1/3- 21

PLOT-A BUILT UP AREA STATEMENT (AS PER EXISTING)							
BLDG.NO.	GROUND FL.	1ST FLOOR	2nd. to 7th FLOOR	8th FLOOR	9th to 11TH FLOOR	12th & 13TH FLOOR	TOTAL
1	296.78	485.92	308.97 X 6 = 1853.82	268.74	308.97 X 3 = 926.91	318.66 X 2 = 637.32	4469.49
TOTAL							4469.49

PLOT-A BUILT UP AREA STATEMENT (AS PER PROPOSED)							
BLDG.NO.	BASEMENT	GROUND FL.	1st. to 6th FLOOR	7th,12th & 17 FLR	8th to 11TH FLOOR 13th to 16TH FLR	18th to 21TH FLR	TOTAL
2	59.63	120.21	448.80 X 6 = 2692.80	422.08X 3 =1266.24	448.80 X 8 = 3590.40	448.80 X 4 = 1795.20	9524.48
TOTAL							9524.48

S. NO.	DRC NO.	S.NO. (OLD / NEW / H.NO.)	VILLAGE	PURCHASED AREA sqmt	PURCHASED R.R VALUE	R. R LOADING VALUE	LOADING AREA sqmt
1.	393 / 2012	100 / 1A, 2, 3	GHODBUNDER	95.00	18200	18200	89.75
2.	603 / 2020	384 / 1B ,2B , 3	GODDEV	680.00	31750	31750	680.00
							769.75 SQMT

(PREVIOUS APROVAL)

S. NO.	DRC NO.	S.NO. (OLD / NEW / H.NO.)	VILLAGE	PURCHASED AREA sqmt	PURCHASED R.R VALUE	R. R LOADING VALUE	LOADING AREA sqmt
3.	579/2019	166/5	BHAYANDAR	345.00	22250	31750	241.77
4.	558/2018	54/4	NAVGHAR	584.00	26640	31750	490.00
5.	613/2021	36/3A	NAVGHAR	796.97	25640	31750	643.60
							1375.37 SQMT

(PROPOSED)

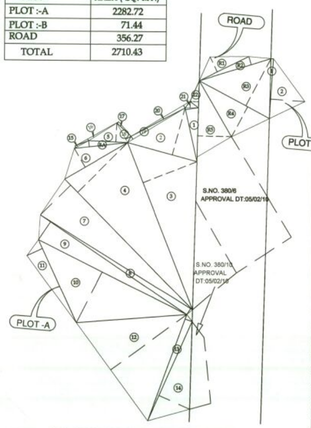
मा. आयुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

AREA STATEMENT	
PLOT	AREA (SQ. MT.)
PLOT :-A	2282.72
PLOT :-B	71.44
ROAD	356.27
TOTAL	2710.43

AREA STATEMENT		
SURVEY NO.	HISS NO.	AREA(SQ. MT.)
381(OLD), 66(NEW)	6	510.00
	8	450.00
	10	400.00
	11	400.00
	13	400.00
383(OLD), 61(NEW)	1A	330.00
	TOTAL	2490.00

AREA STATEMENT		
SURVEY NO.	HISS NO.	AREA(SQ. MT.)
PLOT A 380/6,10	NET PLOT	1509.52
APPROVAL DT:05/02/10	ROAD F.S.I.	600.48
381(OLD), 66(NEW)	3	670.00
	5	530.00
	TOTAL	3310.00

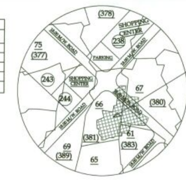


PLOT AREA DIAGRAM
SCALE:-1:500

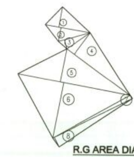
PLOT -A AREA CALCULATION						
1	13.95	x 3.35	x 0.5	=	23.36	sq.mt.
2	18.25	x 12.30	x 0.5	=	112.23	sq.mt.
3	45.45	x 14.65	x 0.5	=	332.92	sq.mt.
4	46.30	x 17.85	x 0.5	=	413.22	sq.mt.
5	9.90	x 4.85	x 0.5	=	24.00	sq.mt.
5A	13.60	x 1.55	x 0.5	=	10.54	sq.mt.
6	18.40	x 5.55	x 0.5	=	51.06	sq.mt.
7	46.30	x 10.75	x 0.5	=	248.86	sq.mt.
8	45.40	x 1.80	x 0.5	=	40.86	sq.mt.
9	44.90	x 5.50	x 0.5	=	123.47	sq.mt.
10	42.10	x 14.50	x 0.5	=	305.22	sq.mt.
11	23.20	x 4.40	x 0.5	=	51.04	sq.mt.
12	30.70	x 23.90	x 0.5	=	366.86	sq.mt.
13	28.70	x 1.90	x 0.5	=	27.26	sq.mt.
14	27.55	x 8.50	x 0.5	=	117.08	sq.mt.
15	4.15	x 0.45	x 0.5	=	0.93	sq.mt.
16	12.65	x 0.50	x 0.5	=	3.16	sq.mt.
17	5.00	x 0.55	x 0.5	=	1.37	sq.mt.
18	5.70	x 1.55	x 0.5	=	4.41	sq.mt.
19	17.00	x 0.90	x 0.5	=	7.65	sq.mt.
20	17.35	x 0.80	x 0.5	=	6.94	sq.mt.
21	3.40	x 1.65	x 0.5	=	2.80	sq.mt.
22	6.80	x 2.20	x 0.5	=	7.48	sq.mt.
			TOTAL	=	2282.72	sq.mt.

