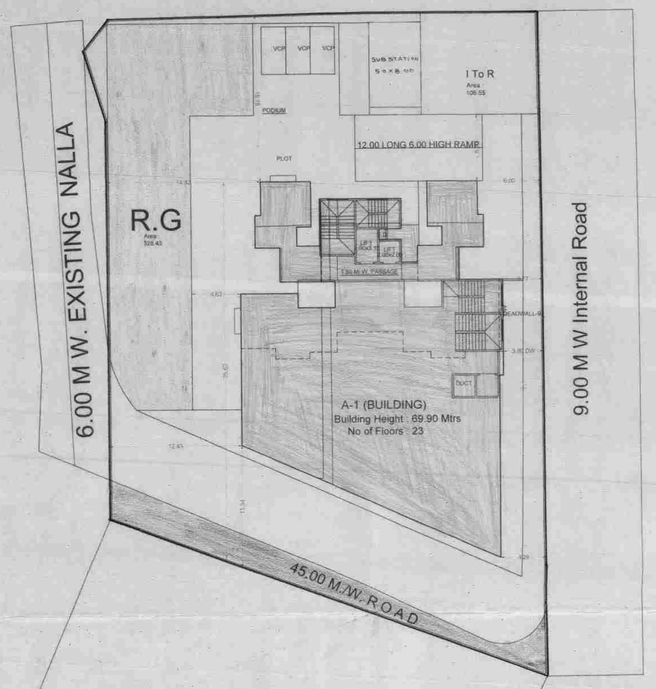
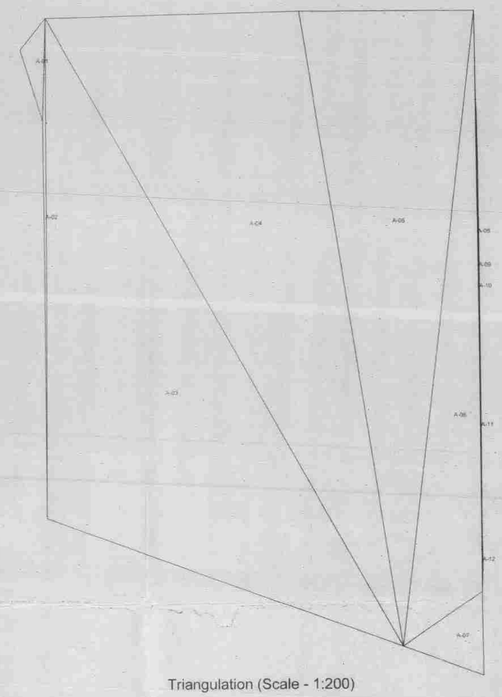
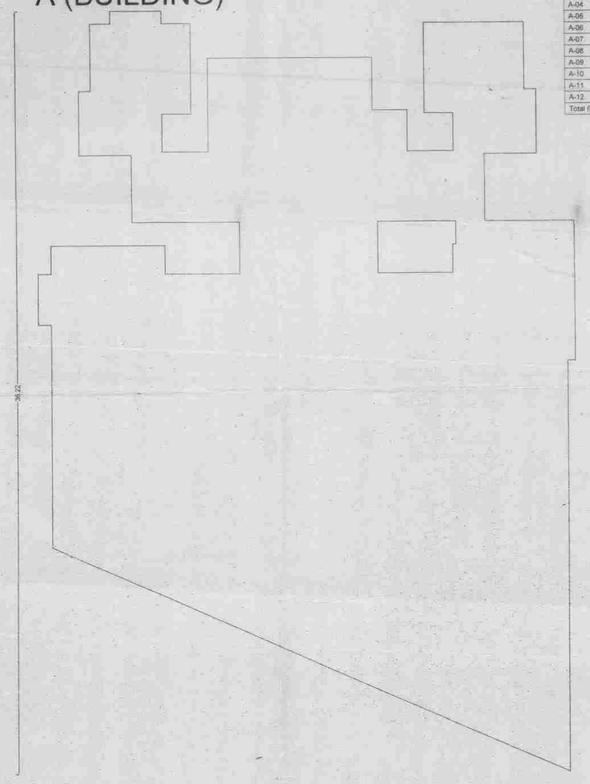


LAYOUT PLAN (Scale - 1:200)

