

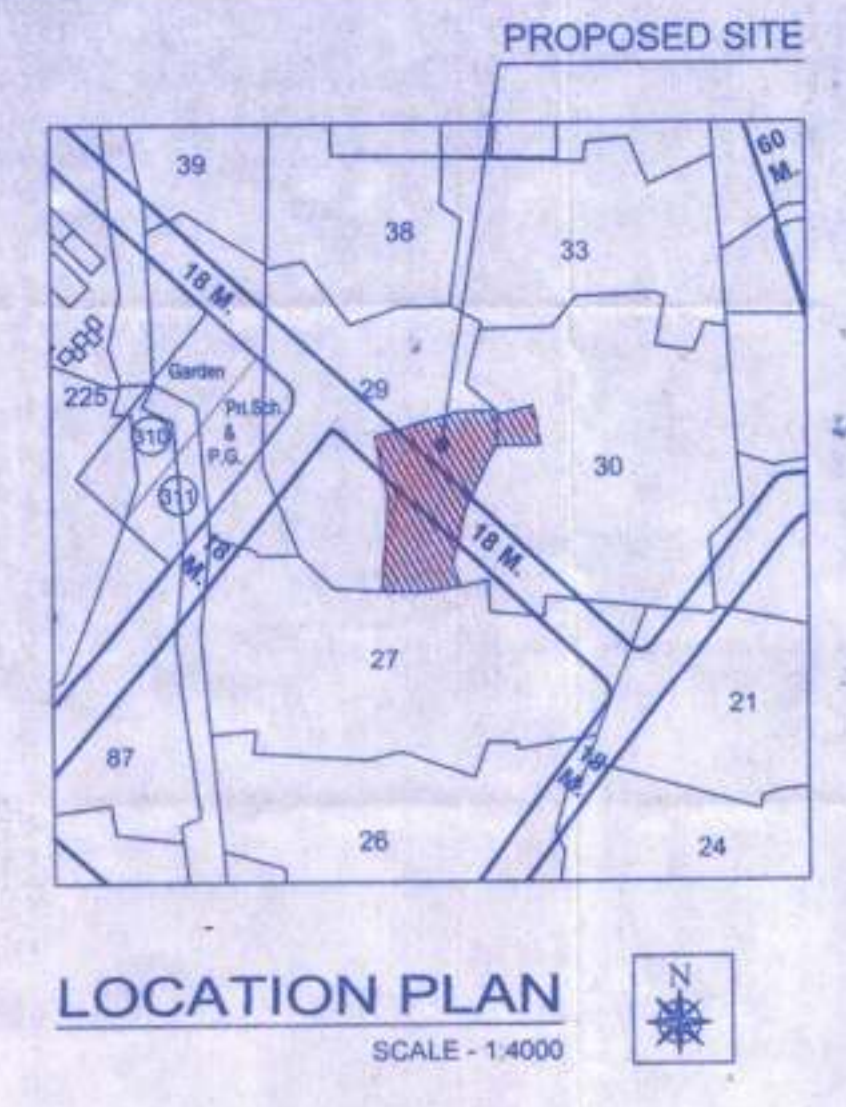


LAYOUT PLAN
Scale - 1:200

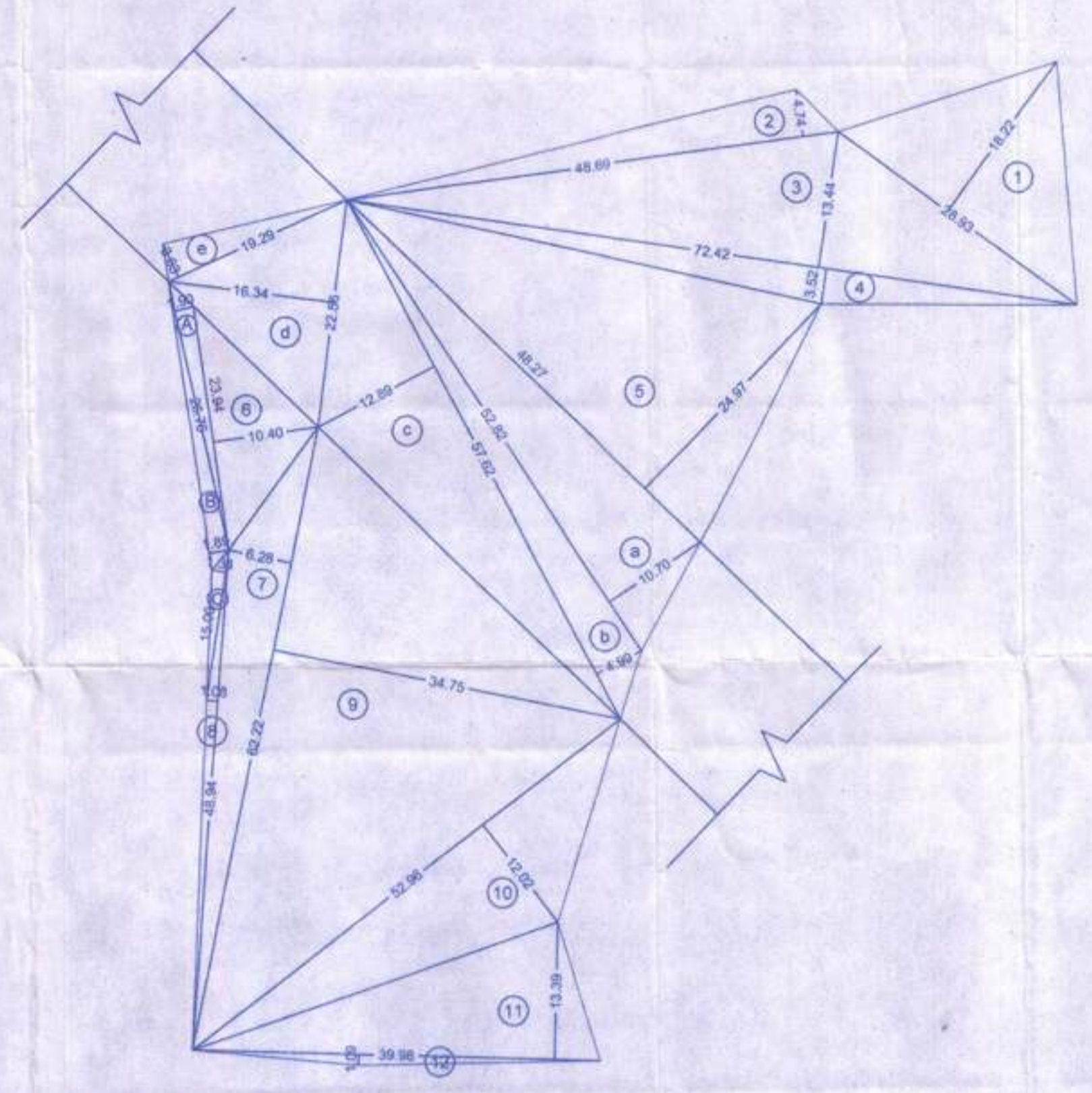
PARKING AREA STATEMENT						
Carpet Area Of Flat	Nos. Of Flat	Scooter Parking Required	Total Proposed Scooter Park.	Proposed Car Parking		Total Proposed Car Parking
				In Bldg. Parking	In Layout Open Park.	
Below 30.00 Sqmt	86	172				
30.00 To 40 Sqmt	118	118				
40.00 To 80 Sqmt			In Ground flr. 20th 2.4m x 5.10			12
80.00 To 150 Sqmt						185
Visitor Parking		15				
Comm. Area	310.87	19				68
TOTAL	204	324	510	68	12	185
Total Required Scooter Parking : 324 Nos.			Total Required Car Parking : 68 Nos.			
Total Proposed Scooter Parking : 510 Nos.			Total Proposed Car Parking : 197 Nos.			

सावधान
 "मजुर बांधकाम नकाशे व परम पत्र नसत अदी व काहीच पतन न करता बांधकाम केवळ व नियमावलीनुसार आवश्यक अस्तित्वा परवानका व सेवा बांधकाम करणे व वापर करे देवकरीत अहम तदवत बांधकाम अस्तित्वा वरले व अनधिकृत बांधकामानत महाराष्ट्र प्रादेशीक व नगरकामा अस्तित्वा १९६६ च्या तरतुदीनुसार दखलनाम गुन्हा उरकन संपत्ती वसती शिसेस पाव उरतात."

