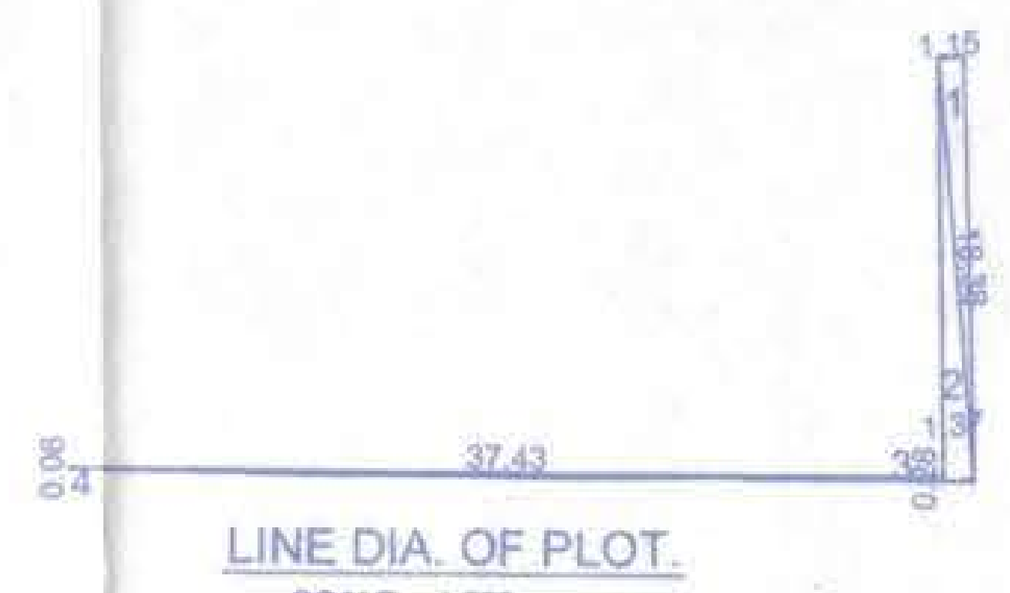
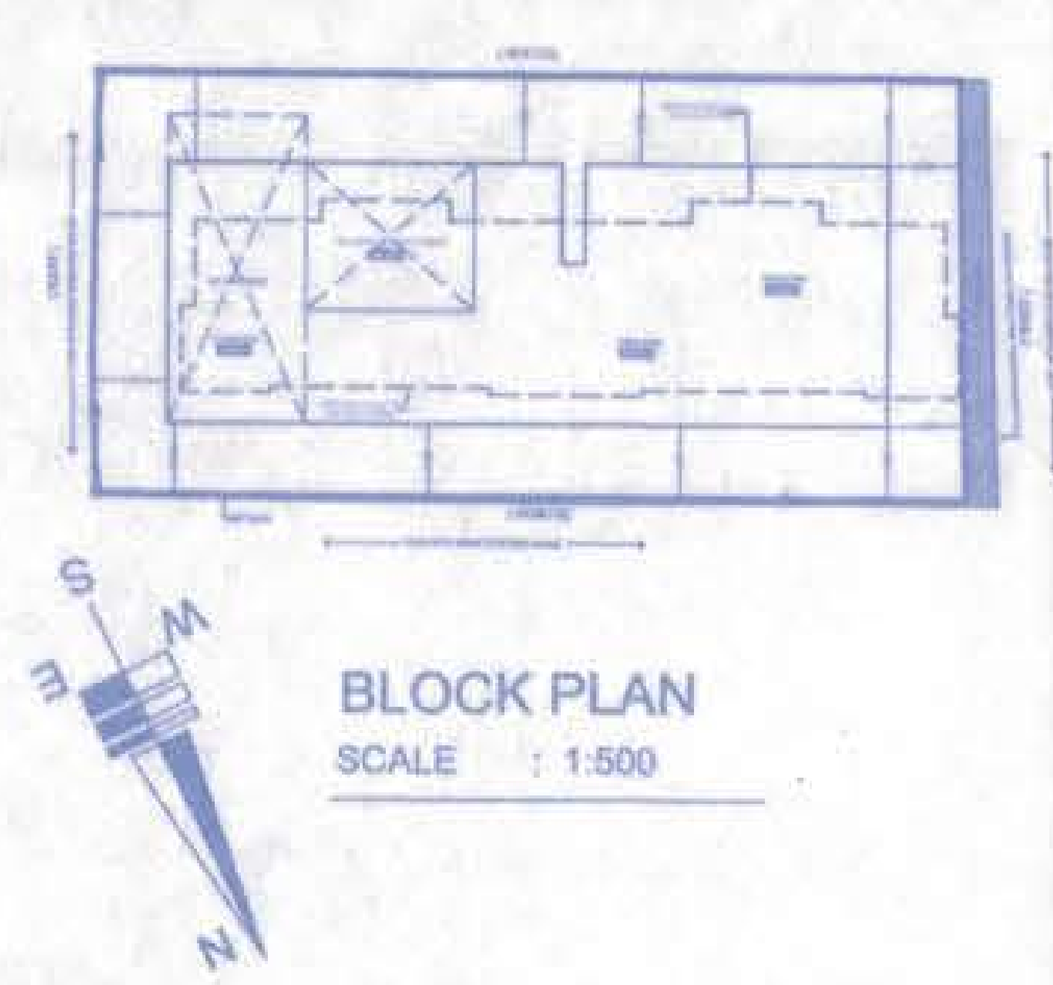


