

BUILT UP AREA DIAGRAM BLDG.NO.1
SCALE 1:200 FOR 1ST TO 7TH

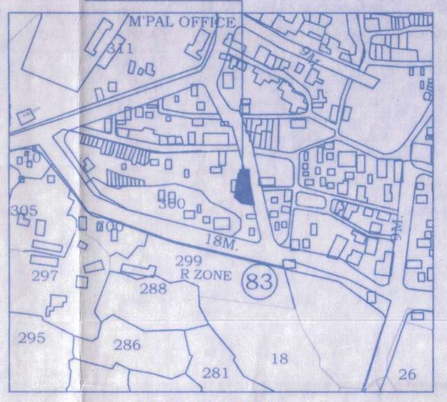
PARKING AREA & TENEMENT STATEMENT

SR.NO.	OCCUPANCY	SIZE OF TENEMENT	NOS OF TENEMENT	PARKING SPACES CAR	PARKING SPACES SCOOTER
1	MULTI- FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	14 NOS	14X0.50=7 NOS.	14X2.50=35 NOS
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	00 NOS	NIL	NIL
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	7 NOS	0.00	7X2=14NOS
				7NOS NOS	49 NOS
	IN ADDITION 5%VISITORS PARKING			0.35 NOS	2.45 NOS
	TOTAL		21 NOS	7.35 NOS	51.45 NOS
	REQUIRED PARKING	MULTIPLYING FACTOR(X0.80)		6 NOS	41 NOS
	PARKING PROPOSED			6 NOS	41 NOS

CARPET AREA STATEMENT FORM OF STATEMENT-3

BLDG	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT
	1ST TO 7TH	101,201,301,401,501,601,701	56.13 SQ.MT.
		102,202,302,402,502,602,702	60.30 SQ.MT.
		103,203,303,403,503,603,703	23.24 SQ.MT.

PROPOSED SITE U/R



LOCATION PLAN
SCALE 1:4000

LEGENDS

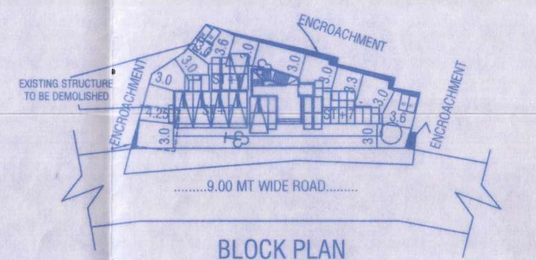
1. PLOT BOUNDARY SHOWN IN THICK BLACK
2. EXISTING STREET SHOWN IN GREEN
3. FUTURE STREET SHOWN IN GREEN DOTTED
4. EXISTING WORK SHOWN IN BLUE
5. PROPOSED WORK SHOWN IN RED
6. DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED
7. GARDEN RESERVATION SHAWN IN BROWN

PLOT AREA STATEMENT

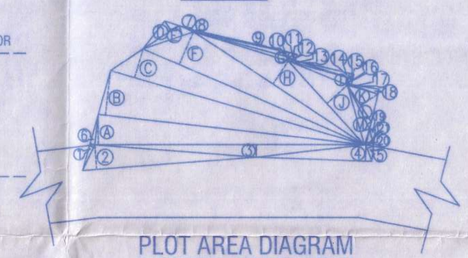
1.	CT.S.NO.647	17.00
2.	CT.S.NO.648	87.10
3.	CT.S.NO.649	39.80
4.	CT.S.NO.650	53.30
5.	CT.S.NO.651	31.70
6.	CT.S.NO.652	273.70
	TOTAL	502.60

-सावधान-

"मंजुर बांधकाम नकाशे व पारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."



