

LINE DIA. OF PLOT:
SCALE: 1:500

AREA CALCULATION OF PLOT

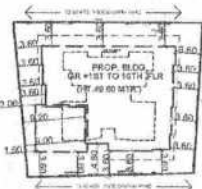
A - BALANCE PLOT

i.e. area of triangles

a = 35.58 X 16.49 X 0.50 = 296.91 Sq. Mts.

b = 35.58 X 16.99 X 0.50 = 300.91 Sq. Mts.

AREA OF PLOT AS PER P.R.C. = 625.50 Sq. Mts.



BLOCK PLAN
SCALE: 1:500

CARPET AREA STATEMENT IN SQ.MTS. FOR PARKING PURPOSES (RERA CARPET)

FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3
STIL			
1ST FLR.	71.12		
2ND FLR.	71.12	89.28	89.03
3RD FLR.	71.12	89.28	89.03
4TH FLR.	71.12	89.28	89.03
5TH FLR.	71.12	89.28	89.03
6TH FLR.	71.12	89.28	89.03
7TH FLR.	71.12	89.28	89.03
8TH FLR.	71.12	89.28	89.03
9TH FLR.	71.12	89.28	89.03
10TH FLR.	71.12	89.28	89.03
11TH FLR.	71.12	89.28	89.03
12TH FLR.	71.12	89.28	89.03
13TH FLR.	71.12	89.28	89.03
14TH FLR.	71.12	89.28	89.03
15TH FLR.	71.12	89.28	89.03
16TH FLR.	71.12	89.28	89.03

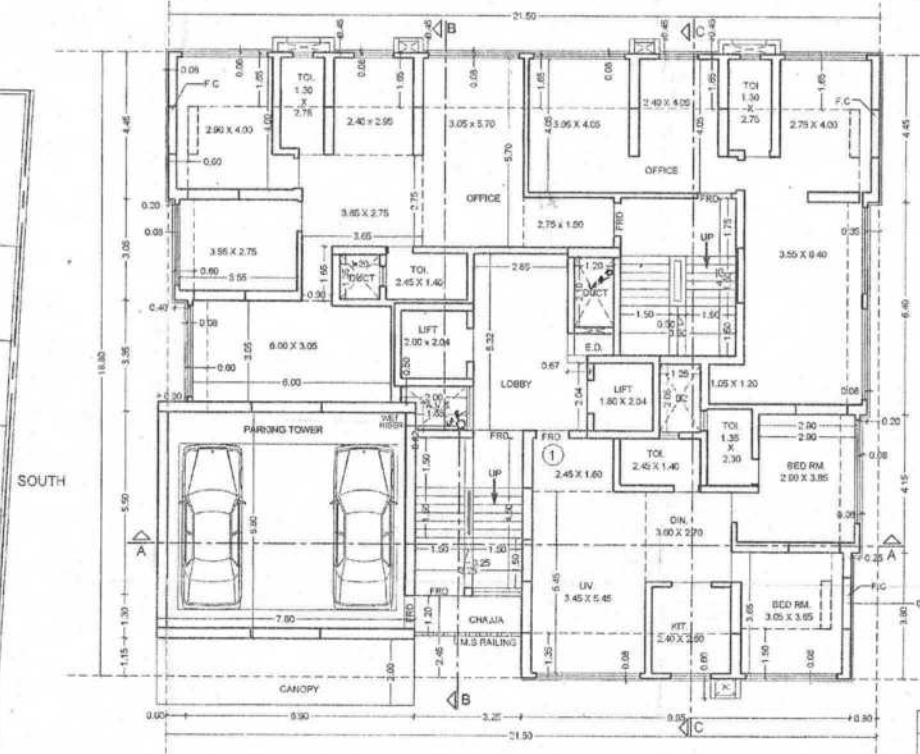
(WING - A) BUILT UP AREA SUMMARY (COMPENSATORY F.S.I.)						
FLOOR	GROSS B.U. AREA IN SQ.MT. (A)	STAIR CASE LIFT & LBSY IN SQ.MT. (B)	NET AREA (A - B = C)	BUILT-UP AREA (C x 1.35 = D)	COMPENSATORY F.S.I. (C - D = E)	TEN. PROP.
GR. FLR.	0.00	0.00	0.00	0.00	0.00	0.00
1ST FLR. (COMM)	193.92	0.00	193.92	143.64	50.28	0.00
1ST FLR. (RES)	123.88	41.54	82.34	60.99	21.35	1.00
2ND FLR.	317.80	41.54	276.26	204.64	71.62	3.00
3RD FLR.	317.80	41.54	276.26	204.64	71.62	3.00
4TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
5TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
6TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
7TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
8TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
9TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
10TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
11TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
12TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
13TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
14TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
15TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
16TH FLR.	317.80	41.54	276.26	204.64	71.62	3.00
TOTAL	5084.90	864.04	4420.16	3274.19	1145.97	40.00

DETAIL OF FUNGIBLE COMPENSATORY F.S.I.