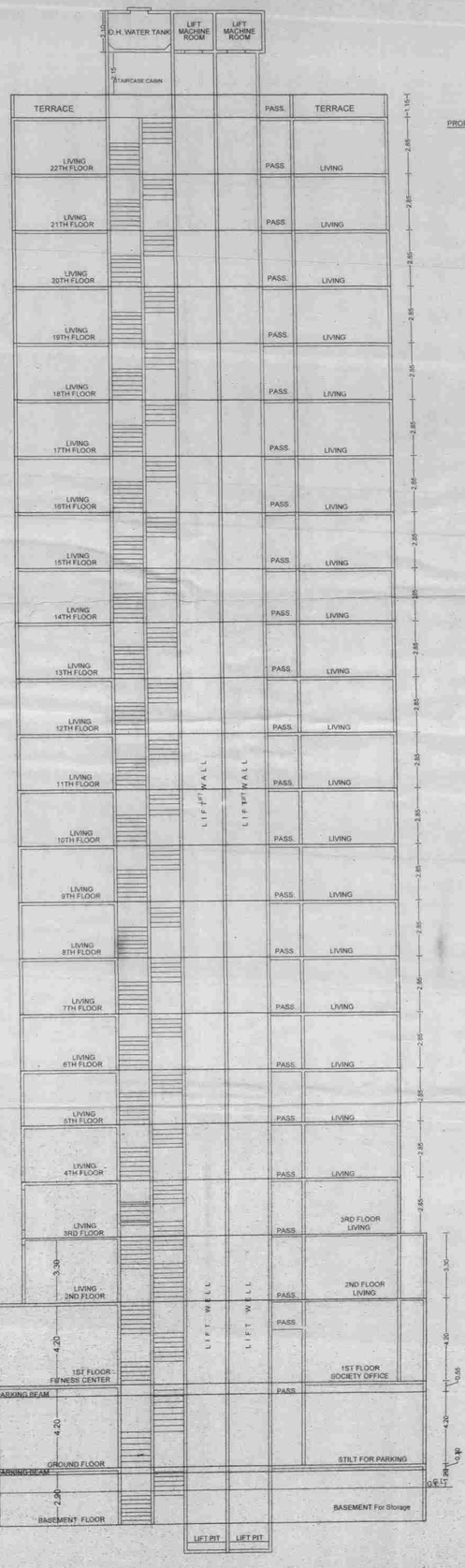


Triangulation (Scale - 1:200)

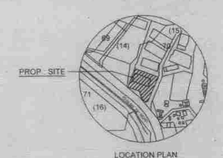
Triangle	Area
A-01	11.00
A-02	6.72
A-03	793.13
A-04	721.51
A-05	493.62
A-06	204.67
A-07	29.95
A-08	1.03
A-09	1.21
A-10	1.22
A-11	0.76
A-12	0.22
Total (PLOT)	2265.04



Poly	Area
Coverage	636.28



SECTION



LOCATION PLAN
SCALE - 1:4000

STAMP OF APPROVAL

नोंदवहे पत्र क्र. निभामनपा/नर/..४४५८/२०१८-१९
दि. २७/०३/२०१९ पासील अटी शर्तीवर
बंधनकारक राहून मुख्य/सुधारीत बांधकाम
नकाशे (मारेन पध्दतीने) मंजूर.

सहाय्यक संचालक नगररचना
मिरा - भाईंदर मुलनगरपालिका

आयुक्त
मिरा-भाईंदर महानगरपालिका

AREA STATEMENT		SQ.M.
1. AREA OF PLOT		2225.10
2. DEDUTIONS (From Gross Plot Area)		
(a) ROAD SETBACK AREA (RW)		0.00
(b) PROPOSED ROAD (DP)		112.27
(c) RESERVE AREA		0.00
(d) NDZ AREA		0.00
(e) OTHER (ENCROACHED, NALA,ETC.)		0.00
Total (a+b+c+d+e)		112.27
3. BALANCE AREA OF PLOT (1-2)		2112.83
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		105.64
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
Physical RG provided =	328.43	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		2007.19
6. ADDITIONS FOR		
(a) ROAD SETBACK AREA (RW)		0.00
(b) PROPOSED ROAD AREA (DP)		112.27
(c) AMENITY SPACE		105.64
(d) RESERVE AREA		0.00
Total (a+b+c+d)		217.91
7. NET PLOT AREA		2225.10
8. PERMISSIBLE FSI FACTOR		1.0000
PERMISSIBLE BUILT UP AREA		2225.10
9. TDR AREA		2593.12
10. SPECIAL CASES FSI		0.00
11. TOTAL PERMISSIBLE BUILT UP AREA		4818.22
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		3988.29
(b) PROPOSED COMMERCIAL AREA		818.02
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		4806.31
13. SUB STRUCTURE AREA ADDITION		0.00
14. SUB STRUCTURE AREA DEDUCTION		0.00
15. EXCESS STAIR+PASSAGE AREA		0.00
16. EXCESS STAIR+PASSAGE AREA		0.00
17. EXISTING BUILT UP AREA		0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)		4806.31
19. CONSUMED FSI		2.1600
20. PROPOSED PARKING	CAR	SCOOTER/ VISITOR
	499.30	0.00 / 31.05

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA 90 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	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.						FSI AREA
A-1 (BUILDING)	818.02	3988.29	0.00	0.00	342.87	327.85	351.81	0.00	78	4806.31
Total	818.02	3988.29	0.00	0.00	342.87	327.85	351.81	0.00	78	4806.31

OWNER'S NAME

Haresh Pahuja
Address 402, Sun Rise Bandra (W)

PROJECT INFORMATION

PLOT NO. CTS No. 5PT.18,32
VILLAGE Mire
PROP. COMM.(RESIDENTIAL BUILDING

LICENSED SURVEYOR / CONSULTING ENGINEER

Anish & Associates
Regd. No. MH/5/4429/2018-12
Address Shop No.1&2 Bhairav Bhuvan, Gr. Floor, RPL NO.54, MAHINDRA BANK,150 Feet Road, Bhayandar (W)

JOB NO.	DRG.NO	SCALE	DRAWN BY	CHECKED BY
9.77		1:100		
AWARD NO. 0310			DATE	07-02-2019
KEY NO.			SHEET NO	1/3

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