BLOCK PLAN
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500

BUA STATEMENT

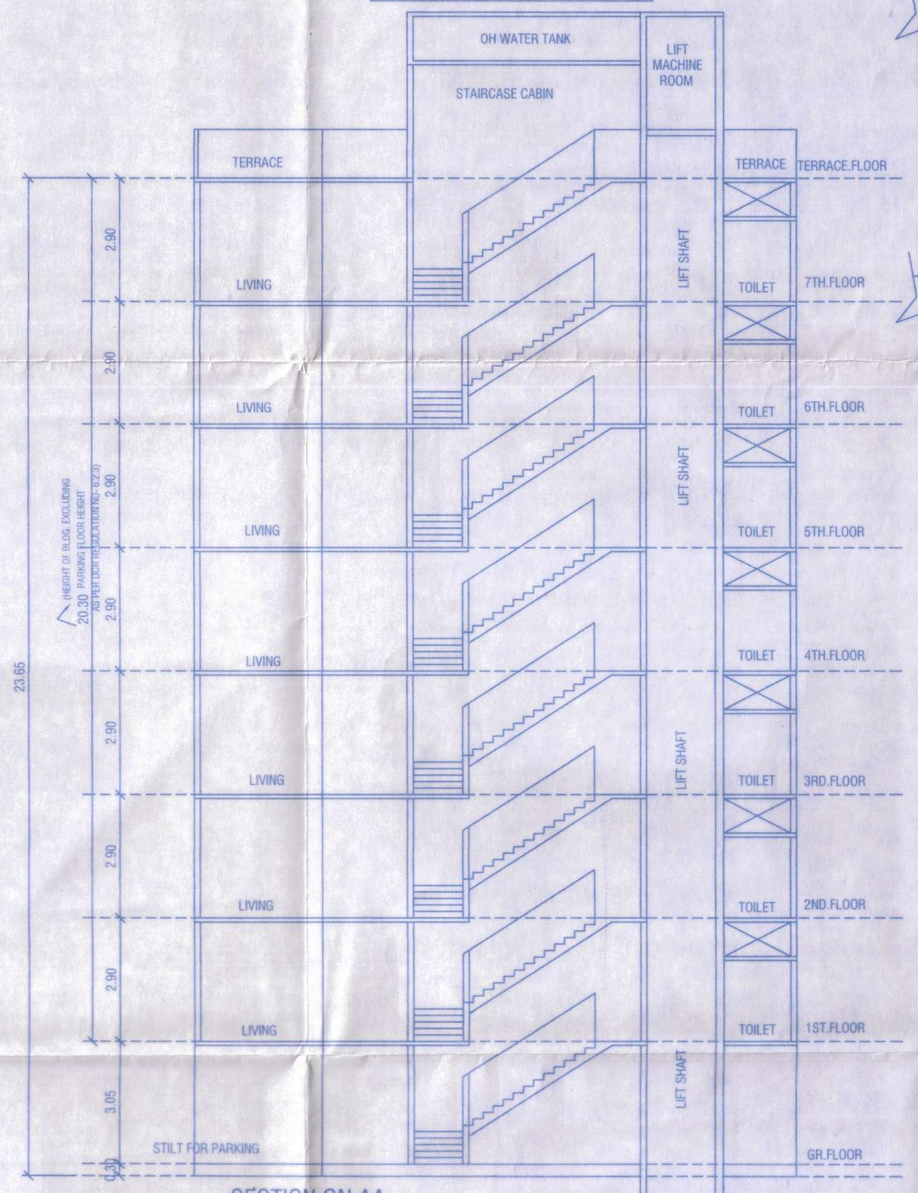
FLOOR	TOTAL B.U.AREA
GR. FLOOR	29.60
1ST FLOOR	168.94
2ND FLOOR	168.94
3RD FLOOR	168.94
4TH FLOOR	168.94
5TH FLOOR	168.94
6TH FLOOR	168.94
7TH FLOOR	168.94
TOTAL	1212.18

FORM OF STATEMENT-2(SUMMERY) PROPOSED BUILDINGS

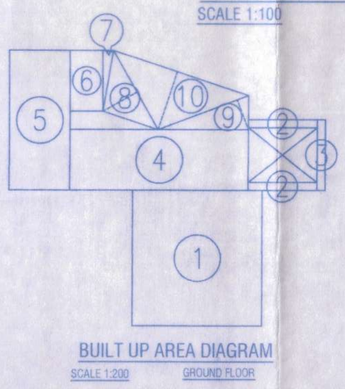
	FLOOR NO.	TOTAL AREA
	ST+7	1212.18 SQ.MT.
TOTAL		1212.18 SQ.MT.

