TOTAL BUILT UP AREA STATEMENT

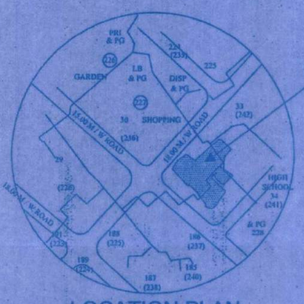
BLDG. NO.	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	TOTAL PROPOSED
1	-	PODIUM	337.81	337.81	337.81	337.81	337.81	319.73	337.81	337.81	337.81	337.81	319.73	337.81	337.81	337.81	337.81	289.82	RECREATION FLR.	5320.81
2	-	PODIUM	337.81	337.81	337.81	337.81	337.81	319.73	337.81	337.81	337.81	337.81	319.73	337.81	337.81	337.81	337.81	289.82	RECREATION FLR.	5320.81
HALL	189.95	189.95	189.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		569.85
GRAND TOTAL																				11211.47

DRC STATEMENT

Sr. No.	DRC NO	RESERVATION	S.NO. (OLD / NEW / H.NO.)	VILLAGE	DRC PURCHASED X	TOTAL LOADED (SQ.MT.)
1	599/2020	CONSTRUCTION AMENITY OF CEMENT CONCRETE ROAD	-	NAVGHAR GHODBUNDAR	949.67 X 26175.00/25640.00 × ((26270 + 26080)/2) = 968.66 SQ.MT.	968.66
2	620/2021	H.S. & P.G.	385 (OLD), 61 (NEW)	GODDEV	567.50 X 31750.00/25640.00 = 702.73	702.73
3	420/2012	GARDEN 18.0 MT. WIDE D.P. ROAD	222 / 5 ,7; 223 / 4,11,12,14	NAVGHAR	21.08 sq.mt. OF 1279.19 sq.mt. 21.08 X 25640.00/25640.00 = 21.08	21.08
4	533/2016	PLAY GROUND OPEN VEG. MARKET 12.0 MT. WIDE D.P. ROAD	194 ; 193 / 1 ,3	KHARI	90.80 X 24990.00/24890.00 =90.80	90.80
5	25/2006	TOWN PARK	386 / 1 ,2	NAVGHAR	21.00 X 5100.00/4300.00 = 24.91	24.91
6	86/2006	PLAY GROUND	75 / 1	GODDEV	57.00 X 5100.00/4300.00 = 67.60	67.60
7	599/2020	CONSTRUCTION AMENITY OF CEMENT CONCRETE ROAD	-	NAVGHAR GHODBUNDAR	610.00 X 26175.00/25640.00 × ((26270 + 26080)/2) = 622.73	622.73
					TOTAL	2498.51

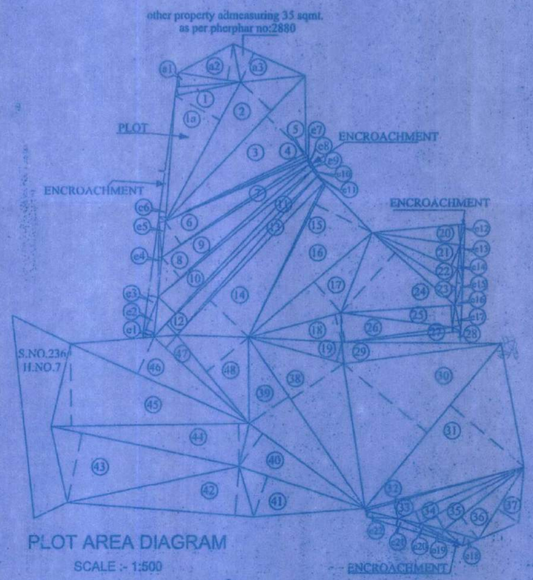
-सावधान-

"मंजुर बांधकाम नकाशे व चारीत प्रमाणे मंजूर अटी व शर्ती पालन न करता बांधकाम केल्यास या नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदर बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व तद्नुसार वेळोवेळी सरतुदीनुसार दखलपात्र गुन्हा दाखल संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."



LOCATION PLAN

SCALE 1:4000

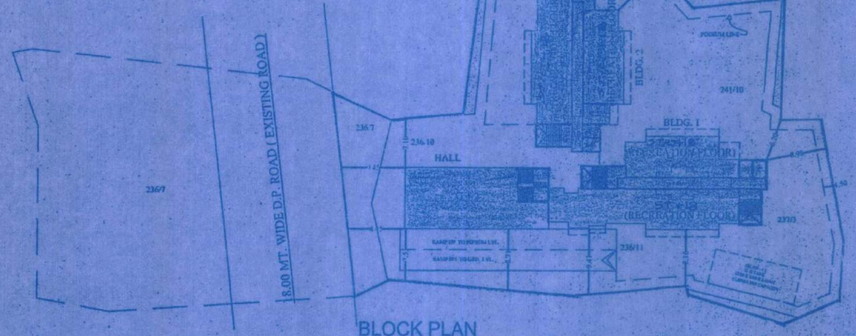


PLOT AREA DIAGRAM

SCALE :- 1:500

7 X 12 AREA STATEMENT	
S.NO./ H.NO	AREA AS PER 7 X 12
236/10	630.00 SQ.MT
236/11	380.00 SQ.MT
237/3	630.00 SQ.MT
241/6	975.00 SQ.MT
241/10	230.00 SQ.MT
TOTAL	2845.00 SQ.MT

