

R.G. 1 AREA CALCULATION - (PLOT-A)			
a	10.09	x 2.52	x 0.5 = 12.71
b	4.38	x 11.85	x 0.5 = 25.95
c	2.90	x 15.13	x 0.5 = 21.94
d	1.22	x 17.32	x 0.5 = 10.56
e	0.45	x 17.81	x 0.5 = 4.01
f	2.14	x 23.21	x 0.5 = 24.83
g	3.39	x 36.49	x 0.5 = 61.85
h	7.97	x 36.49	x 0.5 = 145.41
TOTAL = 307.26			

R.G. 2 AREA CALCULATION - (PLOT-A)			
i	12.72	x 2.74	x 0.5 = 17.43
j	14.69	x 8.21	x 0.5 = 60.30
k	3.62	x 30.41	x 0.5 = 55.04
l	5.94	x 30.41	x 0.5 = 90.32
TOTAL = 223.09			

Plot Area Calculation.(Plot-B)			
1)	1/2	x 25.16	x 6.20 x 1 = 78.00
2)	1/2	x 32.69	x 3.20 x 1 = 52.30
3)	1/2	x 46.14	x 26.44 x 1 = 609.97
4)	1/2	x 46.14	x 19.24 x 1 = 443.87
5)	1/2	x 35.08	x 7.49 x 1 = 131.37
6)	1/2	x 49.82	x 6.88 x 1 = 171.38
7)	1/2	x 56.67	x 6.31 x 1 = 178.79
8)	1/2	x 59.03	x 13.23 x 1 = 390.48
9)	1/2	x 73.76	x 4.94 x 1 = 182.19
10)	1/2	x 76.06	x 13.84 x 1 = 526.47
TOTAL AREA = 2764.82 sq.mtr			

PLOT-A AREA CALCULATION			
1	60.62	x	11.67 x 0.5 = 353.72 sq.mtr
2	10.90	x	53.89 x 0.5 = 293.70 sq.mtr
3	9.45	x	53.58 x 0.5 = 253.17 sq.mtr
4	17.78	x	65.93 x 0.5 = 586.12 sq.mtr
5	11.70	x	23.51 x 0.5 = 137.53 sq.mtr
6	15.30	x	65.93 x 0.5 = 504.36 sq.mtr
7	9.55	x	58.68 x 0.5 = 280.20 sq.mtr
8	14.04	x	59.38 x 0.5 = 416.85 sq.mtr
9	1.28	x	66.07 x 0.5 = 42.28 sq.mtr
10	1.18	x	58.68 x 0.5 = 34.62 sq.mtr
11	12.74	x	58.30 x 0.5 = 371.37 sq.mtr
12	1.90	x	3.45 x 0.5 = 3.28 sq.mtr
13	2.06	x	59.38 x 0.5 = 61.16 sq.mtr
14	0.92	x	56.65 x 0.5 = 26.06 sq.mtr
15a	1.04	x	56.49 x 0.5 = 29.37 sq.mtr
15	5.44	x	56.63 x 0.5 = 154.03 sq.mtr
16	1.65	x	56.19 x 0.5 = 46.36 sq.mtr
17	5.71	x	33.66 x 0.5 = 96.10 sq.mtr
18	7.97	x	33.66 x 0.5 = 134.14 sq.mtr
19	1.18	x	14.15 x 0.5 = 8.35 sq.mtr
20	0.87	x	28.29 x 0.5 = 12.31 sq.mtr
TOTAL AREA = 3845.07 sq.mtr			

