



LAYOUT PLAN
SCALE - 1:500

R.G. AREA CALCULATION

1	1/2 x 18.10 x 45.50 x 1.50	=	411.78	SQ.MT.
2	1/2 x 5.00 x 25.60 x 1.50	=	74.13	SQ.MT.
3	1/2 x 35.72 x 14.60 x 1.50	=	224.26	SQ.MT.
4	1/2 x 21.55 x 9.70 x 1.50	=	32.14	SQ.MT.
5	1/2 x 15.68 x 8.10 x 1.50	=	47.92	SQ.MT.
TOTAL ADDITION		=	830.73	SQ.MT.
REQUIRED R.G. AREA (20% of 4250.00)		=	850.00	SQ.MT.
PROPOSED R.G. AREA		=	850.73	SQ.MT.



R.G. AREA DIAGRAM
SCALE - 1:500



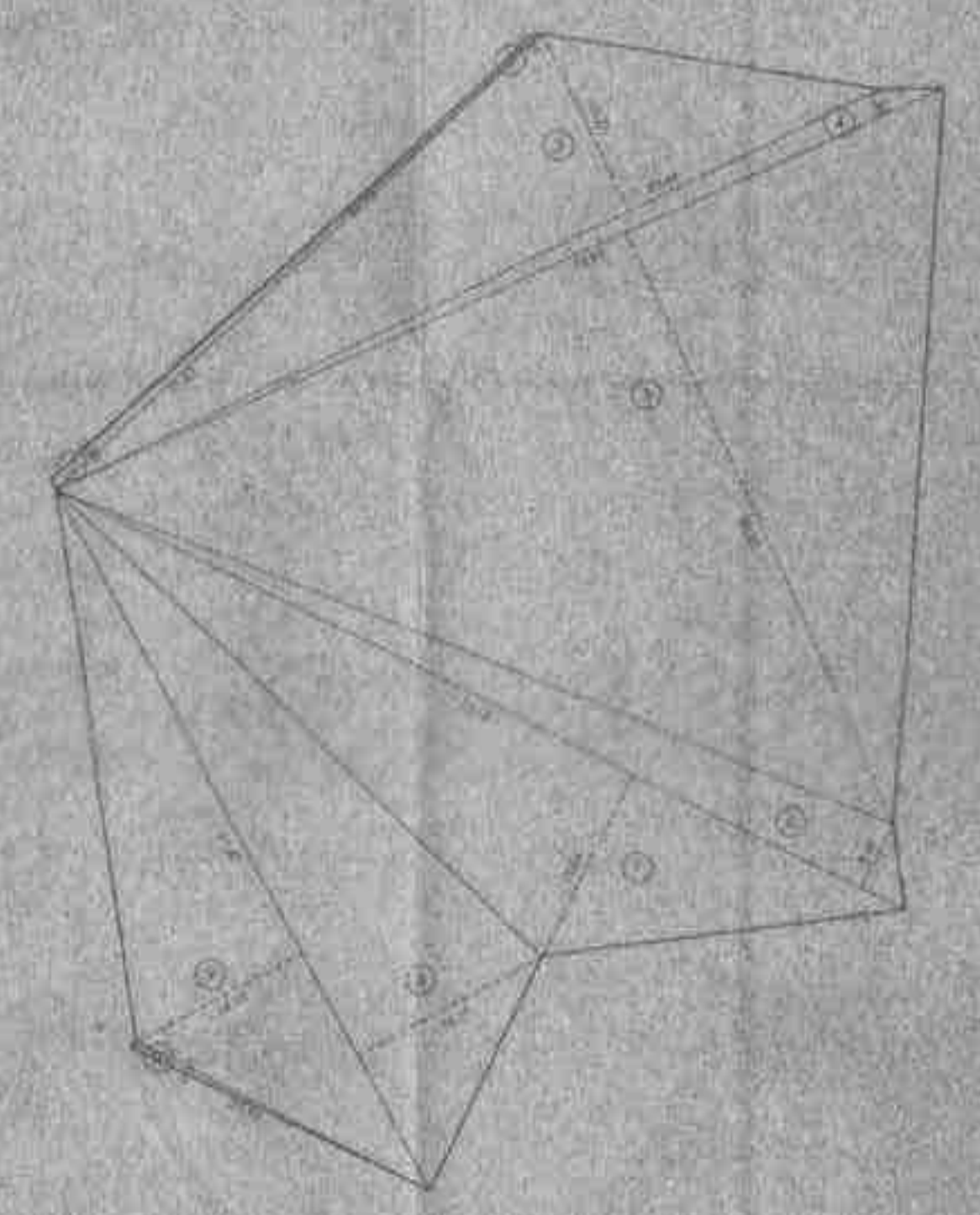
LOCATION PLAN



LAYOUT PLAN
[Parking For Ground Lvl.] SCALE - 1:500

PLOT AREA CALCULATION

1	1/2 x 51.15 x 0.34 x 1.50	=	5.89	SQ.MT.
2	1/2 x 31.42 x 0.88 x 1.50	=	23.82	SQ.MT.
3	1/2 x 78.44 x 13.27 x 1.50	=	537.91	SQ.MT.
4	1/2 x 24.95 x 1.36 x 1.50	=	78.18	SQ.MT.
5	1/2 x 74.83 x 52.32 x 1.50	=	1884.99	SQ.MT.
6	1/2 x 13.38 x 2.49 x 1.50	=	205.95	SQ.MT.
7	1/2 x 28.16 x 12.84 x 1.50	=	377.33	SQ.MT.
8	1/2 x 61.47 x 18.13 x 1.50	=	497.60	SQ.MT.
9	1/2 x 67.43 x 14.44 x 1.50	=	443.81	SQ.MT.
10	1/2 x 23.43 x 0.39 x 1.50	=	7.05	SQ.MT.
TOTAL ADDITION		=	4290.55	SQ.MT.



PLOT AREA DIAGRAM
SCALE - 1:500

