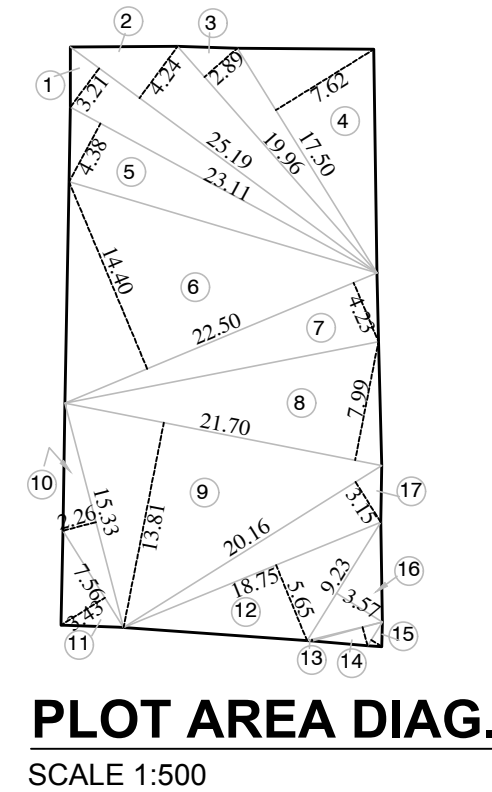
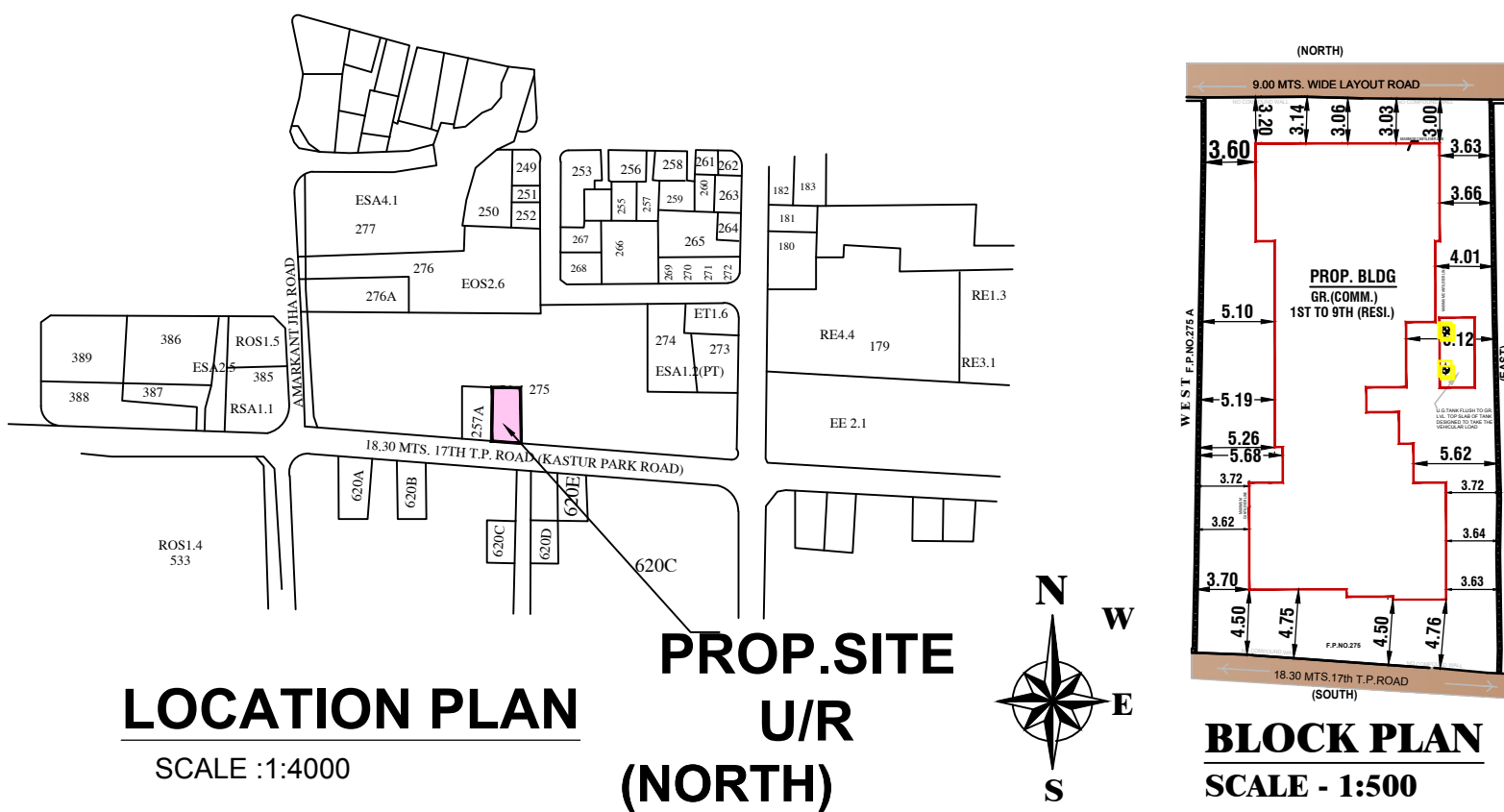
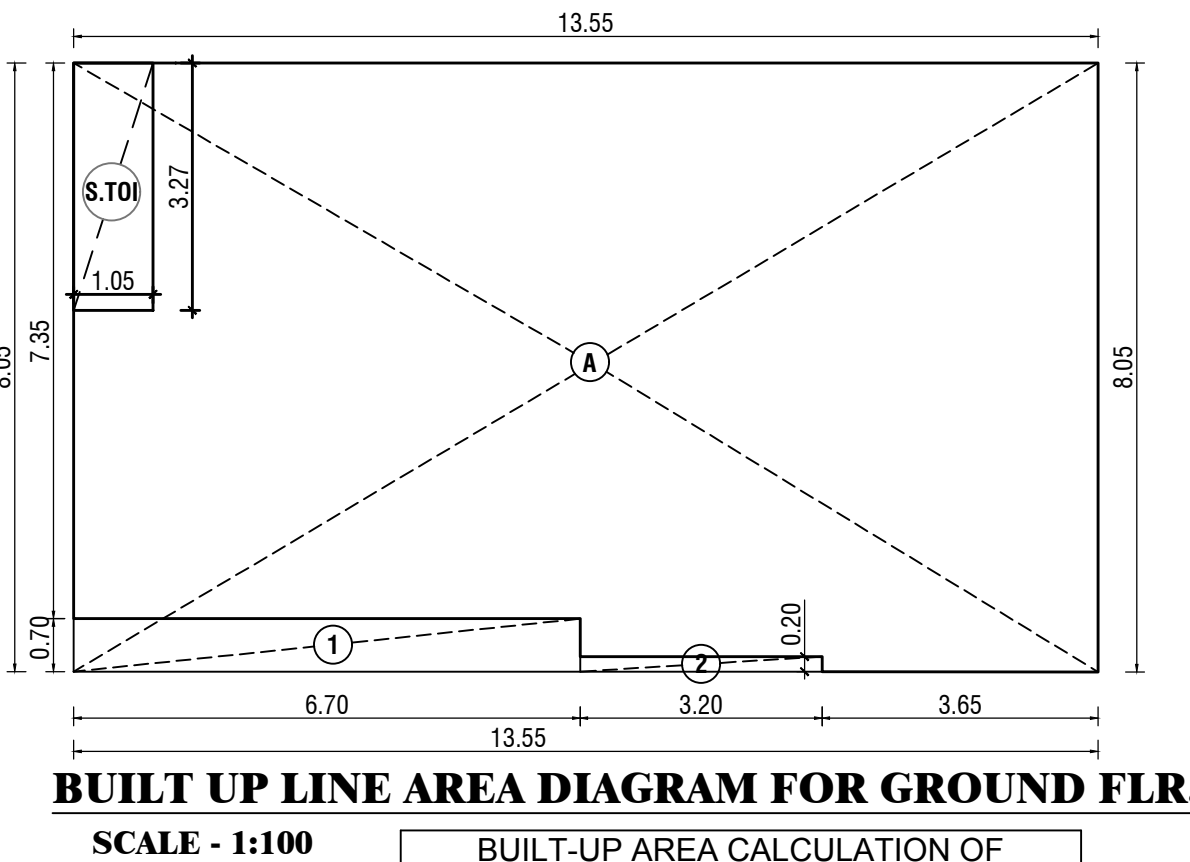




PLOT AREA CALC.					
ADDITIONS					
1	25.19	3.21	1/2	40.43	
2	25.19	4.24	1/2	53.40	
3	19.96	2.89	1/2	28.84	
4	17.50	7.62	1/2	66.68	
5	23.11	4.38	1/2	50.61	
6	22.50	14.40	1/2	162.00	
7	22.50	4.23	1/2	47.59	
8	21.70	7.99	1/2	86.69	
9	21.70	13.81	1/2	149.84	
10	15.33	2.26	1/2	17.32	
11	7.56	3.43	1/2	12.97	
12	18.75	5.65	1/2	52.97	
13	5.14	0.15	1/2	0.39	
14	4.81	1.27	1/2	3.05	
15	1.86	0.82	1/2	0.76	
16	9.23	3.57	1/2	16.48	
17	20.16	3.15	1/2	31.75	
TOTAL PLOT AREA				821.77	
SAY				821.75	