SECTION A-A
SCALE - 1: 100



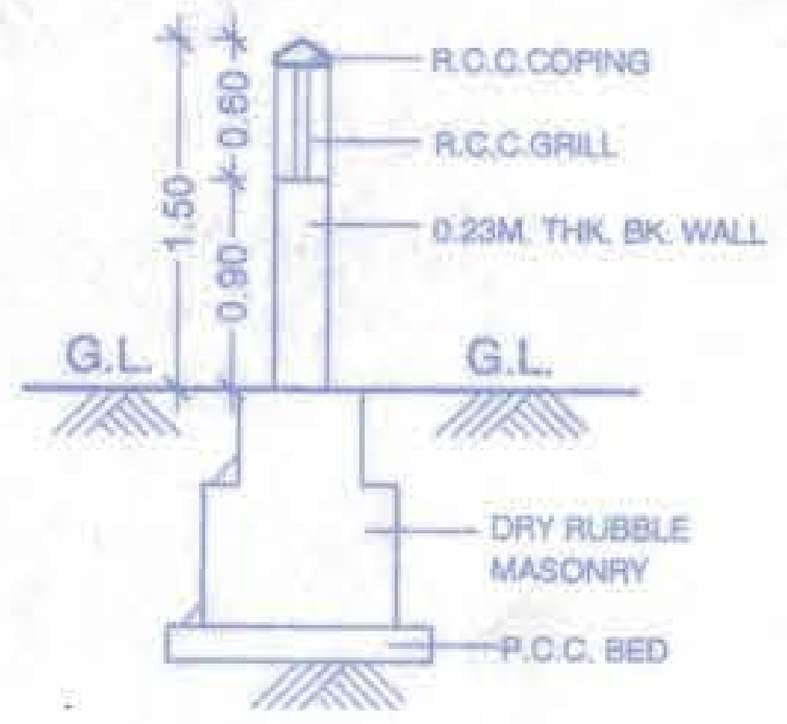
LINE DIA. OF PLOT.
SCALE : 1:500



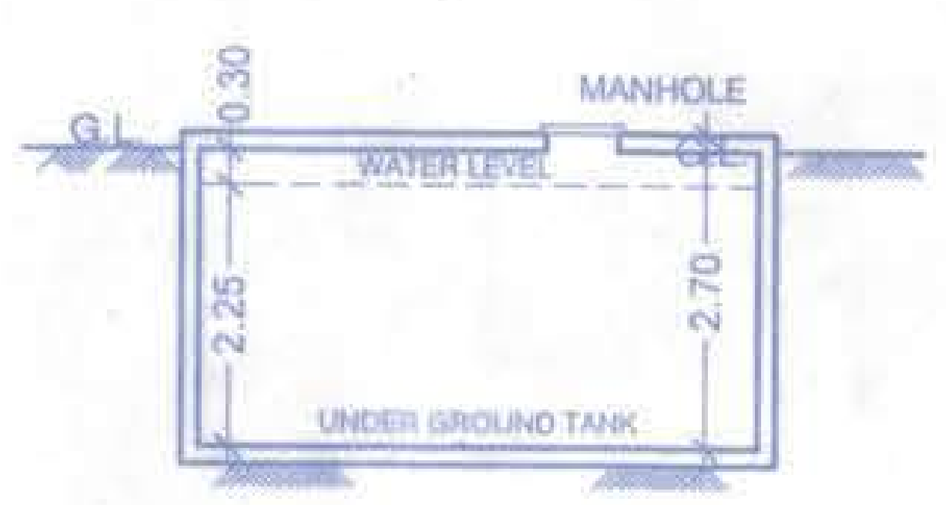
BLOCK PLAN
SCALE : 1:500

SET - BACK AREA CALCULATION

