

LAYOUT PLAN (Scale - 1:500)

SITE UNDER REFERENCE

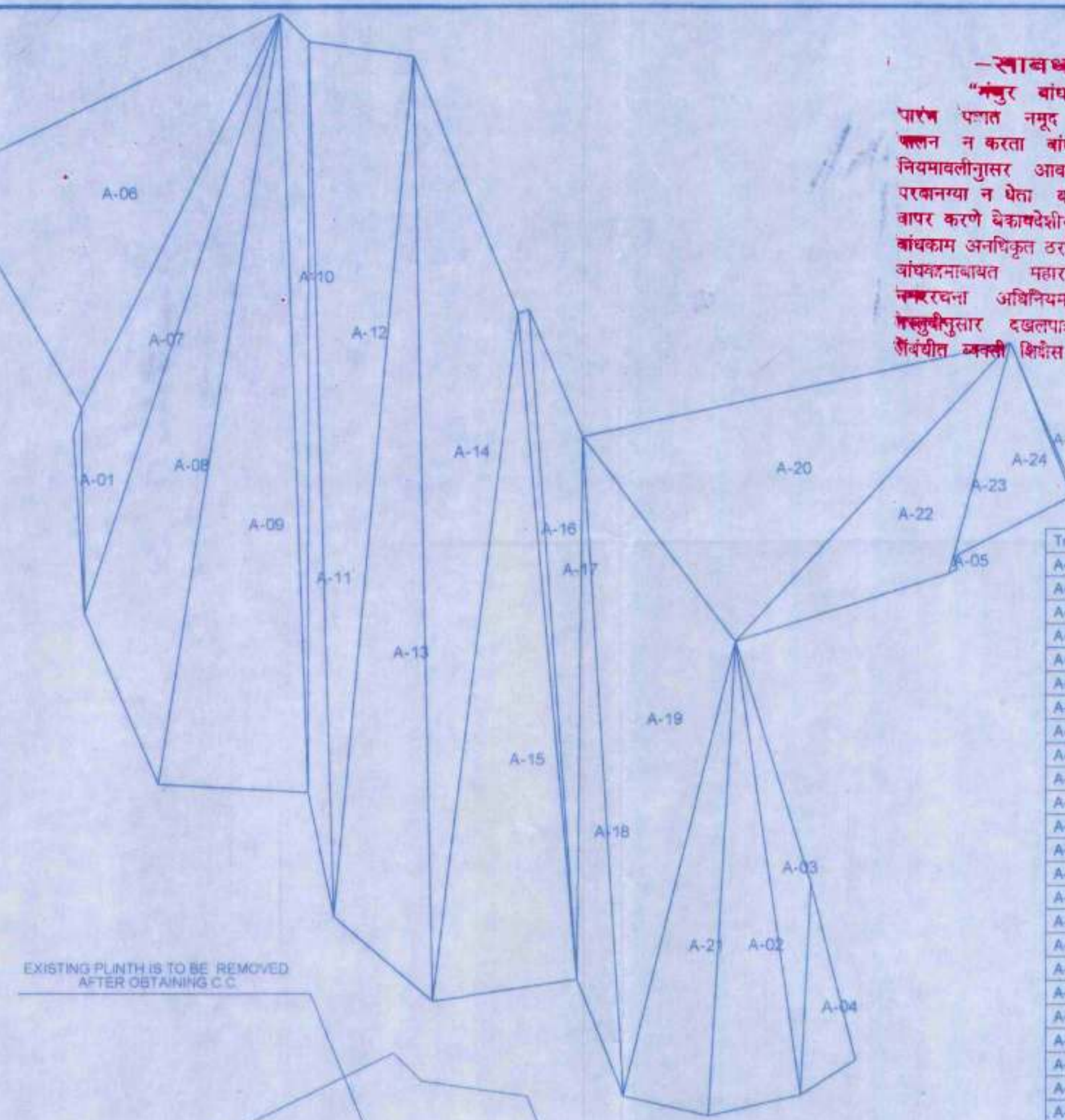


LOCATION PLAN (SCALE: 1:4000)