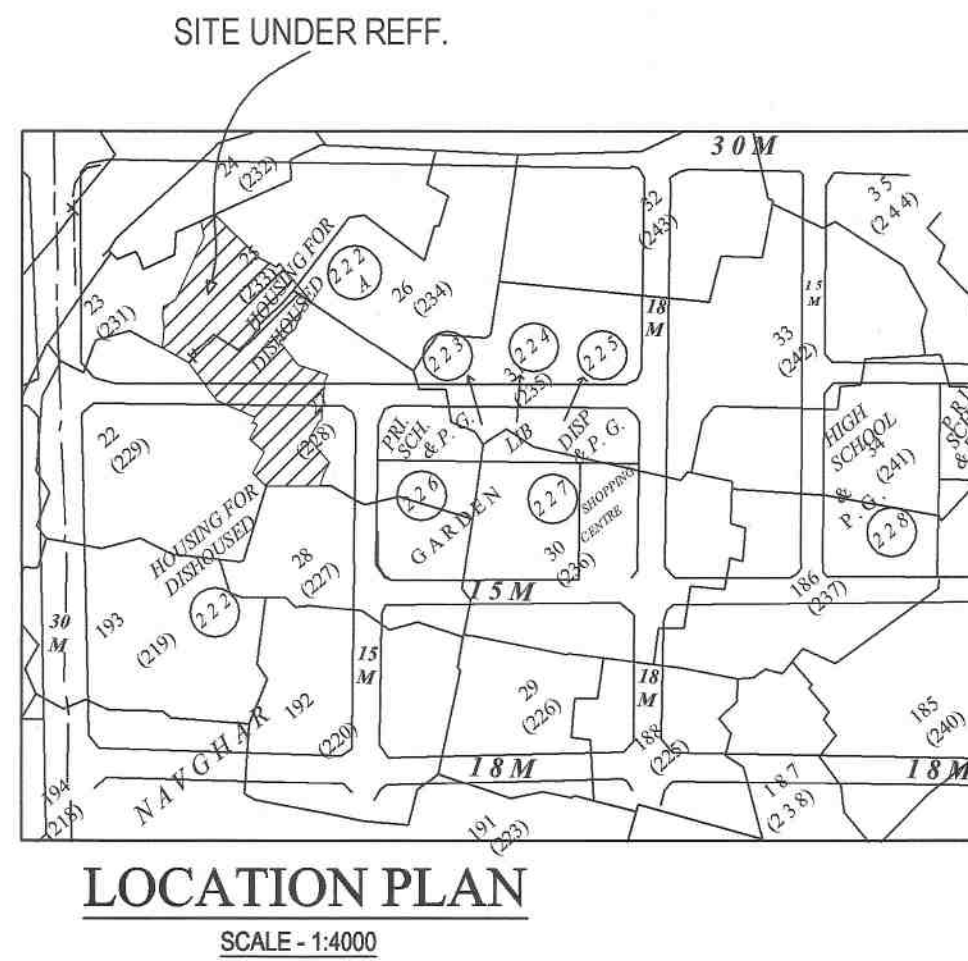
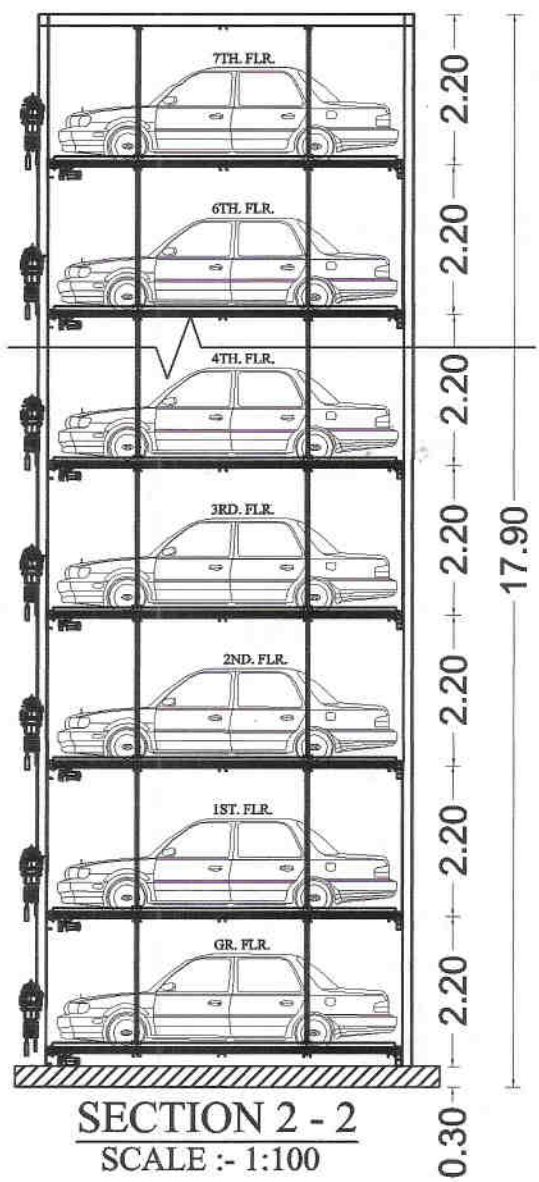
ENCROACHMENT AREA CALCULATION			
E1	3.86	x	10.25 x 0.5 = 19.78 sq.mtr
E2	2.44	x	13.80 x 0.5 = 16.84 sq.mtr
E3	0.20	x	12.90 x 0.5 = 1.29 sq.mtr
E4	0.29	x	2.83 x 0.5 = 0.41 sq.mtr
E5	0.45	x	2.94 x 0.5 = 0.66 sq.mtr
E6	0.96	x	2.83 x 0.5 = 1.36 sq.mtr
E7	2.23	x	6.65 x 0.5 = 7.41 sq.mtr
E8	2.70	x	4.36 x 0.5 = 5.89 sq.mtr
E9	2.50	x	25.77 x 0.5 = 32.21 sq.mtr
E10	1.39	x	5.77 x 0.5 = 4.01 sq.mtr
E11	2.73	x	12.01 x 0.5 = 16.39 sq.mtr
E12	1.19	x	22.59 x 0.5 = 13.66 sq.mtr
E13	1.38	x	11.70 x 0.5 = 8.07 sq.mtr
E14	0.99	x	7.69 x 0.5 = 3.81 sq.mtr
E15	2.46	x	15.43 x 0.5 = 18.98 sq.mtr
E16	0.40	x	9.69 x 0.5 = 1.94 sq.mtr
E17	1.03	x	7.45 x 0.5 = 3.84 sq.mtr
E18	1.71	x	9.78 x 0.5 = 8.36 sq.mtr
E19	1.18	x	19.58 x 0.5 = 11.55 sq.mtr
E20	0.99	x	23.20 x 0.5 = 11.48 sq.mtr
TOTAL AREA = 187.94 sq.mtr			

