LAYOUT

1/5

सोबतचे पत्र क्र. विभागतपा/वर/ 3330/2029-2024 दि...28/12/2029 नगीस अटी शर्तीस बंधनकारक राहून मुळ/सुधारीत बांधकाम नकाशे (प्रारंभ पत्रासह) मंजूर.

उपायुक्त

उप - शहर रचनाकार मिरा भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका नगर रचना विभाग

PARKING AREA STATEMENT

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK PROVISIONS AS PER DCPR CAR	SCOOTER	REQUIRED CAR	REQUIRED SCOOTER	9C TO CAR (TOTAL REQ.)	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. (1/6 SHED TWO TENAMENT)	155	1	5	77.50	387.50	387.5/6= 64.58	142.08
30.00 to 40.00 SQ.MT. (1/6 EVERY TWO TENAMENT)	147	1	2	73.50	147.00	147/6 =24.50	98
BELOW 30.00 SQ.MT	---	0	4	---	---	---	---
SHOPS, OFFICE ETC. (1/6 EVERY 100.00 SQ.MT.)	---	2	6	---	---	---	---
TOTAL							240.08
ADD 5% FOR VISITORS							12.00
GRAND TOTAL							252.08
OFF STREET PARKING (60% OF TOTAL REQUIRED)							201.66
PARKING REQUIRED (ROUNDED OFF)							202
PARKING PROVIDED AT STILT & IN OPEN PLOT. (130+114= 244)							244.00

PLOT AREA STATEMENT

S.NO.	H.NO.	7/12 AREA
221	1	4890.00
221	11	730.00
TOTAL		5620.00

LEGEND:-

- PLOT BOUNDRY
- DP ROAD
- PROPOSED BUILDING
- RECREATIONAL GROUND
- AREA NOT IN POSESSION

ENCROACHMENT AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER -	AREA IN SQ. M.
1	1	0.5 x 24.34 x 1.19	14.48
2	1	0.5 x 18.36 x 0.04	0.37
3	1	0.5 x 18.12 x 1.21	10.96
4	1	0.5 x 16.59 x 4.55	37.74
5	1	0.5 x 13.13 x 5.97	39.19
6	1	0.5 x 21.63 x 3.46	37.64
7	1	0.5 x 21.63 x 2.12	22.93
8	1	0.5 x 14.49 x 4.33	31.37
9	1	0.5 x 7.06 x 2.84	10.03
10	1	0.5 x 13.46 x 4.49	30.22
11	1	0.5 x 29.40 x 3.27	48.07
12	1	0.5 x 25.53 x 0.57	7.56
13	1	0.5 x 5.49 x 0.38	1.04
14	1	0.5 x 37.68 x 0.30	5.65
15	1	0.5 x 34.74 x 2.00	34.74
16	1	0.5 x 9.97 x 1.23	6.13
17	1	0.5 x 28.85 x 1.10	15.87
18	1	0.5 x 24.62 x 0.49	6.03
19	1	0.5 x 37.61 x 1.53	28.77
20	1	0.5 x 13.70 x 0.58	3.97
21	1	0.5 x 5.12 x 0.64	1.64
22	1	0.5 x 29.68 x 0.98	14.54
23	1	0.5 x 29.74 x 0.55	8.18
TOTAL			417.12

"सावधान"

"मंजूर बांधकाम नकाशे मे नियंत्रण पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास वं त्यानंतरचीसुध्दा आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर सुरु केल्यास/होऊ लागल्यास, वापरास अनधिकृत ठरवे व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक वं नगररचना अधिनियम १९६६ च्या कलम ५२ नुसार दखलपात्र गुन्हा ठरुन संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