T.B.R. STATEMENT (IN SQ.MT)

SRAND	DEPT. CATEGORIES NO.	SURVEY NO.	VILLAGE	AREA IN CERTIFICATE	TOTAL VALUE	AMBALANCE IN CERTIFICATE
1	301	1152	NAVGHAR	40	40	---
2	305	1152	NAVGHAR	120	120	---
3	405	1152	NAVGHAR	210	210	---
4	407	1152	NAVGHAR	100	111.06	---
5	511	1152	NAVGHAR	187.57	187.57	---
6	601	1152	NAVGHAR	383	383.00	---
7	199	1152	NAVGHAR	380	312.72	36.21
TOTAL T.B.R. AVAILABLE					1799.00	

PARKING AREA STATEMENT

CARPET AREA OF FLAT	NO. OF FLAT	PARKING REQUIRED	PARKING PROVIDED IN LAY OUT
15.00 TO 45 SQ.MT	71	78	09
45.00 TO 70 SQ.MT	76	76	08
ABOVE 70 SQ.MT	---	---	---
VISITOR PARKING	---	05	05
COMM. AREA	---	---	---
TOTAL	147	82	15

Total Parking Required - 42 Nos.
Total Parking Provided - 13 Nos.

GROSS B.U.P. AREA STATEMENT IN SQ.MTS [TYPE - E]

FLOOR	BUILT UP AREA (GROSS)	STILT NON-F.S.I.	1 st FL. CASE NON-F.S.I.	FIRE LIFT NON-F.S.I.	NON-BALCONY NON-F.S.I.	OPENING NON-F.S.I.	PERFUME NON-F.S.I.	GROSS B.U.P. AREA
GR + DRIVLR	7401.44	504.17	1108.79	130.53	725.71	359.04	234.31	10504.99
TOTAL AREA TAKEN BY B.U.								7401.44 SQ.MT.
TOTAL NON-B.U. AREA								3103.55 SQ.MT.