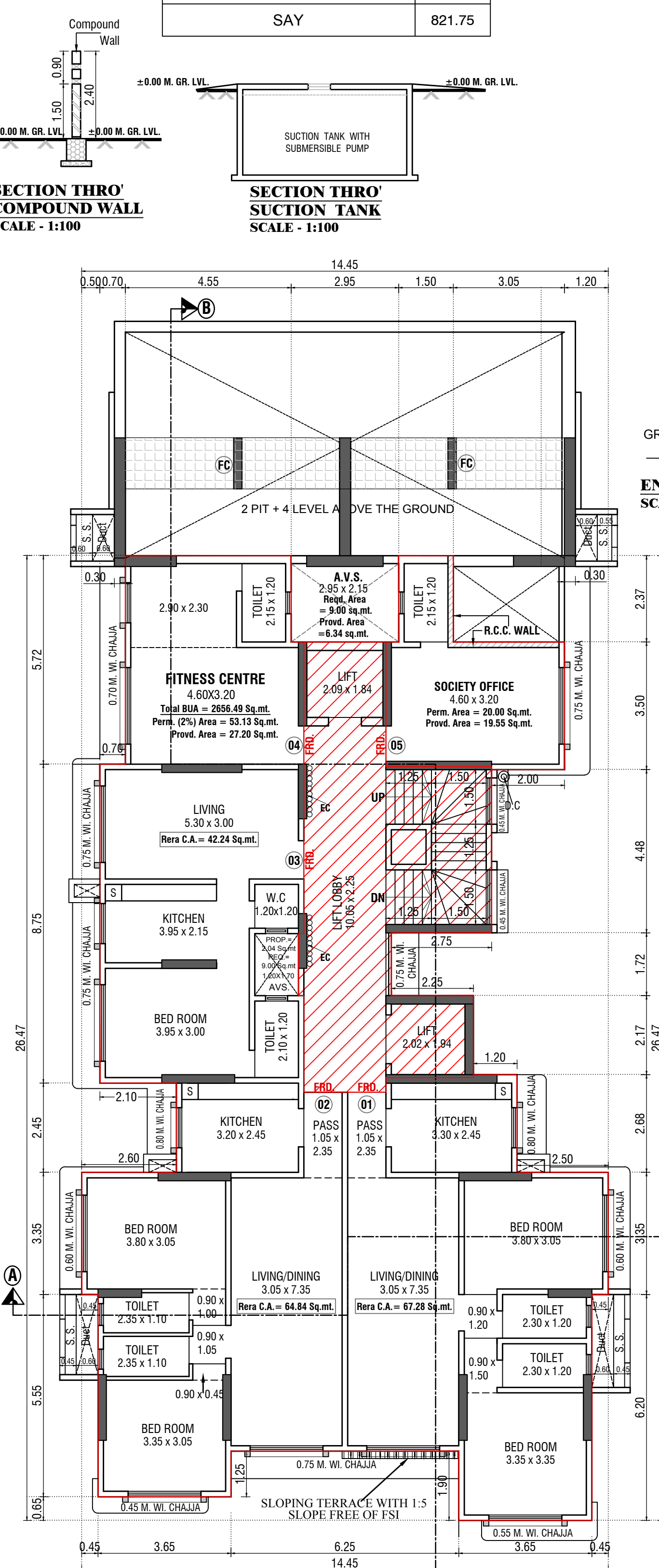
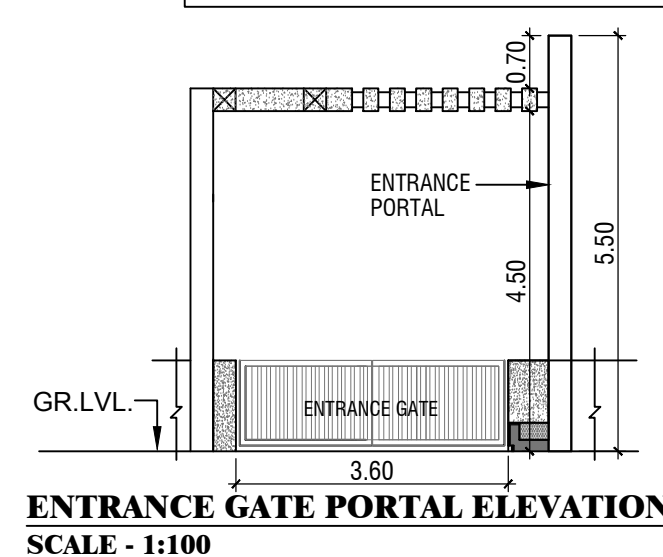


DETAILS OF STAIRCASE AREA CLAIMED FREE OF F.S.I.		
Sr. No.	FLOOR NAME	TOTAL B.U.A.
1	1ST FLOOR	47.85
2	2ND FLOOR	46.92
3	3RD FLOOR	46.92
4	4TH FLOOR	46.92
5	5TH FLOOR	46.92
6	6TH FLOOR	46.92
7	7TH FLOOR	46.92
8	8TH FLOOR	46.92
9	9TH FLOOR	46.92
TOTAL BUILTUP AREA		423.21

BUILT UP AREA SUMMARY		
Sr. No.	FLOOR NAME	TOTAL B.U.A.
1	GROUND FLOOR	101.55
TOTAL COMMERCIAL AREA		101.55
2	1ST FLOOR	187.86
3	2ND FLOOR	293.19
4	3RD FLOOR	293.19
5	4TH FLOOR	293.19
6	5TH FLOOR	293.19
7	6TH FLOOR	293.19
8	7TH FLOOR	293.19
9	8TH FLOOR	302.87
10	9TH FLOOR	302.87
TOTAL RESIDENTIAL AREA		2552.74
TOTAL BUILTUP AREA		2654.29

BUILT-UP AREA CALCULATION OF (GROUND FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.		SQ.MT.
A	13.55	8.05	1	109.08
TOTAL ADDITION AREA (A)				109.08
DEDUCTION				
1	6.70	0.70	1	4.69
2	3.20	0.20	1	0.64
S.TOI	0.00	0.00	1	2.20
TOTAL DEDUCTION AREA (B)				7.53
NET BUA AREA - (B + C)				101.55

TOTAL PERMISSIBLE FLOOR AREA	=	1972.20 Sq.mt
PROPOSED AREA	=	1972.11 Sq.mt
RESIDENTIAL AREA	=	2552.74 Sq.mt
COMMERCIAL AREA	=	101.55 Sq.mt
GROSS B.U.A.	=	2654.29 SQ.MT.
A) FUNGIBLE AREA CLAIMED WITHOUT CHARGING PREMIUM = 338.23 Sq.mt FOR RESIDENTIAL PERMISSIBLE 35 % OF 966.37 = 338.23 SQ.MT.		
B) FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM = 323.59 Sq.mt FOR RESIDENTIAL PERMISSIBLE 35 % OF I.e (1890.92 x 0.35 - 338.23) = 323.59 SQ.MT.		
C) FUNGIBLE AREA CLAIMED WITHOUT CHARGING PREMIUM = 19.49 Sq.mt FOR COMMERCIAL PERMISSIBLE 35% OF 75.29 - 6.86 = 19.49 SQ.MT.		
D) FUNGIBLE AREA CLAIMED WITH CHARGING PREMIUM = 0.87 Sq.mt FOR COMMERCIAL PERMISSIBLE = 1.75 SQ.MT.		
E) TOTAL PROPOSED FUNGIBLE AREA = (A + B + C) = 682.18 Sq.mt		
NET B.U.A. (A - B) i.e. (2654.29 - 682.18) = 1972.11 SQ.MT.		



AS PER PRESENT POLICY PARKING STATEMENT			
CARPET AREA	NoS OF FLATS	PARKING REQD.	PARKING PROP.
BELOW 45.00 SQ.MTS	09.00	1 FOR 4 FLATS	02.25
45.00 TO 60.00 SQ.MTS	16.00	1 FOR 2 FLATS	8.00
60.00 TO 90.00 SQ.MTS	14.00	1 FOR 1 FLAT	14.00
ABOVE 90.00 SQ.MTS	02.00	2 FOR 1 FLAT	04.00
TOTAL	41.00		28.25
VISITORS		10 % OF REQD.PARKING	02.83
Commercial Area (SHOP BUA UP TO 800 SQ.MT) (GROUND FLOOR) = 101.55 Sq.mts		1 for PARKING FOR 40.00 sq.mt. Upto 800 sq.mts. 80.00 SQ.MT. / 1 PARK	02.54
Commercial Area (OFFICE BUA UP TO 1500 SQ.MT) = 000.00 / 1500 = 000.00		1 for PARKING FOR 37.50 sq.mt. Upto 1500 sq.mts. 75.00 SQ.MT. / 1 PARK	N I L
VISITORS		10% OF REQD.PARKING 2.54 X 10% (0.25)	1.00
TOTAL PARKING REQUIRED		SAY-	34.62
TOTAL PARKING PROVIDED			35 Nos.

DETAILS OF RERA CARPET AREA AS PER DCPR 2034						
SR. NO.	FLOOR	FLAT NO.1	FLAT NO.2	FLAT NO.3	FLAT NO.4	FLAT NO.5
1	GRD.	----	----	----	----	----
1	1ST	67.28	64.84	42.24	----	----
2	2ND	67.28	64.84	42.24	48.50	48.50
3	3RD	67.28	64.84	42.24	48.50	48.50
4	4TH	67.28	64.84	42.24	48.50	48.50
5	5TH	67.28	64.84	42.24	48.50	48.50
6	6TH	67.28	64.84	42.24	48.50	48.50
7	7TH	133.38	-----	42.24	48.50	48.50
8	8TH	133.38	-----	42.24	53.14	53.14
9	9TH	67.28	64.84	42.24	53.14	53.14
TOTAL		9	7	9	8	41

PROFORMA A - 1			AS PER DCPR 2034
A	AREA STATEMENT		
1)	AREA OF PLOT (AS PER SEPERATE P.R.C.)		821.75
2)	DEDUCTIONS FOR		
a)	ROAD SET-BACK AREA		-
b)	PROPOSED ROAD		
c)	AREA NOT IN POSSESSION		
3)	BALANCE AREA OF PLOT (1 MINUS 2)		821.75
4)	DEDUCTION FOR 15 % RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)		
5)	NET AREA OF PLOT (3 MINUS 4)		821.75
6)	ADDITIONS FOR FLOOR SPACE INDEX		
2 a)	PROTECTED ROAD AREA BENEFIT AS PER OCCUPATION PLAN OF EXISTING BUILDING U NO CE/2754/BSII/AR DATED 28.11.1985.		246.30
7)	TOTAL AREA (5 PLUS 6)		1068.05
8)	FLOOR SPACE INDEX PERMISSIBLE		1.00
9)	9 a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS		
	ADDITIONS FOR FLOOR SPACE INDEX		
9 (b) 0.50F.S.I. (AS PER REG. 30, TABLE 12) 0.50 X 821.75 = 410.87 SQ.MT			410.87
9 (c) ROAD RESERVATION TDR 821.75 X 0.90 - 246.30 - 280.00-175.30 (AS PER REG.30, TABLE 12)			37.98
9(d) Slum T.D.R.			175.30
9(e) INCENTIVE FSI AS PER REGULATION 33(7)(B) OF DCPR 2034			280.00
10	PERMISSIBLE BUA (7+8+9+10+11)		1972.20
11	AREA ALREDY APPROVED AS PER DCR 1991		
12	AREA NOW PROPOSED AS PER DCPR 2034		1972.11
12	TOTAL BUILT-UP AREA PROPOSED		1972.11
A	FUNGIBLE BUA		
1)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034		
(A) RESIDENTIAL BY CHARGING PREMIUM	= < 1890.92X 35 % - 338.23 = 323.59		323.59
(b) RESIDENTIAL WITHOUT CHARGING PREMIUM	= < 966.37 X 35 % = 338.23		338.23
2)	FUNGIBLE BUILT-UP AREA COMPONENT PROPOSED VIDE DCPR 2034		
(C) NON-RESIDENTIAL BY CHARGING PREMIUM	= < 1.75		0.87
(D) NON RESIDENTIAL WITHOUT CHARGING PREMIUM	= < 75.29 X 35 % - 6.86 = 19.49		19.49
3)	TOTAL FUNGIBLE BUILT-UP AREA VIDE DCPR 31(3) = A1 + A2		682.18
13	4) TOTAL GROSS BUILT-UP AREA PROPOSED (12 + A3)(1972.11 + 682.18)		2654.29
14	FSI CONSUMED ON NET PLOT (12/5) (1972.11 / 821.75)		2.40