S.No.	DESCRIPTION	Sq.Mt.	Land SORRR	Receipt No.	Amount Rs.
A)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR PURELY RESIDENTIAL IN EXISTING STRUCTURES	637.43	-	-	-
B)	CONSUMED BUILT UP AREA OF REHABILITATION COMPONENT FOR NON-RESIDENTIAL IN EXISTING STRUCTURES	-	-	-	-
C)	TOTAL BUILT UP AREA OF EXISTING STRUCTURES PROPOSED TO BE RE-ACCOMMODATED (A+B)	637.43	-	-	-
D)	MAXIMUM FUNGIBLE BUILT UP AREA COMPONENT REHABILITATION BUILT UP AREA COMPONENT = (A x 0.35)	223.10	-	-	-
E)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY RESIDENTIAL USE	223.10	-	-	-
F)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT OF PURELY NON-RESIDENTIAL USE	-	-	-	-
G)	FUNGIBLE BUILT UP AREA CONSUMED FOR REHABILITATION COMPONENT (E + F)	223.10	-	-	-
H)	ADMISSIBLE BUILT UP AREA	3325.85	-	-	-
I)	NET PROPOSED BUILT UP AREA	3274.19	-	-	-
J)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE NON-RESIDENT COMPONENT	-	-	-	-
K)	FUNGIBLE BUILT UP AREA PROPOSED FOR SALE RESIDENTIAL COMPONENT (I-C-J) x 0.35	922.87	-	-	-
L)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR PURELY RESIDENTIAL EXCLUDING REHAB = 0.80xSDR RATE ON DATE OF PAYMENT X K	-	-	-	-
M)	PREMIUM TO BE PAID FOR FUNGIBLE BUILT UP AREA FOR NON-RESIDENTIAL EXCLUDING REHAB AREA = 1.00 x SDR RATE ON DATE OF PAYMENT X I	-	-	-	-
N)	GROSS BUILT UP AREA CONSUMED	4420.16	-	-	-
O)	NET BUILT UP AREA CONSUMED = (N - G - K)	3274.19	-	-	-

PARKING STATEMENT AS PER DCPR 2034

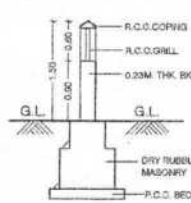
CARPET AREA	NOS. OF FLATS	PARKING REQUIRED
FOR OFFICE		
1 PARKING / 37.50 SQ. MTS.	17005	54.66
LESS THAN 45 SMT.		
1 PARKING / 9 TENEMENTS.	NIL	NIL
45 TO 60 SMT.		
1 PARKING / 4 TENEMENTS.	NIL	NIL
60 TO 90 SMT.		
1 PARKING / 2 TENEMENTS.	46	23 NOS.
ABOVE 90 SMT.		
2 PARKING / 1 TENEMENTS.	NIL	NIL
TOTAL	46 NOS.	23 NOS.
VISITORS PARKING		
5% OF RECD. PARKING FOR RESI		62.00 NOS.
10 % OF RECD. PARKING FOR COMM		4.00 NOS.
TOTAL PARKING REQUIRED		36.00 NOS.
ADD. RECD. 50 % PARKING FOR RESI		16 NOS.
TOTAL PARKING PROVIDED		48 NOS.
BIG CARS		
48	0.00	48



1ST FLOOR PLAN
SCALE: 1:100



SECTION THROUGH UNDER GROUND TANK
SCALE: 1:100



SECTION THROUGH COMPOUND WALL
SCALE: 1:50

CONTENTS OF SHEET

- GROUND FLOOR PLAN
- PLOT AREA DIA AND CALCULATION
- SECT. THRO COM. WALL & P.R.
- BLOCK & LOCATION PLAN
- BUILT UP AREA SUMMARY
- PARKING STATEMENT
- CARPET AREA STATEMENT
- 1ST FLOOR PLAN

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on and that the dimensions of the same, etc. of the plot stated on the plan are as measured on site and the area as worked out and filled with the area stated in the document of ownership / town planning scheme record.

NAME & SIGN. OF THE OWNER

Mrs. AVIJAD REALTY LLP
C.A TO OWNER USHAKANT NAGAR CHILDS
Q-28 APMC MARKET
DADA BAZAR BASTION-15
VADHIVAN MUMBAI - 400016

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT SHUBHAM ALRA OF BLDG. NO. 133 MANGA LAYOUT, OFFICIAL PLOT NO. 314 (P.T. 315/97) OF T.P. SCHEME GHATKOPAR (B) PLOT BEARING C.T.S. NO. 875/17 & 875/18 OF VILLAGE GHATKOPAR KIROL, AT PANT NAGAR, GHATKOPAR (E).

