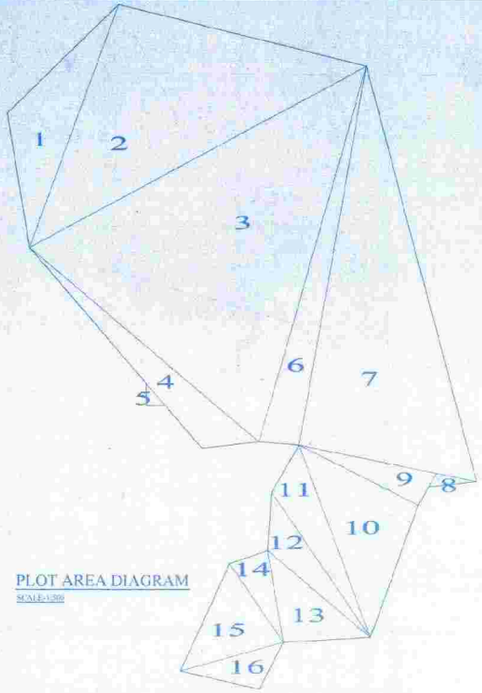
# SHEET NO. - 1/4

नोंदणी पत्र क्र. मिभामनपा/नर/बां/8782/19-19
दि. 26/12/2019 मर्यादेत अंती शासीस
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (आरेख पत्रासह) मंजूर.

