CARPET AREA STATEMENT
FORM OF STATEMENT-3

PLOT-A	FLOOR	APARTMENT NO	CARPET AREA		AREA OF BALCONY ATTACHED TO APARTMENT		TENEMENT NO
BLDG NO-1	2ND FLOOR	201	63.42	SQ.MT	6.72	SQ.MT	1 NO
		202	61.12	SQ.MT	6.41	SQ.MT	1 NO
		203	41.90	SQ.MT	5.94	SQ.MT	1 NO
		204	39.95	SQ.MT	2.86	SQ.MT	1 NO
		205	54.52	SQ.MT	2.36	SQ.MT	1 NO
		206	54.52	SQ.MT	2.36	SQ.MT	1 NO
		207	39.95	SQ.MT	2.86	SQ.MT	1 NO
		208	41.90	SQ.MT	5.94	SQ.MT	1 NO
		209	61.12	SQ.MT	6.41	SQ.MT	1 NO
		210	63.42	SQ.MT	6.72	SQ.MT	1 NO
	3RD TO 12TH & 14TH TO 17TH	301,401,501,601,701,801,901, 1001,1101, 1201,1401,1501,1601,1701	63.42	SQ.MT.	6.72	SQ.MT	14 NOS
		302,402,502,602,702,802,902,1002,1102, 1202,1402,1502,1602,1702	61.12	SQ.MT.	6.41	SQ.MT.	14 NOS
		303,refu,503,603,703,803,refu,1003,1103, 1203,refu,1503,1603,1703	41.90	SQ.MT.	5.94	SQ.MT.	11 NOS
		304,refu,504,604,704,804,refu,1004,1104, 1204,refu,1504,1604,1704	39.95	SQ.MT.	2.86	SQ.MT.	11 NOS
		305,405,505,605,705,805,905,1005,1105, 1205,1405,1505,1605,1705	39.85	SQ.MT.	2.52	SQ.MT.	14 NOS
		306,406,506,606,706,806,906,1006,1106, 1206,1406,1506,1606,1706	42.89	SQ.MT.	2.67	SQ.MT.	14 NOS
		307,407,507,607,707,807,907,1007,1107, 1207,1407,1507,1607,1707	42.89	SQ.MT.	2.67	SQ.MT.	14 NOS
		308,408,508,608,708,808,908,1008,1108, 1208,1408,1508,1608,1708	39.85	SQ.MT.	2.52	SQ.MT.	14 NOS
		309,409,509,609,709,809,909,1009,1109, 1209,1409,1509,1609,1709	39.95	SQ.MT.	2.86	SQ.MT.	14 NOS
		310,410,510,610,710,810,910,1010,1110, 1210,1410,1510,1610,1710	41.90	SQ.MT.	5.94	SQ.MT.	14 NOS
		311,411,511,611,711,811,911,1011,1111, 1211,1411,1511,1611,1711	61.12	SQ.MT.	6.41	SQ.MT.	14 NOS
		312,412,512,612,712,812,912,1012,1112, 1212,1412,1512,1612,1712	63.42	SQ.MT.	6.72	SQ.MT.	14 NOS
							172 NOS

PROPOSED PARKING AREA & TENEMENT STATEMENT(PLOT-A SALE BLDG)

SR.NO.	OCCUPANCY	SIZE OF TENEMENT	NOS OF TENEMENT	PARKING SPACES CAR	PARKING SPACES SCOOTER
	MULTI- FAMILY RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA OF 140SQ.M AND ABOVE	0.00 NOS	NIL	NIL
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 140 SQ.M	0.00 NOS	NIL	NIL
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M.	117 NOS	117X0.50=58.50 NOS	117X2.50=292.50 NOS
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 20 SQ.M	55 NOS	55X0.50=27.50 NOS	55X1=55 NOS
		FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 20 SQ.M.	0.00 NOS	0.00	0.00
	MERCANTILE (SHOPS)	FOR EVERY 100 SQ.M CARPET AREA 1529.57/100=15.29		15.29X2= 30.59 NOS	15.29X6=91.74 NOS
				116.59 NOS	439.24 NOS
	IN ADDITION 5%VISITORS PARKING			5.82 NOS	21.96 NOS
	TOTAL		172 NOS	122.41 NOS	461.20NOS
	REQUIRED PARKING	MULTIPLYING FACTOR(1X0.80)		98 NOS	369 NOS
	PARKING PROPOSED			143 NOS	403 NOS

