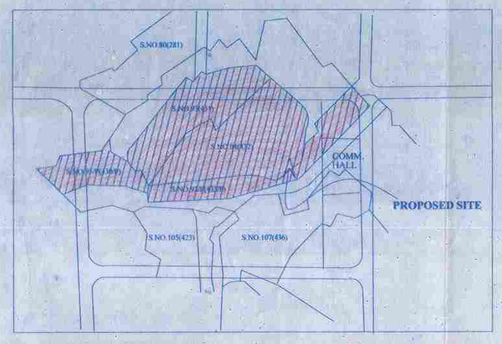
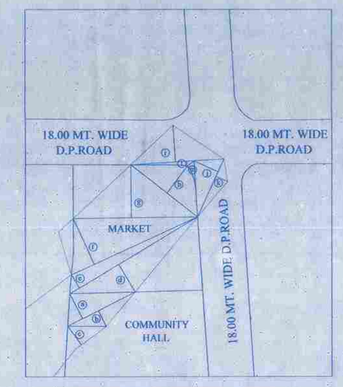


LOCATION PLAN
SCALE-1:4000



LAYOUT PALN OF RESERVATION UNDER C.R.Z. ZONE
SCALE-1:1000

[A] D.P. ROAD AREA CALCULATION

1	18.00	x 2.00	x 0.50	=	18.00 sq.mt.
2	18.00	x 13.00	x 0.50	=	117.00 sq.mt.
3	18.00	x 8.00	x 0.50	=	72.00 sq.mt.
4	45.00	x 3.00	x 0.50	=	67.50 sq.mt.
5	84.00	x 15.00	x 0.50	=	630.00 sq.mt.
6	104.00	x 15.00	x 0.50	=	780.00 sq.mt.
7	27.00	x 7.00	x 0.50	=	94.50 sq.mt.
8	42.00	x 17.00	x 0.50	=	357.00 sq.mt.
9	46.00	x 16.00	x 0.50	=	368.00 sq.mt.
TOTAL AREA				=	2504.00 sq.mt.

[B] D.P. ROAD AREA

j	38.00	x 14.00	x 0.50	=	266.00 sq.mt.
j	21.00	x 10.00	x 0.50	=	105.00 sq.mt.
k	21.00	x 5.00	x 0.50	=	52.50 sq.mt.
l	21.00	x 2.00	x 0.50	=	21.00 sq.mt.
m	6.00	x 2.00	x 0.50	=	6.00 sq.mt.
TOTAL AREA				=	450.50 sq.mt.
TOTAL NET AREA (A+B+C)				=	**2700.50 sq.mt.**

INTERNAL ROAD AREA CALC.

ADDITIONS

a	7.00	x 7.00	x 0.50	=	24.50 sq.mt.
b	18.00	x 83.80	x 1Nos.	=	1508.40 sq.mt.
c	7.00	x 7.00	x 0.50	=	24.50 sq.mt.
d	7.00	x 7.00	x 0.50	=	24.50 sq.mt.
e	7.00	x 7.00	x 0.50	=	24.50 sq.mt.
f	170.00	x 15.00	x 1Nos.	=	2550.00 sq.mt.
g	16.00	x 6.00	x 0.50	=	48.00 sq.mt.
h	16.00	x 5.00	x 0.50	=	40.00 sq.mt.
i	16.50	x 6.00	x 2/3	=	66.00 sq.mt.
NET INTERNAL RD. AREA				=	4310.40 sq.mt.

R. G. AREA CALCULATION EXISTING

R.G.-1

1	38.00	x 14.00	x 0.50	=	266.00 sq.mt.
2	38.00	x 29.00	x 0.50	=	551.00 sq.mt.
3	72.00	x 12.00	x 0.50	=	432.00 sq.mt.
4	35.00	x 23.00	x 0.50	=	402.50 sq.mt.
5	27.00	x 12.00	x 0.50	=	162.00 sq.mt.
6	20.00	x 6.00	x 0.50	=	60.00 sq.mt.
7	33.00	x 10.00	x 0.50	=	165.00 sq.mt.
8	29.00	x 9.00	x 0.50	=	130.00 sq.mt.
9	29.00	x 10.00	x 0.50	=	145.00 sq.mt.
TOTAL AREA				=	2314.00 sq.mt.

R.G.-2

1	36.12	x 5.93	x 0.50	=	107.10
2	36.12	x 7.38	x 0.50	=	133.28 sq.mt.
3	12.72	x 6.37	x 0.50	=	40.51 sq.mt.
4	7.48	x 3.67	x 0.50	=	13.73 sq.mt.
5	14.44	x 2.54	x 0.50	=	18.34 sq.mt.
TOTAL AREA				=	312.96 sq.mt.

