

TOTAL EXISTING B.U.A. STATEMENT				
EXISTING B.U.A. STATEMENT (WING-A)				
WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR
A	GROUND	50.06	NIL	NIL
	1ST FLOOR	NIL	NIL	NIL
	2ND FLOOR	260.64	0.14	NIL
	3RD FLOOR	260.64	0.14	NIL
TOTAL B.U.A.				

EXISTING B.U.A. STATEMENT (WING-B)				
BLDG	FLOOR	B.U.A.	EX. BAL.	EX. STAIR
B	GROUND	NIL	NIL	NIL
	1ST FLOOR	NIL	NIL	NIL
	2ND FLOOR	174.36	NIL	NIL
	3RD FLOOR	174.36	NIL	NIL
	4TH FLOOR	153.45	NIL	1.34
	5TH FLOOR	153.45	NIL	1.34
	6TH FLOOR	153.45	NIL	1.34
	7TH FLOOR	153.45	NIL	1.34
	8TH FLOOR	120.27	NIL	1.34
	9TH FLOOR	153.45	NIL	1.34
TOTAL B.U.A.				

TOTAL B.U.A. STATEMENT (EXISTING+PROPOSED) (WING-A)			
FLOOR	EXISTING	PROPOSED	TOTAL
GR.FLOOR	---	223.40 (COMMERCIAL) 8.24 (RESIDENTIAL)	231.64
1ST PODIUM FLOOR	---	---	---
2ND FLOOR	260.78	---	260.78
3RD FLOOR	260.78	---	260.78
4TH FLOOR	---	339.15	339.15
5TH FLOOR	---	339.15	339.15
6TH FLOOR	---	339.15	339.15
7TH FLOOR	---	339.15	339.15
8TH FLOOR	---	339.15	339.15
9TH FLOOR	---	339.15	339.15
10TH FLOOR	---	83.33	83.33
TOTAL B.U.A.	521.56	2349.87	2871.43

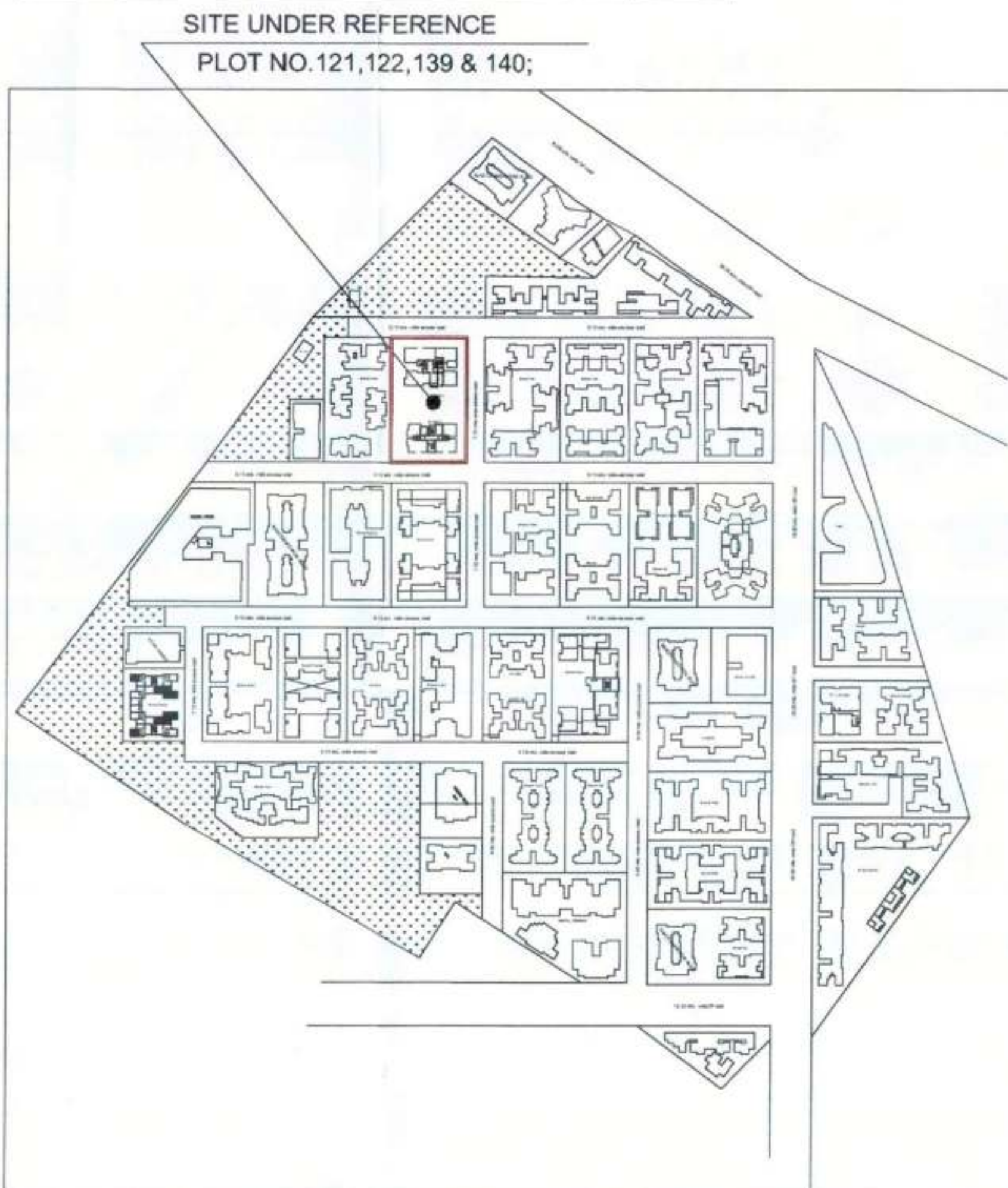
TOTAL B.U.A. STATEMENT (EXISTING+PROPOSED) (WING-B)			
FLOOR	EXISTING	PROPOSED	TOTAL
GR.FLOOR	---	---	---
1ST PODIUM FLOOR	---	---	---
2ND FLOOR	174.36	---	174.36
3RD FLOOR	174.36	---	174.36
4TH FLOOR	154.79	---	154.79
5TH FLOOR	154.79	---	154.79
6TH FLOOR	154.79	---	154.79
7TH FLOOR	154.79	---	154.79
8TH FLOOR	121.61	---	121.61
9TH FLOOR	154.79	---	154.79
10TH FLOOR	---	238.18	238.18
11TH FLOOR	---	238.18	238.18
TOTAL B.U.A.	1244.28	476.36	1720.64