ह. महाव्यवस्थापक नगररचना विभाग - मिरा भाईंदर महानगरपालिका

PHYSICAL PLOT AREA CALCULATION FOR S.NO. 221/1 & 221/11

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 39.50 x 5.90	116.53
2	1	0.5 x 40.05 x 14.15	283.35
3	1	0.5 x 40.05 x 7.05	141.18
4	1	0.5 x 40.80 x 3.05	62.22
5	1	0.5 x 46.45 x 14.55	337.92
6	1	0.5 x 46.45 x 4.30	99.87
7	1	0.5 x 48.25 x 7.25	174.91
8	1	0.5 x 51.50 x 24.85	639.89
9	1	0.5 x 51.55 x 11.95	308.01
10	1	0.5 x 50.15 x 13.30	333.50
11	1	0.5 x 50.15 x 9.50	238.21
12	1	0.5 x 52.35 x 23.25	608.57
13	1	0.5 x 52.35 x 26.80	701.48
14	1	0.5 x 38.75 x 4.85	93.97
15	1	0.5 x 45.35 x 34.05	772.08
16	1	0.5 x 45.10 x 11.25	253.69
17	1	0.5 x 11.35 x 2.45	13.90
18	1	0.5 x 4.95 x 1.00	2.48
19	1	0.5 x 43.50 x 21.05	457.84
TOTAL			5639.60

5% AMENITY AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	0.5 x 16.48 x 3.30	27.19
B	1	0.5 x 16.48 x 4.20	34.61
TOTAL PROPOSED AMENITY			61.80
TOTAL AMENITY AREA REQUIRED			40.80

Table no.3.5 NET PLOT AREA -4815.92 SQ.MT.	
Area of Land	Minimum Amenity space to be provided
a) upto 4000.00 sq.mt	NIL
b) 4000 sq.mt. to 10000 sq.mt.	(a)+5% of remaining area [(a)+(4815.92-4000)x5%]= 40.80
c)More than10000 sq.mt.	(b)+10% of remaining area N.A.
Total amenity area provided	61.65 sq.mt.

Form of Statement 3 (Sr.No.9 (g))

Building No.	Floor No.	Area details of Apartment: Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
[1A]	1ST FLOOR PLAN	1	39.86SQ.MT.	N.A.	N.A.
		2	39.86SQ.MT.	N.A.	N.A.
		3	55.19SQ.MT.	N.A.	N.A.
		4	39.29SQ.MT.	N.A.	N.A.
		5	39.29SQ.MT.	N.A.	N.A.
		6	55.19SQ.MT.	N.A.	N.A.
		7	---	---	N.A.
		8	---	---	N.A.

Form of Statement 3 (Sr.No.9 (g))

Building No.	Floor No.	Area details of Apartment: Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
[1A & 1B]	STILT FLOOR PLAN (WITH STILT & OPEN PLOT) / 1ST FLOOR PLAN (WITH OPEN PLOT)	1	39.86SQ.MT.	N.A.	N.A.
		2	39.86SQ.MT.	N.A.	N.A.
		3	55.19SQ.MT.	N.A.	N.A.
		4	39.29SQ.MT.	N.A.	N.A.
		5	39.29SQ.MT.	N.A.	N.A.
		6	55.19SQ.MT.	N.A.	N.A.
		7	42.16SQ.MT.	N.A.	N.A.
		8	42.16SQ.MT.	N.A.	N.A.

Form of Statement 3 (Sr.No.9 (g))

Building No.	Floor No.	Area details of Apartment: Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
[1B]	1ST FLOOR PLAN	1	---		N.A.
		2	---		N.A.
		3	55.19SQ.MT.	N.A.	N.A.
		4	39.29SQ.MT.	N.A.	N.A.
		5	39.29SQ.MT.	N.A.	N.A.
		6	55.19SQ.MT.	N.A.	N.A.
		7	42.16SQ.MT.	N.A.	N.A.
		8	42.16SQ.MT.	N.A.	N.A.

