

PHASE - 1 (LAYOUT PLAN)
SHEET NO. 01/15

सोबतचे पत्र क्र. मिधाननपा/नर/१५६३/२०१९-२२
दि. २५/११/२०१९ मधील अटी सर्तिस
बंधनकारक राहून मुळ सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

(Signature)

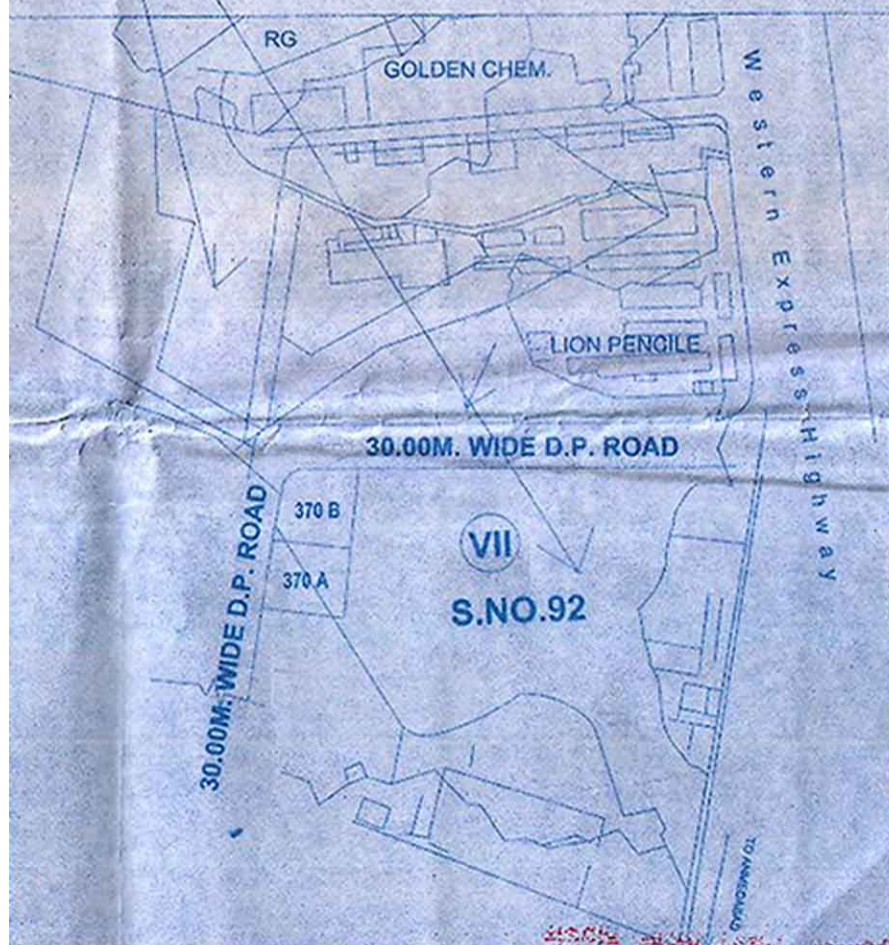
आयुक्त सो. यांच्या मंजुरीने सहाय्यक संचालक नगररचना
मिग - भाईबर महानगरपालिका



-सावधान-

"मंजूर बांधकाम नकाशे व
प्रारंभ पत्रासह नमुन अटी व सर्तिस
पालन व करता बांधकाम वेळीस व
निव्हावलीनुसार आवश्यक अन्वये
परवानग्या व वेळ बांधकाम करणे
दार करणे वेकान्देशीर असून ह्या
बांधकाम अनधिकृत ठरते व अन्वये
बंधनाबाबत यशाराज प्रत्येक
नगररचना अधिनियम १९६६ च्या
तरतुदीनुसार दखलपात्र मुळ ठरून
संबंधित व्यक्ती शिबेत पत्र ठरतात."

