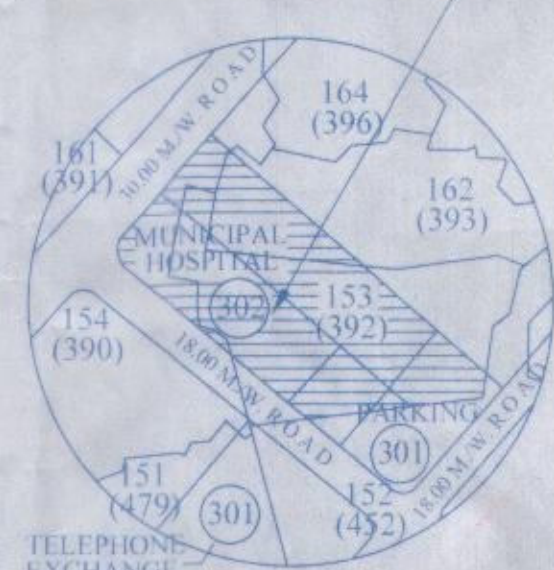


TOTAL BUILT UP AREA STATEMENT																								TOTAL	
BLDG. NO.	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR	21ST FLOOR	22ND FLOOR	23RD FLOOR	PROPOSED
1(COMM)	878.29	878.29	878.29																						2634.87
1(RES)	23.27	222.86	305.93	305.93	772.76	807.10	807.10	740.06	807.10	807.10	826.82	826.82	759.78	826.82	826.82	826.82	826.82	759.78	826.82	826.82	857.83	857.83	787.05	857.83	17093.87
2	23.27	304.46	483.63	483.63	767.80	807.10	807.10	739.88	807.10																5223.97
3	23.27	304.46	483.63	483.63	772.76																				2067.75
4	23.27	465.76	644.94	644.94	753.91																				2532.82
																									29553.28

SITE UNDER REFERENCE



LOCATION PLAN
SCALE 1:4000

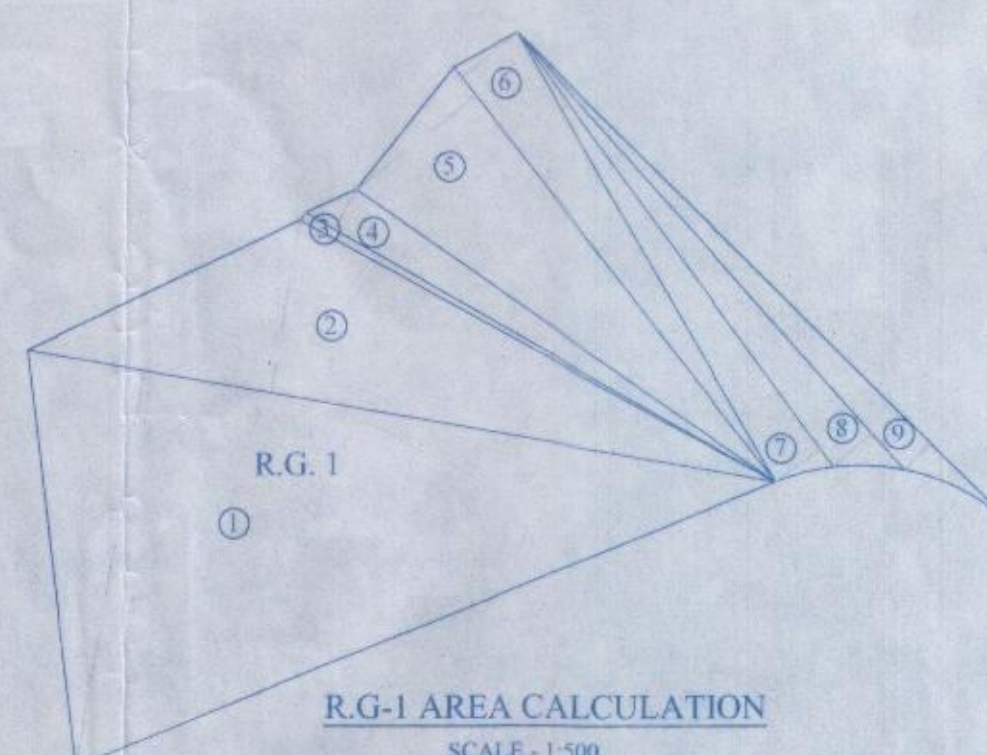
7 X 12 AREA STATEMENT		
(OLD) S.NO./HISSA NO.	(NEW) S.NO./HISSA NO.	AREA
391/3A	161/3A	226
391/2A	161/2A	262(344-82)
391/1	161/1	370.00
392/1A	153/1A	808.00
392/B	153/B	27260.00
TOTAL		29576.00

