SHEET NO. 1/4

BUILDINGNO															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
BUILDING NO 1	SIXTH FLOOR	0.00	689.16	0.00	0.00	0.00	0.00	14.79	0.00	0.00	22.68	9.72	0.00	75.97	580.79
BUILDING NO 1	SEVENTH AND EIGHTTH FLOOR	0.00	1384.12	0.00	0.00	0.00	0.00	34.32	0.00	45.36	45.36	19.44	0.00	0.00	1319.32
BUILDING NO 1	FIFTH FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING NO 1	THIRD AND FOURTH FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING NO 1	SECOND FLOOR	929.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.66	0.83	0.00	0.00	922.07
BUILDING NO 1	FIRST FLOOR	929.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.66	0.83	0.00	0.00	922.07
BUILDING NO 1	GROUND FLOOR	929.56	53.02	0.00	0.00	0.00	0.00	0.00	0.00	6.66	6.66	0.83	0.00	0.00	975.09
BUILDING NO 1	Total	2788.68	2126.30	0.00	0.00	0.00	0.00	49.02	0.00	52.02	86.02	31.65	0.00	75.97	4719.34

BUILDINGNO															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
BUILDING NO 3	SECOND TO FIFTH AND SEVENTH TO EIGHTTH FLOOR	0.00	2391.84	0.00	0.00	0.00	0.00	103.86	0.00	0.00	78.00	23.04	0.00	0.00	2290.80
BUILDING NO 3	SIXTH FLOOR	0.00	395.89	0.00	0.00	0.00	0.00	14.85	0.00	0.00	13.00	3.84	0.00	44.52	334.53
BUILDING NO 3	GROUND FLOOR	206.77	53.14	0.00	0.00	0.00	0.00	0.00	0.00	8.01	3.42	0.00	0.00	0.00	256.49
BUILDING NO 3	FIRST FLOOR	206.85	302.60	0.00	0.00	0.00	0.00	12.39	0.00	0.00	16.42	3.87	0.00	0.00	489.16
BUILDING NO 3	Total	413.62	3143.47	0.00	0.00	0.00	0.00	131.10	0.00	8.01	110.84	30.75	0.00	44.52	3370.98

FSI DETAILS										
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible (Pune Area)	11836.33	6701.23	12062.22	0.00	0.00	0.00	30599.78	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	8142.49	0.00	0.00	0.00	0.00	0.00	8142.49	0.00	8142.49
9.6 Index Consumed	0.75	0.00	0.00	0.00	0.00	0.00	0.75	0.00	0.00

Area utilisation of Roads and Reservations							
Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
-	-	18.00 m DP Road Widening	1716.04	3432.08	3432.08	0.00	0.00
-	-	18.00 m DP Road Widening	168.20	336.40	336.40	0.00	0.00
-	-	Total	2614.92	5229.84	5229.84	0.00	5229.84

Parking Check (Table 8B)								
Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenk/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
BUILDING NO 1	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	2315.39	46.31	138.92	-
BUILDING NO 1	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	11	5.50	11.00	-
BUILDING NO 1	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	6	6.00	6.00	-
BUILDING NO 3	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	387.52	7.75	23.25	-
BUILDING NO 3	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	8	4.00	8.00	-
BUILDING NO 3	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	37	18.50	37.00	-
Total	-		-	-	-	88.06	224.17	-
Visitors parking(5%)	-	-	-	-	-	1.70	3.10	0
Total	-		-	-	-	89.76	227.27	0.00

Parking Check As Per Multiplying Factor : 0.80							
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	172	0	0	237	6	0	OK

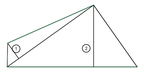
RESERVATION (P & T DEPT.) AREA CALCULATION

ADDITION				
SR.NO	NO OF UNITS	DIMENSION IN METER		AREA IN SQ.MT.
RV	0.50	10.63	5.126	27.25
TOTAL PLOT AREA				27.25

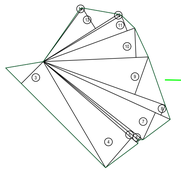
BUILT UP AREA STATEMENT				
FLOOR	BLDG.-1		BLDG.-3	
	(Comm.)	(Resi.)	(Comm.)	(Resi.)
Ground flr.	922.07	53.02	203.35	53.14
1st flr.	922.07	**0.00**	203.43	285.73
2nd flr.	922.07	**0.00**		381.80
3rd flr.		0.00		381.80
4th flr.				381.80
5th flr.				381.80
6 Refuge		580.79		334.53
7th flr.		659.66		381.80
8th flr.		659.66		381.80
TOTAL	2766.21	1953.13	406.78	2964.20
Exc.Refuge	0.00	44.304	0.00	7.864
TOTAL	2766.21	1997.43	406.78	2972.06
TOTAL	4763.64		3378.84	
	8142.49			

