LAYOUT

सोबतचे पत्र क्र. मिभामनपा/नर/ 3266/2023-28
दि. 26/12/2023 मधील अटी शर्तीस
पात्र नकारक राहून मूळ/सुधारीत बांधकाम
नकाशे (मंजूर पत्रासह) मंजूर.

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

भा. आयुक्त सो. यांच्या मंजुरीने.

-सावधान-

"मंजुर बांधकाम नकाशे व पारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीप्रमाणे आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात."

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

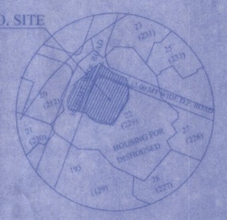
TOTAL BUILT UP AREA STATEMENT																		TOTAL
BLDG. NO.	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	PROPOSED
1	529.69	547.07	547.07	23.82	23.82	SERVICE FLOOR	TO BE HANDED OVER TO MBMC	370.48	370.48	384.30	384.30	391.68	394.71	394.71	394.71	394.71	391.68	394.71	5937.94
GRAND TOTAL																			5937.94

PARKING AREA STATEMENT BLDG.NO-1					
HAVING CARPET AREA	NOS.OF TENEMENTS	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
BELOW 30 Sq.mt. (FOR EVERY TWO TENAMENTS EACH)	4.00	4.00			
ABOVE 30 TO 40 Sq.mt. (FOR EVERY TWO TENAMENTS EACH)	34.00	34.00		17.00	
ABOVE 40 TO 80 Sq.mt. (EVERY 2 TENEMENTS)	34.00	34.00		17.00	
VISITORS 5%		3.60		1.70	
SHOP/OFFICE C.A/100	276.53 / 100 = 2.77	16.59		5.53	
HALL C.A/100	558.54 / 100 = 5.57	26.83		3.37	
TOTAL =	72.00	119.02	127.00	46.60	
TOTAL PARKING 80%				37.28	38.00

3rd flr. SCOOTER PARKING = 62 NOS.
4th flr. SCOOTER PARKING = 65 NOS.
TOTAL SCOOTER PARKING = (27 NOS.

3rd flr. CAR PARKING = 10 NOS.
5th flr. (STACK) CAR PARKING = 5X2 = 10 NOS.
4th flr. CAR PARKING = 12 NOS.
6th flr. (STACK) CAR PARKING = 5X2 = 6 NOS.
TOTAL CAR PARKING = 38 NOS.

PRO. SITE



LOCATION PLAN
SCALE :1:4000

AREA STATEMENT			
S.NO./H.NO.	AREA AS PER 7/12	DRC OBTAINED AREA	BALANCE PLOT AREA
22(229)/5	480.00	380.00	100.00
22(229)/6	680.00	410.00	270.00
22(229)/8	1390.00	-	1390.00
TOTAL	2550.00	790.00	1760.00

Total Plot Area - 1760.00 sqm

TOTAL PLOT AREA STATEMENT	
PLOT-A AREA	1573.07 Sq.mt.
ENCROACHMENT AREA	49.15 Sq.mt.
ROAD AREA 229 / 5	385.46 Sq.mt.
ROAD AREA 229 / 6	435.04 Sq.mt.
ROAD AREA 229 / 8	107.31 Sq.mt.
TOTAL AREA	2550.03 Sq.mt.

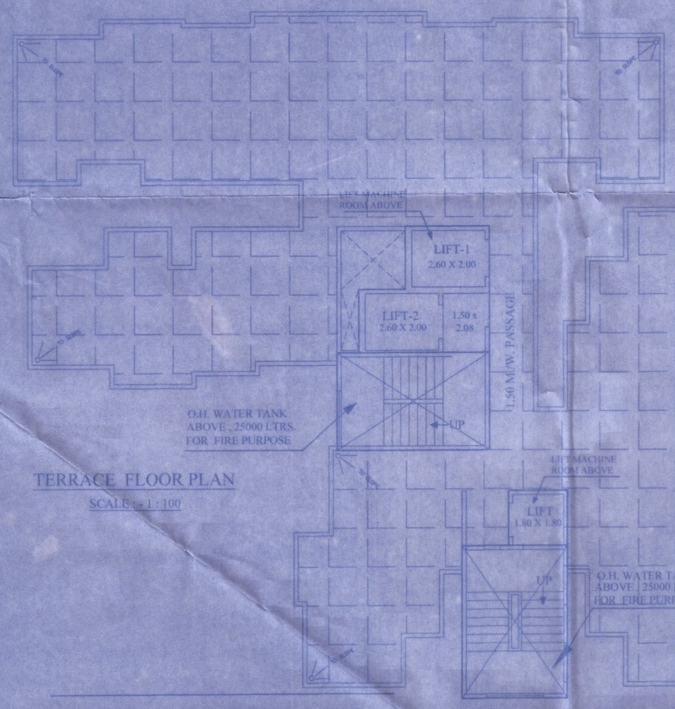
PLOT AREA CALCULATION								
1	20.95	x	4.86	x	0.5	=	50.81	sq.mt.
2	23.92	x	1.68	x	0.5	=	20.09	sq.mt.
3	26.24	x	3.05	x	0.5	=	40.02	sq.mt.
4	27.69	x	1.58	x	0.5	=	21.88	sq.mt.
5	28.70	x	1.66	x	0.5	=	23.82	sq.mt.
6	39.80	x	11.99	x	0.5	=	238.60	sq.mt.
7	39.80	x	27.58	x	0.5	=	548.84	sq.mt.
8	40.25	x	9.74	x	0.5	=	196.02	sq.mt.
9	40.25	x	2.00	x	0.5	=	40.25	sq.mt.
10	2.02	x	0.04	x	0.5	=	0.04	sq.mt.
11	40.31	x	11.18	x	0.5	=	225.31	sq.mt.
12	25.02	x	7.75	x	0.5	=	96.84	sq.mt.
13	14.36	x	2.85	x	0.5	=	20.46	sq.mt.
15	11.50	x	1.45	x	0.5	=	8.34	sq.mt.
TOTAL						=	1573.07	sq.mt.