PLOT -B AREA CALCULATION						
1	15.20	x 0.70	x 0.5	=	5.32	sq.mt.
2	15.20	x 8.70	x 0.5	=	66.12	sq.mt.
			TOTAL	=	71.44	sq.mt.

ROAD AREA CALCULATION						
R1	13.95	x 4.25	x 0.5	=	29.64	sq.mt.
R2	19.05	x 2.15	x 0.5	=	20.47	sq.mt.
R3	20.15	x 13.60	x 0.5	=	137.02	sq.mt.
R4	20.15	x 8.60	x 0.5	=	86.64	sq.mt.
R5	19.30	x 8.55	x 0.5	=	82.50	sq.mt.
			TOTAL	=	356.27	sq.mt.



LOCATION PLAN
SCALE:-1:4000



R.G AREA DIAGRAM
SCALE:-1:500

PLOT AREA CALCULATION			
1	1/2 X 21.37 X 12.39 X 1 NO	=	132.39 SQ.MT.
2	1/2 X 23.47 X 7.64 X 1 NO	=	89.66 SQ.MT.
3	1/2 X 26.73 X 9.12 X 1 NO	=	121.89 SQ.MT.
4	1/2 X 40.82 X 5.98 X 1 NO	=	122.05 SQ.MT.
8	1/2 X 43.18 X 15.70 X 1 NO	=	338.96 SQ.MT.
9	1/2 X 43.18 X 3.23 X 1 NO	=	69.74 SQ.MT.
10	1/2 X 46.00 X 6.39 X 1 NO	=	146.97 SQ.MT.
11	1/2 X 46.00 X 8.53 X 1 NO	=	196.19 SQ.MT.
12	1/2 X 50.46 X 4.12 X 1 NO	=	103.95 SQ.MT.
13	1/2 X 50.46 X 3.92 X 1 NO	=	98.90 SQ.MT.
14	1/2 X 47.59 X 6.68 X 1 NO	=	158.95 SQ.MT.
15	1/2 X 37.73 X 1.69 X 1 NO	=	31.88 SQ.MT.
16	1/2 X 37.21 X 7.24 X 1 NO	=	134.70 SQ.MT.
17	1/2 X 33.72 X 1.28 X 1 NO	=	21.58 SQ.MT.
18	1/2 X 32.46 X 4.82 X 1 NO	=	78.23 SQ.MT.
19	1/2 X 29.49 X 3.39 X 1 NO	=	49.99 SQ.MT.
20	1/2 X 26.32 X 8.25 X 1 NO	=	108.57 SQ.MT.
20a	1/2 X 15.46 X 2.46 X 1 NO	=	19.01 SQ.MT.
21	1/2 X 14.28 X 4.66 X 1 NO	=	33.27 SQ.MT.
22	1/2 X 24.84 X 7.89 X 1 NO	=	97.99 SQ.MT.
23	1/2 X 24.84 X 15.07 X 1 NO	=	187.17 SQ.MT.
	TOTAL ADDITION	=	2342.04 SQ.MT.
ENCROACHMENT AREA			
l	1/2 X 22.03 X 1.72 X 1 NO	=	18.95 SQ.MT.
m	1/2 X 22.03 X 0.13 X 1 NO	=	1.43 SQ.MT.
n	1/2 X 13.07 X 1.36 X 1 NO	=	8.89 SQ.MT.
o	1/2 X 1.99 X 0.54 X 1 NO	=	0.54 SQ.MT.
p	1/2 X 2.83 X 0.87 X 1 NO	=	1.23 SQ.MT.
q	1/2 X 6.50 X 0.66 X 1 NO	=	2.15 SQ.MT.
r	1/2 X 5.35 X 0.50 X 1 NO	=	1.34 SQ.MT.
s	1/2 X 0.50 X 0.08 X 1 NO	=	0.02 SQ.MT.
t	1/2 X 8.41 X 1.46 X 1 NO	=	6.14 SQ.MT.
	TOTAL ADDITION	=	40.69 SQ.MT.

