

TOTAL B.U.A. STATEMENT PROPOSED (WING-5)					
WING	FLOOR	B.U.A.	EX BAL	EX STAIR	TOTAL
6	GROUND	5.17	NIL	NIL	5.17
	1ST FLOOR	222.35	0.55	1.13	224.03
	2ND FLOOR	222.35	0.55	1.13	224.03
	3RD FLOOR	222.35	0.55	1.13	224.03
	4TH FLOOR	222.35	0.55	1.13	224.03
	5TH FLOOR	222.35	0.55	1.13	224.03
	6TH FLOOR	222.35	0.55	1.13	224.03
	7TH FLOOR	222.35	0.55	1.13	224.03
	8TH FLOOR	168.28	2.32	1.13	169.71
	9TH FLOOR	222.35	0.55	1.13	224.03
	10TH FLOOR	222.35	0.55	1.13	224.03
	11TH FLOOR	222.35	0.55	1.13	224.03
	12TH FLOOR	222.35	0.55	1.13	224.03
	13TH FLOOR	168.28	2.32	1.13	169.71
14TH FLOOR	222.35	0.55	1.13	224.03	
TOTAL B.U.A.		5000.72	11.35	15.93	5028

TOTAL B.U.A. STATEMENT PROPOSED				
WING	B.U.A.	EX. BAL.	EX. STAIR	TOTAL
5	2490.66	23.90	NIL	2514.56
6	3000.72	11.24	15.82	3027.78
TOTAL B.U.A.	5491.38	35.14	15.82	5542.34

GROSS B.U.A. STATEMENT (WING-5)	
TOTAL B.U.A. = 3480.88 SQ. MT.	2400.6803 SQ. MT.
TOTAL BALCONY AREA = 272.90 SQ. MT.	272.90 SQ. MT.
TOTAL STAIRCASE PASS & LIFT AREA = 386.50 SQ. MT.	386.50 SQ. MT.
TOTAL C.E. AREA (5.4X12+6.25X2)=88.98 SQ. MT.	88.98 SQ. MT.
TOTAL GROSS B.U. AREA =	3048.54 SQ. MT.

GROSS B.U.A. STATEMENT (WING-6)	
TOTAL B.U.A. = 3000.72 SQ. MT.	2000.77 SQ. MT.
TOTAL BALCONY AREA = 311.24 SQ. MT.	311.24 SQ. MT.
TOTAL STAIRCASE PASS & LIFT AREA = 371.20 SQ. MT.	371.20 SQ. MT.
TOTAL C.E. AREA (0.53X12+0.30X2)=12.60 SQ. MT.	12.60 SQ. MT.

TOTAL GROSS SQ. AREA: 8994.30 SQ. MT.

AREA FOR EXTN CEMETRY RESERVATION NO. 116
AS PER APPROVED PLAN BY M&M.C. VIDE C.C. NO
MB/MNP/RY/12716-17, DATED-14/06/2016 IS -121.98 SQ.MTR

ENCROACHMENT AREA STATEMENT FOR PLOT 8	
S.R.NO.	AREA IN SQ.MT.
E-4	211.53 SQ.MT.
E-7	72.61 SQ.MT.
E-9	50.51 SQ.MT.
TOTAL	334.65 SQ.MT.

TOTAL ENCROACHMENT AREA = 1261.5230 SQ.MT.

ENCROACHMENT AREA STATEMENT FOR PLOT-A	
SR.NO.	AREA IN SQ.MT.
E-1	330.82 SQ.MT.
E-2	19.18 SQ.MT.
E-3	42.05 SQ.MT.
E-4	60.15 SQ.MT.
E-5	444.60 SQ.MT.
TOTAL	916.80 SQ.MT.