TOTAL B.U.A. STATEMENT (EXISTING+PROPOSED) (WING-A & B)	
(WING-A) (PT. GR.+1PODIUM+10PT.FLOORS)	2871.43
(WING-B) (PT. ST.+1PODIUM+11FLOORS)	1720.64
GRAND TOTAL	4592.07

EXISTING B.U.A. STATEMENT AS PER PREVIOUS APPROVAL BY M.B.M.C. VIDE C.C. NO. /MNP/NR/5160/2019-20, DATED- 15/1/2020	
WING A-(PT. GR.+1PD.+3RD FLOOR) - 571.62	
WING B-(ST.+1PD.+9TH FLOOR) - 1244.28	
TOTAL B.U.A. AREA APPROVED	1815.90
LESS EXISTING GR. FLOOR AREA (WING-A)	50.06
TOTAL REVISED EXISTING B.U. AREA	1765.84

LOCATION PLAN
SCALE: 1:4000

PARKING AREA STATEMENT PROPOSED (WING-A & B)						
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	MIN. TWO WHEELER CAR	REQUIRED CAR	REQUIRED SCOOTER	80 TO 10 CAR (TOTAL SQM)	NO. OF PARKING REQ.
150.00 & ABOVE	---	2	3	---	---	---
80.00 to 150.00 SQ.M.	---	1	3	---	---	---
40.00 to 80.00 SQ.M.	32	1	5	16	808+13.33	29.33
BELOW 40.00 SQ.M.	01	1	2	0.50	018+0.18	0.68
TOTAL	---	0	4	---	---	---
ADD 5% FOR VISITORS	---	---	---	---	---	29.99
SHOPS OFFICE ETC. (MIN. 100 SQ.M.)	205.05/100	2	6	4.10	12.30	12.30/2.05
TOTAL	---	---	---	---	---	37.63
OFF STREET PARKING (80% OF TOTAL REQUIRED)	---	---	---	---	---	30.10
EXISTING PARKING PROVIDED AS PER PREVIOUS APPROVAL	---	---	---	---	---	10.00
PARKING REQUIRED (ROUNDED OFF)	---	---	---	---	---	41.00
CAR PARKING PROVIDED AT GR. FLOOR+2NDIS. & 1ST. PODIUM FLOOR+2NDIS.	---	---	---	---	---	46.00 CARS
SCOOTER PARKING PROVIDED AT GR. FLOOR+11NOS. & 1ST. PODIUM FLOOR+6NOS.	---	---	---	---	---	76.00 SCOOTER

EXISTING LAYOUT PLAN
SCALE: 1:2000

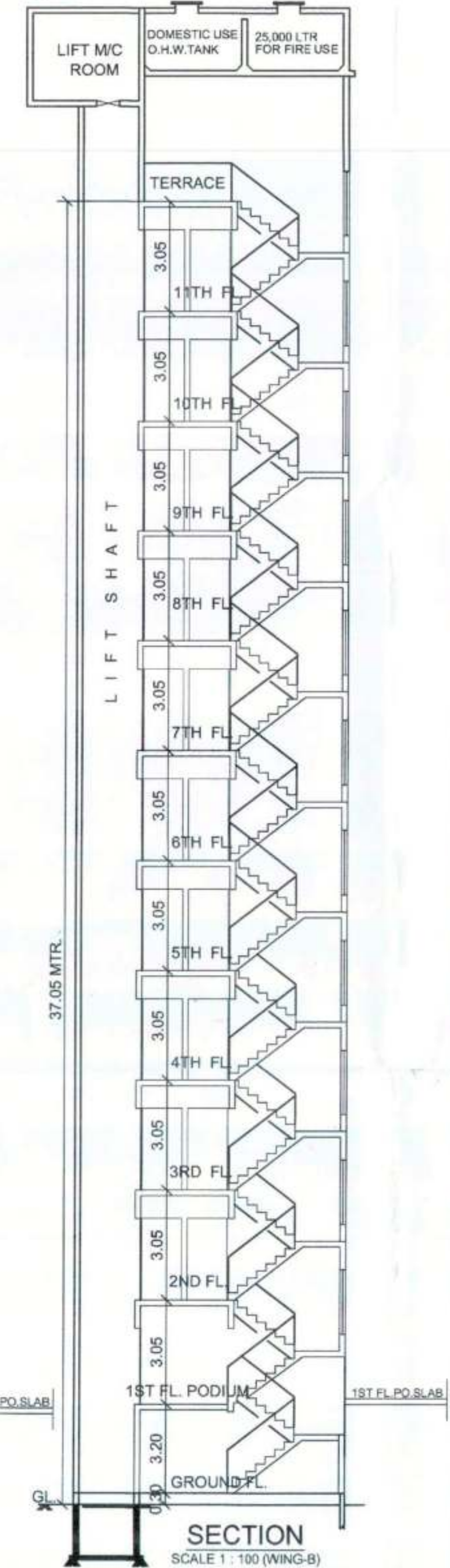
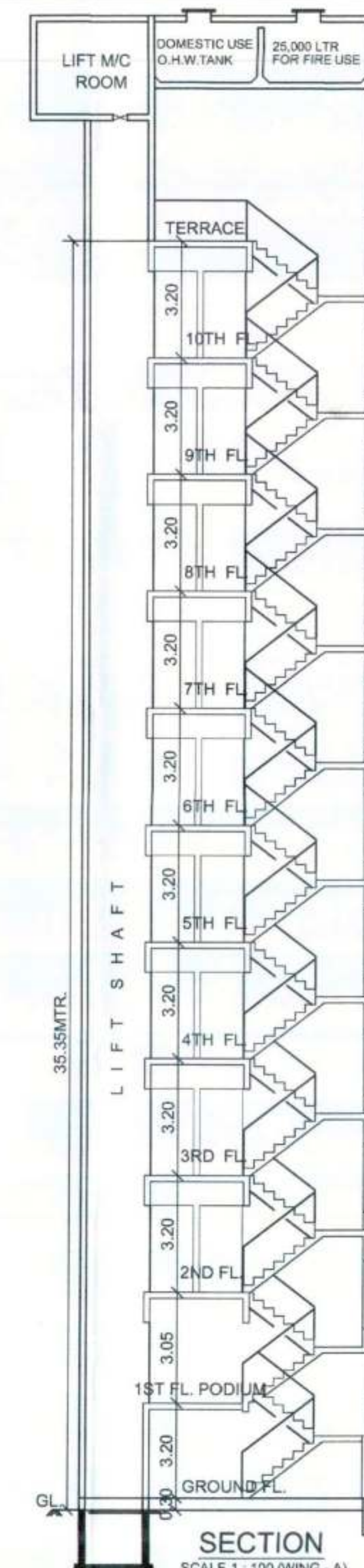
PROPOSED B.U.A. STATEMENT WING-A (COMMERCIAL)	
FLOOR	B.U.A.
GR. FLOOR	223.40
TOTAL B.U.A.	223.40