TOTAL GROSS BUILT UP AREA STATEMENT	
BLDG NO 1	20000.64 Sq.mt.
BLDG NO 2	5291.19 Sq.mt.
BLDG NO 3	2067.75 Sq.mt.
BLDG NO 4	2532.82 Sq.mt.
BASEMENT	12935.03 Sq.mt.
GR.FLR.	7787.28 Sq.mt.
1ST. PODIUM FLR.	5733.11 Sq.mt.
2ND. PODIUM FLR.	5811.08 Sq.mt.
3RD. PODIUM FLR.	5811.08 Sq.mt.
4TH. (E-DECK) FLR.	4939.43 Sq.mt.
TOTAL	72909.41 Sq.mt.

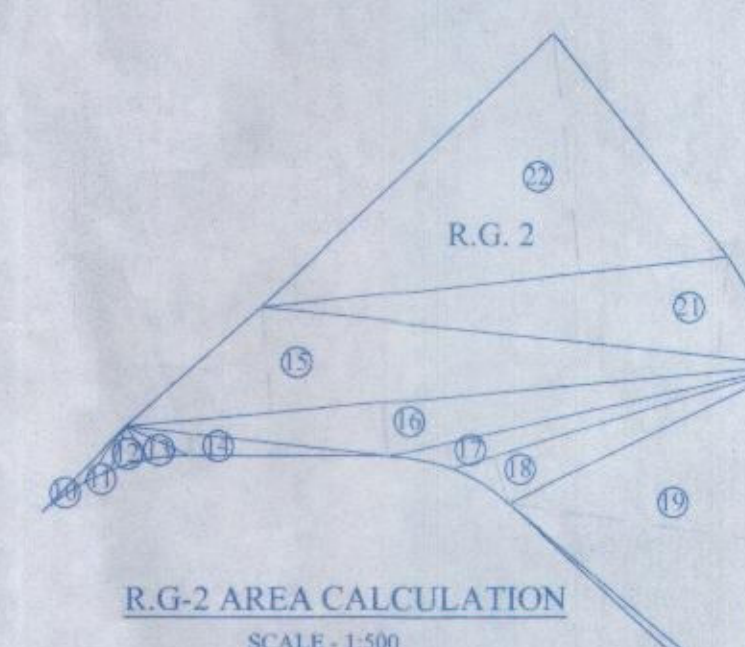
TOTAL PARKING AREA STATEMENT (BLDG. 1, 2, 3, 4)				
BLDG. NO.	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED	CAR PARKING REQUIRED	CAR PARKING PROVIDED
1	240.29	-	135.68	-
2	42.84	-	31.92	-
3	11.76	-	8.40	-
4	18.48	-	13.44	-
TOTAL	313.37	899 NOS	189.44	743 NOS
BASEMENT CAR PARKING = 123 NOS GROUND FLR. PARKING = 14 NOS 1ST FLR. (PODIUM) = 254 NOS 2ND FLR. (PODIUM) = 254 NOS 3RD FLR. (PODIUM) = 254 NOS TOTAL SCOOTER PARKING = 899 NOS				
BASEMENT CAR PARKING = 240 NOS GROUND FLR. PARKING = 206 NOS 1ST FLR. (PODIUM) = 99 NOS 2ND FLR. (PODIUM) = 99 NOS 3RD FLR. (PODIUM) = 99 NOS TOTAL = 743 NOS				

सावधान-
मंडुर बांधकाम नकाशे व पारंप पत्रात नमुद अटी व शर्ती पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सवरहू बांधकाम अनाविकृत ठरले व अनाविकृत बांधकामाबाबत महाराष्ट्र भादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपत्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षे पात्र ठरतात.

