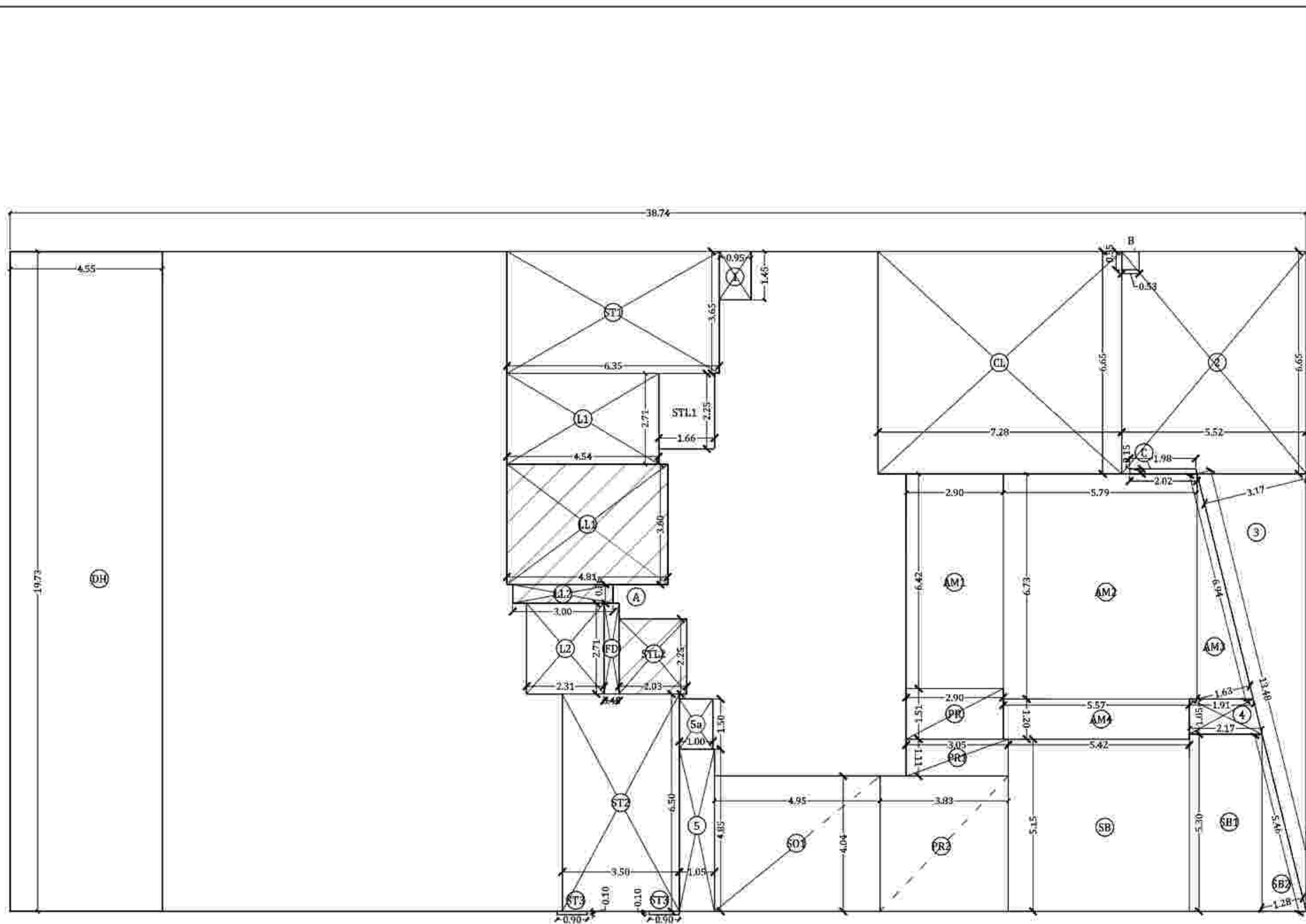




AREA LINE DIAGRAM OF GROUND FLOOR
SCALE 1:100

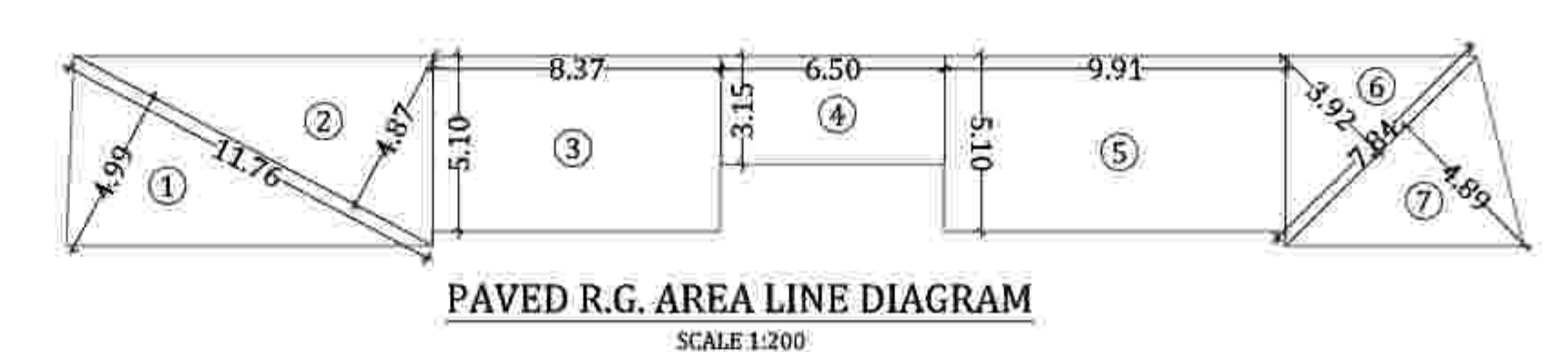
REQUIRED AMENITY AREA = 5% OF NET PLOT AREA = 5% OF 1395.96 SQ.MTS.
= 69.80 SQ.MTS
PROPOSED AMENITY AREA = 69.90 SQ.MTS.

