BUILDING 1

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROJ.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
BUILDING 1	5TH REFUGE FLOOR	550.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.30	14.30	16.76	0.00	35.50	483.47
BUILDING 1	9TH FLOOR	0.00	550.03	0.00	0.00	0.00	0.00	0.00	0.00	14.30	14.30	16.76	0.00	0.00	518.97
BUILDING 1	10TH REFUGE FLOOR	0.00	550.03	0.00	0.00	0.00	0.00	0.00	0.00	14.30	14.30	16.76	0.00	35.50	483.47
BUILDING 1	6TH TO 8TH FLOOR	1650.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.90	42.90	50.28	0.00	0.00	1556.91
BUILDING 1	2ND TO 4TH FLOOR	1650.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.90	42.90	0.00	0.00	0.00	1607.19
BUILDING 1	1ST FLOOR	550.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.52	17.52	14.18	0.00	0.00	518.33
BUILDING 1	GROUND FLOOR	311.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.22	3.22	0.00	0.00	0.00	308.38
BUILDING 1	TOTAL	4711.85	1100.06	0.00	0.00	0.00	0.00	0.00	0.00	149.44	149.44	114.74	0.00	71.00	5478.23

BUILDING 2

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROJ.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
BUILDING 2	22ND REFUGE FLOOR	0.00	400.05	0.00	0.00	0.00	0.00	0.00	0.00	21.11	21.11	25.39	0.00	31.27	391.38
BUILDING 2	REFUGE 7TH ,13TH ,17TH FLOOR	0.00	1277.15	0.00	0.00	0.00	0.00	0.00	0.00	63.25	63.25	76.17	0.00	63.91	1164.14
BUILDING 2	2ND RECREATIONAL FLOOR	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
BUILDING 2	TYPICAL FLOOR 1ST TO 6TH+8TH TO 12TH+14TH TO 16TH+18TH TO 21ST	0.00	7356.90	0.00	0.00	0.00	0.00	0.00	0.00	379.68	379.68	455.72	0.00	0.00	6577.76
BUILDING 2	GROUND FLOOR	0.00	4.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.42
BUILDING 2	TOTAL	0.00	9083.52	0.00	0.00	0.00	0.00	0.00	0.00	464.04	464.04	556.28	0.00	125.18	7797.24

FSI DETAILS

Sr Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	1.40	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Plane Area	2918.99	1584.49	4436.58	0.00	3340.08	1988.56	14268.70	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2918.99	1538.71	3594.81	0.00	3340.07	1988.56	13381.14	0.00	13381.14
9.6 Index Consumed	1.10	0.49	1.13	0.00	0.00	0.00	2.72	0.00	0.00

Area utilisation of Roads and Reservations

Description of area utilisation			surrendered Area in(Sq.M)	Quantum of DR/TDR generation	Total Quantum of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reservation no	Name				
-	-	45.00m DP Road Widening	515.36	1030.72	1030.72	0.00	0.00
-	-	Total	515.36	1030.72	1030.72	1030.72	0.00

Parking Check (Table 8B)

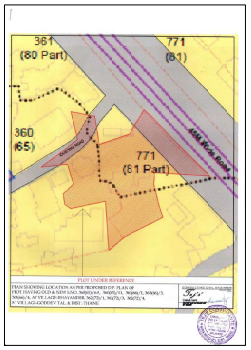
Building Name	USE	TENAMENT AREA	Required car	Required scooter	Required NO.OF Tenant/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini Bus
BUILDING 2	Residential	For every two tenaments with each tenament having carpet area equal to or more than 30 sq.m but less than 60 sq.m,	1	2	84	42.00	84.00	-
BUILDING 2	Residential	For every two tenaments with each tenament having carpet area less than 45 Sq.m but more than 30 sq.m,	1	2	22	11.00	22.00	-
BUILDING 1	Residential	For every two tenaments with each tenament having carpet area less than 45 Sq.m but less than 30 sq.m,	1	2	12	6.00	12.00	-
BUILDING 1	Residential	For every two tenaments with each tenament having carpet area less than 45 Sq.m but more than 30 sq.m,	1	2	1	0.50	1.00	-
BUILDING 1	Commercial	For every 200 sq.m carpet area or fraction thereof,	3	11	343.66	51.49	189.23	-
Total	-	-	-	-	-	110.97	307.23	-
Visitors parking(5%)	-	-	-	-	-	5.55	15.36	-
Total	-	-	-	-	-	116.52	322.58	0.00

