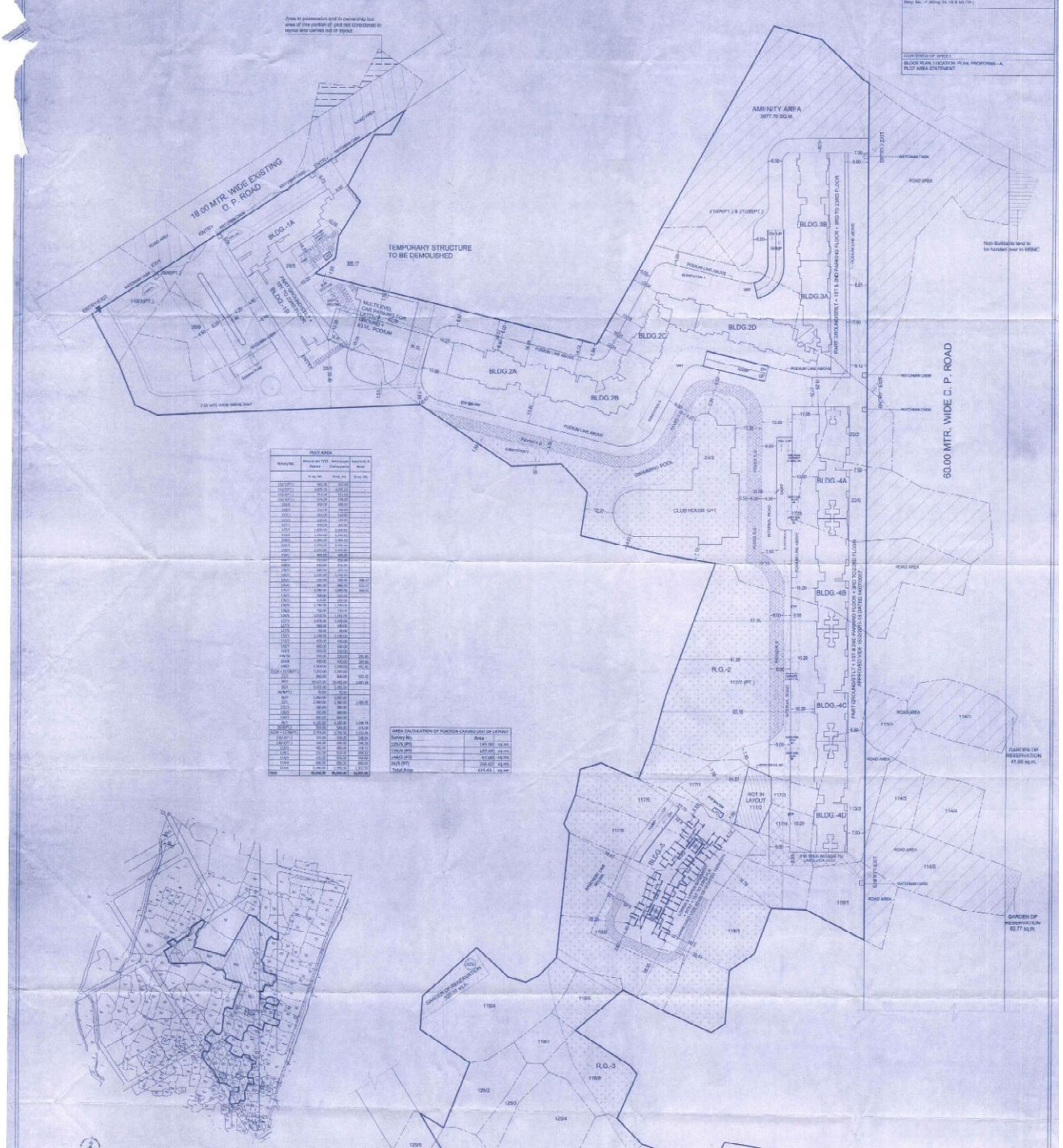
STAMP OF APPROVAL OF PLAN 01/10

Bldg. No. -7 (Bldg 1A +1B & 1B+C)