TOTAL GROSS BLT UP AREA	
HALL	569.85 Sq.mt.
BLDG. 1	6361.83 Sq.mt.
BLDG. 2	6361.83 Sq.mt.
GR.LVL	1522.76 Sq.mt.
1ST PODIUM	1522.76 Sq.mt.
TOTAL	16339.03 Sq.mt.



BLOCK PLAN

SCALE :- 1:500

PLOT AREA CALCULATION

S.NO.236 / 10,11, S.NO.237/ 3 , S.NO.241 / 6,10

1	9.88	X	1.20	X	0.5	=	5.82	sq.mt.
1a	7.56	X	23.58	X	0.5	=	89.13	sq.mt.
2	6.23	X	29.97	X	0.5	=	93.36	sq.mt.
3	7.99	X	29.97	X	0.5	=	119.73	sq.mt.
4	0.55	X	23.20	X	0.5	=	6.38	sq.mt.
5	0.46	X	23.20	X	0.5	=	5.34	sq.mt.
6	4.10	X	26.08	X	0.5	=	53.36	sq.mt.
7	0.67	X	26.08	X	0.5	=	8.74	sq.mt.
8	4.07	X	29.91	X	0.5	=	60.87	sq.mt.
9	0.95	X	29.91	X	0.5	=	14.21	sq.mt.
10	3.54	X	34.12	X	0.5	=	60.51	sq.mt.
11	4.17	X	14.22	X	0.5	=	29.62	sq.mt.
12	2.26	X	34.04	X	0.5	=	38.43	sq.mt.
13	1.38	X	31.46	X	0.5	=	21.71	sq.mt.
14	31.54	X	7.85	X	0.5	=	123.01	sq.mt.
15	0.34	X	25.56	X	0.5	=	4.35	sq.mt.
16	9.29	X	25.33	X	0.5	=	118.92	sq.mt.
17	6.14	X	23.90	X	0.5	=	73.31	sq.mt.
18	14.06	X	4.16	X	0.5	=	29.24	sq.mt.
19	14.53	X	2.92	X	0.5	=	21.21	sq.mt.
20	13.24	X	3.08	X	0.5	=	20.39	sq.mt.
21	13.66	X	3.32	X	0.5	=	22.68	sq.mt.
22	14.88	X	2.59	X	0.5	=	19.27	sq.mt.
23	3.03	X	16.35	X	0.5	=	16.60	sq.mt.
24	18.35	X	11.99	X	0.5	=	98.02	sq.mt.
25	16.83	X	3.17	X	0.5	=	26.68	sq.mt.
26	16.40	X	4.24	X	0.5	=	34.77	sq.mt.
27	0.71	X	17.59	X	0.5	=	6.24	sq.mt.
28	17.59	X	1.67	X	0.5	=	14.66	sq.mt.
29	23.41	X	3.40	X	0.5	=	39.29	sq.mt.
30	16.04	X	31.39	X	0.5	=	251.75	sq.mt.
31	14.14	X	31.39	X	0.5	=	221.97	sq.mt.
32	0.34	X	24.18	X	0.5	=	4.11	sq.mt.
33	24.18	X	2.39	X	0.5	=	28.90	sq.mt.
34	19.99	X	1.97	X	0.5	=	19.69	sq.mt.
35	17.32	X	2.38	X	0.5	=	20.61	sq.mt.
36	14.86	X	4.19	X	0.5	=	31.13	sq.mt.
37	12.47	X	3.78	X	0.5	=	23.32	sq.mt.
38	9.39	X	30.45	X	0.5	=	142.96	sq.mt.
39	7.09	X	30.45	X	0.5	=	107.95	sq.mt.
40	21.13	X	5.92	X	0.5	=	62.54	sq.mt.
41	19.57	X	6.32	X	0.5	=	61.84	sq.mt.
42	27.69	X	7.20	X	0.5	=	99.68	sq.mt.
43	28.42	X	10.42	X	0.5	=	148.07	sq.mt.
44	29.27	X	6.23	X	0.5	=	91.18	sq.mt.
45	29.27	X	12.12	X	0.5	=	177.38	sq.mt.
46	28.92	X	5.89	X	0.5	=	85.17	sq.mt.
47	2.53	X	19.03	X	0.5	=	24.07	sq.mt.
48	7.94	X	16.83	X	0.5	=	66.82	sq.mt.
			TOTAL			=	2933.20	sq. mt.