D)	TENEMENT STATEMENT		
i)	PROPOSED AREA (ITEM A, 12 ABOVE) OR C4		2654.29
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)		101.55
iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]		2552.74
iv)	TENEMENTS PERMISSIBLE / (DENSITY OF TENEMENTS / HECTARE)		115 NOS
v)	TENEMENTS PROPOSED		41 NOS
vi)	TENEMENTS EXISTING		
E)	PARKING STATEMENT		
i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)		
ii)	COVERED GARAGE PERMISSIBLE		
iii)	TOTAL PARKING REQUIRED COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR / CYCLE OUTSIDERS (VISITORS)		35 Nos.
iv)	TOTAL PARKING PROVIDED PARKING TO BE CONDONED		35 Nos.
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
I HAVE RESURVEYED THE PLOT UNDER REFERENCE ON 27.11.2021 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 821.75 SQ. MT. (EIGHT HUNDRED TWENTY ONE POINT SEVENTY FIVE) AND TALLIES WITH DOCUMENTS OF OWNER SHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF Lic.Surveyor

PROFORMA-II

CONTENTS OF SHEET

GROUND & 1ST FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCUALTIONS
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM WITH CALCUL., COMPOUND WALL, SUMMARY
PARKING AREA STATEMENT, STAIRCASE AREA STATEMENT, U.G.TANK SECTION

REVISION	DESCRIPTION	DATE	SIGNATURE
		29.04.2023.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING NO.334 CORRESPONDING F.P.NO. 275 OF T.P.S. BORIVALI AT 18.30 MT. WIDE 17 TH T.P. ROAD BORIVALI WEST MUMBAI 400 092

NAME, ADDRESS OF C.A. TO OWNER	SIGNATURE
M/S. UNIQUE SHANTI DEVELOPERS LLP. HARSH PLAZA, 1ST FLOOR, SECTOR-II 100 FEET ROAD, POONAM VIHAR, MIRA ROAD (EAST), TALUKA & DISTRICT - THANE, PINCODE - 401 107.	

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
-----	1/4	AS SHOWN	NILESH	DHARMESH

NAME & ADDRESS OF LICENSED SURVEYOR	SIGNATURE
NILESH H. MAKWANA OF M/S CHAMUNDA DESIGNERS 14,TULSIVRUNDA SOCIETY, 3RD FLOOR, L.T. ROAD, BORIVALI (WEST), MUMBAI-92.	

STAMP OF APPROVAL OF PLAN

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BUILDING COMPLETION
CERTIFICATE UNDER THE PROVISION OF REG.11 (6) AND FILL OCCUPATION CERTIFICATE
UNDER THE PROVISION OF REG.11 (7) OF DCPR 2034 ISSUED UNDER NO.
P-2736/2019/R/C WARD/FP SIGNED ON EVEN DATE

FULL OC / BCC PLAN FOR APPROVAL

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FULL OC / BCC PLAN FOR APPROVAL

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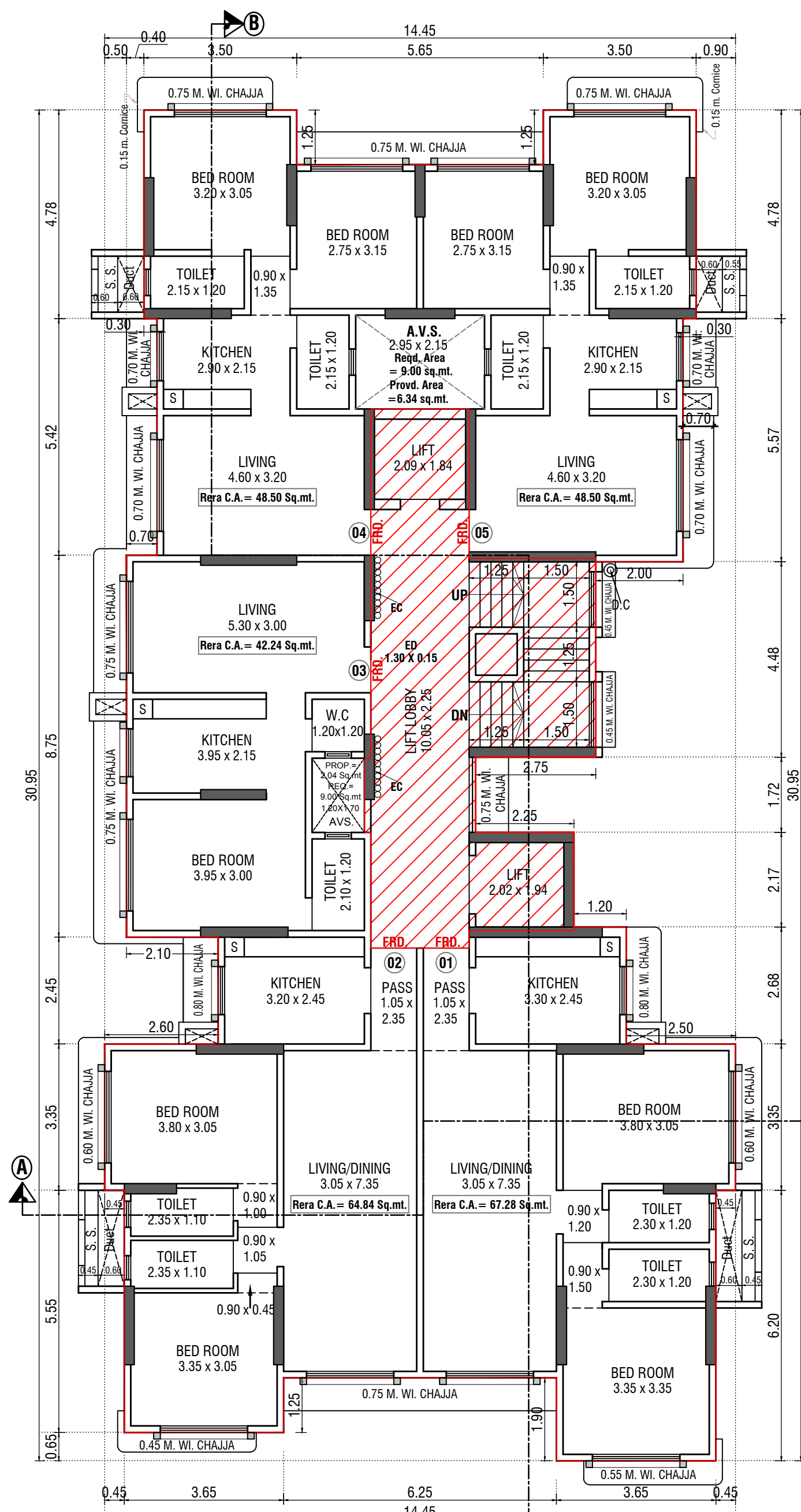
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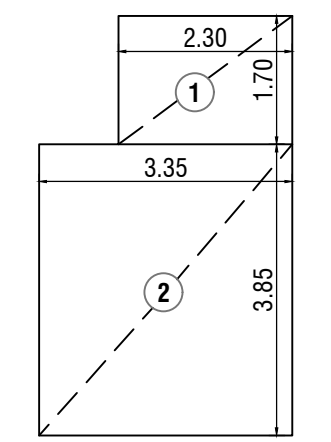
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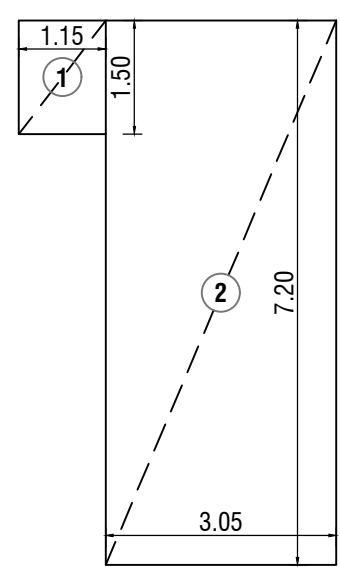
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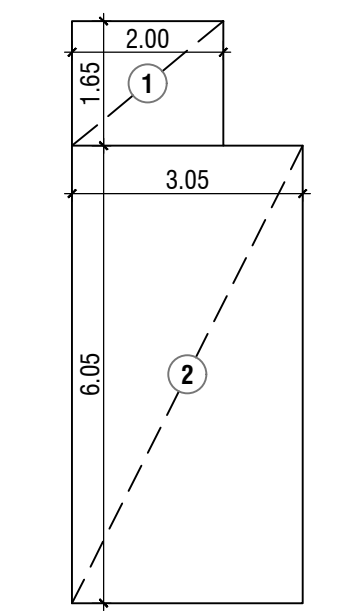
2ND TO 6TH FLOOR PLAN
SCALE - 1:100



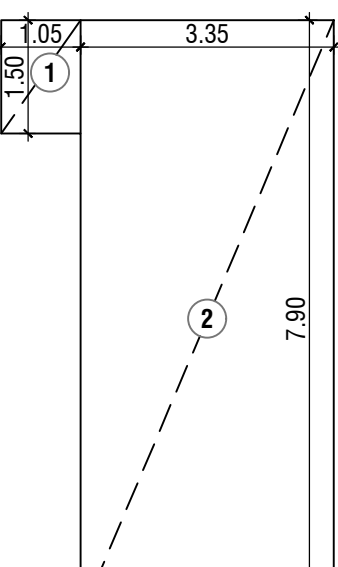
RERA CARPET DIAGRAM
(GROUND FLOOR)
SCALE 1:100 SHOP NO-1



