LAYOUT

1/1

लोबतचे पत्र क्र. निभामनपा/नर/.....y/२०१८-१९
दि. ०५/११/२०१८ ....मधील अटी शर्तीस
बंधनकारक राहून मुळ/सुधारित बांधकाम (फुटिंग/प्लिंथ)
प्रकाशे (प्रारंभ पत्रासह) मंजूर.

आयुक्त
मिरा-भाईंदर महानगरपालिका.
2/11/18

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मुख्य अग्निशमन अधिकारी
मिरा भाईंदर महानगरपालिका

For NIGAR CO-OP. HSG. SOC. LTD.
M.J. Khan Junaid.
MGN. SECRETARY CHAIRMAN TREASURER

For Amina Co-op. Hsg. Soc. Ltd.
Rugaiya
Chairman Hon. Secretary Committee

For GAZALA APT. CO-OP. HOUS. SOC. LTD
Chairman Secretary Fauzunnisa Treasurer

PARKING AREA STATEMENT
(BLDG. NO-1 & 2)

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARKING PROVISIONS AS PER D.C. RULES	NO.OF PARKING REQ
ABOVE 35 TO 45	19	1NO.EVERY 4 FLATS	4.75
ABOVE 45 TO 70	NIL	1NO.EVERY 2 FLATS	NIL
SHOPPING	NIL	1NO.EVERY 300SQM	NIL
TOTAL			4.75
ADD 10% FOR VISITORS			0.47
GRAND TOTAL			5.22
PARKING REQUIRED (ROUNDED OFF)			6.00
PARKING PROVIDED AT STILT & UPPER PODIUM			26 NOS

TOTAL PLOT AREA STATEMENT

S.NO./ H.NO.	VILLAGE	7/12 AREA
508/PT (101/2)	BHAYANDAR	560.00SQ.MT.
508/PT (101/3)	BHAYANDAR	50.00SQ.MT.
508/PT (101/4)	BHAYANDAR	360.00SQ.MT.
508/PT (101/5)	BHAYANDAR	480.00SQ.MT.
508/PT (101/12)	BHAYANDAR	360.00SQ.MT.
	TOTAL	1900.00 SQ.MT.

15% PHYSICAL R.G. AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 5.81 x 1.53	4.44
2	1	0.5 x 11.48 x 1.49	8.55
3	1	0.5 x 6.10 x 1.50	4.58
4	1	0.5 x 6.05 x 2.83	8.56
5	1	0.5 x 34.91 x 3.08	53.76
6	1	0.5 x 24.05 x 3.66	44.01
7	1	0.5 x 6.57 x 2.60	8.54
8	1	0.5 x 6.57 x 1.39	4.57
9	1	0.5 x 15.24 x 4.52	34.44
10	1	0.5 x 12.09 x 2.57	15.54
11	1	0.5 x 15.50 x 1.52	11.78
12	1	0.5 x 5.09 x 0.60	1.53
13	1	0.5 x 23.47 x 2.90	34.03
14	1	0.5 x 8.76 x 1.21	6.30
15	1	0.5 x 8.76 x 1.01	4.42
16	1	0.5 x 7.23 x 1.74	6.29
17	1	0.5 x 7.23 x 2.58	9.33
18	1	0.5 x 10.01 x 2.47	12.36
19	1	0.5 x 7.86 x 3.19	12.57
20	1	0.5 x 7.89 x 3.84	15.13
TOTAL PROPOSED R.G AREA			299.73
TOTAL REQUIRED R.G AREA (1758.69 X 0.15 = 263.80 SQ.MT.)			263.80

TOTAL B.U.A. STATEMENT (BLDG. NO-1)

BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
1	GROUND	STILT	--	--	STILT
	1ST PODIUM	STILT	--	--	STILT
	2ND PODIUM	STILT	--	--	STILT
	3RD FLOOR	224.87	0.09	NIL	224.96
	4TH FLOOR	224.87	0.09	NIL	224.96
	5TH FLOOR	224.87	0.09	NIL	224.96
	6TH FLOOR	224.87	0.09	NIL	224.96
	7TH FLOOR	224.87	0.09	NIL	224.96
	8TH FLOOR	175.69	NIL	NIL	175.69
	9TH FLOOR	224.87	0.09	NIL	224.96
	10TH FLOOR	224.87	0.09	NIL	224.96
	11TH FLOOR	224.87	0.09	NIL	224.96
	12TH FLOOR	183.74	NIL	NIL	183.74
TOTAL B.U.A.		2156.39	0.72	NIL	2159.11

TOTAL B.U.A. STATEMENT (BLDG. NO-2)

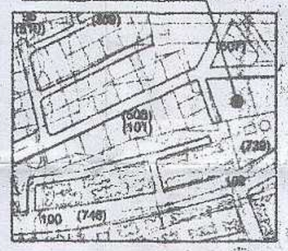
BLDG.	FLOOR	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
2	GROUND	STILT	--	--	STILT
	1ST PODIUM	STILT	--	--	STILT
	2ND PODIUM	STILT	--	--	STILT
	3RD FLOOR	252.89	0.77	NIL	253.66
	4TH FLOOR	252.89	0.77	NIL	253.66
	5TH FLOOR	252.89	0.77	NIL	253.66
	6TH FLOOR	252.89	0.77	NIL	253.66
	7TH FLOOR	252.89	0.77	NIL	253.66
	8TH FLOOR	205.61	0.49	NIL	206.10
	9TH FLOOR	252.89	0.77	NIL	253.66
	10TH FLOOR	252.89	0.77	NIL	253.66
	11TH FLOOR	252.89	0.77	NIL	253.66
TOTAL B.U.A.		2228.73	6.65	NIL	2235.38
TOTAL B.U.A. (BLDG. NO-1 & 2)		4387.12	7.37	NIL	4394.49

GROSS B.U.A. STATEMENT (BLDG-01)	
TOTAL B.U.A = 2156.39 SQ. MT.	2156.39 SQ. MT.
TOTAL BALCONY AREA = 214.53 SQ. MT.	214.53 SQ. MT.
TOTAL STAIRCASE PASS. & LIFT AREA	276.27SQ. MT.
TOTAL C.B. AREA 5.70x8=44.32=74.72 SQ.MTR.	74.72 SQ.MT.
TOTAL GROSS BU AREA	2717.91 SQ. MT.
GROSS B.U.A. STATEMENT (BLDG-02)	
TOTAL B.U.A = 2225.71 SQ. MT	2238.73 SQ. MT.
TOTAL BALCONY AREA = 228.48 SQ. MT.	228.48 SQ. MT.
TOTAL STAIRCASE PASS. & LIFT AREA	348.50SQ. MT.
TOTAL C.B. AREA 5.70x8=44.32=56.40 SQ.MTR.	56.40 SQ.MT.
TOTAL GROSS BU AREA	2863.08 SQ. MT.
TOTAL 1ST PODIUM AREA	1056.21 SQ. MT.
TOTAL 2ND PODIUM AREA	1056.21 SQ. MT.
TOTAL GROSS BU AREA(BLDG 1+2)	7901.41 SQ.MT.

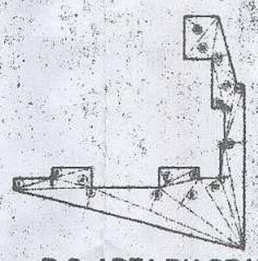
PLOT AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 37.85 x 22.00	416.35
2	1	0.5 x 37.85 x 1.25	23.66
3	1	0.5 x 37.00 x 11.50	212.75
4	1	0.5 x 33.50 x 12.00	201.00
5	1	0.5 x 33.50 x 23.50	393.63
6	1	0.5 x 43.50 x 6.50	141.38
7	1	0.5 x 44.25 x 1.25	27.66
8	1	0.5 x 44.25 x 2.50	55.31
9	1	0.5 x 43.00 x 2.25	48.38
10	1	0.5 x 41.50 x 1.25	25.94
11	1	0.5 x 40.50 x 10.50	212.63
TOTAL			1758.69