EXISTING BUILT UP AREA AS PER PREVIOUS APPROVAL	
BLDG. NOS.	TOTAL BUILTUP AREA
A	2421.69 sq.mtr.
B	2230.52 sq.mtr.
E	560.47 sq.mtr.
TOTAL	5212.68 sq.mtr.

TOTAL R.G AREA CALCULATION (PLOT-A)	
R.G	TOTAL AREA
1	307.26 SQ.MT.
2	223.09 SQ.MT.
TOTAL	530.35 SQ.MT.

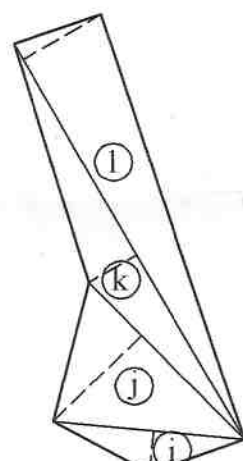
Plot Under Road.			
11)	1/2	x 83.70	x 14.88 x 1 = 622.73
12)	1/2	x 15.72	x 9.14 x 1 = 71.84
13)	1/2	x 82.52	x 13.39 x 1 = 552.47
14)	1/2	x 18.19	x 7.83 x 1 = 71.21
Total Area = 1318.25 sq.mtr			

S.NO		H.NO	AREA Sq.mt.
OLD	NEW		
228	27	3	680.00
228	27	2	5970.00
233	25	7	1340.00
TOTAL			7990.00

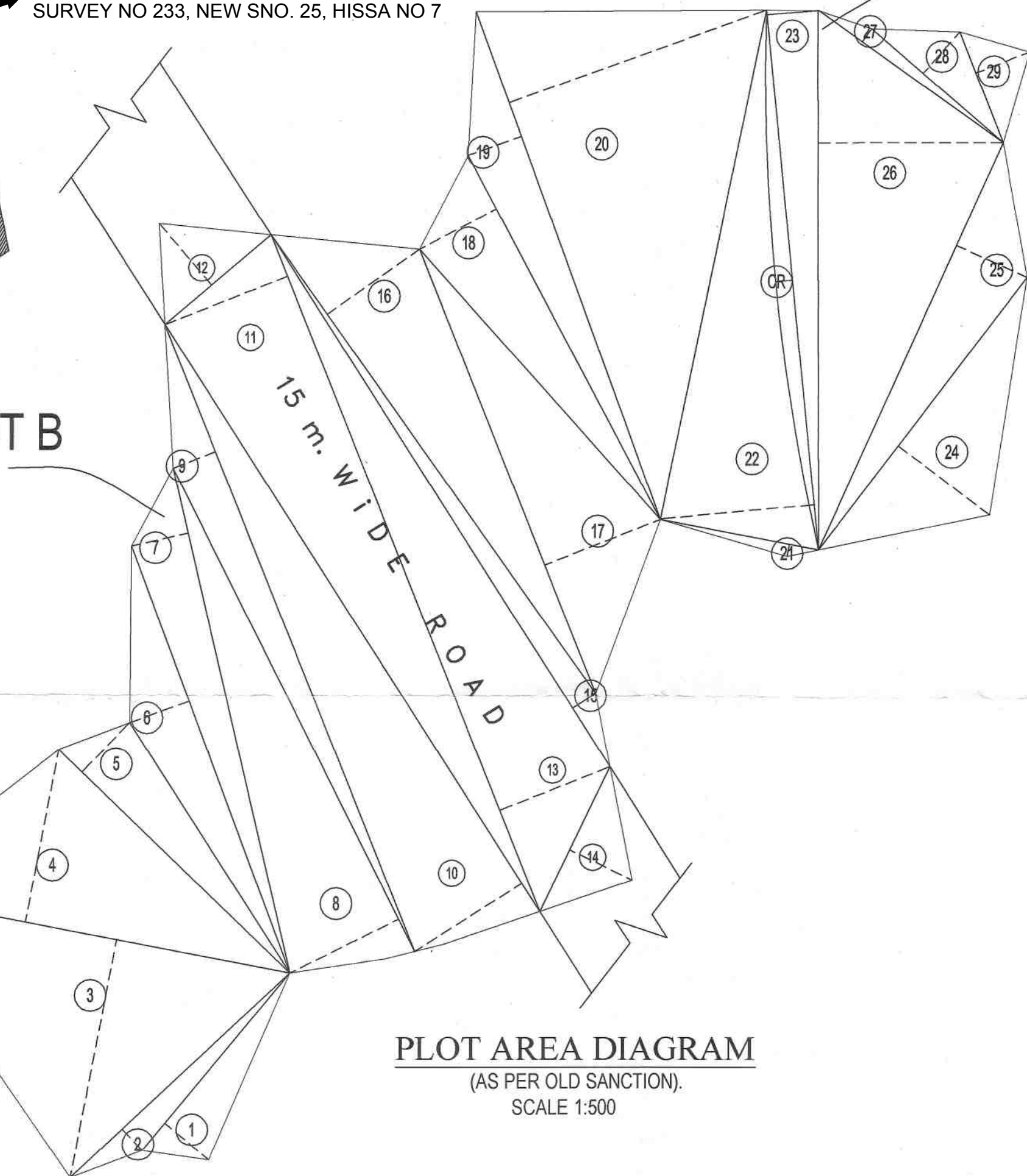
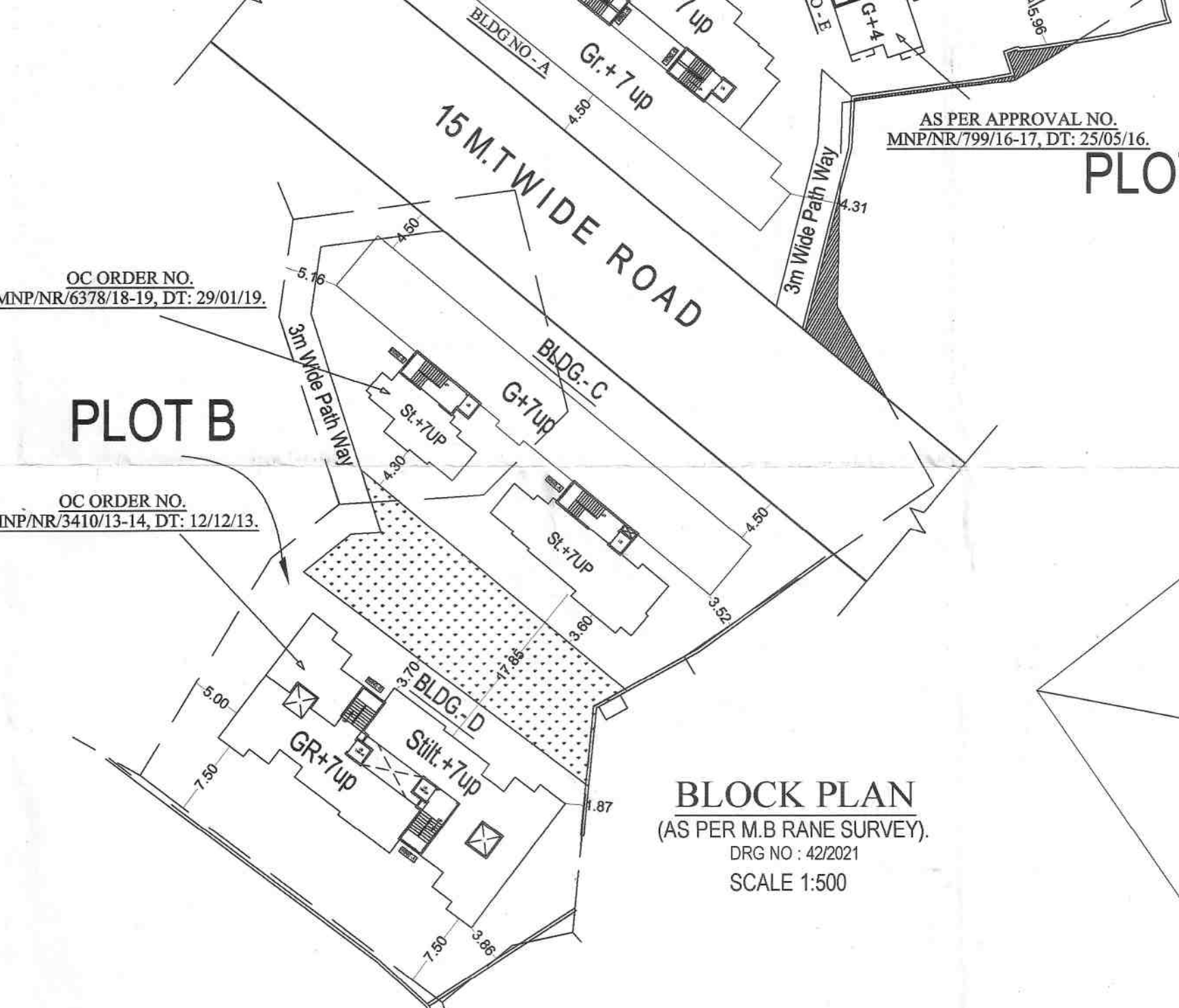
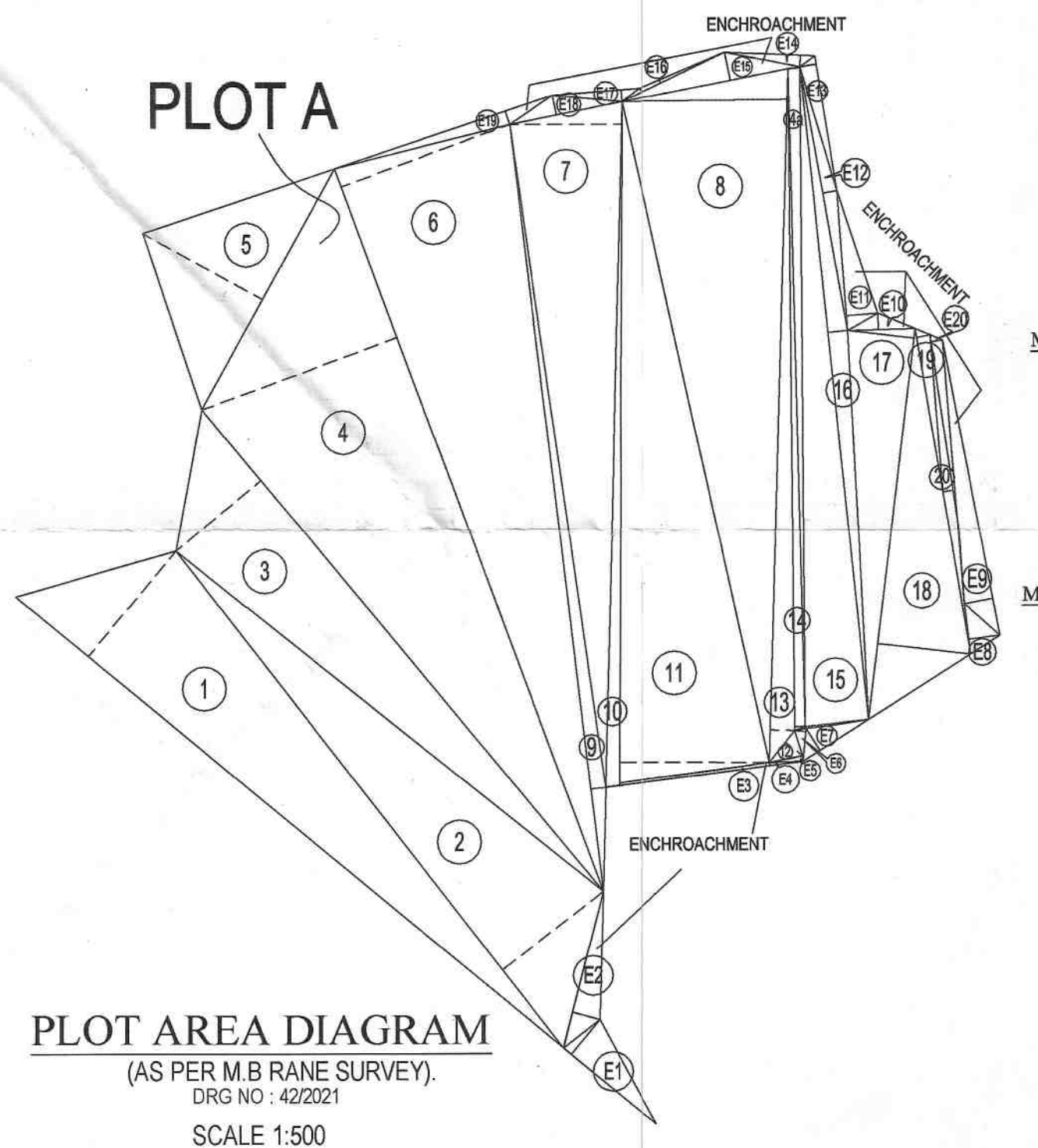


