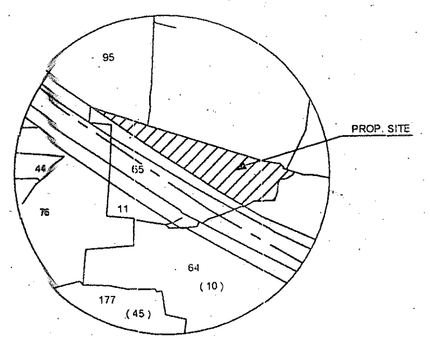
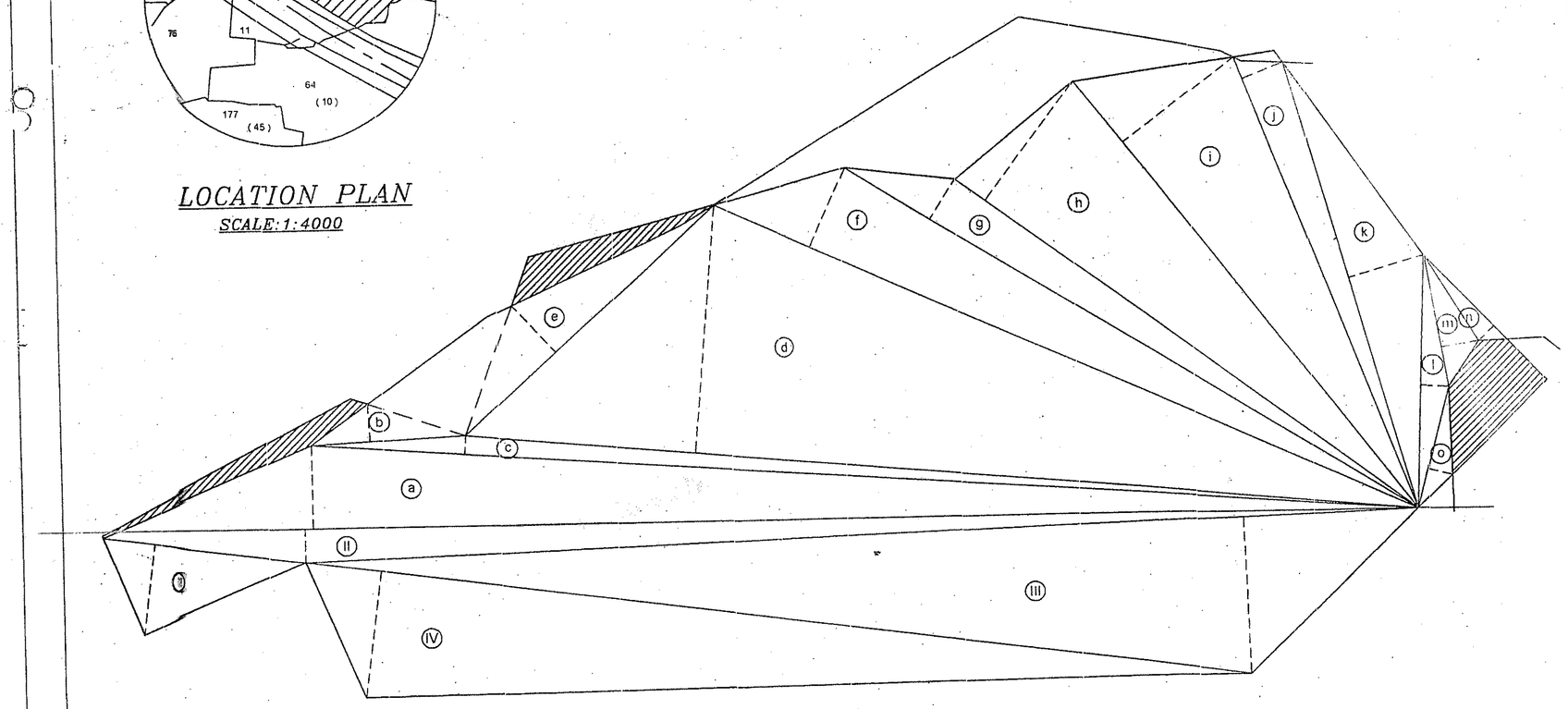
WING.NO.	GROUND FL.	1st.FLOOR	2nd.FLOOR	3rd.FLOOR	4th.FLOOR	5th.FLOOR	6th.FLOOR	7th.FLOOR	8th.FLOOR	9th.FLOOR	10th.FLOOR	11th.FLOOR	TOTAL
A	282.21	412.86	222.80	222.80	222.80	222.80	222.80	222.80	167.62	-	-	-	2199.49
B	277.75	401.23	226.41	226.41	226.41	226.41	226.41	226.41	170.36	226.41	226.41	226.41	2887.03
C	282.21	412.86	222.80	222.80	222.80	222.80	222.80	222.80	167.62			-	2199.49
COMM-1	244.15	244.15	-	-	-	-	-	-	-	-	-	-	488.30
COMM-2	244.15	244.15	-	-	-	-	-	-	-	-	-	-	488.30
TOTAL													8262.61