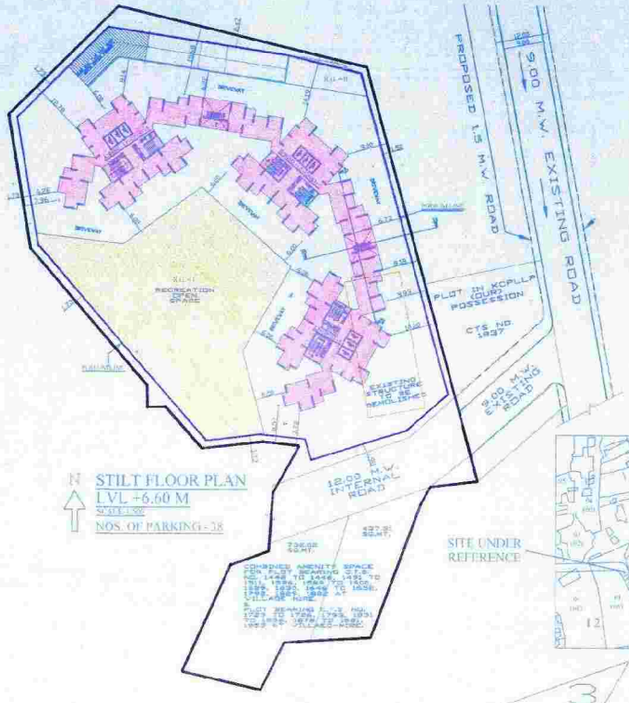
आयुक्त
मिरा-भाईंदर महानगरपालिका

सहायक नगर रचनाकार
मिरा भाईंदर महानगर पालिका

PLOT BOUNDARY
PROPOSED BLDG.
EXISTING STRUCTURE
R.G.
PODIUM LINE
EXISTING ROAD



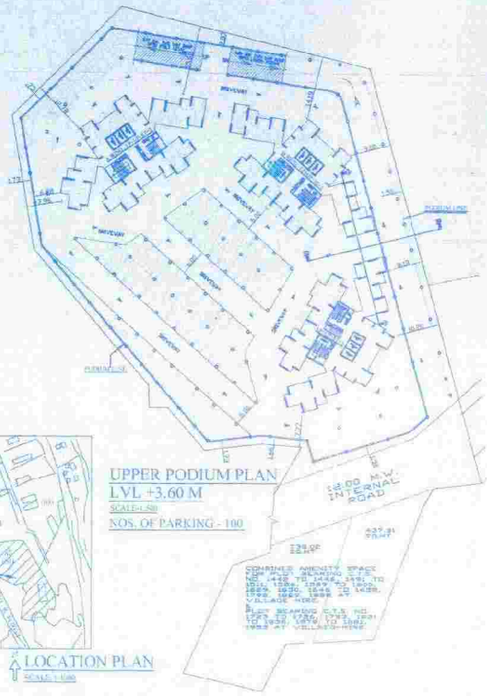

PLOT AREA DIAGRAM
SCALE-1:200



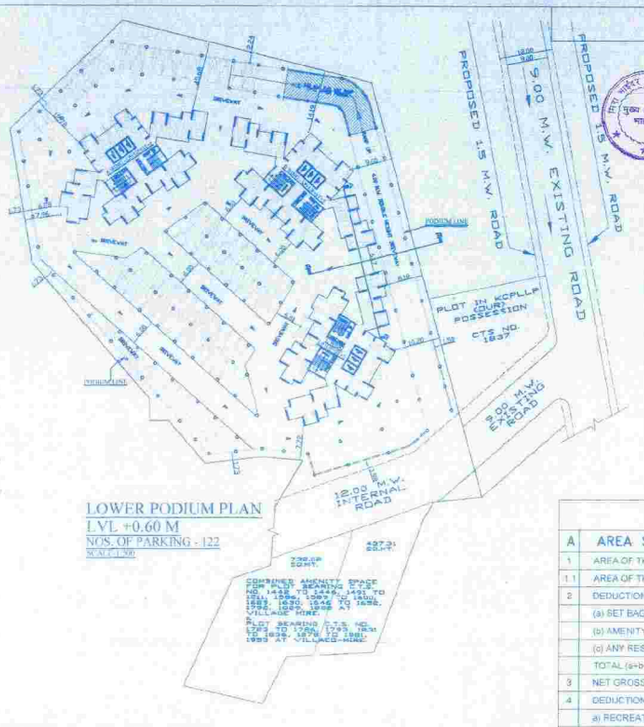

N
STILT FLOOR PLAN
LVL +6.60 M
SCALE-1:200
NOS. OF PARKING - 38

SITE UNDER REFERENCE

LOCATION PLAN
SCALE-1:4000




UPPER PODIUM PLAN
LVL +3.60 M
SCALE-1:200
NOS. OF PARKING - 100




LOWER PODIUM PLAN
LVL +0.60 M
NOS. OF PARKING - 122
SCALE-1:200

## PERFORMA 'A'

| A | AREA STATEMENT | SQ.MTS. |
|---|---|---|
| 1 | AREA OF THE PLOT ( AS PER 7/12) | 8680.33 |
| 1.1 | AREA OF THE PLOT AS PER TRIANGULATION | 8820.41 |
| 2 | DEDUCTION FOR | ------ |
| | (a) SET BACK AREA (D. P. ROAD) | ------ |
| | (b) AMENITY AREA - 5% | 434.52 |
| | (c) ANY RESERVATION ( NOT IN POSSESSION) | ------ |
| | TOTAL (a+b+c) | 434.52 |
| 3 | NET GROSS AREA OF PLOT (1-2) | 8255.81 |
| 4 | DEDUCTION FOR | ------ |
| | a) RECREATIONAL GROUND 15% | 1238.37 |
| | b) INTERNAL ROAD | ------ |
| | c) TOTAL (a+b) | ------ |
| 5 | NET AREA OF PLOT (3-4) | 7017.44 |
| 6 | ADDITIONS FOR F.S.I. 2 (b) | ------ |
| | TOTAL BUILT-UP AREA | ------ |
| 7 | TOTAL AREA (5+6) | 7017.44 |
| 8 | F.S.I. PERMISSIBLE | 7017.44 |
| 9 | F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED TO 40%OF THE BALANCE AREA VIDE) ITEM 3 ABOVE) | ------ |
| 10 | PERMISSIBLE FLOOR AREA (7+9) | 7017.44 |
| 11 | EXISTING STRUCTURE AREA | ------ |
| 12 | PROPOSED FLOOR AREA | 5470.09 |
| 13 | EXCESS BALC. AREA TAKEN INTO F.S.I. | ------ |
| 14 | TOTAL BUILT UP AREA PROPOSED (11+12+13) | 5470.09 |
| 15 | F.S.I. CONSUMED | 0.78 |
| 16 | T.D.R. USED | NIL |
| B | BALCONY AREA STATEMENT | |
| a) | PERMISSIBLE BALC. AREA PER FLOOR | ------ |
| b) | PROPOSED BALC. AREA PER FLOOR | ------ |
| c) | TOTAL EXCESS BALC. AREA | ------ |
| C | TENEMENT STATEMENT | |
| a) | NET BUILT UP AREA PROPOSED(14) ABOVE | |
| b) | LESS DEDUCTION OF NON-RESI. AREA (shops etc.) | |
| c) | AREA FOR TENEMENTS (a-b) | |
| d) | TENEMENTS PERMISSIBLE ( 250 T/hectare) | |
| e) | TENEMENTS PROPOSED | |
| f) | TENEMENTS EXISTING | |
| | TOTAL TENEMENTS | |
| | GROUND COVERAGE | |
| D | PARKING STATEMENT | |
| i | CAR PARKING REQUIRED BY RULE FOR CAR | 38 NOS |
| ii | COVERED GARAGES PERMISSIBLE | ------ |
| iii | COVERED GARAGES PROPOSED CAR | ------ |
| | TOTAL PARKING PROVIDED | 264 NOS |

### CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IN SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.S. RECORDS / LAND RECORDS DEPT. / CITY SURVEY RECORDS

## PLOT AREA CALCULATION

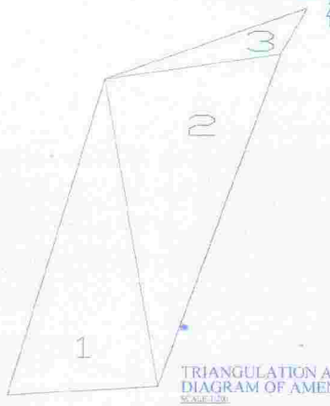
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 57.88 | X | 14.94 | X 0.5 | = | 432.36 | SQ.MT. |
| 2 | 85.42 | X | 38.38 | X 0.5 | = | 1639.21 | SQ.MT. |
| 3 | 87.28 | X | 61.08 | X 0.5 | = | 2665.53 | SQ.MT. |
| 4 | 66.96 | X | 9.32 | X 0.5 | = | 312.03 | SQ.MT. |
| 5 | 4.98 | X | 4.16 | X 0.5 | = | 10.36 | SQ.MT. |
| 6 | 87.28 | X | 8.75 | X 0.5 | = | 381.85 | SQ.MT. |
| 7 | 96 | X | 36.56 | X 0.5 | = | 1754.88 | SQ.MT. |
| 8 | 10.76 | X | 2.76 | X 0.5 | = | 14.85 | SQ.MT. |
| 9 | 31.66 | X | 7.76 | X 0.5 | = | 122.84 | SQ.MT. |
| 10 | 45.96 | X | 20.6 | X 0.5 | = | 473.39 | SQ.MT. |
| 11 | 45.96 | X | 9.38 | X 0.5 | = | 215.55 | SQ.MT. |
| 12 | 39.32 | X | 8.05 | X 0.5 | = | 158.26 | SQ.MT. |
| 13 | 30.16 | X | 13.48 | X 0.5 | = | 203.28 | SQ.MT. |
| 14 | 21.35 | X | 8.6 | X 0.5 | = | 91.81 | SQ.MT. |
| 15 | 26.6 | X | 18.14 | X 0.5 | = | 241.26 | SQ.MT. |
| 16 | 23.72 | X | 8.68 | X 0.5 | = | 102.94 | SQ.MT. |
| | TOTAL ADDITION | | | | = | 8820.41 | SQ.MT. |

## AREA AS PER PROPERTY CARD

| C.T.S.NO. | AREA (SQ.MT) | C.T.S.NO. | AREA (SQ.MT) | C.T.S.NO. | AREA (SQ.MT) |
|---|---|---|---|---|---|
| 1723 | 5.50 | 1832 | 21.20 | 1878 | 63.20 |
| 1724 | 9.40 | 1833 | 35.20 | 1879 | 103.20 |
| 1725 | 9.40 | 1834 | 2.80 | 1880 | 37.20 |
| 1726 | 16.23 | 1835 | 7833.00 | 1881 | 52.20 |
| 1793 | 35.20 | 1836 | 428.60 | 1953 | 10.00 |
| 1831 | 28.00 | | | | |
| TOTAL AREA AS PER PROPERTY CARD = | | | | | 8690.33 |