ENCROACHMENT AREA CALCULATION								
E1	3.95	x	1.15	x	0.5	=	2.27	sq.mt.
E2	4.20	x	0.60	x	0.5	=	1.26	sq.mt.
E3	18.44	x	0.21	x	0.5	=	1.94	sq.mt.
E4	30.04	x	1.76	x	0.5	=	26.44	sq.mt.
E5	13.23	x	1.28	x	0.5	=	8.47	sq.mt.
E6	10.03	x	1.71	x	0.5	=	8.58	sq.mt.
E7	10.03	x	0.04	x	0.5	=	0.20	sq.mt.
TOTAL						=	49.15	sq.mt.

ROAD AREA CALCULATION (S.NO. 229 / 5)								
R1	20.77	x	5.72	x	0.5	=	59.36	sq.mt.
R2	29.90	x	10.57	x	0.5	=	158.02	sq.mt.
R3	29.90	x	11.24	x	0.5	=	168.04	sq.mt.
TOTAL						=	385.46	sq.mt.

ROAD AREA CALCULATION (S.NO. 229 / 6)								
R4	19.60	x	12.70	x	0.5	=	124.46	sq.mt.
R5	33.78	x	9.70	x	0.5	=	163.83	sq.mt.
R6	5.70	x	2.00	x	0.5	=	5.70	sq.mt.
R7	6.30	x	2.10	x	0.5	=	6.62	sq.mt.
R8	14.80	x	5.89	x	0.5	=	43.59	sq.mt.
R9	16.44	x	8.73	x	0.5	=	71.76	sq.mt.
R10	9.84	x	3.88	x	0.5	=	19.09	sq.mt.
TOTAL						=	435.04	sq.mt.

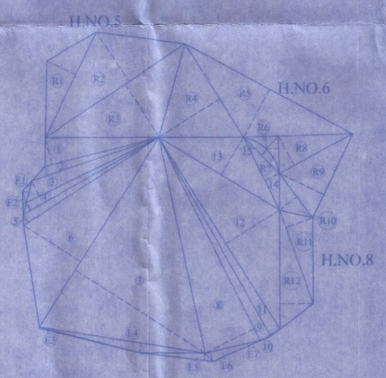
ROAD AREA CALCULATION (S.NO. 229 / 8)								
R11	17.60	x	5.08	x	0.5	=	44.70	sq.mt.
R12	21.15	x	5.92	x	0.5	=	62.60	sq.mt.
TOTAL						=	107.31	sq.mt.



