RESIDENTIALANDCOMMERCIALBUILDING

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
RESIDENTIAL AND COMMERCIAL BUILDING	2ND FLOOR	0,00	363,76	0,00	0,00	0,00	0,00	0,00	0,00	0,00	23,38	18,28	0,00	0,00	322,10
RESIDENTIAL AND COMMERCIAL BUILDING	GROUND FLOOR	957,60	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10,87	10,87	4,03	0,00	0,00	942,70
RESIDENTIAL AND COMMERCIAL BUILDING	1ST FLOOR	1103,69	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10,87	0,00	0,00	0,00	1092,82
RESIDENTIAL AND COMMERCIAL BUILDING	3RD FLOOR	0,00	363,76	0,00	0,00	0,00	0,00	0,00	0,00	0,00	23,38	18,28	0,00	0,00	322,10
RESIDENTIAL AND COMMERCIAL BUILDING	TYPICAL 5TH TO 7TH AND 9TH TO 12TH FLOOR	0,00	5370,12	0,00	0,00	0,00	0,00	0,00	0,00	0,00	163,66	286,37	0,00	0,00	4920,09
RESIDENTIAL AND COMMERCIAL BUILDING	REFUGE 8TH AND 13TH FLOOR	0,00	1617,18	0,00	0,00	0,00	0,00	0,00	0,00	0,00	46,76	96,46	0,00	68,18	1405,78
RESIDENTIAL AND COMMERCIAL BUILDING	4TH FLOOR	0,00	611,61	0,00	0,00	0,00	0,00	0,00	0,00	0,00	23,38	30,36	0,00	0,00	557,87
RESIDENTIAL AND COMMERCIAL BUILDING	Total	2061,29	8326,43	0,00	0,00	0,00	0,00	0,00	0,00	10,87	302,30	453,78	0,00	68,18	9563,46

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	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 Consume	1,10	0,50	1,40	0,00	0,00	0,00	0,00	0,00	0,00
9.4 Total Permissible PLine Area()	4200,90	1909,50	5346,60	0,00	0,00	2822,97	904,68	15184,65	0,00	0,00
9.5 Proposed F Line Area (Should not exceed 9.4)	4200,90	1634,91	0,00	0,00	0,00	2822,97	904,68	9563,46	0,00	9563,46
9.6 Index Consumed	1,10	0,42	0,00	0,00	0,00	0,00	0,00	1,52	0,00	0,00

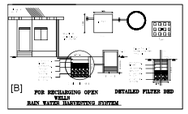
Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
RESIDENTIAL AND COMMERCIAL BUILDING	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	43	21,50	43,00	-
RESIDENTIAL AND COMMERCIAL BUILDING	Residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	71	35,50	71,00	-
RESIDENTIAL AND COMMERCIAL BUILDING	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	901,60	18,03	54,10	-
Total	-	-	-	-	-	75,03	168,10	-
Visitors parking(5%)	-	-	-	-	-	2,85	5,70	0
Total	-	-	-	-	-	77,88	173,80	0,00

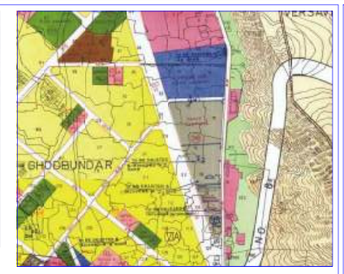
Parking Check As Per Multiplying Factor : 0,80