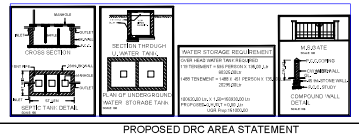
Parking Check As Per Multiplying Factor 0.80 (Note: 1) 6 scooter equals to 1 car, proposed composite parking for car# 13)

Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	104	173	0	142	202	0	OK

PLOT AREA STATEMENT AS PER 7/12

VILLAGE	S.NO./H.NO.	AREA(SQ.MT.)
GODDEV	362(72)/1	300.00
GODDEV	362(72)/3	960.00
GODDEV	362(72)/4	280.00
BHAYANDAR	360(65)/6/A	370.00
BHAYANDAR	360(65)/11	300.00
BHAYANDAR	363(66)/1	560.00
BHAYANDAR	363(66)/3	100.00
BHAYANDAR	363(66)/4	350.00
	TOTAL PLOT AREA	3220.00





Project Details
Project Code:-MBRC-24-38341
Zone Type:-Western Zone
Location:-Bhayandar
Name of Investor:-Building Development
Plot Details:-
District/Survey No.:- 72
Taluka:-Thane
Mouza:-Goddev
Proposal Date:- 0000

Assistant Director Town Planning
Date: 30/08/2024

Signature valid
Digitally signed by PURUSHOTTAM MOHARRAO SHINDE
Date: 2024.10.09 13:37:18 IST
Reason: Approved Drawing Plan
Designation : Assistant Director Town Planning
Location: Mira Bhayandar Municipal Corporation
Project Code : MBRC-24-38341
Application Number : BP/24/0000073
Proposal Number : 280144
Certificate Number : MBMC-B/2024/APL/00289

ENCROACHMENT AREA CALCULATION		
A	1/2 X 11.27 X 1.48 X 1 NO	8.34 SQ.MT.
B	1/2 X 10.54 X 1.51 X 1 NO	7.96 SQ.MT.
C	1/2 X 2.97 X 0.11 X 1 NO	0.16 SQ.MT.
D	1/2 X 11.12 X 1.46 X 1 NO	8.12 SQ.MT.
E	1/2 X 9.10 X 0.89 X 1 NO	4.05 SQ.MT.
F	1/2 X 3.44 X 0.79 X 1 NO	1.36 SQ.MT.
G	1/2 X 1.02 X 0.29 X 1 NO	0.15 SQ.MT.
H	1/2 X 1.59 X 0.95 X 1 NO	0.76 SQ.MT.
I	1/2 X 7.10 X 0.22 X 1 NO	0.78 SQ.MT.
J	1/2 X 7.70 X 2.61 X 1 NO	10.05 SQ.MT.
K	1/2 X 9.70 X 1.62 X 1 NO	7.86 SQ.MT.
L	1/2 X 3.35 X 0.49 X 1 NO	0.82 SQ.MT.
M	1/2 X 3.35 X 0.36 X 1 NO	0.60 SQ.MT.
	TOTAL AREA	51.01 SQ.MT.

45.M.W.D.P.ROAD AREA CALCULATION		
A	1/2 X 30.14 X 14.88 X 1 NO	224.24 SQ.MT.
B	1/2 X 28.32 X 13.20 X 1 NO	186.92 SQ.MT.
C	1/2 X 16.87 X 12.28 X 1 NO	104.20 SQ.MT.
	TOTAL ADDITION	515.36 SQ.MT.

