

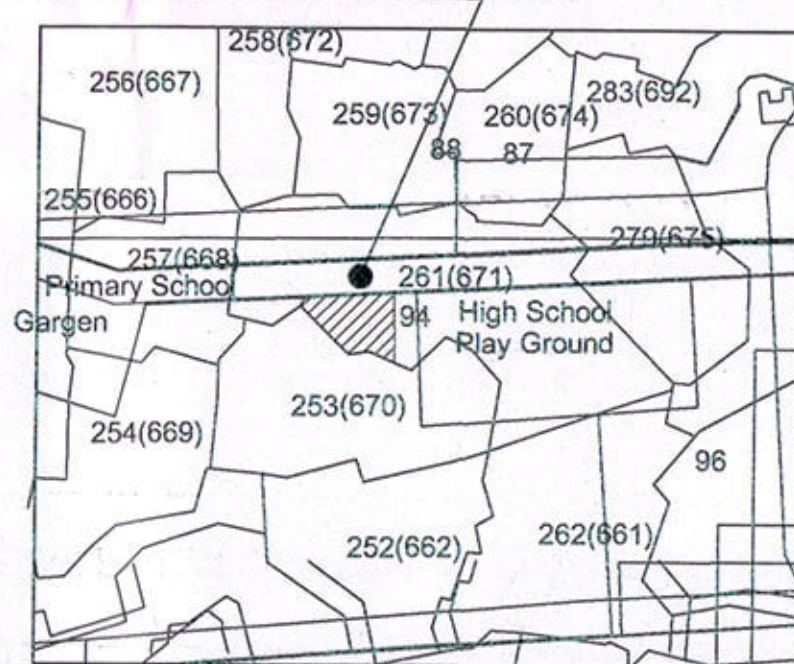
TOTAL B.U.A. STATEMENT (BLDG NO.-5)		
FLOOR	B.U.A.	FLOOR HEIGHT
GR. FLOOR	86.01	4.20 M.
1ST FLOOR	----	2.90 M.
2ND POD. FLOOR	----	4.20 M.
3RD POD. FLOOR	279.71	4.50 M.
4TH FLOOR	534.06	3.25 M.
5TH FLOOR	534.06	3.25 M.
6TH FLOOR	534.06	3.25 M.
7TH FLOOR	534.06	3.25 M.
8TH FLOOR	534.06	3.25 M.
9TH FLOOR	534.06	3.25 M.
10TH FLOOR	534.06	3.25 M.
11TH FLOOR	534.06	3.25 M.
12TH FLOOR	534.06	3.25 M.
13TH FLOOR	534.06	3.25 M.
14TH FLOOR	534.06	3.25 M.
15TH FLOOR	534.06	3.25 M.
16TH FLOOR	534.06	3.25 M.
17TH FLOOR	534.06	3.25 M.
18TH FLOOR	534.06	3.25 M.
19TH FLOOR	534.06	3.25 M.
20TH FLOOR	534.06	3.25 M.
21ST FLOOR	534.06	3.25 M.
22ND FLOOR	534.06	3.25 M.
23RD FLOOR	534.06	3.25 M.
24TH FLOOR	534.06	3.25 M.
25TH FLOOR	534.06	3.25 M.
26TH FLOOR	534.06	3.25 M.
27TH FLOOR	533.72	3.25 M.
28TH FLOOR	533.72	3.25 M.
ADD PLINTH HEIGHT	0.30 M.	
TOTAL B.U.A.	13716.54	97.35 M.

TOTAL B.U.A. STATEMENT (BLDG NO.-5)		
BLDG	FLOOR	B.U.A.
5	GROUND	283.26
TOTAL B.U.A.		283.26
ACTUAL B/U AREA EXCLUDING 80 % ANCILLARY AREA [(283.26/1.80)] = 157.37		
Total b/u Area		157.37
Total Ancillary Area		125.89
Total		283.26
TOTAL B.U.A. STATEMENT (BLDG NO.5) (RESIDENTIAL+ COMMERCIAL)		
TYPE		
COMMERCIAL		283.26
RESIDENTIAL		13716.54
TOTAL BUILT-UP AREA		13999.80

TOTAL GROSS B.U.A (BLDG NO.-5)		
Total b/u Area of Commercial		283.26
Total b/u Area of Residential		13716.54
Stilt Area		159.18
Total 1st podium Area		1704.28
Total 2nd podium Area		1704.28
Total 3rd podium Area		1424.57
Total refuge area		139.25
Total		19131.36