RERA CARPET DIAGRAM
(GROUND FLOOR)
SCALE 1:100 SHOP NO-2



RERA CARPET DIAGRAM
(GROUND FLOOR)
SCALE 1:100 SHOP NO-3



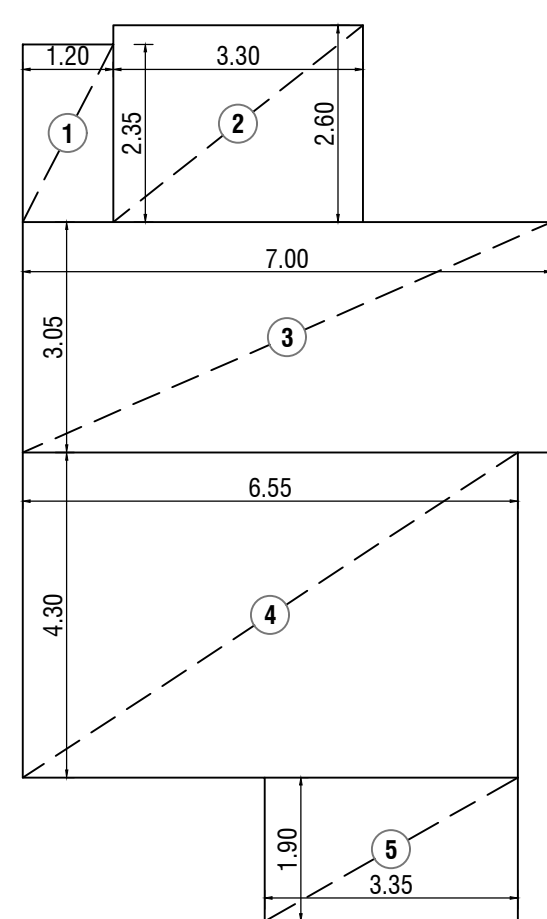
RERA CARPET DIAGRAM
(GROUND FLOOR)
SCALE 1:100 SHOP NO-4

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO -1						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.30	x	1.70	x	1	3.91
2	3.35	x	3.65	x	1	12.50
TOTAL RERA CARPET FLAT NO.1						16.81
TOTAL NO OF						1

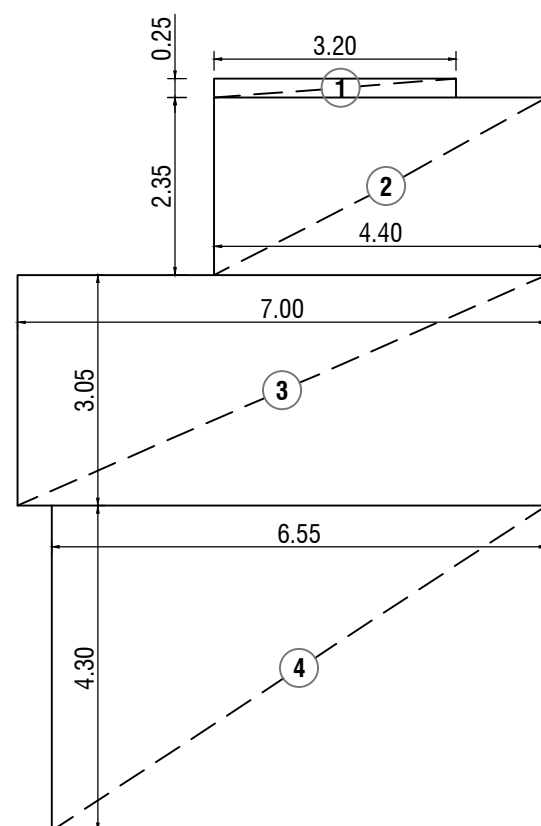
RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO -2						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	1.15	x	1.50	x	1	1.72
2	3.05	x	7.20	x	1	21.96
TOTAL RERA CARPET FLAT NO.1						23.69
TOTAL NO OF						1

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO -3						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	2.00	x	1.65	x	1	3.30
2	3.05	x	6.05	x	1	18.45
TOTAL RERA CARPET FLAT NO.1						21.75
TOTAL NO OF						1

RERA CARPET STATEMENT FOR GROUND FLOOR SHOP NO -4						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	1.05	x	1.50	x	1	1.58
2	3.35	x	7.90	x	1	26.47
TOTAL RERA CARPET FLAT NO.1						28.04
TOTAL NO OF						1



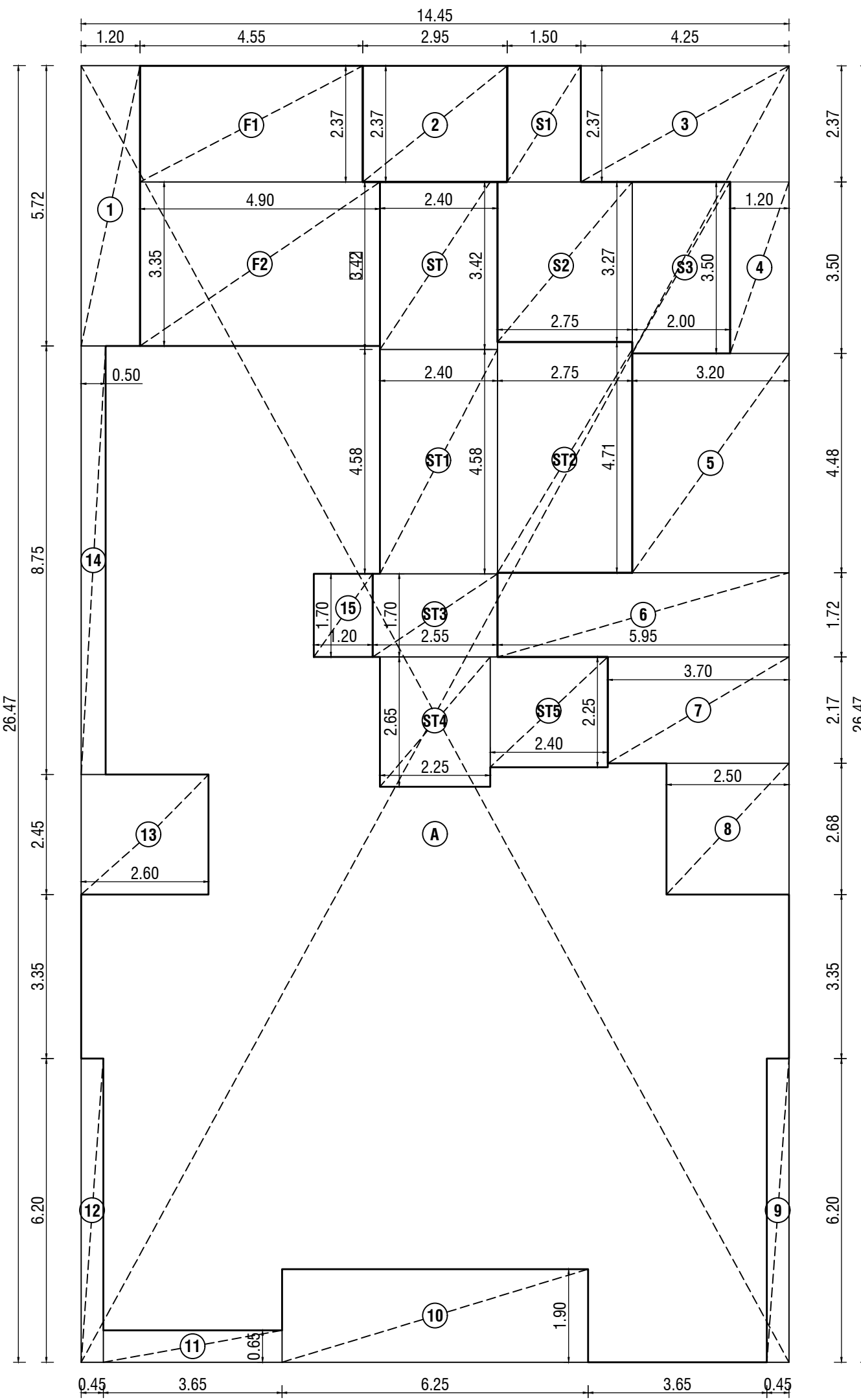
RERA CARPET DIAGRAM
(1ST TO 6TH & 9TH FLOOR)
SCALE 1:100 FLAT NO.1



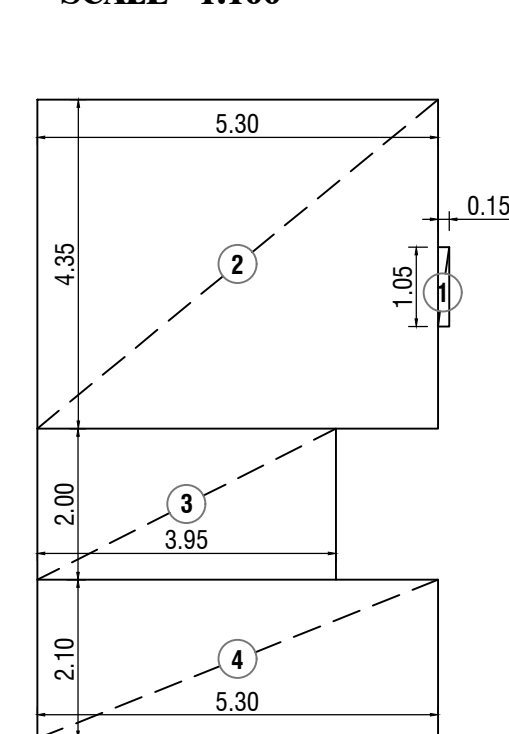
RERA CARPET DIAGRAM
(1ST TO 6TH & 9TH FLOOR)
SCALE 1:100 FLAT NO.2

RERA CARPET STATEMENT FOR 1ST TO 6TH & 9TH FLOOR FLAT NO. 1						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	1.20	x	2.35	x	1	2.82
2	3.30	x	2.60	x	1	8.58
3	7.00	x	3.05	x	1	21.35
4	6.55	x	4.30	x	1	28.17
5	3.35	x	1.90	x	1	6.37
TOTAL RERA CARPET FLAT NO.1						67.28
TOTAL NO OF FLAT						7

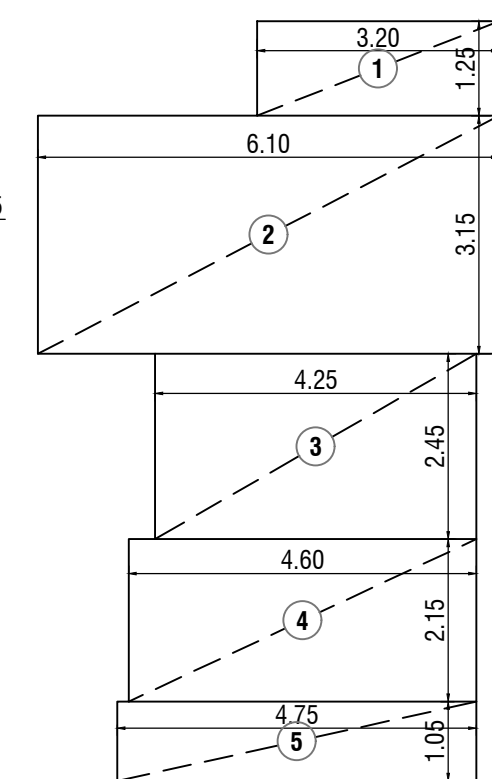
BUILT UP LINE AREA DIAGRAM FOR 2ND TO 7TH FLOOR
SCALE - 1:100