SITE UNDER REFERENCE



LOCATION PLAN

Scale: 1:4000

Sr. No.	AREA STATEMENT	Area
1.	Area of plot (Minimum area of a.b.c. to be considered)	7165.00
	(a) As per ownership document (7/12, CTS extract)	7165.00
	(b) As per measurement sheet	7165.00
	(c) As per site	7165.00
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	8717.06
	(b) Any D.P. Reservation area	5255.00
	(c) Enchancement Area	2416.00
	Total (a+b+c)	16388.06
3.	Balance area of plot (1-2)	55282.94
4.	Amenity Space (if applicable) (59700.00+1442.00-16388.06+64753.94)	2237.70
	(a) Required	
	(b) adjustment of 2(b), if any	
	(c) Balance Proposed	
5.	Net Plot Area (3-4(d))	53023.24
6.	Recreational Open Space (if applicable)	
	(a) Required	5302.62
	(b) proposed	14893.00
7.	External Road area	
8.	available area (if applicable)	
9.	Built up area with reference to basic FSI as per foot road width (or No. 5 X Basic FSI (53023.24x1.10))	58327.76
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - base on road width/TOD Zone	
	(b) Proposed FSI on payment of premium (permissible for 7.1651 (00-2416) x 0.50 = 34617.50	
11.	In-situ FSI/TDR Loading	
	(a) In-situ area against D.P. road (2.0 X Sr. No. 2(a) if any (if ready used)	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr.No 4 (b) and (c))	
	(c) TDR area (permissible T.D.R. 69235.00 X 1.40=96929.00)	7022.24
	(d) Total In-situ TDR loading proposal (11 (a) +10 (c))	
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in this proposal	
	(a) (9+10(c)+11(d)) (58327.76 + 53023.24 + 2585.00)	66250.00
	(b) Ancillary Area FSI upto 80% or 80% with payment of charge	38750.00
	(c) Total entitlement (a+b)	105000.00
14.	Maximum utilization limit of FSI (building potential) (Permissible as per Road width (as per regulation No. 6.1 or 6.2 or 6.3 or 6.4, as applicable) X 1.0 or 1.8)	
15.	Total built-up Area in proposal (excluding area at Sr. No. 17c)	105940.54
	(a) Existing Built-up Area	
	(b) Proposed Built-up Area (As per P-Line)	105940.54
	(c) Total (a+b)	105940.54
16.	FSI Consumed (15/15) (should not be more than serial No. 14 above)	0.99
17.	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr. No 5)	
	(b) Proposed	

Certificate of area:-
Certified that the plot under reference was surveyed by me or _____ and the dimensions of the plot and the area of the plot are as mentioned in this and the area so worked out is set out in the document of ownership (T.P. Scheme) Records / Land Records Department City Survey Records.
Signature _____
(Name of Architect / Licensed Engineer / Supervisor)

Owner's Declaration:-
We/We understand hereby confirm that We/We would abide by plans approved by Authority / Collector. We would execute the structure as per approved plans. Also We/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

owner's name and signature

PROFORMA 'B'

CONTENTS OF SHEET	DESCRIPTION OF PROPERTY
LAYOUT PLAN, PAVED ROAD AREA CALCULATION & AREA DIAGRAM, PARKING STATEMENT, BUILT-UP AREA SUMMARY & LOCATION PLAN	PROPOSED COM CUM RESI. BLDG ON PLOT BEARING SNO.92, 20th & 33rd OF VILLAGE MAHAJANWADI TAL & DIST. THANE.

NAME, ADDRESS OF OWNER

M/S MAN VASTUCON LLP

 AUTHORISED SIGNATURE

This plan is prepared as per the documents and papers provided by the owner.

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT

ARCHITECT

 Disha Design Consultants
 Reg. No. CA/22/1A/258
 OFFICE NO.5, 1ST FLOOR, ACHAL GIRI BUILDING, NEAR JAIN TEMPLE, ABOVE PRASHANT HOTEL, 150 FEET WIDE ROAD MAXUS MALL BHAYANDER (W), - 401101.

JOB NO.	DRG. NO.	SCALE	DRN BY	CHKD BY
		As Shown	A. K. Singh	