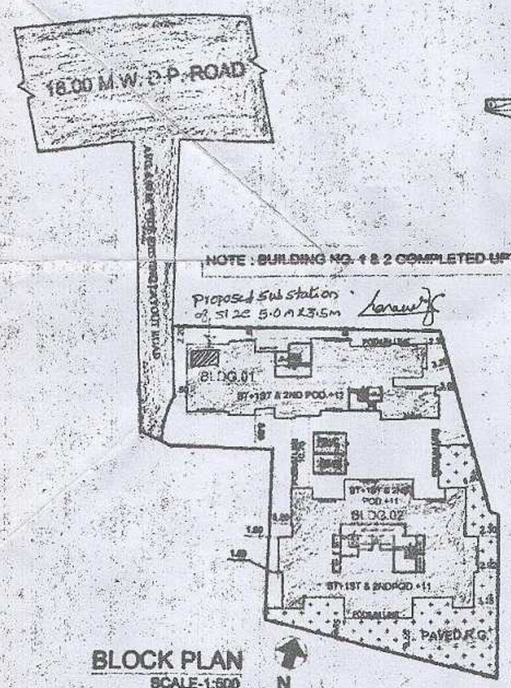
SITE UNDER REFERENCE



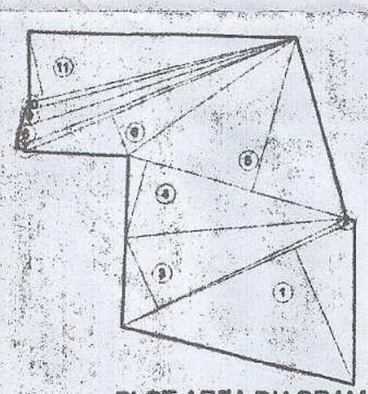
LOCATION PLAN
SCALE: 1:4000 N



R.G. AREA DIAGRAM
SCALE- 1:500

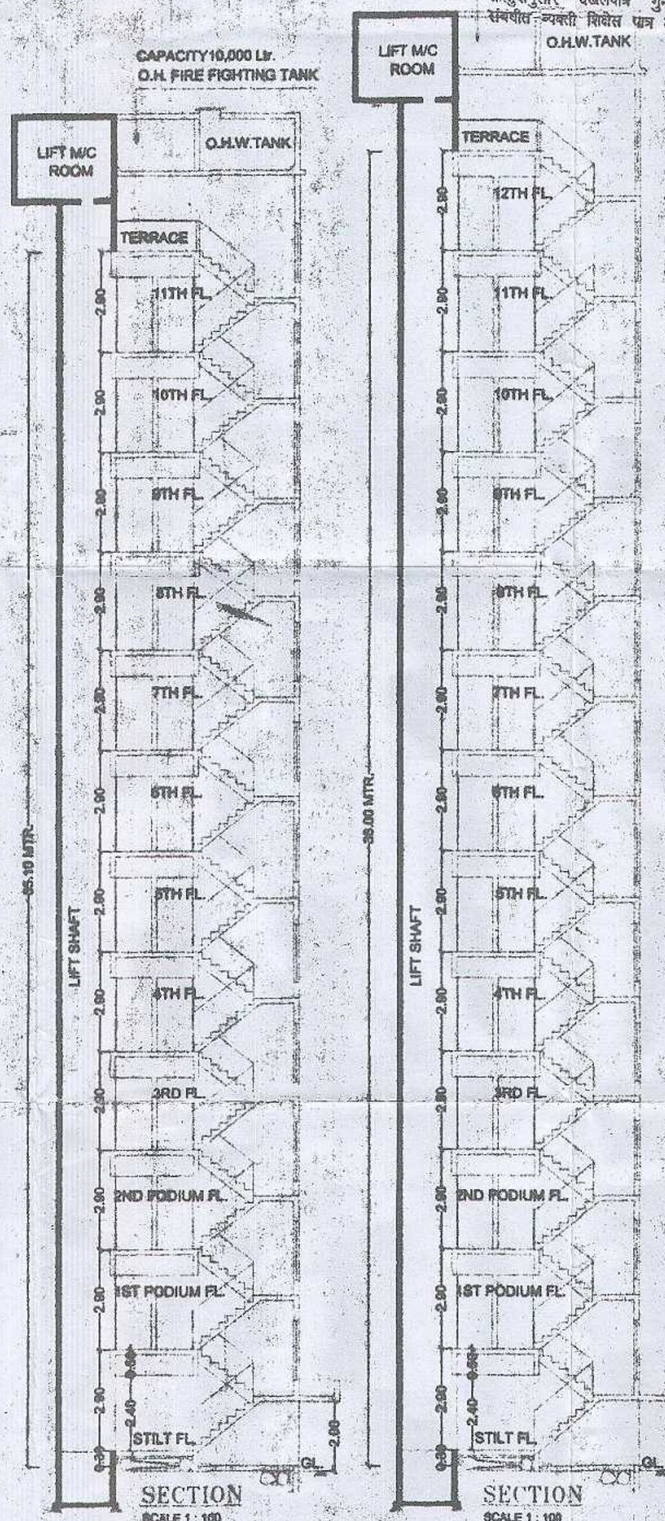


BLOCK PLAN
SCALE-1:500 N



PLOT AREA DIAGRAM
SCALE-1:500

CAPACITY 10,000 Ltr.
O.H. FIRE FIGHTING TANK



SECTION
SCALE 1 : 100
(WING - 2)

SECTION
SCALE 1 : 100
(WING - 1)

-सावधान-

"मंजुर बांधकाम नकाशे व पार्थ पत्रात नमुद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असुन सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकाम FIGURING ANNEX-I ... १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरुन संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

PROFORMA A

NOS.	PARTICULARS	AREA IN SQ.MT.
1)	TOTAL PLOT AREA AS PER 7/12	1900.00
	TOTAL PLOT AREA AS PER PHYSICAL POSSESSION (1758.69)	1758.69
2)	DEDUCTION FOR	
	a) 18.00 M. WIDE D. P. ROAD AREA	--
	b) AREA UNDER RESERVATION	--
3)	TOTAL DEDUCTION (2a+2b)	--
4)	BALANCE AREA OF PLOT (1 - 2)	1758.69
5)	DEDUCTION FOR R. G. (15% OF 4)	--
6)	NET AREA OF PLOT (4 - 5)	1758.69
7)	ADD . FOR F.S.I. PURPOSE	--