TOTAL PARKING PROVIDED	
TOTAL CAR IN PARKING TOWER-1	56.00
TOTAL CAR IN PARKING TOWER-2	68.00
TOTAL CAR IN STILT (BUILDING 2)	18.00
TOTAL CAR PARKING PROVIDED	142.00
TOTAL SCOOTER PROVIDED IN BASEMENT (BUILDING 1)	106.00
TOTAL SCOOTER PROVIDED IN BASEMENT (BUILDING 2)	96.00
TOTAL SCOOTER PARKING PROVIDED	202.00

PLOT AREA CALCULATION		
1	1/2 X 24.29 X 14.25 X 1 NO	173.78 SQ.MT.
2	1/2 X 39.13 X 15.84 X 1 NO	309.91 SQ.MT.
3	1/2 X 39.13 X 7.31 X 1 NO	143.02 SQ.MT.
4	1/2 X 22.95 X 0.78 X 1 NO	8.95 SQ.MT.
5	1/2 X 35.94 X 11.83 X 1 NO	212.59 SQ.MT.
6	1/2 X 39.64 X 5.54 X 1 NO	109.80 SQ.MT.
7	1/2 X 24.36 X 8.98 X 1 NO	109.38 SQ.MT.
8	1/2 X 24.36 X 9.97 X 1 NO	121.43 SQ.MT.
9	1/2 X 40.34 X 5.93 X 1 NO	119.61 SQ.MT.
10	1/2 X 40.34 X 4.85 X 1 NO	97.82 SQ.MT.
11	1/2 X 32.28 X 9.70 X 1 NO	156.56 SQ.MT.
12	1/2 X 6.49 X 0.42 X 1 NO	1.78 SQ.MT.
13	1/2 X 24.26 X 7.82 X 1 NO	94.86 SQ.MT.
14	1/2 X 24.26 X 7.24 X 1 NO	87.82 SQ.MT.
15	1/2 X 22.10 X 2.80 X 1 NO	30.94 SQ.MT.
16	1/2 X 38.20 X 18.52 X 1 NO	355.51 SQ.MT.
17	1/2 X 39.64 X 27.57 X 1 NO	546.44 SQ.MT.
18	1/2 X 30.88 X 4.03 X 1 NO	62.22 SQ.MT.
19	1/2 X 30.88 X 4.94 X 1 NO	76.27 SQ.MT.
20	1/2 X 34.11 X 9.20 X 1 NO	156.91 SQ.MT.
21	1/2 X 34.11 X 5.45 X 1 NO	92.95 SQ.MT.
22	1/2 X 26.82 X 5.85 X 1 NO	78.73 SQ.MT.
23	1/2 X 23.13 X 7.50 X 1 NO	86.73 SQ.MT.
24	1/2 X 11.52 X 2.23 X 1 NO	12.84 SQ.MT.
	TOTAL ADDITION	3247.85SQ.MT.

PROPOSED DRC AREA STATEMENT

SR.NO.	D.R.C. No. DATE	R.R. Rate of DRC (Rg)	TOTAL AREA IN SQ.MTR.	DRC AREA TO BE LOADED (y)	RR Rate of receiving land (Rr)	T.N.N. No. Date	X=(Rg/Rr)xY DRC AREA TO BE LOADED	VILLAGE	S.NO./H.NO.
1)	654 / 2022	33300/sq.mt.	4752.26	2229.65	GODDEV=33300.00 BHAYANDER=24600.00 AVERAGE=(33300+24600)/2 =28950.00	T.N.N. 652-2023 DATED 10/01/2023	33300/28950 x2229.65 = 2564.09	GODDEV	346(92) /2,5A
TOTAL DRC AREA STATEMENT							= 2564.09 SQ.MT.		

B.U.A. STATEMENT (BUILDING 2)

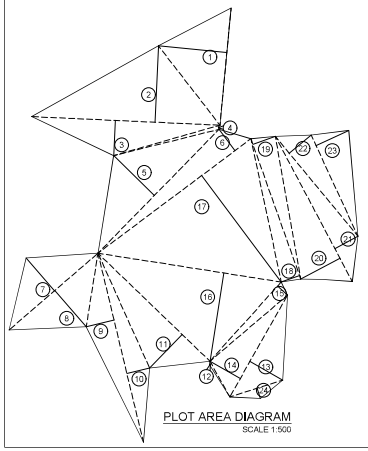
HT.	FLOOR	B.U.A.	NON/FSI
-3.40	BASEMENT	N.A.	450.14
1.05	PLINTH LEVEL	N.A.	
6.00	GROUND FLOOR	4.42	300.26
3.05	1ST FLOOR	362.65	
3.05	2ND FLOOR	362.65	
3.05	3RD FLOOR	362.65	
3.05	4TH FLOOR	362.65	
3.05	5TH FLOOR	362.65	
3.05	6TH FLOOR	362.65	
3.05	7TH FLOOR	331.38	31.27
3.05	8TH FLOOR	362.65	
3.05	9TH FLOOR	362.65	
3.05	10TH FLOOR	362.65	
3.05	11TH FLOOR	362.65	
3.05	12TH FLOOR	331.38	31.27
3.05	13TH FLOOR	362.65	
3.05	14TH FLOOR	362.65	
3.05	15TH FLOOR	362.65	
3.05	16TH FLOOR	362.65	
3.05	17TH FLOOR	331.38	31.27
3.05	18TH FLOOR	362.65	
3.05	19TH FLOOR	362.65	
3.05	20TH FLOOR	362.65	
3.05	21ST FLOOR	362.65	
3.05	22ND FLOOR	331.38	31.27
3.05	23RD FLOOR (RECREATIONAL FLOOR)	40.00	324.68
77.20	TOTAL	7897.84	1200.16
EXCESS REFUGE AREA		1.27	---
	TOTAL	7898.91	1200.16

