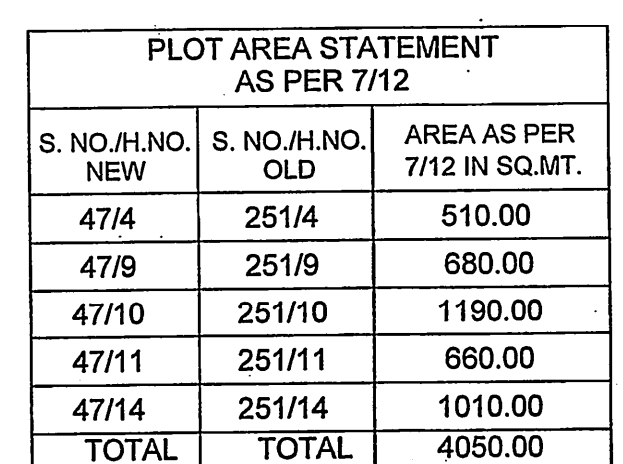


सुखी संखन
धन करतार. १३

मा. आशुक्त सो. यांच्या मंजुरीने

सहाय्यक संचालक नगरस्वचा
मिरा - भाईदर दहानगरपालिका

B.U.A. STATEMENT (WING-B)		
FLOOR	B.U.A.	HT.
GR. FLOOR	21.47	0.3 M
		4.5 M
TOTAL B.U.A.	21.47	4.8 M



AREA DIAG. FOR GROUND FLOOR (WING-B)
(HALL) SCALE- 1:200

AREA UNDER COMMERCIAL HALL RES.NO.253		
1	1/2 X 4.92 X 2.09 X1 NO	5.13 SQ.MT.
TOTAL ADDITION		5.13 SQ.MT.

1	1/2 X 33.95 X 15.52	X1 NO	263.45	SQ.MT.
2	1/2 X 28.73 X 5.05	X1 NO	72.54	SQ.MT.
3	1/2 X 23.77 X 0.90	X1 NO	10.70	SQ.MT.
4	1/2 X 23.77 X 3.56	X1 NO	42.31	SQ.MT.
TOTAL PROPOSED R.G. AREA			389.00	SQ.MT.
TOTAL REQUIRED R.G. AREA (3709.87x10%=370.98)			370.98	SQ.MT.

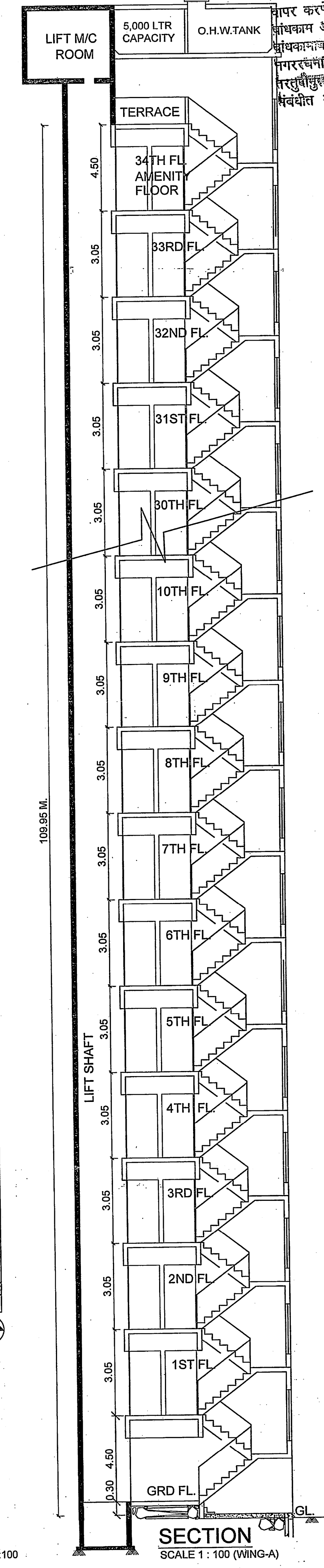
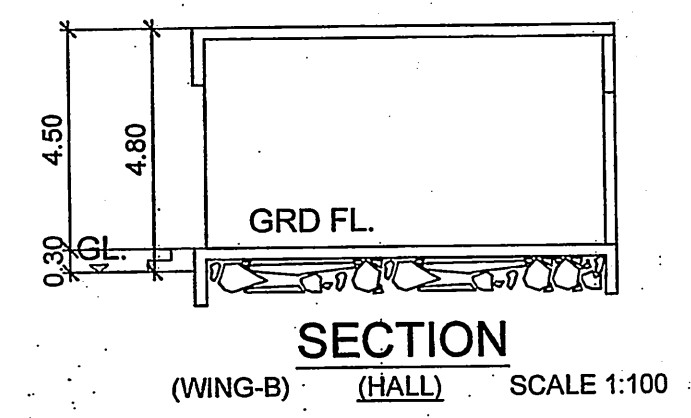
ENCROACHMENT AREA CALCULATION			
1	1/2 X 13.23 X	0.49 X 1 NO	3.24 SQ.MT.
2	1/2 X 13.23 X	1.22 X 1 NO	8.07 SQ.MT.
3	1/2 X 14.26 X	1.87 X 1 NO	13.33 SQ.MT.
TOTAL ADDITION			24.64 SQ.MT.