PARKING AREA STATEMENT							
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK PROVISIONS AS PER LOCAL CODE	REQUIRED CAR	REQUIRED SCOOTER	SC TO CAR (TOTAL SC)	NO. OF PARKING REQ.	
150.00 & ABOVE	---	2	3	---	---	---	---
80.00 to 150.00 SQ.MT.	50	1	3	50	150/6=25	75.00	
40.00 to 80.00 SQ.MT.	50	1	5	25.00	125/6=20.83	45.83	
FOR EVERY TWO TENEMENT	---	1	2	---	---	---	---
30.00 to 40.00 SQ.MT.	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENT	---	0	4	---	---	---	---
BELOW 30.00 SQ.MT.	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENT	---	---	---	---	---	---	---
TOTAL						120.83	
ADD 5% FOR VISITORS						6.04	
SHOPS, OFFICE ETC. FOR EVERY 100.00 SQ.MT.	258.43	2	6	5.16	15.50	15.50/6=2.58	7.74
TOTAL						134.61	
OFF STREET PARKING (80% OF TOTAL REQUIRED)						107.68	
PARKING REQUIRED (ROUNDED OFF)						108.00	
CAR PARKING PROVIDED AT STILT & IN OPEN PLOT (72+33+27) = 132 NOS						132 NOS	

SITE UNDER REFERENCE



LOCATION PLAN
SCALE: 1:4000

Parking Area

PLOT AREA, ROAD AREA, HIGH SCHOOL & P.G. RES.-(94)
PRIMARY SCHOOL & P.G. RES.-(88) AREA ARE KEPT AS IT IS AS PER PR. APPROVAL
VIDE C.C. NO. MNP/NR/808/2011-12, DATED-01/06/2011

R.G. AREA STATEMENT AS PER PREVIOUS APPROVAL
REQUIRED R.G. AREA = 3197.56 SQ.MT.
PROVIDED R.G. AREA = 3559.33 SQ.MT.

SUMMARY OF PLOTS PER 7/12		
(OLD)	(NEW)	7/12 AREA
S. NO.	S. NO.	
670	253	12900.00
671/2	261/2	6750.00
671/3	261/3	2000.00
671/1B/6	261/1B/6	1261.00
TOTAL		22911.00 SQMT

EXISTING B/U AREA STATEMENT OF S.NO.670 AS PER PREVIOUS APPROVAL		
NAP/NR/1744/04-05, DATED-7/12/2004		
(FOR BLDG NO.1,2 & 3)		
MNP/NR/808/2011-12, DATED-01/06/2011		
(FOR BLDG NO.-4)		
Bldg no.	AREA	
Bldg no.-1	2619.76	
Bldg no.-2	2632.25	
Bldg no.-3	2619.76	
Bldg no.-4	2632.25	
TOTAL	10504.02 SQMT	

HIGH SCHOOL & P.G. RES.-(94) AREA AS PER PREVIOUS APPROVAL-
S.NO. 670 - 1409.00 SQ.MT.
S.NO. 671/2 - 2450.75 SQ.MT.
TOTAL - (1409.00+2450.75) = 3859.75 SQ.MT.

PRIMARY SCHOOL & P.G. RES.-(88) AREA AS PER PREVIOUS APPROVAL-
S.NO. 671/2 - 1105.64 SQ.MT.

ROAD AREA AS PER PREVIOUS APPROVAL-
S.NO. 671/3 - 720.25 SQ.MT.
S.NO. 671/2 - 2034.75 SQ.MT.
TOTAL - (720.25+2034.75) = 2755.00 SQ.MT.

-सावधान-
“मंजूर बांधकाम नकाशे व पारंपरिक पत्रात नमूद अटी व शर्तींचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानगी न देता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदर बांधकाम अनाधिकृत ठरते व अनाधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिंदे पत्र ठरतात.”

