LAYOUT & B-WING

BUILT UP AREA CALCULATION FOR FIRST FLOOR (WING-B)

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	1.35 X 4.75	6.41
2	1	3.05 X 5.65	17.23
3	2	3.65 X 6.85	50.01
4	2	3.05 X 7.75	47.28
5	1	3.05 X 2.90	8.84
6	1	1.35 X 2.45	3.31
TOTAL			133.08

BALCONY AREA CALCULATION FOR FIRST FLOOR (WING-B)

B/U AREA PER FLOOR			133.08
PERMISSIBLE BAL. AREA			13.30
PROPOSED BALCONIES			
B1	7	3.05 X 0.60	12.81
PROPOSED BAL. AREA/FLOOR			12.81
EXCESS BAL. AREA/FLOOR			NIL

STAIRCASE AREA CALCULATION FOR FIRST FLOOR (WING-B)

B/U AREA PER FLOOR			133.08
PERMISSIBLE ST. AREA/FLR			19.96
PROPOSED STAIRCASE			
S1	2	0.15 X 0.55	0.17
S2	1	2.55 X 6.45	16.45
S3	1	0.15 X 1.80	0.27
S4	1	1.65 X 0.15	0.25
PROPOSED STAIR. AREA/FLOOR			17.14
EXCESS STAIR. AREA/FLOOR			NIL

TOTAL B.U.A. STATEMENT PROPOSED(WING-B)

FLOOR	B.U.A.	EX. BAL	EX. STAIR	TOTAL
GRND FLR	STILT	NIL	NIL	NIL
1ST FLOOR	133.08	NIL	NIL	133.08
TOTAL B.U.A.	133.08	NIL	NIL	133.08

PLOT AREA CALCULATION AS PER PHYSICAL POSSESSION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1.	1	0.5 x 24.29 x 6.03	73.23
2	1	0.5 x 33.06 x 11.38	188.11
3	1	0.5 x 36.14 x 7.13	128.84
4	1	0.5 x 42.00 x 6.47	135.87
5	1	0.5 x 42.00 x 13.26	278.46
6	1	0.5 x 33.61 x 11.46	192.59
7	1	0.5 x 24.95 x 16.54	206.34
8	1	0.5 x 20.76 x 6.49	67.37
9	1	0.5 x 15.96 x 3.31	26.41
10	1	0.5 x 19.48 x 6.93	67.50
11	1	0.5 x 30.06 x 17.12	257.31
12	1	0.5 x 30.06 x 7.85	117.99
13	1	0.5 x 22.44 x 7.50	84.15
14	1	0.5 x 22.44 x 8.18	91.78
TOTAL			1915.95

15.00 M .W. DP ROAD AREA CALC.

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 12.16 x 2.53	15.38
2	1	0.5 x 39.62 x 8.98	177.89
3	1	0.5 x 32.68 x 1.85	30.23
4	1	0.5 x 23.64 x 2.75	32.50
5	1	0.5 x 8.94 x 0.37	1.65
TOTAL			257.65

15% R.G. AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
A	1	0.5 x 20.31 x 10.68	108.46
B	1	0.5 x 12.64 x 3.12	19.72
C	1	0.5 x 11.03 x 3.23	17.81
D	1	0.5 x 12.54 x 4.55	28.53
E	1	0.5 x 14.63 x 8.18	59.84
F	1	0.5 x 14.67 x 2.50	18.34
TOTAL PROPOSED AREA			252.70
TOTAL REQUIRED R.G. AREA (1632.35 X 0.15 =244.85)			244.85

PARKING AREA STATEMENT (WING-A & B)