LOCATION PLAN
SCALE: 1:4000



PLOT AREA DIAGRAM
SCALE: 1:500

T.D.R AREA STATEMENT					
D.R.C NO	SURVEY/ HISSA NO	VILLAGE	AREA	RESERVATION	REMARKS
407/12	289(OLD)/3,6	NAVGHAR	1325.00	GARDEN	OUT OF 5080

PLOT AREA CALCULATION

a	164.31	x 10.64	x 0.5	=	874.13	sq.mt.
b	19.38	x 4.80	x 0.5	=	46.51	sq.mt.
c	139.08	x 2.34	x 0.5	=	162.72	sq.mt.
d	119.86	x 31.69	x 0.5	=	1899.18	sq.mt.
e	42.86	x 8.13	x 0.5	=	174.23	sq.mt.
f	96.37	x 11.01	x 0.5	=	530.52	sq.mt.
g	83.64	x 5.98	x 0.5	=	250.08	sq.mt.
h	71.21	x 18.65	x 0.5	=	664.03	sq.mt.
i	69.21	x 17.39	x 0.5	=	601.78	sq.mt.
j	61.91	x 5.55	x 0.5	=	171.80	sq.mt.
k	59.24	x 9.92	x 0.5	=	293.83	sq.mt.
l	32.22	x 3.43	x 0.5	=	55.26	sq.mt.
m	16.95	x 4.70	x 0.5	=	39.83	sq.mt.
n	14.64	x 2.68	x 0.5	=	19.62	sq.mt.
o	15.91	x 3.08	x 0.5	=	24.50	sq.mt.
		TOTAL		=	5808.02	sq.mt.

ROAD AREA CALCULATION

I	26.88	x 11.76	x 0.5	=	158.05	sq.mt.
II	164.53	x 4.43	x 0.5	=	364.43	sq.mt.
III	139.75	x 20.18	x 0.5	=	1410.08	sq.mt.
IV	119.49	x 16.24	x 0.5	=	970.26	sq.mt.
		TOTAL		=	2902.82	sq.mt.

