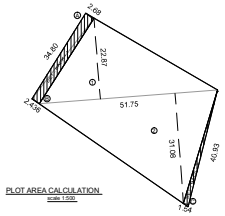


PLOT AREA CALCULATION
scale 1:500

TOTAL PLOT AREA STATEMENT

NET PLOT AREA	=	1398.46 SQ.MT.
TOTAL SET-BACK AREA	=	120.54 SQ.MT.
TOTAL PLOT AREA	=	1519.00 SQ.MT.

NET PLOT AREA CALCULATION

1	=	0.50	X	51.75	X	22.87	X 1 NO.	=	591.76 SQ.MT.
2	=	0.50	X	51.75	X	31.08	X 1 NO.	=	804.20 SQ.MT.
NET PLOT AREA								=	1395.96SQ.MT.

SET - BACK AREA CALCULATION

SET - BACK - 1

A	=	0.50	X	34.80	X	2.68	X 1 NO.	=	46.63 SQ.MT.
B	=	0.50	X	34.80	X	2.430	X 1 NO.	=	42.39 SQ.MT.
TOTAL SET-BACK - 1								=	89.02 SQ.MT.

SET - BACK - 2

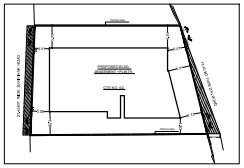
C	=	0.50	X	40.93	X	1.54	X 1 NO.	=	31.52 SQ.MT.
TOTAL SET-BACK - 2								=	31.52 SQ.MT.

TOTAL SET-BACK - (1 + 2)	=	120.54 SQ.MT.

