## TOTAL BUILT UP AREA STATEMENT

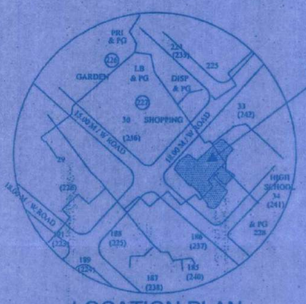
| BLDG. NO. | GROUND FLOOR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | 6TH FLOOR | 7TH FLOOR | 8TH FLOOR | 9TH FLOOR | 10TH FLOOR | 11TH FLOOR | 12TH FLOOR | 13TH FLOOR | 14TH FLOOR | 15TH FLOOR | 16TH FLOOR | 17TH FLOOR | 18TH FLOOR | TOTAL PROPOSED |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |

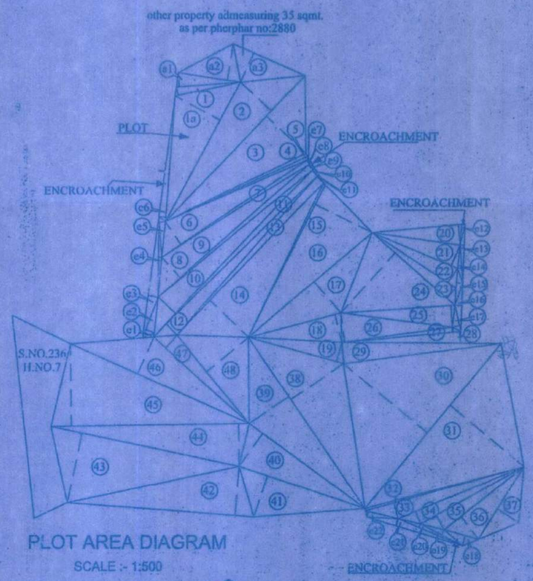
## DRC STATEMENT

| 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 असलेली परवानगी न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदर बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व तद् सरतुदीनुसार दखलपात्र गुन्हा ठरवा संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."



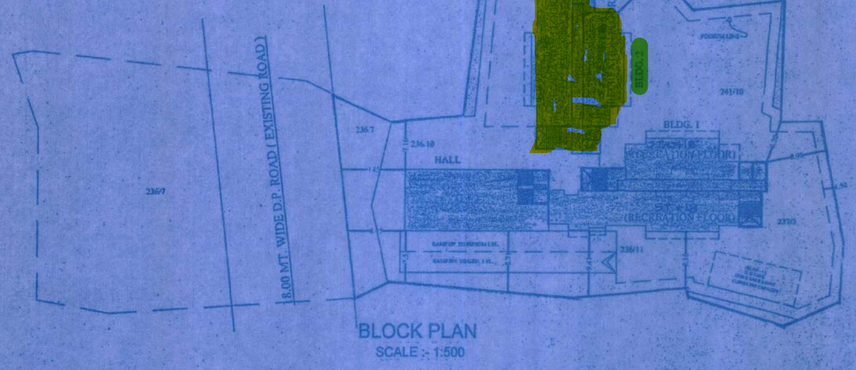




## 7 X 12 AREA STATEMENT

| 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. |




## PLOT AREA CALCULATION

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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 9.88 | X | 11.20 | X | 0.5 | = | 8.82 | 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 | = | 23.52 | 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 | 0.37 | 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 | = | 27.43 | sq.mt. |
| TOTAL | | | | | | = | 62.62 | sq. mt. |

नोंदणी पत्र क्र. निभानगर/नर/४४५९/२०२१-२२
दि. 24/3/2022 मंजीत अटी शर्तीस
बांधकामाचे खाली मुद्दे/सुधारीत बांधकाम
नकाशे (प्रारंभ पनासाठ) मंजूर.

सही

मा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

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 premium FSI - based on road width / TOD Zone. | 1388.22 |
| | b) Proposed FSI on payment of premium | 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 | 7269.51 |
| | 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.(excluding 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