GROSS BUILT UP AREA STATEMENT				
FLOOR	BLDG.-1		BLDG.-3	
	(Comm.)	(Resi.)	(Comm.)	(Resi.)
Ground flr.	922.07	1764.46	203.35	285.73
1st flr.	922.07	1834.96	203.43	285.73
2nd flr.	922.07	1834.96		381.80
3rd flr.		2555.33		381.80
4th flr.		2555.33		381.80
5th flr.		659.66		381.80
6 Refuge		659.66		381.80
7th flr.		659.66		381.80
8th flr.		659.66		381.80
TOTAL	**2766.21**	**13183.68**	**406.78**	**3244.06**
TOTAL	**19600.73**			

TOTAL CAR PARKING PROPOSED		
FLOOR	CAR NO.	SCOOTERS
GR. FLOOR	29	6
1ST FLOOR	40	
2ND FLOOR	40	0
3RD FLOOR	64	0
4TH FLOOR	64	0
TOTAL	237	6



R.G.-1 AREA DIAGRAM
SCALE 1:500

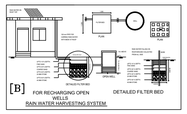


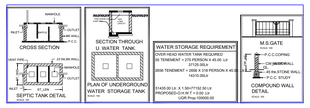
R.G.- 2 AREA DIAGRAM
SCALE 1:500

R.G.-1 AREA CALCULATION				
1	1/2 X25.29 X 4.53 X1 NO	=	57.28 SQ.MT.	
2	1/2 X30.93 X14.72 X1 NO	=	227.64 SQ.MT.	
TOTAL ADDITION		=	284.86 SQ.MT.	

R.G.-2 AREA CALCULATION			
3	1/2 X33.60 X 7.37 X1 NO	=	123.82 SQ.MT.
4	1/2 X29.78 X 9.40 X1 NO	=	139.97 SQ.MT.
5	1/2 X29.78 X 0.68 X1 NO	=	10.13 SQ.MT.
6	1/2 X30.14 X 0.74 X1 NO	=	11.15 SQ.MT.
7	1/2 X33.17 X 7.09 X1 NO	=	117.59 SQ.MT.
8	1/2 X33.17 X 2.54 X1 NO	=	42.13 SQ.MT.
9	1/2 X30.84 X 9.49 X1 NO	=	146.34 SQ.MT.
10	1/2 X25.02 X 7.01 X1 NO	=	87.70 SQ.MT.
11	1/2 X23.17 X 3.95 X1 NO	=	45.76 SQ.MT.
12	1/2 X21.61 X 0.60 X1 NO	=	6.48 SQ.MT.
13	1/2 X21.09 X 5.80 X1 NO	=	61.16 SQ.MT.
14	1/2 X15.80 X 0.32 X1 NO	=	2.53 SQ.MT.
TOTAL ADDITION		=	794.87 SQ.MT.

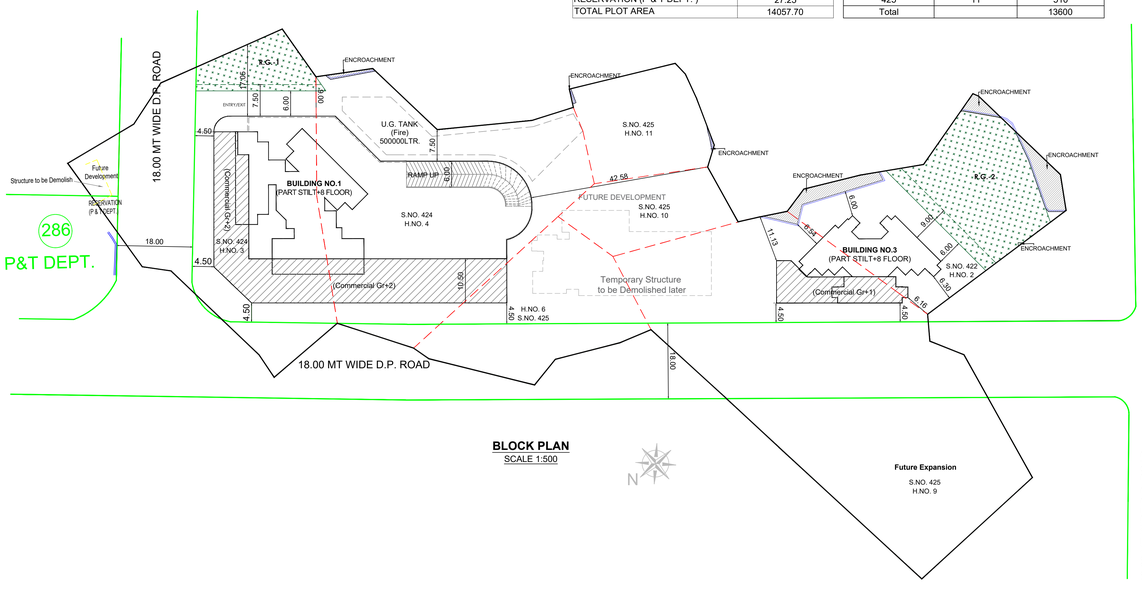
TOTAL RG AREA = 284.86 + 794.87 = 1079.73 SQ.MT.