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARKING PROVISIONS AS PER D.C. RULES	NO OF PARKING REQ.
ABOVE 35 TO 45	00	1NO EVERY 4 FLATS	0.00
ABOVE 45 TO 70	06	1NO EVERY 2 FLATS	2.00
ABOVE 70	08	1NO EVERY 1 FLATS	8.00
SHOPPING	303.40	1NO EVERY 300SQM	1.01
TOTAL			11.01
ADD 10% FOR VISITORS			0.11
GRAND TOTAL			11.12
PARKING REQUIRED (ROUNDED OFF)			12.00
TOTAL PARKING PROVIDED			12.00 nos

B.U.A. STATEMENT OF WING - A & B

WING	B.U.A.	EX. BAL	EX. STAIR	TOTAL
WING - A	2016.68	2.87	6.09	2025.64
WING - B	133.08	NIL	NIL	133.08
TOTAL	2149.76	2.87	6.09	2158.72

PLOT AREA STATEMENT AS PER 7/12

S.NO.	H.NO.	AREA IN SQ. M.
156	3	1340.00
156	4	550.00
TOTAL		1890.00

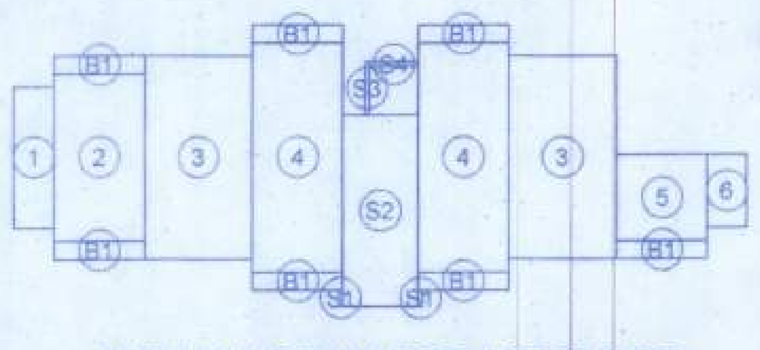
-सावधान-
"मंजुर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तींचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून राहणयु बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र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

सोबतचे पत्र क्र. मिभामनपा/नर/ २८९९/२०१८-२० दि. १३।०८।२०१८ ....मधील अटी शर्तीस बंधनकारक राहून मुळ/सुधारीत बांधकाम नकाशे (प्रारंभ पत्रासह) मंजूर.

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

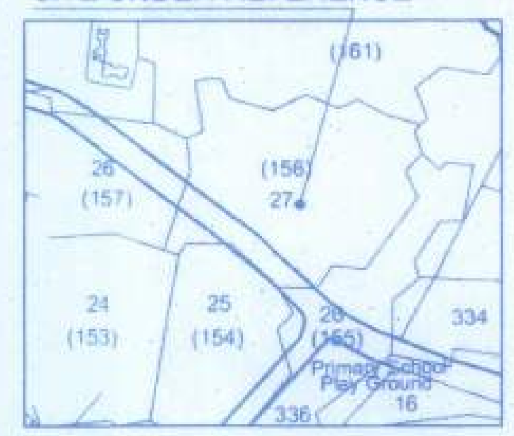
आयुक्त 3/8/19
मिरा-भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

