

TENEMENT STATEMENT FOR REHAB WING (PTC)

FLOOR	PTC	COMMERCIAL		R/C	P.A.P.	AMENITIES					TOTAL
		ELIGIBLE	NOT ELIGIBLE			S.O.	B.W.	HOMENET	LIBRARY	W.C.	
1ST FLOOR	—	—	—	—	—	—	01	—	—	—	01
4TH FLOOR	1	—	—	—	—	02	—	01	01	—	5
5TH FLOOR	7	—	—	—	—	—	—	—	—	01	08
TYP.	8 X 5 = 40	—	—	—	—	—	—	—	—	—	40
10TH TO 14TH FLR.	—	—	—	—	—	—	—	—	—	—	—
15TH FLOOR	05	—	—	—	—	—	—	—	—	—	05
TYP.	8 X 6 = 48	—	—	—	—	—	—	—	—	—	48
16TH TO 21ST FLR.	—	—	—	—	—	—	—	—	—	—	—
22ND FLOOR	05	—	—	—	—	—	—	—	—	—	05
TYP.	8 X 5 = 40	—	—	—	—	—	—	—	—	—	40
23RD TO 27TH FLR.	—	—	—	—	—	—	—	—	—	—	—
28TH FLOOR	07	—	—	—	—	—	—	—	—	—	07
TOTAL	153	—	—	—	—	02	01	01	01	01	159

REHAB F.S.I STATEMENT OF REHAB (PTC)

FLOORS	CONSTRUCTED BUILT UP AREA	REFUGE AREA	ST.ST.L.L.L. MR	REHAB B.U.A (F.S.I)
1ST FLOOR	32.50	—	—	32.50
5TH FLOOR(REFUGE)	408.11	87.68	87.64	222.79
TYP FLOOR (9TH TO 14TH)	426.98 X 6	—	87.64 X 6	339.33 X 6
	2561.88	—	525.84	2035.98
5TH FLOOR(REFUGE)	426.98	87.68	87.64	241.66
TYP FLOOR (16TH TO 21ST)	426.98 X 6	—	87.64 X 6	339.33 X 6
	2561.88	—	525.84	2035.98
22ND FLOOR(REFUGE)	426.98	87.68	87.64	241.66
TYP FLOOR (23RD TO 27TH)	426.98 X 5	—	87.64 X 5	339.33 X 5
	2134.90	—	438.20	1696.63
28TH FLOOR	394.47	—	87.64	306.83
TOTAL	8915.19	293.04	1340.44	6814.95



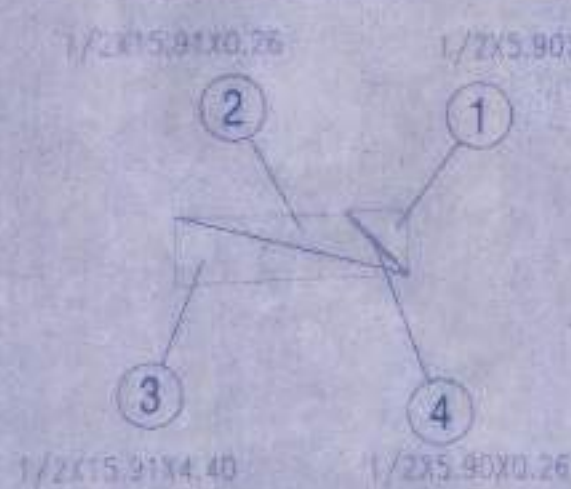
STATEMENT OF SALE BUILT-UP AREA FOR THE PROJECT

FLOORS	CONSTRUCTED BUILT UP AREA	REFUGE/OPEN TERRACE AREA	ST.ST.L.L.L. MR	REHAB AREA	EXCESS REFUGE AREA	B.U.A WITHOUT FUNGIBLE (F.S.I)	FUNGIBLE OF EXISTING TENEMENTS	FUNGIBLE OF EXISTING TENEMENTS
TOWER-A	12072.34	243.69	2735.93	32.50	—	6716.13	2341.37	9057.50
TOWER-B	6935.64	183.56	2286.74	—	—	4465.32	—	4465.32
TOTAL	19007.98	427.25	5022.67	32.50	—	11181.45	2341.37	13522.82