GROSS BUILT UP AREA STATEMENT PROPOSED BUILDINGS

	FLOOR NO.	TOTAL AREA
	ST+7	1310.17 SQ.MT.
TOTAL		1310.17 SQ.MT.



SECTION ON AA
SCALE 1:100



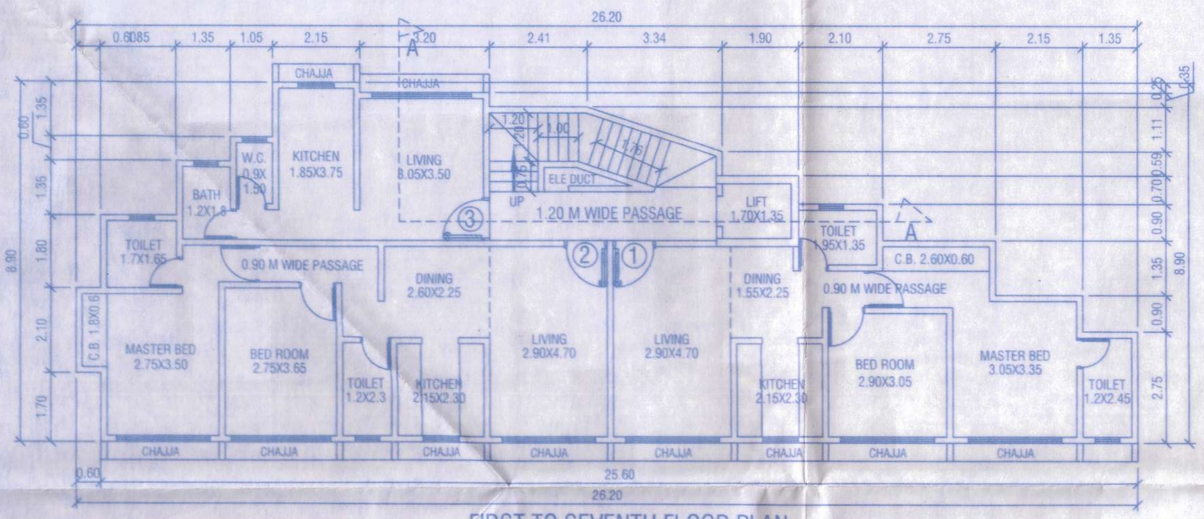
BUILT UP AREA DIAGRAM
SCALE 1:200 GROUND FLOOR

BUILT UP AREA CALCULATION FOR GROUND FLOOR

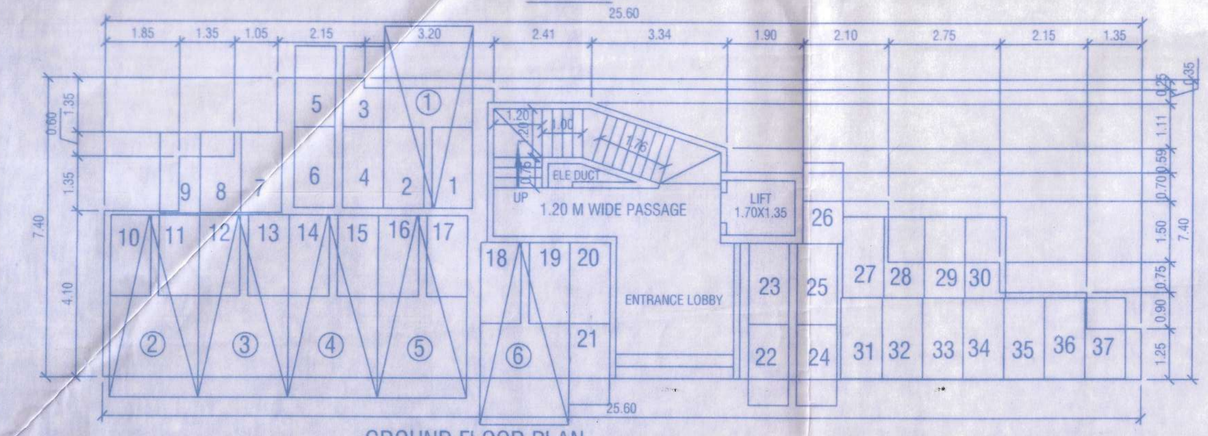
1	3.20	X	3.35	X 1 NO	=	10.72	SQ.MT.
2	1.70	X	0.20	X 2 NOS	=	0.68	SQ.MT.
3	0.20	X	1.75	X 1 NO	=	0.35	SQ.MT.
4	4.40	X	1.50	X 1 NO	=	6.60	SQ.MT.
5	1.50	X	3.45	X 1 NO	=	5.18	SQ.MT.
6	0.81	X	1.50	X 1 NO	=	1.22	SQ.MT.
7	1/2 X	1.52	X	0.25 X 1 NO	=	0.19	SQ.MT.
8	1/2 X	2.24	X	0.96 X 1 NO	=	1.08	SQ.MT.
9	1/2 X	2.39	X	0.79 X 1 NO	=	0.94	SQ.MT.
10	1/2 X	3.52	X	1.50 X 1 NO	=	2.64	SQ.MT.
				TOTAL ADDITION	=	29.60	SQ.MT.