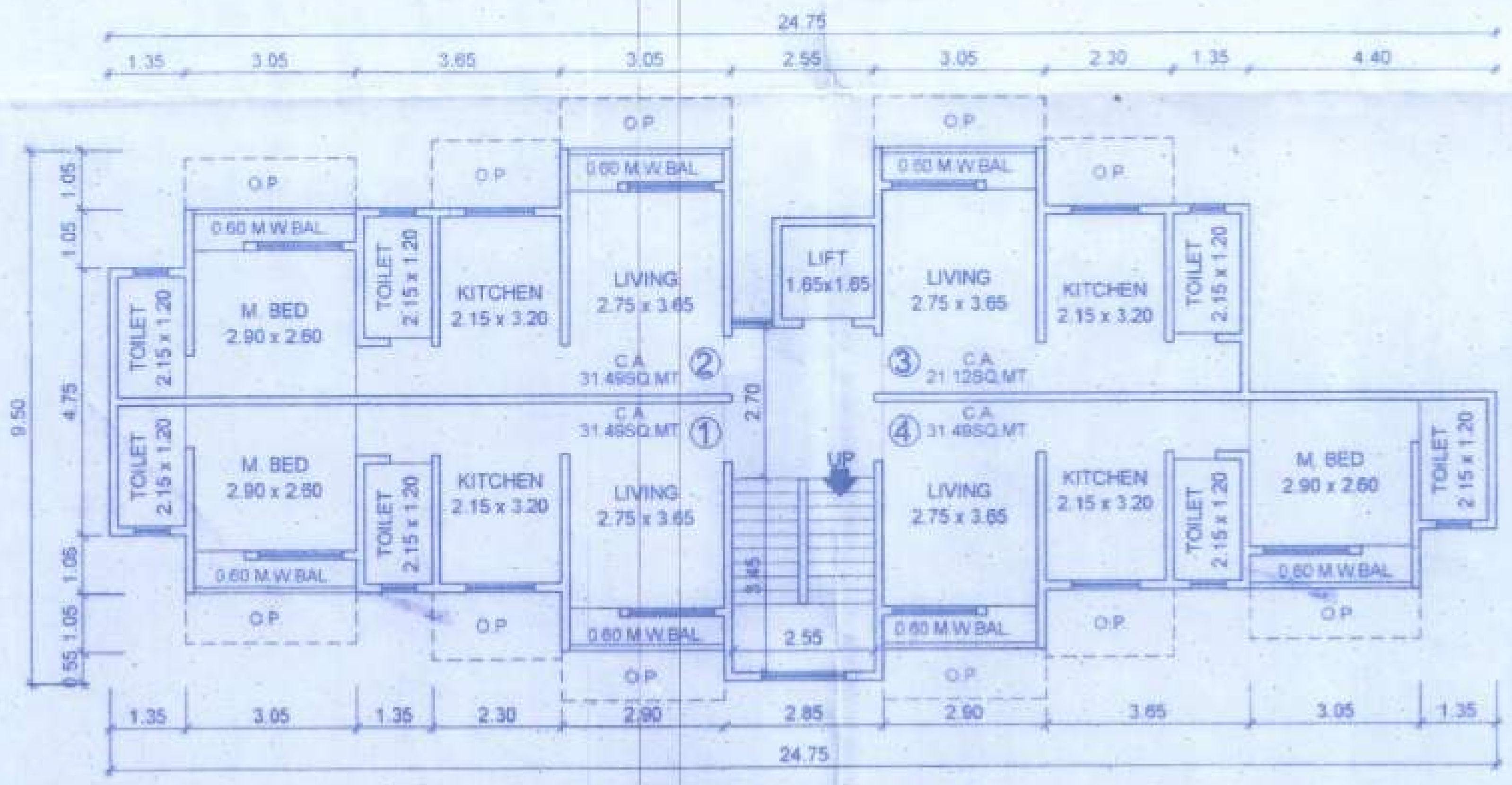


AREA DIAGRAM FOR 1ST FLOOR
SCALE- 1:200

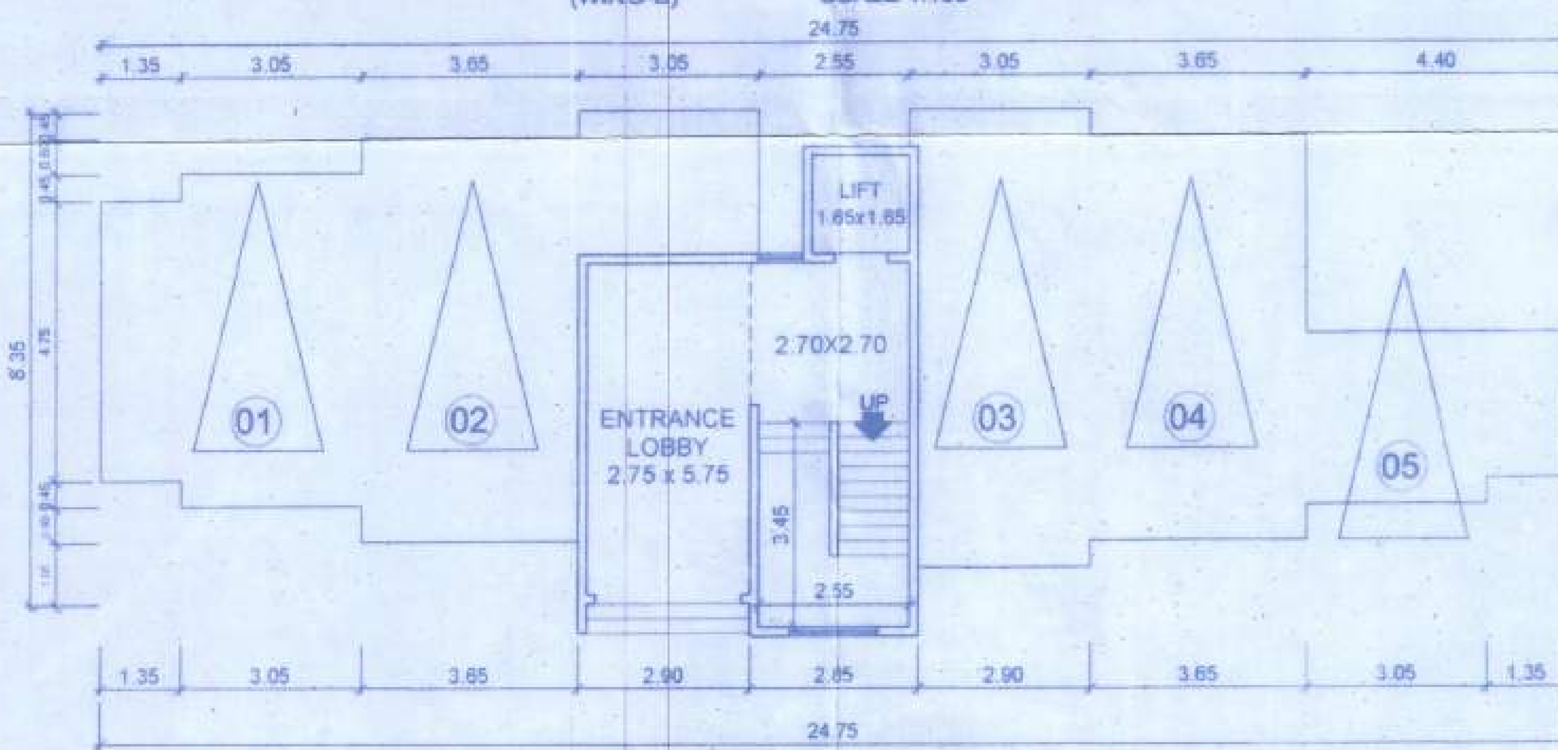
SITE UNDER REFERENCE



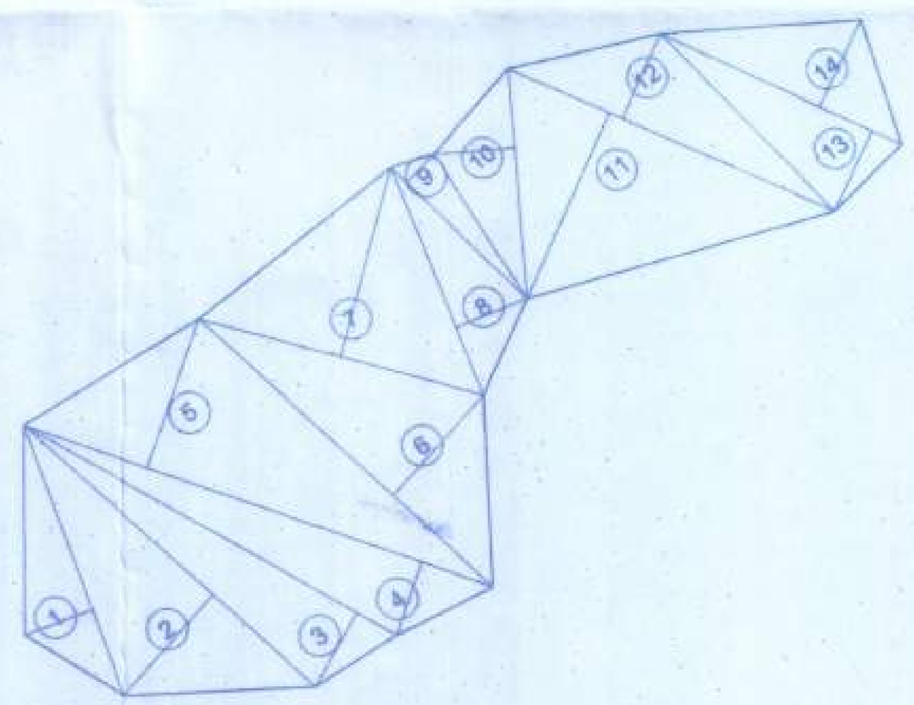
LOCATION PLAN