TOTAL PLOT AREA [2342.04+40.69]	=	2382.73 SQ.MT.

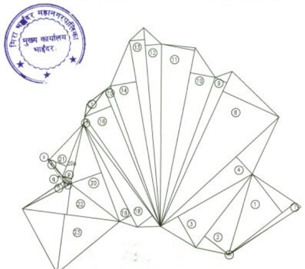
R.G. AREA CALCULATION			
1	1/2 X 11.49 X 5.24 X 1 NO	=	30.10 SQ.MT.
2	1/2 X 11.49 X 3.56 X 1 NO	=	20.45 SQ.MT.
3	1/2 X 8.34 X 2.36 X 1 NO	=	9.84 SQ.MT.
4	1/2 X 19.85 X 6.78 X 1 NO	=	67.29 SQ.MT.
5	1/2 X 28.76 X 8.59 X 1 NO	=	123.52 SQ.MT.
6	1/2 X 28.76 X 14.36 X 1 NO	=	206.50 SQ.MT.
7	1/2 X 22.35 X 0.99 X 1 NO	=	11.06 SQ.MT.
8	1/2 X 22.35 X 2.72 X 1 NO	=	30.39 SQ.MT.
	TOTAL	=	499.15 SQ.MT.
	R.G REQ.	=	487.69 SQ.MT.
	R.G PRO.	=	499.15 SQ.MT.

-सावधान-

"मंजुर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तींचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

NOTE :-

STATUS & PROFOMA OF PLOT B & C IS KEPT AS PER OLD APPROVAL [MB / MVP / NR / 4330 /10.11 DT. - 11/03/11



PLOT AREA DIAGRAM
SCALE:-1:500

AREA STATEMENT		
1.	Area of plot (minimum area of a,b,c to be considered)	
	a) As per ownership document (7/12,CTS extract) 2490.00 + 3310	5800.00
	b) As per measurement sheet 2382.73+ 3310	5692.73
	c) As per site	
2.	Deduction for	
	(a) Proposed D.P / D.P. Road widening wrea/Service Road/Highway widening	956.75
	(b) Any D. P. Reservation Area (ENCHROACHMENT)	40.69
	(Total a + b)	997.44
3.	Balance Area of Plot (1-2)	4695.29
	Plot	
	Area Of Plot	
4.	Amenity Space (if applicable)	
	a) Required	-
	b) Adjustment of 2(b), if any -	
	c) Balance Proposed -	
5.	Net Plot Area = (3-4(c))	4695.29
6.	Recreational Open space (if applicable)	
	a) Required -	**469.53**
	b) Proposed -	**493.81**
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)	5164.81
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible permium FSI - based on road width / TOD Zone (5692.73-40.69=5652.04 X 0.5)	2826.02
	b) Proposed FSI on payment of permium	1800.00
11.	In - situ FSI / TDR loading	-
	a) In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any	**1348.17**
	b) In - situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],	-
	c) TDR area	1375.37+769.75
	d) Total in - situ / TDR loading proposed (11(a)+(b)+(c)	3493.29
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	10458.10
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	3593.16
	b) Total entitlement (a + b)	14051.26
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}	-
15.	Total Built-up Area in proposal.(excluding area at Sr.No. 17b)	
	a) Existing Built-up Area.	4469.49
	b) Proposed Built-up Area (as per 'P - line')	9524.48
	c) (Total of a + b)	13993.97
16.	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	
17.	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no. 5)	
	b) Proposed -	