## AMENITY AREA CALCULATION

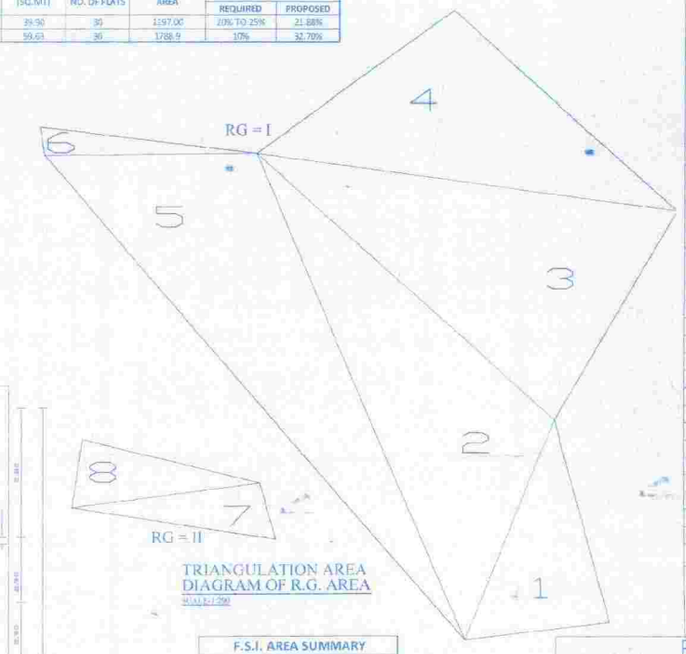
| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 29.50 | X | 12.65 | X 0.5 | = | 186.59 SQ.MT. |
| 2 | 31.65 | X | 14.80 | X 0.5 | = | 233.20 SQ.MT. |
| 3 | 18.15 | X | 3.10 | X 0.5 | = | 29.68 SQ.MT. |
| | TOTAL AREA | | | | = | 437.47 SQ.MT. |
| | PERMISSIBLE AMENITY AREA | | | | = | 434.52 SQ.MT. |
| | PROPOSED AMENITY AREA | | | | = | 437.47 SQ.MT. |




TRIANGULATION AREA
DIAGRAM OF AMENITY SPACE
SCALE-1:200

## R.G. AREA CALCULATION

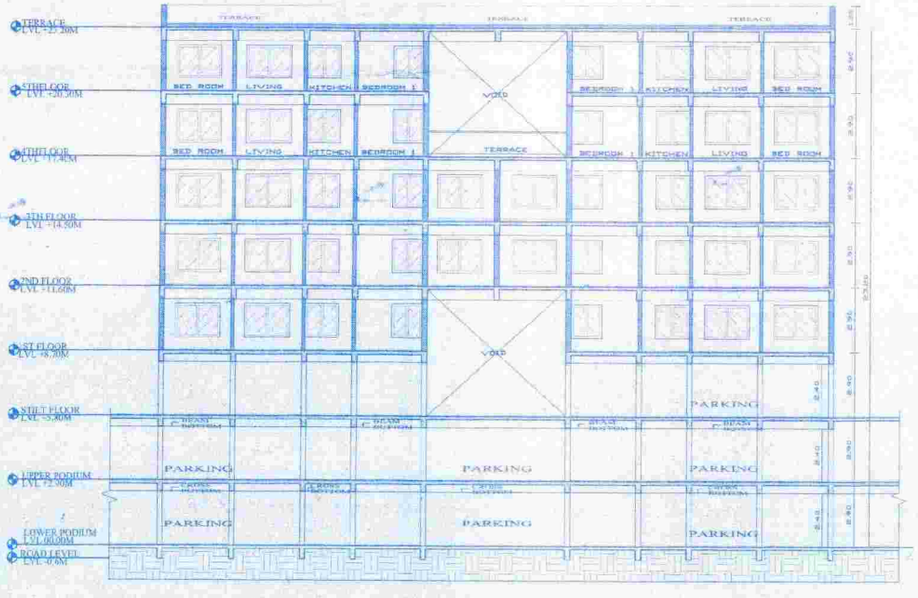
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 23.40 | X | 11.15 | X 0.5 | = | 121.45 | SQ.MT. |
| 2 | 47.45 | X | 15.16 | X 0.5 | = | 359.03 | SQ.MT. |
| 3 | 37.80 | X | 20.05 | X 0.5 | = | 378.05 | SQ.MT. |
| 4 | 37.80 | X | 15.05 | X 0.5 | = | 284.45 | SQ.MT. |
| 5 | 57.45 | X | 14.45 | X 0.5 | = | 415.08 | SQ.MT. |
| 6 | 19.45 | X | 2.45 | X 0.5 | = | 23.82 | SQ.MT. |
| 7 | 18.45 | X | 8.75 | X 0.5 | = | 43.82 | SQ.MT. |
| 8 | 16.95 | X | 6.00 | X 0.5 | = | 50.85 | SQ.MT. |
| | TOTAL R.G. AREA | | | | = | 1677.84 | SQ.MT. |
| | PERMISSIBLE R.G. AREA (20%) | | | | = | 1651.16 | SQ.MT. |
| | PROPOSED R.G. AREA | | | | = | 1677.84 | SQ.MT. |




