

AS PER PVIOUS APPROVAL BUILDING AREA STATEMENT (AS PER NEW DCPR) BLDG.NO-3					
BLDG.NO.3	GROUND FL.	1st.flr to 7th flr	8th. & 13th flr	9th.flr to 12th & 14th flr	TOTAL
WING - A	STILT	283.57 x 7 = 1984.99	246.23 x 2 = 492.46	283.99 x 5 = 1419.95	3897.40
WING - B	STILT	283.57 x 7 = 1984.99			1984.99
					5882.39

PROPOSED BUILDING AREA STATEMENT BLDG.NO-3						
BLDG.NO.3	GROUND FL.	15th to 17th flr	18th flr, 23rd flr	19th.flr to 22th	24th. flr	TOTAL
WING - A	24.27	448.99 x 3 = 1346.97	398.78 x 2 = 797.56	448.99 x 4 = 1795.96	448.99	4413.75
PROPOSED BUILDING AREA STATEMENT						
BLDG.NO.3	GROUND FL.	9th flr to 12th	8th., 13th	14th FLR.	15th to 17th FLR.	18th flr, 23rd flr
WING - B	24.27	449.04 x 4 = 1796.16	398.87 x 2 = 797.74	449.04	448.99 x 3 = 1346.97	398.78 x 2 = 797.56
A+B						

मोहताब वचक. विधानमन्त्रालय, ११/०३/२०२२-२३
दि. २२/०३/२०२२ ... मधील अटी शर्ती
बंदनकारक राहून मुक्त/सुधारित बांधकाम
नकाशे (शारंग पत्रालिका) मंजूर.