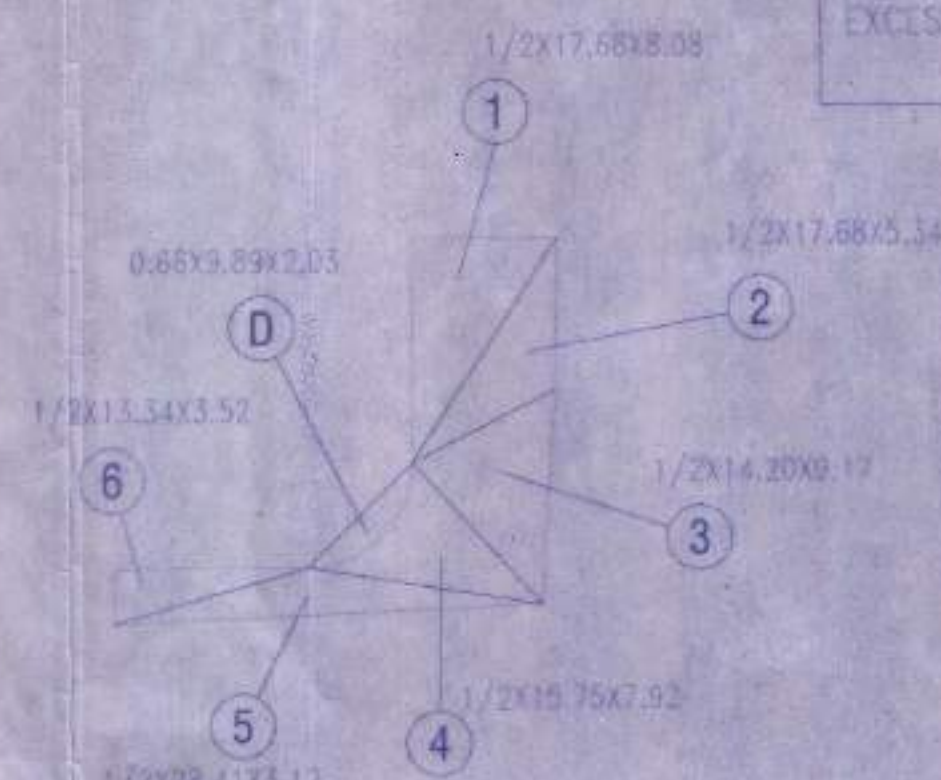
EXCESS BUILT-UP AREA COUNTED IN FSI - 35.10 SQ.MTS
 $13522.82 + 35.07 = 13557.89$ SQ. MTS.

AREA CALCULATIONS FOR AOS AREA-2

NO.	LENGTH	X	WIDTH	X	NOS.	TOTAL
1	5.90	X	2.95	X	0.50	8.70
2	15.91	X	2.78	X	0.50	22.11
3	15.91	X	4.40	X	0.50	35.00
4	5.90	X	0.25	X	0.50	0.77
TOTAL						66.59