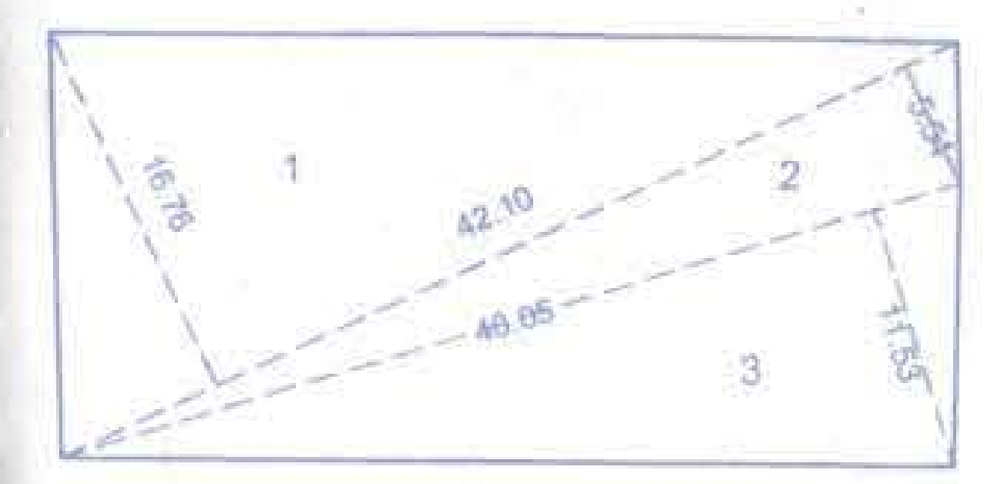
NO.	SIZE				AREA SQ. MT.
1	18.38	X	1.15	0.50	10.56
2	18.38	X	1.37	0.50	12.59
3	37.43	X	0.28	0.50	5.24
4	37.43	X	0.06	0.50	1.12
TOTAL SET BACK AREA					29.51