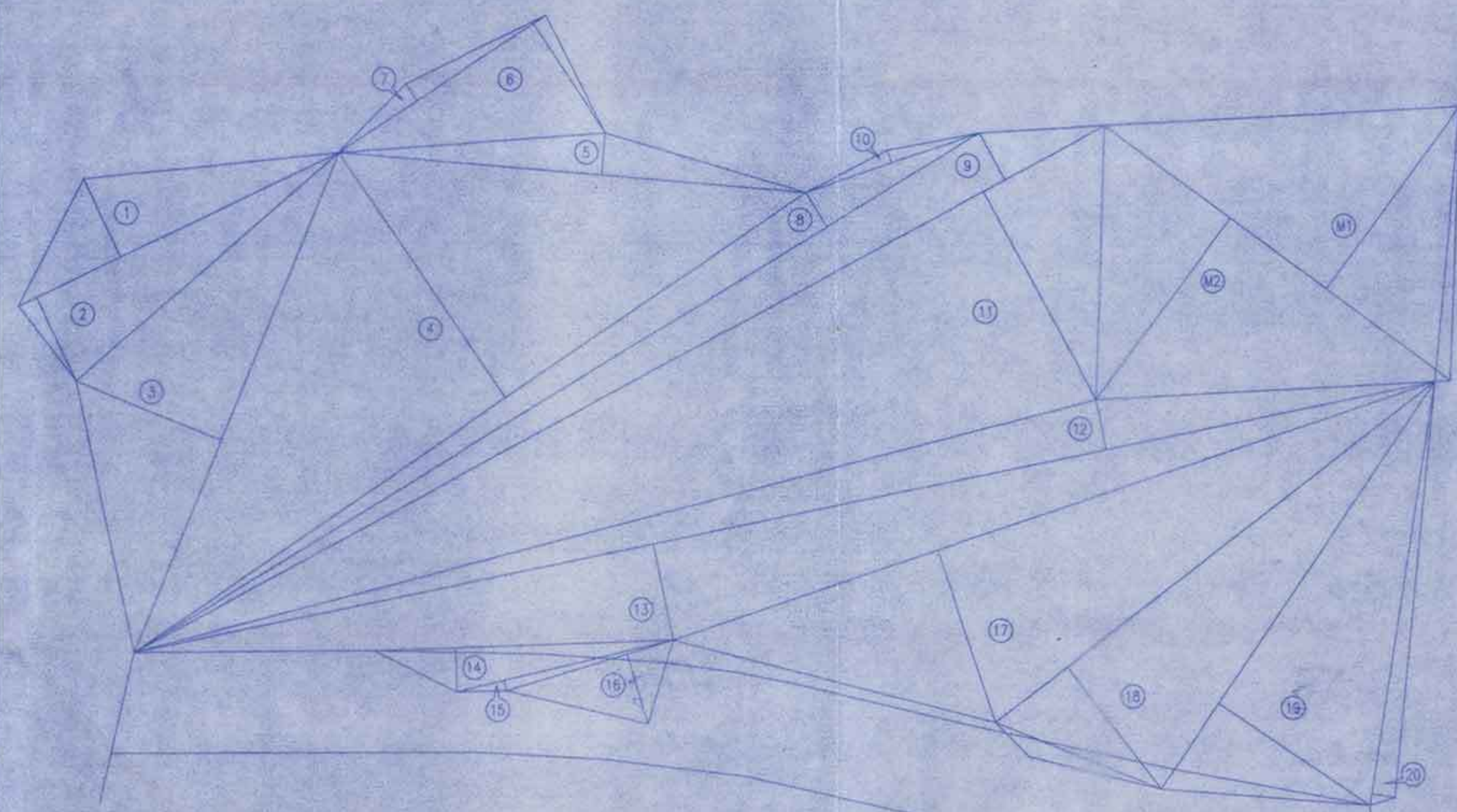
भा. जायक सो. यांच्या मंजूरिने

सहायक सहायक नगरपालिका
शिव - भांडार मंडळमालिका

EXISTING BUILDING NO. 1 & 2 AREA STATEMENT					
BUILDING NO.	FLOOR	BUILT-UP AREA	EX. BAL. AREA	EX. STAIR AREA	TOTAL
1	ST+7	2659.23 SQ.MT.	---	---	2659.23 SQ.MT.
2	ST+7	3588.95 SQ.MT.	---	---	3588.95 SQ.MT.
TOTAL		6248.18 SQ.MT.	---	---	6248.18 SQ.MT.

TOTAL GROSS BUILT-UP AREA		
BLDG.NO.	AS PER PVIOUS APPROVAL GROSS AREA SQ.MT.	PROPOSED GROSS AREA SQ.MT.
1 (WING-A)	2573.91 (ORD TO 14TH FLR)	434.17 (15TH TO 24TH FLR)
1 (WING-B)	2957.60 (ORD TO 7TH FLR)	707.45 (8TH TO 24TH FLR)
ELEVATED R.G. AREA		533.87
TOTAL	8531.52	12705.49
GRAND TOTAL	21237.01 SQ.MT	

TDR STATEMENT									
SR.NO	DRG.NO	S.NO OLD/NEW VILLAGE	T.D.R. R. RATE	TOTAL AREA SQ.MT	AREA AS PER AGREEMENT (SQ.MT)	RECEIVES T.D.R. R.R. RATE	TNN NO.	X - (Rg / Rr) XY	