R.G.-3

1	74.12	x 14.50	x 0.50	=	537.37 sq.mt.
2	56.78	x 36.10	x 0.50	=	1024.88 sq.mt.
3	37.61	x 13.00	x 0.50	=	244.47 sq.mt.
TOTAL AREA				=	1806.72 sq.mt.

R.G.-4

a	22.53	x 9.48	0.50	=	106.79 sq.mt.
b	22.42	x 6.13	0.50	=	68.72 sq.mt.
c	33.48	x 1.35	0.50	=	22.60 sq.mt.
TOTAL AREA				=	198.11 sq.mt.

R.G.-5

	27.00	x 23.00	0.50	=	310.50 sq.mt.
b	17.00	x 5.00	x 0.50	=	42.50 sq.mt.
c	24.00	x 11.50	x 0.50	=	138.00 sq.mt.
d	23.00	x 2.50	x 0.50	=	28.75 sq.mt.
e	18.00	x 10.00	x 0.50	=	90.00 sq.mt.
g	18.00	x 7.00	x 0.50	=	63.00 sq.mt.
TOTAL AREA				=	672.75 sq.mt.
NET R.G. AREA (1+2+3+4+5)				=	5304.54 sq.mt.
NET PLOT AREA				=	36835.50 sq.mt.
REQUIRED R.G.AREA (25%)				=	9208.88 sq.mt.

R.G.AREA = EXTG. RG. AREA + PROP.R.G. AREA
5304.54 SQ.MT. + 3992.45 SQ.MT.

TOTAL PROPOSED R.G.AREA = 9296.99 sq.mt.

R.G.-6 PROPOSED

1	57.61	x 11.22	x 0.50	=	323.19 sq.mt.
2	93.16	x 22.46	x 0.50	=	1046.18 sq.mt.
3	46.03	x 3.20	x 0.50	=	73.65 sq.mt.
4	15.01	x 6.33	x 0.50	=	47.51 sq.mt.
5	20.56	x 3.78	x 0.50	=	38.86 sq.mt.
6	22.85	x 2.67	x 0.50	=	30.50 sq.mt.
7	17.95	x 31.84	x 0.50	=	285.76 sq.mt.
8	26.47	x 7.48	x 0.50	=	99.00 sq.mt.
9	22.72	x 4.63	x 0.50	=	52.60 sq.mt.
10	15.12	x 8.54		=	129.12 sq.mt.
11	11.51	x 5.67	x 0.50	=	32.63 sq.mt.
12	22.41	x 2.35	x 0.50	=	26.33 sq.mt.
13	56.24	x 5.95	x 0.50	=	167.31 sq.mt.
14	42.93	x 8.67	x 0.50	=	186.10 sq.mt.
15	42.93	x 4.04	x 0.50	=	86.72 sq.mt.
16	5.26	x 10.67	x 0.50	=	28.06 sq.mt.
17	17.21	x 8.11	x 0.50	=	69.79 sq.mt.
18	17.03	x 8.60	x 0.50	=	73.23 sq.mt.
19	6.35	x 3.50	x 0.50	=	11.11 sq.mt.
20	23.82	x 6.96		=	165.78 sq.mt.
21	112.94	x 11.00	x 0.50	=	621.17 sq.mt.
22	87.34	x 6.50	x 0.50	=	283.85 sq.mt.
23	28.50	x 8.00	x 0.50	=	114.00 sq.mt.
TOTAL AREA				=	3992.45 sq.mt.