TRIANGULATION AREA
DIAGRAM OF R.G. AREA
SCALE-1:200

## PERFORMA OF EWS HOUSING REQUIREMENT AS PER M.R.T.P. ORDER NO - TPB 4307/2226/CR-334/2007/UD-11: DT: 03/09/2010

| NO. | TYPE OF TENEMENTS | BUILTUP AREA (SQ.MT) | PROPOSED NO. OF FLATS | TOTAL PROPOSED AREA | PERSENTAGE AGAINST CONSUMED FSI | |
|---|---|---|---|---|---|---|
| | | | | | REQUIRED | PROPOSED |
| 1 | EWS/LIG | 39.90 | 30 | 1197.00 | 20% TO 25% | 21.88% |
| 2 | EWS/MIG | 59.63 | 30 | 1788.9 | 10% | 32.70% |




SECTION A-A
SCALE-1:100

SECTION B-B
SCALE-1:100

## F.S.I. AREA SUMMARY

| BLDG NO. | AREA | |
|---|---|---|
| A | 1,778.88 | SQ.MT. |
| B | 1,913.23 | SQ.MT. |
| C | 1,778.88 | SQ.MT. |
| TOTAL AREA | 5,470.99 | SQ.MT. |

## PARKING AREA STATEMENT

| CARPET AREA IN SQ.MT. | TOTAL FLATS | AS PER D.C. RULES | PARKING REQ. |
|---|---|---|---|
| BELOW 65.00 | NIL | NIL | NIL |
| 15.00 TO 45.00 | NIL | 1 PARKING FOR 4 TENEMENT | NIL |
| 45.00 TO 70.00 | 32.00 | 1 PARKING FOR 2 TENEMENT | 26.00 |
| ABOVE 70.00 | 8.00 | 1 PARKING FOR 1 TENEMENT | 8.00 |
| SHOPPING | | 1 PARKING SPACE IN EVERY 30.00 SQMT. | NIL |
| TOTAL | | | 34.00 |
| 10% VISITORS PARKING | | | 4.00 |
| TOTAL PARKING | | | 37.40 |
| PARKING REQ. | | | 38.00 |
| PARKING PROVIDED ON STILT LEVEL | | | 42.00 |
| PARKING PROVIDED ON LOWER PODIUM | | | 100.00 |
| PARKING PROVIDED ON UPPER PODIUM | | | 122.00 |
| TOTAL PARKING PROVIDED | | | 264.00 |

## PERFORMA 'B'

| CONTENTS OF SHEET | DESCRIPTION OF PROPERTY |
|---|---|
| FLOOR PLANS, AREA STATEMENTS, AREA DIAGRAM & CALCULATIONS, PLOT AREA DIAGRAM & CALCULATIONS, B.U.A. STATEMENT, SECTIONS, & CAR PARKING AREA STATEMENT, BLOCK PLAN, LOCATION PLAN | PROPOSED BLDG ON PLOT BEARING C.T.S. NO. 1723 TO 1725, 1793, 1831 TO 1835, 1878 TO 1881, 1953, AT VILLAGE - MIRE,TAL & DIST THANE. |

| NAME, ADDRESS & SIGNATURE OF OWNER | DOOR WINDOW SCHEDULE | |
|---|---|---|
| M/S KASHMIRA CERAMICS PRODUCTS L.L.P. B/H KASHMIRA POLICE STATION, N.H.No.8, PO.:- MIRA - 401 104. DIST. THANE. | TYPE | SIZE |
| | D | 1.00 x 2.15 |
| | D1 | 0.90 x 2.10 |
| | D2 | 0.75 x 2.10 |
| | W1 | 1.80 x 1.20 |
| | W2 | 1.20 x 1.20 |
| | W3 | 0.60 x 1.20 |

| NAME & ADDRESS OF ARCHITECT | SIGNATURE OF ARCHITECT | NORTH |
|---|---|---|
| DILIP MEVADA & ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS C-102, DAYATRI SHIVAM, MHADIC BANK, PD PT. ROAD, THAKUR COMPLEX, KANDIVALI (W), MUMBAI - 400 101. TEL. (91-22) 2854 8813 / 2854 8814. e-mail : architectdilip@rediffmail.com | C.A. NO. : CA/85/9938 (DILIPKUMAR MEVADA) | N |

| JOB NO. | DRG. NO. | SCALE | DRN BY | CHKD BY |
|---|---|---|---|---|
| DMA/KCPL/P/0111 | 1/4 | As Shown | Jigar | DilipKumar Mevada |