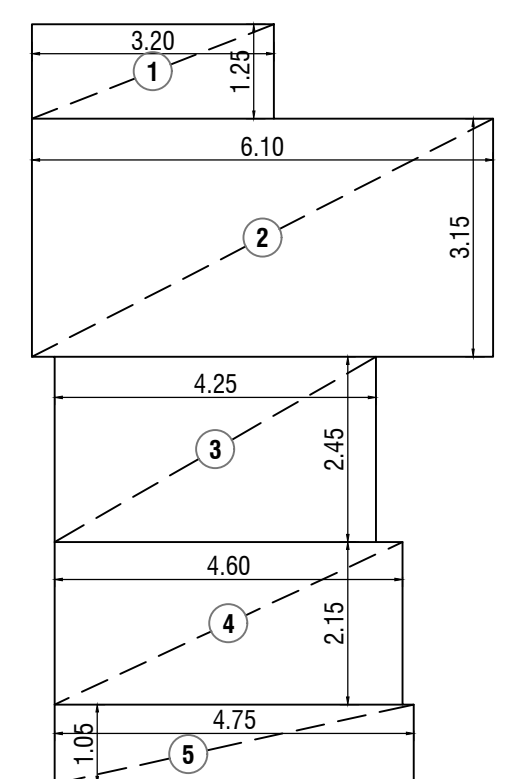
BUILT UP LINE AREA DIAGRAM FOR 1ST FLOOR
SCALE - 1:100



RERA CARPET DIAGRAM
(1ST TO 9TH FLOOR)
SCALE 1:100 FLAT NO.3



RERA CARPET DIAGRAM
(2ND TO 7TH FLOOR)
SCALE 1:100 FLAT NO.5



RERA CARPET DIAGRAM
(2ND TO 7TH FLOOR)
SCALE 1:100 FLAT NO.4

RERA CARPET STATEMENT FOR 1ST TO 6TH & 9TH FLOOR FLAT NO. 2						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.20	x	0.25	x	1	0.80
2	4.40	x	2.35	x	1	10.34
3	7.00	x	3.05	x	1	21.35
4	6.55	x	4.30	x	1	28.17
5	3.35	x	1.25	x	1	4.19
TOTAL RERA CARPET FLAT NO.2						64.84
TOTAL NO OF FLAT						7

RERA CARPET STATEMENT FOR 1ST TO 9TH FLOOR FLAT NO. 3						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	0.15	x	1.00	x	1	0.15
2	5.30	x	4.35	x	1	23.06
3	3.95	x	2.00	x	1	7.90
4	5.30	x	2.10	x	1	11.13
TOTAL RERA CARPET FLAT NO.3						42.24
TOTAL NO OF FLAT						9

RERA CARPET STATEMENT FOR 2ND TO 7TH FLOOR FLAT NO. 4						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.20	x	1.25	x	1	4.00
2	6.10	x	3.15	x	1	19.22
3	4.25	x	2.45	x	1	10.41
4	4.60	x	2.15	x	1	9.89
5	4.75	x	1.05	x	1	4.99
TOTAL RERA CARPET FLAT NO.4						48.50
TOTAL NO OF FLAT						6

RERA CARPET STATEMENT FOR 2ND TO 7TH FLOOR FLAT NO. 5						
NO.	LENGTH	x	WIDTH	x	NOS.	TOTAL
Addition						
1	3.20	x	1.25	x	1	4.00
2	6.10	x	3.15	x	1	19.22
3	4.25	x	2.45	x	1	10.41
4	4.60	x	2.15	x	1	9.89
5	4.75	x	1.05	x	1	4.99
TOTAL RERA CARPET FLAT NO.5						48.50
TOTAL NO OF FLAT						6

BUILT-UP AREA CALCULATION OF (1ST FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.	MT.	SQ.MT.
ADDITION (A)				
A	14.45	26.47	1	382.49
TOTAL ADDITION AREA (A)				
DEDUCTION				
1	1.20	5.72	1	6.86
2	2.95	2.37	1	6.99
3	4.25	2.37	1	10.07
4	1.20	3.50	1	4.20
5	3.20	4.48	1	14.34
6	5.95	1.72	1	10.23
7	3.70	2.17	1	8.03
8	2.50	2.68	1	6.70
9	0.45	6.20	1	2.79
10	6.25	1.90	1	11.88
11	3.65	0.65	1	2.37
12	0.45	6.20	1	2.79
13	2.60	2.45	1	6.37
14	0.50	8.75	1	4.38
15	1.20	1.70	1	2.04
TOTAL DEDUCTION AREA (B)				100.04
STAIRCASE AREA CALCULATION				
ST	2.40	3.42	1	8.21
ST1	2.40	4.58	1	10.99
ST2	2.75	4.71	1	12.95
ST3	2.55	1.70	1	4.33
ST4	2.25	2.65	1	5.96
ST5	2.40	2.25	1	5.40
TOTAL STAIRCASE AREA (C)				47.85
SOCIETY OFFICE AREA CALCULATION				
S1	1.50	2.37	1	3.56
S2	2.75	3.27	1	8.99
S3	2.00	3.50	1	7.00
TOTAL DEDUCTIONS (D)				19.55
FITNESS CENTRE AREA CALCULATION				
F1	4.55	2.37	1	10.78
F2	4.90	3.35	1	16.42
TOTAL DEDUCTIONS (E)				27.20
NET BUA AREA - (B + C + D + E)				194.64
NET SALE BUA A - (B + C + D + E)				187.86

BUILT-UP AREA CALCULATION OF (2ND TO 7TH FLOOR)				
	a	b	c	e = a x b x c
	MT.	MT.	MT.	SQ.MT.
ADDITION (A)				
A	14.45	30.95	1	447.23
TOTAL ADDITION AREA (A)				
DEDUCTION				
1	0.90	4.78	1	4.30
2	5.65	1.25	1	7.06
3	0.90	4.78	1	4.30
4	1.20	5.57	1	6.68
5	3.20	4.48	1	14.34
6	5.95	1.72	1	10.23
7	3.70	2.17	1	8.03
8	2.50	2.68	1	6.70
9	0.45	6.20	1	2.79
10	6.25	1.90	1	11.88
11	3.65	0.65	1	2.37
12	0.45	6.20	1	2.79
13	2.60	2.45	1	6.37
14	0.50	8.75	1	4.38
15	1.20	1.70	1	2.04
16	1.20	1.70	1	2.04
17	2.95	2.15	1	6.34
TOTAL DEDUCTION AREA (B)				107.11
STAIRCASE AREA CALCULATION				
ST	2.25	3.42	1	7.69
ST1	2.40	4.58	1	10.99
ST2	2.75	4.56	1	12.54
ST3	2.55	1.70	1	4.33
ST4	2.25	2.65	1	5.96
ST5	2.40	2.25	1	5.40
TOTAL STAIRCASE AREA (C)				46.92
TOTAL DEDUCTIONS (B + C)				154.03
NET BUA AREA - (B + C)				293.19

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CONTENTS OF SHEET

2ND TO 6TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS

RERA CARPET AREA DIAGRAM WITH CALCULATION.

DETAILS OF RERA CARPET.

REVISION	DESCRIPTION	DATE	SIGNATURE
		29.04.2023.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING NO.324 CORRESPONDING F.P.NO. 275 OF T.P.S. BORIVALI AT 18.30 MT. WIDE 17 TH T.P. ROAD BORIVALI WEST MUMBAI 400 092

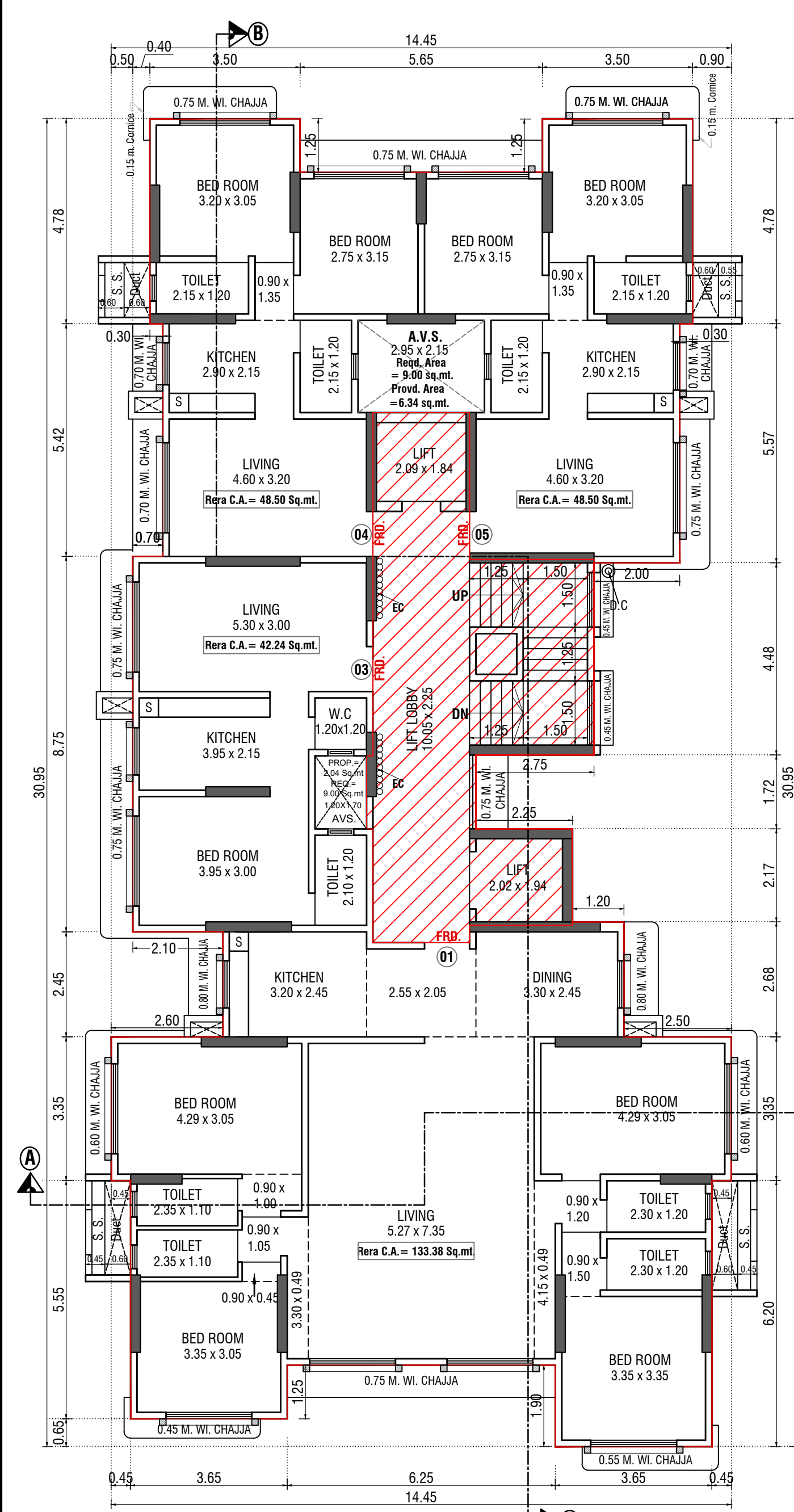
NAME, ADDRESS OF C.A. TO OWNER SIGNATURE

M/S. UNIQUE SHANTI DEVELOPERS LLP.
HARSH PLAZA, 1ST FLOOR, SECTOR-II 100 FEET ROAD,
POONAM VIHAR, MIRA ROAD (EAST),
TALUKA & DISTRICT - THANE, PINCODE - 401 107.

