

TOTAL B.U.A. STATEMENT PROPOSED (WING-7)

WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
7	GROUND	125.15	NIL	NIL	125.15
7	1ST FLOOR	182.28	NIL	1.20	183.48
7	2ND FLOOR	182.28	NIL	1.20	183.48
7	3RD FLOOR	182.28	NIL	1.20	183.48
7	4TH FLOOR	182.28	NIL	1.20	183.48
7	5TH FLOOR	182.28	NIL	1.20	183.48
7	6TH FLOOR	182.28	NIL	1.20	183.48
7	7TH FLOOR	182.28	NIL	1.20	183.48
7	8TH FLOOR	130.37	NIL	1.20	131.57
7	9TH FLOOR	182.28	NIL	1.20	183.48
7	10TH FLOOR	182.28	NIL	1.20	183.48
7	TOTAL B.U.A.	1894.34	NIL	12.00	1906.34

TOTAL B.U.A. STATEMENT PROPOSED (WING-8)

WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
8	GROUND	73.72	NIL	NIL	73.72
8	1ST FLOOR	155.09	0.96	1.45	157.50
8	2ND FLOOR	155.09	0.96	1.45	157.50
8	3RD FLOOR	155.09	0.96	1.45	157.50
8	4TH FLOOR	155.09	0.96	1.45	157.50
8	5TH FLOOR	155.09	0.96	1.45	157.50
8	6TH FLOOR	155.09	0.96	1.45	157.50
8	7TH FLOOR	155.09	0.96	1.45	157.50
8	8TH FLOOR	117.87	NIL	1.45	119.32
8	9TH FLOOR	155.09	0.96	1.45	157.50
8	10TH FLOOR	155.09	0.96	1.45	157.50
8	TOTAL B.U.A.	1587.30	8.64	14.50	1610.50

TOTAL B.U.A. STATEMENT PROPOSED (WING-9)

WING	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
9	GROUND	91.76	NIL	NIL	91.76
9	1ST FLOOR	124.83	NIL	NIL	124.83
9	2ND FLOOR	124.83	NIL	NIL	124.83
9	3RD FLOOR	124.83	NIL	NIL	124.83
9	TOTAL B.U.A.	466.25	NIL	NIL	466.25

EXISTING B.U.A. STATEMENT FOR WING-3 FOR WHICH O.C. HAS BEEN OBTAINED FROM M.B.M.C. VIDE ORDER NO. MNP/NR/3317/13-14 DATED-09/12/13 FOR PLOT - A

SR. NO.	AREA IN SQ.MT.
3	704.88
TOTAL	704.88

EXISTING BU AREA OF BLDG. 1, 2, 4, 5, 6 AS PER APPROVED PLAN BY M.B.M.C. VIDE C.C. NO. MB/MNP/NR/1127/16-17 DATED-14/06/2016

SR. NO.	AREA IN SQ.MT.
1	617.48
2	1816.15
4	143.54
5	1627.46
6	1600.97
TOTAL	6510.30

TOTAL EXISTING BU AREA OF 1, 2, 3, 4, 5 & 6 8510.30

PROPOSED B.U.A. STATEMENT FOR PLOT - B

WING	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
7	1896.04	NIL	12.00	1908.04
8	1587.36	8.64	14.50	1610.50
9	465.85	NIL	NIL	465.85
TOTAL	3949.05	8.64	26.50	3984.19

ENCROACHMENT AREA STATEMENT AS PER APPROVED PLAN BY M.B.M.C. VIDE C.C. NO. MB/MNP/NR/1127/16-17 DATED-14/06/2016 FOR PLOT-A

SR. NO.	AREA IN SQ.MT.
E-1	330.92 SQ.MT.
E-2	18.15 SQ.MT.
E-3	42.05 SQ.MT.
E-4	80.15 SQ.MT.
E-5	444.60 SQ.MT.
TOTAL	916.87 SQ.MT.

ENCROACHMENT AREA STATEMENT AS PER APPROVED PLAN BY M.B.M.C. VIDE C.C. NO. MB/MNP/NR/1127/16-17 DATED-14/06/2016 FOR PLOT-B

SR. NO.	AREA IN SQ.MT.
E-6	211.53 SQ.MT.
E-7	72.61 SQ.MT.
E-8	50.51 SQ.MT.
TOTAL	334.65 SQ.MT.

TOTAL ENCROACHMENT AREA = 1251.52 SQ.MT.

PLOT AREA STATEMENT AS PER 7/12

S.NO / H.NO.	VILLAGE	AREA IN SQ.MT.
77 / 2	GODDEV	450.00
215 / 1	NAVGHAR	18700.00
324 / 14	GODDEV	450.00
325 / 1	GODDEV	680.00
325 / 5	GODDEV	800.00
TOTAL PLOT AREA		21090.00 SQ.MT.