PROPOSED DRC AREA STATEMENT									
SR.NO.	D.R.C. No	R.R. Rate of DRC (Rg)	TOTAL AREA IN SQ.MTR.	DRC AREA TO BE LOADED (V)	RR Rate of relieving land (Rr)	T.N.N. No. Date :	X=(Rg/Rr)*Y DRC AREA TO BE LOADED	VILLAGE	S.NO./H.NO.
1)	$\frac{608}{2020}$	26270/sq.mt.	5718.85	1026.50	25640.00	T.N.N.4-7632-2023 DATED-25/04/2023	$\frac{26270}{25640} \times 1026.50$ = 1051.72	NAVGHAR	424/2, 428/3
2)	$\frac{235}{2008}$	8750/sq.mt.	3462.00	160.00	7800.00	T.N.N.4-16469-2023 DATED-12/09/2023	$\frac{8750}{7800} \times 160.00$ = 179.48	GODDEV	345/1,4 93/1,4
3)	$\frac{170}{2007}$	7600/sq.mt.	4183.47	993.52	4300.00	T.N.N.4-15785-2023 DATED-1/09/2023	$\frac{7600}{4300} \times 993.52$ = 1755.98	KHARI	183/10/B, 12, 13 191/4
TOTAL DRC AREA STATEMENT							(1051.72+179.48+1755.98) = 2987.18 SQ.MT.		

