

TOTAL BUILT UP AREA STATEMENT

BLDG. NO.	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12ND FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR	21ST FLOOR	22ND FLOOR	23RD FLOOR	24TH FLOOR	25TH FLOOR	PROPOSED
1	1220.49	1087.22	PARKING	PARKING	PARKING	PARKING	1186.39	1186.39	1186.39	1186.39	1155.40	1186.39	1186.39	1186.39	1186.39	1114.43	1186.39	1186.39	1186.39	1186.39	1114.43	1186.39	1186.39	1186.39	1186.39	RECREATIONAL	23487.82
2	1164.73	PODIUM	PODIUM	PODIUM	PODIUM	PODIUM	1818.17	1818.17	1818.17	1704.92	1818.17	1818.17	1818.17	1818.17	1704.92	1818.17	1818.17	1818.17	1818.17	1704.92	1818.17	1818.17	1818.17	1818.17	1704.92	1818.17	37075.13
GRAND TOTAL																									60562.95		

AS PER APPROVAL DT-19.03.24

TOTAL GROSS AREA STATEMENT

BLDG. NO.	F.S.I. AREA	NON F.S.I. AREA	TOTAL
BLDG. NO. 1	23478.45 Sq.mt.	8279.16 Sq.mt.	31757.61
BLDG. NO. 2	37075.13 Sq.mt.	11066.48 Sq.mt.	48141.61
TOTAL AREA	60553.58 Sq.mt.	19315.64 Sq.mt.	79869.22

R.G.-1 AREA CALCULATION

1	20.17 x 5.53 x 0.5	=	55.77 sq.mt.
2	20.17 x 7.59 x 0.5	=	76.55 sq.mt.
3	19.15 x 1.75 x 0.5	=	16.76 sq.mt.
TOTAL			
= 149.07 sq.mt.			

R.G.-2 AREA CALCULATION

1	23.86 x 0.42 x 0.5	=	5.01 sq.mt.
2	21.05 x 0.52 x 0.5	=	5.47 sq.mt.
3	20.40 x 2.05 x 0.5	=	20.91 sq.mt.
4	20.19 x 11.01 x 0.5	=	111.15 sq.mt.
5	20.92 x 0.96 x 0.5	=	10.04 sq.mt.
6	34.32 x 14.12 x 0.5	=	242.30 sq.mt.
7	23.60 x 9.43 x 0.5	=	111.27 sq.mt.
9	17.22 x 1.35 x 0.5	=	11.62 sq.mt.
10	19.16 x 1.68 x 0.5	=	16.09 sq.mt.
11	21.94 x 1.85 x 0.5	=	20.29 sq.mt.
12	39.87 x 1.45 x 0.5	=	28.91 sq.mt.
13	18.04 x 1.27 x 0.5	=	11.46 sq.mt.
14	8.99 x 3.50 x 0.5	=	15.73 sq.mt.
15	9.10 x 1.35 x 0.5	=	6.14 sq.mt.
16	9.56 x 3.65 x 0.5	=	17.45 sq.mt.
17	10.22 x 2.15 x 0.5	=	10.99 sq.mt.
TOTAL			
= 644.84 sq.mt.			

Total B.U.A. to be handed over to M.B.M.C.

5% OF 7630.39 SQMT. = 381.52 sq.mt.

B.U.A. proposed to be handed over to M.B.M.C.

Ground Floor = 32.16 sq.mt.

1st. Floor = 32.16 sq.mt.

2nd. Floor = 371.62 sq.mt.

TOTAL = 435.94 sq.mt.

TOTAL PLOT AREA STATEMENT

PLOT AREA	7630.09 Sq.mt.
D.P. ROAD AREA	844.59 Sq.mt.
ENCROACHMENT AREA	447.81 Sq.mt.
TOTAL AREA	8922.49 Sq.mt.

TOTAL R.G. AREA STATEMENT

Ground R.G.-1	149.07 Sq.mt.
Ground R.G.-2	644.84 Sq.mt.
TOTAL AREA	793.91 Sq.mt.