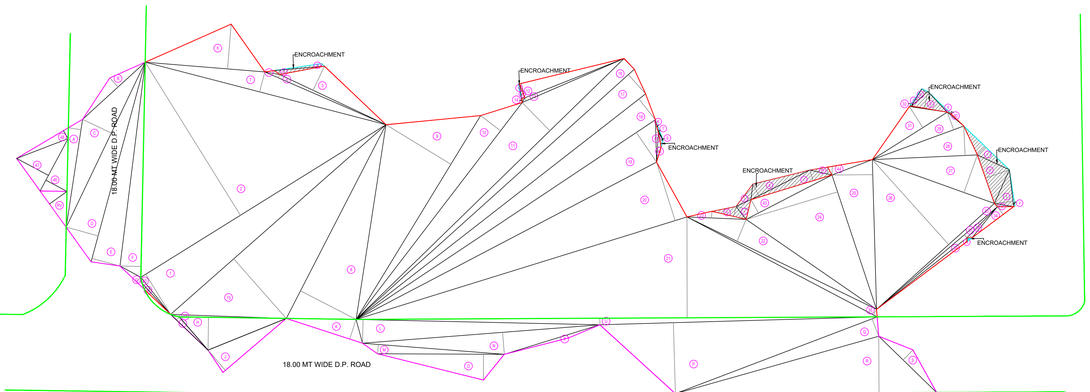


PLOT AREA AS PER 7 / 12		
S.NO.	H.NO.	AREA
422	2	1770
424	3	2910
424	4	2830
425	6	1090
425	9	3960
425	10	530
425	11	510
Total		13600

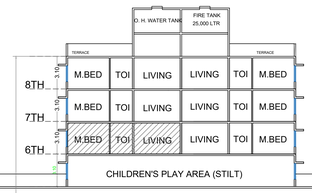
PLOT AREA STATEMENT	
NET PLOT AREA	11218.00
D.P.ROAD AREA	2614.92
ENCROACHMENT AREA	197.53
RESERVATION (P & T DEPT.)	27.25
TOTAL PLOT AREA	14057.70