SECTION THROUGH COMPOUND WALL
SCALE : 1: 50



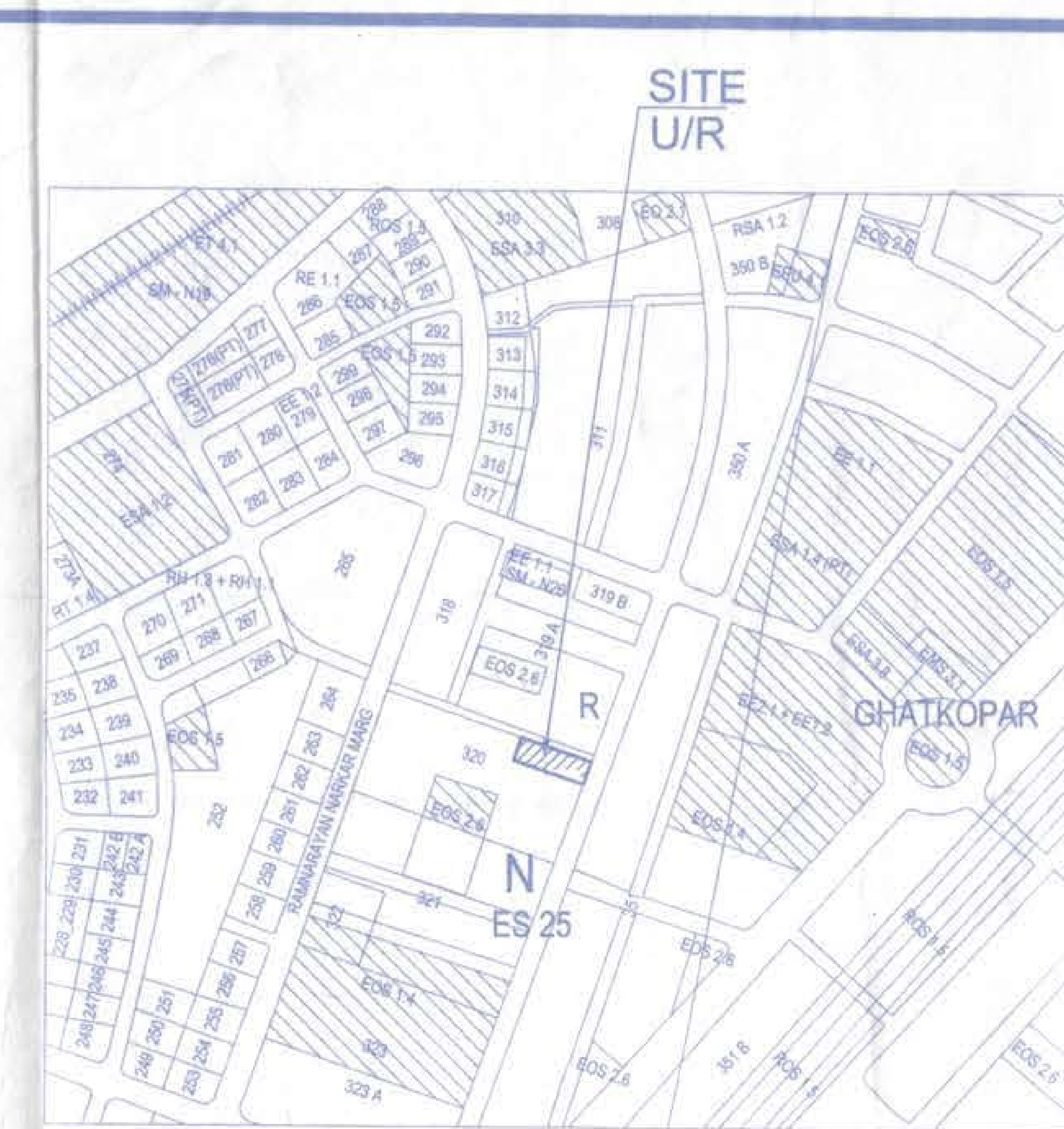
SECTION THROUGH UNDER GROUND TANK
SCALE : 1: 100



