TOTAL EXISTING B.U.A. STATEMENT					
EXISTING B.U.A. STATEMENT (WING-A)					
WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
A	GROUND	50.06	NIL	NIL	50.06
	1ST FLOOR (PART PODIUM)	NIL	NIL	NIL	NIL
	2ND FLOOR	260.64	0.14	NIL	260.78
	3RD FLOOR	260.64	0.14	NIL	260.78
TOTAL B.U.A.		571.34	0.28	NIL	571.62
EXISTING B.U.A. STATEMENT (WING-B)					
BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
B	GROUND	NIL	NIL	NIL	NIL
	1ST FLOOR (PODIUM	NIL	NIL	NIL	NIL
	2ND FLOOR	174.36	NIL	NIL	174.36
	3RD FLOOR	174.36	NIL	NIL	174.36
	4TH FLOOR	153.45	NIL	1.34	154.79
	5TH FLOOR	153.45	NIL	1.34	154.79
	6TH FLOOR	153.45	NIL	1.34	154.79
	7TH FLOOR	153.45	NIL	1.34	154.79
	8TH FLOOR	120.27	NIL	1.34	121.61
	9TH FLOOR	153.45	NIL	1.34	154.79
TOTAL B.U.A.		1236.24	NIL	8.04	1244.28
TOTAL EXI.B.U.A. WING A+B		1807.58	0.28	8.04	1815.90

TOTAL B.U.A. STATEMENT (EXISTING+PROPOSED) (WING-A) (RESIDENTIAL+COMMERCIAL)			
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) (RESIDENTIAL ONLY)			
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.+ PT.PD.+ 3RD FLOOR) - 571.62	
WING B-(ST.+ 1PD.+ 9TH FLOOR) - 1244.28	
TOTAL B/U AREA APPROVED	1815.90
LESS EXISTING GR. FLOOR AREA (WING-A)	50.06
TOTAL REVISED EXISTING B/U AREA	1765.84

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 60 % ANCILLARY AREA [223.40/1.80)] = 124.11

Total b/u Area	124.11
Total Ancillary Area	99.29
Total	223.40

PROPOSED B.U.A. STATEMENT WING-A (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			1800.00 SQMT