BUILT UP AREA OF GROUND FLOOR			
A	38.74 X 19.73 X 1 NO	=	764.34 SQ.MT.
B	0.53 X 0.55 X 1 NO	=	0.29 SQ.MT.
C	(1.98+2.02)/2 X 0.15 X 1 NO	=	0.30 SQ.MT.
ST3	0.50 X 0.10 X 2 NOS	=	0.10 SQ.MT.
TOTAL ADDITION		=	765.11 SQ.MT. X
DEDUCTIONS			
1	0.05 X 1.45 X 1 NO	=	1.38 SQ.MT.
2	5.52 X 6.65 X 1 NO	=	36.71 SQ.MT.
3	0.50 X 13.48 X 3.17 X 1 NO	=	21.37 SQ.MT.
4	(1.91+2.17)/2 X 1.05 X 1 NO	=	2.14 SQ.MT.
5	1.45 X 4.85 X 1 NO	=	5.00 SQ.MT.
5a	1.00 X 1.50 X 1 NO	=	1.50 SQ.MT.
TOTAL DEDUCTION		=	68.19 SQ.MT. X1
GROSS BUILT UP AREA [X-Y1]		=	696.92 SQ.MT. X1
GROUND FLOOR STAIRCASE, LIFT AREA CALCULATION			
ST1	6.35 X 3.65 X 1 NO	=	23.18 SQ.MT.
L1	4.54 X 2.71 X 1 NO	=	12.30 SQ.MT.
L2	2.31 X 2.71 X 1 NO	=	6.26 SQ.MT.
ST2	3.50 X 6.50 X 1 NO	=	22.75 SQ.MT.
ST3	0.90 X 0.10 X 2 NOS	=	0.18 SQ.MT.
CL	7.28 X 6.65 X 1 NO	=	48.41 SQ.MT.
STL1	1.66 X 2.25 X 1 NO	=	3.74 SQ.MT.
STL2	2.03 X 2.25 X 1 NO	=	4.57 SQ.MT.
LL1	4.81 X 3.68 X 1 NO	=	17.52 SQ.MT.
LL2	3.00 X 0.56 X 1 NO	=	1.68 SQ.MT.
TOTAL STAIRCASE LOBBY AREA		=	140.39 SQ.MT. Y2
AMENITY AREA CALCULATION (COUNT IN FSI)			
AM1	2.90 X 6.42 X 1 NO	=	18.62 SQ.MT.
AM2	5.79 X 6.73 X 1 NO	=	38.97 SQ.MT.
AM3	0.50 X 6.94 X 1.63 X 1 NO	=	5.60 SQ.MT.
AM4	5.57 X 1.20 X 1 NO	=	6.68 SQ.MT.
TOTAL AMENITY AREA		=	69.93 SQ.MT. Y3
SOCIETY OFFICE AREA CALCULATION			
SO1	4.95 X 4.04 X 1 NO	=	20.00 SQ.MT.
TOTAL SOCIETY OFFICE AREA		=	20.00 SQ.MT. Y4
DUCT AREA CALCULATION			
FD	0.45 X 2.71 X 1 NO	=	1.22 SQ.MT. Y5
TOTAL DUCT AREA		=	1.22 SQ.MT. Y5
PUMP ROOM AREA CALCULATION			
PR	2.90 X 1.51 X 1 NO	=	4.38 SQ.MT.
PR1	3.05 X 1.11 X 1 NO	=	3.39 SQ.MT.
PR2	3.88 X 4.04 X 1 NO	=	15.47 SQ.MT.
TOTAL PUMP ROOM AREA		=	23.24 SQ.MT. Y6
SUBSTATION AREA CALCULATION			
SR	5.42 X 5.15 X 1 NO	=	27.91 SQ.MT.
SR1	2.17 X 5.30 X 1 NO	=	11.50 SQ.MT.
SR2	0.50 X 5.46 X 1.28 X 1 NO	=	3.49 SQ.MT.
TOTAL SUBSTATION AREA		=	42.90 SQ.MT. Y7
DOUBLE HEIGHT SHOP AREA CALCULATION (COUNT IN FSI)			
DH	4.55 X 19.73 X 0.50 X 1 NO	=	44.89 SQ.MT. Y8
TOTAL AREA		=	44.89 SQ.MT. Y8
NET BUILT UP AREA OF GROUND FLOOR [X1-Y8]		=	514.06 SQ.MT.

BUILT UP AREA STATEMENT											
FLOOR	GROSS BUA	STAIRCASE, LIFT, LOBBY AREA	ED & FD	AMENITY AREA	SOCIETY OFFICE	PUMP ROOM	SUB STATION	DOUBLE HT SHOP ADD	TOTAL BUA	FUNGIBLE	NET BUA
1ST BASEMENT	-	-	-	-	-	-	-	-	-	-	-
2ND BASEMENT	-	-	-	-	-	-	-	-	-	-	-
GROUND	696.92	140.39	1.22	-	20.00	23.24	42.90	44.89	514.06	133.27	380.79
1ST	609.21	140.62	1.22	-	-	-	-	-	467.37	121.17	346.20
2ND	698.98	139.22	1.22	-	-	-	-	-	558.54	144.81	413.73
3RD PARKING FLR	-	-	-	-	-	-	-	-	-	-	-
4TH PARKING FLR	-	-	-	-	-	-	-	-	-	-	-
5TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
6TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
7TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
8TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
9TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
10TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
11TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
12TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
13TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
14TH	815.55	92.12	1.22	-	-	-	-	-	722.21	187.24	534.97
15TH (PART)	744.33	92.12	1.22	-	-	-	-	-	650.99	168.20	482.79
TOTAL	10904.94	1433.55	17.08	-	20.00	23.24	42.90	44.89	9413.06	2439.84	6973.22

