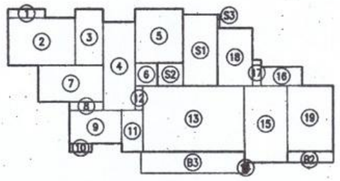
SHEET NO: 1

भोबतचे पत्र क्र. विभामनपा/नर/२१७१/२०१५-१६
दि..०२।७।२०१५.....नवीन अटी शर्तीस
बंधनकारक राहून मुंज/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

नगररचनाकार
मिरा भाईंदर महानगरपालिका

आयुक्त
मिरा-भाईंदर महानगरपालिका

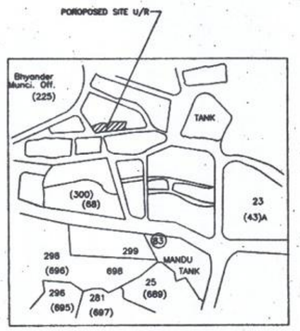
AREA AS PER C.T.S/ PR. CARD	
C. T. S. NO.	AREA
217	12.40
218	11.50
219	12.40
220	76.70
221	51.80
222	39.70
223	39.70
224	15.40
225	23.30
232	519.70
233	110.40
TOTAL	913.00 sq.mt.



AREA DIAGRAM
SCALE 1:200 FOR SEVENTH FLOOR

STAIRCASE AREA CALCULATION					
FOR SEVENTH FLOOR					
S1	2.40	X 5.05 X 1NO	=	12.12 SQ.MT.	
S2	1.80	X 1.65 X 1NO	=	2.97 SQ.MT.	
S3	0.15	X 0.95 X 1NO	=	0.14 SQ.MT.	
		TOTAL ADDITION	=	15.23 SQ.MT.	
		PERMISSIBLE STAIRCASE AREA	=	24.25 SQ.MT.	
		EXCESS STAIRCASE AREA	=	NIL SQ.MT.	

BALCONY AREA CALCULATION				
FOR SEVENTH FLOOR				
B2	3.20	X 0.75 X 1NO	=	2.40 SQ.MT.
B3	7.25	X 1.50 X 1NO	=	10.88 SQ.MT.
		TOTAL ADDITION	=	13.28 SQ.MT.
		PERMISSIBLE BALCONY AREA	=	16.17 SQ.MT.
		EXCESS BALCONY AREA	=	NIL SQ.MT.



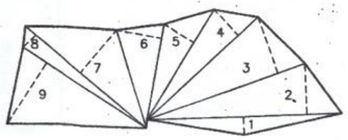
LOCATION PLAN
SCALE 1:4000

N
North

PARKING AREA & TENEMENT STATEMENT								
WING	AREA BELOW 35 SQMT	AREA 35 TO 45 SQMT	AREA 45 TO 70 SQMT	AREA ABOVE 70 SQMT	TOTAL TENEMENTS	PARKING REQ.	PARKING PRO.
WING AAB	11	10	6	2	29 NOS	7.50	14
TOTAL COMMERCIAL AREA 104.42/300 = 0.34						0.50	01
TOTAL						8	15

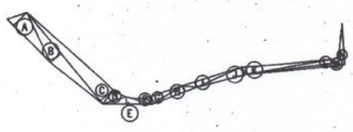
PROPOSED BUILT UP AREA STATEMENT				
FLOOR	NET B.U.AREA	EXCESS BALC.	EXCESS STAIR	TOTAL B.U.AREA
GROUND	104.42	NIL	NIL	104.42
FIRST	300.50	1.53	NIL	302.03
SECOND	300.50	1.53	NIL	302.03
THIRD	300.50	1.53	NIL	302.03
FOURTH	300.50	1.53	NIL	302.03
FIFTH	300.50	1.53	NIL	302.03
SIXTH	300.50	1.53	NIL	302.03
SEVENTH	161.72	NIL	NIL	161.72
TOTAL	2069.14	9.18	NIL	2078.32