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	95	0	0	182	0	0	OK

CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK PROVIDING AS PER NORMS		REQUIRED CAR (A)	REQUIRED SCOOTER	SC TO CAR (TOTAL SCR) (B)	NO.OF PARKING. REQ (A+B)
		CAR	SCOOTER				
150.00 & ABOVE	----	2	1	----	----	----	----
80.00 to 150.00 SQ.MT.	----	1	1	----	----	----	----
40.00 to 80.00 SQ.MT. FOR EVERY TWO TENAMENT	43,00	1	2	21,50	43,00	43,00/6= 7,17	21,50
30.00 to 40.00 SQ.MT. FOR EVERY TWO TENAMENT	71,00	1	2	35,50	71,00	71,00/6= 11,83	35,50
BELOW 30.00 SQ.MT.	----	0	2	----	----	----	----
TOTAL						19,00	57,00
ADD 5% FOR VISITORS						0,95	2,85
SHOPS,OFFICE ETC. FOR EVERY 100.00 SQ.MT.	901,59	2	6	18,03	54,10	54,10/6= 9,02	27,05
BANQUET HALL FOR EVERY 100.00 SQ.MT.	744,24	1	5	7,44	37,20	37,20/6= 6,20	13,64
TOTAL							100,54
OFF STREET PARKING (60% OF TOTAL REQUIRED)						(A)	60,43
SC TO CAR (OF RESIDENCE)						(B)	19,95
PARKING REQUIRED (A + B)							100,38
						i.e.	100,00
PARKING PROVIDED AT STILT & IN OPEN PLOT							183,00



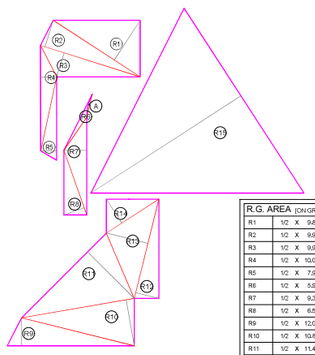
LOCATION PLAN
SCALE 1:4000



NOS.	PROFORMA - A AREA STATEMENT		AREA IN SQ.MT.
1)	Area of plot		
	(a) As per 7/12		5430,00
	(b) as per measurement sheet		
	(c) less area under D.P. Road		1210,00
	(d) less area of J.K. Developers		401,00
	(e) Balance plot area		3819,00
2)	DEDUCTIONS FOR		
	(a) Proposed D.P./ D.P., Rd W, Area/Service Rd / N.H., W.		
	(b) Encroachment Area		-----
	DEDUCTION AREA (TOTAL a+b)		-----
3)	BALANCE PLOT AREA (1-2)		3819,00
	Amenity Space (if applicable)		-----
	(a) Required - (LESS 10% AMENITY AREA (I TO R)		-----
4)	(b) Adjustment of 2(b), if any -		-----
	(c) Balance Proposed -		-----
5)	Net Plot Area (1-2)		3819,00
6)	Recreational Open space (if applicable)		
	(a) Required - 10% phy rg req as per reg.-3.4.1)	381,90	
	(b) Proposed -	1139,61	
11)	Internal Road area		N.A.
12)	Plinth area (if applicable)		3819,00
13)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x basic FSI)(1.1 X 12)		4200,90
14)	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.		-----
	(b) Proposed FSI on payment of premium.	(3819,00 X 0,50 =1909,5)	1634,91
15)	In-situ FSI / TDR loading		
	(a) In-situ area against D.P. road [2,06 x Sr. No. 2 (a)] if any		
	(b) In-situ area against Amenity if handed over [2,0/1,65xSr.No.4 (b)&/or(c)].		
	(c) TDR area (3819,00 x 1,4 = 5346,60)		
	(d) TDR area to be loaded, if any		
	(e) Total In-situ / TDR loading proposed.(15 (a)+(b)+(c)+(d)) = 5346,60		
16)	Additional FSI area under Chapter No. 7 TABLE 7.1 D pg 123 & 7.10 pg 136.137		
17)	Total entitlement of FSI in the proposal	6110,40	5835,81
	(a) [13 + 14(b)+15(d)] or 16 whichever is applicable.		
	(b) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 1130,85 X 0,80 = 904,67		904,67
	(c) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 4978,55 X 0,60 = 2987,73		2822,98
	(d) Total entitlement (a+b)	10002,80	9563,46
18)	MAX. UTILIZATION OF F.S.I.(BLDG POTENTIAL) PERMISSIBLE AS PER Read with Sax per Regation No.6.1 or 6.2 or 6.3 or 6.4 as applicable		
19)	Total Built-up Area in proposal.(excluding area at Sr.No.21 b)		9563,46
20)	F.S.I. Consumed (15/13)(should not be more than serial No.18 above.)		
21)	Area for Inclusive Housing, if any		
	(a) Required 20% of Sr.No.5)		
	(b) Proposed Certificate of Area		
22)	Balance b/u area incl. ancillary area	439,34	-----