APPROVED PARKING AREA & TENEMENT STATEMENT
SHOPPING CENTER(PLOT-B)

COMMERCIAL AREA	= 2002.20 SQ.MT	2002.20/300=6.67	6.67 NOS	
	VISITORS PARKING (10% OF REQUIRED PARKING)		0.67 NOS	10 NOS
		GR.TOTAL	7.34 NOS	

APPROVED PARKING AREA & TENEMENT STATEMENT
DISPENSARY & M.H. (PLOT-C)

DISPENSARY AREA	= 680.50 SQ.MT	680.50/300=2.26	2.26 NOS	
	VISITORS PARKING (10% OF REQUIRED PARKING)		0.22 NOS	03 NOS
		GR.TOTAL	2.48 NOS	

APPROVED GROSS BUILT UP AREA STATEMENT (SQ.MT)(PLOT-B&C)

BLDG.	B.U.AREA	BALCONY	STAIRCASE	FIRE STAIRCASE	DUMBARC	STILT	PURDIE	TOTAL B.U.AREA
SHOPPING CENTER (PLOT-B)	2002.20	--------	262.50	99.80	--------	--------	--------	2364.50
DISPENSARY & M.H. (PLOT-C)	547.96	--------	258.88	------	--------	--------	--------	806.84
TOTAL	2550.16	NIL	521.38	99.80	NIL	NIL	NIL	3171.34

APPROVED BUILT UP AREA STATEMENT(SQ.MT.)
SHOPPING CENTER (GR+4)
PLOT-B

	NET B.U.AREA	EXCESS BALC.	EXCESS STAIR	TOTAL B.U.AREA
TOTAL	2002.20	NIL	NIL	2002.20

APPROVED BUILT UP AREA STATEMENT(SQ.MT.)
DISPENSARY & M.H.(GR+3)
PLOT-C

	NET B.U.AREA	EXCESS BALC.	EXCESS STAIR	TOTAL B.U.AREA
TOTAL	547.96	NIL	132.54	680.50

FORM OF STATEMENT-2(SUMMERY)
PROPOSED BLDG.(PLOT-A)

	FLOOR NO.	TOTAL AREA
SALE BLDG. PLOT-A	GR+1+P1+P2+P3+2ND TO 17PT	13990.20 SQ.MT.
TOTAL		13990.20 SQ.MT.

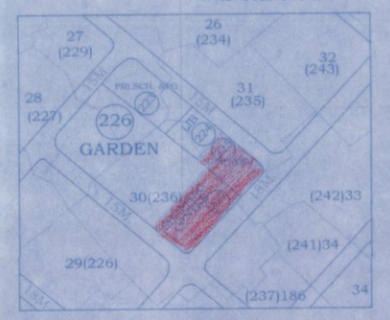
PROPOSED GROSS BUILT UP AREA STATEMENT
PLOT-A

	FLOOR NO.	TOTAL AREA
SALE BLDG. PLOT-A	GR+1+P1+P2+P3+2ND TO 17PT	21941.93 SQ.MT.
TOTAL		21941.93 SQ.MT.

LEGENDS

1. PLOT BOUNDARY SHOWN IN THICK BLACK
2. EXISTING STREET SHOWN IN GREEN
3. FUTURE STREET SHOWN IN GREEN DOTTED
4. EXISTING WORK SHOWN IN BLUE
5. PROPOSED WORK SHOWN IN RED
6. DRAINAGE & SEWERAGE WORK SHOWN IN RED DOTTED

PROPOSED SITE U/R



LOCATION PLAN
SCALE 1:4000

PLOT AREA CALCULATION
(PLOT-C)40% AREA FOR DISP.&M.H. (HANDOVER TO MBMC)

9	1/2	X 28.95	X 8.50	X 1 NO	=	123.04	SQ.MT.
10	1/2	X 30.72	X 12.50	X 1 NO	=	192.00	SQ.MT.
11	1/2	X 30.72	X 9.99	X 1 NO	=	153.45	SQ.MT.
12	1/2	X 23.59	X 4.99	X 1 NO	=	58.86	SQ.MT.
13	2/3	X 11.37	X 2.46	X 1 NO	=	18.65	SQ.MT.
				TOTAL ADDITION	=	546.00	SQ.MT.