BUILT UP AREA CALCULATION FOR 1ST TO 7TH FLOOR

1	0.60	X	2.10	X 1 NO	=	1.26	SQ.MT.
2	2.90	X	3.80	X 1 NO	=	11.02	SQ.MT.
3	1.85	X	1.80	X 1 NO	=	3.33	SQ.MT.
4	1.05	X	1.20	X 1 NO	=	1.26	SQ.MT.
5	1.35	X	1.95	X 1 NO	=	2.63	SQ.MT.
6	1.05	X	2.55	X 1 NO	=	2.68	SQ.MT.
7	2.15	X	3.90	X 1 NO	=	8.39	SQ.MT.
8	3.20	X	3.65	X 1 NO	=	11.68	SQ.MT.
9	1.35	X	3.30	X 1 NO	=	4.46	SQ.MT.
10	9.75	X	5.00	X 1 NO	=	48.75	SQ.MT.
11	2.90	X	4.85	X 1 NO	=	14.07	SQ.MT.
12	8.70	X	3.65	X 1 NO	=	31.76	SQ.MT.
13	1.35	X	2.75	X 1 NO	=	3.71	SQ.MT.
14	2.75	X	1.35	X 1 NO	=	3.71	SQ.MT.
15	2.10	X	2.25	X 1 NO	=	4.73	SQ.MT.
16	1.70	X	1.20	X 1 NO	=	2.04	SQ.MT.
17	0.20	X	1.55	X 1 NO	=	0.31	SQ.MT.
18	1.70	X	0.20	X 1 NO	=	0.34	SQ.MT.
19	1.90	X	0.20	X 1 NO	=	0.38	SQ.MT.
20	2.70	X	0.15	X 1 NO	=	0.41	SQ.MT.
21	2.24	X	1.35	X 1 NO	=	3.02	SQ.MT.
22	2.16	X	1.35	X 1 NO	=	2.92	SQ.MT.
23	0.81	X	1.50	X 1 NO	=	1.22	SQ.MT.
24	1/2 X	1.52	X	0.25 X 1 NO	=	0.19	SQ.MT.
25	1/2 X	2.24	X	0.96 X 1 NO	=	1.08	SQ.MT.
26	1/2 X	2.24	X	1.11 X 1 NO	=	1.24	SQ.MT.
27	1/2 X	2.24	X	1.43 X 1 NO	=	1.60	SQ.MT.
28	1/2 X	2.27	X	0.66 X 1 NO	=	0.75	SQ.MT.
				TOTAL ADDITION	=	168.94	SQ.MT.