TOTAL PLOT AREA FOR REGISTRATION OF C TYPE - 1191.64
OLD SURVEY NO 228, NEW SNO. 27, HISSA NO 2 AND OLD
SURVEY NO 233, NEW SNO. 25, HISSA NO 7

R.G.-1 AREA DIAGRAM
SCALE 1:500



R.G.-2 AREA DIAGRAM
SCALE 1:500



नोबलचे पत्र क्र. मिभामनपा/नर./३४८३/२०२१-२२
दि. २०/११/२०२२...मधील अटी शर्ती
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

भा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगरपालिका
मिना - भाईरव म्हाणसराविका



-सावधान-

"मंजूर बांधकाम नकाशे व
प्रारंभ पत्रास नमूद अटी व शर्तीचे
बळाने न करता बांधकाम करताना व
निष्पातानुसार आवश्यक असलेल्या
परवानग्या न घेता बांधकाम करणे व
बांधकाम अनधिकृत ठरले व अनधिकृत
बांधकामाबाबत नगराध्यक्ष प्रादेशीक व
नगरपालिका अधिनियम १९६६ च्या
तत्सुवीनुसार दखलपात्र गुन्हा ठरून
संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

AREA STATEMENT			
1.	Area of plot (minimum area of a,b,c to be considered)		
a)	As per measurement sheet & previous approval (4033.01+1318.25+2393.78)		7745.04
b)	As per ownership document (7/12,CTS extract)		7990.00
c)	As per site		-
2.	Deduction for		
a)	Proposed D.P / D.P. Road widening wrea/Service Road/Highway widening		1318.25
b)	Any D.P. Reservation Area / encroachment area (Plot - A)		-
	(Total a + b)		1318.25
3.	Balance Area of Plot (1-2)		6426.79
	Plot	A sq.m	B sq.m
	Area of Plot	4033.01	2393.78
a)	Area under Encroachment		187.94
	Balance Area of Plot		3845.07
4.	Amenity Space (if applicable)		
a)	Required -		
b)	Adjustment of 2(b), if any -		
c)	Balance Proposed -		
5.	Net Plot Area = (3-4(c))		3845.07
6.	Recreational Open space (if applicable)		
a)	Required -		
b)	Proposed -		530.35
7.	Internal Road area		
8.	Plotable area (if applicable)		
9.	Built up area with reference to Basic F.S.I. as per front road width (SR. NO. 5 x basic FSI) (3845.07 X 1.1)		4229.58
10.	Addition of F.S.I. on payment of premium		
a)	Maximum permissible permium FSI - based on road width / TOD Zone.		2336.13
b)	Proposed FSI on payment of permium		1579.25
11.	In - situ FSI / TDR loading		
a)	In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any (957.50 IN PLOT -B)		360.75
b)	In - situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],		
c)	TDR area (as per previous approval)		1291.43
d)	Total in - situ / TDR loading proposed (11(a)+(b)+(c))		1652.18
12.	Additional FSI area under Chapter No. 7		
13.	Total entitlement of FSI in the proposal		
a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable		7461.01
b)	Ancillary Area FSI upto 60% or 80% with payment of charges		1349.00
	b) Total entitlement (a + b)		8810.01
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation no. 6.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8}		
13.	Total Built-up Area in proposal.(excluding area at Sr.No. 17b)		
a)	Existing Built-up Area.		5212.68
b)	Proposed Built-up Area (as per 'P - line')		3592.33
	c) (Total of a + b)		8805.01
16.	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)		
15.	Area for Inclusive Housing, if any		
a)	Required (20% of sr.no. 5)		
b)	Proposed -		
Drawing No.	Scale	Drawn by	Checked by
			Registration / License no. of Area. / Lic. Eng. / Supervisor

PROFORMA 'B'			
CONTENTS OF SHEET		DESCRIPTION OF PROPERTY	
BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATIONS, COMPOUND WALL SECTION, CAR PARKING AREA STATEMENT, AND BUILT UP AREA STATEMENT, AND SECTION		PROPOSED RESI. BLDG. ON PLOT BEARING OLD S.NO. 228, NEW S.NO. 27, H.NO. 2 & 3 OLD S.NO. 233, NEW S.NO. 25, H.NO. 7 AT VILLAGE - BHAYANDER, DIST. & TAL. - THANE	
This Drawing Is Prepared As Per My Requirement & Documents Given By Me		NAME OF THE OWNER SHRI. MANOJ PUROHIT	
DATE	JOB. NO	DRG. NO	CHECKED BY
03-01-2022	646	AS SHOWN	KALPESH
NORTH		SIGNATURE NAME (IN BLOCK LETTER) AND ADDRESS OF LICENSED SURVEYOR/ ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.	
		ANISH & ASSOCIATES SHOP.NO-1&2, GRD.FLR, BHAYANDER SHRUSHTI 150 FEET ROAD BHAYANDER (W), TEL & FAX : 28198942	