BUILDING NO. - 7

STAMP OF APPROVAL OF PLAN

01/09

जोडपत्रे पत्र क्र. विभागनगर/नर/ 8310 दि 2022-23
दि. 22/12/2023 ... मंजूर अटी शर्तीं
प्रभागक्षेत्र: राहुल पुत्र/सुपरीत बांधकाम
नकाशी (प्रारंभ प्रमाणपत्र) मंजूर.

Quantum of pro-rata FSI to be utilised (In Sq. Mt.) as per Layout sanctioned u/no. MBMC/TP/3587/2022-23 dated 16.12.2022

Plot	Area of Plot	Basic FSI	TDR Quantam	Premium FSI	Additional FSI against Road approved earlier	Total
Sub Plot A	71,747.26	82,638.16	149,863.80	47,107.07	53,017.30	332,624.33
Sub Plot B	13,170.00	14,487.00	18,438.00	13,000.00	-	45,925.00
Total		97,125.16	168,299.80	60,107.07	53,017.30	378,549.33

मा. आयुक्त सो. मीरा भाईंदर

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

-सावधान-

"मंजुर बांधकाम नकाशे वा पारंभ प्रमाणपत्र मंजूर अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती विरुध्द पाळे करांत."

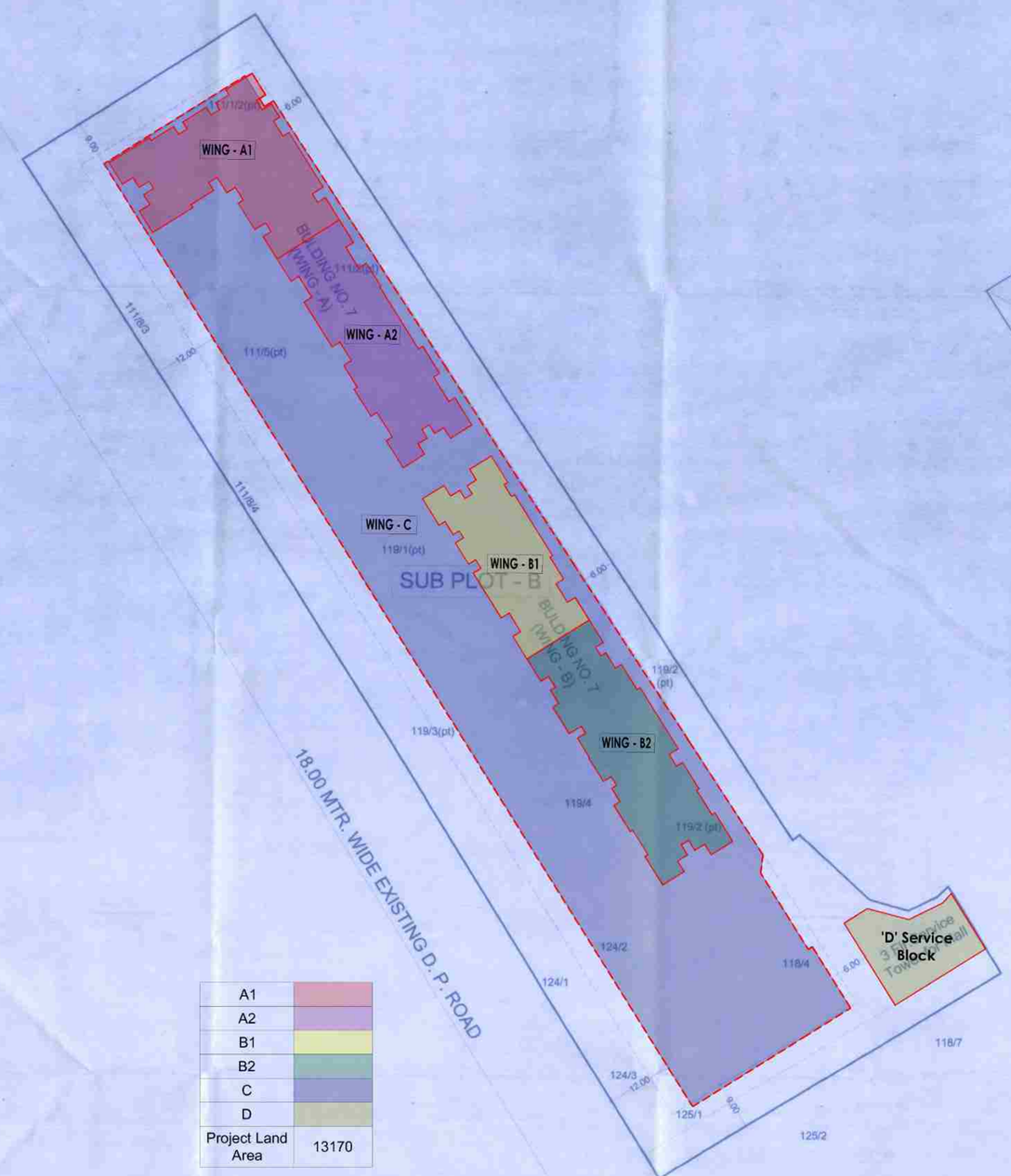
Sub Plot - B	Area
Survey No.	Area
118/4	1,606.38
118/5	24.11
118/7	26.83
125/1	524.62
125/2	10.44
124/2	510.00
124/3	215.00
119/1	2,618.40
119/2	708.00
119/3	600.00
119/4	1,483.00
111/1/2 (PT.)	1,341.00
111/2(PT.)	555.00
111/5(PT.)	2,720.02
111/8/3	37.00
111/8/4	24.00
124/1(PT.)	206.00
Total	13,170.00