PLOT AREA CALCULATION
(PLOT-A)60% AREA FOR SALE BUILDING

1	1/2	X 77.66	X 35.90	X 1 NO	=	1392.35	SQ.MT.
2	1/2	X 77.66	X 10.55	X 1 NO	=	409.60	SQ.MT.
3	1/2	X 75.85	X 37.31	X 1 NO	=	1414.96	SQ.MT.
4	2/3	X 10.87	X 2.55	X 1 NO	=	18.47	SQ.MT.
				TOTAL ADDITION	=	3235.46	SQ.MT.

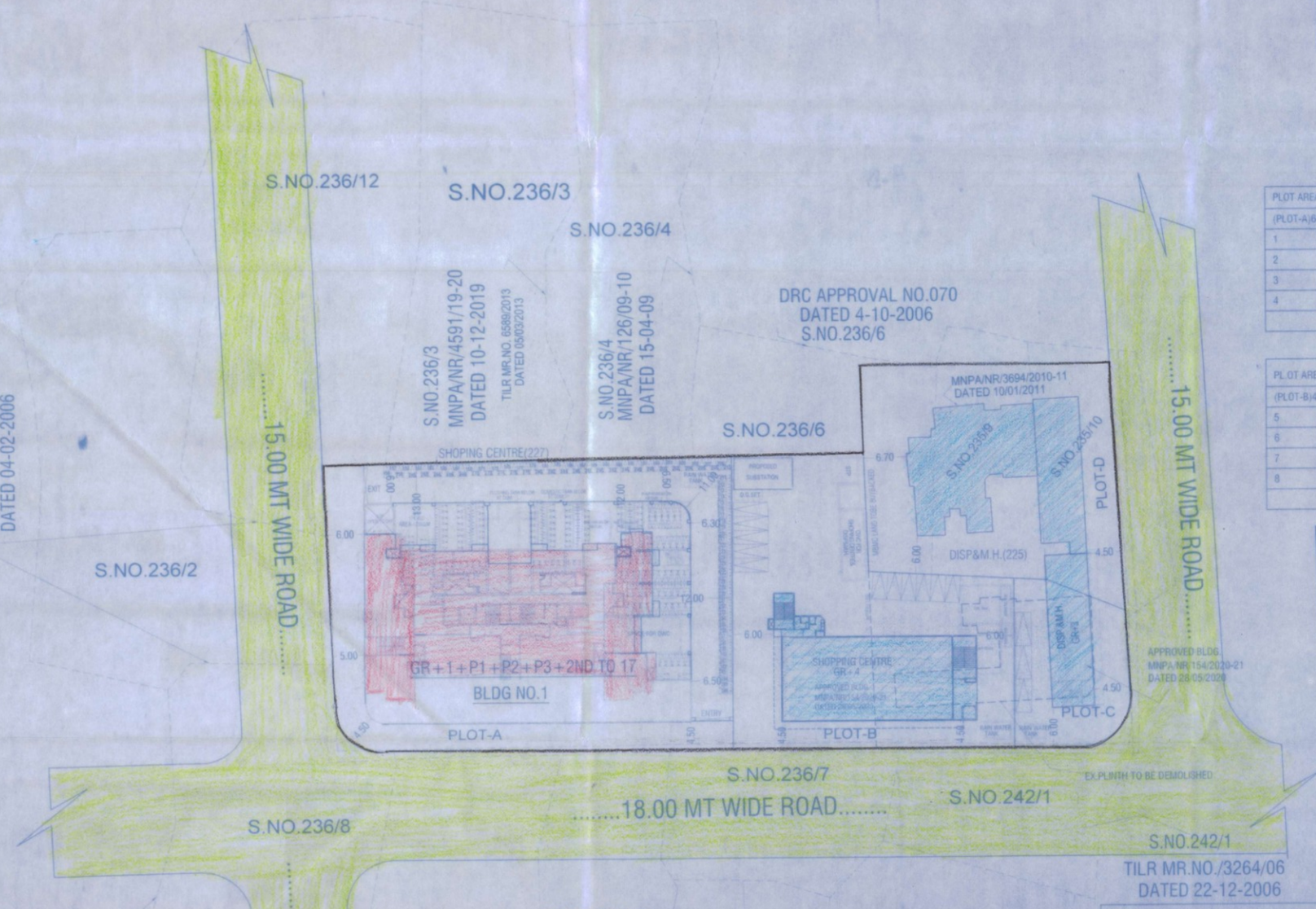
PLOT AREA CALCULATION
PLOT-D

14	1/2	X 41.02	X 12.25	X 1 NO	=	251.25	SQ.MT.
15	1/2	X 46.00	X 15.38	X 1 NO	=	353.74	SQ.MT.
16	1/2	X 46.00	X 22.00	X 1 NO	=	506.00	SQ.MT.
				TOTAL ADDITION	=	1110.99	SQ.MT.