SCALE: 1:4000



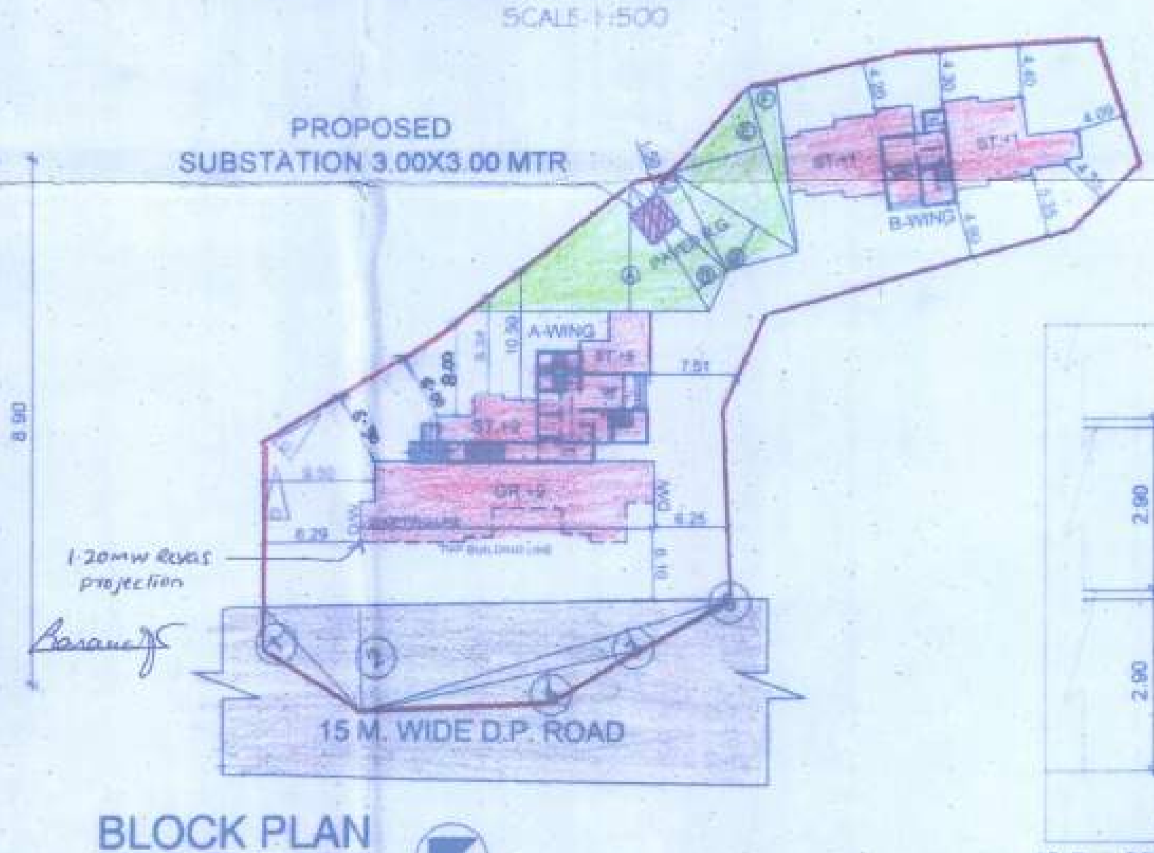
FIRST FLOOR PLAN
(WING-B) SCALE 1:100



GROUND FLOOR PLAN
(WING-B) SCALE 1:100



PLOT AREA DIAGRAM
SCALE-1:500



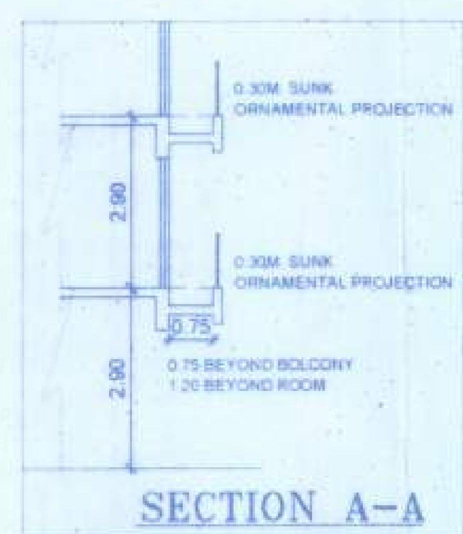