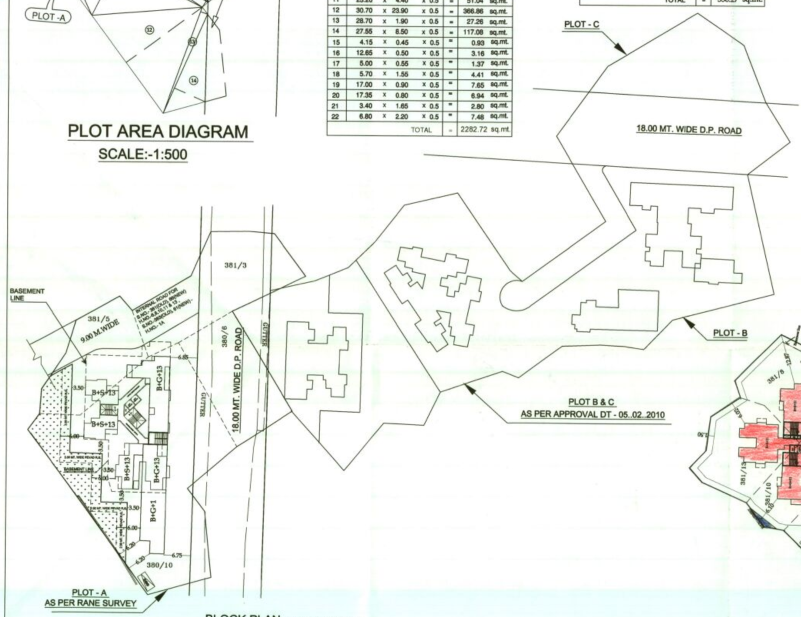
FORM II

CONTENTS OF SHEET

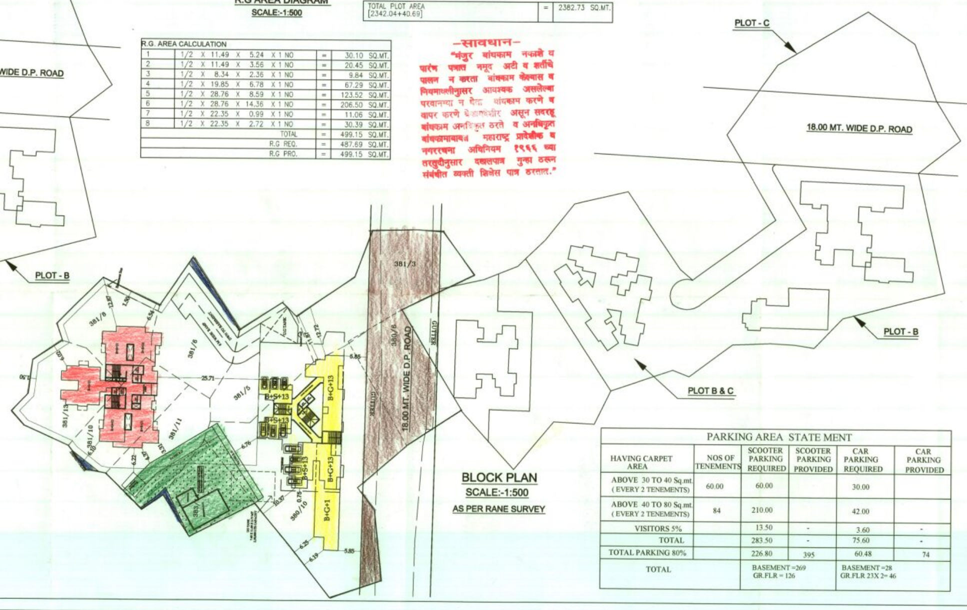
BLOCK PLAN , PLOT AREA DIAGRAM ,
TOTAL BUILT UP AREA STATEMENT & R.G CALCULATION & PARKING STATEMENT

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

REVISION	DISCRIPTION	DATE	SIGNATURE



BLOCK PLAN (PREVIOUS APROVAL)
SCALE:-1:500



BLOCK PLAN
SCALE:-1:500
AS PER RANE SURVEY

PARKING AREA STATE MENT					
HAVING CARPET AREA	NOS OF TENEMENTS	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
ABOVE 30 TO 40 Sq.mt. (EVERY 2 TENEMENTS)	60.00	60.00		30.00	
ABOVE 40 TO 80 Sq.mt. (EVERY 2 TENEMENTS)	84	210.00		42.00	
VISITORS 5%		13.50	-	3.60	-
TOTAL		283.50	-	75.60	-
TOTAL PARKING 80%		226.80	395	60.48	74
TOTAL		BASEMENT =269 GR.FLR = 126		BASEMENT =28 GR.FLR 23X 2= 46	

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 LISENCED SURVEYOR OR / ENGINEER/ STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESI CUM COMM LAYOUT ON LAND BEARING S.NO: 381(OLD) 66(NEW)3, 5, 6,7,8,10,11,13 ; 380(OLD) 67 (NEW) 6PT, 10PT, 383(OLD) 61(NEW) 1A AT VILLAGE - GODDEV , TAL.& DIST - THANE.

For SHAH ENTERPRISES
Partner

NAME OF THE OWNER

For RAJ REALTY BUILDERS & DEVELOPERS PVT. LTD.
Director

THIS DRAWING IS PREPARED AS PER MY REQUIREMENT & DOCUMENTS GIVEN BY ME

DATE	JOB.NO	DRG.NO	SCALE	DRAWN.BY	CHECKED.BY
22/09/2021	738		AS SHOWN	KALPESH	

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