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

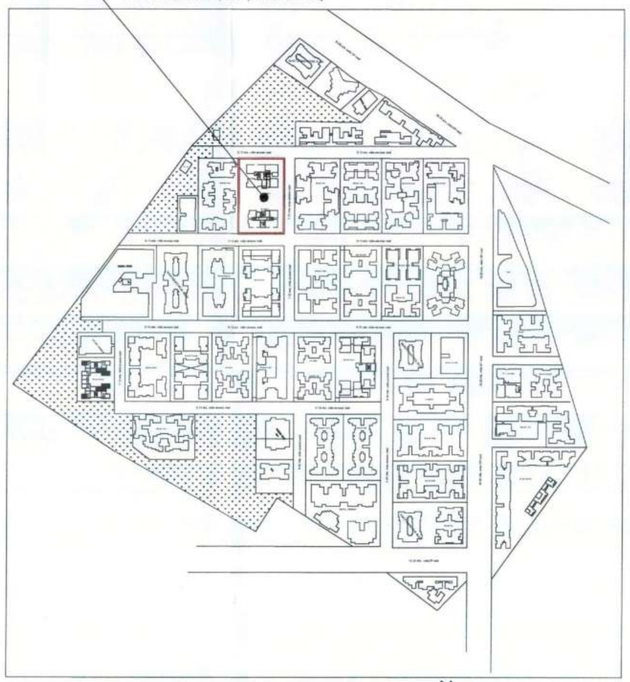
LOCATION PLAN
SCALE: 1:4000



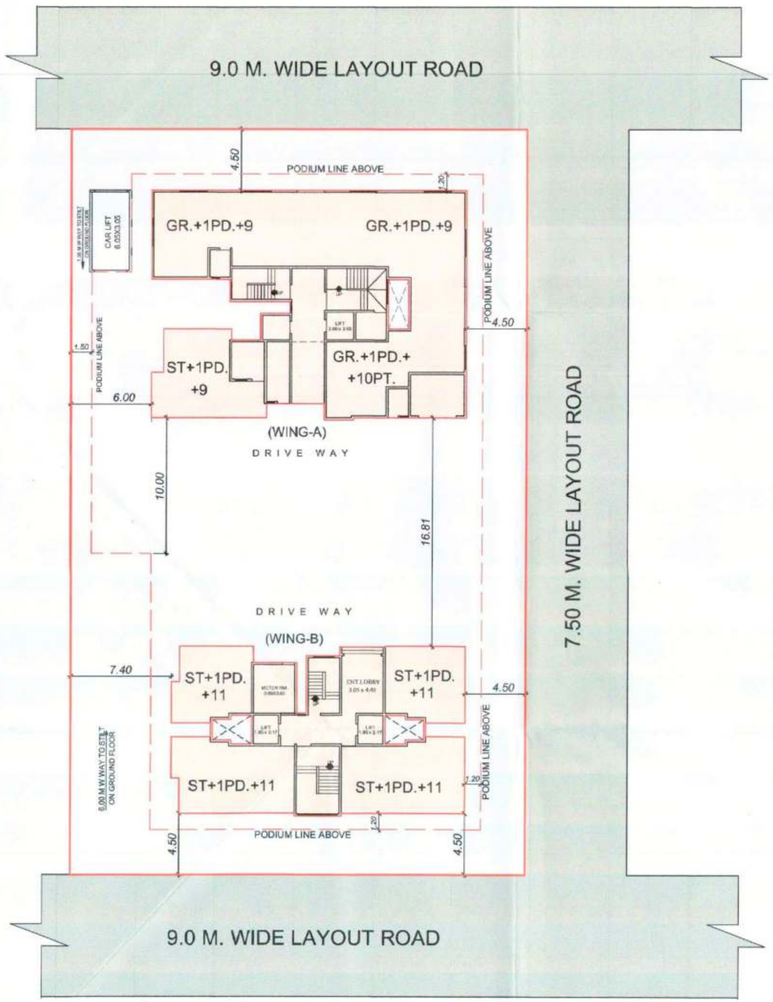
PARKING AREA STATEMENT PROPOSED (WING-A & B)

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK. PROVIDED AS PER LOCAL CONDITION CAR	SCOOTER	REQUIRED CAR	REQUIRED SCOOTER	8C TO CAR (TOTAL SCS)	NO.OF PARKING REQ
150.00 & ABOVE:	---	2	3	--	--	---	---
80.00 to 150.00 SQ.MT.	---	1	3	---	---	---	---
40.00 to 80.00 SQ.MT. FOR EVERY DWELLING UNIT	32	1	5	16	80	80/8=13.33	29.33
BELOW 40.00 SQ.MT. FOR EVERY TWO TENAMENT	01	1	2	0.50	01	01/8=0.16	0.66
BELOW 30.00 SQ.MT.	---	0	4	--	--	---	---
TOTAL							29.99
ADD 5% FOR VISITORS							1.49
SHOPS,OFFICE ETC. FOR EVERY 100.00 SQ.MT.	205.09/100 =2.05	2	6	4.10	12.30	12.30/8=2.05	6.15
TOTAL							37.63
OFF STREET PARKING (80% OF TOTAL REQUIRED)							30.10
EXISTING PARKING REQUIRED AS PER PREVIOUS APPROVAL							10.00
PARKING REQUIRED (ROUNDED OFF)							41.00
CAR PARKING PROVIDED AT GR. FLOOR= 24NOS. & 1ST. PODIUM FLOOR= 22NOS.							46.00 CARS
SCOOTER PARKING PROVIDED AT GR. FLOOR= 11NOS. & 1ST. PODIUM FLOOR= 64NOS.							75.00 SCOOTER

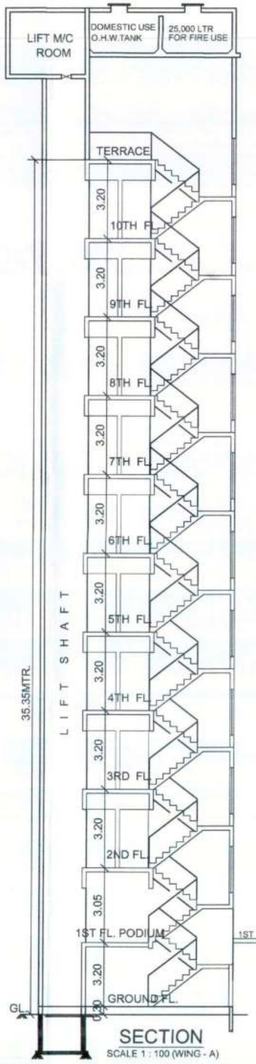
SITE UNDER REFERENCE
PLOT NO.121,122,139 & 140;