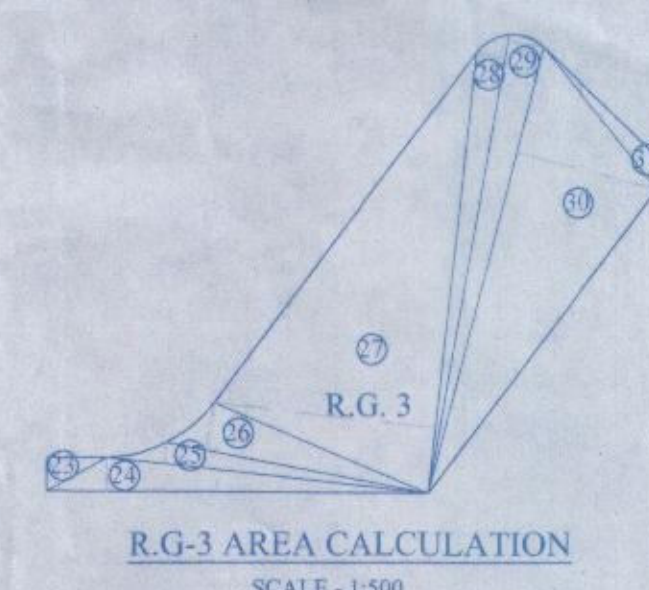
TOTAL R G AREA STATEMENT	
R G 1	1480.08 Sq.mt.
R G 2	899.26 Sq.mt.
R G 3	518.66 Sq.mt.
TOTAL	2898.00 Sq.mt.



R.G. 1 AREA CALCULATION			
1	50.65 x 26.66 x 0.5	=	675.16 sq.mt.
2	50.65 x 11.55 x 0.5	=	292.50 sq.mt.
3	36.05 x 0.60 x 0.5	=	10.82 sq.mt.
4	35.96 x 3.00 x 0.5	=	53.94 sq.mt.
5	34.76 x 10.12 x 0.5	=	175.89 sq.mt.
6	34.76 x 4.75 x 0.5	=	82.56 sq.mt.
7	35.56 x 3.69 x 0.5	=	65.61 sq.mt.
8	38.68 x 3.40 x 0.5	=	65.76 sq.mt.
9	46.84 x 2.47 x 0.5	=	57.85 sq.mt.
TOTAL		=	1480.08 sq.mt.



R.G. 2 AREA CALCULATION			
10	7.93 x 0.58 x 0.5	=	2.30 sq.mt.
11	4.76 x 0.96 x 0.5	=	2.28 sq.mt.
12	3.06 x 2.10 x 0.5	=	3.21 sq.mt.
13	4.63 x 1.39 x 0.5	=	3.22 sq.mt.
14	17.52 x 1.45 x 0.5	=	12.70 sq.mt.
15	44.71 x 7.04 x 0.5	=	157.38 sq.mt.
16	44.71 x 3.56 x 0.5	=	79.58 sq.mt.
17	22.79 x 1.74 x 0.5	=	24.18 sq.mt.
18	23.81 x 3.30 x 0.5	=	39.29 sq.mt.
19	22.70 x 17.47 x 0.5	=	198.28 sq.mt.
20	21.90 x 0.86 x 0.5	=	9.42 sq.mt.
21	35.72 x 6.60 x 0.5	=	117.88 sq.mt.
22	31.27 x 15.96 x 0.5	=	249.53 sq.mt.
TOTAL		=	899.26 sq.mt.