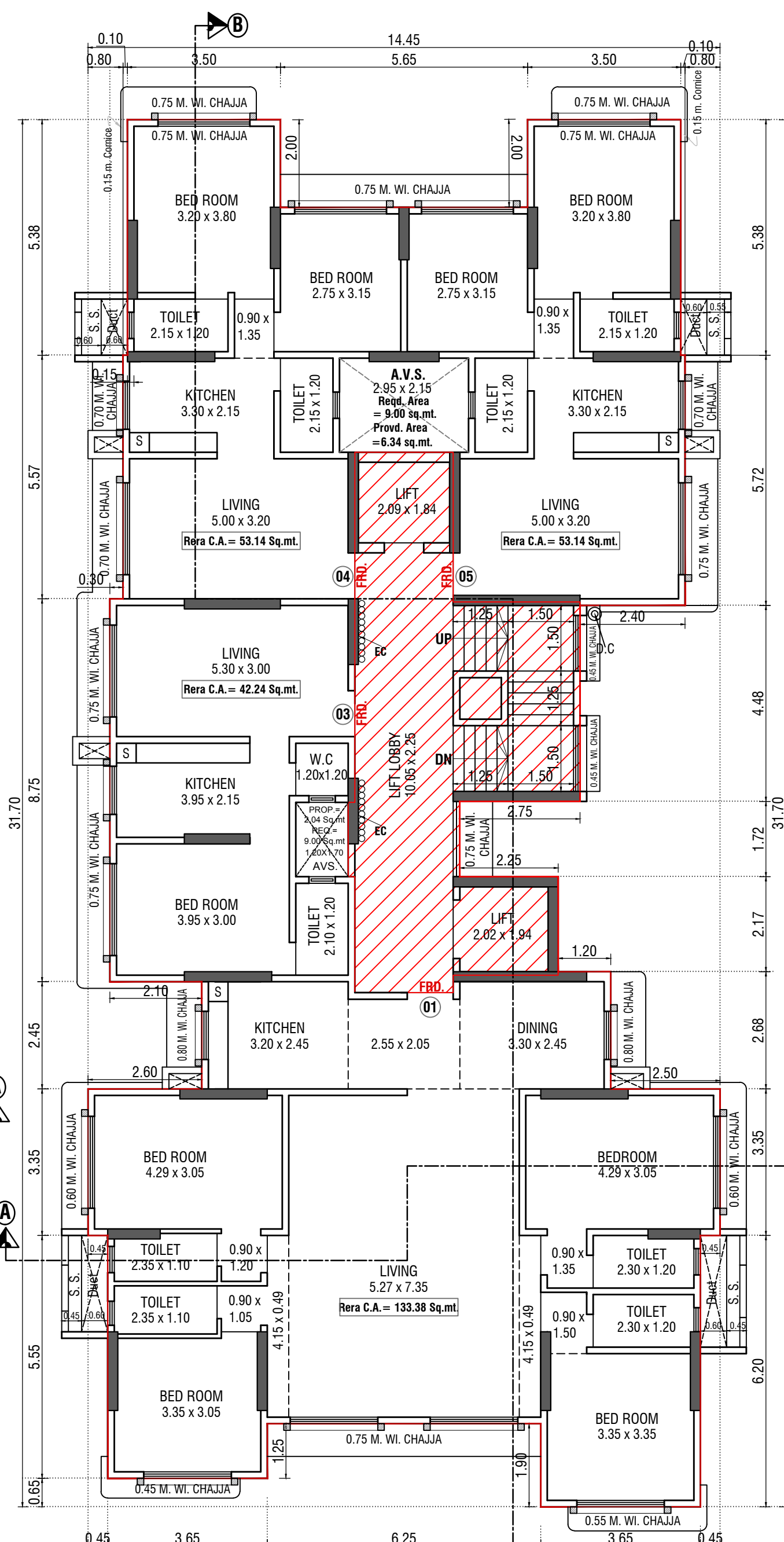
JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	2/4	AS SHOWN	NILESH	DHARMESH