OFFICE / SHOPS STATEMENT	
FLOOR	OFFICE NO. PER FLOOR
GROUND	3
1ST	3 SHOP + 4 OFFICES
2ND	09
3RD	0
4TH	0
5TH	13
6TH	13
7TH	12
8TH	14
9TH	12
10TH	12
11TH	12
12TH	12
13TH	12
14TH	12
15TH(PART)	10
TOTAL	153

TDR UTILISATION TABLE						
Sl. No.	D.R.C. CERTIFICATE No.	FOLIO No.	RESERVATION FROM	UTILISATION FORM No.	AREA IN Sqmts	DETAILS OF LAND SURRENDERED
1	000986	TD/WS/ES/CITY/WARD/	HOSPITAL RESIDENTIAL	48875	10000.00	C.T.S. No.11A/4 OF VILLAGE CHANDIVALI
2	SRA/1364/CONST.	TD/SRP/CITY/ES/WS/N-27	SLUM	48895	2900.00	C.T.S. No.185/PT OF VILLAGE GHATKOPAR CORRESPONDING S.NO. 249(PT)



PAVED R.G. AREA CALCULATION			
1	15.50 X 11.76 X 4.99 X 1 NO	=	79.34 SQ.MT.
2	0.50 X 11.76 X 4.87 X 1 NO	=	28.64 SQ.MT.
3	8.37 X 5.10 X 1 NO	=	42.69 SQ.MT.
4	6.50 X 3.15 X 1 NO	=	20.47 SQ.MT.
5	9.91 X 5.10 X 1 NO	=	50.54 SQ.MT.
6	0.50 X 7.84 X 3.92 X 1 NO	=	15.37 SQ.MT.
7	0.50 X 7.84 X 4.89 X 1 NO	=	19.17 SQ.MT.
TOTAL ADDITION		=	206.22 SQ.MT. X
R.G. REQUIRED ON GR FLR = 125.63+62.82		=	188.45 SQ.MT. R.G.1

REQUIRED 60% R.G. AREA AT GROUND LEVEL = 209.39 X 60% = 125.63 SQ.MT
50% R.G. IS ON MOTHER EARTH = (209.39 X 40%) / 2 = 125.63/2 = 62.82 SQ.MT
50% R.G. IS PAVED = (209.39 X 40%) / 2 = 125.63/2 = 62.82 SQ.MT

R.G. ON MOTHER EARTH AREA LINE DIAGRAM			
1	0.50 X 22.53 X 2.89 X 1 NO	=	32.56 SQ.MT.
2	0.50 X 22.53 X 2.74 X 1 NO	=	30.87 SQ.MT.
TOTAL ADDITION		=	63.43 SQ.MT. X

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.