PROPOSED B.U.A. STATEMENT WING-B (RESIDENTIAL)	
FLOOR	B.U.A.
GR. FLOOR	8.24
4TH FLOOR	339.15
5TH FLOOR	339.15
6TH FLOOR	339.15
7TH FLOOR	339.15
8TH FLOOR	339.15
9TH FLOOR	339.15
10TH FLOOR	83.33
TOTAL B.U.A.	2126.47

PROPOSED B.U.A. STATEMENT WING-B	
FLOOR	B.U.A.
10TH FLOOR	238.18
11TH FLOOR	238.18
TOTAL B.U.A.	476.36

PLOT AREA STATEMENT			
S.NO.	PLOT NO.	VILLAGE	AREA
733(124) pt	121	BHAYANDAR	410.00 SQMT
733(124) pt	122	BHAYANDAR	490.00 SQMT
733(124) pt	139	BHAYANDAR	490.00 SQMT
733(124) pt	140	BHAYANDAR	410.00 SQMT
TOTAL AREA			

TOTAL GROSS B.U. AREA (WING-A & B) (EXISTING +PROPOSED)	
TOTAL GROSS B.U. AREA OF WING A (EXISTING)	673.01
TOTAL GROSS B.U. AREA OF WING B (EXISTING)	1612.57
1ST FLOOR PODIUM AREA	1215.09
TOTAL GROSS B.U. AREA OF WING A(PROPOSED)	2349.87
TOTAL GROSS B.U. AREA OF WING B(PROPOSED)	476.36
REFUGE AREA OF WING-A	17.64
TOTAL FITNESS CENTRE AREA	33.93
TOTAL	6378.47



पॉलिटो पत्र. क. विधानसभा/म.र. 2929/2022-23
दि. 02/04/2022... नवीन जमीन शर्तः
बनकराक राहुन मुक्त/सुधारित बांधकाम
कारो (प्राप्त पत्रावर) बंद.

म. अणुप सो. बांधा मंदिर

सहकारक सचालक नगरपालिका
लिङ्ग - काँवर नगरपालिका



NOTE- PLOT AREA & ROAD LINE ARE KEPT AS PER PREVIOUS APPROVAL VIDE C.C. NO. /MNP/NR/5160/2019-20, (DATED- 15/1/2020)

PROFORMA - A		
NOS.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	1800.00
(a)	Plot area of SHEETAL DHARA BUILDING AS PER 7/12 - 1800.00	
(b)	TOTAL PLOT AREA AS PER APPROVED PLAN OF VIDE ORDER NO. /MNP/NR/5160/2019-20 DATED- 15/01/2020	10289.00
(c)	Area per site	
2)	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	---
(b)	Any D.P. Reservation area (Total area)	
(c)	Area deduction area (area)	---
3)	Balance area of plot (1-2)	1800.00
4)	Amenity Space (if applicable)	
(a)	Required - (LESS 10% AMENITY AREA (1 TO 3))	
(b)	Adjustment of 23%, if any -	
(c)	Balance Proposed -	
5)	Net Plot Area (3-4 (c))	1800.00
6)	Recreational Open space (if applicable)	
(a)	Required -	
(b)	Proposed -	
7)	Internal Road area	N.A.
8)	Potable area (if applicable)	1800.00
9)	Build up area with reference to Basic F.S.I. as per front road width (Str. No. Scheme FSI) (Str. No. 9 a basic FSI (1 X 12) (1800.00x1.10 = 1980.00)	1980.00
10)	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	
(b)	Proposed FSI on payment of premium. (1800.00 X 0.50 = 900.00)	900.00
(c)	30% incentive area (OF EXISTING AREA) (2122.49x0.30 = 636.74)	636.74
(d)	AS PER VIDE CERTIFICATE NO. /MNP/NR/1062017-18 DATED-16/02/2019	
11)	Net FSI / TOR loading	
(a)	Net FSI area against D.P. road (2.05 x Str. No. 2 (a)) if any	
(b)	Net FSI area against Amenity Space if handled over (2.00 or 1.85 x Str. No. 4 (b) and (b))	
(c)	TOR area	
(d)	Balance TOR area	
(e)	Total net FSI / TOR loading proposed (11 (a)+(b)+(c))	
12)	Additional FSI area under Chapter No. 7	
13)	Total entitlement of FSI in the proposal	3516.74
(a)	(b) + 100% (11) or 12 whichever is applicable.	1765.84
(b)	Less existing bly area	1765.84
(c)	Balance bly area	99.29
(d)	Auxiliary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE AUXILIARY AREA ON 126.11X 0.80 = 99.29	
(e)	Auxiliary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE AUXILIARY AREA ON 1626.75X 0.60 = 976.07	976.07
(f)	Total entitlement (a)+(c)	4592.10
14)	Maximum utilization (net of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) x 1.6 or 1.8	4592.10
15)	Total Built-up Area in proposal (excluding area at Str. No. 17 (a))	1765.84
(a)	Existing Built-up Area	2826.23
(b)	Proposed Built-up Area (as per 14 (a))	4592.07
(c)	Total bly area	
16)	F.S.I. Consumed (15/12) (should not be more than as per No. 14 above.)	
17)	Area for inclusive Housing, if any	
(a)	Required (20% of Str. No. 5)	
(b)	Proposed Certificate of Area:	
18)	Balance bly area incl. ancillary area	0.03