1	143	183/1A/67/1A	7600.00	1920.00	381.00	7550.00	TNN-10/16061-2015	428.97	
2	2007	KHARI					DATE-30/10/2015		
3	58	325/13/51/13	5100.00	380.00	133.00	6600.00	TNN-10/16099-2015	357.31	
4	2006	GODDEV					DATE-30/10/2015		
5	204	346/8/92/8	8790.00	950.00	74.00	8700.00	TNN-07/02823-2012	74.42	
6	2008	GODDEV					DATE-18/08/2012		
7	239	194/80	10000.00	10387.00	33.00	8700.00	TNN-07/6441-2012	37.93	
8	2008	KHARI					DATE-13/08/2014		
9	476	214/10/200/10	20300.00	430.00	430.00	20600.00	TNN-07/6437-2014	423.73	
10	2014	NAVGHAR					DATE-13/08/2014		
11	298	12/58/5/55/58/5	10100.00	339.00	339.00	9600.00	TNN-04/02333-2011	356.65	
12	2010	GODDEV					DATE-13/08/2011		
13	562	111/11/1267/1367	26030.00	1919.40	432.40	23840.00	TNN-01/16396-2018	472.12	
14	2018	GHOODBANDER					DATE-15/11/2018		
15	557	D.P. ROAD	26270.00	2588.65	1861.65	23840.00	TNN-07/15571-2018	2021.41	
16	2018						DATE-03/11/2018		
TOTAL								4102.54	