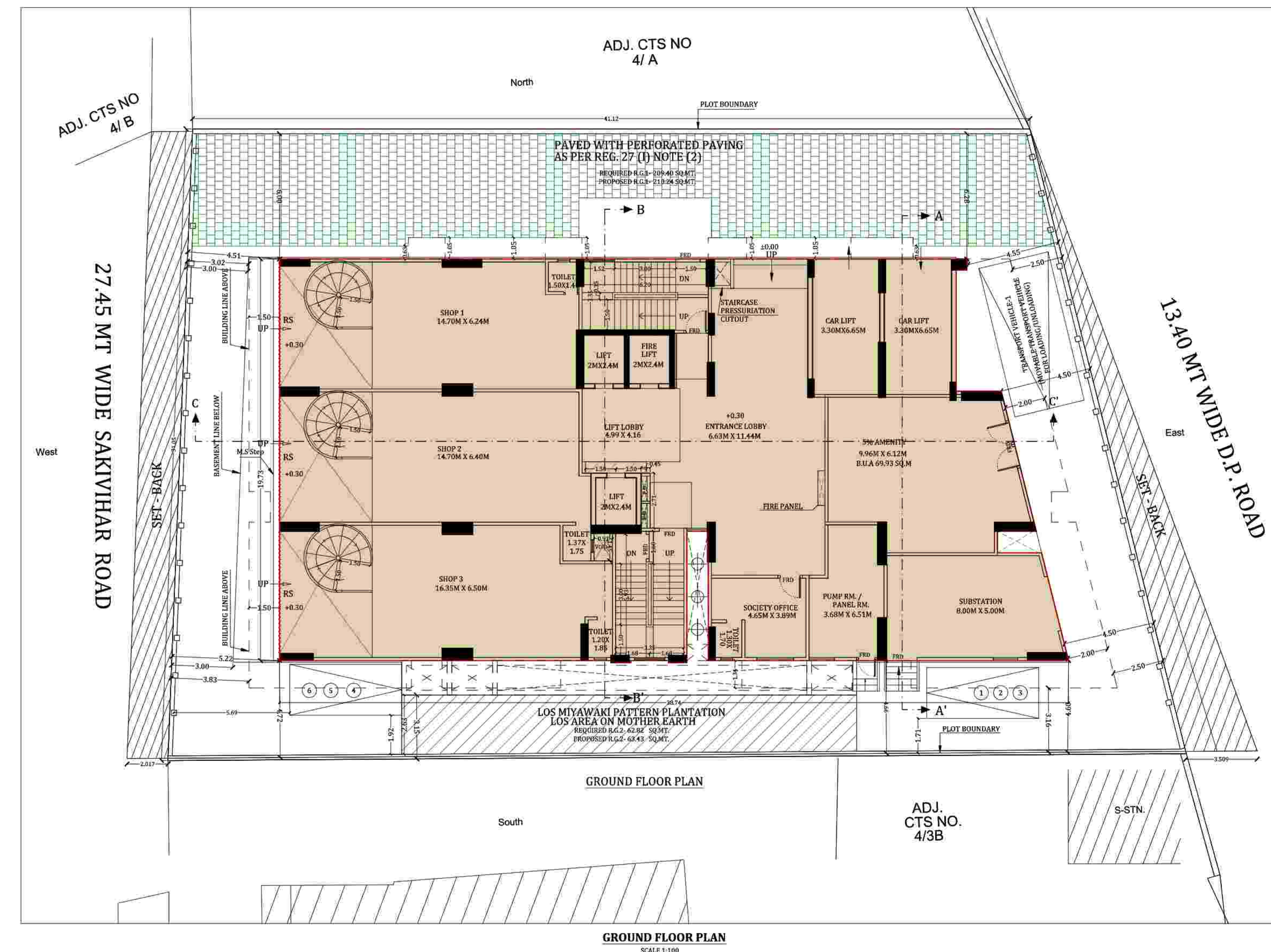
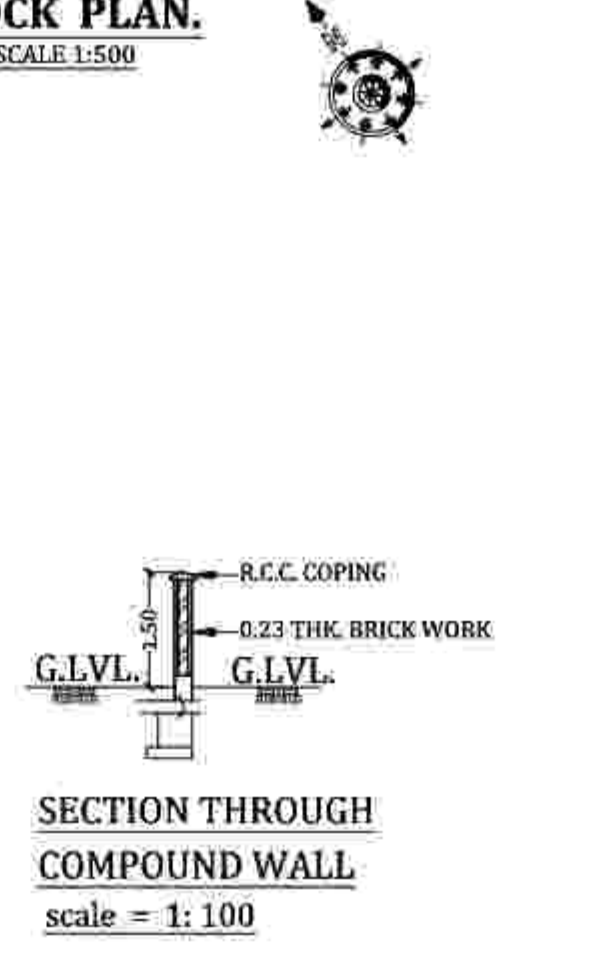
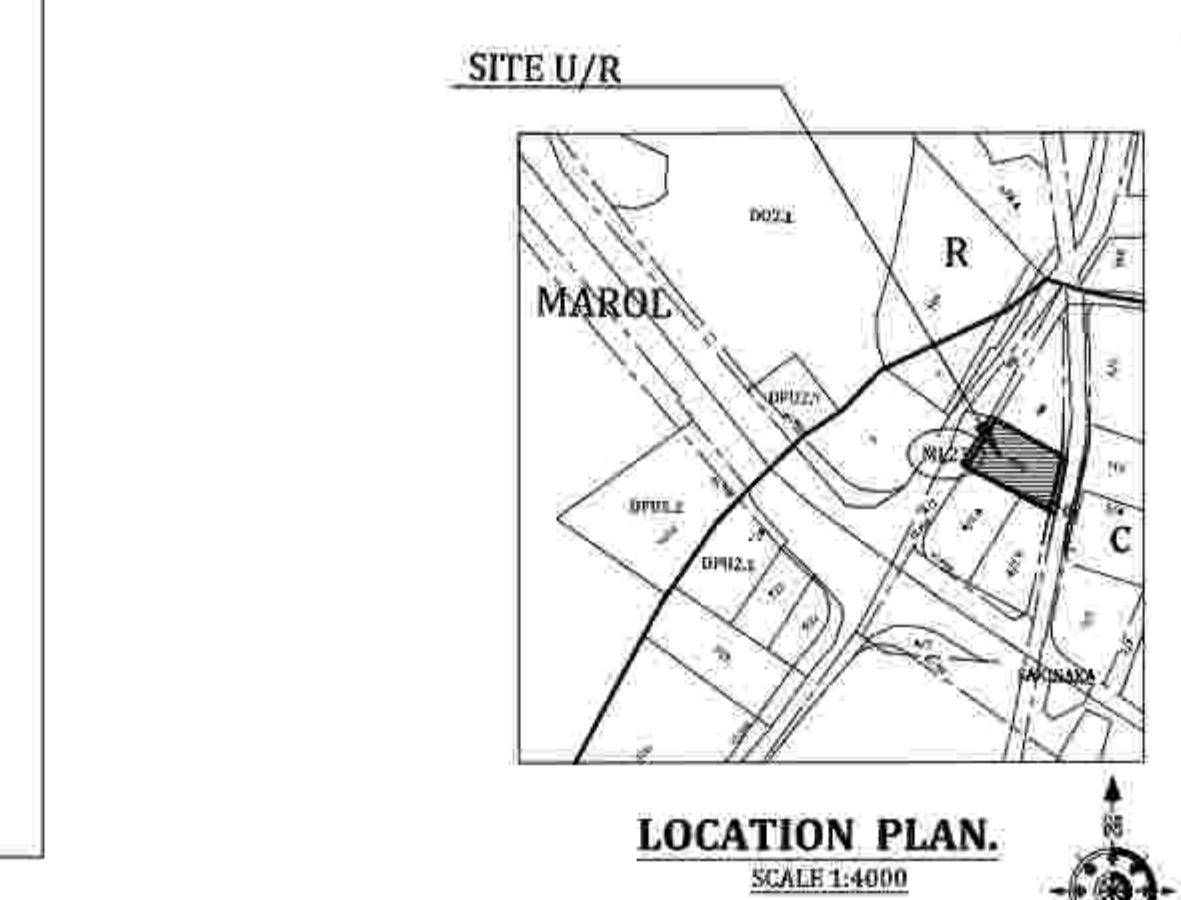
NET PLOT AREA CALCULATION		
1	= 0.50 X 51.75 X 12.87 X 1 NO.	= 591.76 SQ.MT.
2	= 0.50 X 51.75 X 31.08 X 1 NO.	= 804.20 SQ.MT.
NET PLOT AREA		= 1395.96SQ.MT.