PLOT AREA CALCULATION
(PLOT-B)40% AREA FOR SHOPPING CENTER (HANDOVER TO MBMC)

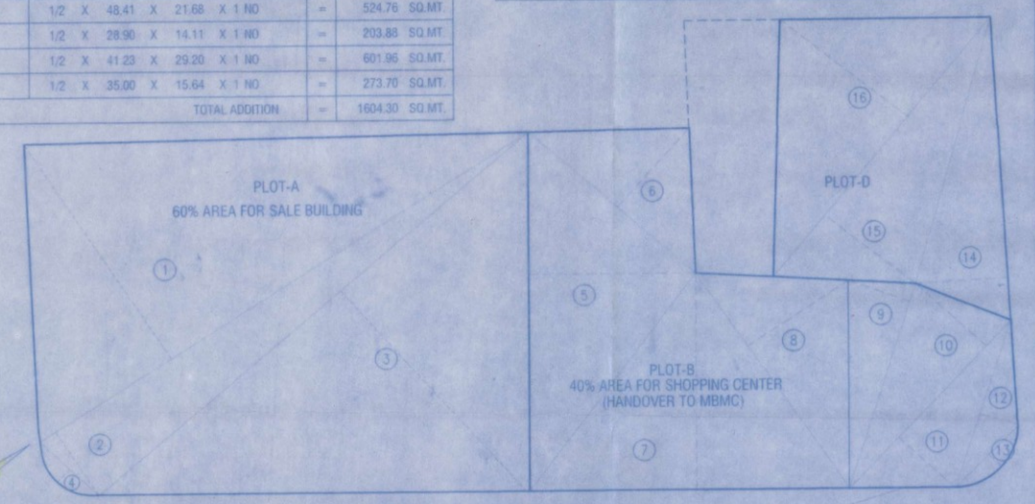
5	1/2	X 48.41	X 21.68	X 1 NO	=	524.76	SQ.MT.
6	1/2	X 28.90	X 14.11	X 1 NO	=	203.86	SQ.MT.
7	1/2	X 41.23	X 29.20	X 1 NO	=	601.96	SQ.MT.
8	1/2	X 35.00	X 15.64	X 1 NO	=	273.70	SQ.MT.
				TOTAL ADDITION	=	1604.30	SQ.MT.

TOTAL PLOT AREA PLOT-A+B+C	=	6486.75 SQ.MT.



BLOCK PLAN
SCALE 1:500

PLOT AREA SUMMARY OF PLOT -D C.C.NO.MNPA/NR/3694/2010-11 DATED 10/01/2011			
AREA OF PLOT AS PER SITE	=	1448.24	SQ.MT.
LESS ROAD SETBACK AREA	=	242.97	SQ.MT.
LESS LIBRARY RESV.	=	94.28	SQ.MT.
BALANCE AREA OF PLOT	=	1110.99	SQ.MT.