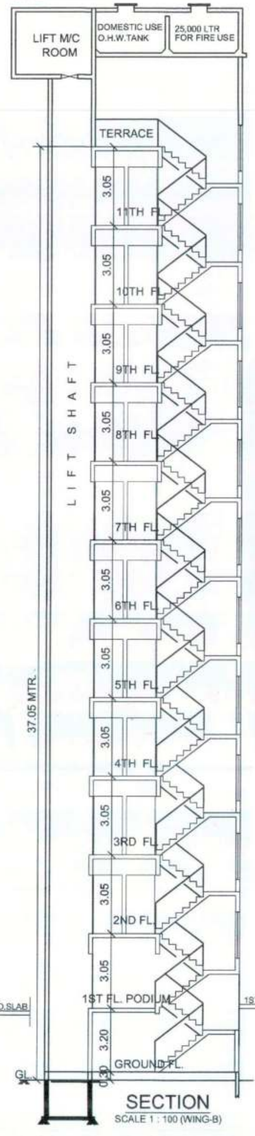
EXISTING LAYOUT PLAN
SCALE-1:2000



BLOCK PLAN
SCALE-1:200



SECTION
SCALE 1 : 100 (WING - A)



SECTION
SCALE 1 : 100 (WING-B)

पोबतचे पत्र क्र. विभामनपा/नर/2929/2022-23
दि. 02/12/2022... मधील जरी शर्ती
बंधनकारक राहून मुक्त/सुधारीत बांधकाम
परवाने (प्रारंभ प्रमाणपत्र) मंजूर.

सही/-
सहायक संचालक नगररचना
जिल्हा - पालघर महानगरपालिका.

श्री. आयुक्त सो. यांच्या मंजूरीने

महानगरपालिका मुख्य कार्यालय पालघर

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. MPNP/450/2196/68-99,DATED-17/06/1968 -1800.00	
	(c) as 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 a+b)	
	total deduction area (a+b)	---
3)	Balance area of plot (1-2)	1800.00
4)	Amenity Space (if applicable)	
	(a) Required - (LESS 10% AMENITY AREA (I TO III)	
	(b) Adjustment of 3(b), 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)	Plotable area (if applicable)	1800.00
9)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. b/basic FSI) (Sr. No. 9 x basic FSI)(1.1 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) AS PER VIDE CERTIFICATE NO. MNP/NR/5160/2017-18 DATED-19/9/2018)	636.74
11)	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.00 x Sr. No. 2 (a)],if any	
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and Add(a)]	
	(c)TDR area	
	(d)Balance TDR area	
	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) -	
12)	Additional FSI area under Chapter No. 7	
13)	Total entitlement of FSI in the proposal	
	(a) (9 + 10(b)+11(c)] or 12 whichever is applicable.	3516.74
	(b) less existing b/u area	1765.84
	(c) balance b/u area	1750.90
	(d) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 124.11X 0.80 = 99.29	99.29
	(d) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 1626.79X 0.60 = 976.07	976.07
	(e) Total entitlement (a+b+c)	4592.10
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 6.4 as applicable) x 1.6 or 1.8	4592.10
15)	Total Built-up Area in proposal.(excluding area at Sr.No.17 (b)	
	(a) Existing Built-up Area.	1765.84
	(b) Proposed Built-up Area (as per 'F'-line)	2826.23
	(c) total b/u area	4592.07
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(30% of Sr.No.5)	
	(b) Proposed Certificate of Area:	
18)	Balance b/u area incl. ancillary area	0.03

PROFORMA - B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE 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 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.G	ROHIT	00

CONSULTING CIVIL ENGINEER

TEJ'S CONSULTANTS
(1008-VARDHMAN TOWER, BEHIND BAJAJ HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST). TEL : 9869138711