AREA STATEMENT

Nos.	DESCRIPTION	SQ.MT.
[1]	AREA OF PLOT S.NO. - 92PT. (433PT.)	9000.00
	S.NO. - 93 (431 OLD)	11360.00
	S.NO. - 94 (432 OLD)	17680.00
	S.NO. - 95PT. (430PT.)	4000.00
	TOTAL	42040.00
[2]	DEDUCTION	
a.	D.P.ROAD	2504.00
b.	D.P.ROAD	450.50
c.	MARKET AREA (RESERVATION NO-231)	1895.00
d.	COMMUNITY HALL (RESERVATION NO.-232)	355.00
	TOTAL DEDUCTIONS [a+b+c+d]	5204.50
[3]	BALANCE PLOT AREA	36835.50
[4]	DEDUCTION FOR R.G. - 15%	5525.33
[5]	BALANCE PLOT AREA	31310.17
[6]	ADDITION FOR D.P. ROAD	
a.	D.P.ROAD	2504.00
[7]	NET PLOT AREA [5+6]	33814.17
[8]	F.S.I. PERMISSIBLE	1.00
[9]	PERMISSIBLE BUILT UP AREA	33814.17
[10]	T.D.R. AREA USED (Vide Approved. No. M.B.M.C./Nr. 661/11-12 Dated - 27/09/2011)	13707.64
[11]	T.D.R. AREA USED (Vide Approved. No. M.B.M.C./Nr. 2585/15-16 Dated - 29/09/2015)	5131.08
[12]	TOTAL PERMISSIBLE BUILT UP AREA [9+10+11]	52652.89
[13]	TOTAL AS BUILT AND EXISTING BUILT UP AREA	
	BLDG.TYPE - E1 = 4463.21 X 1 (G+12) [BLDG NO.-1] [AS BUILT]	4463.21
	H = 1907.62 X 2 (G+12) [BLDG NO.-2 & 4] [AS BUILT]	3815.24
	B = 6626.40 X 1 (G+12) [BLDG NO.-6 & 7] [AS BUILT]	6626.40
	B1 = 6626.40 X 1 (G+12) [BLDG NO.-8 & 9] [AS BUILT]	6626.40
	H1 = 1817.77 X 1 (ST+12) [BLDG NO.-10] [AS BUILT]	1817.77
	A1 = 2876.33 X 1 (ST+12) [BLDG NO.-11] [AS BUILT]	2876.33
	A = 2876.33 X 3 (ST+12) [BLDG NO.-12,13,14] [AS BUILT]	8628.99
	E = (GR. TO 12TH FL.) [BLDG NO.-03] [EXISTING]	4464.35
	E3 = (STILT TO 12TH FL.) [BLDG NO.-15] [EXISTING]	4184.15
	H3 = (STILT TO 12TH FL.) [BLDG NO.-16] [EXISTING]	1815.77
	E2 = 1764.10 X 1 (ST.+5TH.) [BLDG NO.-17] [EXISTING]	1764.10
	H2 = 769.65 X 1 (ST.+5TH.) [BLDG NO.-18] [EXISTING]	769.65
	S1 = 68.87 X 1 (GR. FLR.)	68.87
	TOTAL AS BUILT AND EXISTING BUILT UP AREA	47921.23
[14]	BALANCE BUILT UP AREA	4731.66
[15]	PROPOSED BUILT UP AREA	
	E2 = 2420.05 X 1 (6TH.TO12TH.) [BLDG NO.-17]	2420.05
	H2 = 1046.12 X 1 (6TH.TO12TH.) [BLDG NO.-18]	1046.12
	TOTAL PROPOSED AREA	3466.17
[16]	BALANCE AREA	1265.49

GROSS B.UP AREA STATEMENT IN SQ.MTS. (BLDG. TYPE "E2")

FLOOR	BUILT UP AREA TAKEN IN F.S.I	STILT NON F.S.I.	15% ST. CASE NON F.S.I.	10% BALCONY NON F.S.I.	CUPBORAD NON F.S.I.	REFUGE NON F.S.I.	GROSS B.UP AREA
ST.+12th.FLR.	4184.15	413.27	618.43	411.26	96.53	59.53	5783.17
TOTAL AREA TAKEN IN F.S.I	= 4184.15 SQ.MT.						
TOTAL NON F.S.I AREA	= 1599.02 SQ.MT.						

GROSS B.UP AREA STATEMENT IN SQ.MTS (BLDG. TYPE "H2")

FLOOR	BUILT UP AREA TAKEN IN F.S.I	STILT NON F.S.I.	15% ST. CASE NON F.S.I.	10% BALCONY NON F.S.I.	CUPBORAD NON F.S.I.	REFUGE NON F.S.I.	GROSS B.UP AREA
ST.+12th.FLR.	1815.77	187.82	262.42	149.66	61.06	36.93	2513.66
TOTAL AREA TAKEN IN F.S.I	= 1815.77 SQ.MT.						
TOTAL NON F.S.I AREA	= 697.89 SQ.MT.						

TOTAL GROSS AREA (E2+H2) = 8296.83 SQ.MT.

