

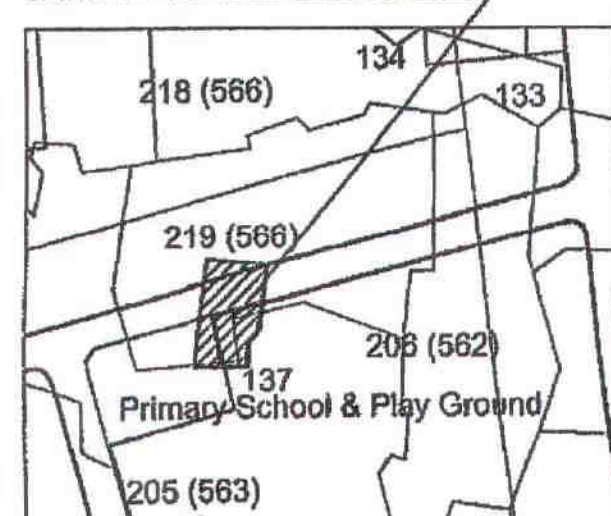
CARPET AREA IN SQ.M.	TOTAL NO. OF FLATS	PARK PROVISIONS AS PER UDPCR		REQUIRED CAR	REQUIRED SCOOTER	SC TO CAR (TOTAL SC/6)	NO.OF PARKING. REQ
		CAR	SCOOTER				
150.00 & ABOVE	---			---	---	---	---
80.00 to 150.00 SQ.MT.	---			---	---	---	---
40.00 to 80.00 SQ.MT. FOR EVERY TWO TENAMENT	39	1	5	19.50	97.50	97.50/6=16.25	35.75
30.00 to 40.00 SQ.MT. FOR EVERY TWO TENAMENT	02	1	2	1.00	02	02/6 = 0.33	1.33
BELOW 30.00 SQ.MT. FOR EVERY TWO TENAMENT	---	0	4	---	---	---	---
ADD 5% FOR VISITORS							1.85
TOTAL							38.93
SHOPS,OFFICE ETC. FOR EVERY 100.00 SQ.MT.	134.54/100 =1.34	2	6	2.68	8.04	8.04/6=1.34	4.02
GRAND TOTAL							42.95
OFF STREET PARKING (80% OF TOTAL REQUIRED)							34.36
PARKING REQUIRED (ROUNDED OFF)							35.00
PARKING PROVIDED AT STILT & IN PUZZLE PARKING (8+28)							36.00

TRUE COPY

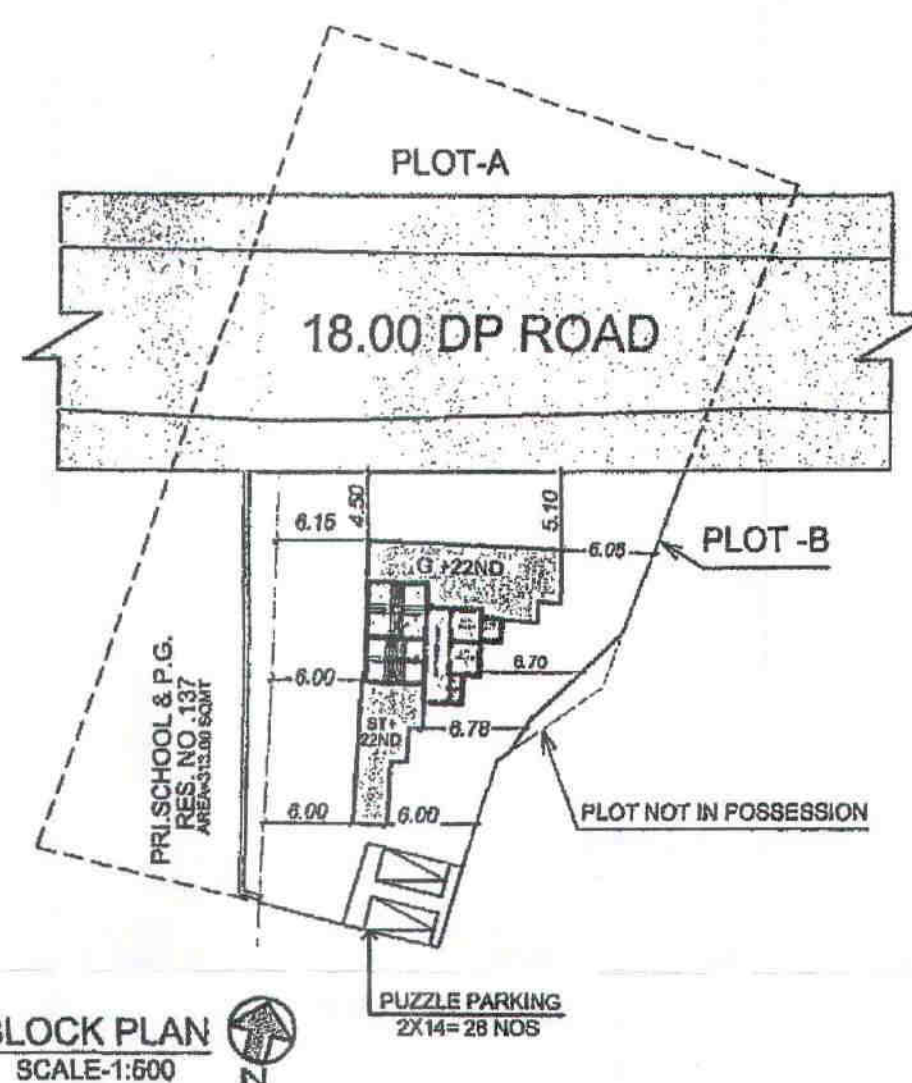
TEJ'S CONSULTANTS
CONSULTING CIVIL ENGINEERS
ASST. - ARCHITECTS
MBMC Reg. No. MN/P/NR/2632/2020,
MIRA ROAD (East), DIST. THANE