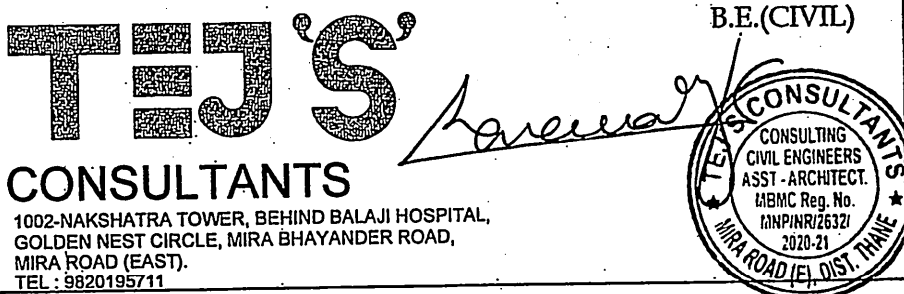
SITE UNDER REFERENCE

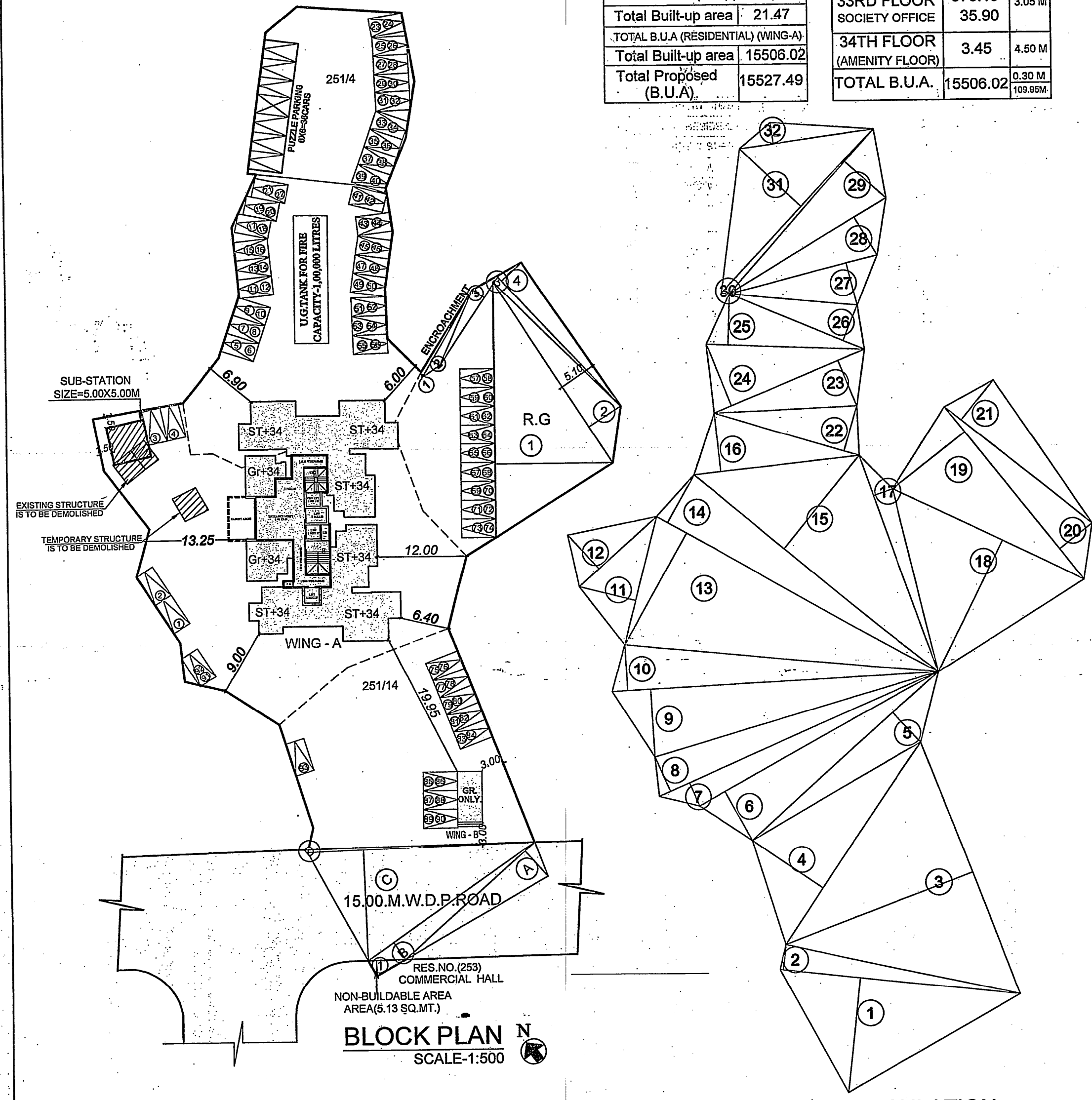
LOCATION PLAN

SCALE- 1:4000



NOS.	AREA STATEMENT	AREA IN SQMT.
1)	Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract)-4050.00 (b) as per measurement sheet(4220.62) (c) as per site	4050.00
2)	DEDUCTIONS FOR a) AREA UNDER COMMERCIAL HALL RES.No.253 (b) Proposed D.P./D.P. Rd W. Area/Service Rd /N.H. W. (c) Encroachment Area	5.13 315.49 24.64
3)	DEDUCTION AREA (TOTAL a+b+c)	345.26
4)	BALANCE PLOT AREA (1-3)	3704.74
5)	Amenity Space (If applicable)	-----
6)	Net Plot Area (4-5)	3704.74
7)	Recreational Open space (If applicable)	-----
8)	(i) Required - 10% phy grg req as per reg.-3.4.1) $4050 \times (315.49 + 24.64) = 3705.87$ $= 3705.87 \times 10\% = 370.58$	370.98
9)	(ii) Proposed -	389.00
10)	Internal Road area	N.A.
11)	Potable area (If applicable)	3704.74
12)	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x basic FSI)(1.1 X 9) $(3704.74 \times 1.10 = 4075.21)$	4075.21
13)	Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width / TOD Zone. (b) Permissible FSI on payment of premium. $4050 \times 24.64 \times 5.13 = 4020.23 \times 50 = 2010.11$	----- 2010.11
14)	In-situ FSI / TDR loading (i) In-situ area against D.P. road $[2.05 \times \text{Sr. No. 2} (a)]$, if any $(315.49 \times 2.00 = 630.98)$ (ii) In-situ area against Amenity If handed over $[2.01.85 \times \text{Sr.No.4} (b) \& (c)]$, (iii) TDR area $4020.23 \times 0.90 = 3618.20$ (iv) TDR area to be loaded $(3618.20 - 630.98) = 2987.22$ (v) Total In-situ / TDR loading proposed $\{12 (a)+(b)+(c)\}$	630.98 2986.96 3617.94