USED T.D.R. AREA STATEMENT

			SQ.MT.
[01]	T.D.R. CONSUMED		
[02]	ADD. T.D.R. [CERTIFICATE NO. 267]	T.D.R. Consumed Vide Approved. No. M.B.M.C./Nr. 707/09-10 Dated - 30/05/2009	3760.00
	[CERTIFICATE NO. 172]		569.00
	[CERTIFICATE NO. 273]	T.D.R. Consumed Vide Approved. No. M.B.M.C./Nr. 881/11-12 Dated - 27/05/2011	671.66
	[CERTIFICATE NO. 268]		1419.28
	[CERTIFICATE NO. 229]		840.00
	[CERTIFICATE NO. 308]		3210.00
	[CERTIFICATE NO. 275]		3237.70
[03]	TOTAL EXISTING T.D.R. AREA		13707.64
[04]	PROPOSED T.D.R. AREA		
	ADD. T.D.R. [CERTIFICATE NO. 515]	T.D.R. PROPOSED	3000.00
	[CERTIFICATE NO. 220]		900.00
	[CERTIFICATE NO. 210]		722.08
	[CERTIFICATE NO. 467]		509.00
	TOTAL PROPOSED T.D.R. AREA		5131.08

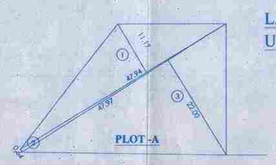
TENEMENT STATEMENT

DESCRIPTION	NO. OF FLATS
1RK	376
1BHK	403
2BHK	488
3BHK	96
TOTAL	1363

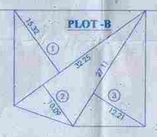
SHOP S1
SCALE-1:100

AREA OF SHOP S1 CALCULATION

1	3.50	x 5.03	x 1 Nos.	=	17.61 sq.mt.
2	6.85	x 5.03	x 1 Nos.	=	34.46 sq.mt.
3	7.00	x 3.20	x 0.50	=	11.20 sq.mt.
4	7.00	x 1.20	x 2/3	=	5.60 sq.mt.
TOTAL AREA				=	68.87 sq.mt.



15.00 Mt. Wide Internal Road



AMENITY PLOT AREA DIAGRAM
SCALE 1:500

AMENITY AREA CALCULATION

PLOT -A

1	1/2	x 47.94	x 11.17	x 1 NO	=	267.74 SQ.MT.
2	1/2	x 47.97	x 0.64	x 1 NO	=	15.35 SQ.MT.
3	1/2	x 47.97	x 22.00	x 1 NO	=	527.67 SQ.MT.
TOTAL ADDITION					=	810.76 SQ.MT.

PLOT- B

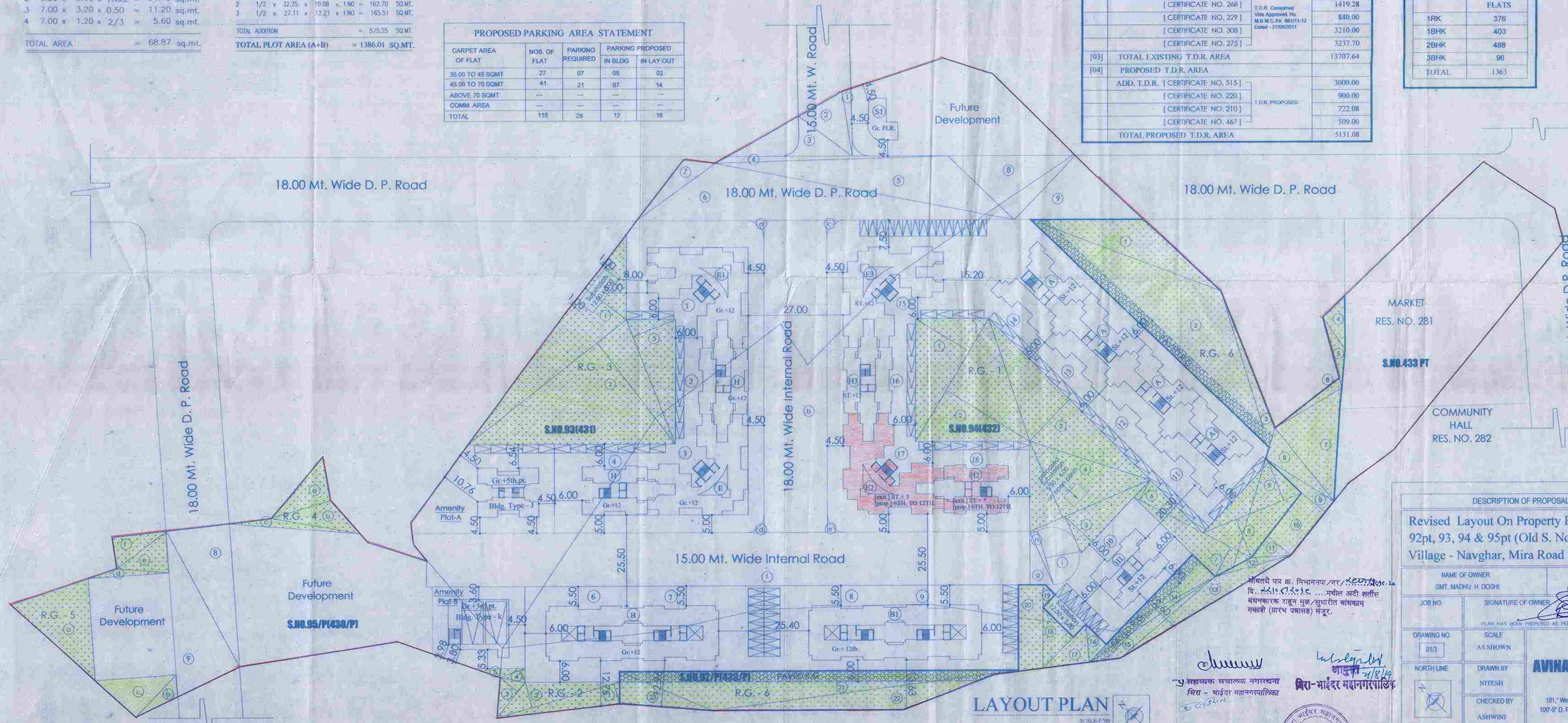
1	1/2	x 32.25	x 15.32	x 1 NO	=	247.04 SQ.MT.
2	1/2	x 32.25	x 10.09	x 1 NO	=	162.70 SQ.MT.
3	1/2	x 27.11	x 12.21	x 1 NO	=	165.51 SQ.MT.
TOTAL ADDITION					=	575.25 SQ.MT.
TOTAL PLOT AREA (A+B)					=	1386.01 SQ.MT.

