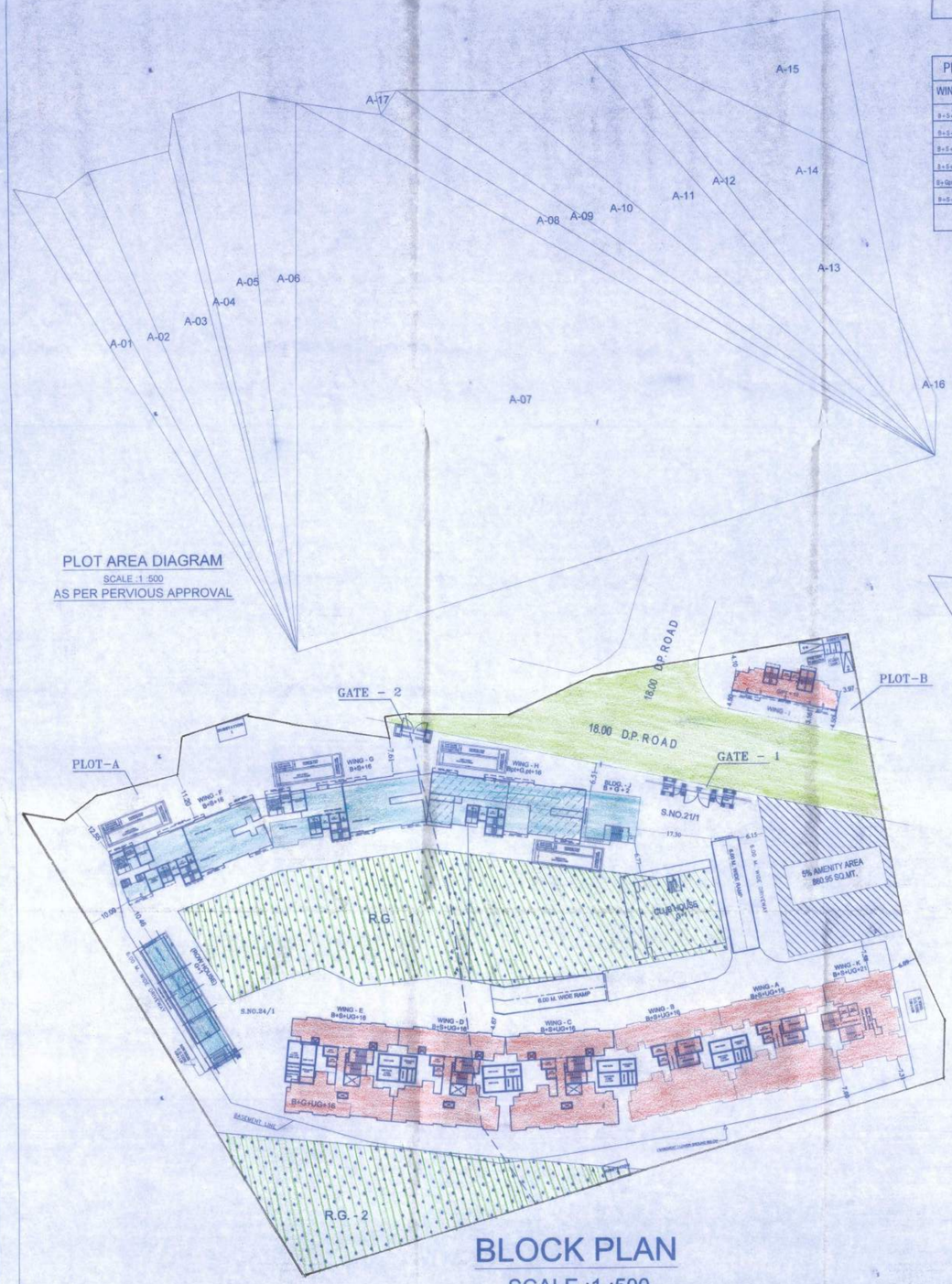
BUILDING WISE FSI STATEMENT

EXISTING AREA STATEMENT (PLOT- A)

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA	
	COMM.	RESI.	IND.	SPEC.							
F-1 (BUILDING)	0.00	4691.58	0.00	0.00	455.23	485.04	159.12	0.00	110	4691.58	(For Architects Use Only)
G-1 (BUILDING)	0.00	4691.58	0.00	0.00	455.23	485.04	187.89	0.00	110	4691.58	(For Architects Use Only)
H-1 (BUILDING)	294.00	4691.58	0.00	0.00	455.23	485.04	187.52	0.00	110	4985.58	(For Architects Use Only)
ROW HOUSE	0.00	180.68	0.00	0.00	0.00	0.00	0.00	0.00	1	180.68	(For Architects Use Only)
J-1 (BUILDING)	310.47	0.00	0.00	0.00	0.00	0.00	66.04	10.40	0	465.70	(For Architects Use Only)
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	15015.12	(For Architects Use Only)