B.U.A. STATEMENT (BUILDING 1)

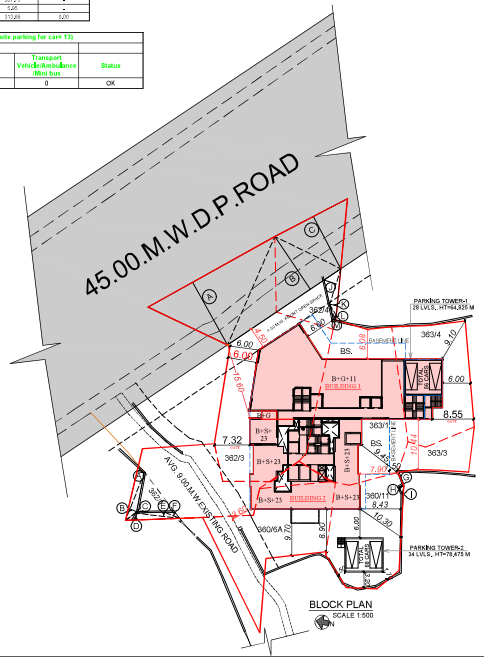
HT.	FLOOR	B.U.A.	NON-FSI
-3.40	BASEMENT	NIL	569.47
1.05	PLINTH LEVEL	N.A.	
4.50	GR. FLOOR	308.39	LOBBY/PASS.= 149.08
4.50	1ST FLOOR	518.33	
4.20	2ND FLOOR	535.73	
4.20	3RD FLOOR	535.73	
4.20	4TH FLOOR	535.73	
3.30	5TH FLOOR	483.47	35.50(REFUGE)
3.30	6TH FLOOR	518.97	
3.30	7TH FLOOR	518.97	
3.30	8TH FLOOR	518.97	
3.30	9TH FLOOR	518.97	
3.30	10TH FLOOR	483.47	35.50(REFUGE)
3.30	11TH FLOOR (RECREATIONAL FLOOR)	---	518.97
45.75	TOTAL	5476.73	1308.53
EXCESS REFUGE AREA		5.50	
	TOTAL	5482.23	1308.53

FINAL AREA SUMMARY

TYPE OF BUILDING	B.U.AREA TOTAL(FSI AREA)	NON FSI AREA	GROSS AREA FSI + NON-FSI	HEIGHT (M)
BUILDING 1	5482.23	1308.53	6790.76	45.75 HT
BUILDING 2	7898.91	1200.16	9099.07	77.20 HT
TOTAL	13381.14	2508.69	15889.83	



