

AS PER PVIOUS APPROVAL BUILDING AREA STATEMENT (AS PER NEW DCPR) BLDG.NO-3					
BLDG.NO.3	GROUND FL.	1st.flr to 7th flr	8th. & 13th flr	9th.flr to 12th & 14th flr	TOTAL
WING - A	STILT	283.57 x 7 = 1984.99	246.23 x 2 = 492.46	283.99 x 5 = 1419.95	3897.40
WING - B	STILT	283.57 x 7 = 1984.99			1984.99
					5882.39

PROPOSED BUILDING AREA STATEMENT BLDG.NO-3						
BLDG.NO.3	GROUND FL.	15th to 17th flr	18th flr, 23rd flr	19th.flr to 22th	24th. flr	TOTAL
WING - A	24.27	448.99 x 3 = 1346.97	398.78 x 2 = 797.56	448.99 x 4 = 1795.96	448.99	4413.75

PROPOSED BUILDING AREA STATEMENT								
BLDG.NO.3	GROUND FL.	9th flr to 12th	8th., 13th	14th FLR.	15th to 17th FLR.	18th flr, 23rd flr	19th to 22th & 24TH FLR	TOTAL
WING - B	24.27	449.04 x 4 = 1796.16	398.87 x 2 = 797.74	449.04	448.99 x 3 = 1346.97	398.78 x 2 = 797.56	448.99 x 5 = 2244.95	7456.69
A+B								11870.44

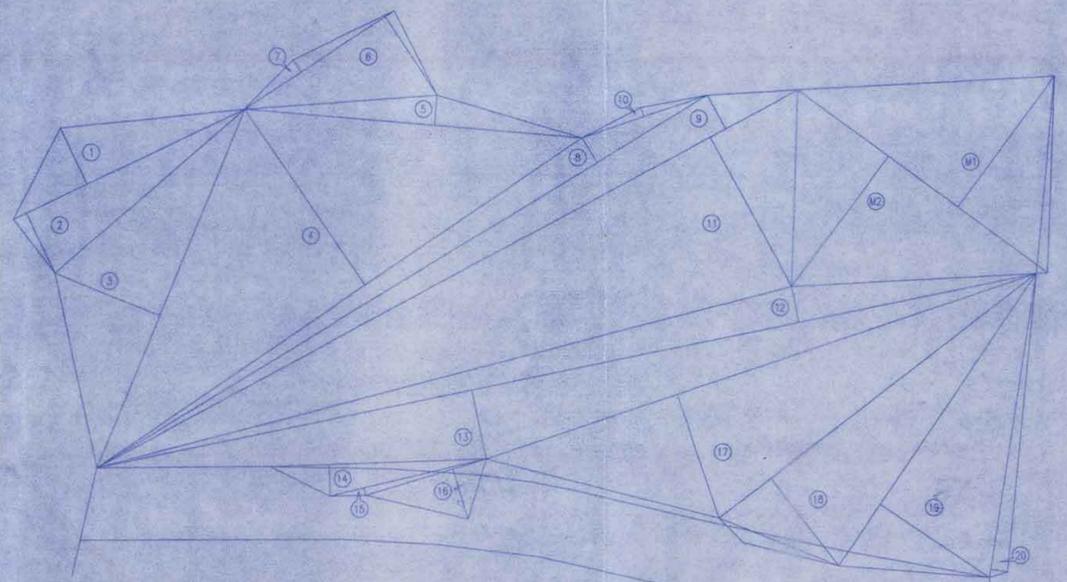
भोवतरी वन क. विधानमन्त्रालय, १९९३/२०२२-२३
 दि. २२/११/२०२२... एकीकृत अटी शर्ती
 भवनकारक राहण मुद्रा सुधारित बांधकाम
 नकाशे (आरण पत्रांक) मंजूर.

श्री. जयकृष्ण सो. यंत्रणा मंडळ
 सहायक सहायक नगरपालिका
 प्लान - नकाशा मंडळकार्यालयिका

EXISTING BUILDING NO. 1 & 2 AREA STATEMENT					
BUILDING NO.	FLOOR	BUILT-UP AREA	EX. BAL. AREA	EX. STAIR AREA	TOTAL
1	ST-7	2659.23 SQ.MT.	---	---	2659.23 SQ.MT.
2	ST-7	3588.95 SQ.MT.	---	---	3588.95 SQ.MT.
TOTAL					6248.18 SQ.MT.