15)	Additional FSI under Chapter No. 7 TABLE 7.1 D) pg 123 & 7.10 pg 156, 157 Total entitlement of FSI in the proposal (a) $[15 + 14(b)+15(c)]$ or 16 whichever is applicable. (b) Ancillary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON $11.92 \times 0.80 = 9.53$ (c) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON $9881.04 \times 0.60 = 5914.80$ (d) Total entitlement (a+b+c)	9703.26 9703.26 9.53 5814.80 15527.59
16)	MAX. UTILIZATION OF F.S.I. (BLDG PORTION) PERMISSIBLE AS PER Road width (As per Regulation No. 6.1 & 6.2 or 6.3 or 6.4 as applicable)	15527.59
17)	Total Build-up Area in Proposal.(excluding area at Sr.No.21 b) (a) Existing Build-up Area. (b) Proposed Build-up Area (as per "P-line")	----- 15527.49
18)	F.S.I. Consumed $\{15(13)\}$ (should not be more than serial No.18 above.)	-----
19)	Area for Inclusive Housing, if any (a) Required $(20\%$ of Sr.No.5) (b) Proposed Certificate of Area:	-----
20)	Balance b/a area Incl: ancillary area	0.10

PROFORMA - B	
CERTIFICATE OF AREA CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS ON THE SIDES ETC. OF THE PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQ. METER AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORD.	
SIGNATURE OF THE ARCHITECT _____	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED BUILDING ON LAND BEARING (OLD) S.NO. 251/4,9,10,11,14 (NEW) S.NO. 47/4,9,10,11,14 AT VILLAGE - NAVGHAR, TAL & DIST. THANE	
NAME OF P.O.A. HOLDER SHRI. SHANTI R. PATEL (PARTNER OF M/S. SALANGPUR GRUH NIRMAN)	
OWNERS / SIGNATURE _____	
DRAWING NO.	SCALE
DATE	CHECKED BY
DRAWN BY	REVISION
01	AS SHOWN
11/11/2023	BASAVARAJ.G
ROHIT	00
CONSULTING CIVIL ENGINEER BASAVARAJ S. GADEKAR B.E.(CIVIL)	
	
1002-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL, GOLDEN NEST CIRCLE, MIRRA BHAYANDER ROAD, MIRRA ROAD (EAST). TEL : 9820189711	



PLOT AREA CALCULATION

SCALE-1:500