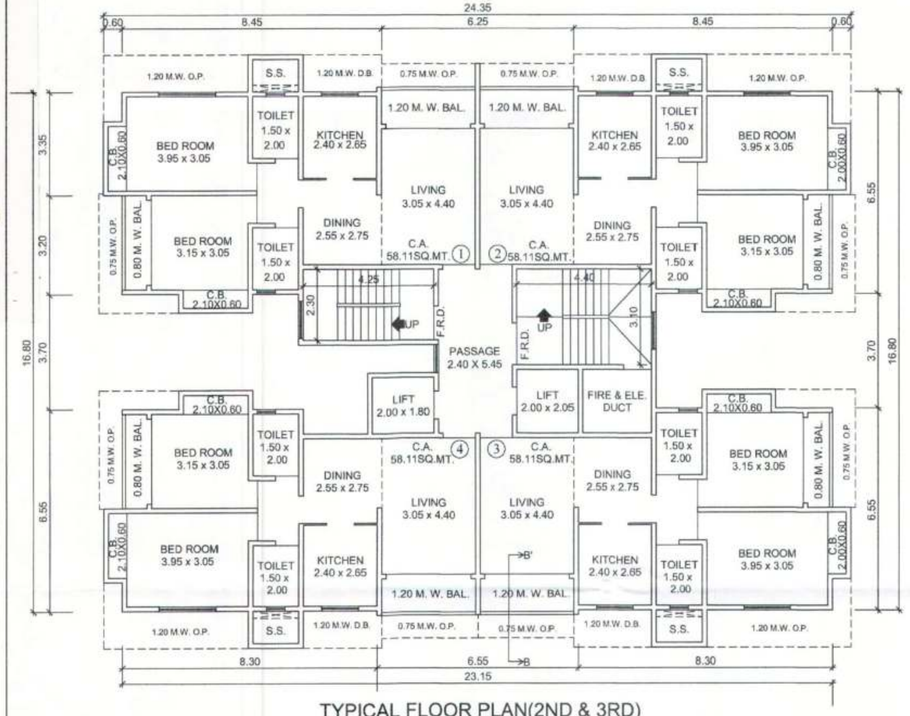
BASAVARAJ S. GADEKAR B.E (CIVIL)

सोबतचे पत्र क्र. विभामनपा/नर/ 2929/2021-22
दि. 02/09/2022 ... सशील अटी शर्तीं
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (आरेख पत्रावळ) मंजूर.