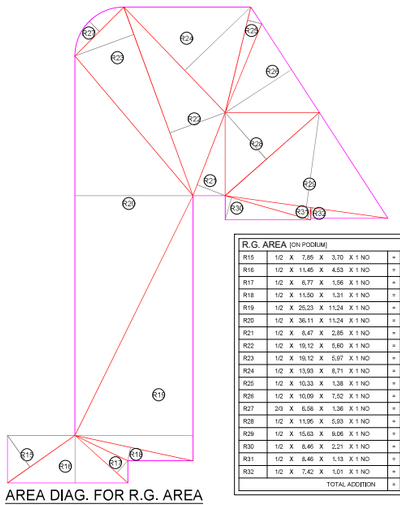
TOTAL B.U.A. STATEMENT INCLUDING ANCILLARY FSI

FLOOR	B.U.A.	NON F.S.I.	GROSS B.U.A.
GROUND	942,70	1024,58	1967,28
1ST - PODIUM	1092,82	1022,95	2115,77
2ND - PODIUM	322,10	1458,65	1780,75
3RD - PODIUM	322,10	1458,65	1780,75
4TH - PODIUM	557,87	260,37	818,24
5TH	702,87	----	702,87
6TH	702,87	----	702,87
7TH	702,87	----	702,87
8TH	702,89	34,09	736,98
9TH	702,87	----	702,87
10TH	702,87	----	702,87
11TH	702,87	----	702,87
12TH	702,87	----	702,87
13TH	702,89	34,09	736,98
TOTAL	9563,46	5293,38	14856,84



AREA DIAG. FOR R.G. AREA
[ON GROUND]
SCALE- 1:200

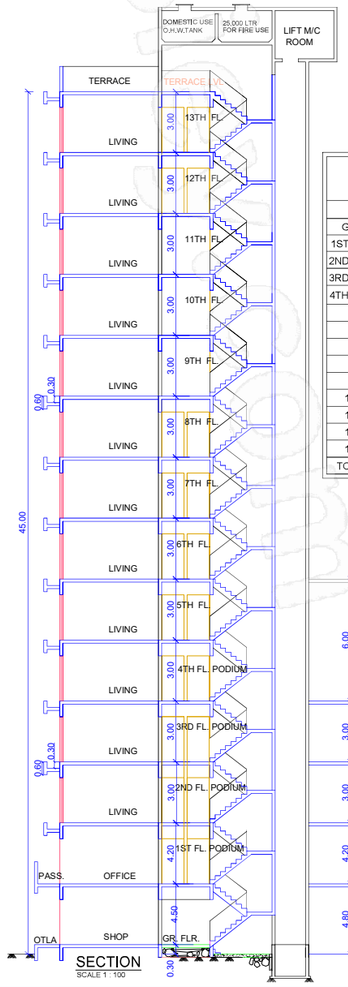
R.G. AREA [ON GROUND]								
R1	1/2	X	9,86	X	4,51	X 1 NO	=	22,23 SQ.MT.
R2	1/2	X	9,94	X	2,64	X 1 NO	=	13,12 SQ.MT.
R3	1/2	X	9,94	X	2,39	X 1 NO	=	11,88 SQ.MT.
R4	1/2	X	10,05	X	1,52	X 1 NO	=	7,64 SQ.MT.
R5	1/2	X	7,94	X	1,51	X 1 NO	=	5,99 SQ.MT.
R6	1/2	X	5,96	X	0,51	X 1 NO	=	1,52 SQ.MT.
R7	1/2	X	9,30	X	2,17	X 1 NO	=	10,09 SQ.MT.
R8	1/2	X	6,51	X	2,05	X 1 NO	=	6,67 SQ.MT.
R9	1/2	X	12,08	X	2,65	X 1 NO	=	16,01 SQ.MT.
R10	1/2	X	10,68	X	4,43	X 1 NO	=	24,10 SQ.MT.
R11	1/2	X	11,41	X	6,27	X 1 NO	=	35,77 SQ.MT.
R12	1/2	X	9,74	X	2,28	X 1 NO	=	11,10 SQ.MT.
R13	1/2	X	9,74	X	4,07	X 1 NO	=	19,82 SQ.MT.
R14	1/2	X	5,95	X	2,72	X 1 NO	=	8,09 SQ.MT.
R15	1/2	X	20,96	X	17,02	X 1 NO	=	178,37 SQ.MT.
						TOTAL ADDITION X	=	372,40 SQ.MT.
DEDUCTIONS								
A	2/3	X	2,22	X	0,13	X 1 NO	=	0,19 SQ.MT.
						TOTAL DEDUCTION Y1	=	0,19 SQ.MT.
TOTAL BUILT UP AREA [X -Y1]						X1	=	372,21 SQ.MT.