CONTENTS OF SHEET :
BLOCK PLAN LOCATION PLAN, PROFORMA - A, PLOT AREA STATEMENT



LOCATION PLAN

NORTH SCALE - 1:4000

BLOCK PLAN

SCALE - 1:500

PLOT AREA			
Survey No.	Area as per 7/12 Extract Sq.mtr.	Area as per DP Remarks Sq.mtr.	Area as per P.R. Sq.mtr.
122/1(PT.)	965.00	965.00	
122/2(PT.)	2,695.00	2,695.00	
122/3(PT.)	753.00	753.00	
122/4(PT.)	579.00	579.00	
116/1	400.00	400.00	
116/2	716.00	716.00	
117/1	350.00	350.00	
117/2	350.00	350.00	
117/3	350.00	350.00	
117/4	350.00	350.00	
117/5	1,400.00	1,400.00	
118/1	2,700.00	2,700.00	
118/2	1,900.00	1,900.00	
119/1	1,700.00	1,700.00	
119/4	2,400.00	2,400.00	
119/5	300.00	300.00	
119/7	400.00	400.00	
119/8	400.00	400.00	
119/9	400.00	400.00	
125/1	1,300.00	1,300.00	200.27
125/2	1,200.00	1,200.00	200.27
125/3	1,200.00	1,200.00	200.27
125/4	900.00	900.00	100.13
125/5	1,700.00	1,700.00	-
125/6	700.00	700.00	-
125/7	1,400.00	1,400.00	-
125/8	1,400.00	1,400.00	-
125/9	300.00	300.00	-
126/1	1,700.00	1,700.00	-
126/2	1,700.00	1,700.00	-
126/3	450.00	450.00	-
126/4	450.00	450.00	-
126/5	350.00	350.00	-
126/6	350.00	350.00	-
126/7	350.00	350.00	-
126/8	350.00	350.00	200.00
126/9	400.00	400.00	200.00
116/2+117/1(PT.)	1,200.00	1,200.00	600.00
117/2	800.00	800.00	800.00
117/3	10,400.00	10,400.00	1,800.00
117/4	1,400.00	1,400.00	
117/5(PT.)	70.00	70.00	
117/6	1,800.00	1,800.00	
117/7	2,300.00	1,300.00	1,100.00
117/8	300.00	300.00	
117/9	300.00	300.00	
118/1	1,400.00	1,400.00	
118/2	1,400.00	1,400.00	1,048.78
122/5(PT.)	300.00	300.00	150.00
116/1+116/2(PT.)	2,700.00	2,700.00	1,350.00
116/3(PT.)	700.00	700.00	350.00
116/4(PT.)	700.00	700.00	350.00
116/5	400.00	400.00	200.00
116/6	350.00	350.00	175.00
116/7	350.00	350.00	175.00
116/8	400.00	400.00	200.00
116/9	400.00	400.00	200.00
Total	80,000.00	80,000.00	10,000.00

AREA CALCULATION OF PORTION CARVED OUT OF LAYOUT	
Survey No.	Area
125/5 (PT)	185.00 sq.mtr.
125/6 (PT)	107.00 sq.mtr.
126/2 (PT)	93.00 sq.mtr.
126/9 (PT)	250.00 sq.mtr.
Total Area	615.00 sq.mtr.