Built Up Area Statement Mall	
Floor	Commercial
1st Basement	112.97
Lower Ground	7,361.17
Ground floor	6,682.47
1st Floor	6,893.50
2nd floor	6,983.30
3rd Floor	7,694.33
4th Floor	4,980.03
Total	40,707.77

Built Up Area Statement Residential (Wing - A & B)			
	Residential		Total
	Wing - A	Wing - B	
6th Floor	1,164.77	1,051.02	2,215.79
7th Floor	1,164.77	1,051.02	2,215.79
8th Floor	1,164.77	1,051.02	2,215.79
Total	3,494.31	3,153.06	6,647.37

Total BUA				
1	Mall	=	40,707.77	sq.mt.
2	Residential	=	6,647.37	sq.mt.
Total BUA		=	47,355.14	sq.mt.

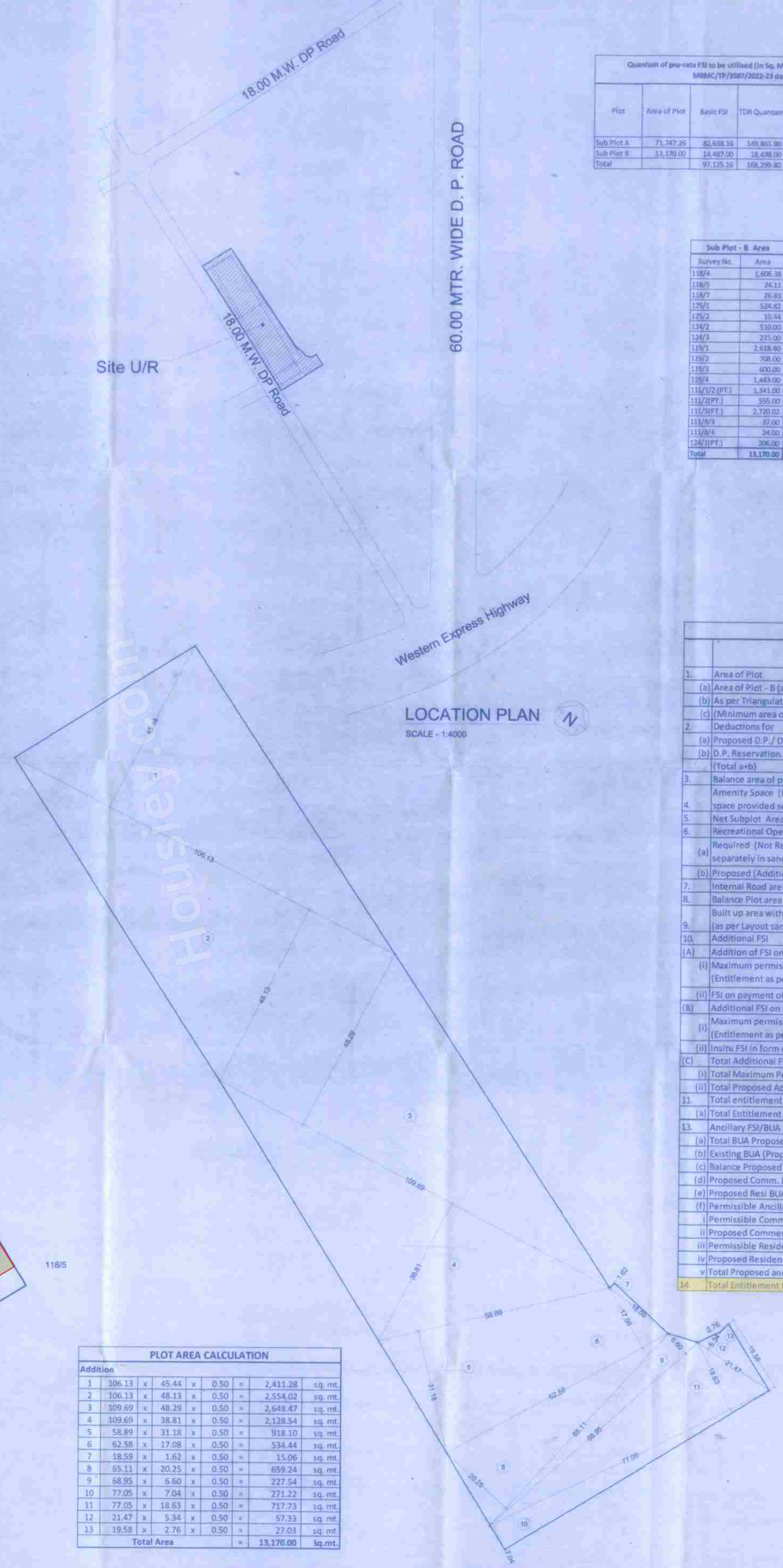
BUILT UP AREA STATEMENT			
Now Proposed BUA (As per UDCPR - 2020)	BUA	Ancillary	Total BUA
Bldg. No. 7 (Commercial BUA)	22,615.43	18,092.34	40,707.77
Bldg. No. 7 (Residential BUA) (Wing - A & B)	4,154.61	2,492.76	6,647.37
Total Area Now Proposed	26,770.04	20,585.11	47,355.14



A1	
A2	
B1	
B2	
C	
D	
Project Land Area	13170