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 2.64 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.

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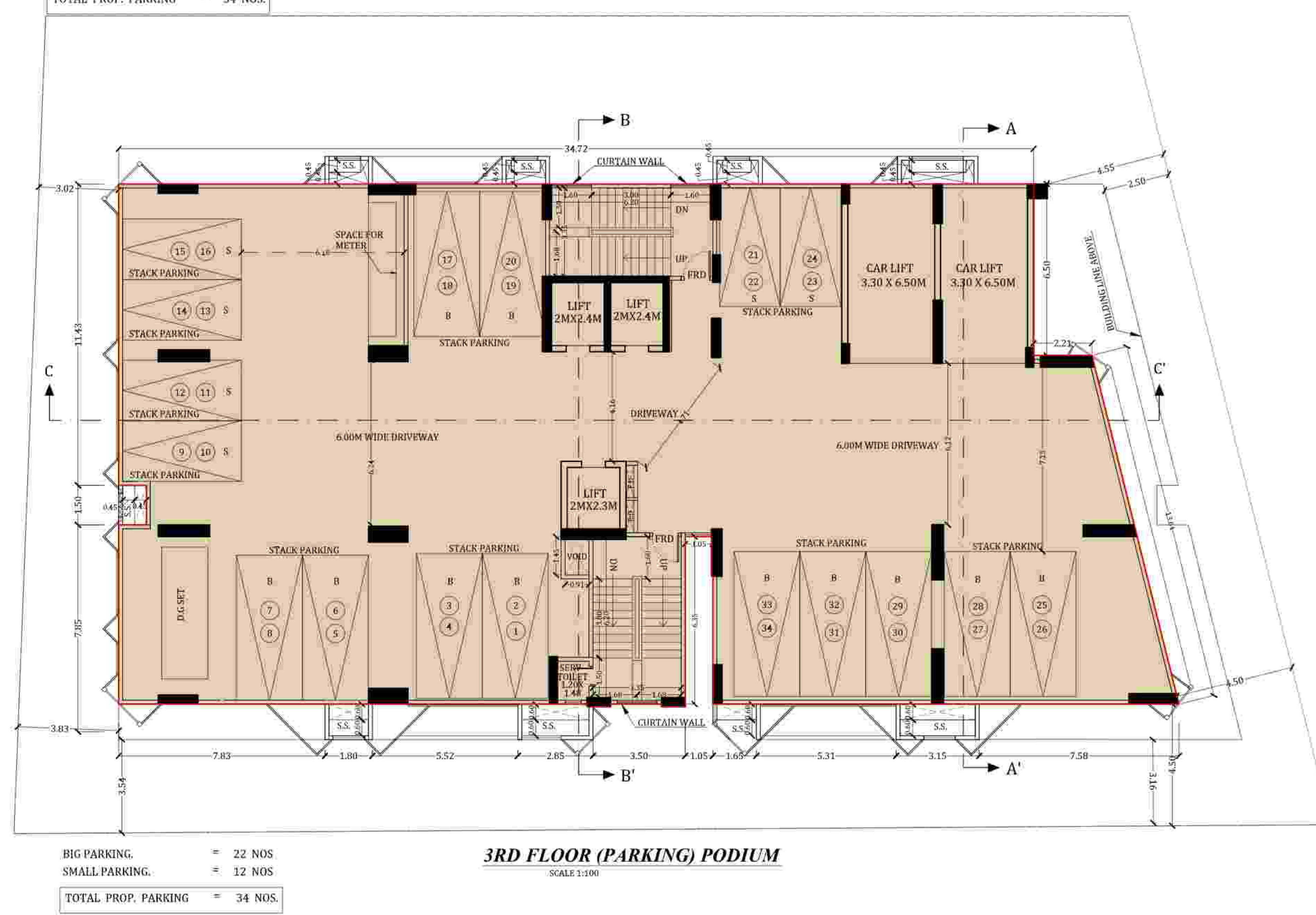
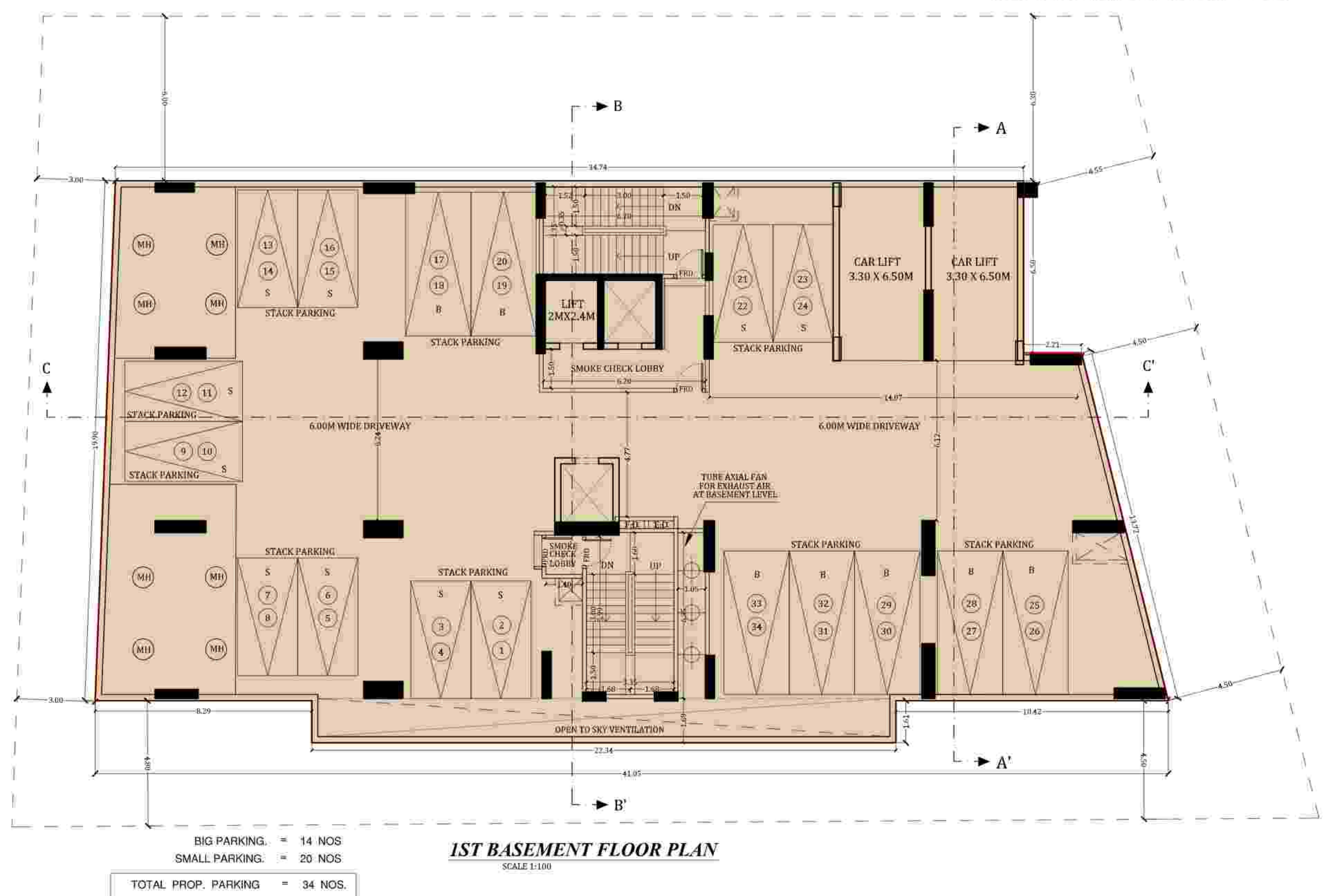
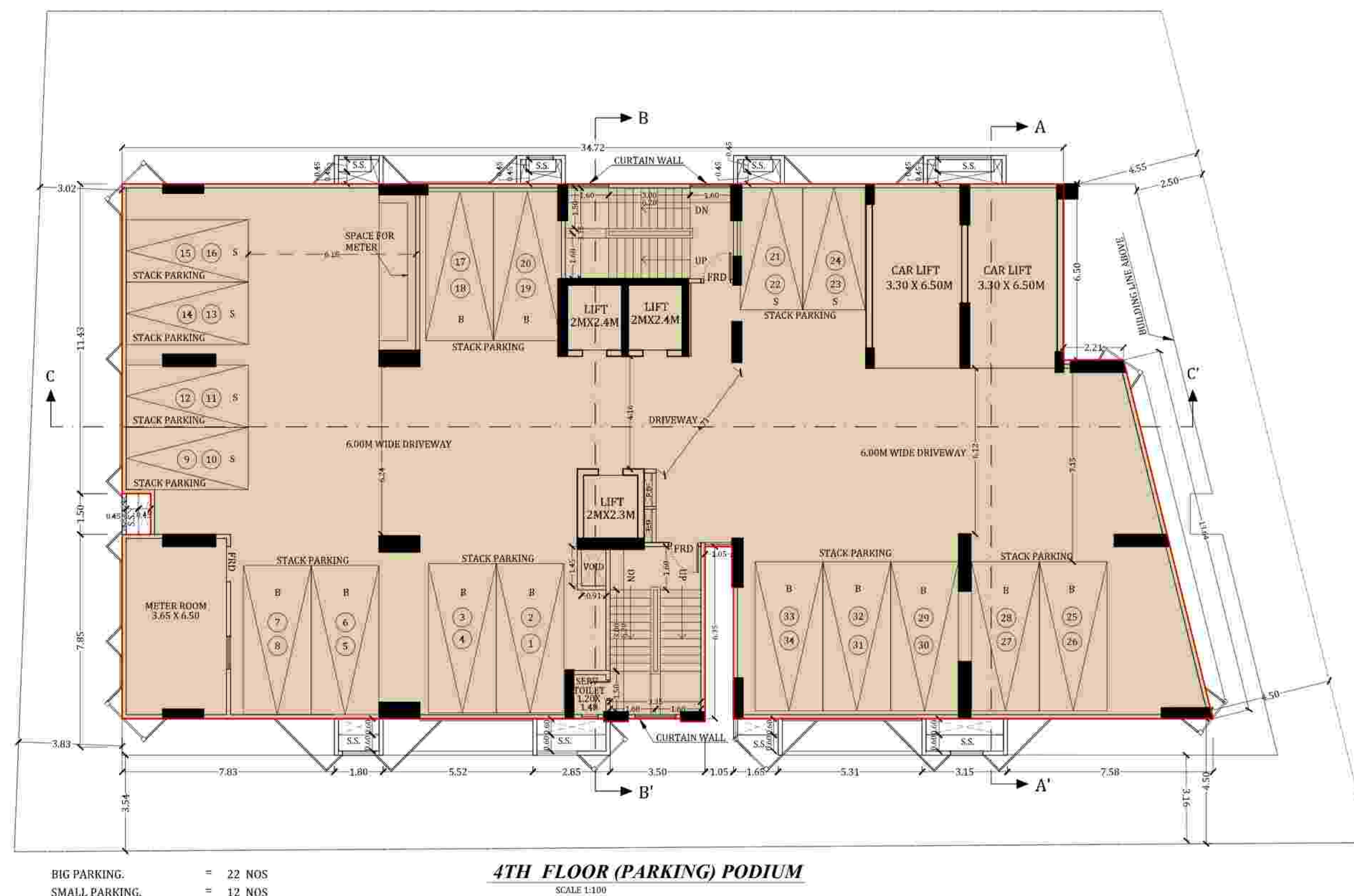
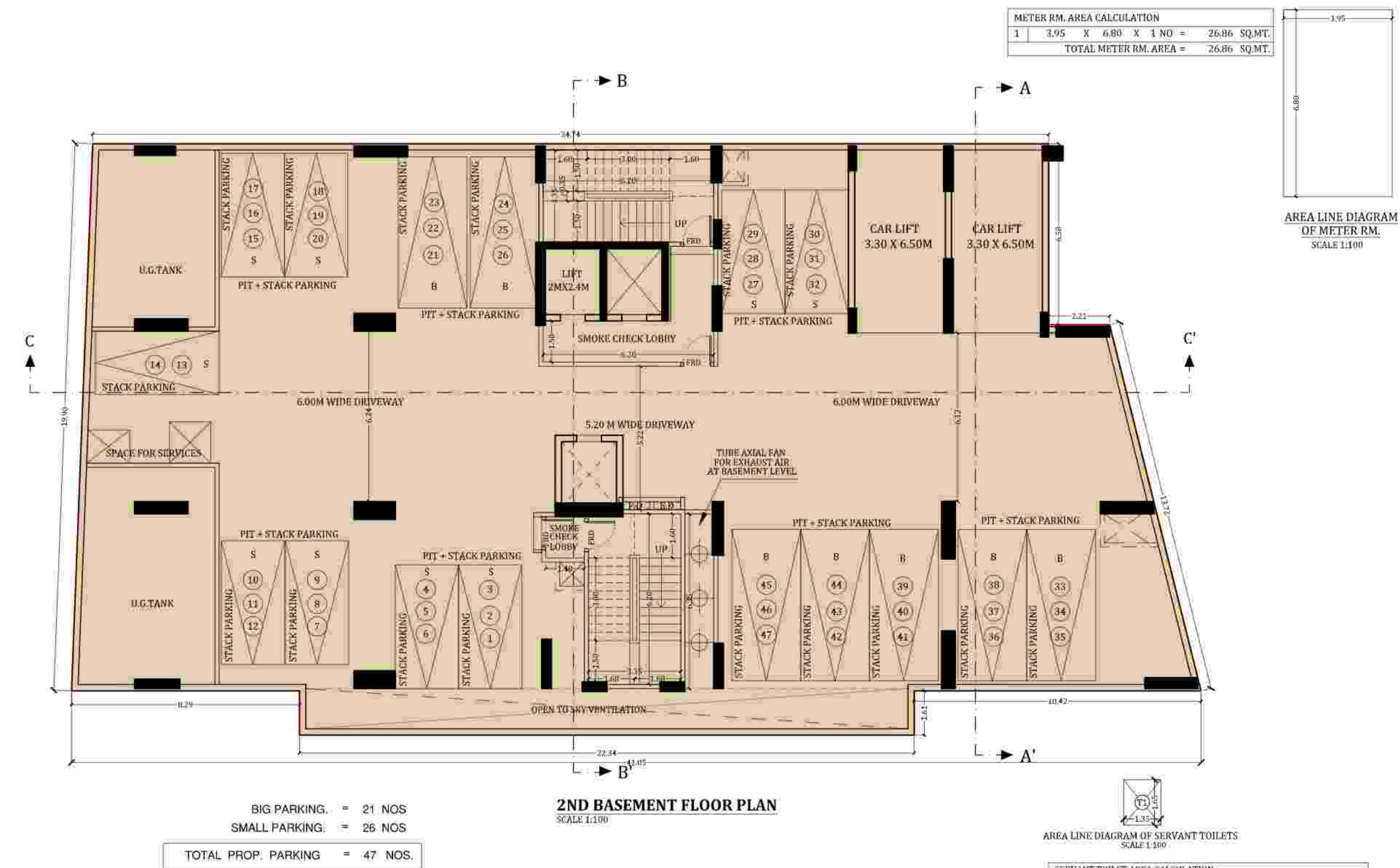
PLOT AREA CALCULATION

