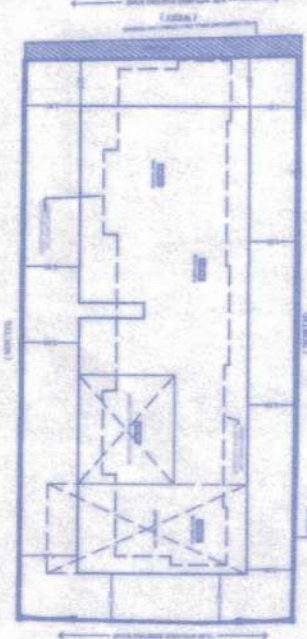
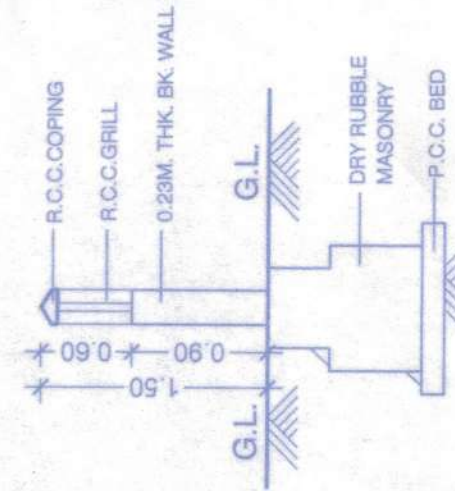


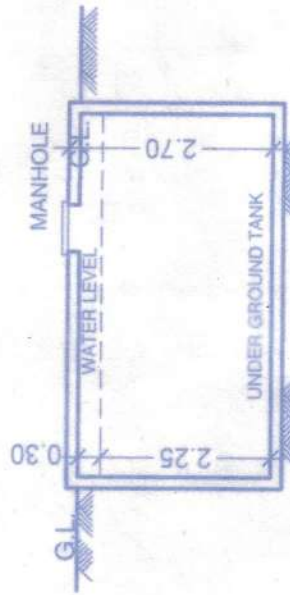
SECTION A-A
SCALE: 1:100



BLOCK PLAN
SCALE: 1:500



SECTION THROUGH
COMPOUND WALL
SCALE: 1:50



SECTION THROUGH
UNDER GROUND TANK
SCALE: 1:100

SET - BACK AREA CALCULATION

NO.	SIZE	AREA SQ. MT.
1	18.33 X 1.15 0.50	10.56
2	18.33 X 1.37 0.50	12.59
3	37.43 X 0.28 0.50	5.24
4	37.43 X 0.06 0.50	1.12
TOTAL SET BACK AREA		29.51