TOTAL D.P. ROAD AREA AS PER APPROVED PLAN BY M.B.M.C. VIDE C.C. NO. MB/MNP/NR/1127/16-17 DATED-14/06/2016

ROAD - (01)	790.00
ROAD - (02)	215.48
ROAD - (03)	1260.37
ROAD - (04)	824.84
TOTAL D.P. ROAD AREA (790.00+215.48+1260.37+824.84)	3090.69

AREA CALC. FOR EXTN CEMETRY RESERVATION NO. 118 AS PER APPROVED PLAN BY M.B.M.C. VIDE C.C. NO. MB/MNP/NR/1127/16-17, DATED-14/06/2016

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	0.5 x 26.85 x 7.36	98.81
B	1	0.5 x 11.54 x 3.96	23.27
TOTAL			122.08

TOTAL ROAD AREA 2880.89

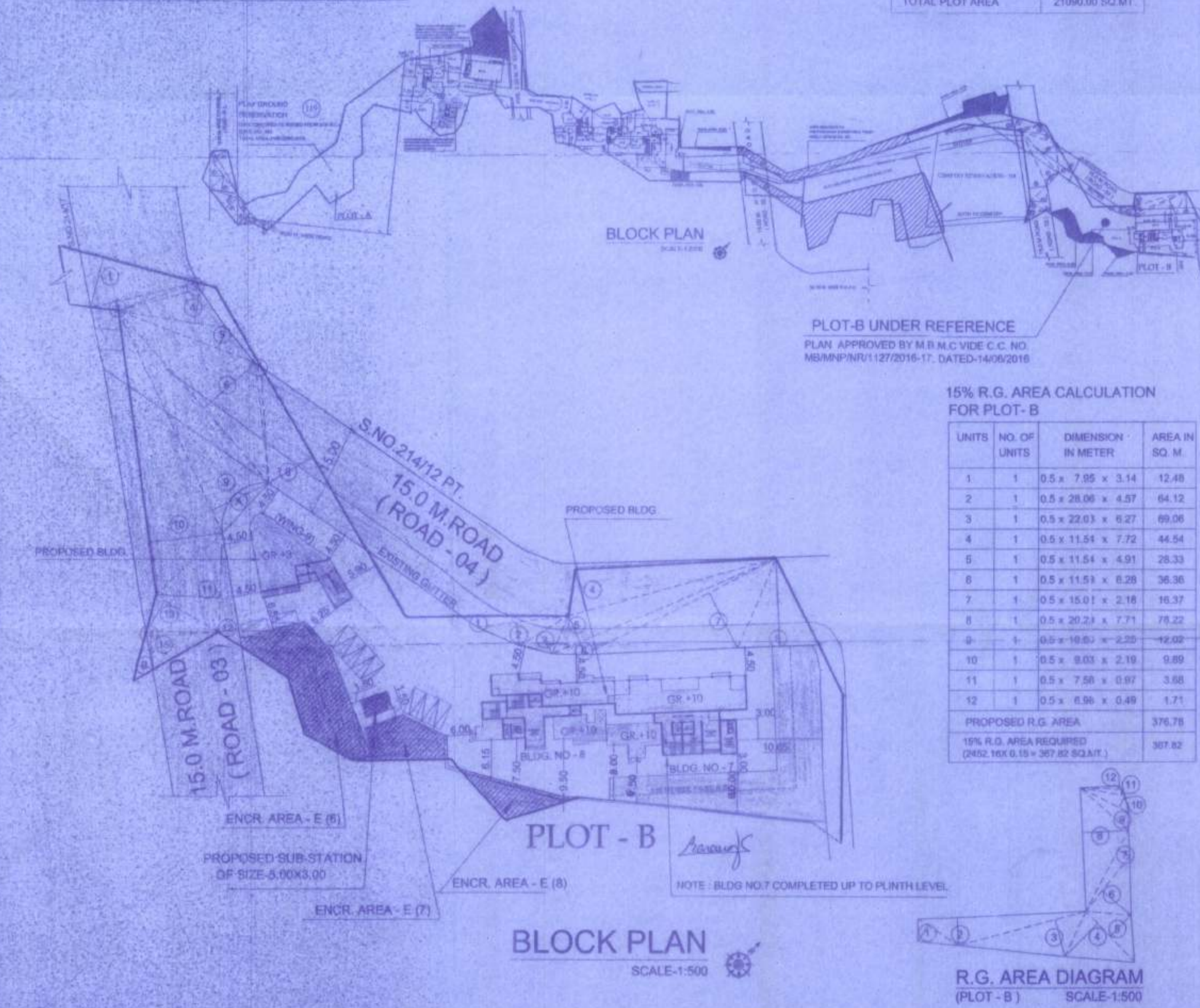
VK TRUST ROAD AREA 215.48

LESS DRG AREA OF ROAD (975X2=1951.50) DRG NO. 322.350 1951.50

BALANCE ROAD AREA 713.71

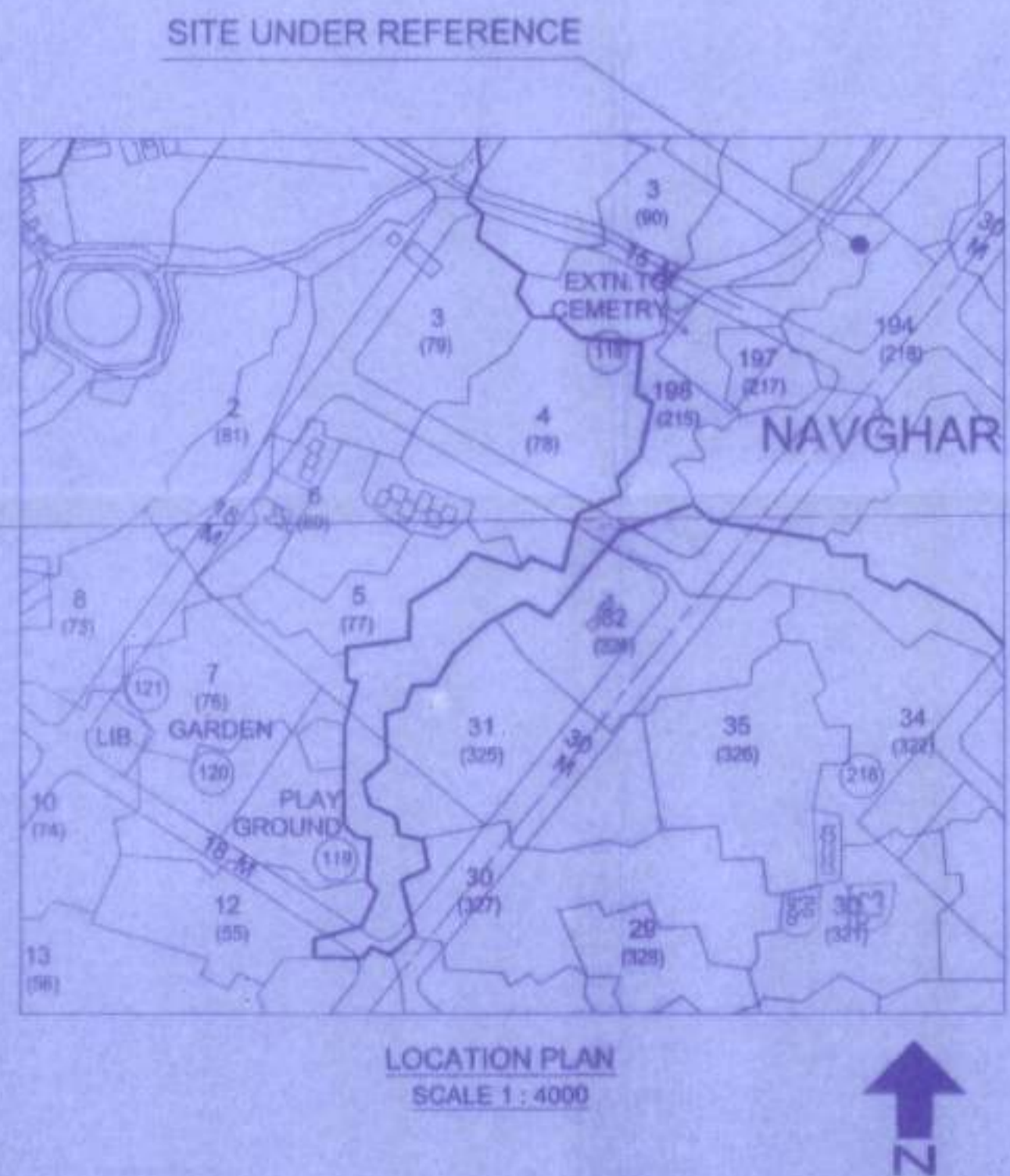
AS PER NEW GR ROAD AREA TO BE UTILISED 713.71 X 2.15 = 1534.47

