

CONTENTS OF SHEET

PLINTH FLOOR PLAN

STAMP AND DATE OF RECEIPT OF PLAN

IN CASE OF PLOTS / LAYOUT WHERE EARLIER B.U.A. APPROVED AS PER I.O.D. ISSUED IS PROPOSED TO BE RETAINED AND FOR BALANCE POTENTIAL IN THE PLOT / LAYOUT IS PROPOSED AS PER THE D.C. REGULATION AMENDED ON 6.1.12

PROFORMA - A

A	AREA STATEMENT	SQ. MTS.
1)	AREA OF PLOT (Area As per MHADA Layout)	983.78
2)	DEDUCTIONS FOR	
a)	AREA NOT IN POSSESSION	-----
b)	ROAD SET-BACK AREA	-----
c)	ANY RESERVATION ( SUB-PLOT )	-----
3)	NET AREA OF PLOT ( 1 - 2 )	983.78
4)	DEDUCTIONS FOR	
a)	15 % RECREATIONAL GROUND AREA OF NET PLOT	-----
b)	10 % AMENITY SPACE ( IF DEDUCTIBLE FOR IND )	-----
5)	BALANCE AREA OF PLOT ( 3 - 4 )	983.78
6)	FST PERMISSIBLE	0.00
7)	TOTAL AREA ( 5 x 6 )	0.00
8)	ADDITION FLOOR SPACE INDEX	
a)	100 % ROAD SET-BACK AREA	-----
b)	200 % ROAD SET-BACK AREA	-----
c)	ROAD SET BACK HAND OVER	-----
9)	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	
Total Permissible Area (Plot x 3.00 + Pro-Rata+ VP/A Quota)		0.00
( 983.78 x 3 + 1144.00 + 1490.00 = 5521.34 sq. mt. )		
a)	50% ADDITIONAL FSI	-----
b)	70% TDR AS PER 16(1)/2016 NOTIFICATION	-----
c)	PERMISSIBLE GEN. AS PER DCR 34	-----
d)	PERMISSIBLE SULM AS PER DCR 34	-----
TOTAL = ( a+b )		-----
e)	ALREADY CLAIMED 50% FSI AS PER DCR 32	NIL
f)	ALREADY CLAIMED GEN. AS PER DCR 34	NIL
g)	ALREADY CLAIMED SULM TDR (RC NO. SBA/ 559/ CONST. NIL	-----
h)	NOW CLAIMED ADDITIONAL TDR AS PER DCR 34	-----
i)	OTHER	-----
10)	TOTAL AREA ( 9e + 9f + 9g + 9h + 9i )	0.00
11)	PERMISSIBLE FLOOR AREA ( 7 + 8 + 10 )	0.00
12)	EXISTING FLOOR AREA	-----
13)	PROPOSED BUILT UP AREA FOR EXISTING MEMBERS	-----
14)	PROPOSED BUA FOR SALE	-----
15)	TOTAL BUILT UP PROPOSED ( 13 + 14 )	0.00
16)	FSI CONSUMED ON NET HOLDING = 15 / 3	0.00
B)	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1)	PURELY RESIDENTIAL BUILT UP AREA ( 3658.70 Sale + 1082.99 rehab)	0.00
2)	REMAINING NON-RESIDENTIAL BUILT UP AREA ( 636.59 Sale + 143.09 rehab)	0.00
3)		-----
4)		-----
5)	TOTAL BUA PROPOSED ( 6214.98 RESI + 1052.55 COMM ) including fungible	0.00
C)	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	
1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = OR < ( B1 x 0.35 ) ( 6214.98 - 4741.69 )	0.00
2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON RESIDENTIAL = OR < ( B2 x 0.35 ) ( 1052.55 - 779.68 )	0.00
3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = ( C1 + C2 )	0.00
4)	TOTAL GROSS BUILT UP AREA PERMISSIBLE = 5521.34 + 1932.46 (fungible)	0.00
5)	TOTAL GROSS BUILT UP AREA PROPOSED ( 5521.34 + 1388.10 + 358.09 (free fungible)	0.00
6)	TOTAL ABEYANCE FCFSI AREA AS PER FULL FSI	0.00
7)	FUNGIBLE FSI AREA BALANCE AS PER FULL FSI	0.00
D)	TENEMENT STATEMENT	
i)	PROPOSED AREA ( ITEM A, 12 ABOVE ) OR C4	
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA ( 452.00 + 87.29 + 144.54 fungi )	
iii)	AREA AVAILABLE FOR TENEMENTS ( i ) MINUS ( ii )	
iv)	TENEMENTS PERMISSIBLE ( DENSITY OF TENEMENTS / HECTARE )	0.00
v)	TENEMENTS PROPOSED ( 75 - RESIDENTIAL + 13 - COMMERCIAL )	0.00
vi)	TENEMENTS EXISTING ( 25 - RESIDENTIAL, 10 - COMMERCIAL )	0.00
E)	PARKING STATEMENT	
i)	PARKING REQUIRED BY REGULATIONS FOR	0.00
CAR		
SCOOTER / MOTOR / CYCLE		
OUTSIDERS ( VISITORS )	0.00	
ii)	50 ADDITIONAL PARKING	0.00
iii)	COVERED GARAGES PROPOSED CAR	
SCOOTER / MOTOR / CYCLE		
OUTSIDERS ( VISITORS )	0.00	
iv)	TOTAL PARKING REQUIRED	0.00
v)	TOTAL PARKING PROVIDED	0.00
F)	TRANSPORT VEHICLES PARKING	
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	-----
ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