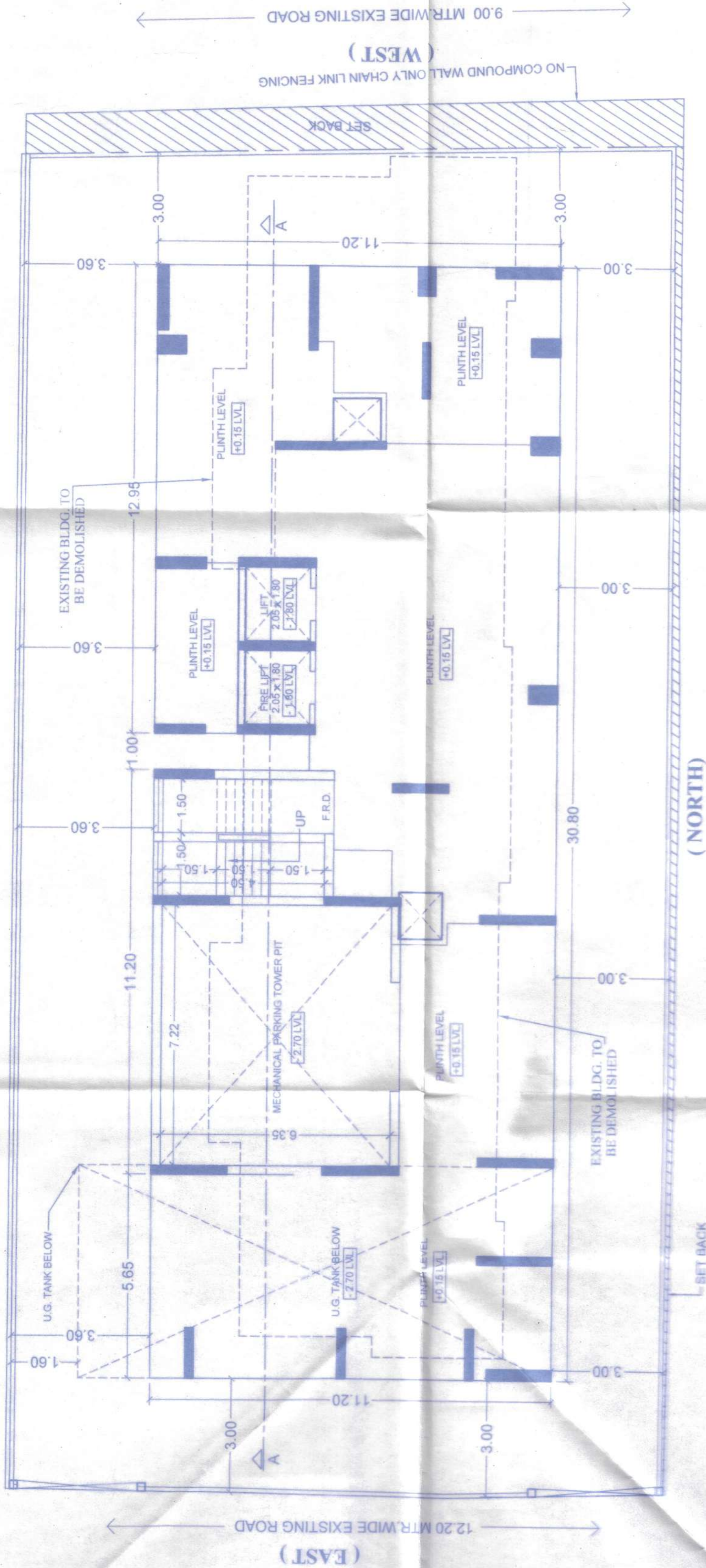


LINE DIA. OF PLOT.
SCALE: 1:500

PLOT										
i.e. area of triangles										
1	42.10	X	16.76	X	0.50	=	352.80	SQ.MT		
2	42.10	X	5.54	X	0.50	=	116.62	"		
3	40.05	X	11.53	X	0.50	=	230.89	"		
TOTAL AREA								=	700.31	SQ.MT

PLOT AREA AS PER MHADA DIMARCATION = 700.31 Sq. Mts.
PLOT AREA AS PER MHADA LAYOUT = 677.25 Sq. Mts.
LESS: SET BACK = 29.51 Sq. Mts.
NET PLOT AREA AS PER MHADA LAYOUT = 647.74 Sq. Mts.

(SOUTH)



(NORTH)

GROUND FLOOR PLAN
SCALE: 1:100

SITE
U/R



LOCATION PLAN
D.P. SHEET - ES/25
DCPR 2034
SCALE: 1:4000



CONTENTS OF SHEET

GROUND FLOOR PLAN, PLOT AREA DIA AND CALCULATION, SECT. THRO COMIT.
WALL & P.R., BLOCK & LOCATION PLAN & SECTION A-A

DISCUSSION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT SHUBHAM AURUM OF EXISTING BLDG. NO 175
KNOWN AS SUVARNA REKHA CHS.LTD. (MHADA LAYOUT) ON FINAL PLOT NO.320
(PART) OF T.P. SCHEME GHATKOPAR-III, PLOT BEARING C.T.S. NO. 5684(PART)
SURVEY NO.236A OF VILLAGE GHATKOPAR-KIROL AT PANT NAGAR, GHATKOPAR
(EAST), MUMBAI - 400 075

N. NAME OF OWNER AND DIGITAL SIGN.

AWAD REALCON LLP.
CA TO OWNER SUVARNA REKHA CHS.LTD.
OFFICE : 1 & 2, BUILDING NO. 130,
SHUBHAM AURA CHSL., PANT NAGAR,
GHATKOPAR (E), MUMBAI - 400075

For **AWAD REALCON LLP.**
P. L. Shah
PARTNER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 7/03/15 SO. MT. AND
THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE
AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP

NOTES :-

- 1) ALL DIMENSIONS ARE IN METERS.
- 2) SCALE USE
a) BLOCK PLAN = 1:50
b) BLOCK PLAN = 1:500
c) LOCATION PLAN = 1:4000
- 3) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PROVIDING REGULATION AND
CIRCULARS ISSUED BY MCGM AND MHADA TIME TO TIME
- 4) THE ARCHITECTURAL CALCULATION CHECK BY ME AND FOUND CORRECT
- 5) THE ARCHITECTURAL CALCULATION CHECK BY ME AND FOUND CORRECT

NAME AND ADDRESS OF ARCHITECT

**KVin Designer
& Consultant**
AT/705, DIVINE KABRA
AJITNATH NAGAR CO. OP. HSG. SOC. LTD.
REDH VINYAK MANDIR LANE, S. V. ROAD,
MALAD (WEST), MUMBAI-400064.
TEL : 970242381 / 9709467883
EMAIL ID: kviconsultant@gmail.com

As Shown

18/07/2023

DRAWN BY

YOGESH K.