NOS.	SURVEY NO.	7/12 AREA
1.	29/4	4580.00
2.	30/5	350.00
TOTAL		4930.00



LOCATION PLAN
SCALE - 1:4000



PLOT AREA DIAGRAM
Scale - 1:500

Plot Area Calculation		
1	1/2 X 28.93 X 18.22 X 1 NO	= 263.55 Sq.mt.
2	1/2 X 48.67 X 4.74 X 1 NO	= 115.35 Sq.mt.
3	1/2 X 72.42 X 13.44 X 1 NO	= 486.66 Sq.mt.
4	1/2 X 72.42 X 3.52 X 1 NO	= 127.46 Sq.mt.
5	1/2 X 48.26 X 24.97 X 1 NO	= 602.53 Sq.mt.
6	1/2 X 23.94 X 10.40 X 1 NO	= 124.49 Sq.mt.
7	1/2 X 62.21 X 6.28 X 1 NO	= 195.34 Sq.mt.
8	1/2 X 48.94 X 1.08 X 1 NO	= 26.43 Sq.mt.
9	1/2 X 62.22 X 34.75 X 1 NO	= 1081.07 Sq.mt.
10	1/2 X 52.96 X 12.02 X 1 NO	= 318.29 Sq.mt.
11	1/2 X 39.98 X 13.39 X 1 NO	= 267.67 Sq.mt.
12	1/2 X 39.98 X 1.09 X 1 NO	= 21.79 Sq.mt.
Total Area		= 3630.63 Sq.mt.

D.p. Road Area Calculation		
a	1/2 X 52.82 X 10.70 X 1 No	= 282.59 Sq.mt.
b	1/2 X 57.82 X 4.99 X 1 No	= 143.76 Sq.mt.
c	1/2 X 57.82 X 12.89 X 1 No	= 371.96 Sq.mt.
d	1/2 X 22.58 X 18.34 X 1 No	= 184.32 Sq.mt.
e	1/2 X 19.26 X 3.63 X 1 No	= 34.96 Sq.mt.
Total Area		= 1016.99 Sq.mt.

Encroachment Area calculation		
A	1/2 X 26.76 X 1.90 X 1 No	= 25.42 Sq.mt.
B	1/2 X 26.76 X 1.89 X 1 No	= 25.28 Sq.mt.
C	1/2 X 15.00 X 1.34 X 1 No	= 10.05 Sq.mt.
Total Area		= 60.75 Sq.mt.

Total Plot Area = 4708.37 Sq.mt.

Tenement Statement For EWS / LIG		
[1]	Total Nos. Of Tenements	204 Nos.
[2]	Permissible Below Carpet Area 30.00sq.mt. (204 x 40%)	82 Nos.
[3]	Proposed Tenements Of Carpet Area Below 30.00sq.mt.	86 Nos.
[4]	Proposed Tenements Of Carpet Area Below 30.00sq.mt. Bldg. Type - A - Nos of Flats - 78 Nos. (1st - 16th. Flr.) Bldg. Type - B - Nos of Flats - 08 Nos. (1st. Flr.)	
[5]	Permissible Commercial Area (3% of 10781.36) = 323.44sq.mt. Proposed Commercial Area = 310.87sq.mt.	

Table For Built up Area And Ancillary Area Calculation		
	Residential	Commercial
[1]	Net Built Up Area	6544.06
[2]	Ancillary Area Factor	60%
[3]	Permissible Ancillary Area (4064.59 sq.mt.)	138.16
[4]	Total Area	10470.49
[5]	Total Fsi +Ancillary Area	10781.36 sq.mt.

DESCRIPTION OF PROPOSAL & PROPERTY
 Proposed Building Layout Plan On Property Bearing S.No. 29/4, & S.No.30/5, Of Village - Ghodbundar, Dist.-Thane.

REMARKS
 सोबतचे पत्र क्र. विभागाच्या/नं./ ४६२५/२०१९-२०२०... मधील अदी शर्तीत 'भयंकरक' राहत मुक्त/सुगारित बांधकाम करावे (प्रारंभ चक्रासक) नकाशा.