CERTIFICATE OF PLOT AREA  
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE: ..... DILIP GANPAT CHANDGUDE  
 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 983.78 SQ. MTS. AND CHANDGUDE TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD. SIGNATURE OF ARCHITECT

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY  
 Proposed Redevelopment of Existing Building Known as Skylark Co-operative Housing Society Ltd., Plot Survey No.93, RSC - 48, Gorai, Borivali (West), Mumbai - 400 092.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DWG. BY	SCALE	DATE	REV.
01/01					1:100	03.02.2025	04

NAME OF OWNER / LESSEE	SIGN. NAME OF OWNER / C.A. TO OWNER
GORAI SKYLARK CHS.LTD.	M/S. MULTISPACE DEVELOPERS PVT.LTD.

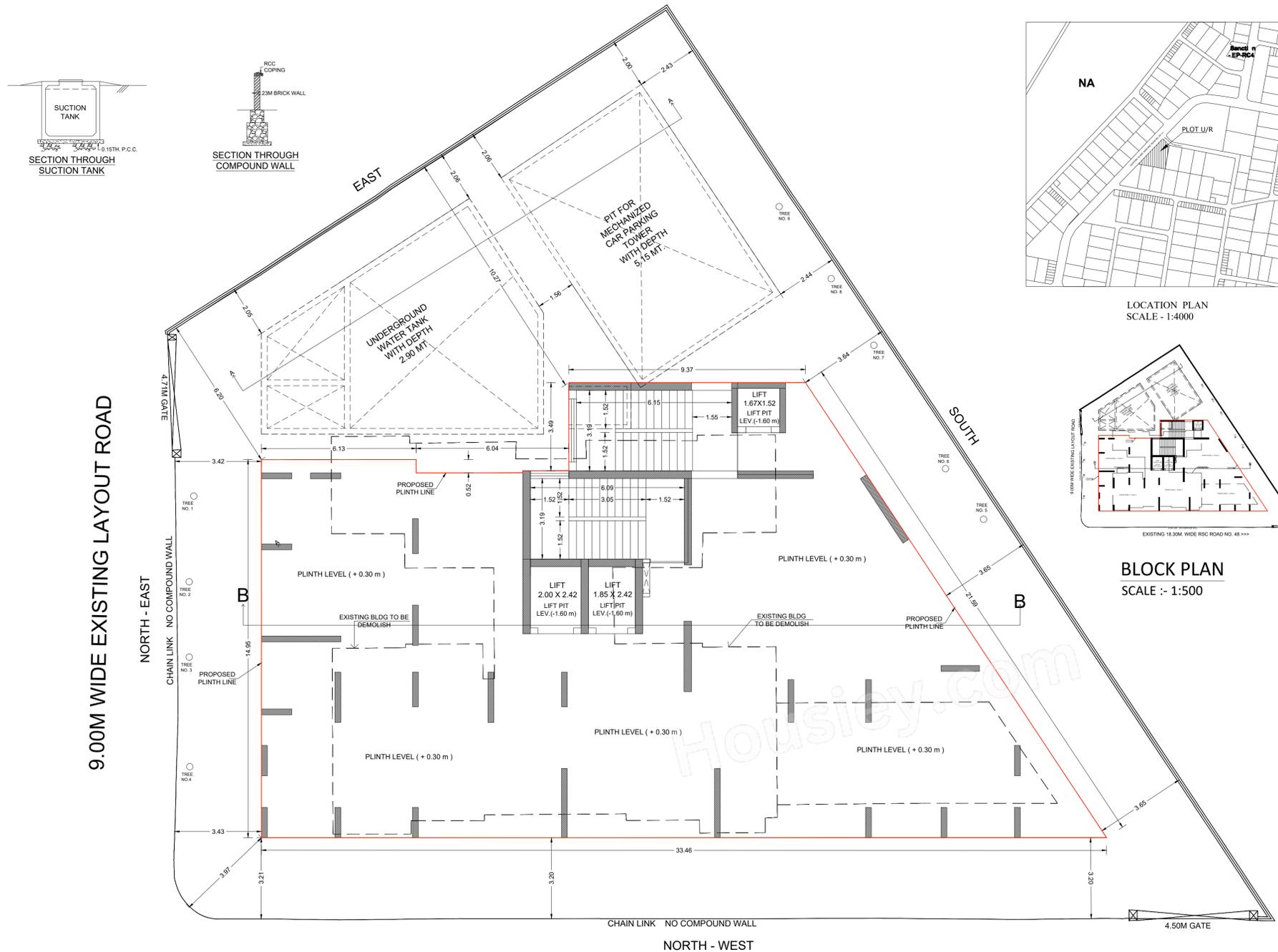
SECRETARY	CHAIRMAN	DIRECTOR
Nishant Gajanan Waghmare	Sachin Arun Kadam	Rupesh Muralidhar Totewar
Digitally signed by Nishant Gajanan Waghmare Date: 2025.02.05 17:46:11 +05'30'	Digitally signed by Sachin Arun Kadam Date: 2025.02.05 18:13:36 +05'30'	Digitally signed by Rupesh Muralidhar Totewar Date: 2025.02.11 14:21:23 +05'30'