R.G. 3 AREA CALCULATION			
23	4.61 x 1.98 x 0.5	=	4.56 sq.mt.
24	25.46 x 2.30 x 0.5	=	29.28 sq.mt.
25	21.58 x 1.39 x 0.5	=	15.00 sq.mt.
26	17.75 x 3.19 x 0.5	=	28.31 sq.mt.
27	29.37 x 14.83 x 0.5	=	217.78 sq.mt.
28	30.84 x 1.91 x 0.5	=	29.45 sq.mt.
29	30.84 x 2.42 x 0.5	=	37.32 sq.mt.
30	30.54 x 9.68 x 0.5	=	147.81 sq.mt.
31	12.03 x 1.52 x 0.5	=	9.14 sq.mt.
TOTAL		=	518.66 sq.mt.

मी. आनंद क. मिश्रा/नर... १०/०२/२०२२-२०२३
दि. १०/०२/२०२३ मधील अटी शर्ती
बांधकामक राहून मुळ/सुचारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंडुर.

मी. आनंद सो. यांच्या मंडुरीने

म. सहायक संचालक नगररचना
मि. - भाईर मंडुरवाळीकर



AREA STATEMENT	
1. Area of plot (minimum area of a.b.c. to be considered)	
a) As per measurement sheet	29797.75
b) As per ownership document (7/12.C.T.S extract)	29576.00
c) As per ownership document, DRC, Others Property	
d) As per site	
2. Deduction for:	
(a) Proposed D.P. / D.P. Road widening wrea/Service Road/Highway widening	1277.69
(b) Any D. P. Reservation Area (650.00+65.00+314.55) (Parking+Telephone Exchange+Encroachment+)	1029.55
(c) Area for Municipal Hospital (302)	11394.45
(Total a + b + c)	13701.69
3. Balance Area of Plot (1-2)	15874.31
Area Considered For Proforma	
PLOT	
Area of plot	(R-zone+Hospital) 15874.31+6836.67 = 22710.98
SALE	MBMC (27/01/2023) 15874.31+6836.67 = 22710.98
OTHERS PROPERTY	4557.78+950.03 = 5507.81
	1472.31
4. Amenity Space (if applicable)	
a) Required -	
b) Adjustment of 2(b), if any -	
c) Balance Proposed -	
5. Net Plot Area = (3-4(c))	22710.98
6. Recreational Open space (if applicable)	
a) Required -	
b) Proposed -	2271.09
7. Internal Road area	2898.00
8. Platable 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)	27268.76 x 1.1 = 29995.64
10. Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI - based on road width / TOD Zone.	
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	
d) Total in - situ / TDR loading proposed (11(a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	29995.64
a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	
b) Ancillary Area FSI upto 60% or 80% with payment of charges	
b) Total entitlement (a + b)	29995.64
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.	
b) Proposed Built-up Area (as per 'P - line')	29553.28
c) (Total of a + b)	

FORM II

CONTENTS OF SHEET

BLOCK PLAN, PLOT AREA DIAGRAM & CALCULATION, AREA STATEMENT & 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 SURVEYED THE PLOT UNDER REFERENCE ON, AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT SHOWN 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 COMPOSITE DEVELOPMENT IN LAYOUT FOR: MUNICIPAL HOSPITAL RESERVATION NO. 302 & R-ZONE ON LAND BEARING (OLD) S.NO. 391, 161 (NEW) 1, 2/A, 3/A 392 (OLD), 153 (NEW) 1/A, B AT VILLAGE - 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		
27-01-2023	991		AS SHOWN		
DRAWN BY		CHECKED BY			
Minal					
SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.					
NORTH					
ANISH & ASSOCIATES					
1st & 2nd Floor, Ramdev Esquire, Deepak Hospital Road, Next to S. K. English High School, Bhayander (East), TEL & FAX : 28189942					

BLOCK PLAN
SCALE - 1:500