Form of Statement 3 (Sr.No.9 (g))

Building No.	Floor No.	Area details of Apartment: Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
[1A & 1B]	REFUGE FLOOR PLAN (STILT/1ST & 4TH)	1	39.86SQ.MT.	N.A.	N.A.
		2	39.86SQ.MT.	N.A.	N.A.
		3	55.19SQ.MT.	N.A.	N.A.
		4	REFUGE FLAT		
		5	39.29SQ.MT.	N.A.	N.A.
		6	55.19SQ.MT.	N.A.	N.A.
		7	42.16SQ.MT.	N.A.	N.A.
		8	42.16SQ.MT.	N.A.	N.A.

Form of Statement 2 (Sr.No.9 (a))
Proposed Building

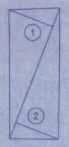
Building No.	Floor No.	Total Built -up Area of Floor as per outer construction line
(1A),	ST+20TH	9369.46 SQ.MT.
(1B)	ST+19TH	8903.50 SQ.MT.

SITE UNDER REFERENCE

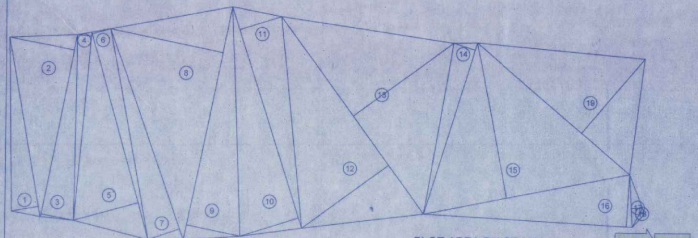
LOCATION PLAN
SCALE 1:4000

R.G. ON GROUND AREA CALC.

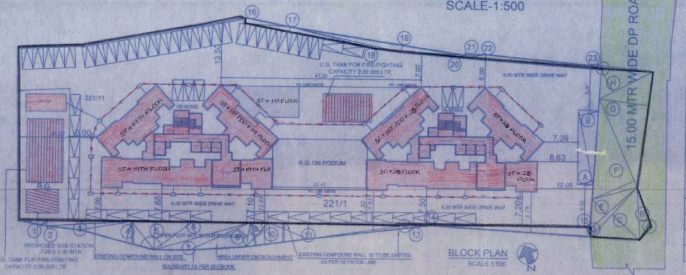
UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 30.20 x 10.35	156.29
2	1	0.5 x 30.20 x 10.15	153.27
PROPOSED R.G. AREA (ON GROUND)			309.56
PROPOSED R.G. AREA (ON PODIUM)			215.60
TOTAL PROPOSED R.G. AREA			525.16
REQUIRED 10% R.G. AREA $171.39 X0.10 = 517.13 SQ.MT.			517.13



R.G. AREA DIAGRAM
SCALE-1:500



PLOT AREA DIAGRAM
SCALE-1:500



BLOCK PLAN
SCALE 1:500

LAYOUT PARKING -57X2= 114 NOS

15.00 M. W. D.P. ROAD AREA CAL. FOR S.NO.221/11

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	0.5 x 4.72 x 1.00	2.36
B	1	0.5 x 11.36 x 2.37	13.46
C	1	0.5 x 14.55 x 8.00	58.20
D	1	0.5 x 14.55 x 1.34	9.75
E	1	0.5 x 13.34 x 4.30	28.68
F	1	0.5 x 20.73 x 9.85	102.10
G	1	0.5 x 25.12 x 10.67	134.02
H	1	0.5 x 12.96 x 5.46	35.32
I	1	0.5 x 11.20 x 0.55	3.08
TOTAL			386.96

TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI WING-1A

FLOOR	B.U.A.
GR. FLOOR	105.32
1ST FLOOR	377.84
2ND FLOOR	474.36
3RD FLOOR	474.36
4TH FLOOR	474.36
5TH FLOOR	474.36
6TH FLOOR	474.36
7TH FLOOR	474.36
8TH FLOOR	432.18
9TH FLOOR	474.36
10TH FLOOR	474.36
11TH FLOOR	474.36
12TH FLOOR	474.36
13TH FLOOR	432.18
14TH FLOOR	474.36
15TH FLOOR	474.36
16TH FLOOR	474.36
17TH FLOOR	474.36
18TH FLOOR	432.18
19TH FLOOR	474.36
20TH FLOOR	474.36
TOTAL B.U.A.	9369.46

TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI WING-1B

FLOOR	B.U.A.
GR. FLOOR	105.32
1ST FLOOR	386.24
2ND FLOOR	474.36
3RD FLOOR	474.36
4TH FLOOR	474.36
5TH FLOOR	474.36
6TH FLOOR	474.36
7TH FLOOR	474.36
8TH FLOOR	432.18
9TH FLOOR	474.36
10TH FLOOR	474.36
11TH FLOOR	474.36
12TH FLOOR	474.36
13TH FLOOR	432.18
14TH FLOOR	474.36
15TH FLOOR	474.36
16TH FLOOR	474.36
17TH FLOOR	474.36
18TH FLOOR	432.18
19TH FLOOR	474.36
TOTAL B.U.A.	8903.50

permissible 15% b/u area of r.g. area- (525.16x0.15) = 78.77 sq.mt.
BUA for fitness centre = 132.97 sq.mt.
excess fitness centre / club house (132.97-78.77) = 54.20 sq.mt.
BUA of society office = 46.54 sq.mt.
BUA changing room =28.29 sq.mt.
BUA of wing 1A = 9369.46 sq.mt.
BUA of wing 1B = 8903.50 sq.mt.
Total BUA area = 18401.99 sq.mt.

ACTUAL B/U AREA EXCLUDING 90 % ANCILLARY AREA
((18401.99X1.60)) = 11501.24

Total b/u Area	11501.24
Total Ancillary Area	6900.75
Total	18401.99

Total Gross B/u Area	
Total b/u Area of wing-1A	9369.46
Total b/u Area of wing-1B	8903.50
Total b/u Area of fitness centre / club house	132.97
Total b/u Area of society office	46.54
Total b/u Area of changing room	28.29
Total b/u Area of Ground stilt	729.03
Total b/u Area of podium	479.72
Total Gross B/u Area	19689.51

TOTAL DRC AREA STATEMENT

SR.NO.	D.R.C. No. DATE	S.NO./H.NO. VILLAGE	DRC AREA TO BE LOADED (y)	R.R. Rate of DRC (Rg)	RR Rate of recieving land (Rr)	X=(Rg/Rr)xY DRC AREA TO BE LOADED
1)	589 2020	(C.C. ROAD)	3500.00	26270/sq.mt.	25640.00	26270 / 25640*3500 =3586.00
2)	589 2020	(C.C. ROAD)	296.00	26270/sq.mt.	25640.00	26270 / 25640*296 =303.28
TOTAL DRC AREA			3796.00			3889.28