N

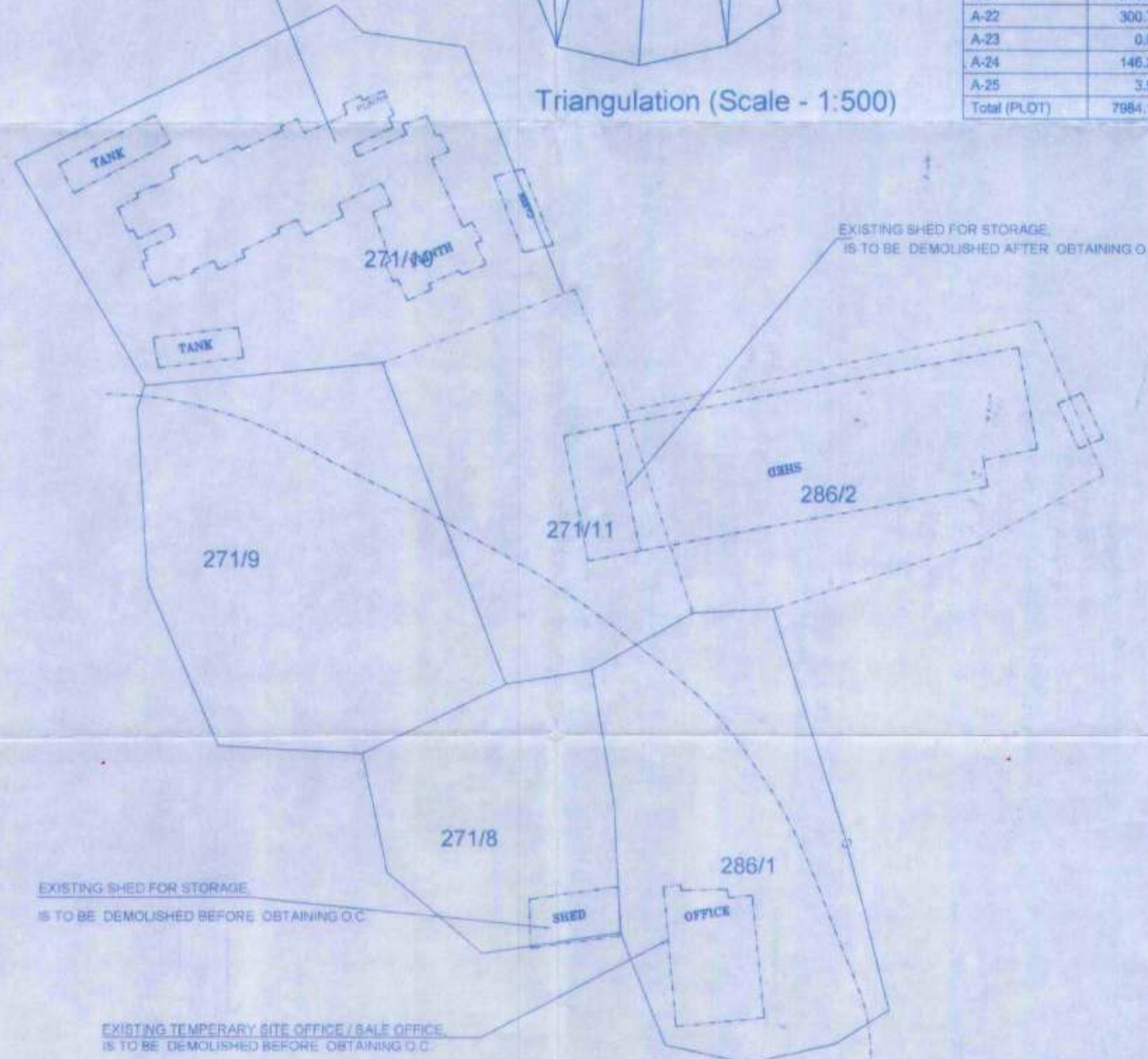
N



Triangulation (Scale - 1:500)

Triangle	Area
A-01	11.64
A-02	288.03
A-03	123.56
A-04	75.93
A-05	0.82
A-06	686.34
A-07	280.94
A-08	519.55
A-09	780.24
A-10	143.50
A-11	130.47
A-12	612.48
A-13	613.16
A-14	628.79
A-15	652.28
A-16	50.14
A-17	201.04
A-18	173.55
A-19	620.42
A-20	684.31
A-21	275.58
A-22	300.78
A-23	0.80
A-24	146.28
A-25	3.50
Total (PLOT)	7984.14

EXISTING PLINTH IS TO BE REMOVED AFTER OBTAINING C.C.



PLAN SHOWING EXISTING STRUCTURE AND OLD CRZ LINE (SCALE: 1:500)

SR.NO.	D.R.C. No. DATE	R/R. Name of D.R.C. (Sq)	TOTAL AREA IN SQ.MTR.	CRZ AREA TO BE LOCKED IN SQ.MTR.	RR Rate of retaining (Rs)	T.N.N. No. Date	Area (Sq.Mtr.)
1)	541 2018	2870 SQ.MT. S.NO. 134/188 VILL. GHCOLANDER	7145.33	800.00	NAVAGHAR - 22845 S.NO. 271/8/1 S.NO. 286/1/2 S.NO. 271/9	T.N.N. 7 17305/2018 14/12/2018	23223 1000 22845 + 888.5
2)	485 2012	35000 SQ.MT. S.NO. 290/14/123 SANJAY VILL. NAVAGHAR	1918.85	889.41	NAVAGHAR - 20300 S.NO. 271/8/1 S.NO. 286/1/2 S.NO. 271/9	S.O.B.L.	20300 2502.46 20300 + 850.46
3)	338 2018	35000 SQ.MT. D.P. ROAD VILL.	4345.83	300.00	NAVAGHAR - 25640 S.NO. 271/8/1 S.NO. 286/1/2 S.NO. 271/9	T.N.N. 7 27982/2017 28/02/2017	25640 2328 25640 + 230.35
4)	581 2017	35000 SQ.MT. D.P. ROAD VILL.	10000.00	852.72	NAVAGHAR - 25845 S.NO. 271/8/1 S.NO. 286/1/2 S.NO. 271/9	T.N.N. 7 27920/2017 12/02/2017	25845 2482.72 25845 + 549.40
5)	212 2018	25000 SQ.MT. D.P. ROAD VILL.	6883.33	483.50	NAVAGHAR - 24400 S.NO. 271/8/1 S.NO. 286/1/2 S.NO. 271/9	T.N.N. 7 27092/2018 26/02/2018 T.N.N. 40 2111/2018 25/02/2018	24400 2483.50 24400 + 518.70
ALL D.R.C. AREA TOTAL			2780.66				+ 2800.26