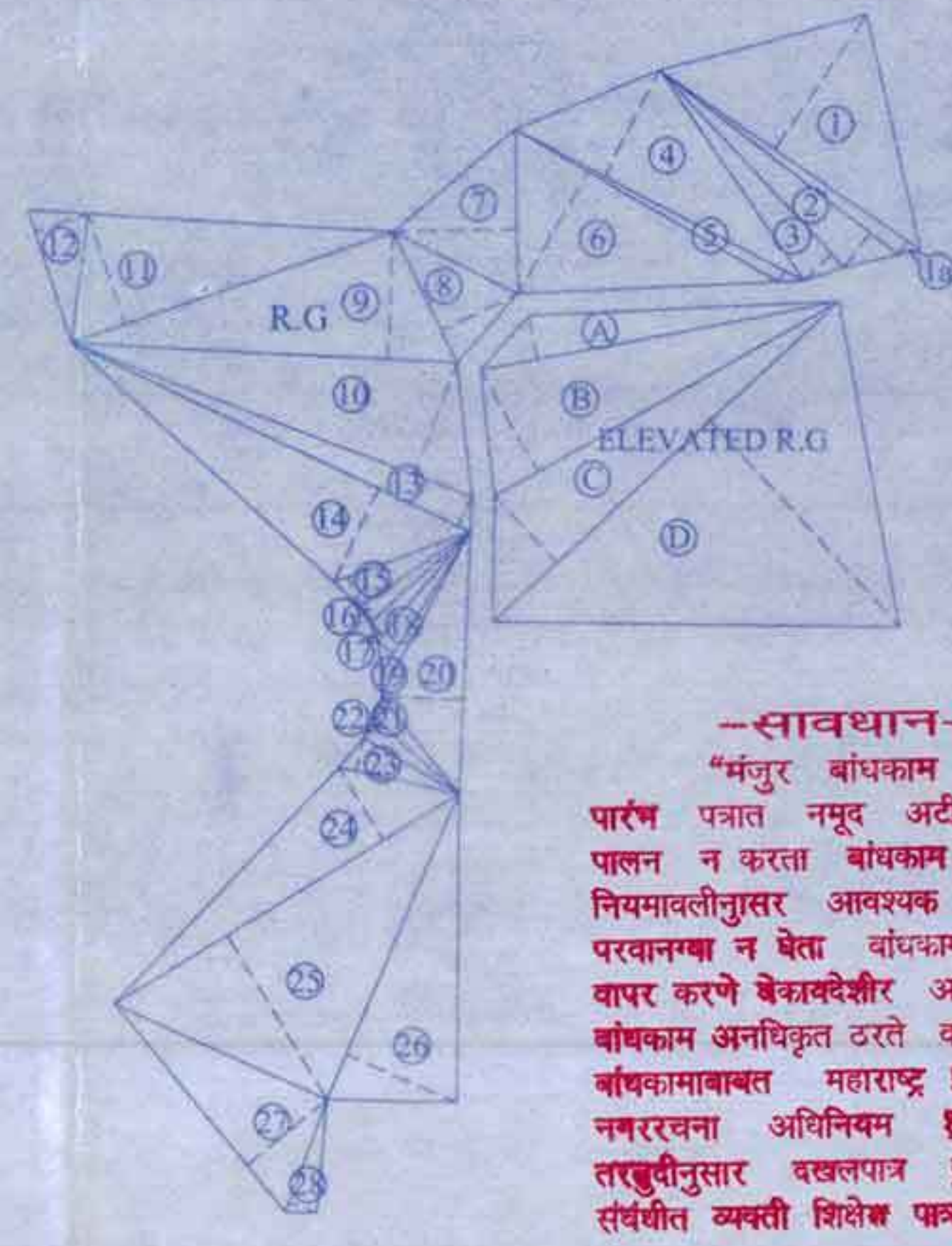
PLOT AREA CALCULATION			
1	43.00 x 10.25 x 0.5	=	220.38 sq.mt.
2	43.00 x 11.00 x 0.5	=	236.50 sq.mt.
3	64.00 x 19.00 x 0.5	=	608.00 sq.mt.
4	35.25 x 97.25 x 0.5	=	1714.03 sq.mt.
5	56.25 x 5.00 x 0.5	=	140.63 sq.mt.
6	29.50 x 15.50 x 0.5	=	228.63 sq.mt.
7	29.50 x 2.50 x 0.5	=	36.88 sq.mt.
8	119.00 x 4.75 x 0.5	=	282.63 sq.mt.
9	132.50 x 6.50 x 0.5	=	430.63 sq.mt.
10	22.00 x 1.50 x 0.5	=	16.50 sq.mt.
11	132.50 x 28.50 x 0.5	=	1871.56 sq.mt.
12	160.00 x 6.00 x 0.5	=	480.00 sq.mt.
13	160.00 x 11.75 x 0.5	=	940.00 sq.mt.
14	5.25 x 36.00 x 0.5	=	94.50 sq.mt.
15	26.50 x 1.50 x 0.5	=	19.88 sq.mt.
16	21.00 x 9.00 x 0.5	=	94.50 sq.mt.
17	21.75 x 96.50 x 0.5	=	1049.44 sq.mt.
18	18.50 x 66.50 x 0.5	=	615.13 sq.mt.
19	58.50 x 21.75 x 0.5	=	636.19 sq.mt.
20	56.00 x 3.22 x 0.5	=	90.00 sq.mt.
M1	27.00 x 51.50 x 0.5	=	695.25 sq.mt.
M2	27.00 x 51.50 x 0.5	=	695.25 sq.mt.
TOTAL		=	11196.50 sq.mt.