AREA DIAG. FOR R.G. AREA
[AT 4TH PODIUM FLOOR]
SCALE- 1:200

R.G. AREA [ON PODIUM]								
R15	1/2	X	7,85	X	3,70	X 1 NO	=	14,52 SQ.MT.
R16	1/2	X	11,45	X	4,53	X 1 NO	=	25,93 SQ.MT.
R17	1/2	X	6,77	X	1,56	X 1 NO	=	5,28 SQ.MT.
R18	1/2	X	11,50	X	1,31	X 1 NO	=	7,53 SQ.MT.
R19	1/2	X	25,23	X	11,24	X 1 NO	=	141,79 SQ.MT.
R20	1/2	X	36,11	X	11,24	X 1 NO	=	202,94 SQ.MT.
R21	1/2	X	8,47	X	2,85	X 1 NO	=	12,07 SQ.MT.
R22	1/2	X	19,12	X	5,60	X 1 NO	=	53,54 SQ.MT.
R23	1/2	X	19,12	X	6,97	X 1 NO	=	67,07 SQ.MT.
R24	1/2	X	13,93	X	8,71	X 1 NO	=	60,67 SQ.MT.
R25	1/2	X	10,33	X	1,38	X 1 NO	=	7,13 SQ.MT.
R26	1/2	X	10,09	X	7,52	X 1 NO	=	37,94 SQ.MT.
R27	2/3	X	6,58	X	1,36	X 1 NO	=	5,97 SQ.MT.
R28	1/2	X	11,95	X	5,93	X 1 NO	=	35,43 SQ.MT.
R29	1/2	X	15,63	X	9,06	X 1 NO	=	70,80 SQ.MT.
R30	1/2	X	8,46	X	2,21	X 1 NO	=	9,35 SQ.MT.
R31	1/2	X	8,46	X	1,13	X 1 NO	=	4,78 SQ.MT.
R32	1/2	X	7,42	X	1,01	X 1 NO	=	3,75 SQ.MT.
						TOTAL ADDITION	=	756,49 SQ.MT.

A)	PROPOSED R.G. AREA		AREA (SQ.M.)
	ON GROUND		372,21
	ON PODIUM		756,49
		TOTAL	1128,70
B)	PERMISSIBLE FITNESS CENTER AREA.- & CLUB HOUSE AREA.-	(A) X 10%	112,87
C)	PROPOSED AREA.-		112,72