REMARKS

शेअरही प्लॉन नॉ. 1152/2012, स.नॉ. 459/1, 459/2, 459/3, 459/4, 459/5, 459/6, 459/7, 459/8, 459/9, 459/10, 459/11, 459/12, 459/13, 459/14, 459/15, 459/16, 459/17, 459/18, 459/19, 459/20, 459/21, 459/22, 459/23, 459/24, 459/25, 459/26, 459/27, 459/28, 459/29, 459/30, 459/31, 459/32, 459/33, 459/34, 459/35, 459/36, 459/37, 459/38, 459/39, 459/40, 459/41, 459/42, 459/43, 459/44, 459/45, 459/46, 459/47, 459/48, 459/49, 459/50, 459/51, 459/52, 459/53, 459/54, 459/55, 459/56, 459/57, 459/58, 459/59, 459/60, 459/61, 459/62, 459/63, 459/64, 459/65, 459/66, 459/67, 459/68, 459/69, 459/70, 459/71, 459/72, 459/73, 459/74, 459/75, 459/76, 459/77, 459/78, 459/79, 459/80, 459/81, 459/82, 459/83, 459/84, 459/85, 459/86, 459/87, 459/88, 459/89, 459/90, 459/91, 459/92, 459/93, 459/94, 459/95, 459/96, 459/97, 459/98, 459/99, 459/100.

AREA STATEMENT

No.	DESCRIPTION	SQ.MT.
(1)	AREA OF PLOT	4250.00
(2)	DEDUCTIONS (From Gross Plot Area)	---
(a)	ROAD SETBACK AREA (RWS)	---
(b)	PROPOSED ROAD (DP)	---
(c)	RESERVE AREA	---
(3)	TOTAL (a+b+c)	---
(4)	BALANCE AREA OF PLOT (1-2)	4300.00
(5)	DEDUCTIONS FOR RECREATIONAL GROUND (15% DEDUCTABLE)	637.50
(6)	PHYSICAL RG PROVIDED =	637.50
(7)	NET AREA OF PLOT (3-4)	3612.50
(8)	ADDITIONS FOR	---
(a)	ROAD SETBACK AREA (RW)	---
(b)	PROPOSED ROAD (DP)	---
(c)	RESERVE AREA	---
(9)	TOTAL AREA (5+6)	3612.50
(10)	PERMISSIBLE FSI FACTOR	1.00
(11)	PERMISSIBLE BUILT UP AREA	3612.50
(12)	PERMISSIBLE FOR AREA (90%)	3251.25
(13)	PROPOSED FOR AREA	3788.00
(14)	TOTAL PERMISSIBLE BUILT UP AREA (9+11)	7401.50
(15)	TOTAL PERMISSIBLE RESIDENTIAL AREA	7379.49
(16)	PROPOSED COMMERCIAL AREA	0.00
(17)	TOTAL PROPOSED AREA (15+16)	7379.49
(18)	EXCESS BALCONY AREA	21.96
(19)	EXCESS STAIRCASE + PASSAGE AREA	0.00
(20)	TOTAL BUILT UP AREA PROPOSED (17+18+19)	7401.44
(21)	CONSUMED FSI	1.74
(22)	PROPOSED PARKING	CAR 69, BOOOTER 06

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAYOUT PLAN ON PLOT BEARING S. NO. 459, H.NO.4 OF VILLAGE - NAVGHAR, DISTRICT - THANE.

NAME OF OWNER: M/S. UNIQUE SHANTI DEVELOPERS PVT. LTD.

SCALE: AS SHOWN

DRAWN BY: NITESH

CHECKED BY: NITESH

ARCHITECT & ENGINEER: AVINASH MHATRE & ASSO.

101, West View, 2nd, A-3 Sector 2, Shanti Nagar, 107' of D.P. Road, Mira Road, Dist. Thane-401 101, Tel: 2811 1447