	a) D.P. ROAD AREA (UPTO 40% OF 6)	
8)	TOTAL AREA (6+7a)	1758.69
9)	FLOOR SPACE INDEX PERMISSIBLE	2.50
10)	TOTAL PERMISSIBLE B/U AREA (8x9)	4396.72
11)	PROPOSED BUILT UP AREA	4387.12
12)	ADD EXCESS BALCONY AREA	7.37
13)	ADD EXCESS STAIRCASE AREA	NIL
14)	TOTAL B/U AREA (11+12+13)	4394.49
15)	LESS COMMON WALL AREA	--
16)	TOTAL BUILT UP AREA PROPOSED (14-15)	4394.49
	TENEMENT STATEMENT	
	TOTAL BUILT UP AREA PROPOSED	4394.49
	AREA OF SHOP	NIL
	BUILT UP AREA OF TENEMENTS	4394.49
	PERMISSIBLE TENEMENT DENSITY	
	PROPOSED TENEMENTS	148.00 NOS.

PERFORMA - B

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THIS 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 ON LAND BEARING (OLD)S.NO.508/PT,PT,PT,PT& PT NEW S.NO.101/2,3,4,5 & 12 ,AT VILLAGE - BHAYANDAR, TAL & DIST.: THANE.

For M/S MICRON BUILDERS

NAME OF LAND OWNER

M/S. 786 MICRONE BUILDERS & DEVELOPERS

SIGNATURE OF PIA HOLDER

SIGNATURE OF PARTNER OWNERS

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	01/08/2018	BASAVARAJ.G	DILIP	00

CONSULTING CIVIL ENGINEER
Basvaraj S. Gadekar
BE (civil)

Tej's Gadekar

CONSULTANTS

CIVIL ENGINEERS & CONSULTANTS