म. आरुण सो. यांच्या मंडळे
 सहच्यक संचालक नगरकामा मित - घाईदर महानगरपालिका

PROFORMA - I		
Nos.	Area Statement	Sq. Mts.
1	A. Area Of Plot (as Per 7/12)	4930.00
	B. Area Of Plot (as Per Physical Area)	4708.37
	C. Area Considered For Proposal	4708.37
2	Deductions For	
	A. Area Under 18.0 M. Vld. D.p. Road	1016.99
	B. High School & P.g. - Site No. 127	---
	C. Non Buildable Area (PLOT-B)	---
	D. Encroachment area	60.75
	E. Total Area (A+B+C+D)	1077.74
3	Balance Area Of Plot (1-2e)	3630.63
4	Amenity Open Space (if Applicable)	
	A) Required	---
	B) Adjustment Of 2(b), If Any	---
	C) Balance Proposed	---
5	Net Plot Area (3 - 4 (c))	3630.63
6	Recreation Open Space (if Applicable)	
	A) Required	NIL
	B) Proposed	---
7	Internal Road Area	0.00
8	Plotable Area (if Applicable)	0.00
9	Blu Area With Reference To Basic F.s.i. As Per Front Road Width (sr. No. 5 X 1.10)	3993.69
10	Addition Of F.s.i. On Payment Of Premium	
	A) Max. Perm. Premium Fee Based On Road Width / Tod Zone.	---
	B) Proposed F.s.i. On Payment Of Premium	---
11	In-situ F.s.i./T.d.r. Loading	
	A) In-situ Area Against D.p. Road Consumed [2.05 X Sr. No. 2 (a)]	---
	B) In-situ Area Against Amenity Space If Handled Over [2.0 Or 1.85 X Sr. No. 4 (b) And Or (c)]	---
	C) Balance Normal T.D.R. Area :	---
	D) Total In Situ / Tdr Loading Proposed (11(a)+(b)+(c))	---
12	Additional F.s.i. Area Under Chapter No. 7	1.40
	Permissible Premium Area : (3630.63+1016.99) X 1.40 = 6506.66	6506.66
	Proposed Premium Area :	2724.00
13	Total Entitlement Of F.s.i. In The Proposal	---
	A) [9+10(b)+11(d)] Or 12 Whichever Is Applicable	6717.69
	B) Ancillary Area F.s.i. Up To 60% Or 80% With Payment Of Charges	4064.59
14	Maximum Utilization Limit Of F.s.i. (building Potential)perm. As Per Road Width (as Per Regulation No. 6.1 Or 6.2 Or 6.4 As Applicable)X1.6 Or 1.8	10782.28
15	Total Blu Area In Proposal (excluding Area At Sr. No. 17b)	
	A) Existing Blu Area	---
	B) Proposed Blu Area (as Per P-line)	
	1. Bldg. Type - A (Gr.+ 16th.Floor)	4249.37
	2. Bldg. Type - B (Gr.+ 16th.Floor)	6531.99
	Total Proposed Blup Area :	10781.36
17	Balance Blup Area : (14 - 16)	0.92
18	F.s.i Consumed (16/14)should Not Be More Than Serial No. 14 Above)	---
19	Area For Inclusive Housing, If Any	---
	A) Required (20% Of Sr. No. 9)	---
	B) Proposed	---

GROSS B.U.P AREA IN SQ.MT.			
BUILDING TYPE	FSI AREA	NON FSI AREA	TOTAL
1. Bldg. Type : A GR.+16th. Floor.	4249.37	78.11	4327.48
2. Bldg. Type : B GR.+16th. Floor.	6531.99	170.72	6702.71
TOTAL	10781.36	248.83	11030.19

NAME OF OWNER
UNIQUE STAR DEVELOPERS LLP.
 Unique Star Developers,5th Floor,Arpana Building,Ns Road No.5,Jvpd Scheme,Vile Parle (w) Mumbai.

JOB NO. _____

DRAWING SCALE AS SHOWN

01/04

NORTH LINE DRAWN BY NITESH ARCHITECT

CHECKED BY ASHWINI

101, West View Bldg., A-2Sector-2,Shanti Nagar, 100-07 D.P. Road,Mira Road (E), Dist. Thane-401 107. Tel.: 2811 1447