-सावधान-

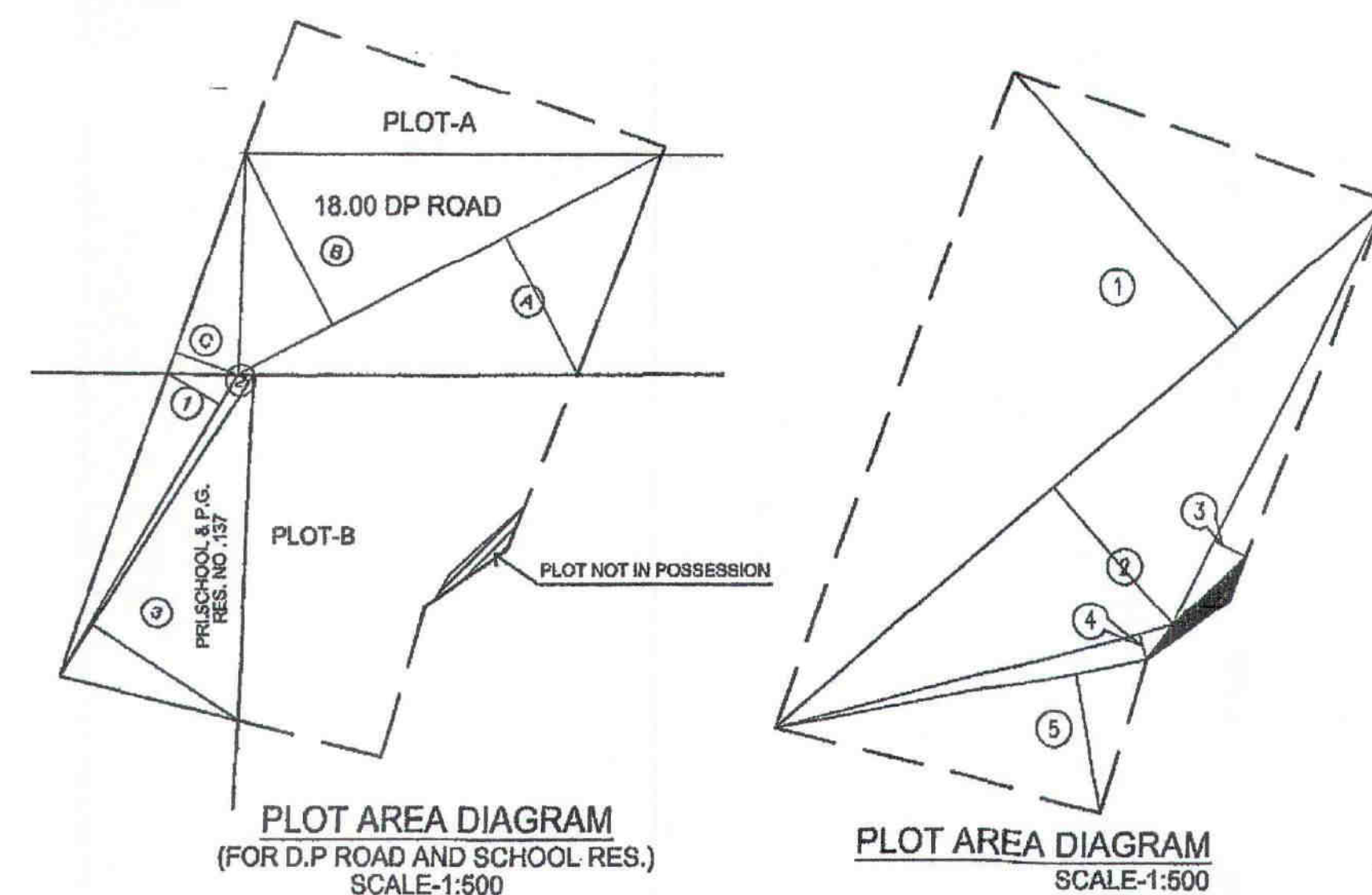
अंगुर बाँधकाम नकाये छ
 फरफ फात नयू अरी व सतैये
 फासन न करैत फाकाम केवसत व
 नियर फाकाम आयकक असलैत व
 दापन न करैत व करैत छ
 बाँधन सवखू
 बाँधन नयैत व अमिकुल
 बाँधन नयैत व मय सतैये
 नमरदाक अदिसन १९६६ बैसा
 सतैयेगुमार यलनन पुन सतैये
 सतैयेक वकरी भिनीत वयन वतैये