Real Estate Project - "Codename Life-centre" on land Bearing Survey No.111/1/2(pt),111/2(pt),111/5(pt),111/8/3,111/8/4, 119/1(pt),119/2(pt),119/3(pt),119/4(pt),124/1(pt),124/2, 124/3(pt),118/4(pt),118/5(pt),118/7(pt),125/1(pt),125/2(pt).

BLOCK PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:4000

PLOT AREA CALCULATION								
Addition								
1	106.13	x	45.44	x	0.50	=	2,411.28	sq. mt.
2	106.13	x	48.13	x	0.50	=	2,554.02	sq. mt.
3	109.69	x	48.29	x	0.50	=	2,648.47	sq. mt.
4	109.69	x	38.81	x	0.50	=	2,128.54	sq. mt.
5	58.89	x	31.18	x	0.50	=	918.10	sq. mt.
6	62.58	x	17.08	x	0.50	=	534.44	sq. mt.
7	18.59	x	1.62	x	0.50	=	15.06	sq. mt.
8	65.11	x	20.25	x	0.50	=	659.24	sq. mt.
9	68.95	x	6.60	x	0.50	=	227.54	sq. mt.
10	77.05	x	7.04	x	0.50	=	271.22	sq. mt.
11	77.05	x	18.63	x	0.50	=	717.73	sq. mt.
12	21.47	x	5.34	x	0.50	=	57.33	sq. mt.
13	19.58	x	2.76	x	0.50	=	27.03	sq. mt.
Total Area						=	13,170.00	sq.mt.