BUILT UP AREA CALCULATION				
FOR SEVENTH FLOOR				
1	2.60 X 0.60 X 1NO	=	1.56 SQ.MT.	
2	4.70 X 3.35 X 1NO	=	15.75 SQ.MT.	
3	1.95 X 3.95 X 1NO	=	7.70 SQ.MT.	
4	2.25 X 6.25 X 1NO	=	14.06 SQ.MT.	
5	3.35 X 3.80 X 1NO	=	12.73 SQ.MT.	
6	1.55 X 1.65 X 1NO	=	2.56 SQ.MT.	
7	4.55 X 2.60 X 1NO	=	11.83 SQ.MT.	
8	2.38 X 0.60 X 1NO	=	1.43 SQ.MT.	
9	3.65 X 2.35 X 1NO	=	8.58 SQ.MT.	
10	1.55 X 0.60 X 1NO	=	0.93 SQ.MT.	
11	1.50 X 2.95 X 1NO	=	4.43 SQ.MT.	
12	0.53 X 1.70 X 1NO	=	0.90 SQ.MT.	
13	7.09 X 4.65 X 1NO	=	32.97 SQ.MT.	
14	0.15 X 0.75 X 1NO	=	0.11 SQ.MT.	
15	3.01 X 5.40 X 1NO	=	16.25 SQ.MT.	
16	2.88 X 1.35 X 1NO	=	3.89 SQ.MT.	
17	0.60 X 1.85 X 1NO	=	1.11 SQ.MT.	
18	2.45 X 4.10 X 1NO	=	10.05 SQ.MT.	
19	3.20 X 4.65 X 1NO	=	14.88 SQ.MT.	
	TOTAL ADDITION	=	161.72 SQ.MT.	



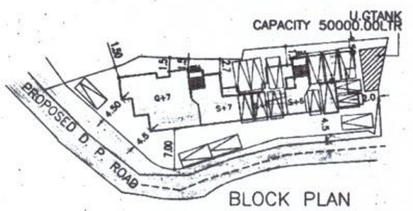
PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION					
1	34.00 x	3.00 x 0.5	=	51.00	sq.mt.
2	34.00 x	9.00 x 0.5	=	153.00	sq.mt.
3	29.50 x	10.50 x 0.5	=	154.87	sq.mt.
4	26.00 x	6.00 x 0.5	=	78.00	sq.mt.
5	22.50 x	6.00 x 0.5	=	67.50	sq.mt.
6	17.00 x	8.00 x 0.5	=	68.00	sq.mt.
7	28.00 x	10.00 x 0.5	=	140.00	sq.mt.
8	28.00 x	3.00 x 0.5	=	42.00	sq.mt.
9	26.50 x	13.00 x 0.5	=	172.25	sq.mt.
		Total Plot Area	=	926.62	sq.mt.

