REQUIRED PARKING SUMMARY	
TOTAL PARKING	
4 WHEELERS	2WHEELERS
106	510

RECREATION GROUND AREA CALCULATION			
10% OF 7255.15	=	725.51	SQ.MT.
RG NO.1	=	176.06	SQ.MT.
RG NO.2	=	584.28	SQ.MT.
PROPOSED RG AREA	=	760.34	SQ.MT.

AREA STATEMENT (7/12 Details)

Survey nos	7/12 area	As per Tangulation method (TILR)	total Stringent plot boundary area	Encrochment area	Considered plot boundary area for proposal
86/2	6170.00	6154.84	6154.84	89.69	6065.15
85/1B	200.00	230.28	230.28	30.28	200.00
85/1/A/2	4840.00	1132.88	990.00		990.00
Total	11210.00	7518.00	7375.12	119.97	7255.15

EXISTING BUILT UP AREA SUMMARY

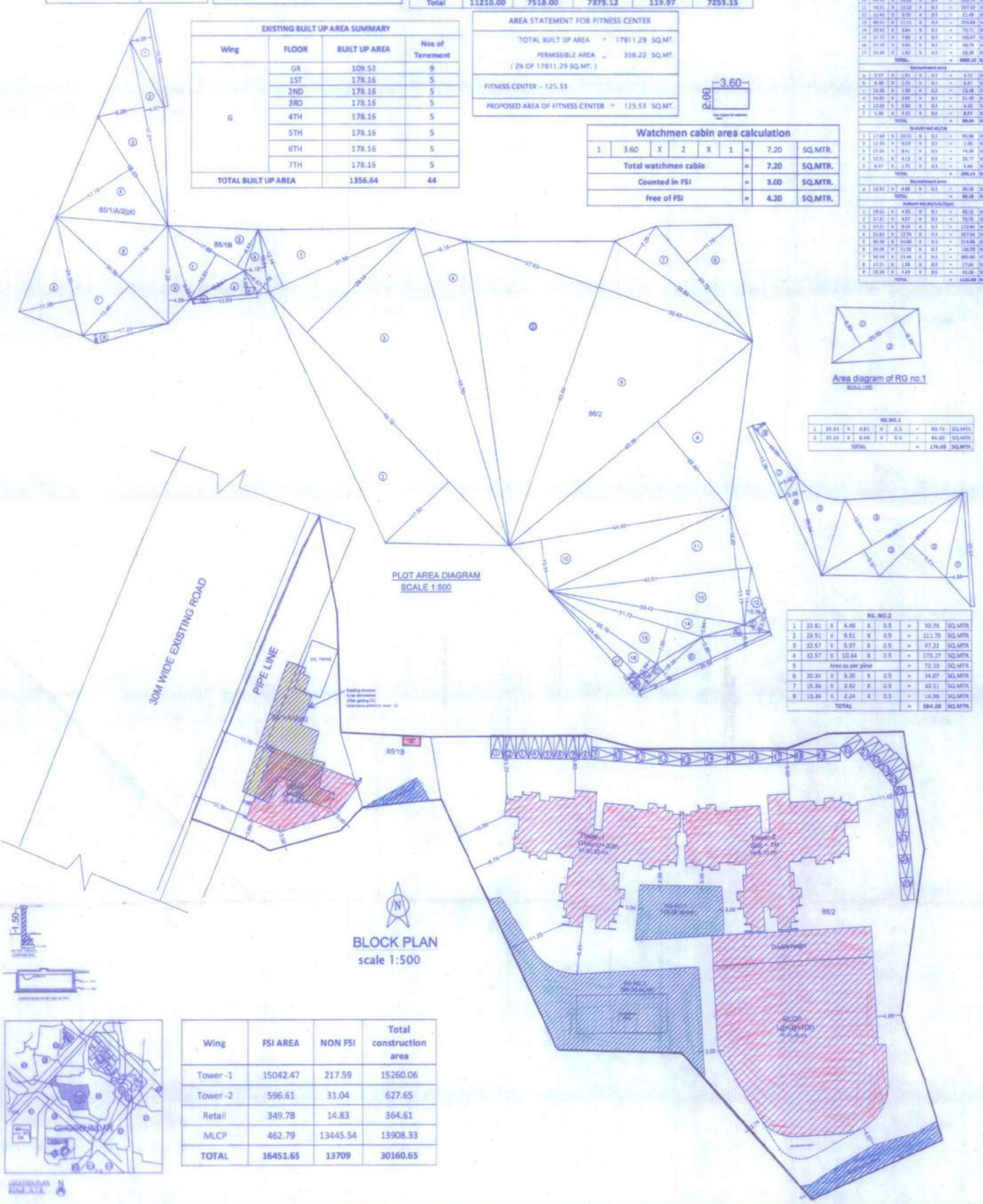
Wing	FLOOR	BUILT UP AREA	Nos of Tenement
G	GR	109.52	9
	1ST	178.16	5
	2ND	178.16	5
	3RD	178.16	5
	4TH	178.16	5
	5TH	178.16	5
	6TH	178.16	5
	7TH	178.16	5
TOTAL BUILT UP AREA		1356.64	44

