EXISTING BUILTUP AREA STATEMENT -PLOT A

BLDG.NO	NAME OF THE BUILDING	Grd. Flr.	1st.Flr.	2nd.Flr.	3rd.Flr.	4th.Flr.	5th.Flr.	6th.Flr.	7th.Flr.	8th.Flr.	9th.Flr.	10th.Flr	11th.Flr	12th.Flr	13th.Flr	14th.Flr	15th.Flr	16th.Flr	17th.Flr	Total
5	(TYPE -D) SPRINGS -WING C	303.23	PODIUM	PODIUM	330.72	330.72	330.72	330.72	330.72	296.96	330.72	330.72	330.72	330.72	330.72	330.72	330.72	296.96	330.72	= 5196.51
6	(TYPE -E) SPRINGS -WING B	STILT	PODIUM	PODIUM	178.61	178.61	178.61	178.61	178.61	145.03	178.61	178.61	178.61	178.61	178.61	178.61	178.61	145.03	178.61	= 2611.99
7	(TYPE -F) SPRINGS -WING A	STILT	PODIUM	PODIUM	227.67	227.67	227.67	227.67	227.67	181.53	227.67	227.67	227.67	227.67	227.67	227.67	227.67	181.53	227.67	= 3322.77
TOTAL																				11131.27

PROPOSED BUILTUP AREA STATEMENT -PLOT A

BLDG.NO	NAME OF THE BUILDING	lower grd. fl	Grd. Flr.	1st.Flr.	2nd.Flr.	3rd.Flr.	4th.Flr.	5th.Flr.	6th.Flr.	7th.Flr.	8th.Flr.	9th.Flr.	10th.Flr.	11th.Flr.	12th.Flr.	13th.Flr.	14th.Flr.	15th.Flr.	16th.Flr.	17th.Flr.	18th.Flr.	19th.Flr.	20th.Flr.	Total
2	BLOSSOM	----	240.14	PODIUM	319.38	319.38	319.38																	1198.28
3	(TYPE C) WOODS -WING B	----	183.50	PODIUM	274.36	274.36	274.36	274.36	274.36	274.36	238.90	274.36	274.36	274.36	274.36	238.90	274.36	274.36	274.36	274.36	238.90	274.36	274.36	5289.96
4	(TYPE C) WOODS -WING A	----	183.50	PODIUM	274.36	274.36	274.36	274.36	274.36	274.36	238.90	274.36	274.36	274.36	274.36	238.90	274.36	274.36	274.36	274.36	238.90	274.36	274.36	5289.96
																								11778.20

PROPOSED BUILTUP AREA STATEMENT -PLOT -B

BLDG.NO	NAME OF THE BUILDING	Grd. Flr.	1st.Flr.	2nd.Flr.	3rd.Flr.	4th.Flr.	5th.Flr.	6th.Flr.	7th.Flr.	8th.Flr.	9th.Flr.	10th.Flr.	11th.Flr.	12th.Flr.	13th.Flr.	14th.Flr.	Total
1	ORCHID	39.19	217.73	217.73	217.73	217.73	217.73	217.73	217.73	188.11	217.73	217.73	217.73	217.73	188.11	217.73	3028.17
2	ORCHID	STILT	240.32	240.32	240.32	240.32	240.32	240.32	240.32	210.90	240.32	240.32	240.32	240.32	210.90	240.32	3305.64
	TOTAL																6333.81

APPROVED BUILTUP AREA STATEMENT -PLOT -C

BLDG.NO	NAME OF THE BUILDING	Grd. Flr.	1st.Flr.	2nd.Flr.	3rd.Flr.	4th.Flr.	5th.Flr.	6th.Flr.	7th.Flr.	Total
1	DAFFODILS	182.68	249.11	249.11	249.11	249.11	249.11	249.11	217.48	1894.82