PLOT AREA DIAGRAM
SCALE :1 :500
AS PER PERVIOUS APPROVAL

BLOCK PLAN
SCALE :1 :500

Triangle	Area
A-01	454.22
A-02	540.03
A-03	1122.03
A-04	178.68
A-05	1005.99
A-06	812.53
A-07	9161.27
A-08	582.11
A-09	493.00
A-10	977.80
A-11	1227.89
A-12	457.02
A-13	767.90
A-14	884.86
A-15	899.39
A-16	62.46
A-17	12.40
Total (PLOT)	19639.58

PROPOSED AREA STATEMENT (PLOT - B)

WING.NO	GRD.FLR	1ST TO 8th FLOOR	9TH TO 12th FLOOR	EXISTING	PROPOSED	TOTAL
I	83.96 (EXISTING)	117.57 (EXISTING) X 8 = 940.56	189.89 (PROPOSED) X 4 =759.56	1024.50	759.56	1784.06
			TOTAL			1784.06

PROPOSED AREA STATEMENT (PLOT - A)

WING.NO	GROUND.FL.	UPPER GR.. FLOOR	1ST.TO 7TH. FLOOR	8TH.FLOOR	9TH. TO 12TH. FLOOR	13TH.FLOOR	14TH. & 15TH. FLOOR	16TH.FLOOR	17TH.FLOOR	18TH.FLOOR	19TH. TO 21ST. FLOOR	EXISTING	PROPOSED	GRAND TOTAL
A B+S+UG+16	89.51	434.18	434.18 X 7 = 3039.26	367.20	434.18 X 4 = 1736.72	367.20	434.18 X 2 = 868.36	434.18	-	-	-	-	7336.61	7336.61
B B+S+UG+16	89.51	434.18	434.18 X 7 = 3039.26	367.20	434.18 X 4 = 1736.72	367.20	434.18 X 2 = 868.36	434.18	-	-	-	-	7336.61	7336.61
C B+S+UG+16	STILT	434.18 (PROPOSED)	288.52 (EXISTING) X 7 = 2019.64	235.96 (EXISTING)	288.52 (EXISTING) X 4 = 1154.08	235.96 (EXISTING)	288.52 (EXISTING) X 2 = 577.04	434.18 (PROPOSED)	-	-	-	4222.68	868.36	5091.04
D B+S+UG+16	STILT	434.18 (PROPOSED)	288.52 (EXISTING) X 7 = 2019.64	235.96 (EXISTING)	288.52 (EXISTING) X 4 = 1154.08	235.96 (EXISTING)	288.52 (EXISTING) X 2 = 577.04	288.52 (EXISTING)	-	-	-	4511.20	434.18	4945.38
E B+QB+UG+16	106.39 (PROPOSED)	434.18 (PROPOSED)	288.52 (EXISTING) X 7 = 2019.64	235.96 (EXISTING)	288.52 (EXISTING) X 4 = 1154.08	235.96 (EXISTING)	288.52 (EXISTING) X 2 = 577.04	288.52 (EXISTING)	-	-	-	4511.20	540.57	5051.77
K B+S+UG+21	99.82	325.06	325.06 X 7 = 2275.42	273.53	325.06 X 4 = 1300.24	273.53	325.06 X 2 = 650.12	325.06	325.06	273.53	325.06 X 3 = 975.18	-	7096.55	7096.55
											TOTAL	13245.08	23612.88	36857.96

PLOT-A GROSS BUILT UP AREA STATEMENT	
BLDG.NO	AREA SQ.MT
WING - A	7766.86
WING - B	7766.86
WING - C	7815.24
WING - D	7815.24
WING - E	7815.24
WING - K	7433.06
BASEMENT	9245.46
TOTAL	55657.96

PLOT-A EXISTING BLDG. GROSS BUILT UP AREA STATEMENT	
BLDG.NO	AREA SQ.MT
WING - F	6625.82
WING - G	6625.82
WING - H	6676.74
WING - J	465.70
ROW HOUSE	231.36
TOTAL	20623.84