TOTAL GROSS BUILT UP AREA		
BLDG. NO.	AS PER PVIOUS APPROVAL GROSS AREA SQ.MT.	PROPOSED GROSS AREA SQ.MT.
1 (WING-A)	2659.23	494.17 (15TH TO 24TH FLR)
1 (WING-B)	3588.95	707.45 (8TH TO 13TH FLR)
ELEVATED R.G. AREA	---	533.87
TOTAL	6248.18	12705.49
GRAND TOTAL	21237.01	21237.01

TDR STATEMENT									
SR.NO	DRC NO	S.NO OLD/NEW VILLAGE	T.D.R. R. RATE	TOTAL AREA SQ.MT	AREA AS PER AGREEMENT (SQ.MT)	RECEIVES T.D.R. R.R RATE	TNN NO.	X - (Rg / Rr) XY	
1	143	183/1A/67/1A	7600.00	1920.00	381.00	6750.00	TNN-10/16061-2015	428.97	
2	2007	KHARI	5100.00	380.00	333.00	6600.00	DATE-30/10/2015 TNN-10/16099-2015	357.31	
3	58	325/13/51/13	8790.00	950.00	74.00	8700.00	TNN-07/02823-2012	74.42	
4	2006	GODDEV	10000.00	10387.00	33.00	8700.00	DATE-13/08/2014 TNN-07/6437-2014	37.93	
5	204	346/8/92/8	20300.00	430.00	430.00	20600.00	DATE-13/08/2014 TNN-04/02333-2011	423.73	
6	208	12/348/5/55/3&5	10100.00	339.00	339.00	9600.00	DATE-13/08/2011 TNN-01/16399-2018	356.65	
7	2010	GODDEV	26030.00	1919.40	432.40	23840.00	DATE-15/11/2018 TNN-07/15571-2018	472.12	
8	2018	GHOBBANDER	26270.00	2588.65	1861.65	23840.00	DATE-03/11/2018	2021.41	
TOTAL								4102.54	



PLOT AREA DIAGRAM
 SCALE: 1:500
 AS PER APPROVAL NO. MBMN/NR/1347/05-06 DT 16/09/2005

PLOT AREA CALCULATION		
1	43.00 x 10.25 x 0.5	= 220.38 sq.mt.
2	43.00 x 11.00 x 0.5	= 236.50 sq.mt.
3	64.00 x 19.00 x 0.5	= 608.00 sq.mt.
4	35.25 x 97.25 x 0.5	= 1714.03 sq.mt.
5	56.25 x 5.00 x 0.5	= 140.63 sq.mt.
6	29.50 x 15.50 x 0.5	= 228.63 sq.mt.
7	29.50 x 2.50 x 0.5	= 36.88 sq.mt.
8	119.00 x 4.75 x 0.5	= 282.63 sq.mt.
9	132.50 x 6.50 x 0.5	= 430.63 sq.mt.
10	22.00 x 1.50 x 0.5	= 16.50 sq.mt.
11	132.50 x 28.50 x 0.5	= 1871.56 sq.mt.
12	160.00 x 6.00 x 0.5	= 480.00 sq.mt.
13	160.00 x 11.75 x 0.5	= 940.00 sq.mt.
14	5.25 x 36.00 x 0.5	= 94.50 sq.mt.
15	26.50 x 1.50 x 0.5	= 19.88 sq.mt.
16	21.00 x 9.00 x 0.5	= 94.50 sq.mt.
17	21.75 x 96.50 x 0.5	= 1049.44 sq.mt.
18	18.50 x 66.50 x 0.5	= 615.13 sq.mt.
19	58.50 x 21.75 x 0.5	= 636.19 sq.mt.
20	56.00 x 3.22 x 0.5	= 90.00 sq.mt.
M1	27.00 x 51.50 x 0.5	= 695.25 sq.mt.
M2	27.00 x 51.50 x 0.5	= 695.25 sq.mt.
TOTAL		= 1196.50 sq.mt.

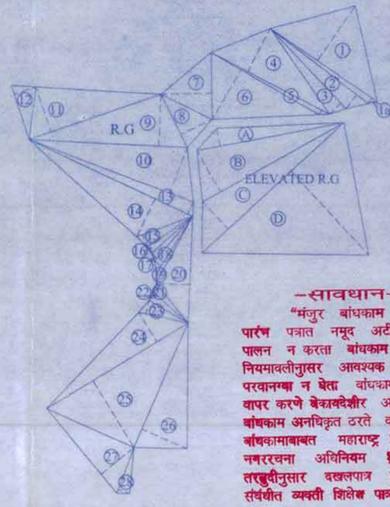
MARKET AREA CALCULATION RESERVATION NO.165		
M1	27.00 x 51.50 x 0.5	= 695.25 sq.mt.
M2	27.00 x 51.50 x 0.5	= 695.25 sq.mt.
TOTAL		= 1390.50 sq.mt.