AREA DIAGRAM FOR A.O.S-2
 SCALE - 1:500



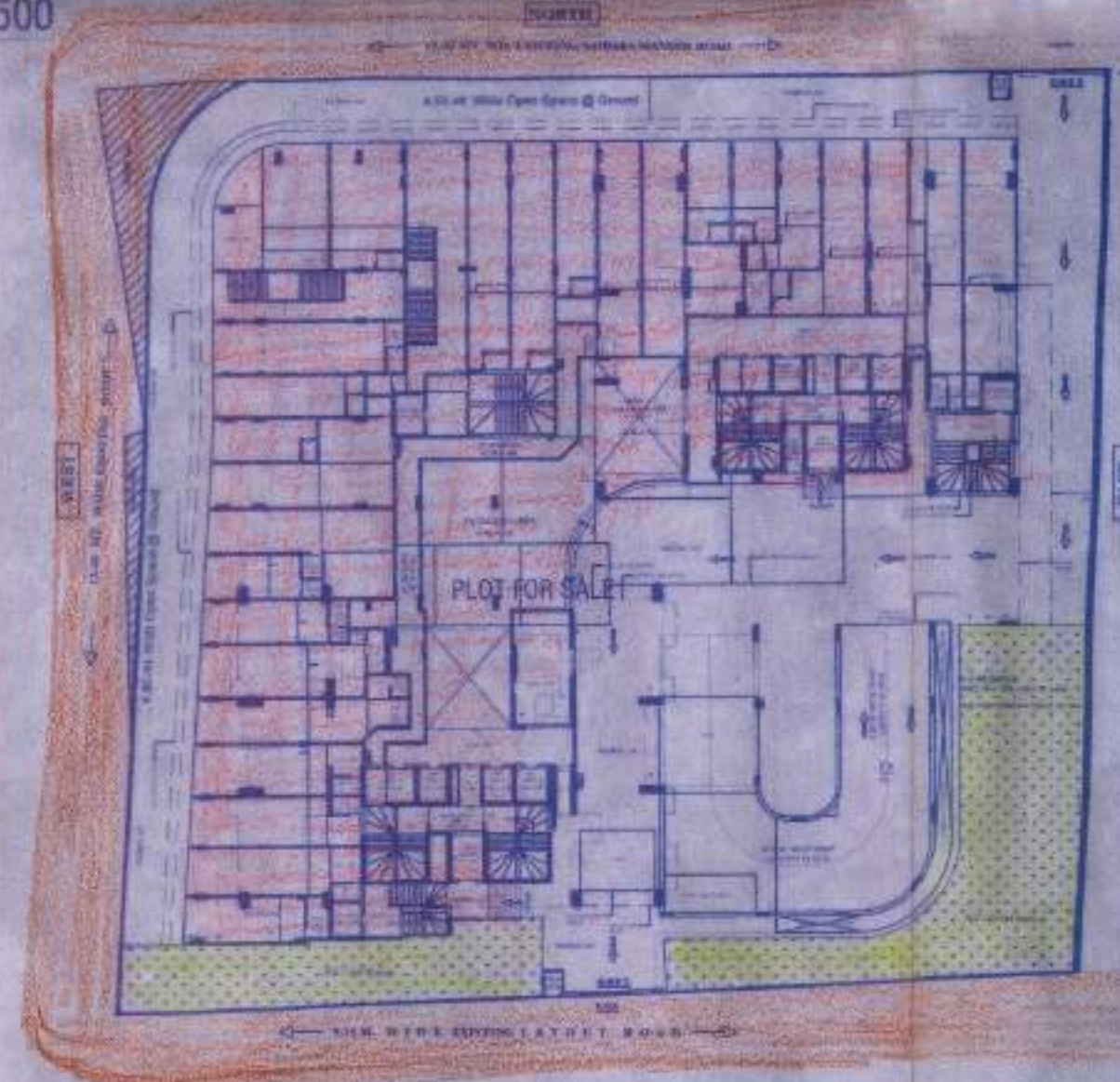
AREA DIAGRAM FOR A.O.S-1
 SCALE - 1:500

TOTAL A.O.S. AREA

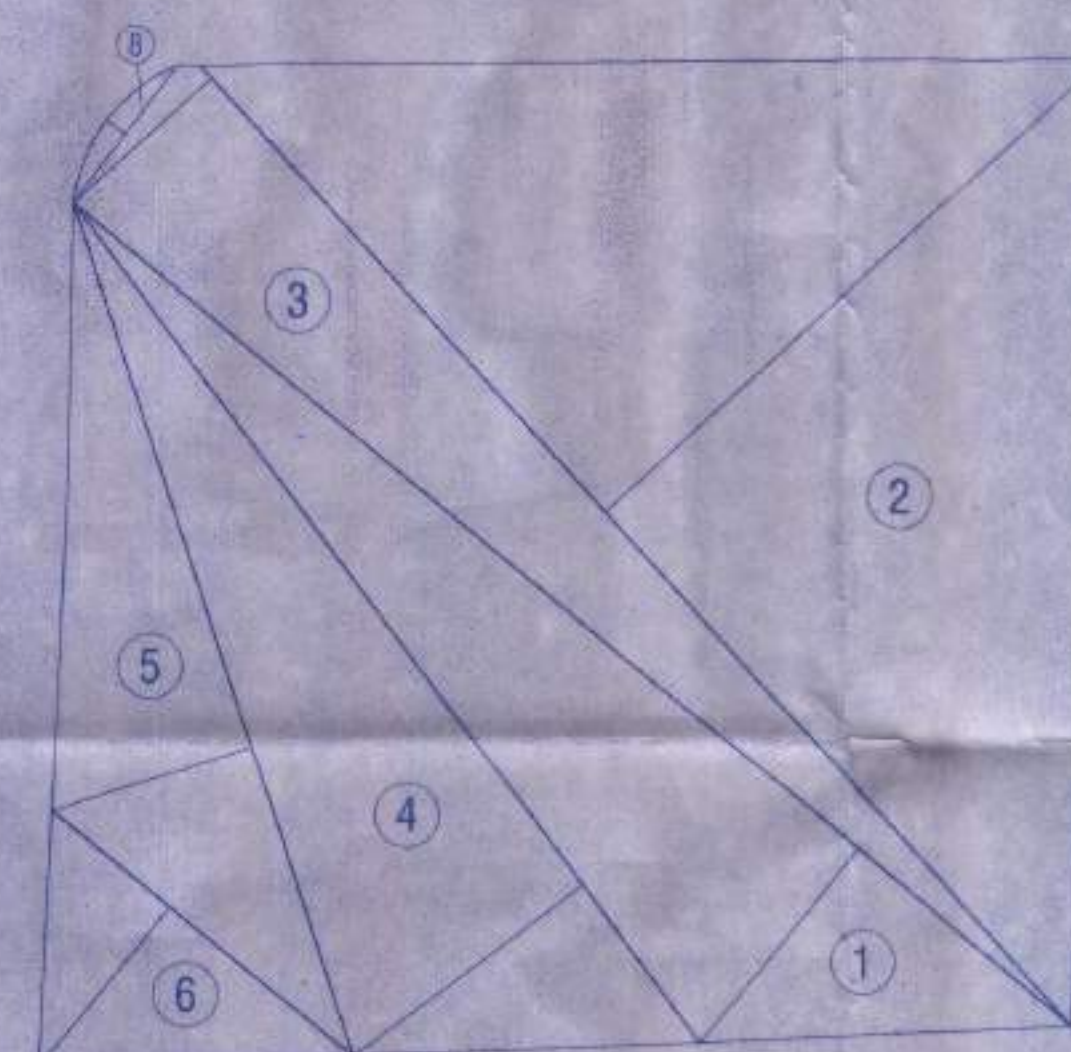
A.O.S. AREA -1	300.65 SQ. MTS.
A.O.S. AREA -2	66.59 SQ. MTS.
TOTAL	367.24 SQ. MTS.

AREA CALCULATIONS FOR AOS AREA-1

NO.	LENGTH	X	WIDTH	X	NOS.	TOTAL
1	17.88	X	8.08	X	0.50	71.43
2	17.88	X	5.34	X	0.50	47.21
3	14.20	X	9.17	X	0.50	65.11
4	15.75	X	7.92	X	0.50	62.37
5	28.41	X	3.12	X	0.60	44.32
6	13.34	X	3.52	X	0.50	23.48
TOTAL						313.91
LESS - OFFSET/DUCT						
D	9.89	X	2.03	X	0.66	13.25
CONSTRUCTION AREA						300.6572