PLOT - A PARKING STATEMENT APPROVED

BLDG.NO.	NAME OF THE BUILDING	REQUIRED PARKING	PROVIDED PARKING
5 (TYPE D)	SPRINGS -WING C	43	194 NOS. (BASEMENT ,GRD. 1ST. PODIUM)
6 (TYPE E)	SPRINGS -WING B	12	
7 (TYPE F)	SPRINGS -WING A	31	
TOTAL		86	

NO.	S.NO.	VILLAGE	TOTAL
1	51/26 (OLD)	MIRA	8400
2	69/13 (OLD)	MIRA	10720
3	76/1 (OLD)	MAHAJAN WADI	31640
4	76/2 (OLD)	MAHAJAN WADI	730
TOTAL			51490

PROPOSED PARKING AREA & TENEMENT STATEMENT(PLOT -B)

BLDG.	AREA BELOW 20.70M²	AREA 20. TO 45.00M²	AREA 45. TO 70.00M²	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
	52.80Sq.mt.	NIL	NIL	52 NOS.	0.00 NOS.	26 NOS.
		COMMERCIAL AREA=38.19 /100=0.38			1.00 NOS.	
	66.00Sq.mt.	NIL	NIL	66 NOS.	0.00 NOS.	40 NOS.
TOTAL	ITEMS	NIL	NIL	178 NOS.	1.00 NOS.	66 NOS.
	VISITORS PARKING (10% OF REQUIRED PARKING)				0.1	11 NOS.
				GR.TOTAL	1.1 NOS.	67 NOS.

PROPOSED PARKING AREA & TENEMENT STATEMENT(PLOT -A)

BLDG.	AREA BELOW 20.70M²	AREA 20. TO 45.00M²	AREA 45. TO 70.00M²	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
2	18	NIL	NIL	24 NOS.	3.00 NOS.	91 NOS.
		COMMERCIAL AREA=242.11 /100=2.42			3.00 NOS.	
3	15	NIL	36	110 NOS.	19 NOS.	99 NOS.
		COMMERCIAL AREA=93.50 /100=0.93			0.01 NOS.	
4	93	NIL	39	111 NOS.	19 NOS.	91 NOS.
		COMMERCIAL AREA=93.50 /100=0.93			0.01 NOS.	
TOTAL	66 NOS.	NIL	82 nos	245 NOS.	45.00 NOS.	
	VISITORS PARKING (10% OF REQUIRED PARKING)				4.50	267 NOS.
				SB TOTAL	51.50 NOS.	

PROPOSED PARKING AREA & TENEMENT STATEMENT(PLOT -C)

BLDG.	AREA BELOW 20.70M²	AREA 20. TO 45.00M²	AREA 45. TO 70.00M²	TOTAL TENEMENTS	PARKING REQUIRED	PARKING PROVIDED
	27 NOS.	NIL	14	41 NOS.	2.00 NOS.	23 NOS.
		COMMERCIAL AREA=87.68/100=0.88			1.00 NOS.	
TOTAL	27 NOS.	NIL	14	41 NOS.	3.00 NOS.	23 NOS.
	VISITORS PARKING (10% OF REQUIRED PARKING)				0.30	
				GR.TOTAL	3.30 NOS.	23 NOS.

APPROVED BUILT UP AREA STATEMENT OF CLUB HOUSE(PLOT-A)

FLOOR	NET B.U.AREA	EX. BAL.	EX.-STAIR	TOTAL B.U.A.
GROUND	293.49	NIL	NIL	293.49
FIRST FLOOR	110.15	NIL	36.61	146.76
TOTAL	403.64	NIL	36.61	440.25
REQUIRED R.G.OF PLOT A	=	3207.93	SQ.MT	
PERMISSIBLE CLUB HOUSE AREA (15%OF REQUIRED RG.AREA)	=	481.18	SQ.MT	
PROPOSED CLUB HOUSE AREA	=	440.25	SQ.MT	