PROFORMA - A

NOS	AREA STATEMENT		AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)		5620.00
	(a) As per ownership document (7/12, CTS extract) -5620.00		
	(b) as per measurement sheet = (5639.60)		
	(c) as per site		
2)	DEDUCTIONS FOR		
	(a) Proposed D.P./ D.P. Rd W. Area/Service Rd / N.H. W. (EXCL ORZ-I)		386.96
	(b) Any D.P. Reservation area		----
3)	DEDUCTION AREA (TOTAL a+b)		386.96
4)	BALANCE PLOT AREA (2-3)		5233.04
5)	Deductions for		
	a)AREA UNDER SHOPPING CENTER RES NO. ----		----
	b) AREA UNDER ORZ-I in PLOT		----
	b) AREA UNDER ORZ-II in PLOT		----
	c) NON-BUILDABLE AREA		----
	d) ENCROACHMENT AREA		417.12
	TOTAL DEDUCTION (5a+5b+5c+d)		----
6)	BALANCE PLOT AREA (4-5)		4815.92
7)	ADD FSI - ORZ PLOT AREA-II AS PER NOTIFICATION NO.		----
8)	Amenity Space (if applicable) (4815.92-4000=815.92)		----
	(a) Required -415.92X0.05=40.80		40.80
	(b) Adjustment of 20% if any -		----
	(c) Balance Proposed -		----
9)	Net Plot Area (6+7)-8 (c)		4775.12
10)	Recreational Open space (if applicable)		
	(a) Required - 10% pkg rg rec as per reg.-3.4.1) 477.51		
	(b) Proposed 525.16		
11)	Internal Road area		N.A.
12)	Prerate area (if applicable)		4775.12
13)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x basic FSI)(1.1 X 1.2)		5252.64
14)	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.		----
	(b) Permissible FSI on payment of premium. (5620.00-417.12 = 5202.88)		
	(c) Proposed FSI on payment of premium. (5202.88X0.50=2601.44)		1587.00
15)	In-situ FSI / TDR loading		
	(a)In-situ area against D.P. road [2.06 x Sr. No. 2 (b)] if any 188.99X 2.05 =793.26 SQMT.		793.26
	(b)In-situ area against Amenity if handed over [2.06 X5a(b) No.4 (b)(vi)(c)]		
	(c)TDR area (5202.88X0.50 = 4601.50) (4602.60-793.26 = 3889.34) to be purchased from open market.		
	(d)TDR area to be loaded (Sr.no.- 6965/2020)		3889.28
	(e) Total in-situ / TDR loading proposed (15 (a)+(b)+(c)+(d)) 3889.34		
16)	Additional FSI area under Chapter No. 7 TABLE 7.1 (i) pg 120 & 7.4 (j) pg 139		
17)	Total entitlement of FSI on the proposal		
	(a) (13 + 14(c)+15(d)) or 10 whichever is applicable 11502.18		
	(b) Ancillary Area FSI upto 60% with payment of charges, TOTAL PERMISSIBLE ANCILLARY AREA ON 11502.18 X 0.60 = 6901.30	6901.30	
	(c) Total entitlement (a+b) 18403.48		
18)	MAXIMUM PERMISSIBLE F.S.I. (BUILT POTENTIAL) PERMISSIBLE AS PER Road width (as per Regulation No. 6.3 and 7.4 or 5.5 or 5.6 as applicable)		18403.48
19)	Total Built-up Area in proposal (excluding area at Sr.No.21 b)		
	(a) Existing Built-up Area		
	(b) Proposed Built-up Area (as per 9-b-iv)		18401.99
	(c) Total		18401.99
20)	F.S.I. Consumed (15/13) should not be more than serial No.18 above)		
21)	Area for inclusive Housing, if any		
	(a) Required 20% of Sr.No.9)		
	(b) Proposed Certificate of Area		
22)	Balance b/u area incl. amenity area		1.49

PROFORMA - B

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON ..... AND THAT THE DIMENSIONS ON THE SURVEY PLAN OF THE PLANS AS MEASURED ON THE SITE AND THE AREA SO WORK-OUT IS NO MEETER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.

SIGNATURE OF THE ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED LAYOUT ON LAND BEARING (OLD) S.NO.221/1 & 11 ,(NEW) S.NO.195/1 & 11

VILLAGE- NAVAGHAR TAL. & DIST.- THANE.

NAME OF P.A. HOLDER SIGNATURE OF P.A. HOLDER

SEVEN ELEVEN CONSTRUCTIONS PVT LTD

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	28/04/2021	BASAVARAJ G	ROHIT	00

CONSULTING CIVIL ENGINEER

Tej's

CONSULTANTS

Basavaraj S. Gadekar
BE (civil)

SHRI-SADGURU KUNAL NIWAS, NEHRU NAGAR HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST), T.
TEL. | 9969196751