PLOT AREA DIAGRAM
SCALE 1:500



BLOCK PLAN
SCALE 1:500

PROFORMA - A

NOS.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	3220.00
	(a) As per ownership document (7/12, CTS extract) -3220.00	
	(b) as per measurement sheet (3247.85)	
	(c) as per site	
2)	DEDUCTIONS FOR	
	(a) Proposed D.P./ D.P. Rd W. Area/Service Rd / N. H. W.	515.36
	(b) Any D. P. Reservation Area (P.S. & P.G.)	----
	(c) Any D. P. Reservation Area (ENCROACHMENT)	51.01
3)	DEDUCTION AREA (TOTAL a+b)	566.37
4)	BALANCE PLOT AREA (2-3)	2653.63
5)	Amenity Space (if applicable)	------
	(a) Required -	
	(b) Adjustment of 2(b). if any -	
	(c) Balance Proposed -	
6)	Net Plot Area (4-5c)	2653.63
7)	Recreational Open space (if applicable)	
	(a) Required - 10% phy rg req as per reg.-3.4.1) ----	
	(b) Proposed - (On Ground Lvl) ----	
8)	Internal Road area	N.A.
9)	Plotable area (if applicable)	2653.63
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)(2653.63x1.1=2918.99)	2918.99
11)	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width (3168.99 x 0.50) = 1584.49)	1538.71
12)	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.00 x Sr. No. 2 (a)], if any (515.36X2) =1030.72	1030.72
	(b)In-situ area against Amenity if handed over [2.0/1.85xSr.No.4 (b)&/or(c)].	
	(c)TDR area PERMISSIBLE (3168.99X1.40=4436.58)	
	(d)TDR area to be loaded (4436.58-1030.72) =3405.86	2564.09
	(e)Balance TDR (3405.86-2564.09) =841.77	
	(f) Total in-situ / TDR loading proposed [12 (a)+(b)+(c)] 3594.81	
13)	Additional FSI area under Chapter No. 7 TABLE 7.1 (b) pg 123 & 7.10 pg 138, 137	
14)	Total entitlement of FSI in the proposal	
	(a) [13 + 14(b)+15(d)] or 16 whichever is applicable.	8052.51
	(b) Ancillary Area FSI upto 80% with payment of charges, TOTAL PERMISSIBLE ANCILLARY AREA ON 2485.71X 0.80 = 1988.56	1988.56
	(c) Ancillary Area FSI upto 60% with payment of charges, TOTAL PERMISSIBLE ANCILLARY AREA ON 5566.80 X 0.60 = 3340.08	3340.07
	(d) Total entitlement (a+b+c)	13381.14
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)	13381.14
16)	Total Built-up Area in proposal.(excluding area at Sr.No.21 b)	
	(a) Proposed Built-up Area Incl. ancillary fsi (as per 'P-line')	13381.14
	(b) Total (a+b)	
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	0.00

Proforma I Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) of area of subplot with sanctioned layout No. and subplot No.	3220.00
(a) As per ownership document (7/12, CTS extract)	3220.00
(b) as per TILR or City Survey measurement sheet	3247.85
(c) as per Demarcated drawing area	3247.85
LESS	
2.Area not in possession	51.01
3. Entire area (1-2)	3168.99
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	515.36
(b) Any D.P. Reservation area	0.00
	0.00
	515.36
5.Balance area of plot (3-4)	2653.63
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2653.63
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1.2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,3/5 , 125/1 419/1 etc.then recreational open space is required. (A) 10 % Subject to minimum 200 sqmt	-
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	0.00
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-04-02 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner OM SHREE TIRUPATI BALAJI BUILDERS

Postal Address : Shop No.14,15, Venkateshwar Building, Station Road, Bhayandar (W), Tal. & Dist.- Thane-401101

Phone No.9821348087

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 72

SITE ADDRESS :
(OLD) SURVEY NO. 362/1,3,4; (NEW) SURVEY NO. 72/1,3,4; GODDEV, (OLD) SURVEY NO. 360/6/A, 11; 363/1,3,4; (NEW) SURVEY NO. 65/6/A, 11; 66/1,3,4; VILLAGE- BHAYANDAR, TALUKA AND DISTRICT- THANE

Name Of Engineer : BASAVARAJ GADEKAR

LOGO: TBJS CONSULTANTS
ADDRESS OF OFFICE
OFFICE :-
1002,AKSHATTRA TOWER, 10TH FLR , BEHIND BALAJI HOSP. GOLDEN NEST CIRCLE, MIRA ROAD (EAST),DIST- THA

OWNERS SIGN - Verified by applicant
TECHNICAL PERSON SIGN Signature valid
Digitally signed by BASAVARAJ GADEKAR
Date: 2023.09.23 15:44:17 IST
Reason: SelfAttested
Location: Thane

1	SCALE - 1:100	Date: 23/09/24
	JOB NO.- MBMC-24-38341	CHECK BY --

SUBMISSION DRAWING