TOTAL GROSS BUILT UP AREA STATEMENT

BLDG NO.	NET B.U.AREA	BALCONY	STAIRCASE, PASSAGE & LIFT	CLUB BOARD	STILT	REFUGE	TOTAL
PLOT-A BLDG.NO.1	1776.23	94.05	332.72	28.35	447.75	---	2097.08
PLOT-A BLDG.NO.2	3196.10	484.26	1398.82	126.74	668.75	125.81	7999.88
PLOT-A BLDG.NO.3	3196.10	484.26	1331.77	126.74	668.44	125.81	7932.82
PLOT-B BLDG.NO.1	2981.41	774.50	683.68	28.92	163.62	75.80	4908.94
PLOT-B BLDG.NO.2	3149.18	310.90	911.76	120.96	233.85	75.80	4801.85
PLOT-C BLDG.NO.1	1832.57	178.14	477.14	85.98	84.78	NIL	2808.81
TOTAL	19056.59	1804.11	5303.87	518.69	1679.17	402.97	29449.39

TOTAL AREA OF EXISTING STRUCTURES TO BE DEMOLISHED (P.S.I. WILL BE CONSUMED AFTER DEMOLISHING IT)

Encroachment -1 Area Under Garden	54.71	Sq.mt
Encroachment -2 Area Under P.S.& P.G	324.83	Sq.mt
Encroachment -3 Area Under Garden	123.98	Sq.mt
Encroachment -4 Area Under Road	441.94	Sq.mt
Encroachment -5 Area	636.05	Sq.mt
Encroachment -6 Area	171.80	Sq.mt
Encroachment -7 Area	332.40	Sq.mt
TOTAL EXISTING STRUCTURES AREA	2085.71	Sq.mt

Total R.G. Area Calculation (PLOT-A)

R.G. -1 AREA	3287.50 sq.mt.
PROPOSED R.G. AREA	3287.50 sq.mt.
PHYSICAL R.G. REQUIRED	3207.93 sq.mt.

TOTAL PLOT AREA

Plot -A Area	12831.71	Sq.mt
Plot -B Area	4010.00	Sq.mt
Plot -C Area	2015.00	Sq.mt
P.S & P.G (RESV. 369)	1204.60	Sq.mt
Garden (RESV. 370)	7244.88	Sq.mt
ENCOACHMENT AREA	6196.81	Sq.mt
Road Area	8890.50	Sq.mt
Garden Area	8981.93	Sq.mt
TOTAL	51375.43	Sq.mt

R.G. AREA CALCULATION PLOT-A

A	1/2 X 37.05 X 37.56 X 1NO.	=	1446.99	SQ.MT.
B1	1/2 X 93.64 X 8.86 X 1NO.	=	414.83	SQ.MT.
B3	1/2 X 93.64 X 29.42 X 1NO.	=	1377.45	SQ.MT.
B4	1/2 X 30.15 X 3.20 X 1NO.	=	48.24	SQ.MT.
	TOTAL ADDITION	=	3287.50	SQ.MT.
	REQUIRED R.G.AREA 25%	=	3207.93	SQ.MT.