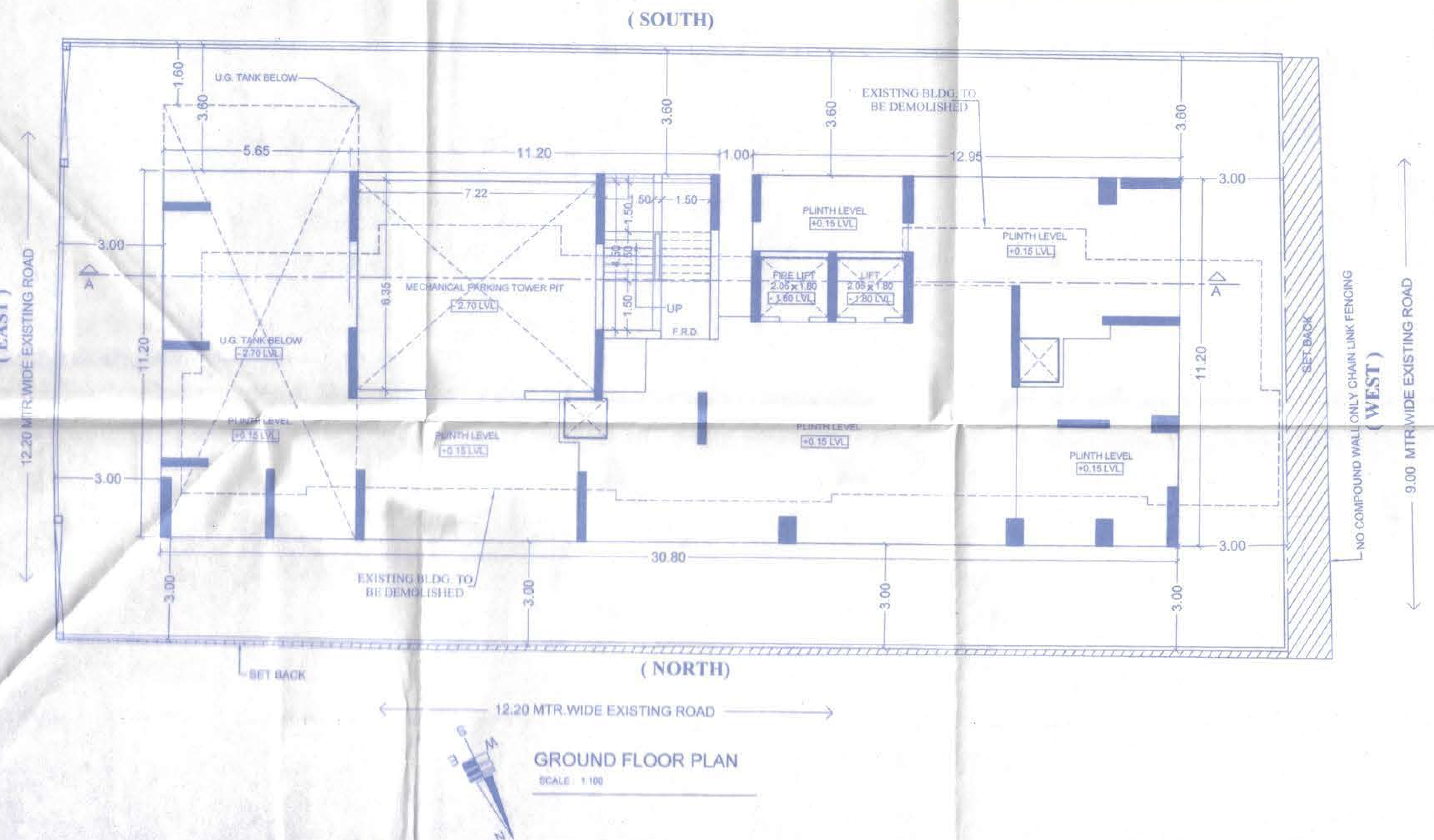
LINE DIA. OF PLOT.
SCALE : 1:500

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.