TOTAL DRC AREA STATEMENT							
SER. NO.	D.R.C. No DATE	R.R. Rate of DRC (Rs)	TOTAL AREA IN SQ.MTR.	DRC AREA TO BE LOADED	RR Rate of rectifying land (Rs)	T.N.N. No Date	Km/Pg/Tr DRC AREA BE LOADED
1)	558 2018	25640/sq.mt.	3128.00	1997.00	GOODREV-31750.00 NAVGAR-25640 57300 AVG R.R.-57300.00 =25660.00	T.N.N.-7 12/03-18 7-8-2018	25640 25660 =1428.99
2)	556 2018	31750/sq.mt.	7154.70	802.00	GOODREV-31750.00 NAVGAR-25640 57300 AVG R.R.-57300.00 =25660.00	T.N.N.-7 12/05-18 12-9-2018	31750 25660 =587.39
				2386.00			2314.33

PLOT AREA STATEMENT AS PER 7/12		
S.NO / H.NO.	VILLAGE	AREA IN SQ.MT
77/2	GODDEV	450.00
215/1	NAVGHAR	15700.00
324/14	GODDEV	450.00
325/1	GODDEV	660.00
325/3	GODDEV	630.00
TOTAL PLOT AREA		21090.00 SQ.MT

UNITS	NO. OF UNITS	DIMENSION IN-METER	AREA IN SQ. M.
1	1	0.5 x 10.76 x 4.66	25.07
2	1	0.5 x 11.39 x 3.21	18.28
3	1	0.5 x 22.15 x 5.95	65.5
4	1	0.5 x 13.51 x 7.85	53.03
5	1	0.5 x 10.55 x 6.69	35.38
6	1	0.5 x 24.79 x 3.23	40.67
7	1	0.5 x 7.89 x 5.05	19.04
8	1	0.5 x 11.11 x 3.35	18.81
9	1	0.5 x 11.61 x 6.54	37.45
10	1	0.5 x 14.32 x 6.55	46.90
11	1	0.5 x 17.77 x 6.27	55.71
12	1	0.5 x 10.21 x 4.58	23.38
13	1	0.5 x 20.20 x 6.60	6.06
14	1	0.5 x 20.35 x 9.90	100.46
15	1	0.5 x 25.92 x 2.72	34.93
16	1	0.5 x 16.80 x 3.83	32.00
17	1	0.5 x 18.37 x 5.28	47.48
18	1	0.5 x 15.08 x 8.88	63.22
19	1	0.5 x 9.60 x 3.75	18.00
20	1	0.5 x 10.42 x 6.13	31.94
21	1	0.5 x 10.42 x 6.13	31.92
22	1	0.5 x 6.75 x 4.66	17.89
23	1	0.5 x 14.08 x 2.85	17.25
24	1	0.5 x 25.67 x 6.62	87.53
25	1	0.5 x 13.67 x 1.52	7.60
26	1	0.5 x 15.00 x 7.43	55.75
27	1	0.5 x 15.21 x 6.92	52.63
28	1	0.5 x 12.62 x 8.66	54.21
29	1	0.5 x 14.82 x 2.79	58.13
30	1	0.5 x 29.62 x 4.59	67.68
31	1	0.5 x 19.65 x 13.69	136.17
32	1	0.5 x 19.65 x 4.45	43.72
33	1	0.5 x 20.41 x 7.89	78.48
PROPOSED R.G. AREA			1330.83
20% R.G. AREA REQUIRED (0.20 x 1330.83)			266.17

—सावधान—

“मंजुर बांधकाम नकाशे व
पारंप्र पत्रात नमूद अटी व शर्तीं-
पालन न करता बांधकाम केल्यास व
नियमावलीनुसार आस्पादक असलेल्या
प्राधान्याचा न घेता बांधकामे करणे व
वापर करणे बेकायदेशीर असून स्वतः
बांधकाम अनधिकृत ठरते व अनधिकृत
बांधकामाबाबत महाराष्ट्र शासकीय व
भारतवर्षा अधिनियम १९६६
नुसार मंजुर असलेल्या पत्रावर ठरलेल्या
नियमां-व्यक्ती शिसेस गुन्हा ठरतात.”

