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	2.99	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	36.45	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	76.08	x	13.84	x 1	=	526.47
TOTAL AREA							=	2764.82 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

EXISTING BUILT UP AREA AS PER PREVIOUS APPROVAL

BLDG. NOS.	TOTAL BUILTUP AREA
A	2421.69 sq.mt.
B	2230.52 sq.mt.
E	560.47 sq.mt.
TOTAL	5212.68 sq.mt.

S.NO

OLD	NEW	H.NO	AREA Sq.mt.
228	27	3	680.00
229	27	2	5970.00
233	25	7	1340.00
TOTAL			7990.00

-सावधान-

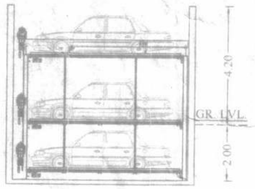
"मंजुर बांधकाम नकाशे व पारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून,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

सोबतचे पत्र क्र. निभामनपा/नर/.23961/ 2023-24
दि..22/12/2023..मधील अटी शर्तीस बंधनकारक राहून मूळ/सुधारीत बांधकाम नकाशे (प्रारंभ पत्रासह) मंजूर.

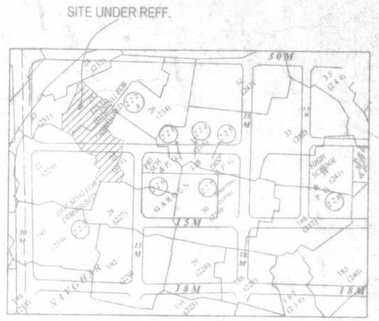
मा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगररचना
विभाग - भाईंदर महानगरपालिका