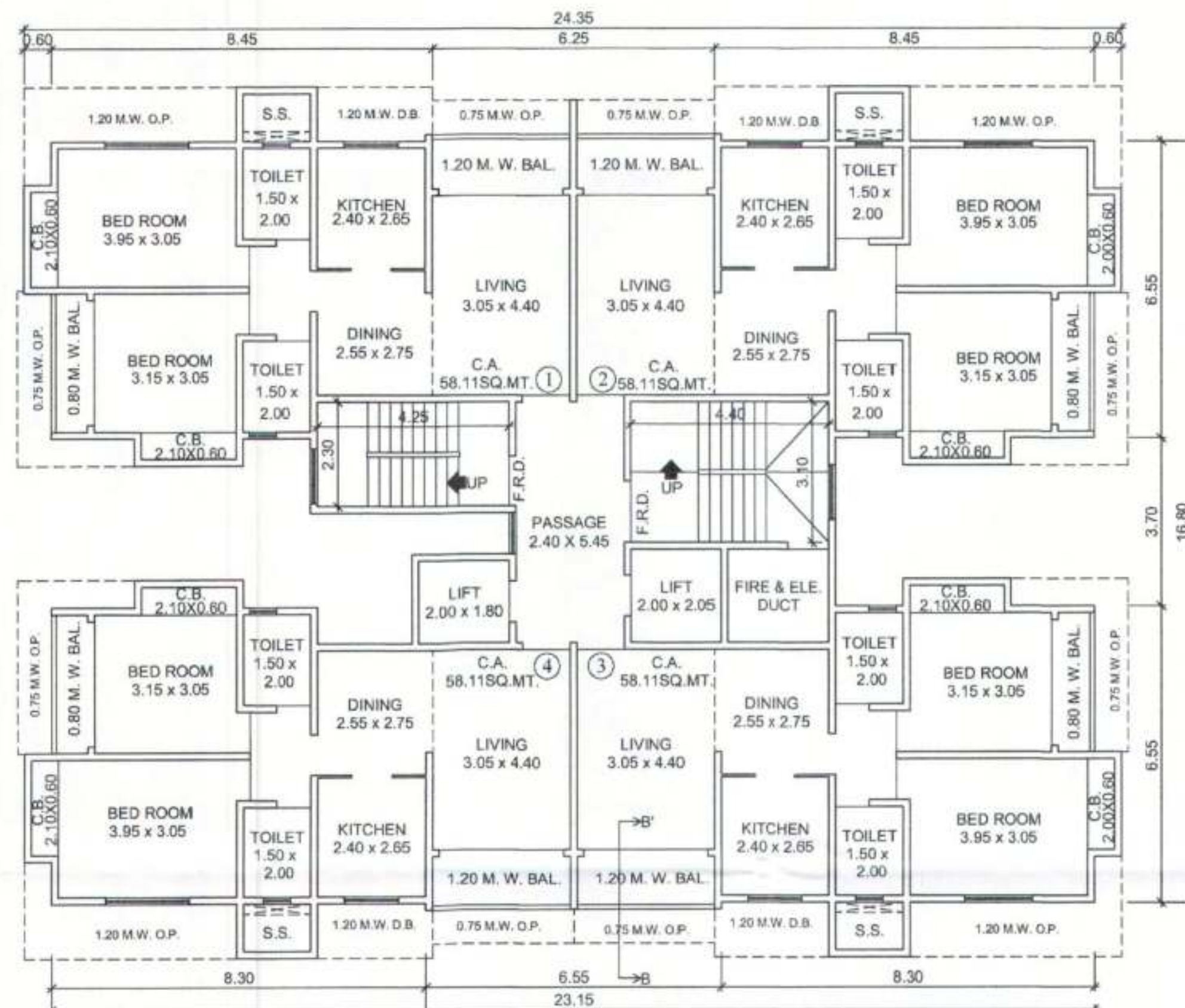
PROFORMA - B					
CERTIFICATE OF AREA					
I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS ON THE SITES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SO METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.					
SIGNATURE OF THE ARCHITECT					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED BUILDING 'SHEETAL DHARA' WING-A&B ON (OLD) S.NO. 733/PT.(NEW) S.NO. 124/PT. PLOT NO. 121, 122, 139 & 140; AT VILLAGE- BHAYANDAR, TAL. & DIST.- THANE.					
NAME OF P/A. HOLDER	P/A. HOLDER'S SIGNATURE				
M/S. J.K. ASSOCIATES					
DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	23/12/2021	BASAVARAJ	KOHI	00
CONSULTING CIVIL ENGINEER					
TEJ'S CONSULTANTS					
LIVE - BHAYANDAR, THANE, DIST. BHAYANDAR, TAL. & DIST. THANE.					
TEJ'S CONSULTANTS					

पोवतदे पत्र क्र. निभावनप/नर./ 2929/2022-23
दि. 02.12.2022
मंडलमकरक राहुन मुक/सुधारित बांधकाम
नकाशे (कार्य पत्रावली) मंडल