BLOCK PLAN
SCALE-1:500

GROSS B.U.A. STATEMENT (WING-A)

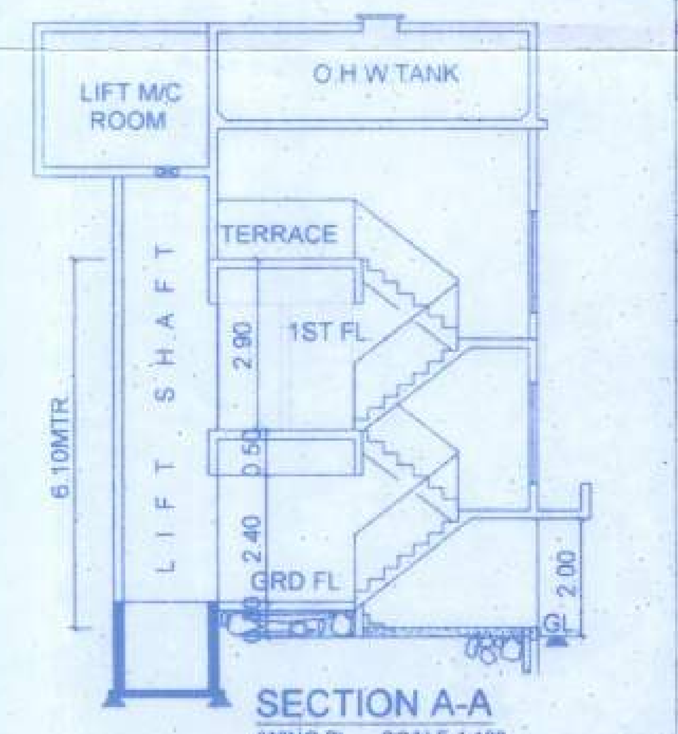
TOTAL B.U.A.= 2016.68 SQ. MT.	2016.68 SQ. MT
TOTAL BALCONY AREA -21.27X9= 189.00SQ.MT	189.00 SQ. MT
TOTAL STAIRCASE PASS. & LIFT AREA -30.35X10= 270.00 SQ.MT.	303.50 SQ. MT
TOTAL C.B. AREA - 4.32X8= 34.56 SQ.MT.	34.56 SQ.MT
TOTAL STILT AREA	51.26 SQ.MT
TOTAL GROSS B/U AREA	2595.00 SQ. MT