D.P. RESERVATION AREA (GARDEN)	
SURVEY NO	AREA
118/4(PT)	325.00
134/1 (PT)	41.66
116/8(PT)	82.77
Total	449.43

PROFORMA - A		
		AREA IN SQ.M.
1	AREA OF PLOT AS PER 7/12 EXTRACT	80,000.00
2	AREA OF PLOT AS PER PHYSICAL AREA MEASUREMENT	80,000.00
2	AREA OF PLOT CONSIDERED (MINIMUM OF 1 AND 2 ABOVE)	80,000.00
4	AREA CARVED OUT OF LAYOUT (PART PORTION OF S.NO. 125/5, 126/4, 126/2)	615.00
5	NET AREA OF PLOT	79,385.00
6	DEDUCTIONS FOR	
a	ROAD SET BACK AREA	0.00
b	PROPOSED OF ROAD	14,955.00
c	AREA OF DP RESERVATION (GARDEN)	449.30
d	AREA OF NON-BURDABLE LAND TO BE HANDOVER TO MBMC (AS PER REG. NO. 4.1.3 of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12 / LD-11, Dtd 02/05/2016)	188.00
e	TOTAL (a+b+c+d)	15,592.30
f	BALANCE AREA OF PLOT (7 - 6)	63793.77
g	REDUCTION FOR AMENITY SPACE (5%) (Sr.No.7 x 5% - 449.12)	2,787.67
5	BALANCE AREA OF PLOT (7 - 8)	60,950.40
10	BUILT-UP FOR FSI NORMAL GROUNDUP (IF BUILT-TABLE) 35% of 9	33305.08
11	AREA OF PLOT FOR FSI PURPOSE (9 - 10)	56085.34
12	PERMISSIBLE FSI (BASIC FSI)	1.00
13	TOTAL PERMISSIBLE BUA ON PLOT	
7	PERMISSIBLE BUILT UP AREA FOR BASIC FSI	56085.34
i	PERMISSIBLE TDR (1.40 OF 9 ABOVE) (AS PER REG. NO. 5.4.1 of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12/10-15, Dtd 02/05/2016)	95360.58
ii	ROAD WIDENING FSI OF THE VERY SAME PLOT (AS PER REG. NO. 4.1.2 READ UNDER WITH REG. NO. 5.4.1 Note (ii) of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12/10-15, Dtd 02/05/2016)	30251.10
14	MAX. PERMISSIBLE BUILT UP AREA FOR PLOT (a+i+ii+iii)	181697.00
15	TOTAL BUA THAT CAN BE PROPOSED ON PLOT AT THIS STAGE	
i	BUILT UP FOR BASIC FSI	56085.34
ii	TDR PROPOSED TO BE UTILISED AT THIS STAGE (AS PER TABLE- 2)	14,401.01
iii	ROAD WIDENING FSI OF THE VERY SAME PLOT PROPOSED TO BE UTILISED AT THIS STAGE (AS PER TABLE - 1)	30251.10
iv	TOTAL BUA THAT CAN BE PROPOSED ON PLOT AT THIS STAGE	101,737.45
16	TOTAL BUILT UP AREA AFTER UTILISATION	
a	BLDG-1A (stilt + 1st & 2nd podium + 3rd to 23rd floor) Approval No. MB/MHP/NR/1512/2017-18 Dated 09/08/2017	9773.29
b	BLDG-1B (stilt + 1st & 2nd podium + 3rd to 23rd floor) Approval No. MB/MHP/NR/1514/2017-18 Dated 09/08/2017	7303.70
c	BLDG-2C (stilt + 1st & 2nd podium + 3rd to 23rd floor) Approval No. MB/MHP/NR/1516/2017-18 Dated 09/08/2017	7241.15
d	BLDG-2D (stilt + 1st & 2nd podium + 3rd to 23rd floor) Approval No. MB/MHP/NR/1518/2017-18 Dated 09/08/2017	7936.50
e	BLDG-3B (part stilt + 1st & 2nd podium + 3rd to 23rd floor) Approval No. MB/MHP/NR/1520/2017-18 Dated 09/08/2017	7241.41
f	BLDG-4A (part stilt/1st + 1st & 2nd podium(pt.) + 3rd to 23rd floor) Approval No. MB/MHP/NR/1522/2017-18 Dated 14/07/2017	8824.85
g	BLDG-4B (part stilt/1st + 1st & 2nd podium(pt.) + 3rd to 23rd floor) Approval No. MB/MHP/NR/1523/2017-18 Dated 14/07/2017	8824.85
h	BLDG-4C (part stilt/1st + 1st & 2nd podium(pt.) + 3rd to 23rd floor) Approval No. MB/MHP/NR/1524/2017-18 Dated 14/07/2017	8824.85
i	BLDG-4D (part stilt/1st + 1st & 2nd podium(pt.) + 3rd to 23rd floor) Approval No. MB/MHP/NR/1525/2017-18 Dated 14/07/2017	8824.85
j	BLDG-5 (Lower & Upper Basement + stilt + 1st to 23rd floor)	10809.10
k	BLDG-1A (part stilt + part gr. 1st to 23rd floor)	3015.77
l	BLDG-1B (part stilt + part gr. 1st to 23rd floor)	2914.52
17	TOTAL BUILT UP AREA PROPOSED	100645.24
18	BALANCE POTENTIAL FOR FUTURE DEVELOPMENT (14-17)	79651.85