LOCATION PLAN SCALE: 1:4000

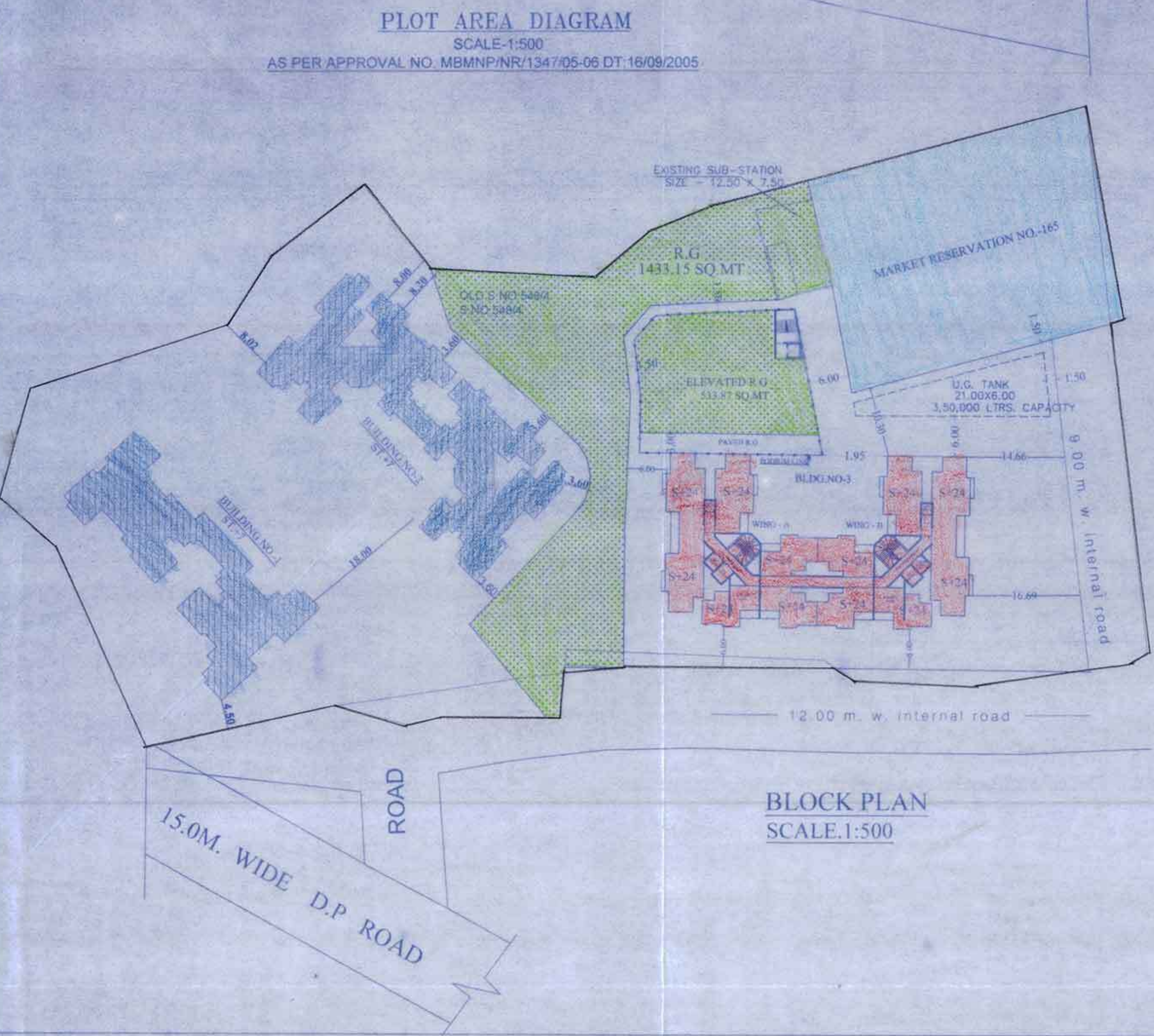
R.G. AREA CALCULATION			
1	21.23 x 10.94 x 0.50	=	116.12 sq.mt.
1a	21.23 x 1.11 x 0.50	=	11.78 sq.mt.
2	20.25 x 2.91 x 0.50	=	29.46 sq.mt.
3	18.12 x 2.57 x 0.50	=	23.28 sq.mt.
4	21.91 x 8.01 x 0.50	=	87.74 sq.mt.
5	21.91 x 0.87 x 0.50	=	9.53 sq.mt.
6	20.43 x 9.43 x 0.50	=	96.32 sq.mt.
7	11.01 x 8.23 x 0.50	=	45.30 sq.mt.
8	9.76 x 5.67 x 0.50	=	27.66 sq.mt.
9	25.95 x 8.56 x 0.50	=	111.06 sq.mt.
10	28.80 x 8.02 x 0.50	=	115.48 sq.mt.
11	22.91 x 7.79 x 0.50	=	89.23 sq.mt.
12	9.32 x 3.77 x 0.50	=	17.56 sq.mt.
13	29.63 x 2.46 x 0.50	=	36.44 sq.mt.
14	29.63 x 6.92 x 0.50	=	102.52 sq.mt.
15	9.72 x 2.12 x 0.50	=	10.30 sq.mt.
16	9.10 x 1.34 x 0.50	=	6.10 sq.mt.
17	9.66 x 1.19 x 0.50	=	5.75 sq.mt.
18	11.15 x 1.37 x 0.50	=	7.64 sq.mt.
19	12.54 x 0.68 x 0.50	=	4.26 sq.mt.
20	17.56 x 5.49 x 0.50	=	48.20 sq.mt.
21	8.35 x 1.23 x 0.50	=	5.13 sq.mt.
22	7.62 x 1.53 x 0.50	=	5.83 sq.mt.
23	8.25 x 2.27 x 0.50	=	9.36 sq.mt.
24	27.06 x 5.69 x 0.50	=	76.98 sq.mt.
25	27.06 x 12.85 x 0.50	=	173.86 sq.mt.
26	22.27 x 8.06 x 0.50	=	89.75 sq.mt.
27	18.05 x 6.94 x 0.50	=	62.63 sq.mt.
28	8.04 x 1.96 x 0.50	=	7.88 sq.mt.
TOTAL		=	1433.15 sq.mt.