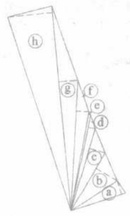
महानगरपालिका मुख्य कार्यालय भाईंदर



PUZZLE PARKING SECTION
SECTION 2 - 2 SCALE :- 1:100



LOCATION PLAN
SCALE - 1:4000



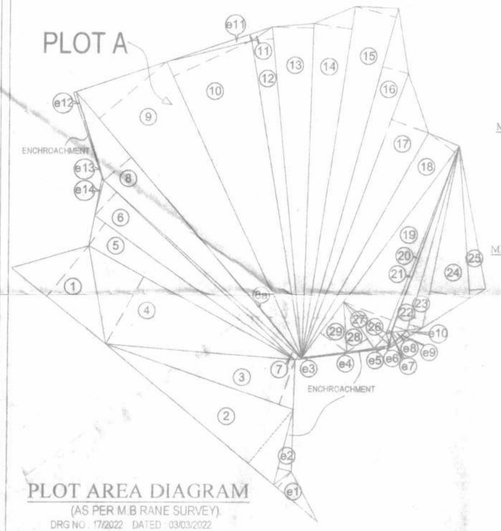
R.G.-1 AREA DIAGRAM
SCALE 1:500

PLOT-A AREA CALCULATION

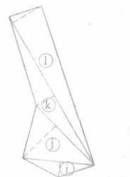
1	11.66	X	21.58	X	0.5	=	125.16 sq.mt.
2	12.44	X	39.05	X	0.5	=	242.31 sq.mt.
3	8.42	X	35.34	X	0.5	=	148.78 sq.mt.
4	13.78	X	41.95	X	0.5	=	289.04 sq.mt.
5	4.80	X	41.96	X	0.5	=	197.70 sq.mt.
6	5.68	X	46.69	X	0.5	=	132.60 sq.mt.
7	0.90	X	47.45	X	0.5	=	21.35 sq.mt.
8	6.78	X	47.22	X	0.5	=	398.48 sq.mt.
8a	0.14	X	62.22	X	0.5	=	4.36 sq.mt.
9	15.60	X	62.22	X	0.5	=	485.31 sq.mt.
10	13.12	X	57.95	X	0.5	=	438.10 sq.mt.
11	1.14	X	8.40	X	0.5	=	2.51 sq.mt.
12	5.10	X	59.12	X	0.5	=	114.10 sq.mt.
13	7.40	X	59.48	X	0.5	=	220.08 sq.mt.
14	6.73	X	63.17	X	0.5	=	212.57 sq.mt.
15	7.51	X	64.58	X	0.5	=	241.75 sq.mt.
16	4.77	X	64.78	X	0.5	=	153.95 sq.mt.
17	6.01	X	59.96	X	0.5	=	180.76 sq.mt.
18	5.80	X	46.76	X	0.5	=	135.60 sq.mt.
19	9.09	X	35.67	X	0.5	=	162.12 sq.mt.
20	0.74	X	38.67	X	0.5	=	33.20 sq.mt.
21	0.11	X	35.27	X	0.5	=	1.95 sq.mt.
22	2.47	X	35.17	X	0.5	=	43.43 sq.mt.
23	2.40	X	34.03	X	0.5	=	40.83 sq.mt.
24	5.28	X	33.05	X	0.5	=	120.30 sq.mt.
25	2.87	X	27.16	X	0.5	=	38.93 sq.mt.
26	1.17	X	11.35	X	0.5	=	6.36 sq.mt.
27	2.52	X	11.35	X	0.5	=	11.12 sq.mt.
28	4.56	X	9.91	X	0.5	=	21.60 sq.mt.
29	5.79	X	12.35	X	0.5	=	35.75 sq.mt.
TOTAL AREA							3957.79 sq.mt.

ENCROACHMENT AREA CALCULATION

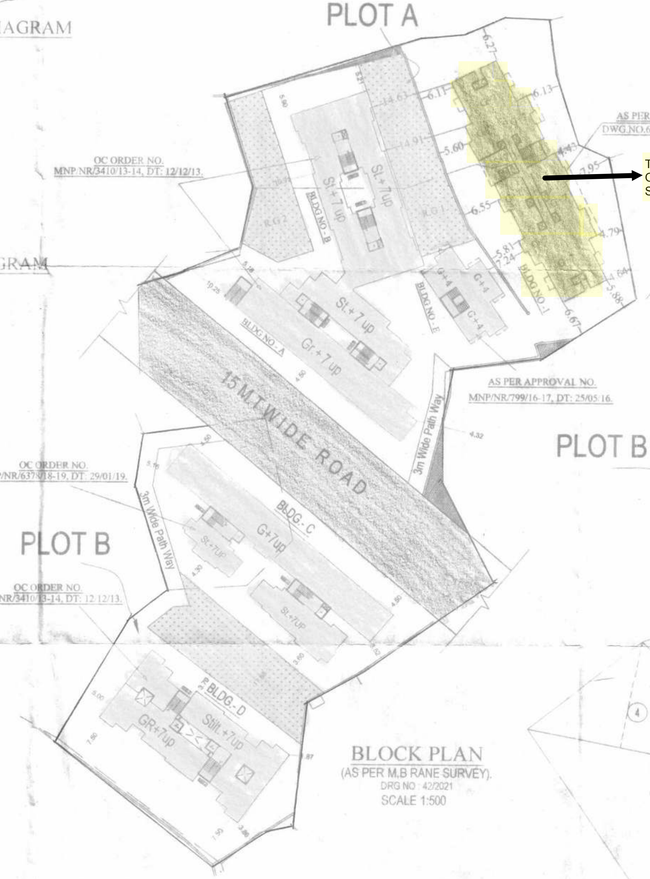
e1	3.92	X	10.29	X	0.5	=	19.65 sq.mt.
e2	2.44	X	13.76	X	0.5	=	16.79 sq.mt.
e3	0.29	X	8.05	X	0.5	=	0.81 sq.mt.
e4	0.26	X	15.73	X	0.5	=	2.04 sq.mt.
e5	0.45	X	7.74	X	0.5	=	1.74 sq.mt.
e6	0.58	X	7.50	X	0.5	=	1.09 sq.mt.
e7	0.08	X	2.50	X	0.5	=	0.10 sq.mt.
e8	1.57	X	2.04	X	0.5	=	1.57 sq.mt.
e9	0.72	X	4.57	X	0.5	=	0.70 sq.mt.
e10	1.05	X	6.65	X	0.5	=	3.49 sq.mt.
e11	1.17	X	15.39	X	0.5	=	9.00 sq.mt.
e12	0.48	X	15.93	X	0.5	=	3.82 sq.mt.
e13	0.19	X	16.48	X	0.5	=	1.57 sq.mt.
e14	0.43	X	6.80	X	0.5	=	1.47 sq.mt.
TOTAL AREA							65.86 sq.mt.