NAME & ADDRESS OF LICENSED SURVEYOR SIGNATURE

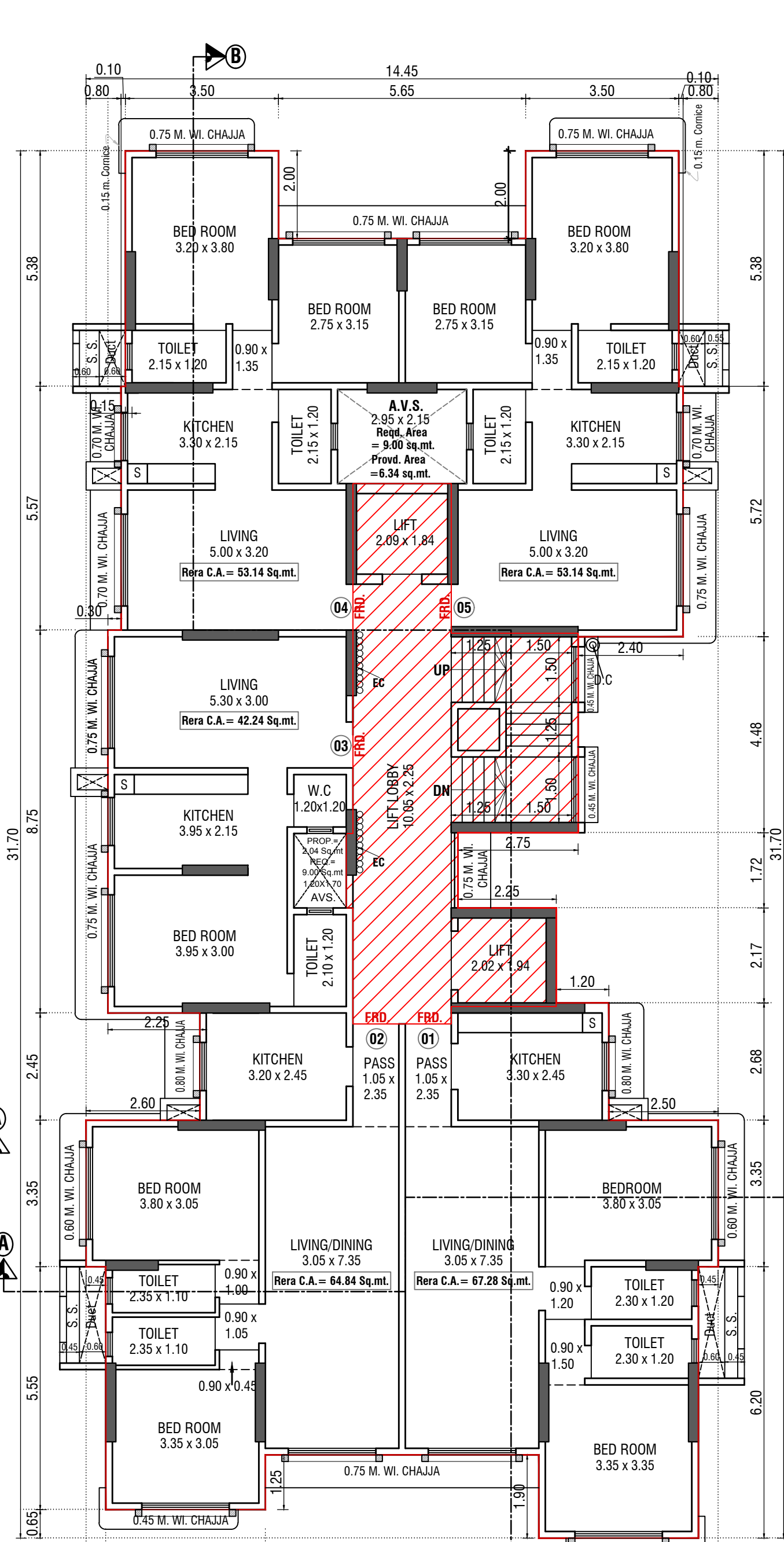
NOTE :- ALL DIMENSIONS ARE IN METER



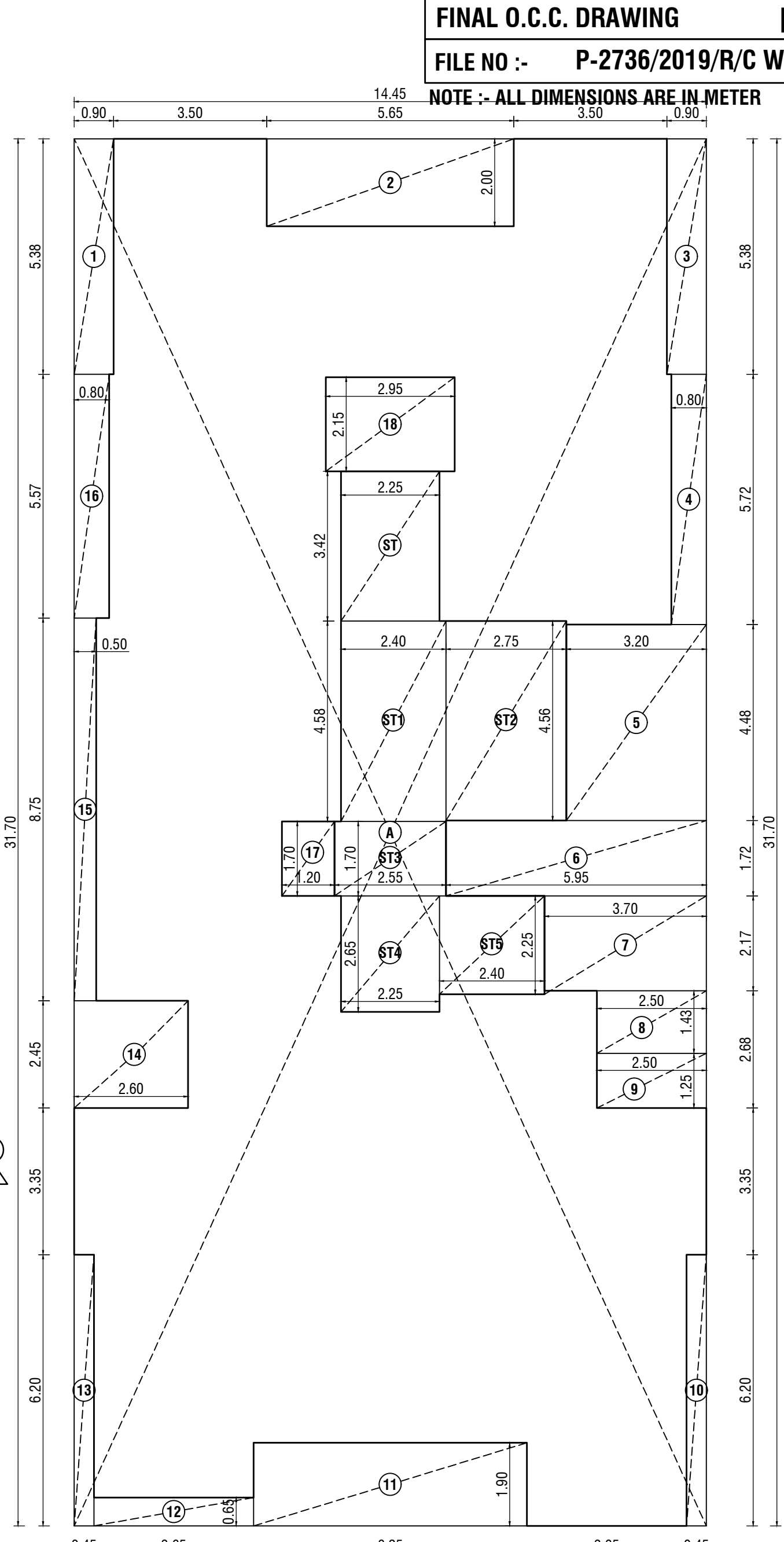
7TH FLOOR PLAN
SCALE - 1:100



8TH FLOOR PLAN
SCALE - 1:100



9TH FLOOR PLAN
SCALE - 1:100



BUILT UP LINE AREA DIAGRAM FOR 8TH & 9TH FLOOR
SCALE - 1:100

BUILT-UP AREA CALCULATION OF (8TH & 9TH FLOOR)

	a	b	c	e =
	MT.	MT.		a x b x c
ADDITION (A)				
A	14.45	31.70	1	458.07
TOTAL ADDITION AREA (A)				458.07

DEDUCTION

1	0.90	5.38	1	4.84
2	5.65	2.00	1	11.30
3	0.90	5.38	1	4.84
4	0.80	5.72	1	4.58
5	3.20	4.48	1	14.34
6	5.95	1.72	1	10.23
7	3.70	2.17	1	8.03
8	2.50	1.43	1	3.57
9	2.50	1.25	1	3.13
10	0.45	6.20	1	2.79
11	6.25	1.90	1	11.88
12	3.65	0.65	1	2.37
13	0.45	6.20	1	2.79
14	2.60	2.45	1	6.37
15	0.50	8.75	1	4.38
16	0.80	5.57	1	4.46
17	1.20	1.70	1	2.04
18	2.95	2.15	1	6.34
TOTAL DEDUCTION AREA (B)				108.27

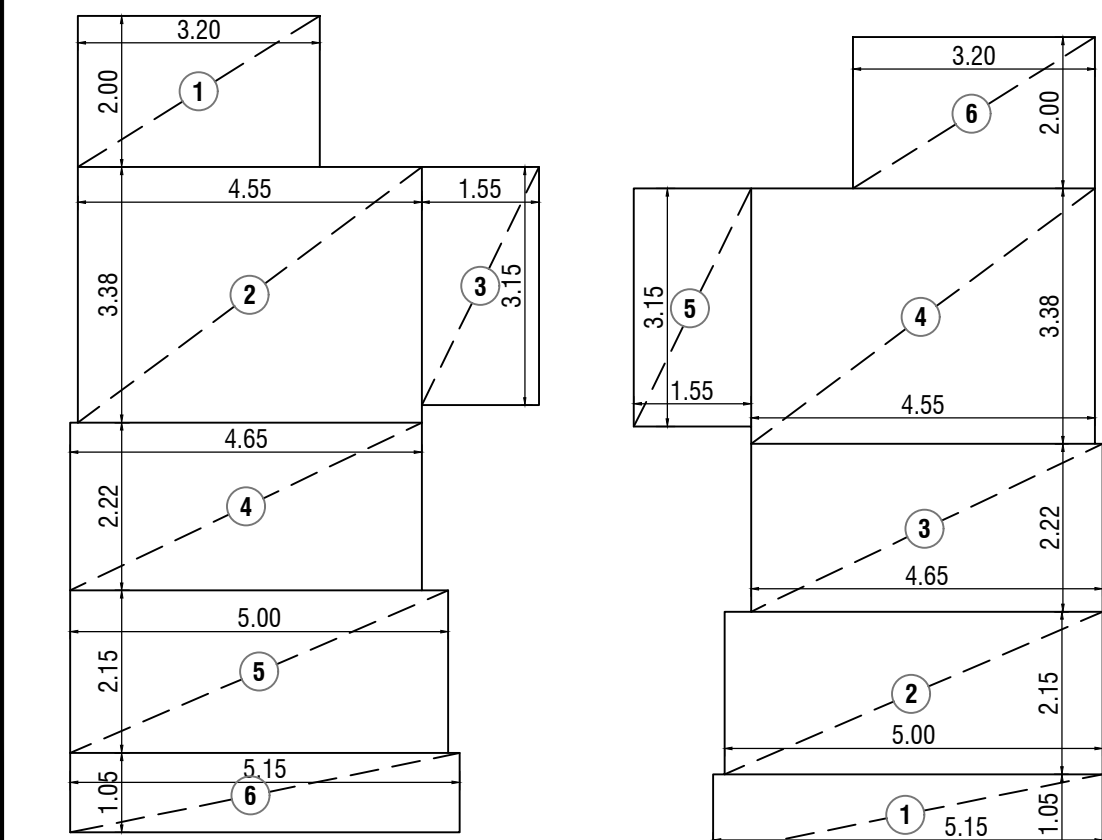
STAIRCASE AREA CALCULATION

ST	2.25	3.42	1	7.69
ST1	2.40	4.58	1	10.99
ST2	2.75	4.56	1	12.54
ST3	2.55	1.70	1	4.33
ST4	2.25	2.65	1	5.96
ST5	2.40	2.25	1	5.40
TOTAL STAIRCASE AREA (C)				46.92

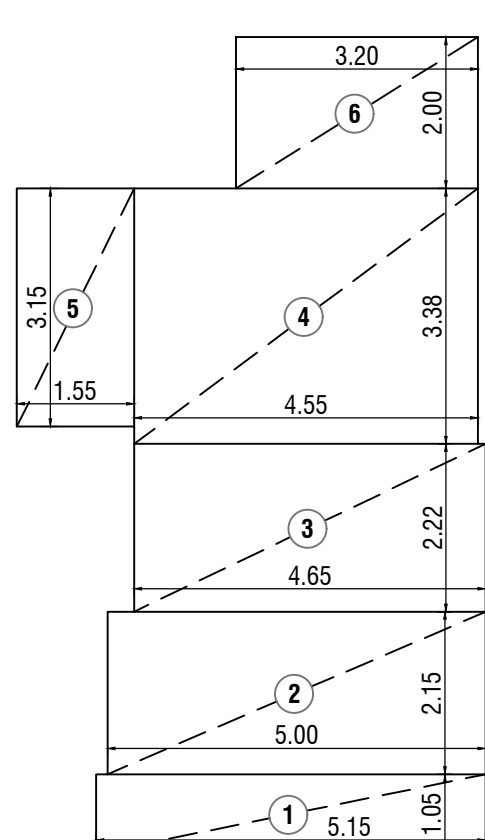
TOTAL DEDUCTIONS (B + C)

NET BUA AREA - (B + C)

302.87



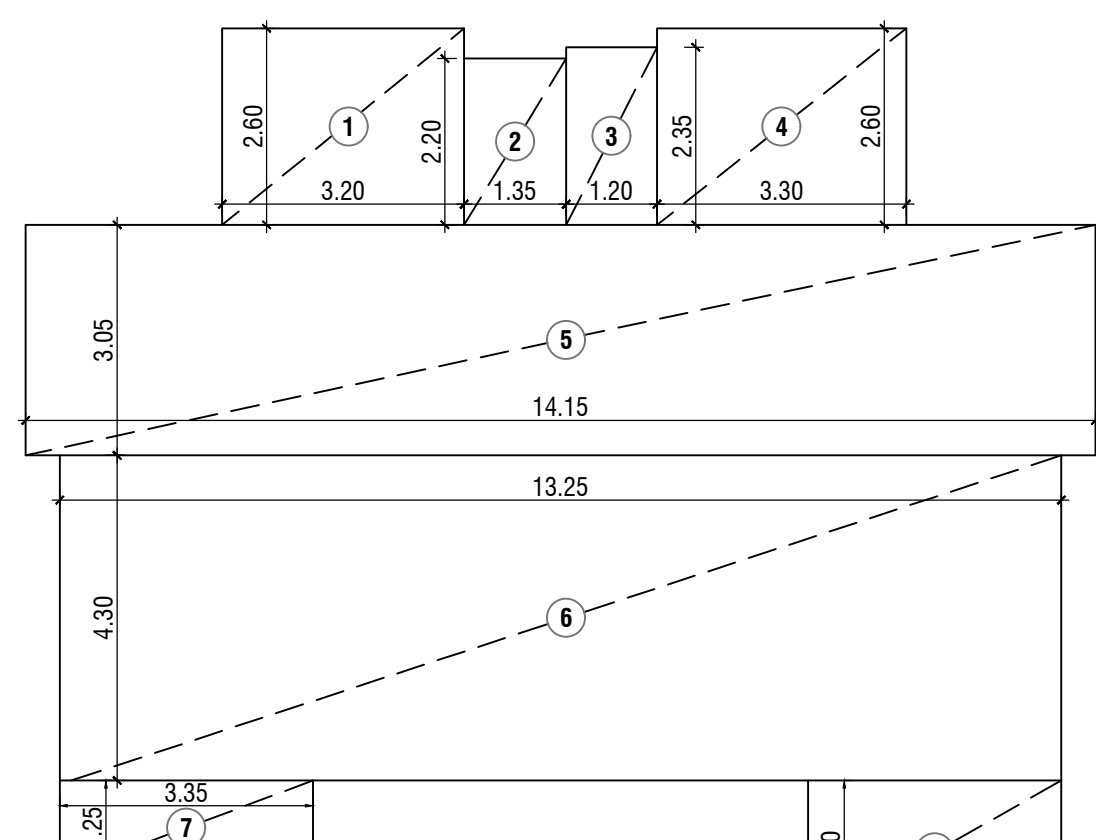
RERA CARPET DIAGRAM
(8TH & 9TH FLOOR)
SCALE 1:100 FLAT NO.4



