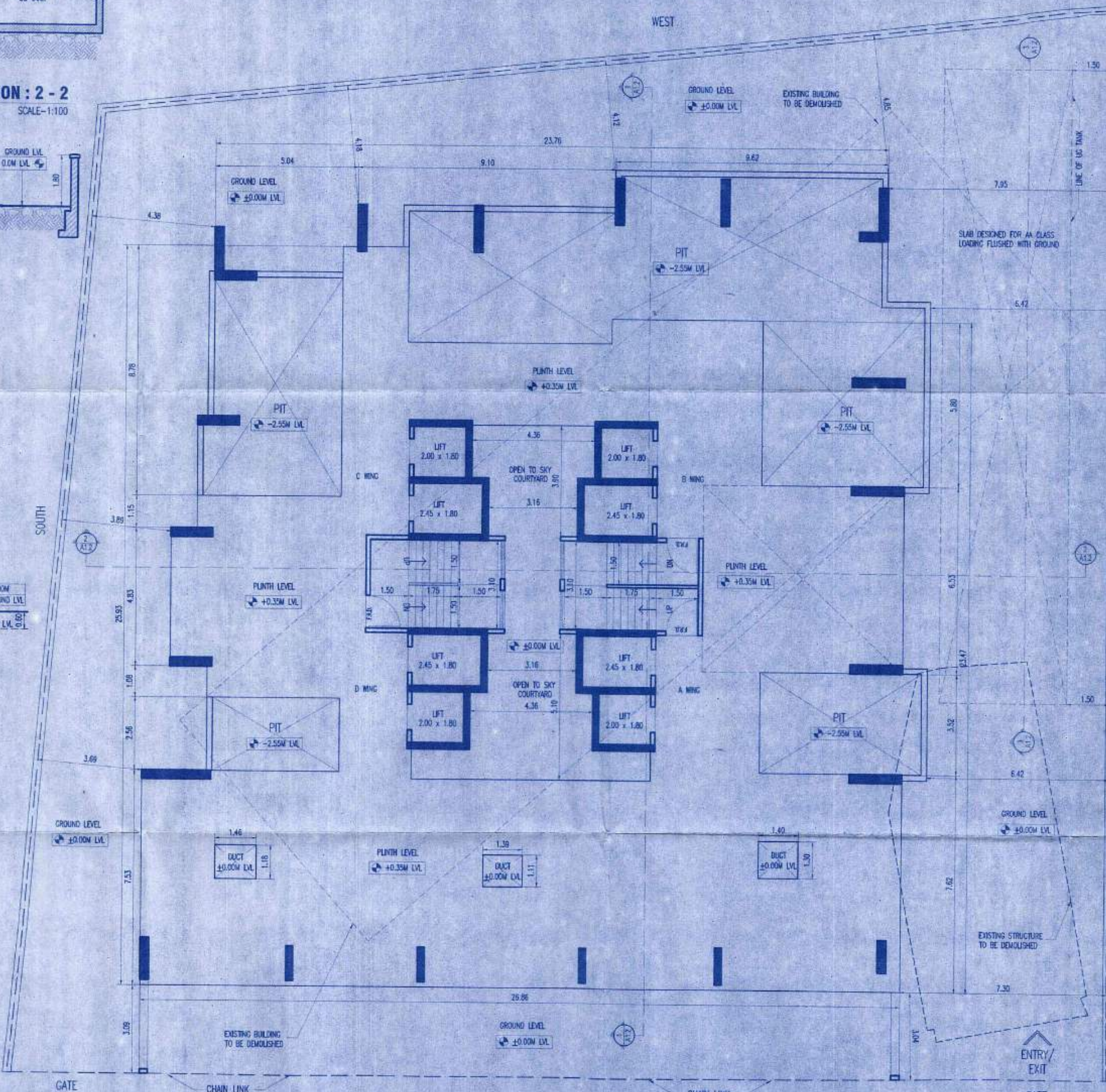
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SCALE-1:100



SECTION : 3 - 3
SCALE-1:100



PUMP ROOM LEVEL PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100

12.20 M. WIDE MHADA LAYOUT ROAD

कन्नमवार नगर प्रेमनंद सहकारी भवन, संस्था
वसुधैव कुटुम्बकम्
सचिव
अधिकारी



Y. C. DHAIGUDE
Architect