SCALE 1:500



PROFORMA - A		
1	i) AREA OF PLOT (AS PER P.R.C.)	1519.00
ii	AREA OF PLOT (AS PER CONVEYANCE DEED)	1516.50
iii	AREA OF PLOT CONSIDERED	1516.50
a)	AREA OF RESERVATION IN PLOT	-
b)	AREA OF ROAD SET BACK	127.00
c)	AREA OF D.P. ROAD	-
2	DEDUCTIONS FOR	-
(A)	FOR RESERVATION / ROAD AREA	-
a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%)	127.00
b)	PROPOSED D.P. ROAD TO BE HANDED OVER (100%)	-
c)	RESERVATION AREA TO BE HANDED OVER (100%)	-
(B)	RESERVATION AREA TO BE HANDED OVER AS PER AR	-
(C)	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 (ABSTAINANCE)	-
(D)	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)]	127.00
4	BALANCE AREA OF PLOT	1389.50
5	PLOT AREA UNDER DEVELOPMENT (4)	1389.50
6	ZONAL (BASIC) FSI	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	1516.50
8	BUILT UP AREA 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 (2 X 2 A(a)) (127.00 X 1)	127.00
(ii)	IN CASE OF 2(A) (c) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	-
9	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)	-
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30 (A) ON REMAINING/BALANCE PLOT (1516.50 x 0.50) = 758.25 (697.98 area already purchased)	697.98
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT [(1516.50 x 1) - 254.00] = 1262.50 (1154.88 area already purchased)	1154.88
12	ADDITIONAL F.S.I. AS PER DCPR- 33(19) (1516.50 x 5) - 1516.50 X 2.50 = 3791.25 (7582.50 - 3791.25 = 3791.25 (CLAIMING 3485.00))	3485.00
13	PERMISSIBLE BUA (as the case may be with/ without BUA as per 2(c)) [7+8+10+11+12]	6981.36
14	PROPOSED BUA (as the case may be with/ without BUA as per 2(c))	6973.22
15	BUILT UP AREA OF AMENITY TO BE H/O TO MCGM FREE OF COST IN LIEU OF DEVELOPMENT PERMISSION GRANTED AS PER CHANGE OF USER FROM INDUSTRIAL TO COMMERCIAL U/N- Ch. E/B.P./12977 DT. 16TH FEB 2019	-
16	TDR GENERATED IF ANY AS PER REGULATION 30(A) AND 32	-
17	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3)	-
i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	-
ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	-
b)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (13 X 35%)	2443.47
i)	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM (14 X 35%)	2439.84
18	TOTAL BUILT UP AREA PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA (13+17(a)(ii)+17(b)(ii))	9424.83
18	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+17(a)(ii)+17(b)(ii))	9413.06
19	FSI CONSUMED ON NET PLOT (14 / 1.00)	4.59
ii)	OTHER REQUIREMENTS	-
(A)	RESERVATION / DESIGNATION	-
b)	NAME 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 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)	-
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)	-
iii)	AREA AVAILABLE FOR TENEMENTS [(ii) MINUS (i)]	-
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	-
(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	-
(E)	PARKING STATEMENT	-
i)	PARKING REQUIRED BY REGULATIONS FOR- CAR, SCOOTER/MOTOR CYCLE, OUTSIDERS (VISITORS)	145 NOS
ii)	COVERED GARAGE PERMISSIBLE	-
iii)	COVERED GARAGE PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDER (VISITORS)	-
iv)	TOTAL PARKING PROVIDED	155 NOS
(F)	TRANSPORT VEHICLES PARKING	-
(G)	SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	1 NO
(H)	SPACE FOR TRANSPORT VEHICLES PARKING SPACE PROVIDED	1 NO
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 SHOWN BROWN WASH STRUCTURES TO BE DEMOLISHED SHOWN DOTTED YELLOW DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE NO. 10.08.2018 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		
MANOJ VALJIBHAI DAISARIA		
DATE: 2022.03.02		

PROFORMA - B	
10/06	
CONTENTS OF SHEET	
GROUND FLOOR PLAN, BUA LINE DIAGRAM AND CALCULATION BUILT UP AREA STATEMENT AND TENEMENT STATEMENT BLOCK PLAN, LOCATION PLAN R.G. DIAGRAM CALCULATION & REQUIREMENT	
STAMP OF APPROVAL OF PLANS	
THIS CANCELS APPROVALS TO THE PREVIOUS PLANS SANCTIONED UNDER NO.CHE/ES/5513/L/337/NEW DATED 31.03.2021	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO: CHE/ES/5513/L/337/NEW	
Bajirao Lahu Patil EXECUTIVE ENGINEER BLDG. PROP. - I	
Sagar Prasad Mangrulkar Sandeep Anuram Kolhe S.E. (B.P.)/L/W 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 - MOHIL, 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	
M.V. DAISARIA	
NORTH LINE	
REMARKS	
JOB NO- 849	
SCALE: AS SHOWN	
DRG. NO- 01	
DRAWN BY: Darshanai	
DATE: 2022.03.02	
CHK. BY: Jignesh S.	



FLOOR	PARKING STATEMENT				TOTAL NOS OF PARKING
	STACK PARKING	TRIPLE STACK PARKING	BIG CAR	SMALL CAR	
2ND BASEMENT	-	1x2=2	7X3=21	8X3=24	47
1ST BASEMENT	7X2=14	10X2=20	-	-	34
GROUND FLR	11X2=22	6X2=12	2x3=6	-	6
3RD FLR (PARKING)	11X2=22	6X2=12	-	-	34
4TH FLR (PARKING)	11X2=22	6X2=12	-	-	34
TOTAL	58	46	27	24	155

PARKING AREA STATEMENT (GROUND TO 2ND & 5TH TO 15TH PART)	
PARKING SPACE FOR EVERY 37.50 SQ.MT OF FLOOR AREA UPTO 1500 SQ.MT	
(1554.47 / 1500.00) = 665.44/775 = 88.73 NOS.	
1 PARKING FOR 75.00 SQ.MT EXCEEDING 1500 SQ.MT	
(1554.47 - 1500.00) = 54.47/75 = 0.73 NOS.	
REQUIRED PARKING = 128.73 SAY 129 NOS	
10% VISITORS PARKING = 12.87 SAY 13 NOS	
AMENITY PARKING = 3 NOS	
TOTAL REQUIRED PARKING = 145 NOS	
TOTAL PARKING PROPOSED = 155 NOS.	

PROFORMA - B

CONTENTS OF SHEET

BASEMENT FLOOR PLAN (1ST AND 2ND)
PODIUM FLOOR PLAN (1ST AND 2ND)
PARKING STATEMENT REQUIRED AND PROPOSED

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVALS TO THE PREVIOUS PLANS
SANCTIONED UNDER NO.CHE/ES/5513/L/337/NEW
DATED 31.03.2021

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS
OFFICE LETTER NO: CHE/ES/5513/L/337/NEW

Bajirao
Lahu Pati

EXECUTIVE ENGINEER BLDG. PROP - I

Sagar Prasad
Manjekar
S.E. (B.P.) L/W

Sandeep
Atmaram
Kohne
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 - MOHILL
TAL - KURLA ON SAKIVIHAR ROAD. KURLA (W).

NAME OF OWNER

JATIN
VALJIBHA
DAISARIA

M/S. SKYBLU DEVELOPERS

SIGN NAME & ADDRESS OF ARCHITECT

MANOJ
VALJIBHA
DAISARIA

M.V. DAISARIA
REMARKS
DATE: 29.02.2022

SCALE: AS SHOWN
DRAWN BY: Darshana
CHK BY: Jignesh.S.