ENCH. AREA CALCULATION

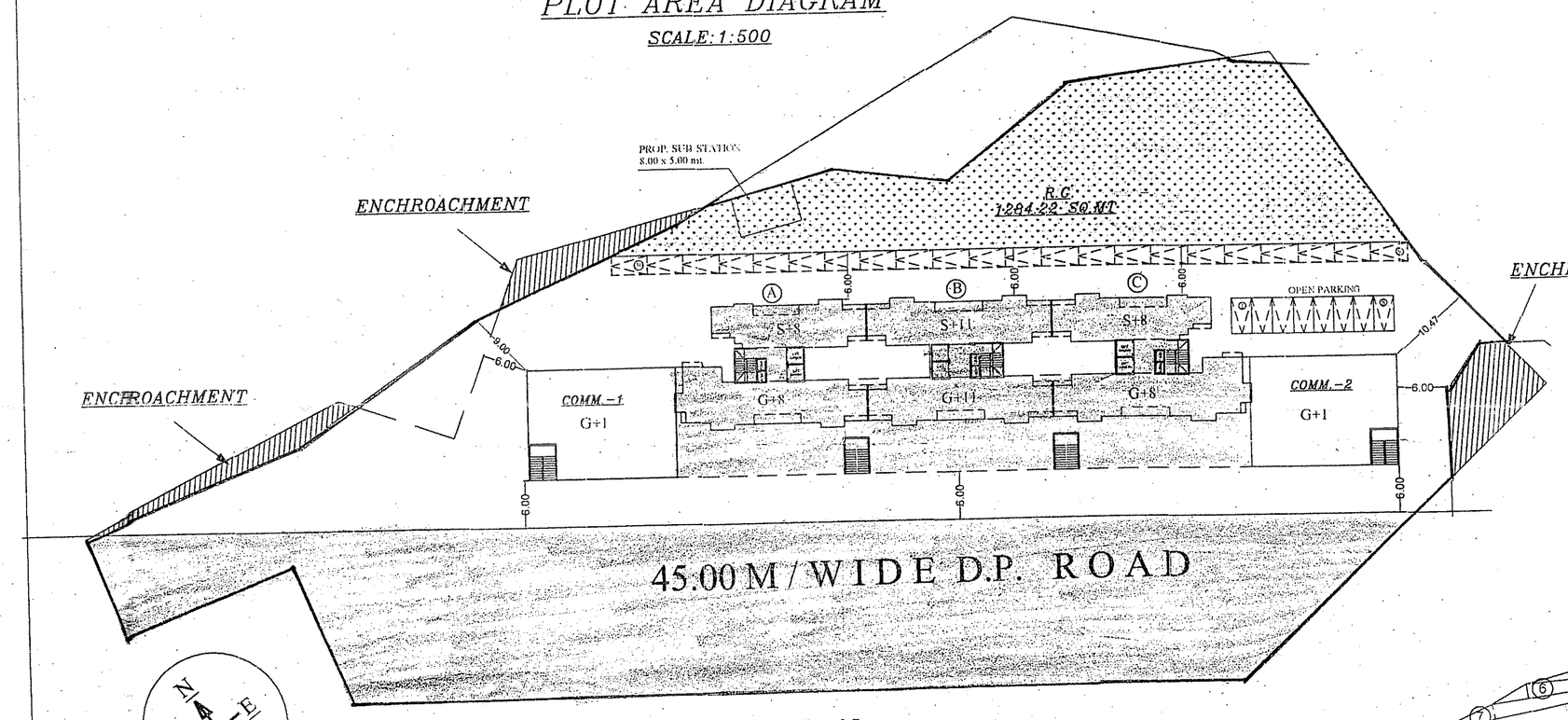
1	18.50	x 6.00	x 0.5	=	55.50	sq.mt.
2	18.50	x 3.50	x 0.5	=	32.37	sq.mt.
3	17.00	x 2.50	x 0.5	=	21.25	sq.mt.
4	6.00	x 1.00	x 0.5	=	3.00	sq.mt.
5	6.00	x 0.5	x 0.5	=	1.50	sq.mt.
6	28.00	x 4.50	x 0.5	=	63.00	sq.mt.
7	37.00	x 1.50	x 0.5	=	27.75	sq.mt.
8	37.00	x 1.50	x 0.5	=	27.75	sq.mt.
		TOTAL		=	232.12	sq.mt.

R.G AREA CALCULATION

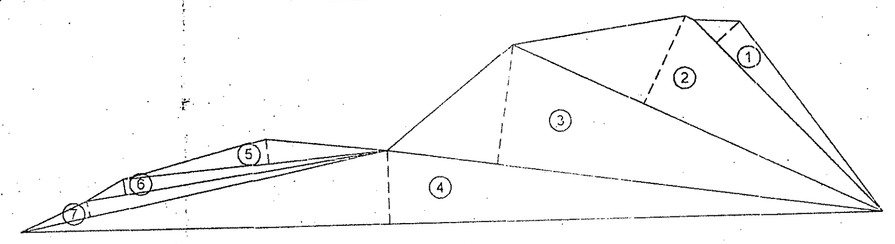
1	31.24	x 3.71	x 0.5	=	57.95	sq.mt.
2	46.77	x 11.37	x 0.5	=	265.88	sq.mt.
3	57.44	x 14.24	x 0.5	=	408.97	sq.mt.
4	99.45	x 8.68	x 0.5	=	431.61	sq.mt.
5	30.86	x 2.94	x 0.5	=	45.36	sq.mt.
6	35.39	x 1.87	x 0.5	=	33.08	sq.mt.
7	43.55	x 1.90	x 0.5	=	41.37	sq.mt.
		TOTAL		=	1284.22	sq.mt.

20% REQUIRED R.G - 1113.01 sq.mt

NOTE :-
PLOT BOUNDARY , PLOT AREA CALCULATION , R.G. AREA , ROAD ALIGNMENT , BLDG NO. A,B,C ARE RETAINED SAME UPTO GROUND FLOOR AS PER PREVIOUS APPROVALNO: MNP/ NR/ 2767 / 2010 11 AT : - 22-10-10.