EXISTING PARKING STATEMENT

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED IN BLDG	PARKING PROPOSED IN LAY OUT
35.00 TO 45 SQMT	329	83	48	35
45.00 TO 70 SQMT	376	118	90	28
ABOVE 70 SQMT	96	96	28	68
COMM. AREA	1303.78	05	—	05
TOTAL	801	302	166	136

PROPOSED PARKING AREA STATEMENT

CARPET AREA OF FLAT	NOS. OF FLAT	PARKING REQUIRED	PARKING PROPOSED IN BLDG	PARKING PROPOSED IN LAY OUT
35.00 TO 45 SQMT	27	07	05	02
45.00 TO 70 SQMT	41	21	07	14
ABOVE 70 SQMT	—	—	—	—
COMM. AREA	—	—	—	—
TOTAL	118	28	12	16



LAYOUT PLAN
SCALE-1:500

सोबतचे पत्र क्र. मिभामनपा/नर/RC/1776/२०१८ दि. २३/०८/२०१९ ....मधील अटी शर्तीस बंधनकारक राहून मुख/सुधारीत बांधकाम नकाशे (आरेख पत्रासह) मंजूर.

उपसहाय्यक संचालक नगररचना मिरा - भाईंदर महानगरपालिका

सहाय्यक संचालक नगररचना मिरा-भाईंदर महानगरपालिका 21/8/19

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

-सावधान-
"मंजूर बांधकाम नकाशे व परवानगी पत्रात नमूद केलेल्या व अशा प्रकारे न करता बांधकाम/काम/ निर्माण/दुरुस्ती/सर आढळल्यास संबंधित परवानाधारक व मिळकत धारक यांच्यावर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ अन्वये फौजदारी कारवाई करण्यात येईल याची कृपया नोंद घ्यावी."

DESCRIPTION OF PROPOSAL & PROPERTY

Revised Layout On Property Bearing Survey No. 92pt, 93, 94 & 95pt (Old S. No.430pt,431,432,433p) Village - Navghar, Mira Road [E.], District - Thane.

NAME OF OWNER: SMT. MADHU H. DOSHI	ADDRESS: HARSHA PLAZA BLDG. POONAM VIHAR,MIRA ROAD [EAST]
JOB NO.	SIGNATURE OF OWNER: PLAN HAS BEEN PREPARED AS PER DOCUMENTS PROVIDED BY OWNER
DRAWING NO: 01/3	SCALE: AS SHOWN
NORTH LINE	DRAWN BY: NITESH
	CHECKED BY: ASHWINI

AVINASH MHATRE & ASSO.
ARCHITECTS
101," West View" Bldg., A-2/Sector-2,Shanti Nagar, 100'-0" D. P. Road,Mira Road (E), Dist. Thane-401 107. Tel.: 2811 1447