STAMP OF APPROVAL OF PLAN

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada
Date
-4/7/24-2023
20 JUL 2023

M/s. KVn Designer & Consultant
Licensed Surveyor (Authorized Signatory)
(REG. No. S637/Ls), S. No. 5/537/Ls

Ex-Officio B.P. Cell Mhada

BLDG. NO. 175, PANT NAGAR
MHADA LAYOUT

SHEET NO :- 1/1
ZERO FSI PLAN

PROFORMA DCPR 2034

I	Area Statement	(Area in Sq.Mts) as per DCPR 2034
1	Area of Plot	
a)	PLOT AREA CONSIDER (AS PER MHADA LAYOUT)	677.25
b)	Area of Reservation in Plot	677.25
c)	Area of Road Set back	29.51
d)	Area of D.P. Road	
2	Deductions for:	
(A)	For Reservation/Road Area	
a)	Road set-back area to be handed over (100%) (Regulation No.16)	
b)	Proposed D.P. road to be handed over (100%) (Regulation No.16)	29.51
(B)	For Amenity area	
a)	Reserve area to be handed over as per AR (Regulation No.17)	
b)	For Amenity area	
a)	Area of amenity plot/plots to be handed over as per DCPR 14(A)	
b)	Area of amenity plot/plots to be handed over as per DCPR 14(B)	
c)	Area of amenity plot/plots to be handed over as per DCPR 35 (abeyance)	
(C)	Deductions for Existing BUA to be retained if any/ Land component of Existing BUA / Existing BUA as per Regulation under which the development was allowed.	
3	Total deductions: (2(A) + 2(B) + 2(C) as and when applicable)	29.51
4	Balance area of plot (1 minus 3)	647.74
5	Addition of Road set back area	29.51
6	Plot area under Development after areas to be handed over to MCGM /	677.25
7	Appropriate Authority as per Sr. No. 4 above.	
8	Zonal (Basic) FSI (3.00)	
9	Built up Area as per Zonal (Basic) FSI (5 * 6) (In case of Mill Land Permissible BUA kept in abeyance)	0.00
10	Built up equal to area of land handed over as per Regulation 30(A)	0.00
(i)	As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of 'Admissible TDR' as column 6 of Table -12 on remaining (balance plot)	
(ii)	In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	
11	Built up Area in lieu of Cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	
(i)	Built up area due to 'Additional FSI (PRIORATA)	0.00
(ii)	Built up area due to 'Additional FSI (Rele VP/A Quota)	0.00
(iii)	Built up area due to 'Additional FSI' as per Table No.12 of Regulation No.30(A) and 32 on remaining / balance plot	
12	Permissible Built up Area (as the case may be with /without BUA as per 21(c))	0.00
13	Proposed BUA (as the case may be with /without BUA as per 21(c))	0.00
14	TDR generated if any as per regulation 30 (A) and 32	0.00
15	Fungible Compensatory Area as per Regulation No.31(3)	
16	Permissible Fungible Compensatory area for Rehab component without charging premium	0.00
a)	Fungible Compensatory area available for Rehab component without charging premium	0.00
b)	Permissible Fungible Compensatory area by charging premium.	0.00
17	Fungible Compensatory area available on payment of premium	0.00
18	Total Permissible including Fungible Compensatory Area (13 + 16(a)(i) + 16(b)(i))	0.00
19	Total Gross BUA Proposed including Fungible (14 + 16(a)(ii) + 16(b)(ii))	0.00
20	FSI consumed on Net Plot (13 / 6)	0.00
II	Other Requirements	
(A)	Reservation/Dedication	
a)	Name of Reservation	
b)	Area of Reservation affecting the plot	
c)	Area of Reservation land to be handed/handed over as per Regulation No.17	
d)	Built up area of Amenity to be handed over as per Regulation No.17	
e)	Area/Built up Area of Designation	
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No.	
(i)	14(A)	
(ii)	14(B)	
(iii)	15	
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	
(D)	Tenement Statement	
(E)	Proposed built up area (13 above)	0.00
(F)	Less deduction of Non-residential area (Shop etc.)	
(G)	Area available for tenements (i) - (ii)	0.00
(H)	Tenements permissible (Density of tenements/hectare)	0.00
(I)	Total number of Tenements proposed on the plot	0.00
(J)	Parking Statement	
(K)	Parking required by Regulations for - Car Scooter/Motor cycle Outsiders (visitors)	0.00
(L)	Covered garage permissible	
(M)	Covered garages proposed Car Scooter/ Motor cycle Outsider (Visitors)	0.00
(N)	50% Additional car parking as per DCPR 2034 (REG. 31 (1)(v))	0.00
(O)	Total parking provided	0.00
(P)	Transport Vehicles Parking	
(Q)	Spaces for transport vehicles parking required by Regulations	
(R)	Total No. of transport vehicles parking spaces provided	