



UNBIA Table for Building: 368 (R V DESAI ROAD)							
Floor	Name	Shop	Gross UNBIA Area	UNBIA Area	Deductions (Area in Sq.ft.)	Carpet Area	No. of Unit
GROUND AND PARKING FLOOR PLAN	1	SHOP	19.34	19.34	1.46	0.00	17.88
	2	SHOP	22.02	22.02	1.44	1.58	19.23
	3	SHOP	15.30	15.30	0.00	0.00	14.85
	4	SHOP	22.02	22.02	1.58	3.51	16.23
	5	SHOP	19.34	19.34	1.46	0.00	17.88
	Total per Floor	Typical Floor 1	98.02	98.02	6.99	4.98	86.77
TYPICAL AND 2-3 FLOOR PLAN	Total		98.02	98.02	6.99	4.86	86.77
	201	DWELLING UNIT	58.06	58.06	4.53	4.13	49.40
	202	DWELLING UNIT	45.05	45.05	3.56	3.67	37.82
	203	DWELLING UNIT	48.04	48.04	3.45	3.67	40.92
	204	DWELLING UNIT	58.06	58.06	4.53	4.13	49.40
	Total per Floor	Typical Floor 3	209.21	209.21	16.07	15.60	177.54
FIFTH FLOOR PLAN	Total		627.63	627.63	48.21	46.80	532.62
	501	DWELLING UNIT	45.05	45.05	3.56	3.67	37.82
	502	DWELLING UNIT	48.04	48.04	3.45	3.67	40.92
	Total per Floor	Typical Floor 1	93.09	93.09	7.01	7.34	78.74
	Total		93.09	93.09	7.01	7.34	78.74
	FIRST FLOOR PLAN	10	OFFICE	27.06	27.06	1.87	0.00
101		DWELLING UNIT	45.05	45.05	3.56	3.67	37.82
102		DWELLING UNIT	48.04	48.04	3.45	3.67	40.92
6		OFFICE	34.77	34.77	2.00	0.00	32.72
7		OFFICE	20.48	20.48	1.31	1.69	17.28
8		OFFICE	17.33	17.33	1.29	1.62	14.45
Total per Floor	Typical Floor 1	206.89	206.89	14.39	10.85	181.65	
Total		1028.23	1028.23	76.60	69.87	897.8	

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
868 (R V DESAI ROAD)	V	0.60	1.00	38
868 (R V DESAI ROAD)	W	0.90	1.20	16
868 (R V DESAI ROAD)	W	1.20	1.20	76

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.50	0.26	0.18
	STAIRCASE	2.00	0.25	0.19
TYPICAL 2, 3, 4 FLOOR PLAN	STAIRCASE	1.50	0.26	0.18
FIFTH FLOOR PLAN	STAIRCASE	1.50	0.26	0.18
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.26	0.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.26	0.18
	STAIRCASE	2.00	0.25	0.19

AREA STATEMENT		VERSION NO. 1-0.11
PROJECT TITLE		VERSION DATE 7/20/2019
Site Address: 175Name VIBHAG-8, TRKA NO. -2713, Revenue: 265/14, 265/18, 265/3, Gamatho: C-3-NO-8895-67, Other Chute No: 103 to 106, 167, 173, C/SurveyNo:14610		
Authority: Vedastar Municipal Corporation (VMC)	Plot Subdiv: Res/Comm Building	
Authority/Caste: DI	Plot Use Group: NA	
Authority/Grade: Municipal Corporation	Land Use Zone: Gamatho	
Classification: Regular	Conceptualized Use: Regular	
Project Type: Building Permission		
Nature of Development/ New		
Development Area: New IP Area		
Subdevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: 175Name VIBHAG-8, TRKA NO. -2713, Revenue: 265/14, 265/18, 265/3, Gamatho: C-3-NO-8895-67, Other Chute No: 103 to 106, 167, 173, C/SurveyNo:14610		
AREAS DETAILS		sq.Mts.
1	Area of Plot Area per ha	
	F From	549.08
	As per site condition	549.08
	Area of Plot Considered	549.08
2	Deduction for	
	(a)Proposed roads	0.00
	Utility reservations	0.00
	Total(a) + (b)	
	3. Net Area of Plot (1 - 2) Area of PLOT	549.08
4	Plot Area For Coverage	549.08
	Plot Area For FSI	549.08
	Perm. FSI Area (2/60)	1098.16
5	Total Perm. FSI Area	1098.16
6	Total Built up area permissible at	
	8. Ground Floor: (25.0%)	411.81
	Proposed Coverage Area (26.77)	252.77
	Total Prop. Coverage Area (48.04)	252.77
	Balance coverage area (28.36)	159.04
	Proposed area:	