AREA STATEMENT FOR FITNESS CENTER

TOTAL BUILT UP AREA	=	17811.29	SQ.MT.
PERMISSIBLE AREA (2% OF 17811.29 SQ.MT.)	=	356.22	SQ.MT.
FITNESS CENTER - 125.53			
PROPOSED AREA OF FITNESS CENTER	=	125.53	SQ.MT.

Watchmen cabin area calculation

1	3.60	X	2	X	1	=	7.20 SQ.MTR.
Total watchmen cabin						=	7.20 SQ.MTR.
Counted in FSI						=	3.00 SQ.MTR.
Free of FSI						=	4.20 SQ.MTR.



PLOT AREA DIAGRAM
SCALE 1:500

BLOCK PLAN
scale 1:500

Area diagram of RG no.1

RG NO.1								
1	20.03	X	4.85	X	0.5	=	89.76	SQ.MTR.
2	20.38	X	8.48	X	0.5	=	86.30	SQ.MTR.
TOTAL						=	176.06	SQ.MTR.

RG NO.2								
1	22.61	X	4.49	X	0.5	=	50.76	SQ.MTR.
2	23.51	X	9.51	X	0.5	=	111.79	SQ.MTR.
3	32.57	X	5.97	X	0.5	=	97.22	SQ.MTR.
4	32.57	X	10.44	X	0.5	=	173.27	SQ.MTR.
5	Area as per plinth					=	72.13	SQ.MTR.
6	20.34	X	3.35	X	0.5	=	34.07	SQ.MTR.
7	19.36	X	3.62	X	0.5	=	30.11	SQ.MTR.
8	13.34	X	2.24	X	0.5	=	14.96	SQ.MTR.
TOTAL						=	584.28	SQ.MTR.

Wing	FSI AREA	NON FSI	Total construction area
Tower -1	15042.47	217.59	15260.06
Tower -2	596.61	31.04	627.65
Retail	349.78	14.83	364.61
MLCP	462.79	13445.54	13908.33
TOTAL	16451.65	13709	30160.65

Area detilas of Society Office cum Letter Box (Cl.-9.31(i))

Building No.	Floor No.	Nos of Flats	Descriptions	Society Office cum Letter Box Permissible area	Society Office cum Letter Box Proposed area
TOWER -1	Gr.+30th	180	20.00 sq.mt. area for 100 flats thereafter 20.00 sq.mt. area for 300 flats	100 flat = 20.00 186-100 = 86 flat = 00.00 sq.mtr. Every 300 flat = 20.00 sq.mtr. Total 186 flat = 20.0 + 00.0 = 20.00 sq.mts.	Proposed area of total nos of flat 186 = 20.00 sq.mts. (Proposed in Tower-1 & 2)
TOWER -2	Stilt+1st	6			
Total Flat		186			
Required Society Office cum Letter Box = 20.00 sq.mtrs.					

Area detilas of Creche (Cl.-9.31(i))

Building No.	Floor No.	Nos of Flats	Descriptions	Permissible area of Creche	Permissible area of Creche
TOWER -1	Gr.+30th	180	20.00 sq.mt. area for 100 flats thereafter 20.00 sq.mt. area for 300 flats	100 Flat = 20.00 186-100 = 81 flat = 00.00 sq.mtr. Every 300 flat = 20.00 sq.mtr. Total 181 flat = 20.0 + 00.0 = 20.00 sq.mts.	Proposed area of total nos of flat 186 = 45.00 sq.mts. (Proposed in MLCP)
TOWER -2	Stilt+1st	6			
Total Flat		186			
Required Creche = 20.00 sq.mtrs.					