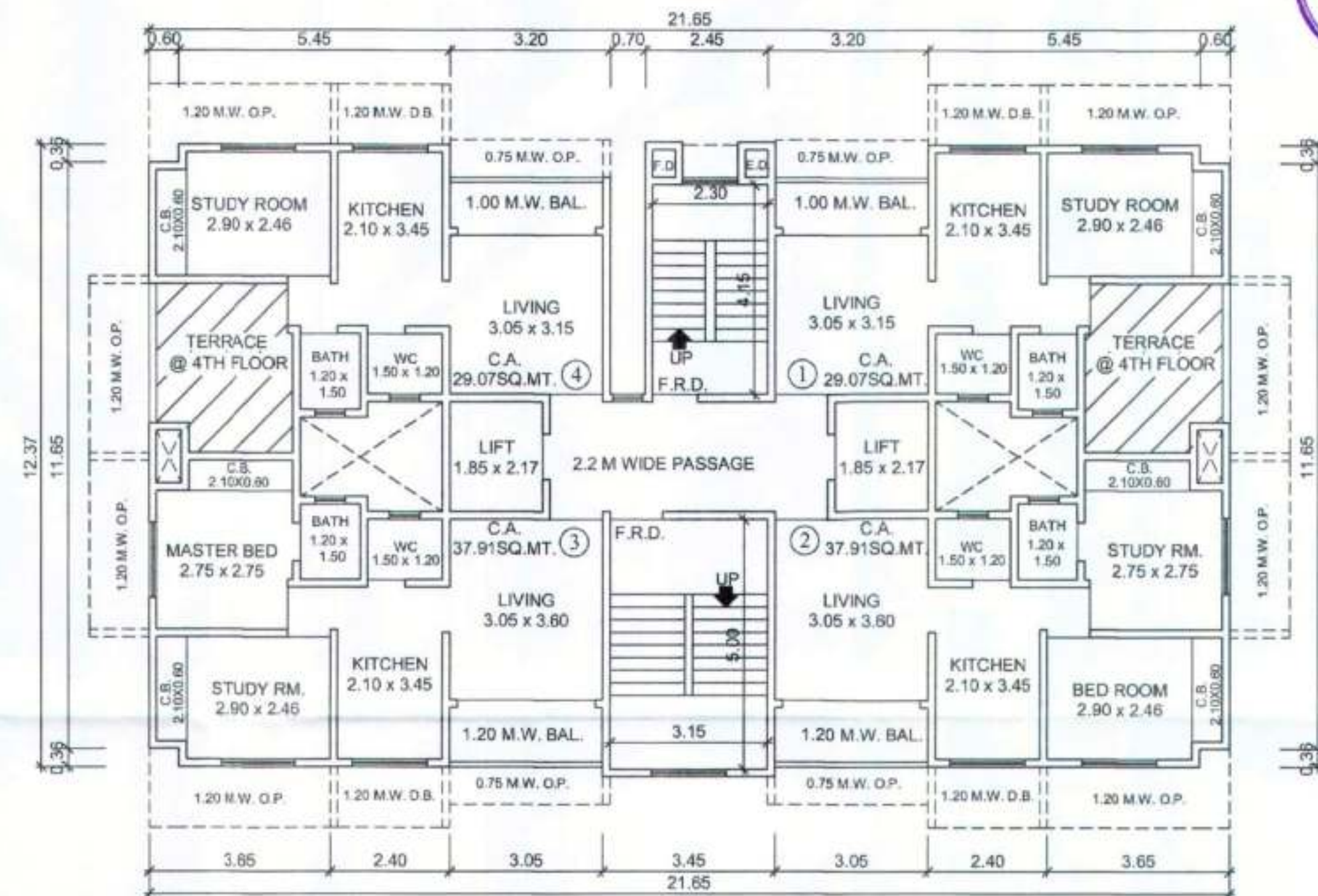
सहस्रक

मो. अशुत सो. धम्म मंडल

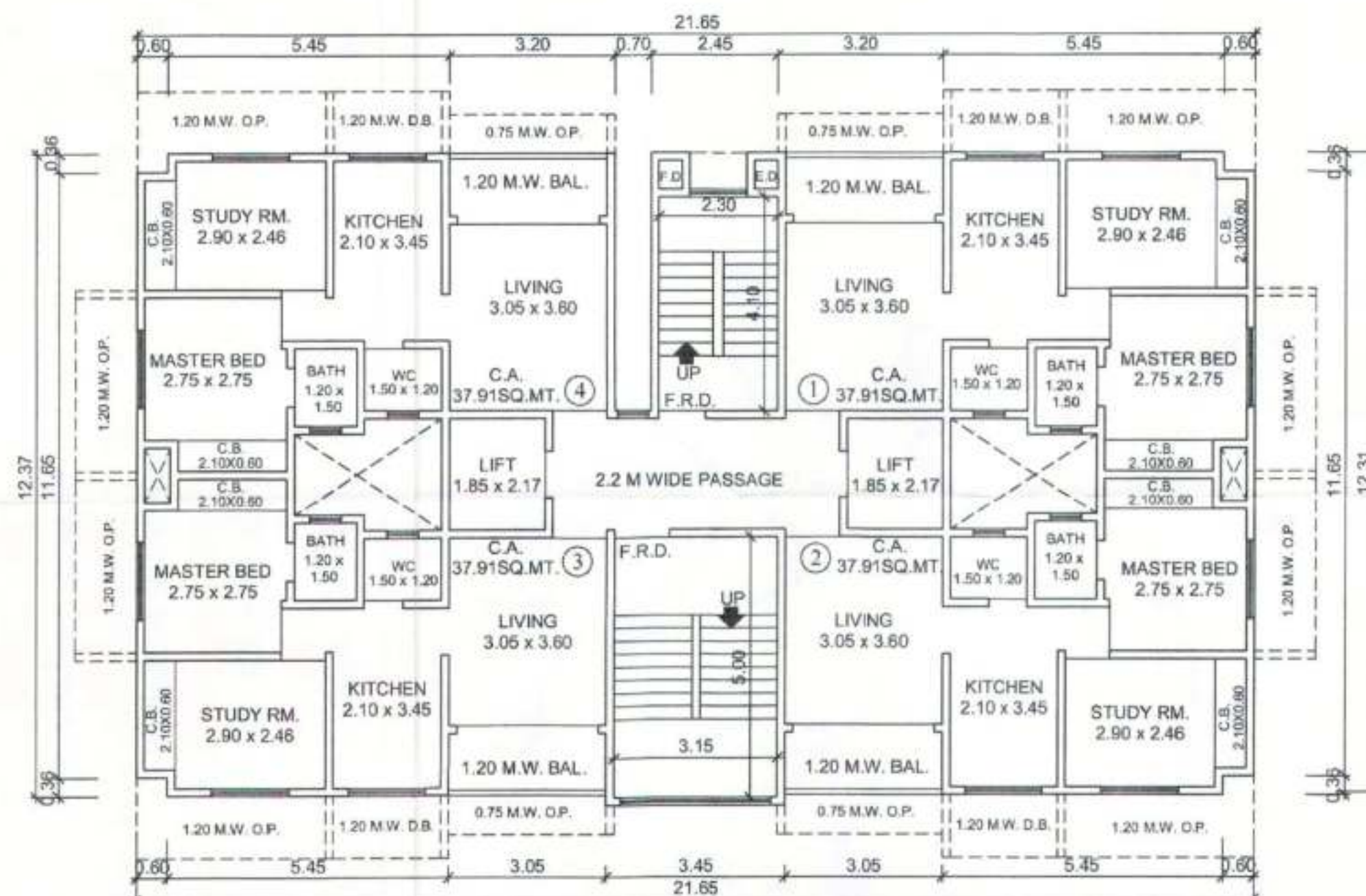
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मिड - बाईर संचालक



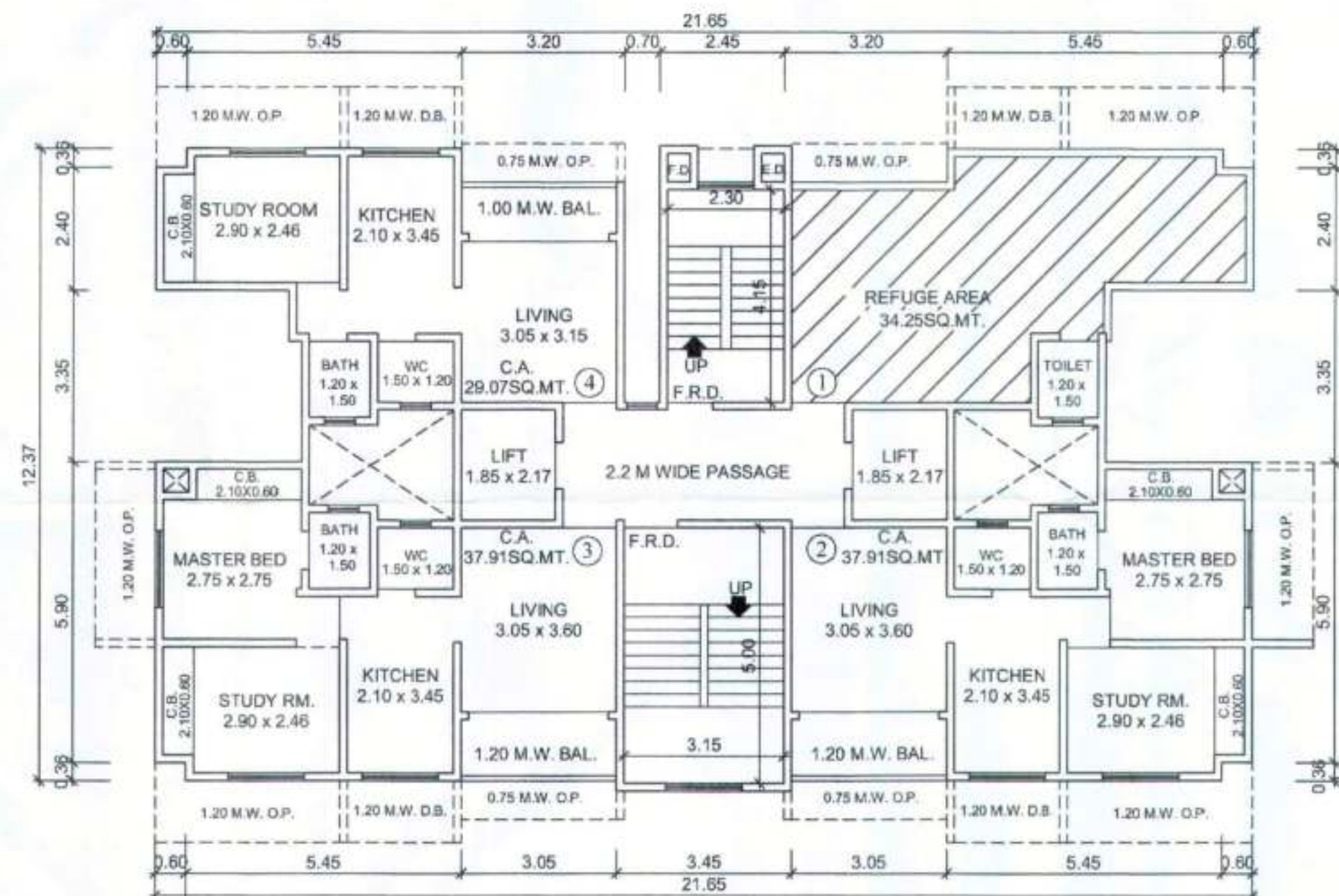
TYPICAL FLOOR PLAN(2ND & 3RD)
(WING-A) (AS PER PREVIOUS APPROVAL) SCALE: 1:100



TYPICAL FLOOR PLAN(4TH TO 7TH & 9TH)
(WING-B) (AS PER PREVIOUS APPROVAL) SCALE: 1:100



TYPICAL FLOOR PLAN(2ND & 3RD)
(WING-B) (AS PER PREVIOUS APPROVAL) SCALE: 1:100



REFUGE FLOOR PLAN(8TH FLOOR)
(WING-B) (AS PER PREVIOUS APPROVAL) SCALE: 1:100

TOTAL B.U.A. STATEMENT (WING-A) (EXISTING)				
WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR
A	GROUND	50.06	NIL	NIL
	1ST FLOOR (PART PODIUM)	NIL	NIL	NIL
	2ND FLOOR	260.64	0.14	NIL
	3RD FLOOR	260.64	0.14	NIL
TOTAL B.U.A.		571.34	0.28	NIL