AREA AS PER PR CARD

CTS NO.	AREA IN SQ. MTR.
4152	227.40
4153	28.02
4316	28.50
4351	275.79
4352	6.60
4354	16.50
4355	26.00
4356	18.50
4357	20.50
4358	17.50
4359	19.40
4700	11.80
4404	165.10
4405	416.37
4406	31.50
4452	1.70
4453	965.95
TOTAL	8973.15

PLOT AREA CALCULATION

1	20.17 x 5.53 x 0.5	=	55.67 sq.mt.
2	20.17 x 7.59 x 0.5	=	76.55 sq.mt.
3	19.41 x 5.85 x 0.5	=	56.77 sq.mt.
4	27.61 x 8.68 x 0.5	=	119.83 sq.mt.
5	30.85 x 7.77 x 0.5	=	119.85 sq.mt.
6	36.30 x 3.45 x 0.5	=	62.62 sq.mt.
7	37.44 x 3.55 x 0.5	=	66.46 sq.mt.
8	45.12 x 10.78 x 0.5	=	243.20 sq.mt.
9	49.37 x 4.59 x 0.5	=	113.30 sq.mt.
10	57.85 x 15.91 x 0.5	=	460.20 sq.mt.
11	57.84 x 10.40 x 0.5	=	300.77 sq.mt.
12	49.25 x 7.70 x 0.5	=	189.61 sq.mt.
13	45.74 x 9.32 x 0.5	=	75.93 sq.mt.
14	44.70 x 2.88 x 0.5	=	64.37 sq.mt.
15	45.86 x 5.24 x 0.5	=	114.91 sq.mt.
16	42.98 x 3.41 x 0.5	=	73.28 sq.mt.
17	42.88 x 3.76 x 0.5	=	80.61 sq.mt.
18	44.00 x 7.17 x 0.5	=	157.74 sq.mt.
19	44.00 x 15.27 x 0.5	=	336.94 sq.mt.
20	5.20 x 2.14 x 0.5	=	5.56 sq.mt.
21	17.01 x 4.18 x 0.5	=	35.55 sq.mt.
22	40.79 x 3.76 x 0.5	=	76.69 sq.mt.
23	48.18 x 8.66 x 0.5	=	208.62 sq.mt.
24	54.49 x 6.01 x 0.5	=	163.74 sq.mt.
25	54.49 x 1.62 x 0.5	=	44.14 sq.mt.
26	54.37 x 9.07 x 0.5	=	246.57 sq.mt.
27	43.00 x 2.37 x 0.5	=	50.96 sq.mt.
28	41.49 x 23.62 x 0.5	=	490.00 sq.mt.
29	26.59 x 0.36 x 0.5	=	4.79 sq.mt.
30	25.83 x 1.70 x 0.5	=	21.96 sq.mt.
31	24.00 x 1.02 x 0.5	=	12.24 sq.mt.
32	23.40 x 2.28 x 0.5	=	26.68 sq.mt.
33	22.55 x 7.83 x 0.5	=	88.28 sq.mt.
34	21.47 x 1.17 x 0.5	=	12.56 sq.mt.
35	31.11 x 7.56 x 0.5	=	117.60 sq.mt.
36	31.11 x 16.44 x 0.5	=	255.72 sq.mt.
37	21.58 x 1.26 x 0.5	=	13.60 sq.mt.
38	21.84 x 2.63 x 0.5	=	28.72 sq.mt.
39	22.58 x 0.63 x 0.5	=	7.11 sq.mt.
40	33.02 x 14.93 x 0.5	=	246.49 sq.mt.
41	34.52 x 4.79 x 0.5	=	82.68 sq.mt.
42	38.70 x 2.08 x 0.5	=	40.25 sq.mt.
43	46.64 x 8.16 x 0.5	=	190.29 sq.mt.
44	38.87 x 1.86 x 0.5	=	36.15 sq.mt.
45	36.94 x 18.52 x 0.5	=	342.06 sq.mt.
46	47.49 x 6.92 x 0.5	=	164.32 sq.mt.
47	48.99 x 2.55 x 0.5	=	62.46 sq.mt.
48	50.15 x 2.72 x 0.5	=	68.20 sq.mt.
49	50.15 x 4.65 x 0.5	=	116.60 sq.mt.
50	51.43 x 1.47 x 0.5	=	37.80 sq.mt.
51	51.43 x 2.72 x 0.5	=	69.94 sq.mt.
52	51.42 x 2.70 x 0.5	=	69.42 sq.mt.
53	50.17 x 43.07 x 0.5	=	1080.41 sq.mt.
54	50.17 x 4.75 x 0.5	=	119.15 sq.mt.
55	51.95 x 1.78 x 0.5	=	46.24 sq.mt.
56	53.70 x 0.52 x 0.5	=	13.96 sq.mt.
57	54.19 x 0.93 x 0.5	=	25.20 sq.mt.
58	55.47 x 2.45 x 0.5	=	67.95 sq.mt.
59	56.33 x 2.16 x 0.5	=	60.84 sq.mt.
TOTAL			
= 7630.09 sq.mt.			

