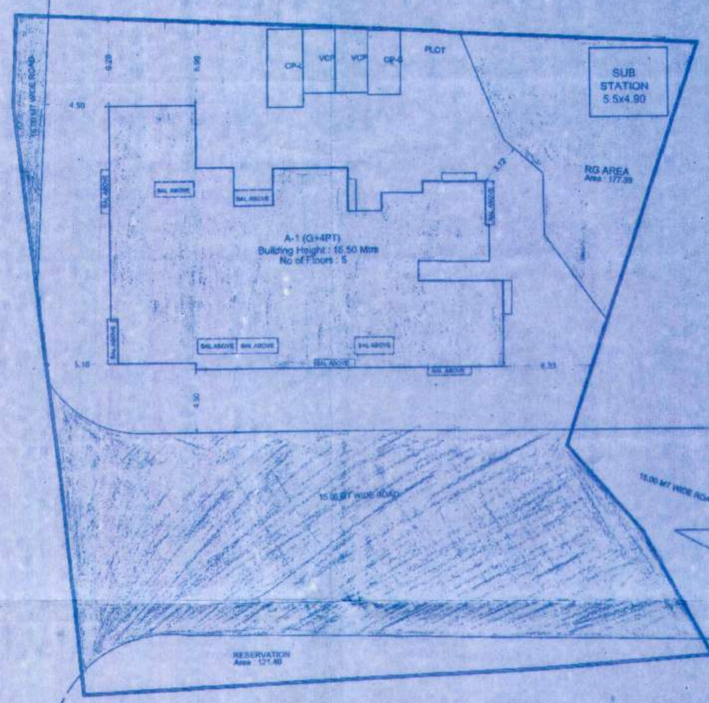
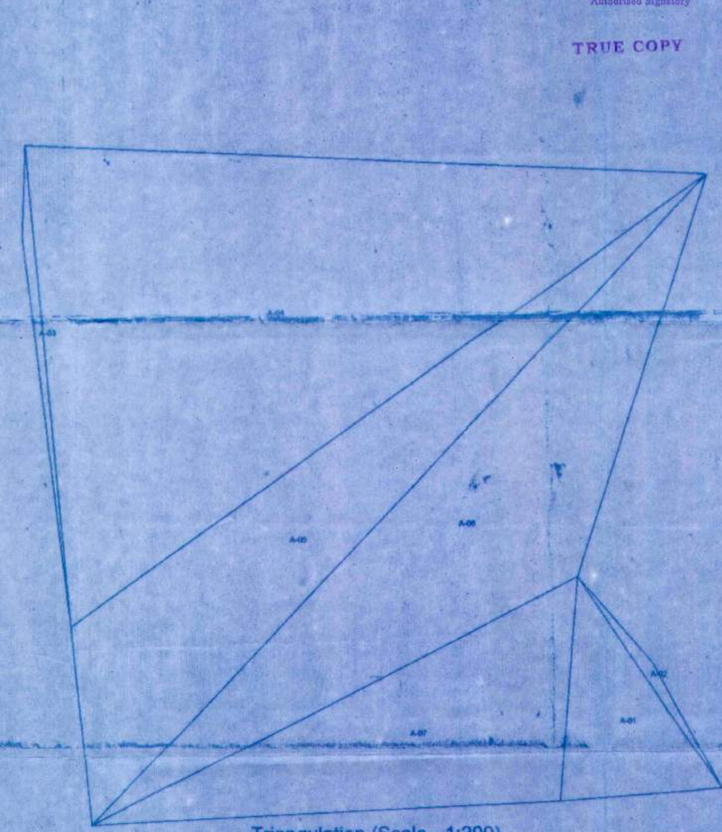
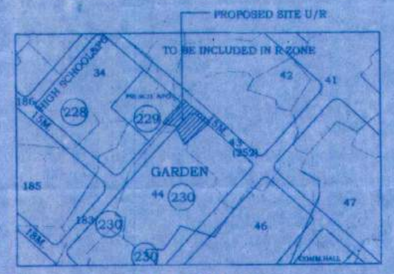


LAYOUT PLAN (Scale - 1:200)

Triangle	Area
A-01	90.80
A-02	9.10
A-03	13.74
A-04	617.25
A-05	342.85
A-06	407.66
A-07	262.12
Total (PLOT)	1943.31



Triangulation (Scale - 1:200)



LOCATION PLAN

SCALE 1:4000

For APEX CONSULTANCY

Authorised Signatory

TRUE COPY

STAMP OF APPROVAL

सोबतचे पान हे. शिफारसपत्र /नर/ २५१/२०१८ दि. ०९/१०/२०१८ पत्रीय अटी शर्तीस अधिकारक्षेत्र कृत/सुधारित बांधकाम नकाशे (प्रारंभ दाखला) मंजूर.

सहाय्यक संचालक नगररचना मिरा - भाईंदर महानगरपालिका

आयुक्त मिरा-भाईंदर महानगरपालिका

- सावधान -

"मंजूर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास कायदेशीर कार्यवाही करण्यात येईल. बांधकाम करीत असताना परवानगी न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकामे अनधिकृत ठरते व अनधिकृत बांधकामाबाबत, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व तदनुसार वेळोवेळी झाला ठरवून देण्यात आलेली विशेष पोट कलमे."

AREA STATEMENT		SQ.M.
1. AREA OF PLOT		1920.00
2. DEDUCTIONS (From Gross Plot Area)		
(a) ROAD SETBACK AREA (RW)		0.00
(b) PROPOSED ROAD (DP)		632.09
(c) RESERVE AREA		121.40
(d) NDZ AREA		0.00
(e) OTHER (ENCROACHED, NALA,ETC.)		0.00
Total (a+b+c+d+e)		753.49
3. BALANCE AREA OF PLOT (1-2)		1166.51
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
Physical RG provided =	177.39	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		1166.51
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		1166.51
8. PERMISSIBLE FSI FACTOR		1.0000
PERMISSIBLE BUILT UP AREA		1166.51
9. TDR AREA		0.00
10. SPECIAL CASES FSI		0.00
11. TOTAL PERMISSIBLE BUILT UP AREA		1166.51
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		923.39
(b) PROPOSED COMMERCIAL AREA		235.09
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		1158.49
13. SUB STRUCTURE AREA ADDITION		0.00
14. SUB STRUCTURE AREA DEDUCTION		0.00
15. EXCESS BALCONY AREA		3.74
16. EXCESS STAIR+PASSAGE AREA		0.00
17. EXISTING BUILT UP AREA		0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)		1162.23
19. CONSUMED FSI		0.9963

20. PROPOSED PARKING	CAR	SCOOTER	VISITOR
	117.10	0.00	20.70

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.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
- WATER LINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME

M/S Ahmol Developers

Address : Shop no. 105,106,107, Durga Residency, Indralok Phase IV Bhayandar (E)

PROJECT INFORMATION

PLOT NO : SURVEY NO. : 252 / 8

VILLAGE : Mahajan

PLANNER NAME

Sreekumar Sadanandan
Regd. No. : RNP/MH/2011/2047/16
Address : Durga Residency, A001 Dawjek Hospital Road, Thane, Annapurna Estate Opp. MBMC Garden Bhayandar (E)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0024	DATE	25-09-2018	
KEY NO.	-	SHEET NO.	1 / 3	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM	RESI.	IND.	SPEC.						
A-1 (G+4PT)	235.09	923.39	0.00	0.00	96.08	80.09	68.52	15.00	23	1158.49 + 3.74
Total	235.09	923.39	0.00	0.00	96.08	80.09	68.52	15.00	23	1158.49 + 3.74

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

SW 252-8