LOCATION PLAN
 SCALE: 1:4000

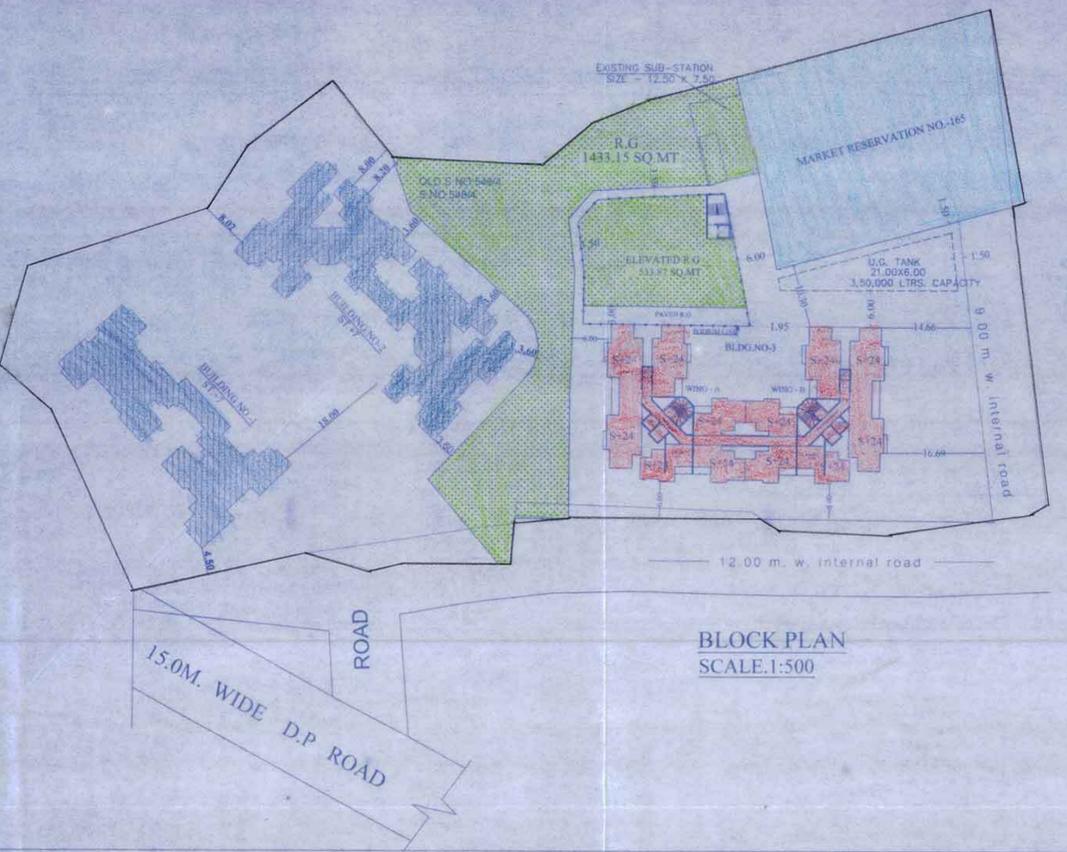
R.G. AREA CALCULATION		
1	21.23 x 10.94 x 0.50	= 116.12 sq.mt.
1a	21.23 x 1.11 x 0.50	= 11.78 sq.mt.
2	20.25 x 2.91 x 0.50	= 29.46 sq.mt.
3	18.12 x 2.57 x 0.50	= 23.28 sq.mt.
4	21.91 x 8.01 x 0.50	= 87.74 sq.mt.
5	21.91 x 0.87 x 0.50	= 9.53 sq.mt.
6	20.43 x 9.43 x 0.50	= 96.32 sq.mt.
7	11.01 x 8.23 x 0.50	= 45.30 sq.mt.
8	9.76 x 5.67 x 0.50	= 27.66 sq.mt.
9	25.95 x 8.56 x 0.50	= 111.06 sq.mt.
10	28.80 x 8.02 x 0.50	= 115.48 sq.mt.
11	22.91 x 7.79 x 0.50	= 89.23 sq.mt.
12	9.32 x 3.77 x 0.50	= 17.56 sq.mt.
13	29.63 x 2.46 x 0.50	= 36.44 sq.mt.
14	29.63 x 6.92 x 0.50	= 102.52 sq.mt.
15	9.72 x 2.12 x 0.50	= 10.30 sq.mt.
16	9.10 x 1.34 x 0.50	= 6.10 sq.mt.
17	9.66 x 1.19 x 0.50	= 5.75 sq.mt.
18	11.15 x 1.37 x 0.50	= 7.64 sq.mt.
19	12.54 x 0.68 x 0.50	= 4.26 sq.mt.
20	17.56 x 5.49 x 0.50	= 48.20 sq.mt.
21	8.35 x 1.23 x 0.50	= 5.13 sq.mt.
22	7.62 x 1.53 x 0.50	= 5.83 sq.mt.
23	8.25 x 2.27 x 0.50	= 9.36 sq.mt.
24	27.06 x 5.69 x 0.50	= 76.98 sq.mt.
25	27.06 x 12.85 x 0.50	= 173.86 sq.mt.
26	22.27 x 8.06 x 0.50	= 89.75 sq.mt.
27	18.05 x 6.94 x 0.50	= 62.63 sq.mt.
28	8.04 x 1.96 x 0.50	= 7.88 sq.mt.
TOTAL		= 1433.15 sq.mt.