PLOT-B GROSS BUILT UP AREA STATEMENT	
BLDG.NO	AREA SQ.MT
WING -I	2430.71
TOTAL	2430.71

GRAND TOTAL GROSS BUILT UP AREA STATEMENT	
PLOT - A(EXISTING)	20623.84 SQ.MT
PLOT - A	55657.96 SQ.MT
PLOT - B	2430.71 SQ.MT
TOTAL	78712.51

TENEMENT STATEMENT

WINGS	FLOOR	BHK	SHOP / FLATS	REFUGE FLAT	TOTAL
A	B+S+U.G.+16	2 BHK	5 X 17 = 85	2	83
B	B+S+U.G.+16	2 BHK	5 X 17 = 85	2	83
C	B+S+U.G.+16	2 BHK	5 X 17 = 85	2	83
D	B+S+U.G.+16	2 BHK	5 X 17 = 85	2	83
E	B+S+U.G.+16	2 BHK	5 X 17 = 85	2	83
F	B+S+16	2 BHK	7 X 16 = 112	2	110
G	B+S+U.G.+16	2 BHK	7 X 16 = 112	2	110
H	S+U.G.+16	SHOP	12	-	12
		2 BHK	7 X 16 = 112	2	110
I	G + 12	SHOP	5	-	5
		2 BHK	2 X 12 = 24	-	24
J	B+ G+ 2	HALL	-	-	-
K	B+S+U.G.+ 21	1 BHK	5 X 22 = 110	3	107
ROW HOUSE	G+ 1	-	-	-	-

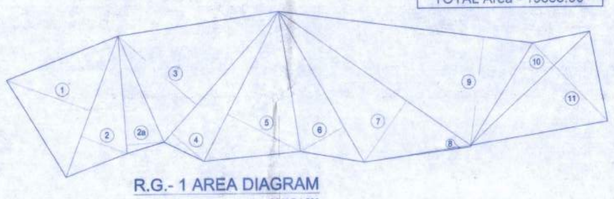
AREA STATEMENT

1.	Area of plot (minimum area of a,b,c to be considered)		
	a) As per measurement sheet		
	b) As per ownership document (7/12,CTS extract)	19363.00	
	c) As per site		
2.	Deduction for		
	(a) Proposed D.P / D.P. Road widening wren/Service Road/Highway widening	1725.28	
	(b) Any D. P. Reservation Area		
	(Total a + b)	1725.28	
3.	Balance Area of Plot (1-2)	17637.72	
	Plot	PLOT - A	PLOT - B
	Area of Plot	17050.84	586.88
4.	Amenity Space (if applicable)		
	a) Required -	805.08	
	b) Adjustment of 2(b), if any -	860.95	
	c) Balance Proposed -		
5.	Net Plot Area = (3-4(c))	16189.89	586.88
6.	Recreational Open space (if applicable)		
	a) Required -		
	b) Proposed -		
7.	Internal Road area		
8.	Plotable area (if applicable)		
9.	Built up area with reference to Basic F.S.I. as per front road width (SR. NO. 5 x basic FSI)	17808.88	645.56
10.	Addition of F.S.I. on payment of premium		
	a) Maximum permissible premium FSI - based on road width / TOD Zone.	-	
	b) Proposed FSI on payment of premium	9359.11	308.06
11.	In - situ FSI / TDR loading		
	a) In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any		
	b) In - situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],	1725.28 + 860.95	
	c) TDR area	31985.62 +852.35+ 576.61 =13394.58	470.00+ 76.00
	d) Total in - situ / TOR loading proposed (11(a)+(b)+(c)	15980.81	546.00
12.	Additional FSI area under Chapter No. 7		
13.	Total entitlement of FSI in the proposal		
	a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	43148.80	1499.62
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	8933.16	285.07
	b) Total entitlement (a + b)	52081.96	1784.69
14.	Maximum utilization limit of F.S.I.(building potential)Permissible as per Road width ((as per Regulation no. 6.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8)		
13.	Total Built-up Area in proposal.(excluding area at Sr.No. 17b)		
	a) Existing Built-up Area. 15015.12+13245.08	28260.20	1024.50
	b) Proposed Built-up Area (as per 'P - line')	23612.88	759.56
	c) (Total of a + b)	51873.08	1784.06

R.G.- 2 AREA DIAGRAM
SCALE 1:500

R.G.- 2 AREA CALCULATION

1	1/2	X 98.87	X 30.81	X 1 NO	=	1513.20	SQ.MT.
				TOTAL ADDITION	=	1513.20	SQ.MT.