Area detilas of Sanitary Block (Cl.-9.31(i))

Building No.	Floor No.	Nos of Flats	Descriptions	Sanitary Block for servants Permissible area	Sanitary Block for servants Proposed area
TOWER -1	Gr.+30th	180	3.00 sq.mt. area for 100 flats thereafter 3.00 sq.mt. area for 300 flats	100 Flat = 3.00 186-100 =86 flat = 3.00 sq.mtr. Every 200 flat = 3.00 sq.mtr. Total 186 flat = 3.00 +0.00 = 3.00 sq.mts.	Proposed area of total nos of flat 186 = 23.00 sq.mts. (Proposed in MLCP)
TOWER -2	Stilt+1st	6			
Total Flat		186			
Required Sanitary Block = 3.00 sq.mtrs.					

Area detilas of Drivers Room (Cl.-9.31(ii))

Building No.	Floor No.	Nos of Flats	Descriptions	Drivers Room Permissible area	Drivers Room Proposed area
TOWER -1	Gr.+30th	180	12.00 sq.mt. area for 100 flats thereafter 10.00 sq.mt. area for 300 flats	100 flat = 12.00 186-100 =86 flat = 0.00 sq.mtr. Every 300 flat = 0.00 sq.mtr. Total 186 flat - 12.0 + 00.0 = 12.00 sq.mts.	Proposed area of total nos of flat 186 = 20.00 sq.mts. (Proposed in MLCP)
TOWER -2	Stilt+1st	6			
Total Flat		186			
Required Drivers Room = 12.00 sq.mtrs.					

Area detilas of Entrance Lobby (Cl.-9.31(iv))

Building No.	Floor No.	Nos of Flats	Descriptions	Entrance Lobby Permissible area required	Entrance Lobby Proposed area
TOWER -1	Gr.+30th	180	6 Flat / Tenements shall have Entrance lobby of minimum 9.00 sq.mt. at	Minimum 9.00 sq.mt.	Proposed area of total nos of flat 180 = 19.45 sq.mts.
TOWER -2	Stilt+1st	6			Proposed area of total nos of flat 6 = 19.45 sq.mts.
Total Flat		186			

Area detilas of Fitness Center (Cl.-9.31(i))

Building No.	Floor No.	Nos of Flats	Descriptions	Permissible area of Fitness center	Proposed area of Fitness center
TOWER - 1	Gr.+30th	180	20.00 sq.mt. area for 100 flats thereafter 20.00 sq.mt. area for 300 flats	100 flat = 20.00 186-100 = 86 flat =00.00 sq.mtr. Every 300 flat = 20.00 sq.mtr. Total 186 flat = 20.0 + 00.0 = 20.00 sq.mts.	Proposed area of total nos of flat 186 =125.53 sq.mts. (Proposed in MLCP)
TOWER - 2	Stilt+1st	6			
Total Flat		186			
Wing 1 & 2 required Fitness center area =20.00 sq.mtrs.					

BUILT UP AREA SUMMARY

Wing	Plinth area	Nos of Floor	Proposed area	Nos of Tenement
TOWER -1	503.52	Ground+30th	15042.47	180
TOWER -2	500.98	Stilt + 1st	596.61	6
SECURITY CABIN	3.00	GR	3.00	
MLCP	1201.25	LG+UG+10th	462.79	
Retail	219.38	Gr.+1st	349.78	
	2428.17		16454.65	186
TOTAL BUILT UP AREA			16454.65	

TENEMENTS STATEMENT AS PER NEW UDPCR

BLDG. TYPE	TENEMENTS				
	Below-30	30-40	40-80	80-150	Above 150
TOWER -1			175	5	
TOWER -2			6	0	
TOTAL TENEMENTS	0	0	181	5	0
TOTAL	186				

PROPOSED PARKING STATEMENT

FLOOR	FOUR WHEELERS PARKING	TWO WHEELERS PARKING
MLCP	300	0
OPEN PARKING	29	0
STILT	0	8
502 nos of 2 wheelers parking area converted to 84 nos of 4 wheelers parking (In MLCP)	84	
TOTAL PROVIDED PARKING	413	8