GROSS B.U.A. STATEMENT (WING-B)

TOTAL B.U.A.= 133.08 SQ. MT.	133.08 SQ. MT
TOTAL BALCONY AREA - 12.81SQ.MT.	12.81 SQ. MT
TOTAL STAIRCASE PASS. & LIFT AREA = 17.14X2=34.28 SQ.MT.	34.28 SQ. MT
TOTAL STILT AREA	115.85 SQ.MT
TOTAL GROSS B/U AREA	296.02 SQ. MT
TOTAL B.U.A. WING-A & WING-B	2891.02 SQ. MT



SECTION A-A
(O.P. - ORNAMENTAL PROJECTION)



SECTION A-A
(WING-B) SCALE 1:100

PROFORMA A

NOS	PARTICULARS	AREA IN SQ.MT
	TOTAL PLOT AREA as per 7/12	1890.00
1)	TOTAL PLOT AREA AS PER PHY. POSSESSION (1915.95)	
2)	DEDUCTION FOR	
	a) 15.00 M. WIDE D. P. ROAD AREA	257.65
	b) ENCROACHMENT AREA	---
3)	TOTAL DEDUCTION (2a+b)	257.65
4)	BALANCE AREA OF PLOT (1 - 3)	1632.35
5)	DEDUCTION FOR. R. G. (15% OF 4)	NIL
6)	NET AREA OF PLOT (4 - 5)	1632.35
7)	ADD . FOR F.S.I. PURPOSE	
	a) PERMISSIBLE D.R.C. AREA 1632.35 X0.65 =1061.00 ADD D. P. ROAD 257.65 X2.05 = 528.18	528.18
8)	TOTAL B/U AREA (6+7a)	2160.53
9)	FLOOR SPACE INDEX PERMISSIBLE	ONE
10)	TOTAL PERMISSIBLE B/U AREA (8x9)	2160.53
11)	PROPOSED BUILT UP AREA	2149.76
12)	ADD EXCESS BALCONY AREA	2.87
13)	ADD EXCESS STAIRCASE AREA	6.09
14)	TOTAL B/U AREA (11+12+13)	2158.72
15)	LESS COMMON WALL AREA	NIL
16)	TOTAL BUILT UP AREA PROPOSED (14-15)	2158.72
	TENEMENT STATEMENT	
	TOTAL BUILT UP AREA PROPOSED	2158.72
	AREA OF SHOP	340.80
	BUILT UP AREA OF TENEMENTS	1817.92
	PERMISSIBLE TENEMENT DENSITY	
	PROPOSED TENEMENTS	36.00 NOS

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 BUILDINGS ON LAND BEARING (OLD) S.NO. 156 /3 & 4,(NEW) S.NO. 27 /3 & 4, AT VILLAGE - MIRA, TAL & DIST : THANE

NAME OF OWNER
SHRI. JAYRAJ DEVIDAS & OTHERS (FOR S.NO. 156/3)
SHRI. KAMLESH H. BORIYA (FOR S.NO. 156/4)

OWNERS / SIGNATURE -

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION NO.
01	AS SHOWN	01/12/2018	BASAVARAJ.G	DILIP	00

CONSULTING CIVIL ENGINEER
Basavaraj S. Gadekar
BE (civil)

Tej's CONSULTANTS
1000-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD, MIRA ROAD (EAST).

TEJ'S CONSULTANTS ARCHITECTS & CONSULTING STRUCTURAL ENGINEERS MIRA ROAD (E), DIST. THANE