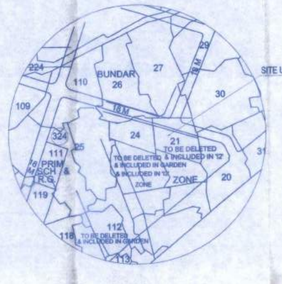
R.G.- 1 AREA DIAGRAM
SCALE 1:500

R.G.- 1 AREA CALCULATION

1	1/2	X 31.49	X 18.71	X 1 NO	=	294.59	SQ.MT.
2	1/2	X 31.49	X 10.27	X 1 NO	=	161.70	SQ.MT.
2a	1/2	X 24.87	X 7.80	X 1 NO	=	97.45	SQ.MT.
3	1/2	X 36.44	X 21.92	X 1 NO	=	399.39	SQ.MT.
4	1/2	X 36.44	X 8.95	X 1 NO	=	163.07	SQ.MT.
5	1/2	X 35.11	X 17.35	X 1 NO	=	304.58	SQ.MT.
6	1/2	X 36.35	X 10.47	X 1 NO	=	190.29	SQ.MT.
7	1/2	X 49.14	X 15.59	X 1 NO	=	383.05	SQ.MT.
8	1/2	X 22.55	X 0.30	X 1 NO	=	3.38	SQ.MT.
9	1/2	X 53.74	X 22.88	X 1 NO	=	614.78	SQ.MT.
10	1/2	X 34.52	X 6.55	X 1 NO	=	113.05	SQ.MT.
11	1/2	X 34.52	X 16.18	X 1 NO	=	279.27	SQ.MT.
				TOTAL ADDITION	=	3006.59	SQ.MT.

7/12 AREA

S.No.	21/1	24/1
Area	11090.00	8273.00
TOTAL Area - 19363.00		



LOCATION PLAN
SCALE - 1:4000

TOTAL R.G. AREA STATEMENT

TYPE	AREA
1	3004.59
2	1513.20
PROPOSED R.G. AREA =	4517.79 SQ.MT.

DRC STATEMENT (USED FOR PLOT-A)

DCR.NO	S.NO H.NO	VILLAGE	PURCHASED DRC	LOADING AREA	REMARKS
429/13	11(76)/1,2	MAHAJANWADI	1021.92	1240.90	25500.00 / 21000.00 X 1021.92
	102(51)/26	MIRA			
	88(69)13	MIRA			
548/2018	92(PT(OLD) 13/1(NEW)	MAHAJANWADI	21630.00	4868.88	5859.32 / 26030.00 X21630.00
572/2019	115/3,4	GHODBUNDER	2583.00	2583.00	26030.00 / 26030.00 X 2583.00
594/2019	26/3,5,6pt.8pt. 21/1; 110/1pt	GHODBUNDER	2266.93	2266.93	26030.00 / 26030.00 X 2266.93
595/2020	475 (OLD) 118(NEW)/5A, 5B	BHAYANDER	1350.00	1858.26	35630.00 / 26030.00 X 1350.00
569/2019	92 (OLD),13/1 (NEW)	MAHAJANWADI	785.00	652.61	21540.00 / 26030.00 X 785.00
TOTAL				13470.58 SQ.MT	

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 LICENSED SURVEYOR OR JENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROP.RESI.COMM LAYOUT ON PLOT BEARING S.NO. 21/1,24/2 AT VILL:- GHODBUNDER, TAL & DIST:- THANE.

NAME OF THE OWNER

ALL THESE DRAWING ARE PREPARED AS PER MY INSTRUCTION & DOCUMENTS GIVEN BY ME.

DATE	JOB.NO	DRG.NO	SCALE	DRAWN.BY	CHECKED.BY
11/05/2021	635		AS SHOWN	NAMITA	

NORTH

SIGNATURE NAME (IN BLOCK LETTER)AND ADDRESS OF LICENSED SURVEYOR/ ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

ANISH & ASSOCIATES
SHOP.NO-1&2, GRD.FLR,BHAIRAV SHRUSHTI
150 FEET ROAD,BHAYANDER (W).
TEL & FAX : 28198942

-सावधान-

"मंजुर बांधकाम नकाशे व परवानगी नमुद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व पावर करणे बेकायदेशीर असुन सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दंडात्मक कार्यवाही संबंधीत व्यक्ती विशेष पात्र ठरतील."

मोजलेले पत्र क्र. विभागनगरपा/नर/ई1012029 - 2022 दि.29/12/2029 मर्यादेत अटी शर्तीस बंधनकारक राहून मुळ/सुधारीत बांधकाम नकाशे (प्रारंभ पमासह) मंजूर.

आयुक्त
मिरा भाईंदर महानगरपालिका

अ. सहाय्यक संचालक नगररचना मिरा – भाईंदर महानगरपालिका