R.G. AREA CALCULATION PLOT-C

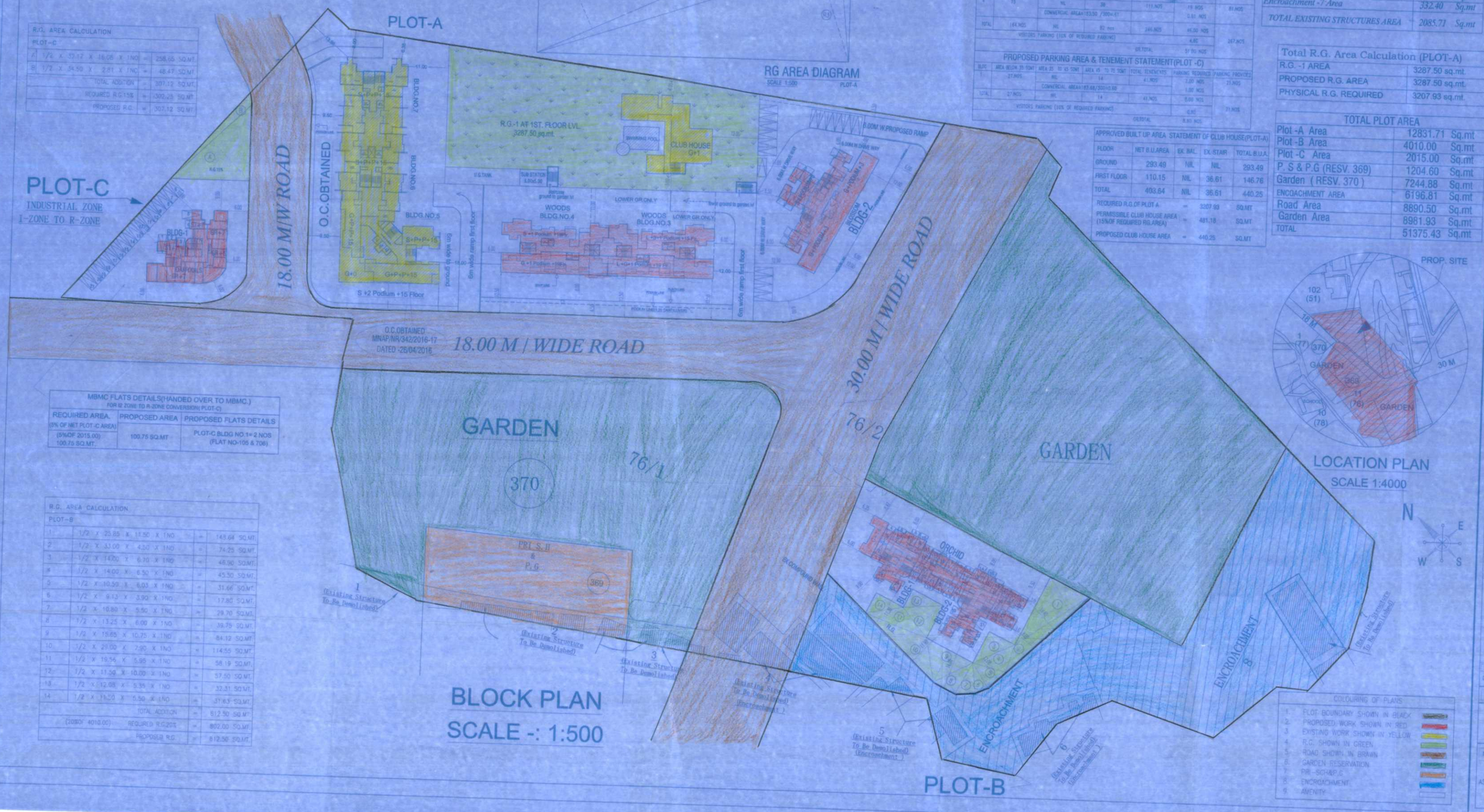
A	1/2 X 57.12 X 16.06 X 1NO.	=	458.65	SQ.MT.
B	1/2 X 54.50 X 2.81 X 1NO.	=	48.47	SQ.MT.
	TOTAL ADDITION	=	307.12	SQ.MT.
	REQUIRED R.G.15%	=	302.25	SQ.MT.
	PROPOSED R.G.	=	307.12	SQ.MT.

MBMC FLATS DETAILS(HANDED OVER TO MBMC.) FOR I2 ZONE TO R-ZONE CONVERSION(PLOT-C)

REQUIRED AREA. (5% OF NET PLOT -C AREA)	PROPOSED AREA	PROPOSED FLATS DETAILS
(5%OF 2015.00) 100.75 SQ.MT.	100.75 SQ.MT	PLOT-C BLDG NO.1= 2 NOS (FLAT NO-105 & 706)