SECTION
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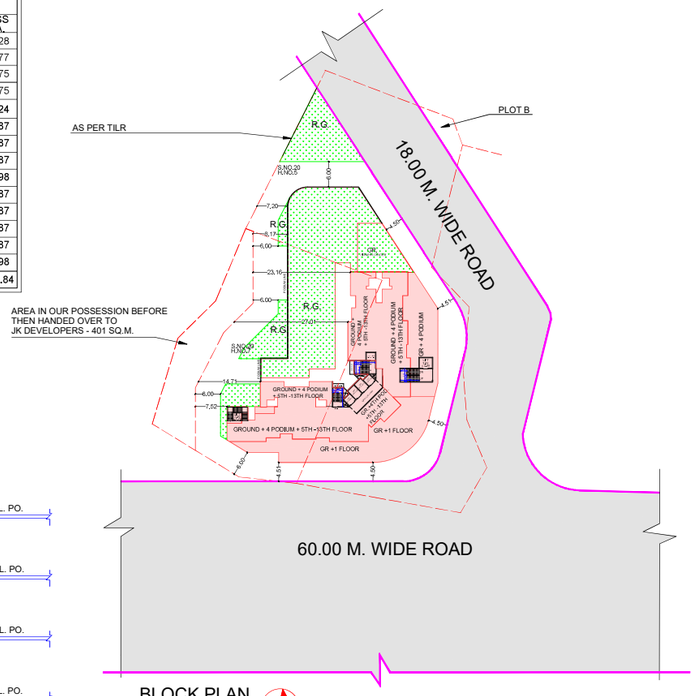

BLOCK PLAN
SCALE 1:500

Signature valid
Digitally signed by PURUSHOTTAM BABARAO SHINDE
Date: 2025.03.18 19:19:14 IST
Reason: Approved Building Plan
Designation : Assistant Director, Town Planning
Location: Mira Bhayandar Municipal Corporation
Project Name : SEVEN ELEVEN
Application Number : MBMC/000004/BP/KKK77
Proposal Number : 206584
Certificate Number : MBMC/B/2024/KR/J/00171

Assistant Director Town Planning
Date: 18/3/2025

Proforma I Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplit with direct access to Nis, and subplit No.	3819,00
(a) As per ownership document (7/12, property card or any other document)	3819,00
(b) as per TILR or City Survey measurement sheet	3836,33
(c) as per Demarcated drawing area	3834,31
LESS	
2.Area not in possession	0,00
3. Entire area (1-2)	3819,00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0,00
(b) Any D.P. Reservation area	0,00
(Total a+b)	0,00
5.Balance area of plot (3-4)	3819,00
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)	3819,00
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 ,2/5 , 125/1 419/1 etc.then recreational open space is required,	-
(A) 10 % Subject to minimum 200 sqmt	0,00
Proposed	0,00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(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 2022-01-13 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.

Owner details

Owner Name	Postal Address	Contact Number
SEVEN ELEVEN CONSTRUCTION PVT. LTD.	405, SEVEN ELEVEN COMPLEX, A WING,KANAKIA ROAD,NEAR BEVERLY PARK,Mira Road Mira-Bhayander Thane401107,Maharashtra	9823317490
SHRI SANJAY SURVE	1ST FLOOR 711 MANGESH DEEPAK HOSPITAL LANE MIRARDAO EAST	9823317490

Postal Address : 405, SEVEN ELEVEN COMPLEX, A WING, KANAKIA ROAD,NEAR BEVERLY PARK,Mira MIRARDAO EAST

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 205

SITE ADDRESS :
S. NO. 205,7 GHODBUNDAR TAL. DIST. THANE

Name Of Architect : Yash Kishor Kothari

LOGO	ADDRESS OF OFFICE
YASH KISHOR KOTHARI ARCHITECT & ASSOCIATES	OFFICE - B 1302, rameshwar tower 1, new golden nest

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid Digitally signed by PURUSHOTTAM BABARAO SHINDE Date: 2025.03.18 19:19:14 IST Reason: Approved Building Plan Designation : Assistant Director, Town Planning Location: Mira Bhayandar Municipal Corporation

SCALE - 1:100	Date: 30/07/23
JOB NO.- MBMC-23-40968	CHECK BY --

SUBMISSION DRAWING