PLOT AREA CALCULATION & DIAGRAM
SCALE - 1:500

Proforma – I : Area Statement			
		FSI Permissible	FSI Proposed
1.	Area of Plot	in sq.mt.	
(a)	Area of Plot - B (as per Layout sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	13,170.00	13,170.00
(b)	As per Triangulation Method (Physical Area in possession)	13,170.00	13,170.00
(c)	(Minimum area of a and b to be considered)	13,170.00	13,170.00
2.	Deductions for		
(a)	Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening		
(b)	D.P. Reservation area		
	(Total a+b)		
3.	Balance area of plot (1-2)	13,170.00	13,170.00
4.	Amenity Space (Not Required to be proposed in plot -B as per sanctioned Layout. Amenity space provided separately in sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	-	
5.	Net Subplot Area (3-4)	13,170.00	13,170.00
6.	Recreational Open space (if applicable) (ROS)		
(a)	Required (Not Required to be proposed in plot -B as per sanctioned Layout. ROS provided separately in sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	-	-
(b)	Proposed (Additional ROS proposed on top of podium as per reg. 3.4.1(iii))	4,370.67	4,370.67
7.	Internal Road area	-	
8.	Balance Plot area	13,170.00	13,170.00
9.	Built up area with reference to Basic F.S.I. (1.10) (as per Layout sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	14,487.00	14,487.00
10.	Additional FSI		-
(A)	Addition of FSI on payment of premium		-
(i)	Maximum permissible premium FSI (Entitlement as per Layout sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	13,000.00	-
(ii)	FSI on payment of premium Proposed at this stage	-	12,283.04
(B)	Additional FSI on Utilization of TDR		-
(i)	Maximum permissible In-situ FSI / TDR loading (Entitlement as per Layout sanctioned u/no. MBMC/TP/3587/2022-23. Dated-16/12/2022)	18,438.00	-
(ii)	Insitu FSI in form of TDR/TDR Loading Proposed at this stage (Refer Table-1)	-	-
(C)	Total Additional FSI :		-
(i)	Total Maximum Permissible Additional FSI (= 10(A)(i) + 10(B)(i))	31,438.00	12,283.04
(ii)	Total Proposed Additional FSI (= 10(A)(ii) + 10(B)(ii))	-	-
11.	Total entitlement of FSI in the proposal		-
(a)	Total Entitlement [9 + 10(A)(i) + 10(B)(i)]	45,925.00	26,770.04
13.	Ancillary FSI/BUA		
(a)	Total BUA Proposed area	45,925.00	26,770.04
(b)	Existing BUA (Proposed to be retained As per DCR - 1995)		-
(c)	Balance Proposed BUA at this stage (12(iv)-15(a))	45,925.00	26,770.04
(d)	Proposed Comm. BUA on Which Ancillary FSI is Claimed	22,615.43	22,615.43
(e)	Proposed Resi BUA on Which Ancillary FSI is Claimed	23,309.57	4,154.61
(f)	Permissible Ancillary FSI (60%(Resi.) or 80%(Comm))		
i	Permissible Commercial Ancillary BUA (22307.68 X 80%)	18,092.34	
ii	Proposed Commercial Ancillary BUA		18,092.34
iii	Permissible Residential Ancillary BUA (4154.60 X 60%)	13,985.74	
iv	Proposed Residential Ancillary BUA	-	2,492.76
v	Total Proposed ancillary BUA (Commercial + Residential)	32,078.08	20,585.10
14.	Total Entitlement Including Ancillary FSI at this stage (12(iv) + 13(f)(i)+ 1f(iii))	78,003.08	47,355.14

CONTENTS OF SHEET

Location Plan, Block Plan, Proforma, Area Statement

URBDES
CONSULTING ENGINEERS
1ST FLOOR RAJASTHAN BUILDING DADABHAI ROAD PHASE-IIS SAGAR (E) MUMBAI.

License Engineer :

DEVELOPERS :

M/s.JP INFRA REALTY PVT.LTD.

Authorized Signatory

DESCRIPTION :

MUNICIPAL APPROVAL FOR BUILDING NO.- 7

PROJECT :

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT BEARING 111/1/2(pt), 111/2(pt), 111/5(pt), 111/8/3, 111/8/4, 119/1(pt), 119/2(pt), 119/3(pt), 119/4(pt), 124/1(pt), 124/2, 124/3(pt), 118/4(pt), 118/5(pt), 118/7(pt), 125/1(pt), 125/2(pt), AT VILLAGE - GHODBUNDER, DIST.- THANE IN MBMC AREA.

NORTH

JOB NO.	DRAWING NO.	SCALE	DRN BY	CHECKED BY
830		As given	SHSR	