	Proposed Build Up	Existing Build Up	Proposed F.S.I	Existing F.S.I
Ground And Parking Floor	299.40	0.00	98.61	0.00
First Floor	246.02	0.00	86.12	0.00
Second Floor	239.28	0.00	209.42	0.00
Third Floor	239.28	0.00	209.42	0.00
Fourth Floor	239.28	0.00	209.42	0.00
Fifth Floor	124.41	0.00	94.55	0.00
Roof/terrace Floor	29.51	0.00	0.00	0.00
Total Area	1463.19	0.00	1028.54	0.00
Total FSI Area:				1028.53
Total Built-Up Area:				1463.19
Proposed F.S.I. consumed:				1.037
C. Tenement Statement				
4. Tenement Proposed At:				
	All Floors	26.00		
5. Total Tenements (C + D)		26.00		
E. Parking Statement:				
1. Parking Spaces Required as per Regulations:				63.75
2. Proposed Parking Spaces:				248.50

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	15	16

Building Name: FSI Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground And Parking Floor	285.40	98.61	285.40	98.61
First Floor	246.02	207.12	246.02	207.12
Second Floor	239.28	209.42	239.28	209.42
Third Floor	239.28	209.42	239.28	209.42
Fourth Floor	239.28	209.42	239.28	209.42
Fifth Floor	124.41	94.55	124.41	94.55
Terrace Floor	29.51	10.08	29.51	10.08
Total	1403.18	1028.54	1403.18	1028.54

Building USE/SUBUSE Details							
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
868 (R V DESAI ROAD)	Mercantile	Res/Comm Building		-	-	16	10

Required Parking								
Building Name	Type	Subtype	Units		Required Parking Area (Sq.m.)	Car	Other Parking Visitor Car Parking	
			Reqd.	Prop.				
568 / R (VEEM ROAD)	Mercantile	Res/Com Building	> 0	-	36.61	29.58	14.79	5.92
		0 - 0	-	-	-	-	-	-
		0 - 1000	1000	-	-	-	-	-
		0 - 1000	1000	-	-	-	-	-
		0 - 0	-	-	-	-	-	-
	0 - 1000	1000	-	113.82	34.15	17.08	6.83	
Residential	Detached Dwelling Unit	0 - 100	-	816.11	-	-	-	-
						63.73	31.87	12.75

Use Type	Car				Visitor's Car Parking				Total Parking Area			
	Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	0.00	133.07	0	0	0.00	33.29	0	1	0.00	166.36	0	-
Commercial	31.87	54.65	0	0	12.75	22.89	0	1	63.73	77.54	0	-
Total	31.87	187.72	0	0	12.75	56.17	0	2	63.73	243.90	0	-

FSI & Tenement Details																
Building	No. of Same Bldg	Gross Built-Up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)					Total FSI Area (Sq.mt.)	No. of Unit
			Duct/Duct (Duct, Chowk)		Star/Case	L/R	L/R Machine	Ramp	Parking	Resi.	Commercial					
Bldg 19 (DeSai Road) Ground Floor	1	1430.18	27.00	1403.18	196.64	20.10	3.35	32.63	122.92	816.11	212.43	1028.54	26			
	1	1430.18	27.00	1403.18	196.64	20.10	3.35	32.63	122.92	816.11	212.43	1028.54	26			

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:	OWNER'S NAME AND SIGNATURE
1. The permission shall be valid for a period of 12 months and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.	_____
2. The owner does not absorb the owner from any of the facilities or permissions required under any other act.	_____
3. The owner shall not constitute the acceptance of correctness, confirmation, approval or consent of:	_____
a. Title, ownership, and easement rights of the building/plot for which the building is proposed;	_____
b. Dimensions and other properties of the plot which violate the plot allocation certificate;	_____
c. Correctness of demarcation of the plot on site;	_____
d. Workmanship, soundness of material and structural safety of the proposed building;	_____
e. Structural strengths and structural drawings and shall not bind or render the Competent Authority liable in any way in relation to (a), (b), (c) & (d).	_____
4. The applicant, as specified in GDSR, shall submit:	_____
a. Structural drawing and related reports, before the commencement of the construction;	_____
b. Project reports;	_____
5. Follow the requirements for construction as per regulation no 5 of GDSR;	_____
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the permission made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are for spot prevailing Comprehensive General Development Control Regulation-2017	_____
_____	ARCHITECT'S NAME AND SIGNATURE
_____	_____
_____	_____
_____	_____
_____	_____
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in case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any condition, the application shall automatically stand cancelled/reversed and the construction / work shall not be carried out and shall be deemed illegal and unauthorised and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for claim any damages on account of any action by the competent authority.

Drawings or drawings provided or attached to form to be incorrect or inconsistent with respect to prevailing by-laws, by any authority or otherwise, and the permission granted shall be considered as lapsed. Contents highlighted in magenta color are not verified. The correctness and accuracy of contents is responsibility of PO/Owner.