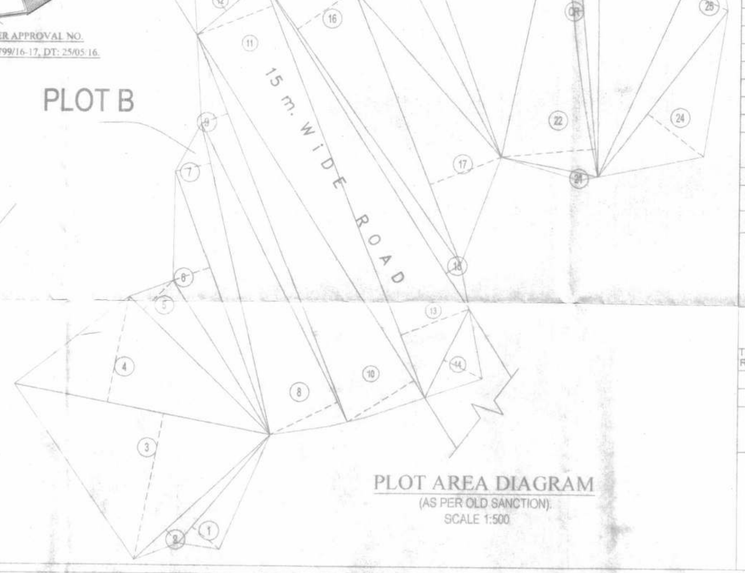
PLOT AREA DIAGRAM
(AS PER M.B RANE SURVEY).
DRG NO : 7/2022 DATED : 03/03/2022
SCALE 1:500



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



BLOCK PLAN
(AS PER M.B RANE SURVEY).
DRG NO : 4/2021
SCALE 1:500



PLOT AREA DIAGRAM
(AS PER OLD SANCTION).
SCALE 1:500

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	B
	Area of Plot	4033.01	2393.78
	(a) Area under Enchroachment	65.46	
	Balance Area of Plot	3967.55	
4.	Amenity Space (if applicable)		
	a) Required -		
	b) Adjustment of 2(b), if any -		
	c) Balance Proposed -		
5.	Net Plot Area = (3-4(c))	3967.55	
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) (3967.55 X 1.1)	4364.30	
10.	Addition of F.S.I. on payment of premium		
	a) Maximum permissible permium FSI - based on road width / TOD Zone	2397.37	
	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	7595.73	
	b) Ancillary Area FSI upto 60% or 80% with payment of charges (7595.73 X 1.6 - 1400.00	8995.73	
	b) Total entitlement (a + b)		
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)		
15.	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')	3609.11	
	c) (Total of a + b)	8821.79	
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 -		

AS PER PREVIOUS APPROVAL

Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch. / Lic. Eng. / Supervisor

PROFORMA 'B'

CONTENTS OF SHEET	DESCRIPTION OF PROPERTY
BLOCK PLAN,LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATIONS, EXISTING BUILT UP AREA STATEMENT, R.G. AREA CALCULATION & LOCATION PLAN.	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-NAVGHAR, DIST & TAL.-THANE

NAME OF THE OWNER
SHRI MANOJ PUROHIT

This Drawing is Prepared As Per My Requirement & Documents Given By Me

DATE	JOB NO	DRG.NO	SCALE	DRAWN BY	CHECKED BY
10-10-2023	646		AS SHOWN	KALPESH	

NORTH

SIGNATURE NAME (IN BLOCK LETTER)AND ADDRESS OF LICENSED SURVEYOR/ ENGINEER/STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

ANISH & ASSOCIATES
1st & 2nd Floor, Ramdev Esquire, Deepak Hospital Road,
Next to S. K. English High School, Bhayander (East),
TAL. & DIST.:-THANE, 401105.