FIRST TO SEVENTH FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

ROAD AREA CALCULATION

1	1/2 X	3.41	X	0.54 X 1 NO	=	0.92	SQ.MT.
2	1/2 X	20.74	X	2.95 X 1 NO	=	30.59	SQ.MT.
3	1/2 X	32.89	X	1.48 X 1 NO	=	24.34	SQ.MT.
4	1/2 X	13.87	X	1.96 X 1 NO	=	13.59	SQ.MT.
5	1/2 X	11.73	X	0.79 X 1 NO	=	4.63	SQ.MT.
				TOTAL ADDITION	=	74.07	SQ.MT.

ENCROACHMENT AREA CALCULATION

6	1/2 X	3.62	X	0.55 X 1 NO	=	1.00	SQ.MT.
7	1/2 X	1.76	X	0.18 X 1 NO	=	0.16	SQ.MT.
8	1/2 X	7.80	X	0.20 X 1 NO	=	0.78	SQ.MT.
9	1/2 X	11.76	X	0.12 X 1 NO	=	0.71	SQ.MT.
10	1/2 X	11.76	X	0.51 X 1 NO	=	3.00	SQ.MT.
11	1/2 X	1.04	X	0.62 X 1 NO	=	0.32	SQ.MT.
12	1/2 X	0.92	X	0.40 X 1 NO	=	0.18	SQ.MT.
13	1/2 X	7.00	X	0.27 X 1 NO	=	0.95	SQ.MT.
14	1/2 X	6.73	X	0.52 X 1 NO	=	1.75	SQ.MT.
15	1/2 X	1.41	X	0.32 X 1 NO	=	0.23	SQ.MT.
16	1/2 X	1.41	X	0.36 X 1 NO	=	0.25	SQ.MT.
17	1/2 X	3.57	X	0.18 X 1 NO	=	0.32	SQ.MT.
18	1/2 X	3.16	X	0.57 X 1 NO	=	0.90	SQ.MT.
19	1/2 X	5.68	X	0.61 X 1 NO	=	1.73	SQ.MT.
20	1/2 X	1.89	X	0.18 X 1 NO	=	0.17	SQ.MT.
21	1/2 X	5.68	X	0.79 X 1 NO	=	2.24	SQ.MT.
				TOTAL ADDITION	=	14.69	SQ.MT.

PLOT AREA CALCULATION

A	1/2 X	32.68	X	3.72 X 1 NO	=	60.78	SQ.MT.
B	1/2 X	32.46	X	5.47 X 1 NO	=	88.78	SQ.MT.
C	1/2 X	32.57	X	3.64 X 1 NO	=	59.28	SQ.MT.
D	1/2 X	5.20	X	1.41 X 1 NO	=	3.67	SQ.MT.
E	1/2 X	6.44	X	1.30 X 1 NO	=	4.19	SQ.MT.
F	1/2 X	29.77	X	4.34 X 1 NO	=	64.60	SQ.MT.
G	1/2 X	11.96	X	0.47 X 1 NO	=	2.81	SQ.MT.
H	1/2 X	25.50	X	3.37 X 1 NO	=	42.97	SQ.MT.
I	1/2 X	7.77	X	0.88 X 1 NO	=	3.42	SQ.MT.
J	1/2 X	14.94	X	3.36 X 1 NO	=	25.10	SQ.MT.
K	1/2 X	7.88	X	2.51 X 1 NO	=	9.89	SQ.MT.
L	1/2 X	8.32	X	0.56 X 1 NO	=	2.33	SQ.MT.
M	1/2 X	9.52	X	1.16 X 1 NO	=	5.52	SQ.MT.
				TOTAL ADDITION	=	373.34	SQ.MT.
				TOTAL PLOT AREA	=	462.10	SQ.MT.

PROFORMA-I: AREA STATEMENT

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG.ON PLOT BEARING CT.S. NO-647,648,649,650,651,652 VILLAGE:-BHAYANDER.,
TALUKA & DISTRICT :-THANE

SHEET NO.1/1

STAMP OF APPROVAL OF PLANS:

सोबतचे पत्र क्र. मिभामनपा/नर/..X2681/2029-22
दि...20/3/2022.....मधील अटी शर्तीं
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