BLOCK PLAN
SCALE: 1:500



R.G. AREA DIAGRAM
SCALE: 1:500

LAYOUT PLAN
3232/2012-PT

सोबतचे पत्र क्र. मिभामनपा/वर/.....
दि. ०५/०२/२०१५.....मधील अटी शर्तीस
संदर्भनकाशास शासन मुळ/सुधारीत मंजुरीनकाशे (प्रारंभ पत्रासह) मंजूर.

आयुक्त 4/9/15
मिरा-भाईंदर महानगरपालिका.

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

सहाय्यक नगर रचनाकार
मिरा भाईंदर/महानगर पालिका

FORM I

		SQUARE METRES
A	AREA STATEMENT	8710.00
1	AREA OF PLOT	8700.00
2	DEDUCTIONS FOR	
	(A) ROAD SET BACK AREA	2902.82
	(B) PROPOSED ROAD	232.12
	(C) ANY RESERVATION	3134.94
	TOTAL (A+B+C)	5565.06
3	(A) BALANCE AREA OF PLOT (1MINUS2)	834.76
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	4730.30
5	NET AREA OF PLOT (3MINUS4)	
6	ADDITIONS FOR FLOOR SPACE INDEX	2226.02
	2(A) 100% 40%	
	2(B) 100%	6956.32
7	TOTAL AREA (5PLUS6)	
8	FLOOR SPACE INDEX PERMISSIBLE	
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40%OF THE BALANCE AREA VIDE ITEM 3 ABOVE)	1325.00
10	PERMISSIBLE FLOOR AREA(7PLUS8)PLUS 9 ABOVE	8281.32
11	EXISTING FLOOR AREA	8262.61
12	PROPOSED AREA	
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	
14	TOTAL BUILT UP AREA PROPOSED(11+12+13)	
B	BALCONY AREA STATEMENT	
	(I) PERMISSIBLE BALCONY AREA PER FLOOR	
	(II) PROPOSED BALCONY AREA PER FLOOR	
	(III) EXCESS BALCONY AREA PER FLOOR	
	(ii) TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C	TENEMENT STATEMENT	
C	TENEMENT STATEMENT	
	(I) PROPOSED AREA (ITEM A.12 ABOVE)	
	(II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP,ETC.)	
	(III) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	
	(IV) TENEMENTS PERMISIABLE (DENSITY OF TENEMENTS/HECTARE)	
	(V) TENEMENTS PROPOSED	
	(VI) TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	
	TOTAL TENEMENTS ON THE PLOT	
D	PARKING STATEMENT	
	(I) PARKING REQUIRED BY REGULATIONS FOR	
	CAR	AS PER SHEDULE
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
	(II) COVERED GARAGES PERMISSIBLE	
	(III) COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER / MOTOR CYCLE	
	OUT SIDERS (VISITORS)	
	(IV) TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING	
	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
	TOTAL ON OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

COLOURING OF PLANS

1. PLOT LINE THICK BLACK
2. D.P ROAD / EXISTING ROAD
3. R.G AREA
4. PROPOSED WORK / BUILDING
5. EXISTING WORK / BUILDING
6. DRAINAGE & SEWARAGE LINE
7. RESERVATION AREA

FORM II

CONTENTS OF SHEET

BLOCK PLAN,PLOT AREA DIAGRAM,PLOT AREA CALCULATION,R.G,ROAD AREA CALULATION, LOCATION PLAN AND TOTAL BUILT UP AREA STATEMENT

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

REVISION	DISCRIPTION	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 METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LISENCED SURVEYOR OR / ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL LAYOUT ON LAND BEARING S.NO.11, H.NO.PT AT VILLAGE :- MIRA TAL & DIST -THANE

NAME OF THE OWNER

DATE	JOB.NO.	DRG.NO	SCALE	DRAWN.BY	CHECKED.BY
23/12/14	538		AS SHOWN	JAYESH	

NORTH

SIGNATURE NAME (IN BLOCK LETTER)AND ADRESS OF LISENCED SURVIOUR/ ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

ANISH & ASSOCIATES
ARCHITECTS & STRUCTURAL ENGINEERS
LANDSCAPE DESIGNERS, PROJECT CONSULTANTS
SHOP.NO-1&2, GRD.FLR,BHAIRAV SHRUSHTI
150 FEET ROAD BHAYANDER (W).
TEL & FAX : 28198342

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