RERA CARPET DIAGRAM
(8TH & 9TH FLOOR)
SCALE 1:100 FLAT NO.5

RERA CARPET STATEMENT FOR 8TH & 9TH FLOOR FLAT NO. 4					
NO.	LENGTH	x	WIDTH	x	NOS.
1	3.20	x	2.00	x	1
2	4.55	x	3.38	x	1
3	1.55	x	3.15	x	1
4	4.65	x	2.22	x	1
5	5.00	x	2.15	x	1
6	5.15	x	1.05	x	1
TOTAL RERA CARPET FLAT NO.4					53.14
TOTAL NO OF FLAT					2

RERA CARPET STATEMENT FOR 8TH & 9TH FLOOR FLAT NO. 5					
NO.	LENGTH	x	WIDTH	x	NOS.
1	5.15	x	1.05	x	1
2	5.00	x	2.15	x	1
3	4.65	x	2.22	x	1
4	4.55	x	3.38	x	1
5	1.55	x	3.15	x	1
6	3.20	x	2.00	x	1
TOTAL RERA CARPET FLAT NO.5					53.14
TOTAL NO OF FLAT					2



RERA CARPET DIAGRAM
(7TH & 8TH FLOOR)
SCALE 1:100 FLAT NO.1

RERA CARPET STATEMENT FOR 7TH & 8TH FLOOR FLAT NO. 1					
NO.	LENGTH	x	WIDTH	x	NOS.
1	3.20	x	2.60	x	1
2	1.35	x	2.20	x	1
3	1.20	x	2.35	x	1
4	3.30	x	2.60	x	1
5	14.15	x	3.05	x	1
6	13.25	x	4.30	x	1
7	3.35	x	1.25	x	1
8	3.35	x	1.90	x	1
TOTAL RERA CARPET FLAT NO.2					133.38
TOTAL NO OF FLAT					2

FITNESS CENTER AREA CALCULATION			
TOTAL BUILT UP AREA	=	2656.49	SQ.MT.
FITNESS CENTER PERMISSIBLE = 2% OF (2656.49 X 2%)	=	53.13	SQ.MT.
FITNESS CENTER REQUIRED	=	53.13	SQ.MT.
TOTAL FITNESS CENTER PROPOSED	=	27.20	SQ.MT.

STAMP OF APPROVAL OF PLAN		
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BUILDING COMPLETION CERTIFICATE UNDER THE PROVISION OF REG.11 (6) AND FULL OCCUPATION CERTIFICATE UNDER THE PROVISION OF REG.11 (7) OF DCPR 2034 ISSUED UNDER NO. P-2736/2019/R/C WARD/FP SIGNED ON EVEN DATE		
FULL OC / BCC PLAN FOR APPROVAL		
S.E.B.(WS II)	A.E.B.(P/R/C) WARD	E.E.B.(WS) R WARD

PROFORMA-II

CONTENTS OF SHEET

7TH, 8TH & 9TH FLOOR PLAN BUILT UP AREA DIAGRAM WITH CALCULATIONS, RERA CARPET AREA DIAGRAM WITH CALCULATION.

REVISION	DESCRIPTION	DATE	SIGNATURE
		29.04.2023.	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING NO.324 CORRESPONDING F.P.NO. 275 OF T.P.S. BORIVALI AT 18.30 MT. WIDE 17 TH T.P. ROAD BORIVALI WEST MUMBAI 400 092

NAME, ADDRESS OF C.A. TO OWNER

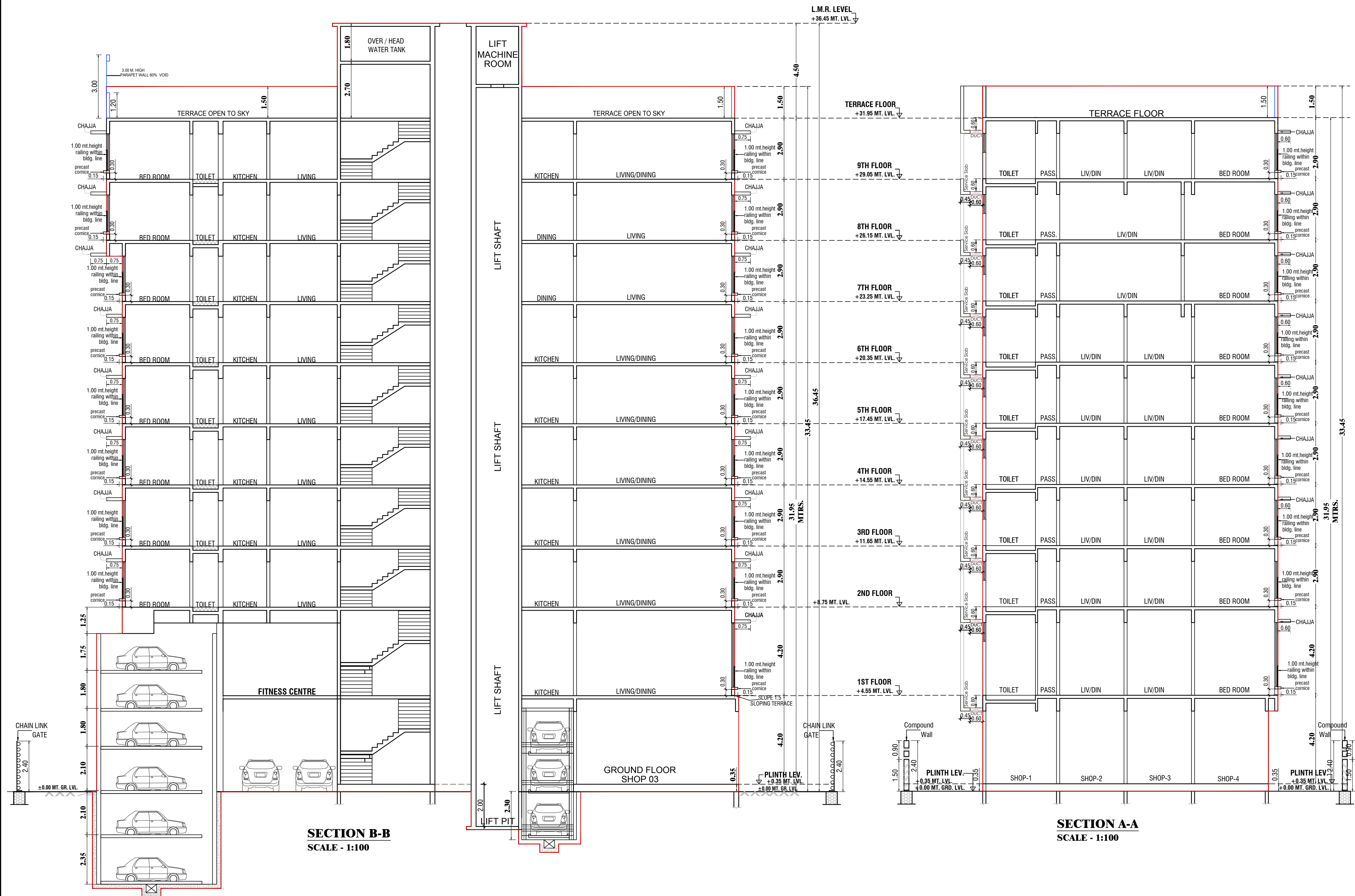
M/S. UNIQUE SHANTI DEVELOPERS LLP,
HARSH PLAZA, 1ST FLOOR, SECTOR-II 100 FEET ROAD,
POONAM VIHAR, MIRA ROAD (EAST),
TALUKA & DISTRICT - THANE, PINCODE - 401 107.

JOB NO DRG NO SCALE CHECKED BY DRAWN BY

----- 3/4 AS SHOWN NILESH DHARMESH

NAME & ADDRESS OF LICENSED SURVEYOR SIGNATURE

NILESH H. MAKWANA
OF M/S CHAMUNDA DESIGNERS
14,TULSIVRUNDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.



PROFORMA-II

CONTENTS OF SHEET

SECTION -AA , BB, TERRACE FLOOR PLAN
RERA CARPET AREA DIAGRAM WITH CALCULATION.

REVISION	DESCRIPTION	DATE	SIGNATURE
		29.04.2023.	

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PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING NO.324 CORRESPONDING F.P.NO. 275 OF T.P.S. BORIVALI AT 18.30 MT. WIDE 17 TH T.P. ROAD BORIVALI WEST MUMBAU 400 092

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M/S. UNIQUE SHANTI DEVELOPERS LLP.
HARSH PLAZA, 1ST FLOOR, SECTOR-II 100 FEET ROAD,
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TALUKA & DISTRICT - THANE, PINCODE - 401 107.

JOB NO	DRG NO	SCALE	CHECKED BY	DRAWN BY
----	4/4	AS SHOWN	NILESH	DHARMESH

NAME & ADDRESS OF LICENSED SURVEYOR

NILESH H. MAKWANA
OF M/S CHAMUNDA DESIGNERS
14,TULSIVRUNDA SOCIETY, 3RD FLOOR,
L.T. ROAD, BORIVALI (WEST), MUMBAI-92.

STAMP OF APPROVAL OF PLAN

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BUILDING COMPLETION
CERTIFICATE UNDER THE PROVISION OF REG.11 (6) AND FULL OCCUPATION CERTIFICATE
UNDER THE PROVISION OF REG.11 (7) OF DCPR 2034 ISSUED UNDER NO.
P-2736/2019/R/C WARD/FP SIGNED ON EVEN DATE

FULL OC / BCC PLAN FOR APPROVAL

S.E.B.(WS II)	A.E.B.(P/R/C) WARD	E.E.B.(WS) R WARD
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