ENCROACHMENT AREA CALCULATION

e1	1.88	X	0.55	X	0.5	=	0.52	sq.mt.
e2	1.33	X	6.41	X	0.5	=	4.26	sq.mt.
e3	1.52	X	18.15	X	0.5	=	13.78	sq.mt.
e4	0.51	X	12.01	X	0.5	=	3.06	sq.mt.
e5	0.92	X	6.08	X	0.5	=	2.80	sq.mt.
e6	1.04	X	18.72	X	0.5	=	9.76	sq.mt.
e7	0.21	X	2.09	X	0.5	=	0.22	sq.mt.
e8	0.27	X	1.66	X	0.5	=	0.22	sq.mt.
e9	1.45	X	0.33	X	0.5	=	0.19	sq.mt.
e10	0.40	X	1.19	X	0.5	=	0.24	sq.mt.
e11	0.28	X	2.34	X	0.5	=	0.36	sq.mt.
e12	0.46	X	3.24	X	0.5	=	0.75	sq.mt.
e13	0.60	X	8.83	X	0.5	=	2.65	sq.mt.
e14	0.61	X	5.68	X	0.5	=	1.73	sq.mt.
e15	0.93	X	5.57	X	0.5	=	2.59	sq.mt.
e16	1.02	X	7.14	X	0.5	=	3.64	sq.mt.
e17	1.09	X	3.90	X	0.5	=	2.13	sq.mt.
e18	5.22	X	1.52	X	0.5	=	3.97	sq.mt.
e19	6.91	X	0.85	X	0.5	=	2.94	sq.mt.
e20	10.25	X	0.55	X	0.5	=	2.82	sq.mt.
e21	14.66	X	1.07	X	0.5	=	7.84	sq.mt.
e22	4.95	X	0.84	X	0.5	=	2.08	sq.mt.
			TOTAL			=	68.55	sq. mt.

AREA CALCULATION

OTHERS PROPERTY

a1	9.51	X	2.09	X	0.5	=	9.94	sq.mt.
a2	9.30	X	5.43	X	0.5	=	25.25	sq.mt.
a3	11.60	X	4.73	X	0.5	=	27.41	sq.mt.
			TOTAL			=	62.62	sq. mt.

जोडपत्र पत्र क्र. निभानगर/नर/४४५९/२०२१-२२
दि. २५/३/२०२२ मधील अटी शर्तीस
बांधकामाचे वाढीव मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पनासाठ) मंजूर.

मा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मीरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

PROFORMA - I

	AREA STATEMENT	SQ.MT
1.	Area of plot (minimum area of a,b,c to be considered)	
	a) As per ownership document (7/12,CTS extract)	2845.00
	b) As per measurement sheet	2933.20
2.	Deduction for	
	(a) Proposed D.P / D.P. Road widening area/Service Road/Highway widening	
	(b) Any D. P. Reservation Area (Encroachment)	68.55
	(Total. a + b)	
3.	Balance Area of Plot (1-2)	2776.45
	a) PLOT	
	a) PLOT AREA	
4.	Amenity Space (if applicable)	
	a) Required -	
	b) Adjustment of 2(b), if any -	
	c) Balance Proposed -	
5.	Net Plot Area = (3-4(c))	2776.45
6.	Recreational Open space (if applicable)	
	a) Required -	
	b) Proposed -	
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)	3054.09
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible permium FSI - based on road width / TOD Zone.	1388.22
	b) Proposed FSI on payment of permium	1388.22
11	In - situ FSI / TDR loading	
	a) In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any	
	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	7898.51
	d) Total in - situ / TDR loading proposed (11(a)+(b)+(c)	2498.51
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	6940.82
	b) Ancillary Area FSI upto 60% or 80% with payment of charges 455.88+3822.58	4278.46
	c) Total entitlement (a + b)	11219.28
14.	Maximum utilization limit of F.S.I.(building potential)Permissible as per Road width ((as per Regulation no. 8.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8)	
15.	Total Built-up Area in proposal.(exluding area at Sr.No. 17b)	
	a) Existing Built-up Area.	
	b) Proposed Built-up Area (as per 'P - line')	11211.47
	c) (Total of a + b)	
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 sr.no. 5) -	
	b) Proposed -	

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

FORM II

CONTENTS OF SHEET

BLOCK PLAN,PLOT AREA DIAGRAM & AREA CALCULATION, LOCATION PLAN , GROSS AREA STATEMENT AND TOTAL BUILT UP AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURTVEYED 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

PROPOSED RESIDENTIAL / COMM .BLDG. ON LAND BEARING OLD S.NO.236 (OLD) 30 (NEW) / 7, 10, 11, 237(OLD) 186 (NEW) / 3 ; 241 (OLD) 34 (NEW) / 6,10 AT VILLAGE:- NAVGHAR ; TAL & DIST -THANE

NAME OF THE OWNER

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

DATE	JOB.NO	DRG.NO	SCALE	DRAWN.BY	CHECKED.BY
15-03-2022	915		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), TEL & FAx : 28196942