	PLOT BOUNDRY
	OP ROAD
	PROPOSED BUILDING
	RECREATIONAL GROUND
	ENCROACHMENT AREA

NOS.	PARTICULARS	AREA IN SQ.MT.	
1)	TOTAL PLOT AREA	2100.00	
2)	DEDUCTION FOR		
a)	D. P. ROAD AREA (790.00 X 215.48) (250.21 X 294.34)	2805.66	
b)	AREA UNDER PLAY GROUND RESERVATIONS - 116 (DRG OBTAINED, DRC NO-183 DATED 30/10/2007 (AREA = 3100.00)	3100.00	
c)	AREA UNDER GEOMETRY RESERVATION - 148 (DRC NO-322,390 (DRG OBTAINED)	121.09	
d)	AREA UNDER ENCROACHMENT	1231.52	
e)	LESS AREA BELONGS TO VISHNUKARMA CHARITABLE TRUST	2610.00	
3)	TOTAL DEDUCTION (2805.66+3100+121.09)	10969.25	
4)	BALANCE AREA OF PLOT (1-3)	10120.75	
	AREA OF PLOT	PLOT - A	PLOT - B
5)	NET PLOT AREA	2965.95	2462.10
6)	DEDUCTION FOR R.E. (10% OF 5)	296.59	246.21
7)	BALANCE PLOT AREA (5-6)	2669.36	2215.89
8)	ADD. FOR F.S.I. PURPOSE		
9)	a) PERMISSIBLE ARC AREA (7665.59 X 20.00 - 6501.56 SQ.MTR.)		
	b) SRC AREA IS TO BE LOADED -2314.37 SQ.MTR.	2314.37	2314.37
10)	TOTAL AREA (7+9a)	5433.64	5466.63
11)	FLOOR SPACE INDEX PERMISSIBLE	ONE	ONE
12)	TOTAL PERMISSIBLE B.U. AREA (10x11)	5433.64	5466.63
13)	EXISTING BUILT UP AREA OF WING 1,2,3 & 4	3281.84	
14)	BALANCE PERMISSIBLE BUILT UP AREA (12+13) FOR WING 5,6	2151.79	2151.63
15)	PROPOSED BUILT UP AREA	5491.38	3049.65
16)	ADD EXCESS BALCONY AREA	35.14	8.84
17)	ADD EXCESS STAIRCASE AREA	15.92	26.30
18)	TOTAL B.U. AREA ((15+16+17)	5542.34	3084.79
19)	LESS COMMON WALL AREA	—	—
	TOTAL BUILT UP AREA PROPOSED	5542.34	3084.79
	BALANCE BUILT UP AREA	—	—
	TENEMENT STATEMENT		
	TOTAL BUILT UP AREA PROPOSED	5542.34	3084.79
	AREA OF SHOP	NIL	864.52
	BUILT UP AREA OF TENEMENTS	5542.34	3319.87
	PERMISSIBLE TENEMENT DENSITY		
	PROPOSED TENEMENTS	122 HOS	

AS PER PREVIOUS APPROVAL PLAN BY M.B.M.C. VIDE C.C. NO. 1681/NDP/REV. 1555/2017 IS DATED 10/06/2017

PROFORMA - B

CERTIFICATE OF AREA

CERTIFIED THAT THE ABOVE IS A TRUE & CORRECT REPRESENTATION OF THE LAND AND THAT THE DIMENSIONS SO 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 S.NO. 77/2, S.NO. 324/14, S.NO. 325/145,
AT VILLAGE - GODDEV, S.NO. 215 / 1, AT VILLAGE - NAVGHAR, TAL & DIST. DHANU.

NAME OF P.A. HOLDER

KESHAJI SINGH MEDITYA - BLDG. NO.4
BHIRULAL A. JAIN - BLDG. NO.5
KAILASH MHATRE - BLDG. NO.6

OWNERS / CO-OWNERS SIGNATURE

For LAXMI ASSOCIATES

DRAWING NO.

SCALE

DATE

CHECKED BY

DRAWN BY

SHEET NO.

01

AS SHOWN

30/08/2018

BASAVARAJ

ROHIT

00 Partner

CONSULTING CIVIL ENGINEER

Basavaraj S. Gajekar
(E. CIVIL)

CONSULTANTS

1001-BABHURJI, TORER, BEHIND TALASH HOSPITAL,
DULHAN NORTHERN CIRCLE, NEW BANGALORE ROAD,
NH-50, ROAD TALLY, TAL. & DIST. DHANU.
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