S. NO.	S. NO.	7/12 AREA
271/8	82/8	730.00
271/9	82/9	1390.00
271/11	82/11	1060.00
286/1	85/1	1340.00
286/2	85/2	1290.00
271/10	82/10	1920.00
TOTAL		7730.00 SQMT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RES.	IND.	SPEC.						
A-1 (WING)	0.00	6887.40	0.00	0.00	686.31	1288.76	332.79	0.00	260	6887.40 + 0.20
B-1 (WING)	0.00	1452.34	0.00	0.00	141.13	169.23	67.35	0.00	40	1452.34
C-1 (WING)	0.00	315.06	0.00	0.00	30.74	60.66	24.99	26.40	8	315.06
TOTAL	0.00	8754.80	0.00	0.00	857.18	1512.65	425.04	26.40	308	8754.80 + 0.20

**-सावधान-**  
 "मंजूर बांधकाम नकाशे व पारंप. पत्रात नमुद अटी व कल्ले कलन न करता बांधकाम केल्यात व नियमावलीनुसार आवश्यक अस्तित्वा परवानग्या न घेता बांधकाम करणे व बापर करणे बेकायदेशीर असून सदर बांधकाम अनधिकृत ठरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशीक व नगरपालिका अधिनियम १९६६ च्या कलम ११३नुसार दखलपाव मुकाम नकाशे शिर्षीत व्यक्ती शिर्षीत पाव उरतात."

STAMP OF APPROVAL

मंजूर वार म. विभागाच्या/न. ५९०९/२०१८-१० दि. १३/०५/२०२० मधील अटी शर्तीत बांधकाम करून घ्याव्यात बांधकाम नकाशे (मॉडेल प्लान) मंजूर.  
 सहायक सहायक नगरपालिका मिरा - भाईंदर महानगरपालिका  
 मिरा - भाईंदर महानगरपालिका



AREA STATEMENT	SQ.M.
1. AREA OF PLOT	7730.00
2. DEDUCTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVE AREA	0.00
(d) NOZ AREA	0.00
(e) OTHER (ENCROACHED, NALA, ETC.)	0.00
Total (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	7730.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	1159.50
Physical RG provided =	2172.33
5. NET BALANCE PLOT AREA OF PLOT (3-4)	6570.50
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	0.00
Total (a+b+c+d)	0.00
7. NET PLOT AREA	6570.50
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	6570.50
9. TDR AREA	2500.28
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	9370.76
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	8754.80
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	8754.80
13. SUB STRUCTURE AREA ADDITION	0.00
14. SUB STRUCTURE AREA DEDUCTION	0.00
15. EXCESS BALCONY AREA	0.20
16. EXCESS STAIR/PASSAGE AREA	521.05
17. EXISTING BUILT UP AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED (12+13+14+15+16)	9276.04
19. CONSUMED FSI	1.4118
20. PROPOSED PARKING	
CAR	2338.80
SCOOTER	0.00
VISITOR	10.35

CERTIFICATE OF AREA  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSION OF SIZES, ETC. OF PLOT STATED ON PLAN AREAS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERS/SP/TP SCHEME RECORD/LAND RECORD DEPT./CITY SURVEYED RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR	
LEGEND	
PLOT BOUNDARY SHOWN THICK BLACK	—————
PROPOSED WORK SHOWN RED FILLED IN	—————
DRAINAGE LINE SHOWN RED DOTTED	—————
WATERLINE SHOWN BLUE DOTTED	—————
EXISTING TO BE RETAINED HATCHED	—————
DEMOLITION SHOWN HATCHED YELLOW	—————

OWNER'S NAME  
 M/S RASHMI PROPERTIES (SHRI HEMENDRA P. BOSMIYA)  
 M/S SHREE OSTWAL BUILDERS (SHRI UMRAOBSINGH P. OSTWAL)  
 SHREE OSTWAL BUILDERS LTD. Authorised Signatory

PROJECT INFORMATION  
 PLOT NO.: 271(02) / 8, 9, 10 & 11  
 VILLAGE : NAVAGHAR 286(85) / 1 & 2

CONSULTING CIVIL ENGINEER  
 Basavaraj S. Gadekar (Tej's Consultants)  
 Regd No. 28000075/15-13  
 Address: 1002-Nakshatra Tower, Behind Balaji Hospital, Golden Nest Circle, Mira Road (E) Dist Th. TEL: 982192711

JOB NO.	DRG. NO.	SCALE
		1:100
INWARD NO.	DATE	
0031		
KEY NO.	SHEET NO.	