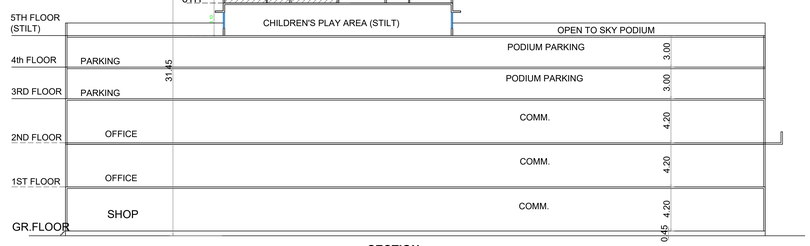


BLOCK PLAN
SCALE 1:500

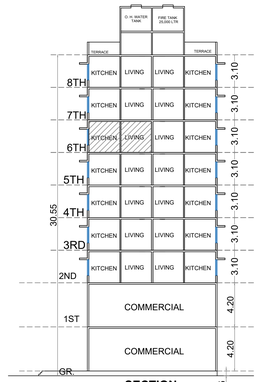


PLOT AREA DIAGRAM
SCALE 1:500





SECTION
BLDG-1 SCALE 1:200



SECTION
BLDG-3 SCALE 1:200

18.00 MT WIDE D.P ROAD AREA				
AREA CALCULATION				
ADDITION				
SR.NO	NO OF UNITS	DIMENSION IN METER		AREA IN SQ.MT.
A	0.50	25.97	3.05	39.60
B	0.50	20.15	2.92	29.42
C	0.50	43.51	7.57	164.69
D	0.50	49.19	7.87	193.56
E	0.50	49.19	6.89	169.46
F	0.50	51.17	5.01	128.18
G	0.50	8.02	1.49	5.97
H	0.50	25.45	7.81	99.38
I	0.50	12.31	1.00	6.16
J	0.50	19.78	6.34	62.70
K	0.50	19.07	4.91	46.82
L	0.50	58.01	5.67	164.46
M	0.50	33.83	2.21	37.38
N	0.50	56.64	5.25	148.68
O	0.50	30.15	6.15	92.71
P	0.50	65.98	16.90	557.53
Q	0.50	51.36	4.44	114.02
R	0.50	62.15	13.45	417.96
S	0.50	19.21	3.34	32.08
T	0.50	23.80	0.79	9.40
U	0.50	122.30	1.55	94.78
TOTAL PLOT AREA				2614.92

NET PLOT AREA

AREA CALCULATION				
ADDITION				
SR.NO	NO OF UNITS	DIMENSION IN METER		AREA IN SQ.MT.
1	0.50	68.71	11.25	386.49
2	0.50	68.71	42.89	1473.49
3	0.50	27.99	6.35	88.87
4	0.50	31.46	0.84	13.21
5	0.50	3.59	0.71	1.27
6	0.50	28.55	10.68	152.46
7	0.50	59.19	4.92	145.61
8	0.50	51.85	14.88	385.76
9	0.50	56.84	18.07	513.55
10	0.50	65.01	5.97	194.05
11	0.50	89.01	9.40	418.35
12	0.50	25.57	3.52	45.00
13	0.50	26.41	0.79	10.43
14	0.50	1.29	0.57	.37
15	0.50	68.29	18.90	645.34
16	0.50	89.01	3.53	157.10
17	0.50	89.01	6.15	273.71
18	0.50	87.32	6.28	274.18
19	0.50	85.60	8.53	365.08
20	0.50	82.40	14.60	601.52
21	0.50	123.96	24.01	1488.14
22	0.50	50.18	5.42	135.99
23	0.50	14.34	1.52	10.90
24	0.50	33.38	22.92	382.53
25	0.50	35.63	9.28	165.32
26	0.50	37.70	27.15	511.78
27	0.50	30.84	9.49	146.34
28	0.50	25.02	7.01	87.70
29	0.50	23.17	4.45	51.55
30	0.50	5.13	0.30	.77
31	0.50	21.09	5.95	62.74
32	0.50	9.09	0.20	.91
33	0.50	37.70	1.06	19.98
34	0.50	12.33	2.30	14.18
35	0.50	51.13	1.52	38.86
36	0.50	10.01	0.57	2.85
37	0.50	37.72	0.94	17.73
38	0.50	10.32	0.87	4.49
39	0.50	27.46	0.72	9.89
40	0.50	11.33	0.66	3.74
41	0.50	10.07	0.63	3.17
42	0.50	7.03	0.85	2.99
43	0.50	23.26	3.74	43.50
44	0.50	10.46	2.26	11.82
45	0.50	27.52	0.51	7.02
46	0.50	14.13	5.692	40.22
47	0.50	14.13	8.573	60.57
48	0.50	14.29	2.185	15.62
49	0.50	75.16	15.81	594.14
50	0.50	75.16	8.09	304.02
51	0.50	60.73	27.06	821.68
TOTAL PLOT AREA				11218.00