ELEVATED R.G. AREA CALCULATION		
A	24.52 x 2.99 x 0.50	= 36.65 sq.mt.
B	26.57 x 7.80 x 0.50	= 103.62 sq.mt.
C	31.64 x 6.11 x 0.50	= 96.66 sq.mt.
D	31.64 x 18.77 x 0.50	= 296.94 sq.mt.
TOTAL		= 533.87 sq.mt.
TOTAL 20% PROPOSED PAVED R.G. A. (R.G - 1433.15 + ELEVATED R.G - 533.87)		
TOTAL = 1967.02 sq.mt.		
TOTAL 20% REQUIRED R.G. AREA 1911.90		



R.G. AREA DIAGRAM
 SCALE: 1:500

सावधान - मंजूर बांधकाम नकाशे व पारंपरिक पत्रांक नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून संपत्ती बांधकाम अनधिकृत ठरते व आपत्कृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र मुद्रा ठरवून संघीय न्यायालयीन न्याय करताना.



BLOCK PLAN
 SCALE: 1:500

PROFORMA - I	
AREA STATEMENT	
1. Area of plot (minimum area of a,b,c to be considered)	
a) As per ownership document (7/12,CIS extract)	10950.00
b) As per measurement sheet	11196.50
c) As per site	
2. Deduction for	
(a) Proposed D.P. / D.P. Road widening wrea/Service Road/Highway widening	
(b) Any D. P. Reservation Area (MARKET)	1390.50
(Total a + b)	1390.50
3. Balance Area of Plot (1-2)	9559.50
a) PLOT	
a) PLOT AREA	
4. Amenity Space (if applicable)	
a) Required -	
b) Adjustment of 2(b), if any -	
c) Balance Proposed -	
5. Net Plot Area = (3-4(c))	9559.50
6. Recreational Open space (if applicable)	
a) Required -	955.95
b) Proposed -	1938.34
7. Internal Road area	
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (SR. NO. 5 x basic FSI)	10515.45
10. Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI - based on road width/ TOD Zone.	4950.00
b) Proposed FSI on payment of premium	
11. In - situ FSI / TDR loading	
a) In - situ area against D. P. road [2.0 x Sr. No.2 (a)], if any	
b) In - situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)],	
c) TDR area	4102.04
d) Total in - situ / TDR loading proposed (11(a)+(b)+(c))	4102.04
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	19567.49
b) Ancillary Area FSI upto 60% or 80% with payment of charges	4462.15
b) Total entitlement (a + b)	24029.64
14. Maximum utilization limit of F.S.I.(building potential)Permissible as per Road width (as per Regulation no. 6.1 or 6.2 or 6.3 or 5.4 as applicable) x 1.6 or 1.8	
15. Total Built-up Area in proposal (excluding area at Sr.No. 17b)	
a) Existing Built-up Area. (6248.18 + 5882.39)	12130.57
b) Proposed Built-up Area (as per 'P' - line)	11870.44
c) (Total of a + b)	24001.01
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	
17. Area for Inclusive Housing, if any	
a) Required (20% of serial no. 7)	
b) Proposed -	
Drawing No. Scale Drawn by Checked by Registration / License no. of Area. / Lic. Eng. / Supervisor	

FORM II			
CONTENTS OF SHEET			
BLOCK PLAN, PLOT AREA DIAGRAM, R.G. CALCULATION, TOTAL BUILT-UP AREA STATEMENT			
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS	
REVISION	DISCRPTION	DATE	SIGNATURE
CERTIFICATE OF AREA			
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METRES			
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWNS PLANNING SCHEME RECORDS.			
SIGNATURE OF LICENSED SURVEYOR OR ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.			
DESCRIPTION OF PROPOSAL AND PROPERTY			
PROPOSED RESIDENTIAL BLDG. ON LAND BEARING OLD AND NEW S.N.O. 994/0F AT VILLAGE - BHAYANDER, TAL & DIST - THANE			
NAME OF THE OWNER For GEETA DEVELOPERS			
DATE	JOB NO	DRG. NO	SCALE
18-06-2022	814		AS SHOWN
DRAWN BY	CHECKED BY		
JAYSHI			
SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.			
ANISH & ASSOCIATES			
1st & 2nd Floor, Ramdev Esquire, Deepak Hospital Road, Next to S. K. English High School, Bhayander (E), TAL & DIST. -THANE, 401105.			