R.G. AREA CALCULATION PLOT-B

1	1/2 X 25.85 X 11.50 X 1NO.	=	148.64	SQ.MT.
2	1/2 X 33.00 X 4.50 X 1NO.	=	74.25	SQ.MT.
3	1/2 X 14.00 X 6.30 X 1NO.	=	44.90	SQ.MT.
4	1/2 X 14.00 X 6.50 X 1NO.	=	45.50	SQ.MT.
5	1/2 X 10.59 X 6.03 X 1NO.	=	31.66	SQ.MT.
6	1/2 X 9.13 X 3.90 X 1NO.	=	17.80	SQ.MT.
7	1/2 X 10.80 X 5.50 X 1NO.	=	29.70	SQ.MT.
8	1/2 X 13.25 X 6.00 X 1NO.	=	39.75	SQ.MT.
9	1/2 X 15.65 X 10.75 X 1NO.	=	84.12	SQ.MT.
10	1/2 X 29.00 X 7.90 X 1NO.	=	114.55	SQ.MT.
11	1/2 X 19.54 X 5.95 X 1NO.	=	58.19	SQ.MT.
12	1/2 X 11.50 X 10.00 X 1NO.	=	57.50	SQ.MT.
13	1/2 X 12.08 X 5.35 X 1NO.	=	32.31	SQ.MT.
14	1/2 X 11.50 X 5.50 X 1NO.	=	31.63	SQ.MT.
	TOTAL ADDITION	=	812.50	SQ.MT.
(20%OF 4010.00)	REQUIRD R.G.20%	=	802.00	SQ.MT.
	PROPOSED R.G.	=	812.50	SQ.MT.



COLOURING OF PLANS

1. PLOT BOUNDARY SHOWN IN BLACK
2. PROPOSED WORK SHOWN IN RED
3. EXISTING WORK SHOWN IN YELLOW
4. R.C. SHOWN IN GREEN
5. ROAD SHOWN IN BRown
6. GARDEN RESERVATION
7. PRI.-SCHOOL
8. ENCROACHMENT
9. AMENITY

U.L.C. FLATS DETAILS(HANDED OVER TO ULC DEPT.)

ORDER NO.ULC/TA/ATP/MIRA/RD-29/SR/1661

REQUIRED TENEMENTS	PROPOSED FLATS DETAILS
Area to be handed over to u.l.c. dept.=1506.98sq.mt. Required area of tenement=40.00 mt. Required no. of tenement =1506.98/40.00 =38.02 nos SAY =40 NOS	PLOT-A BLDG NO.2= 16 nos PLOT-C BLDG NO.1= 24 nos TOTAL= 40 nos

PROFORMA-A

A	AREA STATEMENTS	SQ.MT		
1	AREA OF PLOT AS PER SITE	51375.43	Sq.mts.	
2	AREA OF PLOT AS PER 7/12	51490.00	Sq.mts.	
	DEDUCTIONS			
	a. Road			
	b. Garden reservation(370) & D.P. GARDEN	8890.50	Sq.mts.	
	c. PS-PG reservation	1622.6.81	Sq.mts.	
	d. Encroachment	1204.60	Sq.mts.	
	TOTAL (a+b+c+d)	6196.81	Sq.mts.	
	BALANCE AREA OF THE PLOT (1 minus 2)	32518.72	Sq.mts.	
		18656.71	Sq.mts.	