मा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

		AREA IN SQ.MT.	
1	AREA OF PLOT(minimum area of (a,b) to be conciderd)	462.10	Sq.mts.
	(a) AREA OF PLOT AS PER 7/12	502.60	Sq.mts.
	(b) AREA OF PLOT AS PER SITE	462.10	Sq.mts.
2	DEDUCTIONS FOR	NIL	
	(a) PROPOSED D.P./ D.P ROAD WIDENING AREA	74.07	Sq.mts.
	(b). ANY D.P RESERVATION	NIL	
	(c). ENCROACHMENT	14.69	Sq.mts.
	TOTAL (a+b+c)	88.76	Sq.mts.
3	BALANCE AREA OF THE PLOT [1 minus 2]	373.34	Sq.mts.
4	AMENITY SPACE (if applicable)		
	(a) REQUIRED-	NIL	
	(b) ADJUSTMENT OF 2(b), IF ANY		
	(b) BALANCE PROPOSED	NIL	
5	NET AREA OF PLOT [3- 4c]	373.34	Sq.mts.
6	RECREATIONAL OPEN SPACE(if applicable)	NA	
	(a) REQUIRED-		
	(b) PROPOSED-		
7	INTERNAL ROAD AREA		
8	PLOTABLE AREA (if applicable)		
9	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (1.10X373.34)	410.67	Sq.mts.
10	ADDITION OF FSI ON PAYMENT PREMIUM		
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- (0.50)447.41X0.50 BASED ON ROAD WIDTH/TOD ZONE	223.70	Sq.mts.
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	196.00	Sq.mts.
11	IN-SITU FSI/TDR LOADING		
	(a) IN -SITU AREA AGAINST D.P ROAD(2.05X74.07)	151.85	Sq.mts.
	(b) IN -SITU AREA AGAINST amenity space if hander over (2.00 or 1.85X SR.NO.4(b) AND (c)		
	(c) TDR AREA	NIL	
	(d)TOTAL IN -SITU / TDR LOADING PROPOSED(11(a)+(b)+(c)	151.85	Sq.mts.
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7		
13	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL		
	(a) (9+10(b)+11(d) OR 12 WHICHEVER IS APPLICABLE	758.52	Sq.mts.
	(b) ANCILLARY AREA FSI UP TO 60% (RESIDENTIAL) 758.52 sq.mt. x60%	455.11	Sq.mts.
	(c) TOTAL ENTITLEMENT (a+b+c)	1213.63	Sq.mts.
14	MAXIMUM UTILIZATION LIMIT OF F.S.I(BUILDING POTENCIAL)PERMISSIBLE AS PER ROAD WIDTH(as per regulation no 6.1or 6.2 or 6.3 or 6.4 (as apilcable)x1.6		
15	TOTAL BUILT UP AREA IN PROPOSAL(excluding area at sr.no.7b)		
	(a) EXISTING BUILT UP AREA		
	(b) PROPOSED BUILT UP AREA(as per P-line)	1212.18	Sq.mts.
	(b) TOTAL(a+b)	1212.18	Sq.mts.
16	F.S.I CONSUMED (15/13) (should not be more than sr.no.14 above)		
17	AREA FOR INCLUSIVE HOUSING, IF ANY		
	(a) REQUIRED (20% OF SR.NO.5)		
	(b) PROPOSED		

CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed bay me on _____ and the dimensions of the side etc.of the plot stated on the plans are as measured on site and the area so worked out tallies with the area stated in the documents of ownership / t.p. scheme record land records deptt. city survey record.

Signature
(Name of Architect/Licenced Engineer/Supervisor)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safty at the work site

OWNER'S NAME AND SIGNATURE

Job No.	Drg No.	Scale	Drn By	Chd By
		AS SHOWN	ANOOP JOHNY	CINESH STANI

01/10/2021

NAME OF OWNER	SIGNATURE OF OWNER
	For SAWARIYA CONST. CO. Proprietor

NORTH

NAME OF ARCHITECT	SIGNATURE OF ARCHITECT
Mario E. Correa ARCHITECTS & PLANNERS REGD.No. CA/2010/50347 Shop No.9, Ratna Deep, 60 Feet Road, Bhayander West, Thane 401101 Phone 9769142055	Architect Mario E. Correa COA/2010/50347