PLOT AREA DIAGARM
SCALE 1:500

PLOT SUMMARY

OLD S.NO.	NEW S.NO.	7/12 AREA	SHOPPING CENTRE RESERVATION (227)	DISP& MH RESERVATION (225)	D.P.ROAD	GARDEN RESERVATION (226)	LIBRARY RESERVATION (234)	R-ZONE	ENCROACHMENT IN R-ZONE	ONWERSHIP	APPROVAL NO.
236/2	30/2	2780.00	202.09	NIL	1530.26	1237.65	NIL	2490.00	NIL	INDER DEVELOPERS	APPROVAL NO. MNPA/NR/2689/ 05-06, DATED 04/02/2006
236/12	30/12	2680.00									
236/3	30/3	4960.00	1347.31	NIL	487.08	1804.97	NIL	1270.96	49.67	ZONE PROPERTIES	APPROVAL NO. MNPA/NR/4591/ 19-20, DATED 10/12/2019 TILR MR.NO. 6586/2013 DATED 05/03/2013
236/4	30/4	3950.00	942.58	NIL	349.51	1518.71	NIL	1139.20	NIL	GUJARAT ESTATE	APPROVAL NO. MNPA/NR/126/ 2009-2010, DATED 15/04/2009 DRC APPROVAL NO. 070 DATED 04/10/2006
236/6	30/6	1620.00	528.00	415.00	NIL	677.00	NIL	NIL	NIL	MBMC (943.06SQ.MT TO BE BUY BACKED)	
236/7	30/7	1620.00	875.00	50.00	630.00	NIL	NIL	65.00	NIL	GUJARAT ESTATE	APPROVAL NO. MNPA/NR/640/ 08-09, DATED 07/05/2008
236/8	30/8	1820.00	115.78	NIL	749.00	NIL	NIL	955.22	NIL	GUJARAT ESTATE	APPROVAL NO. MNPA/NR/1573/ 2006-2007, DATED 10/08/2006
242/1	33/1	1590.00	NIL	900.00	657.00	NIL	NIL	33.00	NIL	INDER ASSOCIATES	APPROVAL NO. MNPA/NR/3419/ 2013, DATED 12/12/2013
235/9	31/9	730.00									APP. NO. MNPA/NR/3694/2010-11 DATED 10/01/2011
235/10	31/10	720.00	NIL	1110.99	242.97	NIL	94.28	NIL	NIL	MR.MANOJ PUROHIT	
TOTAL			4010.76	2475.99							
GRAND TOTAL			6486.75								

PROFORMA-I:

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG ,SHOPING CENTRE & DISPENSAY & MATERNITY HOME ON PLOT BEARING OLD S.NO.236(NEW S.NO.30) H.NO.2,3,4,6,7,8,12 AND OLD S.NO.242(NEW S.NO.33) H.NO.1,OLD S.NO.235 (NEW S.NO. 31)H.NO.9&10 AT VILLAGE -MAVGHAR , TALUKA & DISTRICT -THANE

SHEET NO.1/7

STAMP OF APPROVAL OF PLANS

मीरा भाईंदर मनपा क्र. नियमनपा/नर/..7224X/2023-24
दि. 05/04/2023 ...मर्यादे अटी शर्तीस
बंधनकारक राहून मूळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

मा. आयुक्त सो. यांच्या मंजुरीने

"सावधान"
"मंजुर बांधकाम नकाशे व पारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती विशेस पात्र ठरतात."

PROFORMA-A

A	AREA STATEMENTS	SQ.MT.
1	AREA OF PLOT AS PER DOCUMENT	6486.75 Sq.mts.
2	AREA OF PLOT AS PER SITE	6486.75 Sq.mts.
	SHOPING CENTRE (227)	4010.76 Sq.mts.
	DISP&M.H. (225)	2475.99 Sq.mts.