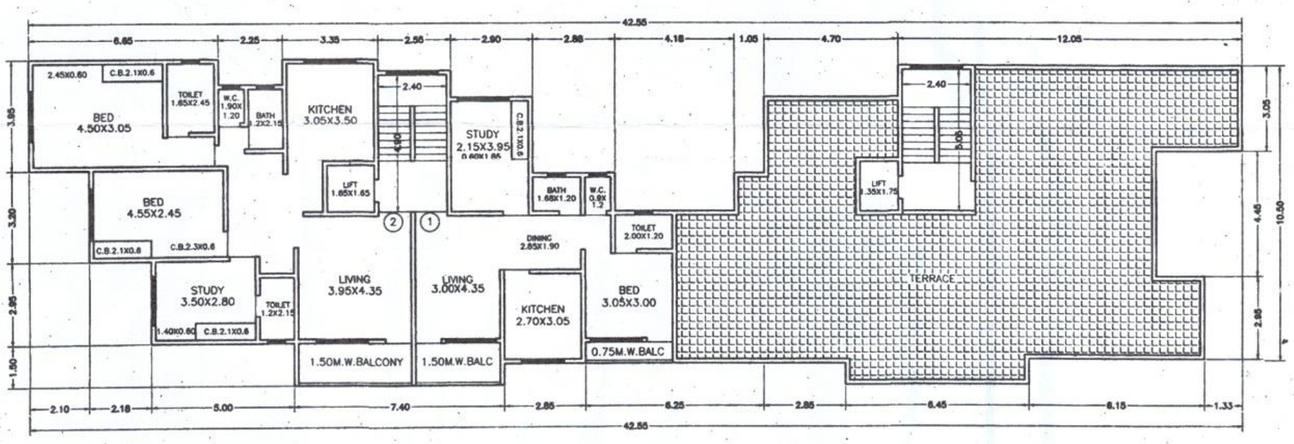


ROAD AREA DIAGRAM
SCALE 1:500

ROAD AREA CALCULATION				
A	1/2 X 9.56 X 2.87 X 1NO	=	13.72	SQ.MT.
B	1/2 X 18.53 X 2.18 X 1NO	=	20.20	SQ.MT.
C	1/2 X 18.53 X 2.67 X 1NO	=	24.74	SQ.MT.
D	1/2 X 3.82 X 1.56 X 1NO	=	2.98	SQ.MT.
E	1/2 X 7.64 X 1.16 X 1NO	=	4.43	SQ.MT.
F	1/2 X 4.17 X 0.72 X 1NO	=	1.50	SQ.MT.
G	1/2 X 6.09 X 1.28 X 1NO	=	3.90	SQ.MT.
H	1/2 X 7.40 X 1.00 X 1NO	=	3.70	SQ.MT.
I	1/2 X 9.64 X 0.88 X 1NO	=	4.24	SQ.MT.
J	1/2 X 8.07 X 1.31 X 1NO	=	5.29	SQ.MT.
K	1/2 X 14.08 X 1.22 X 1NO	=	8.59	SQ.MT.
L	1/2 X 14.42 X 0.64 X 1NO	=	4.61	SQ.MT.
M	1/2 X 14.42 X 0.41 X 1NO	=	2.96	SQ.MT.
N	1/2 X 6.83 X 1.06 X 1NO	=	3.51	SQ.MT.
	TOTAL ADDITION	=	104.37	SQ.MT.



BLOCK PLAN
SCALE 1:500



SEVENTH FLOOR PLAN
SCALE 1:100

PROFORMA-A

A	AREA STATEMENTS	SQ.MT
	AREA OF PLOT (AS PER U.L.C)	912.20 Sq.mts.
2	DEDUCTIONS	
	a. Road	104.37 Sq.mts.
	b. Market reservation	NIL -
	c. SCHOOL reservation	-
	d. Encroachment	NIL -
	TOTAL (a+b+c+d)	104.37 Sq.mts.
3	BALANCE AREA OF THE PLOT [1 minus 2]	807.83 Sq.mts.
4	DEDUCTION FOR	
	a. 15% Recreation ground [If deductable]	-
	b. 5% Amenities [If deductable]	NIL -
5	NET AREA OF PLOT [3- 4a]	807.83 Sq.mts.
6	TOTAL AREA	807.83 Sq.mts.
7	FLOOR SPACE INDEX PERMISSIBLE	1.00
8	PERMISSIBLE AREA	807.83 Sq.mts.
9	ADD EXISTING AREA 100%	1198.92 Sq.mts.
	ADD ROAD AREA	104.37 Sq.mts.
10	PERMISSIBLE FLOOR AREA	2111.12 Sq.mts.
11	APPROVED FLOOR AREA	Sq.mts.
12	PROPOSED AREA	2078.32 Sq.mts.
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	NIL Sq.mts.
14	TOTAL BUILT UP AREA PROPOSED [11 + 12 + 13]	

B	BALCONY AREA STATEMENT	
	i PERMISSIBLE AREA PER FLOOR	AS PER STATEMENT
	ii PROPOSED BALCONY AREA PER FLOOR	
	iii EXCESS BALCONY AREA PER FLOOR	
	iv TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	

C	TENEMENT STATEMENT	
	i PROPOSED AREA (item A.14 ABOVE)	2078.32
	ii DEDUCTION OF NON RESIDENTIAL AREA (SHOPS)	
	iv NET AREA	2078.32
	iii TENMENTS PERMISSIBLE [DENSITY OF TENMENTS 300/HEACTARE	
	v TENMENTS PROPOSED	29
	vi TOTAL TENMENTS ON THE PLOT	

D	PARKING STATEMENT	
	i PARKING REQUIRED BY RULE	8nos
	ii TOTAL PARKING PROVIDED	15nos

PROFORMA- B

CONTENTS OF SHEET

GROUND FLOOR PLAN ,TYPICAL FLOOR PLAN,SECTION,BUILT UP AREA DIAGRAM &CALCULATION,BLOCK PLAN, LOCATION PLAN, BUILT UP AREA STATEMENT.

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

REVISIONS	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING C.TS.NO.217 TO 225,232&233 OF VILLAGE -BHAYANDER, TALUKA & DISTRICT -THANE

NAME OF OWNER	SIGNATURE OF OWNER

Date	Job No	Drg No	Scale	Drn By	Chd By
21/06/2015			AS SHOWN	ANOOP JOHNY	DINESH STANI

NORTH

AS SHOWN

Name of the Architect and Signature

B.A.C. PLANNERS & ENGINEERS PVT. LTD.
G-1 PRATHAMESH APARTMENT,
D'CUNA STREET OPP. M. B. H. C.
BHAYANDER WEST -401 101.
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