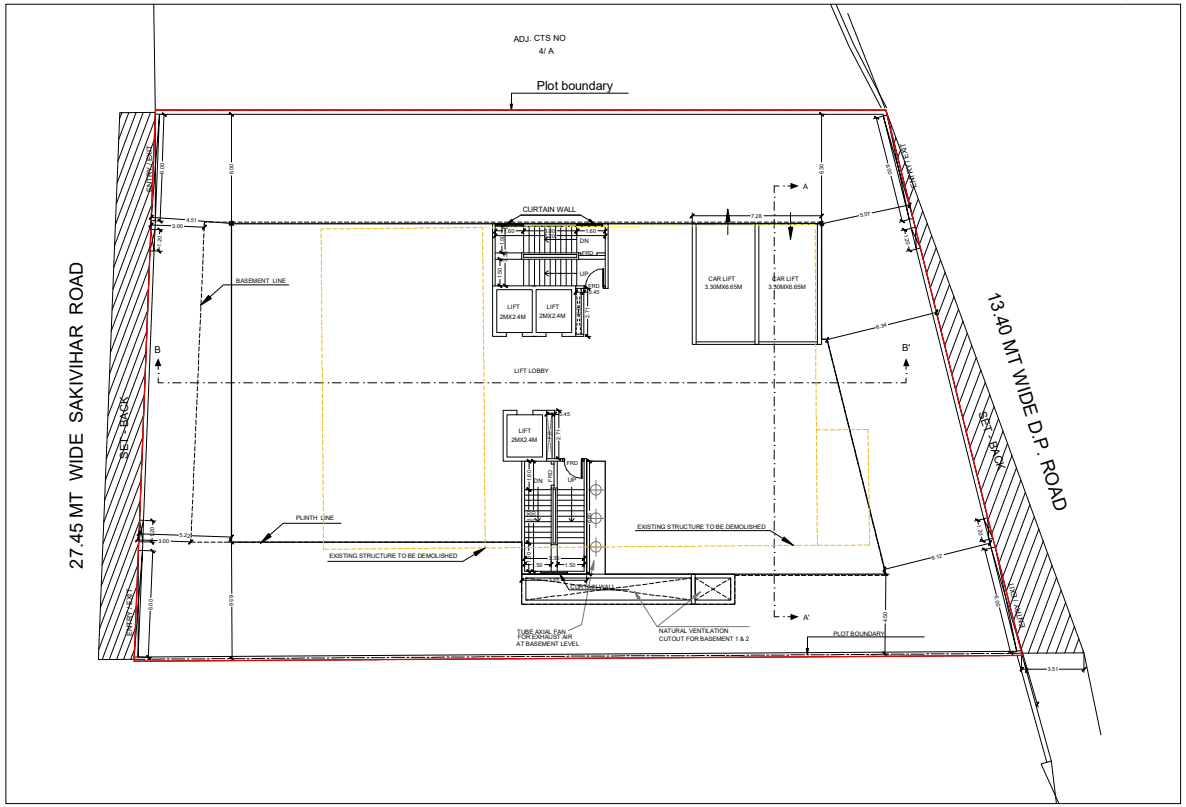
SITE U/R

LOCATION PLAN
SCALE 1:4000

SECTION THROUGH COMPOUND WALL
scale = 1: 100



BLOCK PLAN
scale 1:300



GROUND FLOOR PLAN
SCALE 1:100

PROFORMA - A

1	i)	AREA OF PLOT (AS PER P.R.C.)	1519.00
	ii)	AREA OF PLOT (AS PER CONVEYANCE DEED)	1516.50
		AREA OF PLOT CONSIDERED	1516.50
	a)	AREA OF RESERVATION IN PLOT	--
	b)	AREA OF ROAD SET BACK	120.54
	c)	AREA OF D.P. ROAD	--
2		DEDUCTIONS FOR	
(A)		FOR RESERVATION / ROAD AREA	--
	a)	ROAD SET-BACK AREA TO BE HANDED OVER(100%)	120.54
	b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	--
	c)	i) RESERVATION AREA TO BE HANDED OVER (100%)	--
		ii)RESERVATION AREA TO BE HANDED OVER AS PER AR	
(B)		FOR AMENITY AREA	
	a)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(A)	--
	b)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 14(B)	--
	c)	AREA OF AMENITY PLOT TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	--
(C)		DEDUCTION FOR EXISTING BUILT-UP AREA TO BE RETAINED IF ANY	
	a)	LAND COMPONENT OF EXISTING BUA / EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	--
3		TOTAL DEDUCTION [(2(A)+2(B))+2(C)]	120.54
4		BALANCE AREA OF PLOT (1 MINUS 3)	1395.96
5		PLOT AREA UNDER DEVELOPMENT (4)	1395.96
6		ZONAL (BASIC) FSI	1.00
7		BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	1395.96
8		PROPOSED BUILT UP AREA	--

NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10.05.2018 AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 1519.00 SQ. MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD.

Manoj Valjibhai Daisaria

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN,
PLOT AREA CALCULATION, R.G. AREA CALCULATION,
BLOCK PLAN , LOCATION PLAN

STAMP OF APPROVAL OF PLANS

Approved subject to the conditions mention in this office Letter No, CHE/ES/5513/L/337(NEW)

DEELIP PARASHA RAM PATIL
Executive Engineer Bldg.Prop.(E.S.) -I

SHINDE SACHIN BALAKRISHNA
S.E. (B.P.) L / W

YATISH SHRIRAMJI
A.E. (B.P.) L & N

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PROPERTY BEARING C.T.S. NO - 4/2 OF PROPERTY . AT VILLAGE - MOHILI, TAL - KURLA ON SAKIVIHAR ROAD . KURLA (W) .

NAME OF OWNER

JATIN VALJIBHAI DAISARIA
M/S. SKYBLU DEVELOPERS

SIGN.NAME & ADDRESS OF ARCHITECT

Manoj Valjibhai Daisaria

DAISARIA ASSOCIATES
B01, SKYLINE EPITOME, KIROL ROAD,
NEAR G.L.Y. GYMKHANA, VIDYAVIHAR (WEST),
Web :- www.daisaria.com E-mail :- admin@daisaria.com
TEL :- 022 - 61119999

M.V. DAISARIA

NORTH LINE	REMARKS	JOB NO: 849	SCALE: AS SHOWN
	ZERO F.S.I.	DRG. NO:	DRAWN BY: Sonali
		DATE: 01.03.2019	CHK. BY: SANGAM

\\server\DAISARIA\02_Projects\849 - SATRA PROPERTIES (SAKINAKA)\02_SMC\ZERO F.S.I.-15.11.18