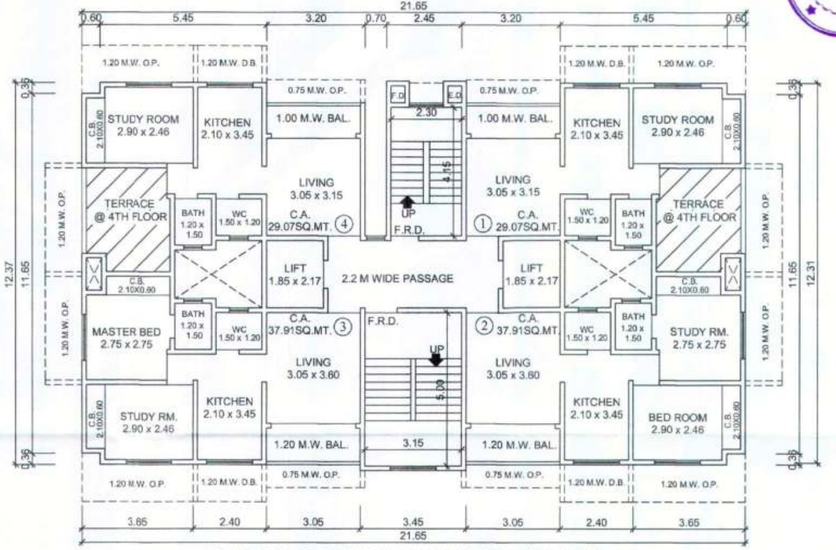
मा. आयुक्त सो. यांच्या मंजूरीने

सहाय्यक संचालक नगररचना
जिल्हा - भाईंदर महानगरपालिका

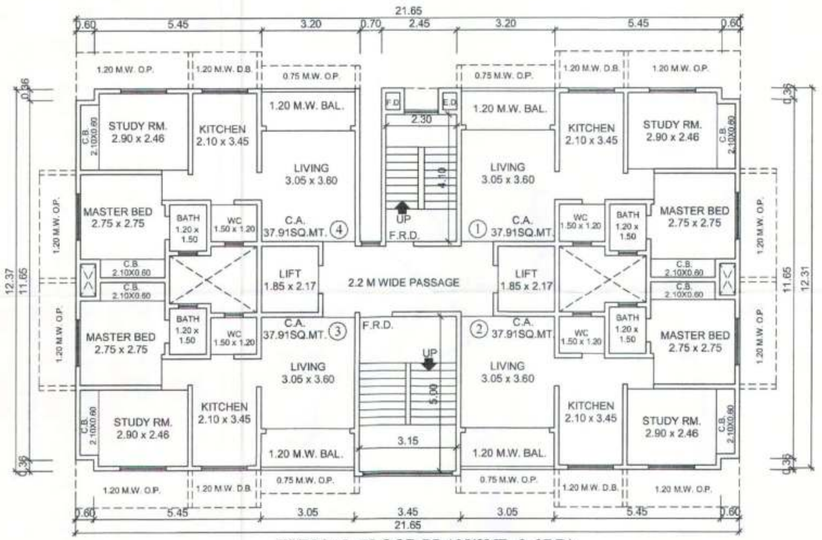
मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय
भाईंदर.



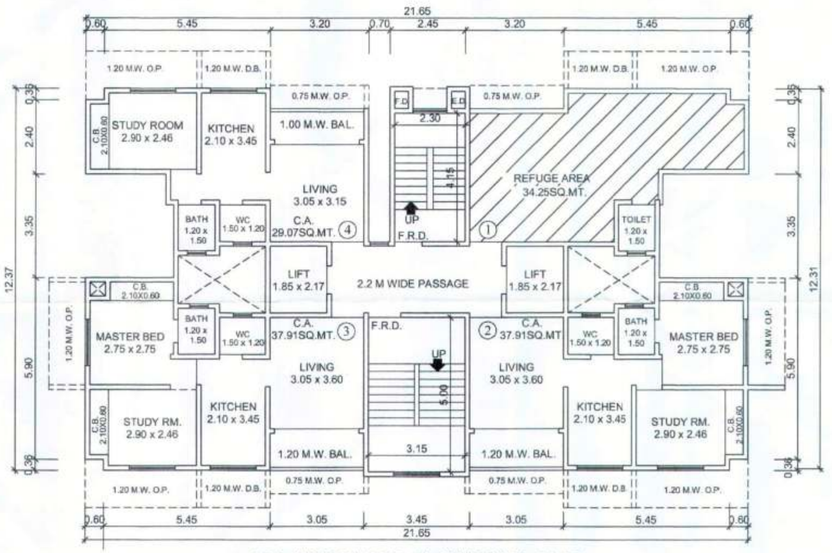
TYPICAL FLOOR PLAN(2ND & 3RD)
(WING-A) (AS PER PREVIOUS APPROVAL) SCALE- 1:100



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	TOTAL
A	GROUND	50.06	NIL	NIL	50.06
	1ST FLOOR (PART PODIUM)	NIL	NIL	NIL	NIL
	2ND FLOOR	260.64	0.14	NIL	260.78
	3RD FLOOR	260.64	0.14	NIL	260.78
TOTAL B.U.A.		571.34	0.28	NIL	571.62

TOTAL B.U.A. STATEMENT (WING-B) (EXISTING)

BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
B	GROUND	NIL	NIL	NIL	NIL
	1ST FLOOR (PODIUM)	NIL	NIL	NIL	NIL
	2ND FLOOR	174.36	NIL	NIL	174.36
	3RD FLOOR	174.36	NIL	NIL	174.36
	4TH FLOOR	153.45	NIL	1.34	154.79
	5TH FLOOR	153.45	NIL	1.34	154.79
	6TH FLOOR	153.45	NIL	1.34	154.79
	7TH FLOOR	153.45	NIL	1.34	154.79
	8TH FLOOR	120.27	NIL	1.34	121.61
	9TH FLOOR	153.45	NIL	1.34	154.79
TOTAL B.U.A.		1236.24	NIL	8.04	1244.28
TOTAL B.U.A. WING A+B (EXISTING)		1807.58	0.28	8.04	1815.90

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 REFERANCE 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

P/A.HOLDER'S/ SIGNATURE
For J. K. ASSOCIATES
Partner

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)