- LEGEND-**
- PLOT BOUNDARY
 - DP ROAD
 - PROPOSED BUILDING
 - RECREATIONAL GROUND
 - ENCROACHMENT AREA
 - SUB-STATION



15% R.G. AREA CALCULATION FOR PLOT-B

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 7.95 x 3.14	12.48
2	1	0.5 x 28.06 x 4.57	64.12
3	1	0.5 x 22.03 x 6.27	69.06
4	1	0.5 x 11.54 x 7.72	44.94
5	1	0.5 x 11.54 x 4.91	28.33
6	1	0.5 x 11.54 x 6.28	36.36
7	1	0.5 x 15.01 x 2.16	16.37
8	1	0.5 x 20.21 x 7.71	78.22
9	1	0.5 x 10.81 x 2.25	12.00
10	1	0.5 x 8.03 x 2.19	8.89
11	1	0.5 x 7.58 x 0.97	3.66
12	1	0.5 x 6.96 x 0.49	1.71
PROPOSED R.G. AREA			376.78
15% R.G. AREA REQUIRED (2452.16 X 0.15 = 367.82 SQ.MT.)			367.82



LAYOUT
 श्रीमती पद्म क. विभागाध्यक्ष, १०१३, १०१४-१४
 प्लॉट नं. १०१३, १०१४, मधील अडी मॉदी
 भवनाकारक गावठाण/सुधारित बांधकाम
 नकाशे (गोपनीय नकाशा) मधील.

महाराष्ट्र शासन
 मिरा-भाईंदर महानगरपालिका
 मिरा-भाईंदर महानगरपालिका

PROFORMA

NOS.	PARTICULARS	AREA IN SQ.MT.
1)	TOTAL PLOT AREA	21090.00
2)	DEDUCTION FOR	
2)	a) D.P. ROAD AREA (790.00+215.48+1260.37+824.84)	2880.69
2)	b) AREA UNDER PLAY GROUND RESERVATION - 118 (DRG OBTAINED - DRG NO.183 DATED-5/10/2007 (AREA = 3100.00))	3100.00
2)	c) AREA UNDER CEMETRY RESERVATION - 118 (DRG NO.322.350 (DRG OBTAINED))	121.08
2)	d) AREA UNDER ENCROACHMENT	1251.52
2)	e) LESS AREA BELONGS TO VISHWAKARMA CHARITABLE TRUST	2618.00
3)	TOTAL DEDUCTION (2880.69+3100.00+121.08+1251.52+2618.00)	10971.29
4)	BALANCE AREA OF PLOT (1 - 3)	10118.71
AREA OF PLOT		
5)	NET PLOT AREA	10118.71
6)	DEDUCTION FOR R.G. (15% OF 5)	1517.81
7)	BALANCE PLOT AREA (5-6)	8600.90
8)	ADD. FOR F.S.I. PURPOSE	
9)	a) AS PER NEW GR BALANCE ROAD AREA TO BE UTILISED IN PLOT B 713.71 X 2.15 = 1534.47	1534.47
10)	TOTAL AREA (7+8)	10118.71
11)	FLOOR SPACE INDEX PERMISSIBLE	ONS
12)	TOTAL PERMISSIBLE BU AREA (10x11)	6016.27
13)	EXISTING BUILT UP AREA FOR WHICH O.C. HAS BEEN OBTAINED (WING - 3)	704.88
14)	BALANCE PERMISSIBLE BUILT UP AREA (12-13)	5311.39
15)	PROPOSED BUILT UP AREA	3949.05
16)	ADD EXCESS BALCONY AREA	24.83
17)	ADD EXCESS STAIRCASE AREA	101.91
18)	TOTAL BU AREA (15+16+17)	5886.09
19)	LESS COMMON WALL AREA	---
20)	TOTAL BUILT UP AREA PROPOSED	5886.09
21)	BALANCE BUILT UP AREA	---
TENEMENT STATEMENT		
22)	TOTAL BUILT UP AREA PROPOSED	5886.09
23)	AREA OF SHOP	NIL
24)	BUILT UP AREA OF TENEMENTS	5886.09
25)	PERMISSIBLE TENEMENT DENSITY	250/ha
26)	PROPOSED TENEMENTS	119 NO'S.

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS SQ.METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED BUILDING ON LAND BEARING S.NO. 77/2, S.NO. 324/14, S.NO. 325/16/5, AT VILLAGE - GODDEV, S.NO. 215 / 1, AT VILLAGE - NAVGHAR, TAL & DIST. THANE

NAME OF P.A. HOLDER BHERULAL A. JAIN SHUBHAM ENTERPRISES
OWNER'S SIGNATURE KUSHAL SINGH MEDHTIA
OWNER'S SIGNATURE SHUBHAM ENTERPRISES

DRAWING NO.	SCALE	DATE	CHECKED BY	REVISION NO.
01	AS SHOWN	10/07/2017	BASAVARAJ	00

CONSULTING CIVIL ENGINEER:
Tej's
 CONSULTANTS
 ENGINEERING DIVISION