REQUIRED PARKING STATEMENT AS PER UDCPR

Discription	Tenements	Residential 4 Wheelers parking	Residential 2 Wheelers parking	Commercial Carpet area	Commercial 4 Wheelers parking	Commercial 2 Wheelers parking
For every tenement having carpet area of 150sq.m. and above Car - 2 & Scooter -3						
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. Car - 1 & Scooter -3	5	5	15			
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. Car - 1 & Scooter -5	181	91	453			
For every two tenements with each tenement having carpet area less than 40 Sq.mt. but more than 30 sq.m. Car - 1 & Scooter -2	0	0	0			
For every two tenements with each tenement having carpet area less than 30 Sq.m. Car - 0 & Scooter - 4						
For every 50 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining room etc. Car - 1 & Scooter - 8						
For every 100 sq.m. carpet area or fraction thereof For Shop - Car - 2 & Scooter - 8				312	6	19
For every 200 sq.m. carpet area or fraction thereof For Office Car - 3 & Scooter - 11				0	0	0
TOTAL	186	96	468		6	19
5% VISITORS PARKING		5	23		Nil	Nil
TOTAL REQUIRED PARKING		100	491		6	19

AREA STATEMENT			Area of Sq.mtr.
1	Gross Area of plot (Minimum area of to be considered)		7375.12
	a As per ownership document (7/12, CTS extract)		11210.00
	b As per measurement sheet		7375.12
	c As per site (TILR)		7518.00
2	Deductions for		
	a Proposed D.P. / D.P. Road widening Area / Service Road / Highway wiending		0.00
	b Any D.P. Reservation area (Encrochment area)		119.97
3	Balance area of plot (1-2)		7255.15
4	Amenity Space (if applicable)		
	a Required (I to R - 25% of 3(iv))		NA
	b Adjustment of 2(b) , if any		
	c Balance Proposed		
5	Net Plot Area (3-4 (c))		7255.15
6	Recreational Open Space (if applicable)		na
	a Required	725.52	
	b Proposed	760.34	
7	Internal Road area		NA
8	Plotable area (if applicable)		NA
9	Built up area with refernce to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)		7980.67
10	Addition of FSI on payment of premium		
	a Maximum permissible premium FSI - based on road width / TOD Zone (7255.15 X 0.50) = 3627.58 sq.mtr.)		3627.58
	b Existing FSI on payment of premium.		
	c Proposed FSI on payment of premium.		3627.58
	i Approved in previous permission	0.00	
	ii Proposed Now	3627.58	
11	In-situ FSI / TDR loading (As per Reg.11.2.4(a))		
	Maximum permissible premium FSI TDR loading on road width (40m) = (7255.15X1.40) = 10157.21)		10157.21
	a In-situ area against D.P. road		0.00
	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		0.00
	i TDR to be utilized	0	
	d Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		0.00
12	Additional FSI area under Chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	a [9 + 10(b)+11(d)] or 12 whichever is applicable.		11608.24
	b Ancillary Area FSI upto 60% or 80%with payment of charges. Permissible as per proposed P line area		6220.92
	i On Residentail: [11608.24-1356.64-349.78]=9901.82X60%	5941.09	
	ii On Commercial 349.78X80%	279.82	
	c Total entitlement (a+b)		17829.16
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 6.4 as applicable) x 1.6 or 1.8)		34824.72
15	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
	a Existing Built-up Area		1356.64
	b Proposed Built-up Area (as per '9-line')		16454.65
	c Total (a+b)		17811.29
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		1.00
17	Area for Inclusive Housing, if any		
	a Required (20% of Sr.No.5)		NA
	b Proposed		

Proforma - I

PROPOSED RESIDENTIAL/COMMERCIAL COMPLEX ON S.NO.85/1B, 86/2 , 85/1/A/2(pt) at village Ghodbunder , Thane (W).

Drawing Sheet no 1/12

CONTENTS OF SHEET

LAYOUT PLAN

जोडपत्र पत्र क्र. निभानगपा/नर/ 8382/2023-22
दि. 26/8/2023 मंजील अटी क्रमांक
बंधनकारक राहून मुख/सुधारीत बांधकाम
नकाशे (प्रारंभ पासांक) मंजूर.

मा. आयुक्त सो. मंजूर मंजूर

सहायक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

STAMPS OF APPROVAL OF PLANS

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर.

-सावधान-

"मंजूर बांधकाम नकाशे व पारंपरिक पश्चात 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 ठरले व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ व तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती विरुद्ध पात्र ठरतात."

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S. MACROTECH DEVELOPERS LTD
412, floor - 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle Fort, Mumbai.
Mumbai City, Maharashtra, India - 400001.

Owner (s) name and signature

Architect name and signature

PRADEEP KAMBLE & ASSOCIATES
B/101,1st fl. Jakh Builders Complex,
Pandit Malviya Path,Ramnager,
Dombivli (E) 421 201. Tel.-2862842

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration no. of Architect
	1/12	1:500			CA / 87/10471