LOCATION PLAN 
SCALE- 1:4000



BLOCK PLAN
SCALE-1:500



PLOT AREA DIAGRAM
(FOR D.P. ROAD AND SCHOOL RES.)
SCALE-1:500

PLOT AREA DIAGRAM
SCALE-1:500

B.U.A. STATEMENT (COMMERCIAL)	
FLOOR	B.U.A.
GR FLOOR	52.03
1ST FLOOR	134.39
TOTAL	186.42

ACTUAL B/U AREA EXCLUDING
80 % ANCILLARY AREA
[(186.42/1.80)] = 103.56

Total b/u Area	103.56
Total Ancillary Area	82.86
	186.42

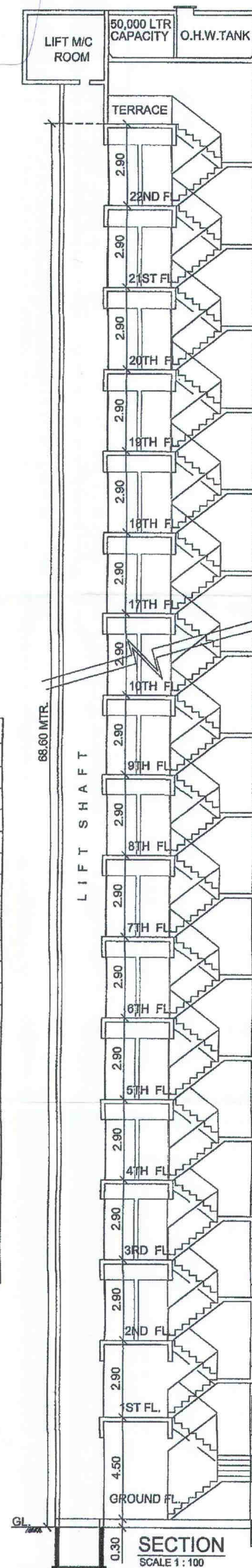
TOTAL B.U.A. STATEMENT (RESIDENTIAL+COMMERCIAL)	
Total b/u Area (Residential)	3106.71
Total b/u Area (Commercial)	186.42
Total	3293.13

TOTAL GROSS B.U.A. STATEMENT	
Total b/u Area	3293.13
Total silt Area	29.65
PASSAGE & STAIRCASE AREA AT GR.FLOOR	39.78
REFUGE AREA 8th,13th&18th floor	15.00X3 =45.00
Total	3407.56

TOTAL B.U.A. STATEMENT (RESIDENTIAL+COMMERCIAL)	
FLOOR	B.U.A.
GR FLOOR	52.03
1ST FLOOR	134.39
2ND FLOOR	150.08
3RD FLOOR	150.08
4TH FLOOR	150.08
5TH FLOOR	150.08
6TH FLOOR	150.08
7TH FLOOR	150.08
8TH FLOOR	135.09
9TH FLOOR	150.08
10TH FLOOR	150.08
11TH FLOOR	150.08
12TH FLOOR	150.08
13TH FLOOR	135.09
14TH FLOOR	150.08
15TH FLOOR	150.08
16TH FLOOR	150.08
17TH FLOOR	150.08
18TH FLOOR	135.09
19TH FLOOR	150.08
20TH FLOOR	150.08
21ST FLOOR	150.08
22ND FLOOR	150.08
TOTAL	3293.13

PLOT AREA CALCULATION

UNITS	NO. OF UNITS	DIMENSION IN METER	AREA IN SQ. M.
1	1	0.5 x 66.70 x 28.30	943.81
2	1	0.5 x 66.70 x 15.02	500.92
3	1	0.5 x 39.34 x 2.94	57.83
4	1	0.5 x 33.85 x 2.13	36.05
5	1	0.5 x 31.09 x 11.44	177.83
TOTAL			1716.44



भा. आधुक्त सो. यांच्या मंजुरीने

सहायक संचालक नगरसंचालना
मि. - भांडार महानगरपालिका

LAYOUT
1/2

क्षेत्राचे पत्र क्र. मिभाभनपा/वर/...२०२२-२३
दि. २६/०२/२०२३ मधील अटी शर्तीस
बंधनकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (ग्राहक पत्रासह) मेजूर.