AREA STATEMENT	SQ.MT.
1. Area of plot (minimum area of 6.64 to be considered)	
a) As per ownership document (7/12, CTS, PR CARD extract)	8973.15
b) As per measurement sheet	8922.49
c) As per site	
2. Deduction for	
(a) Proposed D.P. / D.P. Road widening area / Service Road / Highway widening	844.59
(b) Any D. P. Reservation Area (Encroachment)	447.81
(Total a + b)	1292.40
3. Balance Area of Plot (1-2)	7630.09
a) PLOT	
b) PLOT AREA	
4. Amenity Space (if applicable)	
a) Required - 1 TO R (10% LAND)	763.00
b) Adjustment of 2(b), if any - 1 TO R (15% BUA)	393.82
c) Balance Proposed -	401.74
5. Net Plot Area - (3)-(c)	7630.09
6. Recreational Open space (if applicable)	
a) Required -	763.00
b) Proposed -	793.91
7. Internal Road area	
8. Plottable 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)	8393.10
10. Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI - based on road width / TOD Zone	24131.84
b) Proposed FSI on payment of premium	24131.84
11. In-situ FSI - TDR loading	
a) In-situ area against D. P. road [2.0 x Sr. No. 2 (a)], if any	887.39 x 2
b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c))	1374.78
c) TDR area	
d) Total In-situ / TDR loading proposed (11(a)+(b)+(c))	1374.78
12. Additional FSI area	17391.09
13. Total entitlement of FSI in the proposal	
a) (9 + 10(b) + 11(d)) or 12 whichever is applicable	33898.72
b) Ancillary Area FSI upto 60% of 80% with payment of charges	27138.97
c) Total entitlement (a + b)	61037.69
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	
b) Proposed Built-up Area (as per P-line)	
c) Total of a + b	(BLDG. NO.-1) 23487.82 + (BLDG. NO.-2) 37075.13 = 60562.95
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	
17. Area for Inclusive Housing, if any	
a) Required (20% of a no. 5)	
b) Proposed -	

Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Area / Lic. Eng. / Superviser
-------------	-------	----------	------------	---

FORM II

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROP. COMM. LAYOUT ON PLOT BEARING
 CTS Nos. 4152, 4153, 4316, 4351, 4352, 4354 TO 4360, 4401, 4405, 4406, 4452, 4453
 VILLAGE - MIRA, TAL - DIST. - THANE

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
24.09.2024	956		AS SHOWN	DIPTI	Partner

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHT. ETC.
ANISH & ASSOCIATES
 1st & 2nd Floor, Ramdev Esquire, Deepak Hospital Road, Next to S. K. English High School, Bhayander (East), TAL. & DIST. - THANE, 401105.

बीबल पत्र क्र. विभाजन नं./नं./ 3366/28-29

दि. 02.09.2024 नवील अदी शर्मा

बंघकारक राहुन मुक्त/सुपारीत बांधकाम

नकाशे (घांरव नकाशे) मंजूर

मल्लय्य नैथाल्म मगरबाबा

म. आनुक सो. वाव्या मंजुरी मिता - माईरा महानगरपालिका