BLOCK PLAN
 SCALE : 1 : 500



PLOT AREA DIAGRAM
 SCALE : 1 : 500

NET PLOT AREA CALCULATIONS

ADDITIONS	IN SQ.MT.
1) 0.50 X 85.74 X 15.98 X 1 NO	= 710.79
2) 0.50 X 45.75 X 86.00 X 1 NO	= 1967.25
3) 0.50 X 12.37 X 86.00 X 1 NO	= 531.91
4) 0.50 X 68.45 X 18.85 X 1 NO	= 654.85
5) 0.50 X 82.00 X 13.89 X 1 NO	= 416.40
6) 0.50 X 25.98 X 13.75 X 1 NO	= 176.55
TOTAL PLOT AREA	= 4457.55

SET-BACK AREA CALCULATIONS

ADDITIONS	IN SQ.MT.
A) 0.50 X 11.48 X 8.26 X 1 NO	= 47.41
B) 0.50 X 24.54 X 2.55 X 1 NO	= 31.29
C) 0.50 X 24.54 X 1.51 X 1 NO	= 18.60
TOTAL ADDITION	= 97.30
DEDUCTION	IN SQ.MT.
8) 0.67 X 11.48 X 1.58 X 1 NO	= 12.15
TOTAL DEDUCTION	= 85.15
TOTAL SET-BACK AREA (97.30 - 12.15)	= 85.15
TOTAL PLOT AREA (A-B) AS PER TRIANGULATION	= 4542.70 SQ.MT.

SETBACK AREA DIAGRAM
 SCALE : 1 : 500

PROFORMA 'A'

A	AREA STATEMENT	33-11
1	TOTAL AREA OF PLOT	4542.70
2	DEDUCTION FOR D.P. ROAD SET-BACK AREA	85.15
3	BALANCE PLOT	4457.55
4	LESS: 5% AMENITY OPEN SPACE (REDUCE UP TO 30%)	—
5	BALANCE AREA OF PLOT	4457.55
6	15% R.G. AREA	NIL
7	NET PLOT AREA	4457.55
8	ADDITION FOR F.S.I.	—
9	D.P. ROAD SET-BACK AREA	85.15
10	PLOT FOR F.S.I.	4542.70
11	PLOT AREA (SQ. MTS.)	F.S.I PERMISSIBLE (4.00)
	2117.80	ZONAL(1.00) PTC(1.50) SALE(1.50) TOTAL BUA (SQ. MTS.)
	PERMISSIBLE BUA (SQ. MTS.)	4542.70 6814.05 6814.05 18170.80
	PROPOSED BUA (SQ. MTS.)	—
11	PERMISSIBLE 30% SALE FUNGIBLE FSI	
12	PROPOSED SALE FUNGIBLE FSI	

PROFORMA 'B'

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS. STAMP OF DATE OF APPROVAL OF PLANS.

Approved Subject to the condition mentioned in this office permission Letter no. SRA/REG/PUR/10062/2023/23/15 Dt. 27 FEB 2024
 Executive Engineer Slum Rehabilitation Authority DATE SIGNATURE

REVISION DESCRIPTION

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED S.R. SCHEME ON BEARING C.T.S. NO. 13/1,13/2 AND 13/10 OF VILLAGE - KANDIVALI SITUATED AT SAIBABA NAGAR, BORIVALI (WEST), MUMBAI - 400 092

NAME OF DEVELOPER

For UNIQUE SHANTI DEVELOPERS LLP
 M/S. UNIQUE SHANTI DEVELOPERS LLP. Authorised Signatory

COLOURING OF PLANS

1 PLOT LINE THICK BLACK
 2 EXISTING STREET GREEN
 3 FUTURE STREET GREEN DOTTED
 4 PERM. BLDG. THICK DOTTED BLACK
 5 OPEN SPACES NO COLOUR
 6 WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
 7 PROPOSED WORK RED FILLED IN
 8 DRAINAGE AND SEWERAGE WORK RED DOTTED
 9 WATER SUPPLY WORK BLUE DOTTED THIN
 10 DEVIATION RED HATCHED
 11 RECREATION GROUND GREEN WASH
 12 ROADS AND SET BACKS BURNT SIENNA
 13 RESERVATION APPROPRIATE COLOUR CODE

SKY-TECH CONSULTANTS ARCHITECTS



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