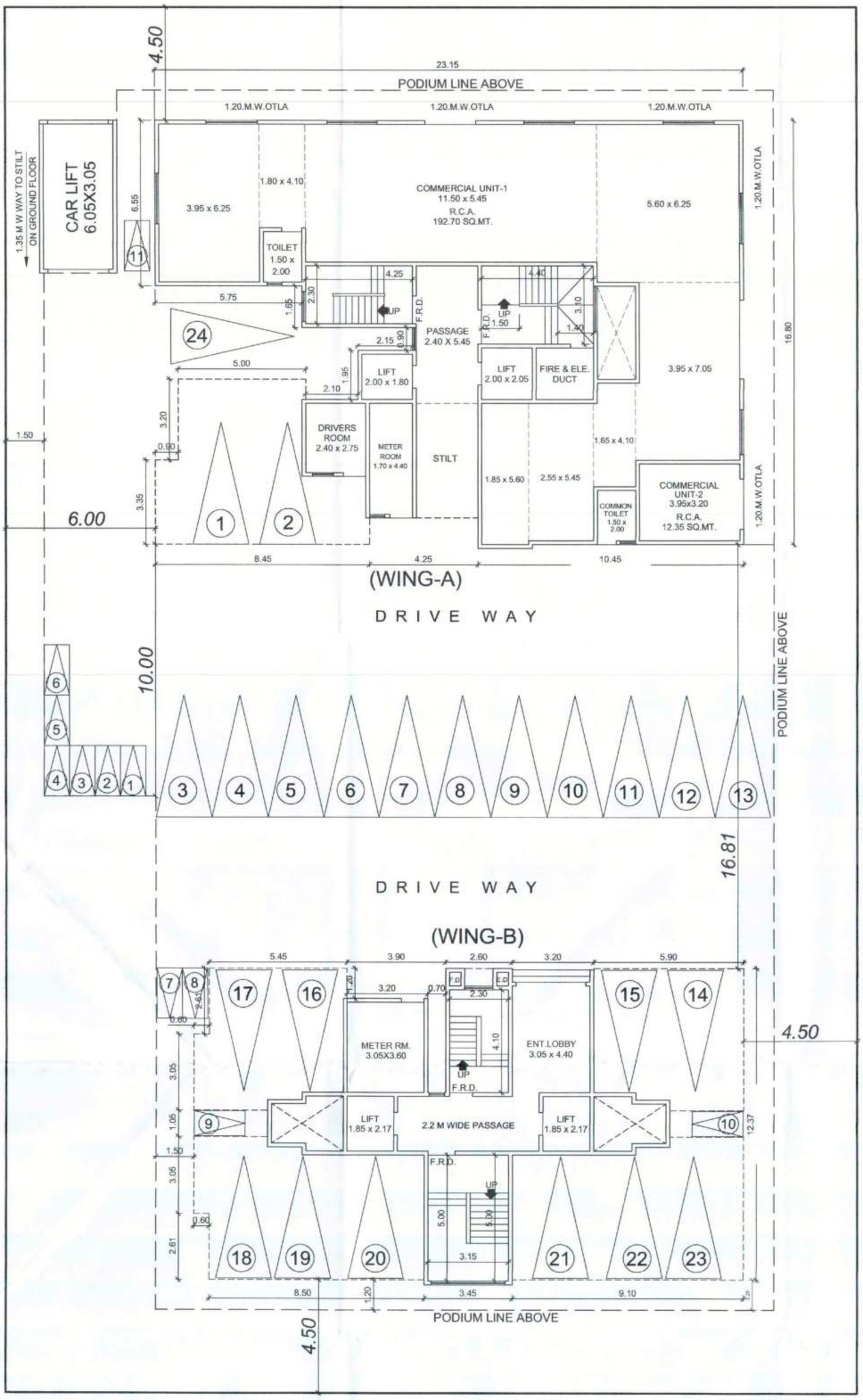
1002-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST), TEL : 9820196711

पोबलते पत्र क्र. विभावनपा/नर/ 2929/2022-23
दि. 02/01/2022 .... मंजील अटी शर्तीस
बंधनकारक राहुल मुक्त/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

मा. आयुक्त सो. यांच्या मंजुरीने

सहायक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय
भाईंदर.



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

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
80 % ANCILLARY AREA
[(223.40/1.80)] = 124.11

Total b/u Area	124.11
Total Ancillary Area	99.29
Total	223.40

PERFORMA - B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE 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

For J. K. ASSOCIATES
Partner

P/A.HOLDER'S/ SIGNATURE

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
1002-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST).
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