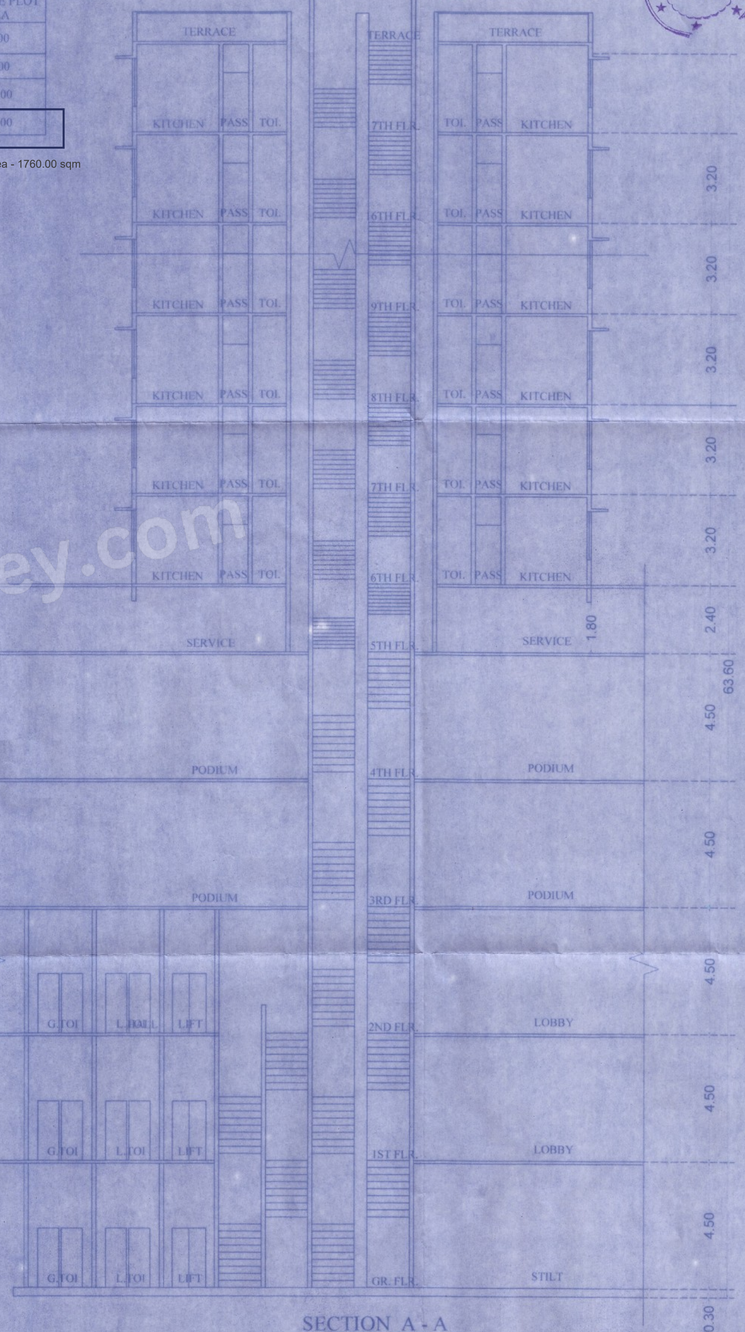
TERRACE FLOOR PLAN
SCALE :- 1 : 100

Plot Area 1760.00 Sqm

BLOCK PLAN
SCALE :- 1 : 500



PLOT AREA DIAGRAM
SCALE :- 1 : 500



SECTION A - A
SCALE :- 1:100

PROFORMA - 1	
AREA STATEMENT	SQ.MT.
1. Area of plot (minimum area of a,b,c to be considered)	
a) As per ownership document (7/12,CTS extract)	2550.00
b) As per measurement sheet	2550.00
c) As per site	
2. Deduction for	
(a) Proposed D.P / D.P. Road widening area/Service Road/Highway widening (S.NO.229/5 = 385.46 , 229/6 = 435.04 , 229/8 = 107.31)	927.81
(b) Any D. P. Reservation Area / Encroachment Area	49.15
(Total a + b)	976.96
3. Balance Area of Plot (1-2)	1573.04
4. Amenity space (if applicable)	-
a) Required -	-
b) Adjustment of 2(b),if any -	-
c) Balance Proposed -	-
5. Net Plot Area = (3-4c))	1573.04
6. Recreational Open space (if applicable)	
a) Required -	
b) Proposed -	
7. Internal Road area	
8. Plotable 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) 1573.04 x 1.10	1730.34
10. Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI - based on road width (2550-49.15-790) X 0.5	855.42
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 (927.81-790 X 3)	275.62
b) In - situ area against Amenity Space if handed over 12.00 or 1.85 x Sr. No.4 (b) and /or [c)].	
c) TDR area	
d) Total In-situ / TDR loading proposed (11(a)+(b)+(c)	1092.71
12. Additional FSI area under Chapter No. 7	
13. Total entitlement (a) FSI in the proposal	
a) [9 + 10(c) + 11(d)] or 12 whichever is applicable	3668.47
b) Ancillary Area FSI upto 60% or 80% with payment of charges (3044.64x0.6 = 1826.78) (1618.33x0.8 = 1294.66)	2525.84
c) Total entitlement (a + b)	6194.31
14. Maximum utilization limit of F.S.I.(building potential Permissible as per Road width [tan 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	
b) Proposed Built-up Area (as per 'P - line')	5937.94
c) - (Total of a + b)	
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 sr.no. 5)	
b) Proposed -	

FORM II

CONTENTS OF SHEET
BLOCK PLAN, DRC STATEMENT, TERRACE FLOOR PLAN
PARKING AREA STATEMENT, PLOT AREA DIAGRAM & CALCULATION
TOTAL BUILT UP AREA STATEMENT & SECTION, LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURTVEYED 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 METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL / COMM BUILDING LAYOUT ON PLOT BEARING S.NO. 229 (22) / 5,6,8 AT VILL- NAVGHAR, TAL & DIST THANE.

NAME OF THE OWNER

This Drawing Is Prepared As Per My Requirement & Documents Given By Me

DATE	JOB NO	DRG.NO	SCALE	DRAWN BY	CHECKED BY
07.12.2023	720		AS SHOWN	DIPTI	

NORTH

SIGNATURE NAME (IN BLOCK LETTER)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 (East), TAL. & DIST.- THANE, 401105.

Housley.com