PROFORMA - A

NOS.	AREA STATEMENT	AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract) -10621.00	1620.00
	(b) as per measurement sheet(1716.44)	
	(c) as per site	
	NATURALLY SUB DIVISIONS OF PLOTS PLOT AREAS	1620.00
2)	DEDUCTIONS FOR	
	a) AREA UNDER PRI SCHOOL & P.G.RES.NO.137	313.00
	(b) Proposed D.P./D.P. Rd W. Area/Service Rd /N.H. W.	616.00
	(c) Encroachment Area	----
	(d) Less plot A	100.11
3)	DEDUCTION AREA (TOTAL a+b+c+d)	1029.11
4)	BALANCE PLOT AREA (1-3)	590.89
5)	Amenity Space (If applicable)	----
6)	Net Plot Area (4-5)	590.89
7)	Recreational Open space (If applicable)	
	(a) Required - 10% phy rg req as per reg.-3.4.1)	---
	(b) Proposed -	---
8)	Internal Road area	N.A.
	Plotable area (If applicable)	590.89
10)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 x basic FSI)(1.1 X 9) (590.89X1.10 = 649.97)	649.97
11)	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. (590.89+616=1206.89)(1206.89X0.50= 603.44)	
	(c) Proposed FSI on payment of premium.	603.44
12)	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.05 x Sr. No. 2 (a)],If any 616.00 X 2.05 = 1262.80 SQ.MT.	792.15
	(b)In-situ area against Amenity if handed over [2.01.85xSr.No.4 (b)3/or(c)],	
	(c)TDR area (1206.89X0.90 = 1086.20)	
	(d) Total in-situ / TDR loading proposed [15 (a)+(b)+(c)]=802.00	
13)	Additional FSI area under Chapter No. 7, TABLE 7.1 D pg 123 & 7.10 pg 136, 137	
14)	Total entitlement of FSI in the proposal	
	(a) [13 + 14(b)+15(d)] or 16 whichever is applicable.	2045.56
	(b) Ancillary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 103.56 X 0.80 = 82.84	82.84
	(b) Ancillary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 1942 X 0.80 = 1165.20	1165.20
	(c) Total entitlement (a+b)	3293.80
15)	MAX. UTILIZATION OF F.S.I. (BLDG POTENTIAL) PERMISSIBLE AS PER Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	3293.60
16)	Total Built-up Area in proposal.(excluding area at Sr.No.21 b)	
	(a) Existing Built-up Area.	---
	(b) Proposed Built-up Area (as per 'P-line')	3293.13
17)	F.S.I. Consumed (15/13)(should not be more than serial No.18 above.)	
18)	Area for Inclusive Housing, If any	
	(a) Required(20% of Sr.No.6)	
	(b) Proposed Certificate of Area:	
19)	Balance b/u area incl. ancillary area	0.47

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	DATE	TIME	LOCATION	COMMENTS
--------------------------------------	------	------	----------	----------

PROPOSED BUILDING ON LAND BEARING (NEW) S.NO. 219/9.(OLD) S.NO. 566/9
AT VILLAGE - BHAYANDER ,TAL & DIST. THANE

NAME OF OWNER-
M/S. SALASAR HOSPITAL PRIVATE LIMITED.
SHRI. NARAYAN B. TOSHNIWAL (DIRECTOR)
DR. NIRANJAN AGARWAL.

OWNERS /
SIGNATURE

By: Shirley

DRAWING NO.	SCALE	DATE	CHECKED BY	DRAWN BY	REVISION #
01	AS SHOWN	03/06/2022	BASAVARAJ.G	ROHIT	00

CONSULTING CIVIL ENGINEER

97 BASAVARAJ S. GADEKAR
B.E.(CIVIL)

CONSULTANTS

1002-NAKSHATRA TOWER, BEHIND BALAJI HOSPITAL
GOLDEN NEST CIRCLE, MIRA BHAYANDER ROAD,
MIRA ROAD (EAST).
TEL : 0820196711