PROFORMA - I			
AREA STATEMENT			
1	Area of Plot *(Minimum area of a, b, c to be considered)*	13600.00	Sq Mt
(a)	As per ownership document (7/12, CTS extract)	13600.00	Sq Mt
(b)	As per measurement sheet		
(c)	As per site	14057.70	Sq Mt
2	Deductions for		
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	2614.92	Sq Mt
(b)	Any D.P. Reservation area	27.25	Sq Mt
(c)	Encroachment	197.53	Sq Mt
	Total (a+b+c)	2839.70	Sq Mt
3	Balance area of plot (1-2)	10760.30	Sq Mt
4	Amenity space (If applicable)		
(a)	Required	...	
(b)	Adjustment of 2(b), if any	...	
(c)	Balance proposed	...	
5	Net plot area (3-4(c))	10760.30	Sq Mt
6	Recreational open space (If applicable)		
(a)	Required	1076.03	Sq Mt
(b)	Proposed	1079.73	Sq Mt
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)* (10760.30 x 1.10)	11836.33	Sq Mt
10	Addition of FSI on payment of premium		
(a)	Maximum permissible premium FSI - based on road width / TOD Zone (13600.00-197.53) x 0.5	6701.23	Sq Mt
(b)	Proposed FSI on payment of premium.	0.00	
11	In-situ FSI / TDR loading		
(a)	In-situ area against D.P. road *[2.00 x Sr. No. 2 (a)],if any*	5284.34	Sq Mt
(b)	In-situ area against Amenity Space if handed over *[2.00 or1.85 x Sr. No. 4 (b)and /or(c)]*	...	
(c)	TDR Area ((13600.00-197.53) x 0.9) -5284.34	6777.88	Sq Mt
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00	Sq Mt
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.	11836.33	Sq Mt
(b)	Ancillary Area FSI with payment of charges.		
(c)	Total entitlement (a+b)	11836.33	Sq Mt
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]*		
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		
(a)	Existing Built-up Area.	...	
	Proposed Built-up Area (as per 'P-line')	8142.49	Sq Mt
	Total (a+b)	8142.49	Sq Mt
16	F.S.I. Consumed (15/13) *(should not be more than serial No.14 above)*	0.69	
17	Area for Inclusive Housing, if any		
(a)	Required *(20% of Sr.No.5)*	...	
(b)	Proposed	...	

Signature Not Verified

Digitally signed by PURNIMA CHITTARANJAN KANCHARRAD SHINDE
Date: 2024.03.13 17:14:32 IST
Reason: Approved Drawing Sign
Location: Mira Bhayandar Municipal Corporation
Project Code : MBMC-23-110289
Application Number : MBMC/2022/20138
Proposal Number : 235350
Certificate Number : MBMC/PRE/24/APL/00186

Assistant Director Town Planning
Date: 27/02/2024

LEGENDS:

PROPOSED WORK	
EXISTING WORK TO REMAIN	
PROPOSED WORK DONE WITHOUT PERMISSION	
WATER LINE	
SEWAGE LINE	
DRAINAGE LINE	
TERRACE WORK	
EXISTING WORK TO BE DEMOLISHED	
EXISTING WORK (B.U.P. INCLUDED)	

Project Details	
Proposal code: MBMC-23-110289	
Zone Type : Residential Zone with Shop line (R-2)	
Location : Non-Congested	
Proposal Type : Building Development	
Sub sector : -	
CTS No./Survey No. : 103	
Taluka : Thane	
Mouza : Ranghar	
Private Value : 0.00	

Proforma I - Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	13600.00
(a) As per ownership document (7/12, CTS extract)	13600.00
(b) as per measurement sheet	13600.00
(c) as per Demarcated drawing area	14057.70
LESS	
2.Area not in possession	197.53
3. Entire area (1-2)	13402.47
4.Deductions for (a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	2614.92
(b) Any D.P. Reservation area	27.25
5.Total a+b)	2642.17
5.Balance area of plot (3-4)	10760.30
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	10760.30
8. Recreational Open Space (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	1076.03
Proposed	1079.73
(b) If area is less than 4000 sqmt -Check - (i) If it is full number like 1,2,125,419,etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	1079.74
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-12-01 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of Owner: MS ARISTONE BUILDERS
PARTNER MR SHANKAR JHA

Postal Address : A/1207,12th Floor Indraprashtha Building,Plot -D,New Golden Nest Phase XVI,Thane,Thane,Maharashtra-401105

Phone No.:9769299445

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed

SITE ADDRESS :
(Old) S. No. 422, (New) S.NO. 103, H. NO. 2, (Old) 424 , (New) S. NO. 104, H. NO.3 AND 4, (Old) 425, (New) 100, H. NO. 6, 9, 10, 11 Village Navghar Tal. AND Dist Thane.

Name Of Architect : Dinanath Ghanshyam Deshpande

AACD	ADDRESS OF OFFICE
	OFFICE - A-402, Saraswati CHS, Plot No-155, Sector-21

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by DINANATH GHANSHYAM DESHPANDE
Date: 2024.03.13 16:42:12 IST
Reason: SelfAttested
Location: Thane
Project Name: MS ARISTONE BUILDERS
Project Code: MBMC-23-110289
Proposal Number: 235350
Certificate Number: MBMC/PRE/24/APL/00186

SCALE - 1:100	Date: 31/12/23
JOB NO - MBMC-23-110289	CHECK BY - -

SUBMISSION DRAWING