STAMP & DATE OF APPROVAL OF PLAN

SIGNED AND STAMPED BY THE ARCHITECT
R. P. ASUNDARIA
02/03/19
BY CHIEF ENGINEER (N) /
MUMBAI FIRE DEPARTMENT
02/03/19

AREA STATEMENT		AREA IN SQMT
1.	AREA OF THE PLOT AS PER DIMENSION	625.50
2.	AREA OF THE PLOT AS PER ALLOTMENT IS ON SUB-DIVIDED PLOT	617.96
3.	Area of Reservation in plot	NIL
4.	Area of Road Set back	NIL
5.	Area of D.P. Road	NIL
6.	DEDUCTIONS FOR:	
7.	(A) For Reservation/Road Area	
8.	(a) Road set-back area to be handed over (100%) (Regulation No.16)	-
9.	(b) Proposed D.P. road to be handed over (100%) (Regulation No.16)	-
10.	(c) Reservation area (plot) to be handed over (Regulation No.17)	-
11.	(B) For Amenity Area	
12.	(a) Area of amenity plot/plots to be handed over as per DCR 14(A)	NIL
13.	(b) Area of amenity plot/plots to be handed over as per DCR 14(B)	NIL
14.	(c) Area of amenity plot/plots to be handed over as per DCR 15	NIL
15.	(d) Area of amenity plot/plots to be handed over as per DCR 35	NIL
16.	(C) Deductions for Existing Built up area to be retained if any	
17.	(a) Land component of Existing BUA as per regulation	NIL
18.	3. TOTAL DEDUCTIONS: (2(A)+2(B)+2(C))	NIL
19.	4. BALANCE AREA OF PLOT (1 minus 3)	NIL
20.	5. PLOT AREA UNDER DEVELOPMENT	NIL
21.	6. ZONAL (BASIC) FSI (1 or 1.35)	ONE
22.	7. PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	NIL
23.	(In case of mill land permissible Built up Area shall be as per 4 of Regulation 30(A) OF REGULATION 30(A))	NIL
24.	8. BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(a)	NIL
25.	9. BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER	NIL
26.	10. BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 31(3) MHADA	NIL
27.	11. BUILT UP AREA DUE TO ADDITIONAL "FSI" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A) & 31(3) MHADA	30.00
28.	12. PERMISSIBLE BUILT UP AREA (10x+100)	32.00
29.	13. PROPOSED BUILT UP AREA	32.74
30.	14. TDR GENERATED IF ANY AS PER REGULATION 30 (A)	NIL
31.	15. FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	NIL
32.	16. FSI CONSUMED ON THE PLOT (13/4)	2.23
33.	17. OTHER REQUIREMENTS	
34.	(A) RESERVATION/DESIGNATION	
35.	a) Name of Reservation	NIL
36.	b) Area of Reservation affecting the plot	NIL
37.	c) Area of Reservation land to be handed/handed over as per regulation No. 17	NIL
38.	d) Built up area of Amenity to be handed over as per regulation No. 17	NIL
39.	e) Area/Built up Area of Designation	NIL
40.	(B) RESERVATION/DESIGNATION	
41.	(i) 14(A)	NIL
42.	(ii) 14(B)	NIL
43.	(iii) 15	NIL
44.	(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No. 27	
45.	(i) Proposed Built up Area (13 above)	32.74
46.	(ii) Less deduction of Non-residential area (Shop etc)	1.13
47.	(iii) Area available for tenements (i) minus (ii)	31.30
48.	(iv) Tenement permissible (Density of tenement/hectare)	1.40
49.	(v) Total No of Tenement Proposed on the plot	4.60
50.	(E) Parking Statement	
51.	(i) Parking Required by regulations for:-	
52.	Car	3.20
53.	Scooter/Motor cycle	0.00
54.	Outsider (visitors)	-
55.	Covered garage permissible	-
56.	Covered garage proposed	-
57.	Car	-
58.	Scooter/Motor cycle	-
59.	Outsider (visitors)	-
60.	Total parking provided	4.80
61.	(D) Transport Vehicles Parking	
62.	(i) Space for transport vehicles parking required by Regulations	-
63.	(ii) Total No. of transport vehicles parking spaces provided	-

SCALE

AS SPECIFIED

NORTH

NAME & SIGN OF ARCHITECT

R. P. ASUNDARIA

ARCHITECT

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