Plot Area

Built-up Area

PROFORMA - A		
NOS.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract) -	22911.00
	(b) as per previous approval (22911.00)	
	(c) as per site	
	NATURALLY SUB DIVISIONS OF PLOTS	
	PLOT AREAS AS PER PREVIOUS APPROVAL	20370.86
2)	DEDUCTIONS FOR	
	(a) Less D.P./D.P. Rd W. Area (As per previous approval)	2755.00
	(720.25+2034.75) = 2755.00 SQ.MT.	
	(b) High School & P.G. Reservation (94)	3859.75
	(c) Primary School & P.G. Reservation (88)	
3)	DEDUCTION AREA (TOTAL a+b+c)	6814.75
4)	BALANCE PLOT AREA (1-3)	13756.11
5)	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2b), if any -	
	(c) Balance Proposed -	
6)	Net Plot Area (4-5)	13756.11
7)	Recreational Open space (if applicable)	1375.61
	(a) Required - 10% phy rg req as per reg.-3.4.1)	3559.33
	(b) Proposed (as per old approval 3559.33 sq.mt.)	
8)	Less balance R-zone plot area of s.no.670 (12900.00-1409.00)=11491.00 sq.mt.	11491.00
9)	Balance R zone plot of s.no.671/2 & 3	2265.11
10)	Built up area with reference to basic F.S.I. as per front road width (Sr. No. 9 x basic FSI) (1.1 X 9) (2265.11X1.1 = 2491.62)	2491.62
11)	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b) Permissible FSI on payment of premium. (S.No.671/2 & 3)	
	(8750.00-1193.50+1105.64+2450.75)=5000.11	
	(5000.11 X 0.50=2500.06)	
12)	In-situ FSI / TDR loading	2500.05
	(a) In-situ area against D.P. road [2.05 x Sr. No. 2 (a)] if any	
	(720.25) + (2034.75x2.05) = 4891.48 SQ.MT. (S.No.671/2 & 3)	
	(b) In-situ area against Amenity if handed over [2.01 x Sr.No.4 (b)&(c)].	
	(c) TDR area (5000.11 X 0.50=2500.06) (S.No.671/2 & 3)	
	(d) Total in-situ / TDR loading proposed [12 (a)+(b)+(c)+(d)]	4500.09
	(e) Balance area for TDR (4891.48-4500.09) = 391.39 SQ.MT.	
13)	Additional FSI area under Chapter No. 7, TABLE 7.1 (d) pg 123 & 7.10 pg 136, 137	
14)	Total entitlement of FSI in the proposal	9491.76
	(a) [10 + 11(b)+12(d)] or 13 whichever is applicable.	
	(d) Ancillary Area FSI upto 80% with payment of charges.	125.89
	TOTAL PERMISSIBLE ANCILLARY AREA ON 157.37 X 0.80 = 125.89	
	(e) Ancillary Area FSI upto 50% with payment of charges.	4383.00
	TOTAL PERMISSIBLE ANCILLARY AREA ON 9334.39 X 0.50 = 4667.19	
	(f) Total entitlement (b+c+d+e)	14000.65
15)	MAX. UTILIZATION OF F.S.I. (BLDG POTENTIAL) PERMISSIBLE AS PER Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	14000.65
16)	Total Built-up Area in proposal (excluding area at Sr.No.21 b)	
	(b) Proposed Built-up Area (as per P-line)	13999.80
	(c) Total (a+b+c)	13999.80
17)	F.S.I. Consumed (15/13) (should not be more than serial No.18 above)	
18)	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed Certificate of Area	
19)	Balance b/u area incl. ancillary area	0.85

PROFORMA - B		
CERTIFICATE OF AREA		
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS SQ.METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORD		
SIGNATURE OF THE ARCHITECT		
DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED BUILDING ON LAND BEARING S.NO. 670(253), S.NO. 671(261) H.NO. 2 & 3, S.NO. 671(261) H.NO. 1B/6, AT VILLAGE - BHAYANDAR, TAL & DIST. THANE		
NAME OF LAND OWNER / P.A. HOLDER		SIGNATURE
MR. ANAND R. AGARWAL & OTHERS		
DRAWING NO.	SCALE	DATE
01	AS SHOWN	10/08/2022
CHECKED BY	DRAWN BY	REVISION NO.
BASAVARAJ G	ROHIT	00
CONSULTING CIVIL ENGINEER		
Basavaraj S. Gadekar		
BE (civil)		
TEJ'S CONSULTANTS		
1008-NARSHETRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDAR ROAD, MIRA ROAD (EAST), TEL. : 9800190711		

BLOCK PLAN (AS PER PREVIOUS APPROVAL)
SCALE: 1:500
(MNP/NR/808/2011-12, DATED-01/06/2011)

BLOCK PLAN (AS PER RANE SURVEY)
(PLOT UNDER REFERENCE)
(SCALE: 1:500)

SECTION
SCALE 1 : 100
(BLDG-5)