		PLOT A	PLOT B	PLOT C
3	NET AREA	12831.71 Sq.mts.	4010.00 Sq.mts.	2015.00 Sq.mts.
4	DEDUCTION FOR			
	a. 15% Recreation ground (if collected)	1924.76 Sq.mts.	601.50 Sq.mts.	NIL
	b. 3% Amenities (if collected)	NIL	NIL	NIL
5	NET AREA OF PLOT (3- 4)	10906.95 Sq.mts.	3408.50 Sq.mts.	2015.00 Sq.mts.
6	ADDITIONS FOR FLOOR SPACE INDEX			
	a. 40% of Road area	5132.68 Sq.mts.	Sq.mts.	Sq.mts.
	b. 40% Garden area	5132.68 Sq.mts.	Sq.mts.	Sq.mts.
7	TOTAL AREA	21772.31 Sq.mts.	3408.50 Sq.mts.	2015.00 Sq.mts.
8	FLOOR SPACE INDEX PERMISSIBLE			
9	F.S.I CREDIT AVAILABLE (T.D.R.)	1756.69 Sq.mts.	2947.83 Sq.mts.	
10	PERMISSIBLE FLOOR AREA(7.40)	22929.00 Sq.mts.	6356.33 Sq.mts.	2015.00 Sq.mts.
11	APPROVED FLOOR AREA			
12	EXISTING AREA	11131.27 Sq.mts.		
13	PROPOSED AREA	11778.20 Sq.mts.	6333.81 Sq.mts.	1804.82 Sq.mts.
14	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX			
15	TOTAL BUILT UP AREA PROPOSED (11+12+13+14)	22909.47 Sq.mts.	6333.81 Sq.mts.	1894.82 Sq.mts.

B BALCONY AREA STATEMENT

	i PERMISSIBLE AREA PER FLOOR		
	ii PROPOSED BALCONY AREA PER FLOOR		
	iii EXCESS BALCONY AREA PER FLOOR	AS PER statement	
	iv TOTAL EXCESS BALCONY AREA FOR AC. PLOONG		

C TENEMENT STATEMENT

	i PROPOSED AREA (Item A-14 ABOVE)	2259.47 Sq.mts.	6333.81 Sq.mts.	1894.82 Sq.mts.
	ii DEDUCTION OF NON RESIDENTIAL AREA (SHOPS)	121.15 Sq.mts.	39.19	182.68 Sq.mts.
	iii NET AREA	2138.32 Sq.mts.	6294.62 Sq.mts.	1712.14 Sq.mts.
	iv TENANTS FOR ABOVE IF DENSITY OF TENMENTS 80/HECTARE			
	v TENANTS PROPOSED			
	vi TOTAL TENANTS ON THE PLOT			

D PARKING STATEMENT

	i PARKING REQUIRED BY RULE		
	ii TOTAL PARKING PROVIDED		

PROFORMA- B

CONTENTS OF SHEET

GROUND FLOOR PLAN, 1ST FLOOR PLAN, NOTE, BUILT UP AREA DIAGRAM, R.G.A., LOCATION PLAN, BLOCK PLAN, BUILT UP AREA STATEMENT.

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

REVISIONS	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed by me on _____ and the dimensions of the site shown the plot stated on the plans are as measured on site and the area so worked out tallies with the area stated in the documents of ownership / I.O. scheme record and records dept. city survey record.

Name and Licence Number of Surveyor / Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO/H.O.NO/I. 76/1,2 , 51/26, 69/13 AT VILLAGE: MIRA & MAHAJAN WADI TAL & DIST-THANE

NAME OF OWNER | SIGNATURE OF OWNER

For M/s. SANGHVI PREMISES PVT. LTD.

DIRECTOR / MANAGER

Date	Job No.	Drg. No.	Scale	Drn By
09/11/2019			AS SHOWN	

SIGNATURE OF THE PLANNERS & ENGINEERS

NORTH	NAME OF THE PLANNERS & ENGINEERS
AS SHown	B.A.C. PLANNERS & ENGINEERS PVT.LTD. 9-1 PRATHAMESH APARTMENT, OPP. M.N.R.E. BHAYANDER (WEST) 401 101. CELL : 9819783

SHEET NO.1/12
LAYOUT PLAN

जाहीरात पत्र क्र. मिभामनपा/नर/ 366/2019-20 दि. 07/11/2019 नगीय अटी शर्तीस बंधनकारक राहून मुळ/सुधारीत बांधकाम नकाशे (आरेख पत्रकांस) मंजूर.

सहायक संचालक नगररचना मिरा - भाईंदर महानगरपालिका

आयुक्त मिरा-भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका नगर रचना विभाग भाईंदर