TOTAL B.U.A. STATEMENT (WING-B) (EXISTING)				
BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR
B	GROUND	NIL	NIL	NIL
	1ST FLOOR (PODIUM)	NIL	NIL	NIL
	2ND FLOOR	174.36	NIL	NIL
	3RD FLOOR	174.36	NIL	NIL
	4TH FLOOR	153.45	NIL	1.34
	5TH FLOOR	153.45	NIL	1.34
	6TH FLOOR	153.45	NIL	1.34
	7TH FLOOR	153.45	NIL	1.34
	8TH FLOOR	120.27	NIL	1.34
	9TH FLOOR	153.45	NIL	1.34
TOTAL B.U.A.		1236.24	NIL	8.04
TOTAL B.U.A. WING A+B (EXISTING)		1807.58	0.28	8.04

REVISED EXISTING PARKING AREA STATEMENT

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARKING PROVISIONS AS PER D.C. RULES	NO. OF PARKING REQ.
ABOVE 35 TO 45	20	1NO.EVERY 4 FLATS	5.00
ABOVE 45 TO 70	8.00	1NO.EVERY 2 FLATS	4.00
TOTAL			9.00
ADD 10% FOR VISITORS			0.90
GRAND TOTAL			9.90
PARKING REQUIRED (ROUNDED OFF)			10.00

PROFORMA - B

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS
ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS
SQ. METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING
SCHEME RECORD.

SIGNATURE OF THE ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING "SHEETAL DHARA" WING-A&B ON (OLD) S.NO. 733/PT.
(NEW) S.NO.124/PT, PLOT NO.121,122,139 & 140, AT VILLAGE-BHAYANDAR, TAL. & DIST.- THANE.

NAME OF P/A - HOLDER **M/S. J.K. ASSOCIATES** PIA HOLDERS/
SIGNATURE

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
02	AS SHOWN	23/12/2021	BASAVARAJ G	ROHIT	00

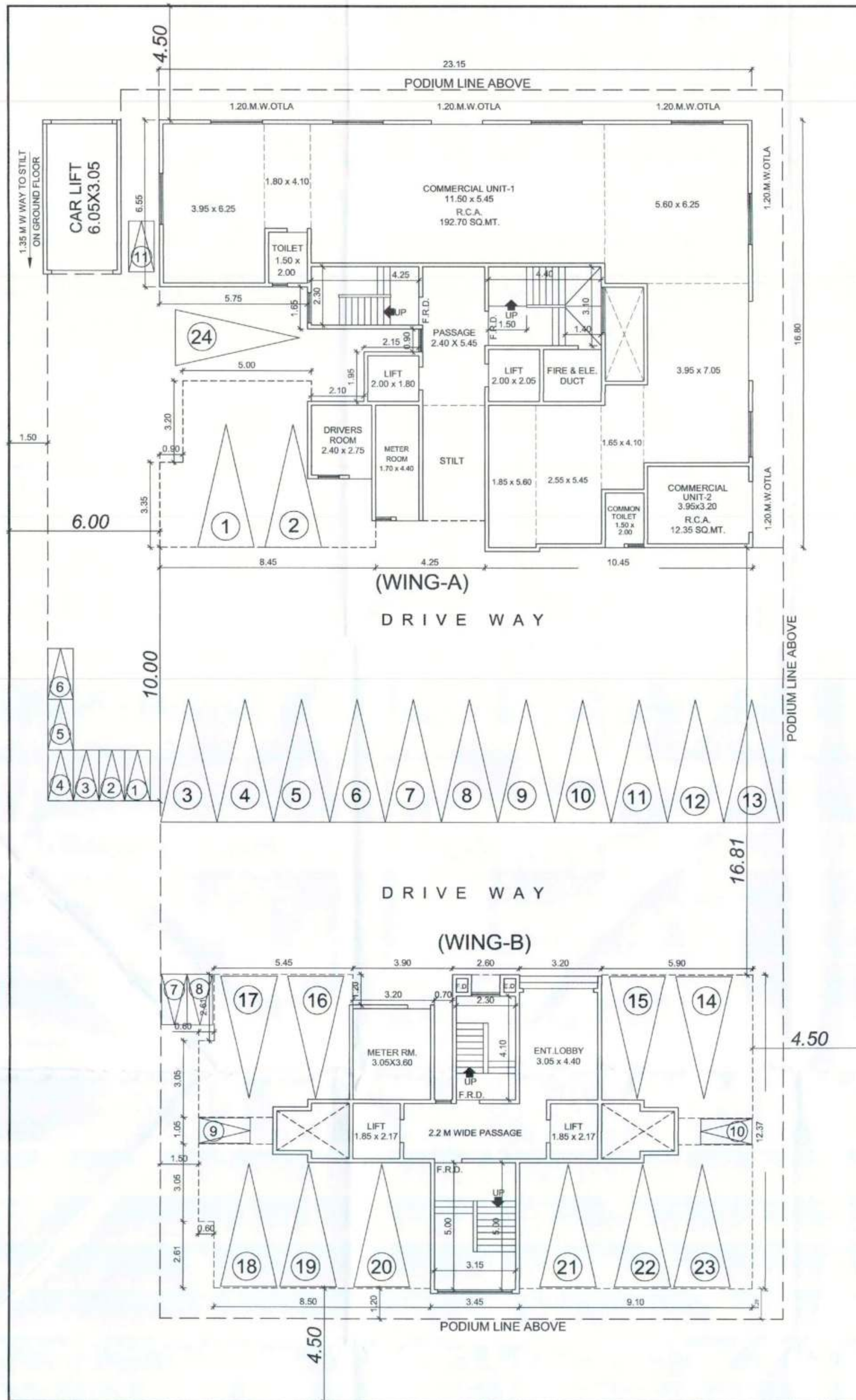
CONSULTING CIVIL ENGINEER

TEJ'S CONSULTANTS BASAVARAJ S. GADEKAR
B.E.(CIVIL)