TABLE-1			
DEVELOPMENT RIGHTS INCLUDING INCENTIVE AGAINST HANDING OVER OF ROAD SETBACK/ OF ROAD			
AS PER REG. NO. 4.1.3 of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12/LD-11, Dtd 02/05/2016			
Particulars		Area	Incentive BUA
ROAD SETBACK 4.1.2 READ WITH 5.4.1 (AREA)		1,497.80	1,497.80
ROAD SETBACK 4.1.2 READ WITH 5.4.1 (INCENTIVE BUA)		1,497.80	2,993.60
ROAD SETBACK 4.1.2 READ WITH 5.4.1 (AREA)		364.64	1,459.56
ROAD SETBACK 4.1.2 READ WITH 5.4.1 (INCENTIVE BUA)		364.64	2,911.68
ROAD SETBACK 4.1.3 READ WITH 5.4.1 (AREA)		1,400.00	1,400.00
ROAD SETBACK 4.1.3 READ WITH 5.4.1 (INCENTIVE BUA)		1,400.00	2,800.00
Total		10,955.28	20,955.28

TABLE-2			
DEVELOPMENT RIGHTS INCLUDING INCENTIVE AGAINST HANDING OVER OF AMENITY			
AS PER REG. NO. 4.1.3 of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12/LD-11, Dtd 02/05/2016			
Particulars		Area	Incentive BUA
AMENITY 12.25 Times (Author Approved)		5,000.00	61,250.00
GARDEN RESERVATION AREA 12.25 TIMES (Author Approved)		449.43	5,505.68
AMENITY 12.25 Times (2020-21)		500.00	6,125.00
GARDEN RESERVATION AREA 12.25 TIMES (2020-21)		124.40	1523.90
Total		6,073.83	74,404.58

DEVELOPMENT RIGHTS INCLUDING INCENTIVE AGAINST HANDING OVER OF NON-BURDABLE AREA		
AS PER REG. NO. 4.1.3 of Notification No. TPS-1812/3087/CR-132/MADHP/Vakas/Dev/12/LD-11, Dtd 02/05/2016		
Particulars	Area	Incentive BUA
NON-BURDABLE AREA 12.25 TIMES (Author Approved)	188.00	2,303.00
Total	188.00	2,303.00

TOTAL TDR PROPOSED TO BE UTILISED	
Development rights including incentive against handing over of Amenity Area	7,705.91
Development rights out of DP, Sr. No.7(iii) (Garden Approved)	6,377.00
Development rights including incentive against handing over of Non-buildable area	2303.00
Total	16,385.91

अधिकृत अभियंता, नगर रचना विभाग, मीरा-भाईंदर महानगरपालिका	
मीरा-भाईंदर महानगरपालिका	
अधिकृत अभियंता, नगर रचना विभाग, मीरा-भाईंदर महानगरपालिका	
URBDES	Signature of LICENSED ENGINEER
PROJECT MANAGEMENT CONSULTANT	
URBAN DEVELOPMENT & ARCHITECTURAL DESIGN	
202, Ashok Tower, Opp. Sai Baba Temple, Near Dattapada Road, Borivali (E), Mumbai - 400 066.	
Tel. 28511	
BY/BY/DESIGN	Signature of Owners
SKYLARK REALTORS PVT. LTD.	Skylark Realtors Pvt. Ltd. Authorised Signatory
DESCRIPTION :	
Modification of Plan for approval of Bldg No. 1, Bldg 1A, 1B & 1B(C)	
PROJECT :	
PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT BEARING S.No.116/1(PT.), 116/2(PT.), 116/3, 116/4, 116/5, 116/6, 116/7, 116/8, 116/9, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 117/7, 117/8, 117/9, 118/1, 118/2, 119/1, 119/4, 119/5, 119/7, 119/8, 119/9, 125/1, 125/2, 125/3, 125/4, 125/5, 125/6, 125/7, 125/8, 125/9, 126/1, 126/2, 126/3, 126/4, 126/5, 126/6, 126/7, 126/8, 126/9, 117/2, 117/3, 117/4, 117/5(PT.), 117/6, 117/7, 117/8, 117/9, 118/1, 118/2, 122/5(PT.), 116/1+116/2(PT.), 116/3(PT.), 116/4(PT.), 116/5, 116/6, 116/7, 116/8, 116/9 AT VILLAGE - GORAI, MANDAPESHWAR, TAL. - BORIVALI, MUMBAI.
JOB NO. / DRAWING NO. / SCALE / CHECKED BY / DATE / SHEET NO. / SHEET REF.
VIDA - APPROVAL - 1 Plans / As Shown / Sandeep Kamble / 08/08/2017 / 01 / 10