SE(BP)/GM/MHADA AE(BP)/GM/MHADA EE(BP)/GM/MHADA

NAME, ADDRESS OF ARCHITECT / L.S. SIGN OF ARCHITECT / L.S.

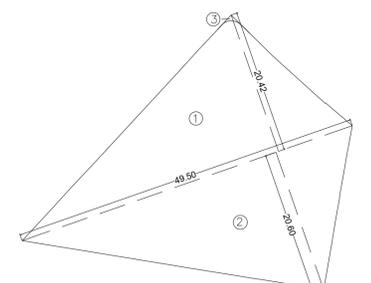
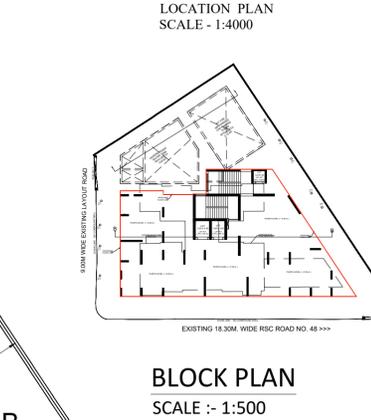
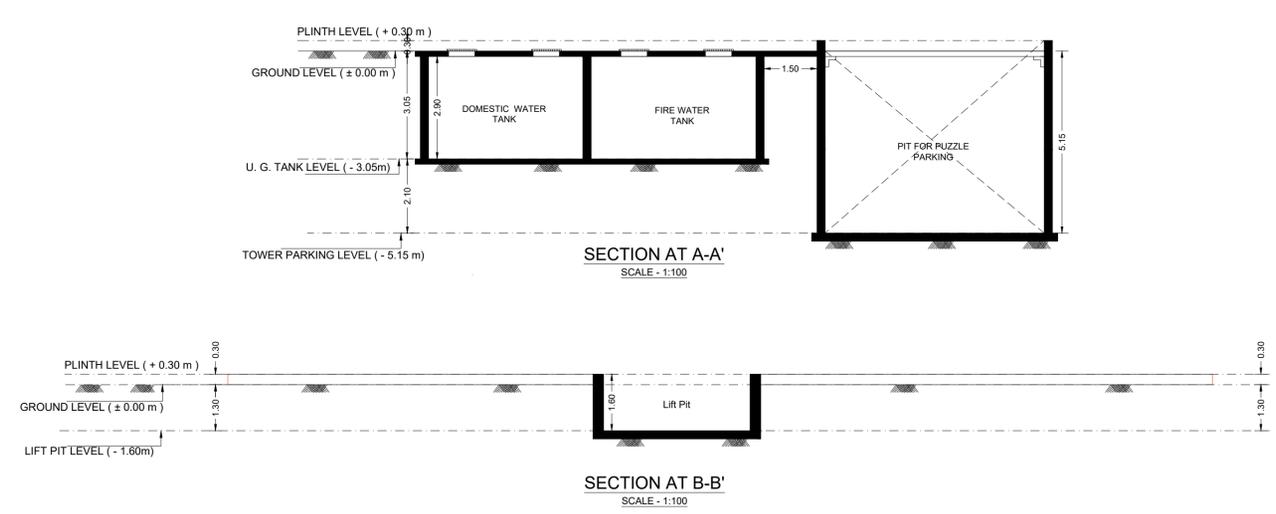
**Rachna PROJECT CONSULTANTS**  
 201, Pallavi, Azad Nagar-III, Veera Desai Road, Andheri (W), Mumbai 400058. +91-9324068830, Email:- rachna.consultants@gmail.com

**DILIP GANPAT CHANDGUDE**  
 LICENCE SURVEYOR C/141/LS



GROUND FLOOR PLAN SCALE :- 1 : 100

EXISTING 18.30M. WIDE RSC ROAD NO. 48 >>>



AREA CALCULATION

NO.	B	H	AREA SQ.MT.
1.	49.50	20.42	1/2 505.39
2.	49.50	20.60	1/2 509.85
3.	LESS CURVATURE	( - )	0.83
TOTAL			1014.41
AREA CONSIDERED AS PER LEASE DEED			983.78