		SHOPING CENTRE (227)	DISP &M.H. (225)				AS PER 1997 MBMC DC RULE
		AS PER GOVT NOTIFICATION TPS-1613/3001/CR-420/13-MUD/TPS/NR/AS/UD-13 DATED 02-05-2016					
		PLOT-B	PLOT- A		PLOT- C		PLOT- D (CC OBTAINED)
		SHOPING CENTRE	SALE BLDG.	SALE BLDG.	DISP &M.H.	DISP &M.H.	
3	NET PLOT AREA	1604.30 Sq.mts. (40% OF 4010.76)	2406.46 Sq.mts. (60% OF 4010.76)	819.00 Sq.mts. (60% OF 1365.00)	546.00 Sq.mts. (40% OF 1365.00)		1110.99 Sq.mts.
4	F.S.I AREA CALCULATION AS PER RESERVATION	2005.38 Sq.mts. (50% OF 4010.76)	4010.76 Sq.mts. (100% OF 4010.76)	1365.00 Sq.mts. (100% OF 1365.00)	682.50 Sq.mts. (50% OF 1365.00)		1110.99 Sq.mts.
5	DEDUCTION FOR						
	a.15% Recreation ground (if deductable)	NIL	NIL	NIL	NIL		NIL
	b. 5% Amenities (if deductable)	NIL	NIL	NIL	NIL		NIL
6	NET AREA OF PLOT [3-5a]	2005.38 Sq.mts.	4010.76 Sq.mts.	1365.00 Sq.mts.	682.50 Sq.mts.		1110.99 Sq.mts.
8	PERMISSIBLE FLOOR AREA FRONT ROAD WIDTH		(5375.76X1.10)=5913.33 SQ.MT.				(1110.99X1.10) 1110.99 Sq.mts.
10	ADDITION OF FSI ON PAYMENT PREMIUM						
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH TOD ZONE	NIL	2687.88 Sq.mts.		NIL		
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	NIL	2687.00 Sq.mts.		NIL		
11	IN-SITU FSI/TDR LOADING						
	(a) IN -SITU AREA AGAINST D.P. ROAD(2 (AGR NO.2)(of any	NIL	NIL		NIL		242.97 Sq.mts.
	(b) IN -SITU AREA AGAINST amenity space if handed over (2.00 or 1.85X SR NO.4(b) AND (c)	NIL	NIL		NIL		
	(c) TDR AREA(0.90)	NIL	NIL		NIL		611.22 Sq.mts.
	(d) TOTAL IN -SITU / TDR LOADING PROPOSED(11(a)+(b)+(c))	NIL	NIL		NIL		854.19 Sq.mts.
12	ADDITIONAL FSI AREA (UNDER CHAPTER NO.7	NIL	NIL		NIL		
13	TOTAL ENTITLEMENT OF F.S.I IN THE PROPOSAL						
	(a) 13 = 10(b)+11(d) OR 12 WHICHEVER IS APPLICABLE	NIL	8600.33 Sq.mts.		NIL		
	(b) ANCILLARY AREA FSI UP TO 80%(COMMERCIAL)		(1529.57X80%)	1223.65 Sq.mts.			
	(c) ANCILLARY AREA FSI UP TO 60% (RESIDENTIAL)	NIL	(7070.76X60%)	4242.45 Sq.mts.	NIL		
	(d) TOTAL ENTITLEMENT (a+b+c)	2005.38 Sq.mts.	14066.43 Sq.mts.		682.50 Sq.mts.		1965.18 Sq.mts.
14	MAXIMUM UTILIZATION LIMIT OF F.S.I BUILDING POTENCIAL(PERMISSIBLE AS PER ROAD WIDTH as per regulation no 6.1(a) 6.2 or 6.3 or 6.4 (as applicable)x1.6						
15	TOTAL BUILT UP AREA IN PROPOSAL (excluding area at sr.no. 7b)						
	(a) APPROVED BUILT UP AREA	2002.20 Sq.mts.	NIL		680.50 Sq.mts.		1708.10 Sq.mts.
	(b) PROPOSED BUILT UP AREA(as per P. plan)		13990.20 Sq.mts.				
	(b) TOTAL(a+b)	2002.20 Sq.mts.	13990.20 Sq.mts.		680.50 Sq.mts.		1708.10 Sq.mts.
16	F.S.I CONSUMED (15(b)) (should not be more than sr.no.14 above)						
17	AREA FOR INCLUSIVE HOUSING IF ANY						
	(a) REQUIRED (20% OF SR.NO.5)						
	(b) PROPOSED						

CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed on ..... and the dimensions of the side etc.of the plot stated on the plans are as measured on site ..... the area so worked out tallies with the area stated in the documents of ownership / t.p. scheme record and records of dpt. city survey record.

Signature (Name of Architect/Licensed Surveyor/Supervisor)

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safty at the work site.

OWNERS NAME AND SIGNATURE

26/04/2023	CAD No.	Reg. No.	Scale AS SHOWN	Drn By ANOOP JOHNY	Chd By DINESH STANI

NAME OF OWNER	SIGNATURE OF OWNER
	For SHUBHAM HOUSING Partner

NORTH	NAME OF ARCHITECT	SIGNATURE OF ARCHITECT
	Mario E. Correa ARCHITECTS & PLANNERS REGD No. CA/2010/50347 G-1, Jayraj Regal, OPP. SALASAR ASHIRWAD RAMDEV PARK, MIRA ROAD EAST, 401 107	MARIO E. CORREA ARCHITECT G-1,Jayraj Regal, Opp. Salasar Ashirwad Ramdev Park, Mira Road (E), Thane