1008-NARAYANA TOWER, BEHIND BALAJI HOSPITAL,
OLDEN HORT CIRCLE, MINA BHAYANDAR ROAD,
MINA ROAD (EAST),
TEL : 9820190711

9.0 M. WIDE LAYOUT ROAD

मोबिलिटी प्लन क्र. विभाजनवा/मर/... 2022-23
दि. 02.01.2022 ... मधील अटी शर्तीत
बधनकारक राहून मुक्त/सुधारित बांधकाम
तक्रार (प्रारंभ पात्रासह) मंजूर.



मि. अरुण सी. राय मंडुजे

महाराष्ट्र शासनाच्या नगरपालिका
मि. - पार्श्वर म्हाळनगरपालिका

7.50 M. WIDE LAYOUT ROAD

9.0 M. WIDE LAYOUT ROAD

PROPOSED GROUND FLOOR PLAN (WING-A&B)

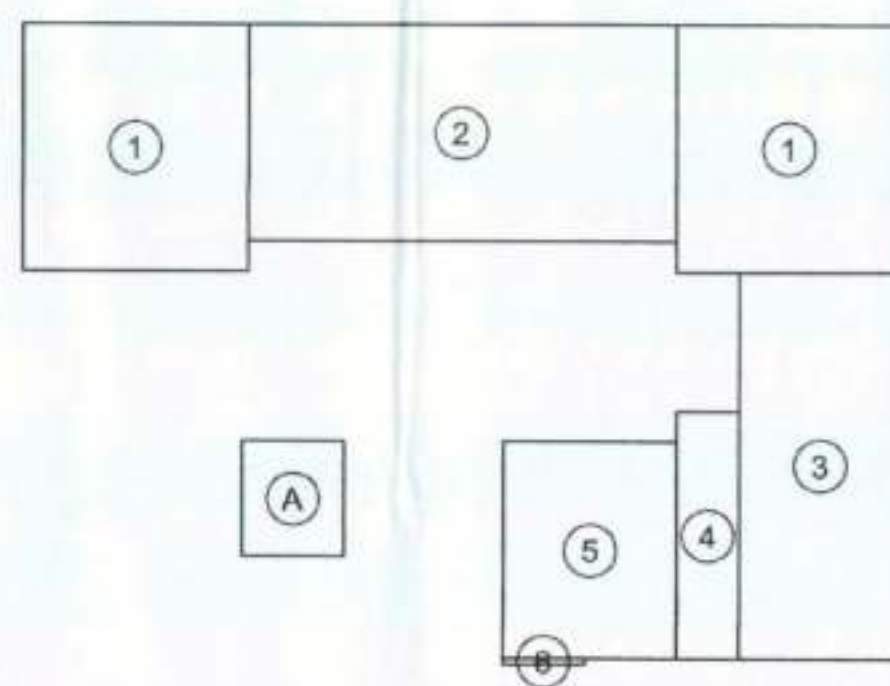
N SCALE- 1:100

BUILT UP AREA CALCULATION (WING-A)
FOR GROUND FLOOR (COMMERCIAL)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	2	5.90 X 6.55	77.29
2	1	11.35 X 5.75	65.26
3	1	4.25 X 10.25	43.56
4	1	1.65 X 6.55	10.81
5	1	4.55 X 5.75	26.16
6	1	2.15 X 0.15	0.32
TOTAL			223.40

BUILT UP AREA CALCULATION (WING-A)
FOR DRIVERS ROOM AT GROUND FLOOR

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	2.70 X 3.05	8.24
TOTAL			8.24

AREA DIAG. FOR GR. FLOOR (WING-A)
SCALE- 1:200

PROPOSED B.U.A. STATEMENT WING-A (COMMERCIAL)	
FLOOR	B.U.A.
GR. FLOOR	223.40
TOTAL B.U.A.	223.40
ACTUAL B.U. AREA EXCLUDING 90 % ANCILLARY AREA [(223.40/1.80)] = 124.11	
Total b/u Area	124.11
Total Ancillary Area	99.29
Total	223.40

TOTAL CAR PARKING PROVIDED=24 NOS OF CARS
TOTAL SC. PARKING PROVIDED= 11 NOS OF SCOOTER

PERFORMA - B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ... AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ.METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

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PROPOSED BUILDING "SHEETAL DHARA" WING-A&B ON (OLD) S.NO. 733/PT, (NEW) S.NO.124/PT, PLOT NO.121,122,139 & 140; AT VILLAGE- BHAYANDAR, TAL. & DIST.- THANE.

NAME OF P/A. HOLDER

M/S. J.K. ASSOCIATES

J. K. ASSOCIATES

P/A. HOLDER'S/ SIGNATURE

Partner

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
03	AS SHOWN	23/12/2021	BASAVARAJ.G	ROHIT	00

CONSULTING CIVIL ENGINEER

TEJ'S
CONSULTANTS

BASAVARAJ S. GADEKAR
B.E.(CIVIL)

1006-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL,
GOLDEN KEY CIRCLE, MIRA BHAYANDER ROAD,
MIRA ROAD (EAST),
TEL : 9820190711