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



GROUND FLOOR PLAN
SCALE : 1:100

BLDG. NO. 175, PANT NAGAR MHADA LAYOUT

SHEET NO :- 1/1

ZERO FSI PLAN

		PROFORMA DCPR 2034	(Area in Sq.Mt.) as per DCPR 2034
I		Area Statement	
1		Area of plot	677.25
		PLOT AREA CONSIDER (AS PER MHADA LAYOUT)	677.25
a)		Area of Reservation in plot	-
b)		Area of Road Set back	29.51
c)		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
(c)	(i)	Reservation area to be handed over (100%) (Regulation No 17)	-
	(ii)	Reservation 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		Addittion of Road set-back area	29.51
6		Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	677.25
7		Zonal (basic) FSI (3.00)	0.00
8		Built up Area as per Zonal(basic) FSI (5 * 6) (In case of Mill land Permissible BUA kept in abeyance)	0.00
9		Built up equal to area of land handed over as per Regulation 30(A)	-
	(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.	-
10		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)	-
11	(i)	Built up area due to "Additional FSI (PRORATA)	0.00
	(ii)	Built up area due to "Additional FSI (Ho'ble VP/A Quota)	0.00
12		Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	-
13		Permissible Built up Area (as the case may be with /without BUA as per 2(c))	0.00
14		Proposed BUA (as the case may be with /without BUA as per 2(c))	0.00
15		TDR generated if any as per regulation 30 (A) and 32.	
16		Fungible Compensatory Area as per Regulation No 31(3)	
a)	i)	Permissible Fungible Compensatory area for Rehab component without charging premium	0.00
	ii)	Fungible Compensatory area availed for Rehab component without charging premium	0.00
b)	i)	Permissible Fungible Compensatory area by charging premium.	0.00
	ii)	Fungible Compensatory area availed on payment of premium	0.00
17		Total Permissible including Fungible Compensatory Area [13 +16(a)(i) +16(b)(i)]	0.00
18		Total Gross BUA Proposed including Fungible [14 +16(a)(ii) +14(b)(ii)]	0.00
19		FSI consumed on Net Plot [13 / 6]	0.00
II		Other Requirements	-
(A)		Reservation/Designation	-
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	
(i)		Proposed built up area (13 above)	0.00
(ii)		Less deduction of Non-residential area (Shop etc.)	-
(iii)		Area available for tenements [(i) - (ii).]	0.00
(iv)		Tenements permissible (Density of tenements/hectare)	0.00
(v)		Total number of Tenements proposed on the plot	0.00
(E)		Parking Statement	
(i)		Parking required by Regulations for. - Car Scooter/Motor cycle Outsiders (visitors)	0.00
(ii)		Covered garage permissible	-
(iii)		Covered garages proposed Car Scooter/ Motor cycle Outsider (Visitors)	-
(IV)		50% Additional car parking as per DCPR 2034 (REG. 31 (1)(vi))	0.00
(v)		Total parking provided	0.00
(D)		Transport Vehicles Parking	-
(i)		Spaces for transport vehicles parking required by Regulations	-
(ii)		Total No. of transport vehicles parking spaces provided	-

CONTENTS OF SHEET

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

DESCRIPTION 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 GHATKHOPAR-KIROL AT PANT NAGAR, GHATKOPAR (EAST), MUMBAI - 400 075.

NAME OF OWNER AND DIGITAL SIGN.

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

For AVVAD REALCON LLP
R. L. Shah
PARTNER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 700.31 SQ. 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 METER
2) SCALE USE
   a) FLOOR PLAN = 1:100
   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 CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME
4) GUIDELINES ISSUED IN EODB FOLLOWS
5) THE ARITHMETIC CALCULATION CHECK BY ME AND FOUND CORRECT

SCALE	DATE	NAME AND ADDRESS OF ARCHITECT
As Shown	18/07/2023	**KVin Designer & Consultant**
NORTH	DRAWN BY	A/1705, DIVINE KABRA, AJITNATH NAGAR CO. OP. HSG. SOC. LTD. RIDDHI VINAYAK MANDIR LANE, S. V. ROAD, MALAD (WEST), MUMBAI-400064. TEL : 9702042381 / 9769467883 EMAIL ID: kvinconsultant@gmail.com
	YOGESH K.	

M/s. KVin Designer & Consultant
Licenced Surveyor (Authorized Signatory)
(REG. No. S/537/LS) L. S. No. S/537/LS

STAMP OF APPROVAL OF PLAN

Issued by B.P. Cell / Greater Mumbai / Mhada
Read Along with this office letter
No. Mhada -1/1314/2023
Date 20 JUL 2023
Ex.Eng. B P Cell GM/Mhada