MARKET AREA CALCULATION RESERVATION NO.165			
M1	27.00 x 51.50 x 0.5	=	695.25 sq.mt.
M2	27.00 x 51.50 x 0.5	=	695.25 sq.mt.
TOTAL		=	1390.50 sq.mt.



ELEVATED R.G. AREA CALCULATION			
A	24.52 x 2.99 x 0.50	=	36.65 sq.mt.
B	26.57 x 7.80 x 0.50	=	103.62 sq.mt.
C	31.64 x 6.11 x 0.50	=	96.66 sq.mt.
D	31.64 x 18.77 x 0.50	=	296.94 sq.mt.
TOTAL		=	533.87 sq.mt.
TOTAL 20% PROPOSED PAVED R.G. A. (R.G. - 1433.15 + ELEVATED R.G. - 533.87)			
TOTAL			= 1967.02 sq.mt.
TOTAL 20% REQUIRED R.G. AREA			1911.90

सावधान
मंजूर बांधकाम नकाशे व पारंग पत्रालिका नमूद अटी व शर्ती पालन न करता बांधकाम केव्हास व नियमावलीनुसार आवश्यक असलेल्या परवानगा न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून संपत्ती बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगरपालिका अधिनियम १९६९ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरवून संपत्तीत व्यक्ती शिरोक्ष पाव करेल.



PROFORMA - I		
AREA STATEMENT		
1.	Area of plot (minimum area of a,b,c to be considered)	
	a) As per ownership document (7/12,CIS extract)	10950.00
	b) As per measurement sheet	11196.50
	c) As per site	
2.	Deduction for	
	(a) Proposed D.P. / D.P. Road widening wrea/Service Road/Highway widening	-
	(b) Any D. P. Reservation Area (MARKET)	1390.50
	(Total a + b)	1390.50
3.	Balance Area of Plot (1-2)	9559.50
	a) PLOT	
	a) PLOT AREA	
4.	Amenity Space (if applicable)	
	a) Required -	
	b) Adjustment of 2(b), if any -	
	c) Balance Proposed -	
5.	Net Plot Area = (3-4(c))	9559.50
6.	Recreational Open space (if applicable)	
	a) Required -	955.95
	b) Proposed -	1938.34
7.	Internal Road area	
8.	Plottable 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)	10515.45
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible premium FSI - based on road width/ TOD Zone	4950.00
	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	4102.04
	d) Total in - situ / TDR loading proposed (11(a)+(b)+(c))	4102.04
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
	a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	19567.49
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	4462.15
	b) Total entitlement (a + b)	24029.64
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 (6248.18 + 5882.39)	12130.57
	b) Proposed Built-up Area (as per 'P' - line)	11870.44
	c) (Total of a + b)	24001.01
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 serial no. 5)	
	b) Proposed -	
Drawing No. Scale Drawn by Checked by Registration / License no. of Area, / Lic. Eng. / Supervisor		

FORM II					
CONTENTS OF SHEET					
BLOCK PLAN, PLOT AREA DIAGRAM, R.G. CALCULATION, TOTAL BUILT-UP AREA STATEMENT					
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS				
REVISION	DISCRPTION	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 STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS SQUARE METRES					
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWNS PLANNING SCHEME RECORDS					
SIGNATURE OF LICENSED SURVEYOR OR ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED RESIDENTIAL BLDG. ON LAND BEARING OLD AND NEW S.N.O. 994 OF AT VILLAGE - BHAYANDER, TAL & DIST - THANE					
NAME OF THE OWNER For GEETA DEVELOPERS					
This Drawing is Proposed As Per 14 Requirements & Documents Given By Me					
DATE	JOB NO	DRG. NO	SCALE	DRAWN BY	CHECKED BY
18-06-2022	814		AS SHOWN	JAYESH	
SIGNATURE NAME (IN BLOCK LETTER) 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), TAL & DIST. - THANE, 401105.					